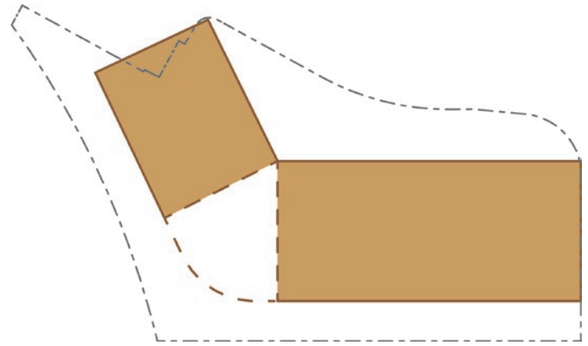
4.0 Design Concept

The site boundary is of an irregular shape with complex geometries and asymmetrical edges. There are also steep level changes across the site from West to East.

We have sought to rationalise the geometry of the building through a series of simple design moves. These moves help negotiate the assymetrical boundary while creating an elegant and efficient floorplate.

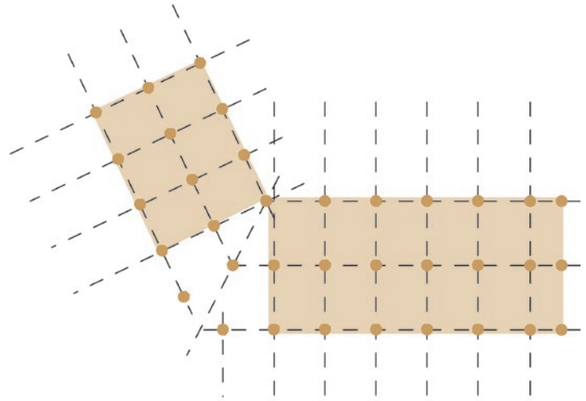
We have also used the planning requirement for a colannade to help negotiate the complex level changes along Constitution Avenue.



1

Align Rectangular Floorplate to Site Boundary

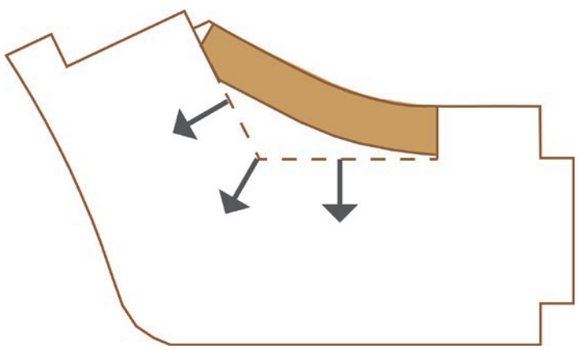
The typical floorplate for the building comprises two efficient recilinear forms which align with the site boundary, connected by a simple curvature at the central axis of the site.



2

Efficient Low Carbon Structural Grid

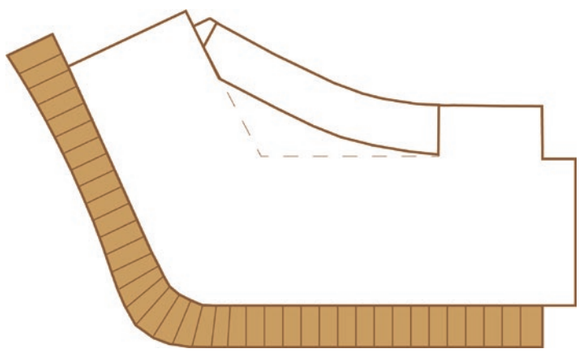
The simple rectangular floorplate allows for an efficient low-carbon 9.75mx7.75m structural column grid. When compared to a baseline long span grid of 9.0mx15.5m, the additional column bay in the tighter grid results in a 26% reduction in embodied carbon. This allows for minimal concrete slab and band beam depths.



3

Efficient Side Core

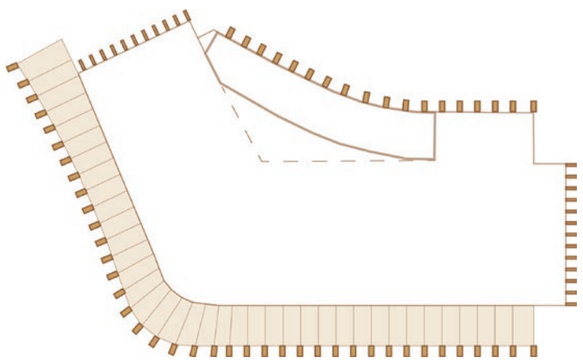
The centralised side core arrangement maximises connectivity by allowing a large contiguous floorplate. The remainder of the floor is uninterrupted and allows flexibility to be sub-divided into multiple tenancies.



4

Timber Verandah Follows Site Curvature

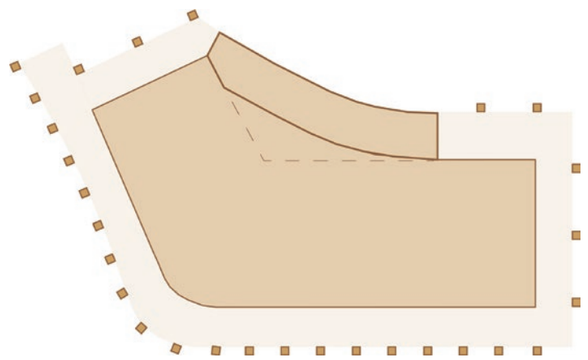
A timber verandah sleeves the rectilinear floorplate along the west site boundary, allowing flexibility in the fitout and providing an expressed architectural curvature to the facade. The result is a floorplate which reads as two interconnected bands which sweep along the length of the site.



5

Vertical Fins

The facade is expressed as a series of vertical fins that sweep across the curved building form. Vertical sun shading is more efficient at blocking harsh north west afternoon solar exposure.



6

Civic Colonnade

In keeping with the surrounding precinct and the ACT government regulations, a 4m colonnade surrounds the building along its main street and pedestrian arterial frontages. Lobby entires are located within this colonnade space, offering protected areas.


A
by Adina

5.0 Design Description
Typical Floor
Level 03-07

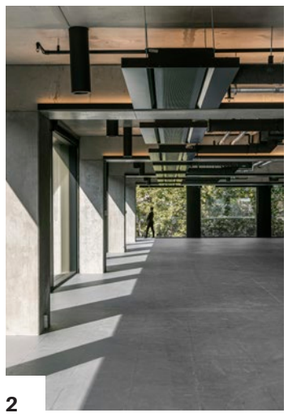
The typical plan is expressed as 3 interconnected curved blocks with a side core that allows for a large contiguous floorplate.

The central block is a concrete structure supported by 2 bays of columns. The additional bay of columns helps to reduce the amount of concrete required for the slabs and band beams, therefore reducing the embodied carbon of the building.

The concrete structure is then flanked by 2 verandah sleeves with a side core attached to the Eastern sleeve. Each sleeve comprises a 6m wide verandah with timber expressed both internally and externally.

The mass timber verandah structure emerges as the focal point of the building, seamlessly intertwining both interior and architecture. The interplay of wood textures adds a tactile allure while filtering natural light and creating an inviting ambiance to the building's perimeter.

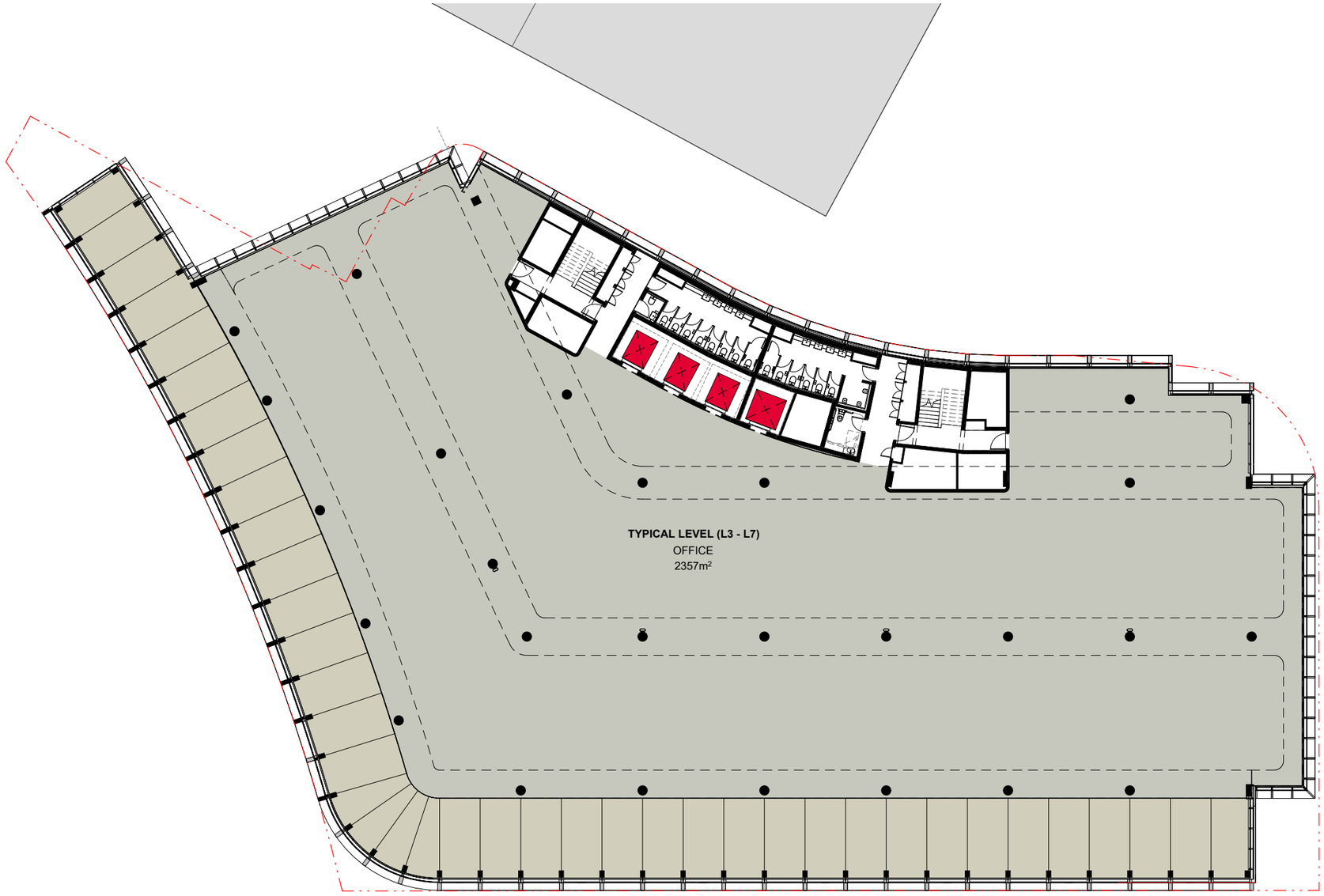
1



2

Pictured

1. 25 King, Sydney, Bates Smart
2. Harris St, Sydney, Bates Smart



Typical Floor
Floorplate Analysis

Daylight Access

This is a measure reflecting ability for spaces to receive access to natural light and views. The high percentage of floor plate with A-grade access to natural light supports flexibility in space planning. A grade space is within 6m of perimeter glazing, B grade is between 6-12m, and C grade is greater than 12m.

Contiguous Space

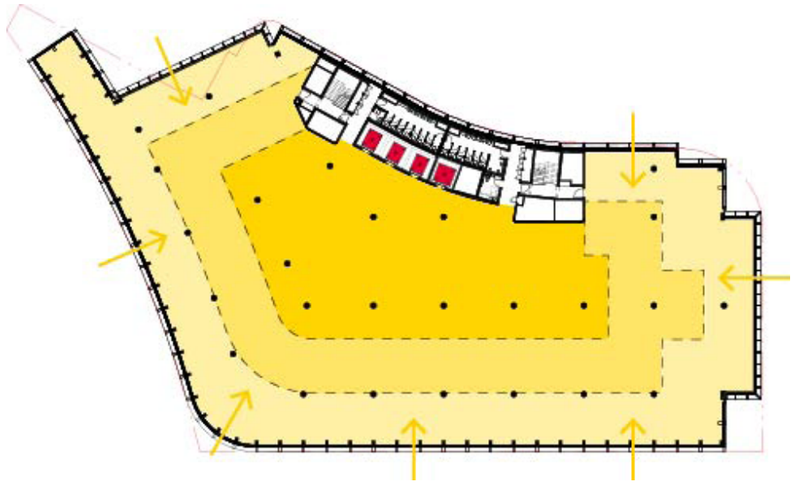
Due to the open nature of the floorplate, users have direct visual connection between and through planned spaces within. Large contiguous zones maximise space planning flexibility and accommodate large team collaboration.

Connectivity

The ‘verandah’ which sleeves the rectilinear floorplate provides opportunity for social or breakout zones against the facade, with visual connections across the floor. The central landing zone adjacent to the core is activated by the lift arrival point, and is accessible from all parts of the floorplate.

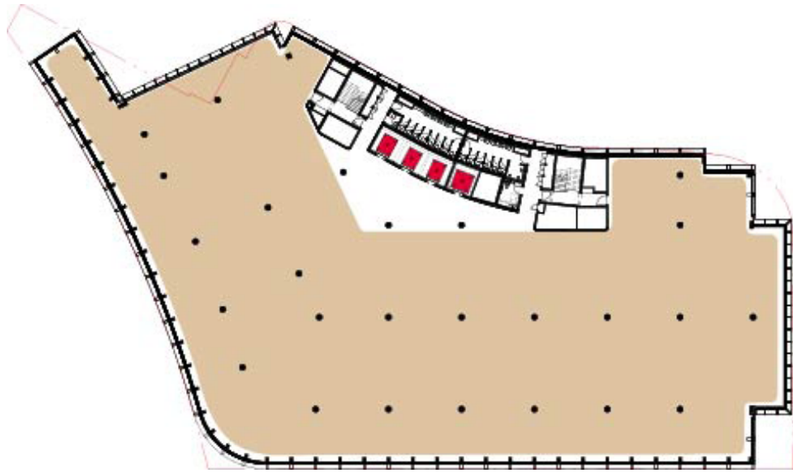
Circulation Efficiency

This is a measure of the tenant’s ability to make best use of the available space, and as such relates to rental value. Circulation Efficiency is the ratio of Net Lettable Area (NLA) less the area of circulation space, to the total NLA. The circulation space required is at 1.5m width, arranged so that no part of the floorplate is further than 7.5m from a circulation path. The floorplate’s circulation efficiency is 90% which is considered in the excellent range.

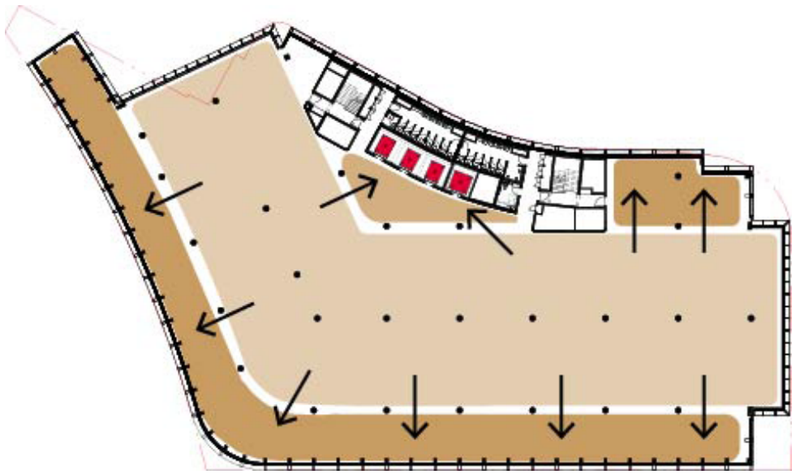


Daylight Access

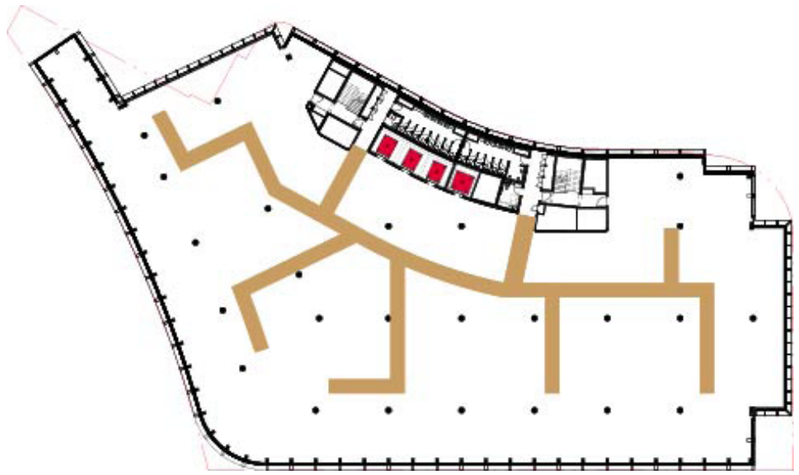
A Grade 41% B Grade 28% C Grade 31%



Contiguous Space



Connectivity to Social Spaces



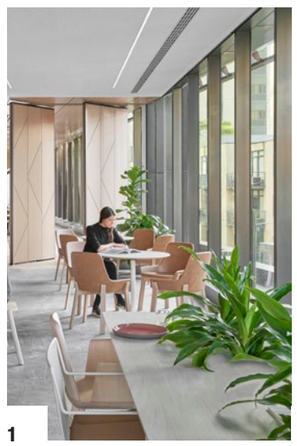
Circulation Efficiency 90%

5.0 Design Description
Typical Floor Test Fitout

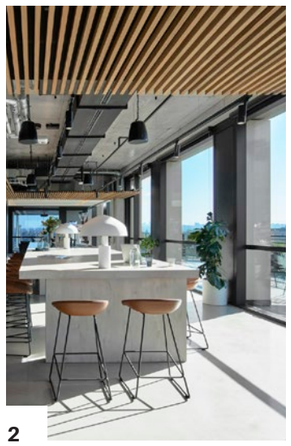
With a six metre timber curved "Verandah" spanning along the southern and western facade, a typical floor could be zoned to create vistas upon entry whilst keeping valuable natural light available for every day users.

This testfit explores using the offset building core to allow the floorplate to be planned and fitted out with maximum availability for seating capacity as well as built spaces, whilst lending itself to a convenient clustering of services.

The V-shaped plan also creates for the opportunity to have multiple tenants that have access to generous facade spans for natural light within each tenancy.



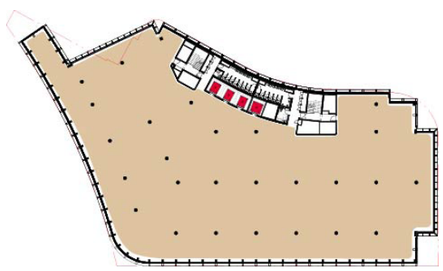
1



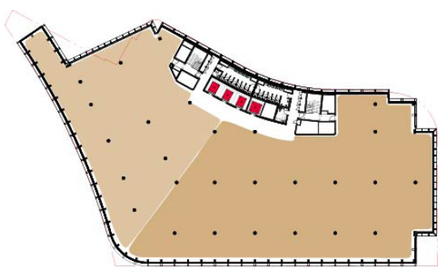
2

Pictured

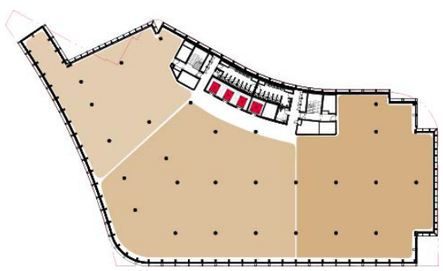
1. Australian Unity, Melbourne, Bates Smart
2. Publicis Groupe, Sydney, Bates Smart



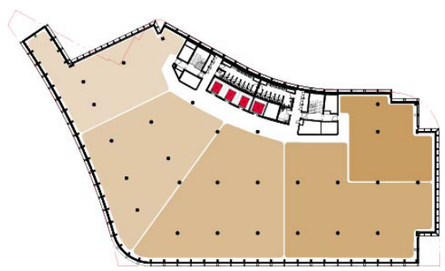
Subdivision - 1 Tenant



Subdivision - 2 Tenants



Subdivision - 3 Tenants



Subdivision - 5 Tenants

The mass timber verandah structure emerges as the focal point of the building, seamlessly intertwining both interior and architecture. The interplay of wood textures adds a tactile allure while filtering natural light and creating an inviting ambiance to the building's perimeter.

5.0 Design Description
Ground Floor Test Fitout

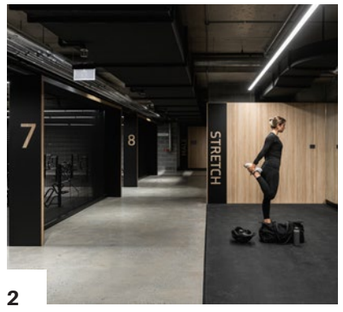
With entries off Constitution Avenue & Knowles place, the ground floor lobby test fitout explores five separate zones; a Cafe, Reception + Wait, Conferencing, Amenities & End of Trip.

The lobby is tiered to allow for 2 entries, one on the corner of Constitution Avenue as the main address and the other along Knowles Place to better connect the building back to Constitution Place's retail laneway.

The End of Trip is in the deepest portion with access from Theatre lane or through a stair/lift from Level 1. There is 89 Bicycle parking spaces with Male, Female and Unisex Accessible change facilities.

A large drum door marks the main entry into the lobby, raised on large platform steps and highly visible from the corner of Constitution Avenue and Knowles Place.

1



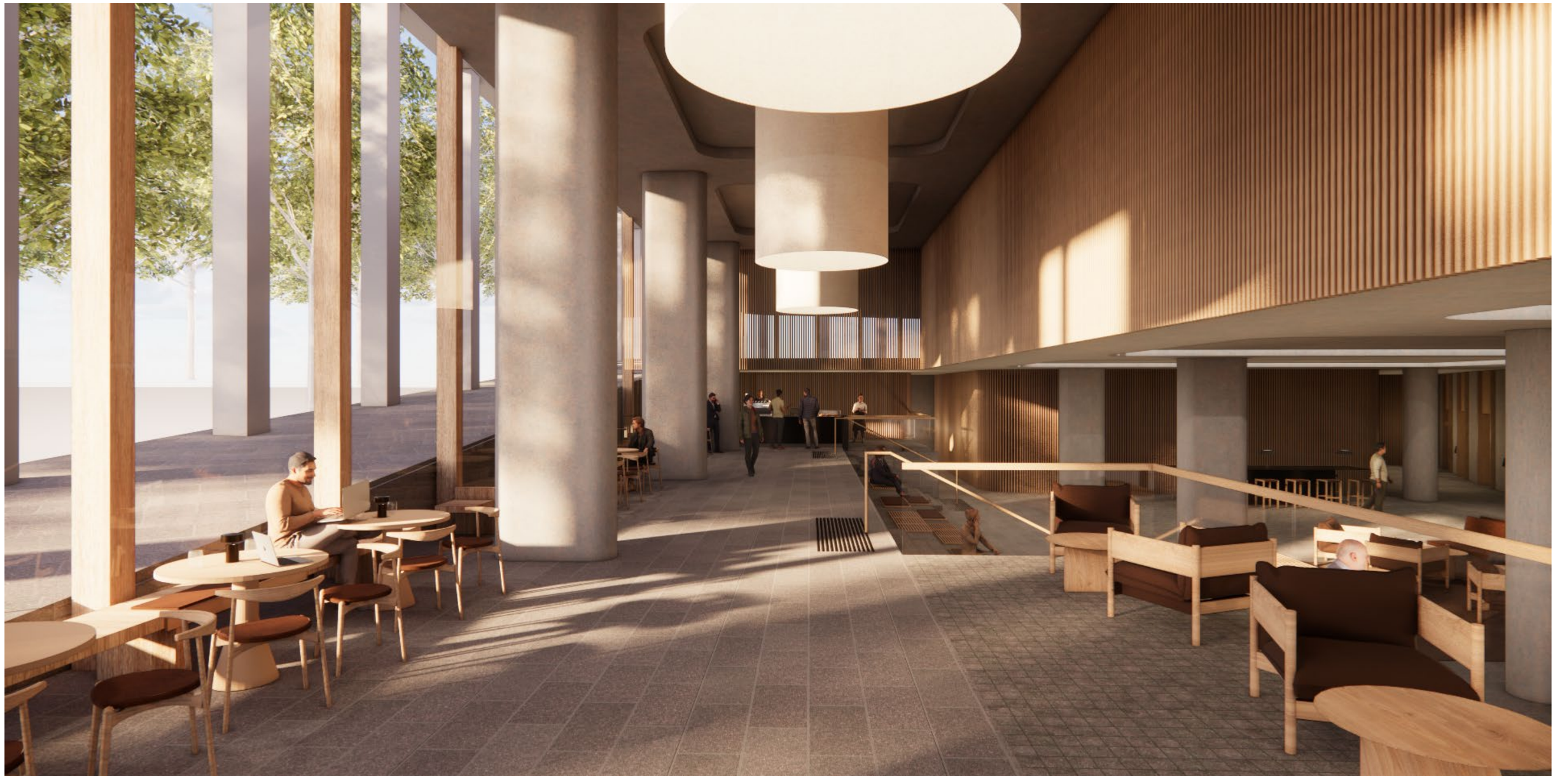
2

Pictured

1. Univerity of Bern, Muesmatt, Grimshaw
2. Harris St, Sydney, Bates Smart

A double height colonnade provides a grand threshold to the building entries and helps negotiate the steep level changes along Constitution Place & Vernon Circle.

The lobby activates the corner of Constitution Avenue and Knowles Place through its expression as a clear glazed volume recessed within the colonnade.



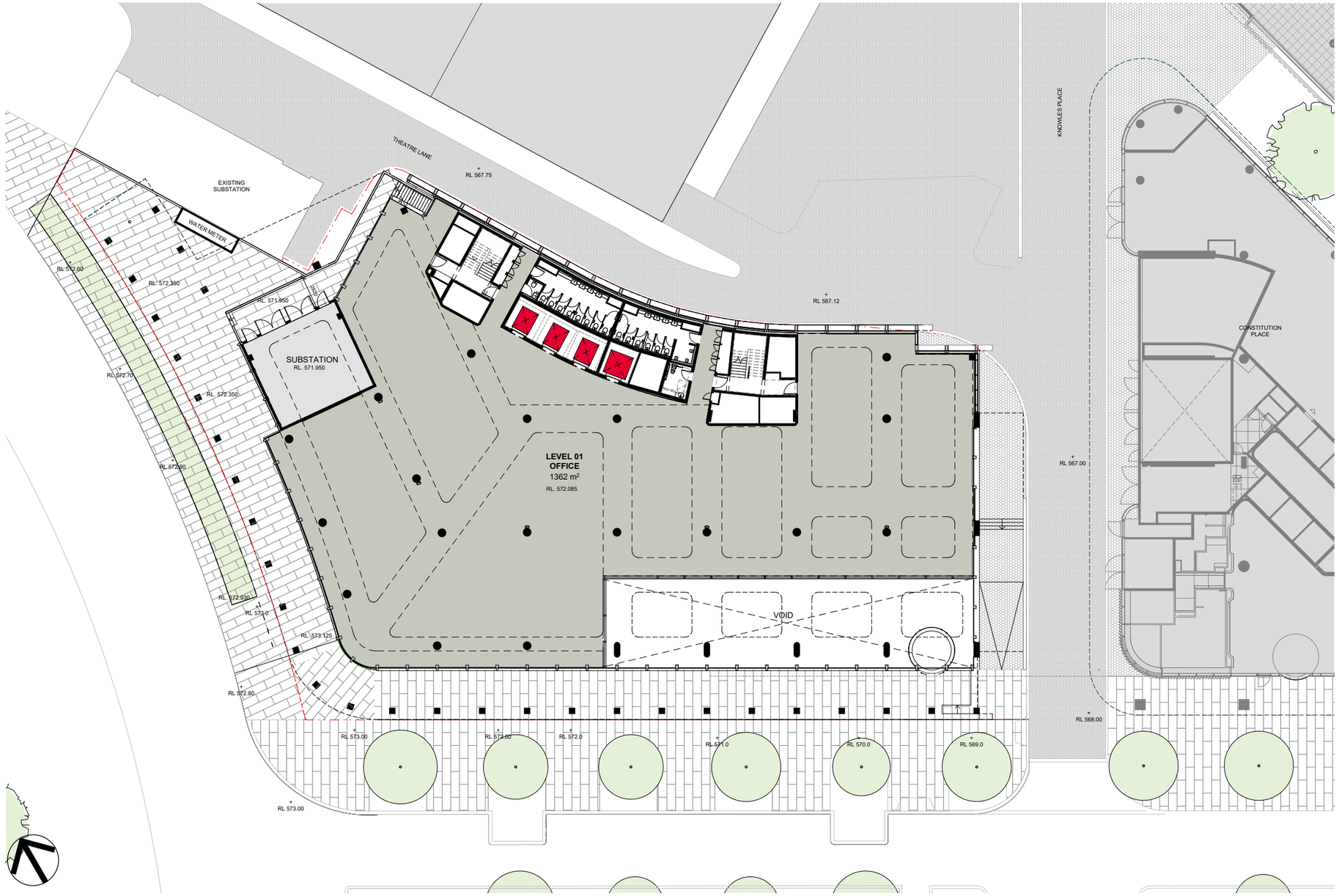
Clear glazing wraps around the full length of the lobby allowing views out to Constitution Avenue and Constitution Place's retail laneway.

5.0 Design Description
Level 01_Vernon Circle

This floor sits almost level with Vernon Circle and provides opportunity for an on grade entry directly from the street.

The entry off the street could be combined with the EOT lobby off Constitution Avenue or off a separate airlock along Vernon Circle.

This floorplate incorporates a void over the lobby which aligns with the higher tier of the lobby, providing a grand double height space to the entry.



1

Pictured

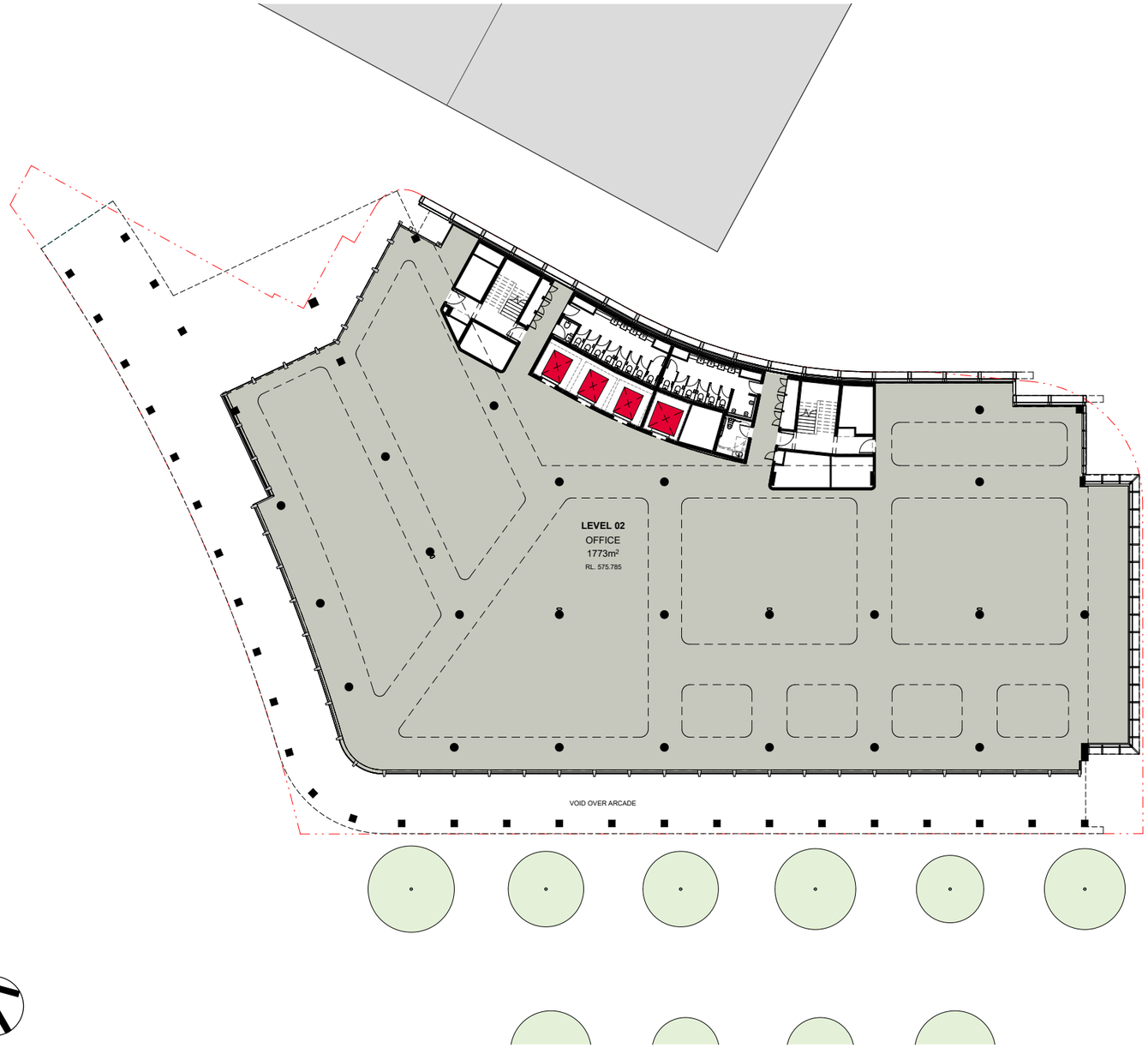
1. Univerity of Bern, Muesmatt, Grimshaw

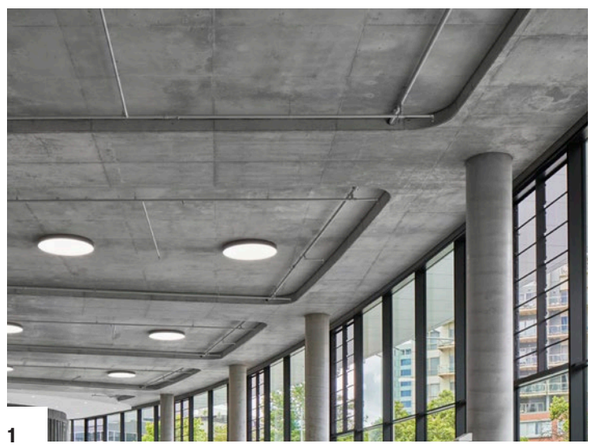
Level 02

Level 02 sits on the upper portion of the double height arcade along Vernon Circle and Constitution Avenue.

The glazing line along Vernon Circle and Constitution Avenue aligns with Level 01 to accommodate a double height colonnade 4m wide.

To the east the floorplate extends out for half of a structural grid to provide cover to the lobby entry below.





1

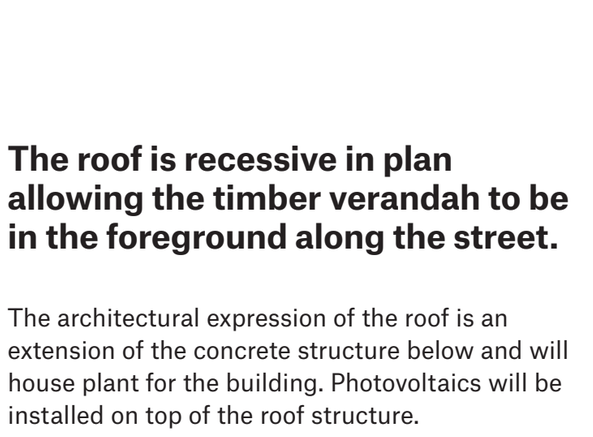
Pictured

1. Constitution Place, Canberra, Bates Smart

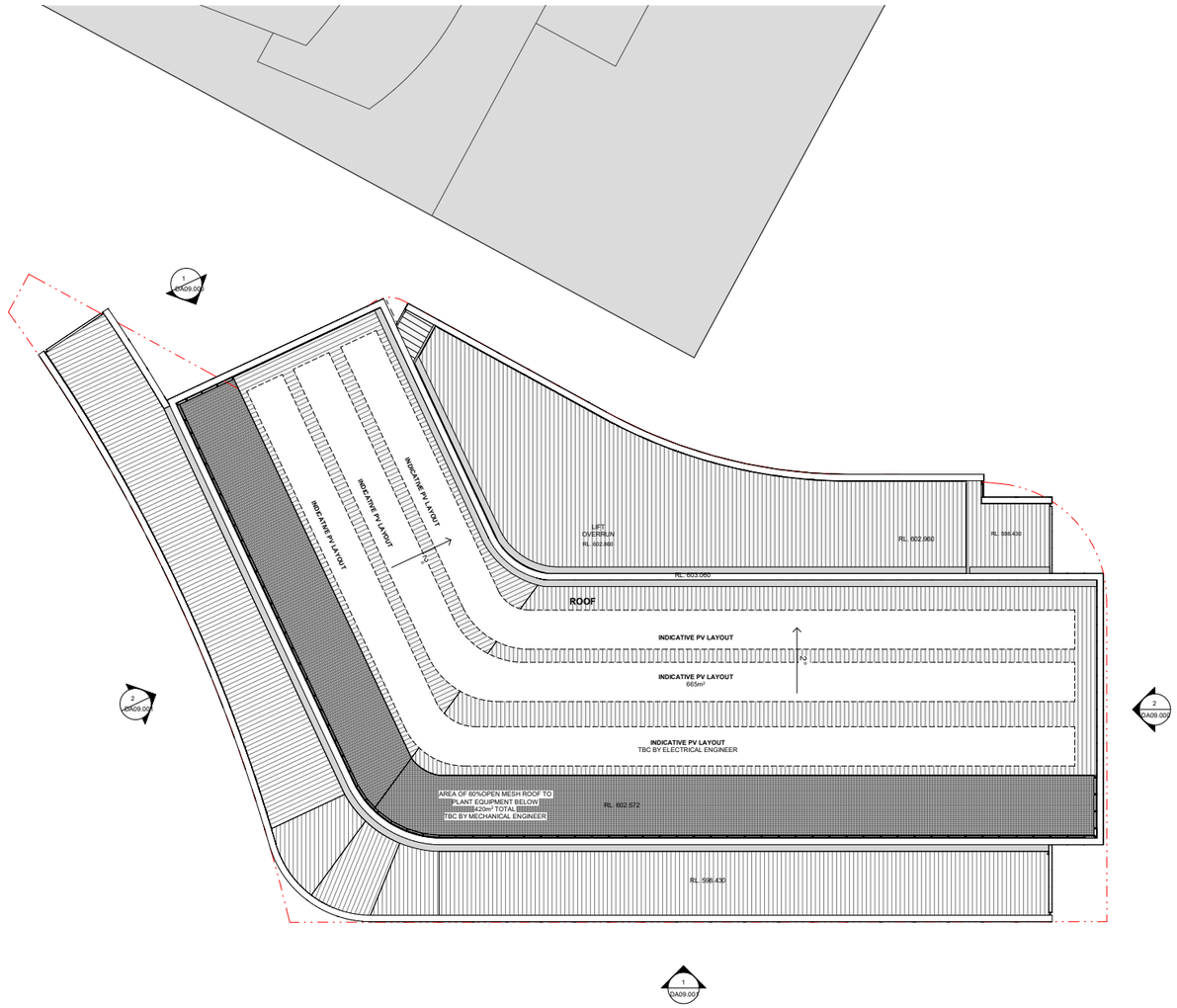
5.0 Design Description
Roof Plan

The roof is recessive in plan allowing the timber verandah to be in the foreground along the street.

The architectural expression of the roof is an extension of the concrete structure below and will house plant for the building. Photovoltaics will be installed on top of the roof structure.



1



Pictured

1. PV roof cells