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CITY ONE WYNYARD_ CONCEPT DESIGN STATEMENT

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HASSELL

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1 ____ Introduction

The City One Wynyard concept design has been developed by HASSELL, utilising the following design principles. The integrated nature of the Rail station concourse and access to this from George Street dictates a limited range of design options available for the Office Tower. The design options are limited by the design controls of the Solar Access plane to Martin Place and recognition of the adjacent Heritage Buildings, in both Carrington Street and George Street. These combined with the constraints on the configuration of the tower lift cores and the columns structure of the to the Office development above the retail and rail concourses.



01_view from Your Street across Wynyard Park

2 ____ Opening up the Precinct

The existing Wynyard Station and its connections from George Street precinct present a congested and crowded space in scale and nature. It is a very unwelcoming arrival point for commuters and the public to the City, despite being one of the City's major entry portals.



01_ Existing unpaid concourse

The underlying design philosophy for the City One development is to open and to celebrate the activity of the precinct on the concourse, in the links within the building and the activity within the new commercial building. The design concept is to capture and use as much daylight as possible, to create a welcoming and friendly arrival, retail and work environment for the Wynyard Station entrance from George Street.



01_ View through the site from
Carrington Street to George Street



02_ View through the site from George Street to Wynyard Park

In keeping with this philosophy the design of the commercial tower is to be as transparent as possible to reveal to activity within the development from as many vantage points as possible. It is intended to celebrate the activity of the precinct. The Tower is designed to be transparent on the East and West Facades. As these facades have the highest heat loads in summer it is proposed to utilise a self venting double skin façade, so the activity within the building also is visible, from Wynyard Park and nearby adjacent developments such as Australia Square, Suncorp tower in Margaret Street, or other larger developments to the east over Angel Place or west in Clarence Street.

3 ____ Massing

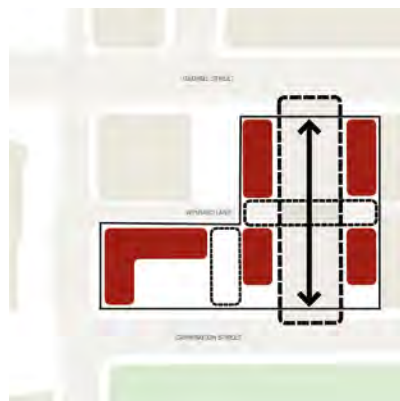
The Concept Design must necessarily maximise the amount of development within the Building envelope proposed in the Submission, in order to allow the maximum possible financial contribution from Thakral towards the redevelopment of the Wynyard station and its approaches in the precinct.

The Concept designs massing within the Concept Plan envelope proposed has therefore been developed to;

- _Maximise the amount of daylight into the public domain of the development and the rail concourse by the activation of Wynyard Lane and the development of a new glazed canopy over the rail concourse in Wynyard Park
- _Utilise Wynyard Lane to assist in breaking up the mass of the tower with both the activation of the lane and the development of the “Vertical Laneway concept” of visible activity within the building over the Wynyard Lane on both the North and South elevations
- _Reduce the bulk and mass of the tower by breaking the massing of the commercial tower into four vertical blocks



01_



02_



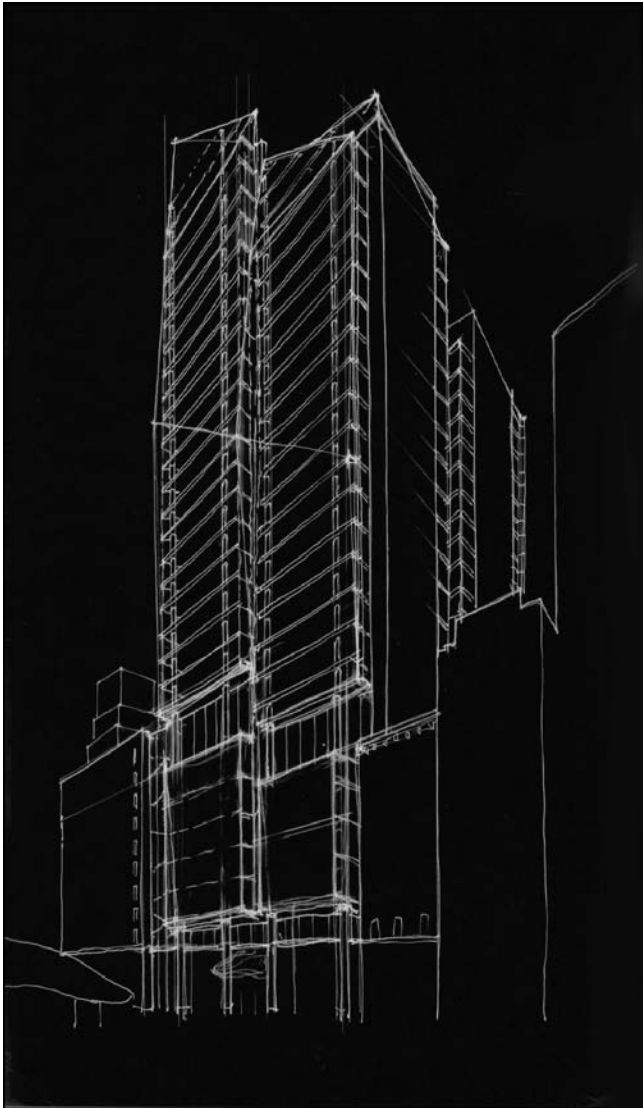
03_



04_

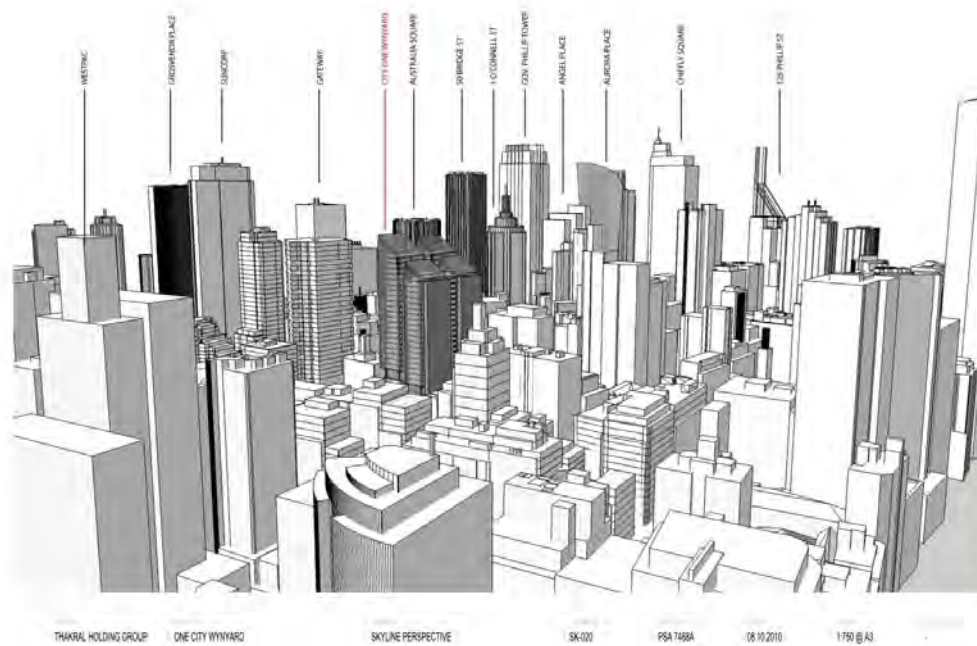
- 01_ Opening up the site to Wynyard Lane
- 02_ Public Domain Levels showing Retail Spaces
- 03_ Low Rise Commercial Office Spaces
- 04_ High Rise Commercial Office Floors

- _Reduce the bulk of the East and Western Façades by way of a separation and setback from the Historic neighbours such as Shell House and Lisgard house in Carrington Street (This setback of the facades at the lower levels has been developed to ensure a consistent approach to recognition of and relationship to the Historic neighbours to the new development.)
- _Include a major transparent connecting piece between Shell House and the new Tower lower levels, revealing the bridge links, ramps, stairs and activity pods between to these two components of the development.



01_ Sketch showing massing of the concept design relative to the adjacent Shell House and Lisgard House

Concept Design Statement



01_ Massing of the building relative to surrounding larger commercial developments

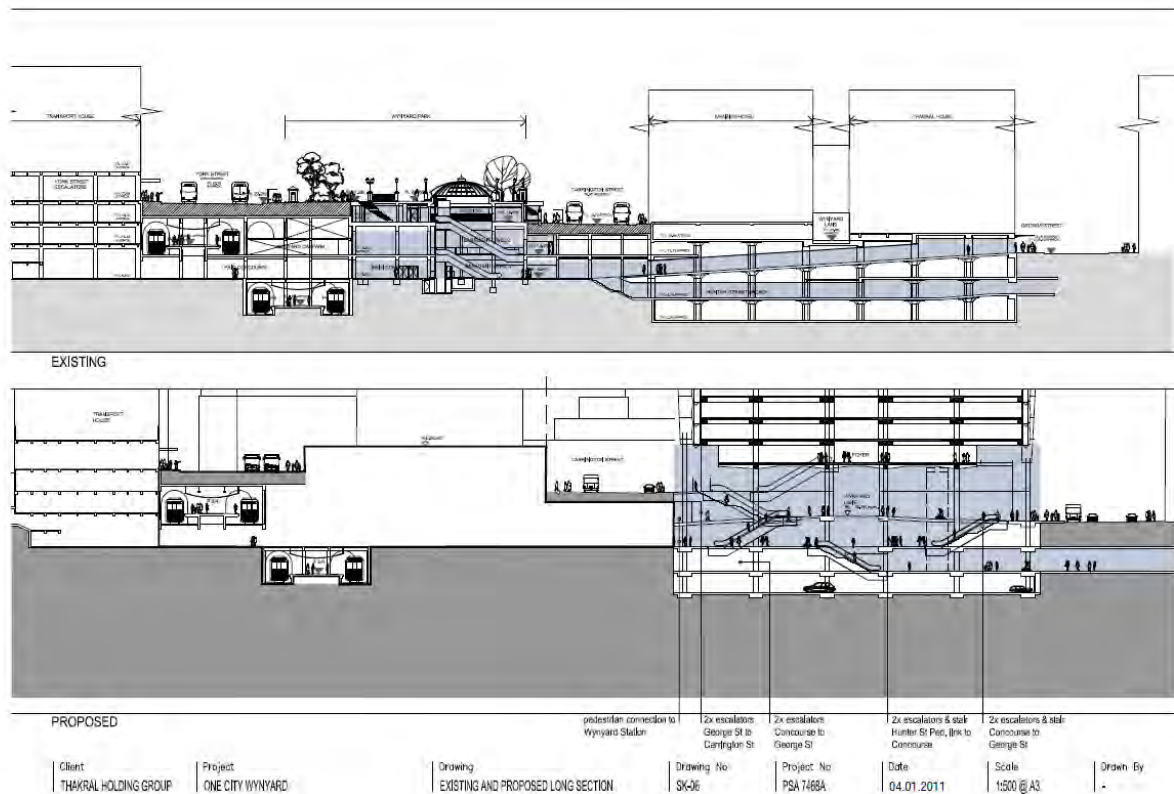
The mass of the development is further broken down by the vertical articulation and setbacks over Wynyard Lane to the north and south elevations, and the vertical articulation of the two double skin façade elements and recesses to the East and West Facades. The articulation of the East and West Façade is located directly over the major public access the George to Carrington Streets pedestrian access to the Rail concourse or through the site. These recesses also provide the self venting to the double skin façade and access to maintenance walkways between the skins.



02_George Street Elevation

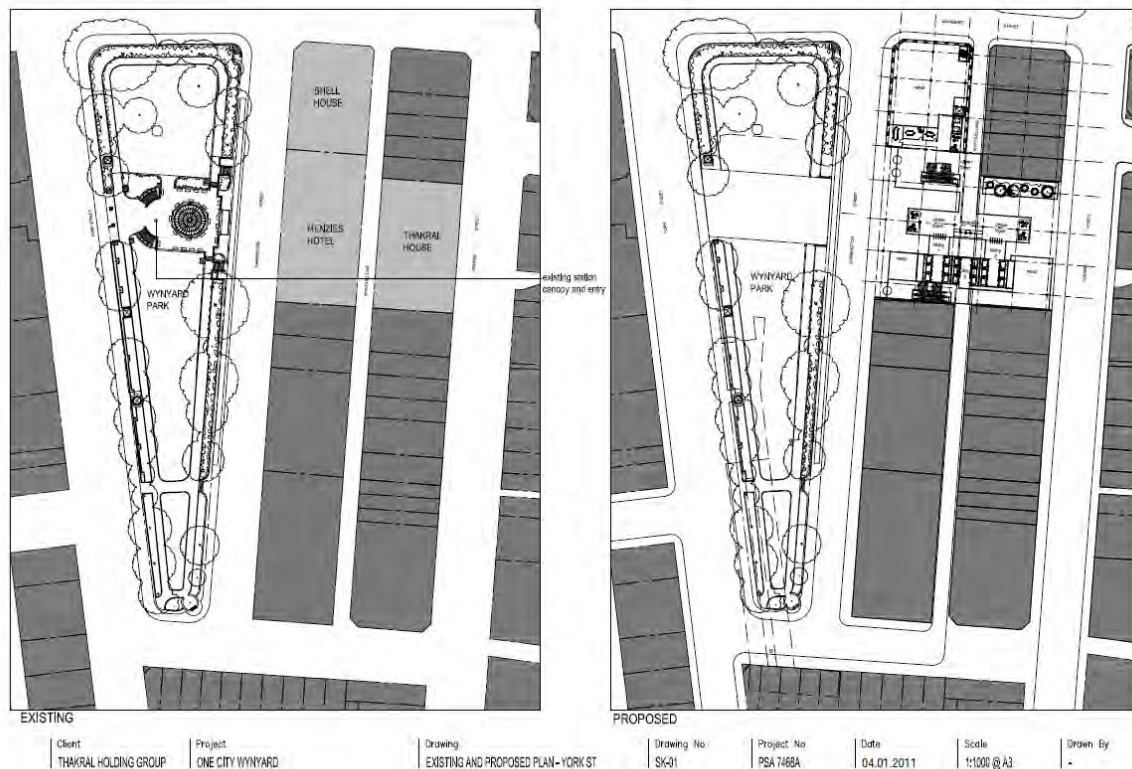
4 Pedestrian Connectivity

The pedestrian access to the Station has been developed to increase the number of approaches between the concourse level and George Street, by removal of the existing non DDA complying pedestrian ramps. These are replaced with a direct access down to the concourse level via two escalators and a stair from George Street and two complying ramps which take the commuter up to the Wynyard lane level. Additionally two more escalators which take the public down from Wynyard Lane level to the unpaid concourse.

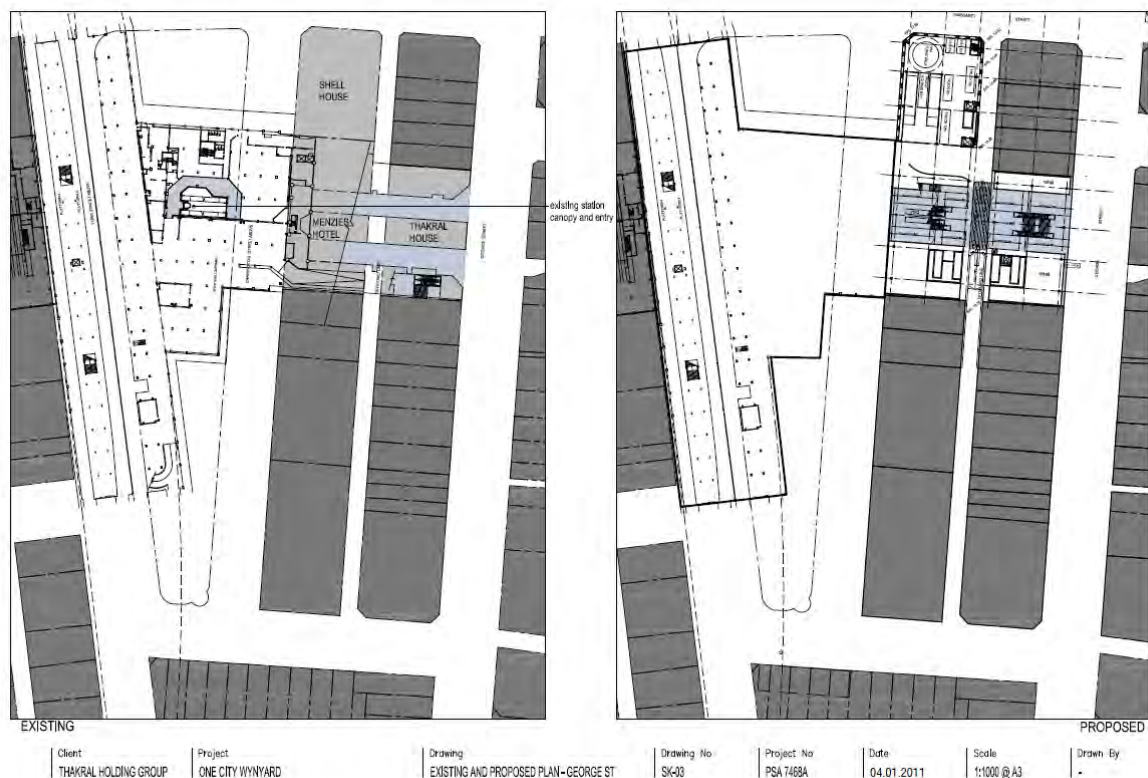


The additional pedestrian connections in the design are also provided from the New Rail concourse design to Transport NSW future requirements with escalators and a new accessibility lifts connecting Carrington Street the upper concourse and the Paid concourse levels of the Station. (Refer Morris Godding DDA Report).

Concept Design Statement



Access to the commercial tower foyer has been located to the north of the main east west pedestrian connection through the site, and at a level above Carrington Street in order to maximise the opening of the connection between George Street and Carrington Street. The Commercial tower foyer is accessed by two escalators from Carrington Street. There is no direct access to the commercial tower foyer from George Street. The existing taxi rank on the east side of Carrington Street remains.

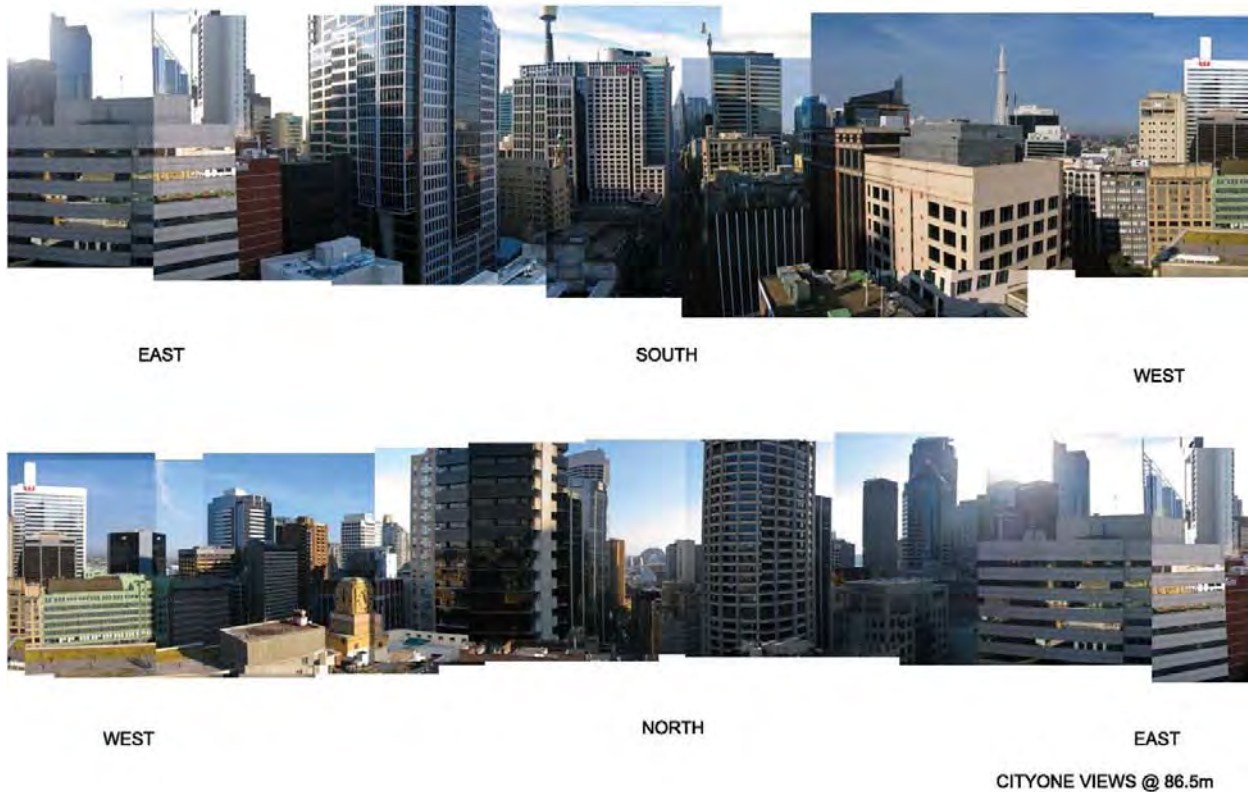


5 ____ Visual Analysis and Visual Connectivity

The concept design has been developed to maximise the visual connectivity between George Street and Wynyard Park and the new Wynyard Station Entry Canopy in the Park.

The connection of Wynyard Park to George Street is also captured by the inclusion of a green roof and wall to the roof of the George Street retail spaces, providing green visual connector between George Street and Wynyard Park.

Views to the site are shown on in the site analysis with the predominant views being from York Street and Margaret Street intersection and across Wynyard Park. The perspective images have been taken from these points.



01_Views from the site at RL85

6 ____ Sustainability

The Concept design aspires to a 6 Star Green Star rating, with the following major features:

- _Daylight and quality of commercial office environment
- _Location to public transportation
- _Capacity for natural ventilation through the double skin façade
- _Efficient Mechanical systems
- _Rainwater harvesting
- _Low energy lighting systems
- _Waste Recycling
- _Modular construction

Materials

Ground Surfaces

The Concept design is based on the utilisation on the public domain surface materials which effectively extend the nature and look and feel of the public domain from George Street across Carrington street and through to York Street.

Retail concourse

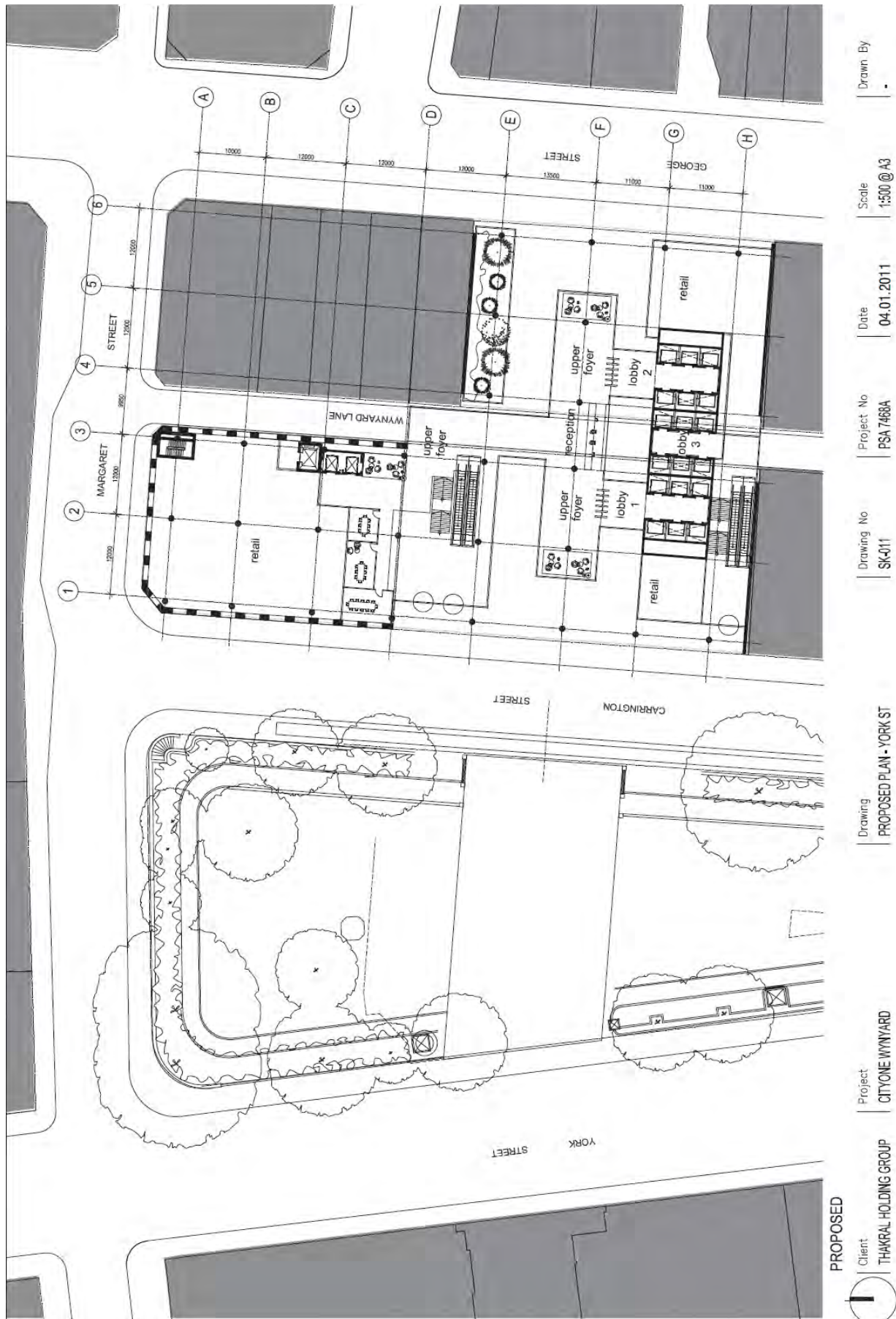
A mix of transparent wall and reflective faceted ceiling surfaces will accentuate the level of activity in the Retail concourse. The material; will be selected in order to well as assisting in the dissemination of daylight into the retail space. The daylight enters the retail space by way of Wynyard Lane, and the Green roof and wall and the connection to Shell House and the new entry to the station under Wynyard Park.

Tower

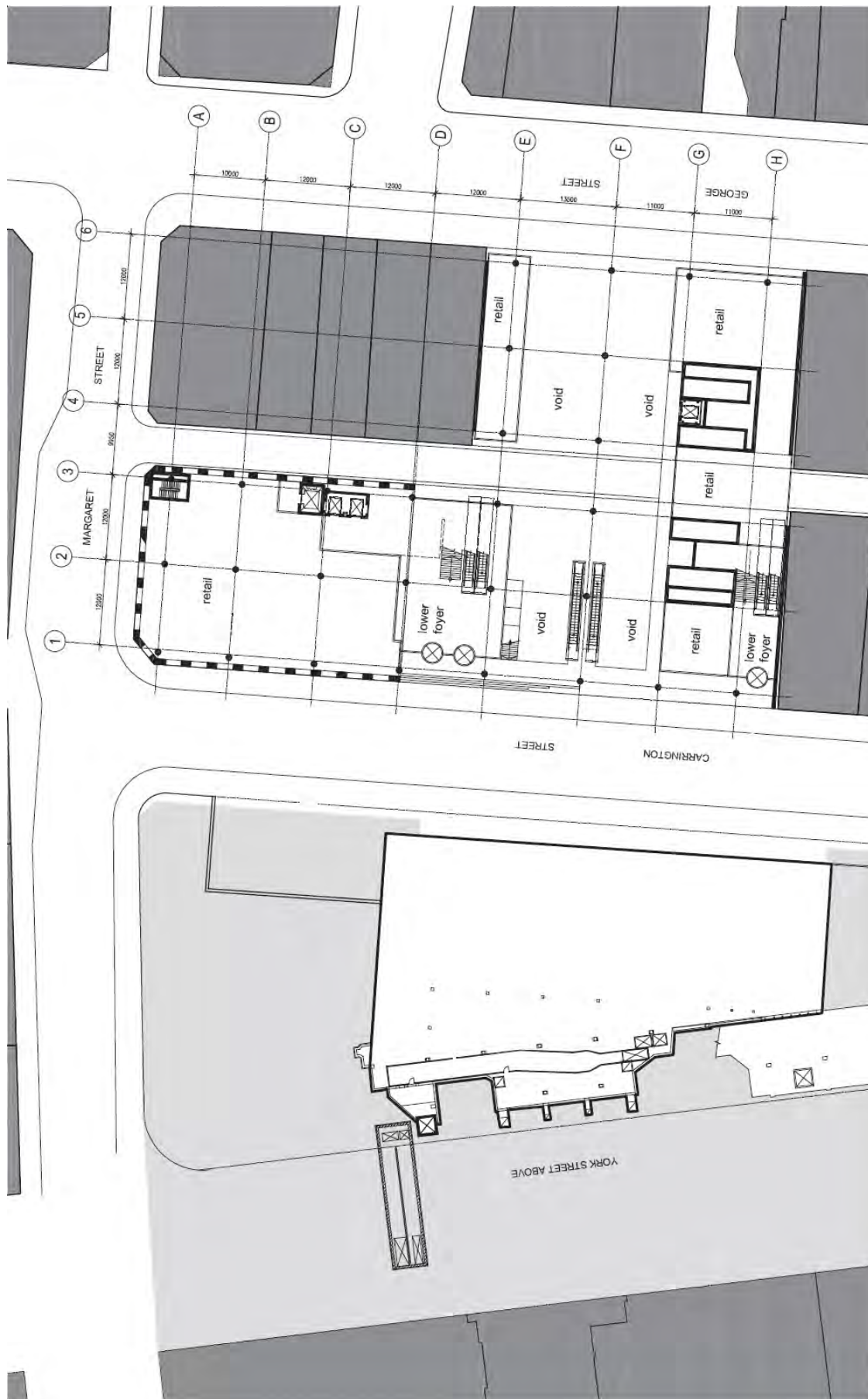
The extensive use of clear faceted glazing at the lower levels and on the double skin facades will be complemented by high quality concrete and precast finishes to the Structure and the southern more solid core façade. The faceting of the glazing is to reduce the extent of single large panels of glass, and to reduce the scale and impact of large planes of glazing. The transparency of the glass will also assist in reducing the apparent bulk and mass.



A ____ Drawings

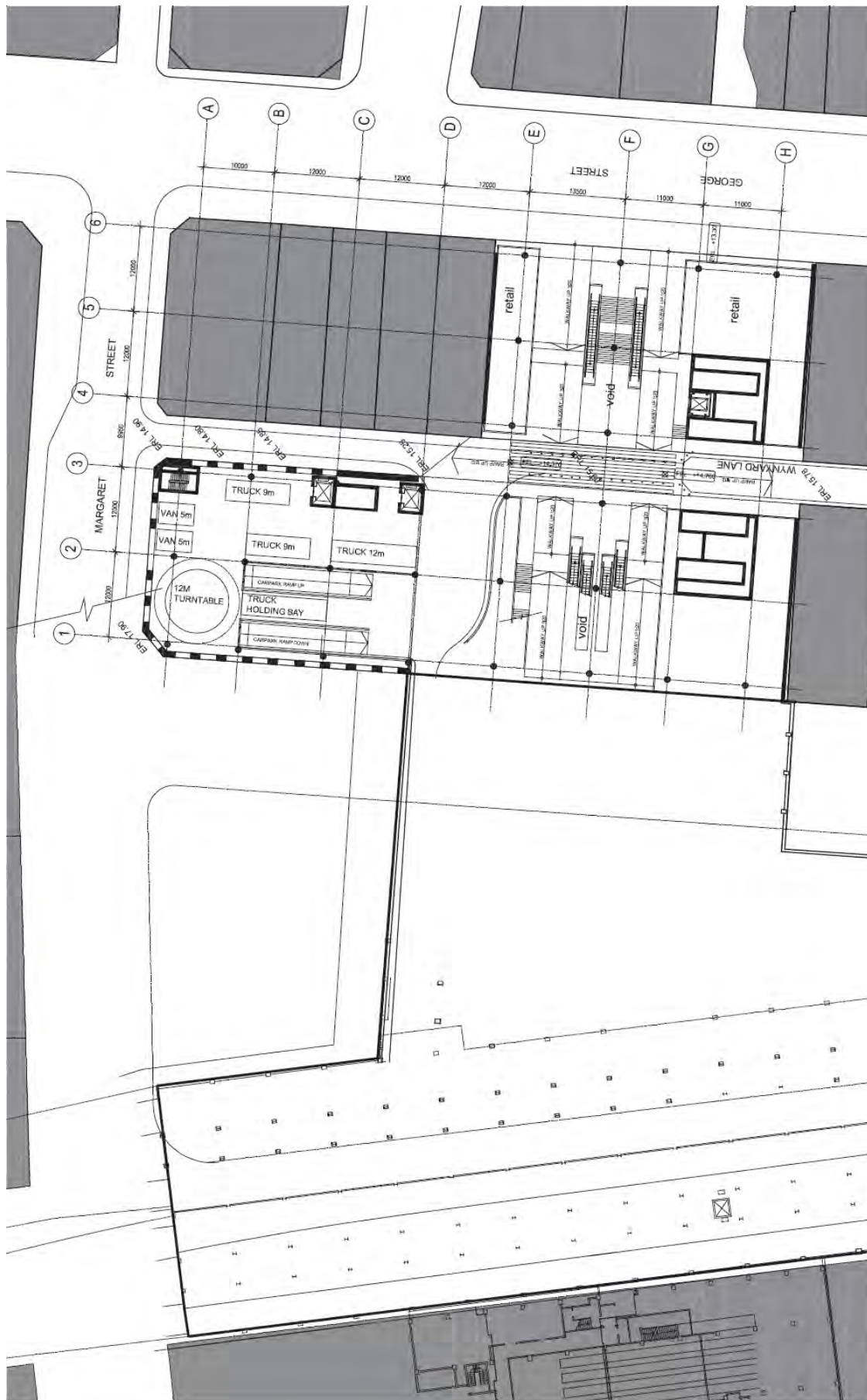


A ____ Drawings



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A _____ Drawings

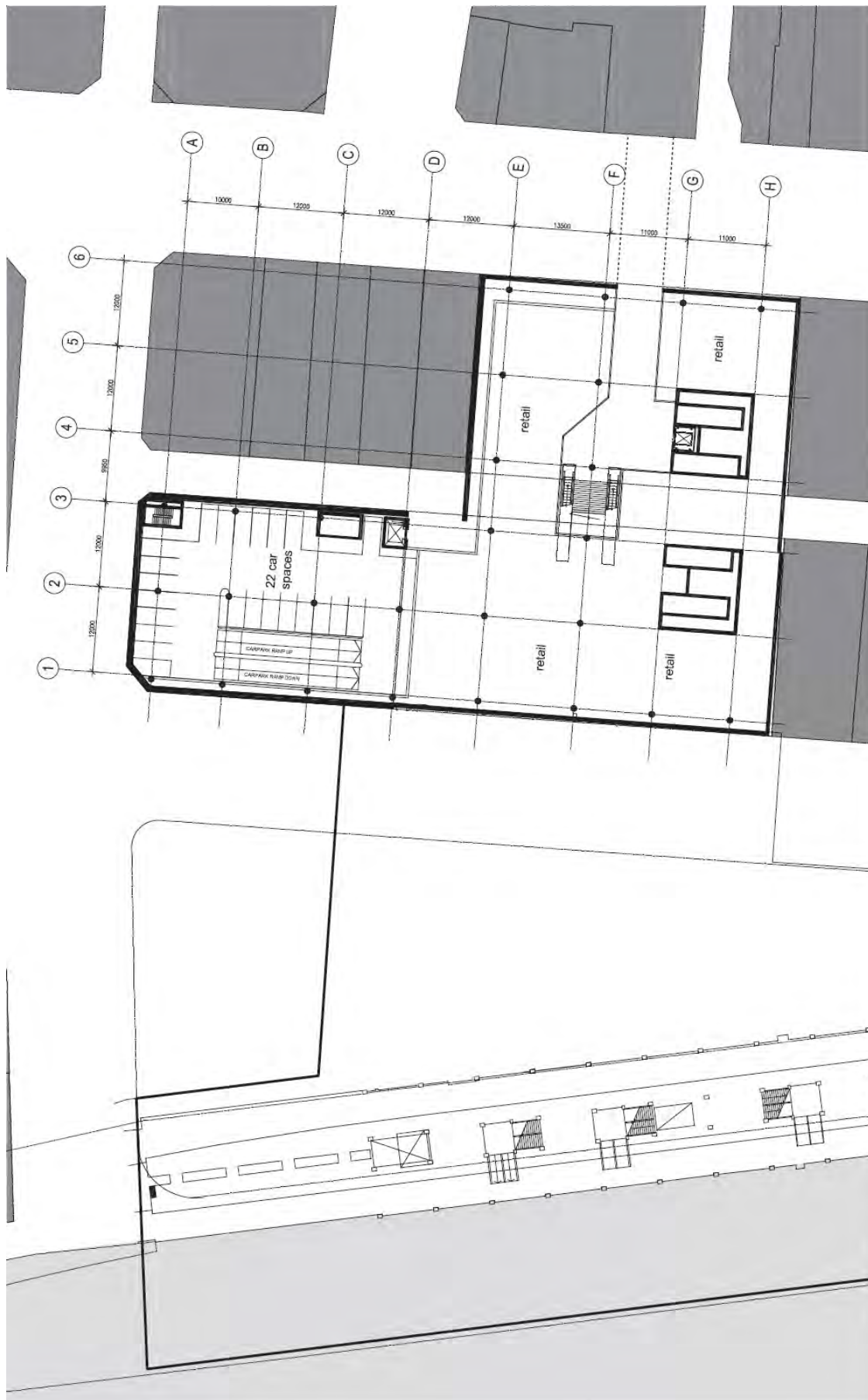


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A _____ Drawings



A _____ Drawings



Drawn By _____

Scale
1:500@A3

Date 04.01.2011

Project No.
PSA-7468A

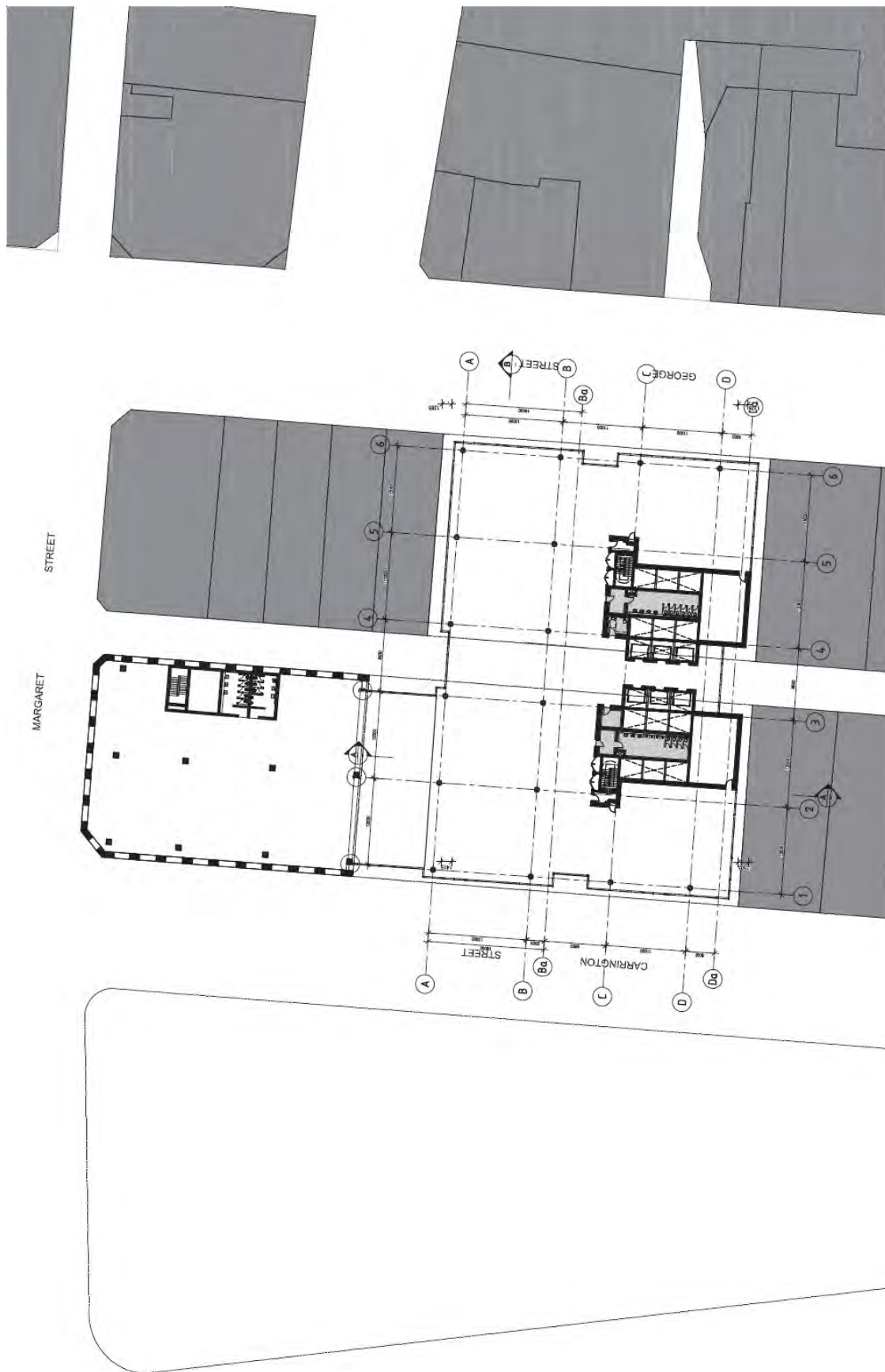
Drawing No
SK-015

Drawing
PROPOSED PLANS -
HUNTER ST CONNECTION LEVEL

Project
CITYONE WYNARD

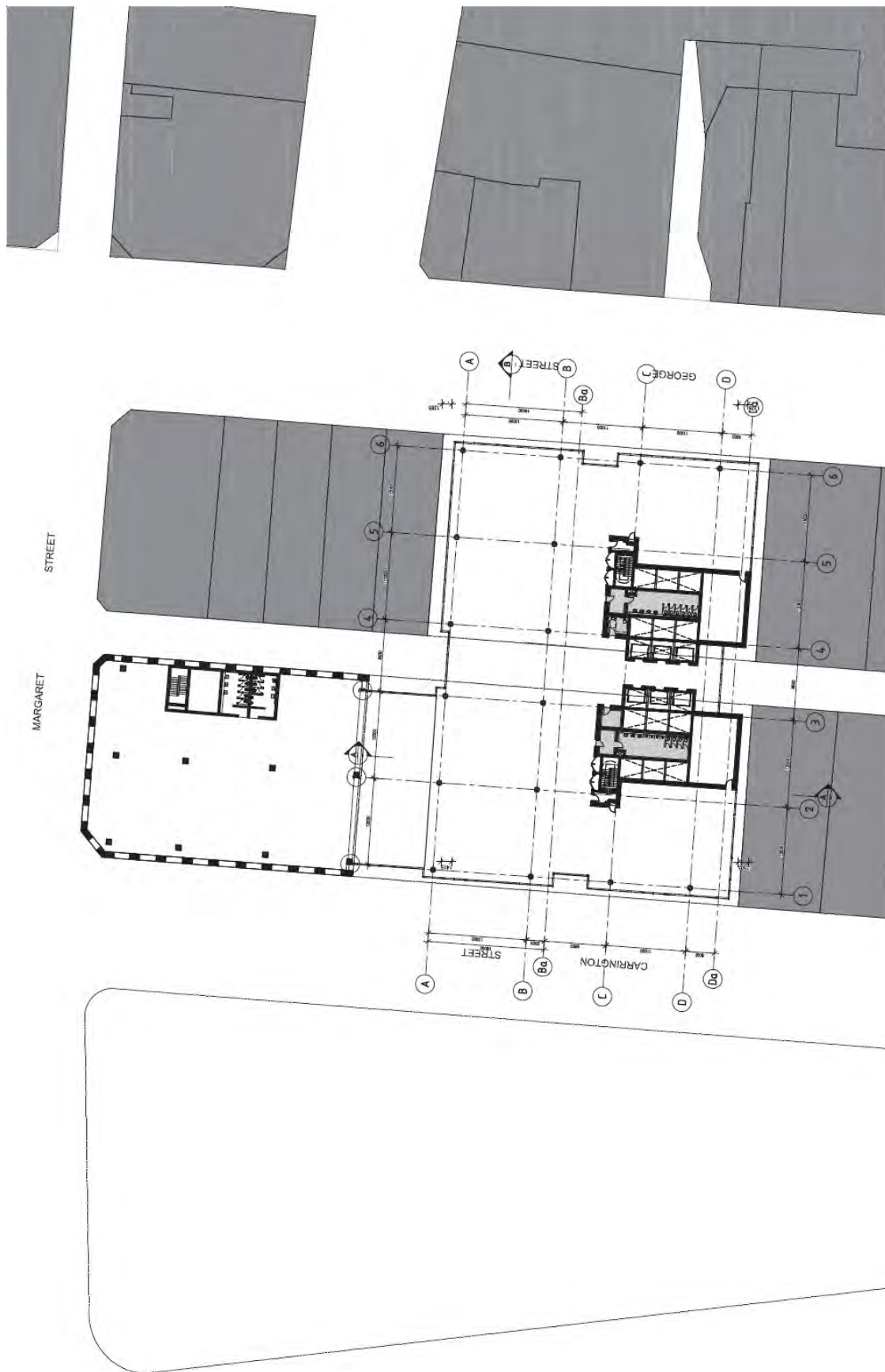
Client
THAKRAL HOLDING GROUP

A ____ Drawings



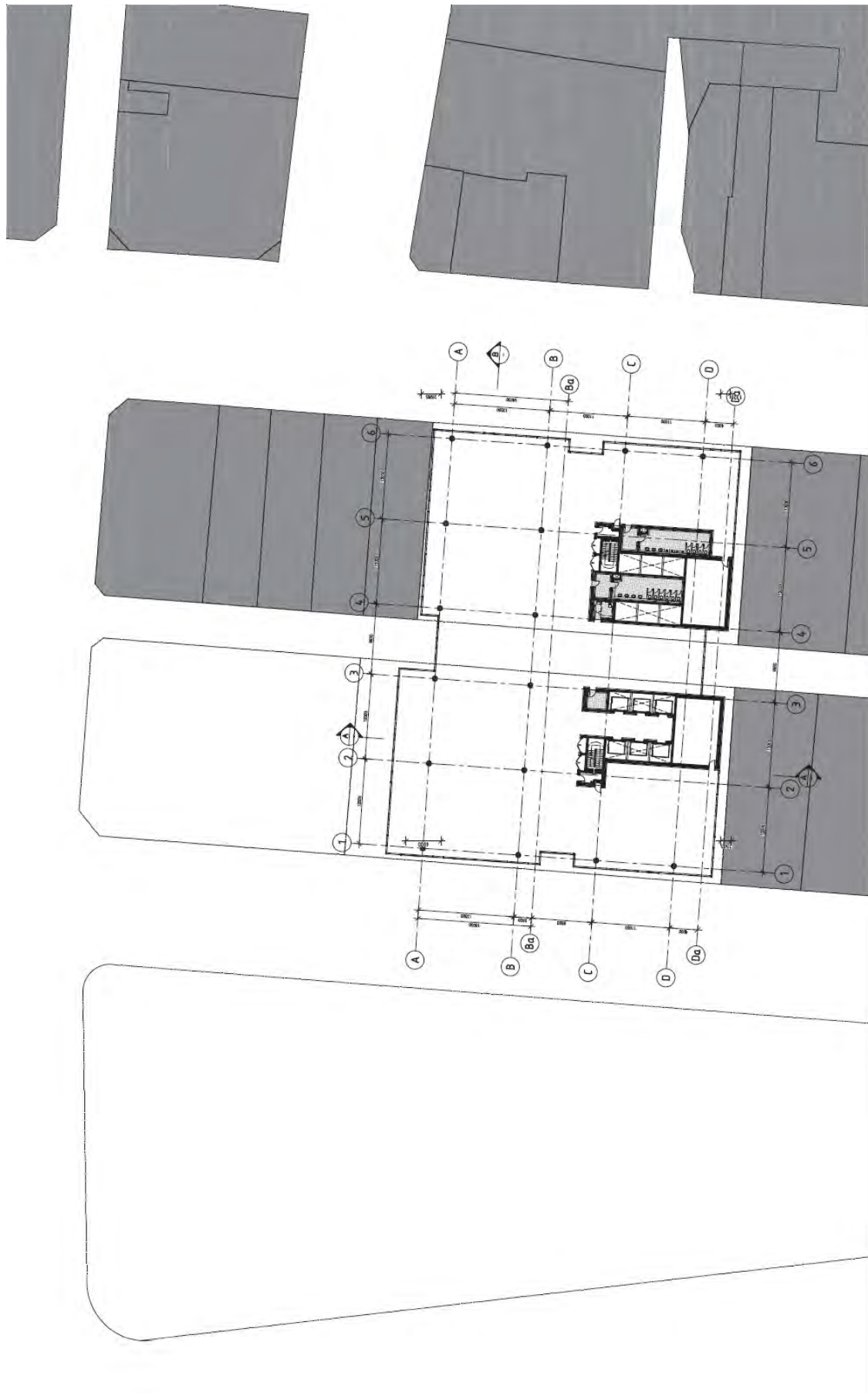
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A _____ Drawings



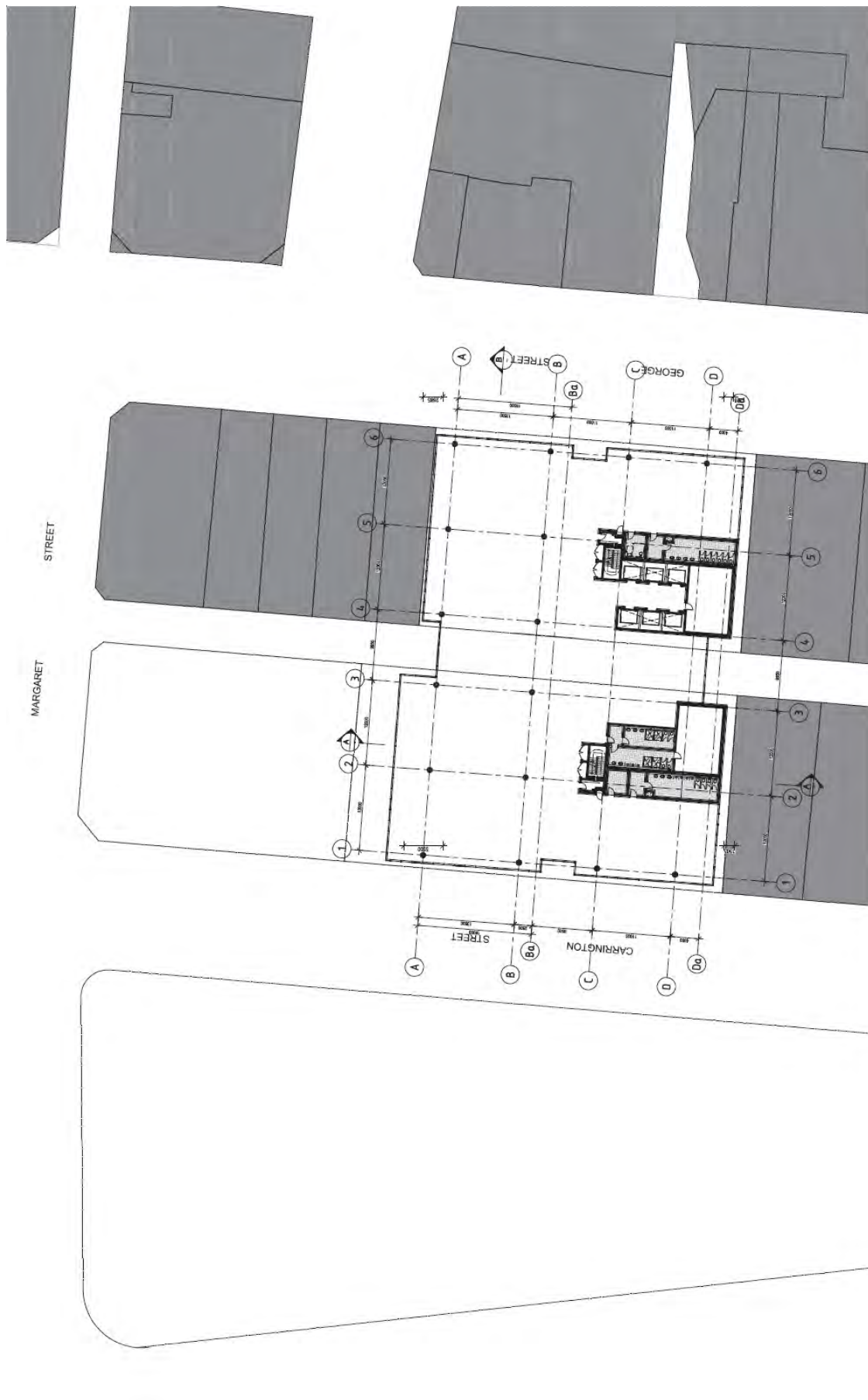
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A ____ Drawings



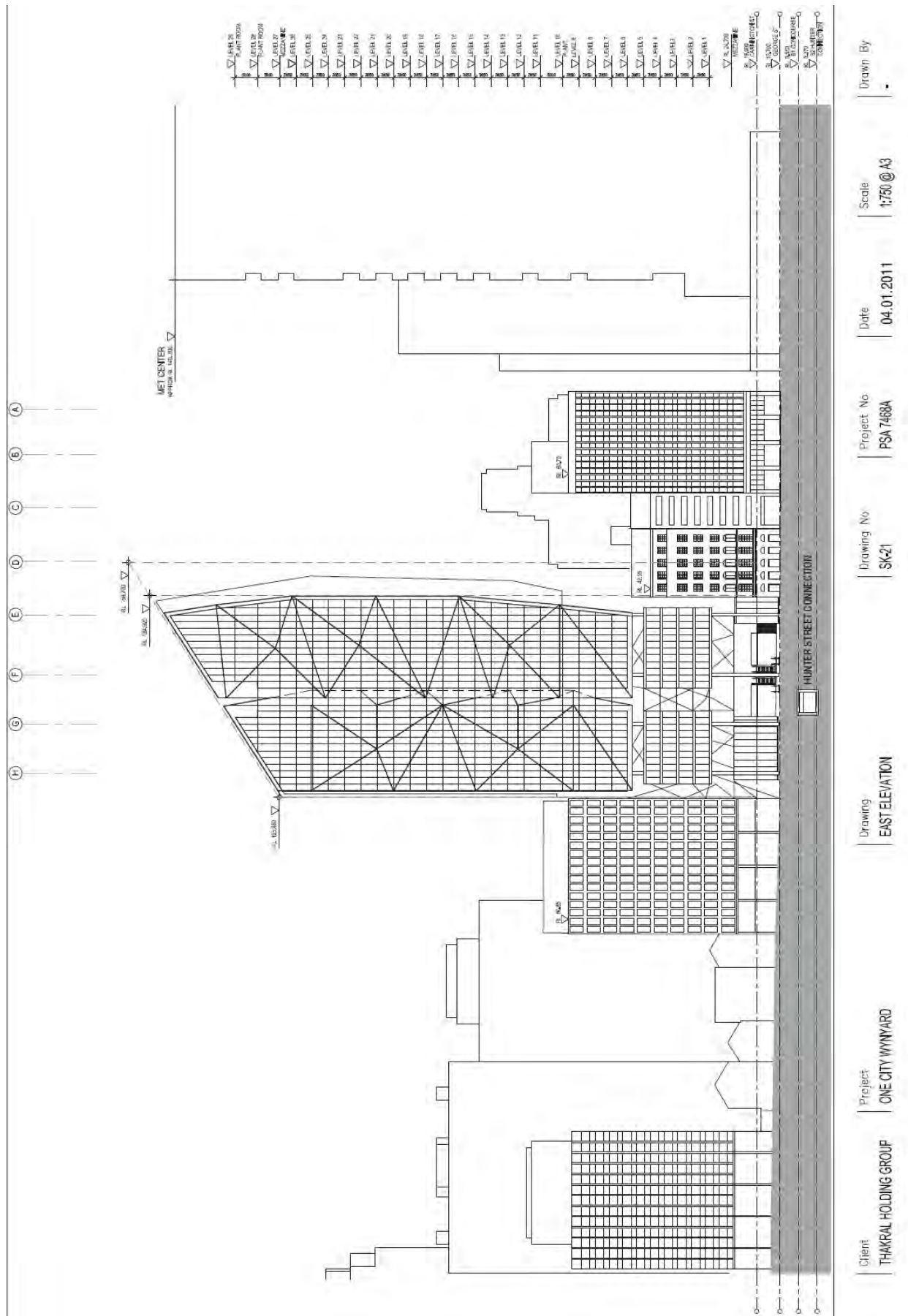
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A _____ Drawings

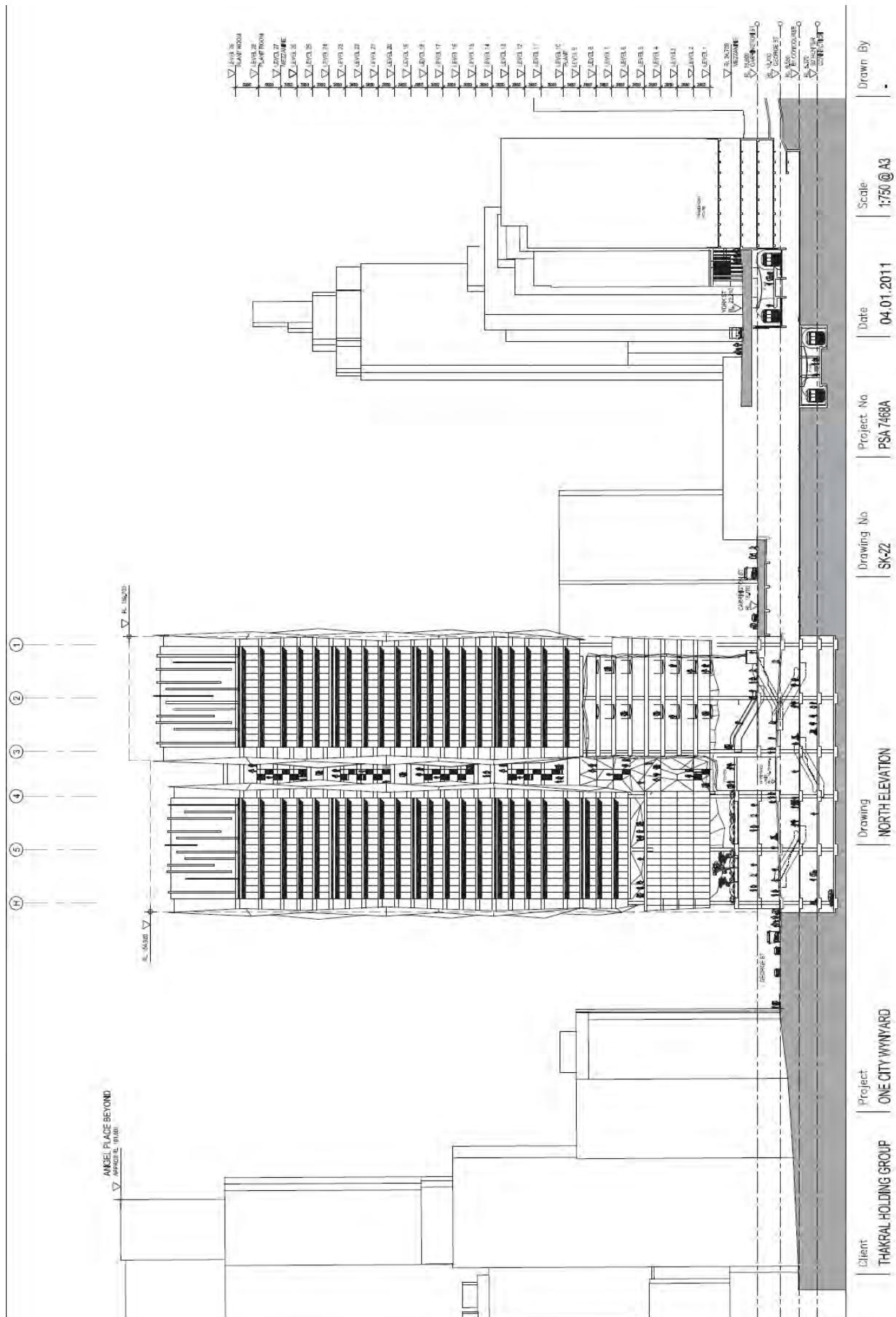


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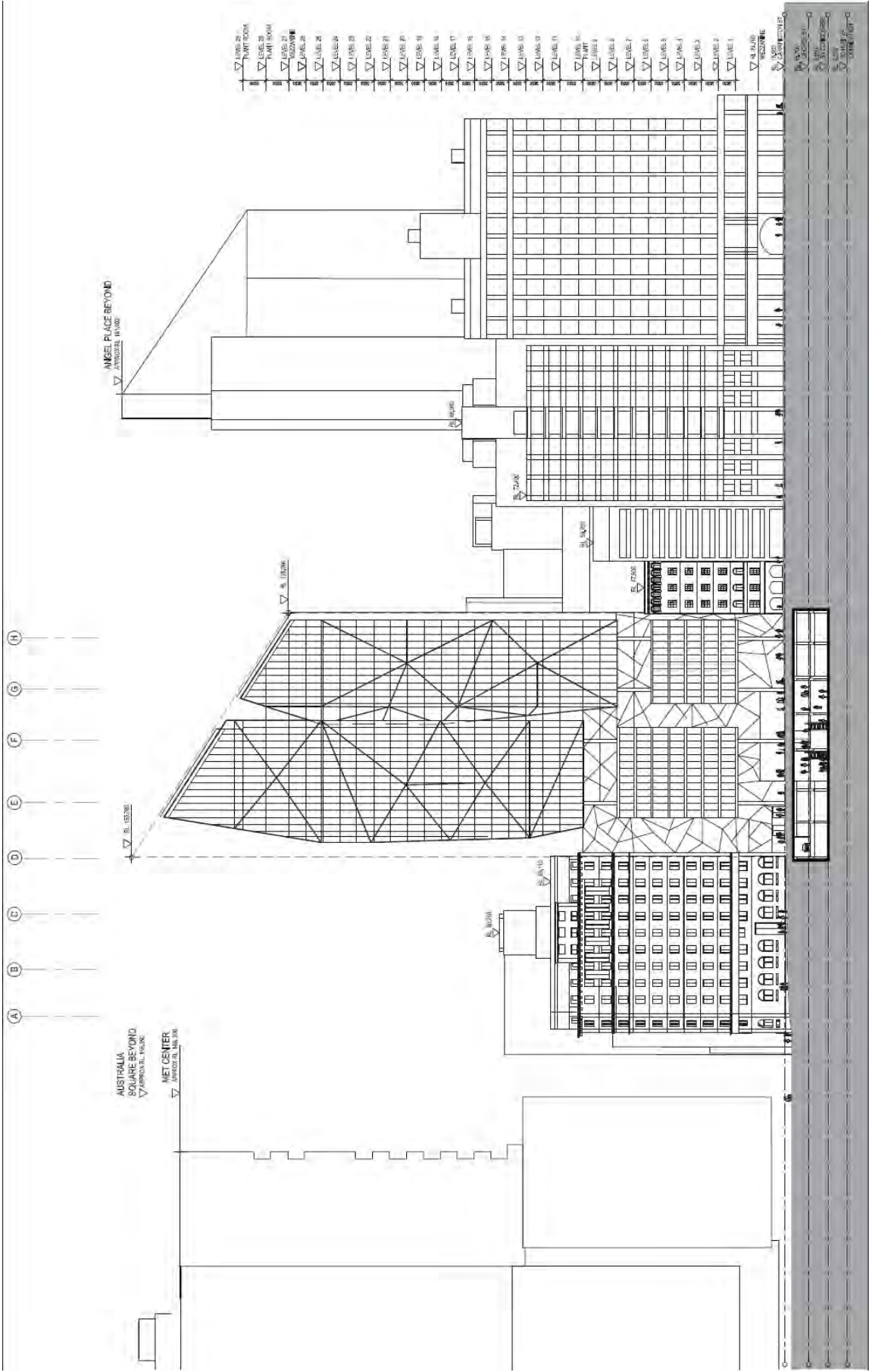
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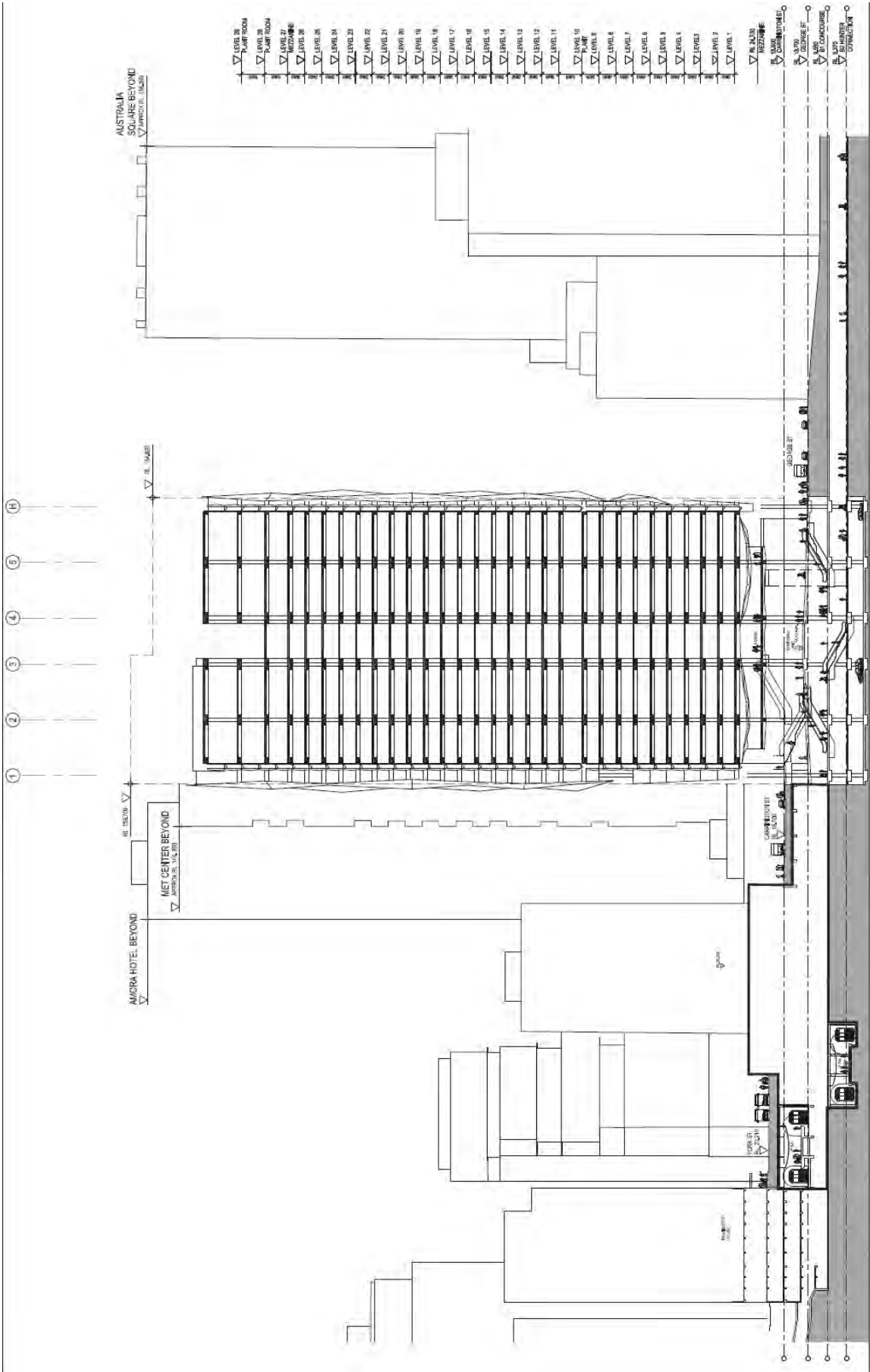
A ____ Drawings



A Drawings



A _____ Drawings



Drawn By

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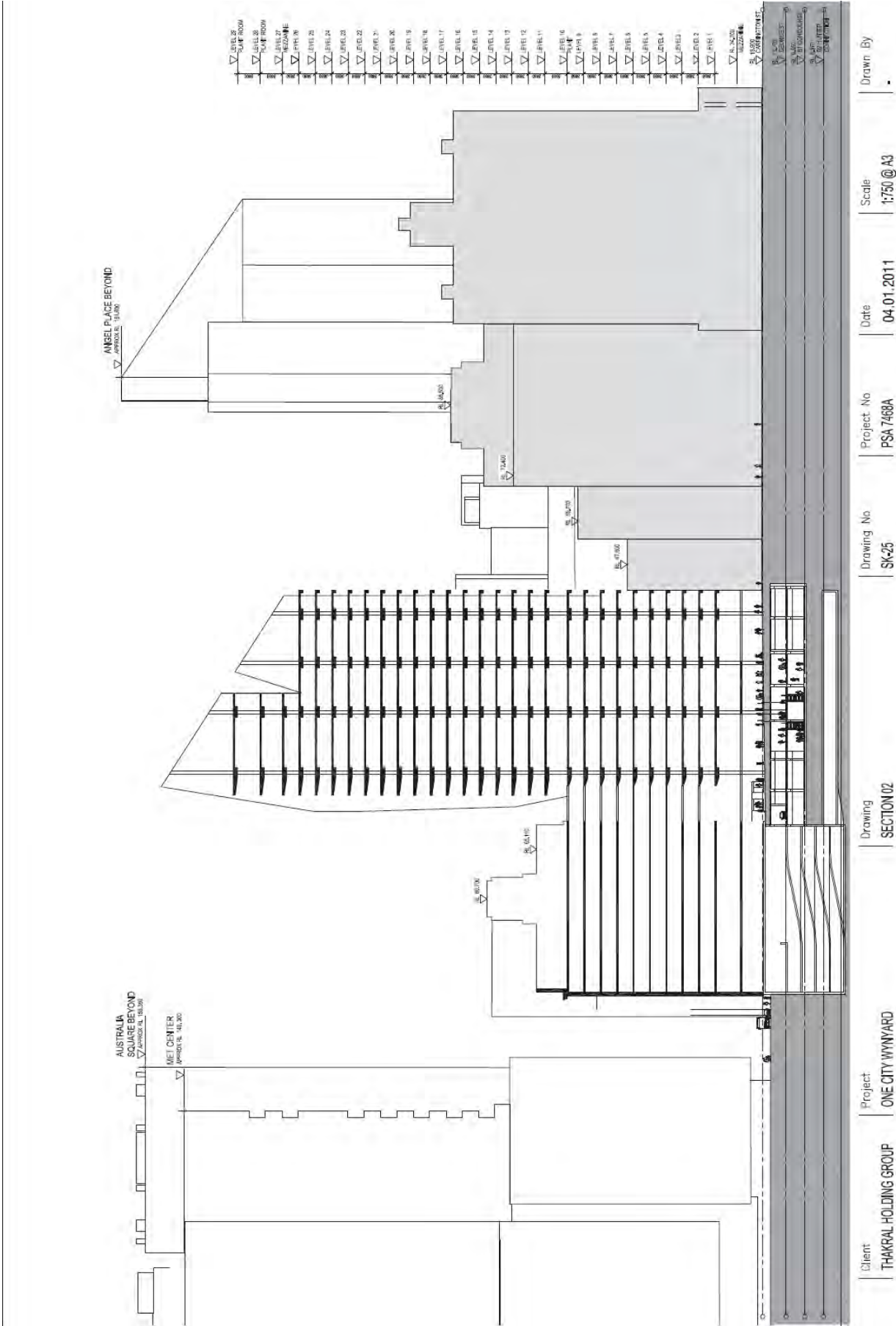
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Drawing SECTION 01

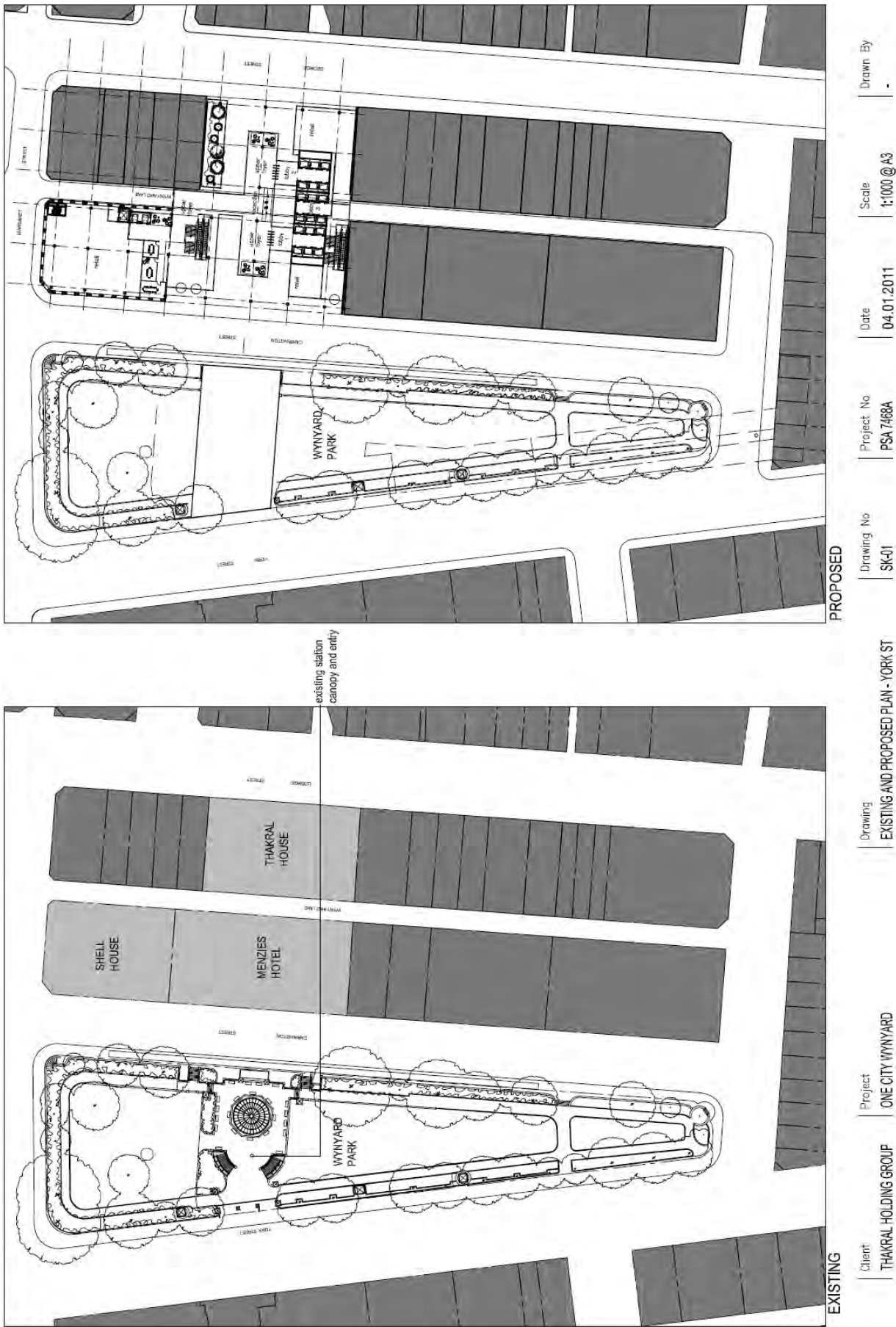
Project ONE CITY WYNYARD

Client THAKRAL HOLDING GROUP

A _____ Drawings



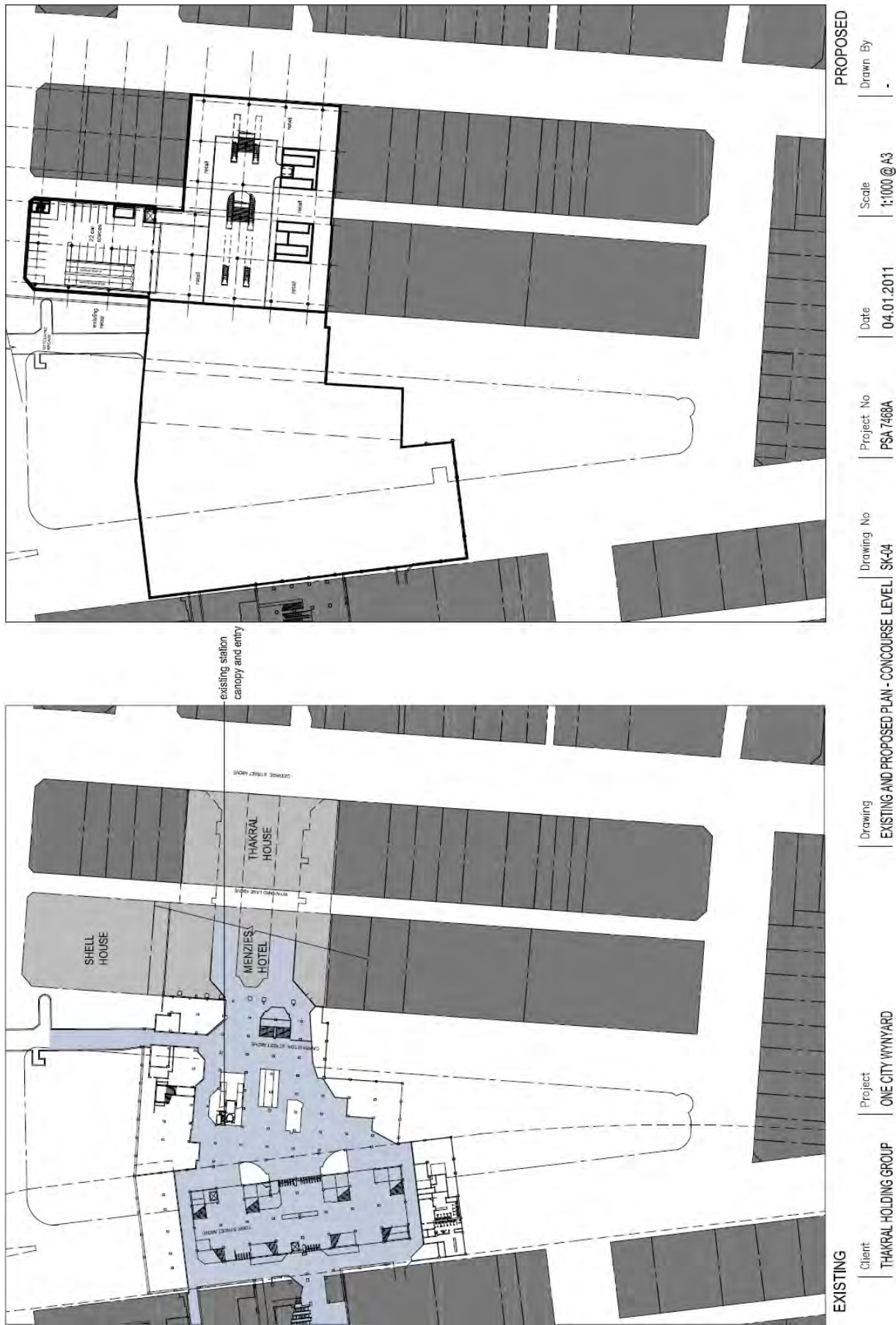
A Drawings



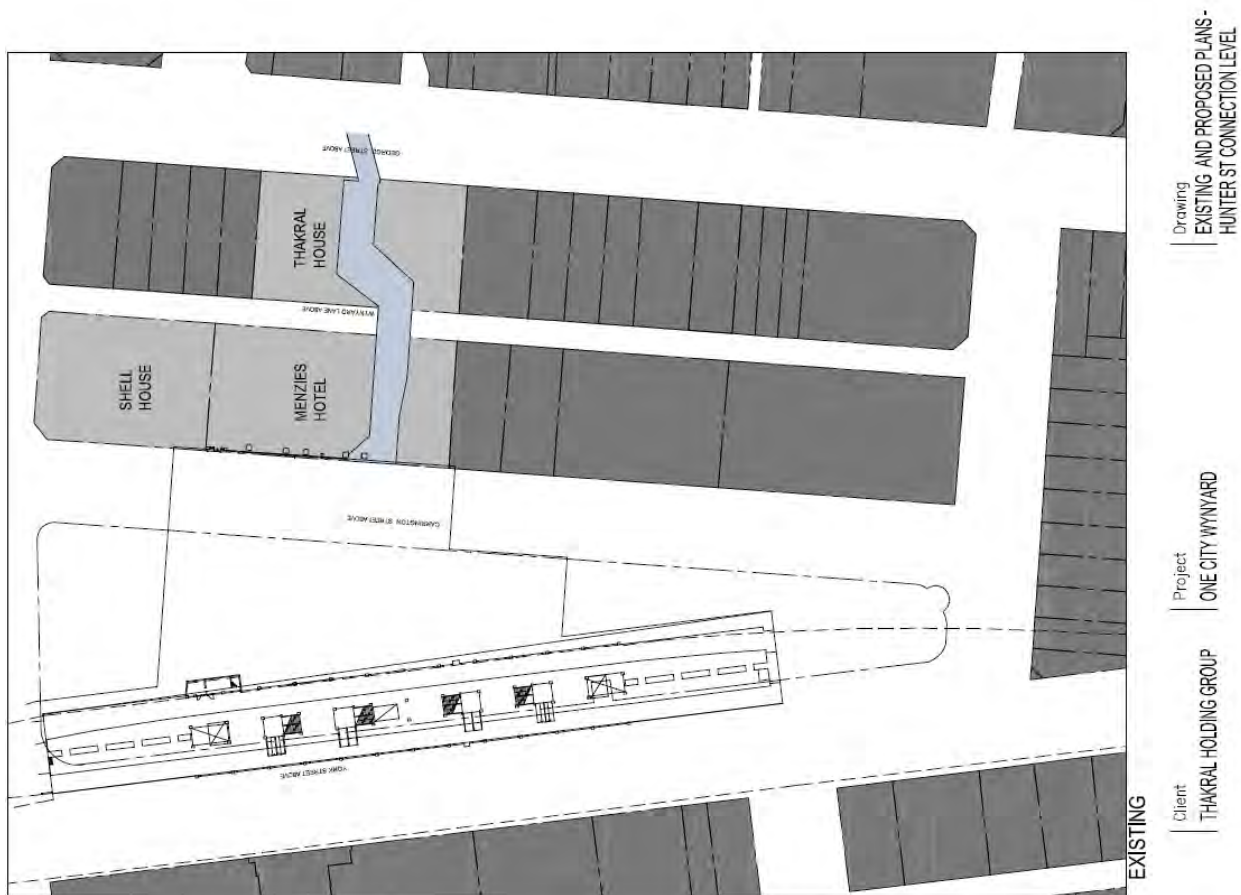
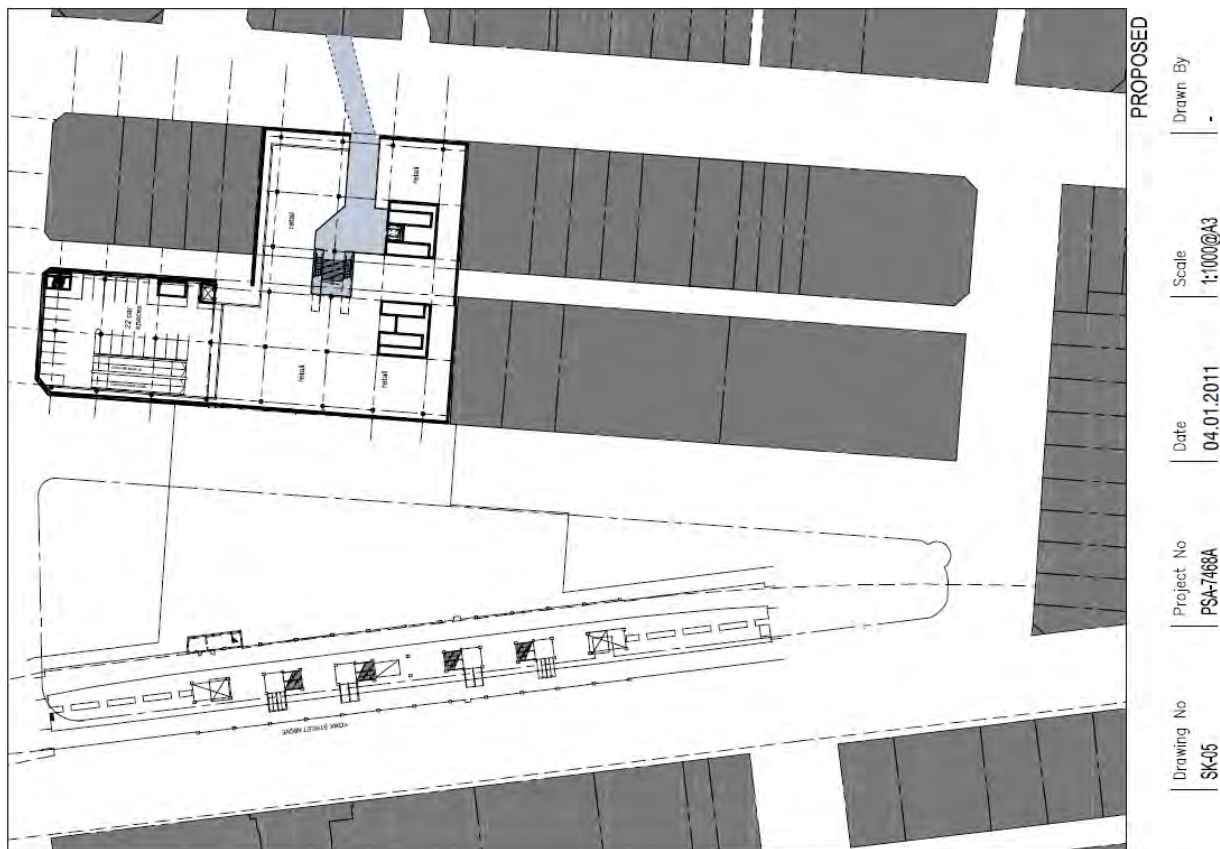
A _____ Drawings



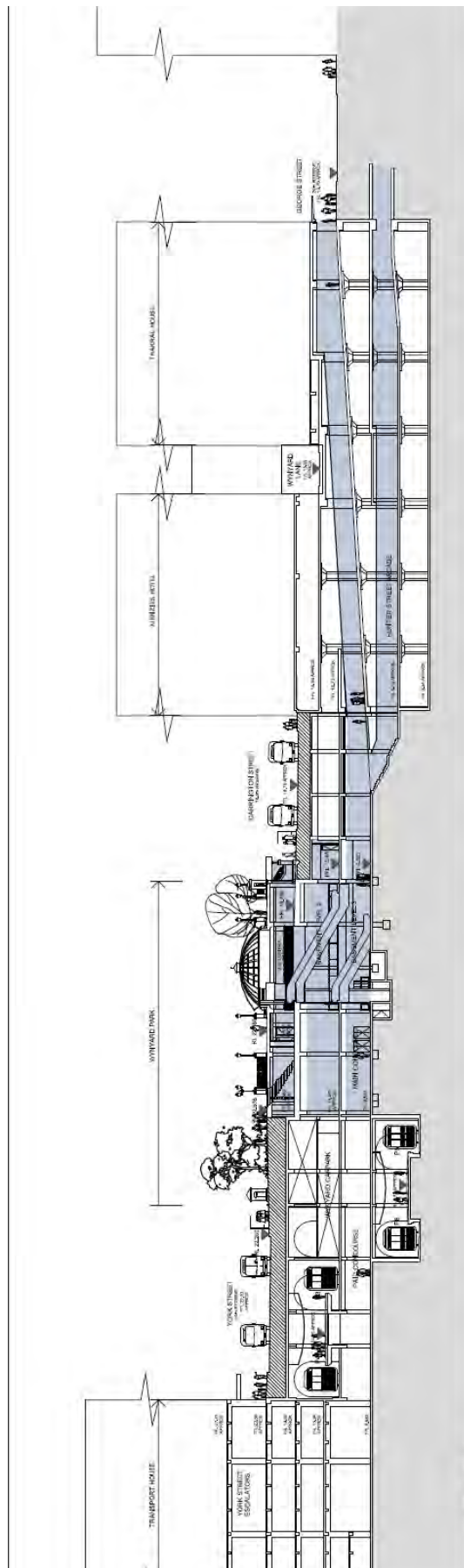
A Drawings



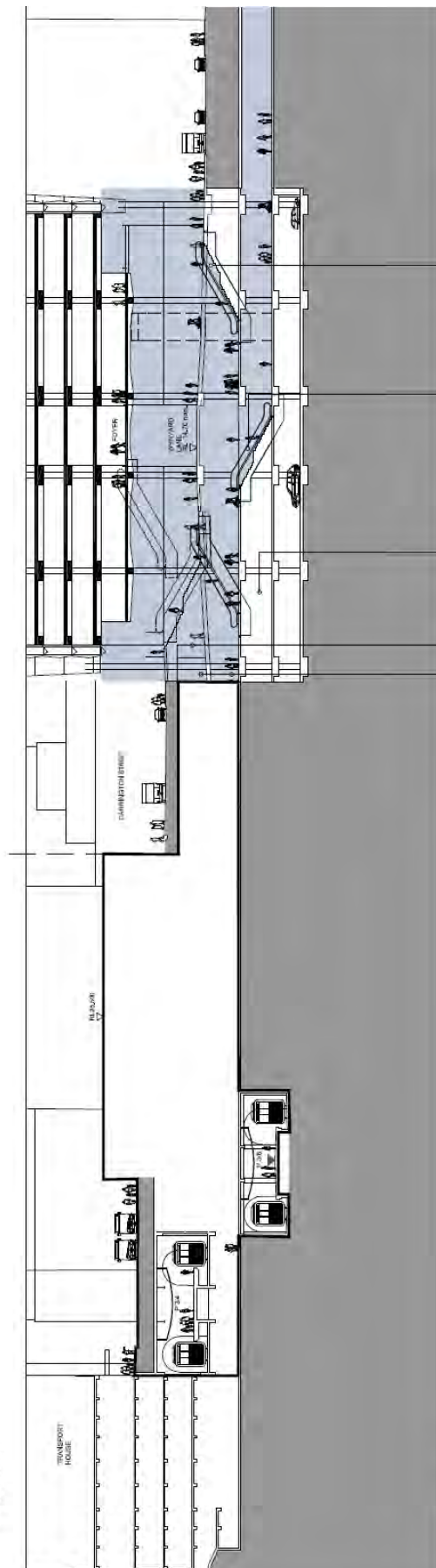
A Drawings



A ____ Drawings



EXISTING



PROPOSED

PROPOSED	pedestrian connection to Wynyard Station	2x escalators George St to Carrington St	2x escalators Concourse to George St	2x escalators & stair Hunter St Ped. link to Concourse to George St	2x escalators & stair Concourse to George St		
Client	Project	Drawing	Drawing No	Project No	Date	Scale	Drawn By
THAKRAL HOLDING GROUP	ONE CITY WYNVARD	EXISTING AND PROPOSED LONG SECTION	SK-06	PSA 7469A	04.01.2011	1:500 @ A3	-

A ____ Drawings

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