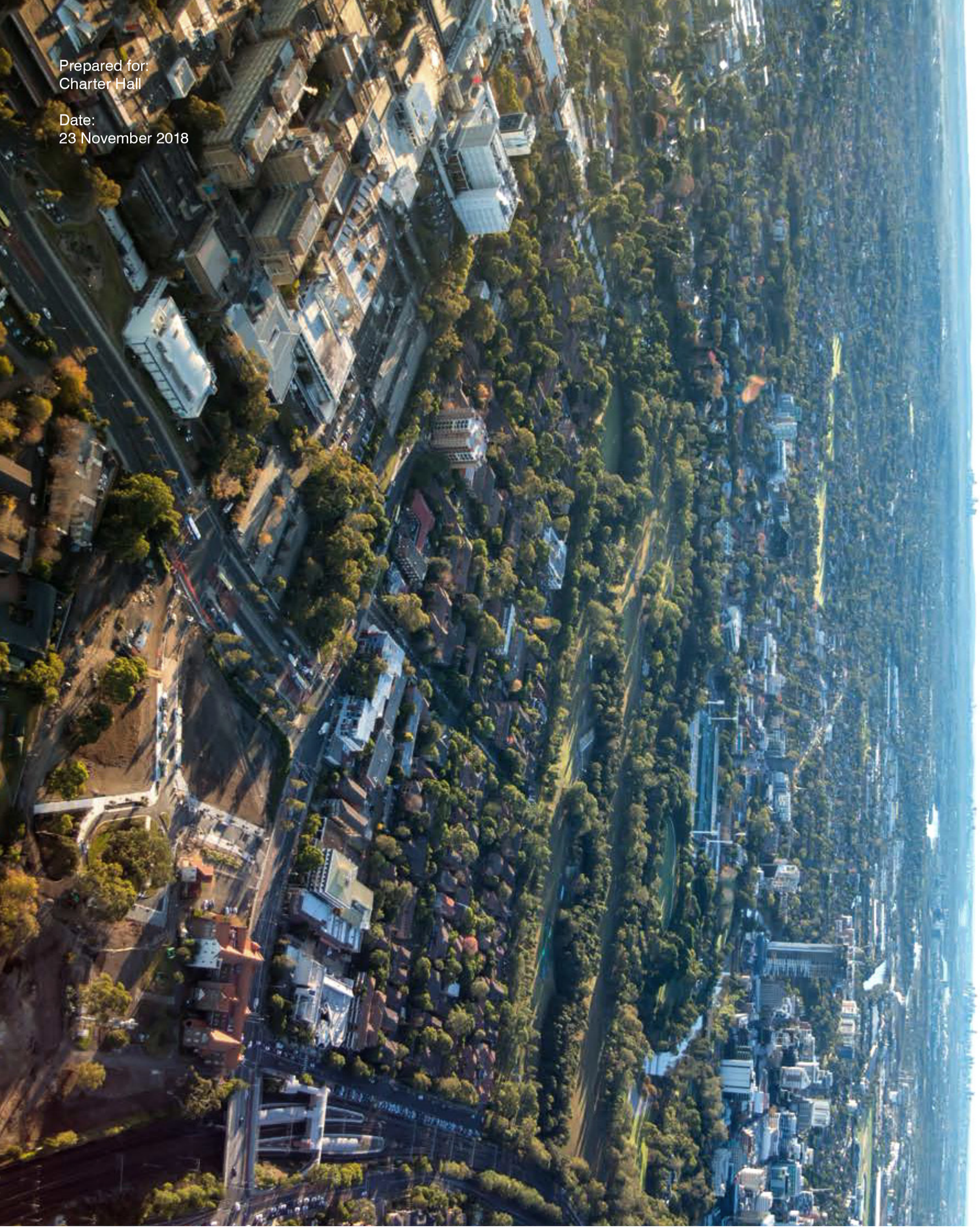


DA Architectural Design Report Part 3/7

Westmead Commercial Campus

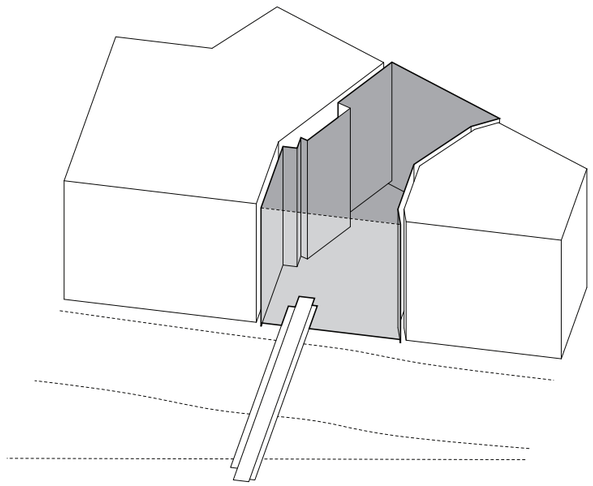
architectus™

DEFINING SPACE

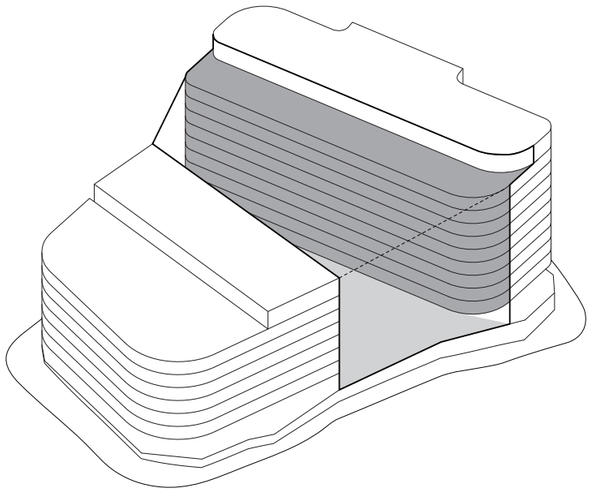
Teatro La Lira, RCR Arquitectes

Experience

Case Study



Proposal



C - Defining Volume

Expression of Function

The ‘Defining Volume’ principle beings to pick up and utilise the nuances explored in the Urban Context, such as the taxonomy studies and genealogy of the site. Rather than departing from the other two principles outlined in the previous chapters, Defining Volume is a detailed account of the multiple design decisions which curate the standing proposal.

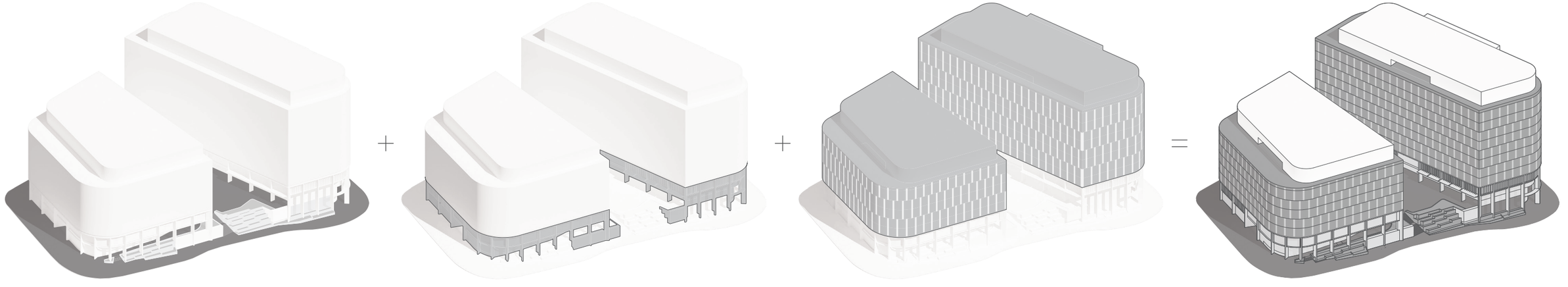
Defining Volume produces a spatial hierarchy establishing a series of rules, components and elements to articulate the architectural intent refining the vertical and horizontal mixed uses, enables development flexibility, encourages generous and active street frontages with a positive presentation to public realm.

The building configuration begins with the Ground Plane, with multiple entry points and landscape. The Base, generally three storeys defining the street edges around the site. The two distinct building forms grade upwards in height from the east and south towards the tallest form at the Darcy Road / Farmhouse Road West street corner.

GLQ CoGC, Reiach & Hall

Bikini Berlin, SAQ Architects

Teatro La Lira, RCR Arquitectes



View facing South West on the corner of Hawkesbury and Darcy Road

C - Defining Volume

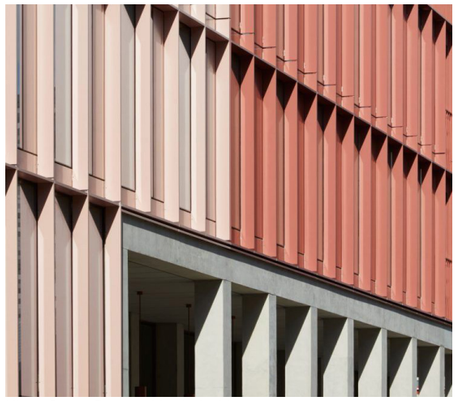
Datum

The primary function of the St Vincent's Boys' Home datum is to establish a dialogue with the surrounding built environment which influences the scale and proportion of the proposal, and most importantly introduce a welcoming human scale.

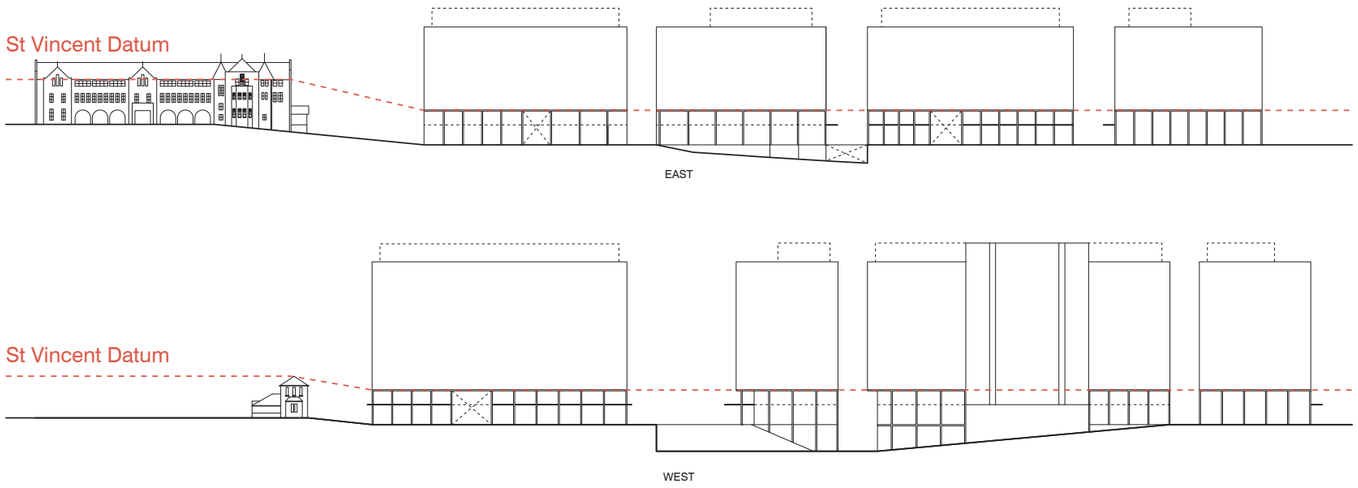
This implied line is expressed by the base capping shadow line which runs around the entire project located in-between the concrete frame and the offices above, which will then assist the composition and order of the following building program.


Base Capping


Lundgaard & Tranberg Arkitekter, SEB Bank & Pension


Kings Cross, Duggan Morris Architects


Empire Riverside Hotel, David Chipperfield Architects



View facing South East on the corner of Darcy Road and Farmhouse Road West

C - Defining Volume

Revealing Base

With the extensive research compiled in the Urban Context and the large urban gestures explored in Ground Field, the expression of the concrete base is the first strategy revealing the extensive and significant fall on the site.

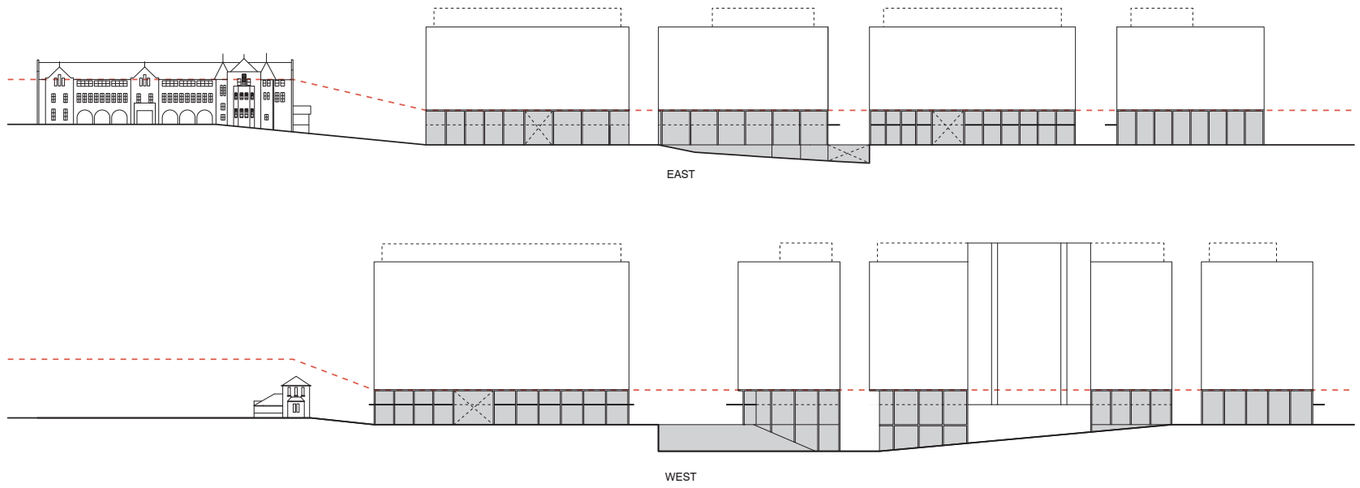
This concrete base exposes an earthy materiality, like the surrounding domain and produces a public volume capable of creating an engaging and connected gesture holding distinct features within the public courtyard and along Darcy Road as seen in the image opposite.

Nial Mclaughlin Architects, The Sultan Nazrin Shah Centre

Bloomberg HQ, Foster + Partners

David Chipperfield, Lab Building

University College Cork, O'donnell + Tuomey

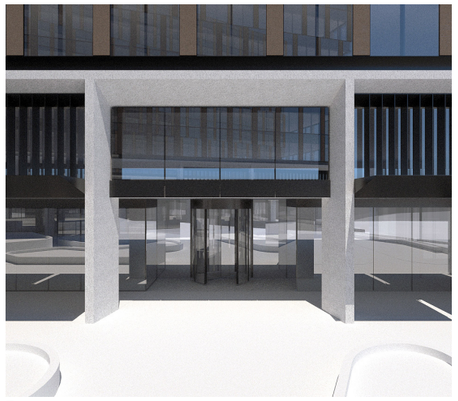


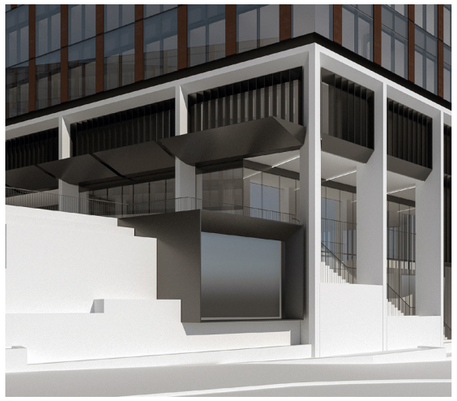
View facing South on Darcy Road. Looking into the Public Courtyard

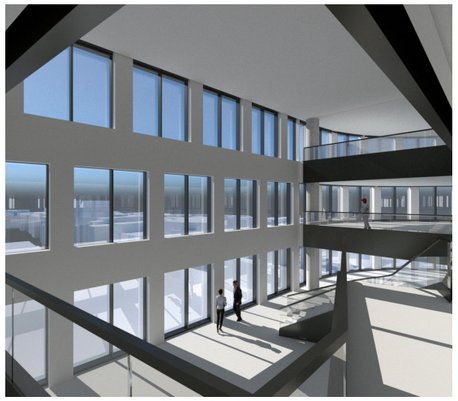
Porosity: Entry, Portal and Voids

The Porosity of the Ground Floor Plan sets off another design strategy to create visibility and accessible way-finding for the building users and public to interact.

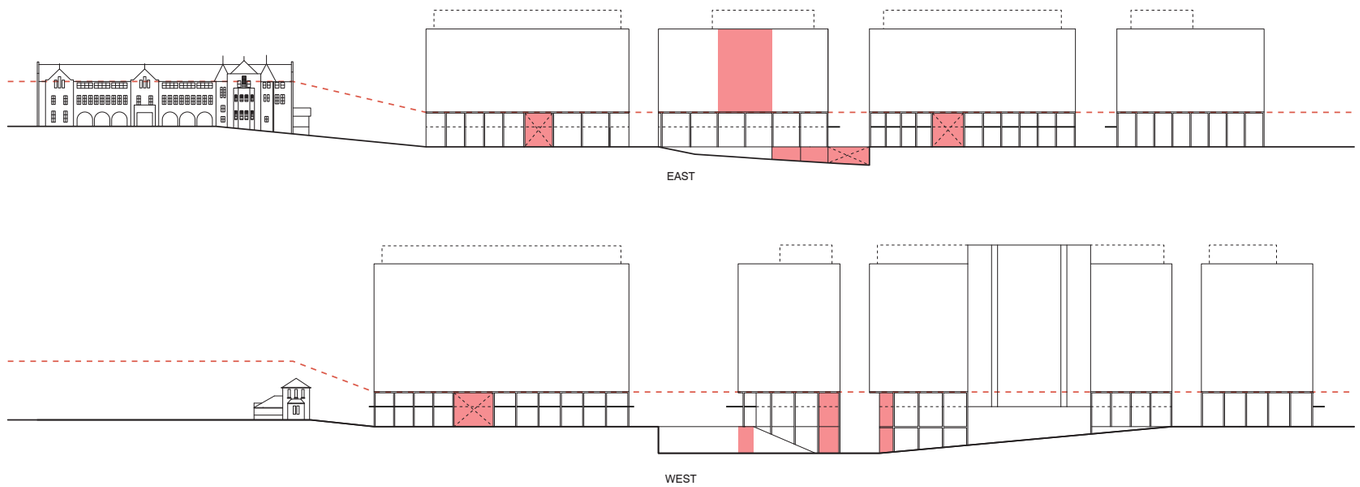
The portals, act as punctures into the landscape and base to establish an engagement to the basement users to maintain a connection to the light and on grade accessibility it deserves, and not forgotten. The entry moments vary in their architectural arrangement depending on their program within.


Entrances

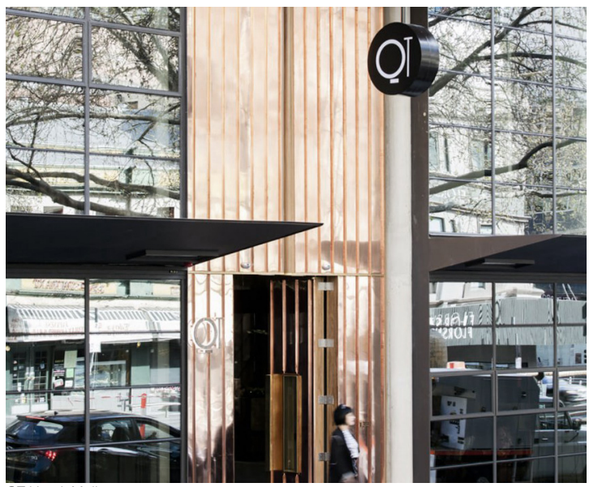

Portals


Voids (Western Sydney University Void)

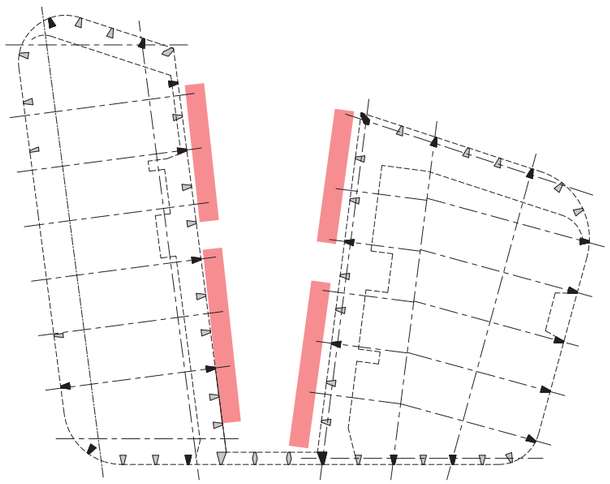

University of Melbourne, John Wardle Architects



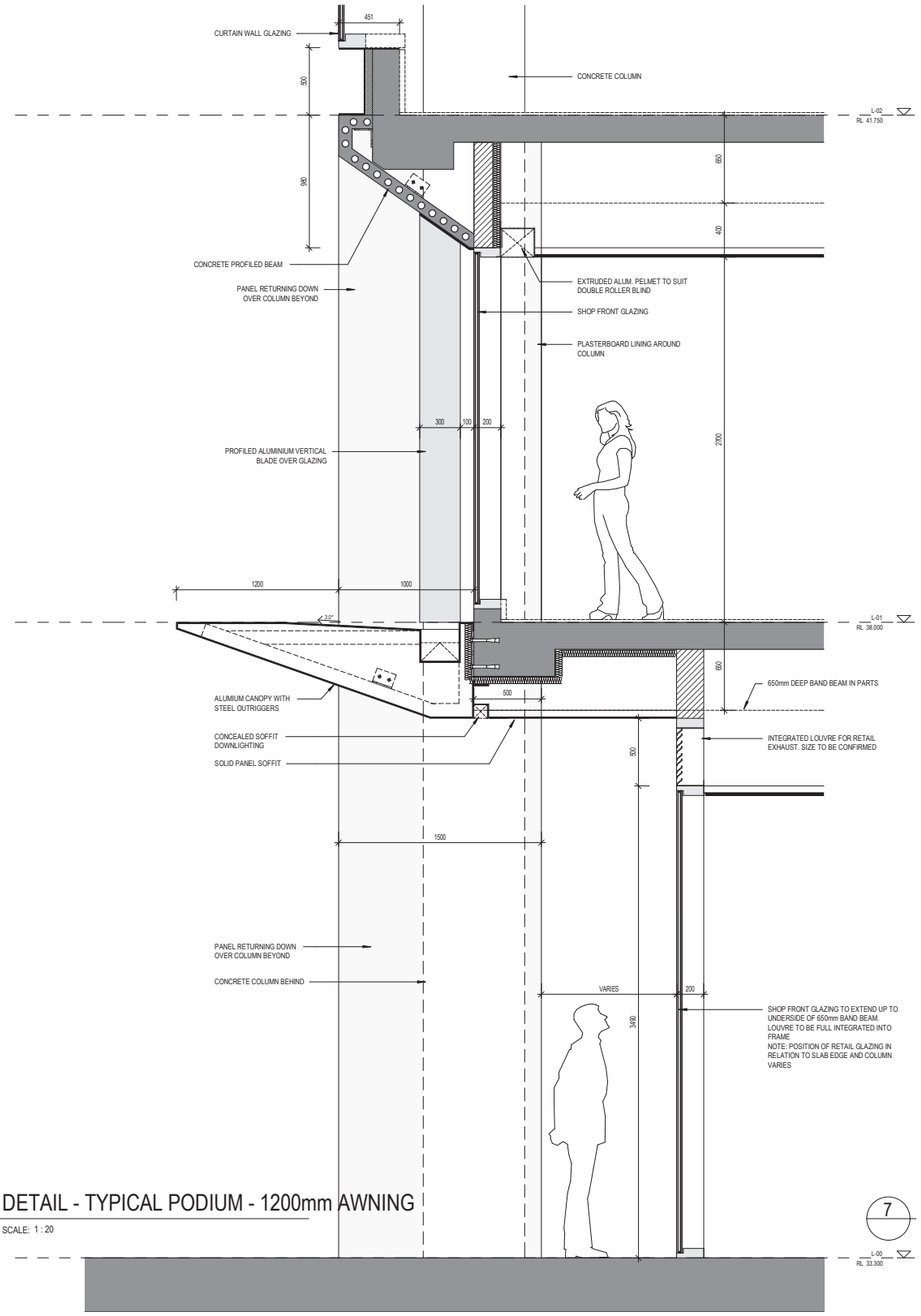
The building colonnade has been specifically applied to the Courtyard experience to denote sitting spaces, public engagement under awnings and provide comfortable thoroughfares through the northern and southern entries. Alongside this, the subtle canopies, broken at every column interval, provides weather protections to allow a yearly usage of space.



QT Hotel, Melbourne



Canopy Location



4 DETAIL - TYPICAL PODIUM - 1200mm AWNING 7

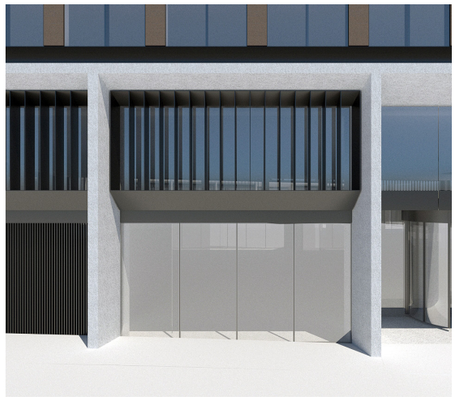
SCALE: 1 : 20

C - Defining Volume

Colonnade, Infill Panels and Canopy

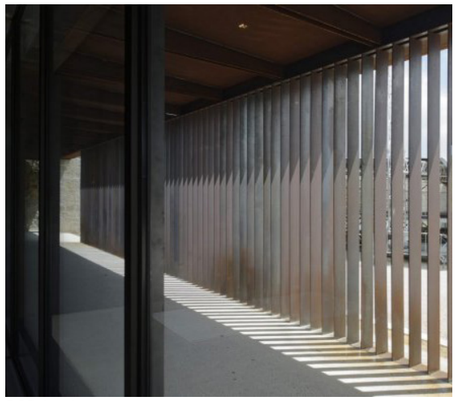
The infill panels act as the buildings threshold between public ground field and the building users above.

Ornamented with delicate and functionality, the blades dictate the use and interface of the proposed Childcare and Western Sydney University offices, a visual acknowledgement of their presence within the scheme.



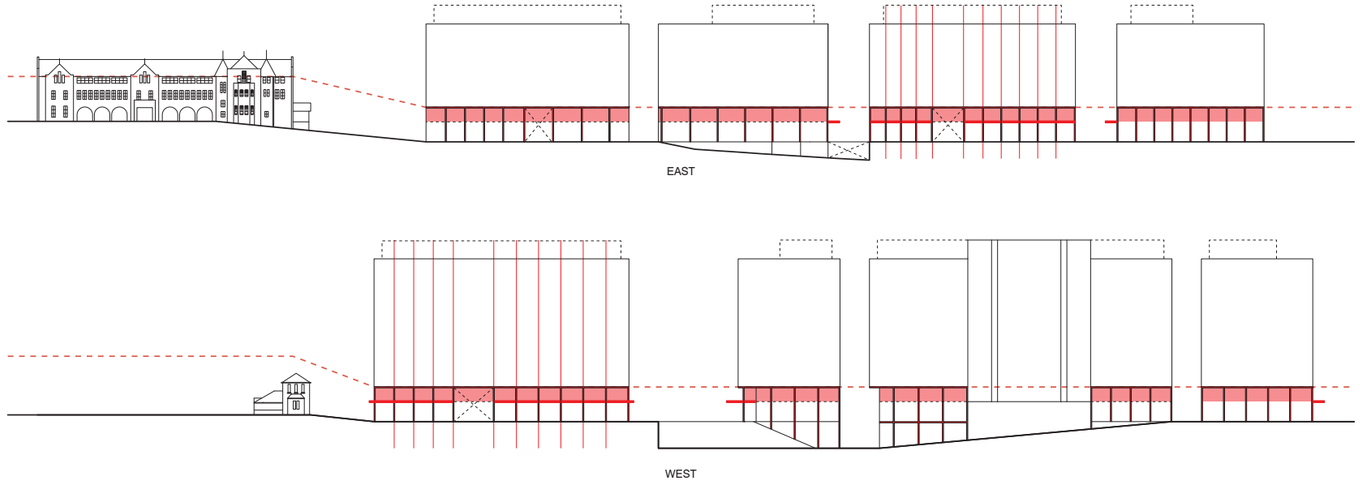
WSU Lobby Entrance

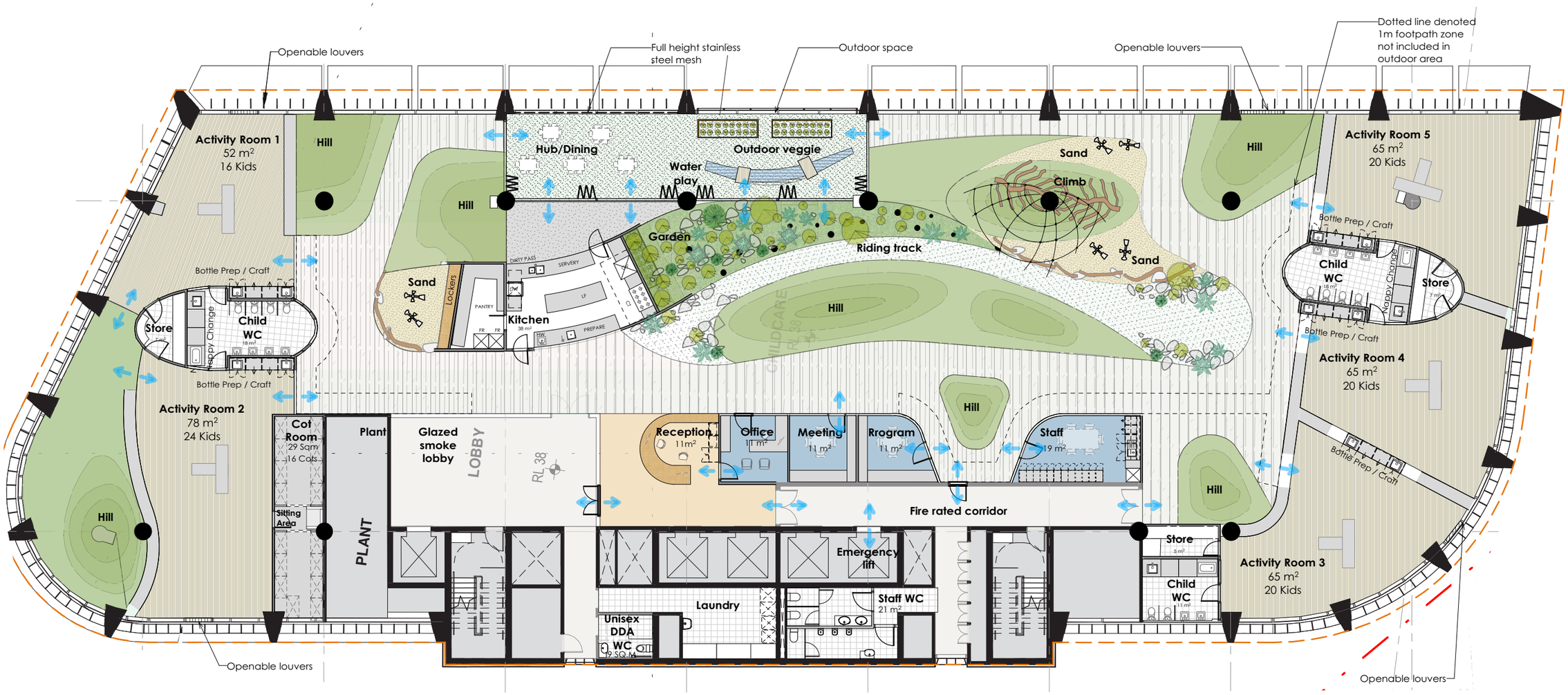
WSU Interface Windows



RCR Arquitectes

Novartis Campus Visitor Centre, Peter Markli





AREA ANALYSIS:

FLOOR PLATE:			1598 SQ M	
(Note: only area that are occupied by cildcare programme have been included in this figure)				
CHILDREN:			100	
OUTDOOR PLAY AREA - REQUIRED:			700 M^2	
OUTDOOR PLAY AREA - PROPOSED:			750 M^2	
TOTAL CAR PARKING REQUIRED:			22	
ROOM No.	AREA	AGE	CHILDREN	STAFF
01	52M^2	0-2	16	4
02	78M^2	1-2	24	6
03	65M^2	2-3	20	2
04	65M^2	3-5	20	2
05	65M^2	3-5	20	2
TOTAL	325 M^2		100	16 + ADMIN (TBD)

FEASIBILITY - 22/11/18

PLAN SCALE - 1:200	PROJECT TITLE: WESTMEAD CC 158-164 HAWKESBURY ROAD, WESTMEAD	SHEET TITLE: **FLOOR PLAN DIAGRAM - PROPOSED**	DATE: **22/11/18**	NO: **SD.01**	Gardiner Architects

Childcare

The childcare centre is located at level 1 of a multi-storey development on the site of the Western Commercial Campus. For a centre of 100 children a minimum of

700 sq. m of unencumbered outdoor space is required. It is proposed that the outdoor space will be comprised of a mixture of covered real outdoor space (70 sq. m) and simulated outdoor space (670 sq. m).

The floor level has a fully glazed curtain wall façade around all sides. The children's activity rooms are located around the outside of the floor plate against the glass giving them more than adequate access to natural light. Ancillary areas, like reception, office and meeting rooms along with cot rooms are in the darker areas of the floorplate. The simulated outdoor areas are also located against the external façade of the building giving great quality of natural light flooding the area.

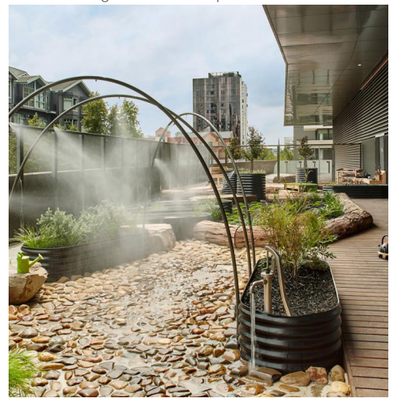
It is proposed that a portion of the windows are manually operated louvres which will allow cross-ventilation through the floor plate. In addition to this a Hub/outdoor dining/Outdoor play space is proposed to be located against the east façade. This area, whilst covered, will be open to the elements of wind, rain, sound and smell. This area is accessed through bi-fold doors which will be folded back much of the day giving cross-ventilation to the whole centre. In addition to natural ventilation, the HVAC system will be having sensors which carefully maintain the internal temperature throughout the day and will respond to the heat gained through the windows. This will particularly important in summer and winter.

Adequate areas have been provided for all administrative staff functions as required. Space has been allowed in the design of the laundry for the accommodation of all required elements

Refer to Gardiner Architects design report & test fit layout included in the DA submission documents.

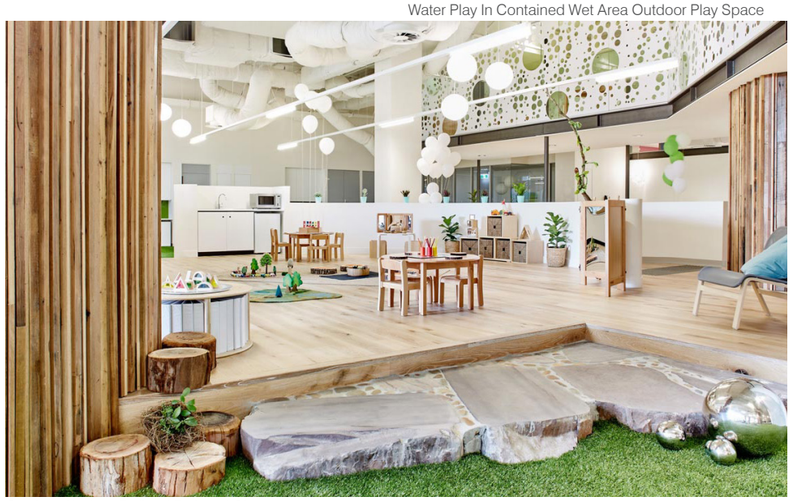
Utilising Columns As Play Equipment

Activities Along Perimeters Of Spaces

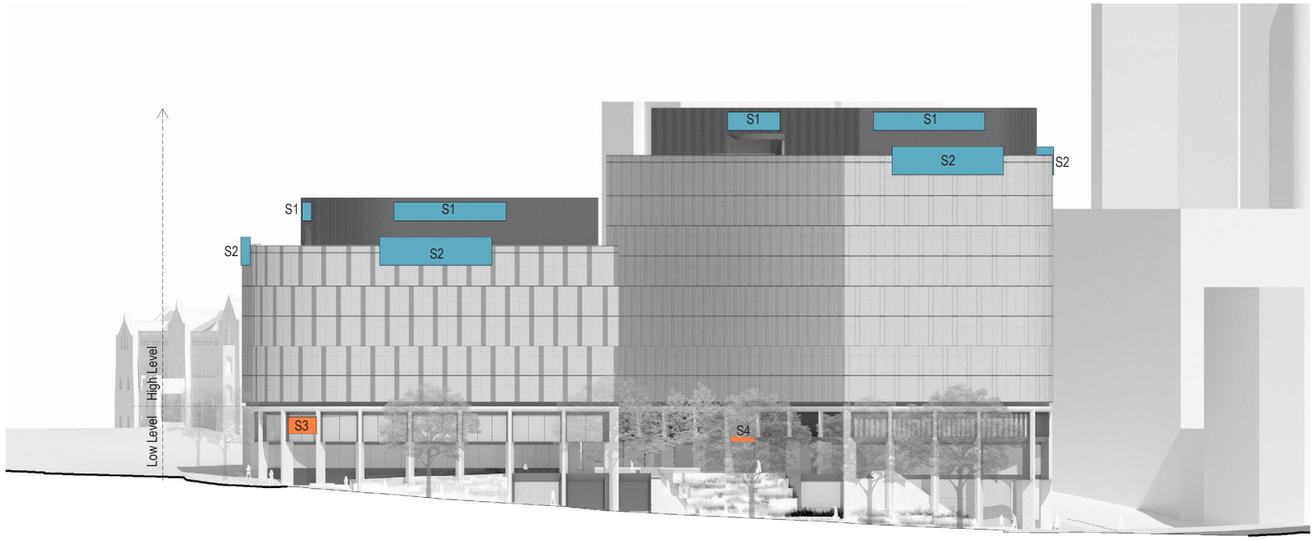


Water Play In Contained Wet Area Outdoor Play Space

Defining Outdoor Play Spaces Through Topography

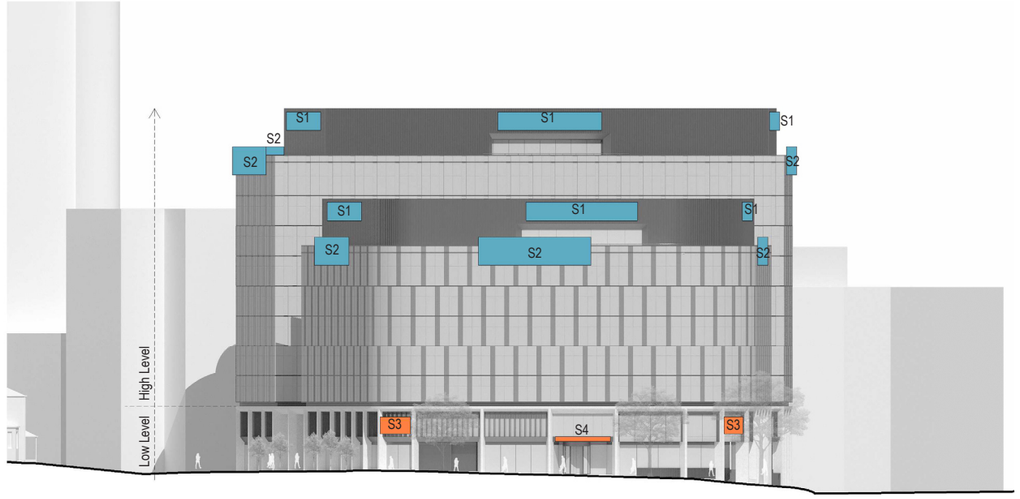


Outdoor / Indoor Defined By Level Change



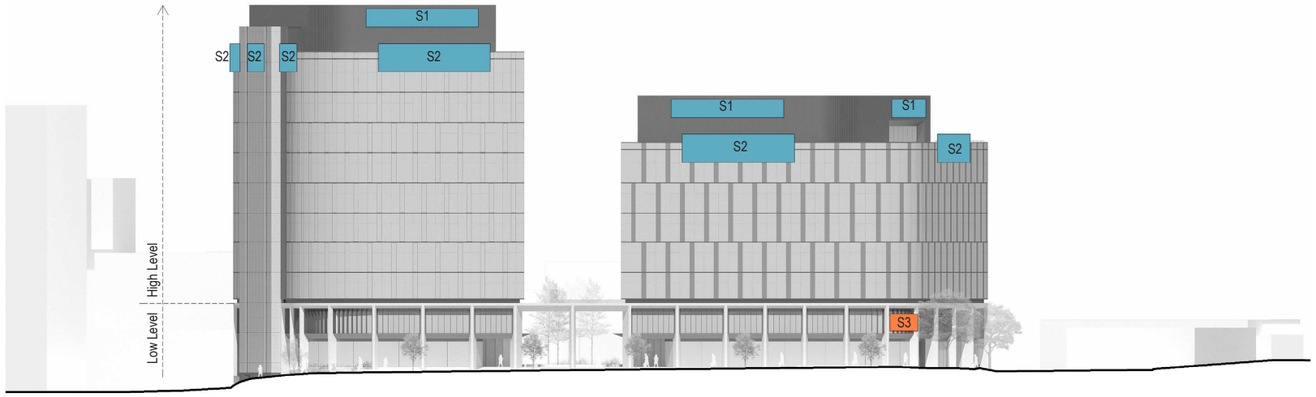
1 NORTH ELEVATION - DARCY ROAD

SCALE: 1 : 500



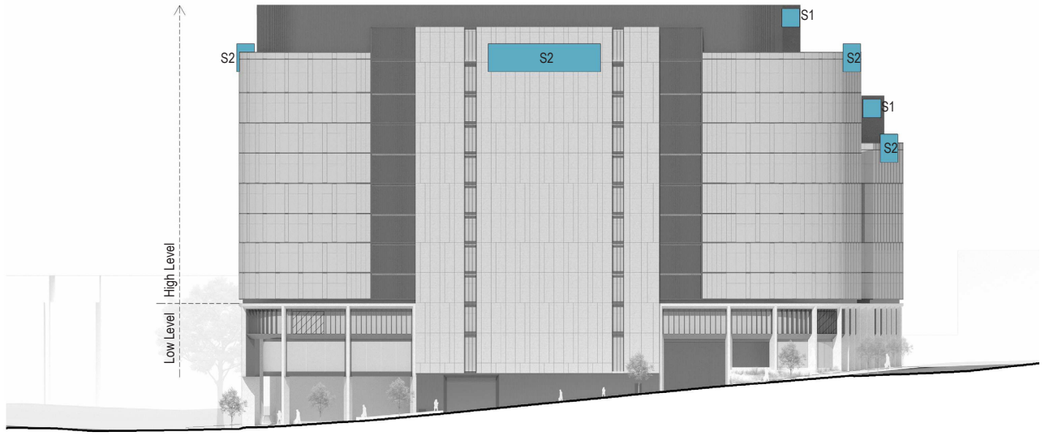
2 EAST ELEVATION - HAWKESBURY ROAD

SCALE: 1 : 500



3 SOUTH ELEVATION - FARMHOUSE ROAD (SOUTH)

SCALE: 1 : 500



4 WEST ELEVATION - FARMHOUSE ROAD (WEST)

SCALE: 1 : 500

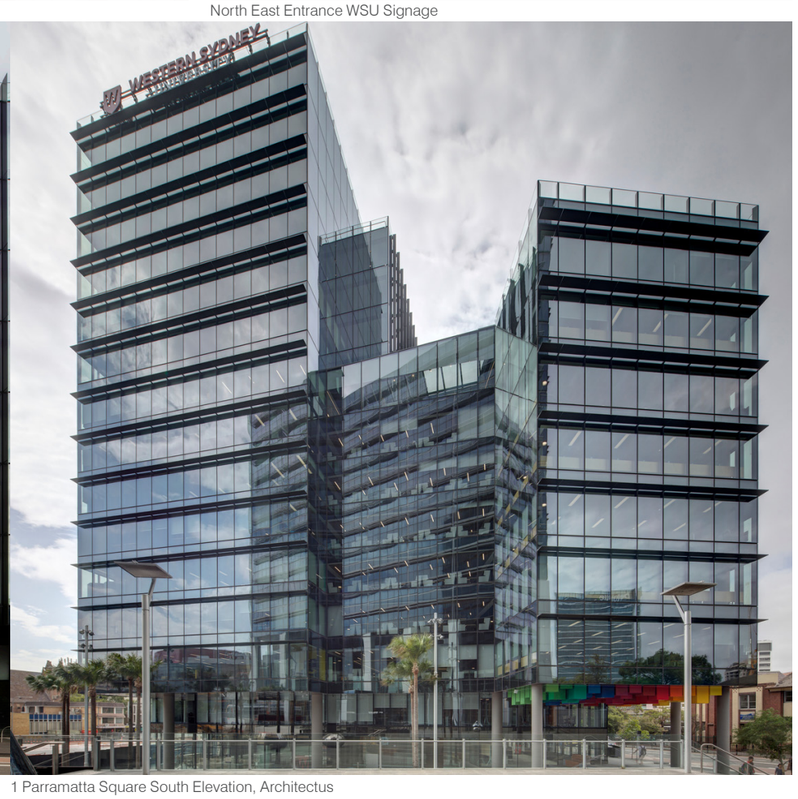
WSU Signage

Western Sydney University will be the major tenant and contributor towards the urban development of Westmead. Taking reference from precedent 1 Parramatta Square's scale, location and graphical representation of the sign has been carefully investigated in correspondence with Charter Hall and Ethos Urban to achieve an outcome of clarity and subtlety.

Proposal Roof Top Terrace Signage

North East Entrance WSU Signage

1 Parramatta Square East Elevation, Architectus



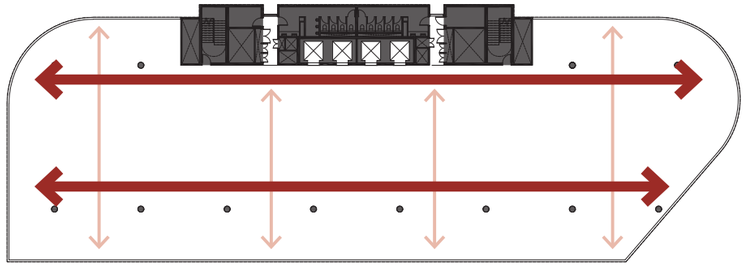
1 Parramatta Square South Elevation, Architectus

Legend:

- S1 - 14.0 L X 2.3 H m - Plant
- S2 - 14.0 L X 3.5 H m - Parapet
- S3 - 4.4 L X 2.1 H m - Corner Sign
- S4 - 7.0 L X 0.6 H m - Parapet Entrance

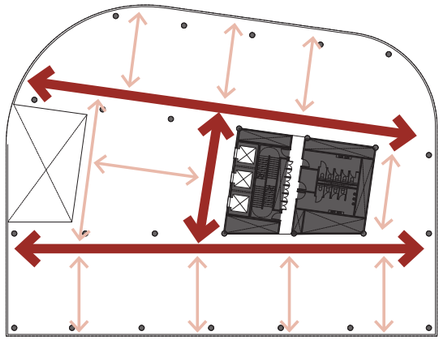
West Building

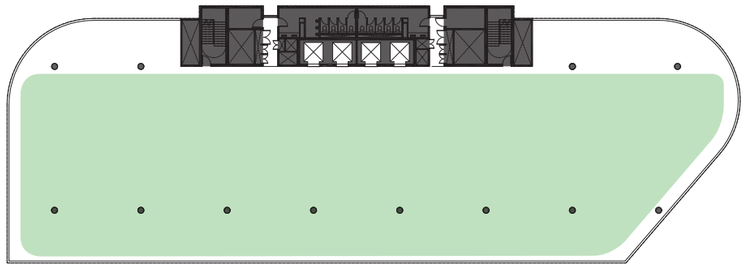
East Building



Circulation Analysis

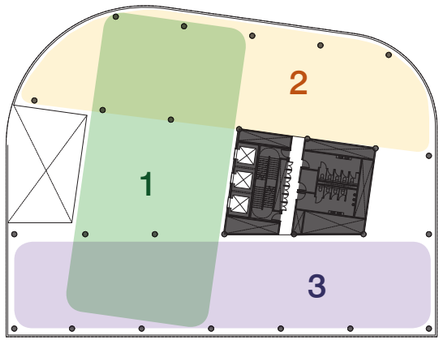
– The elongated floorplate creates dual ‘primary’ circulation routes with secondary routes running perpendicular

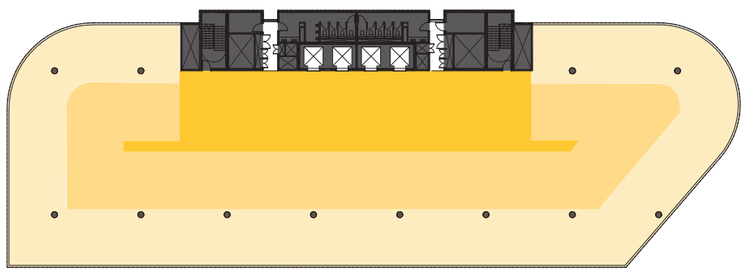




Floorplate Effectiveness

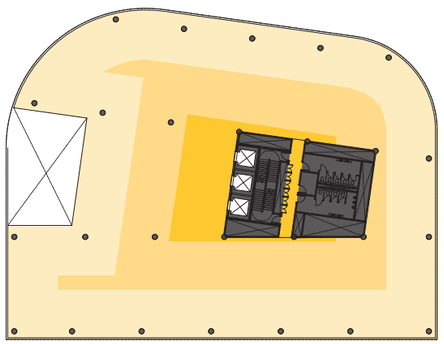
– This measure of contiguous space or uninterrupted space (visually or physically) indicates that the floorplate can be divided in to 3 large contiguous spaces.





Depth of Space

– A centre core provides good light access for the majority of the floor, particularly with the addition of an atrium space to draw more light in to the space.



Workplace Strategy

Workplace and educational teaching space design and strategy is constantly evolving and building owners and developers must adapt to the changing tenant demands in order to attract and retain organisations.

Some workplace trends in the marketplace are detailed here. Testing floorplates to ensure they meet a wide variety of modern workplace typologies will ensure Westmead Commercial Campus can attract future tenants.

Key Workplace Design Considerations

- Access to Daylight
- Ability to Subdivide
- Large Contiguous Spaces
- Ability to Connect Vertically
- Biophilia in the Workplace
- Exposed Ceilings
- Access to Outdoor Spaces

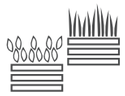
A building can significantly improve productivity and performance. Acoustics, good lighting (natural and artificial), thermal comfort and ergonomics within the workplace have an essential role to play in staff performance and well-being.

Background noise can add to productivity for routine tasks but can be hugely distracting if research or writing tasks need to be completed, hence the importance for a variety of spaces to be offered to workers which target a variety of physical and sensory experiences.

The above criteria in addition to the right selection of materials for floors, walls and ceilings will improve the performance of the building and therefore its occupants.

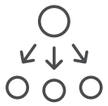
People are the key to every business and over the years, more emphasis has been placed on this when developing workplace design and strategies. Engaging with employees on how the workplace can best support them is a compelling argument towards maximising their daily comfort and performance.

Access to Daylight



Biophilia in the Workplace

Large Contiguous Spaces



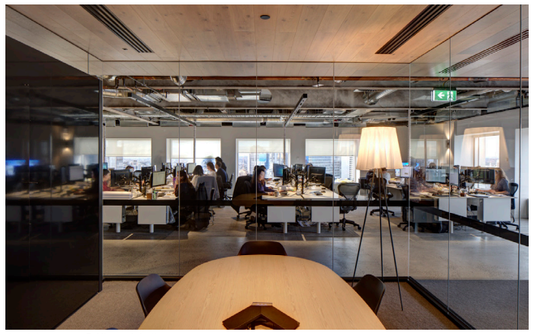
Ability to Subdivide

Exposed Ceilings

Access to Outdoor Spaces

Ability to Connect Vertically

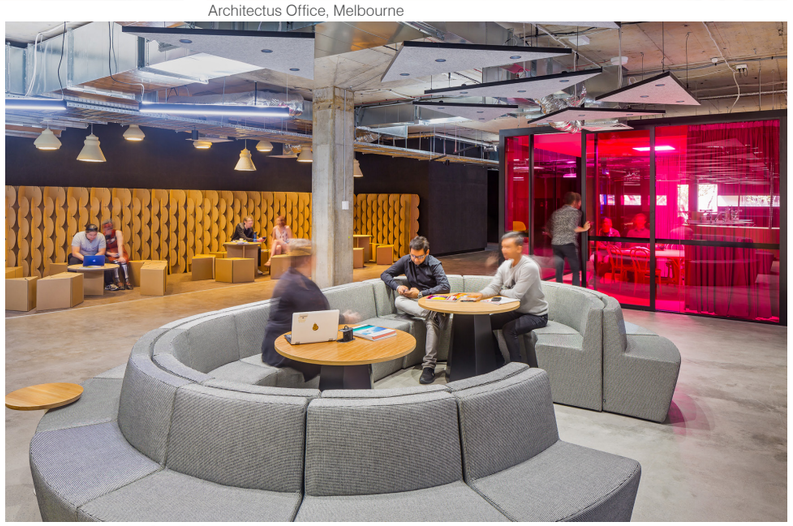
100 Mount Street - Architectus



Architectus Office, Melbourne

Architectus Office, Melbourne

Architectus Office, Melbourne



Macquarie University C7a Fit Out - Architectus

View facing North East on the corner of Farmhouse Road West and South

Tower Articulation

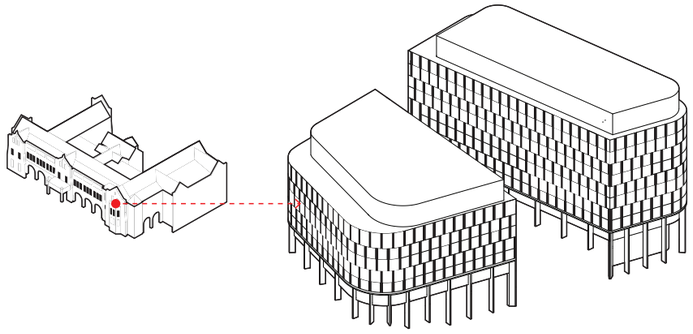
The articulation of the tower has developed through the lens of both the taxonomy research and the site genealogy. With subtlety and clarity, the surrounding context becomes a part of the project, imprinting and re-framing Westmead. The fundamental characteristics stem from the heritage building to the south, St Vincent's Boys Home designed by Sheerin and Hennessy.

The modular scale diagram speaks of a metric and rhythm that derives from the heritage building. This module presents an appropriate continuity strengthening the historical alignment and presence of Hawksbury Road.

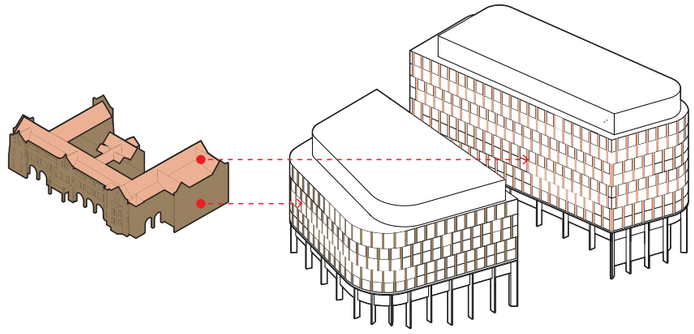
As noticed from the street, the modular pattern stretches and shifts over two floors respective of the surrounding heights and once again acknowledging an interpretation of St Vincent's.

The colourisation of the solid modules is given two subtle yet distinct tones, reinterpreted from St Vincent's brick façade and terracotta roof tiles.

St Vincent's Boy's Home



Scale Module



Creating Coloured Relationships