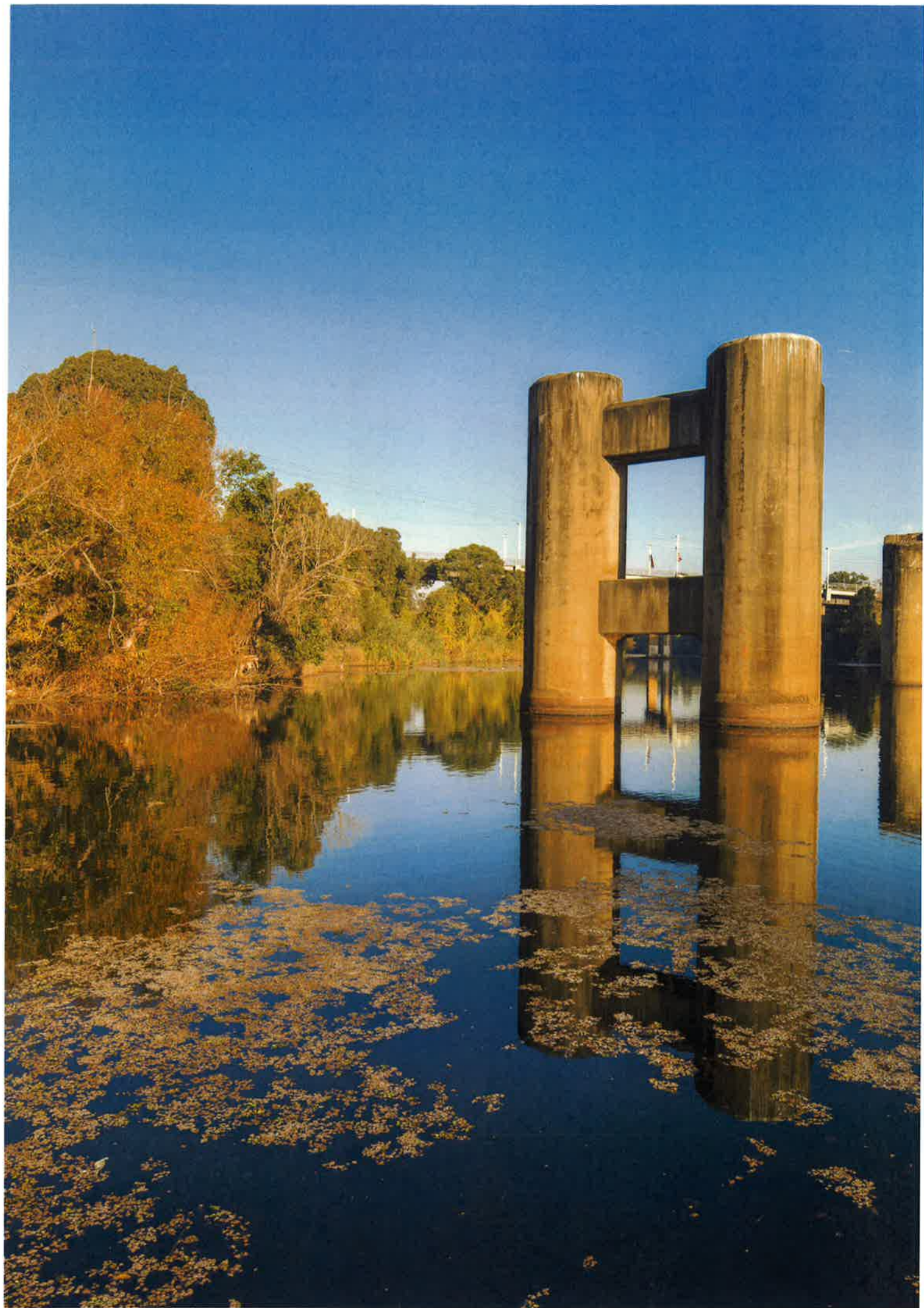




9-19 SCOTT ST &
275-277 BIGGE ST

FENDER KATSALIDIS



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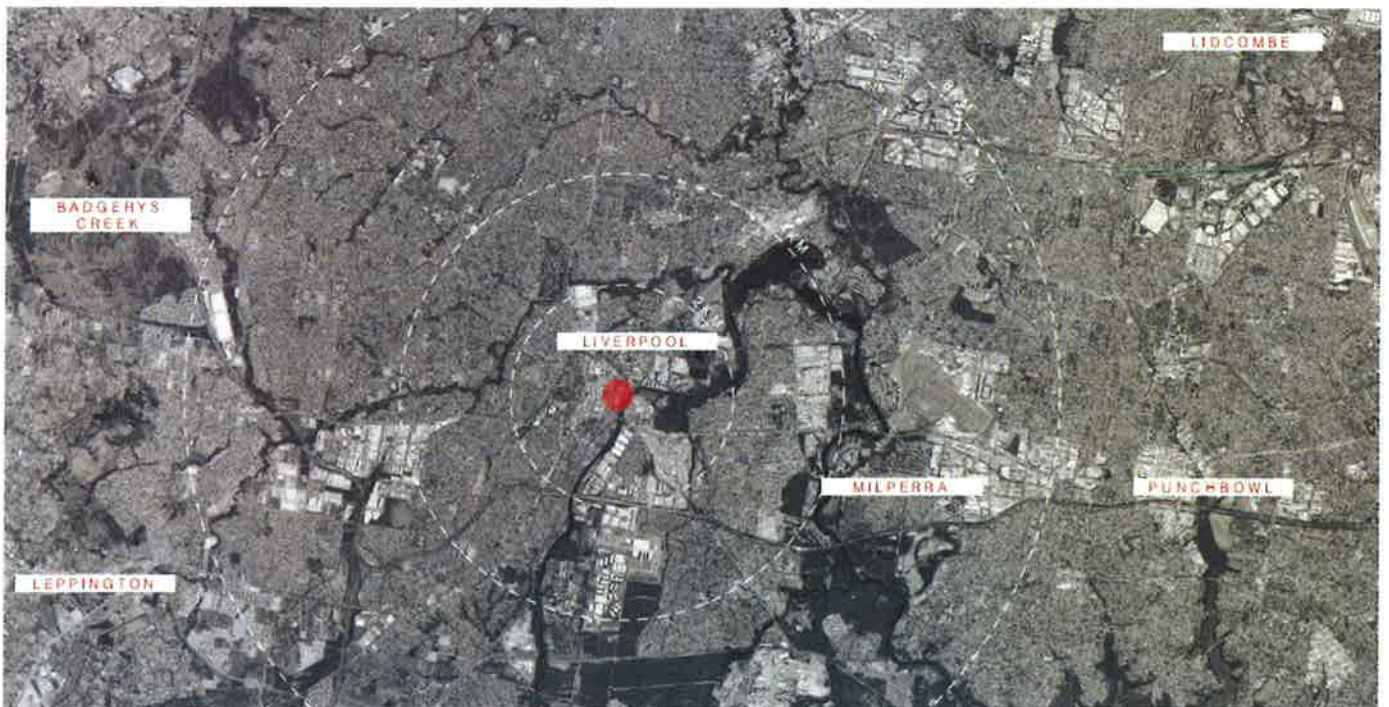
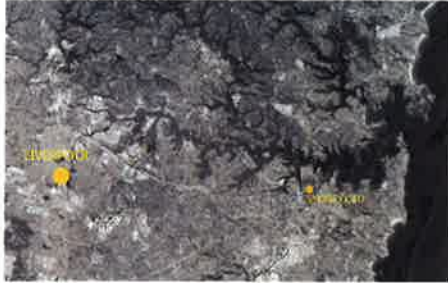
LEVEL 14-22 HIGH RISE 96

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SITE LOCATION

The site is located in the centre of Liverpool's CBD, acting as the focal point to the new Liverpool gateway. In the geographical heart of Sydney's population, approximately 40km south west of Sydney's CBD, the site presents great potential to lead the future of new urban development.



MAJOR TRANSPORT

Located on the corner of Scott and Bigge St, the site's great exposure promotes a desire for an exceptional development to mark the entrance to Liverpool's CBD.

Being within walking distance of Liverpool's Train Station, tenants will have instant access to Greater Metropolitan Sydney.

- 1 Bigge Park
- 2 Collimore Park
- 3 Hillier Oval
- 4 Haigh Park
- 5 Lighthorse Park
- 6 Georgas River
- 7 Liverpool Hospital
- 8 TAFE NSW South Western Sydney
- 9 TAFE NSW Liverpool
- 10 Liverpool Station

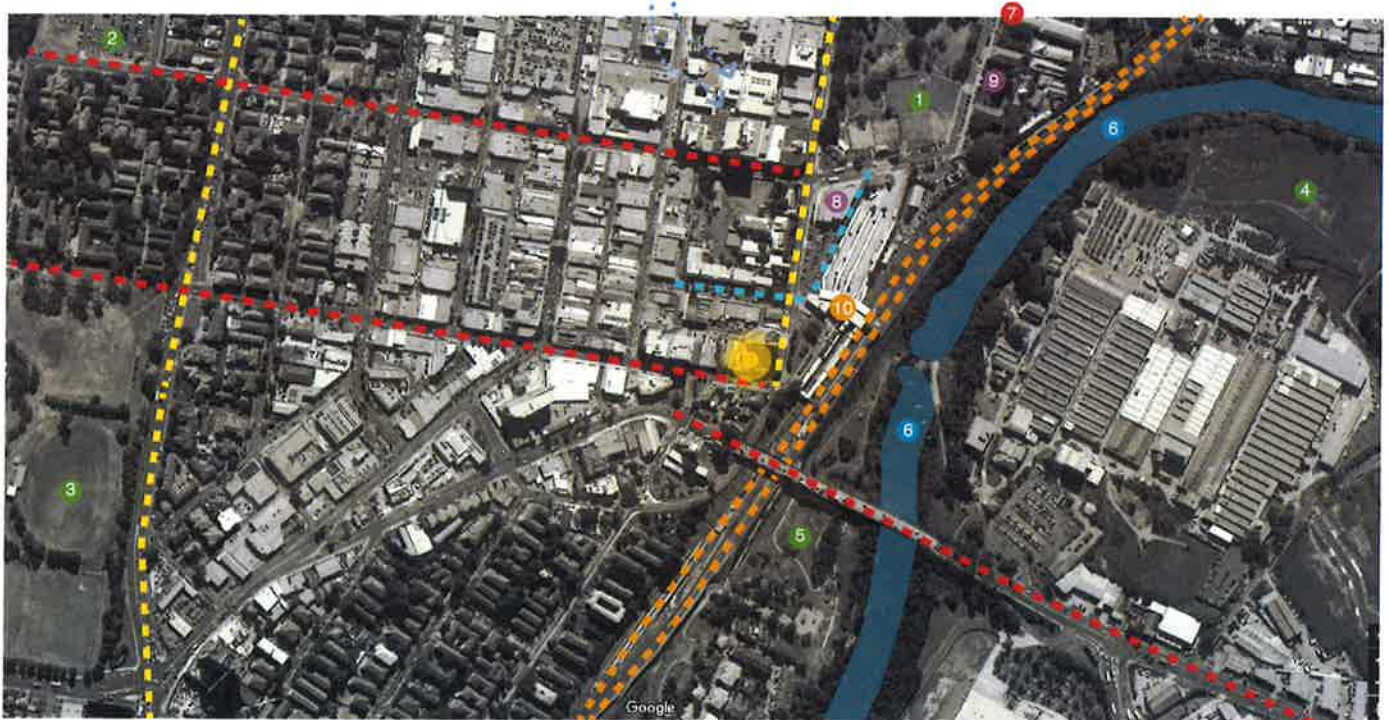


PHOTO ANALYSIS



Aerial Image Illustrating Views



View down Newbridge Road



View over Newbridge Road



View From Across River and Lighthorse Park



The Golden Fleece Hotel



View down Scott Street

PHOTO ANALYSIS



Corner of Scott St and Bigge St looking at the corner of the site



Heritage Building Ground Zero Hotel corner Scott St and Bigge St



View from Liverpool Train Station Carpark



View from Liverpool Train Station looking down Bigge St and Railway St



View down Scott Street



View of the Golden Fleece Hotel

PHOTO ANALYSIS



View from Liverpool Train Station looking down Bigge St and Railway St



View down Railway Serviceway



View from Railway St



View from corner of Railway St and George St



View from bus station



View from Lighthorse Park



URBAN RESPONSE



HERITAGE

The Heritage context, scale and materiality

The site is surrounded by a number of heritage buildings that are generally two storey in scale and of a masonry construction. The existing hotel is three storeys and holds the corner of this important site.



Heritage Map - SLEP 2012



1889 photo of Commercial Hotel



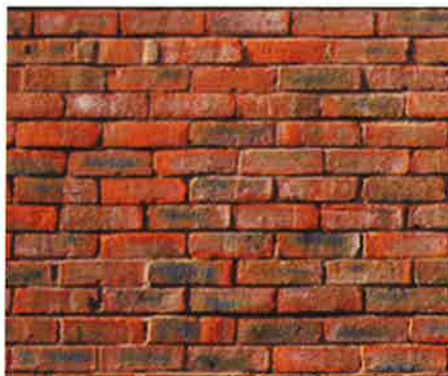
1949 photo of Commercial Hotel



2018 photo of Commercial Hotel-



1893 Historic Parish Map of Liverpool



Brickwork to heritage building



Brickwork, roof tiles, render

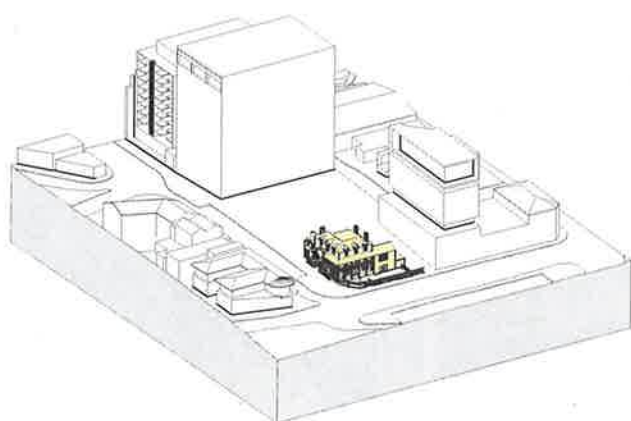


Photo of Golden Fleece Hotel

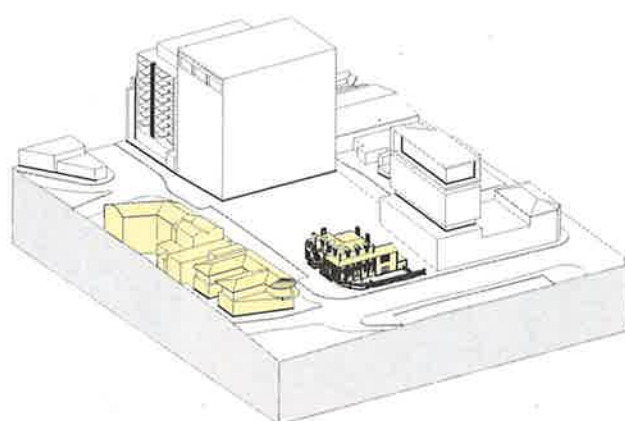
HERITAGE

The Heritage context, scale and materiality

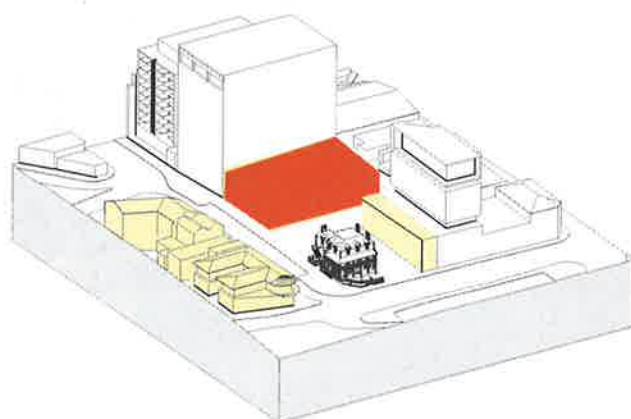
The site is surrounded by a number of heritage buildings that are generally two storey in scale and of a masonry construction. The existing hotel is three storeys and holds the corner of this important site.



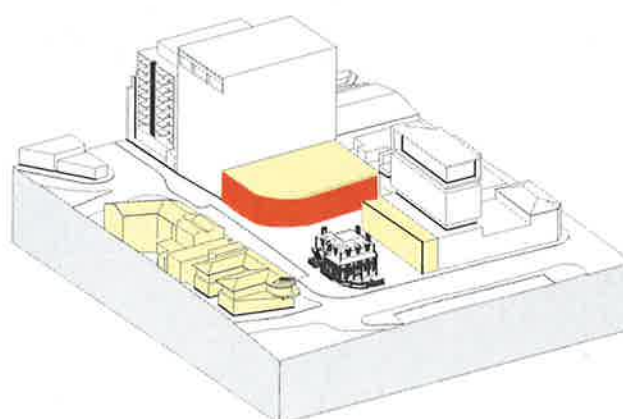
Existing Heritage Building



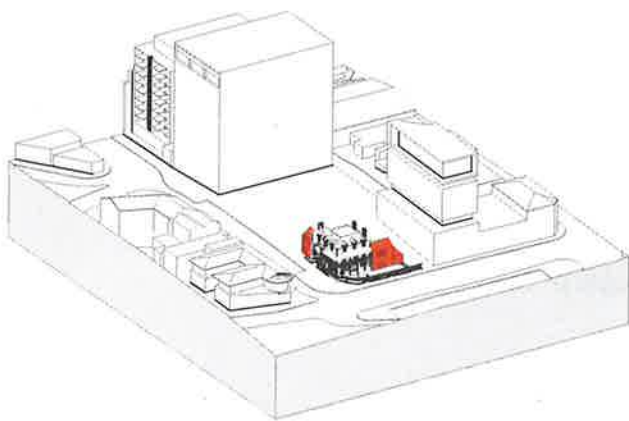
Existing Heritage Precinct



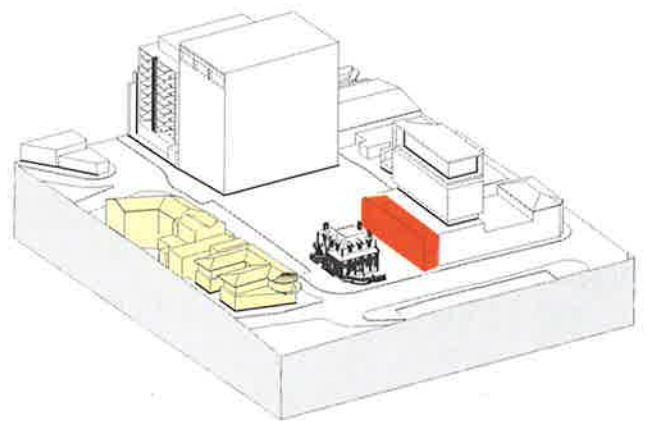
New two storey buildings completing the heritage precinct



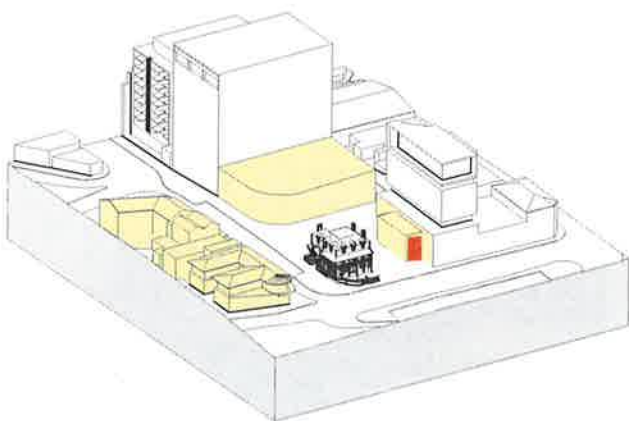
Creating space around the heritage hotel and connecting the new civic space to the street



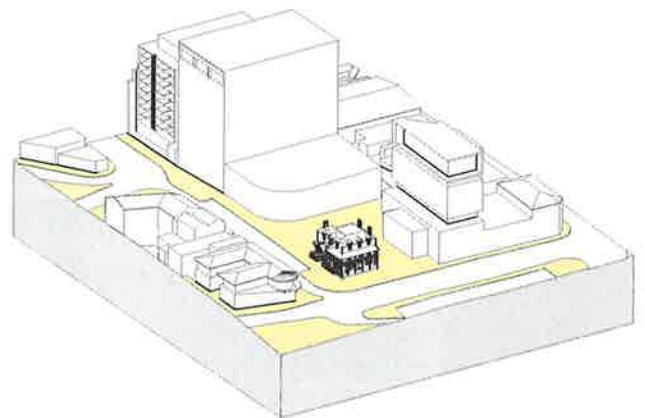
Removal of the non original wings



New two storey buildings completing the heritage precinct



Shaping the northern stables building to align with the heritage hotel



New civic space

PERMEABILITY

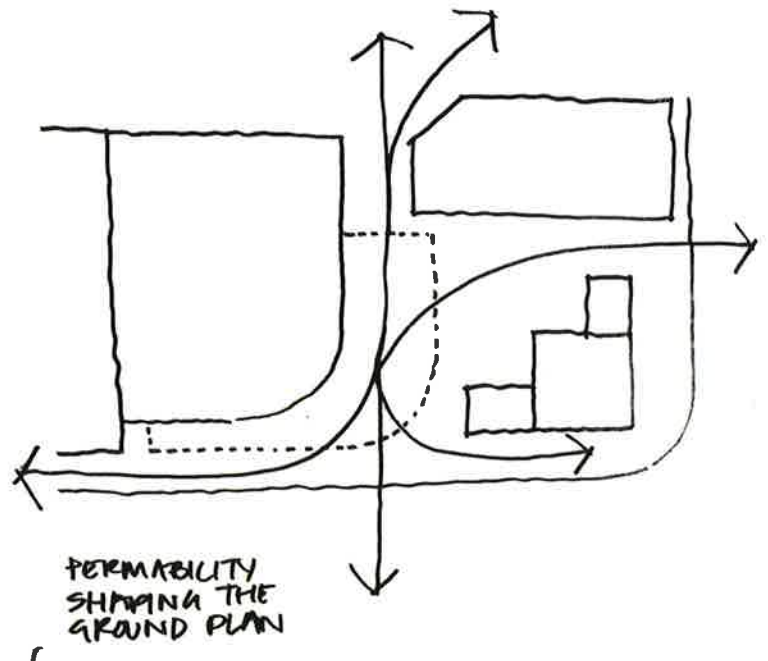
Creating new urban links

By studying the surrounding context it becomes apparent that the site is a key location in Liverpool with the potential to strengthen the connection between the railway and the city centre while acting as a regional marker to the greater Liverpool region.

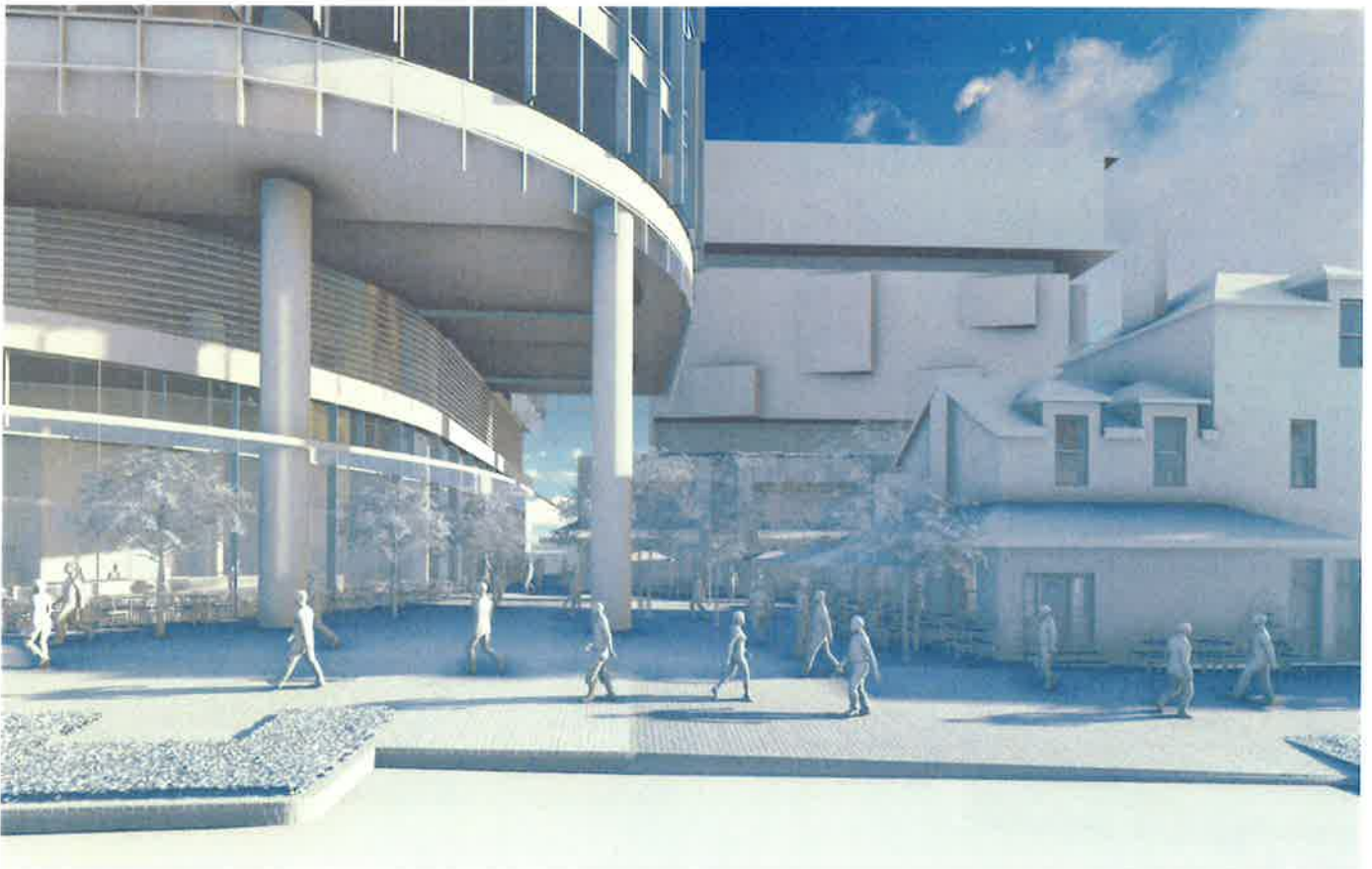
The ground plane offers an exciting extension to the public domain by enhancing the permeability through the site. This is achieved by widening the footpaths, improving circulation and providing a new Urban Room at the base of the tower.

The elegant raising of the form contributes to the natural hierarchy of spaces as one enters the precinct. The architectural form and materiality suggests that the public domain is continuous, further enhancing the connectivity to important future through site links.

The soft pebble forms add to this flowing quality of the ground plane, whilst the continuation of the trees from Scott Street make a natural progression into the site.



Enhancing the permeability through the site

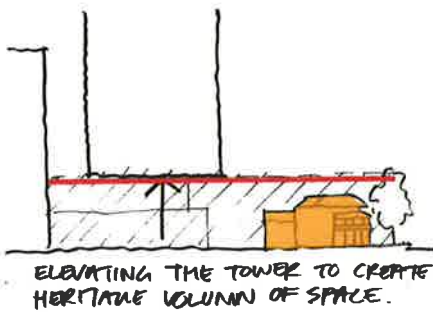


Enhancing the permeability through the site

HERITAGE

Creating a volume responding to the heritage

The tower component has been elevated to create a volume of space that responds to the scale of the heritage building. This volume allows views both in and out of the site allowing the heritage building to sit comfortably in its original position.



Elevating the tower to create heritage volume of space



New civic space highlighting the space around the heritage hotel



High level view from Bigge Street

HERITAGE

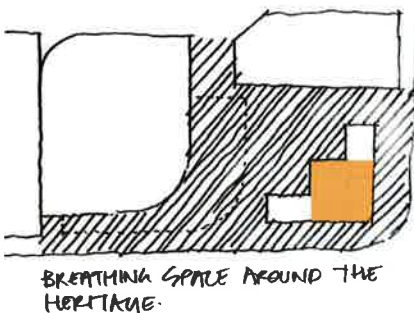
Responding to the Heritage Building

The heritage listed New Commercial Pub on the corner of Bigge and Scott Street is a key consideration in the site strategy and design of the precinct.

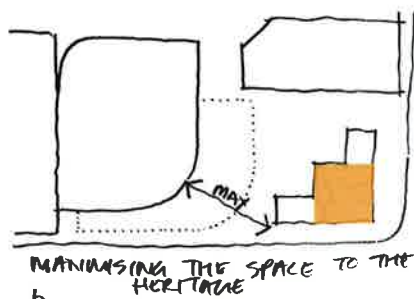
The podium of the new commercial building has been shaped to create a generous space between the heritage and the new achieving 25m separation. This also creates the opportunity to connect into the new civic space.

The design responds to the heritage building by opening up the thoroughfare past the pub to connect Scott Street to the new Urban Room and beyond to Railway Service Way.

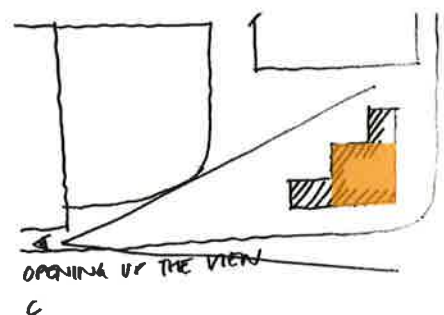
This breathing space enhances the views to the heritage building and maximises the space between the heritage building and the tower.



Breathing space around the Heritage Building.



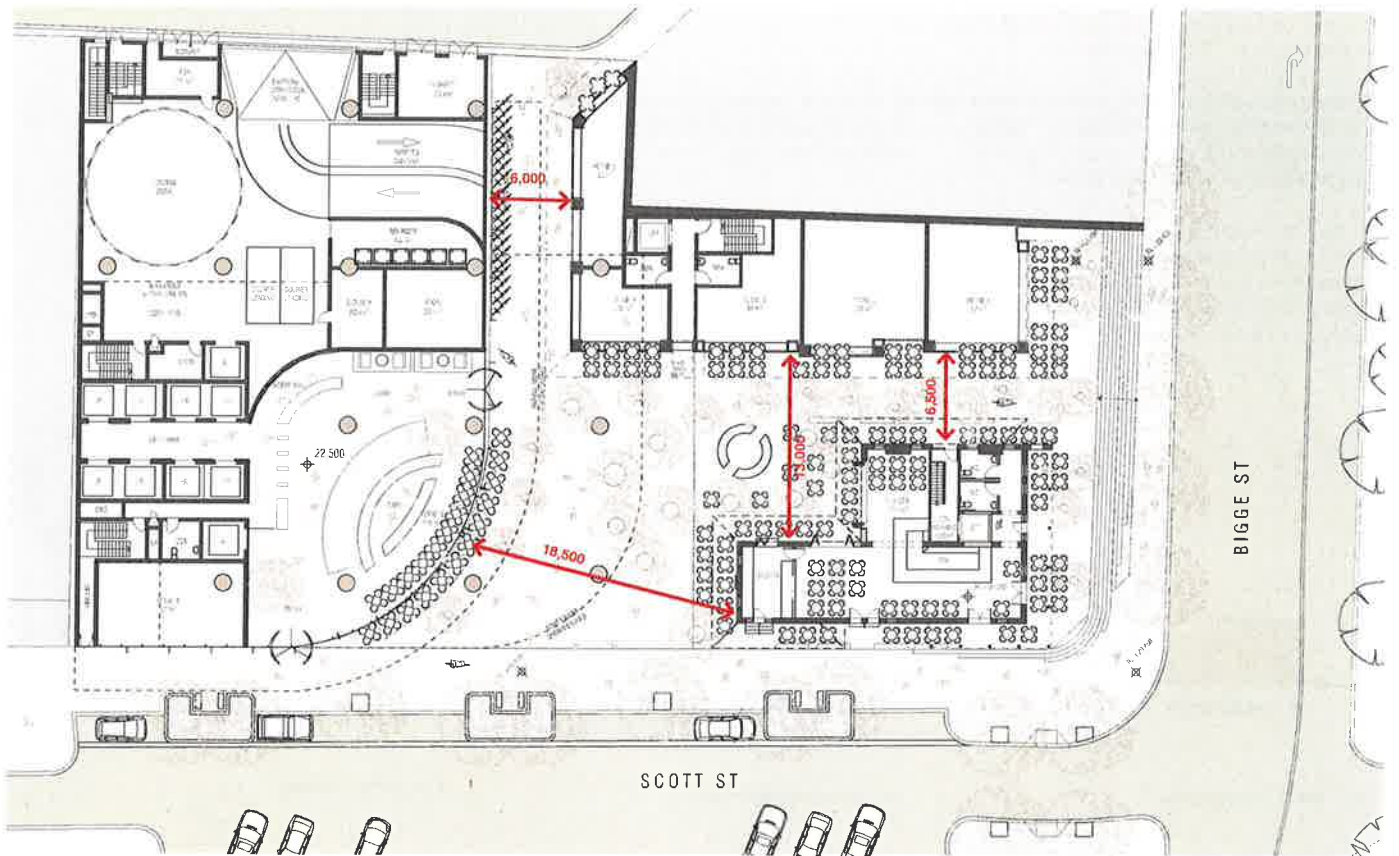
Maximising the space to the Heritage.



Opening up the view.



View down Scott St looking at the Heritage Building



Site Setbacks



Corner view of Scott St and Bigge St

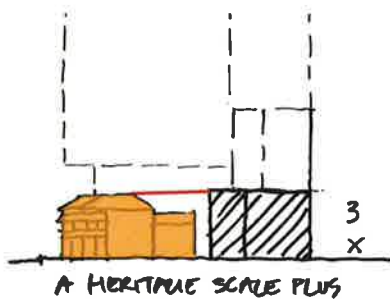
HERITAGE

Stables building and commercial podium to respond to the Heritage Scale

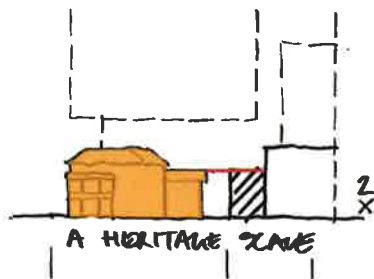
In recognition of developing a comfortable street scape and scale we have created a number of additional buildings that wrap around the heritage hotel at a two storey scale.

To the south, the lobby component has been designed to also respond to this two storey scale and masonry construction.

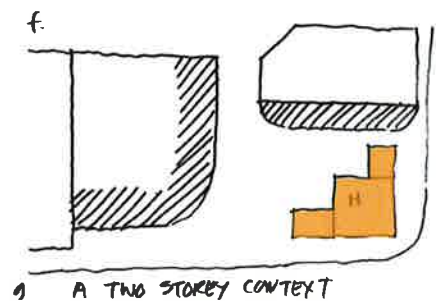
To the north is the new stables building which is two storeys in height and adopts the brick materiality of the heritage buildings allowing the three storey Heritage Hotel to maintain its urban qualities as a corner building.



A 3 storey Heritage scale



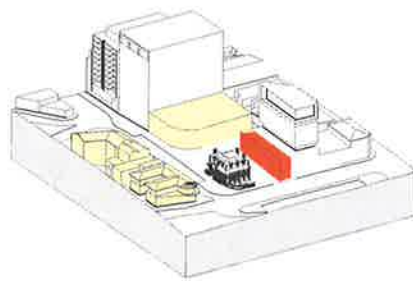
A 2 storey Heritage scale



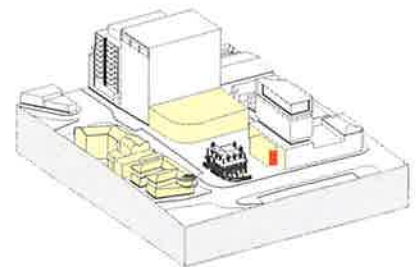
A two storey context



View of stables and civic space



Creating space around the heritage hotel and connecting the new civic space to the street



Shaping the northern stables building to align with the heritage hotel



Elevation from Bigge Street

HERITAGE

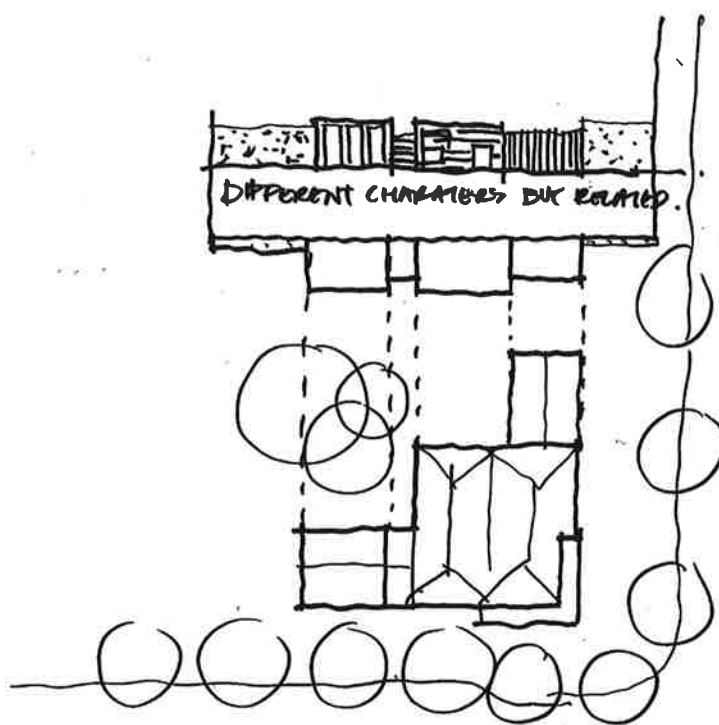
Stables Building activation and materiality

The Stables building has been designed to not only activate the existing three storey blank wall but also reference the heritage buildings articulation. The massing references directly to the different components of this important building.

The materials that have been selected such as terracotta blocks are of a similar scale and materiality of the heritage building whilst maintaining a contemporary quality.

The Stables building has been pushed west to align with the heritage building along Bigge Street.

The exposed party wall is proposed as a green wall to provide activation and additional softness to this new civic space.



MATERIALITY REFERENCES



MATERIALITY REFERENCES



MATERIALITY REFERENCES



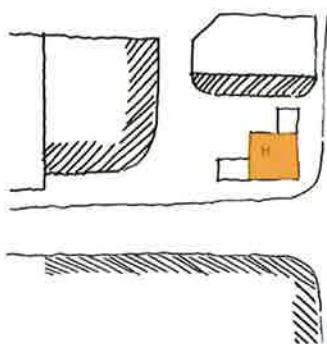


HERITAGE

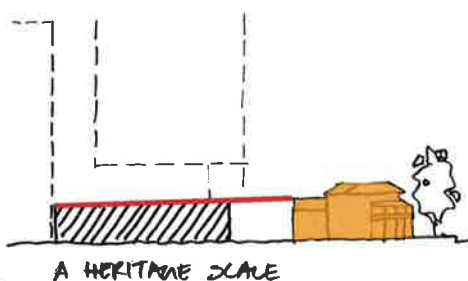
Scott Street Heritage Scale

To develop a comfortable street scape and scale along Scott St, we have created a number of additional buildings that align with the existing street height and reference the heritage hotel.

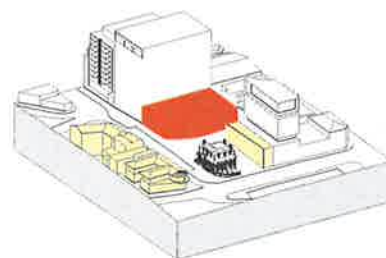
The new commercial lobby podium has been developed to reference the two storey scale of the adjacent heritage buildings along Scott St which creates an important completion to the street. Whilst providing an elegant transition into the new civic space it continues to reference the scale and materiality of the Heritage Hotel.



A two storey context



A Heritage Scale



New two storey commercial podium



View of heritage buildings up Scott Street



View down Scott St referncing the existing street height

NEW URBAN HEART

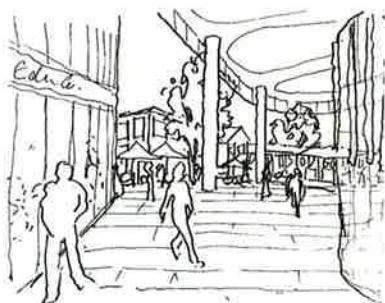
A New urban space

The new urban space has been formed between the existing heritage buildings and new podium buildings creating highly activated edges and a dynamic urban space. The space is approximately 1200m² with a central open space of approximately 17m x 17m which can be used for a wide variety of events.

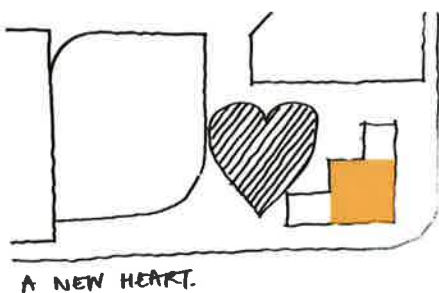
The space has the potential to be the heart of this new precinct, encouraging community activation, pedestrian permeability, local amenity and strengthening the existing urban connections.

The highly activated edges bring a diversity and 24 hour quality to this important site, with the Lobby, the Stables and the Heritage building enjoying both an outlook and an active relationship with the new Urban Room and Plaza whilst also a dynamic relationship with the adjacent streets.

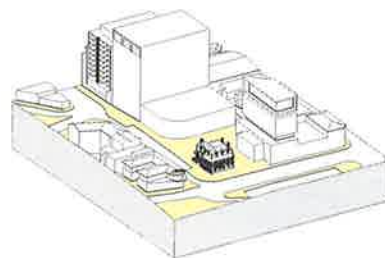
The Urban Room offers the potential to program this space for public and private events and possibly the integration of art.



A new central urban space



A new heart.



Public Space

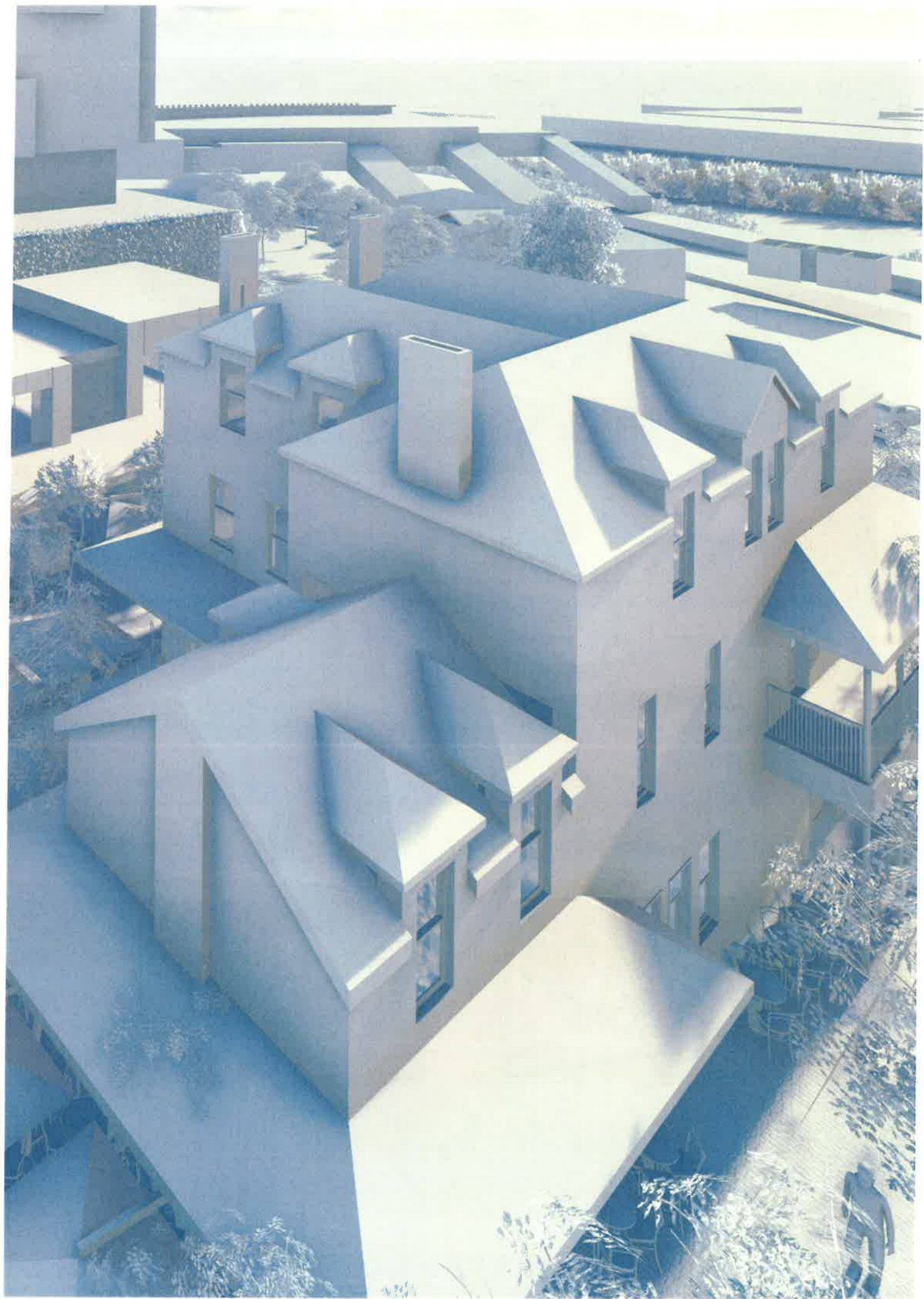


View into new civic space

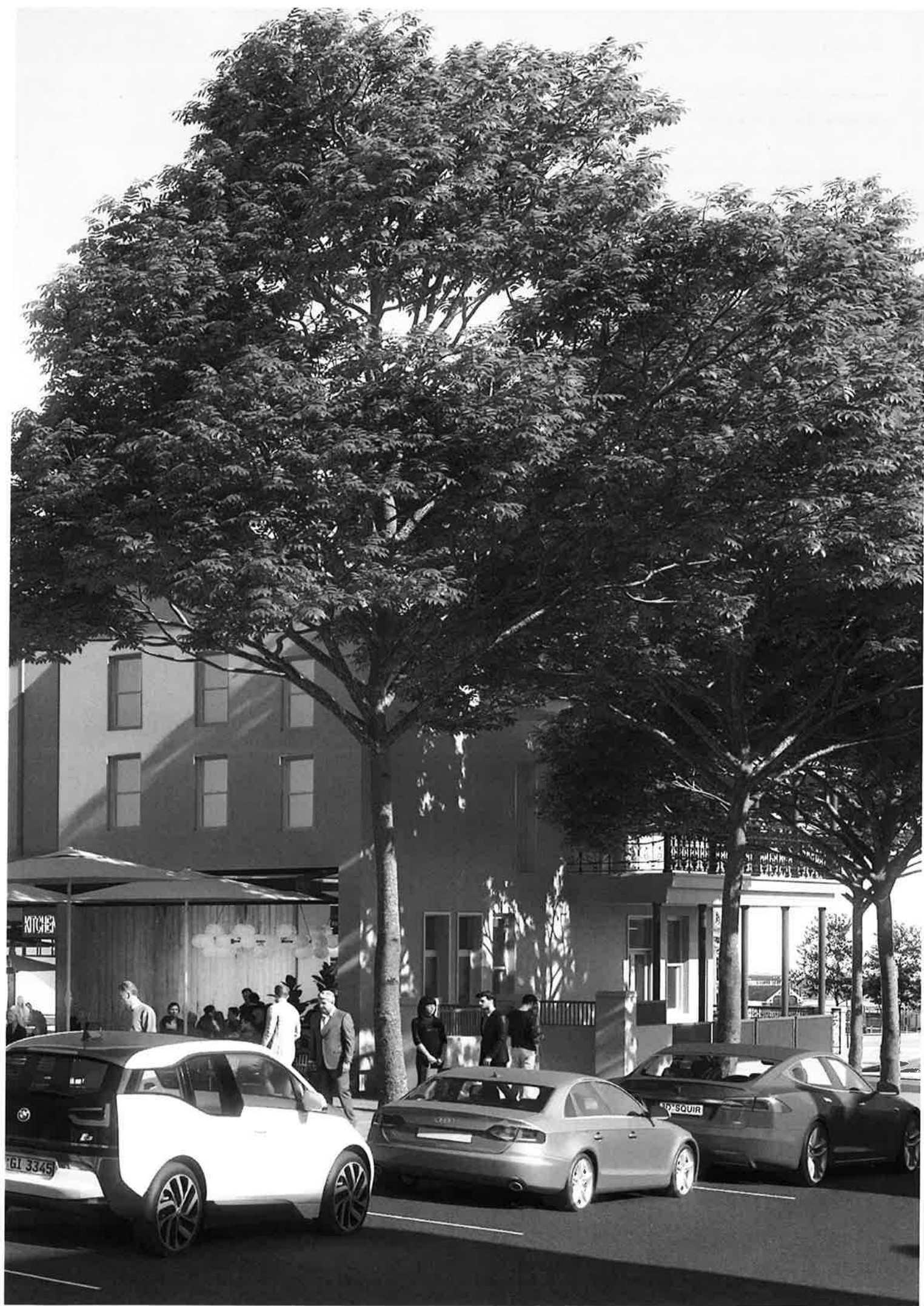


View into new civic space







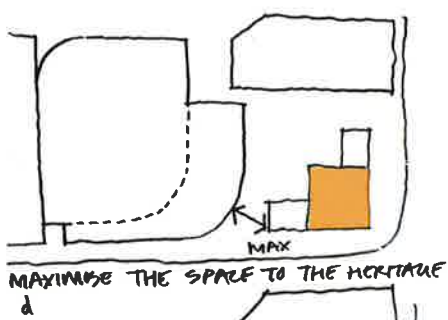


URBAN RESPONSE

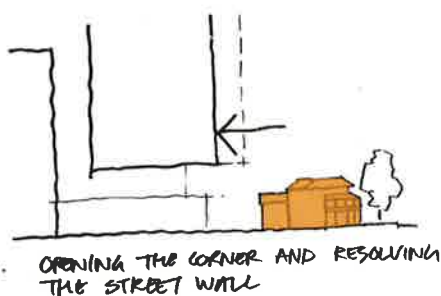
Tower shaped to Respect The Heritage

The tower has been shaped to respond to the importance of the heritage building. By curving the new tower, we are able to further reduce the weight and appearance of the new building.

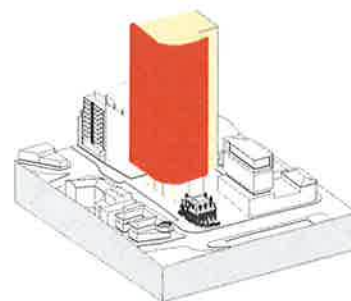
This shaping also provides a larger curtilage of space to be perceived above the heritage hotel and address the corner itself.



Maximise the space to the heritage



Opening the corner and resolving the street wall



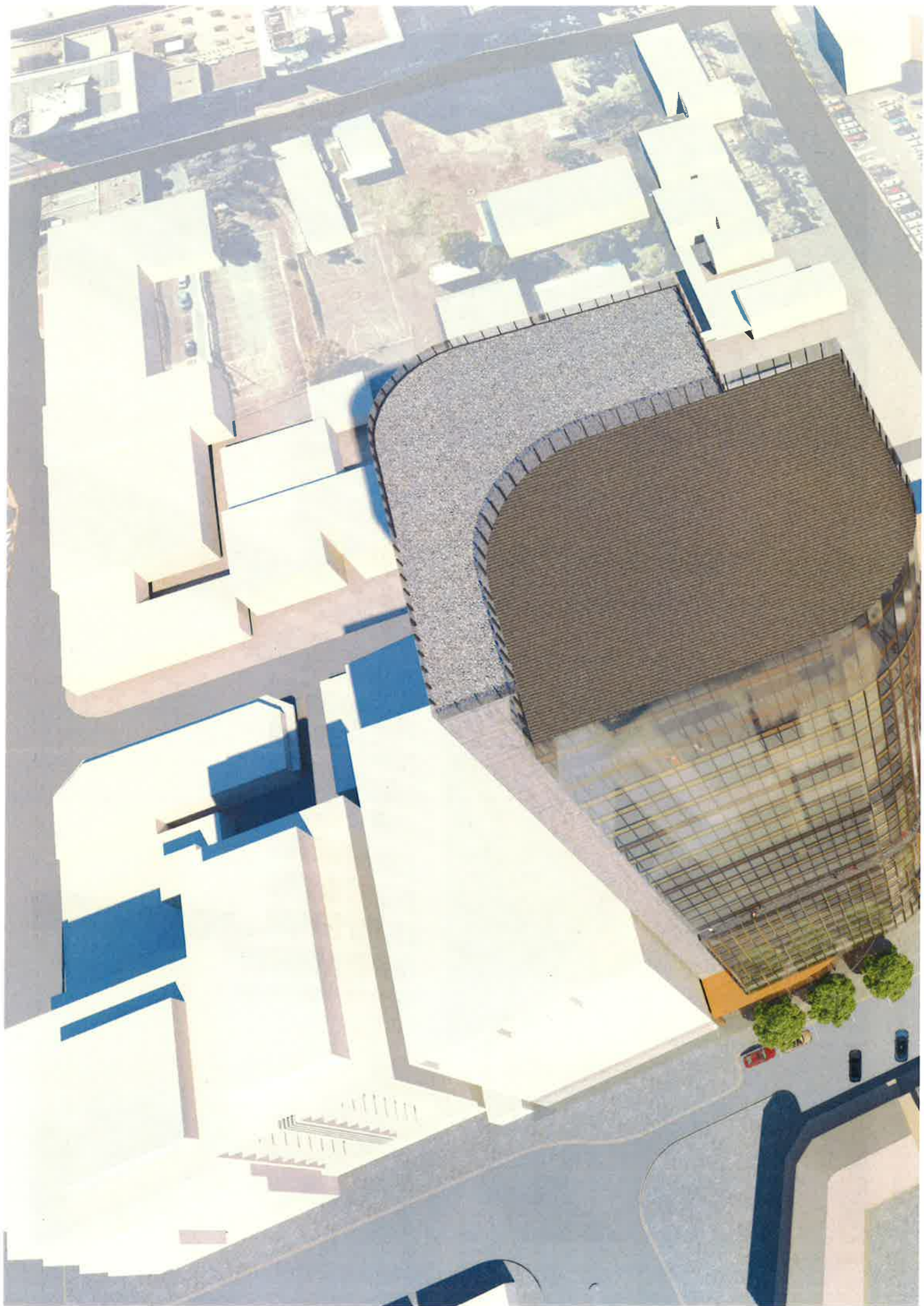
Respond to the corner



View of the tower form



View of the tower form



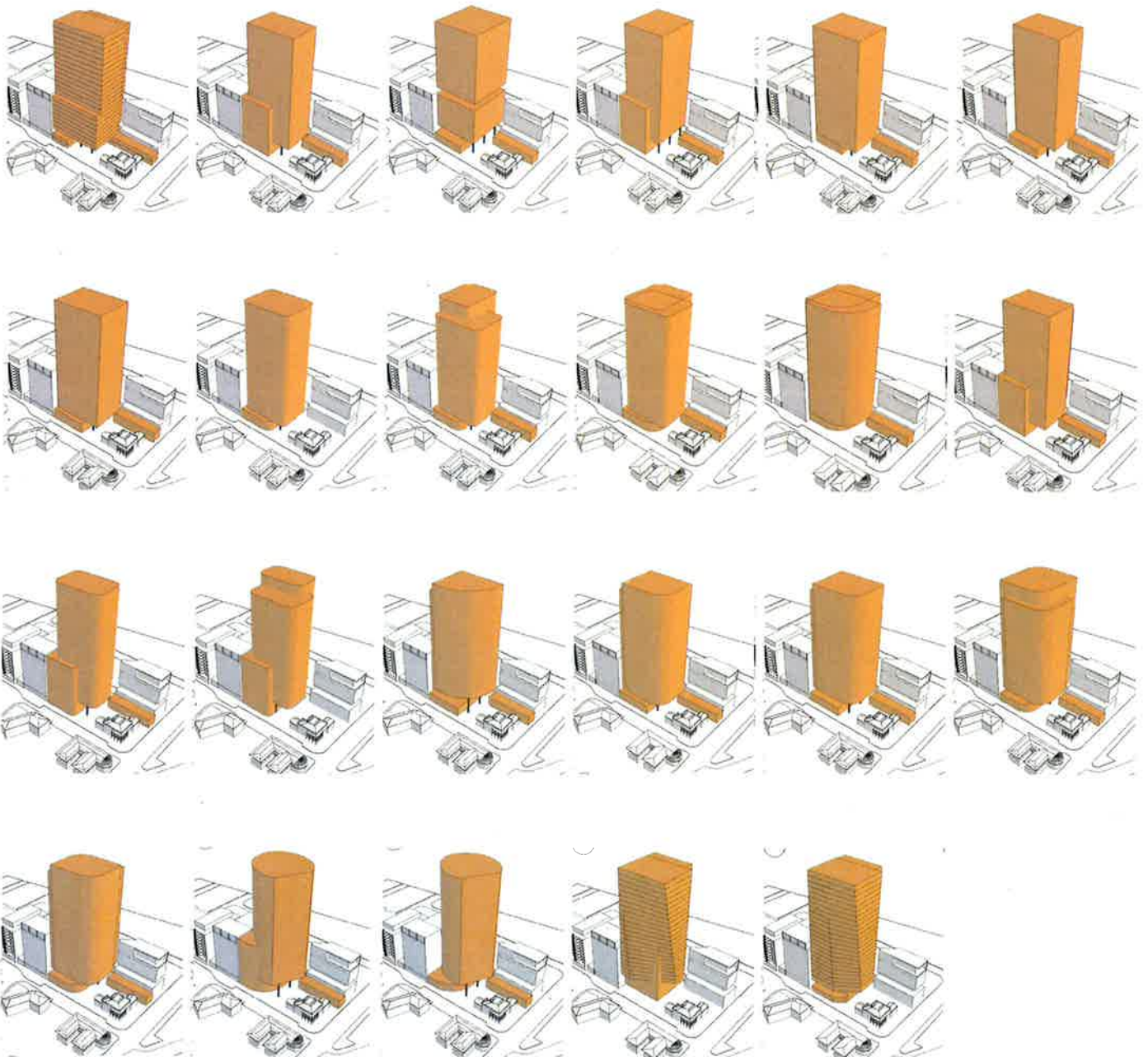


URBAN FIT ANALYSIS

Tower shaped to Respect The Heritage

We have studied a large variety of design options ranging from the DCP option, extending the street wall to a freestanding tower.

Our studies have lead us to the conclusion that this tower needs to respond to several key objectives. Whilst it is a regional marker, it also has to terminate the street wall, respond to the heritage building on the corner and achieve an elegant proportion.



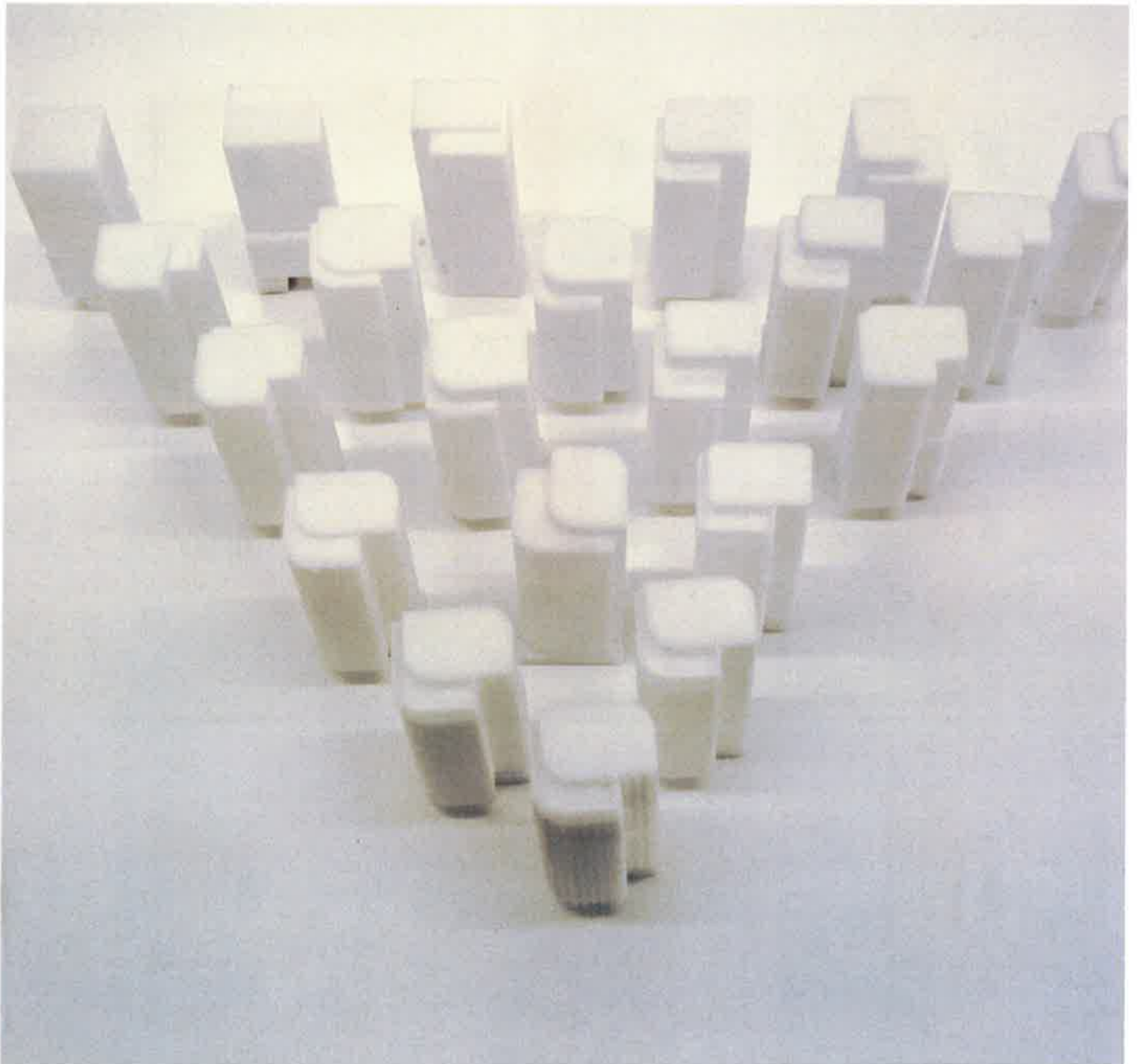


Photo series of 3D printed iteration models

THE TOWER FORM

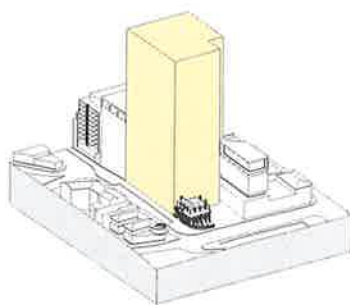
The selected option has been chosen based on its contextual urban fit and response to the heritage buildings. The tower has benefited from a number of key strategic moves as illustrated below.

The eastern facade has been pushed away from the heritage as much as possible to achieve the maximum setback of 13.5m from the heritage hotel and has been shaped to further maximise the setback and softness required.

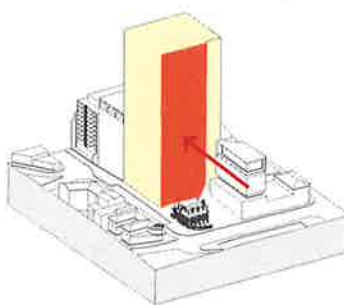
Setbacks to the northern existing tower have been respected to create a comfortable fit whilst also allowing north western sun into the plaza.

We see the tower as an opportunity to complete the street wall however it is also important that it becomes a regional marker. We have hence created a break between the street wall and the adjacent building on Scott St, generating a slender and elegant tower. Reference to the neighbouring building on Scott St has been achieved by creating a waistline representing the height of its neighbour.

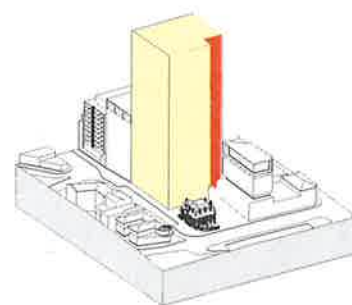
The tower has been further articulated by the use of two interlocking forms. By elevating the form nearest the heritage building, a beautiful covered plaza is created referencing the scale of the heritage buildings. The elevation of this form also achieves an elegant crown to the top of the building as it sails beyond the northern form.



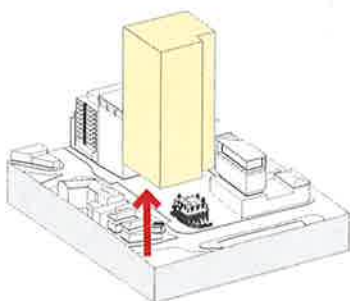
1. Block of ice



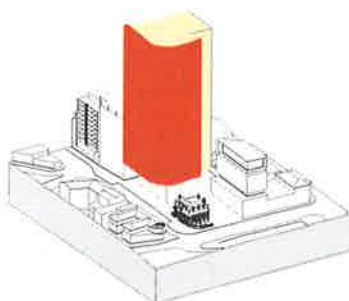
2. Push back to the heritage



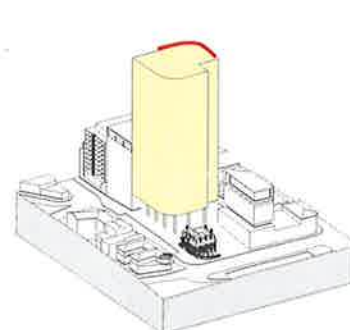
3. Setback to the northern neighbour



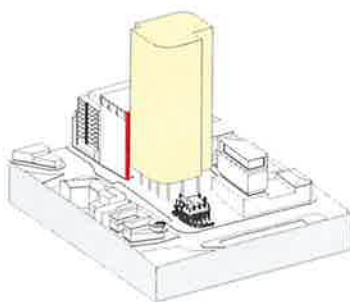
4. Elevate to the Heritage



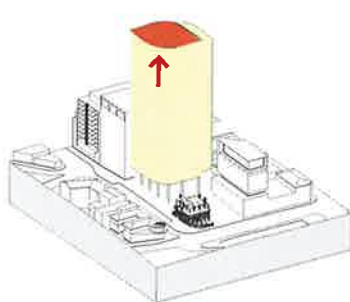
5. Respond to the corner



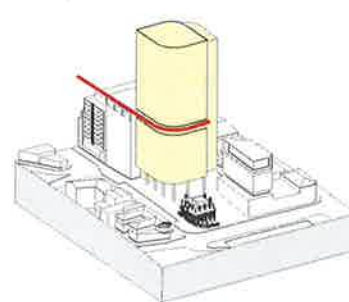
6. Respond to the corner



7. Book end the street wall



8. Articulate the roof



9. Waistline to create street wall





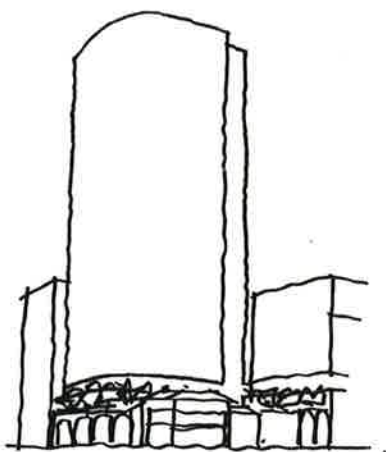


STREET WALL

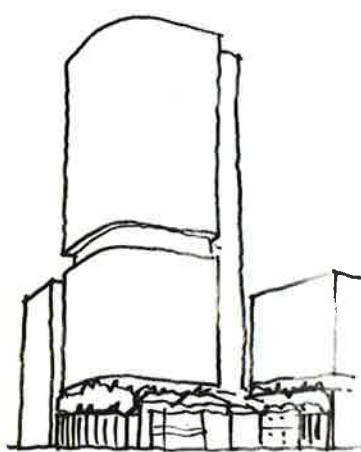
Responding to the Street Wall & Orientation

The waistline makes strong reference to the neighbouring building whilst articulating the tower form. This waistline provides an opportunity for external terrace space and gives the building further scale and balance.

We anticipate that the low rise component will have a stronger materiality than the upper component which will further descale the tower whilst creating a richer street wall in a point tower configuration.



MASSING



STREET WALL



RESPONDING TO ORIENTATION



View of street wall



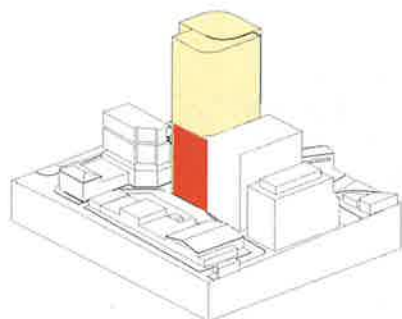
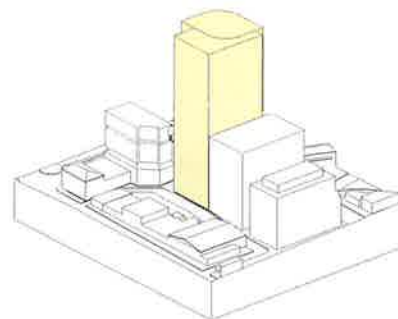




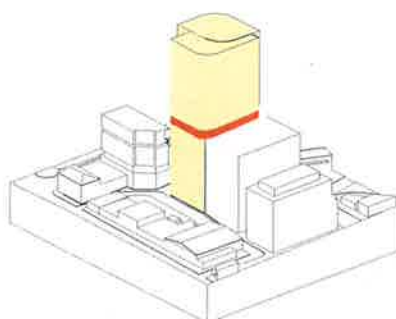
STREET WALL

Railway Serviceway

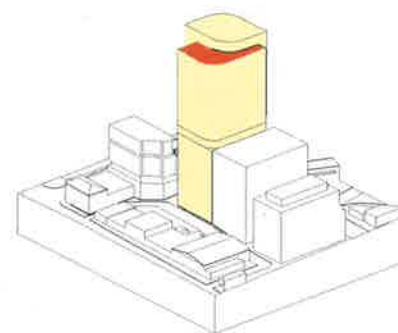
The Railway Serviceway massing has been developed to complete the street wall on a smaller scale providing a transition at the top of the street wall. The upper tower component has been shaped to distinguish itself as a sculptural element above the street wall.



1. Aligning with neighbouring building



2. Creating a waistline to respond to street wall



3. Articulating the lower form



View from Railway Serviceway



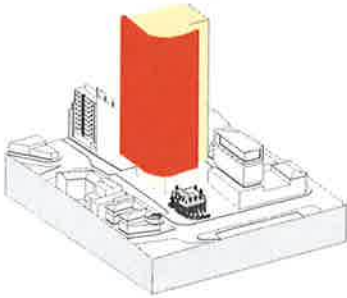
View from Train Station

REGIONAL MARKER

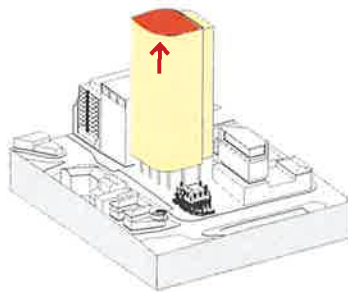
The building has been considered in the round, and as a regional marker the sculptured curved form addresses the arrival of residents entering Liverpool across New Bridge Road.

The interesting geometry provides an important aesthetic that when viewed from different parts of the city, the form provides a level of orientation.

The building also addresses the arrival from key public spaces such as the train station and bus station.



5. Respond to the corner



8. Articulate the roof



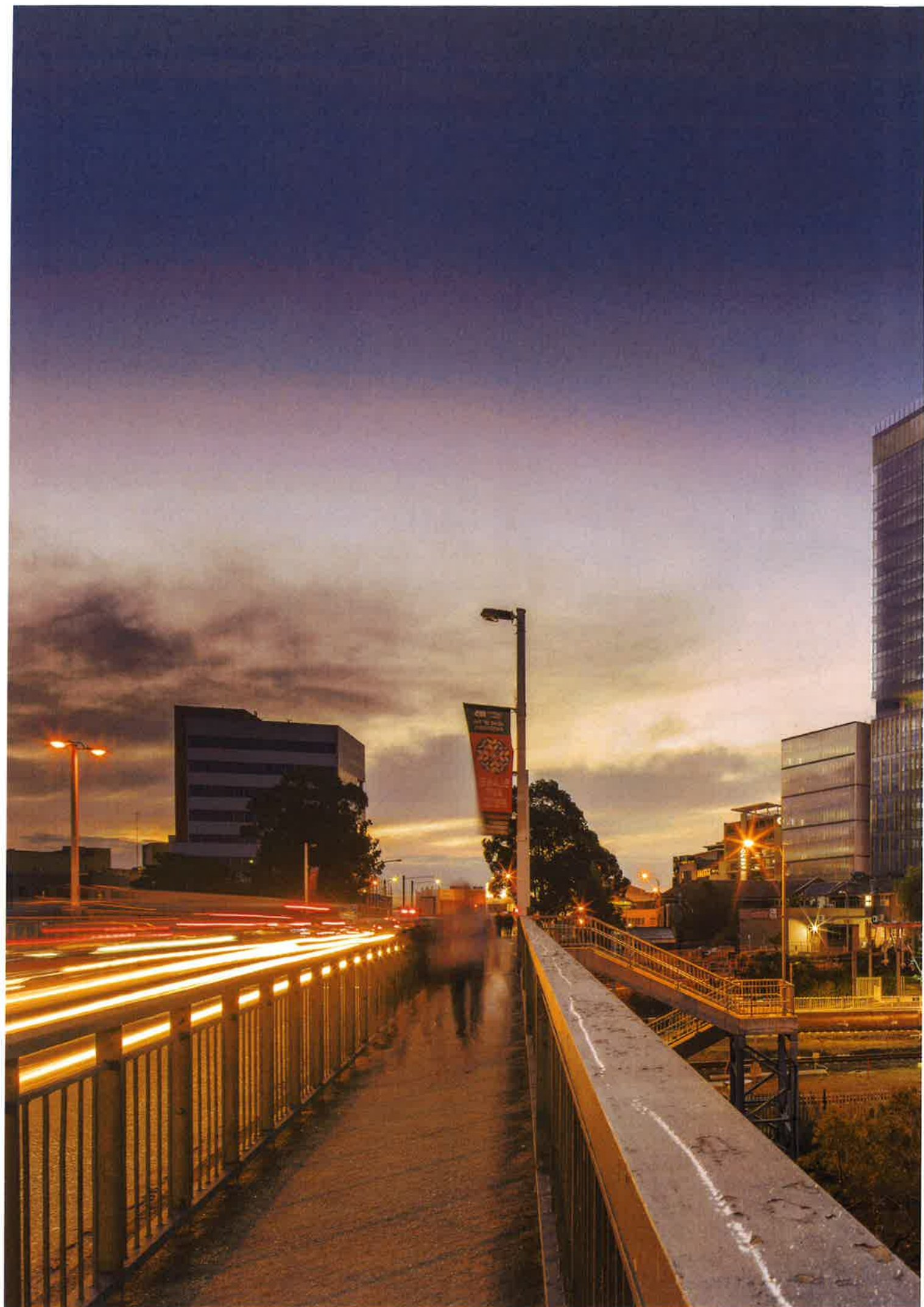
View from New Bridge Road



View from New Bridge Road



View from Train Station





REGIONAL MARKER

The building has been articulated to provide high level of activation from the west end of Scott St. The glass facade provides a high degree of activation and the core has also been designed to be as slim as possible and is articulated with windows to the lift lobbies and bathrooms further reducing the non activated surfaces.

The building can be viewed from the town centre such as George and Railway St, and other key junctions, where the curved glass tower form further articulates the sky line.



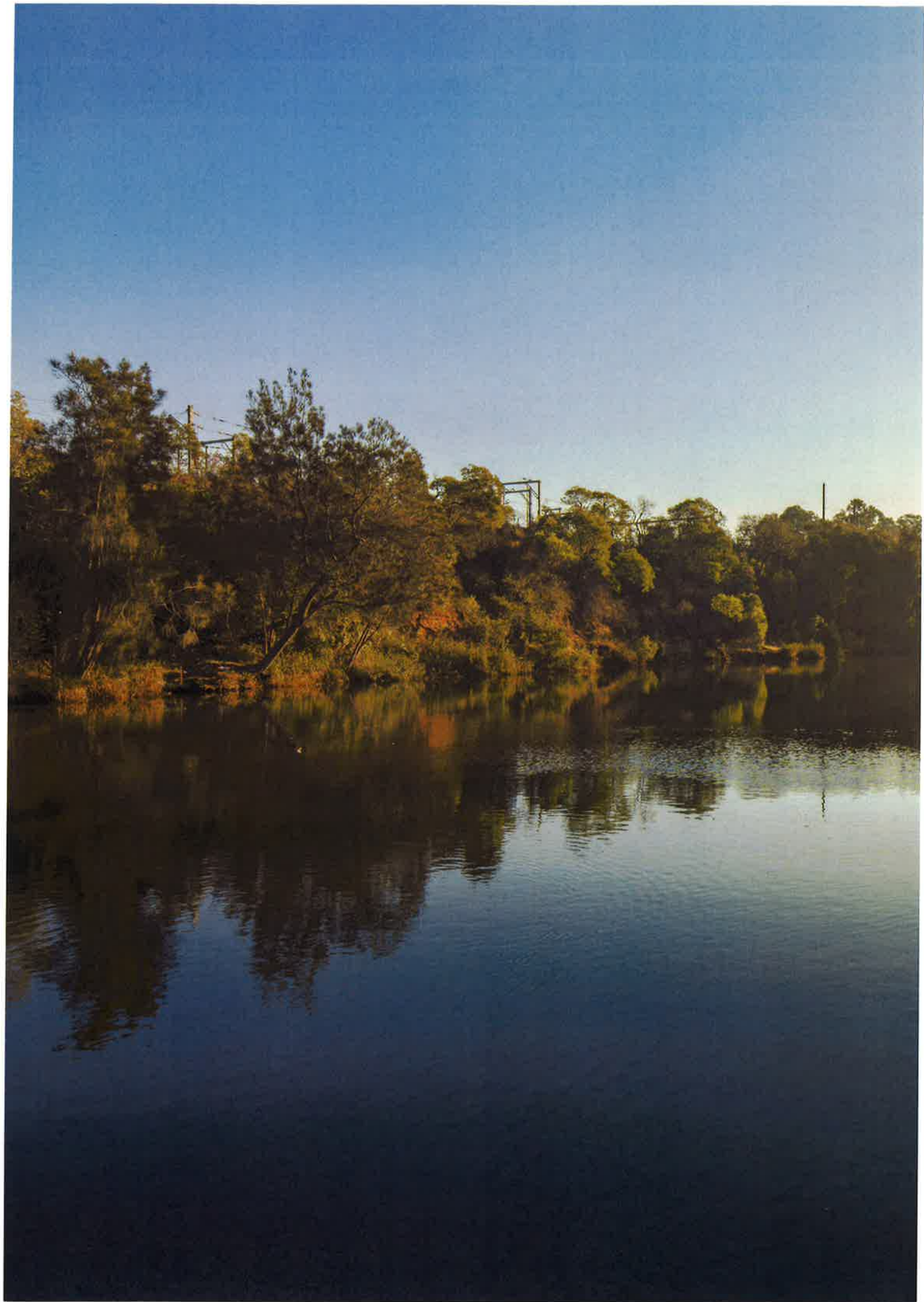




FACADE MATERIALITY

A photograph of a modern building with a textured facade, partially obscured by a dense line of trees. A person is walking on a path in the foreground. The building has a dark, possibly metallic or stone, facade with a grid-like pattern. The trees are tall and thin, with some green leaves and some bare branches. The sky is a clear, pale blue. The overall scene is a mix of natural and architectural elements.

FENDER KATSALIDIS ARCHITECTS

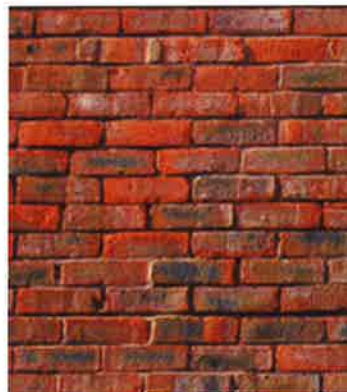


FACADE CONCEPT

Facade Concept

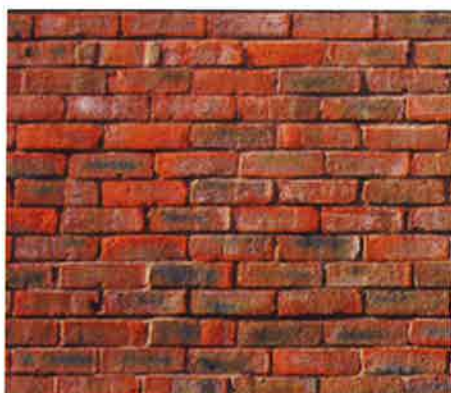
The concept for the façade shading and materiality draws upon the essence of Liverpool's heritage buildings, green corridors and river banks. The context has informed the palette, strengthening the dialogue between the natural environment and the new building, whilst also responding to the adjacent brick heritage buildings.

Horizontal and vertical sun shading louvres have been integrated to reduce the solar load on the floorplate and descale the building up the tower.



Base material of the Heritage Buildings Diverse and Warm Colouration.

PODIUM FACADE



Base material of the Heritage Buildings

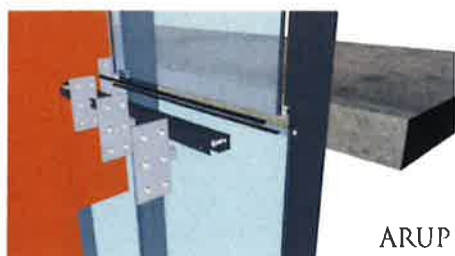


Contemporary interpretation of heritage brick buildings - terracotta scaled brick rainscreen



Timber vertical fin detail

ARUP



Timber vertical fin detail

ARUP





Materiality precedent - The Golden Fleece Hotel

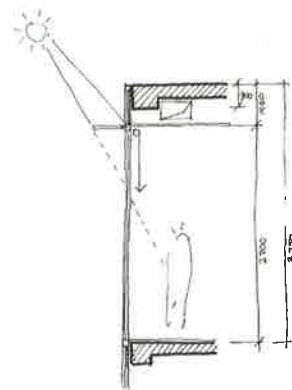


Materiality precedent - Aurora Place

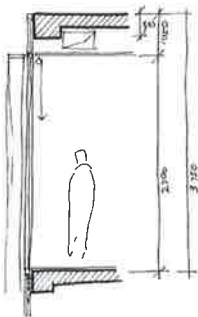
LOW RISE FACADE



Vertical and Horizontal Louvres



TYPICAL FACADE SECTION



2700 mm Vision Glazing





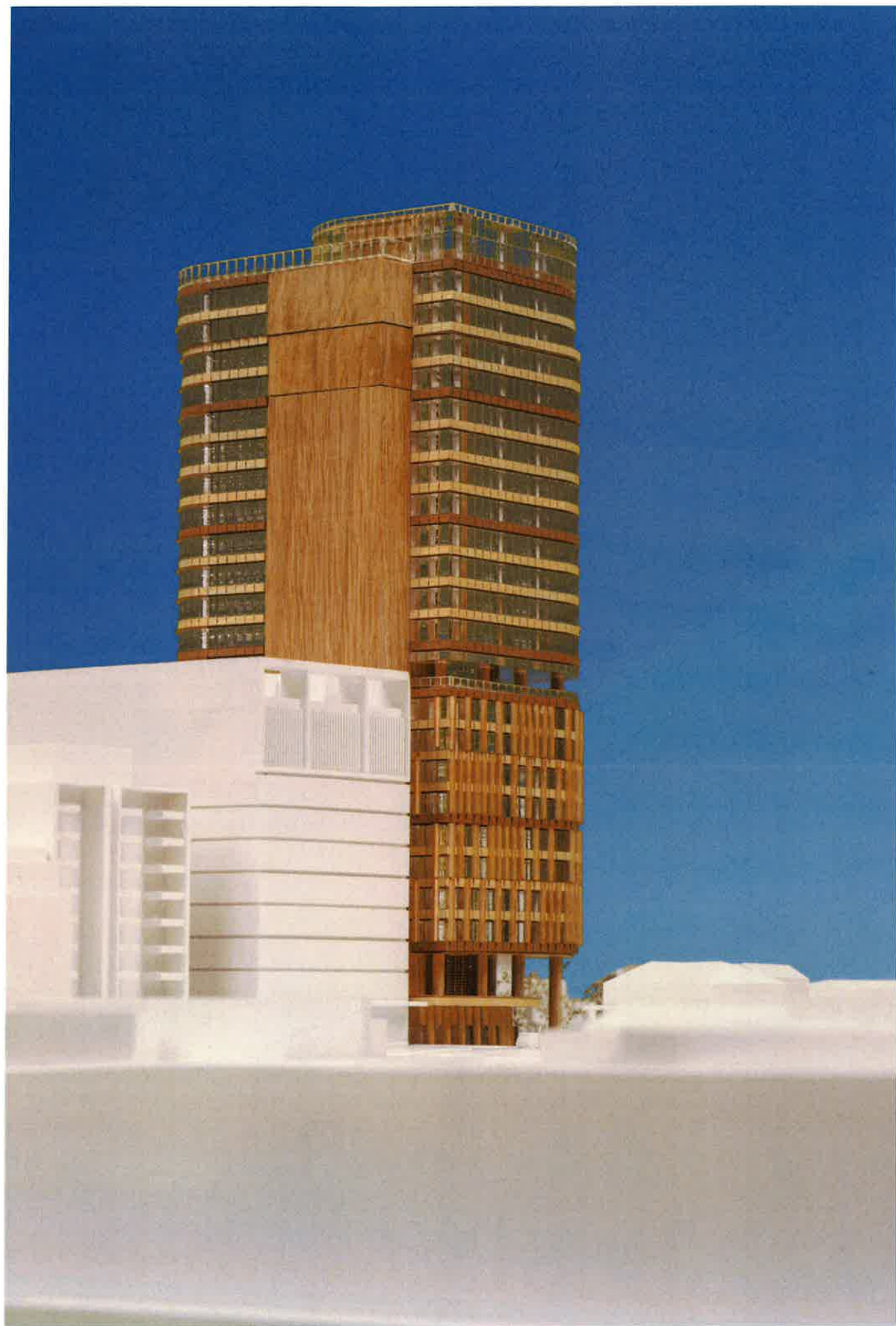








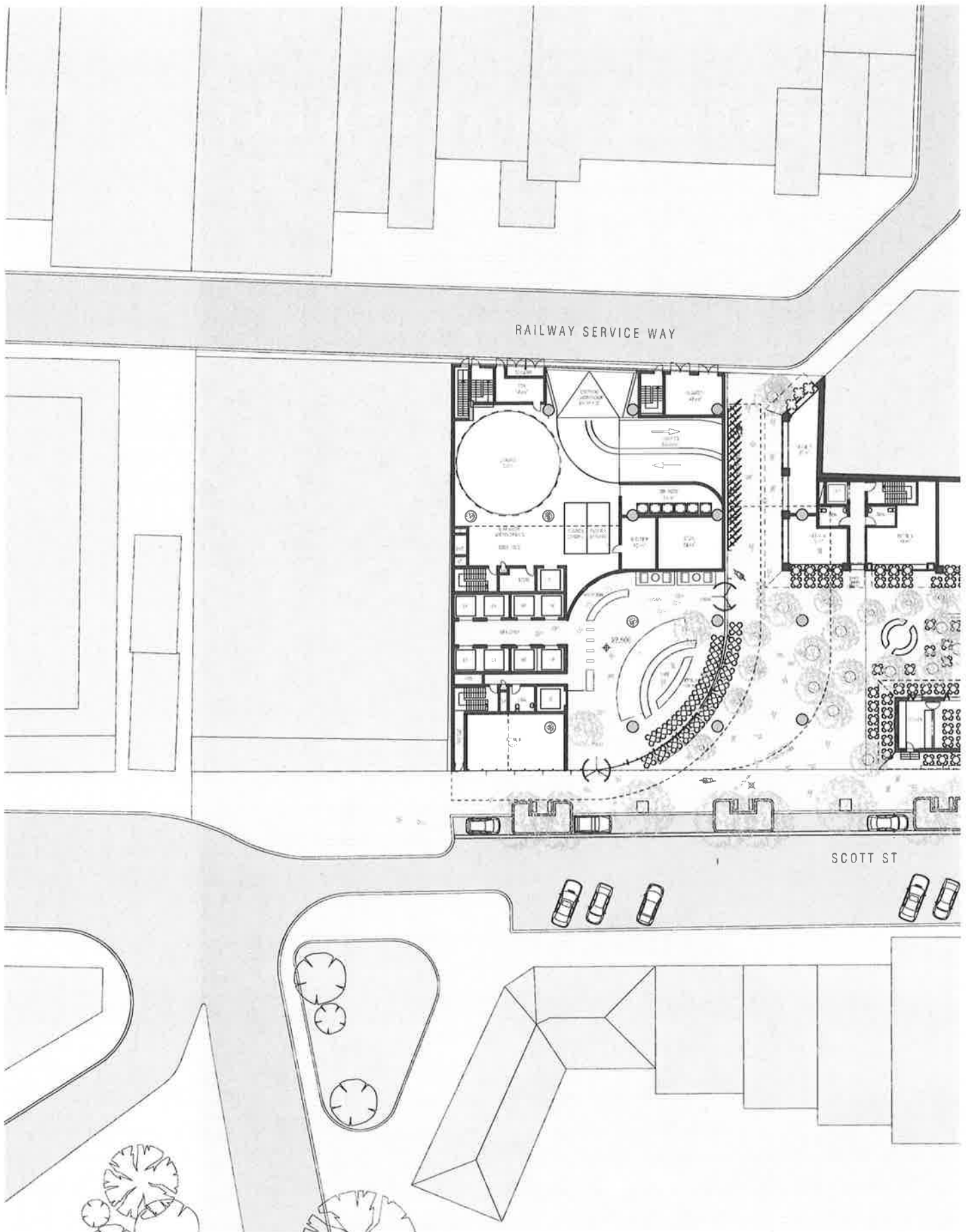






GENERAL ARRANGEMENT





SITE PLAN

