

3.0 VISUAL CONDITION STUDY

3.1 Existing Facade Condition

The precast concrete façade panels of the Hexagon Tower are clad entirely in mini-mosaic tessera. This consistency of material finish to the panels means that the sculptural nature of the façade can be appreciated without distraction.

As you move further away from the building the small format of the mini-mosaic tiles means that they are no longer visually read as individual tiles but as part of an homogenous finish.

Seifert & Partners were clearly aware of this dynamic, understanding that the jointing between panels presented a potential visual disruption to this uniformed visual appearance. To mitigate this potential disruption the joints between panels are grey in colour meaning that individual precast panels are also able not to be read from distance. This is particularly important on the north/south 'Bookend' facades where there are large expanses of façade on a single plane.

Where panels of tiling are missing or have been repaired this visual uniformity is disrupted. Missing tile panels can be read very clearly and replacement tiles are not weathered in the same manner as the rest of the tiling meaning that they contrast visually.

Where panel joints have also been replaced it has often been with white silicone rather than grey, as original. Again, these white joints can be read very clearly and disrupt Seifert & Partner's design intent for a uniformity of finish to the precast panels.

The materiality of the tiles originally set out to shimmer and look different depending on the seasons. The tiles would add further drama to the buildings faceted form. It is this visual effect which is key to people's experience of the building rather than the tiles themselves. Due to lack of maintenance and general wear and tear over the years, this visual effect has been lost.

Providing a shimmer is therefore a key visual characteristic to inform a new material selection.

