Materiality

External Cladding & Brick

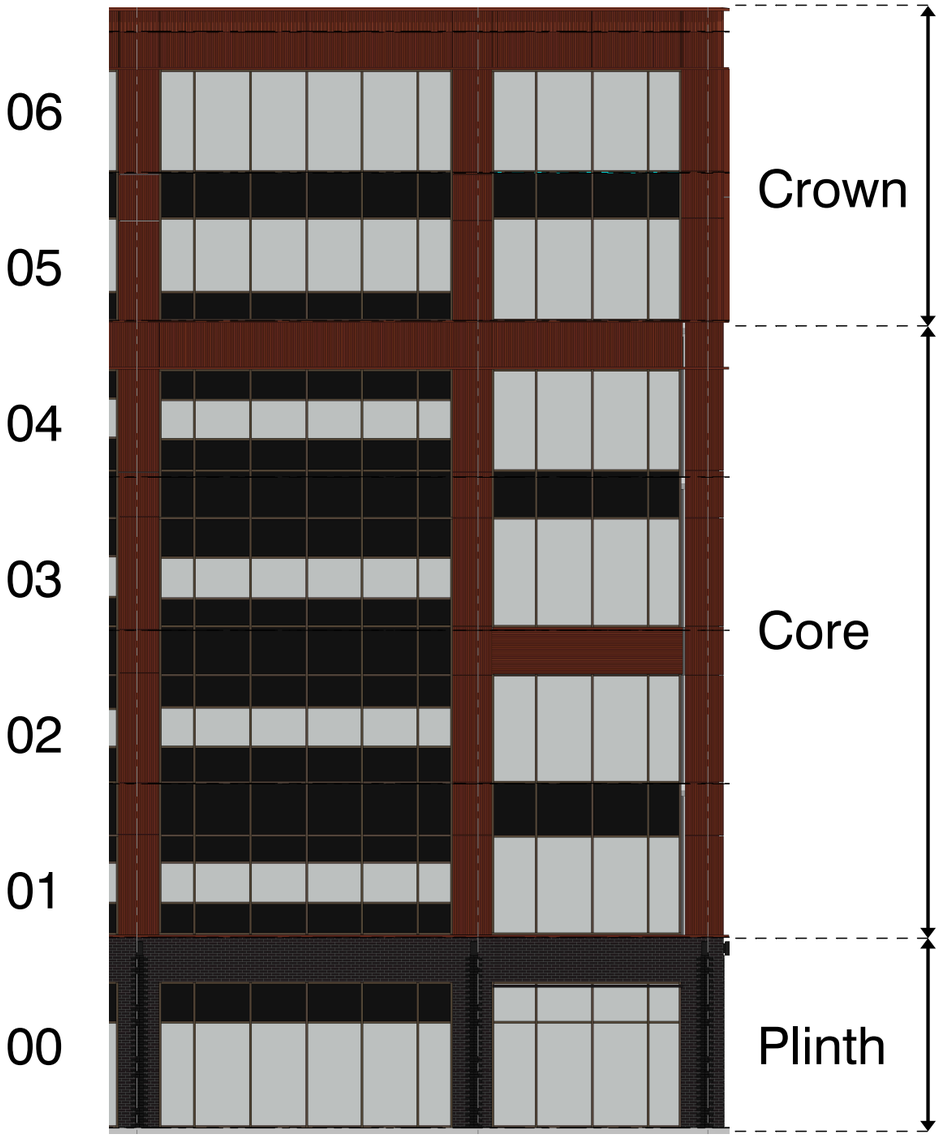


Anodised Metallic

contrast

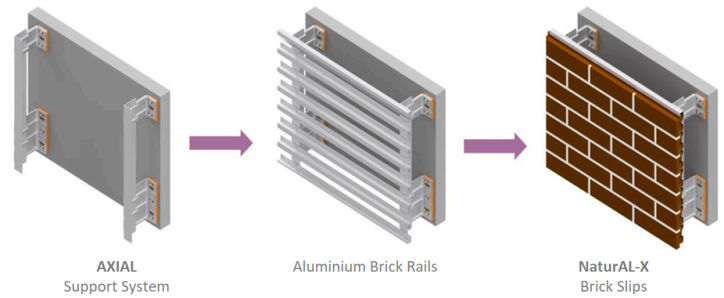
Matt





1st-6th Floor-Anodised Aluminium

- Anodised finish to contrast with brick plinth
- Copper shade anodised finish providing a contrast with the surrounding buildings.
- Minimal maintenance & maximum durability
- Lightweight for fixing to existing structure
- Protection from corrosion



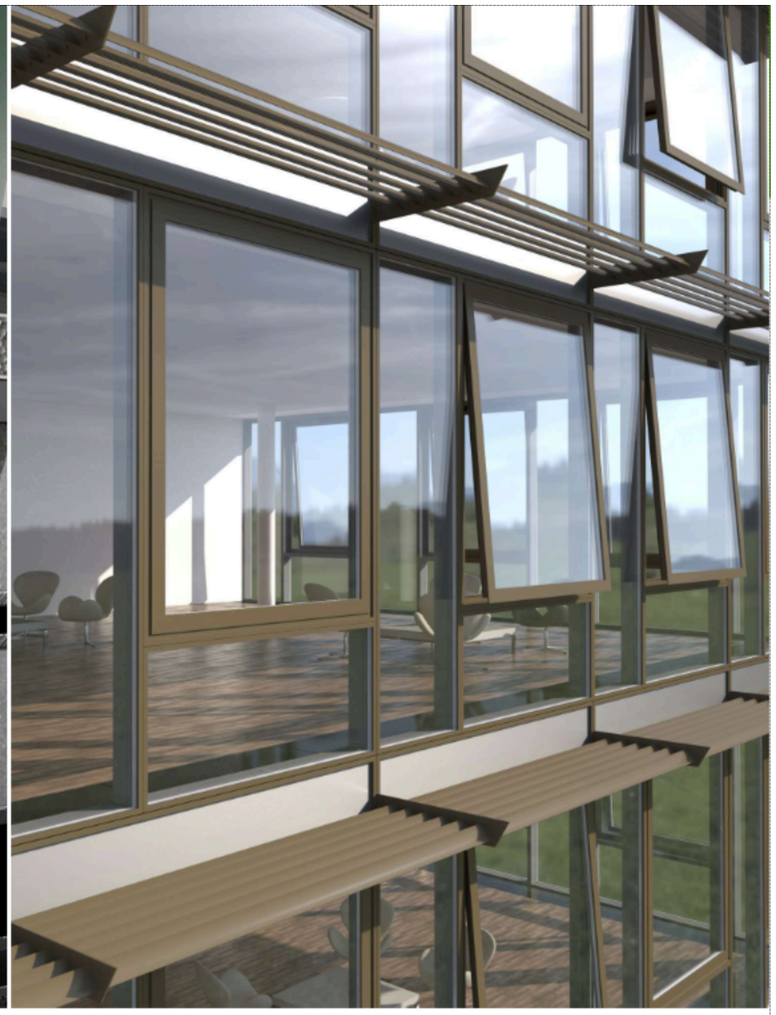
Brick Plinth

- Robust Material
- Human Scale Approach
- Matt brick slips
- Minimal maintenance
- Variety of lengths
- Lightweight for existing structure - 50% lighter than traditional
- No foundations needed

Materiality

Curtain Wall Cappings







Bronze
Capping finish

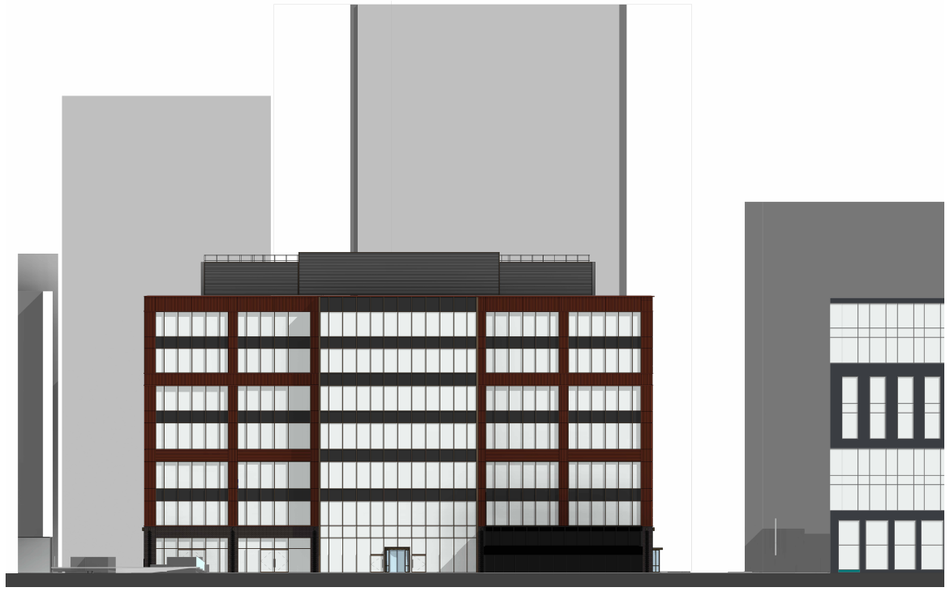
The existing cappings on the building have aged and appear outdated. While removal of the capping is necessary for the replacement of the spandrel panels, this presents an opportunity to enhance the aesthetic quality of the curtain wall system. By refining the design details, we can improve the overall visual appeal of the façade, ensuring a cohesive integration with the proposed brick and cladding materials. This approach will elevate the building's appearance and align it with the contemporary design intentions.

4.0 Design Proposal

Site Context



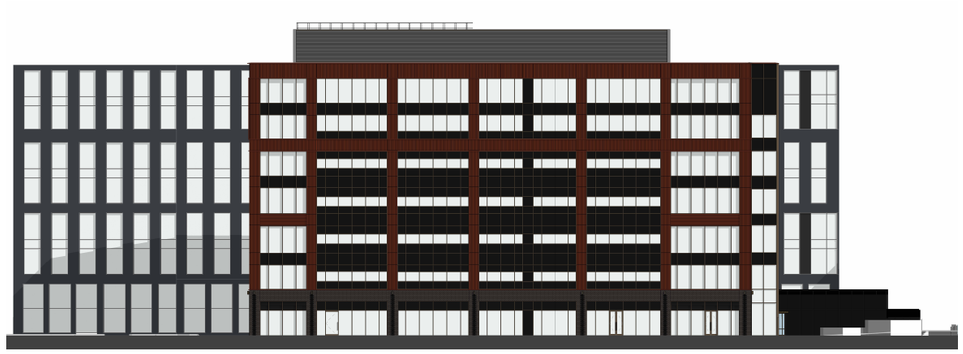
South Elevation



North Elevation



West Elevation

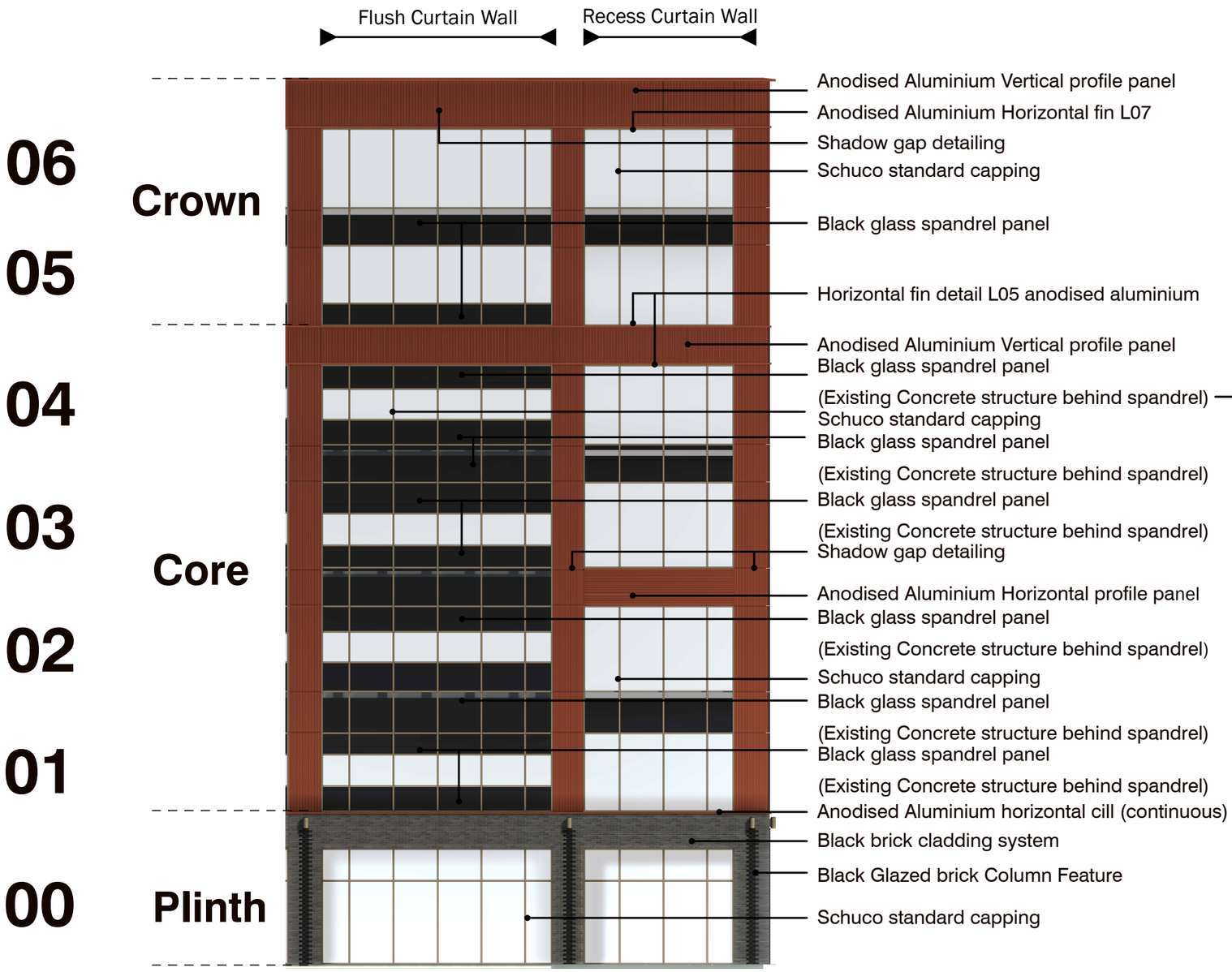


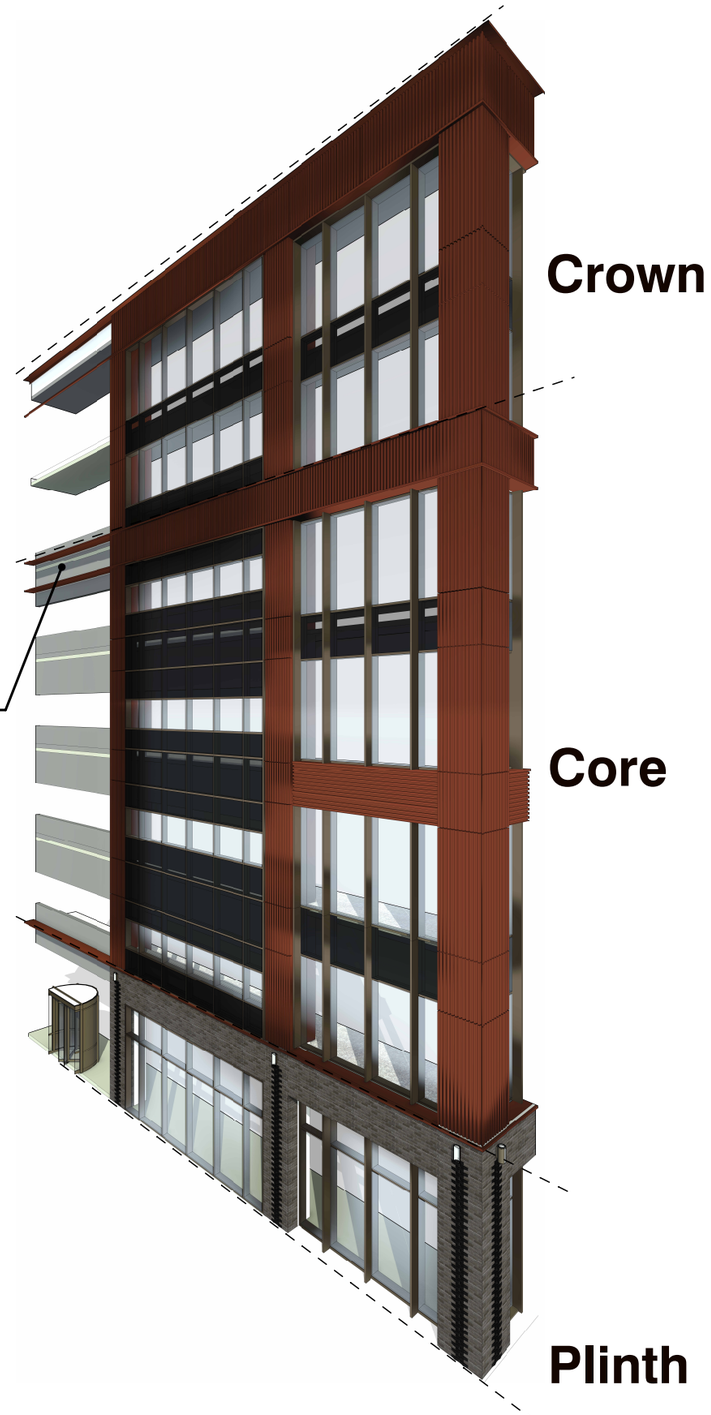
East Elevation



Facade Proposal

Typical Facade Bay Study

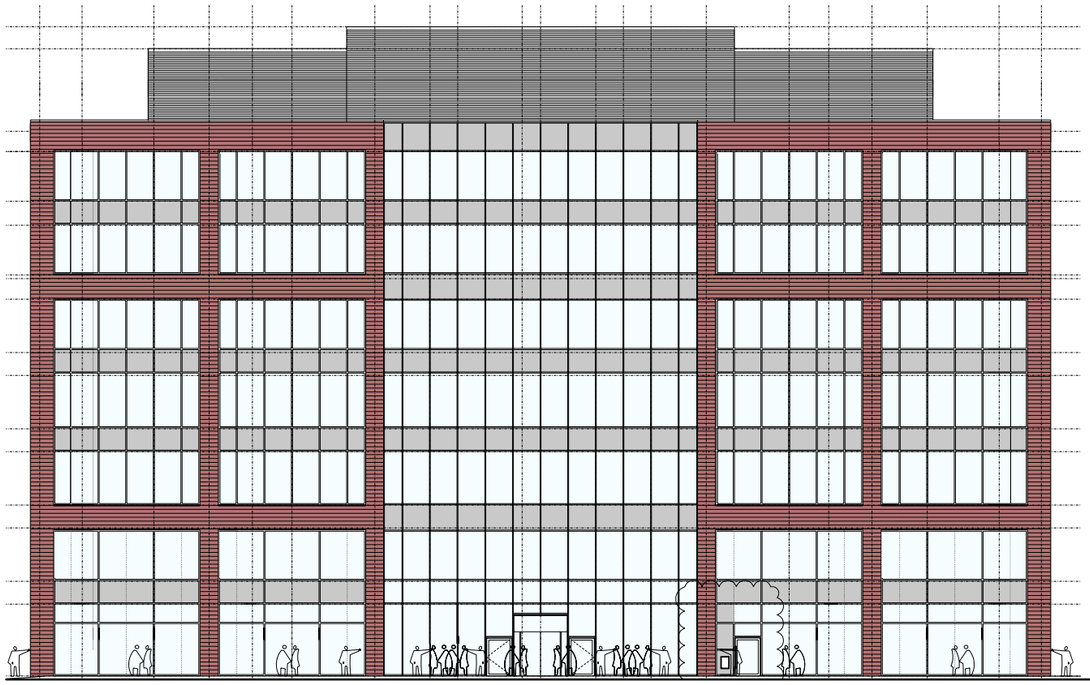




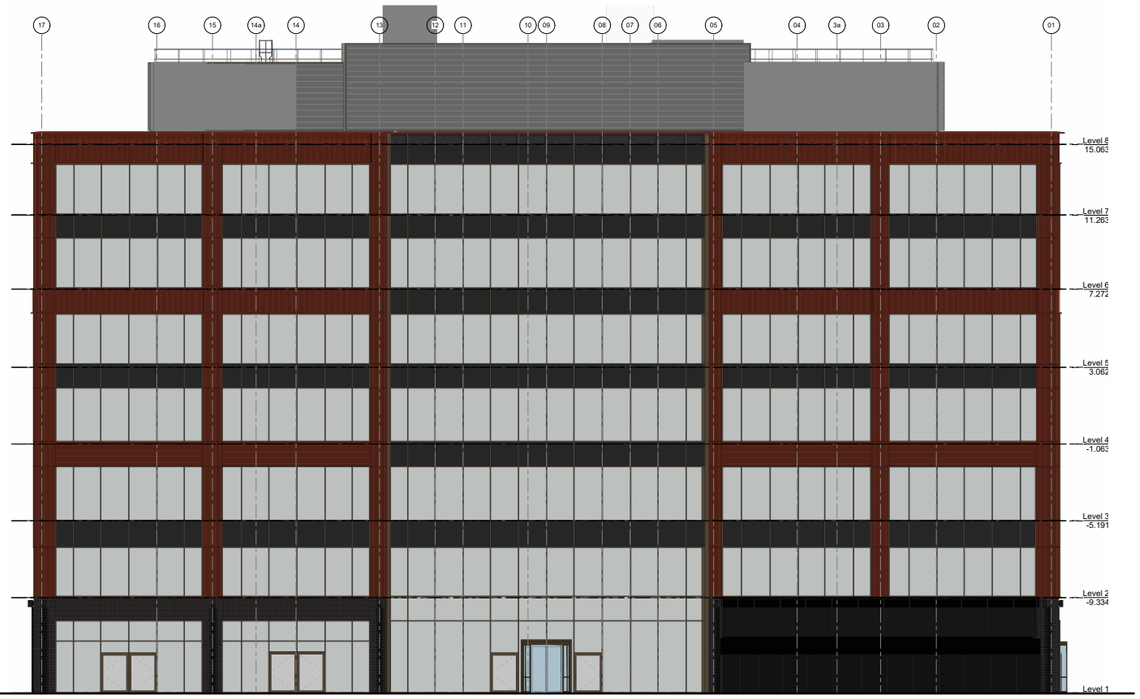
Elevations

North Elevation





Existing



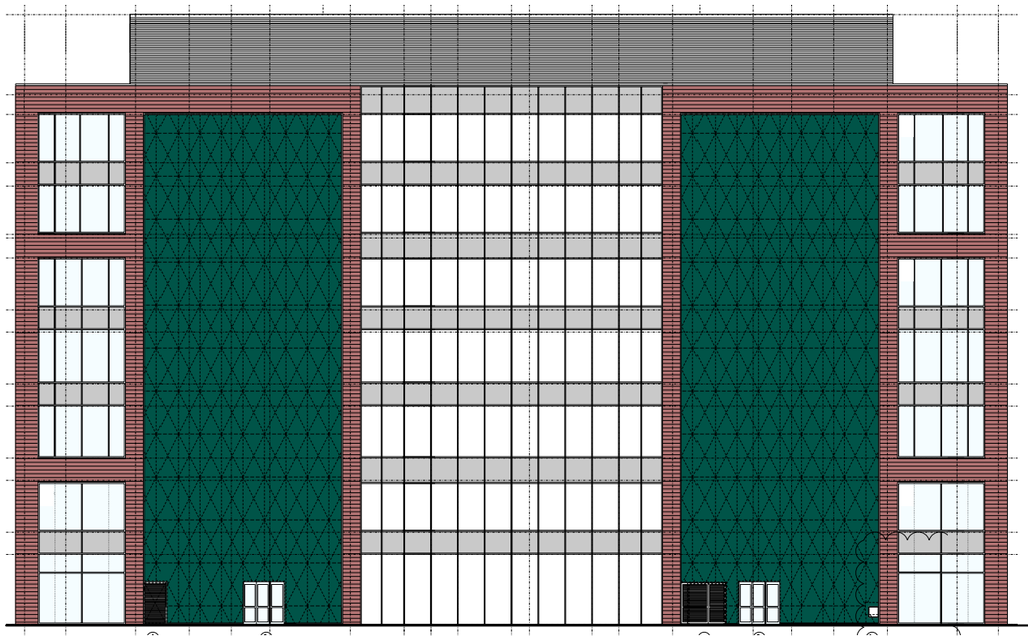
Proposed

The introduction of a brick plinth at Level 1 establishes a human scale, enhancing the building’s connection to its surroundings and clearly defining the transition between floor levels. Ribbed columns create a distinct vertical rhythm, accentuating the building's height, while horizontal ribbing at Level 3 emphasises the building’s horizontal elements, intermediate floors, including Levels 2, 4, and 6, incorporate horizontal detailing that highlights the central core, contributing to the overall architectural composition. Additionally, the banding at Level 5 visually separates the ‘crown’ of the structure, subtly altering the building's silhouette at its uppermost level.

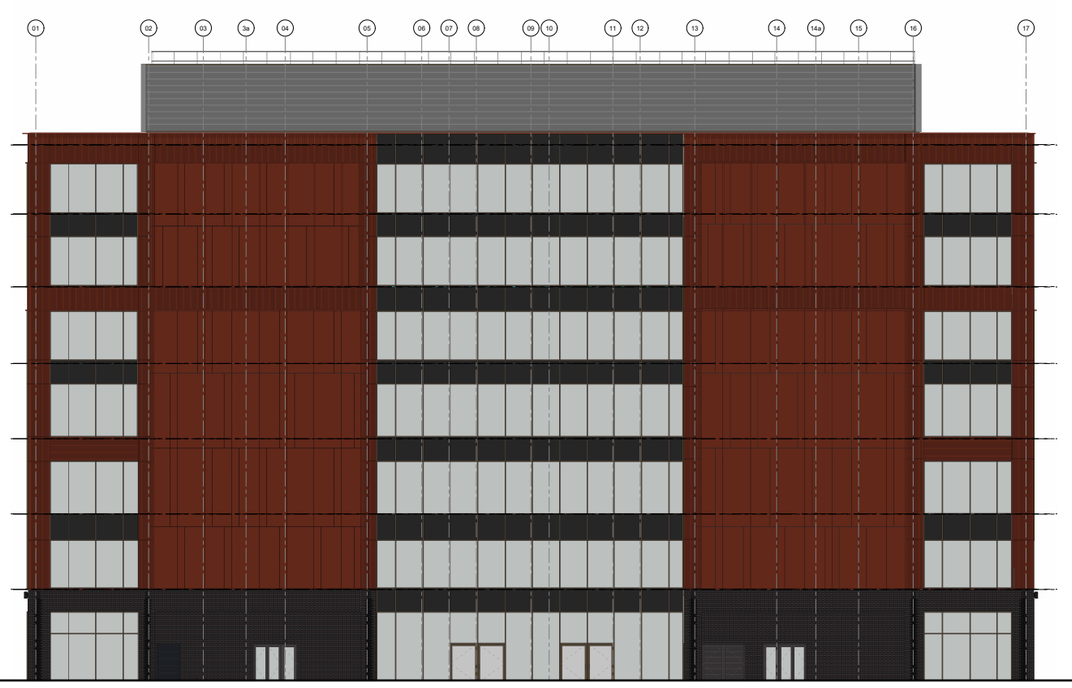
Elevations

South Elevation





Existing



Proposed

The central section of the elevations, originally made of plain concrete panels, required a design intervention to improve the facade's appearance. To address this, a distinctive panel pattern was introduced in the central core, significantly enhancing the south elevation. Additionally, the crown section at Level 5 was enhanced to strengthen the banding effect. Fins were incorporated into the central core to mirror the articulation of the curtain wall, unifying both the vertical and horizontal geometry across the building's periphery.

Elevations

East & West Elevations





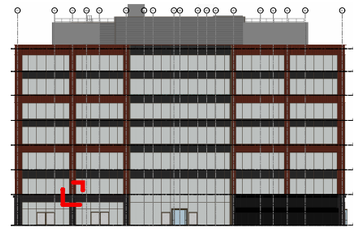
Existing



Proposed

The East and West elevations, with the exception of the building's corner areas, feature concrete upstands that restrict significant modifications to the facade. Behind the existing spandrel panels lie these concrete upstands, which limit design flexibility. As a solution, the current spandrel panels will be replaced with black spandrel panels to provide a more cohesive aesthetic. To maintain consistency across the building, a brick plinth will be introduced, along with corresponding banding at Level 5. Additionally, horizontal aluminium profiles will be applied exclusively at the corner junctions to enhance the architectural expression.

Plinth with Glazed Brick Feature



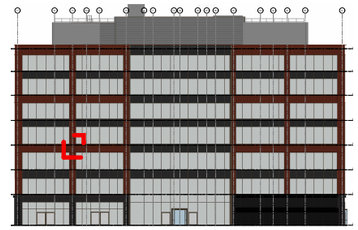
Brick plinth with an additional element feature added to the column to enhance the appearance of the building.

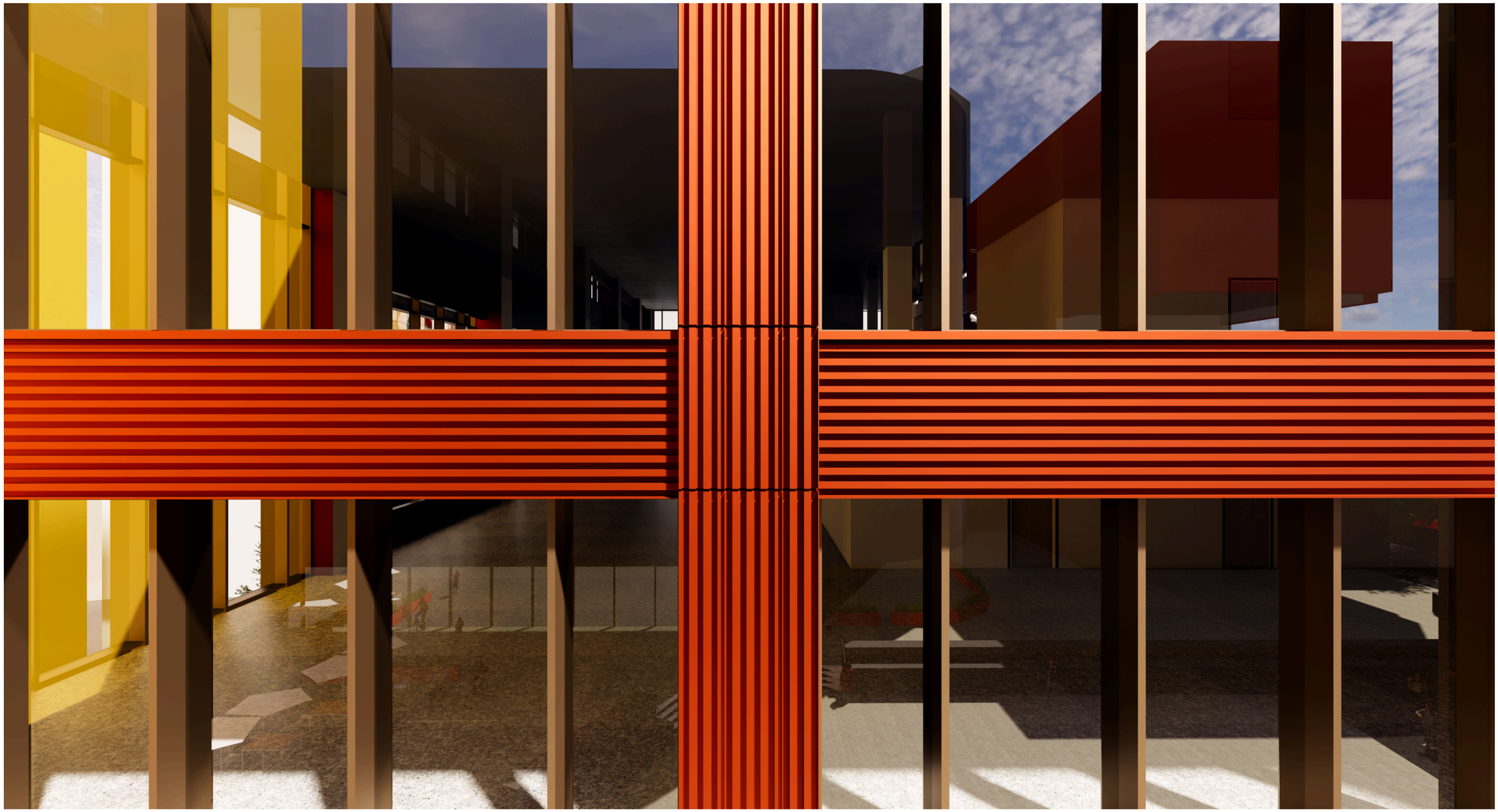


L03 Horizontal & Vertical Banding-North Elevation

Horizontal anodised ribbed aluminium profile to help separate from the

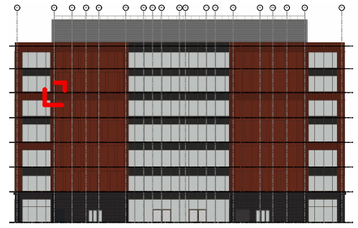
vertical element of the building.





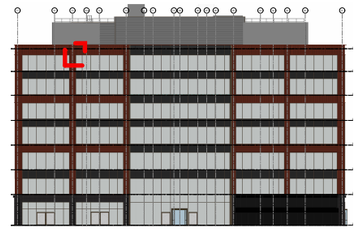
Level 05 Banding-South Elevation

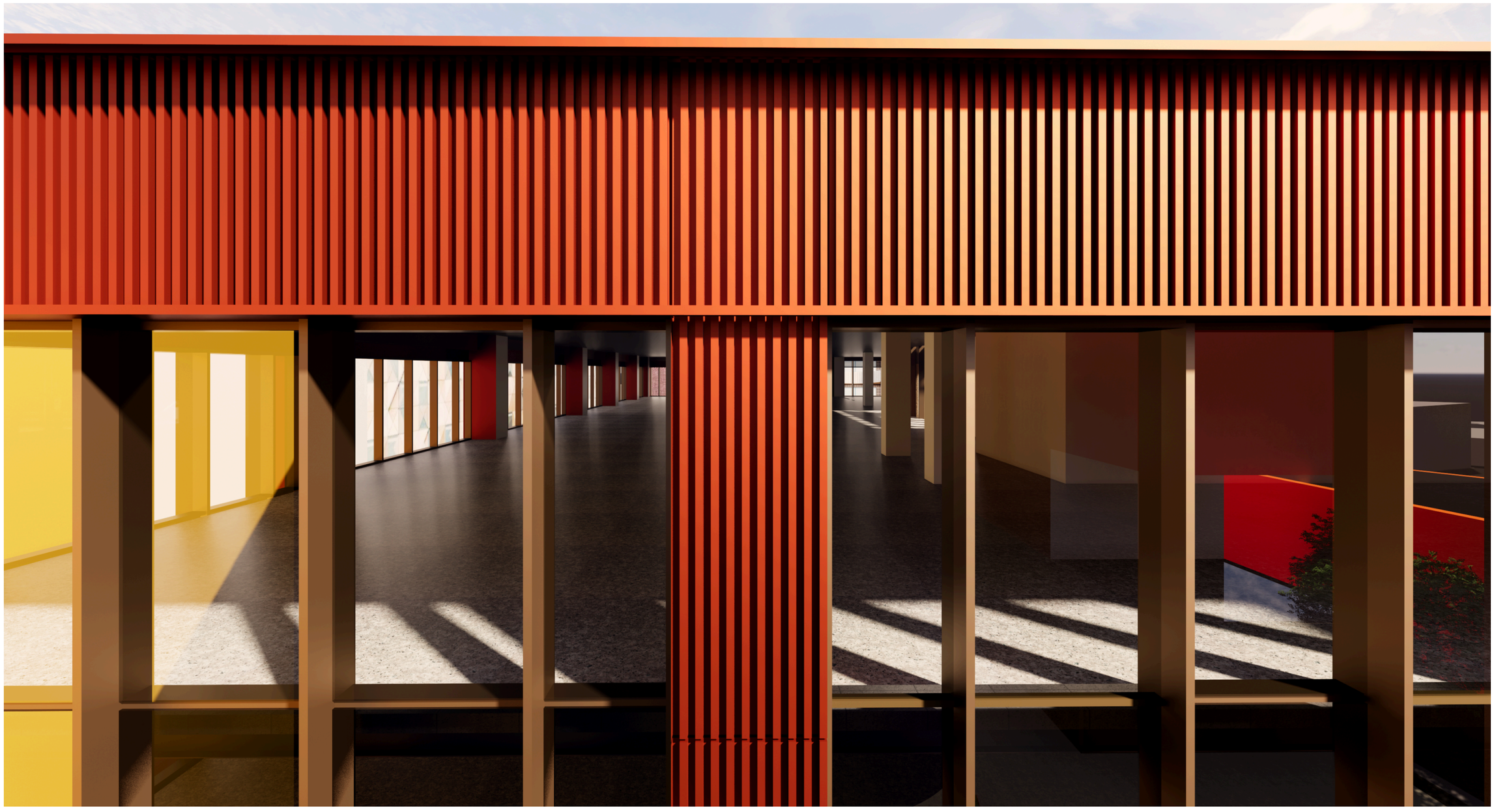
Vertical banding at Level 5 to distinguish the difference with the crown section.





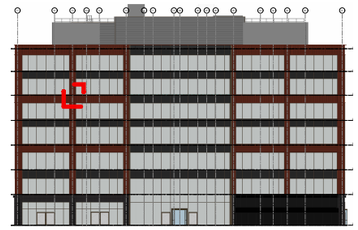
Level 07-North Elevation





Level 05 Banding-North Elevation

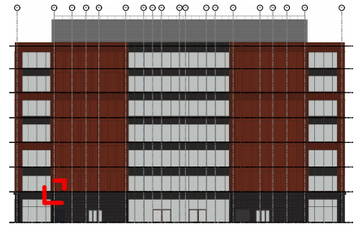
Core/Crown level detailing and banding at level 5.

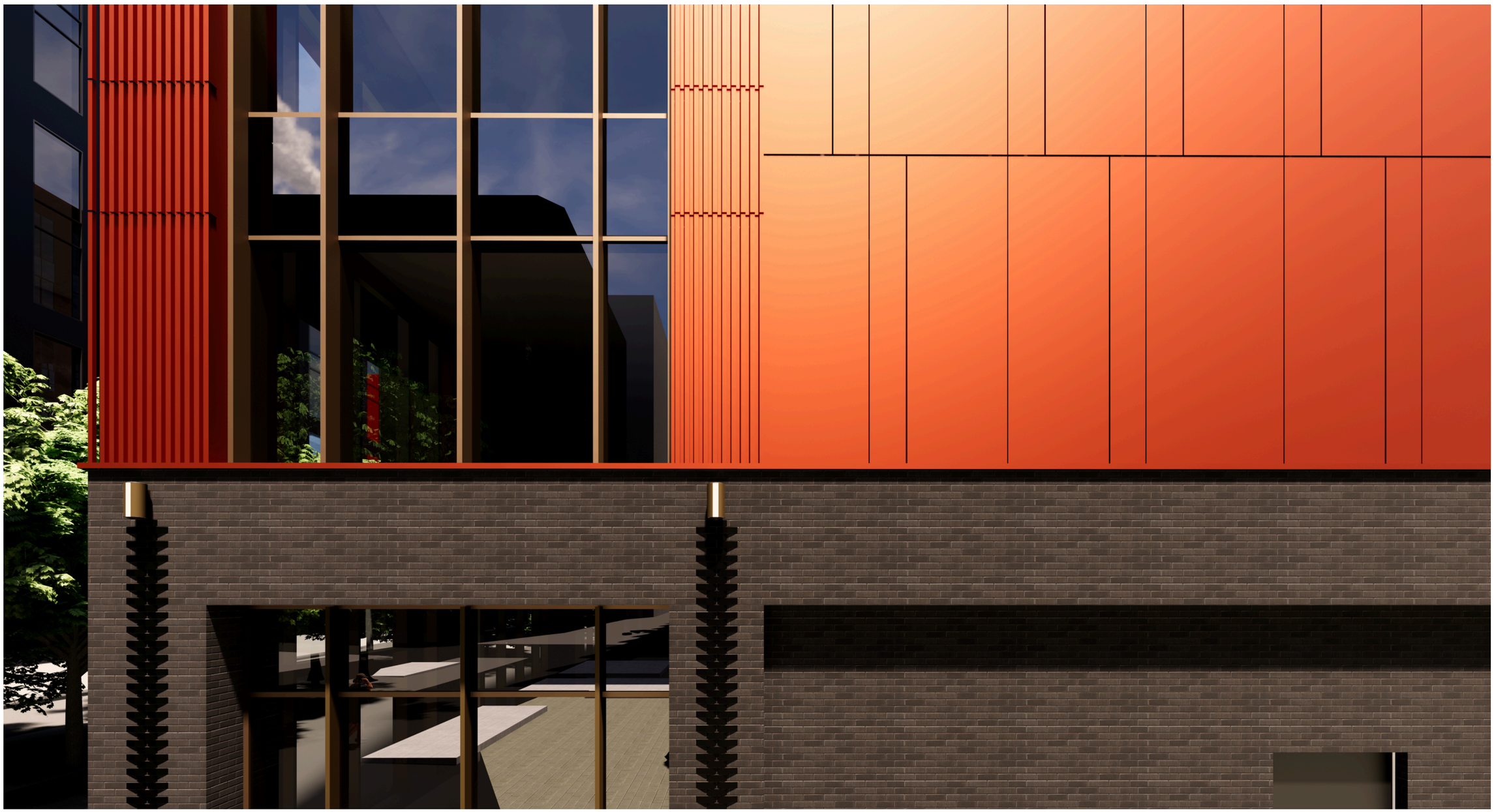




Plinth &Core-South Elevation

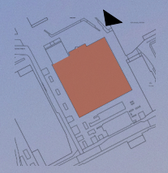
Plinth and vertical column detailing to the South Elevation.





North Elevation View

The North Elevation, as viewed from Gasworks, illustrates how the new colour scheme complements the surrounding architecture. The black brick harmonises with the neighbouring buildings, as all structures in the area feature a dark plinth, creating a cohesive visual connection within the context of the neighbourhood.



South Elevation






ONE
COFFEE SHOP
COFFEE SHOP
NO 1 TONY WILSON PLACE
ONE

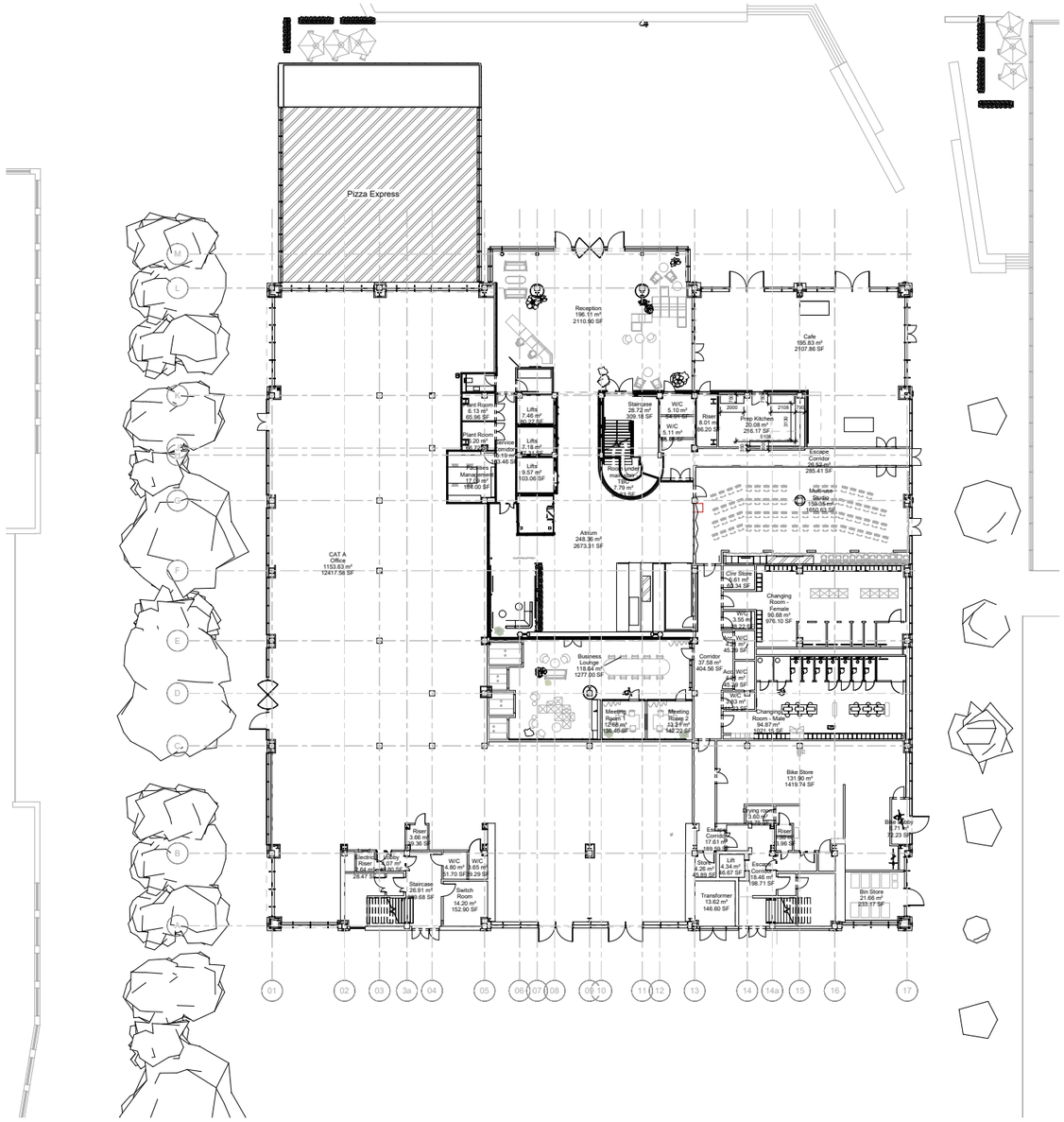
Proposed Floor Plan

Ground Floor

The Ground Floor will undergo a significant transformation to align with contemporary standards and user needs. The reception area will be upgraded, incorporating state-of-the-art security technologies to streamline foot traffic and enhance control. A new Café area will not only contribute to building revenue but also serve as a welcoming point for the public, promoting a sense of accessibility beyond just the building's primary users.

The addition of modern amenities, including a dedicated bike storage facility, will elevate the overall user experience by addressing practical needs. A versatile wellness space will be available, easily adaptable for seminars or meetings, promoting flexibility.

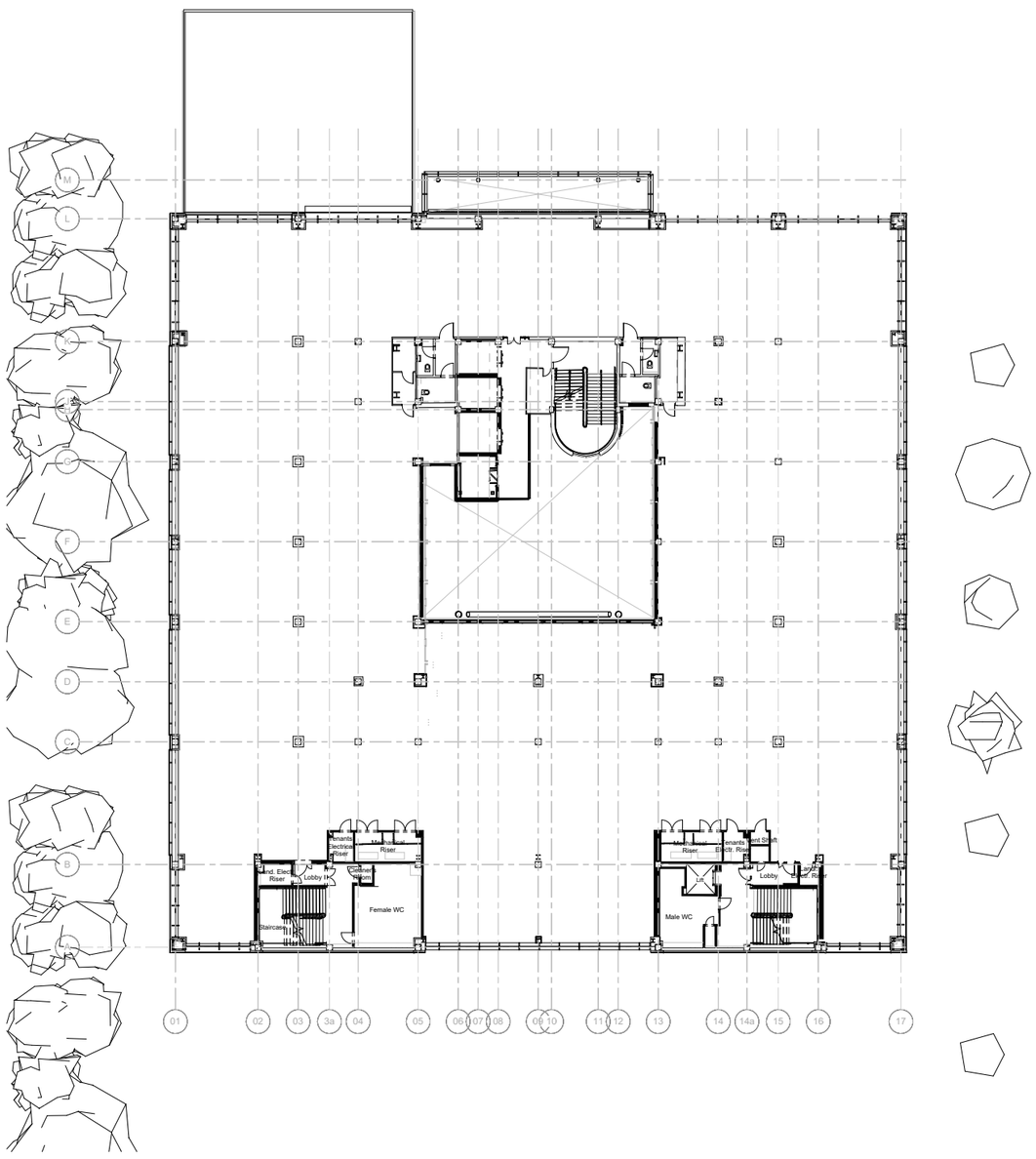
The central area will offer dynamic workspaces, including co-working zones and private meeting rooms that can be reserved, allowing for a range of professional engagements. The Atrium, designed as a vibrant social hub, will provide an ideal setting for coffee breaks, casual networking, or even presentations, with the potential for telescopic seating to support a variety of events. This cohesive, multifaceted environment will encourage both productivity and community engagement.



Proposed Floor Plan

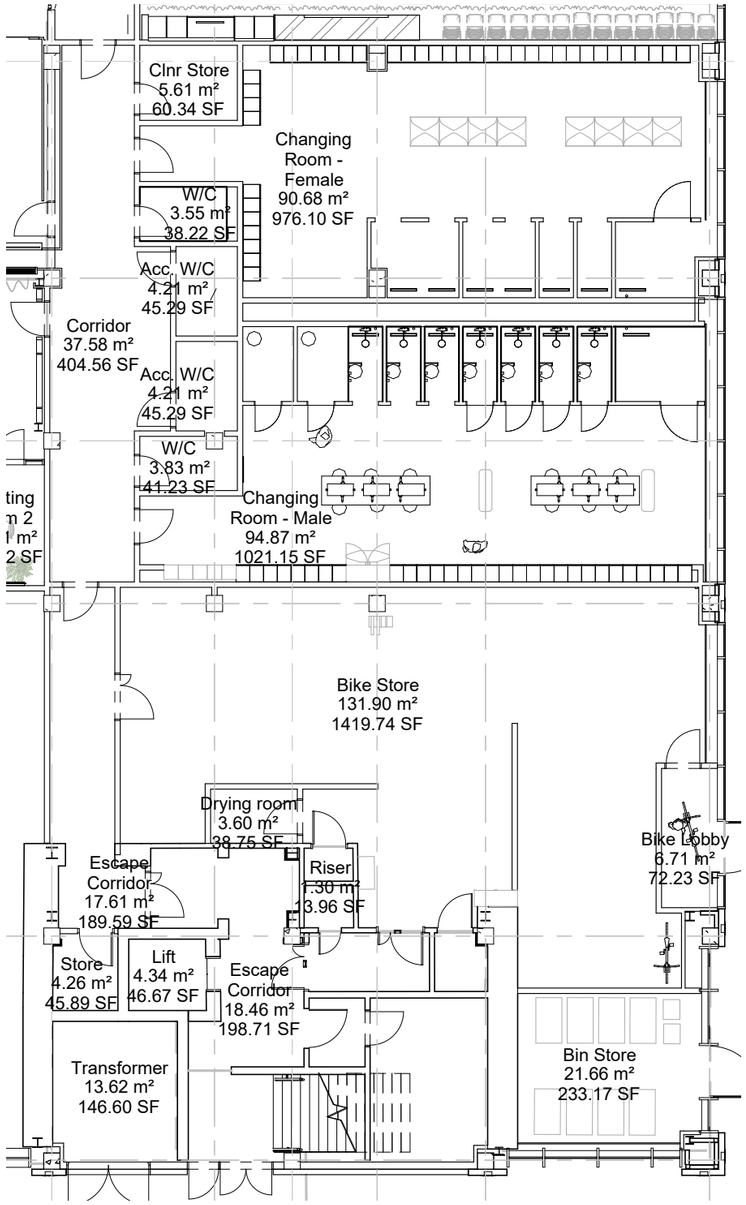
Typical Floor Plan

The upper floors will feature flexible, open-plan spaces that can be tailored to the individual preferences of users. Each floor will be designed to be easily subdivided into two distinct areas, providing versatility and accommodating multiple tenants or users as required. The central and rear cores will remain largely unchanged, though they will undergo selective upgrades, including improvements to the toilet facilities to enhance user comfort and functionality.



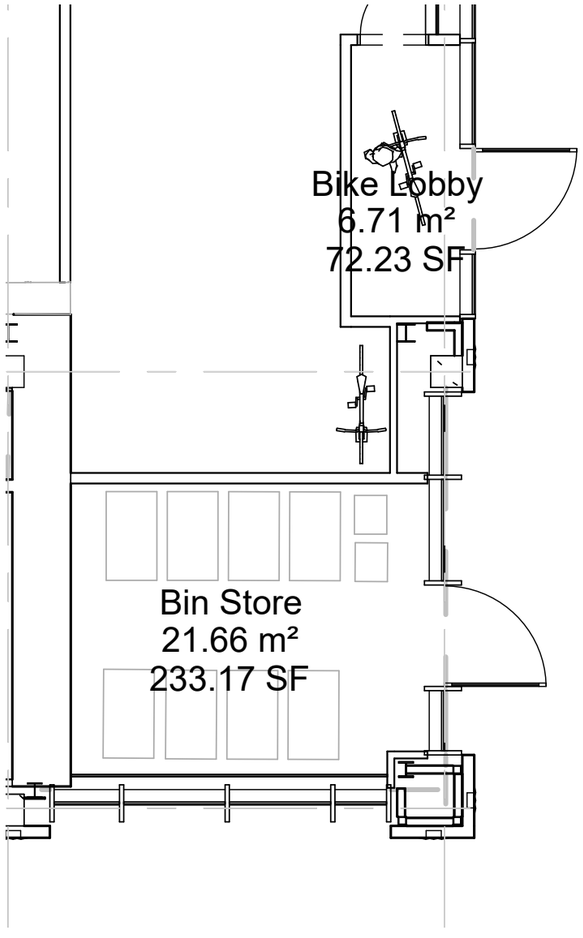
Bike Store & Changing Rooms

The changing rooms are designed with a modern, soothing aesthetic that enhances the user experience upon entering the space. Individual cubicles offer privacy, while the lockers provide secure storage for personal items, whether returning from a bike ride or in other scenarios. The bike storage area is equipped with advanced security features, ensuring restricted access exclusively for those requiring its use. Additionally, a dedicated dry room is included, offering a convenient solution for drying bike gear and clothing on rainy, cold days upon arrival.



Waste Management

Although waste management operations were previously handled offsite, we have incorporated a dedicated bin storage area within the building to streamline facilities management. Feedback from current building occupants indicates a need for approximately eight 1100L bins. With this in mind, we have designed a bin storage area within the existing space, ensuring it accommodates the required number of bins efficiently and discreetly.



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