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INTRODUCTION

This document has been produced in response to queries raised by MCC during the planning determination period, with regard to the removal of existing mosaic tiling around the ground floor, and the detailing and scope of new louvres.

The following pages seek to provide further design rationale behind the proposals, both technical and architectural.

For clarity, the submitted 2025 proposals replicate the consented 2020 proposals.

EXISTING GROUND FLOOR MOSAICS

Mosaics are currently used at ground floor and mezzanine as a finish to columns, walls and soffits. Areas of delamination exist, with the tiles having been bonded to the substrate in the same manner as the service tower. Using modern construction techniques and best practices, a mechanical fixing is typically sought externally, opposed to bonding of this manner. This is to ensure that elements such as tiles cannot delaminate and potentially fall from height. Therefore any use of tiles requires consideration.

Diagrammatically, the wall and column mosaic finish is used in servicing areas which are inactive and 'solid'. The column mosaics are black, to tonally match the metal clad columns, with the walls and soffits being in the same light grey tone as the servicing tower.

The soffit mosaic treatment is applied homogeneously in one plane, to the underside of Level 01; with the main entrance canopy and underside the tower (Level 02) being finished in a silver metal (believed to be hidiminium). This is to create a tonal link to all soffits and the 'T' rails.

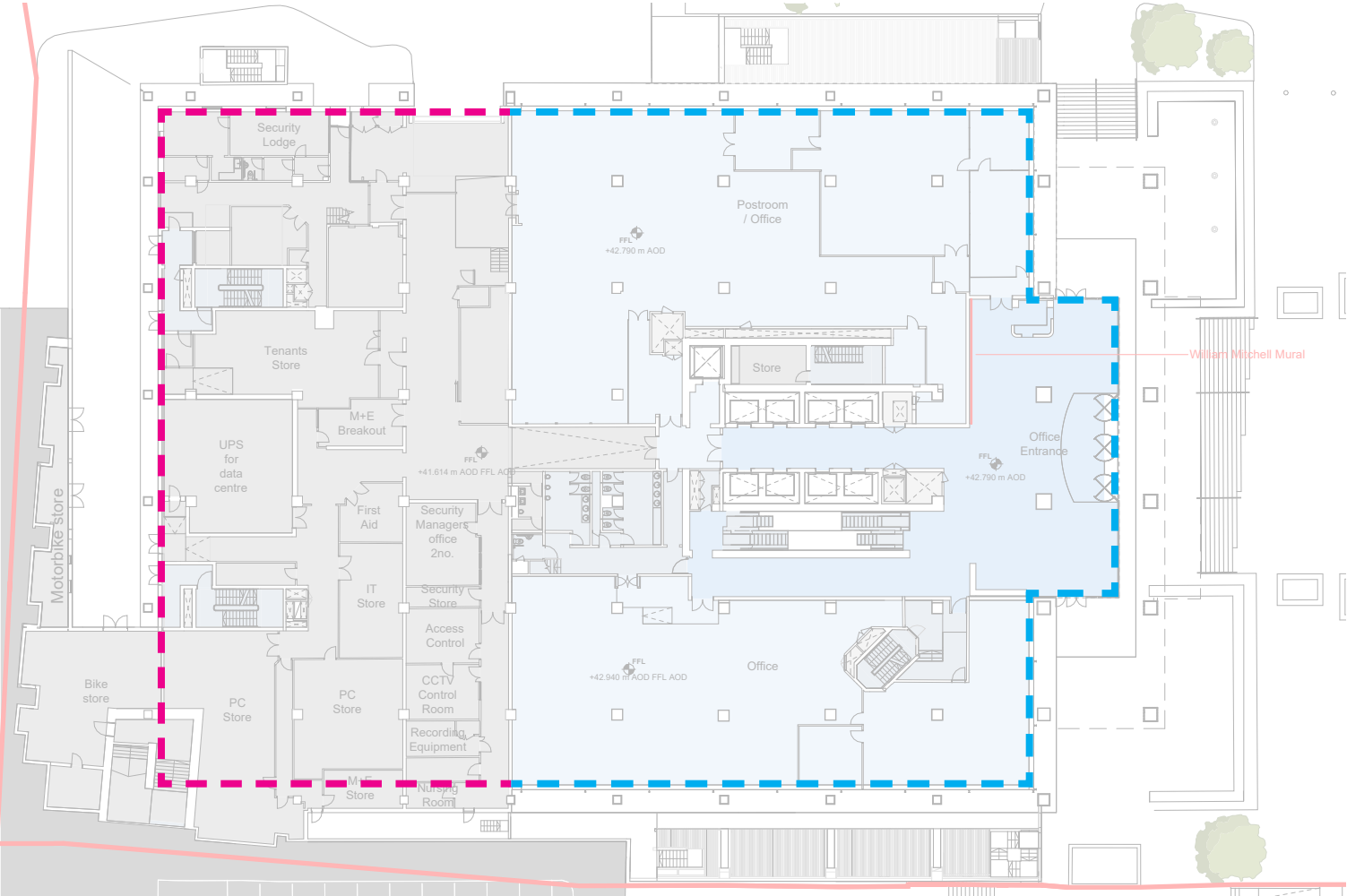
Within the planning submission proposals, the column and soffit mosaics are proposed for removal. The soffits are proposed to be replaced with a unifying set of silver anodised aluminium soffits to all levels, providing a material link to the 'T' rails of the main facade. The column casings are proposed to be replaced with a unifying set of black PPC column casings. In both instances, the colour selection has been made to continue maintain the original design rationale.

Technically, these works provide the ability to incorporate insulation to soffits where it does not currently exist and columns can be strengthened; alongside the general replacement of many metalwork and mosaic elements that are beyond their intended design life.

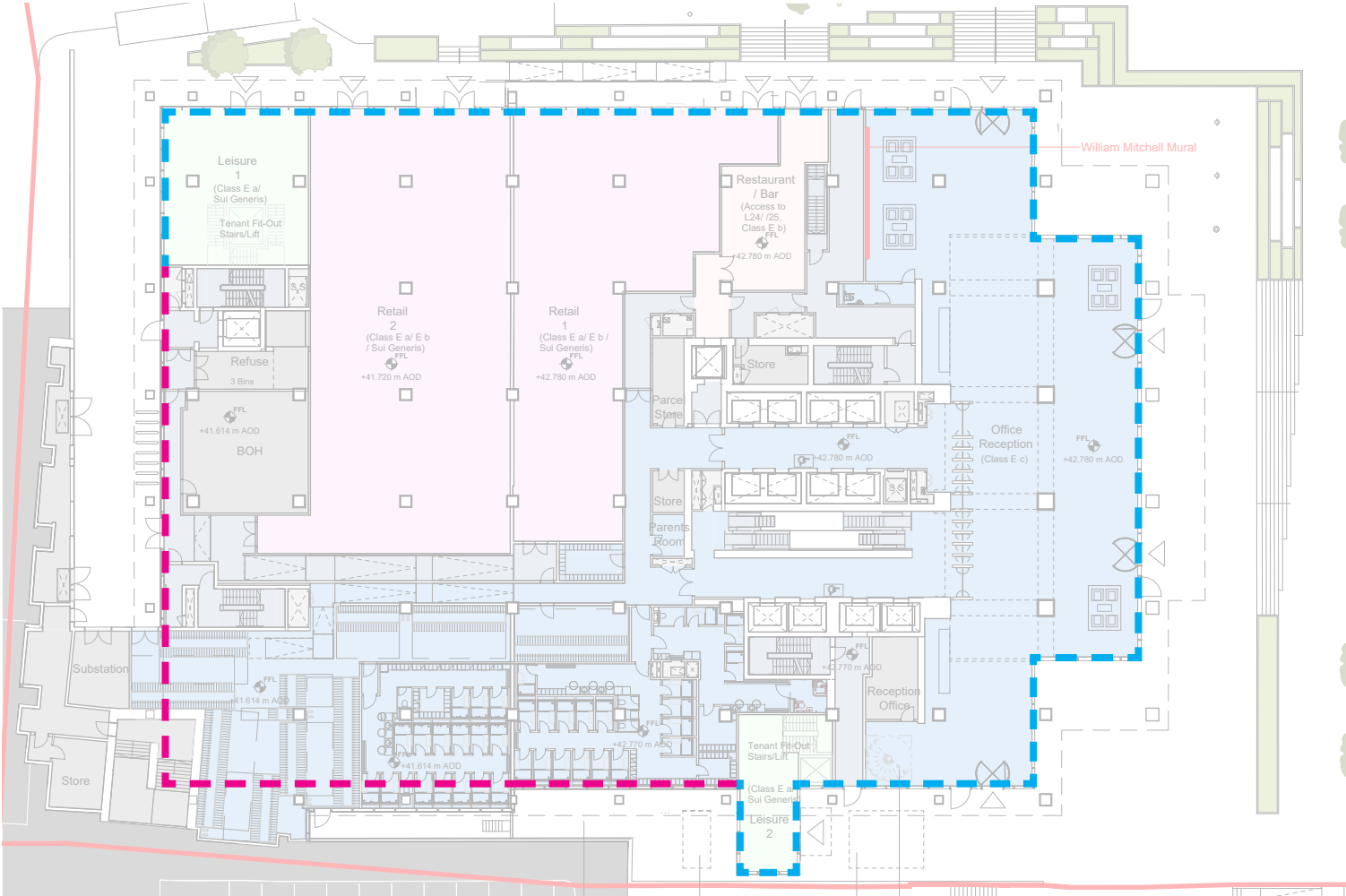
The design rationales behind the existing and proposed designs are demonstrated on the following pages, in response to the queries raised by MCC.



GROUND FLOOR ACTIVITY



Existing ground floor diagram



Proposed ground floor diagram

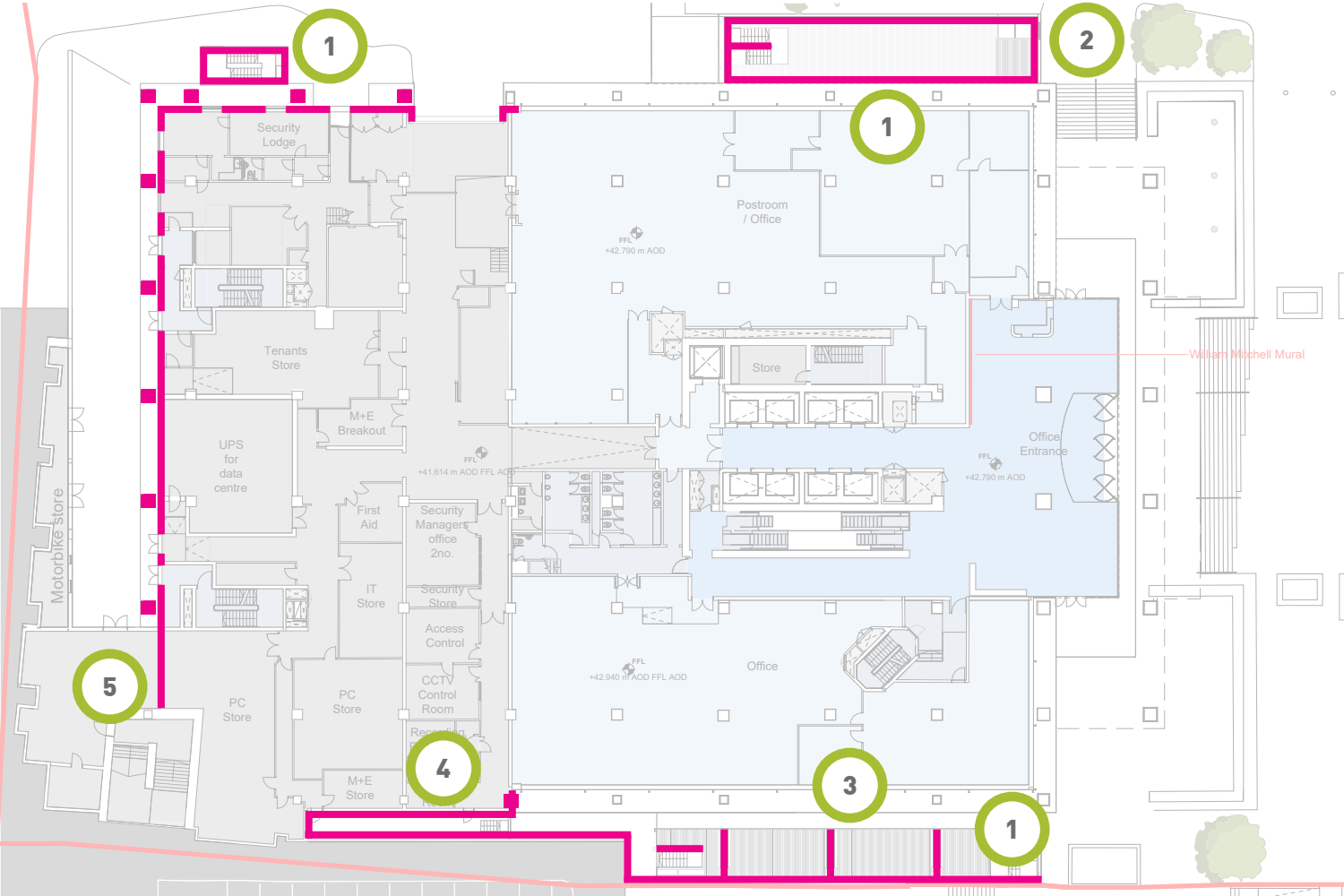
The original design intent with regard to where the mosaics are applied to walls and columns can be observed as following a broad diagram of being applied as a treatment to servicing areas only, which have large areas of blank and solid walls to obscure the internal activities. This is then expanded into elements within the landscape.

In the existing ground floor diagram above, the original design intent described above can be observed within the area highlighted in pink lines, which sits to the south of the building. This area sits on a lower slab level to all 'front of house' areas (blue line), which have glazed (albeit currently with a vinyl applied) facades and sit at the level of the entrance plinth. Comparatively, the serviced area is sunken into the landscape and is partially obscured from sight.

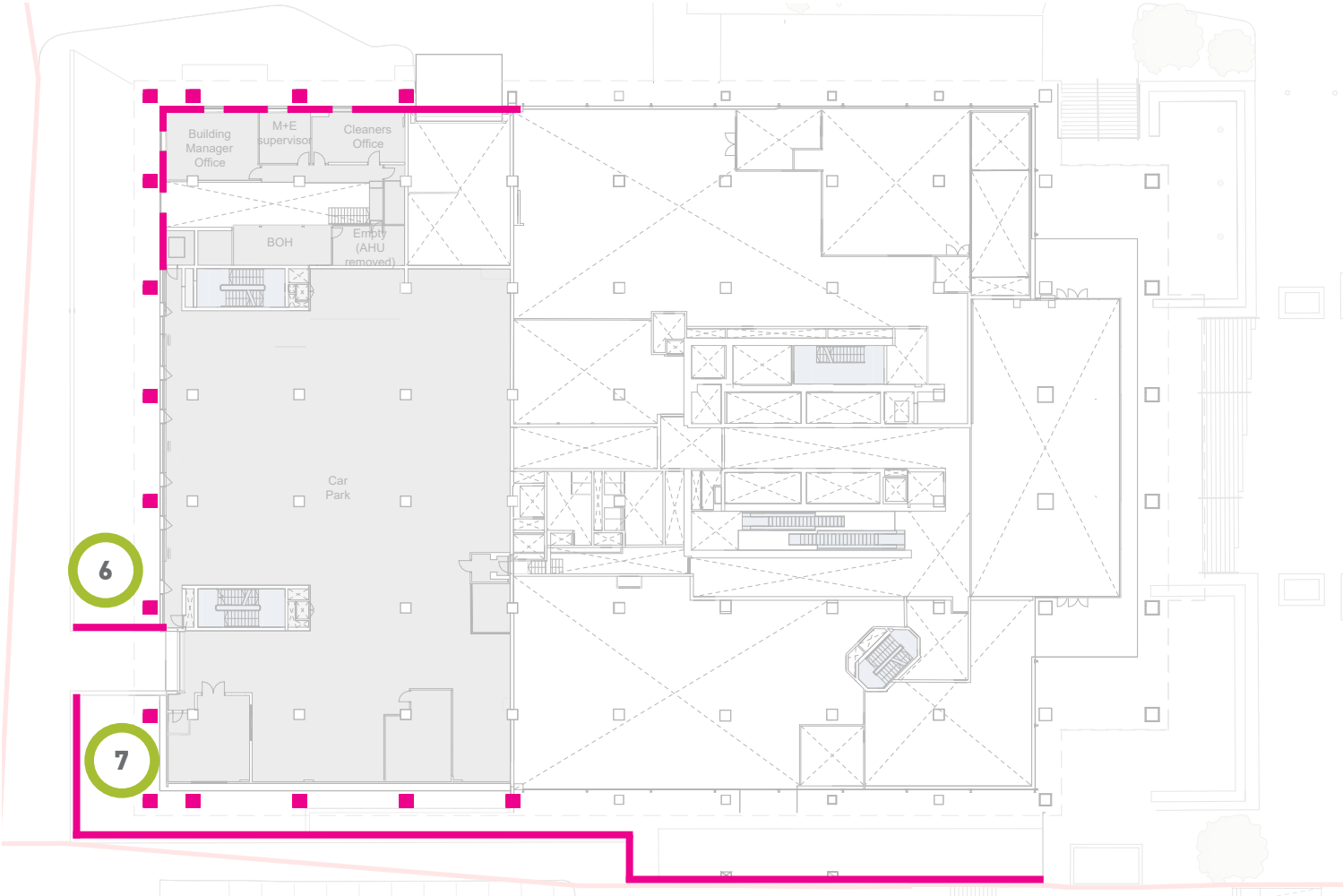
With the proposed ground floor diagram, the back of house area highlighted in pink is 'rotated' anti-clockwise, to bring greater activity to the Dantzic Street elevation and the southern corner of the building. The result of this is a greater proportion of inactive facade on the eastern elevation, which is largely sunken into the landscape and obscured from view.

- Back of house, inactive servicing areas
- Front of house, active areas

EXISTING COLUMN AND WALL MOSAIC SCOPE



Existing ground floor column and wall mosaics



Existing mezzanine column and wall mosaics

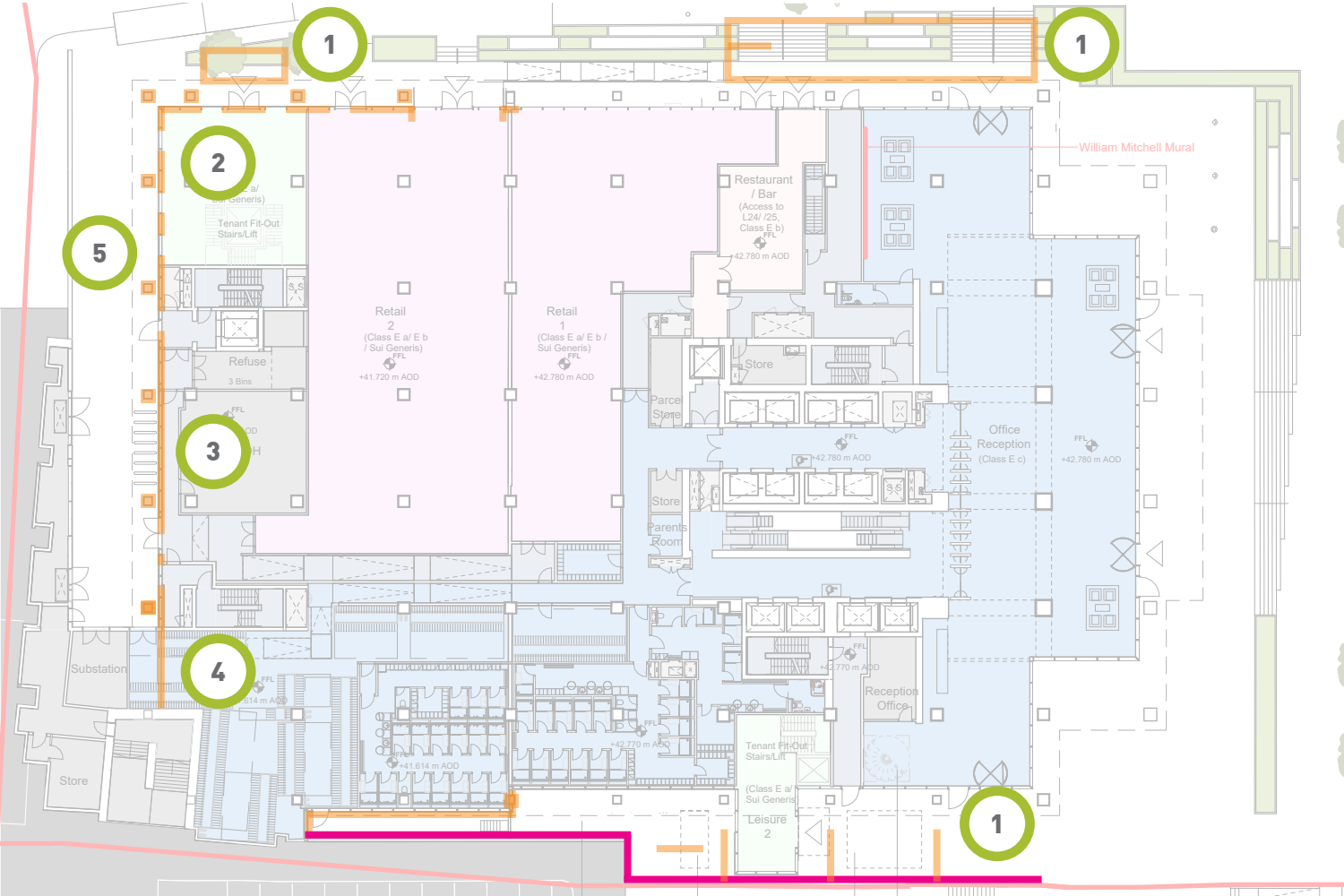
The above diagrams show the locations of the mosaics, with regards to walls, columns and landscape features. These can be seen to follow the diagram described on the previous page.

The following points are to be noted, with the corresponding annotations shown on the diagrams:

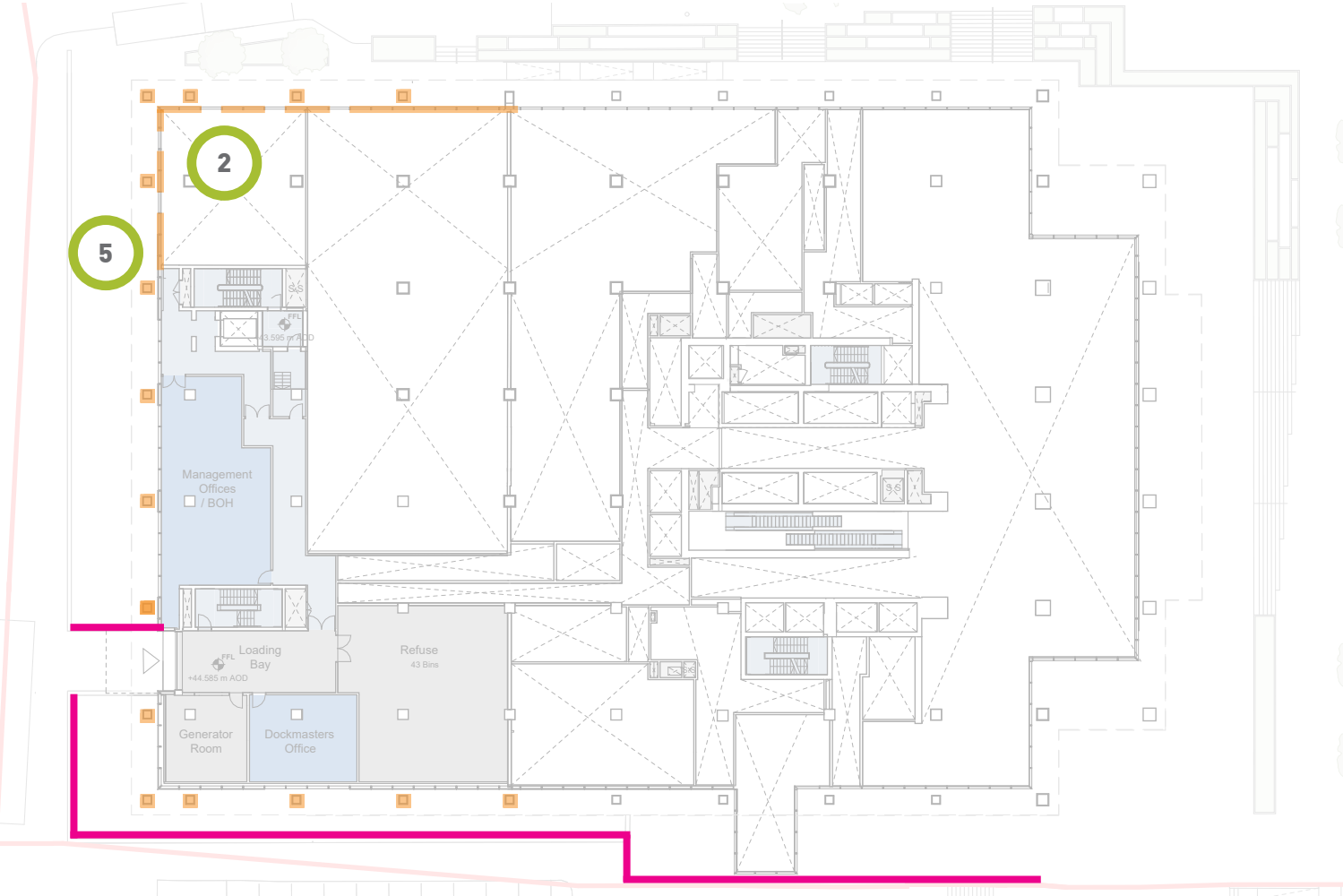
- 1. Landscape elements and lightwells generally only have mosaics to areas that are visible at street level ie they do not exist to the full height of the lightwells
- 2. Internal lightwell face only. External face is granite clad
- 3. Upper most lightwell beams only have the mosaic treatment, in line with point 1
- 4. Maintenance access only
- 5. Internal bike store wall
- 6. Mosaics applied to bridge face above ground floor doors
- 7. Maintenance access only, low level wall, internal face only (ie not typically visible from street).

Existing mosaics

PROPOSED COLUMN AND WALL MOSAIC SCOPE



Proposed ground floor column and wall mosaics



Proposed mezzanine column and wall mosaics

The above diagrams overlay the areas of mosaics proposed for removal, in orange. The areas of mosaics proposed to be retained are shown in pink.

The following points are to be noted, with the corresponding annotations shown on the diagrams:

- 1. Landscape and lightwell elements removed/capped due to public realm proposals
- 2. Wall mosaics removed as a result of facade changes to provide greater facade activity
- 3. Wall mosaics removed as a result of facade performance upgrades and 'diagram' development, to back of house areas
- 4. Wall mosaics removed as a result of internal layout changes
- 5. Column mosaics removed as a result of facade performance upgrades, concrete strengthening and architectural diagram development, to back of house areas

- Existing mosaics to be retained
- Mosaics proposed for removal

EXISTING SOFFITS

The adjacent diagram demonstrates the extent of mosaic soffit (underside of Level 01), in relation to the extent of hiduminium soffits around the Entrance Hall (underside of canopy and Level 02), which have varying details.

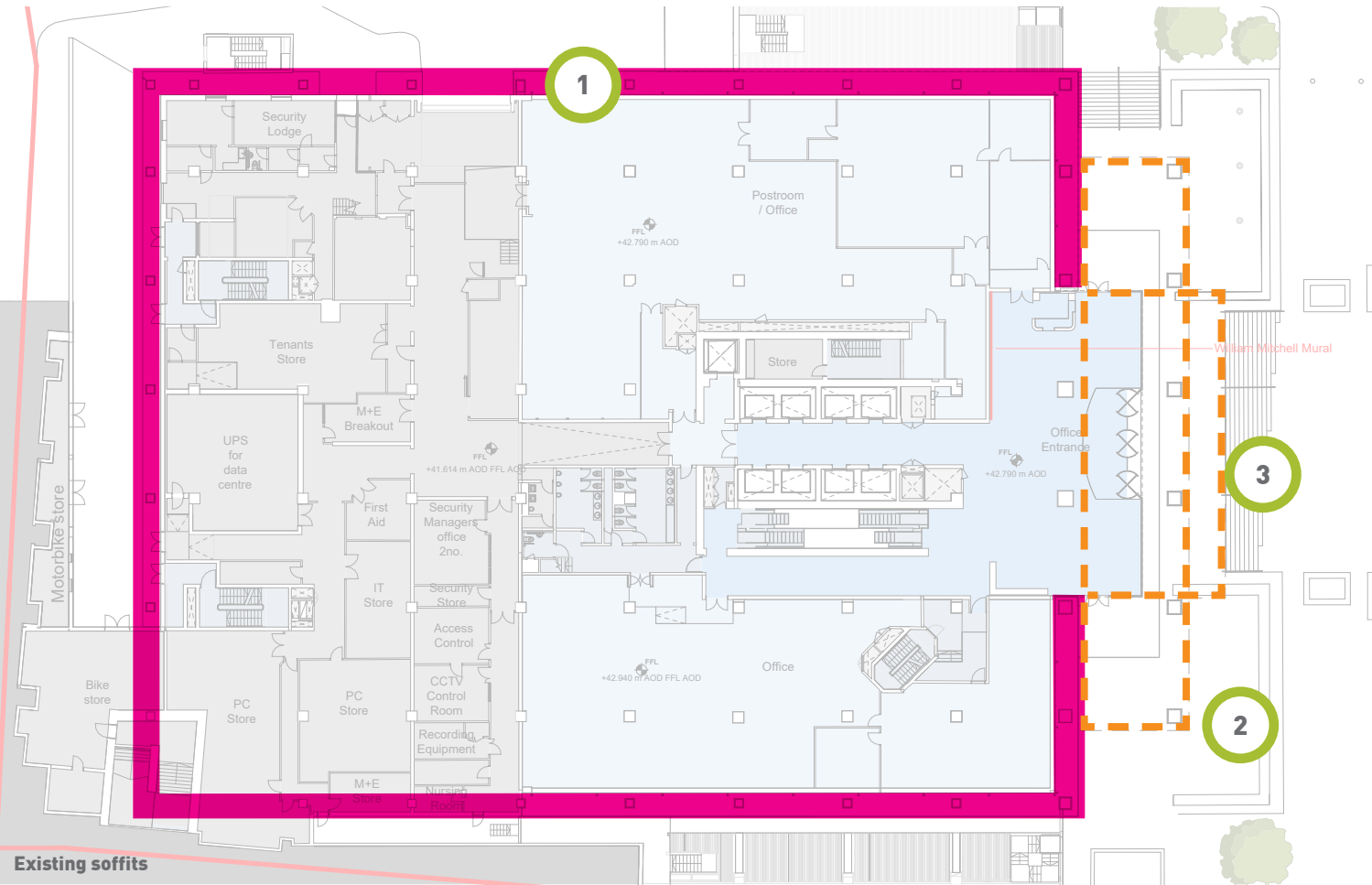
The varying materials and approaches to the soffits can be observed in close proximity to one another, around the main entrance. These are annotated using the numbers shown below, and provide context to the proposals described overleaf:

- 1. Mosaic soffit
- 2. Hiduminium soffit (detail 1)
- 3. Hiduminium soffit (detail 2)

The conceptual reasoning behind the three approaches is unknown, however it could be argued that whilst their differences are interesting, it also lacks coherence given the restraint and continuity of the detailing elsewhere.

Where the mosaic soffit is adjacent to matching mosaic wall elements, there is a material and visual continuity, which conveys a mass and solidity. However, in the front of house areas, where the mosaic soffit meets curtain walling above and below, the mosaic becomes somewhat incongruous to the detailing. This can be observed in the photographs below.

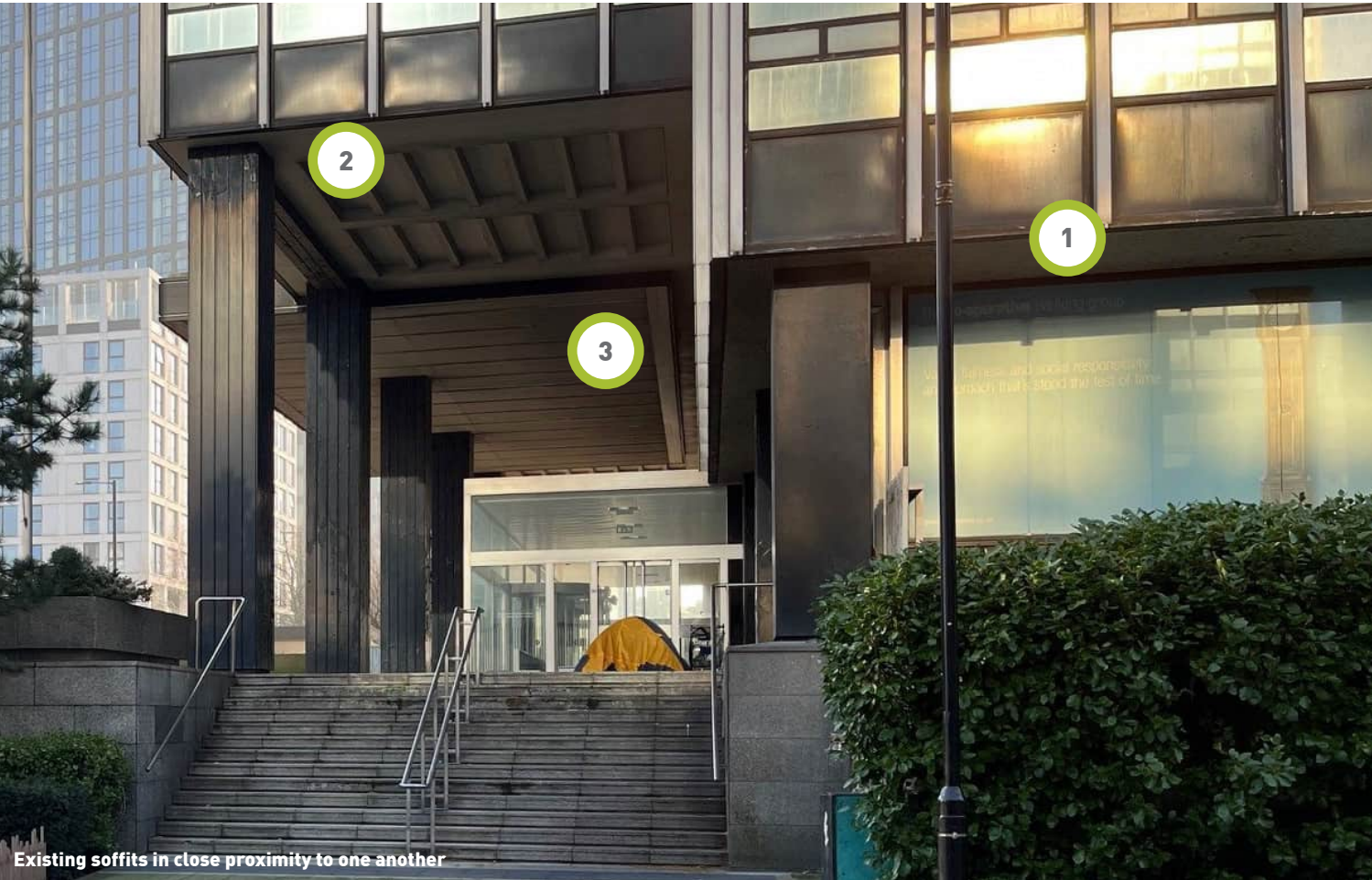
The more successful wall to soffit detail is omitted in the current proposals, and if it was to be reinstated, it would lack legibility on the basis of the wall to soffit detail being in obscured areas, as per the diagram on page 5. The resulting approach to the walls of servicing areas is described in later pages.



Existing mosaic soffit and wall adjacent to one another



Existing mosaic soffit with curtain wall above and below



Existing soffits in close proximity to one another

GROUND FLOOR PROPOSALS

As described at the outset, the proposals seek to unify the soffits through their detailing and materiality; in line with the modernist principles seen throughout the rest of the building facades. This is felt to be beneficial alongside the ground floor activation, recladding and remodelling works in terms of making the ground plane legible and unified.

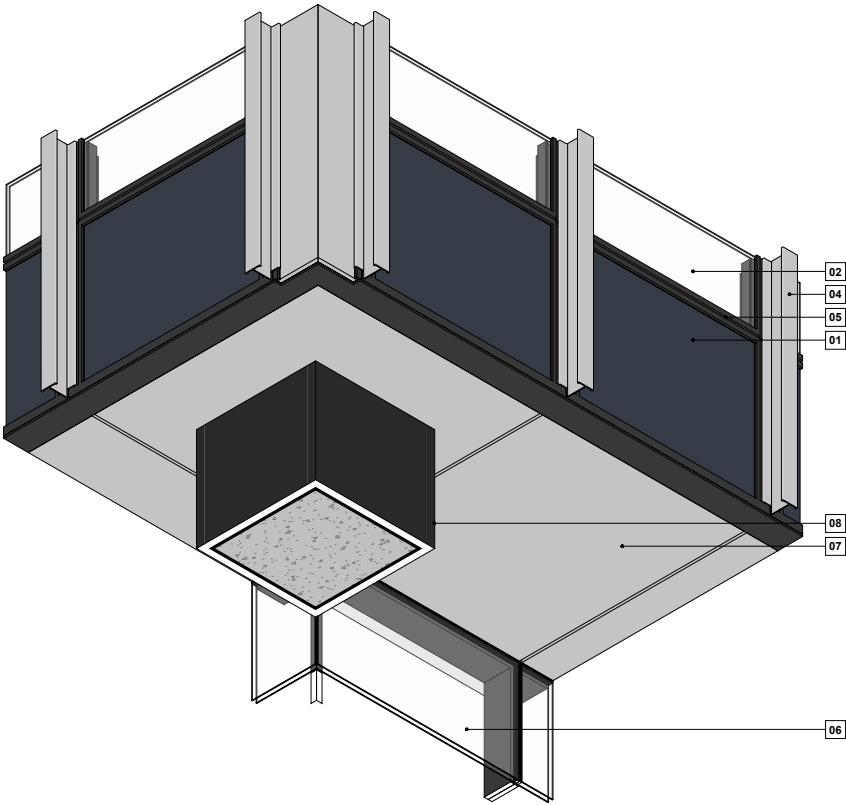
Tonally, the soffit planes remain true to the existing architectural diagram and materially a link is created between the vertical 'T' rails and the soffits.

The aluminium soffits provide the ability to cleanly integrate lighting and ventilation, with safe and modern construction techniques; whilst enabling insulation to be installed with a subsequent performance improvement.

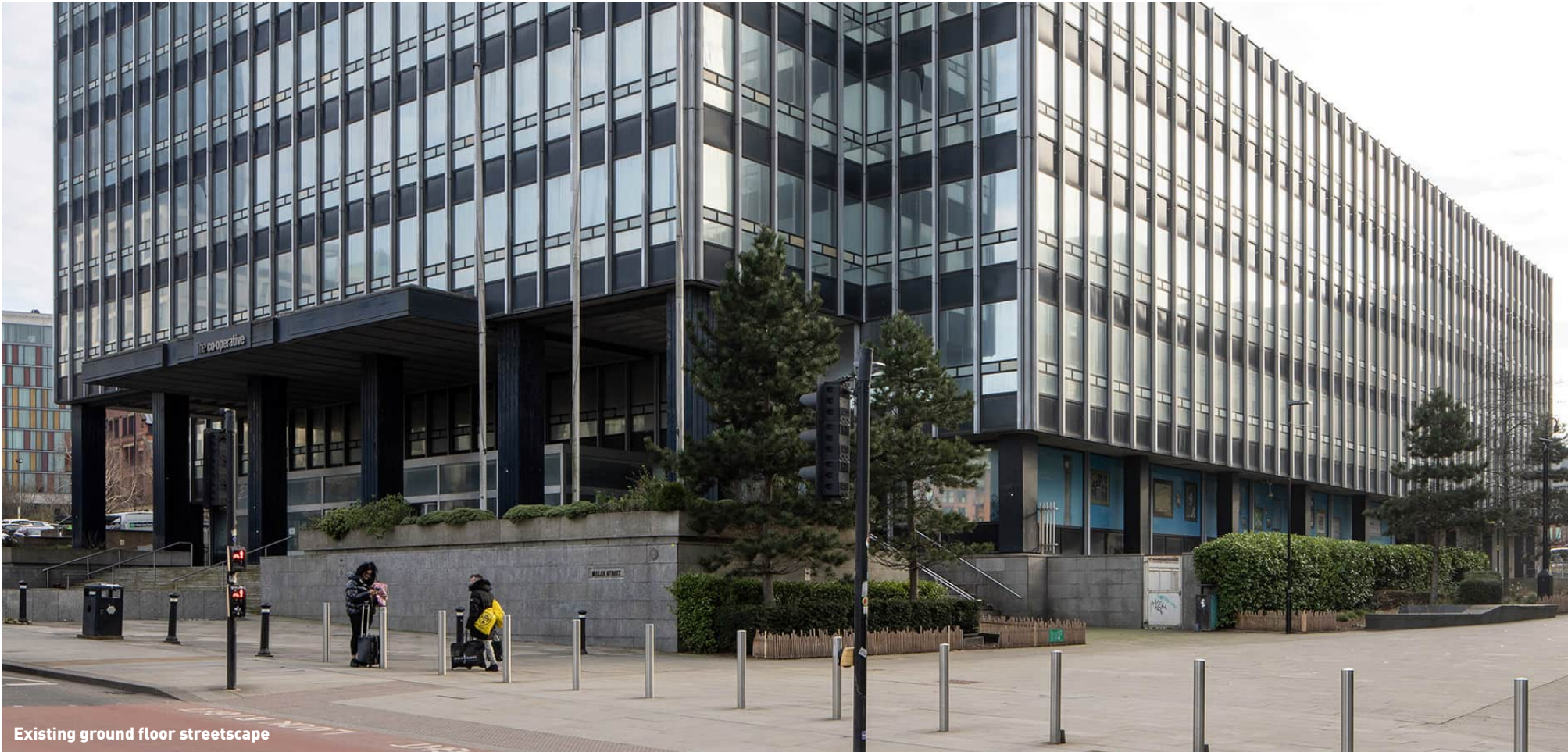
A similar approach to column detailing is proposed, relinquishing the columns from a servicing verses front of house detailing diagram, providing a unifying detail across the ground plane. To enhance the legibility of the Entrance Hall, the existing channelled profile to the 6no northern columns beneath the tower is retained within the proposals.

Tonally, the columns remain true to the existing diagram and materially a link is created between the spandrels and the columns; and this extends to canopies, framing and other black metal elements.

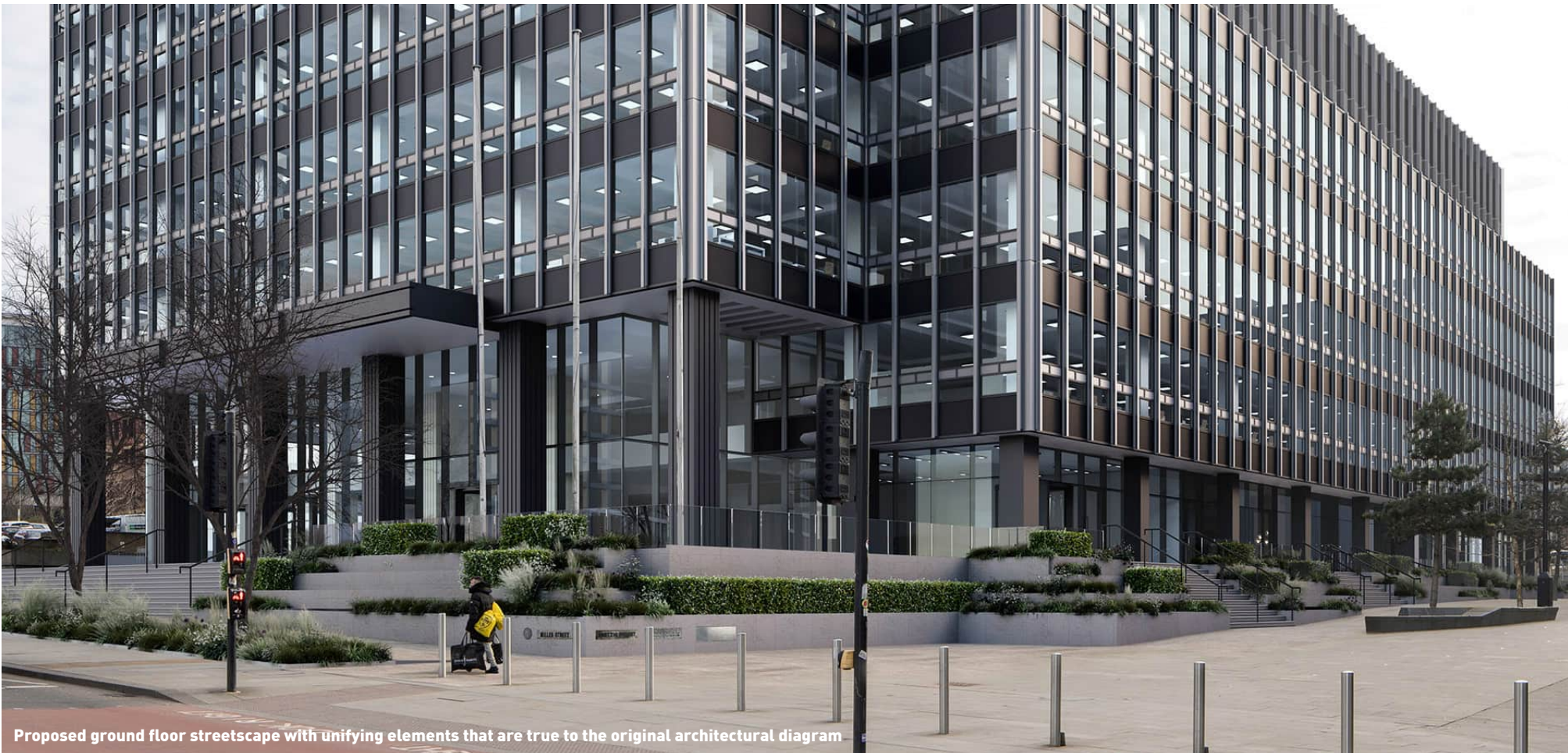
The aluminium column cladding also provides the ability to strengthen the columns as required.



Submitted soffit detail



Existing ground floor streetscape



Proposed ground floor streetscape with unifying elements that are true to the original architectural diagram

LOUVRE SCOPING

As described on earlier pages, blank solid walls with a mosaic finish are currently used in back of house areas. Some areas also utilise a plain boarded finish, which is assumed to be retrofitted.

The back of house spaces are relocated within the remodelling of the ground floor, to provide greater facade activity to Dantzic Street and the south-western corner of the building. These back of house areas are typically 'sunken' into the south-eastern corner of the building and are obscured at street level.

As part of the ground floor remodelling and recladding works, which include facade performance benefits, the existing walls and the mosaic finish are proposed for removal. In their place, a vertically orientated louvre system in a black PPC finish is proposed. This system expression would be largely decorative, with a solid, colour matched backing panel. The areas for this approach are indicated in the orange boxes below.

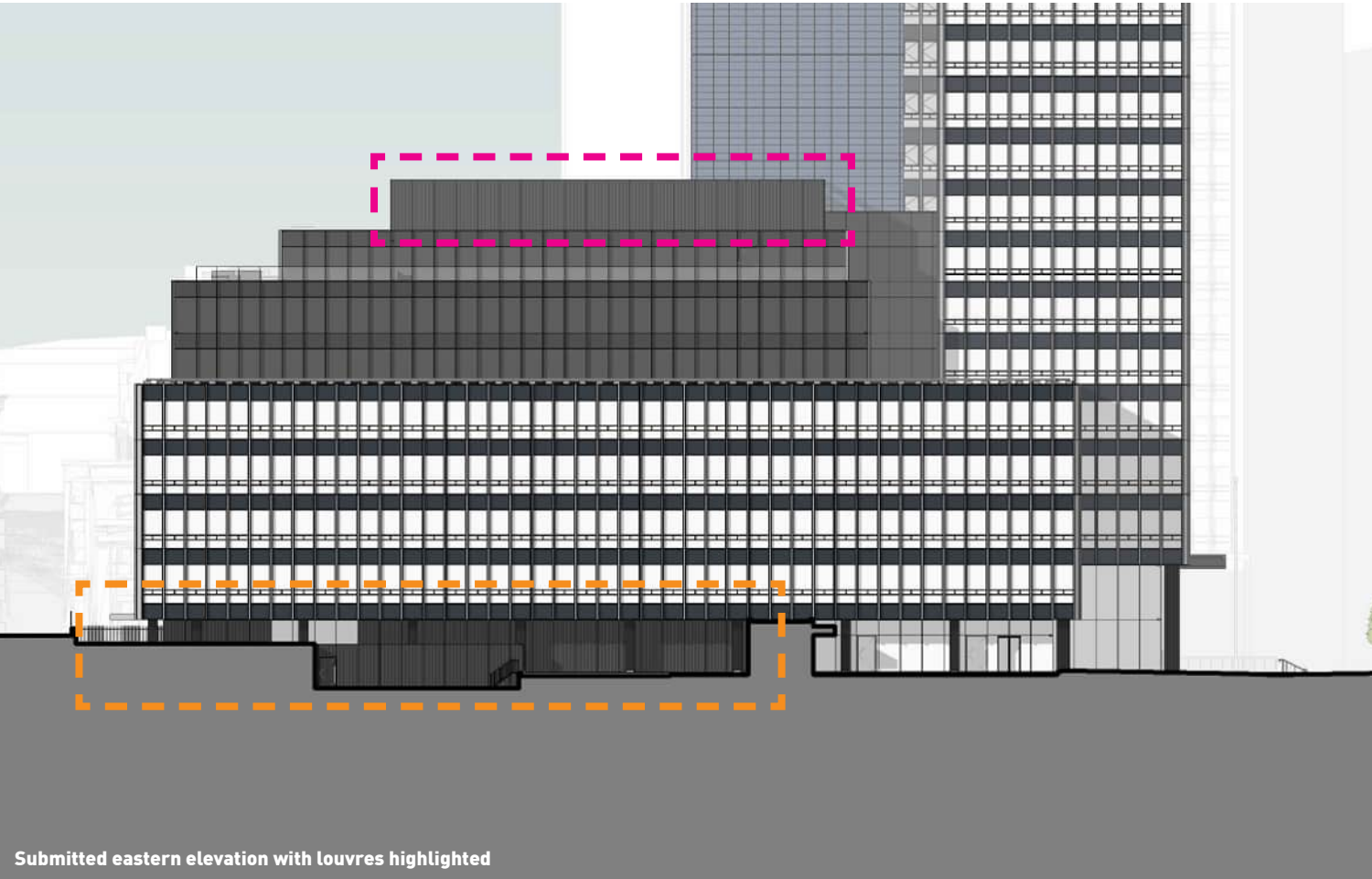
The approach described above is consistent with the detail proposed for the podium extension plant enclosure. This area would use the same vertically orientated louvre system in a black PPC, without a backing panel, to enable air flow around plant equipment. The areas for this approach are indicated in the pink boxes below.



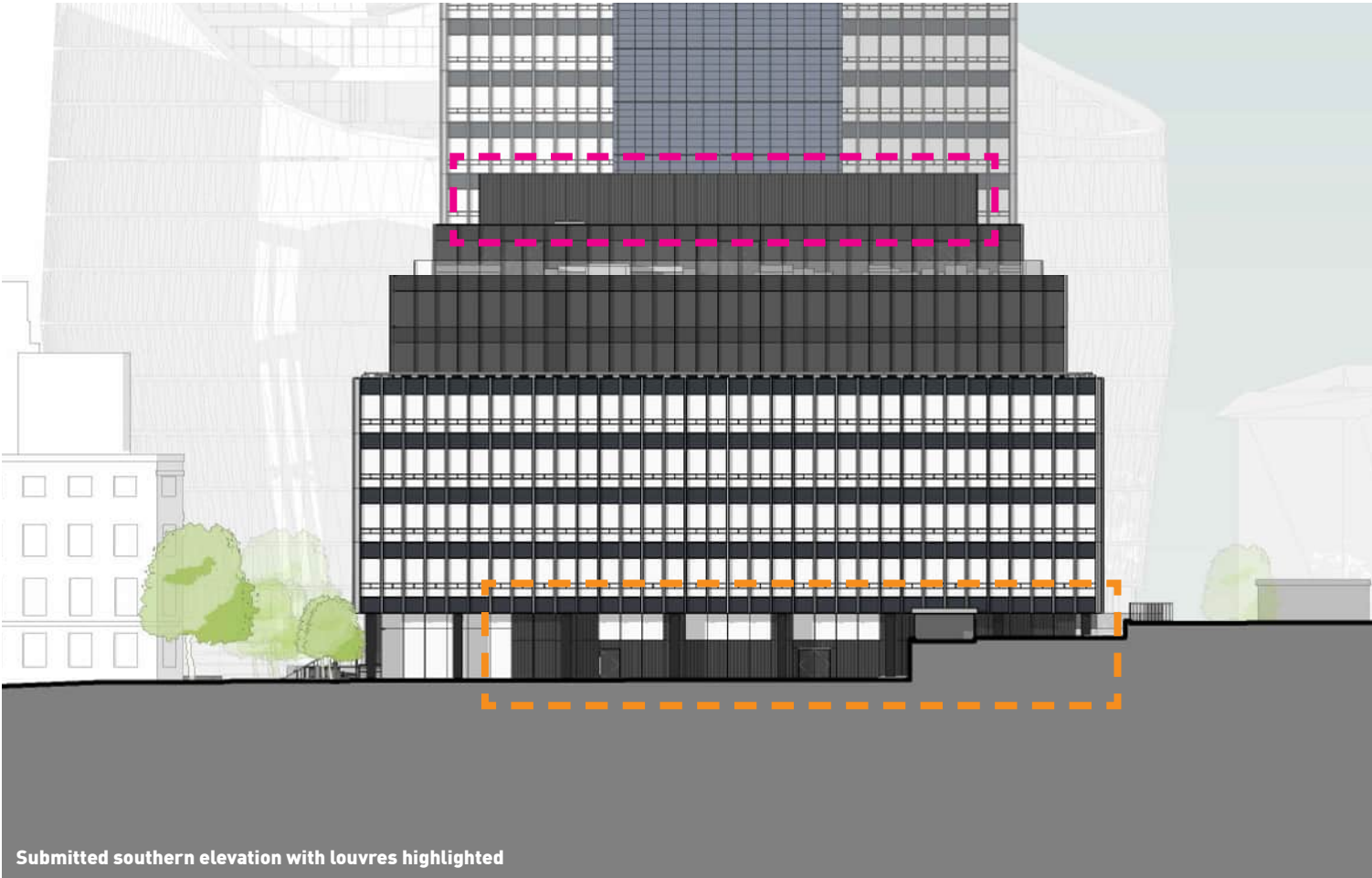
Existing southern facade with mezzanine car park louvres



Existing southern facade at mezzanine



Submitted eastern elevation with louvres highlighted



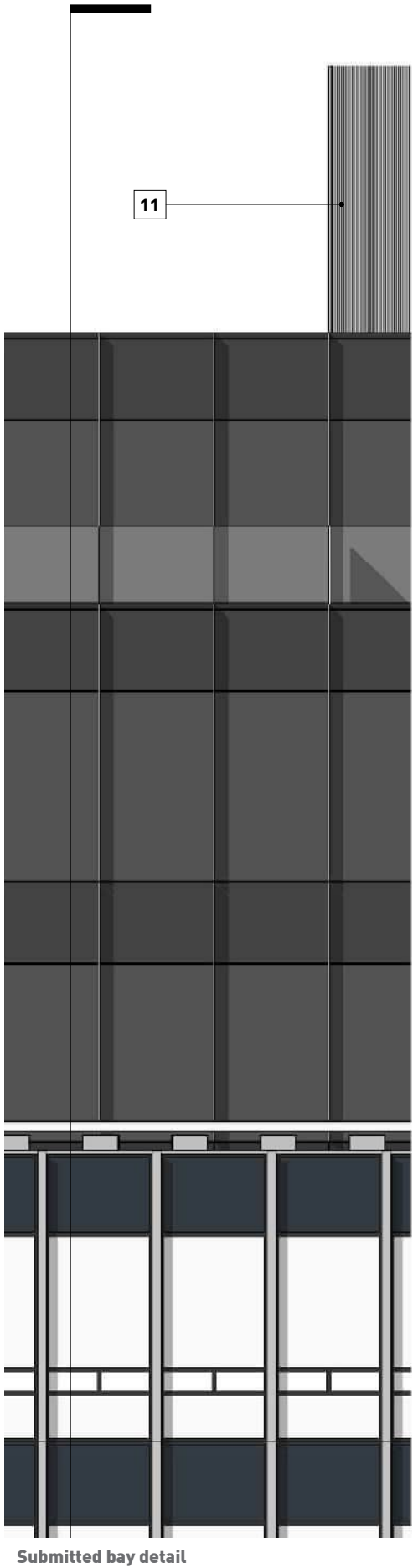
Submitted southern elevation with louvres highlighted

LOUVRE DETAILING

The detailing of the ground floor and extension plant enclosure louvres are intended to relate to the vertical expression of the building and elements such as the 'T' rails, the perimeter fencing and the existing louvres to the mezzanine car park. The consistency of the proposed black PPC finish also maintains a simple and rational palette, as exhibited by the existing building.

The simplicity of the vertical louvre expression is felt to be appropriate in the context of the hierarchy of facade elements and avoids 'upstaging' the 'T' rails for example. Patterned panels have not been deemed appropriate, again in relation to the existing hierarchy of facade elements and the lack of patterns within the existing detailing.

Within the vertical louvre expression at ground floor, new glazed openings and doors are integrated, to suit the internal layouts. Where servicing connections are required, these can be made discretely due to the louvred nature of this area of facade. As noted on the previous page, the ground floor louvres are backed by as solid, colour matched panel whereas the Level 08 plant enclosure is porous to enable air flow around plant equipment. This enclosure will also have doors integrated into it, to provide maintenance access.



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