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Kumutoto Site 10

S92 Response
WCC
27 February 2015

WILLIS BOND & CO

Vertical Solar Shading:

Large format pre-finished aluminium / metal clad fins.

Similar finish to soffit.

L3+4 Gantry Facade:

Flush glazed system

L3 Deck:

Glass balustrade with stainless steel stanchions

L1&2 Window box:

Unitised system with frit pattern applied to bottom 900mm. Frit or backpainted glass spandrel.

Creative Business Units:

Integrated floor to ceiling glazing with entry doors and limited signage

Carpark Entry/Exit:

High quality carpark roller/ panel door

Plant room:

Combination of louvers, solid panels to lift overrunn and 2 exposed chillers.

Window Box:

Flush glazed system

L3 Deck:

Glass balustrade with stainless steel stantions

Profiled solid panel:

Fibreglass / GRC / aluminium panels integrated with glazing system

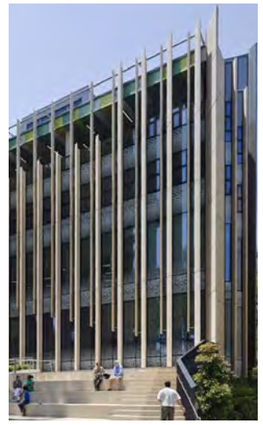
Colonnade:

Pre-finished compressed sheet / fibre cement soffit

Creative Business Units:

Integrated floor to ceiling glazing with entry doors and limited signage

Fig 1. North East Elevation 1:200 @ A3



Vertical Solar Shading - University of Queensland, Brisbane, John Wardle Architects

ASU Polytech Building, Mesa, Lake Flato

Profiled solid panel - UniSA, Adelaide, John Wardle Architects

MATERIALS AND DETAIL

Plant room:

Combination of louvers, solid panels to lift overrun and 2 exposed chillers.

L3 + 4

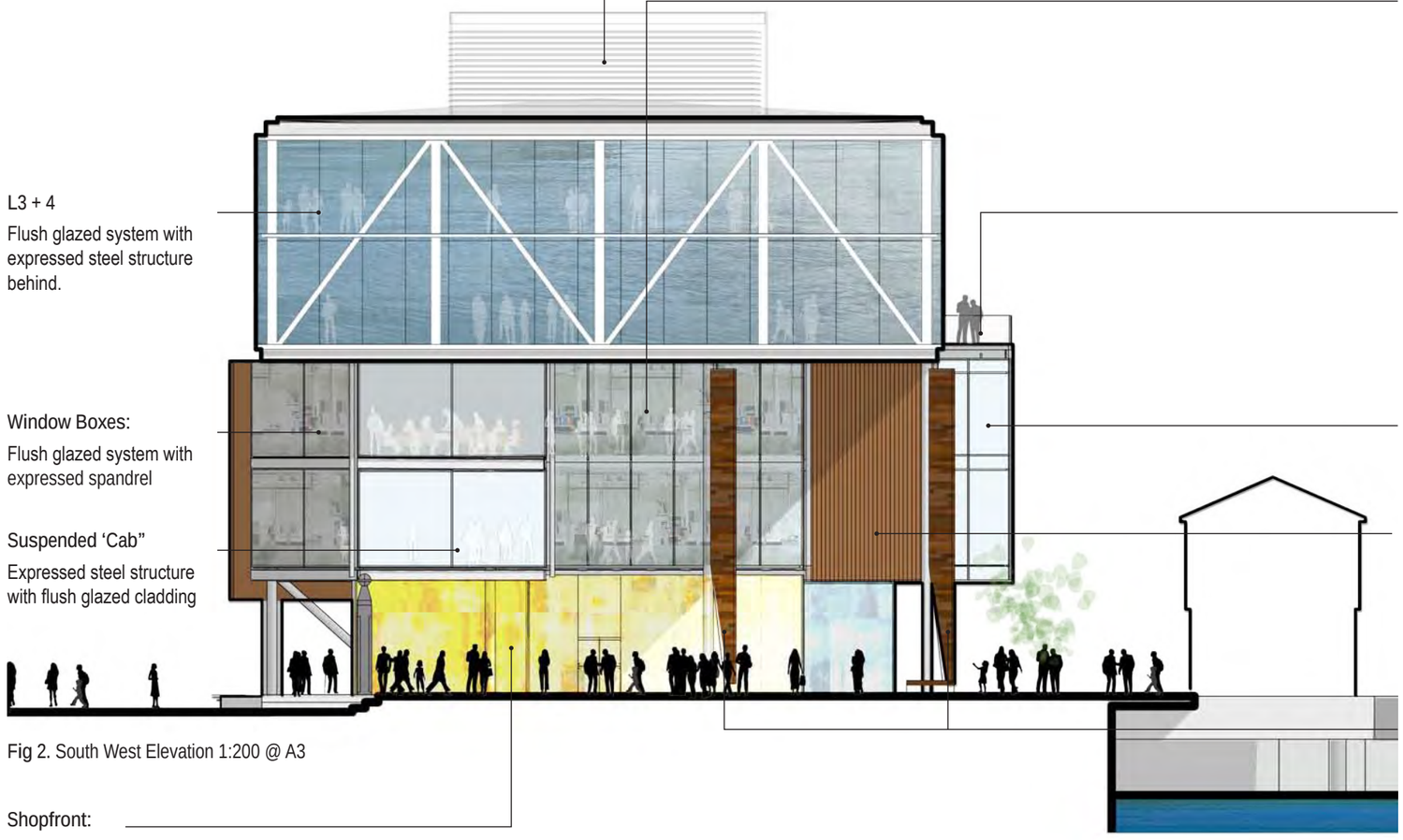
Flush glazed system with expressed steel structure behind.

Window Boxes:

Flush glazed system with expressed spandrel

Suspended ‘Cab”

Expressed steel structure with flush glazed cladding



Shopfront:

Floor to ceiling glazing with wind lobbies fronting Whitmore Plaza

L1 + 2 Facade:

Flush glazed system with frit or backpainted glass spandrel

L3 Deck:

Glass balustrade with stainless steel stanchions

L1&2 Window box:

Unitised system with frit pattern applied to bottom 900mm. Frit or backpainted glass spandrel.

Soffit and external cladding:

Timber paneling with integrated lighting

Expressed Columns / Fins:

Timber, pre-finished metal or fibreglass sculptured keel integrated with seating in Whitmore plaza

Fig 2. South West Elevation 1:200 @ A3

Portico, Undercroft - Centra Metropark, Iselin, Kohn Pederson Fox

Undercroft - Boston Institute of Contemporary Art, Boston, Diller Scofidio + Renfro

Expressed Gantry Structure - The Leadenhall Building, London, RSH+P

Expressed Gantry Structure - ABR building, Rotkreuz, Burckhardt & Partner AG

MATERIALS AND DETAIL

North West Facade:
Pre-finished metal / GRC/ fibreglass cladding.

North West Facade:
Pre-finished metal / GRC / fibreglass cladding. Horizontal format panels

Window Box:
Flush glazed window opening

L3 Deck:
Glass balustrade with stainless steel stanchions

Chillers

Plant Room & Lift Overun:
Combination of louvers and compressed sheet cladding

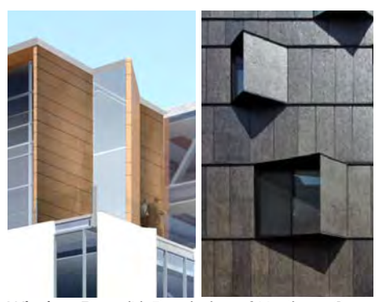
Creative Business Units:
Integrated floor to ceiling glazing with entry doors and limited signage

Profiled solid panel:
Fibreglass / GRC / aluminium panels integrated with glazing system

Sprinkler Valve Room & Substation:
Terracite cladding to services access

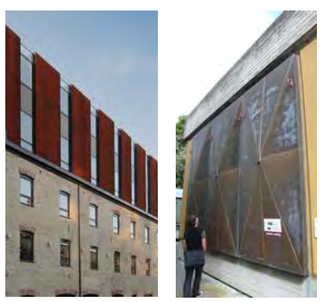
Cross-site link window box:
Flush glazed window box identifying cross-site link entry and separating the 2 Waterloo Quay facade systems

Fig 3. North West Elevation

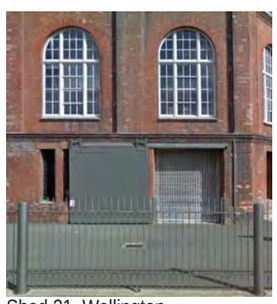


Window Box: (L) Rendering of Northern Corner
(R)Window Box precedent

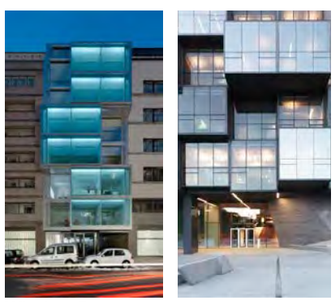
Profiled solid panel - UniSA, Adelaide, John Wardle Architects



Large format solid panel -
Old and New Flour Storage, Tallin, HGA
Thorndon Substaion



Shed 21, Wellington



Window Box-
(L)F40 Office Building, Berlin, Petersen Architekten
(R)UBC Faculty of Pharmaceutical Sciences, British Columbia, Saucire + Perrotte Architects

MATERIALS AND DETAIL

Plant Room & Lift Overun:

Combination of louvers and compressed sheet cladding

L3 + 4:

Flush glazed system with expressed steel structure behind.

Window Boxes:

Flush glazed system with expressed spandrel

Suspended 'Cab':

Expressed steel structure with flush glazed cladding

Cross-site link:

Pre-finished compressed sheet with integrated lighting, high quality blue stone paving.

Large format panels:

Pre-finished metal panels / GRC/ Fibreglass sitting off expressed concrete frame with inset windows.

Shopfront:

Floor to ceiling glazing with lobby exiting onto Waterloo Quay colonnade

'Cab'Soffit:

Pre-finished compressed sheet / fibre cement

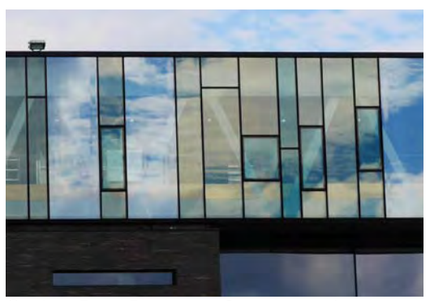
Fig 4. North West Elevation

Window Box-

F40 Office Building, Berlin, Petersen Architekten

UBC Faculty of Pharmaceutical Sciences, British Columbia, SAUCIER + PERROTTE ARCHITECTES

Window boxes - University of Limerick, Limerick, Grafton Architects



Gantry - Royal Playhouse, Copenhagen, Lundgaard & Tranberg

Suspended 'Cab' - Rendering of proposed building as viewed from Customhouse Quay

Potsdamer Platz, Berlin, Renzo Piano Building Workshop

L3 + 4:

Flush glazed system with expressed steel structure behind.

Expressed Columns / Fins:

Timber, pre-finished metal or fibreglass sculptured keel integrated with seating in Whitmore plaza

L3 Deck:

Glass balustrade with stainless steel stanchions

Vertical Solar Shading:

Large format pre-finished aluminium / metal / timber clad fins

Fig 5. South East Elevation

Shopfront:

Floor to ceiling glazing with wind lobbies fronting Whitmore Plaza

Cross Site Link

Cross-site link:

Pre-finished compressed sheet / fibre cement with integrated lighting, high quality blue stone paving.

L1&2 Window box:

Unitised system with frit pattern applied to bottom 900mm. Frit or backpainted glass spandrel.

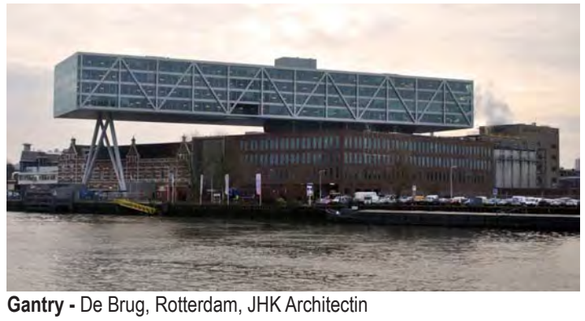
Creative Business Units:

Integrated floor to ceiling glazing with entry doors and limited signage

Suspended 'Cab' - Rendering of proposed building as viewed from Customhouse Quay

Potsdamer Platz, Berlin, Renzo Piano Building Workshop

Gantry - Royal Playhouse, Copenhagen, Lundgaard & Tranberg



Gantry - De Brug, Rotterdam, JHK Architectin

Vertical Fins - District of Columbia Public Library, Washington, Freelon Group Architects

MATERIALS AND DETAIL

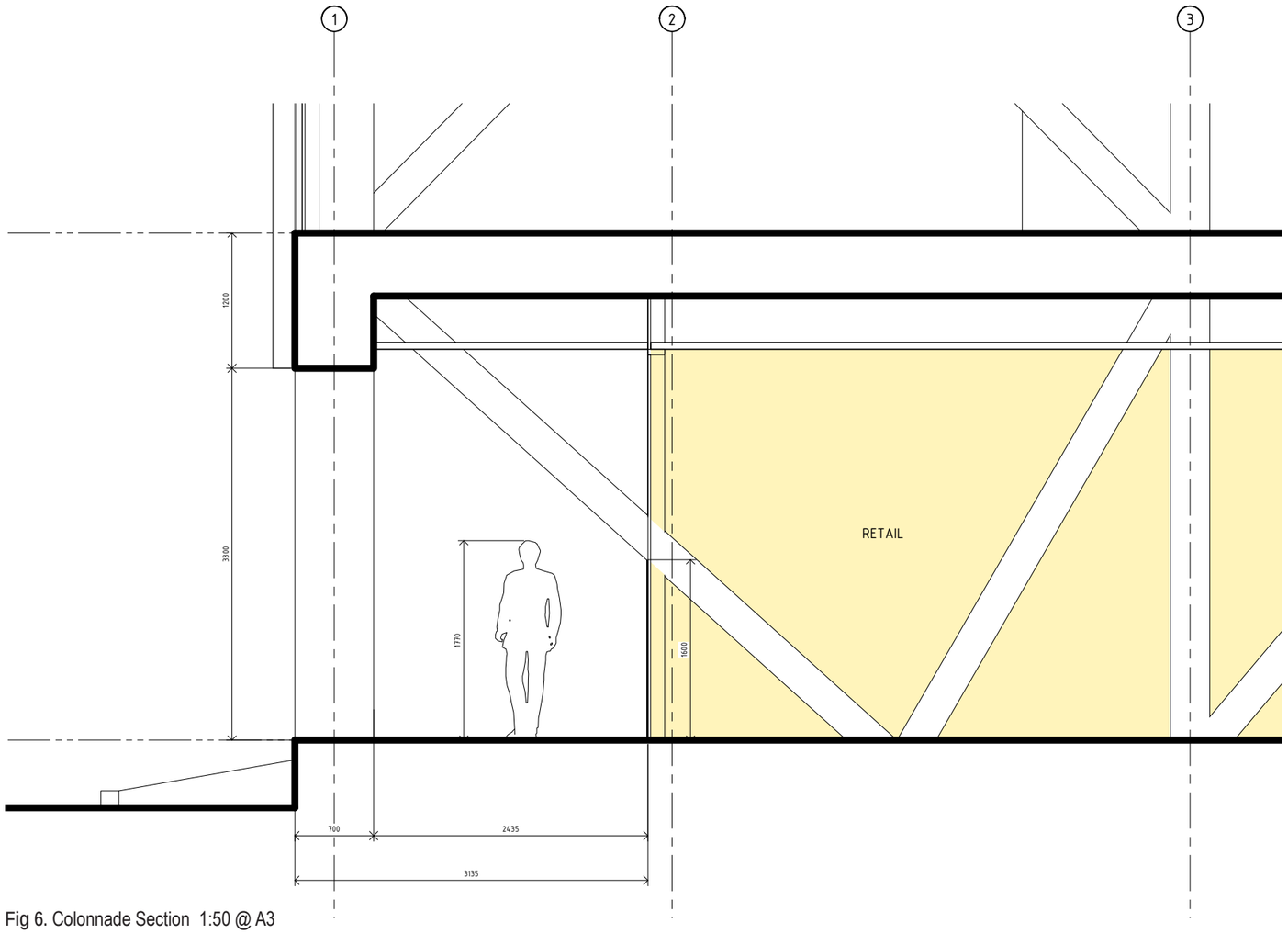


Fig 6. Colonnade Section 1:50 @ A3

The transverse chevron bracing is an integral element of the building's seismic resisting system. The structure is relatively long and narrow with the effect that the transverse bracing (the steel chevrons) need to extend to the perimeter of the narrow direction to provide a sufficiently wide 'footprint' to safely resist lateral and torsional seismic loading.

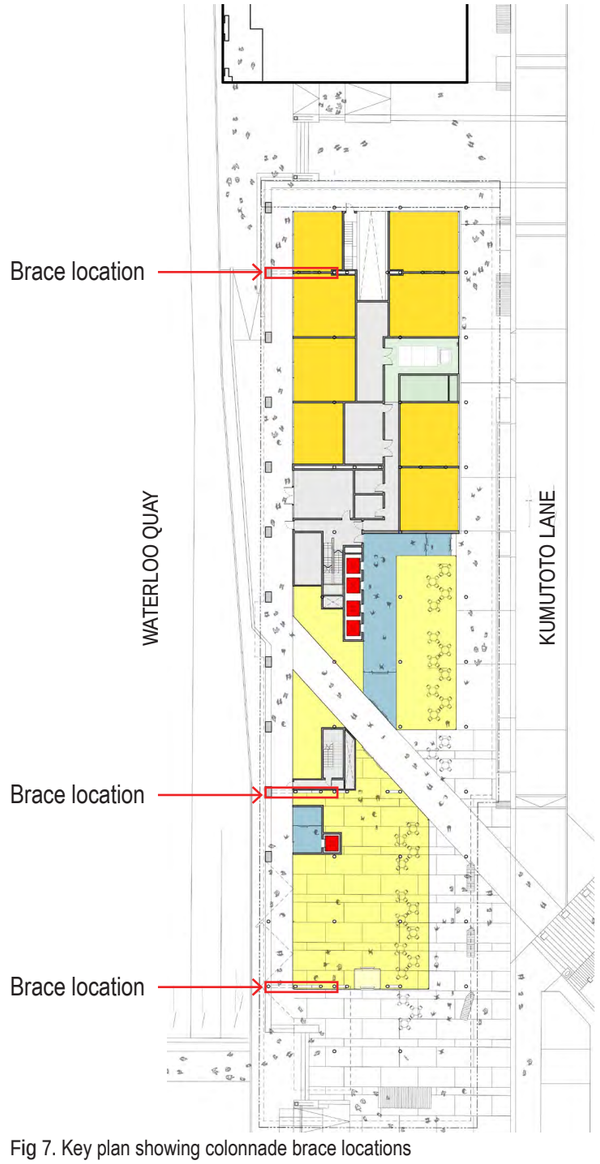


Fig 7. Key plan showing colonnade brace locations

COLONNADE SECTION

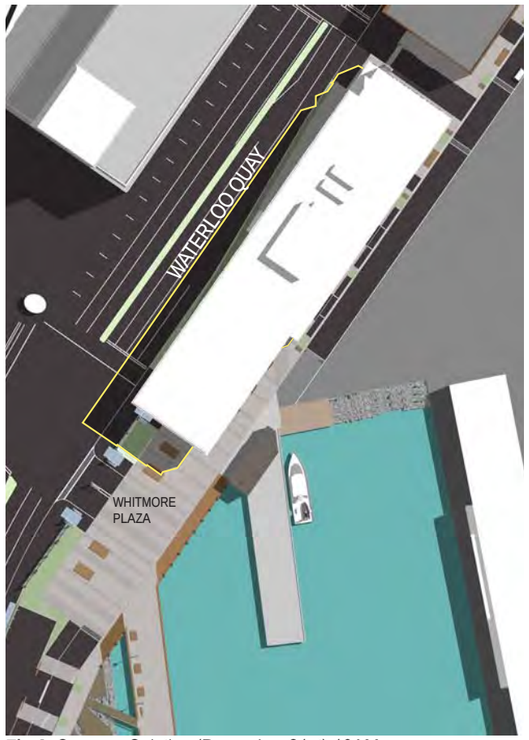


Fig 8. Summer Solstice (December 21st) 10AM

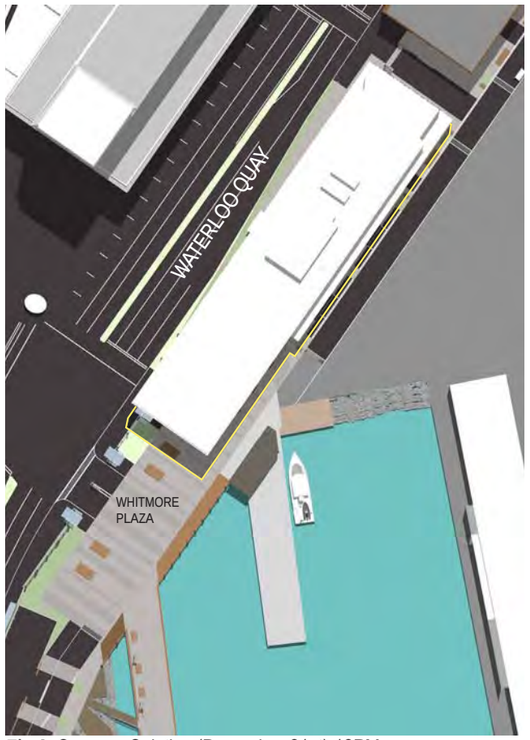


Fig 9. Summer Solstice (December 21st) 12PM

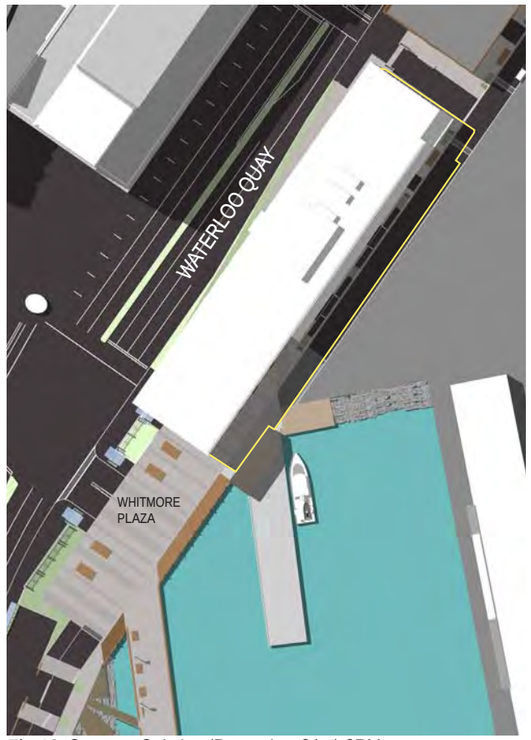


Fig 10. Summer Solstice (December 21st) 2PM

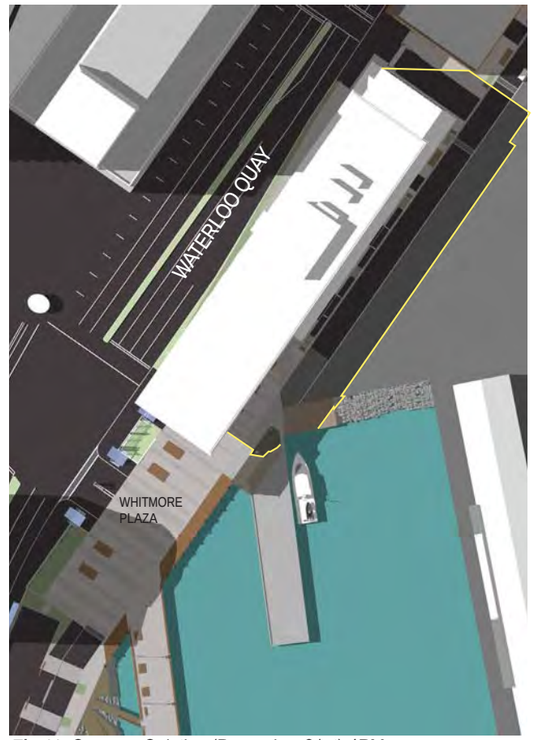
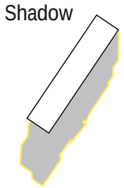


Fig 11. Summer Solstice (December 21st) 4PM

Site 10
Building
Shadow



SUN STUDY - SUMMER SOLSTICE

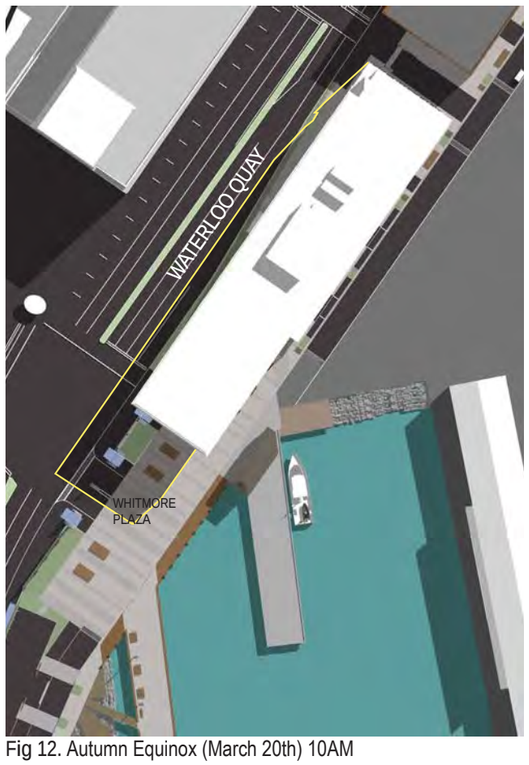


Fig 12. Autumn Equinox (March 20th) 10AM

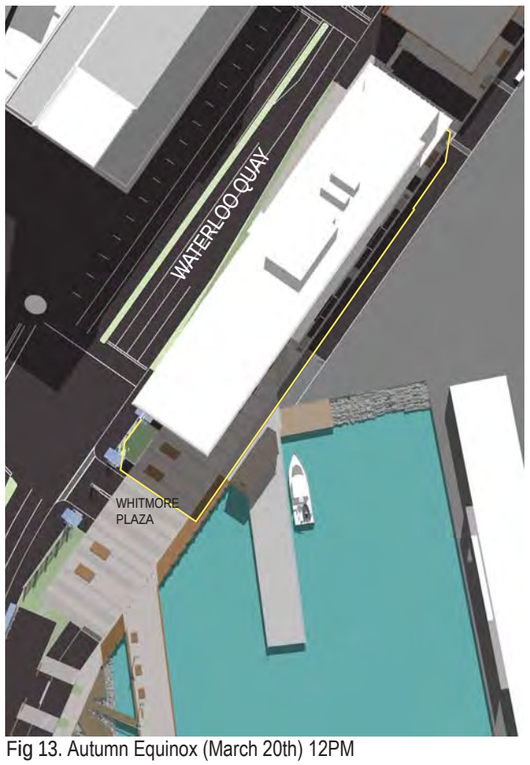


Fig 13. Autumn Equinox (March 20th) 12PM

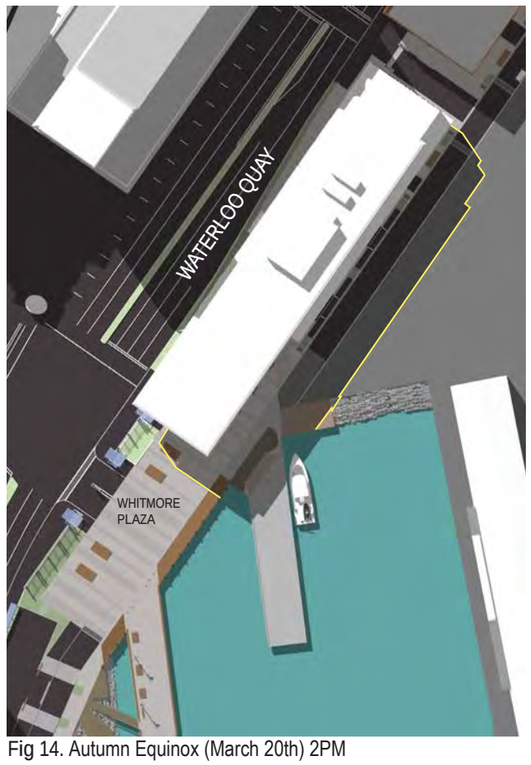


Fig 14. Autumn Equinox (March 20th) 2PM

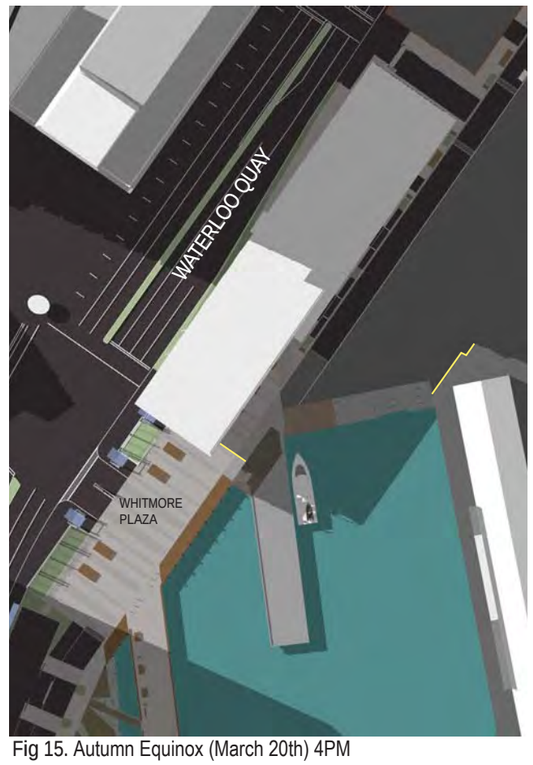
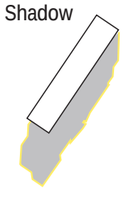


Fig 15. Autumn Equinox (March 20th) 4PM

Site 10
Building
Shadow



SUN STUDY - AUTUMN EQUINOX

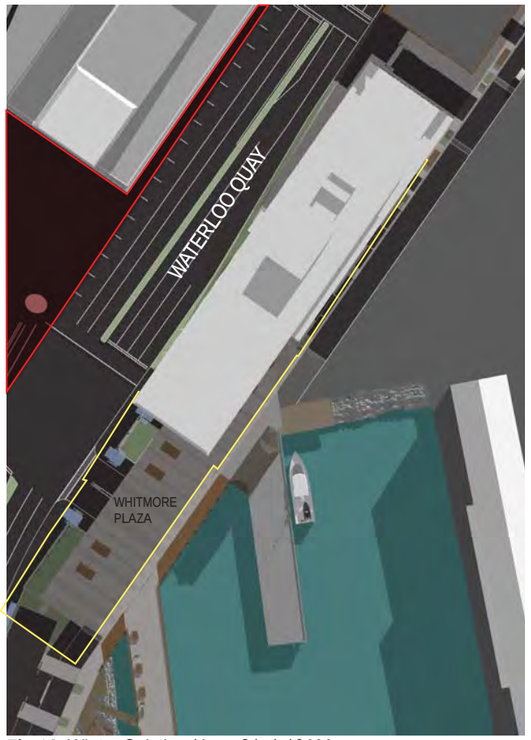


Fig 16. Winter Solstice (June 21st) 10AM

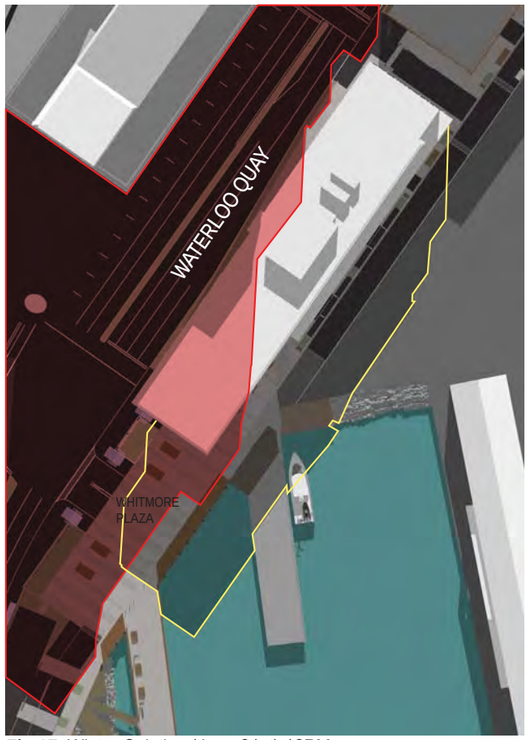


Fig 17. Winter Solstice (June 21st) 12PM

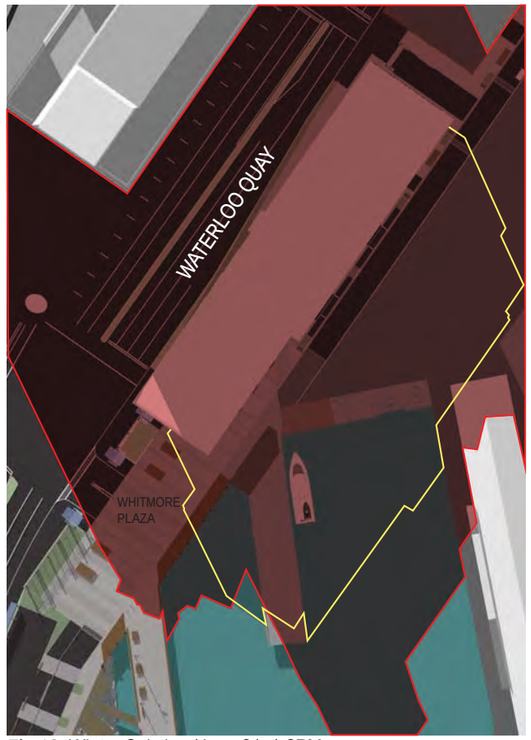


Fig 18. Winter Solstice (June 21st) 2PM

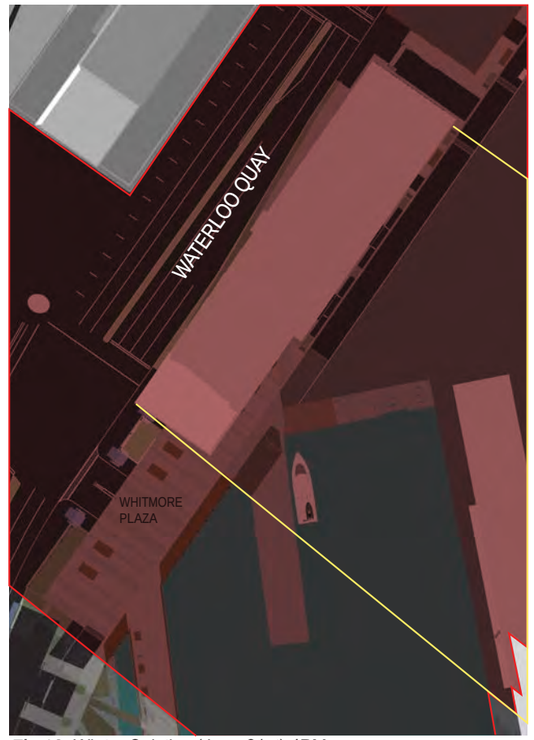
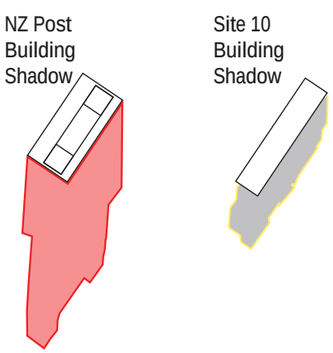


Fig 19. Winter Solstice (June 21st) 4PM



SUN STUDY - WINTER SOLSTICE

Fig 20. Spring Equinox (September 27th) 10AM

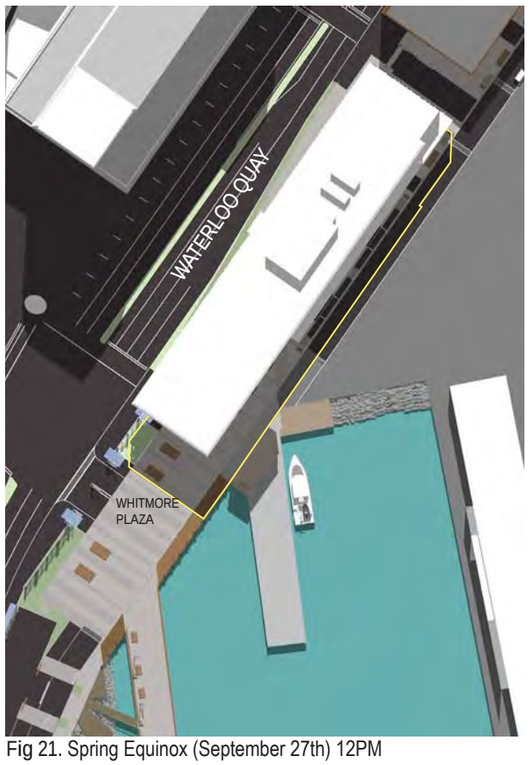


Fig 21. Spring Equinox (September 27th) 12PM

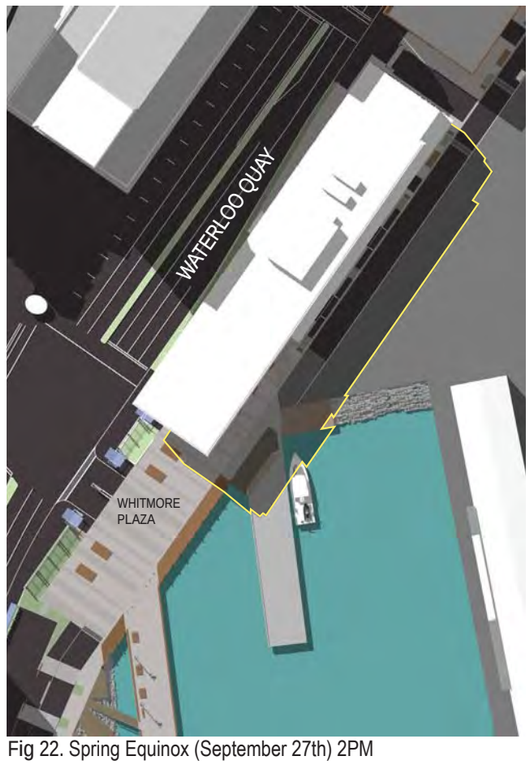


Fig 22. Spring Equinox (September 27th) 2PM

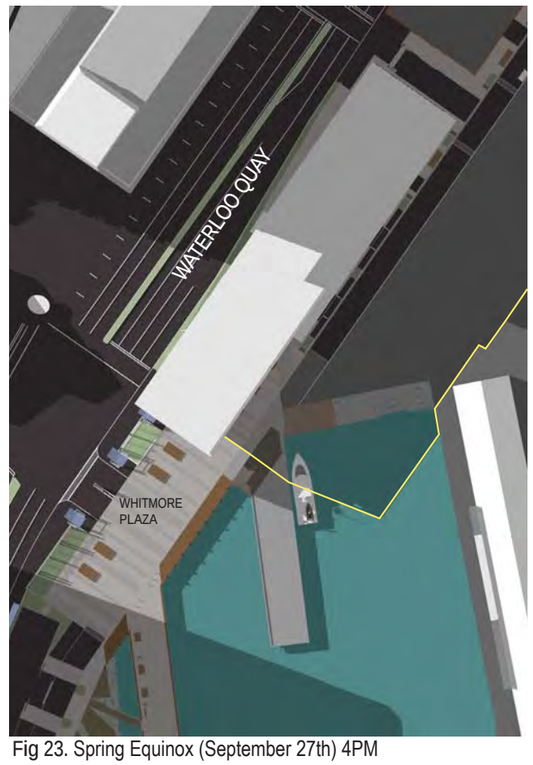
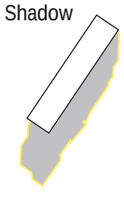


Fig 23. Spring Equinox (September 27th) 4PM

Site 10
Building
Shadow



SUN STUDY - SPRING EQUINOX

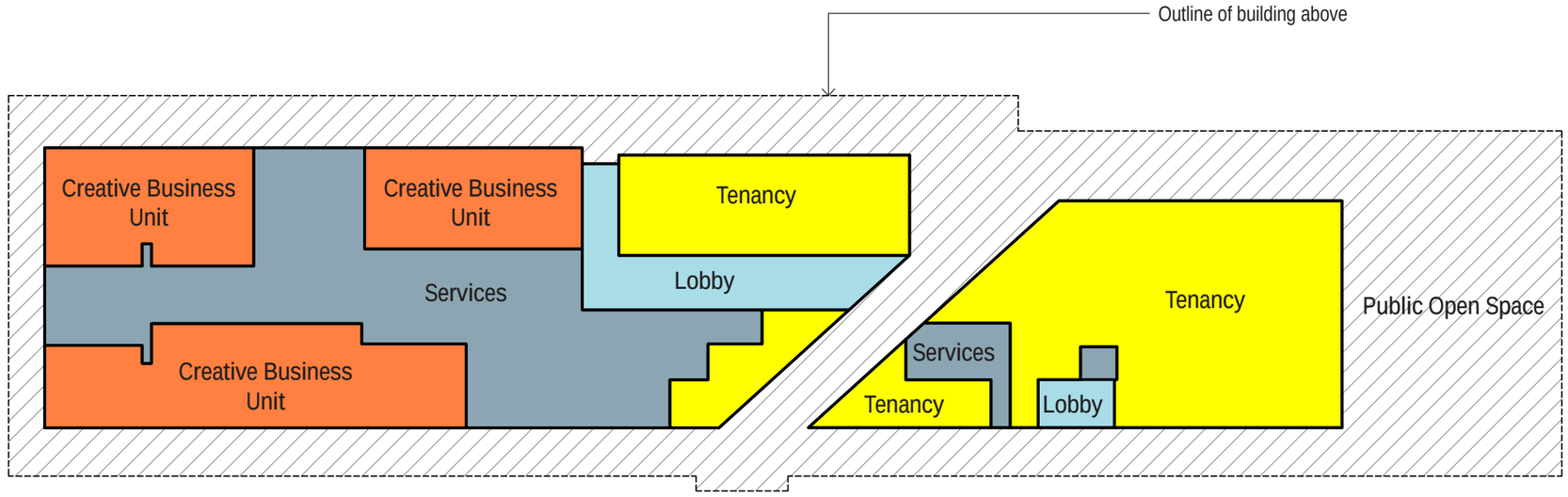


Fig 24. Ground Floor Plan Area Diagram 1:400 @ A3

TOTAL AREA 2750m²	45% Public Open Space 1,235m²	15% Creative Business Units 412m²	21% Tenancies 572m²	4% Lobbies 111m²	15% Services 420m²
INTERNAL AREA 1515m²		27% Creative Business Units 412m²	38% Tenancies 572m²	7% Lobbies 111m²	28% Services 420m²
PUBLICLY ACCESSIBLE Total 1918m²	70% of the total site area is Publicly Accessible (including tenancies + Lobbies)	45% Public Open Space 1,235m² / 2750m²	21% Tenancies 572m² / 2750m²	4% Lobbies 111m² / 2750m²	

GROUND FLOOR AREA BREAKDOWN

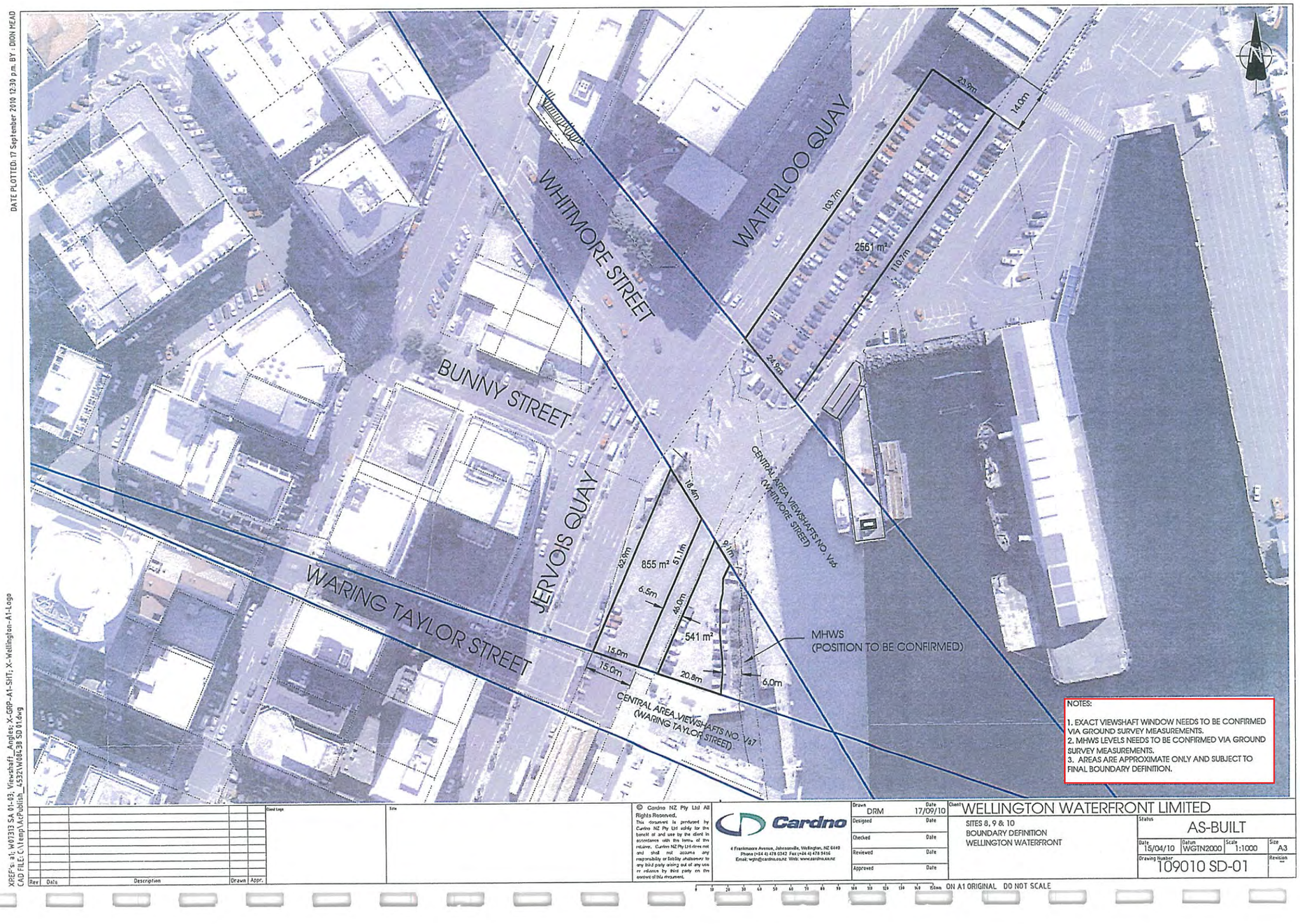


Fig 25. Boundary definition drawing for Wellington Waterfront 2010 (not to scale)

WCC NORTH KUMUTOTO BRIEF SITE BOUNDARY

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limited
athfield

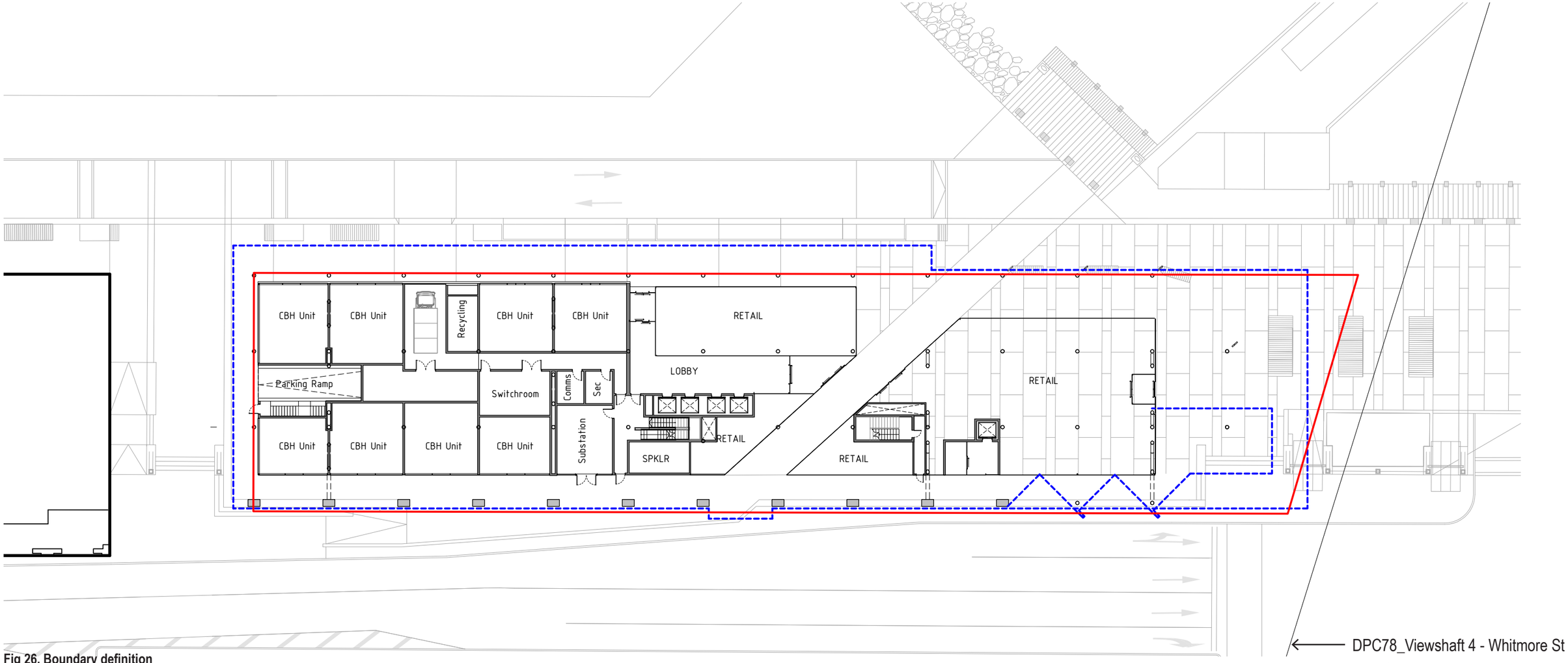

Fig 26. Boundary definition

WCC NORTH KUMUTOTO BRIEF SITE BOUNDARY OVERLAY

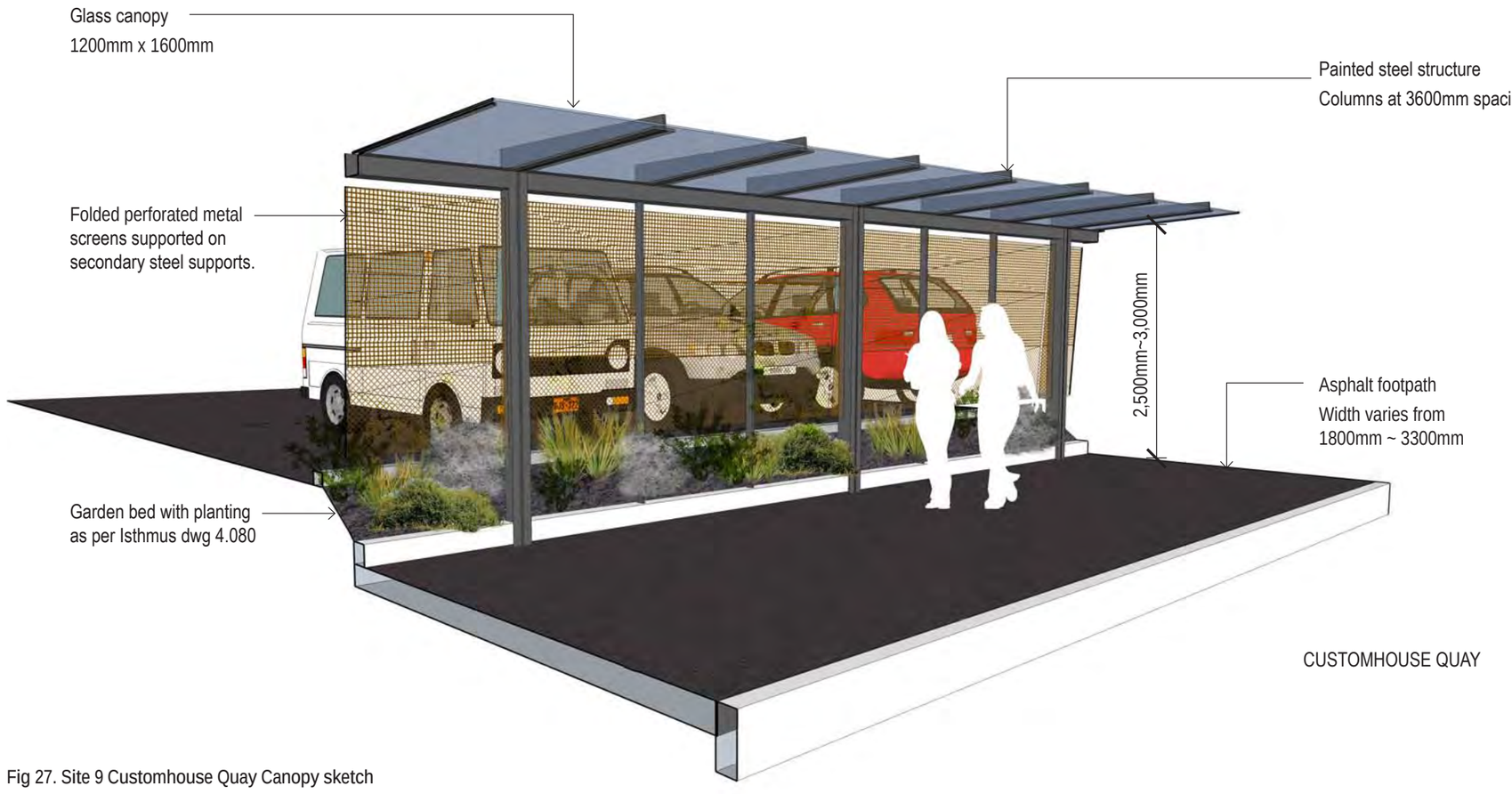

Fig 27. Site 9 Customhouse Quay Canopy sketch


Cobblestone Park windbreak/screen precedent


Centreport windbreak/ screen precedent


Waterloo Quay canopy


Queens Wharf canopy

Site 9 Canopy

The proposed canopy is a high quality interim shelter solution to the Customhouse Quay edge of Site 9.

The canopy is a continuation of the waterfront shelters extending from Waterloo Quay though to Queens Wharf and Waitangi park beyond.

The screening will provide localised shelter from wind and wind blown rain from the waterfront. The site 9 carpark is elevated approximately 500mm above the Waterloo Quay footpath. The perforated metal panels will provide some visual screening of the cars parked on site 9 when viewed from Customhouse Quay.

SITE 9 CANOPY