

An aerial photograph of a city, likely Denver, showing a mix of urban development and green spaces. The foreground features a grassy hillside with a metal fence. The middle ground is filled with various buildings, including residential and commercial structures. The background shows a hazy cityscape under a blue sky with scattered clouds and a few wispy contrails.

A2

Plot Design Statements



PLOT 1

ALLIES AND MORRISON



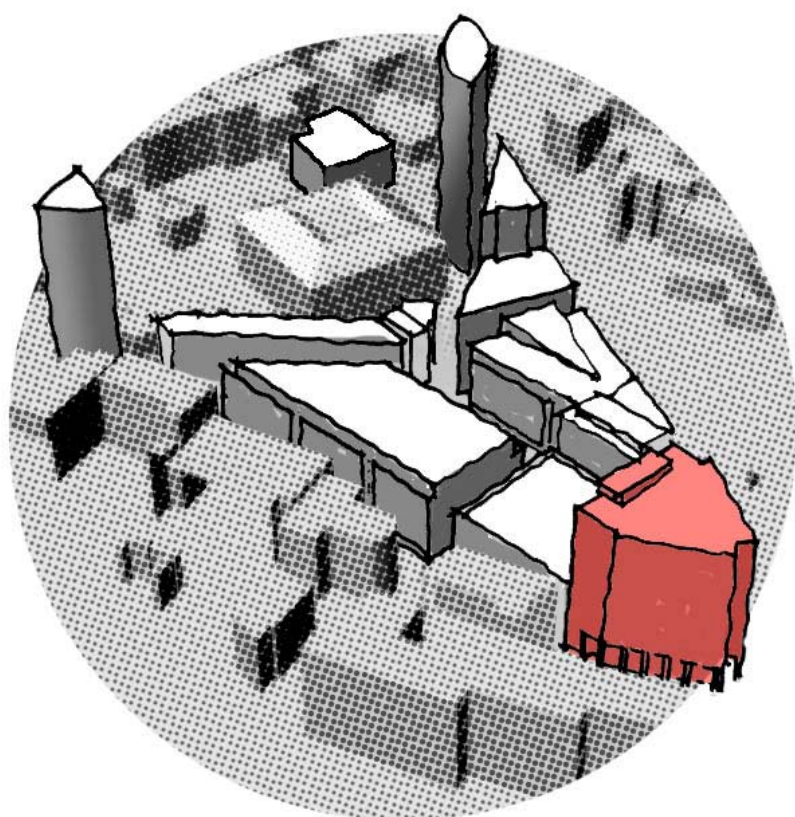
A2.1.1 Introduction



Within the Citadel concept, buildings are generally defined not as isolated plots but as a whole from which routes and spaces are carved. Within this form, building uses are defined through elevational treatment and massing.

Bounded by the realigned Commercial Street to the west and Bridge Street to the east, Plot 1 is located on the northern apex of the site and forms one of the family of three tall buildings marking the corners of the Citadel. These buildings both identify the development and waymark primary routes through into the centre.

Following the Citadel principles, Plot 1 forms part of a larger urban block, together with the adjacent Car Park building. Distinction is made between these building uses not only through height but also through elevational treatment. The use of sheer stainless cladding to the Car Park acts as a counterpoint to the formal metal and masonry composition of the adjacent Office building.





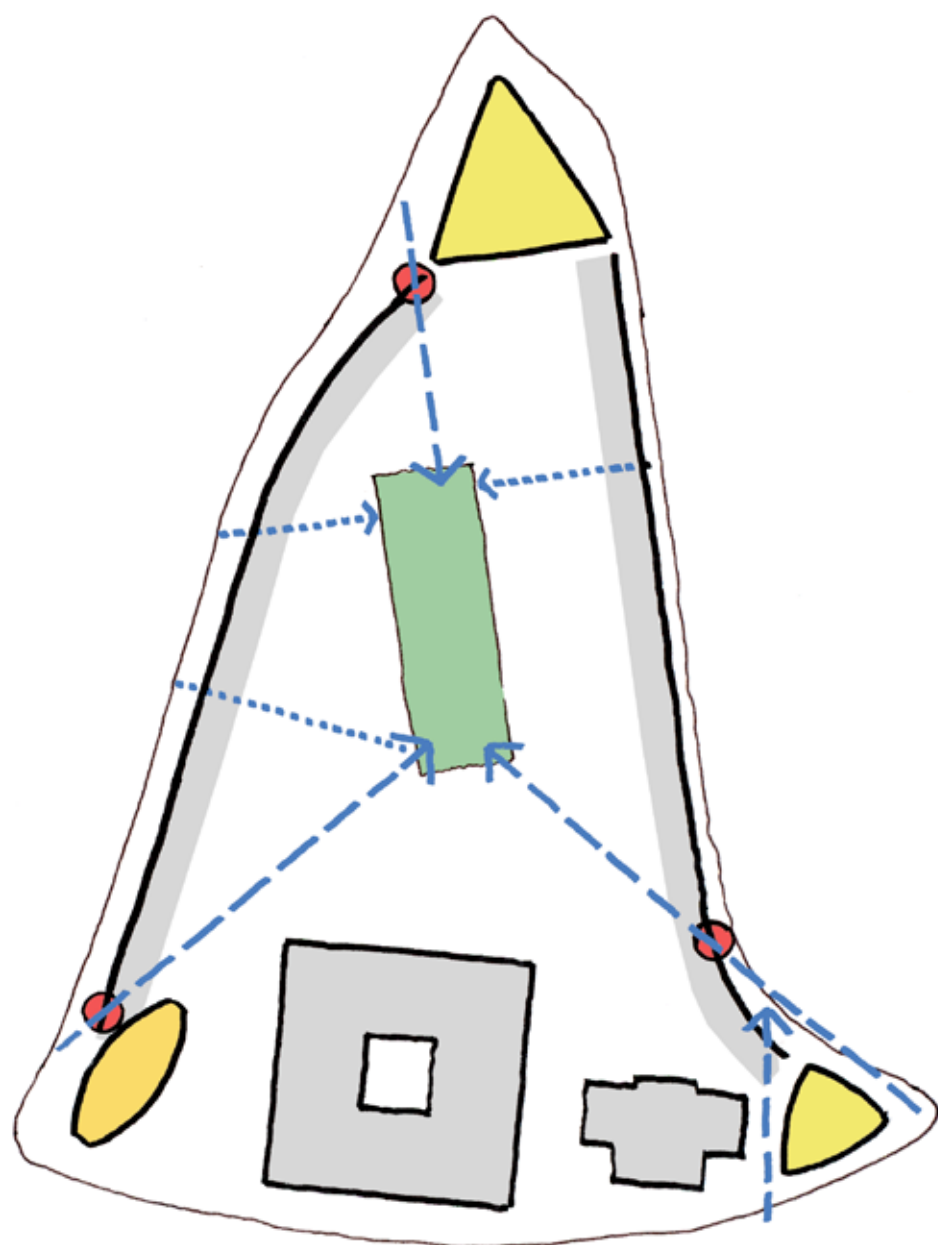
A2.1.2 Plan Development








Whilst marking the northern edge of the development, the resultant footprint for Plot 1 has a potentially poor visual link back to the Citadel when viewed from within. The predominant triangular form, if unarticulated, can also increase the perception of mass.

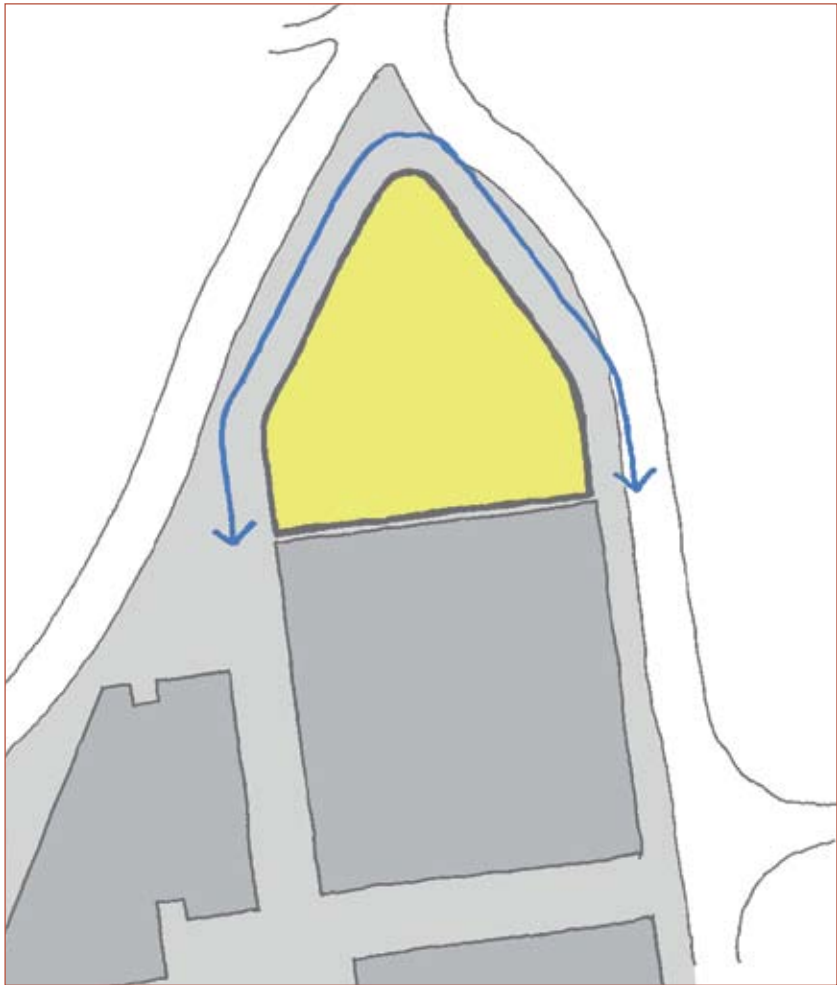
To temper these issues, the building is considered as three smaller intersecting blocks. Each block presents its primary elevation to Corporation Street, Bridge Street and to the south across the Citadel.

As the buildings primary elevation is to Corporation Street, this elevation and consequent entrance is marked by the introduction of a Campanile adjacent to the office entrance. This device marks the building from within the development by visually terminating the view from the main square. Whilst permeable at ground level, the Campanile also serves to enclose the secondary public space to Corporation Street.

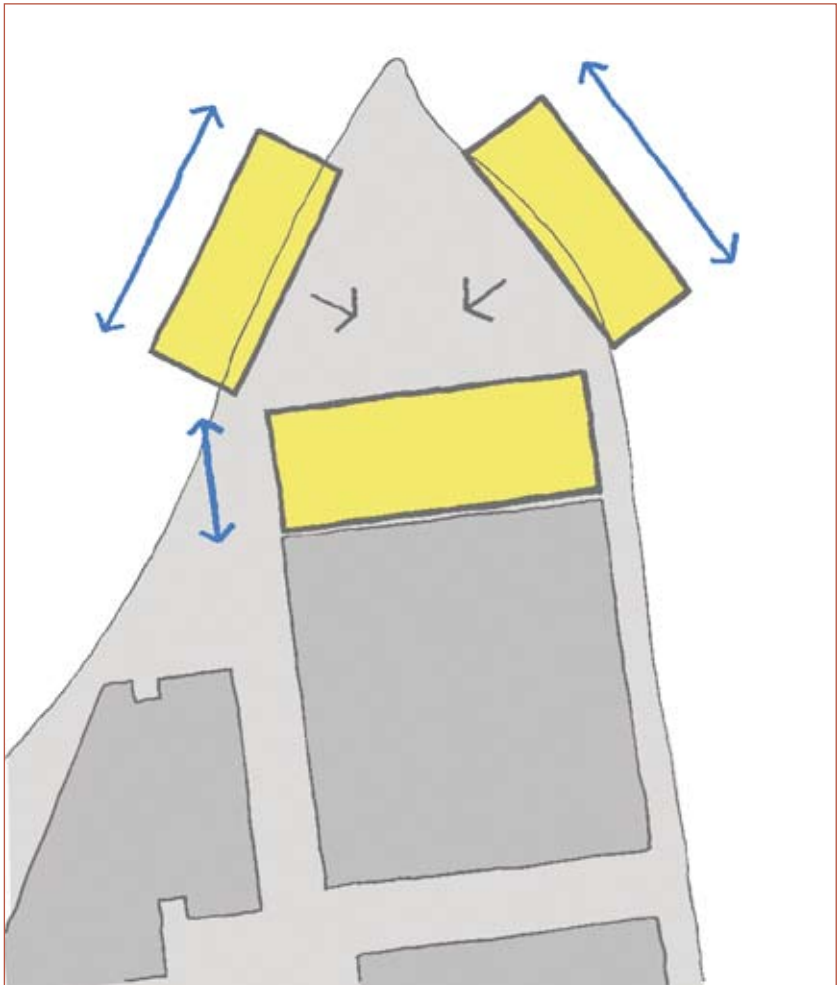


KEY

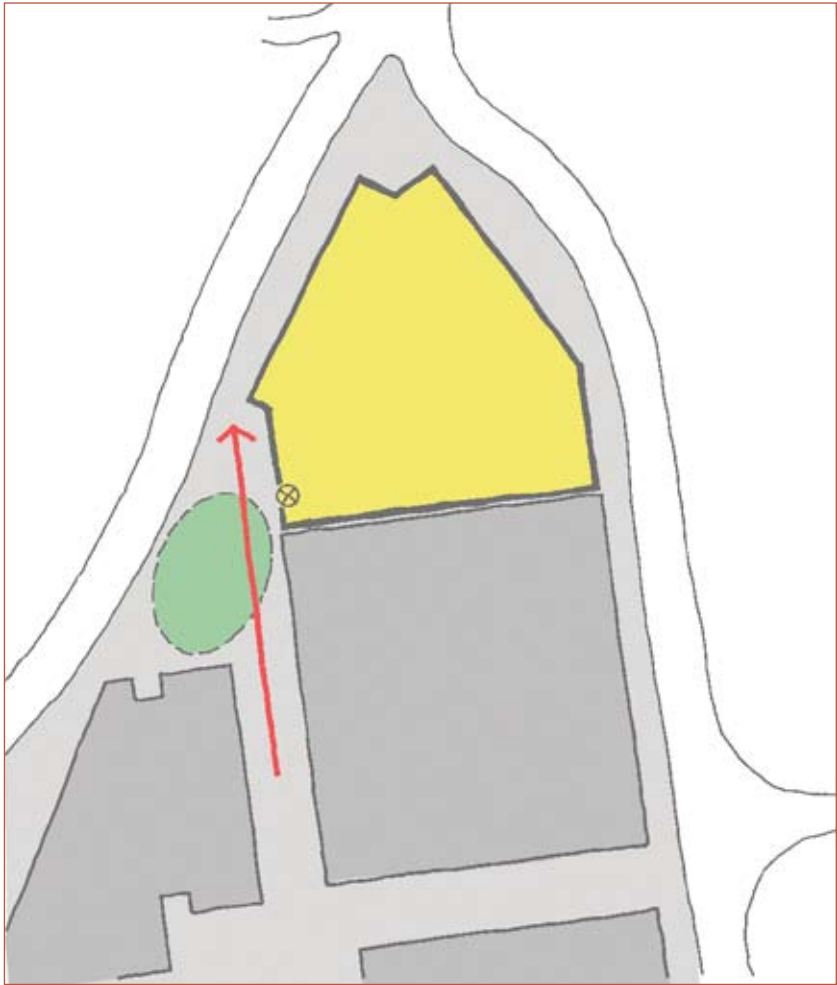
-  Gateway Building
-  Primary Citadel entrance
-  Central Courtyard
-  Primary Pedestrian Route
-  Secondary Pedestrian Route



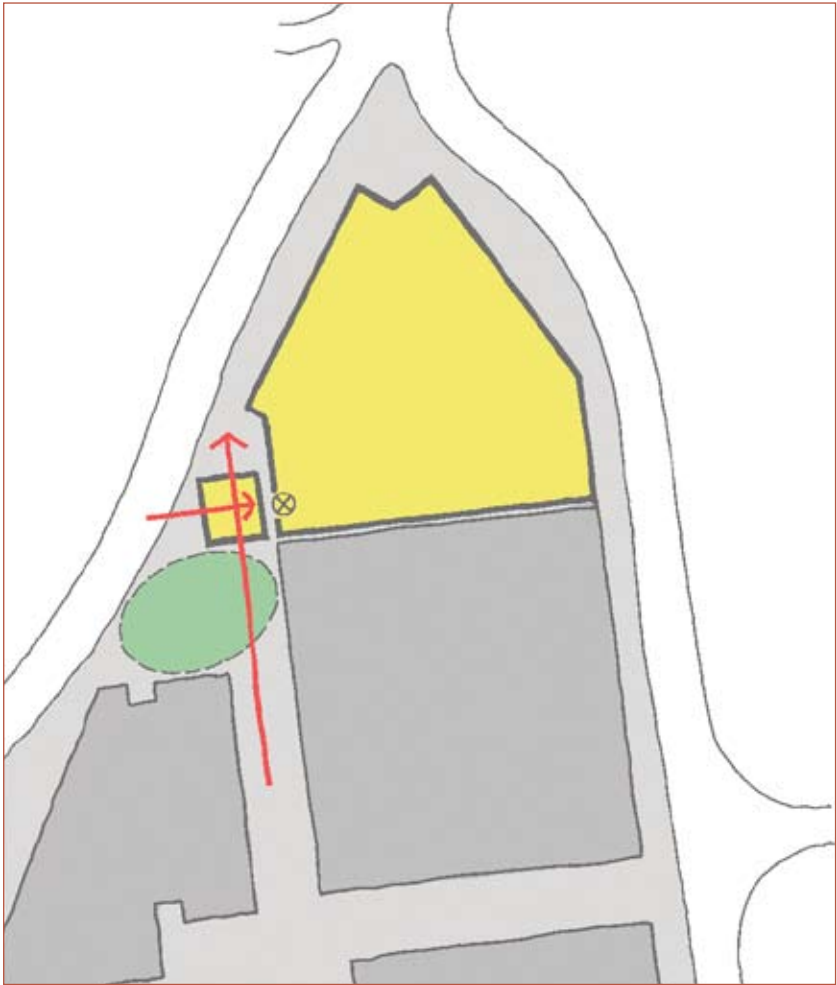
An unarticulated elevation following the site boundary increases the perceived mass of the building.



A collection of smaller more formal blocks reduces the perceived mass



As a result of the site footprint, the building entrance – most logically located facing Corporation Street has no relationship to the main masterplan. The secondary square located between plots 1, 2 and 3 also has no sense of enclosure.



The introduction of the Campanile both visually terminates the vista from the main square, acts as a porte cochere to the main building entrance and serves as a gatehouse to the Citadel when approached from outside

A2.1.3 Ground Floor



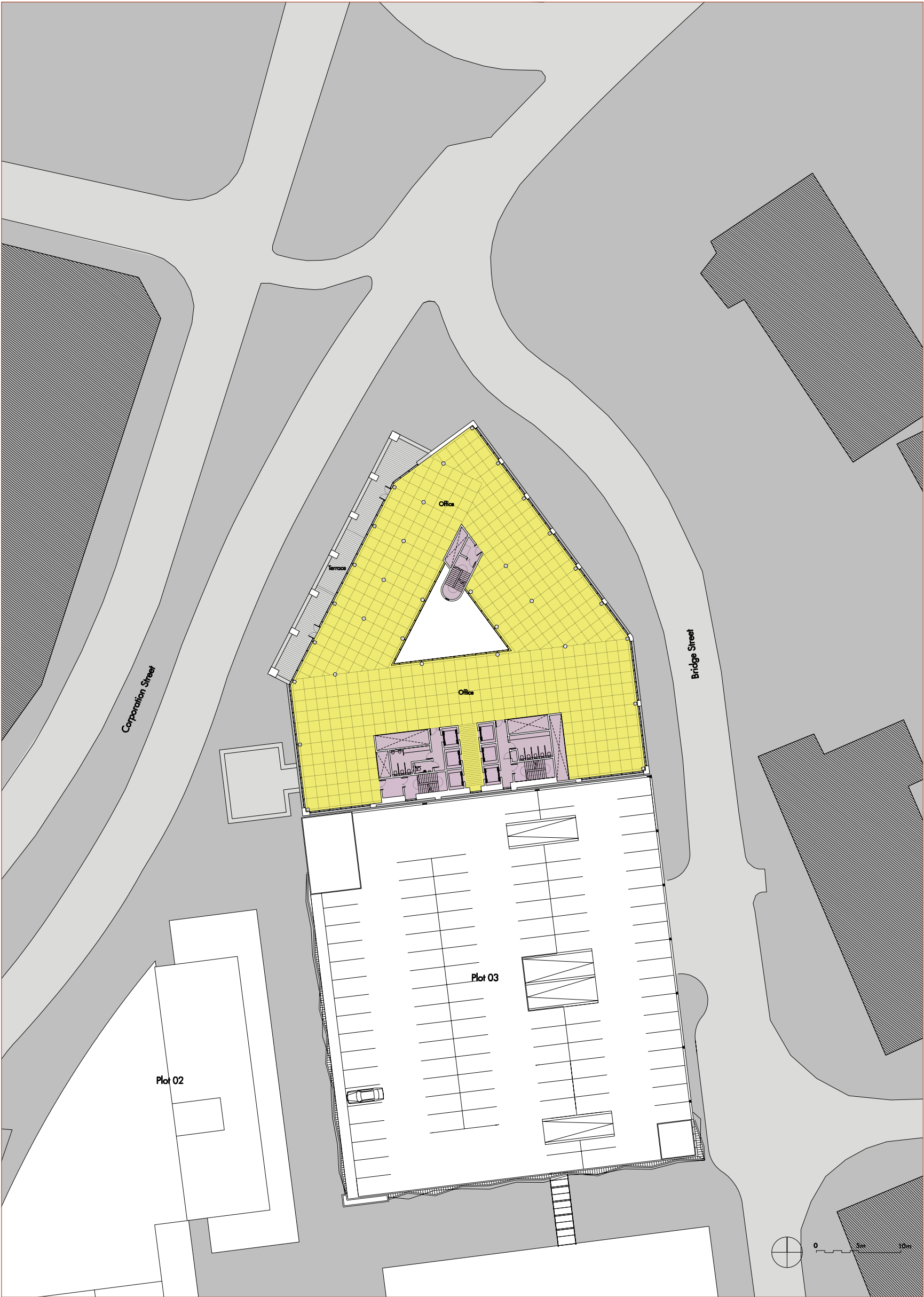
At ground floor, the main Office entrance faces onto Corporation Street but is identified from the main square by the Campanile. The west and northeast elevations are recessed to at ground and first floor to form a colonnade which both increases the public realm and provides a sheltered route and sense of enclosure to potential external seating for retail uses. These uses activate the ground floor to both Corporation Street and the junction with Bridge Street – both along the primary pedestrian routes

A defined service zone within the building at ground floor serves both the retail units and office floors and acts as a sorting area for recycling and refuse prior to collection.





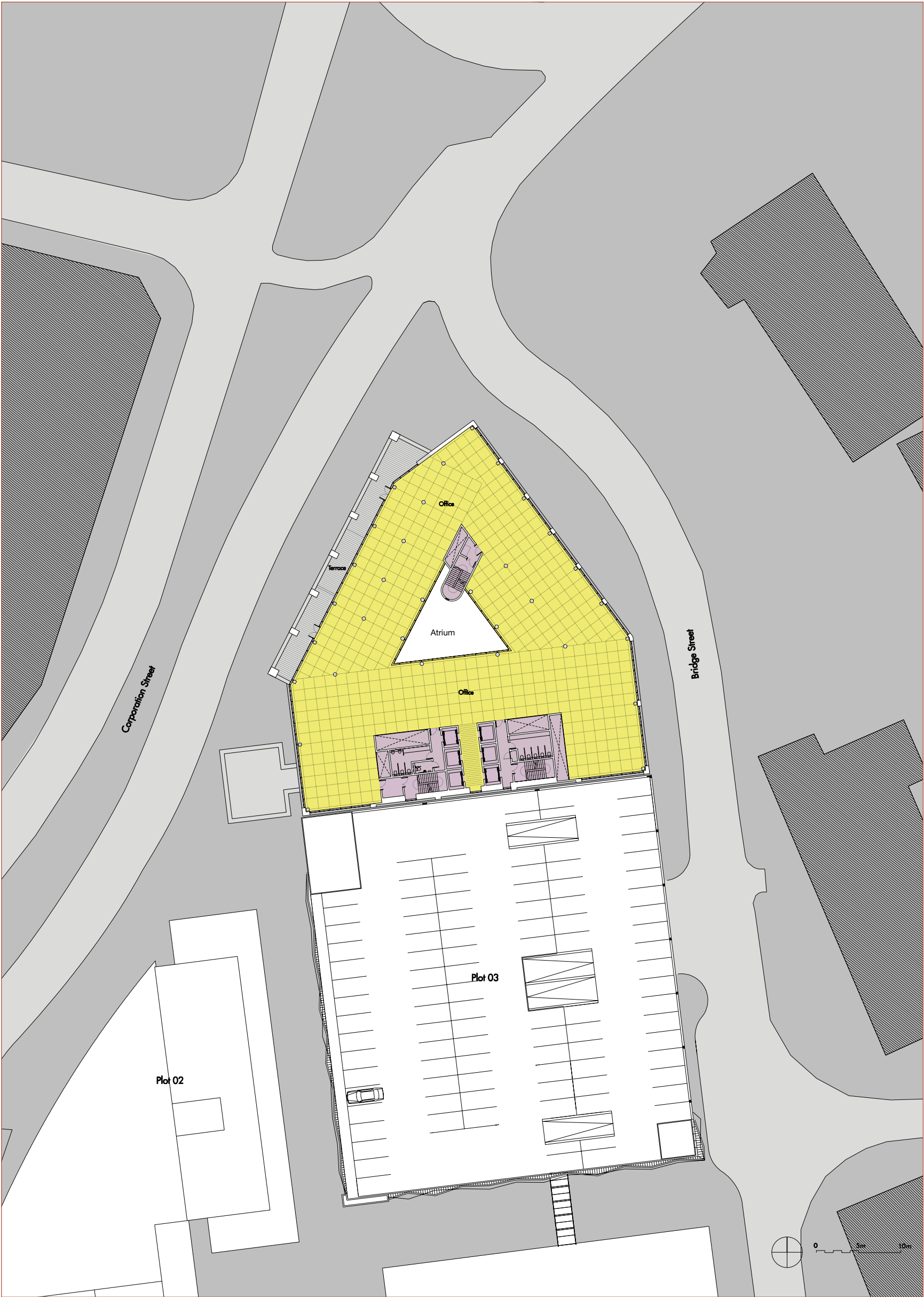
A2.1.4 First Floor



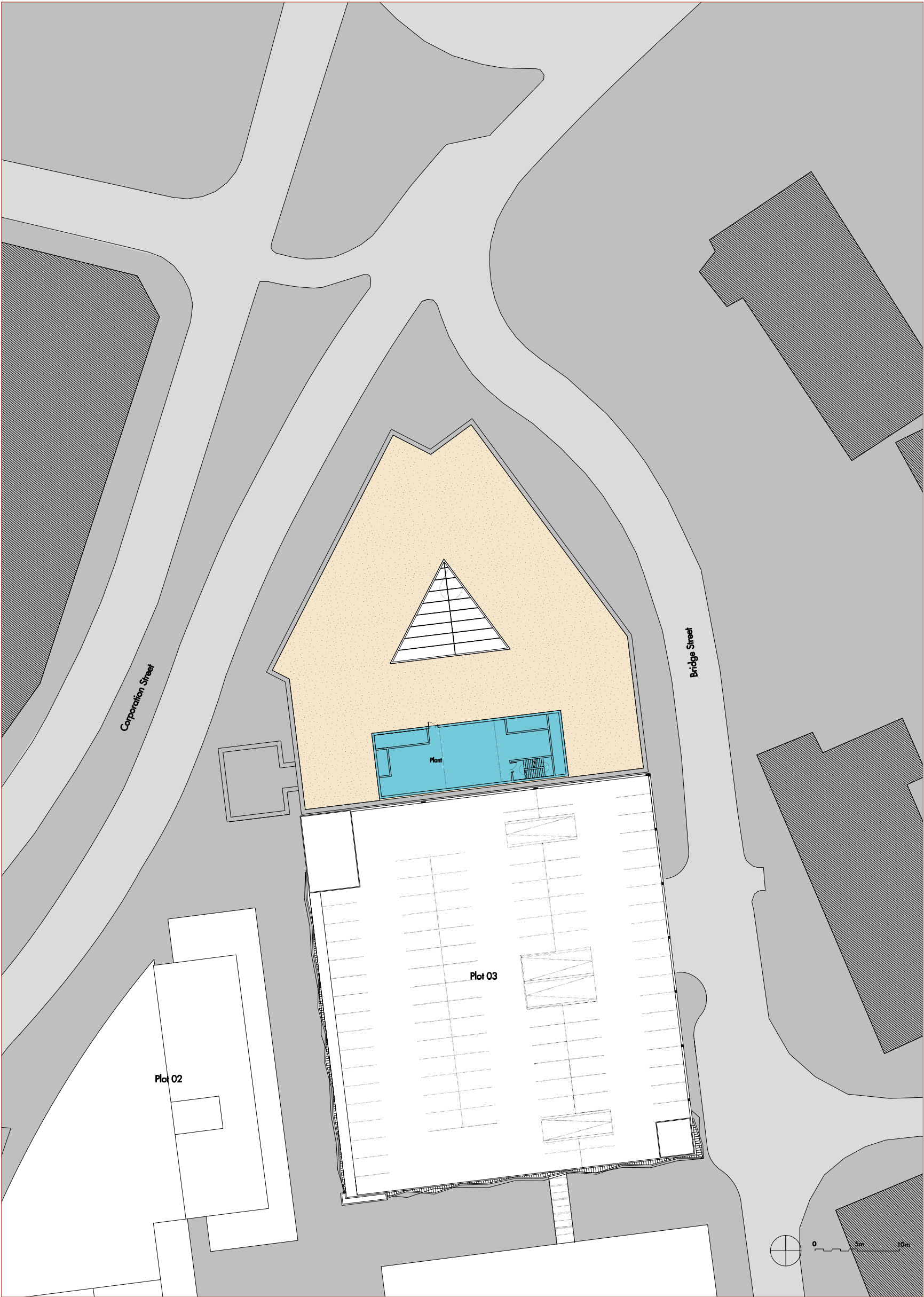
A2.1.5 Floors 2-10



A2.1.6 Floors 11-13



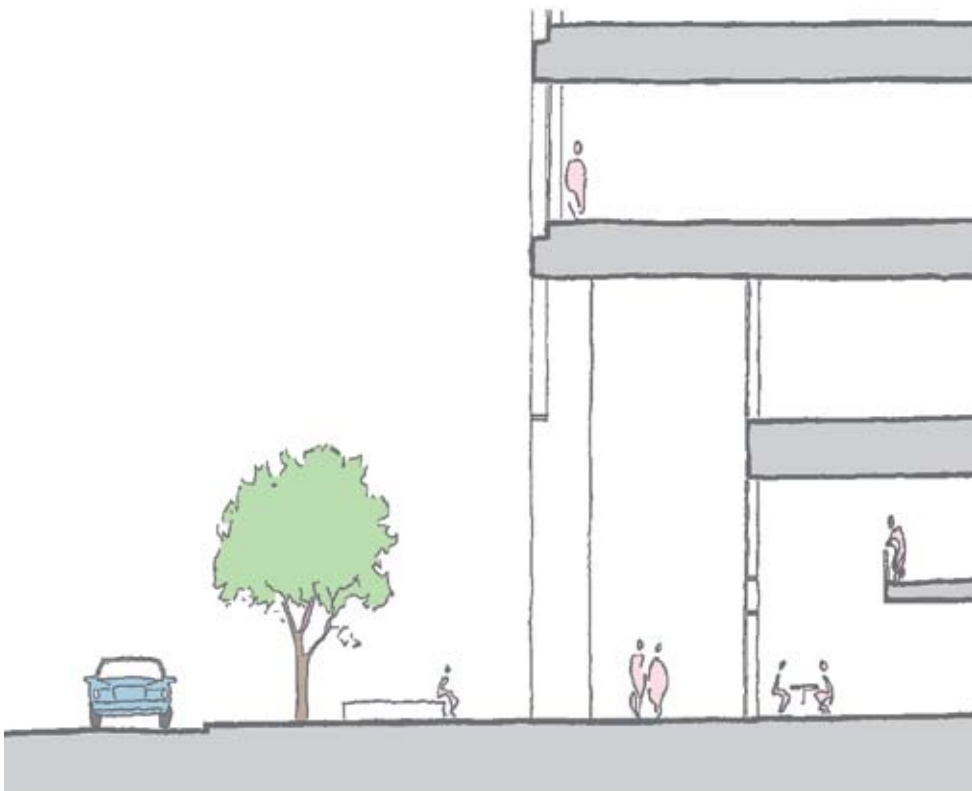
A2.1.7 Roof Plan



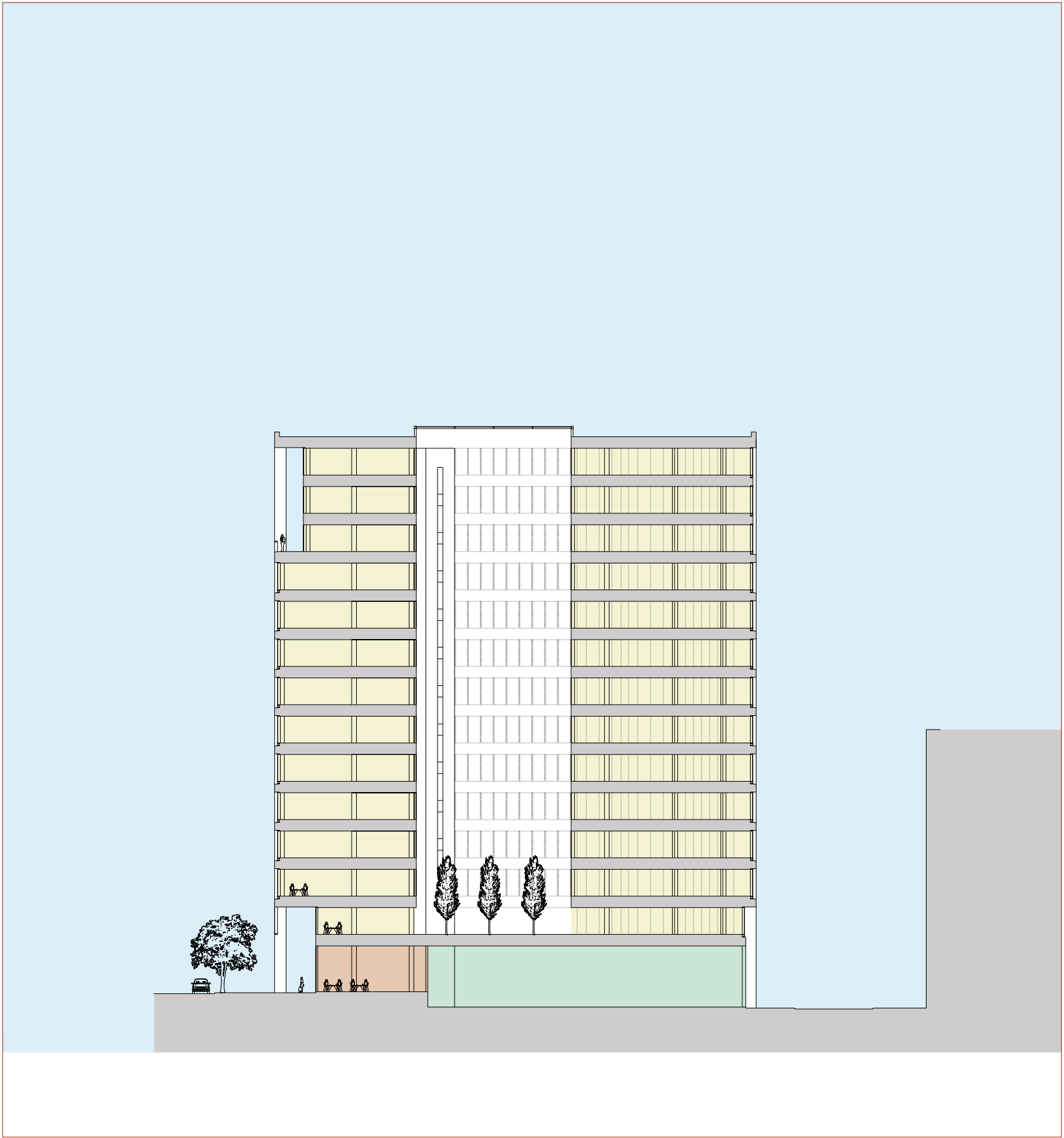
A2.1.8 Section



As previously mentioned, the building elevation to Corporation Street is set back to ground, first and the uppermost three floors to emphasise the subdivision of base, middle and top. Within the building, the main Office floors are tied together through a central atrium running from first floor. This space is viewed when entering the office floor from the core and acts as an orientating devise within the irregular building form. The space within the atrium is activated through the incorporation of an internal accommodation/fire escape stair within the space. It is intended that either the stair or elements of the internal elevations are open to the atrium to further increase the building connection with this space. The viability of these proposals will be developed further in coordination with the building fire strategy.



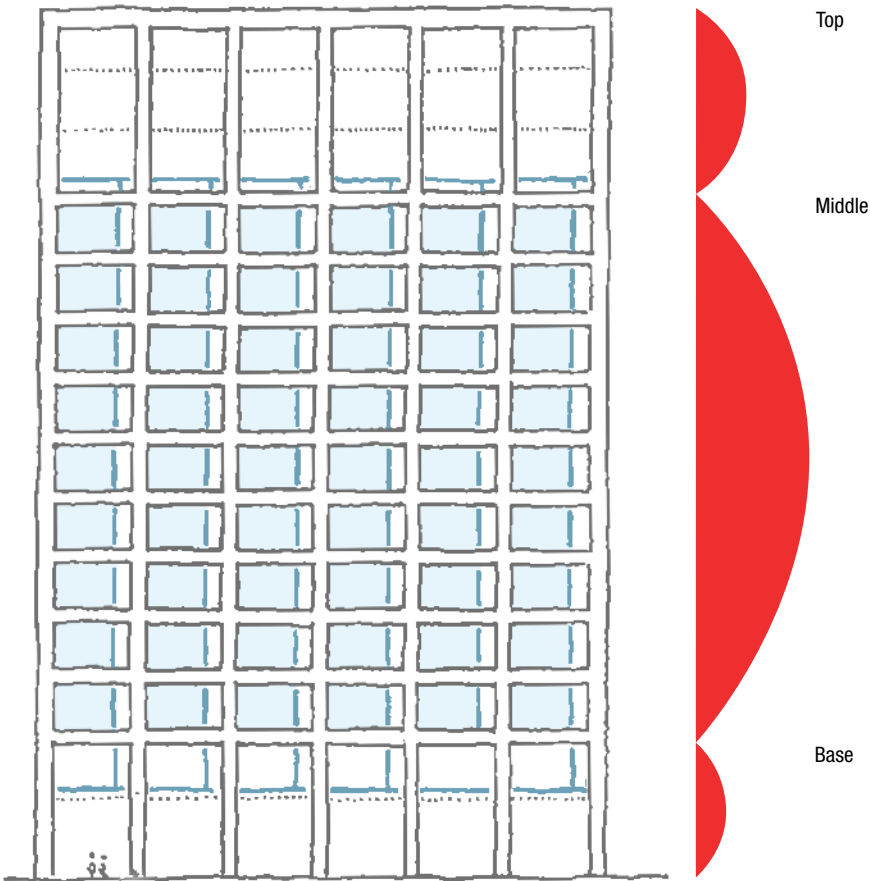
The extended colonnade both increases the level of public realm and provides a degree of protection from the elements along the route

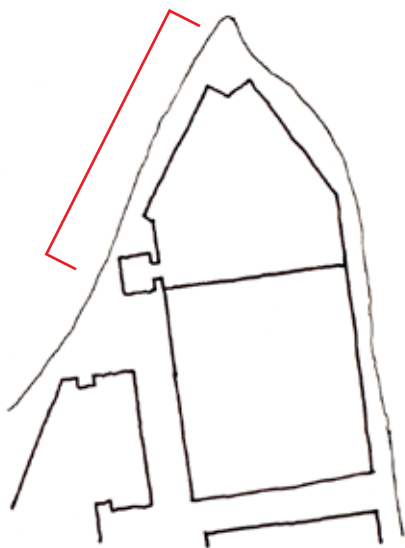
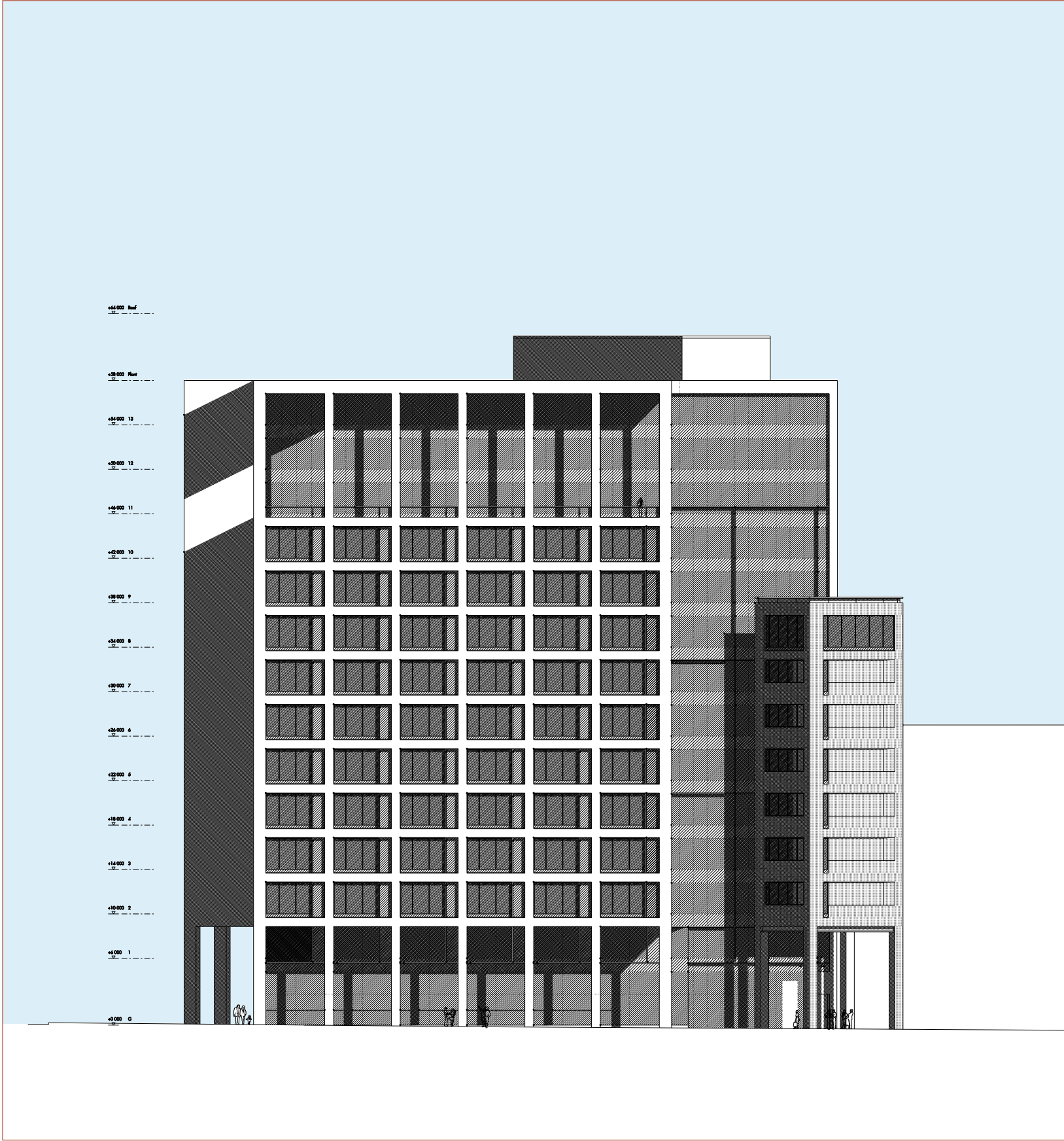


A2.1.9 West Elevation

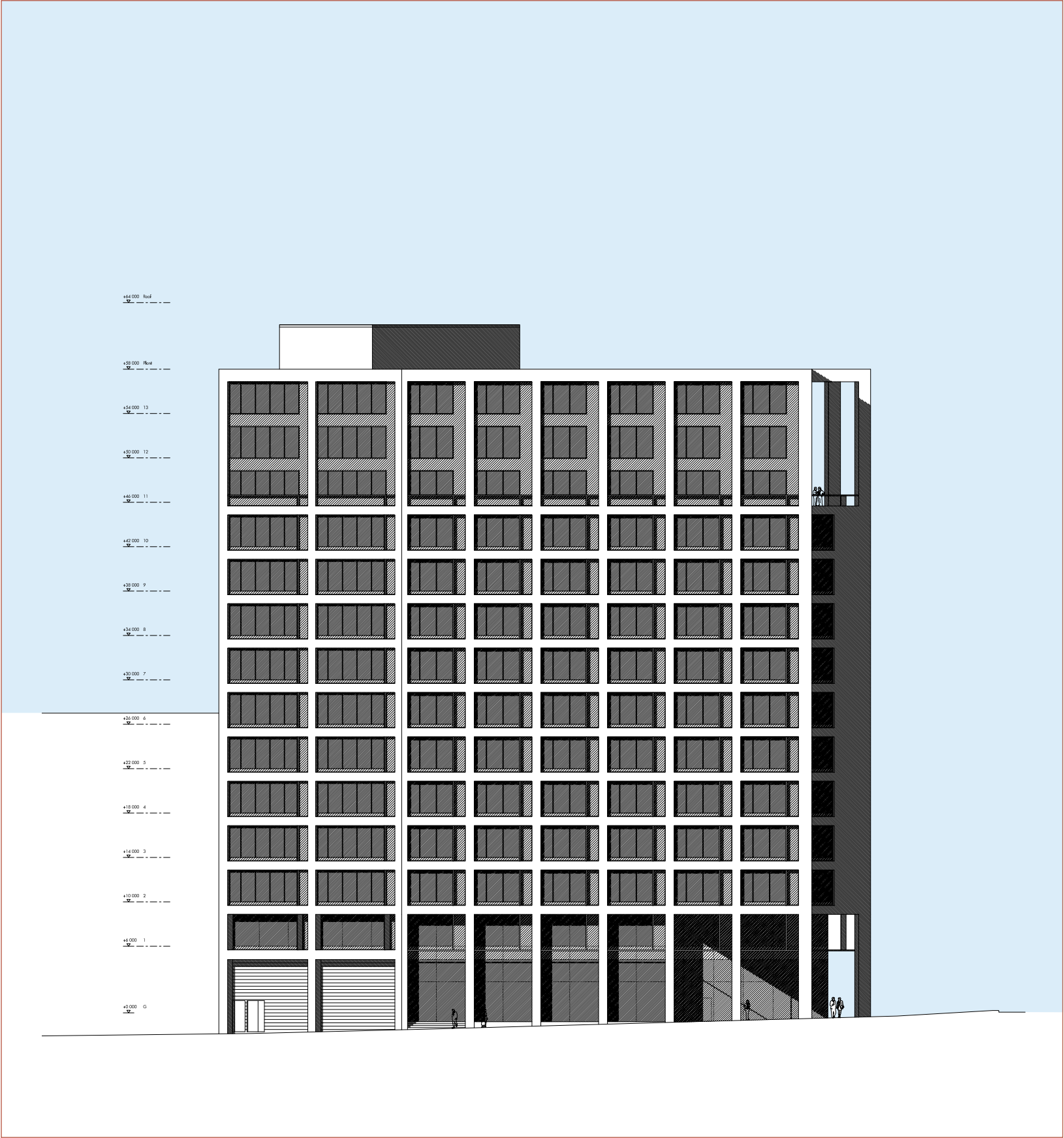


In coordination with the other tower buildings, the elevations to Plot 1 are formally composed of base, middle and top. These are expressed through the recess to ground and first floor forming a colonnade to the north and west elevations. The uppermost three floors are expressed as a giant order with the west elevation further defined where these floors are again set back to form a terrace.

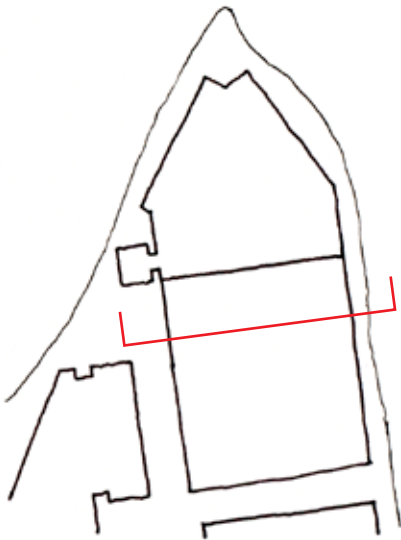
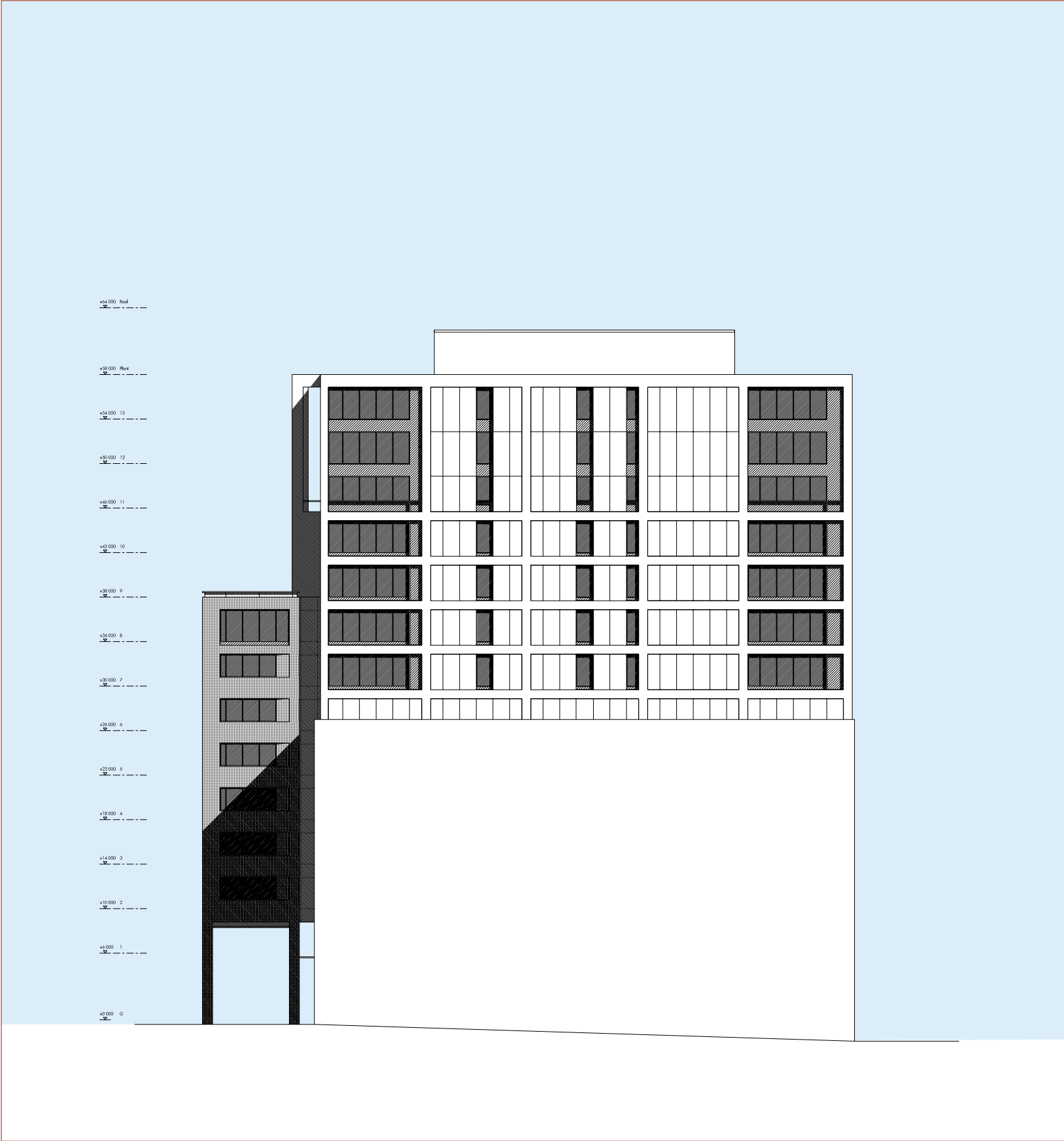




A2.1.10 East Elevation



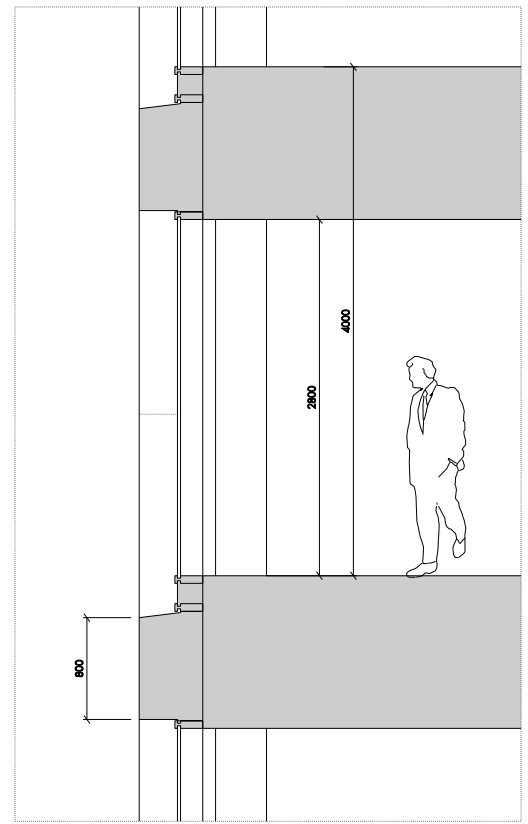
A2.1.11 South Elevation



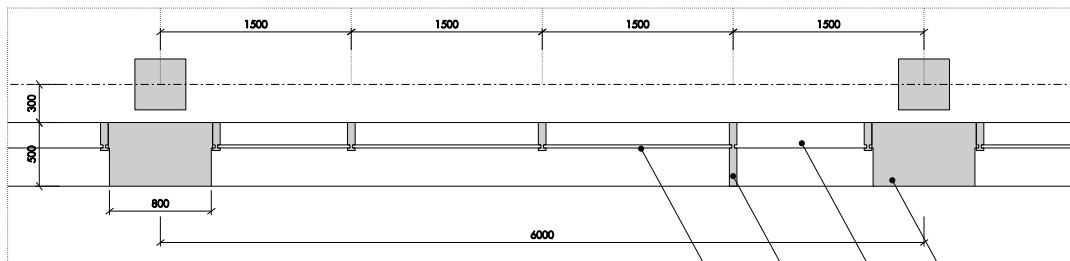
A2.1.12 Bay Study



WEST ELEVATION



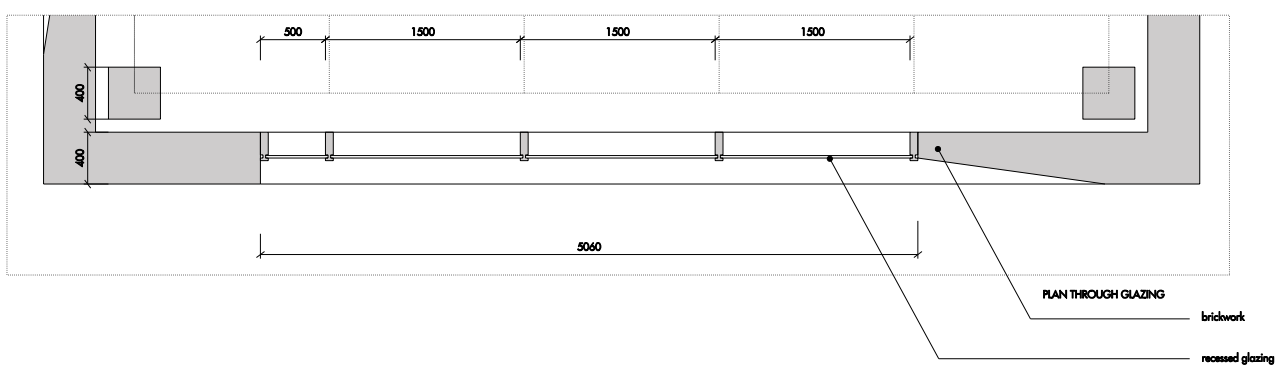
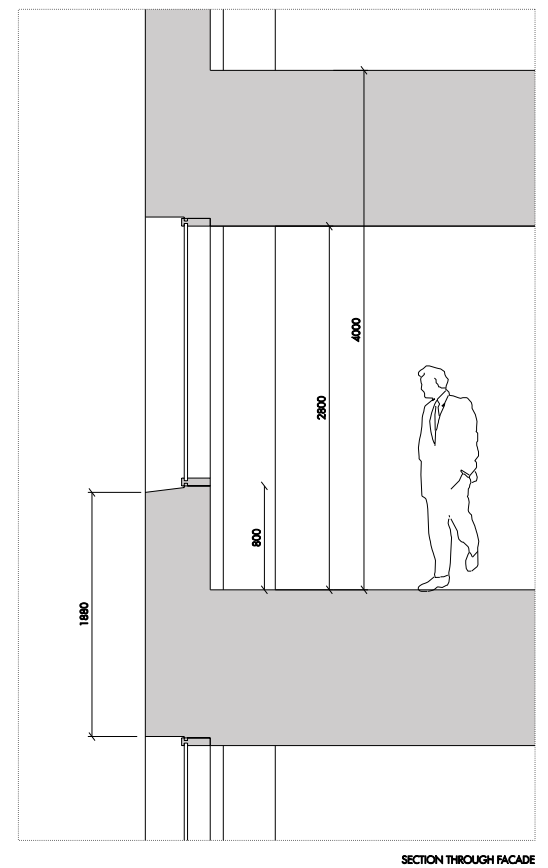
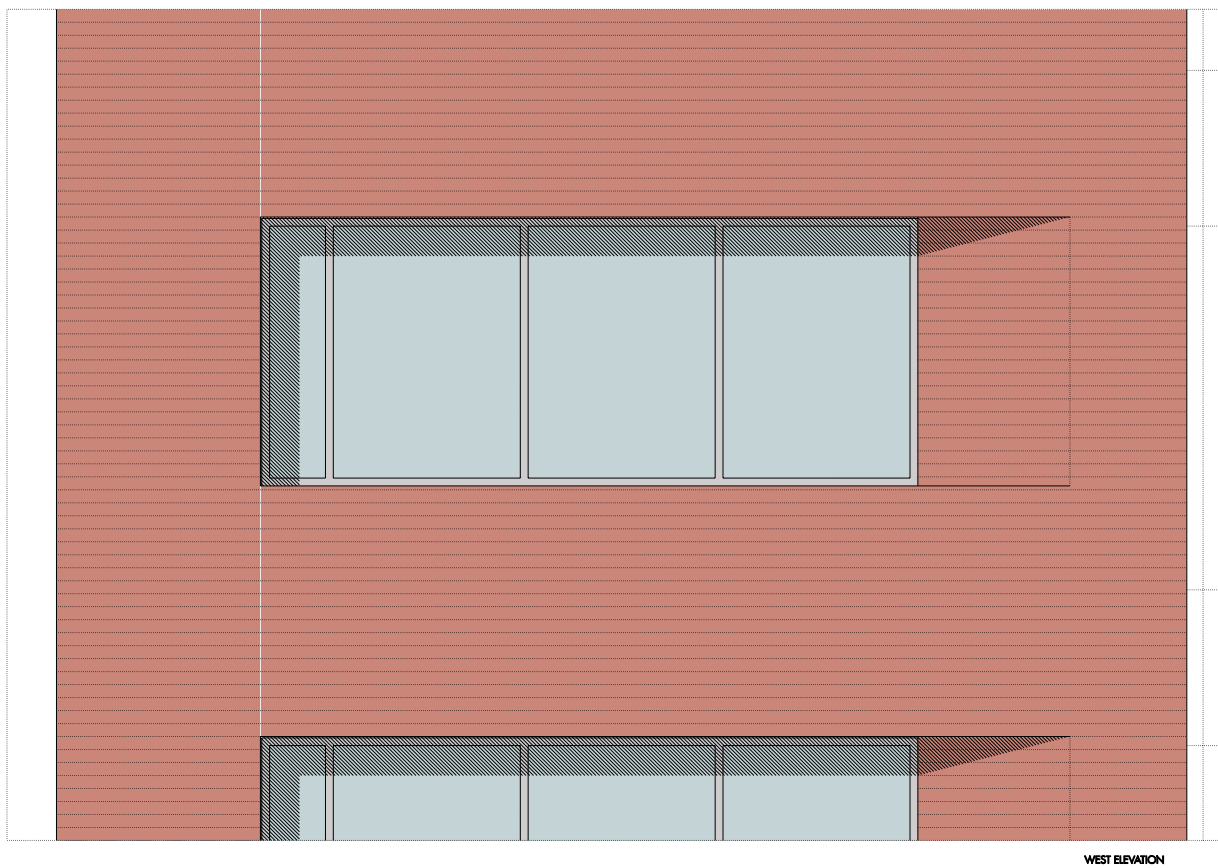
SECTION THROUGH FACADE



PLAN THROUGH GLAZING

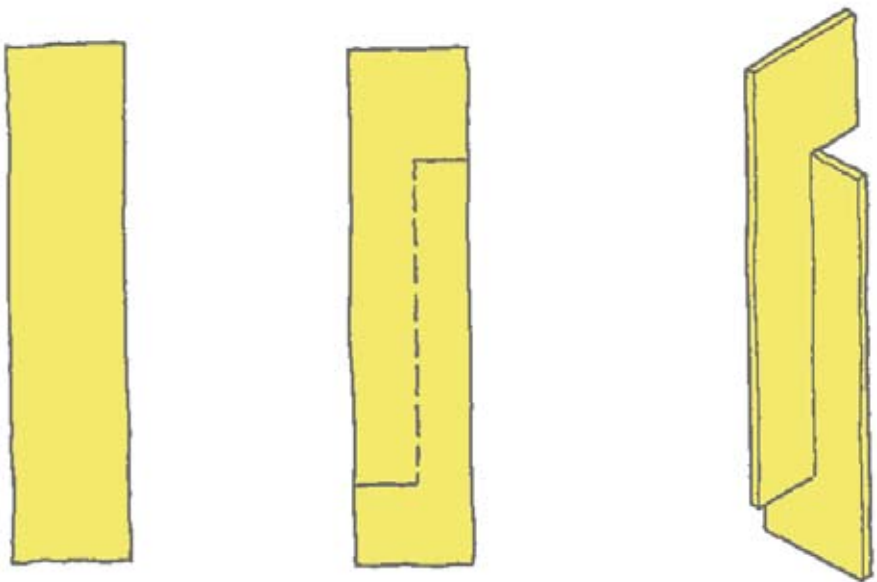
- lightweight masonry primary frame
- metal cladding panel
- deep cover cap
- floor to ceiling glazing

Facades are formally ordered through a primary frame of lightweight masonry cladding. Within this frame, glazing is set back to both define the building mass and to provide a degree of passive solar shading to the glazing. Within this primary module, bays are further articulated through the insertion of a metal lattice dividing bays into glazed and solid components.

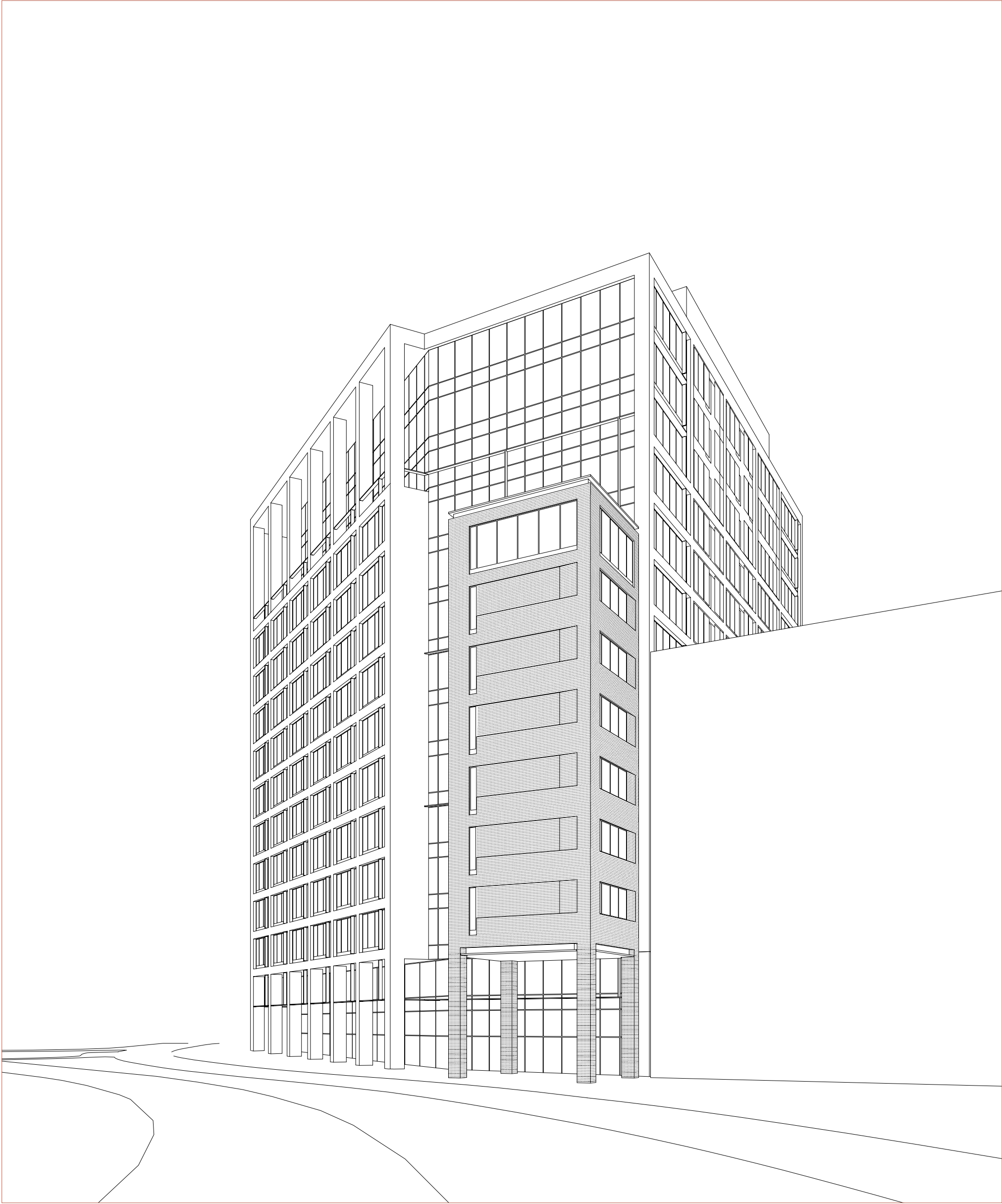


The Campanile is considered as a 'stand-alone' brick tower as a counterpoint to the metal and masonry of the main building. The floors are intended as meeting rooms and connected to the main office floors through a lightweight glazed link. This more dense construction is punctured with strip windows articulated to frame views. The depth of these reveals is further articulated through folding the adjacent brickwork back to meet the plane of the glazing.

A2.1.13 Perspective Views



The interconnection of the two primary blocks at the northern apex is further articulated through the perception of this elevation as formed from a folded plate.



A2.1.13 Perspective Views



A2.1.14 Area Schedule



floor	room/space	totals per floor									
		net internal				gross internal				gross external	
		office areas		other areas		office areas		other areas		all areas	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
G										1655	17,814
	reception/core	319	3,434			481	5,177				
	retail			573	6,168			576	6,200		
	service			132	1,421			132	1,421		
	plant			398				400			
1		1348	14,510			1623	17,470			1655	17,814
2		1534	16,512			1810	19,483			1955	21,043
3		1534	16,512			1810	19,483			1955	21,043
4		1534	16,512			1810	19,483			1955	21,043
5		1534	16,512			1810	19,483			1955	21,043
6		1534	16,512			1810	19,483			1955	21,043
7		1534	16,512			1810	19,483			1955	21,043
8		1435	15,446			1710	18,406			1847	19,881
9		1435	15,446			1710	18,406			1847	19,881
10		1435	15,446			1710	18,406			1847	19,881
11		1282	13,799			1661	17,879			1694	18,234
12		1282	13,799			1661	17,879			1694	18,234
13		1282	13,799			1661	17,879			1694	18,234
plant						72	775			75	807
building total		19,022	204,751	1,103	7,589	23,149	249,174	1,108	7,621	25,738	277,041