

Facade Strategy

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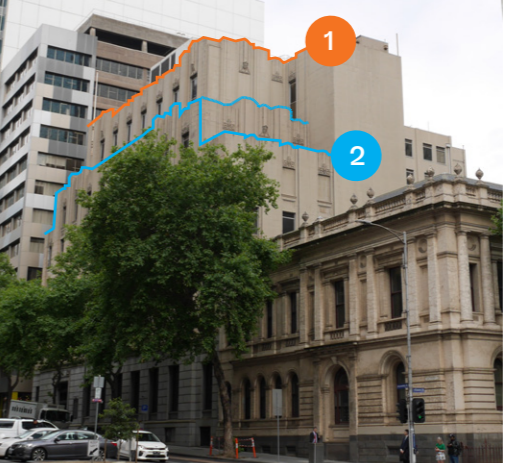


Taxation Offices, drawing of new facade 1941

ADVERTISED PLAN



Existing heritage facade of 436 Lonsdale Street



Existing parapet details

Appreciating the heritage facade & massing composition

436 Lonsdale Street, originally the State and Federal Taxation Office, was first completed circa 1929 by architects Oakley and Parkes. The building was remodeled with additional height and facade elements in 1941. These works brought the entirety of the building to 8 storeys to the front and nine storeys to the rear.

The completed building as it stands today, presents a layered and tiered composition. Three distinct level outlines can be identified by the change in materials and building parapet outline:

- 1 Top of building parapet - Setback from the primary street frontage below.
- 2 Middle of building parapet - Aligned to the primary street boundary frontage.
- 3 Granite base of Ground Level - Delineated by an expressed horizontal capping.

The development proposal seeks to maintain a distinctive podium base to the building, with the three stratum levels wrapped around the building. The characteristically profiled heritage parapet silhouette is similarly established to define the podium. A combination of projected vertical stripped windows are paired with fluted solid panels, in precast or GRC, (matching existing heritage sandstone finish) in between.



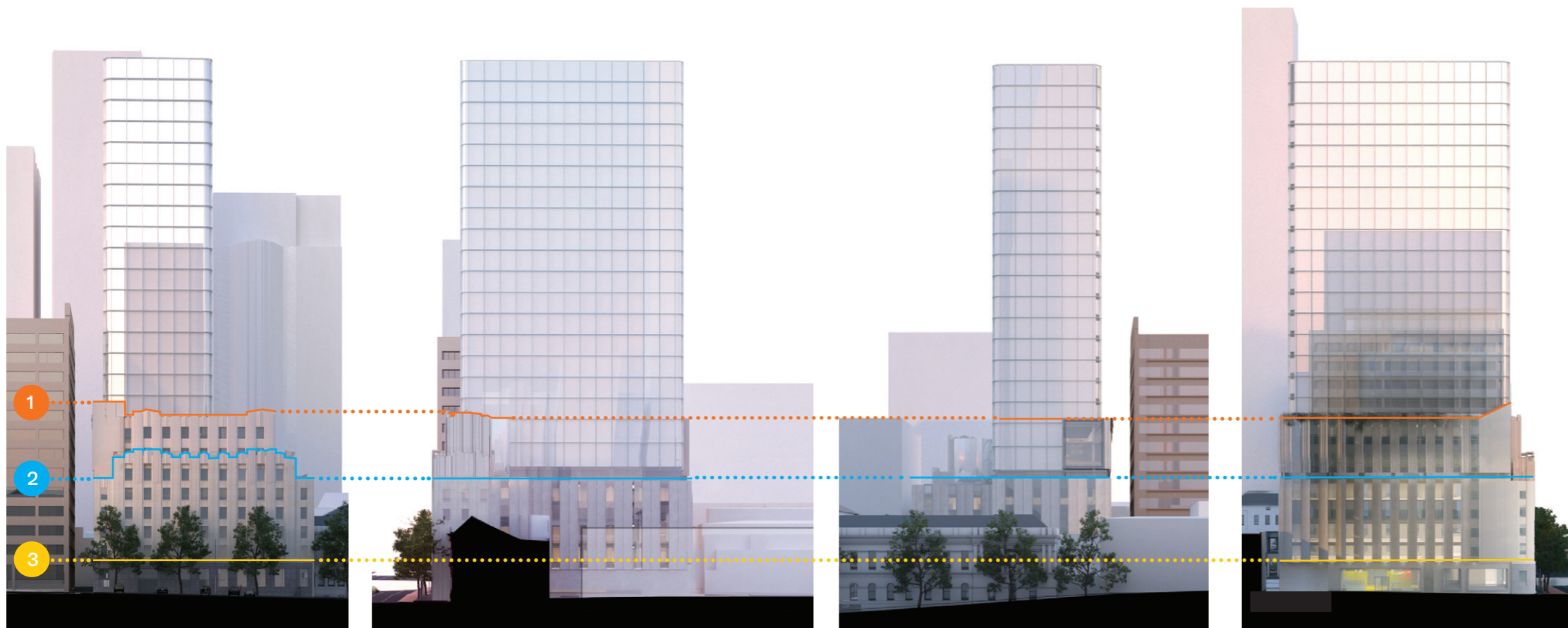
Existing Lonsdale Street elevation



Proposed 436 Lonsdale Street south-west podium outline

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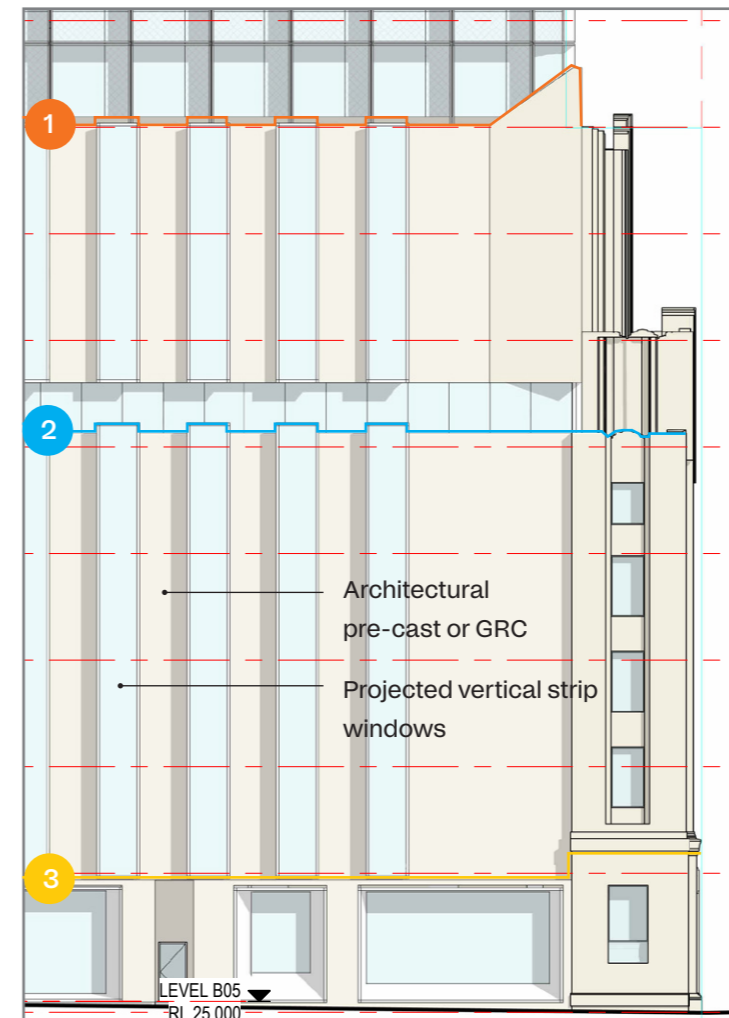
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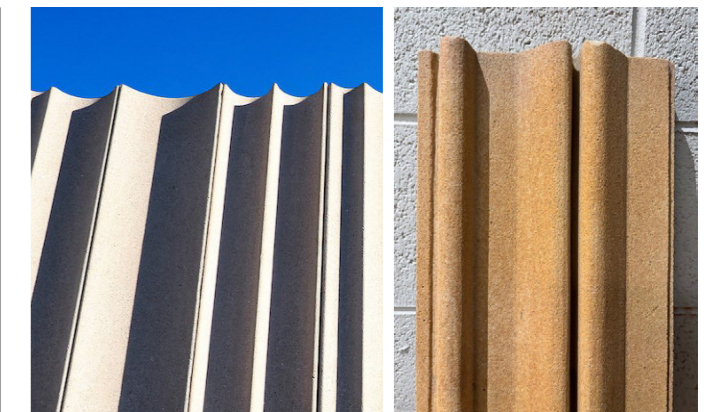
Proposed 436 Lonsdale Street elevation - South, East, North, West (L-R)



Proposed 436 Lonsdale Street south-east podium outline



Proposed west elevation (part) podium detail



Material reference of proposed fluted precast / GRC
Note: Colour to match existing sandstone



Existing heritage podium details

Facade Strategy

Expanding a gridded vernacular

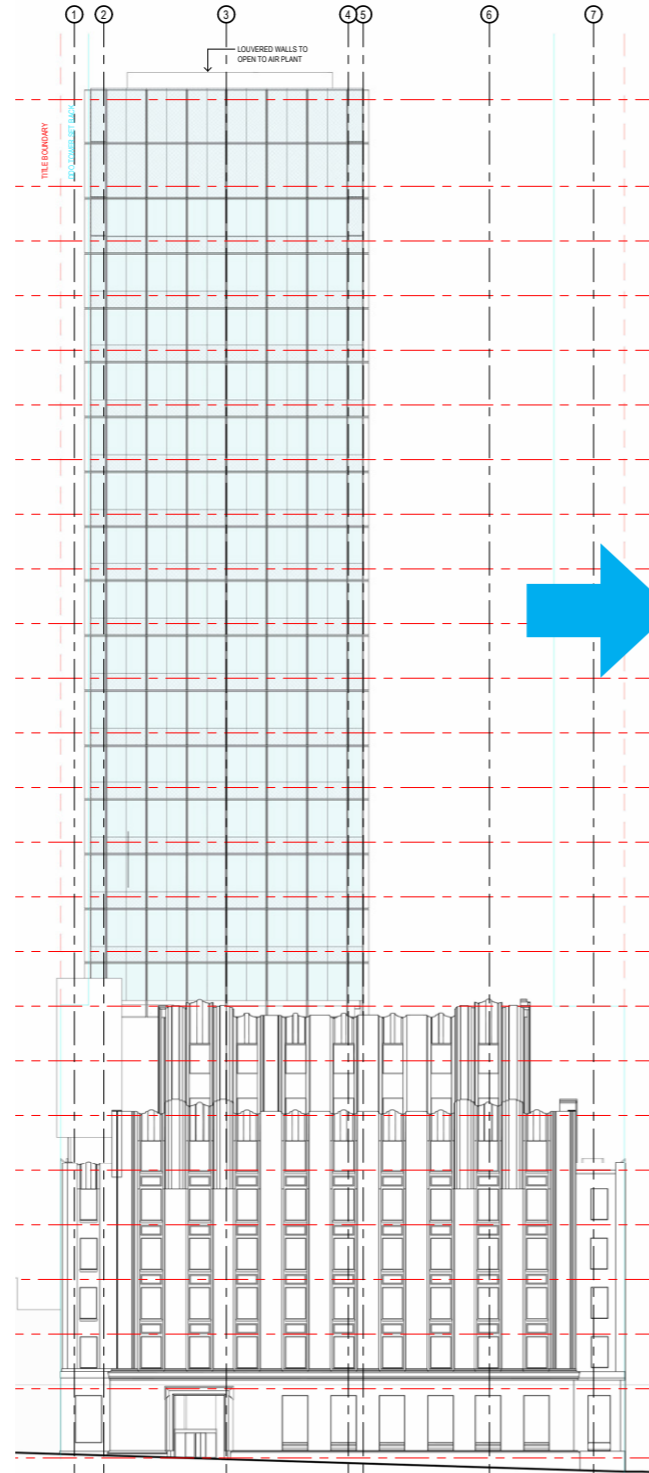
The existing heritage facade is composed of a repeated window pattern and decorative sandstone/cast profile and rendered finish. The windows are inset into the solid facade outlined by semi-fluted decorative accents.

As a contemporary architectural response, the proposed tower expands on the heritage gridded vernacular. The scale of the tower's glass to 'solid' ratio is adjusted i.e. scaled-up to maximise daylight and outlook.

The pattern is adjusted to the proportions of the tower and floor-to-floor heights. The tower's profiled sunshade 'grid' (coloured to match sandstone finish) provides a 300mm relief to the facade - a subtle and delicate profile embedding shadow, texture and detail against the glazed curtain wall facade.



Proposed tower facade (background) & existing heritage facade (foreground)



Proposed 436 Lonsdale Street (south) elevation

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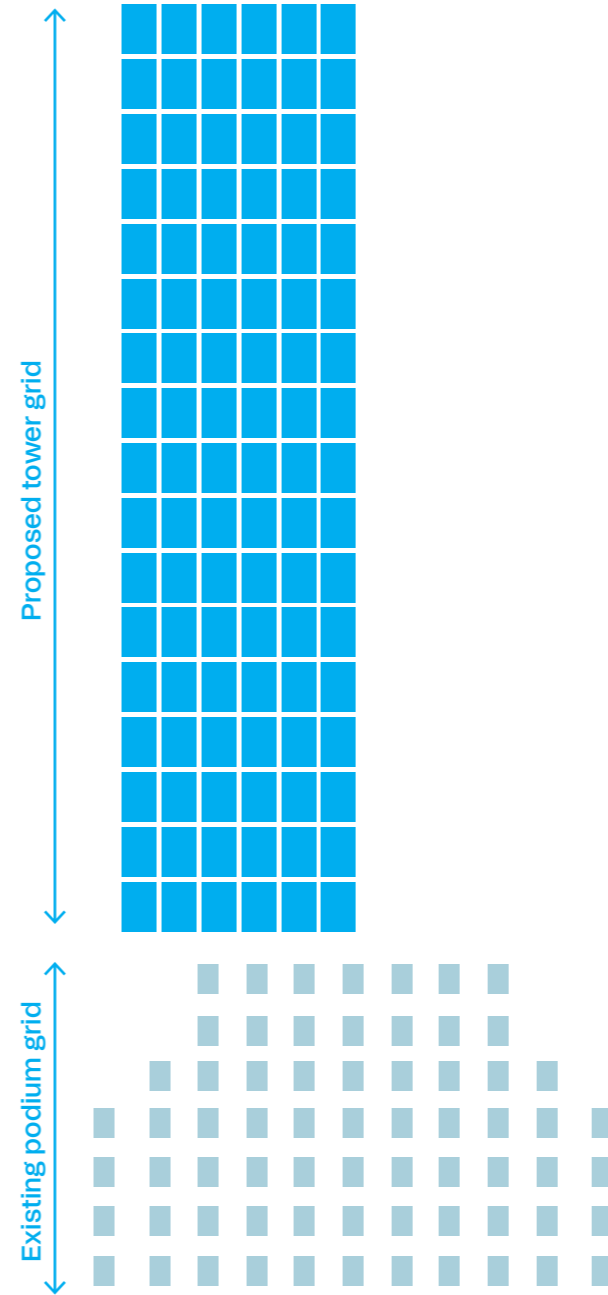
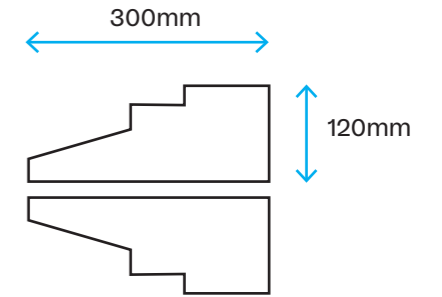
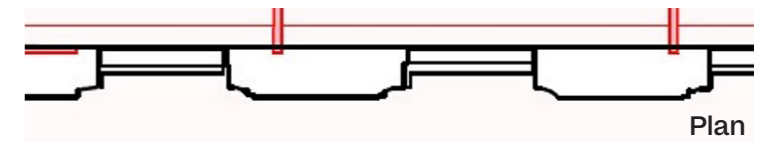


Diagram: Existing & proposed 'grid' configuration



Profiled fin / sunshade - vertical & horizontal (Image above)

Concept diagram: Profiled fin / sunshade configuration (Image left)



Existing heritage facade details

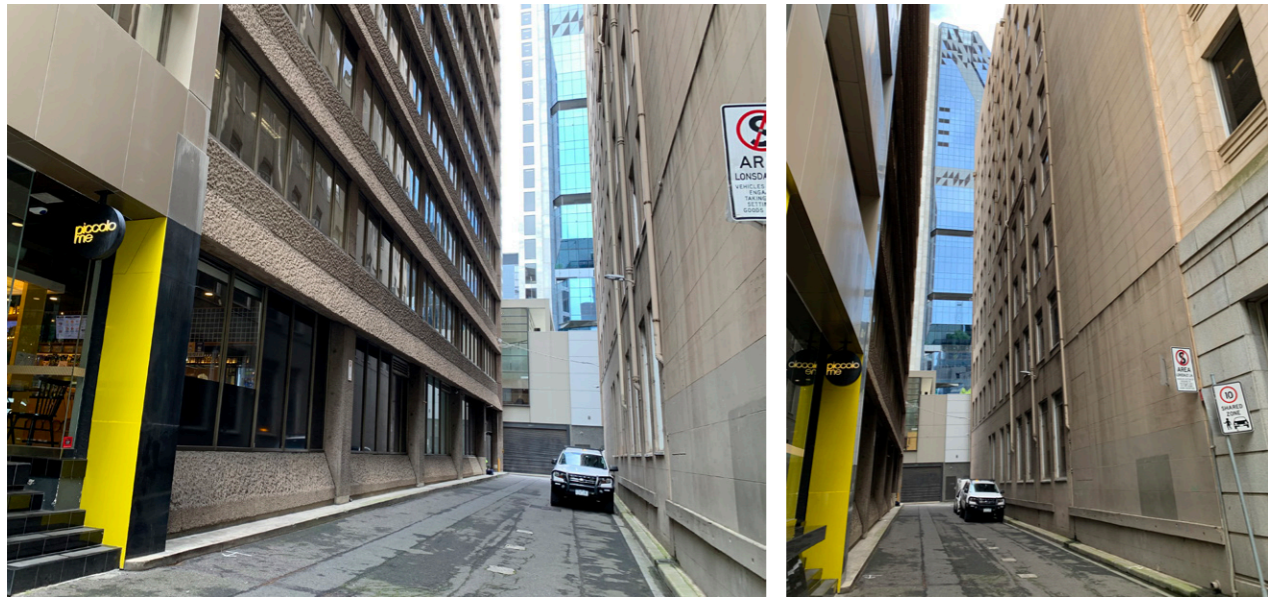
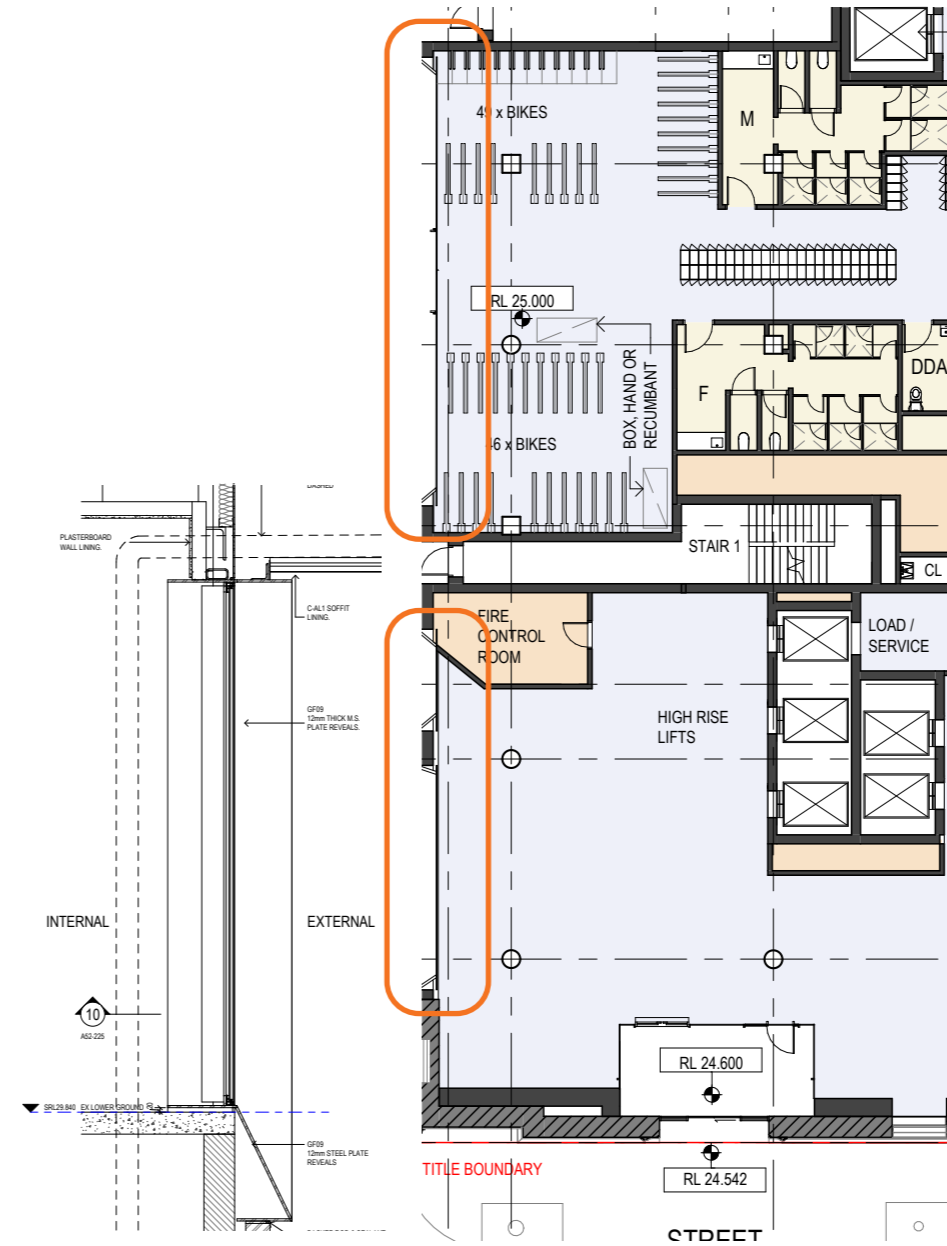


Photo: Existing Lonsdale Lane



Proposed Lonsdale Lane

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PLAN**



Picture window section detail (image left); Picture window location plan (image right)

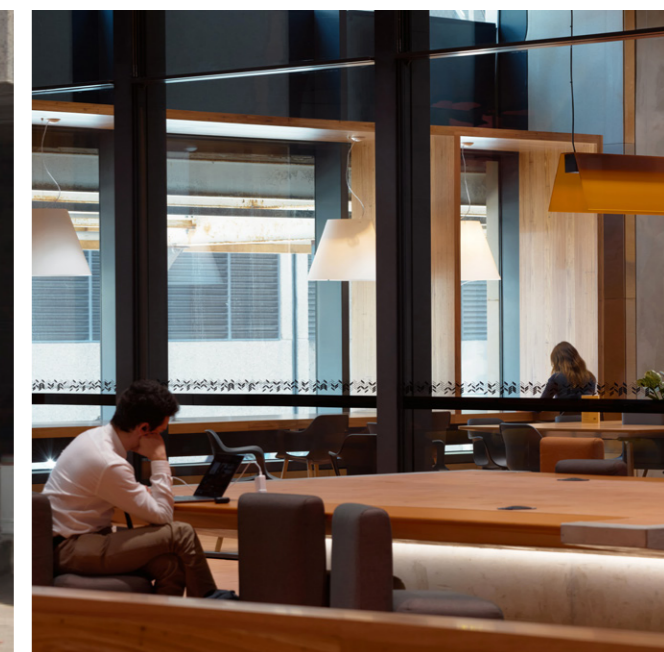
Activating Lonsdale Lane

Currently Lonsdale Lane has openings to the west, with retail at ground level of the Clarence Chambers building. However to the east of the lane, the existing 436 Lonsdale Street presents as a predominantly blank and visually inaccessible facade.

The development proposal reconfigures the ground level with a generous lobby and End-of-Trip facility facing Lonsdale Lane. Deep revealed picture windows will frame a large proportion of the lane's eastern elevation, providing apertures into the activities and inhabitation within.

The intent is to re-activate a once utilitarian laneway to being an engaged Melbourne laneway streetscape.

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Example images of ground level picture windows

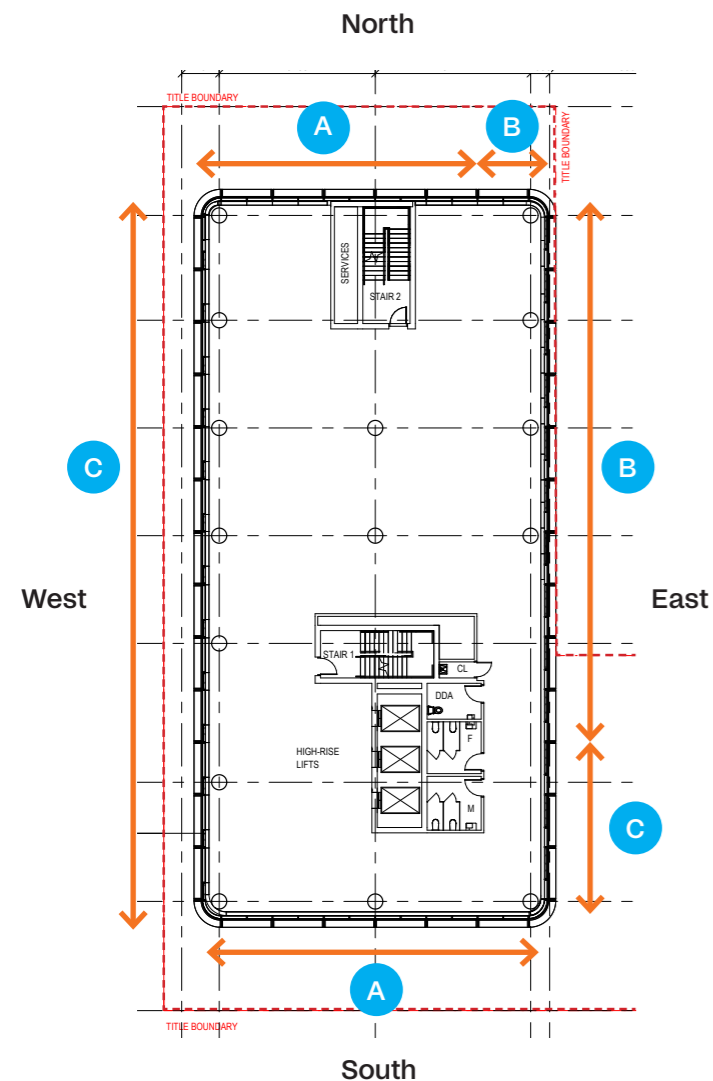
Facade Strategy

Approach to Tower Facade

While the tower appears to have a consistent facade system, the details and composition are modulated to address orientation (i.e. solar heat gain) and fire rating requirements.

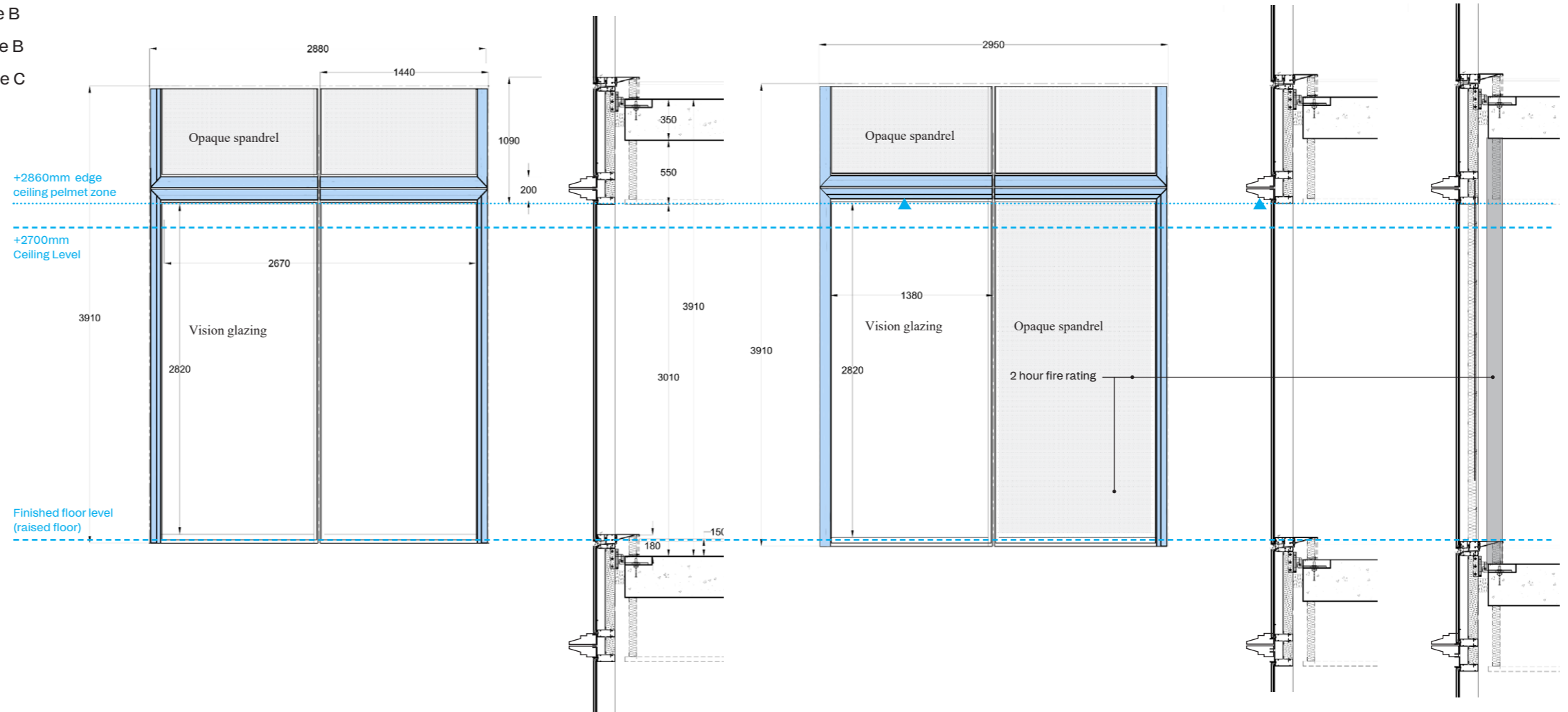
Design proposal:

- North facade = 67% vision glazing* / Type A
- North facade (3m to LTO boundary) = 33% vision glazing* / Type B
- East facade (against LTO boundary) = 33% vision glazing* / Type B
- East facade (beyond LTO boundary) = 39% vision glazing* / Type C
- South facade = 67% vision glazing* / Type A
- West facade = 39% vision glazing* / Type C
- * Vision glazing refers to % of overall facade surface area with window fenestrations allowing for outlook & daylight
- Maintain consistent window sill & head height to all facade orientation
- 2 (paired) x 120mm (H) x 300 (D) profiled external double sun-shade 'grid' facade.



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Type A - North & South

- 67% of tower facade to be vision glazing*
- Vision & spandrel glass > DGU high performance glass with low-E coating

Type B - North & East

- 33% of tower facade (i.e. max 1/3 surface areas) to be vision glazing*
- Vision & spandrel glass > DGU high performance glass with low-E coating
- 2 hour fire rating to remaining 2/3 of facade

Note:

- Type C facade (east & west) is similar to Type B except for:
- 39% of tower facade to be vision glazing*
 - 2 hour fire rating not required

Vision* Section

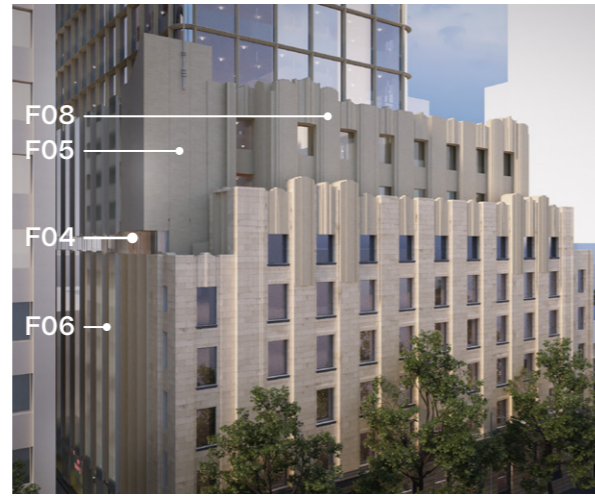
- Drencher / sprinkler
- 300mm deep profiled grid external shading

Fire rated spandrel

- Drencher / sprinkler
- 300mm deep profiled grid external shading
- 140mm blockwork (2Hr fire rating)
- Tophat / wall batten
- Internal dry wall plasterboard



View from corner of Lonsdale & Queen Streets



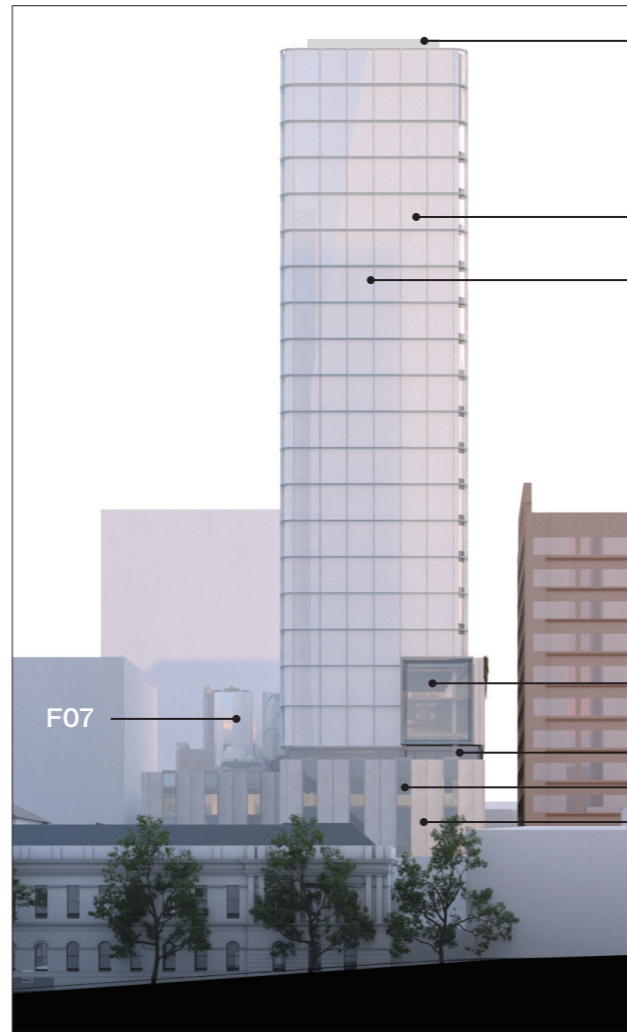
Elevated view of south-west podium corner



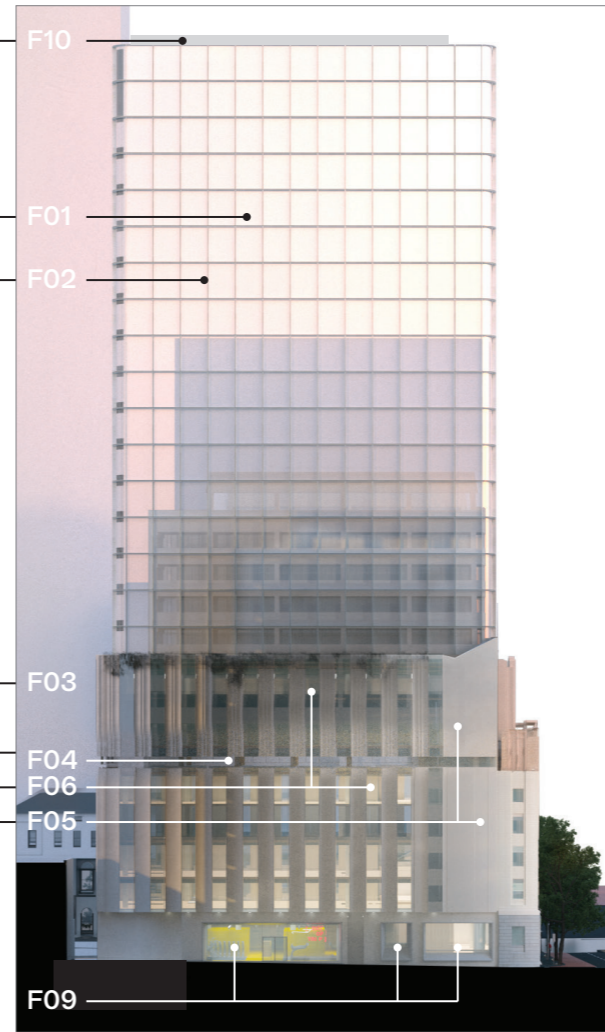
View to Lonsdale Lane



Elevated view of south-east podium corner



North elevation



West elevation - Along Lonsdale Lane

Proposed Facade Material & Finishes Schedule

- F01 GLAZED CURTAIN WALL - TOWER**
Front glazed, unitised thermally broken aluminium curtain wall. Structurally glazed split mullions, powdercoat finish. DGU high performance glass with low-E coating. Insulated backpan to spandrel panels with glazing to match vision glass. NB: Extent and location of spandrel varies with orientation and location.
- F02 SUNSHADING TO TOWER - VERTICAL & HORIZONTAL**
300mm(D) x 120mm(H) x 2 (i.e. paired) profiled sunshade concealed fix to split mullions. Coloured finish to match existing heritage facade sandstone.
- F03 PICTURE WINDOW - BASE OF TOWER (NORTH)**
Glazing similar to F01. 1m(D) portal frame surrounds to picture window. Grey powdercoat finish.
- F04 STRIP WINDOW**
Ultra clear low iron, high performance DGU glass. Captive front glazed aluminium, grey powdercoated finish
- F05 ARCHITECTURAL PRE-CAST or GRC**
Profiled vertically fluted precast. Honed finished and coloured to match existing heritage sandstone facade.
- F06 PROJECTED VERTICAL STRIP WINDOW - PODIUM**
Glazing similar to F04. Aluminium glazing channel & steel plate window box frame, grey powdercoated finish.
- F07 PODIUM GLAZING TO REAR OF HERITAGE FACADE**
Glazing similar to F01. Structurally glazed split mullions & aluminium support balustrade, powdercoated finish.
- F08 HERITAGE FACADE**
Conserve and make good existing heritage facade. Upgrade glazing to meet building performance standards.
- F09 PICTURE WINDOW - ALONG LONSDALE LANE**
Glazing similar to F04, structurally glazing to subframe. Steel plated perimeter frame, with custom paint finish.
- F10 ROOF PLANT ENCLOSURE**
Vertical ribbed metal cladding (Longline or similar), with matching coloured louvres. Light grey powdercoated finish.

ADVERTISED PLAN

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Rev.	Issue	Revision Description	Date	Appr by
1	Issue	TOWN PLANNING ISSUE	24.05.20	KFL

Wardle

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ABN 83 006 814 268

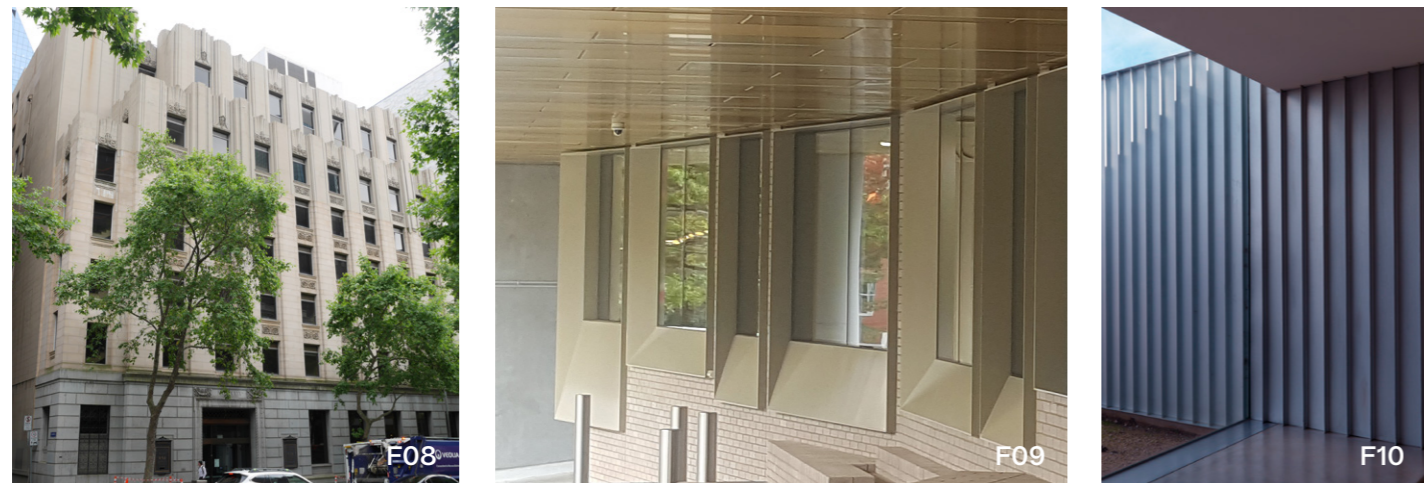
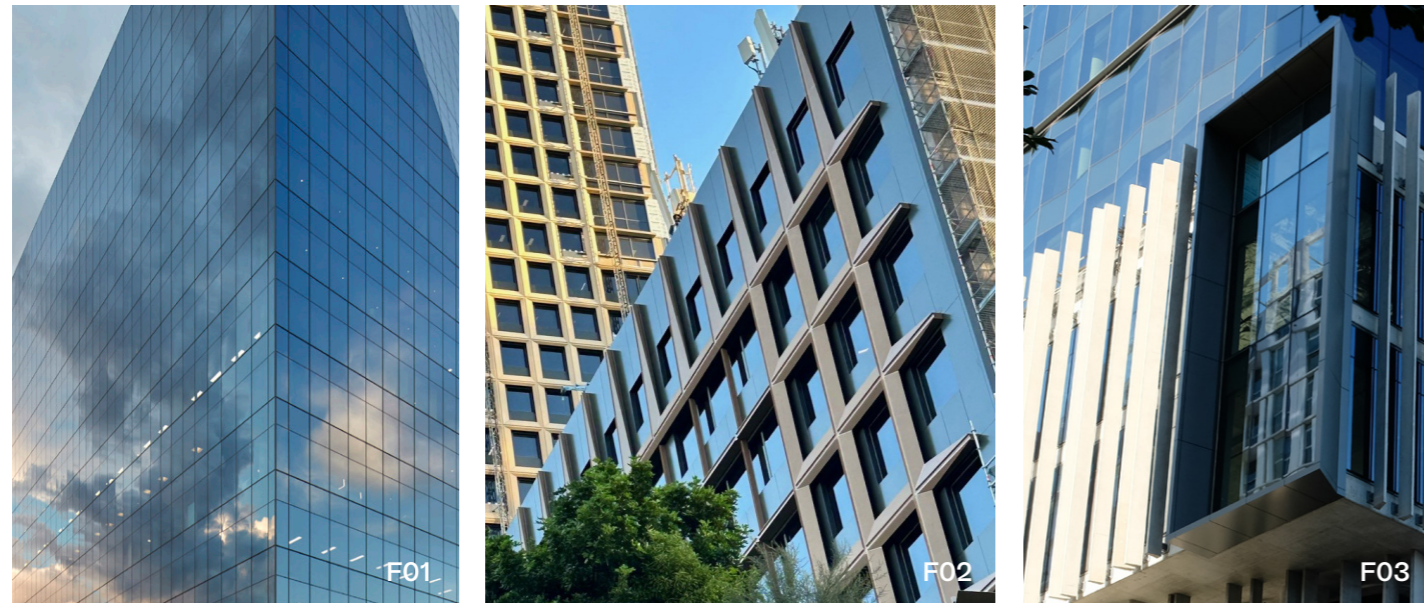
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Client	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	MATERIAL & FINISHES

	Project No.	2236	Scale @ A1
	Date	MAY 2024	Co-Ord Designer
Drawing Status	Town Planning		
Drawing No.	AR 9100	Revision	1

Material reference images

* Note: Profiles & dimensions proposed for 436 Lonsdale St. may differ from reference images



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