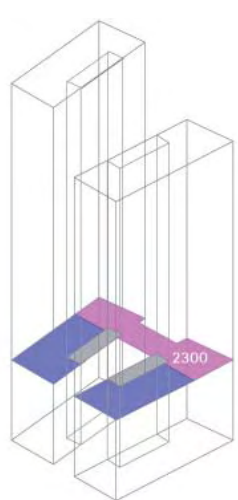


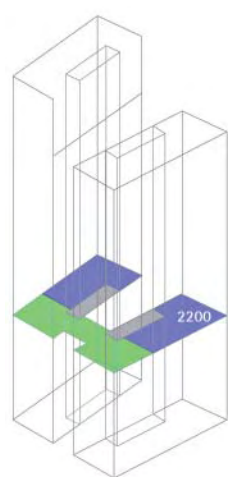
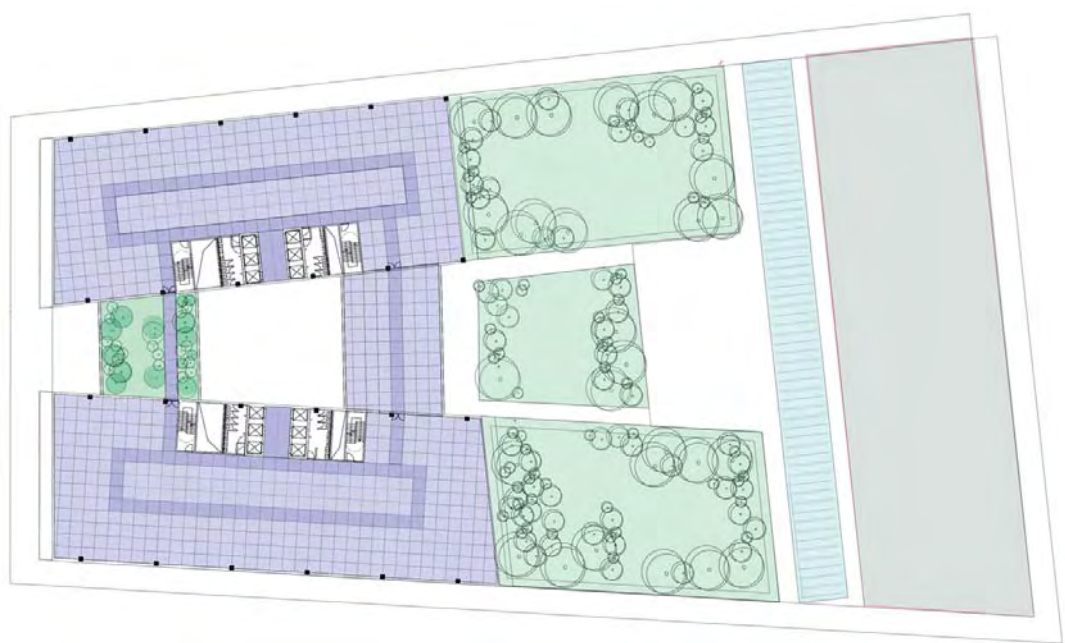
Typical Floor Plate

Typical twin tower floor plate.



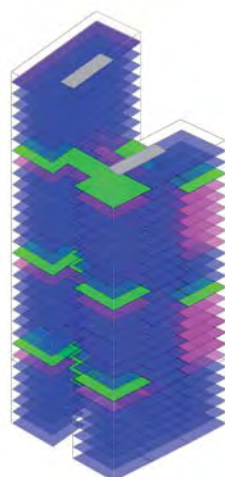
Linked Floors

On the east side of the building office links between the north and south towers provide larger floor plates.

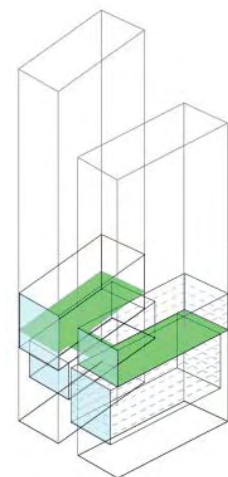


Garden Floors

Sky garden decks positioned every eight floors and above the east links provide further connections between the north and south towers.

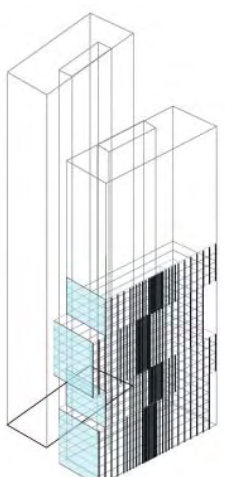


Assembly of Floors



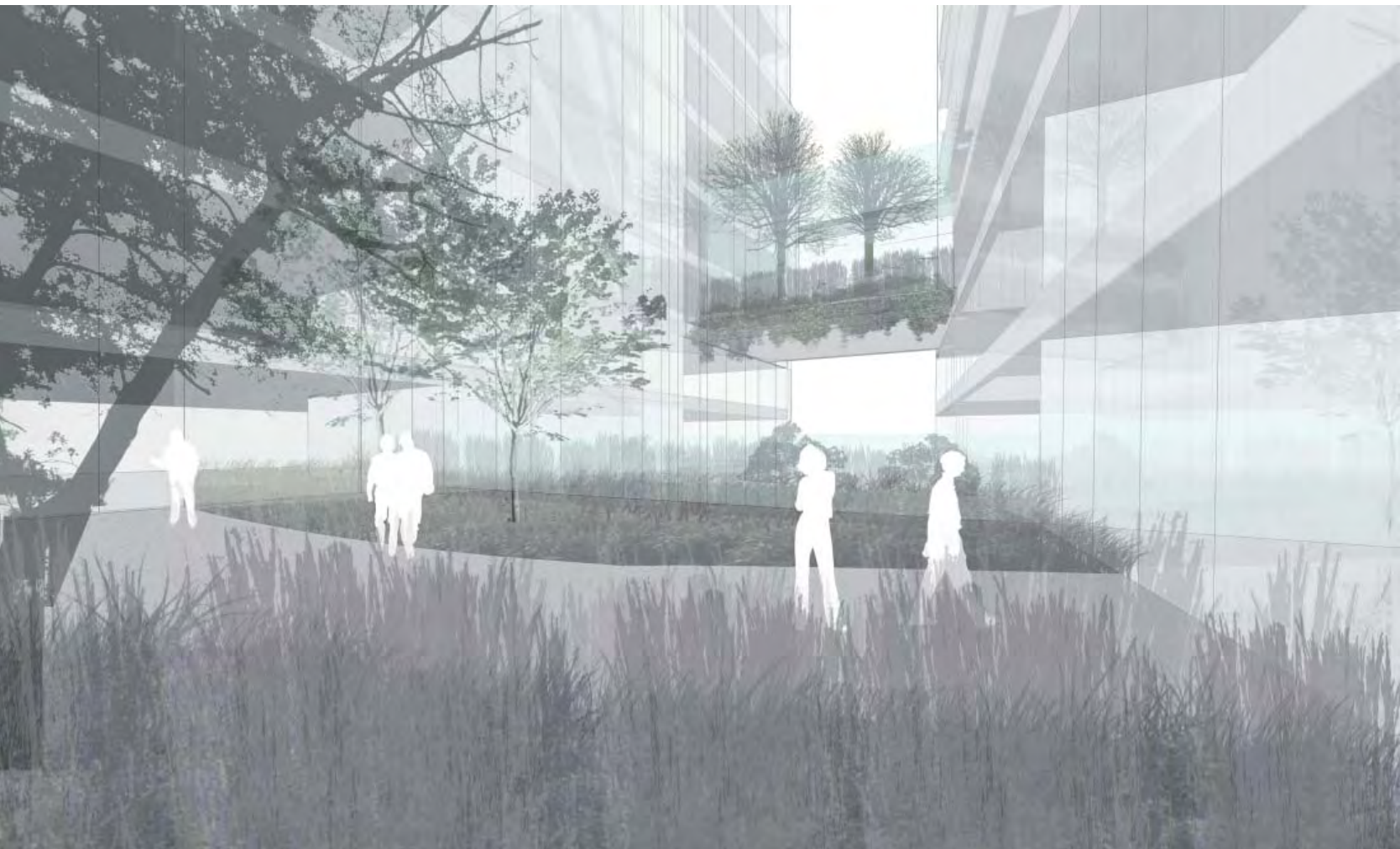
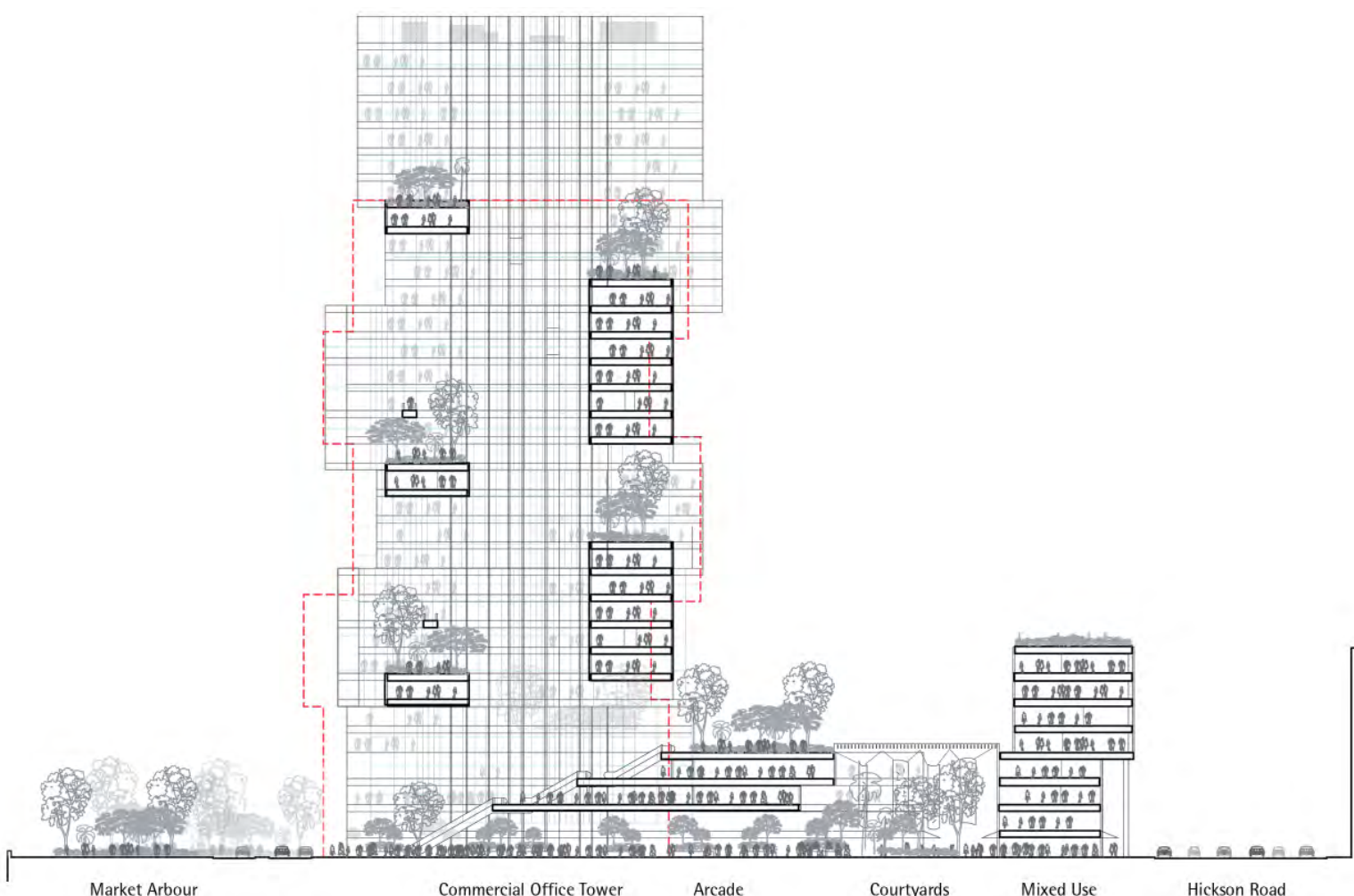
Floor Setbacks

At garden and bridge levels east and west elevations re-align. Increments range between 750 and 3000mm.



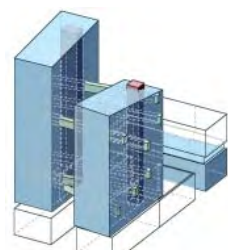
Shifting Facade Grids

Multion spacings increase towards views and planning grids are adjusted according to floor setbacks.



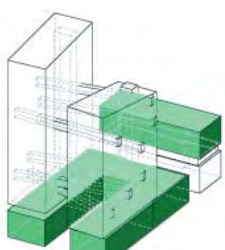
The Future Office - Project 1

New sustainable workplaces in garden towers



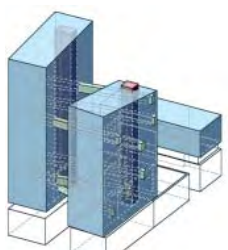
Section: Commercial/Retail

Workplaces throughout the section. Above the upper city datum to address city context/silhouette. Within the the lower Hickson Road collonade streetscape. Mixed with residential use close to the ground for vibrant 24/7 character.



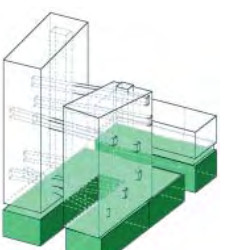
Section: Residential/Retail

Ground floor retail and soho throughout the lower plinth to the towers. Residential floors above. 24/7 intensive occupation and use anticipated. Residential in upper section of Hickson Road building, views through to Harbour.



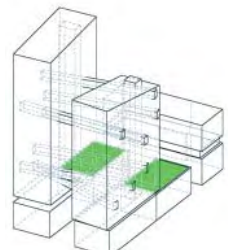
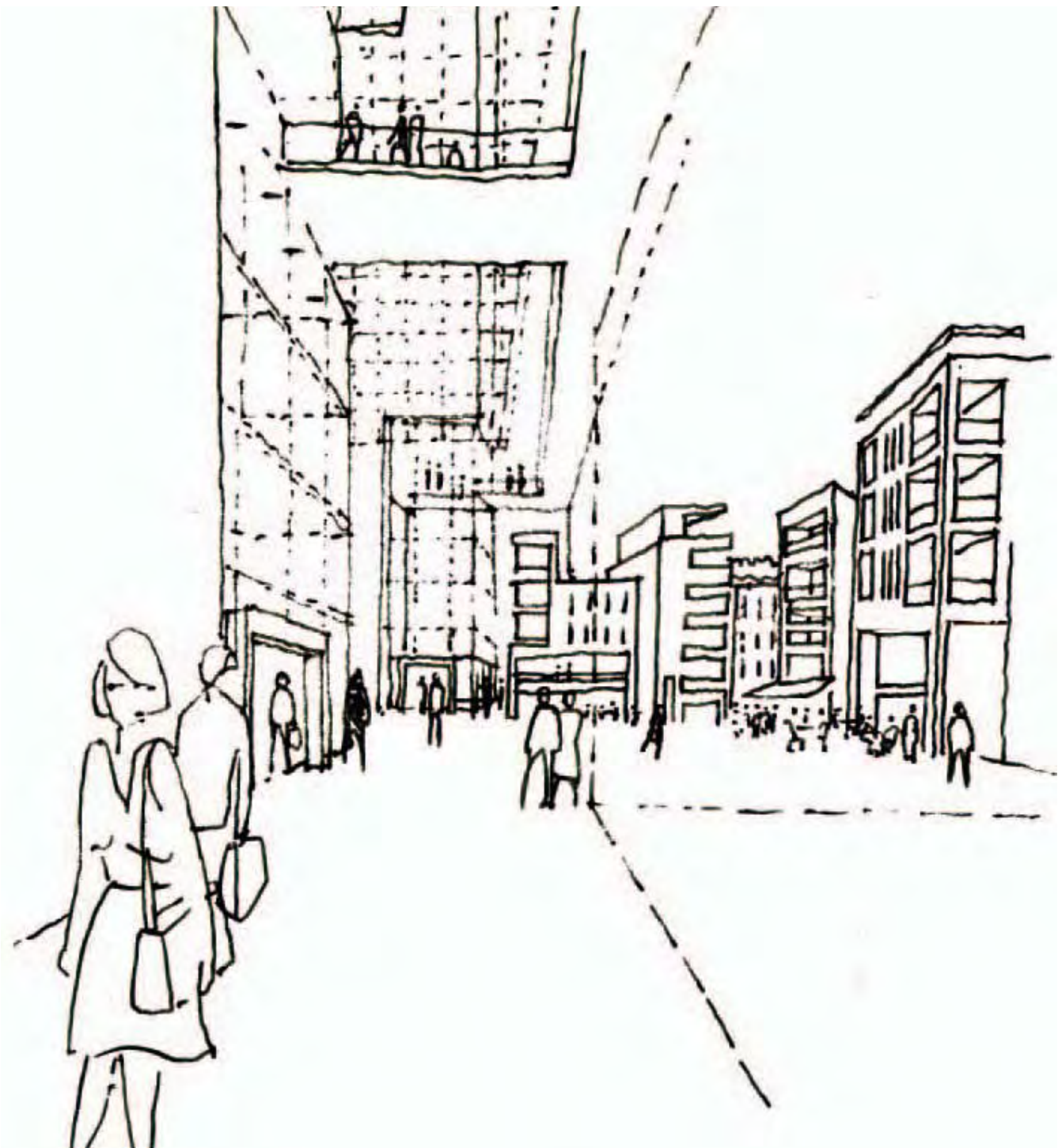
Material: City of Light

The upper crystalline forms embody a material expression that augments the relationship with the existing city. It reflects and connects to an existing language.



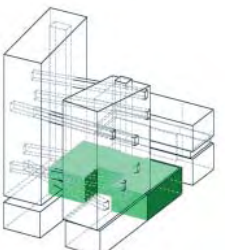
Material: City of Stone

Echoing the edge condition of the Harbour, the fingers of stone extend from the edge of stone that lines Hickson Road, giving further strength and reference to the development.



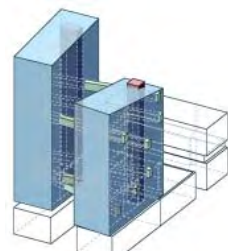
Valley: Green Rooftops

Green zones at the level of the city strata provide multiple access to the towers and Hickson Road residential, as well as maintaining view lines.



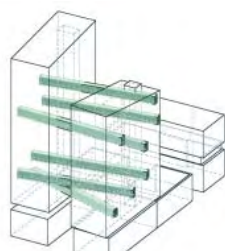
Valley: Fine grain

The central zone will provide a 'soft centre' of finer grain lanes, squares and diminutive, human scaled public spaces.



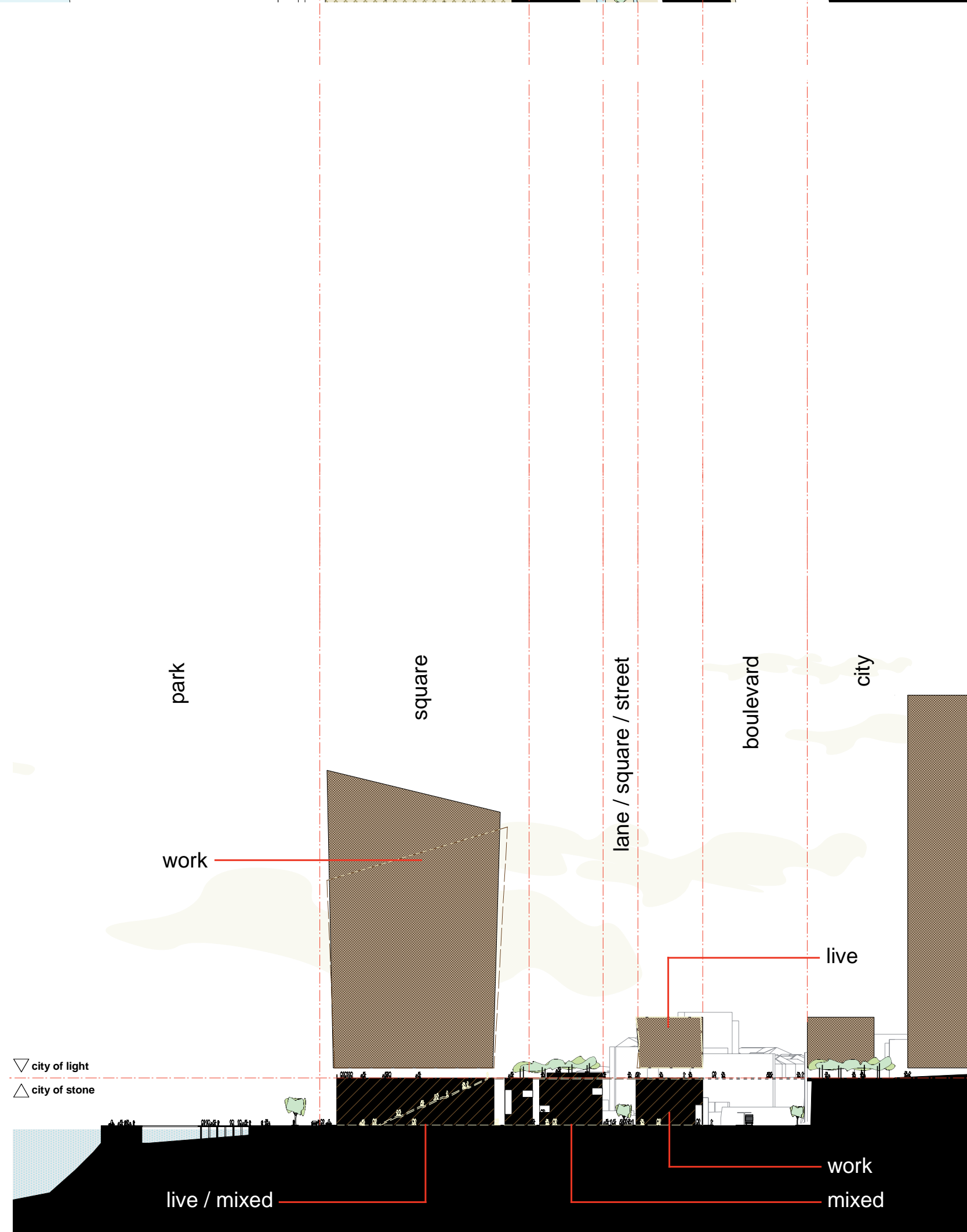
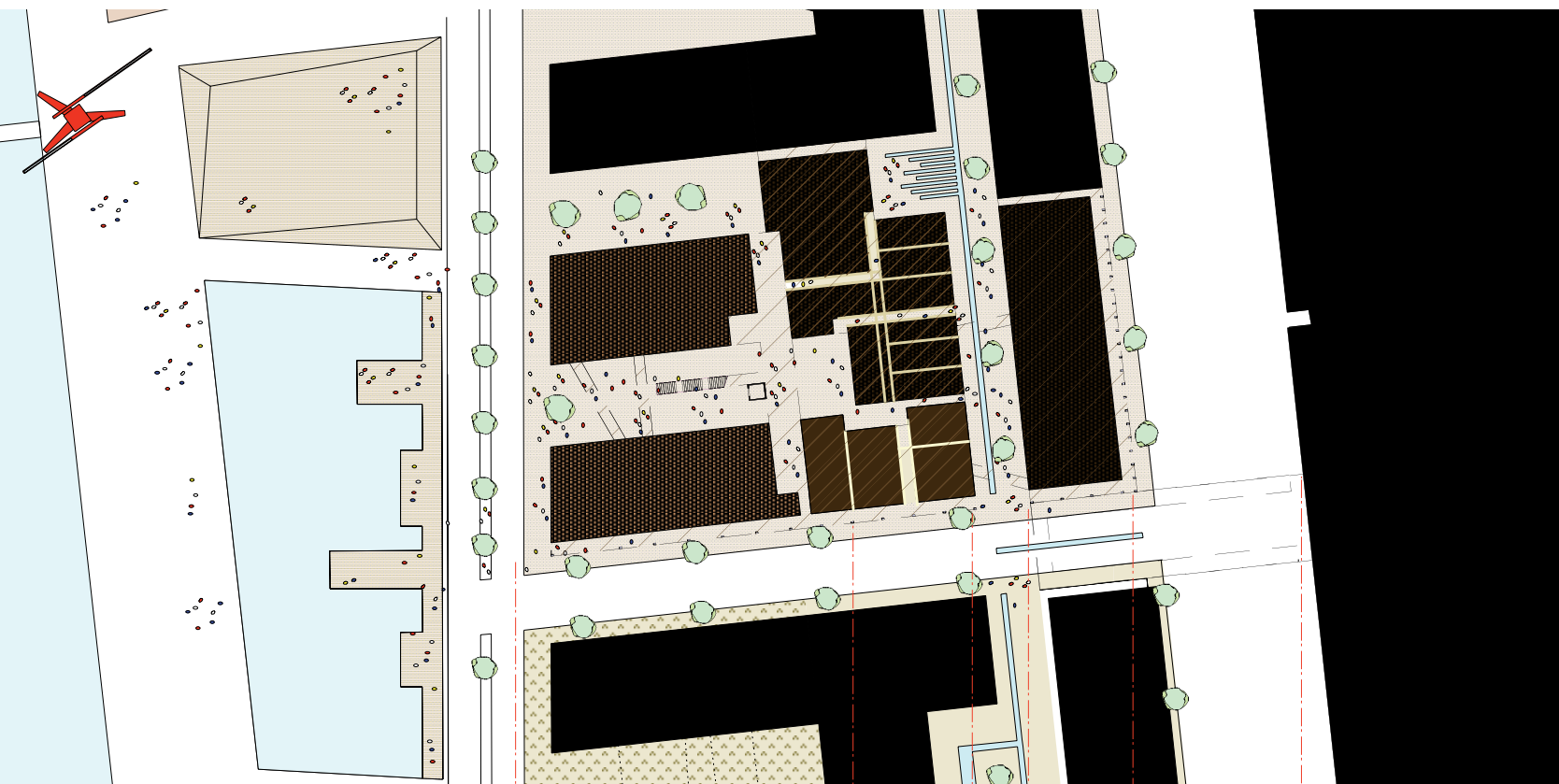
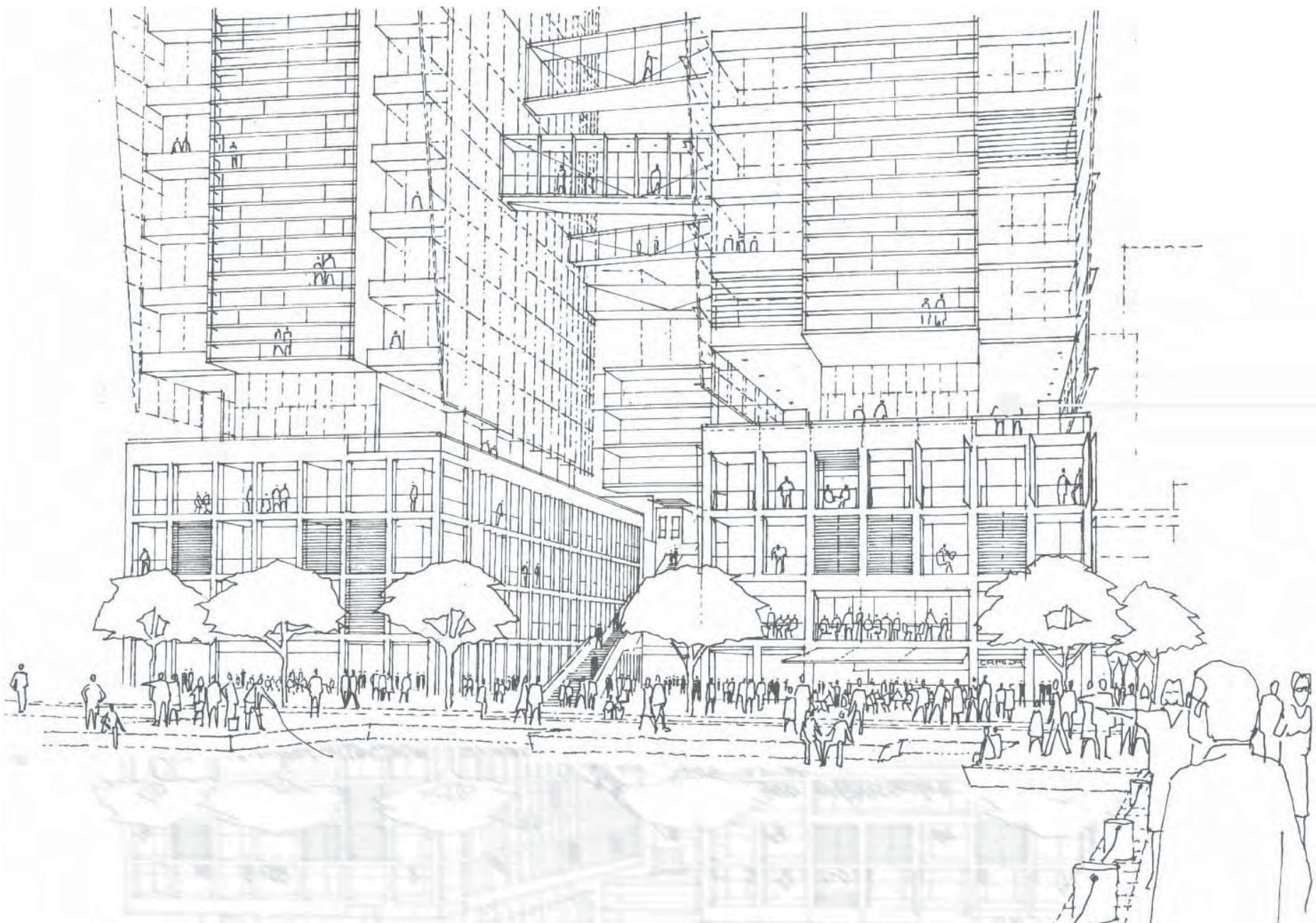
Towers: City and Harbour

The tower addresses both the Harbour to the west and the city to the east in their planning and environmental response. People and circulation spaces at the east and west ends, intensive workspaces in the centre. Slenderness ensures minimal impact on existing views to/from the Harbour



Towers: Unification

Cross-over links permit encourage a greater diversity of tenancy and floorspace allocation. They unify the building into a possible whole whilst maintaining the slenderness of the towers and existing views. Opportunities for social interaction.



The Future Office - Project 2

Vibrant mixed-use blocks of different scales