

9.08.2017

DUNEDIN 5 STAR HOTEL – Moray Place.

ARCHITECTURAL STATEMENT – Post Commissioner Hearing held in Dunedin 01.08.2017

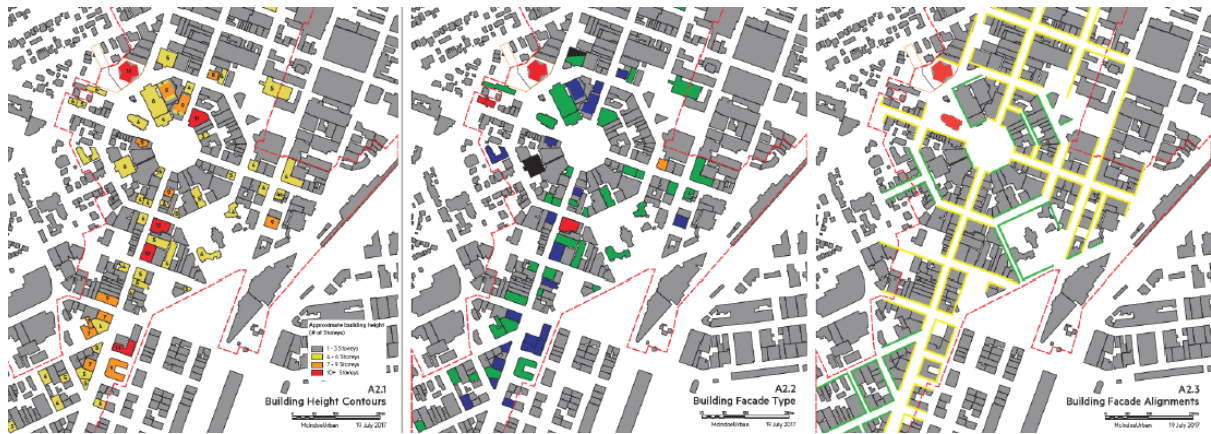


Fig. 1

The above diagrams (Fig.1) clearly and accurately documents the Townscape ‘pattern making’ in both height and plan, identifying densities, nodes, paths, edges, axis, etc. It can be seen from this diagram that the proposed Hotel design fits in well with the immediate surrounding built fabric where the Cathedral and Town Hall completes this proposed triumvirate of ‘iconic standalone’ structures along a steeply sloping Moray Place.

The Proposal is not a podium/tower solution but rather an object in space that sets up a dialogue with the Church and Town Hall providing linkages and connectivity at both a macro and micro urban design scale. This connection is strongest via Harrop Lane where the view up the Lane from the Octagon presents an exciting amalgam of contemporary and historic architecture. This view shaft offers a strong visual and physical connection to the main public entrance of the proposed Hotel Development. Further to the dialogue with the panel we have given consideration to the design and how it interacts with surrounding heritage values. Please find **attached** a set of examples that demonstrate effective modernistic design within close proximity to traditional buildings.

The chosen typology for the proposed development is one of an ‘object in space’ where the relationship/connection of tower(s) to figure/sloping ground is ‘singular’ in its tectonic form and delivery, thus maximising the ability to deliver an elegant vertical form that resonates with its historic neighbours.

The architectural documents being lodged with this statement covers:

1. Updated design details related to the current RC as lodged; and
2. A revised proposal that modifies and adjusts the current building form and planning that includes;
 - i. Stepping down of each of the 3 towers by one floor; and

- ii. Aligning the pedestrian Hotel entrance with Harrop Lane, this includes the incorporation of an internal staircase which retains boundary formation, as well as recognising the heritage surroundings; and
- iii. Dropping the whole building down one additional level into the site so that there is greater connectivity between the main hotel floor and the new Moray Place pedestrian entry; and
- v. The incorporation of a courtyard garden accessible from level 4. This promotes and engages further streetscape activity along Moray Place;
- vi. The realignment of parking and vehicle passage, which has been facilitated by the excavation of an extra level of parking. This is discussed in detail within the additional information provided by Antoni Facey.

The design alterations have been carefully adopted to ensure that the scope of the proposal has not been extended. The amendments will only reduce the effects of the building. Most significantly, the mass of the building has been reduced due to the excavation of an extra floor of parking. The width of the proposal has not been altered and the boundary formation along Moray place has been retained. Essentially, the proposal retains the same footprint and ultimately retains the maximum height of the proposal.

This alternative option addresses many of the submitters concerns and promotes the ongoing 'design/planning' dialogue that was enjoyed between the commissioners and expert witnesses, at the hearing. The result delivers an architectural outcome that still maintains the design generators and the appropriate form and planning considerations as tabled in the original Architects statement.

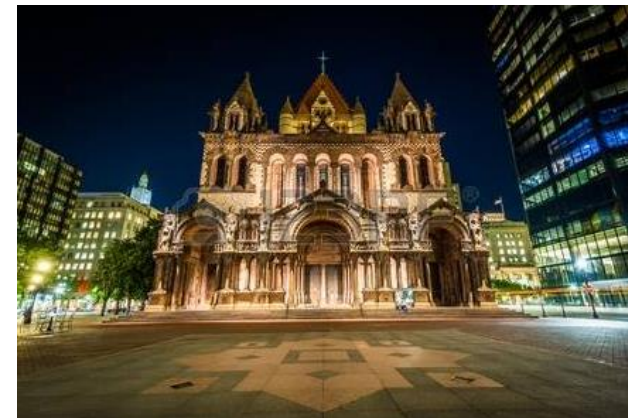
THOM CRAIG

ARCHITECT

Examples of Old & New together

Santiago, Chile

- Picture taken from Plaza de Armas (the main square of Santiago). Shows older heritage buildings – Cathedral and Central Post Office Building beside glass tower.



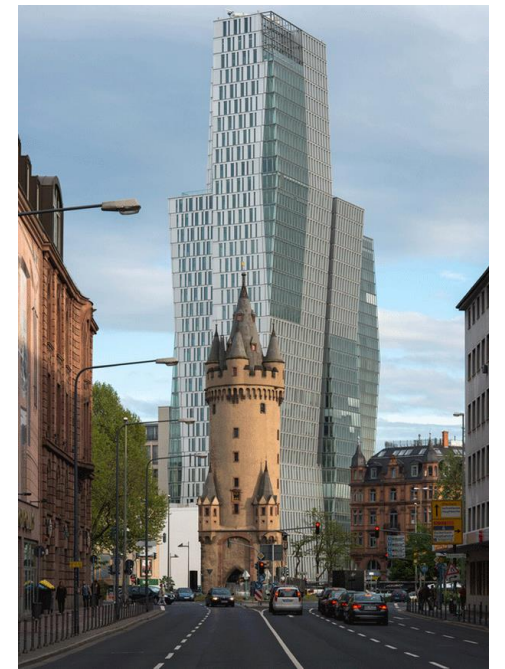
Boston, USA

- One of the oldest cities in the US founded in 1630.
- Population – 673,184 (2016), over 16 million visitors each yr
- Tourists attracted to rich history, sports, arts, culture and major international universities (Harvard & MIT)
- Trinity Church shown

Examples of Old & New together



- The Gherkin, London (above)
- The Shard, London (right)
- The Louvre, Paris (top middle)



- Frankfurt, Germany (above)
- St Pauls Cathedral – London (below)



Examples of Old & New together - Prague

Wenceslar Square



- Inter-continental Hotel (left side on riverbank in pic above)
- Hilton Hotel (below)



The Dancing House



Examples of Old & New together - Canada



Old City Hall & Clock Tower, Toronto



Windsor Station, Montreal



Church Museum, Montreal



Christ Church Cathedral, Quebec with 34 storey office tower behind (KPMG)

Examples of Old & New together - Australia



Reflection of Town Hall, **Perth**

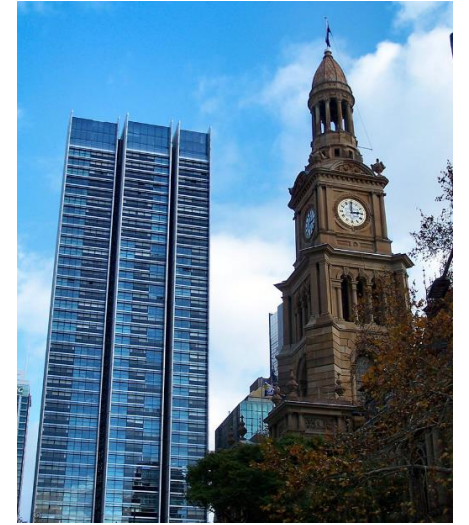
New development

New 27 storey tower behind “The Windsor Hotel” in **Melbourne**, was approved last year. Construction starts in 2017. Artist impressions below.



Queen Victoria Building (left) & Town Hall, **Sydney**

Old harbour building in front of modern glass building, **Darling Harbour, Sydney** (below)



Modern Glass Buildings all over the world



European Central Bank, Frankfurt



Sony Centre, Berlin

Weltstadthaus (shopping centre) –
Cologne, Germany



- Centre of Innovation, University of Otago, Dunedin
- Reflection of clock tower in glass (right)

