

***Attachment E: Architecture and Design: Bill Gregory,
Warren and Mahoney***

ATTACHMENT E

HOTEL PROPOSAL AT 137 CAMBRIDGE TERRACE AND 65-69 WORCESTER BLVD

DESIGN REPORT - WARREN AND MAHONEY ARCHITECTS



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Prepared for

ATTACHMENT E

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TERRACE AND 65-69 WORCESTER BLVD

DESIGN REPORT - WARREN AND MAHONEY
ARCHITECTS

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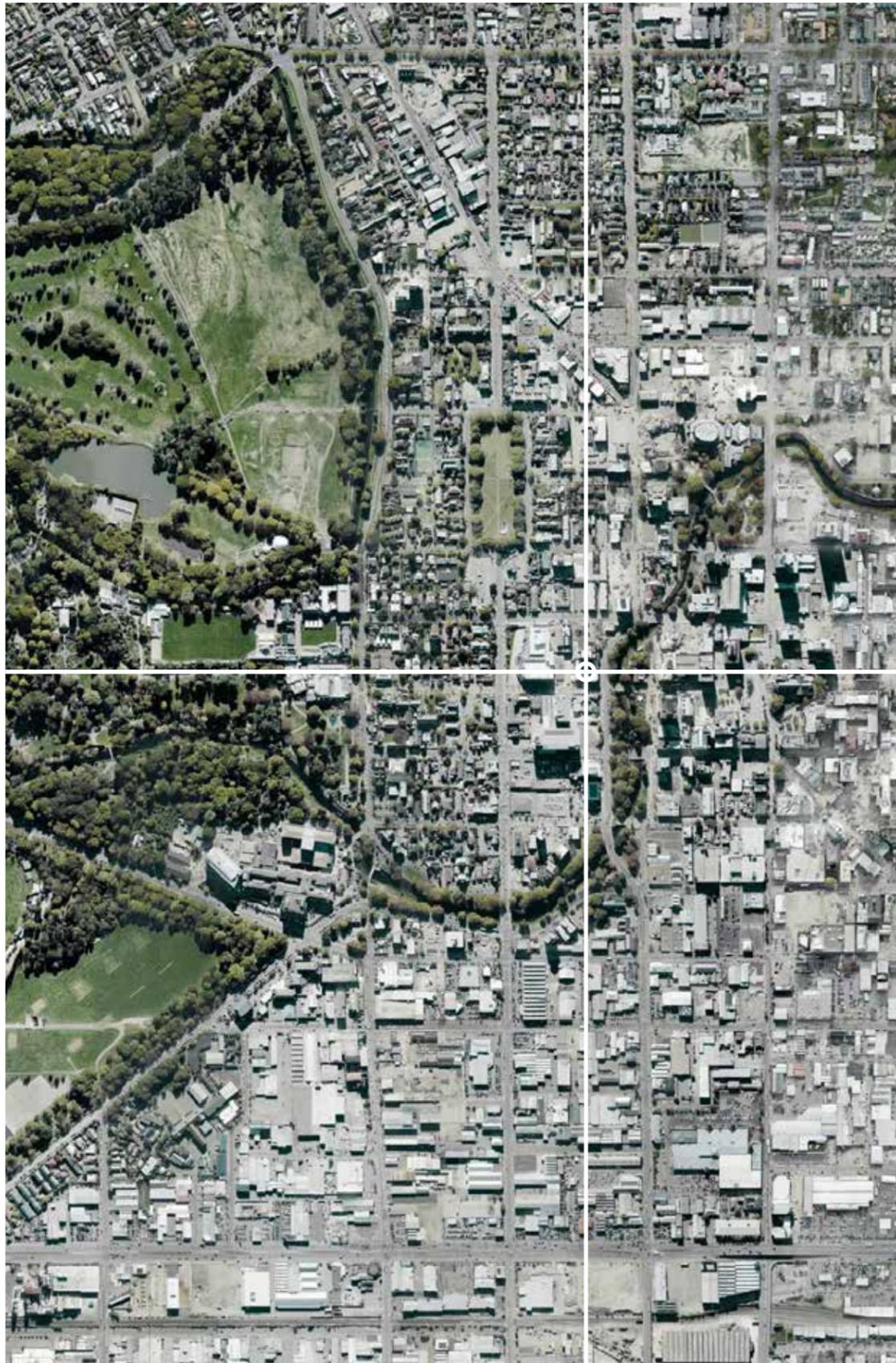
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1.0

CONCEPT DESIGN

INTRODUCTION



The current owners of the sites including Harley Chambers, Worcester Chambers and York House have determined that their best way forward following the earthquakes of 2010/11 is to redevelop these sites to accommodate a new 6 star hotel.

It is proposed that the hotel function will occupy the whole of the combined three sites, providing 150 guestrooms, reception and entertainment areas, recreation facilities and a number of food and beverage outlets within the building complex.

Drivers behind the proposed new building to accommodate the hotel function are:

- To facilitate and recover an economic use from a high-profile corner site within the Christchurch Central City, given the earthquake damage apparent in the current buildings on the site;
- To meet the needs of the hotel operation, a critical mass of rooms for the given level of quality and the associated public and service spaces must be accommodated;
- To enable passenger, guest and service vehicles to efficiently and effectively access the site for the purpose of facilitating hotel operations and visibility.
- To provide guests with the experiences required to assist with the possibility of a return visit;
- To enable sustainable use of the site through good design and management;
- To offer hospitality to guests and residents which is the primary function of the hotel; and
- To provide at ground floor atrium space and restaurants that are publicly accessible to ensure that the Hotel development is inviting for both hotel guest and the wider public.

INTRODUCTION

LOCATION



CHRISTCHURCH
ART GALLERY



CATHEDRAL SQUARE

CHRISTCHURCH
CITY COUNCIL

CONCEPT DESIGN

FUNCTIONAL ARRANGEMENT

The new building is comprised of three layers over its 8 floors:

- Basement car park, plant and storage
- Public spaces over two floors LV1-2 including entry, retail, bar and restaurant, function rooms and goods access.
- Nominally 150 guest rooms for the rest of the structure from LV 3-8

The design of the hotel is influenced strongly by the desire to provided light and views to hotel guest rooms on the upper floors and is thus maximising its surface area and orienting these faces towards the views of the river corridor and light. On the lower floors the hotel design is influenced by the access of vehicles and the requirements of the public spaces to provide access to the various facilities required there.

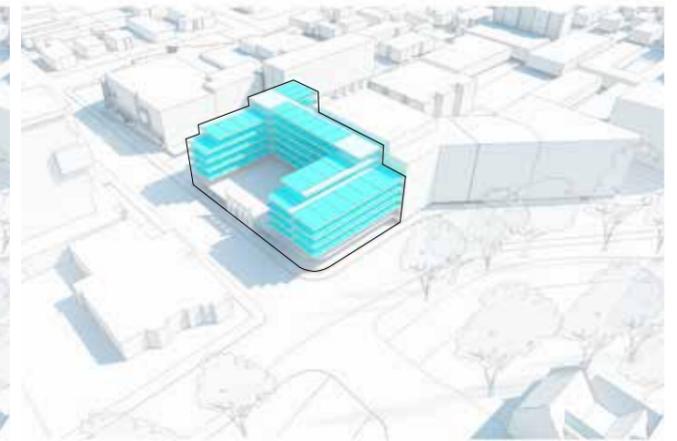
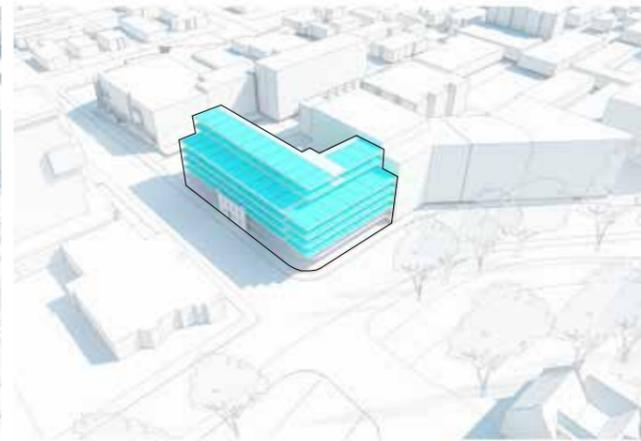
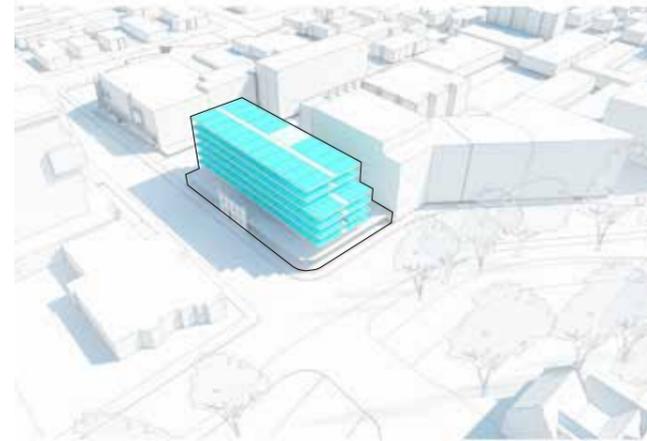
Options considered in relation to the massing of rooms and public spaces included versions included below for context which were simple blocks immediately behind the Worcester Chambers facade and an L shaped configuration following the street frontage.

The former provides the most economical structure and simplest construction, while prioritising setoff from the northern boundary, while the latter provides the most surface area to street views with all corridors being double loaded.

These options were discarded in favour of the current proposal by our client as the design providing the best relationship with Worcester Chambers, the provided public spaces and the desire to provide more rooms with river and street views.

The options for configuration of spaces within the City Plan spatial envelope for the site must consider:

- *the arrangement of guest rooms relative to the potential views and neighbours, and*
- *the arrangement of public spaces, which must acknowledge vehicle movements, the amenity of street and river frontage and pedestrian access and*
- *circulation paths for lifts and egress stair to join these zones together.*



OPTION 01 _ 'I' SHAPE

Three main options for providing the guest rooms become apparent when assessing the site. This assumes that the configuration of guest rooms is above public spaces, and will be arranged to maximise the use of street and view frontage. The first is a bar of rooms in an east-west block:

- the simplest and will be the most cost effective to build and operate.
- does not provide the highest number of rooms with a distinctive outlook and has fewer than any other option facing the river directly.
- is the least sympathetic to the Worcester chambers building

OPTION 02 _ 'L' SHAPE

The second general option is an L shaped plan. In this configuration we feel that:

- guest rooms facing river frontage are maximised,
- guest rooms facing street frontage are also maximised
- Reasonably efficient mostly double loaded corridors
- some rooms still facing a courtyard space
- not sympathetic to the Worcester Chambers building
- Cost will be slightly higher than option 1 for the same area

OPTION 03 _ 'U' SHAPE

The final option, favoured from our point of view is a U-shaped plan configuration which:

- guest rooms are on average all having either a street or river view.
- bad room views are minimised
- single loaded corridors will be less efficient
- cost will be higher than option 1 and 2
- operation will be higher cost
- most sympathetic use of Worcester chambers.

CONCEPT DESIGN

DESCRIPTION OF PROPOSED BUILDING AND CONTEXT

The proposed building is located on a corner site, next to the moderately busy intersection of Cambridge Terrace and Worcester Boulevard.

This area historically had a long established 'edge of core' character, containing service functions for the central city such as Library, Health, Club and car parking. The arrangements of buildings relative to the river frontage was somewhat loose, and there was an element of on grade parking.

Since the 1980s there were a number of developments where office functions which may have at one time been desirably located in Hereford Street or the Square, migrated to spaces where taller freestanding buildings could provide a better office environment with light, air, large floor plates and views. (Clarendon, CCC Offices, HSB and Price Waterhouse, Forsyth Barr were all part of this shift)

Cambridge Terrace/Durham St as a one way street since the 1970s carried the southbound traffic for the western section of the city and it was long felt that this detracted from the river path at the point where the river intersected with Durham St. The recent works to the Avon River precinct have improved this situation and the site in question will benefit from a better relationship to the river environment.

In the years since the earthquake, the river path has begun to 'fill up', and developments utilising the new massing rules for the city 'post Blueprint' are beginning to front the river environment with a wall of new offices, many of them with retail ground floors and tenancies opening to the river or Durham St.

Worcester Boulevard is a primary element in the city's urban design structure and connects the Square with the Arts precinct. This route is ceremonial lightly utilised for traffic. It contained a number of memorable buildings pre quake, and no doubt will continue to attract buildings of some quality and significance because of its location.

The recent history of Worcester Boulevard has not yielded as much enthusiasm for development, though repairs and improvements are ongoing in a number of sites, including the Arts centre, Museum and Art Gallery. These and other structures along the Boulevard (special landscaping and the accommodation of the tram function for instance, and its characteristically irregular street frontage and pocket entrance spaces will contribute to the ongoing development of its special character.

The Hotel intends to contribute to this character by retaining Worcester Chambers with a wide recessed glazed connection to the Atrium on either side. In this way a variant of the pattern set up by the Arts Centre and City council offices of giving space and welcome to the city at the entrances to their buildings can be continued, albeit in a slightly different way.

Historically important to the Maori population as a waypoint on seasonal travels and foraging space for food, the Avon river landscape continues to be significant to all of Christchurch's inhabitants.

The Hotel is sympathetic to the values of hospitality and generosity, and by addressing the space of the river on its dominant spatial axis, will reinforce ideas of movement towards and away from the river. Also, the retail spaces surrounding the atrium, by stepping down to street level will 'extend the river banks' and the natural in and out of the waters edge.

The ebb and flow of people in the street and at the slightly raised area of the atrium mimics the eddies in the river as it makes its way downstream. Our client has agreed to engage with Matapopere in the next phase of the project to enhance the design in this regard.

From a design perspective, the City Plan anticipates an urban, intensely built character along both Worcester and Cambridge Terrace. Overlain with the existing environment, the appropriate design response for the subject site is one that reinforces the historic and civic connections of the local context, in a manner that does not overpower or dominate the form and present skyline provided by the smaller but important neighbours such as the Provincial Chambers, Canterbury Club and the Old Council chambers.

The new Hotel proposal responds to the 45deg setback rule and the scale of the smaller club buildings adjacent to scale itself down a little, and through this mechanism also connects with the historic buildings along the boulevard through its three part vertical composition. This and the design strategy of keeping the main building mass away from Worcester Chambers ensures that the design takes account of its smaller near neighbours from a design point of view.

The site has relatively active neighbours in the Canterbury Club, Art gallery and City Council buildings. As the city redevelops and repairs the path into the Square, we expect the pedestrian numbers to increase in this area.

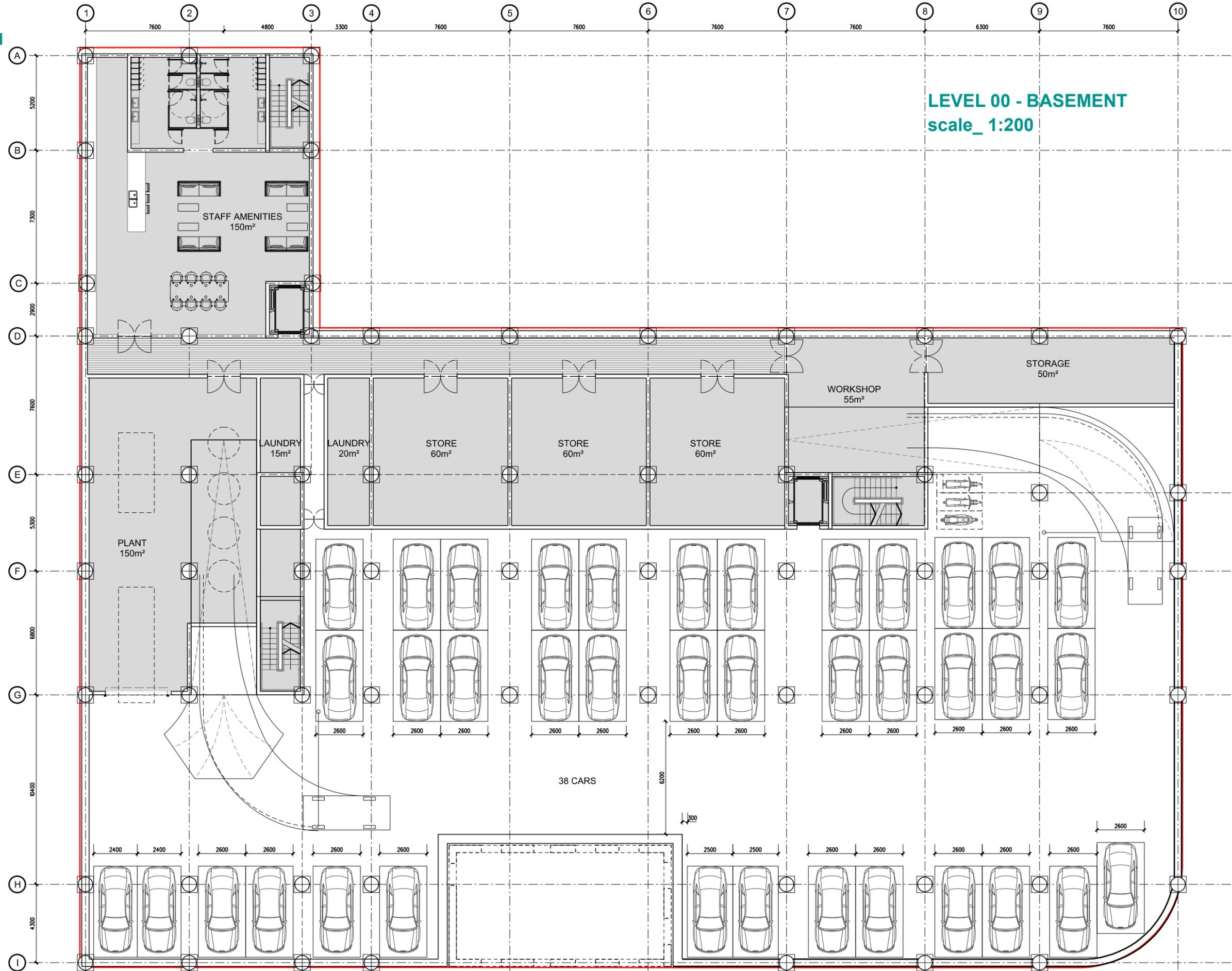
The design and allocation of spaces adjoining the street frontage is intended to provide incident and activity along the street frontage at all points. The building will be actively managed and provides a clear and 'easily read' street frontage and access points for safe operation over 24 hours. The vehicle access route through the site will be monitored by CCTV and closed to the street between midnight and 5am. Entrances to the hotel will also be monitored by CCTV.

Small focussed areas of landscape augmentation are envisaged by entrances and at roof terrace level. As an urban site and with the encouragement of the district Plan to 'front the street', there will be very little land area left on site other than these locations.

Regarding a consideration of the provision of the Hotel atrium vs greater retention of Worcester Chambers, Options 1 to 3 enclosed show some possibilities regarding the amount of building retained superimposed on the proposed plan. The pros and cons of each are tabulated below.

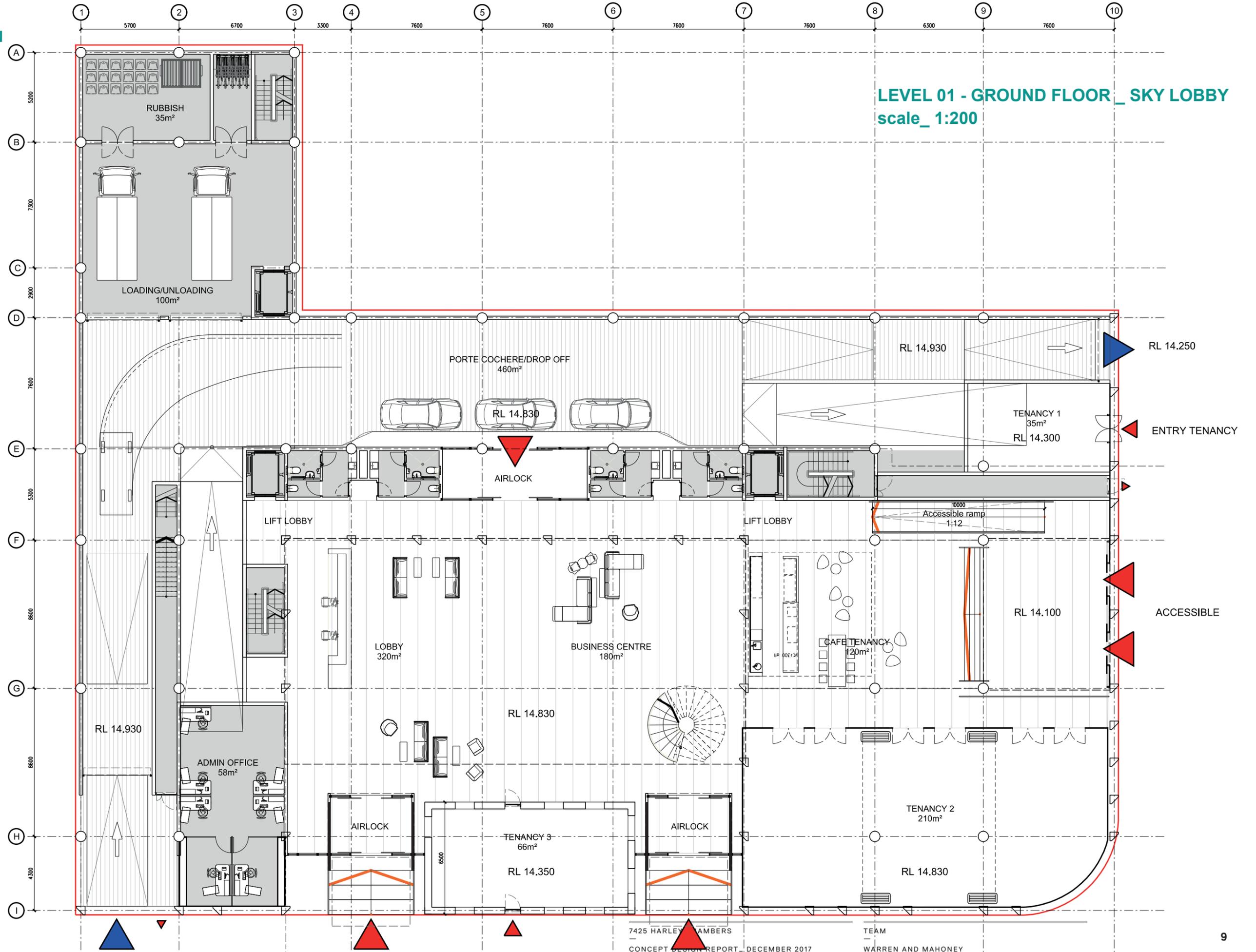
CONCEPT DESIGN

PLAN



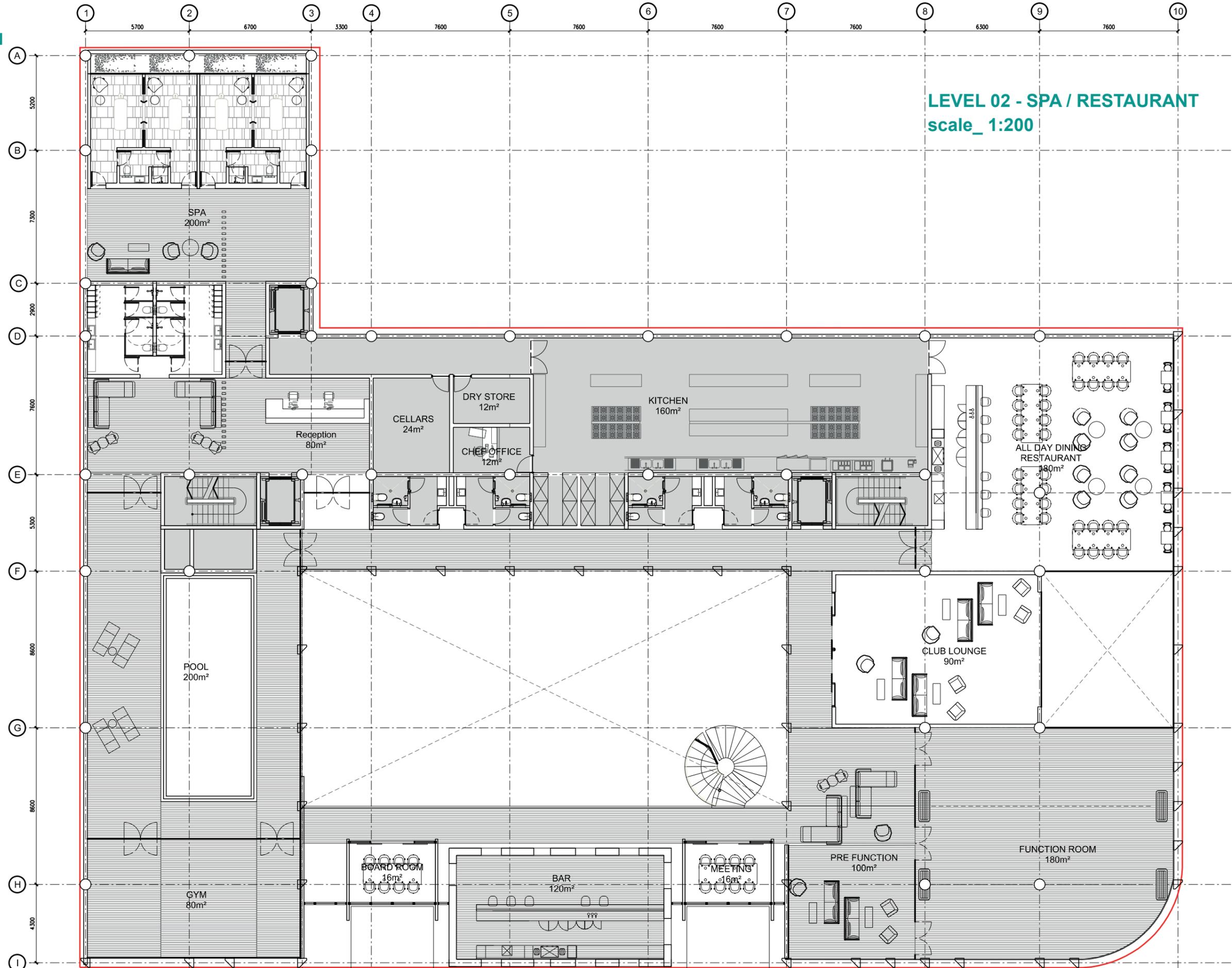
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PLAN



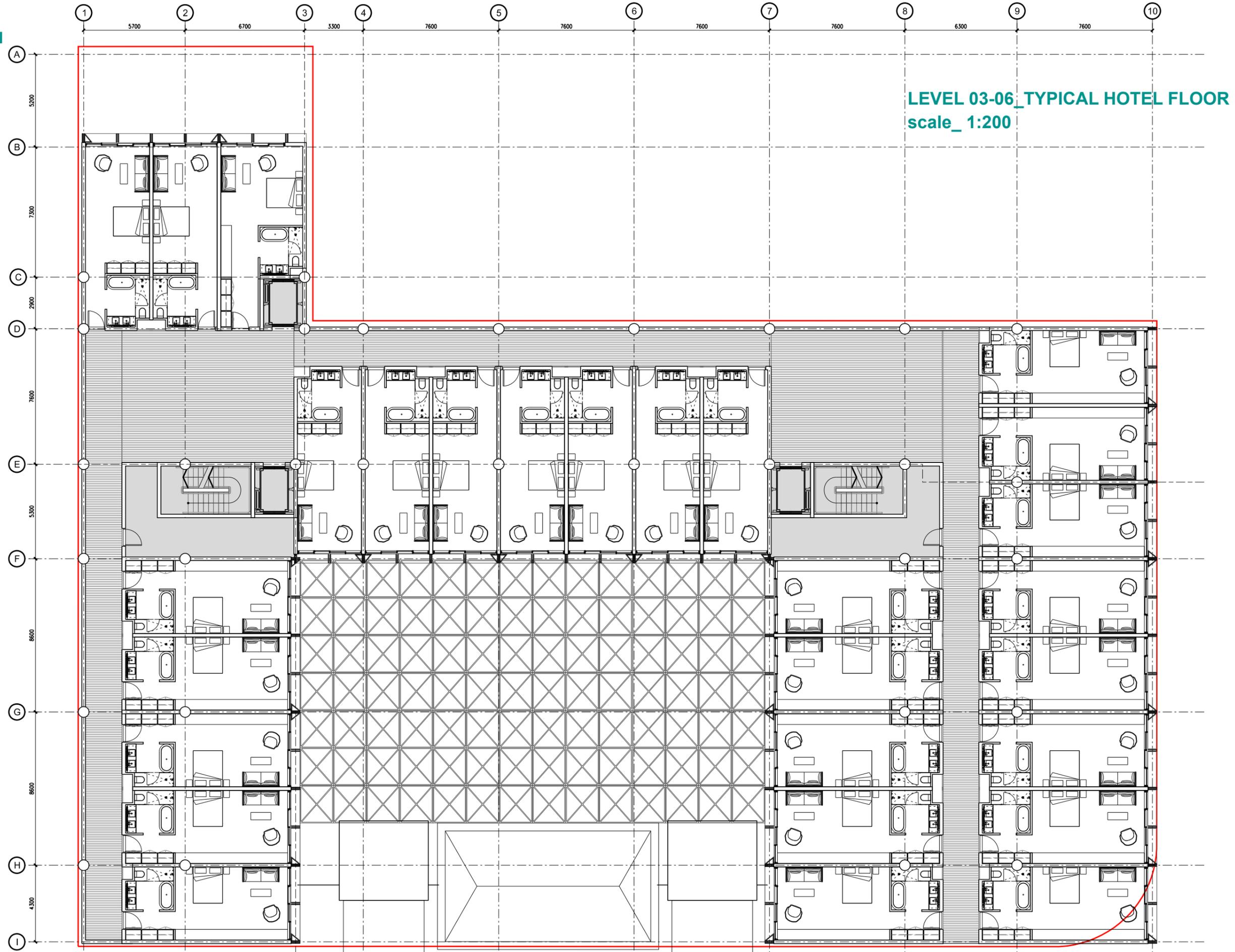
CONCEPT DESIGN

PLAN



CONCEPT DESIGN

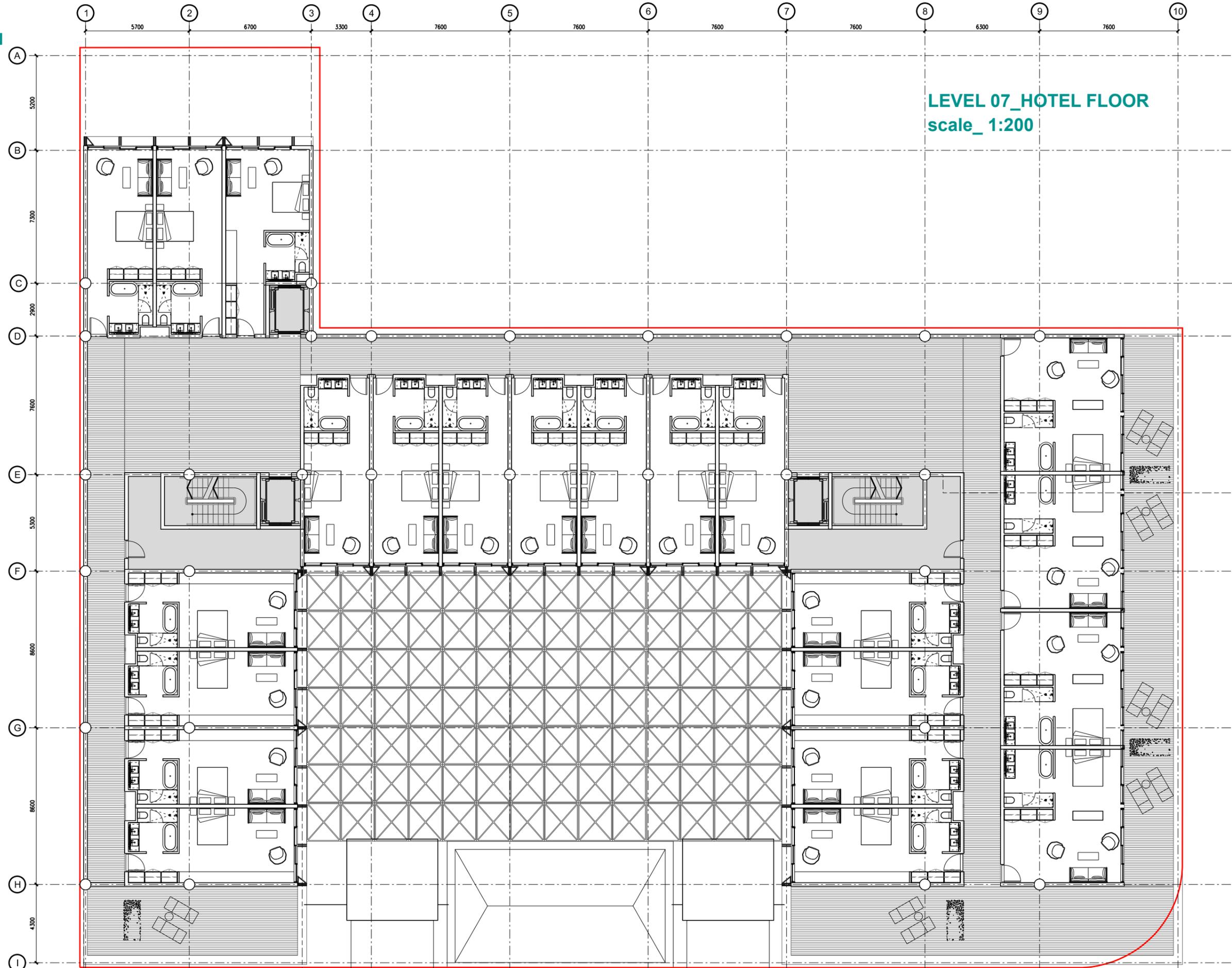
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LEVEL 03-06_TYPICAL HOTEL FLOOR
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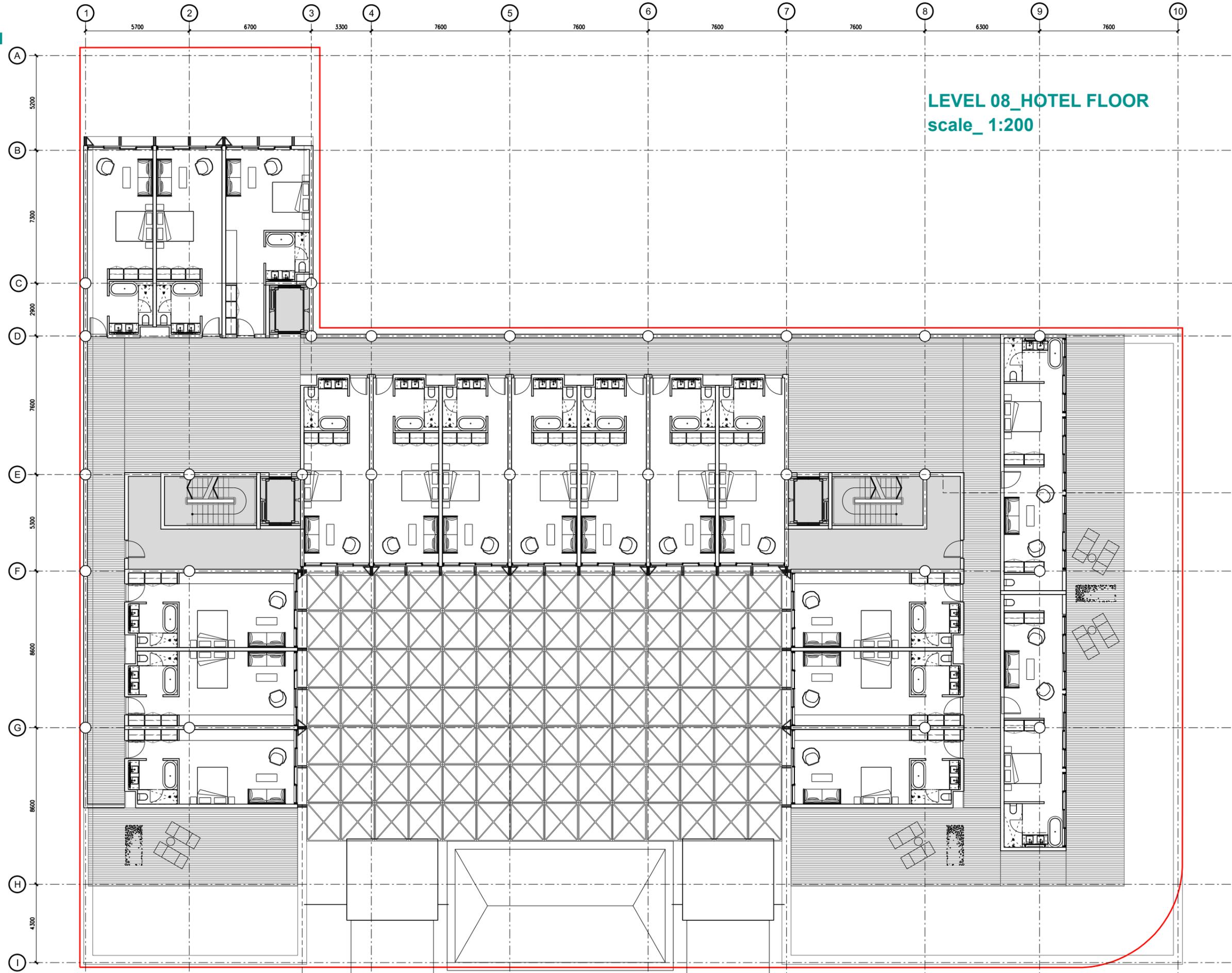
CONCEPT DESIGN

PLAN



CONCEPT DESIGN

PLAN

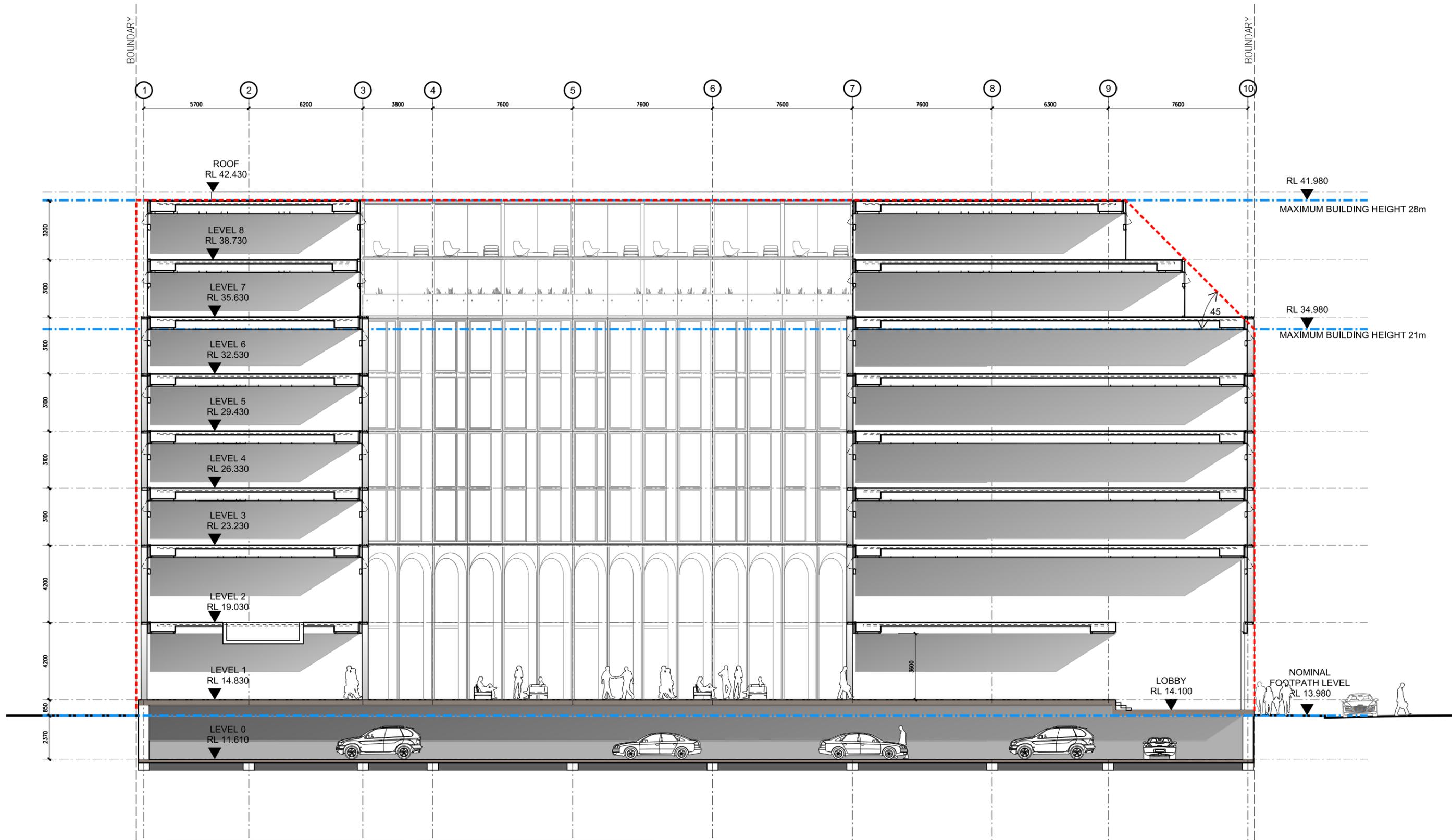


LEVEL 08_HOTEL FLOOR
scale_ 1:200

CONCEPT DESIGN

SECTION

CROSS SECTION scale_ 1:200



CONCEPT DESIGN

VIEW FROM OXFORD TERRACE



CONCEPT DESIGN

VIEW FROM CAMBRIDGE TERRACE



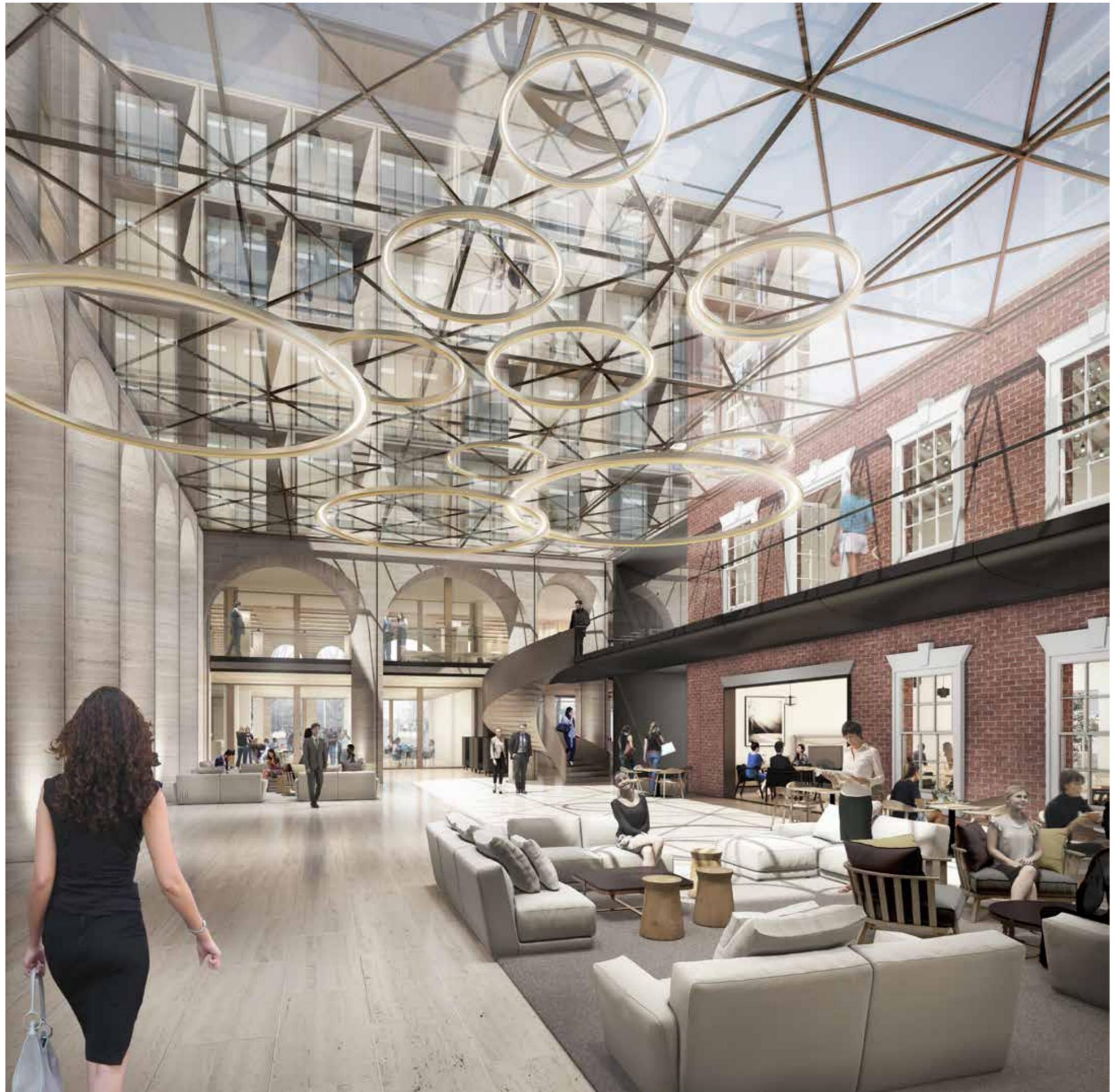
CONCEPT DESIGN

VIEW FROM WORCESTER BLVD



CONCEPT DESIGN

SKY LOBBY



CONCEPT DESIGN

EXTERIOR TREATMENT

The exterior of the building is clad in textured glass reinforced concrete. The final texture and colour are for development in later stages, but it is envisaged that the lower section with the arches will be lightly textured possibly in a small scale pattern, and the upper sections will be smooth. All of the GRC is envisaged to be a stoney off white.

Flanking the section of Worcester Chambers to either side are entrance wind lobbies clad in bronze. These are an opportunity to bring some art/craft elaboration to the project and could on their interior surfaces have a shallow relief figurative or patterned surface. The bronze material of these elements and their glass doors will serve to counterpoint the brickwork of Worcester Chambers and the GRC cladding of the main building.

Above the street façade line at 21 m, the building sets back and guestrooms at these levels have planted terraces and a glass balustrade set back from the building edge. The structure above the 21 m line is of two occupied stories and is composed of steel framed pavilions with horizontal roof forms. These structures are almost completely glazed to the street frontages, and the roof overhangs the glazing to give some shelter to the terraces.

At the street frontage there are proposed a number of retail tenancies which will present different identities at the lower level of the building. The main entrances will project some level of verandah shelter over the footpath either side of Worcester chambers, and to the middle bays of the river frontage. It is anticipated that the Hotel and the retail tenancies will have signage at the street level, either on the building facing the street or hanging off structures projecting over the footpath. This signage would be sympathetic to the materiality of the overall building design. This signage is not proposed through this application, and will await the leasing and tenancy arrangements.

The east west axis of the building is dominated at the public floors by a sequence that runs from the river through the building to reception, passing through a sheltered entrance, a two storey high lounge space, and a glass roofed atrium. These are the main public hospitality spaces of the hotel and there are bar, food, function and recreation facilities flanking these spaces over two floors.

