

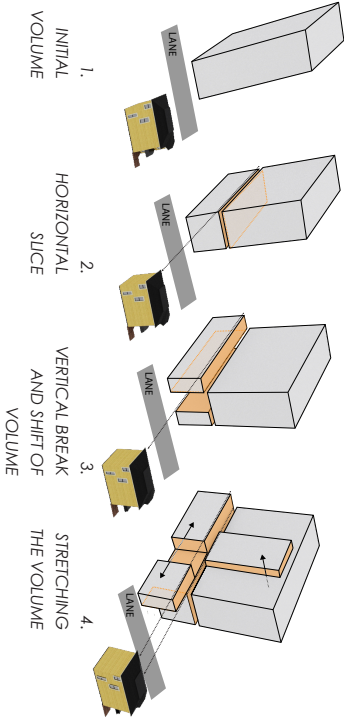
# DESIGN RATIONALE

## Pure Massing

The building is treated as two textured masses – a public lower mass and a private upper mass. Both volumes emerge from a solid north-eastern spine, from which movement (carving and sliding) exposes the rough aging corten. The massing of the building aims to create engaging moments that coincide with the movement of pedestrians in the neighbouring context. The carving of the building also serves to incorporate the Leslie House, the heritage building located across the lane, into the newly created Pacific Street streetscape.

## Facade Treatment

The building's facade gives the effect of an animated pixelated beacon that entices the public. The skin consists of a game of narrow vertical panels of translucent glass, transparent glass, and white metal panels, creating the illusion of a textured facade. The design of the facade allows for optimal diffuse light in the interior spaces.



VOLUMETRIC MANIPULATIONS-  
SLICING AND STRETCHING THE  
VOLUME IN ORDER TO CREATE  
FACADES OF EXPOSED CORTEN.

CAREFUL HEIGHT ALIGNMENT  
WITH AND MOVEMENT TOWARD  
THE PROPOSED FUTURE  
LOCATION OF THE LESLIE HOUSE  
ACROSS THE LANE

