



15 January 2018

Architectural Design Statement

The design philosophy for the proposed AC 36 Bases is based on a Maritime Village environment, respecting the existing waterfront infrastructure; closely following the proposed AC36 Design Guidelines; and developing a coordinated and coherent approach to a collection of building forms, materiality, texture, colour and lighting.

The base buildings are essentially a maritime industrial use with plan, dimensions and heights accommodating specific requirements for the storage of competitive yachts, assembly and maintenance, together with comprehensive amenities accommodation for teams and sponsor personnel. This comprises Administration, Design, Health & Exercise and Amenities/Social areas associated with the bases.

The boat sheds need to be 38 metres x 35 metre x up to 14 metres clear height together with Rig and Sail loft facilities, giving overall building footprints of 45 metres x 35 metres plus the launching yard of 45 metres x 35 metres, plus amenities of approximately 2000 m² over three and four levels.

There are five bases for two yachts each, which require these spaces, plus an additional three bases for single yachts, with equivalent apportioned areas.

The proposal to site Base 1 on Hobson Wharf extension and Bases 2 to 5 on Halsey Street Wharf extension presents an opportunity to design a series of related building forms using similar volumetric dimensions, together with detailing and construction, which can advance a strong architectural maritime language that respects existing built forms and infrastructure.

The wharf bases of Hobson Wharf, Halsey St Wharf Extension and Wynyard Wharf present a variety of yacht launching orientations for the Bases, together with voids of navigational waterways, and wharf view shafts, such that separation can occur with the new buildings, but also a connection of four to present a Coherent continuity for the 'village'.

The existing America's Cup Museum extension to the Maritime Museum, with its subtle and dynamic form and materiality, is adopted as a reference point, and carried through to the permanent Base 1 building, but it is juxtaposed with an architectonic articulation of an exo skeletal grid, relating to the various functions and public interface of the Amenities building, with the adjacent Boatshed/Rig and Sail loft being clearly expressed as related functional elements.

The boat shed forms use the required dimensions up to 15 metres high, but instead of a slab sided low pitched shed, the roof uses the same pitch, but is



shaped as a Central Valley 'Butterfly Roof', with the eaves articulated as fine edged sail like forms. Further articulation of the form comprises separating the large forms into smaller elements, using negative assembly joints, sheltering canopy hoods at large openings and lightweight translucent cladding material, which can glow at night as the service lighting is used, together with any additional feature lighting.

This concept or 'Parti' is deployed to all the Base buildings, even though they are of a 10 year temporary nature, but with materials specification appropriate to the budgets.

Overall detailing, colour, textures, large super graphics and team branding signage will be carefully matched to the various buildings to enliven the village and present a series of visual experiences

The North facing promenade to Halsey Street Wharf and Hobson Wharf extension will enable the public to experience the buildings up close, and large view windows into the boat sheds will provide appreciation of the high technology racing craft within.

Generous overhangs of the amenities building at the public interface retail areas will provide shelter from sun and rain and will punctuate this promenade along with the laneway connection and views into the base launching yards.

Thus, we have endeavoured to create something special from the briefing requirements, with a palette of water, wharves, promenades, carefully detailed built form, and the existing buildings of Maritime Museum and the Viaduct Events Centre together with generous public areas and the connecting Wynyard Precinct and Viaduct Harbour Precinct.

The south face of bases 2 – 5, include balconies overlooking the yards and yacht launching action. Other articulation on this frontage includes defined separations of boat sheds with negative joints and shaped big door openings with extensions to give more vigorous shadows. This 'modeling' and the shadows are demonstrated on the architectural drawing set which graphically demonstrate the images and information outlined in the urban design report and visual simulations.

The building elevations can be further enhanced by super graphics associated with each base as well as branding, AV/TV monitors, lighting and, particularly on Base 5, the use of translucent cladding back-lit at night, together with the big viewing windows into the boat shed.

The buildings will in reality demonstrate depth, because of the translucency noted above, but also because the big doors will often be open with yachts moving in /out. For the majority of the time the buildings will have a 'life'. However, even when static, the buildings will still demonstrate quality form/ articulation / architecture /detailing /shadowing. All these elements that will ensure a quality built form outcome.



Yours sincerely

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