

Building Articulation

'Articulation' is the process of stepping and recessing external walls of a building in plan and in section. This process essentially creates more corners and edges to a building, which reduces the potential for the presentation of large expanses of blank walls.

The general approach to articulation is to express the building as a series of smaller components that step back and forward in the horizontal plane to create variation in the building line.

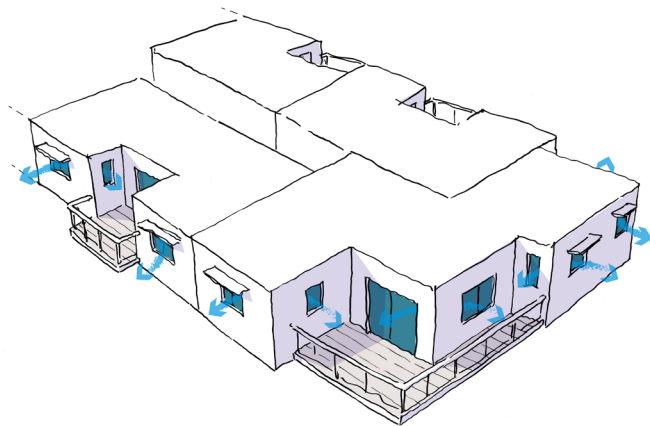


Fig 1: illustrates how articulated buildings can provide for cross-ventilation opportunities by creating spaces where rooms can have multiple aspects.

Scheme Requirements

Clause 5.4.3.1 of the Scheme requires a minimum step in the building line of 1m by 1m, for every 15m of building length, or part thereof.

This requirement applies to all external sides of a building, except for common or party walls.

The ground level of residential buildings in Zone CB are exempt from this requirement.

Objectives for Articulation

The objectives of articulation are to:

- assist with the breaking down of perceived bulk and visual massing of buildings
- add visual interest to the outside of a building
- provide opportunities for cross ventilation to habitable rooms by increasing the number of rooms with multiple aspects to potential windows and openings.

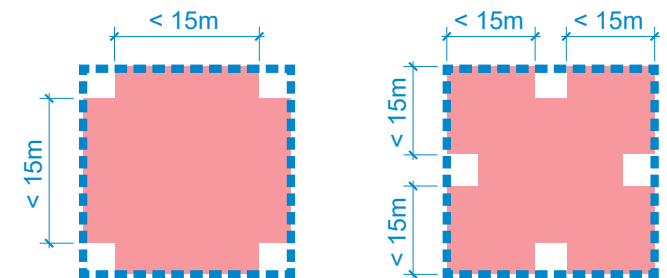


Fig 2 and 3: the articulation requirement can be used in a variety of ways provided the distance between components is less than 15m.

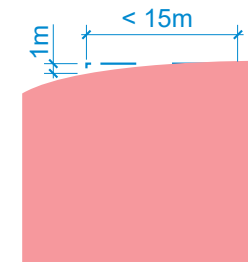


Fig 4: Curved walls meet the requirements of this clause if the curve is not less than 1m deep for every 15m of length.

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Design Suggestions

- Building articulation works best when aligned with and supported by façade compositions that incorporate a range of architectural features and design approaches such as:
 - Changes in colour or materials that align with areas where buildings articulate. For example, a change in colour or material can be used to express a discernible step in the facade or wrap around a corner to align with a junction point between massing elements.
 - Varied and expressed architectural features such as blade walls, fins or solid balustrading.
 - Solar shading elements such as brise-soleils, awnings, screens and louvres.
- The functional elements of a building (such as lift cores and stairways etc.) may be expressed / recessed as part of an overall articulation strategy.
- Articulation can be derived by elements of the particular floorplan (such as set back elements on corners, recessed or semi-recessed balconies).
- Stepped walls can assist with building articulation and may enable key views to be better shared to more rooms throughout the building.

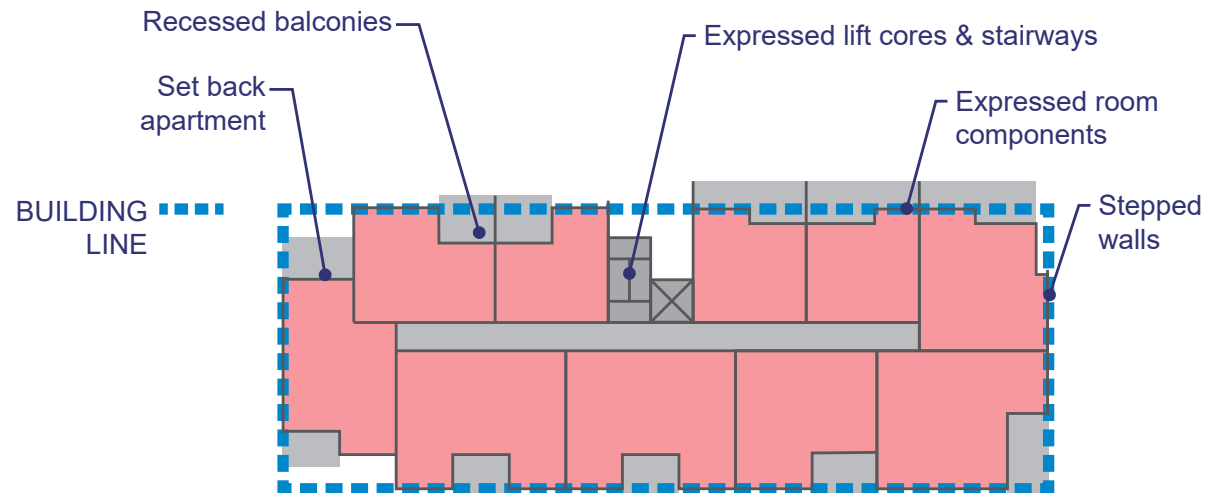


Fig 5: illustrates several ways in which a building can be articulated.



Fig 6 (left): example of a stepped wall. Fig 7 (middle) example of an expressed stairwell. Fig 8 (right): example of recessed balconies