Design Rationale

With busy ever connected lives, it is important to find simplicity and urban retreat.

Without a doubt urban living is on the rise. In cities everywhere people are embracing city life and the convenience of being able to walk to a range of amenities located right outside the door. A new generation is urbanizing cities. A generation that is always connected and seeks entertainment from their daily lives. In this ever engaged and connected world, everybody, everywhere seems to be busy.

In an age where homes are smaller and lives are busier, the home as an urban retreat becomes more important than ever, as a place unwind at the end of a long day. In an overstimulated and stressed out world, it is important to have a calm space in which to recharge mind, body and soul. A space that removes clutter, that brings in light and a provides a connection to the outdoors; a simple yet sophisticated place to get away.

“Simplicity is the ultimate sophistication.”
Leonardo da Vinci, 1452
3.2 Design Rationale

Simplicity & Urban Retreat
Design Rationale

The home is envisioned as an urban retreat that brings in light and a connection to the outdoors.

Research has shown that we improve our mindset when we experience a connection with the outdoors. For the residential units at Thurlow and Harwood this is first achieved by uncluttering the space by removing any unnecessary interior walls and to make the living spaces as large as possible. Natural light is then brought into the living spaces through uninterrupted floor to ceiling glass that also frames the incredible views of English Bay and the mountains. These glass walls will slide open to allow the living spaces to extend out onto large outdoor living areas. Continuous floor and ceiling materials will visually extend the spaces from indoors to outdoors and towards the view. Structural glass guards will reduce visual clutter and minimize interruption of the view. Greenery is pulled up the building to further enhance the connection to nature and the outdoors.

And while the design of the living spaces are opened up to provide a connection to the outdoors, in contrast the bedrooms will provide a further level of retreat for quite contemplation. Exterior walls will provide a balance of solid and void, improving window to wall ratios and energy performance. High performance triple glazing will not only meet the energy requirements for the project but will also provide an enhanced level of acoustic performance to reduce background city noise.
3.2 Design Rationale

*Ma* refers to empty or open space that removes all unnecessary internal walls and opens up the space between the interior and the exterior.

Rendering of living spaces with sliding doors open
Design Narrative

As a pair of towers, the designs evolved together. And while the towers are related, each tower has its own individual identity.

Many examples exist of a pair of towers designed together. In many cases these evolve as twins. In other cases the towers have been conceived as a single object that has been broken into two separated pieces. Or, as is the case for Thurlow and Harwood, the towers have been conceived as an equal pair that are clearly related, yet each tower has its own individual identity in response to the unique site conditions of each tower, relationship to each other, and relationship to context and views.
3.2 Design Rationale

1. **Floor Area Massing**  
   Based on 5,500 ft² floor plates.

2. **Balcony Zone**  
   Based on maintaining balconies within building setbacks.
3.3 Design Narrative

3. Relationship to Existing Context
Podium massing defined in relation to 4 to 6 storey buildings and upper massing in relation to mid-rise towers.

4. Vertical Reveals Added
Vertical reveals have been added to reduce perceived scale and define massing elements.
Balconies Extended Towards Views
Select balconies have been extended to improve views and define the massing.

Vertical Reveal & Planters Added
Greenery pulled up the building in reveals.
3.3 Design Narrative

7  Extend Massing for Elevator & Mechanical Screen
   Mechanical to be screened and landscaped roof decks provided.

8  Podiums Defined
   Podium massing and balconies defined.
West End Character

The West End is a diverse community with a variety of homes, local businesses and community amenities.

The West End is one community made up of several distinct areas that help define its character. The tree lined streets and the many public and private open spaces, gardens and parks encourage walking and contemplation. The proposed development will be respectful of the special character of the area, by having the built form be responsive to siting, massing, orientation and materiality.

Particular attention has been paid to incorporate common West End architectural elements such as concrete construction, punched windows, sculptural balconies, landscaped setbacks and gardens, and clean modernism to create a contemporary building that is highly contextualized with it’s neighbours built decades ago.
3.4 West End Character

Concrete Construction

Punched Windows
3.4 West End Character

Sculptural Balconies

Landscaped Setbacks
West End Character

Clean Modernism

Gardens