

Gloucester One Sixty

Key Aspects of the Project – The precinct our site is in has hotels, offices, retail, restaurants, cafe's and a theatre all expected to survive, and in doing so expected to activate one of the few areas left in the CBD with such a strong grouping of intersecting interests. This project in both the sense of site, and of the broad setting the proposal explores will activate this important precinct. Gloucester One Sixty (the site) is at the core and in its expanded considerations is expected to play a pivotal role for Central Christchurch. The development proposes linking the Avon to the Square, tying together the laneways, creating a major green spine along Worcester Street to Cranmer Square, putting a tram system through the city the route for which will be planted with a native herb lawn and a rich mix of bulbs that will flower for four months of the year.

The site provides the core for much of this. Not only being the pedestrian hub for the precinct, but also being developed to complement the Theatre Royal with restaurant, bar, theatre, and cinemas (including an outdoor cinema for patrons sitting in New Regent Street) topped by apartment living in a steel framed, timber infill contemporary medium rise building of distinction and character that will celebrate the rebuild of Christchurch.



CONNECTING STREETSCAPES



REUSE OF MATERIALS



PUBLIC LIFE



GREENING



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Strengthening the green corridor connections to the Avon

GLOUCESTER ONE SIXTY

key aspects of the project



GLOUCESTER ONE SIXTY

Key site photos

SPATIAL PROBLEM SOLVING



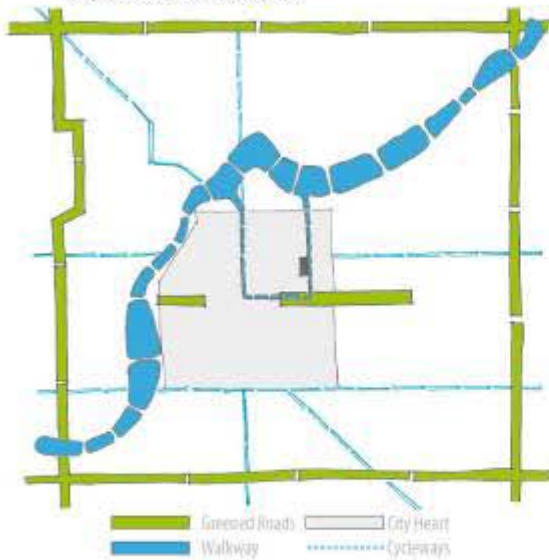
Gloucester One Sixty - pivotal centre - 140 Gloucester Street (the site) has a pivotal role to play in linking Cathedral Square, the Avon River, Armath Street - and tying up tourist hotels, commercial offices, retail and entertainment to revitalize an precinct of considerable potential and importance.



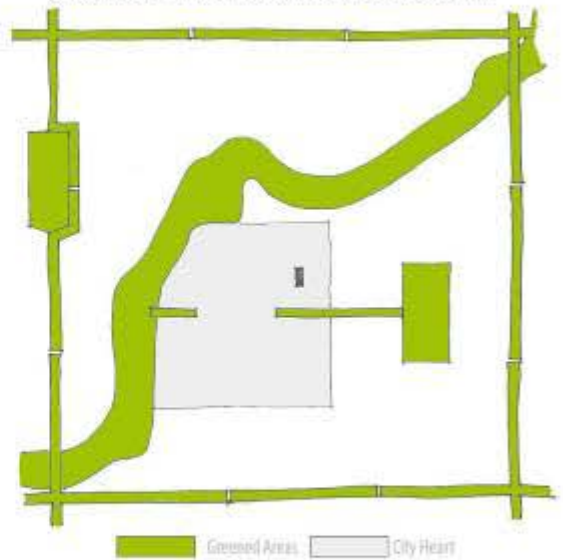
City Transport Network - The train network is taken from Rossington via the heavy rail corridor into the city through which it loses to provide a sustainable and accessible way for people to enter and leave the city's CBD.



City Heart - the rail and road nexus - Car commuters can use two layered carpark system that links to the trains, an outer and cheaper one typically no more than 400 metres from the centre of two and an inner one such as on the corner of Manchester and Gloucester Streets.



City Heart Land Use Patterns - The city's commercial core is expected to contract into an ultimately denser retail, office and commercial zone that is more permeable and makes better use of land and built infrastructure.



City Heart - Green Links - The major green route of the Avon is strengthened by being firmly connected into new Regent Street through the opened BNZ facade and through the site into Cathedral Square. The Avon's green is complemented a Native Greenway along Worcester Street.

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Spatial plan



NATIVE GREENWAY – a strong green spine of primarily native plants providing comfort and relief to the hard city, and at the same time providing permeable surfacing, water scrubbing and cleaning, access to air, and a forum for seasonal flowers from bulbs to trees to enliven the 21st Century Garden City.

Native green way

Proposed visual link
connection through BNZ

Cathedral Junction





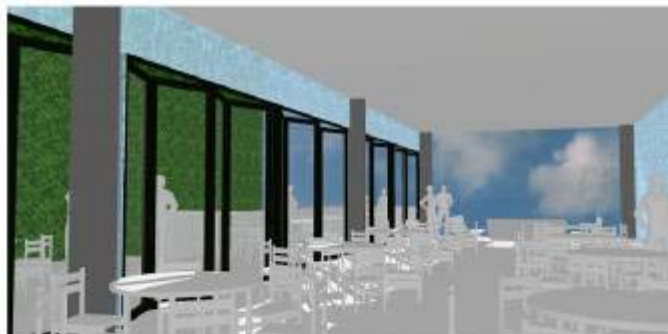
Open space below building for wetland planting and art gallery



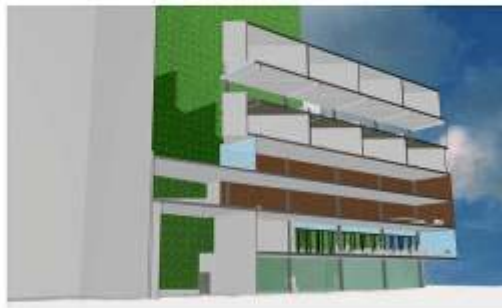
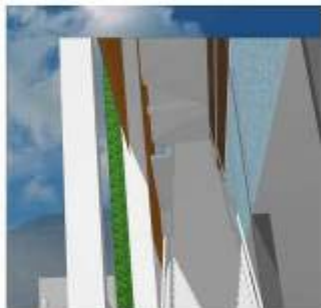
Perspective Section



Perspective section



Restaurant bar



Perspective section



GLOUCESTER ONE SIXTY



NEW REGENT STREET CROSS SECTION

SCALE 1: 100



MANCHESTER STREET CROSS SECTION

SCALE 1: 100



GLOUCESTER SECTION CROSS SECTION

SCALE 1: 100



MANCHESTER STREET CROSS SECTION

SCALE 1: 100

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City heart street sections



GLoucester ONE SIXTY

Streetscape plan



Planting typologies

Street trees

Code	Common Name	Botanical Name	Key benefits
DL001	Large Plane	<i>Platanus</i>	Large urban tree, low maintenance, air purifying, shade, and iconic.
DL002	London Plane	<i>Platanus ssp. hybrid</i>	Large urban tree, low maintenance, air purifying, shade, and iconic.
DL003	London Plane	<i>Platanus ssp. hybrid</i>	Large urban tree, low maintenance, air purifying, shade, and iconic.

Water scrubbing

Code	Common Name	Botanical Name	Key benefits
WS001	Willow	<i>Salix</i>	Water-loving, shade, and air purifying.
WS002	Willow	<i>Salix</i>	Water-loving, shade, and air purifying.
WS003	Willow	<i>Salix</i>	Water-loving, shade, and air purifying.

Native Green Way

Code	Common Name	Botanical Name	Key benefits
NG001	Wildflower	<i>Anthyllus</i>	Native, low maintenance, and air purifying.
NG002	Wildflower	<i>Anthyllus</i>	Native, low maintenance, and air purifying.
NG003	Wildflower	<i>Anthyllus</i>	Native, low maintenance, and air purifying.

Native Herb Lawn

Code	Common Name	Botanical Name	Key benefits
NHL001	Wildflower	<i>Anthyllus</i>	Native, low maintenance, and air purifying.
NHL002	Wildflower	<i>Anthyllus</i>	Native, low maintenance, and air purifying.
NHL003	Wildflower	<i>Anthyllus</i>	Native, low maintenance, and air purifying.

Street Trees



Greenway



Water Scrubbing



Native Lawn (with bulbs)



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plant palette