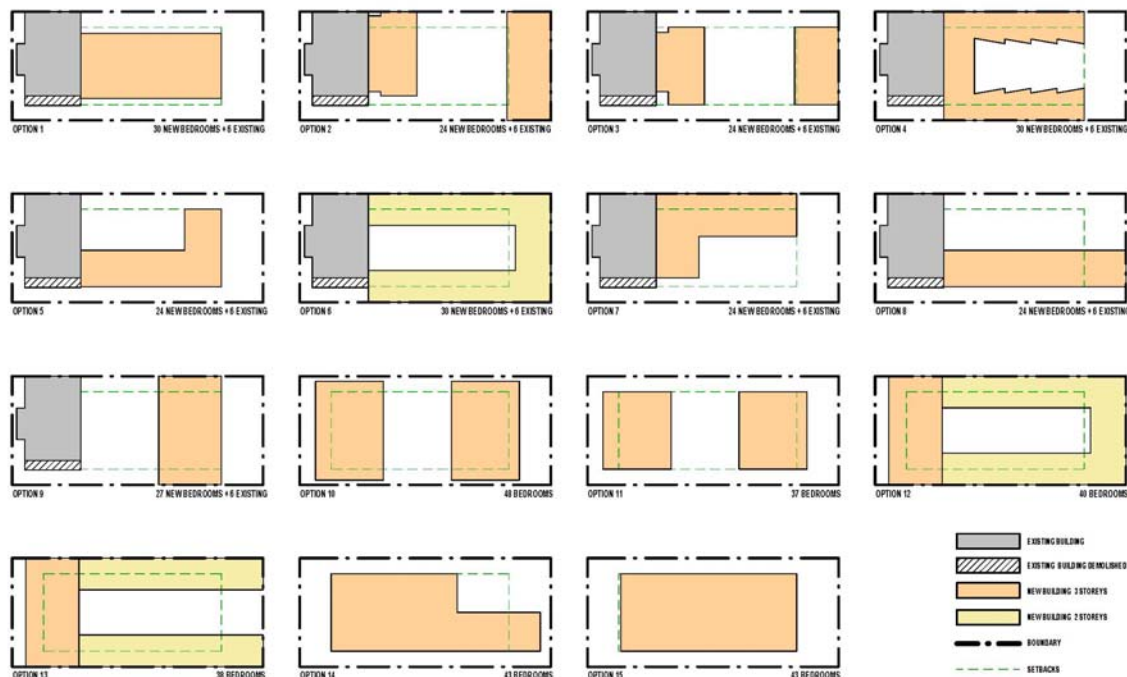


Wednesday, 11 December 2019

## ARCHITECTS DESIGN STATEMENT

The project is located between Manly beach and Manly Ferry Wharf, within a medium density residential area. The context of surrounding buildings is a coexistence of very different architectural styles and time periods: from 19th century brick buildings to early 20th, as well as 50's and 60's modernist styles, through to postmodern... That is to say, the surrounding context does not exemplify any key style or focus. The surrounding context is just the cumulative result of different layers of history, presenting varying quality buildings. Thus the common factor underlying the vastly different building styles is a long and narrow urban grid where the short boundary addresses the street.

This analysis when viewed against the relevant urban setback restrictions over time shows the evolution of how buildings were sited on their plots -that is to say, the urban grid- was more important than a style or a specific building configuration. Accordingly, the starting point for the proposal is a compact parallelogram within the setbacks, centered on the site. Different siting options have been explored which informed our decision to pursue the current & best option (refer to image 1 below).





The next step in the process was to soften and articulate the building form in response to the neighbouring buildings and context, we have dealt with the articulation of the facade in a way which we will explain later. We needed to determine an appropriate front setback. In consideration of the front setback it is quite important to note how the main facade, instead of aligning with the facades of the surrounding buildings, is located at an average distance between them. The front setback of the proposal at the extremity is aligned with the secondary setback of 28-32 Victoria Parade to maintain the street wall & provide an appropriate presence for this building typology which will accommodate transient visitors.

The arrival point of the building is a grand and open stone paved area covered by the floating building form above. The first space one enters is a clear and wide lobby area which connects with a corridor. This corridor is the spine of the building, connecting a double height lounge space, through to a more private corridor -which gives access to ground floor suites- and the lift/stair. There is also a shop located at street level. The lounge area is the heart of the hotel capturing an abundance of filtered natural light, a place to have breakfast, to relax, to read, to have a coffee.., a calm space in comparison with the busy beach, streets or The Corso. The lounge is screened internally at high level with metal fabric which lines the curtain wall glazing providing visual privacy and protection from the sun. Externally bamboo plantations provide a green backdrop to the lounge space, provide privacy from the neighbouring residential flat building and protection from the sun.

The design of the front facade and balconies articulate and provide variation to the built form. The balconies are placed randomly -not all suites have balconies- providing a more diverse offering to the guests. In addition to this the balconies have a dual purpose, focusing the view point of the room to the street and providing privacy screening from the surrounding buildings.

In regards to the landscaping designed by Ground Ink, the vegetation provides privacy, increases amenity, and enhances the overall quality to the proposal.

## **Morson Group Pty Ltd**

A handwritten signature in blue ink, appearing to read 'Peter Morson'.

**Peter Morson**  
**Director**  
Architect Rego no: 8100

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