

Friday, 25.03.2022

Revision 02 – Changes highlighted in red

DESIGN STATEMENT – PROPOSED AWNINGS AT WATERMARK FRESHWATER, HARBORD DIGGERS

This Design Statement has been prepared by CHROFI to support the development application (DA) for minor additions to the approved Watermark Freshwater development, adjoining Harbord Diggers Club at 68-90 Evans Street, Freshwater.

CHROFI in association with Architectus Sydney Pty Ltd are the design architects for the Harbord Diggers Club and associated Watermark Freshwater development since the very beginning. We are proud of the achieved design and built outcome of this development and have significant interest that the design quality and consistency is maintained for these structures as they undergo inevitable changes and improvements over the course of their lifecycle. Whenever possible, CHROFI tries to have a close involvement in the design of any modifications to help support this ambition as is the case here with the proposed awnings on Building E.

Improvement of residential amenity

The proposed three awnings are located on level 3 (1 awning) and level 4 (2 awnings) of Building E of the Watermark Freshwater development. The apartments for which the external awnings are proposed are located on the southern side of Building E and enjoy local precinct views as well as panoramic views across the headland to the east. Good access to direct sunlight all year round and roof terraces further add to the quality of the existing apartments.

While the existing amenity to the units has created exceptional standards for liveability in this development, over the course of the first few years of the residents' experience here, Watermark Freshwater has received feedback for the need of solar shading to the roof terraces on Building E. The outdoor spaces on the units on Level 3 & 4 are well situated to make the most of the local views and possible solar access all year round, however feedback from residents has shown that the sun access to these spaces in summer requires a more nuanced management.

Consistency with building's design vision

CHROFI in close coordination with Watermark Freshwater and the current residents has designed retractable awnings for these roof terraces that directly respond to each terrace's individual arrangement while integrating well with the existing building design. The retractable awnings are comprised of a slender, free-standing **poles frame** and an integrated roller blind box. Thin guide wires are tensioned between the **poles frame** and the roller blind box to allow the translucent awning fabric to extend.

The proposed awnings are designed to match well with the existing building materials and structures. Anodized aluminium **and steel** in a dark bronze colour to the **poles frame** and awning box will match the building's existing window frames and metal trim details. A translucent, beige fabric has been chosen to coordinate well with the sandstone façade of the building while filtering light through without completely blocking it. The awning fabric is supplemented with a clear plastic layer on the top to provide better protection against weather and increase the longevity and durability of the fabric structure and colour. The thin, stainless steel guide wires are expected to be barely noticeable from the surrounding. See appendix to this statement for visualisations of the proposed awnings.

Compatibility with existing built form & context

The proposed designs have been coordinated with detailed technical input from leading suppliers to achieve a durable structure that will be safe to operate in the high wind conditions which this area experiences while minimising the visual impact both when seen from the apartments and when seen from the surrounding.

Of high significance is to achieve an operable awning design to allow maximum daylight to the apartments when they are not required and equally important, reduce the visual impact from the surrounding to a minimum when the awnings are retracted. The fixed **pole frame** design with the tension wires for the awning fabric achieve a minimalist appearance when the awnings are rolled in and when fully extended the chosen translucent fabric will filter the daylight rather than blocking it out, allowing for a visually lighter appearance.

To achieve a durable design that is safe to operate in the expected conditions, which can be visually integrated to the existing building with high-quality materials and is backed by leading expert manufacturers, the proposed retractable awnings with slender **poles frame** & tension wires have shown to be the best solution.

Upon feedback from Council, the design of the awning structures has been updated and reduced in size where possible while still achieving a suitable outcome. The updated design with slender, vertically cantilevered poles has removed the need for horizontal members and slimmed down the poles of the previously expressed frame structure. This has been achieved through closer consideration of the structural capacities of both the base building to which the awnings are fixed as well as improvements to the awning structures themselves.

Other design considerations

A range of other designs have been investigated with engineering advice; the proposed solutions were found to be the most suitable to address the key high demands that are placed on the design:

- Withstand very high wind speeds that pick up very suddenly (the awnings need still be able to operate under such conditions to allow them to retract safely),
- varying building geometry with trapezoidal plan shapes (the fabric needs to provide sufficient cover without overhanging the building footprint),
- visual integration to the existing building design including utilising high quality, low maintenance materials and
- an engineered, retractable design that allows maximum sun access to the terrace and eliminate the solar impact to the surrounding if not in use.

Conclusion

CHROFI believes that the proposed awnings on level 3 and 4 of Building E are of a high-quality design both aesthetically and technically. The design integrates well with the existing building expression and adds significant amenity to the apartments while minimising any impacts to the bulk and scale through considered design & material choices. **The impact on bulk and scale is further reduced with the latest update incorporating feedback from Council.**

We recommend considering this DA for approval subject to appropriate conditions of consent.

Kind Regards,



Tai Ropiha

Director

Appendix – Visualisations – All Updated; Rev 02



Image 1: Building E with proposed awnings seen from above. Awnings fully extended.

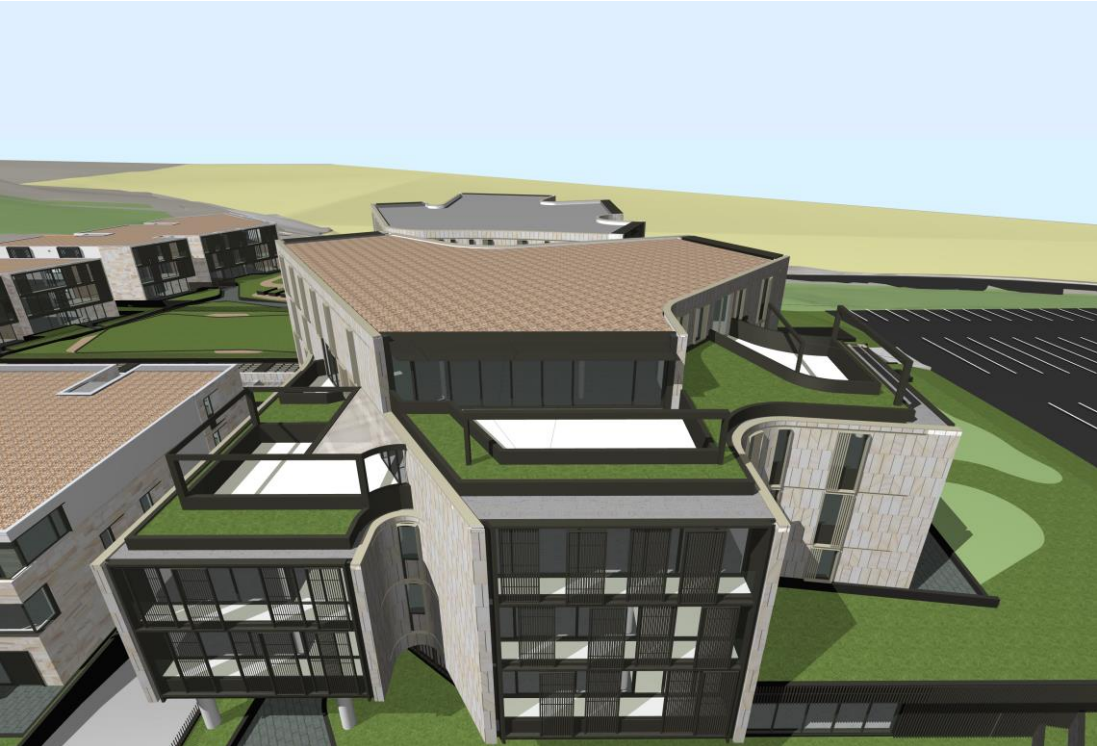


Image 2: Building E with proposed awnings seen from above. Awnings retracted.

Appendix - Visualisations – All Updated; Rev 02



Image 3: Building E with proposed awning on Level 3, SW side. Awning fully extended.



Image 4: Building E with proposed awning on Level 3, SW side. Awning fully extended.

Appendix - Visualisations – All Updated; Rev 02

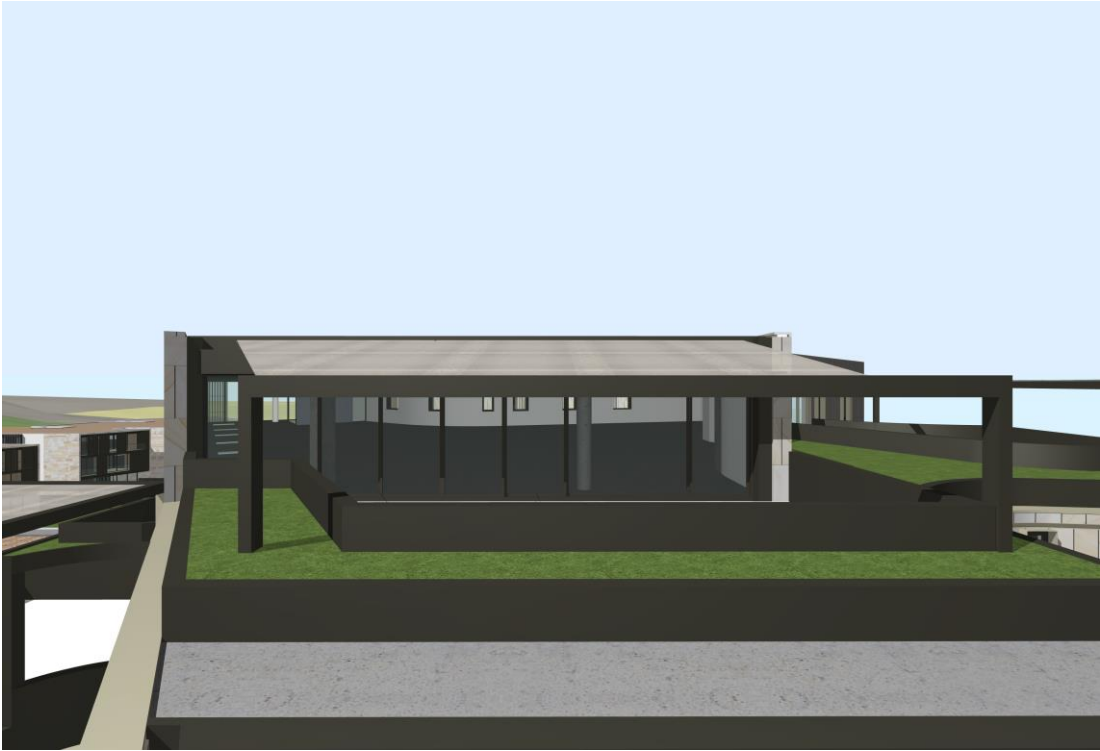


Image 5: Building E with proposed awning on Level 4, S side. Awning fully extended.



Image 6: Building E with proposed awning on Level 4, S side. Awning retracted.

Appendix - Visualisations – All Updated; Rev 02



Image 7: Building E with proposed awning on Level 4, SE side. Awning fully extended.