

PATTERSON

20 October 2021

Northern Beaches Council - Manly Office
1 Belgrave Street
Manly NSW 2095

Dear Sir/Madam,

Application No. DA2021/1188 – PAN-121145
Address: 16 Addison Road, Manly

We provide a design statement to support the submitted DA application documents.

ARCHITECTURE

Foreword

A key principle in Patterson Associates work www.patterson.com is the premise that if a building can feel like it naturally belongs in its place, is a holistic part of that sites ecology, townscape and culture, geology and climate then the people who use that building will feel a natural sense of belonging in that environment as well. The aim is to enhance both people and environment rather than detract.

Our clients have lived in Manly for several years. Prior to commencing design work, and during the concept design phase four site visits were made (weekday and weekend) to understand the Manly urban/ coastal setting and culture, and to see how the bay and surrounds are used. We researched the site issues of topography, view, overlooking, planning, climate, and solar constraints and have collaborated in with various local consultants and authorities.

The design is based on our understanding of these together with our client brief requirements. This busy working couple have a young family and are looking for a beautiful and practical sense of place that they and their children can feel is home for all the future stages of their life together as a family.

Site

This is a narrow rectangular 543m² site accessed via a shared ROW located in the northwest of Little Manly and open to Sydney Harbour to the southeast. Views provide a direct panorama of Little Manly Cove to Little Manly Point and North Head beyond. The building platform is accessed from a northwest facing terrace before dropping steeply through several terraces and stairs to a modified sandstone shoreline containing a constructed harbour pool. This pool is to be reinstated via a separate DA that has already been approved.

Concept and form

The design is contemporary. Its form is a vertically layered rectangular volume intended as an extension of, or to be in synergy with the Sydney sandstone escarpment on which it sits. Well-proportioned faces of glass and weathered stone laminate the volumes into one form using simple detailing to suggest a seam or bed face of natural stone.

In this way the architecture assembles the rigorous use of local materials and recessive tones and textures that are natural to its environment. The architecture seeks to rebuild the steep site using coastal landscape elements together with expansive areas of minimalist style glazing to capture the views.

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Planning

The house is laid out over 3 levels between the harbour at one end and a landscaped courtyard at the other. Underneath is a sub terranean boat shed embedded into the existing rock escarpment.

The boatshed is sub terranean space with green roof and provides storage for water sport equipment and the like.

The lower ground level contains a garden room that opens to a southeast facing terrace with 2 bedrooms with ensuites, supplemented with storage, plant, and utility spaces tucked into the belly of the house.

The main entry door and vestibule is on the landward end of the volume and opens to a high void in the buildings laminated form. A double ended living/ dining area provides northwest facing outdoor living and glazed harbour view area to the southeast. Service spaces include an open plan kitchen with pantry and laundry.

Above this the master suite occupies the harbour frontage with ensuite and robe. Together with 2 bedrooms, shared bathroom, and guest toilet arranged around the homes laminated void.

Building Mass

The design utilises the existing stepped profile of the natural site topography by rebuilding an existing stone retaining wall to incorporate a subterranean boatshed. A simple rectilinear vertically stacked geometry and horizontal roofline allow the building to be pushed deep into the site and avoid a stepped three-dimensional form or sloping profile which would lead to a higher dominating building to the northwest.

Exterior Cladding, Colours and Finishes

A restrained materials palette is proposed. Random sized, split face Sydney stone clad walls with recessive black metal window frames and louvres, low glare glass and black metal trims. External terraces are surfaced in soft warm grey tiles to complement the stone.

We hope you'll see the architecture as 'of the site', recessing into a shared composition of foreshore landform, water, and city culture.

For **PATTERSON ASSOCIATES LTD** *per*

A handwritten signature in black ink, appearing to read 'AP', with a long horizontal stroke extending to the right.

Andrew Patterson

Director | Registered Architect | NZIA Gold Medal 2017