

ARCHITECTURAL DESIGN STATEMENT

PRINCIPLES

The proposed building forms have been dictated by:

- Retention of proposed heritage fabric & siting the proposed building to reinforce the active street frontage of Whistler St.
- The location of the development within a mixed use zone and the narrow thoroughfare of Whistler St.
- The position of North relative to the boundaries.
- Increased setbacks give deliberate consideration to the adjacent residential developments at the rear boundary.
- The siting of neighbouring dwellings and their open spaces.
- The isolation of site access to Whistler St along with the shallow nature of the site, and the resultant car lift proposal to accommodate council parking requirements.
- The obvious positions for the vehicular and pedestrian entries to minimise traffic congestion
- The relatively flat character of the site.

CONTEXT

- The site falls within the Manly Town Centre, identified as a vigorous and pedestrian friendly shopping area with a high level of amenity and street level activity.
- The building has been positioned in context to likely high density future development for adjoining sites to the North, South and West.
- The building is designed around the premise of a mixed use development with active street frontage to the Whistler St thoroughfare and residential at the upper levels.

SCALE

- The building is aligned with the street wall along Whistler St to complement the existing street condition and further enhance the active street frontage.
- The proposed design aims to maintain definition of the Whistler St corridor and further enhance activation of the area.
- Due to the zero setback nature of the site, vertical design elements are incorporated to reduce visual bulk and create an appearance similar to traditional shops. Parapet heights at level 5 and upper level are setbacks to reduce the visual impact along the Whistler St frontage.

BUILT FORM

- Preservation & articulation of the facades, and the breaks between the buildings give the scale a much more sympathetic character, adding to the desired finer grain aesthetics.

- The building defines the public domain with a zero setback active street frontage and apparent smaller bulk at the rear due to increased setback and separation between adjoining residential neighbours.
- The entry is expressed as a recess in the façade to break up its length and accentuate the entry position.
- Vehicular entry has been provided off Whistler St, and a waiting bay area has been incorporated into the existing vehicle crossover areas adjacent to the proposed site, alleviating congestion through this narrow corridor.

DENSITY

- The proposed density and FSR is appropriate to future development projections as outlined in the land zoning class for the area.
- This transition is expressed by increasing existing single dwelling houses into high density residential developments.
- With employment opportunities at the retail component and being located within an urban town centre, the proposed development will benefit from good access to services, transport and roads - and convenient access to the city.

RESOURCE, ENERGY & WATER EFFICIENCY

- The building unit layouts are driven by providing as many as possible with good access to sunlight facing East, and voids introduced to maximise sunlight available to the western facade.
- The landscaped areas at the rear of the development provides opportunity for passive recreational activities as well as water re-use.

LANDSCAPE

The landscape design principles increase neighbour and occupant amenity by:

- The increased opportunities for screen planting along the rear Western boundary.
- Planter boxes along the level 1 foyer boundary and their augmentation with additional species, acting as a buffer to adjoining neighbours for added privacy.
- Provision of courtyards for the recreational leisure of the occupants at first floor.
- Rear garden settings form a common open space for dwelling residents & commercial tenants whilst providing a landscape buffer zone between the proposed building and the adjoining neighbours at the rear of the property.

AMENITY

- Units are flat plate ensuring as many people, infirm or handicapped have access to as many unit types as possible.
- With one central lift core and open-ended corridors natural ventilation and light has been enhanced, creating improved amenity for the development.
- Due to the narrow east-west site orientation and mixed use zoning of the area with allowance for zero setbacks, only 2 units per level are provided to allow for comfortable unit layout sizes and required solar penetration.
- Natural ventilation is maximised as the units are front to back.
- Overlooking is controlled through recessed balconies, privacy screens and planting
- Storage is designed into both the units and the car park spaces.
- Indoor and outdoor spaces are connected and provide a variety of recreation and living opportunities.

- Lift and stairs and their access to each dwelling have been minimised to reduce waste and ensure building energy efficiencies.

SAFETY & SECURITY

- Access to the development is clear with a focal entry and a hierarchy of access points to other foyers.
- Access to private and public entries is clearly defined with vertical separation and creates a seamless transition to the public interface.
- Access to the residential portion of the site is minimised through the use of secure, separate entries.
- All apartments have secure parking - 1 lift core enables direct access from private vehicles to all apartment entry lobbies through the use of a security access card.
- Public toilets will be provided at ground level with confirmation of shop fitouts. Fire escapes exit to the street frontage of the site, with minimal recesses to provide security for pedestrians.

SOCIAL DIMENSION

- Variety of lifestyles, affordability and access to social facilities are addressed by
 - Efficient design of car park and lift and stair access help to facilitate ease of manoeuvrability through the development.
 - Provision of useable indoor and outdoor private and communal open spaces provide for social interaction.
 - Proximity to a myriad of public open spaces, cafes, bars, restaurants etc.

AESTHETICS

- The colour of external cladding, rendered masonry, fenestration of windows and privacy screening have all been carefully considered to complement the existing character of the area and the preservation of existing heritage fabric, while also providing long lasting protection against the elements. Building elements are modulated and in plan expressed vertically to break the building into smaller elements that can be further separated by planting to reduce the apparent bulk and scale.
- Balconies have been integrated into the architectural form and detail of the proposed design, using operable louvre screens for sun, noise and privacy control. Downpipes and drainage are placed out of view, internal of the building facade.
- The architectural composition has a language that identifies dwelling location and the function of each part whilst locating masses and elements to reduce the apparent bulk and ensure a transition to neighbouring buildings. The street wall forms a unique focal element within the development. An awning along Whistler St is provided to follow the established streetscape pattern.
- Service rooms such as substations, pump rooms and garbage storage have been located out of view in the basement car park.