

NEW SELF STORAGE FACILITY RENT A SPACE, BROOKVALE

ARCHITECT'S STATEMENT



**4 CROSS STREET, BROOKVALE
APRIL 2020**



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HARDING ARCHITECTS PTY LTD

INTRODUCTION

This statement has been prepared to assist with the planning report as issued by Wilowtree in reference to the proposed replacement Self Storage Facility Building at 4 Cross Street Brookvale. The statement will discuss the following criteria:

1. Architectural Design Form
2. Building Height Bulk & Height
3. Operation Details
4. Accessibility Statement
5. Conclusion

1. ARCHITECTURAL DESIGN FORM

Rent A Space Self Storage went through a re-branding process in mid 2019 to review their future building and signage concepts, with a vision to bring more cohesion and identification to their image. This process was led by SJB Architects.

The Design Principles focused on 4 areas:

- Simple built form
- Minimal Material Palette
- Lighting Design for Night Mode
- Integral Signage

Rent A Space Brookvale adopts the above principles with clearly articulated form with a base and an upper ratio that allows clear horizontal datums to be established, broken up vertically with translucent windows. The windows become an active façade at nighttime, providing an engaging activation of the streetscape.

The colour palette is a collection of simple, but effective materials that allow the become an architectural feature in its entirety. The proposal includes:

- Lysaght “longline 305” ribbed metal Cladding, finished in Colorbond Basalt Matt to the upper section
- Opaque frosted glass, frameless vertical windows
- Precast Concrete Panels with an expressed joint system to mimic the upper ‘longline 305’ section along the east & west elevations, finished in Basalt Matt
- Precast Concrete Panels with matt white paint finish to the lower base section
- Natural Anodised Window frames to the reception and administration

The signage is also incorporated into the design, with colours reflecting those already used in the main building fabric. These colours include:

- Signage with writing in a white back lit LED
- Base colours finished in Dulux Alphatec Orange X15 Gloss and Dulux Colorbond Steel Basalt Matt

2. BUILDING HEIGHT & BULK

The building height varies due the existing site contours, where there is approximately 380 mm fall from west to east, and 370 mm fall from the streetfront (south) to the rear (north). Along the Cross Street frontage, the building has a height of 12.59 m at the western boundary varying to 12.97 m at the east from the NGL (natural ground level).

The figure below illustrates this.

(Refer to the drawing submission for the scaled version).

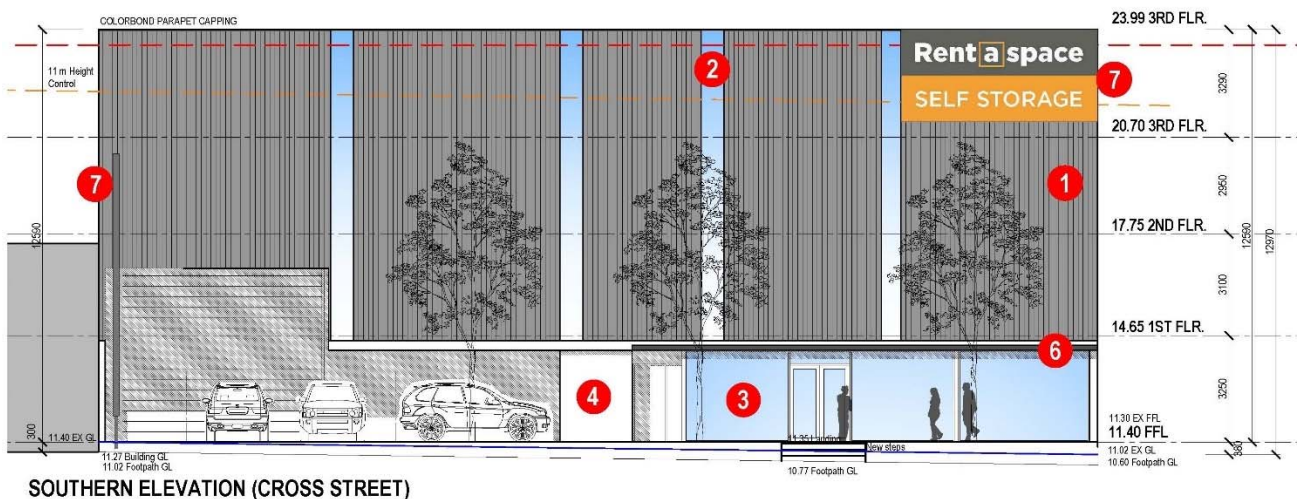


Figure 1.

Along the Cross Street façade, the proposal seeks to increase the maximum allowable prescribed height by 1.59 m to the east 1.97 m to the west.

When considering the context of the streetscape and surrounding amenity, the proposal will have less of an impact on the streetscape than the existing Westfield Shopping Centre located directly opposite the site.

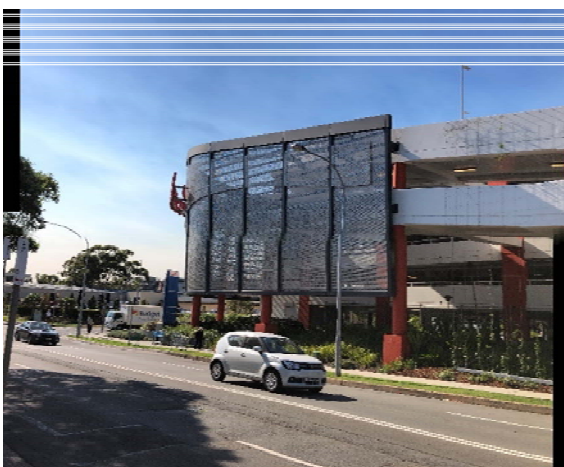


Figure 2 – Westfield Shopping Centre

The proposal is set back 4.5 m from the boundary, while the carpark and corner element has limited to no setback. When you consider the experience at the streetscape level, the highly detailed landscaped setback will contribute to a positive experience, but the height of 11 m or 12.97 will be insignificant. Once the equivalent height of 3 stories has been exceeded, the impact at ground level is almost negligible. Figure 3 helps explain how the proposed development has less impact than the existing Carpark, which when mirrored onto the subject site shows the reduction in mass as viewed from ground level.

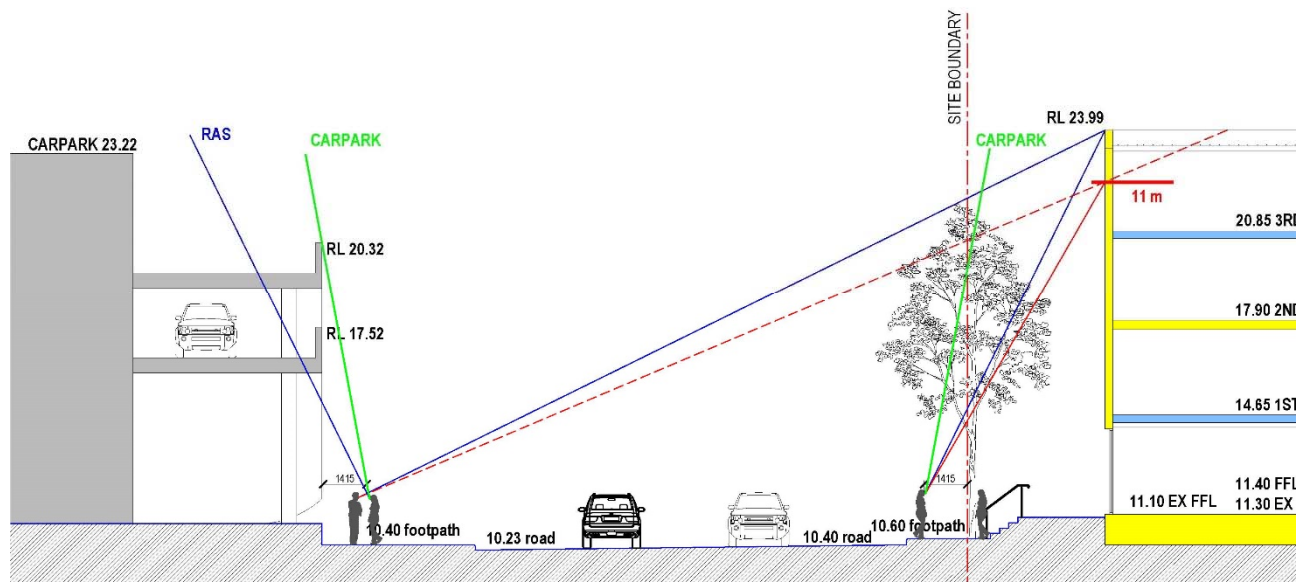


Figure 3. Cross Section illustrating sightlines

3.0 OPERATION DETAILS

The operational details of a Self Storage Facility can often remain largely unknown to the general public. In simplistic terms, self storage facilities offer a secure environment in which to store goods. Rent A Space has been offering self storage to NSW for over 40 years.

There is a diverse range of customers who utilise self storage facilities, where their needs for storage are typically either arise from a personal or business perspective.

Typically the ground floor units are larger and can support storage requirements for businesses such as trades, although it not uncommon for units to contain unique cars / boats or other personal items. Storage can also encompass those who are in transition, ie waiting for new accommodation, so there is no definitive answer of what is stored other than to say it is varied.

The facility is secured at each entry and exit point via metal gates and roller doors, with each unit alarmed and CCTV cameras placed strategically around the facility.

The facility typically employs between 2-3 staff at any one time who are clearly visible to Cross Street entry. Located inside the administration area is a meeting room. This meeting room is provided to the storage clients of Rent A Space, and along with the administration, their presence will contribute to the activation of the streetscape.

4.0 ACCESSIBILITY STATEMENT

Access to premises standard (APS) highlights the minimum level compliance requirements for Accessibility or Deemed to satisfy under the NCC 2019.

Access can be broken up into two areas, summarised as

Reception

- Street access is provided into the reception via entry steps with AS1428.1 compliant handrails, tactile indicators and nosings
- Street access is provided to the reception via the walkway from the western end of the site adjacent to the main drive entry
- Carpark access is provided into the reception via the designated AS1428.1 compliant accessible car space and then via the rear doors

Each of the above access routes satisfies the intent code.

Once inside the facility, the following can be observed:

- Compliant circulations at all deemed continuous paths of travel
- Compliant AS1428.1 accessible WC is provided on ground floor
- Compliant AS1428.1 lifts to levels 2, 3 & 4

Beyond this, Rent A Space have an internal management policy where they offer up units at ground floor to persons with disabilities to facilitate an easier experience.

Access requirements to and within the facility have been thoroughly considered in the design response.

5.0 CONCLUSION

The building's height, form, setback and design make it an appropriate solution for this site for the following reasons:

- The proposal does not affect the amenity of the area, but rather enhances the streetscape
- The proposal provides the opportunity for a new, high quality architectural response to the Cross Street façade and sets a precedence for future works to the precinct
- The proposal will elevate the streetscape and the character of the surrounding neighbourhood through the carefully considered Architectural response
- The scale and building mass are complimentary to the existing surrounding built form
- This along with the high-quality landscaped setback, will significantly improve the amenity of the area
- The proposed materials will complement and contribute to the surrounding local urban character by using a simple but effective colour palette as noted in point 1, architectural design and from