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PROPOSAL FOR A FOUR STOREY BUILDING CONTAINING OFFICES AND STUDENT ACCOMMODATION

A t

157-163 CLEVELAND STREET CHIPPENDALE

ARCHITECTS DESIGN STATEMENT

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Prepared by Fortey & Grant Architecture

1. INTRODUCTION

This report outlines the design response to the site analysis prepared for 157-163 Cleveland Street, Chippendale. It identifies the existing situation and describes how the proposal has been designed to respond to that situation. The proposal is for a four-story building with parking in the basement. The building is to be used mostly as commercial offices and contains student accommodation on the third floor.

2. COMPONENTS OF THE SITE ANALYSIS

All comments have been prepared for, and are to be read in conjunction with, the Architect DA drawings issued as revision A

SITE

2.1 Site Dimensions for 157-163 Cleveland Street

50.930m North (Cleveland Street)
65.315m South (Hudson Street)
59.220m East (Hart Street)
34.550 m West (common boundary with 143-144 Cleveland St)
Site Area = 2688 m^2

On 136-144 Cleveland Street there is a 4-storey building built up to and sharing the western boundary of the development site. This building forms part of this development application due to the floor area it allows the proposed new building and the effect of maintaining its existing ramp has on the proposed design. As it is does not form part of the architectural scope of work it is not the subject of this design statement. A warehouse that is built boundary to boundary currently occupies the proposed building site.

2.2 Topography & Orientation

The site is situated on the southern side of Cleveland. It looks east onto Hart Street and south onto Hudson Street. There is little outlook to the west due to the 4-storey building built on that boundary.

The site falls approximately 1.8 meters from east to west across the northern frontage of 51 meters. This is a fall of 1:28. The other two frontages have flatter falls. The existing warehouse on site obscures the natural ground levels on site.

Of the three road frontages bounding the site, Cleveland Street is the most public side. Hudson Street is a quite residential street and Hart street is little more than a laneway.

The gentle falls of land around the edges of the site allow access to the ground floor from multiple locations. The main entrance to the building has been located on Cleveland Street as this is the most public elevation. A secondary entrance has been provided on Hudson Street as this would link the building to thee local area and provide more direct access to trains and Sydney University. Hart Street lacks dimensions generous enough to encourage an entrance to the building from this side.

The design maximizes the outlook to all three street frontages by maximizing the glazing areas on these elevations. On the top-level further outlook opportunities have been created for the residential component

through the use of courtyards. The design is built boundary to boundary and so it provides open space on the rooftop for the building's occupants. Open space at ground level would attract security issues. At the proposed rooftop height there will be good 360° views including a view of the city skyline.

2.3 Services

The site is fully supplied with all utilities. There is an existing sewer that runs across the site at about 4 to 5 meters below ground. The sewer is of note as it is about 120 years old.

The old sewer line has been left in place as the plan of the basement avoids the sewer location. The basement level is about 1.2m above the invert level of the sewer so that basement excavation will not impact on the sewer.

2.4 Existing Vegetation

There are no areas of planting on site. There is a small amount of minor trees in on the Hudson Street footpath.

The design proposes not to add any more planting than that which already exists. In this way it is in keeping with the vegetative character of the area. There are quality parks to the east and west of the site within 300 meter. Access to these kinds of spaces for the building's occupants is quick and easy. Planted areas on site could not be achieved without creating health and safety risks. Secure outdoor space has been supplied on sit on the roof.

2.5 Microclimate & Solar Access

There is good solar access to the north as neighbours in this direction are too far away to impact on the site. The Solar access to the east is reduced by the buildings on the other side of Hart Street and in particular the three storey unit building on the corner. Solar access to the west is limited to sunlight that makes it over the building on the western boundary.

The design attempts to maximize the solar access and access to daylight through the large amounts of glazing on the elevations, the courtyard planning on the third floor and the provision of a large and useful roof terrace. Excessive amounts of northern sunlight are controlled by the louvers that have been provided on the Cleveland Street elevation. The western neighbour blocks the harsh western sun and the blank, windowless façade presented to this direction.

The courtyards on the third floor represent sheltered and secure outdoor spaces that can be accessed by the buildings tenants as required.

The depth of the proposed floor plates acts to stabilize the building's internal environment. The High floor-to-floor dimensions allow daylight to penetrate to the deeper parts of this plan and the sun shading encourages this penetration due to its reflective finish.

2.6 Views and Privacy

At Ground level the views from the site are limited by the built up nature of the area. There are ground level views north along Abercrombie Street as well as east and west along Cleveland Street. The oblique nature of the Cleveland Street Views Make them hard to access from inside thee site at

ground level. The buildings in the immediate area are four stories or less. Above these buildings Unlimited 360° views are obtainable including good views of the city skyline.

The building on the site to the west contains residential units on its top two floors. These are oriented north and west and not towards the subject site. The buildings to the south on the other side Hudson Street are warehouses with no significant outlook north. The re is a residential flat building north on the other side of Cleveland Street. This building is more than 12meters away and the busy nature of Cleveland Street discourages any opening up of this building to the south. The unit building to the east on the other side of Hart Street is mostly oriented towards the north although there are some windows and small balconies presented to Hart Street that could afford some overlooking of the design in it's north east corner.

The design is provided with large amounts of glazing so that the views that are available can be fully utilized. The ground, first and second floors will be occupied by commercial offices so that they are unlikely to create an overlooking issue at night when they would be un-occupied During the day there the surrounding area presents few targets for overlooking. The third floor will be occupied at night. The residential component has been placed at a level that enjoys looking over the surrounding buildings to the distant views available. This view preserves the privacy of the surrounding neighbours as the design restricts views downwards due to the lack of balcony areas on the outside of the building. The courtyards between units on the third floor have been provided with privacy screens to prevent the proposed units overlooking each other. The unit layout and window placement in the courtyards reinforces the privacy between units.

2.7 Overshadowing

There is no overshadowing of the units to the west. There is overshadowing of the eastern neighbour's west elevation during the afternoon during winter. The eastern neighbour contains units that achieve access to sunlight from sources other than the west elevation. Shadow diagrams have been provided with this application.

2.8 Site Access

The site is best accessed on foot as the area is well served by public transport in the form of buses and trains. There is no public car park provided on site. There is a ramp to the car park on the upper level of the existing building at 136-144 Cleveland Street. This Ramp is on the property that is the subject of this development application.

Pedestrian access is encouraged by the proposed design by the multiple entry points and the small amount of parking provided in the basement. The basement takes necessary building functions off the street such as courier deliveries and provides accessible car spaces in a secure location. The number of car spaces provided is the subject of the traffic report included with this application. The existing ramp to the neighbour's car park is to be demolished and rebuilt back in the same location during the construction phase. There will be no long-term change as a result of this action.

The building is well placed to provide easy and close pedestrian and bicycle access to Sydney University and The university of Technology. The re is provision to park 22 bicycles in the basement.

2.9 Levels

Existing site levels around the edges of the site will be maintained. The levels within the site are man made as they are the floor levels of the existing warehouse.

The proposed ground floor level avoids the flood plane that could occur at the corner of Hart and Hudson Streets. Should the existing storm water in the area fail to cope with excessive rainfall.

The residential accommodation has been placed on the top floor of the design to access the views available and separate it from the commercial functions below. The Floor to floor levels were chosen to provide good ceiling heights (3000mm minimum) on all floors.

SURROUNDS

2.10 Built form & character

The neigbourhood building forms are predominately 2 to 4 stories high. Masonry is the most common wall building material and this is usually rendered and painted. There is a mix of uses in the area from residential and retail to light industrial and commercial office use. The mixed usage is reflected in the variation of building form, type and age in the area. Terrace houses, unit buildings, warehouses, shop fronts and offices are all in evidence in this locality. The area is intensively developed regardless of the development type and this is reflected in buildings that occupy their sites to the boundaries with little or no setbacks.

The proposed building is built in materials that reflect the masonry construction of the area. Its four stories match the bulk and scale of the larger developments in the area. The proposed bulk reflects the intent of the local planning regulations and there fore is part of the future desired characteristics for the area. The proposed building provides for a mix of uses. It replaces a building that was built to the boundaries with one that contains minimal setbacks to boundaries. These setbacks are enough to allow architectural articulation of the building facades. The minimal setback stop the proposed design looking like a "stand alone" building which would be out of character for that area. The forms that articulate the façade are straightforward and industrial. This is in keeping with the rough utilitarian nature of this locality.

2.11 Local facilities

The site is located near Broadway Shopping Centre, Two major universities, parks, train stations and bus stops and it is in a good location for easy access to the CBD. Theatres, pubs coffee shops and restaurants can be found in the same or adjacent suburb The Site is located near major roads that connect in all directions to the rest of Sydney. The Central location of the proposed building means it has easy access to allot of services and facilities.

2.12 Sources of Nuisance

There is a large amount of traffic on Cleveland Street and heading north on Abercrombie Street. This creates a very noisy environment to the north of the site. The area south of Cleveland Street between Abercrombie

Street, the railway and Redfern train station is known for it's high levels of crime.

The building has been glazed in response to the acoustic report supplied with this application in order to deal with the noise generated by the traffic on Cleveland Street. The front door is supplied with an air lock to assist in this noise reduction inside the design. The Airlock is also part of security measures to prevent the site being a target for criminal activities as it helps control access to the building in conjunction with the reception area. The second entrance from Hudson Street will be for tenants with keyed access sonly. The area around the site and all building entrances are monitored with security cameras and access is controlled at the reception area. The minimal setbacks to the boundary at ground floor reduce the areas for criminal activity on site. These areas have been designed with curved wall s and round columns to reduce the places criminals might hide.

3. CONCLUSION

The siting, form and character of the development has been carefully considered in relation to the existing site conditions and built environment. The design offers no adverse impact to the immediate neighbours and is a positive contribution to the local community.