

Technical Paper

V

Architecture

Architectural design statement

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General approach

The design of the ancillary buildings for the North Byron Parklands aims to strike a balance between the need for the buildings to have some prominence from within the site during events, and to be sympathetic to the setting at other times.

This has been achieved by using simple built forms that use earth coloured cladding, overscaled “aramax” roofing and tensile shade and roof canopies that will relate to the temporary marquee and hokka structures during events. The tensile structures also relate to the “safari” tent accommodation associated with the conference centre.

In non event period the colours and deep shadows cast by the generous eaves and overhangs and the patchy shadows cast by the tensile canopies will break down the bulkiness of the built forms.

During events there is the possibility of using up-lighting to play on the underside of the overhangs and tensile structures to make the administration buildings more prominent in the landscape.

These initial buildings are intended to establish a “palette” on materials that can be used in other minor sheds and shelter structures if and when they are needed, which would be the subject of future applications for approval.

The buildings will be of light-weight construction with high levels of insulation, window shading and with operable louvre windows with insect screening. The light-weight construction will ensure minimal disruption to the hydrology of the site, although small raised areas will be created for outdoor sitting.



Materials palette: earth colour metal cladding, aramax roofing, tensile canopies, and natural timber screens

Administration

Function

The administration building will provide office space, a meeting room, reception area and shaded outside raised sitting area that will provide an overview of the main bus drop-off area and spine road as well as the service area to the west.

Siting

The building is sited to look over the main bus and entry point during events. The first stage has been located to the west to allow for a possible future extension to the east that could accommodate a cultural centre. The building siting creates a more intimate outside space to the south east between the building and the slope of the ridge to the east.

Services

The building will be initially connected to an on-site wastewater system and in the longer term connected to the sewerage system as described in the water management plan.
Roof water will be collected in three 45,000 litre tanks

Areas

	sqm each	number	
Office, reception, kitchenette	125	1	125 sqm
Toilets and showers	50	1	50 sqm
			175 sqm
Future cultural centre (possible)			110 sqm

Gatehouse

Function

The gate house will provide facilities for staff working in the southern part of the site and provide a base for management of the entry and main parking area. The gatehouse will have office space for administration opening out to a raised out door sitting area, shaded by a tensile canopy.

Siting

The Gatehouse is located on the southern slope of a knoll leading off the Tweed Valley Way and provides an overview of the main southern parking area and site entry.

Services

The building has toilet and showering facilities that will be connected to an on-site wastewater system. Roof water will be collected in a 45,000 litre tank.

Areas

	sqm each	number	
Gatehouse			
Office	50	1	50 sqm
Toilets showers	50	1	50 sqm
			100 sqm

Conference centre and accommodation

Staging

The conference and function centre will be the subject of a future application for development approval.

Siting

The conference centre and accommodation overlooks the main northern dam. Only the highest points of the roof will be visible from a long distance and will not be visible from the amphitheatre immediately to the south.



Function

The conference centre will provide administration, canteen and VIP accommodation during events and can operate as the main base facility for smaller events, or could be used for dedicated small activities such as yoga and meditation retreats



Example of the quality of space that is desired in the main conference room.

Materials

It is intended that the centre will be constructed using the same palette of materials as the other buildings. It is proposed that the accommodation will be of two types: proprietary “safari tents” on raised timber platforms or cabin and “modified motel” units which would be of lightweight construction with a fabric roof.



Examples of proprietary tents of the type that might be used for accommodation

Approach

The fundamental assumption will be that we are creating a place that really takes advantage of the landscape and topography. We will then "trade-off" the level of luxuriousness to some extent: we are interested in providing an extraordinary and memorable experience, that people will not have enjoyed before. The trade off of "luxury" (ie business as usual) for the landscape experience is also a recognition of the nature of construction and servicing in the precinct.

Our approach to the design of places of is always guided by creating places and spaces that encourage many different "patterns of living": the possibility of looking at the full moon while immersed in an outside bath, feeling the chill air of the night moving between pavilions, seeing the dew on grass on the way to breakfast, evening birdsong and drifting motes catching the last of the light, friends faces seen by low firelight. This is even more relevant to a place where people are away from their normal surroundings. Our senses are heightened and we are more receptive and perceptive.

Conference areas

Plenary/ auditorium flat seating	1.1	sqm /person	190 sqm
Breakouts	1.4	sqm /person	160 sqm
Kitchen (reheat)	25%	dining area	60 sqm
Toilets	25%		50 sqm
Storage allowance (of total)	10%		50 sqm
			510sqm

Accommodation areas

	sqm each	number	
Accommodation			
twin safari (ensuite)	30	10	300
motel style wing rooms with ensuites	36	18	650
Shared bathing facilities	50	1	50
			1000 sqm



Desired spatial and materials qualities of "motel" style rooms and shared bathing facilities