

## Architectural Design Statement

### Top Ryde Shopping Centre Redevelopment

#### Commercial Precinct

*Prepared March 2009 by Turner + Associates Architects as part of the DA submission*

The proposed commercial buildings are an integral part of the overall Top Ryde Shopping centre redevelopment. Defined by the massing envelopes approved as part of the Stage 1 DA, two buildings occupy the top of the development over the retail base at the prominent Devlin Street and Blaxland Road corner.

#### BUILDING FORM & CHARACTER

In response to Council's desired vision for the site the commercial buildings hold a familial language with the overall development whilst responding to the specific needs of a commercial building.

Each building has a separate pedestrian entry integrated into the retail base from Devlin Street and the Strada via through-site links whilst Levels 3 and 4 provide a semi open podium style entry for people arriving by car. The open nature of these spaces including clear site lines reinforce their legibility as entry points and maintain a high level of passive surveillance.

Separated by the podium, the commercial buildings are setback from the retail base. These setbacks ensure that an appropriate hierarchy of scale and adequate levels of daylight are provided to adjacent residential buildings and public domain spaces. The point of separation or the 'gap' between buildings, further reinforced by the articulation in the retail base, ensures that primary view corridors are maintained and massing of building forms appropriate to the overall development and future desired scale of Ryde Town Centre.

Given that the development occupies the top and, together with the open nature of commercial spaces, the buildings were developed with a lightness appropriate to the upper part of a building form. Glazing and external louvre screens hold the predominant façade treatment within with a solid framed façade. Efficiencies in solar shading have in part determined the articulation of the facades. Vertical louvres to the east and west, whilst to the north and to a lesser degree south, horizontal façade elements determine the primary façade articulation. Detailing to the overall façade, including a strong base, continuous horizontal shelf element to the top and detailing of glazing relative to each floor assist in providing a balanced façade.

Reinforcing the corner of Devlin Street and Blaxland Road the overall form of the buildings maintain the curve of the retail base. The only departure, the 'bay' window to Blaxland Road creates a clear identity to the commercial buildings when approaching the site from both Devlin Street from the south and Blaxland Road from the east.

At the scale of the façade as a whole, the layering of horizontal lines along with the contrast of vertical louvres to the east and west create a general impression of movement of the building as the observer travels past, either as pedestrian or by car.

An aspect sometimes forgotten, the roofscape has been carefully designed to ensure that the plant and services are maintained below the height line. Given that the roof will be visible from adjacent buildings, the roof has been designed as the 5<sup>th</sup> façade with a screen system over plant and services.

#### MATERIALS & FINISHES

The palette of materials have been selected to ensure a high level of consistency with the overall development, appropriateness of detailing and maintaining the appearance of the buildings over the long term. Precast concrete provides the overall framework to the building form including lintels, shelf elements and the base to the building. Anodised aluminium is used as the primary material for framing to glazing and louvre screen elements. Glazing colours vary to respond to each elevation condition and to create a homogenous approach to the façade whilst detailing will maintain the legibility of each floor.

#### COLLABORATIVE DESIGN PROCESS WITH COUNCIL

Through a collaborative design process with Council the articulation and mannerism of the buildings were carefully refined to ensure that the design rigour underpinning the approach to the overall development was maintained. Of particular study and

refinement was the treatment and relationship of the building corner to Devlin Street and Blaxland Road with the adjacent (former) Bank of New South Wales building. The language and distribution of architectural elements were also refined with Council to ensure that the building forms were appropriately proportioned to their relative bulk and scale.

#### ENVIRONMENTAL & AMENITY INITIATIVES

Fundamental to the development of the design was the integration of environmental and amenity initiatives to ensure that a robust framework is setup to successfully integrate services, environmental and amenity initiatives with the architectural design from an early stage.

Externally this is manifest in the treatment to the facades. On the east and west, vertical louvre blades and to the north, horizontal louvre blades provide protection from the sun in response to the varying sun angles whilst maximising solar access in winter. External terraces along the east façade provide the flexibility of outdoor work spaces and the opportunity for natural airflow to internal areas whilst the more hostile west façade maintains a closed façade to reduce potential traffic impacts on occupants. Performance glazing appropriate to maintaining a high level of amenity to occupants and reducing energy consumption will be used.

Internally the buildings have been designed to maintain a high level of comfort to occupants and minimise energy use. Principle design considerations include a maximum building depth of 15m to ensure that all areas have adequate daylight levels. Rainwater collected on site is reused within the base building amenities. To encourage occupants to cycle, walk and use public transport to work bike storage and change rooms facilities including showers and lockers are provided on Level 3 and Level 4.

Furthermore, spatial allowances in the building envelopes have been developed to ensure that the opportunity for a considered approach to the detailed services design, especially cooling and heating systems, can be explored during the detailed development of the design.

#### SUMMARY

The desire to create robust and legible buildings, an environmentally responsive development, together with input from Council will ensure that the Commercial component will be a positive contribution to the overall Top Ryde Shopping Centre Redevelopment and the broader Ryde Town Centre.