



Dementia Care Design Wins Award

10th Annual City of Liverpool Business Awards
Division 1 Architecture and Construction, Best Commercial Building Complex.

Allen Jack + Cottier have won the Liverpool City Business Architecture and Construction Award for the Best Commercial Building Complex at the Liverpool City Business Awards. The award was for The 'Pines' Residential Dementia Care Hostel, Hammondville.

'The Pines' is a specialised care facility designed for aged residents suffering from dementia.

Dementia residences need an environment of familiarity where the design of the building assists the residents to make decisions and actions that will eliminate confusion. 'The Pines', is designed to be part of the ordinary suburban landscape with architectural overtones of 50 or 60 years ago - the time period most comfortable to residents as their short term memories recede. The design provides a warm domestic environment in which residents feel at home and

take part in familiar activities such as dressing, dining and household chores. There is easy access to gardens and courtyards while ensuring the security of wandering residents. Such restrictions are kept as unobtrusive as possible. Internal finishes and colours provide a calming background. Integration of computer technology in patient monitoring together with best practice in staff training and rostering provide optimum care.

This facility is a further refinement of the AJ+C work carried out for Hammond Care in the earlier 'Meadows' dementia facility which has been recognised world wide as best practice in building design and nursing care of residents.

AJ+C have teamed with Hammond Care on a number of successful health care projects, including dementia care facilities at The Meadows, Hammondville, the award winning 'The Pines', Hammondville and Sinclair Nursing Home alterations and additions. A DA for a 76 bed aged care facility at Erina has recently approved.



Client:
The HAMMOND CARE GROUP

Allen Jack + Cottier Project Team
 Glenn Evans, Peter Ireland, Bill Clements, Jayne Whitford, Isabel Thompson, Marco Luci, Bob McGrath, Michele Sivertsen, Margi Rahmann

Celebrating the International



Images of our Elders 10th-19th March 1999, Customs House, Circular Quay Year of Older Persons
 is a unique photographic competition and exhibition celebrating the character, contributions and diversity of older Australians, and the talent of young photographers. Allen Jack + Cottier is proud to announce that once again we will be a contributing sponsor to this community event.

As sponsor AJ+C will host a cocktail party preview of this exhibition on Monday 8th March, where we will also showcase a selection of AJ+C projects past and present. If you haven't received an invitation prior to 26th February and would like to attend, please contact Marketing Manager Brigid O'Brien on (02) 9311 8222.

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Keith Cottier to chair New Design Competition

AJ + C Director Keith Cottier has been appointed to Chair a new competition system 'Architectural Design Competitions for Emerging Practices' to be run by The Royal Australian Institute of Architects in collaboration with the NSW Government Architect, Department of Public Works and Services.



<http://www.ajcarch.com.au>

Allen Jack + Cottier launched their web site in October 1998. Not only does it give an overview of the company, it also has the latest project news, links to other sites, and gossip.

Sailing

Mercedes IV, Peter Stronach's 42ft timber yacht took part in the 1998 Sydney-Hobart Yacht Race. On board was Peter Stronach, Andrew Parker, Nic Bailey and David Aubrey of Ratcliff Constructions, Doug Frost of DeDeCe, James Andrews and David Ford. The yacht made it to Hobart safely, coming 13th overall on IMS and 3rd in IMS Division E and 2nd in the Veterans Division. Congratulations to all involved.



Urban Achievement

The Urban Development Institute of Australia has awarded Moore Park Gardens, Sydney with the 1998 Urban Redevelopment Award. The judges deemed Moore Park Gardens "a well integrated design that makes excellent use of disparate elements. Heritage buildings and modern, new designs work well together and provide a stimulating living environment." Moore Park Gardens is a residential redevelopment of the Resch's Brewery Site



Facilities Management

AJ+C are currently implementing Aperture Facilities Management software at the Australian Stock Exchange. Aperture is the easiest and most flexible software available for managing space, people, equipment, furniture and leases. The software acts as a visual information manager that integrates pictures with database information to create dynamic information systems that include maps, floorplans, schematics, organisation charts, equipment diagrams and photographs. AJ+C are the NSW business partner of the Australian distributor of Aperture. For further information regarding this exciting new initiative contact Associate Director Bernard Rowe or Facilities Manager Chris Loton.

Associate Director Leaves

I regret to announce that Peter Monckton will be leaving Allen Jack + Cottier after a very long and memorable relationship.

Peter joined AJ+C in 1982, and became an Associate in 1988. He has designed a number of successful residential and institutional projects for AJ+C, and also led teams on major planning studies, including the rezoning study of the Australian Gas Light Co Waverton Site. Perhaps his most memorable contribution was as project architect on the Magill Estate. This project received numerous State and National Architectural Awards. Restaurateur and writer Gay Bilson recently said of the project:

"Magill Estate restaurant in Adelaide is the most perfectly designed working and dining space I've ever had the pleasure to use from both sides of the proscenium arch."

Peter ran AJ+C's SE Asia offices from 1995 to 1998, in Jakarta and later in Kuala Lumpur. Peter returned to Sydney early in 1998 after AJ+C's twin 45 storey residential tower project in KL was "put on hold".

Everyone at AJ+C wishes Peter both professional and financial success in the future and will miss him greatly.

Peter Stronach
 Managing Director

AJ+C Newsletter

We hope you enjoyed the first issue of AJ+C Newsletter. The cover features a sketch of Fox Studios Art House Cinema by Associate Director Peter Ireland

DIG SITE

100 - 128 Cumberland Street, The Rocks



"I was blown away when I saw the model presented by the architect"

"It is among the most creative and unique redevelopments not only in Australia but anywhere in the world."

Mr. Craig Knowles
NSW Government Minister for urban affairs and planning



Allen Jack + Cottier were invited by the Sydney Cove Authority to participate in a design competition for a site in Sydney's Rocks area, known as The Dig Site. AJ+C won the competition with an innovative design combining the archeological history of the site with new architectural design reflecting the character of The Rocks in a contemporary manner. Fundamental to the designs success was AJ+C's aim to produce the most environmentally sustainable high density development in Australia.

The SCA Design Brief

- to obtain a development that recognises and enhances the cultural significance of the site and surrounding area;
- to reinstate the fine grain of lanes that traverse the site;
- to provide a variety of residential accommodation;
- to interpret the site through the provision of structures that relate to former uses of the site;
- to be economically viable;
- to minimise the impact of development by adopting ecologically sustainable development principles in planning, design, construction and operation (through ongoing management of stormwater, potable water, energy generation and waste disposal) of the development;
- to extend the range of experiences that are available to users of the Rocks, both tourists and residents.

The History of The Dig Site

- c1795 first European settlement
- 1800 rows of huts on highest levels of the Rocks
- 1810 huts gradually replaced by houses of timber, brick or stone, many pubs operating
- 1900 bubonic plague, population shift to outlying suburbs
- 1902 site resumed by the State Government, demolition of buildings commences
- 1915 Cumberland and Gloucester Streets straightened, Gloucester Street level raised
- 1950's site covered for use as bus parking area
- 1960's Cahill Expressway constructed, Cumberland Street level lowered
- 1970 site handed over to the Sydney Cove Redevelopment Authority
- 1994 major archeological dig
- 1998 redevelopment design competition

The AJ+C Design

The proposal reflects the historic subdivision and uses a modern interpretation of the historic language of masonry walls with punched windows, parapets and pitched roofs.

The layout of buildings is driven by the interpretive strategy, which is derived from the original scale and movement through the site. The resultant built form is low impact and understated. Finishes will use traditional pigments

and materials in a contemporary manner. Sustainable materials will ensure the building is easy to build and maintain.

The architecture is a means of stabilising the site, reinvigorating an area that has effectively been vacant for a century and acting as a catalyst for continuing interpretation of the site. It does not attempt to be a contrasting architectural statement, but one which relates to its context. Elements included:

- four blocks of apartments separated by the original lanes;
- internal courtyards open to the public during daylight but closed at night;
- 29 dwellings (5 one, 19 two and 5 three bedroom);
- Pensione of 15 rooms offering accommodation and restaurant;
- a variety of exhibition and display spaces;
- function rooms;
- a centralised laundry;
- spaces suitable for craft production and recycling activities;
- a photovoltaic array;
- a solar hot water system with gas boosting;
- a combined water and waste treatment system;
- a composting system for kitchen and putrescible waste;



Environmental Impact

The Dig Site aims to be the most environmentally sustainable high-density development in Australia, perhaps the world. Already the Dig Site's environmentally sustainable design has been recognised, winning The Keep Australia Beautiful 1998 Award for Outstanding Energy Efficient Design.

The energy achievements of the proposed systems will result in;

- an overall reduction of CO2 emissions by 93%;
- reduction in mains water supply of 99.5%;
- centralised hot water system with a solar contribution of 79% and supplementary heating by gas;
- reduction in energy consumption through high levels of insulation, double glazing, shutters and efficient lighting;
- reduction in reliance on the private car.

Archaeology

The proposed development uses a number of different ways of conserving the archeological remains and interpreting the site. Examples include incorporation of archeological remnants into the building fabric; permanent walking access through the site using the original lanes; access to courtyards to view the grounds during daylight; buildings with a similar scale and fenestration to pre-site clearance buildings; reuse of spaces reminiscent of previous uses (hotel & bakery).



The Dig Site project demonstrates that it is possible to achieve a very sustainable building at high density on a highly constrained site.



Archeological survey 1995



proposed ground floor plan 1998

Allen Jack + Cottier Project Team
Keith Cottier, Peter Ireland, Rod Simpson, Damien Drew, Noni Ruker, John Whittingham, Michael Rogers

Consultants
Project Management: Sydney Cove Authority
Structural Engineers and Civil Engineers: Birzulis Associates
Hydraulic Engineers: Acor
Electrical Engineers: Lincoln Scott
Landscape Architects: Schaffer Barnsley
Environmental modelling: Advanced Environmental Concepts
Water Management: Woodlots and Wetlands
Archaeology: Sydney Cove Authority



Heritage & Conservation

AJ+C have fulfilled a long desired goal with the creation of a Conservation/Heritage section. New appointments Geoff Bailey and Kate Mountstephens together with Director Keith Cottier shall team together to address the growing need for an architectural practice able to offer expertise in heritage and conservation services together with the highest quality architectural design. Geoff and Kate are both vastly experienced and actively involved in the heritage movement and come to AJ+C after many years working on heritage and conservation throughout the state. Geoff joins Allen Jack + Cottier as an associate director.

AJ+C already has a strong track record in combining conservation, environmentally sustainable design and new architecture with such projects as the acclaimed Penfolds Magill Estate, The Argyle Centre, The Rocks, Moore Park Gardens and currently The Dig Site.



Penfolds Magill Estate



Moore Park Gardens



The Argyle Centre