



## CITC Square

### Nature Distilled: new life for central Beijing

Contracts have been signed and work is set to begin on a major new city park and square for central Beijing, one of the few major projects within Beijing City that will have 'premier' status in the context of the 2008 Olympics.

After winning the highest number of points in the competition for the Qingdao Sailing Base for the 2008 Olympics, Allen Jack+Cottier was invited by the prestigious Beijing Institute of Architectural Design to prepare concepts for the CITC Square. The project, which is the result of a close collaboration between Allen Jack+Cottier and landscape designer Vladimir Sitta of Terragram, will have a value of A\$190 million and is expected to be finished by 2007.

*"The response has been quite immediate, and strong – the Chinese get it straight away, and understand that we are looking at their traditions through a different set of eyes."* Peter Ireland, Director

CITC Square includes a 3.2-hectare 'urban' park that covers an entire city block. Situated below the park are 30,000m<sup>2</sup> of retail space, 10,000m<sup>2</sup> of exhibition and entertainment space and 30,000m<sup>2</sup> of car parking. The development will also include 5,000m<sup>2</sup> of dedicated office space above ground.

As a city of over 13 million people Beijing is a city of opportunity and excitement. But, as Peter Ireland, the Allen Jack+Cottier Director responsible for the Square explained, "it is also a city without a strong sense of the natural environment, and it is the *natural* in a city of this scale, that refreshes the spirit".

"Traditional oriental gardens are essentially an abstracted form of nature, or a distilled nature, where all of the elements are brought together – forests, mountains, lakes – into a miniature environment. So the miniaturisation of landscape is something that has been part of eastern thinking for centuries, and is well understood."

Allen Jack+Cottier and Terragram's concept was to treat the CITC park in this abstracted naturalistic way: it is an urban park, but it takes and distils the elements of nature that relate directly to the philosophy of oriental gardens. The park contains a forest, a gorge, a valley, rocky cliffs and a plain that leads to a river. The design uses a range of planting; conifers to define the edge of the park and remain green through winter, deciduous trees and fruit trees, as well as grasses which change colour and flower with the passing of the seasons. Within the forest the team has created a 'five petal' square, a public space to cater for a range of events and gatherings. +



Image - BIAD

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Cover- CITC Square  
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## NEWS



Image - Allen Jack + Cottier

### TOYOTA SITE REZONED

A one-hectare site bridging Parramatta Road and Australia Street in Sydney's inner-west will be rezoned and transformed into a mix of high-quality residential and small commercial spaces, under a proposed development for our client Primefeeling Pty Limited. The plan, which has been devised after extensive community and council consultation, incorporates six buildings of varying heights, a brand new street, extensive landscaping and three large courtyards. A saw-tooth building façade has been retained, behind which new townhouses will be built. +



Photo - Nic Bailey

### FUSION OFF BROADWAY

The recently completed Fusion off Broadway, just minutes from Sydney's CBD in Mountain Street Ultimo, combines 86 residential apartments and 87 commercial and retail suites with 1200m<sup>2</sup> of public domain. The majority of residential apartments are double-storey with spectacular city skyline views. Designed to emulate the warehouses of New York, the commercial suites showcase exposed timber beams, columns and ceilings. Sustainable design features such as passive energy, cross-ventilation and open-plan living combine to give the complex a modern feel. The project, which was designed by Allen Jack+Cottier for Multiplex Living, contributes to the revitalisation of Broadway as a vibrant centre for living, learning, culture and business. +

### APPOINTMENTS AND FELLOWSHIPS

Allen Jack+Cottier's Managing Director Glynn Evans recently announced three new associate appointments reflecting the growing diversity of projects handled by the firm. Ross Chalmers, who joined Allen Jack+Cottier in 1997, was previously Project Architect on the award-winning Kogarah Town Square and is currently Project Architect on the Bellagio building at The Waterfront development Homebush Bay. Rob Doak, a relatively new recruit who joined in early 2004, is currently working on a shopping centre in Balgowlah, for Stockland, and concept planning for various other shopping centres throughout NSW. Adrian Tarrant has worked on a range of projects from public buildings and aged care to a luxury private residence at Watsons Bay, since he joined Allen Jack+Cottier in July 2001.

In other news, the Royal Australian Institute of Architects has honored Keith Cottier's contribution to the profession by making him a Life Fellow of the NSW Chapter, and Allen Jack+Cottier Director Reg Smith has been named a Fellow of the Institute. +



Keith Cottier



Reg Smith



Ross Chalmers



Rob Doak



Adrian Tarrant



## Lake Ainsworth – Reflections on a sports shed

Photo - Greg Mace

*“This is really a building about light.”* Michael Heenan, Director

Photo - Greg Mace

The new Allen Jack+Cottier designed ‘sports shed’ at Lake Ainsworth, Lennox Head in Northern New South Wales, opened on schedule in April this year, replacing an old, worn-out indoor sports facility. The design of the sports shed is one of a range of different projects Allen Jack+Cottier has designed for the NSW Department of Sports and Recreation over the past few years.

The brief called for a large, multi-purpose recreation hall, to be used for basketball, netball, badminton and other sports, as well as meetings, films and theatrical performances.

Allen Jack+Cottier’s design for the ‘shed’ comprises three coloured services pods enclosed in a dramatic luminescent tube-like box.

The project team, lead by Director Michael Heenan, thought carefully about the way the building would work, focussing on achieving optimal transparency from the inside-out, and minimal conductivity from the outside-in. However, according to Michael Heenan, the real thrill, now that the building is a reality, is the way it reflects the colours of the morning and evening light, as well as the surrounding bushland.

“This is really about light, the skin of the building is perfectly smooth, and therefore reflects whatever is around it” said Michael Heenan. “We are continually amazed at the changing quality throughout the day, from the early glow of the first morning light through to the warmth of the sunset – it is almost as if the building itself does not exist, it is pure reflected light, standing in a stark landscape.”

The building is simultaneously energy and environmentally efficient, respectful of the landscape, and inspirational for its users. Exhaustive on-site and environmental research, coupled with a lateral approach to materials selection, proved to be the keys to the design. Detailed modelling showed that a transparent, insulating UV-resistant material could be used to achieve natural lighting and a high level of thermal performance.

The space can be opened or closed-off at both ends and the ventilation system reacts to outside weather through a series of programmed louvres and roof vents to provide fresh air and cooling. At night, when the building is transformed into a theatre, the translucent skin glows like a lantern in the landscape. +

## Kelvin Grove Urban Village

### Student accommodation sets new standard

Allen Jack+Cottier’s design for a 455-bed student village adjacent to the Queensland University of Technology’s Kelvin Grove Campus in Brisbane is set to establish new standards for campus-style accommodation in Australia. It exceeds the Queensland Department of Housing and the Queensland University of Technology Design Review Panel guidelines for environmental efficiency, urban planning and community interaction. The project, for Campus Living Pty Limited, is Allen Jack+Cottier’s second student accommodation complex for this client.

The village comprises 108 apartments ranging from one-bedroom to five-bedroom, together with 800m<sup>2</sup> of ancillary space including areas for retail, café, ‘e-lounge’, business centre and administration, as well as basement parking for 18 cars and 150 bicycles. Construction is due to begin before the end of 2005, with a construction budget of A\$22 million.

The accommodation has been designed to be conducive to individual study. Students’ rooms will be well lit, secure, private, have cross-ventilation and space for relaxation. At the same time, it is important that there is no sense of isolation – all



Image - Allen Jack+Cottier

*“Our design aims to create a flexible, mixed-use facility, with a village character and a sense of relationship to the university.”* Colin Janes, Allen Jack+Cottier Brisbane

students are part of an immediate community, and part of the wider community in which the village is located. Particular attention has been paid to urban design, compatibility with adjacent heritage listed buildings and environmental performance.

Viewed on the plan, the village is arranged in two roughly parallel buildings folded to follow the street alignment and enclosing an internal courtyard space. Detailed planning started with a very efficient five-bedroom modular unit, which has been inverted and

interlocked in a number of ways. This allows for a high number of repeat plans while still providing variations in elevation that respond to aspect, privacy and security, and enliven the street and courtyard.

The module was designed from the start to suit pre-cast concrete construction and allow off-site fabrication of bathroom and kitchen pods. Internal and external finishes will be, wherever possible, the same as the construction materials, without applied finishes. +