



ALLEN JACK+COTTIER

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When Allen Jack+Cottier decided to move into a partially renovated warehouse building in Sydney's inner-city, a healthy, light-filled 'green' office environment was high on the priority list.

The fitout of Allen Jack+Cottier's new offices has provided a few surprises, and more than a few challenges, for architect Amy Leenders, one of four specialists in ecologically sustainable design working at Allen Jack+Cottier. Leenders believes architects have a crucial role to play in moving towards sustainable practice in the built environment, because they are responsible for so many choices - large and small - taken during the building process.

"The reality is, that as architects, whatever we can do to make buildings cleaner, healthier and more efficient we do: if you can't change the whole building, start working on the finishes and fittings and the way

you use water, electricity and air-conditioning, and already you are creating a better world for people to live in," she says.

The new building proved to be a good starting point: it had generous spaces with high ceilings, good natural light, manually operable northeast facing windows, and well-insulated, thick walls. However, the interior redesign and fitout required to accommodate the 100-plus Allen Jack+Cottier team (who were previously spread between three separate office spaces in Surry Hills) had to be achieved within a tight timeframe and budget, using cost-effective products and materials with environmental accreditation.

All workstations are low formaldehyde MDF, exceeding Australian

standards. All timber has FSC certification, which means it has been sourced from responsibly managed forests. Light fittings are energy efficient and simulate natural light. The air-conditioning system has a ventilation-only cycle, as well as a conventional one, which means it can also be naturally ventilated. Toilets and taps were retrofitted to minimise water consumption. Flooring is wool carpeting, a natural product and all paint is low VOC. The efficiency of the building will be monitored into the future. All employees with 'how to' energy conservation manuals.

One problem identified early on was locating suppliers whose products met environmental standards or who were prepared to go the extra distance to make them do so, yet whose products worked aesthetically. Determining the environmental credentials of a product or a supplier is not always straightforward. Often products marketed as 'green' turn out to be only marginally better than other products. So architects and designers must be prepared to spend some time researching the products and suppliers they use. Another problem was potential cost. "Developers are often concerned with costs that sometimes, come attached to 'green' solutions. The truth is the 'green' solution will pay for itself, even in the short term: your employees will enjoy coming to work, have increased concentration, be more productive and have fewer sick days," said Leenders. For Allen Jack+Cottier and its team, green is, most definitely good. +

the higher upfront although not always, solutions. The truth is the 'green' solution will pay for itself, even in the short term: your employees will enjoy coming to work, have increased concentration, be more productive and have fewer sick days," said Leenders. For Allen Jack+Cottier and its team, green is, most definitely good. +



Season's Greetings



This holiday season Allen Jack+Cottier has made a donation to TEAR Australia, rather than send a greeting card to our clients and friends. This donation will fund the installation of three new watertanks to provide much-needed fresh water to villages in regional Kenya, where wells are inappropriate. Each watertank will provide a large household with enough water for the duration of the dry season. From all of us at Allen Jack+Cottier, we wish you peace and happiness in this Christmas season, and health and success in the New Year.

For more information about TEAR Australia please visit www.tear.org.au +

UDIA, ACEA & MBA Awards



2005 Urban Development Institute of Australia (UDIA): Bullecourt Place in Pyrmont (featured on the cover of our March issue) won the top award for High Density Housing at the 10th Annual UDIA (NSW) Landcom Awards for Excellence 2005.

2005 The Association of Consulting Engineers Australia (ACEA): Congratulations to Kellogg Brown & Root who won the 2005 Engineering Excellence Award of Engineers Australia, (Sydney Division), in the category 'Engineering for Regional Communities' for the Allen Jack+Cottier designed Mount Panorama Pit Complex Redevelopment. Stage two of the project opened to wide acclaim in time for the Bathurst 1000 race in late October.

2005 Master Builders Association (MBA) Excellence in Construction Award: Congratulations are also extended to Grindley Constructions who were awarded an MBA award in category extensions/alterations/refurbishments over \$25 million, for the Allen Jack+Cottier designed UPA Sydney North. This project incorporates Rosetta Park Independent Living Units, Redleaf Serviced Apartments, Thomas & Rosetta Agst Nursing Home, Hostel and Dementia Care. +

Adaptive Reuse of Garibaldi Inn



The Garibaldi Inn, in Hunters Hill, is an 1860s sandstone former hotel that is listed on the State Heritage Register. Having been used for offices for the past decade, The Garibaldi has been brought back to life as a boutique retail centre. Allen Jack+Cottier's heritage team worked closely with the client to design the adaptive re-use of the building, advising on the re-design of external landscaped areas, the external colour schemes and signage as well as the sympathetic installation of the various internal materials and services required for the building's new function. The project involved extensive consultation with the NSW Heritage Office and Hunters Hill Council. +

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Photo Nic Bailey

RURAL RETREAT

Elegant. Rustic. Intimate, and at the same time, grand. Above all, responsive to the vast, spectacular landscape in which it sits.

Many disparate elements work together to form a graceful whole in this Allen Jack+Cottier designed house in New South Wales' premier winemaking region, the Hunter Valley. Located amid hectares of award-winning vineyards, it was essential that this house worked well in a wide range of climatic conditions: from drought and high 40°C heat to below freezing and strong winds, while making the most of spectacular views.

The approach to the house is via a long driveway, concealed from the road by vineyards, which directs the visitor's gaze to the spectacular mountain range behind. Initial impressions are

of a dry stone base contrasting with the fine edge of a generous swoop of zinc blade roof.

Once inside, a two-sided recessed wall, designed to house the owners' collection of artefacts and artworks, guides visitors past reflection ponds with views over the vineyard and to the valley beyond.

Maintaining an intimacy of scale in a large house on a sizeable property was a key driver of the design. Courtyards throughout the building form an organisational

element and are a means of engaging the vast landscape.

The main materials for the house – stone, zinc, timber, glass, steel, polished and unpolished concrete flooring – were selected on the basis of low maintenance and durability. Together they give the house a robust country character, with more refined finishes used selectively to ensure it also has a unique tactile quality. +



Photo Reini Otter

Community & Choice

The Chinese apartment market embraces change

“Our approach is to build a greater variety and choice – both in terms of types and styles of apartments, the spaces between the buildings, and how they work together on the site – so that Baoshan feels like a real community, something that has grown organically rather than being placed there at a point in time.”

Director Peter Ireland

Construction is set to begin on the second stage of Cambridge Waters – a new Allen Jack+Cottier designed residential development at Baoshan, in the northern district of China's second largest city, Shanghai. The 175-hectare site, which is the largest residential development Allen Jack+Cottier has designed to date, is due for completion in 2008 and will be developed in three stages. On completion the project will comprise approximately 12,000 apartments accommodating almost 80,000 residents, a town centre and community facilities.

The project has hit a chord with Shanghai apartment buyers, offering a greater range of styles and configurations and more green space than many of the other projects in the region. Stage One, which comprises 1,500 apartments in a variety of 2-, 4-, 6- and 12-storey buildings, offers a diverse mix of apartment

styles, came onto the market at the end of 2004 and sold out within weeks. Sales of nearby competitive developments slumped at around the same time. Construction work on the second stage will begin by the end of this year, comprising 3,500 apartments in 9-, 12- and 16-storey buildings.

Allen Jack+Cottier Director, Peter Ireland, who heads the design team said a key objective was to design for a greater choice of apartment styles and types – in buildings of strong individual character that create good quality community spaces. The greater choice of housing reflects the hopes and aspirations of the younger generation of Shanghai residents.

“In China many aspects of residential and commercial buildings are prescribed under strict building codes. As a result, there are lots of formulaic answers to site problems

and the resulting buildings are generally not very inspiring,” he said.

The Cambridge Waters development is aimed at the upwardly mobile younger generation of Shanghai workers seeking to improve their living standards. There are a range of plan types, from traditional or open-plan, through to Allen Jack+Cottier's innovative cross-over apartments. The landscaped grounds have 43% green coverage and incorporate an existing system of canals.

The design team has avoided the stark repetition of rows of tower blocks that characterise much of Shanghai's residential architecture, by introducing a variety of building heights, gently curving facades and overlapping building groups. This has resulted in dynamic spaces that use glimpses of vistas and borrowed landscape in the manner of traditional Chinese gardens. +

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