



Image: AJ+C Graphics

Duntroon Avenue – suburban secrets...

The complex interplay of design and scale is lending a suburban face to the plans of a new residential complex at St Leonards, Sydney. The Australand project will develop four buildings of five- to seven-storeys on a 10,179m² site in Duntroon Avenue. The individuality of form, colour and shape in each building is specifically designed to intrigue the senses, says Ross Thornton, project architect within the Allen Jack+Cottier team – as led by Director, Reg Smith.

"The site is long and rectangular, so we were conscious not to create a wall with the architecture," says Ross. "We had to break down the form into smaller components more attune with the residential scale – bridging the space between urban and suburban."

"We found that a diversity of materials suited the objective, mimicking the ad hoc nature of a normal suburban street." The use of local materials, including red and purple bricks, also served to strengthen the relationship with surrounding community.

A landscaping feature softly integrates a park facing the proposed complex. "The idea is to bring the park landscape into the property," says Ross. The ground will slope downwards from Duntroon Avenue to the point of residential fencing. In this capacity, fencing maintains residential security, but avoids visual confrontation with the immediate park.

New appointments – reflecting growth

Allen Jack+Cottier has rewarded emerging talent and familiar faces with the appointment of three new Associates and seven Senior Associates.

Managing Director, Glynn Evans, believes the Associate appointments of Cindy Ch'ng, Matthew McNeil and Fergus Cumming are representative of the practice's flexible approach to change.

"These changes recognise the immense talent available across all levels of the practice, especially among our younger architects and designers," says Glynn. "Their energy and commitment means we are in a position to always approach our work with fresh ideas."

Urban designer and new Associate, Cindy Ch'ng has played a key role in a range of high-profile projects including the Royal Newcastle Hospital site masterplan for Landcom, and the urban design framework for the Sports Precinct at Sydney Olympic Park.

Matthew McNeil and Fergus Cumming are currently members of the Rouse Hill Town Centre Architects Team, progressing design on a new town centre in Sydney's northwest. Fergus describes the Associate appointment as a "positive platform" for meeting new challenges.

On a senior level: Jane Johnson, Adrian Tarrant, John Gunnell, Daniel Staebe, Russell Parker, Mark Corbet and Tony Spragg were all promoted from Associate to Senior Associate.

2006 Awards

Allen Jack+Cottier picked up design awards for two residential-based projects at this year's Urban Development Institute of Australia's NSW Awards for Excellence.

'The Waterfront' at Homebush Bay, for Payce Consolidated Ltd, won the category 'Masterplanned Development - Mixed Use Development'.

'Motto' (cover photograph), an Austcorp initiative in inner-city, Sydney, claimed the 'Urban Renewal' category.

The 'Northcliff' house, in Sydney's West, has also won accolades, including 'Best Exhibition Project Home' for Cosmopolitan Homes at the Master Builder Awards, and as a finalist in the National HIA Greensmart awards.

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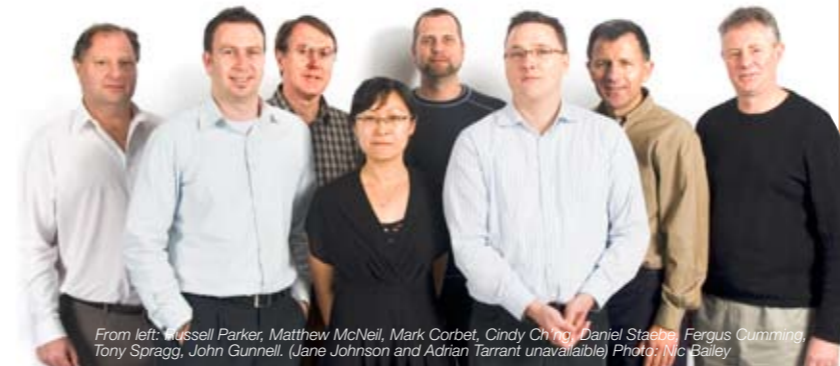
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Cover- Motto
Photo: Nic Bailey



From left: Russell Parker, Matthew McNeil, Mark Corbet, Cindy Ch'ng, Daniel Staebe, Fergus Cumming, Tony Spragg, John Gunnell. (Jane Johnson and Adrian Tarrant unavailable) Photo: Nic Bailey

Mosman Bay Apartments – the luxury of space

"Open spaces, fewer people living on site, sweeping views across the water – these elements evoke personal freedom."

Andrew Collins, project architect

Calm, open spaces and expansive views are qualities shaping Allen Jack+Cottier's design for a new series of luxury apartments overlooking Mosman Bay, Sydney.

Property Development Corporation's \$4.25 million project includes the development of a four-storey building and carpark on a site previously occupied by nine apartments. As project architect in Peter Stronach's team, Andrew Collins compares the large floor space to a blank canvas open to possibility.

"These apartments are 320m² – twice the normal size, so we have beautiful features like cross-ventilation, ample windows and several living rooms," says Andrew. The large rectangular space will include operable walls, allowing sections to be closed for added privacy or selective heating.

In terms of light: "The long axis faces north, which means we have the greatest access to light," says Andrew.

The plans also set the building farther back from the shore, increasing the landscape area and natural sense of transition from the bay.

"It was important to reflect the surrounding area while endorsing modern architecture," he says.

"We chose colours from the locality, and the roof mimics prevailing roof forms in the area."

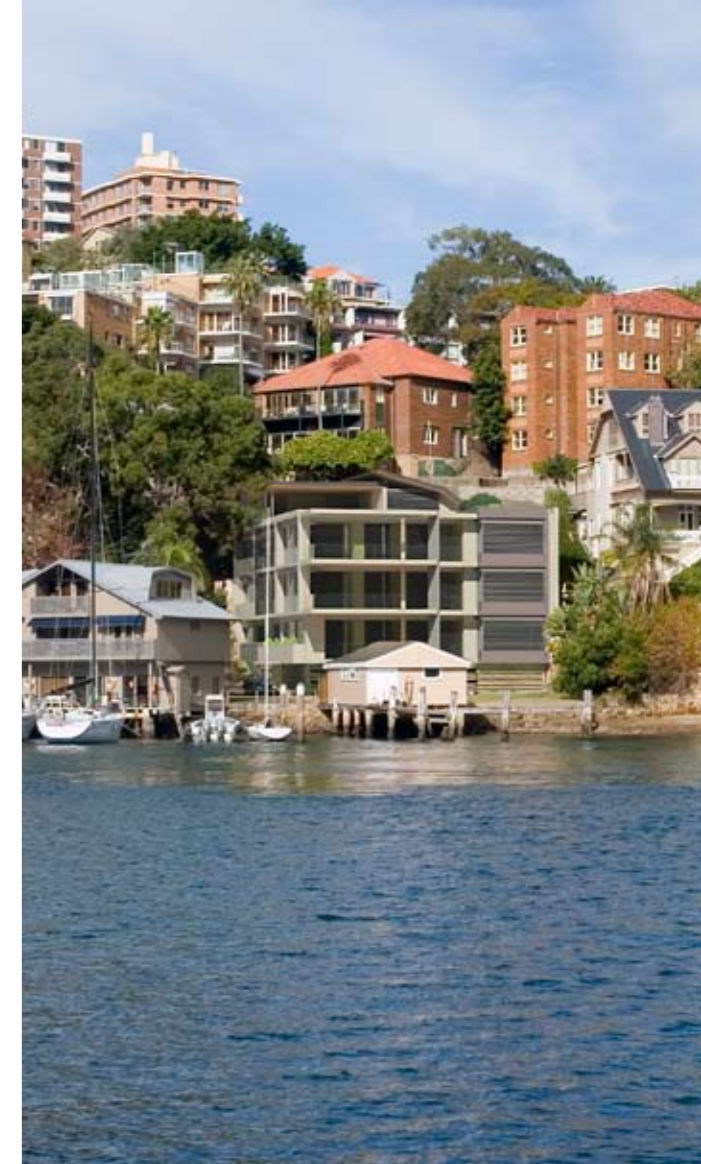


Image: AJ+C Graphics

Andrew also believes that a strong relationship with the developer makes a critical difference. "Working with our developer on other projects has led to mutual trust in our decisions," he says. "We can propose alternative solutions or recommend other materials because there is confidence in our ability to make decisions that increase profitability."

"In essence, our concept is to build the aesthetics into structure and form, so if the budget demands change, overall form and shape will remain."



Photos: Tony Sheffield



Image: AJ+C Graphics

‘THE ESKY’

Can reverse construction really change housing standards in Australia?

Peter Stronach thinks so...

It's a modern utopia – the Australian home that's open to aesthetic possibility, cheaper to heat and cool, and of course, environmentally friendly. It's not a pipe dream, says Peter Stronach, a Director in Allen Jack+Cottier, but a distinct reality when design meets reverse construction. To illustrate the point, Peter refers to a recent home his team designed for the Scamps and Goodman family in the Southern Highlands, near Mittagong. The L-shaped, 600m², two-storey house embraces views across rolling bushlands. Home owner, Michele Scamps, challenged Peter to design a house "that would endure and be admired for years to come."

"This is a large house with spacious rooms," says Peter. "We incorporated a steel frame, in the same way you build a factory,

so there's a delicate but strong structure for shaping large spaces." No wider than 6m from wall-to-wall, the slim L-shape frames a courtyard facing north, turning its back on the south and the kind of winds produced by a location that's almost 900 metres above sea level.

Dubbed 'The Esky', the house uses polystyrene as insulation in conjunction with reverse construction – a method that places light materials on the outside, and heavy materials on the inside.

Peter designed a layered wall that consisted of 200mm rendered cement block, followed by a cavity of 25mm for electrical wiring, then 75mm of polystyrene as insulation, and lastly, 25mm of external rendering. The combined layers

target the reduction of energy transfers, which, put simply, prevent heat from escaping during winter or infiltrating in summer. Whether the temperature soars or plummets outside, the construction regulates internal temperature to a median, reducing the amount of additional energy (whether gas, wood or electricity) consumed for heating or cooling.

However, the system works most effectively when designing a two-storey house. Energy conservation requires the circulation of heat to the right area – at the right time. For the Mittagong home, heat generated in the living area during the day can rise via the staircase to warm bedrooms in the evening.

"The average large house in the Southern Highlands may spend \$15,000 on heating during winter, but a two-storey house of reverse construction may spend just \$2,000," says

Peter. "Not only are you helping the environment, you're also keeping more dollars in the wallet – particularly as the climate presents increasing extremes in weather."

Superior energy performance isn't the only advantage – the block interior wall is better positioned to withstand the rigours of daily life. But for a prospective home owner, perhaps the most desirable feature is the flexibility of materials and aesthetics. The interior wall can be constructed from a range of materials, including brick, concrete or precast concrete panels. From an exterior perspective, the rendered polystyrene can mimic any number of styles. "This construction doesn't mean you have to buy into a new aesthetic," says Peter. "From beach houses to Federation-inspired mansions, the aesthetics are absolutely open to interpretation."

"This is a change from normal subdivision practice – and it adds environmental quality and value to the process."

Deena Ridenour, Associate Director & urban designer

BAGNALL BEACH

Allen Jack+Cottier's urban design team has embraced the challenge of creating a 'unique coastal neighbourhood character' for a residential subdivision on the north coast of NSW. Located near Nelson Bay, Bagnall Beach Estate features natural bushland within a 46-hectare site adjoining the coast. The site will develop residential precincts to the east and west, maintaining a green corridor stretching to the beach. Working in conjunction with landscape architects, Oculus, the team focused on reducing the development footprint to retain biodiversity in the bushland.

Preservation of natural elements is approached in several ways: linking vehicle access from east to west via a single road connection; designing with the site's topography and natural drainage patterns; and integrating bushfire management.

This new stage of Bagnall Beach Estate will link two existing neighbourhoods which are currently separated by the bushland. At the same time, the design succeeds in creating a continual landscape presence throughout the new neighbourhood. Parks and reserves create the setting for residential lots with many having park frontage. New streets within the estate and from the adjacent neighbourhoods visually and physically connect to the bush reserve.

Deena Ridenour is currently preparing guidelines to ensure integration of residential planning with the site's diverse topography. "This is a change from normal subdivision practice – and it adds environmental quality and value to the process of neighbourhood development. We are excited about providing affordable, high design quality within a uniquely coastal character."