



Peter Stronach - Peter Ireland - Reg Smith - Russell Jack - Glynn Evans - John Allen - Michael Heenan - Keith Cottier

MAKING AN ENTRANCE

Fond memories of 59 Buckingham Street linger. Allen Jack+Cottier's decision to design and build its own, four-storey office building in Surry Hills marked an important point of maturity for the practice. It was home from 1986 to 2005, during which time the practice grew in size and vision, prompting relocation to a larger office in nearby Chippendale.



Current occupant and fellow building owner, Encompass Credit Union, asked the practice to refurbish the street level lobby.

The prevailing use of glass, from walls to stair balustrades and floor railings, answered a brief that stipulated light, air and open space.



LEGACY FOR LUNCH

There were smiles in the Sydney office as Directors from past and present came together for lunch. Retired partners, John Allen and Russell Jack, shared stories with Keith Cottier and fellow Directors in an afternoon that included a tour of the office to meet new faces.

As the story goes, John opened the practice as a sole practitioner in a flat in the building next to his parent's house in Edgecliff, Sydney, in 1952. Russell joined in 1956, followed by Keith in 1965. Glynn Evans, Peter Stronach and Reg Smith were all made partners in 1976, with Michael Heenan and Peter Ireland most recently appointed in 2002.

HISTORIC HOUSES TRUST APPOINTMENT

Keith Cottier has been appointed to the Board of Trustees for the Historic Houses Trust (HHT). The appointment follows in the footsteps of other postings, including the role of Commissioner of the Australian Heritage Commission (1986-93), Member of the Heritage Council of NSW (1993-96), and Member of the Sydney Cove Authority (1985-95).

The HHT is a statutory authority within the NSW Department of The Arts, Sport and Recreation. It is one of the largest state museums in Australia and is entrusted with the care of key historic buildings and sites in New South Wales.

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INTERIORS
GRAPHICS

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Reginald Smith 3312
Peter Stronach 3372

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COVER: A1@SW1
IMAGE: v2i



A1@SW1

Allen Jack+Cottier, Brisbane, has designed a new office building (in association with Cox Rayner) on the SW1 site in South Bank, Brisbane. South Bank is already rivaling Brisbane's CBD as an entertainment destination, with more than 11 million visitors each year.

The building (named A1) will contribute to the mixed-use SW1 site developed by Austcorp and Property Solutions. When complete, SW1 will consist of four commercial and six residential buildings. A1 itself hosts seven storeys of commercial space plus ground floor retail and services.

Team leader, Nicola Middleton, believes the ground plane is crucial for drawing pedestrians into and through the site.

"The building 'opens up' within the site with a three-storey void, allowing sun to penetrate an urban square, which is also intersected by the site's pedestrian spine," says Nicola.

Conceptually, landscape architects Gamble McKinnon Green have designed a landscape that will evoke a rainforest oasis, with fern trees and 'green walls' of climbing vines.

"A restaurant 'pod' of timber and glass at ground level enlivens the square with activity, adding to the connectivity at ground level," says Nicola.

Slab projections, precast concrete sunblades and extended eaves all contribute to minimising the solar gain on the glass. Roof water will also be collected for irrigation purposes.

A1 Architects:	Allen Jack+Cottier, Cox Rayner
Client:	Austcorp and Property Solutions
Development:	Commercial/retail/residential
Location:	South Bank, Brisbane
Height:	8 storeys
GFA:	9,900m ²
Cost:	\$25 million

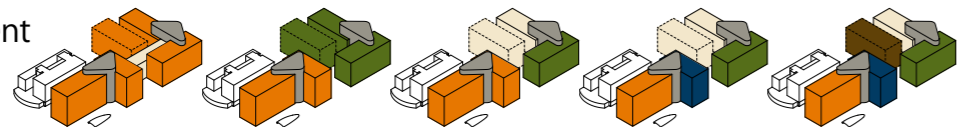


Development: Commercial
Location: NW Sydney
Height: 6-10 storeys
GFA: 40,000m²

Image: Allen Jack+Cottier

THE CITY WITHIN

This larger commercial development is functioning with the social complexity of a small city.



Allen Jack+Cottier recently completed a design concept proposal for a commercial development of 40,000m². The sophisticated plan links five interconnected office towers to a six-storey, naturally cooled and ventilated atrium space.

Entry to the site is signalled through a grand ten-storey veranda hovering over a courtyard. Space within the building is governed by large open-plan floor plates, and connected horizontally and vertically by efficient cores, voids, stairs and bridges.

The flow between different forms of space is critical to the design. "Shared space is essential to communication and in creating a collegiate approach to the working environment," says designer, Amy Leenders.

"This is a remarkably efficient plan that combines with detailed sustainability strategies to allow for a wide variety of working formats. It ensures maximum flexibility for the future life of this small city-sized project."

Director, Michael Heenan, expands the concept of space. "The ease of circulation and visual connections enables different levels of permeability and perception. This allows easy meetings and the exchange of knowledge – strengthening the building's community."

Tenant flexibility was also a strong determinant of the design, allowing businesses to customise space in the most effective manner. The scheme can accommodate one to five major corporate tenants, each with individual entries and identities.

A TALE OF TWO OFFICES

One building defines a town centre. The other breathes life into suburbia. Both are intriguing offices...

A new office building in the bustling centre of Bondi Junction is set to mediate between competing built forms. Located on a pivotal corner site, the building (once completed) will resolve each street elevation with a distinctive façade.

Internally, basement and ground floor space is tailored for retail outlets; levels one and two are equipped for medical suites; and the top level office is reserved as company headquarters for client, Peter Coombes.

Across the eastern suburbs to Anzac Parade, Maroubra, concept designs for another office building promise to increase urban diversity within a residential stronghold.

The building will feature a glass-louvred sunroom on the top floor. When opened, air and light will stream down a 'green tower', which is both a hydroponic garden and seven-storey void.



Image: Allen Jack+Cottier



Image: Allen Jack+Cottier



Image: Allen Jack+Cottier

Client: Peter Sweeney, Carlton Development
Development: Commercial
Location: Anzac Parade, Maroubra, Sydney
Height: 7 storeys
GFA: 2,220m²

Client: Peter Coombes, Telado
Development: Commercial/Retail
Location: Bondi Junction, Sydney
Height: 7 storeys
GFA: 3,787m²

Q&A



Australians are spending more time at work than ever before. How is commercial design responding to this change? Ashley Penny speaks with designer Michael Heenan.

AP How is Allen Jack+Cottier contributing to commercial design in Australia?

MH We are applying new methods of thinking to commercial design from small strata offices to some of the biggest commercial and retail developments in the country. We have noticed a cultural shift in how society views the office environment and the relationship between lifestyle and work.

AP What's causing the 'shift' in expectations?

MH The office of the past was based on a rigid hierarchy where efficiency dominated, not society and community. Only creative offices had volume, transparency and variety. Often the culture of the office could not be reflected in the design of the space because of the design of the building. The dynamic, reactive organisations that are successful today need offices which minimise hierarchy and maximise interaction of people and communication of ideas.

AP You've touched upon the new generation of large commercial projects. How do these developments break new ground?

MH We're currently working on larger, mixed-use zonings, which encompass commercial, retail, civic and residential uses. They require broader solutions based in urban design and sustainability principles. We treat these projects more like we design cities, with different layers of transport and circulation, connections between spaces, varying levels of interaction, and a closer relationship between work areas and the outside or intermediate spaces.

AP It sounds like commercial design is shaping new communities...

MH There is a merging in the way we work, how we interact at work, and our relationship with the broader community. That's why large offices are borrowing the functionality and identity of town centres, with distinct references to civic places and open streets.

AP Environmental sustainability is just as important?

MH Yes. Commercial buildings are a leading contributor of carbon emissions, and so the challenge is to consistently reduce energy consumption. It just so happens that the selection of sustainable, non-toxic and low-voc materials also produce healthier, more enjoyable working environments which improve productivity and satisfaction.

AP Should the design of commercial buildings be considered a separate discipline requiring specialists?

MH Yes and no. We are applying our experience in planning and architecture to what was considered a separate discipline and achieving better solutions. We do, however, involve a number of specialist consultants during the process.

AP So the culture of Allen Jack+Cottier enhances the design process?

MH Communication leads the process. We have grown to become a large architectural practice with multiple disciplines. This diversity is reflected in our teams, with the dynamic exchange of ideas challenging the norm. We have multidisciplinary teams which form and reform within studio zones in the main space of our office, reacting to the needs of the group, the particular project and the client.