



29 September, 2008.

Design Statement - New Print Facility Warwick Farm.

The Proposal

The scope of the proposal for this new print facility includes architectural treatment of the long northern facade of the building along Priddle Street and a new frontage extending from the Priddle Street corner along Scrivener Street.

Design Intent

The design intent is to re-unify the existing series of visually discontinuous buildings along the Priddle Street frontage. It will create a cohesive scheme for the home of this world-class corporate printing facility. The scheme will establish a sense of order across the site and create a connection between the building interior and it's landscape setting extending to the wider community.

Architectural Concept

The architectural concept is to introduce a continuous treatment along the northern building elevation to facilitate the series of existing and proposed activities as an organised sequence of events. These include all of the normal activities of a commercial facility such as receiving visitors, employees arriving and leaving the site, parcel delivery, goods dispatch and receiving, emergency egress points and visiting the café bar.

Design Programme and Typographic

These activities are arranged along the 275m (approx) long Priddle Street frontage and a number of visual devices have been deployed to facilitate user orientation and identification. For example the driveway is interrupted by a series of pedestrian crossing strips which vary the texture and material on the surface of the driveway to calm the flow of traffic and indicate building entry. These strips converge with the landscape zone on the perimeter of the site and blur the boundary between landscape and carparking points – refer 01 Plan on drawing A-003. The driveway is also *stamped* with a series of painted numerals depicting the metric distance from the end of the building in the manner of an airport runway. This gives the visitor an easy point of reference for locating a specific entry point along the building.

Large scale typographics are also proposed on the glass office facade in adhesive translucent vinyl and the east facing precast concrete facade of the proposed warehouse in giant cast-in lettering – refer 02 Elevation on drawing A-200.

architect@vaughn.com.au

73 australia street
camperdown nsw
2050 australia

t. 02 9557 5911
f. 02 9550 6469
m. 0404 889 319



Commercial Office Refurbishment

The existing commercial office component of the scheme is to be re-furbished with new curtain glass façade, internal finishes, services and staff amenities such as WC's and showers to current BCA requirements.

The new curtain glass façade is screened with various sun control devices such as the north facing *brise soleil* and the awning roof. At the lower level the proposed landscape scheme provides planting to 4-5m high which assists in shading the glass office façade – refer 02 Elevation on A-200.

The lower level of the office building is fully accessible with all facilities in the building duplicated at this level. The first floor will not have disabled access.

External Lighting

The proposed external lighting includes *functional lighting* for the operation of the facility; building mounted flood lights; high bay awning lights in the dock awning soffits; pole mounted floodlights to the carpark and *display lighting*; parapet mounted picture lights to the corporate signage; garden mounted uplight cans and pole mounted spot lights to display the façade; recess mounted downlights in the awning soffit and garden mounted accent lights to display the landscape design, provide safe passage and ambient security lighting as well as signage illumination as detailed on the drawings. The Dulux *Mars Red* colour awning sides will also be illuminated in a glowing effect. These will be solar powered to minimize discretionary energy consumption in the facility. Refer A-005 for proposed outdoor lighting layout.

Materials and Colours

Existing face brick work will be painted Bristol *White Cap Grey* colour to create a unified backdrop against which the new elements of the scheme can be read. The office component of the scheme will be re-clad with curtain glass walls to establish a connection between the interior and the proposed landscape. The awning over the office façade will be light weight and metal clad. The whole building will receive an application of a band of Dulux *Mars Red* colour to unify all the built elements of the scheme. It is proposed that egress points will receive highly graphic paint colour treatment which will evoke workplace safety signage. Please refer to the attached Schedule of Materials and Finishes.

Site Signage

A selection of corporate and directional signage is proposed to assist with safe and efficient access to the facility. For proposed signage details please refer the Signage Schedule submitted with this application.

Entry Gatehouse

The existing entry gatehouse will be re-clad in vertical hardwood timber strips with a clear oil based finish. The fascia will also be re-clad to match the proposed cladding to the dock awnings – refer 03, 04, 05, 06 Elevations on A-201.

Café Bar

The proposed café bar near the Manning Street entry gate will serve as an important amenity for on-site workers and will also enable members of the local community to share the amenity of the facility.