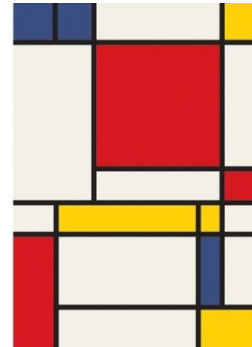


6-16 ATCHISON STREET, ST LEONARDS**Architects Design Statement****June 2013****External Presentation**

The façades represent a harmonious merger of functional and aesthetic criteria. The north and south elevations utilize the efficiency of horizontal sun control while varying the depth and width of the projections in a semi-random pattern drawn from a portion of a Mondrian painting. This device produces in these two facades a tension which locates their aesthetic carefully between rectilinear order and random event. The treatment of the north and south facades is juxtaposed with the seamless order of the east and west facades which feature full height screen elements that once again exhibit an aesthetic in full harmony with functional necessity. Here, the important practicalities of sun control and privacy screening are elaborated into large regular elements with fine textured penetrations which are occasionally broken by larger apertures which adopt the circular motif reproduced in the base of the pool. The east and west elevations thereby provide a fitting counterpoint to the north and south.

Public Domain/Landscape

An opportunity was identified to augment the intentions of the original proposal by a series of modifications which greatly enhance the amenity of the public domain. The primary modifications include the relocation of the main switch room to the basement, kiosk substations in lieu of a chamber substation, and reversal of the core.

These changes have generated a series of clear advantages including a significant increase in glass front and retail and hence the effective activation of both Atchison Street and Atchison Lane.

The public domain is further enriched by the inclusion of an extensive void from lower ground level to the underside of the pool in the upper podium. Circular glass panels in the underside of the pool provide novelty while the height of the space lends drama to the experience.

These features in conjunction with appropriate lighting, carefully considered public seating and attractive landscape design will offer a stimulating space that draws the public to the site both night and day. The proposed amendments to the public domain clearly enhance the development's potential and offer a type of environment currently lacking in the neighbourhood.

Recreation facility upper podium

A further opportunity exists to enhance public amenity by expanding the facilities offered by the development. To that end an extensive recreation centre open to residents and the general public is included on levels 3 & 4 of the podium. A pool, along with related recreational activities is proposed including gymnasium, conference room and a wellbeing centre. The proposed activities are wholly in accord with residential and serviced apartment functions and will serve as a further inducement for the public to frequent the site.

The changes set out above are clear improvements to the proposal which we are confident will facilitate the successful development of this important site and thereby better meet the objectives of all stakeholders.

Robertson + Marks

A handwritten signature in black ink, appearing to read 'Brian Mann', with a stylized flourish at the end.

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Brian Mann

Nominated Architect Regn No. 5975