

# ARCHITECTURAL DESIGN STATEMENT

Proposed LAHC Boarding House, 189 Riverside Drive, Airs NSW 2560

## Introduction

Crawford Architects have been engaged by the NSW Land & Housing Corporation to design and document an eight-room boarding house. The site is located at 189 Riverside Drive, Airs NSW 2560.

The site has an area of 741.11sq.m. and a frontage 24.48 metres. The site has an orientation in the north-west / south-east direction, is cleared of vegetation except for two trees in the northern corner and is surrounded by a mixture of residential, open space and commercial activities. There are no buildings or other structures on the site.

## Locality

The site is located at the end of a row of single storey dwelling houses on the north side and vacant land to the south. In close proximity is the Tharawal Aboriginal Corporation Medical Service at 187 Riverside Drive and open space with sports fields.



## LOCATION MAP

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THE SITE



EXISTING RESIDENTIAL BUILDING OPPOSITE SITE



ADJACENT OPEN SPACE



### ADJACENT SINGLE DWELLING HOUSES

The site is relatively flat with a slight rise from the street frontage to the north-east corner. There are two significant trees but unfortunately one has died and will be removed for this development. An arborist report will be included in the DA submission.

The adjacent dwellings are single storey, face brick with tiled roofs. Most sites are irregular in shape as there is not uniform pattern in the streetscape. There is, however, a common aesthetic due to the style and age of dwellings in the vicinity.

Some houses opposite the site are being renovated.



## Design Brief

Architectural design and documentation of a new generation boarding house with on-grade car parking and landscaping including:

- Individual units designed to maximise useable space.
- Small private open spaces associated with each room.
- Well located Common Room with a strong relationship to communal open space. The common room may be used for cooking, hosting guests or informal get together.
- Common open space should create opportunities for gardening e.g., raised beds.
- The site has been identified as accessible under the Housing SEPP definition and parking is to be supplied at the accessible rates to allow for a Part 5 approval process.

## The Proposal

Crawford Architects and the LAHC propose a two-storey building comprising eight self-contained boarding house residences, a common room and landscape open space. Two car parking spaces are proposed, one being accessible and two motorcycle spaces. Provision has also been made for lift access to the first-floor level.

The building aesthetics has been designed to complement the surrounding brick houses while not mimicking their appearance. The use of face brickwork is the primary element that achieves this objective. Articulation of the facades is achieved with protruding balconies and sun shading elements. The roof comprises two skillions separated by a lower roof running the length of the common circulation space.

The street façade is not the only element that will improve the appearance of the existing streetscape. As the site is exposed on the south-west boundary, the return façade will provide a more three-dimensional aspect when travelling north along Riverside Drive. The bulk, massing and modulation of the building is in keeping with a two storey single dwelling or a dual occupancy building. This form has no detrimental impact on the streetscape and will improve the quality of buildings in the neighbourhood. Refer to the streetscape sketch elevation forming part of this submission

Landscaping of the front setback with a mixture of trees and low shrubs will improve the streetscape which is largely devoid of street tree planting. Plant selection will be primarily indigenous, low maintenance species. The common open space will provide both shaded and sunlit areas with outdoor space connecting to the common room and covered outdoor terrace.

There are no detrimental impacts on external view corridors as the area is flat with limited view corridor opportunities. Internally, views from the first floor dwellings will be provided across the adjoining open space.

Each dwelling comprising a living space, kitchen, laundry cupboard and bedroom area with wardrobe. There are private open spaces(courtyards) at ground floor level and balconies at first floor level.

Privacy is maintained by fencing and/or privacy screens. Passive surveillance is afforded to the street front and access driveway. Acoustic privacy is provided between all dwellings in accordance with the BCA.

## Accessibility

Accessibility is provided as follows:

- One accessible car space
- Adaptable dwellings
- Lift access to first floor

## Sustainability

Sustainability will be addressed in the following ways:

- Energy & Emissions
  - Thermal efficiency (insulation and colour selection)
  - Natural ventilation
  - High efficiency appliances
  - Photovoltaics
  - LED technology
  - External shading for sun-exposed glazing
- Water Efficiency
  - On-site rainwater capture
  - High efficiency WELS Star rated fittings and fitments
  - High efficiency whitegoods
- Waste Management
  - Recycling of waste products (to Council requirements)
  - Recycling building waste to waste management centre
- Landscaping
  - Low water demand and drought tolerant plant species
  - Protection of existing healthy tree
  - Well located canopy trees for summer shade and winter light
- Other
  - Bicycle racks

## Conclusion

Careful consideration of the locality, site and context has been given in the development of this design. Various options have been explored and we believe the design presented represents the most appropriate development.

Please refer to the Development Data Table for further clarification of the numerical compliances for this proposal.

A handwritten signature in black ink, appearing to read 'Tony Gray', with a horizontal line drawn through the middle of the signature.

Tony Gray  
Director – Crawford Architects      Reg. No. 5303