

# DESIGN QUALITY PRINCIPLES STATEMENT

16-18 Stapleton Parade St MARYS

August 2024

## 1: CONTEXT

The proposed three-story corner building is designed to seamlessly blend in with its surroundings and enhance the existing character of the area. The design incorporates materials, colours, and elements that complement the local features. Situated on a corner, the building's design aims to create an attractive and lively street presence, improving the pedestrian experience and ensuring a well-planned transition from public to private spaces. By respecting the area's current identity while contributing to its future vision, the building will help strengthen the neighbourhood's cohesion and overall quality.

## 2: SCALE

The proposed design carefully considers the size of the building and how it fits into the surrounding area. It pays attention to the balance of its bulk and height to work well with the existing topography and nearby single-storey houses. This area is undergoing a transition; therefore the proposed seniors housing would align with the future vision for the precinct, contributing to a cohesive architectural narrative. Through stepped facades along Stapleton Parade, modulated massing, and strategic height placement, the building softens its presence, ensuring it neither overwhelms the street nor detracts from the character of the surrounding environment. This careful scale calibration creates a visually balanced and contextually appropriate addition to the neighbourhood.

## 3: BUILT FORM

We have intentionally designed a three-story corner building with a focus on creating a suitable structure to complement site characteristics. The building's alignment with the street frames the public space, creating a strong sense of place and enhancing the character of the streetscape. The proportions have been carefully considered to achieve a perfect balance between internal comfort and external aesthetics. Thoughtful articulation of facades and strategic placement of windows and balconies provide residents with natural light, views, and a connection to the surroundings, while also contributing positively to the overall streetscape. The building also respects important sightlines and vistas, enriching the experience of both passersby and occupants.

## 4: DENSITY

The optimal yield was achieved by maximizing the site's potential without adversely impacting the surrounding area and by maintaining strict compliance with all relevant planning provisions. As the area transitions, the proposed yield aligns with future density goals, supporting sustainable growth without overburdening local infrastructure. The proposed density complies with the availability of public transport, community facilities, and environmental factors.

The proposed seniors housing development and its proposed yield make a significant and positive contribution to the rising need for public housing, addressing a crucial social issue.

## 5: RESOURCE, ENERGY, AND WATER EFFICIENCY

Our proposed seniors housing is designed with resource, energy, and water efficiency in mind, with a commitment to using sustainable and recycled materials that minimize waste. The implementation of passive solar design principles optimizes natural light and reduces energy consumption, while energy-efficient appliances and mechanical systems further enhance environmental performance. The building's layout is strategically designed to promote adaptability and future reuse, extending its lifespan and reducing the need for future renovations. Thoughtfully planned deep soil zones for vegetation and systems for water reuse contribute to the building's water efficiency, making it a responsible and resilient addition to the urban fabric.

## **6: LANDSCAPE**

The proposed building siting, site topography and existing features of the site inspire the landscape design. It aims to enhance environmental performance by carefully coordinating water management, soil health, and solar access. Thoughtful placement of trees and vegetation contributes positively to the microclimate and supports local biodiversity. The landscape also adds to the building's aesthetic appeal and fits into the surrounding environment, respecting the character of the streetscape and neighbourhood and visually connecting to Bennet Park. Public and private spaces are designed to offer usability, privacy, and social opportunities, ensuring that both occupants and the surrounding community benefit from a well-planned and enduring landscape.

## **7: AMENITY**

The proposed unit layouts are well-proportioned and efficiently arranged to optimize space and functionality. Large windows and strategic openings provide ample access to sunlight and natural ventilation, creating a healthy and comfortable living environment. The thoughtful design enhances visual and acoustic privacy, ensuring a sense of calmness despite its urban location. The building also offers generous indoor and outdoor spaces, ample storage, and easy accessibility for people with different mobility levels. By carefully balancing these elements, the building would enhance the quality of life for its residents while contributing to the overall vitality of the neighbourhood.

## **8: SAFETY AND SECURITY**

The proposed design includes windows and balconies that overlook public and communal areas, promoting natural surveillance while maintaining internal privacy. To improve security, there will be clear and safe main entries from Stapleton Parade and Lethbridge Street and well-defined boundaries between public and private spaces. The building will provide a safe and inviting environment for residents and the neighbourhood by delivering well-maintained front setback landscaped areas with appropriate lighting.

## **9: SOCIAL DIMENSIONS**

The proposed seniors' housing is designed to align with seniors' lifestyles, offering accessible living spaces and easy access to social facilities, healthcare, and recreational areas. The layout includes a variety of unit sizes to accommodate seniors from different backgrounds, promoting a sense of community and belonging. Additionally, our design takes into account the changing needs of seniors, incorporating elements that support aging in place, safety, and accessibility, while contributing to a lively, intergenerational neighbourhood.

## **10: AESTHETICS**

The corner location and the site's existing topography presented challenges and opportunities. Our design not only turned these constraints into design advantages but also introduced innovative solutions. This notably created a dynamic relationship between the upper and lower parts of the building, responding directly to the site's slope.

As a result, we were able to creatively place main entries at different levels and locate the accessible common open spaces at the rear of the site.

Creating the 3-story building at the corner not only seamlessly connects with the 2-story along Stapleton Parade but also fosters a profound sense of harmony with the site's natural slope. This approach confirms that the building will blend more naturally into the surroundings rather than imposing on them. We have thoughtfully composed building elements, textures, materials, and colours, such as face bricks, cement rendered, and metal cladding, to reflect the development's internal design and structure.



Eduardo Tapia  
Director Projects