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26 November 2018

MARATHON HOLDINGS**Building Renewal****128 Marsden St Parramatta NSW****DESIGN STATEMENT**

The project at 128 Marsden St, Parramatta involves the creation of additional commercial and retail space to an existing commercial property. This proposal will increase to the current Floor Space Area.

The current building is an eight level commercial office building providing 4,257 sqm of lettable space including Ground Floor Retail and parking on levels 1 to 3 for 87 cars. The building was completed in December 1990.

The proposed works include the following

- Conversion of the Level 2 & 3 carparking to commercial office space
- Extension of the Ground Floor retail to the existing column line and new shopfronts and awnings
- Refurbishment of the Ground Floor Foyer
- New awnings to the Marsden street and Argyle street façades
- New glazing to the 2 & 3 facade (previously open mesh)
- New feature cladding and building identification to the façade Ground Floor and Level 1
- New Retail signage mounted to existing columns at street level

The design intent provides a contemporary street level presentation and building identification.

By bringing the shopfront to the column line we aim to promote stronger pedestrian engagement, opportunities for high quality retail tenants and visually stimulation retail fitouts.

The simple glass and steel awnings define the individual tenancies and provide shelter to the entries

The level 1 facade treatment will up lift the low-level façade, while maintaining the required air flow for car parking spaces.

The proposed material section is durable and easily maintained.