

22/04/2015

## **ARCHITECT STATEMENT - 100-104 REYNOLDS STREET, BALMAIN**

### **'The design responds to rich character by combining residential terrace and industrial character'**

This project is a rare opportunity to enhance the existing heritage building and provide new residential as one consolidated building.

The original brief included retaining and refurbishing the existing heritage building to accommodate new upmarket housing, high-end retail and public space. The new work to the existing building was in collaboration with the heritage architect with particular care taken in the detail and materiality.

100-104 Reynolds St is a mixed-use development with 19 units, 6 professional suites and associated car parking. The ground floor comprises of retail that opens to a forecourt to the east. Most of the units within the existing heritage building are accessed by a bridge from Reynolds Street and have lift access from the car park. Bicycle parking is provided for the residents as well as additional storage. There is retail parking provided in the basement with direct access to the retail area to the east. All street frontages have been activated either with retail or residential.

The materials selected for the project are of an industrial nature with clear distinction between new and old, a heritage requirement. The new extension responds to the scale of the existing building through the introduction of balustrade and parapets heights aligning with the existing buildings eaves and ridge heights. The architecture is articulated to reflect the terrace style widths and shop top housing design prevalent in the area. The balcony widths and openings have all been based on proportions similar to the style of housing in the area. The roof is layered with copper, the walls predominately an exposed brick that compliments, not competes, with the heritage red brick and the floors finished with a rich timber to reflect the material used predominately on the weathered wharves.

The height of the building is three storeys in reading with a mansard type roof form, more reflective of European style, yet fits comfortably with its context. The roof provides relief and interest to the area, with detailing being incorporated in response to the original detail used on the terraces. The proposed building will enhance the area and provide additional public space that connects the shop top housing with the development serving as a meeting point and connection node. The scale and character is a response to the original historical and future character.

The original architectural buildings were of various styles and scale, a reflection of the industrial uses and workforce once abundant in the area. Now the use is more responsive to current demands, being housing and family demographics and providing the essential 'corner store' character.

The connection of the old and new building has been designed sympathetically with only one storey lightly connecting the two forms. The scale and bulk of the new building does not compete, rather compliments both in scale and materiality. The entry serves as a recessive, not dominating, feature. The main building entry is the central transition between old and new. The entry serves as a gateway to the development with materials and details that are the key ingredients to a welcoming and identifiable entry.



The unusual constraints and opportunities of the site has driven the design outcomes, in particular the setbacks and amenity issues. Designing the units to maximise solar access whilst retaining the privacy and amenity of the neighbouring properties was instrumental in the layout configuration. The form juxtaposes the heritage building with a simple defined building arrangement, the central circulation spine being the element that separates the main building forms creating almost separate like buildings at human scale.

A complete historical analysis was carried out as part of the site and context study. The analysis provided a 'design map' that was used to identify appropriate scale, bulk and character fitting of this site. The transition between housing stick and the industrial water frontage plays homage to a character both residential in scale and industrial in character.

The fences and walls will integrate the development. The existing 'chicken wire' fence will be replaced with a steel blade fence. This type of fence will offer the additional security and aesthetic currently missing. The fence and planting will provide the security and visual impact of the public interface.

The project has been a team effort, with various specialists providing their unique skillsets to ensure that the proposal meets design criteria that satisfies community and compliments place.

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