

25 October 2019

ARCHITECT'S STATEMENT

BLACK BEAR APARTMENTS
LOT 49, DIGGINGS TERRACE, THREDBO

The building has been designed to deliver a high level of amenity in a form that is sympathetic to the Thredbo context. The main façade set back from Diggings Terrace to allow curtilage to the street. A single storey lobby area is forward of the main building elevation. This low scale element defines the street edge and clear marks the entry point to the building.

The street elevation is a highly articulated form. A curved stone wall grounds the building and the texture and form will create visual interest on the street façade. The bedrooms to the western side are expressed as a hovering box that provides a counterpoint to stone form and identifies the vehicle entry point. A stone wall to the bin enclosures defines the street edge. The form of the stone wall is further articulated by the protruding window box and associated Juliette balcony to the eastern side of the street elevation.

The hovering boxes are expressed on the east and west facades. The contrast with the more recessed masonry elements on the base of the building provide the articulation to these facades.

To minimise the height of the building, much of the roof is a flat roof. Central to this roof are two skillion roof elements that are associated with the rooms and functions internally. The skillion roof element is an important part of the visual expression of the building when viewed from the north. The central element reads as a vertical form to contrast the horizontal element of the expressed floor slabs.

The restaurant is located at the first floor. It has a form that contrasts the rectilinear form of the building above. The main window box twists to face the Village Square. It will be visible to the square and is intended to present and active address to this area. Pedestrian path is proposed from the Village Square directly to the restaurant.

Opportunities for landscape have been provided along Diggings Terrace at ground level near the lobby and on roof gardens above the lobby and bin store. As the building is approached from the high side of Diggings Terrace (from the east), these roof gardens will be a visible and important part of the streetscape.

The material selected for the building are sympathetic and appropriate to the built environment in Thredbo. A curved stone wall is the dominant building element to the street. This sculptural stone form is punctuated by projecting boxes on the upper levels. The articulated form of projected boxes as continued around the side elevations. To the northern façade the upper levels have deep balconies to the apartments providing shadow relief to this façade.

The southern elevation, to Diggings Terrace, is more than 2.5m below the 15m height limit along this elevation. As the site drops away to the north, the building exceeds the 15m height limit on the northern side, as did the approved development. Due to the topography of the land, rising to the south, and the orientation of the site, shadows cast by the building in midwinter are generally cast back on to the subject

site. The shadow impact on surrounding properties are therefore not significantly different from the approved development.

The proposed building has a high level of amenity for residents, neighbours and casual visitors. Each apartment is designed with a northerly aspect with private open space and living areas taking advantage of the aspect. Windows to the side elevations are limited to reduce overlooking to neighbouring properties.

The apartments, except for those on Level 6, have been designed with dual key access. This configuration will allow for a variety of visitor groups to stay in the building. One of the apartments and all the public areas are designed to be accessible.

Off street parking is provided for all apartments and will reduce pressure on the public carparks. Two accessible parking bays have been provided. One for the restaurant and one for the accessible apartment. Storage areas, designed to accommodate bicycles and other bulky items, are also provided to all apartments. Common gym and sauna areas is provided for the residents. A restaurant area is provided for public access and will be accessible from Diggings Terrace or the Village Square.

The overall amenity for both the residents and public will be a significant improvement from both the existing building and the approved development.



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