massing study A

proposed mixed use development

massing study A

proposed mixed use development

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

kennedy associates architects level 3 / 1 booth street, annandale, qld 4030  p: +61 2 9557 6266  f: +61 2 9557 6277  nominated architect: steve kennedy - registration no. 5828

A B C

massing as permissible under current controls
uniform continuous perimeter block development
does not differentiate changes in context and orientation
creates closed internal courtyard facing railway line with potential noise issues from railway
massing does not deliver visual relief or specific opportunities for modeling and fenestration

massing steps away from railway line towards albert road
places tower on albert road
does not engage strongly with existing buildings in raw square
does provide focus to intersection of albert road and raw square
potential overshadowing of buildings on opposite side of albert road
overbearing to pilgrim avenue

maintain perimeter block typology
two towers facing railway line with perimeter block building to albert road
tallest building facing raw square
taller building heights adjacent to railway line
provides variation in scale and building form
minimises impacts on adjoining developments

images show views of site from north west towards pilgrim avenue
proposed massing

comment

proposed massing brings together strengths of studies and delivers strong rhythm and modulation addressing benefits of free standing island site with frontages to major intersections and streets of strathfield

clearly addresses corners & key view points

capable of being built in stages

good solar penetration

limits impacts on adjoining properties
PROPOSAL

PROPOSED MIXED USE DEVELOPMENT @
2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

1361
proposed mixed use development

proposed development

- provides 16 storey tower, 11 storey central block and 13 storey block at northern end on subject site
- provides north facing podium at first floor level
- facilitates future development on adjoining site (petrol station site)
- addresses variations in scale and height of existing context
- provides clear visual focus for key nodal point at intersection of Albert Road and Raw Square
- provides variations in scale to Pilgrim Avenue
- addresses broader context including development on northern side of railway line