BIARCHITECTS
ARCHITECTURE + HERITAGE

DESIGN STATEMENT

FOR PROPOSED REPLACEMENT OF EXISTING BUILDING

104 DEE STREET INVERCARGILL, Cnr of Dee Street and Spey Street

- Due to the fire, the proposed works involving demolition of the existing building and replacement with a new commercial development.
- The proposed works are to be three stories in height, resulting a total building height consistent with adjoining buildings.
- The proposed works have been designed with consideration of the historical characters of the area, with render and painted walling and windows vertically expressed, which is the dominant historical character of other buildings in the near vicinity.
- A parapet wall with a low pitch metal roof behind to both Dee Street and Spey Street has been proposed, which is consistent with several other buildings in the near vicinity and thus harmonises with the historical character of the area.
- Generous glazing has been proposed to the ground floor to provide excellent opportunity for streetscape interaction.
- As the allotment is at the intersection of Dee Street and Spey Street, the corner has been expressed and accentuated as part of the facade treatment.
- Colours will harmonise with the adjoining buildings and take reference from traditional colours schemes that are already established within the streetscape.
- A pedestrian awning will be proposed along the footpath of Dee Street and a small portion of Spey Street, continuing the existing covered pedestrian access.

Yours sincerely

Brad Inwood
B.Arch (UNSW)hons. B.URP(UNE)
Chartered Architect AIA 7108

277 Trafalgar Street Petersham NSW 2049 + PO Box 442 Petersham NSW 2049
mob 0403 874 07 + brad@biarchitects.com.au + Nominated Architect Reg NSW 7108