



## HEBDEN ARCHITECTS

ADAPTABLE

SUSTAINABLE

ARCHITECTURE

### ARCHITECTURE + ART

In the warmer months Sydney hosts many arts-based events like Sculptures by the Sea. Located on the cliff-side walk between Bondi and Tamarama Beach, it's one of the largest exhibits of it's kind in the world and attracts many international artists. Sculpture has obvious similarities with architecture in that it entails three-dimensional structures of various scales, materials, colours and textures which affect the human viewer and the physical space around it. And like buildings, these structures are located in the public realm, presenting a physical, emotional and intellectual statement to the public. They confront, provoke and possibly delight, as is the function of art.



### ICONIC BUILDING: NEW PARLIAMENT HOUSE by MGT

New Parliament House serves as the meeting place of the Australian government in the country's capital of Canberra. It was completed in 1988 at a cost AU\$1.1 billion. The design by US architectural firm Mitchell, Giurgola & Thorp was selected from 329 concepts and is based on the shape of two boomerangs topped with an 81 metre high flagpole. Most of the building is buried under Capital Hill, which was essentially moved and relocated back on top of a vast complex of rooms. It responds to the original Burley Griffin plan by reflecting the axes which connect the various land features and frames the views to them, thereby reinforcing it's symbolism. Appearing as part of the landscape it reflects the idea of connection to country.



## HERITAGE + BASIX (energy efficiency) COMPLIANCE

We were asked to handle the application for change of use for a heritage controlled property from B'n'B accommodation back to single residential. Apart from having to unravel a long and complicated history it was also required to upgrade the structure to full BASIX compliance. Of course, a late 19<sup>th</sup>C building wasn't going to be easy if at all possible but, the main challenge was doing it in such a way that it wouldn't affect the original heritage character.

Council said we had to get an external BASIX consultant to develop two BASIX solutions: one for full BASIX compliance and another to include some energy efficiency measures that would not compromise its heritage objectives :“pro-heritage” solution. We then had to apply to the NSW BASIX office for an “alternative solution” and await the outcome, presuming they would support the pro-heritage approach.

To achieve full BASIX compliance our BASIX consultant said the glazing in all the windows would have to be replaced with modern high-performance glass, different in appearance to old plate glass and significantly affected the original character. Other measures included solar panels but, these could be located at the rear, with minimal visual impact.

### in FOCUS: Jane Langoff, Feng Shui Consultant

Hebden Architects Principal, Andrew Hebden spoke to leading Feng Shui master Jane Langoff and asked about her specialty:

**What is Feng Shui?** It's the art of balancing elements in the surroundings to create an optimal energy flow. It affects mood, psychology, luck, etc.

**What are its benefits?** Optimised energy flow for well-being, stress reduction & connection to nature w materials, plants, water features, etc.

**Are there any financial benefits?** Strong Feng Shui principles enhance a property's appeal & fosters emotional connections which impact value. (it) holds importance for a large number of people..., making it risky for anyone who wants to maximise their results when it's time to sell.

**Can it be done retrospectively?** Sure but, starting with right foundation and getting the design right from the beginning maximises its benefits

**Can it be applied to multi-res?** Yes, I often collaborate with developers.

**How much training is required?** Many years of study & experience. It's an esoteric art with different schools of thought, theories & formulas.

**Where can I learn more?** <http://www.fengshuiconcepts.com.au>

### In PROGRESS: Baulkham Hills House in Flame Zone

One of our projects that has featured in our social media is this one located in a “BAL FZ” Bushfire zone at Baulkham Hills. Built in the late 1970's, it is a typical project home of the time designed for a reasonably flat site but, here built on a steeply sloping one, necessitating the advent of a vast sub-floor area incorporating a “forest” of huge brick piers. Small versions of these can be seen at the back of this space in the picture but, it was felt easier to install large beams and remove the idiosyncratic piers, losing a remnant of the houses hidden if not eccentric history. This vast volume will encompass a cellar, laundry, store, office and master suite.

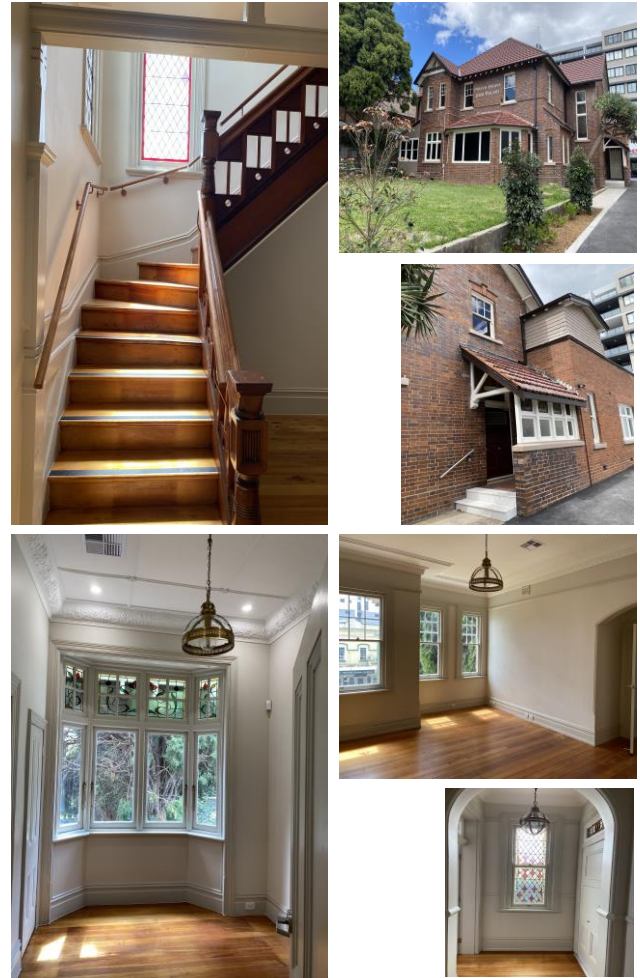


Internally, the main impact would be insulation to the inside face of external walls, potentially affecting the heritage fabric. So, a non-fully compliant solution with new electrical and wet area fittings as well as high performance roof insulation is proposed. We await the outcome and it's proven to be challenging and time consuming and something to be aware of when considering any change to a heritage property.



## FEATURE PROJECT - POLISH HOUSE, “Dom Polski”

This free-standing grand Victorian style residence located in Ashfield on a public, north-facing site fronting Liverpool Rd. It was originally designed as a doctor’s consulting rooms as well as a family house. It has been a centre for the Polish Community since the 1960’s. Minor internal renovations commenced in 2022 but, as works progressed the extent of dilapidation became apparent and most of the original features needed renovation, including repointing of brickwork, refurbishment of original windows, plastering, etc. Extensive landscaping has included a pedestrian link to the new Polish Club building behind: the new tying in with the old. Building works were completed late last year and the clients are publicizing it’s re-opening. It aims to attract community-based organisations as tenants and community members to use for cultural events and other functions. The services have been brought up to current standards including the bathrooms and the main stair, which requires complying handrails. Our cost effective solution was to develop fine metal brackets that fit seamlessly with the existing balustrade to support timber handrails of similar diameter and finish. Other works included replacement of dilapidated timber linings and structures at the rear, refurbishment of timber windows including stained glass, repointing of brickwork, new bathrooms and caretakers flat. Also extensive replastering and painting. Future works will include a decorative timber fence and gate to the front boundary, new doors and steps from the front bay window and possibly an elevator, which has been allowed for in the recent work. All adding to the story of this grand old building.



## CLIENT TESTIMONIAL - POLISH HOUSE

We engaged Hebden Architects to guide us through our renovations which were long overdue. There were so many challenges we faced with our big old building and didn’t know where to begin. We expected Heritage would be one issue but, there were lots of others we didn’t know about and it got very complicated. Andrew’s technical knowledge and expertise gave us good insights into heritage conservation. He led a group of consultants that got us approval in a timely manner with a highly demanding council heritage officer. His understanding, patience, and ability to manage relationships allowed him to negotiate with council, builders and certifier to get all the final approvals and deliver a magnificent result. We thoroughly recommend Andrew and his team and look forward to working with them in the future.

Nathalie Budniak, Treasurer, Polish Foundation in NSW



## **EASTER HOLIDAYS APPROACHING!**

Holidays are often the time to have the conversation about building your dream so contact us today about making it a reality with our unique Hebden Home Design Method. We look forward to hearing from you soon!

