



HEBDEN ARCHITECTS

ADAPTABLE

SUSTAINABLE

ARCHITECTURE

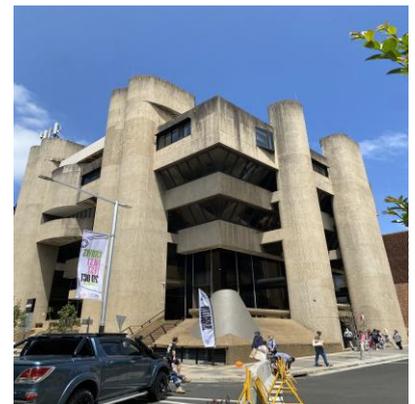
ARCHITECTURE + INDUSTRIAL DESIGN: Designer Saturday

Every year the industrial design houses of Sydney open their doors and invite the public in to view their latest range and experience their showrooms in an event called "Designer Saturday". Visitors are bussed between various venues in minibuses and offer food and beverages to demonstrate kitchen appliances and create a party atmosphere. Our principal, Andrew Hebden recently participated in this year's event, visiting sites in Alexandria, Waterloo and Darlinghurst. It was well attended with sumptuous delicacies being cooked with the latest appliances. Many suppliers put an emphasis on sustainability, using predominantly recycled and naturally sourced materials. All while providing innovation and delight, as good design should.



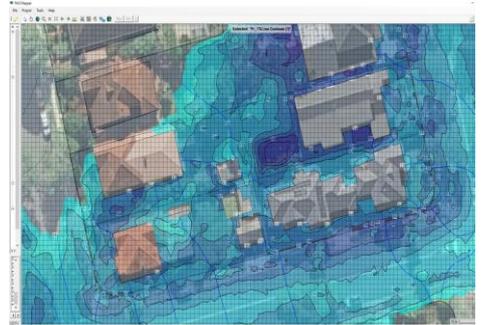
ICONIC BUILDING: The CBC St Leonards Centre, NSW

As the banking industry relied more on computer technology during the 1960's, the banks required large, secure buildings to house the massive computers needed to automate their process. The St Leonards Centre was the culmination of this for Commercial Banking Company of Sydney, linking branches in the suburban network. Designed by Geoff Malone of Smith & Kerr architects and built in 1972 it provides large open floor areas unobstructed by lifts or other services, which are located on the perimeter of the building, inside rounded columns which run it's full height. The computer installation required a highly controlled climate, with constant temperature and humidity and virtually dust free. A true pioneer of it's time, it is a classic example of mid-20th C Brutalist architecture in a city dominated by glass boxes.



HERITAGE + FLOOD

We have been developing a scheme for a property in Concord West which is a heritage item AND severely flood affected! The original house is a classic federation style bungalow though built in the early 1920's. The area has seen a lot of change over the decades and probably because it remains in reasonable, original condition it is required to maintain its heritage character. The site is flat and might have had some risk flood when it was built but, with climate change bringing more extreme weather events councils require further measures to address the current environment. The challenge here was that the local council did not officially list it despite that neighbouring areas were. They rejected our initial submission, requiring us to undertake our own flood study, essentially putting the cost back onto the owners and saving themselves the trouble. We've come across this in other LGA's. Our flood/civil consultant analysed the site with computer modelling (see bottom right) to illustrate the effect of a flood event. The new works proposed include a large addition to the rear of the house, a granny flat and garage. The built area is not significantly increased and will be raised to a safe level on piers with the sub floor open to allow for overland flow. We trust these measures plus our heritage sensitive design + detailed statement of environmental effects will get approval. It's a huge challenge balancing flood design and heritage issues, we'll keep you posted!



in FOCUS: Alex Myers, R/E Agent

Hebden Architects Principal, Andrew Hebden spoke to Alex Myers of David Murphy Real Estate and asked about his world and the market.

What do you like about the area you operate in? Mosman's unique in that it's surrounded on three sides by water. It has a lot of natural beauty as well as a wide variety of architectural styles.

How long have you been operating there? I've been working as an agent for the last 15 years. I grew up here and know every street which is a huge bonus for a local agent.

What's the most challenging property you've sold? The most difficult was not the property itself but, the vendor who was very unwell with a brain tumor. By the time I had sold it, he had forgotten who I was!

What are the trends in the market, how do you see it for next year?

While we exceeded our targets for 2024 it's still a challenging and static market. The moment we get certainty on interest rates it will strengthen, and prices will increase.

How can people contact you? Alex@davidmurphy.com.au



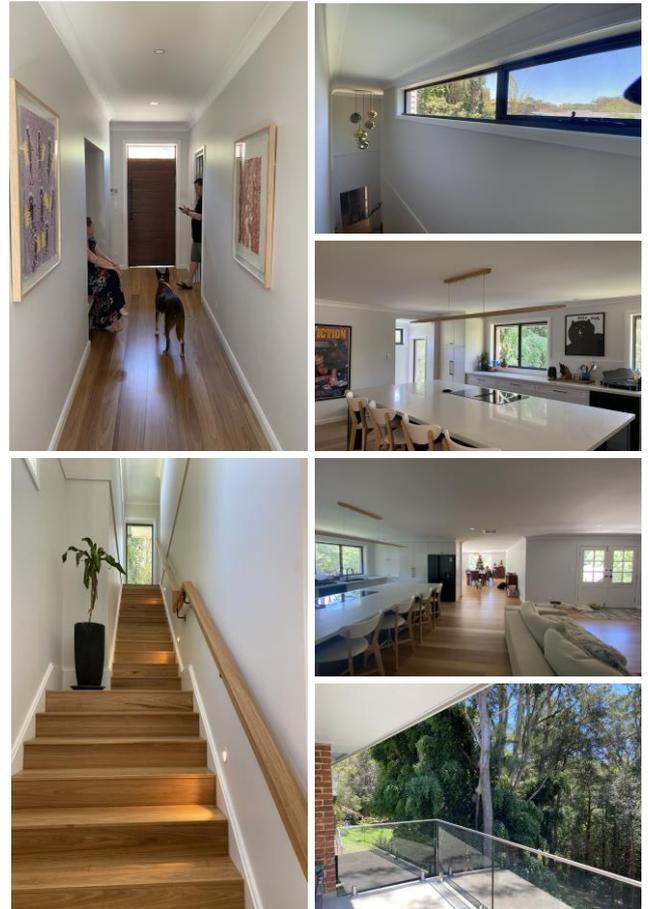
In PROGRESS: Terrace houses at Earlwood

The roof is on at our terrace-house multi-res development at Earlwood! Also, a lot of the external cladding to the first floor is installed and being painted. Brickwork is completed on the ground floor walls and looks beautiful. Internal wall framing is finished and awaiting plasterboard lining, with electrical and mechanical services all in place. It's on track for completion in May, several months ahead of programme. The sales signs are up and the marketing campaign has started!



FEATURE PROJECT: Baulkham Hills Flame Zone House

Located in a “BAL FZ” Bushfire zone at Baulkham Hills and built in the late 1970’s, it is a typical project home of the time designed for a flat site but, here built on a steeply sloping one. This required a vast sub-floor area with a “forest” of huge brick piers. During construction it was felt easier to remove them, losing a remnant of the houses hidden and somewhat eccentric history. This vast volume now encompasses a cellar, laundry, store, office and master bedroom suite and new entry at the lower ground level. It is spacious and creates a sense of journey as it leads across the plan to the northern wall opposite, then turns a corner and up a long flight of stairs at the top of which is a floor-to-ceiling picture window, providing dramatic views of the bush-land beyond. A bank of hi-lite windows on the adjacent north wall provides daylight with no overlooking of the next door back yard. To the south is a large open plan living area connecting to the original sitting room and a new deck beyond. From the stair flows a new open plan living area and kitchen where previously was a maze of dark spaces. It leads to the original lounge room on the south, now a dining area and a new concrete deck beyond, providing a BBQ area and covered car parking below. It has created a new living experience for this young family, incorporating all bushfire measures to withstand the highest Bushfire Attack Level (BAL) rating of Flame Zone (FZ) and allows them to live in place long term in this changing natural environment.



TESTAMONIAL: Baulkham Hills Flame Zone House

“We’re delighted with how Andrew’s vision for our house turned out. He was able to take our ideas for what we wanted and bring them to life in a way we’d never have conceived. What we have now maximises the space we had that previously went unused and there is wonderful flow from one area to the other. He also guided us through the challenges of building in a Flame Zone. We couldn’t be happier”

Craig and Vanessa



IT'S SUMMER AND THE END OF YEAR APPROACHES!

As we retreat from the heat and look forward to the next year it's time to think about your new dream home or renovation. Contact us today about our unique design method!

mail to : andrew@hebdenarchitects.com.au

