



# HEBDEN ARCHITECTS

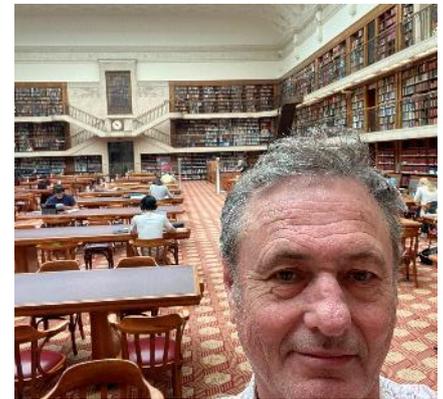
ADAPTABLE

SUSTAINABLE

ARCHITECTURE

## ARCHITECTURE + HISTORY : Research

Architecture reflects the values and aspirations of a society at a point in time and so therefore it reflects the history of that society. Our principal, Andrew Hebden is a member of the heritage committee of the NSW chapter of the Australian Institute of Architects (AIA) and volunteers many hours of his time to produce nominations for listing of various historic buildings. These are essentially research documents that are added to the vaults of knowledge of the AIA for it's members, who might be undertaking works to a heritage property protected by government or perhaps should be. While the internet is a good start - ing point, a lot of research still leads back to libraries, often the State or Macquarie library with it's magnificent skylit ceiling. Architecture makes history come alive!



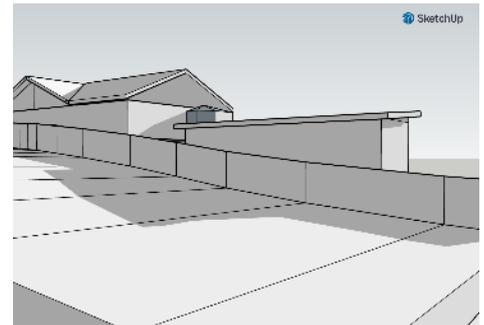
## ICONIC BUILDING: Schuchard House ('64), Seaforth, NSW

The 1950's and 60's is often referred to as the "Space Age", when mankind looked to the stars for inspiration. The efforts to reach for them influenced design in many fields and of course architecture was one of them. One of Australia's first space-age homes was designed by organic modernist Stan Symonds. He designed the Seaforth house in 1963 for Margaret and John Schuchard. "John wanted something impressive that he thought he could afford," Symonds says. "The site was steep. You couldn't get any equipment down there to dig the footings, so it had to be done by bucket and spade." Symonds says the form was driven by his fascination with circles. "I like things not to have a beginning or end, and the dome gives a lot more sense of space." Sixty years later it's still inspirational.



## HERITAGE + COUNCIL

We have commenced prelim. design for a detached secondary dwelling in the heritage conservation area of Haberfield. We tend to do them as part of a larger project only but, the clients convinced us that they wanted to pursue a high level of design and are willing to pay for it. And as we have a long-standing connection to the area with a lot of experience and insight into council's controls and mindset, we have accepted the challenge. Many will picture a "granny flat" as that little, glorified shed that "dear old dad" knocked-up back in the day. However, current standards allow up to 60 sqm with brick walls, etc. so they're still a house, indeed a "secondary dwelling" and just as much work can go into design and documentation as a larger house. This one will require a lot of consideration being above a sewer line, close to a large native tree on a steeply sloping site, under a flight path and in a strictly controlled heritage area! The backyard is large and well landscaped with one side facing north and so it seems logical to position it as close to and as far along the south boundary as possible to maximise solar access to the proposed dwelling and minimise impact on the lawn area. We did some basic 3D modelling to examine the impact on the neighbour. The big tree will cast a larger shadow but, council won't consider that so, a lot will depend on how we manage bulk and scale...and client expectations.



## in FOCUS: Darren Zhou, Builder

Hebden Architects Principal, Andrew Hebden spoke to Darren Zhou of Magico Constructions and asked about his world and vision of the future:

**How are current market conditions?** It's hard to programme post-covid, particularly tradesmen, many of whom have left the industry. Materials supply is getting back to normal.

**What is your biggest project right now?** A Masonic Centre at Oatley. It's around \$2.5m and took 2 years to get council approval. It has many heritage features that need restoration.

**What's your biggest project coming up?** A boutique retirement development of seven units. Also a \$1.2m alts and ads at Turramurra.

**What's your forecast for the future?**

Probably move away from building for others and become developers. Home Warranty Insurance will be increased to 10 years so will impact cost. The rates will be assessed on company profit so will have to declare more tax to increase capacity, so being a builder will be less profitable.

**How can people contact you?** [darren@magicoconstructions.com](mailto:darren@magicoconstructions.com)



## In PROGRESS: Terrace houses at Earlwood

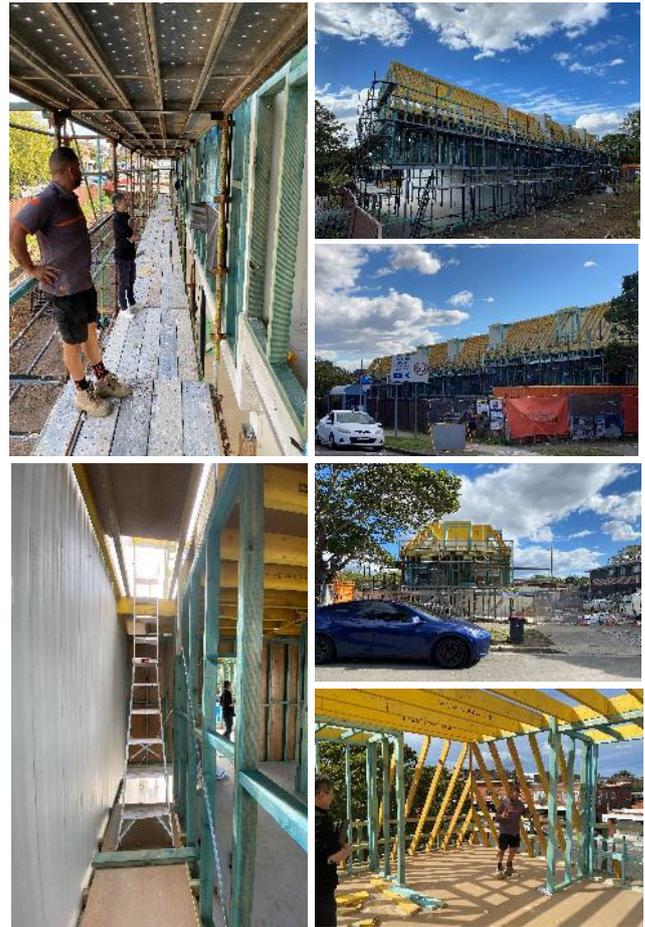
One of our projects that has featured in our social media and past newsletters is the six terrace-style dwellings at Earlwood. Works commenced in May and construction has progressed steadily despite about 3 weeks delay due to rain. Recent weather has been fairly dry, allowing erection of formwork, installation of steel reinforcing and concrete to be poured for the first-floor slab and party walls to attic level. Internal wall frames are virtually complete, attic roof frames are done and roofing to start soon!



## FEATURE PROJECT: Terrace houses at Earlwood

What was two typical suburban lots with one big tree will soon be six terrace-style houses. They'll have their own front and back yards with landscaping, offering a compact slice of the suburban dream. The design was developed with the controls of the Low Rise Housing Diversity Code, approved as a CDC, so no planning approval required by council. While technically the process is quicker, the controls are strict, so the dimensions of the consolidated site meant narrow stairs to fit in bedrooms on the first floor, living area next to garages on the ground floor, etc. and a lot of co-ordination with our planner required. Most have 5 bedrooms, 2 with ensuite bathrooms, one on the ground and generous master suites in the attic. Back yards are minimal to fit with driveways but, are north facing while the front yards are deep, shaded by the building: a reversal of the traditional terrace house arrangement of private open space.

The site had a sewer main and a large oak tree in the middle and bordered a drainage easement at the rear, covering what was originally a creek, with inherent water issues. The sewer was some distance below ground so, no small task encasing it in concrete. It took over two years in court to get the tree removed! The site was cleared and excavation commenced in May. CDC controls limited excavation depth, so we had to do a v.thick "raft" slab, needing more concrete than piers would! To minimise the width of party walls we used a permanent formwork product: "Dinzel". It's plastic so the PCA questioned it's fire rating and we responded with a fire engineer's report. Otherwise, the structure is timber frame + some steel posts. Construction moves swiftly and lock-up is scheduled for Xmas.



## NSW PATTERNBOOK COMPETITION - EOI

The NSW Department of Housing announced a competition in July to provide designs for terrace +low-rise apartment housing, with a view to developing a Pattern Book of designs which would in theory, help speed up the approval process. It will be conducted in two stages, the first being the submission of an Expression of Interest (EOI) which required the formation of a team of consultants for the provision of services, including urban planning, landscape architecture, civil engineering and structural engineering. We approached Tract Urban and Land-scape design along with our civil engineers, C+M and SDA with whom we've had a long association for structural engineering. We put a lot of work into our submission and sent it in August. Over 170 entries from practices from around the world entered, with three teams selected per site for a number of them around Sydney. The outcome expected in September, and we trust our work demonstrates that we can deliver the perfect result!

### SPRING IS HERE

Spring is a time of renewal and thinking about building your new dream home or renovation, so contact us today about our Hebdon Home Design Method! mail to : [andrew@hebdenarchitects.com.au](mailto:andrew@hebdenarchitects.com.au)

### NSW HOUSING PATTERN BOOK DESIGN COMPETITION

Stage 1  
Expression Of Interest

