



CREATIVE ART SPACE [NORTH]

CONCEPT, STAGING PLAN AND PRESENTATION REV 03
PREPARED FOR: NORTHERN BEACHES COUNCIL
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1. SITE INVESTIGATION - URBAN SCALE
AVALON GOLF CLUB HOUSE



WELL ACCESSED AS BOTH A DESTINATION
WITH PARKING AND APPEALING TO PASSERS
BY.

CENTRALLY LOCATED IN THE HEART OF
AVALON THAT WILL COMPLEMENT NEARBY
EXISTING FACILITIES.



1. SITE INVESTIGATION - URBAN SCALE
AVALON ANNEXE BUILDING

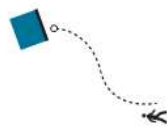


/ WELL ACCESSED AS BOTH A DESTINATION
WITH PARKING AND APPEALING TO PASSERS
BY.

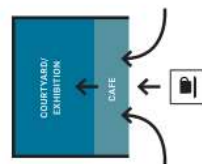
/ CENTRALLY LOCATED IN THE HEART OF
AVALON THAT WILL COMPLEMENT NEARBY
EXISTING FACILITIES.



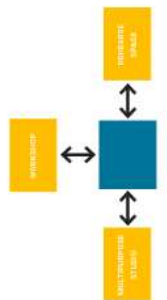
2. DESIGN PRINCIPLES AND CONSIDERATIONS



Visible and physical connection
with a public interface



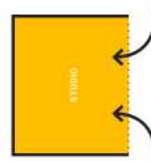
Open and inviting entrance to
external spaces and access by a gate
or ramp



Surrounding supporting spaces
flexible multipurpose, outdoor and workshop
spaces to allow real movement between
spaces



**Equal priority between creation
and exhibition.** Design could meet
artists' needs while offering a unique
visitor experience



Transparent and open studio to
encourage visitors to engage with
the art process and engage with
the makers



Flexible exhibition/multipurpose space to
allow visitors to view and buy art. The space
that can be separated or merged

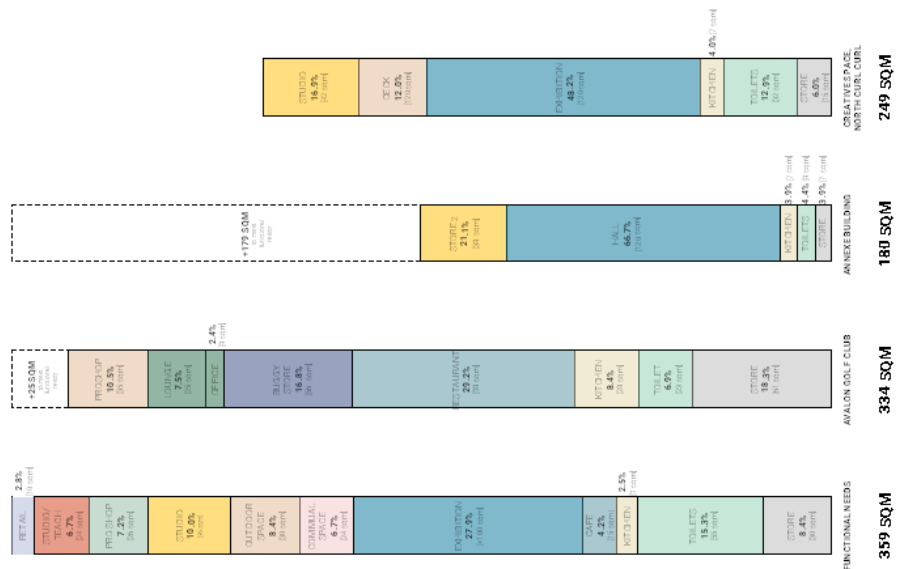


Outdoor spaces could be used for
performances and other productions.
Also an opportunity for visitors to witness
the making process

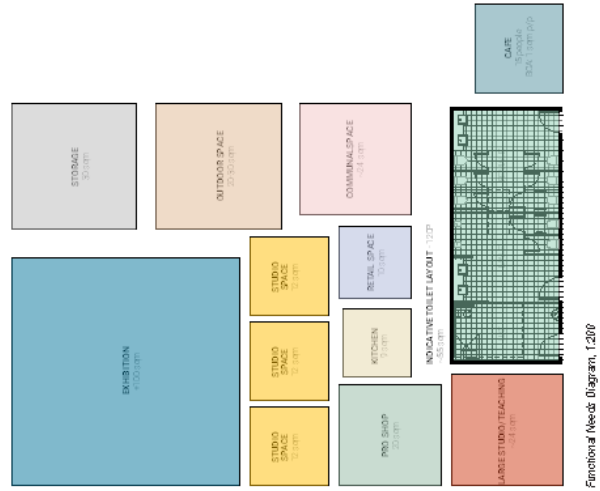


Accessibility and Usability
Large doors for trucks in and out of
art gallery, open with loading bay
access, accessible parking, efficient
efficient waste management system

3. FUNCTIONAL NEEDS

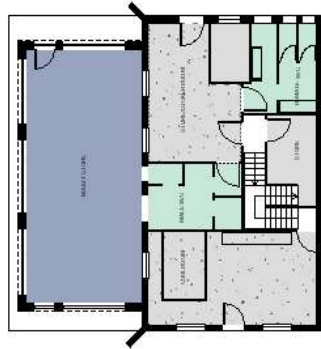


AREA STUDY - FUNCTIONAL NEEDS	
SPACES	AREAS
RETAIL	10.0%
STUDIO/TEACH	6.7%
PROSHOP	7.2%
COMMERCIAL	10.0%
OUTDOOR SPACE	4.4%
COMMUNAL	6.7%
EXHIBITION	27.9%
RESTAURANT	2.2%
KITCHEN	8.4%
TOILETS	18.3%
STORAGE	8.4%
TOTAL	359.0m ²

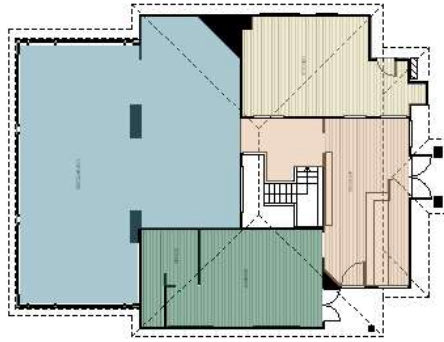


Functional Need Diagram, 1:200

4. AVALON GOLF CLUB - EXISTING FACILITIES



Avalon Golf Club, Existing Ground
Plan 1.2.00

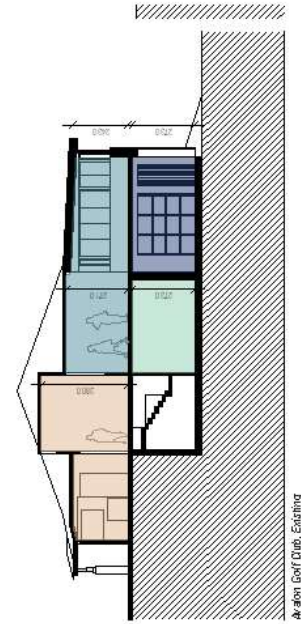


Avalon Golf Club, Existing Level 01
Plan 1.2.00



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CREATIVE ART SPACE | NORTH | CONCEPT PLAN

AREA STUDY	
EXISTING LEVEL 01 AREA	
LOBBY	15.00m ²
RECEPTION	15.00m ²
BAR	15.00m ²
KITCHEN	15.00m ²
STAIRS	15.00m ²
TOTAL	75.00m ²
EXISTING GROUND AREA	
LOBBY	15.00m ²
RECEPTION	15.00m ²
BAR	15.00m ²
KITCHEN	15.00m ²
STAIRS	15.00m ²
TOTAL	75.00m ²
TOTAL	150.00m²



Avalon Golf Club, Existing
Section 1.2.00

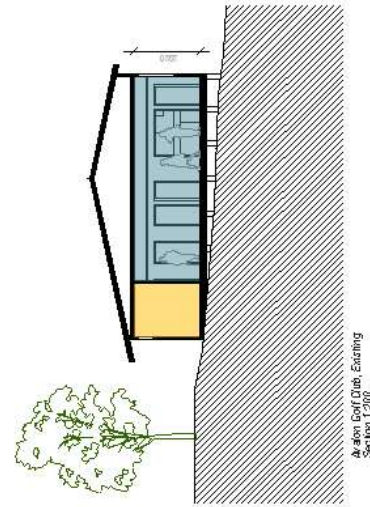
4. AVALON ANNEXE AND GREEN SITE - EXISTING FACILITIES



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CREATIVE ART SPACE | NORTH | CONCEPT PLAN



① Avalon Annex & Green Site, Existing
Ground Plan 1:200



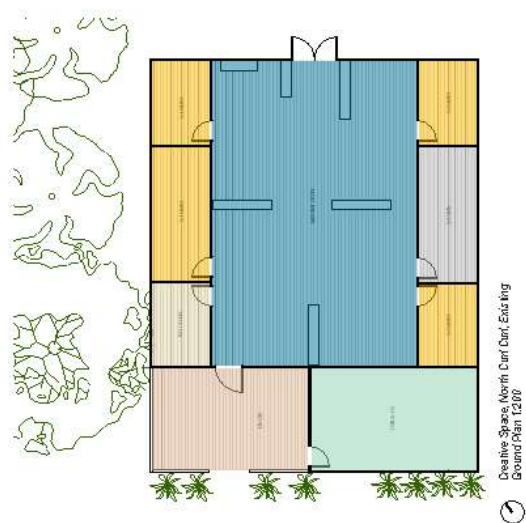
Avalon Golf Club, Existing
Section 1:200

AREASTUDY	
SPACES	
RECE	2,000 m ²
LO	300 m ²
CLUB	2,000 m ²
RE	300 m ²
CLUB	300 m ²
CLUB	300 m ²
TOTAL	100.0 m ²

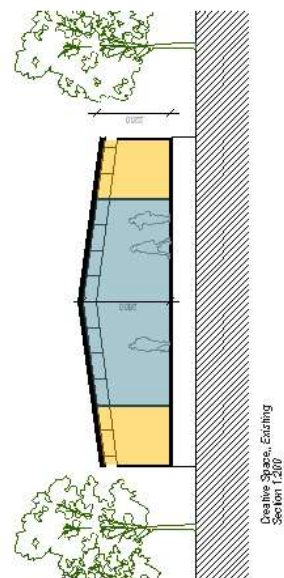
4. CREATIVE SPACE - NORTH CURL CURL - FOR COMPARISON



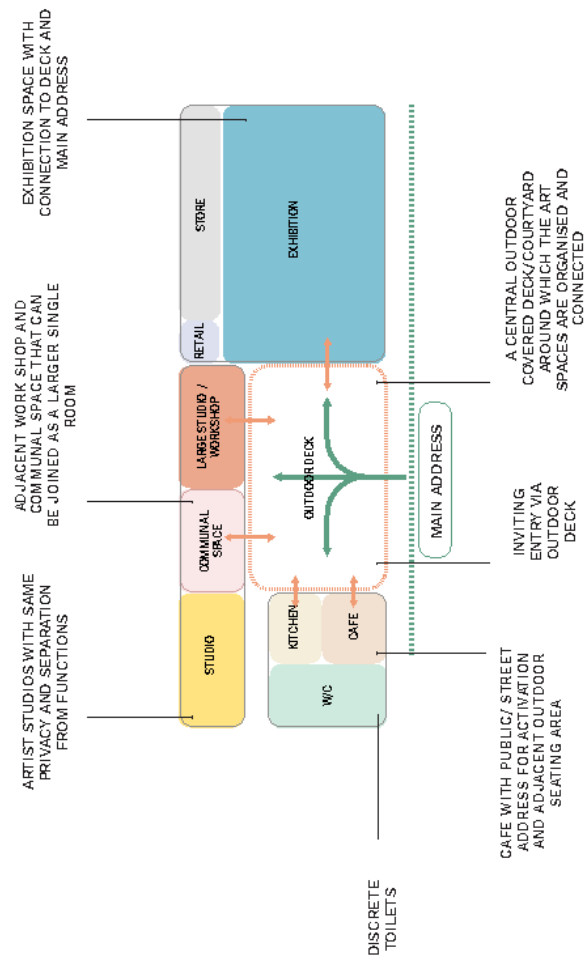
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CREATIVE ART SPACE | NORTH | CONCEPT PLAN



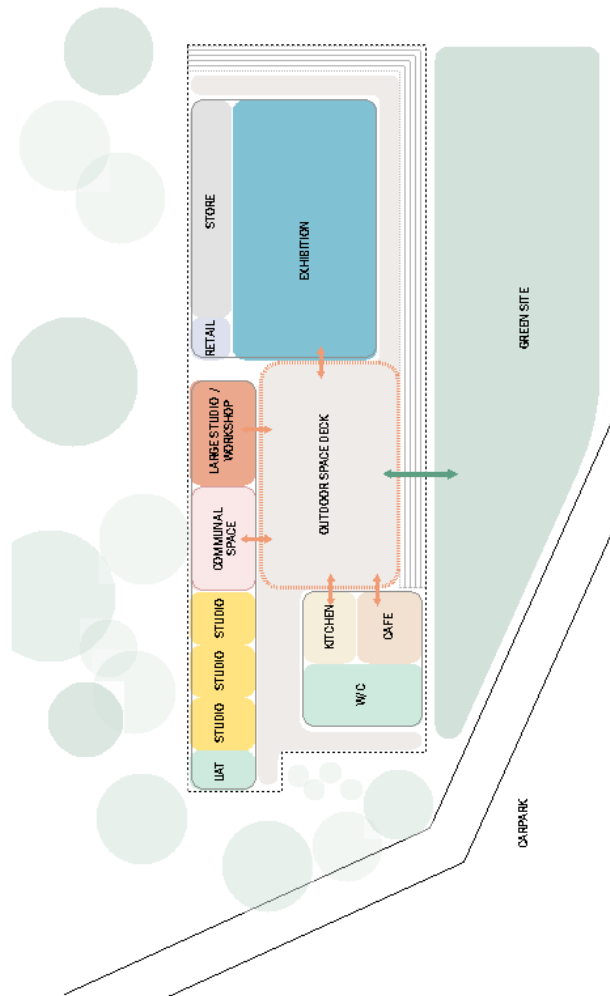
AREA STUDY	
SPACES	750 m ²
ROADS	600 m ²
TOILETS	500 m ²
KITCHENS	700 m ²
LIVING	500 m ²
BATHS	400 m ²
TOTAL	2850 m ²



5. AN IDEAL SPATIAL ARRANGEMENT OF CREATIVE ART SPACES

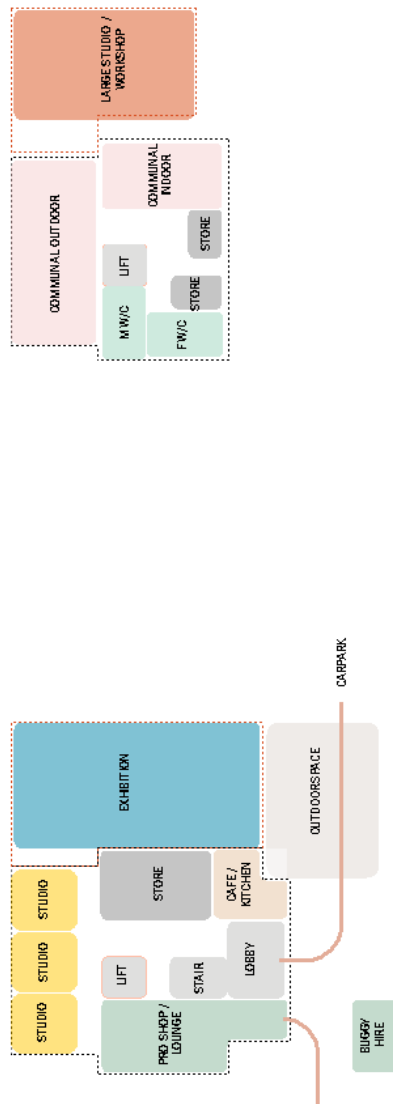


5. SPATIAL ARRANGEMENT ON ANNEXE SITE



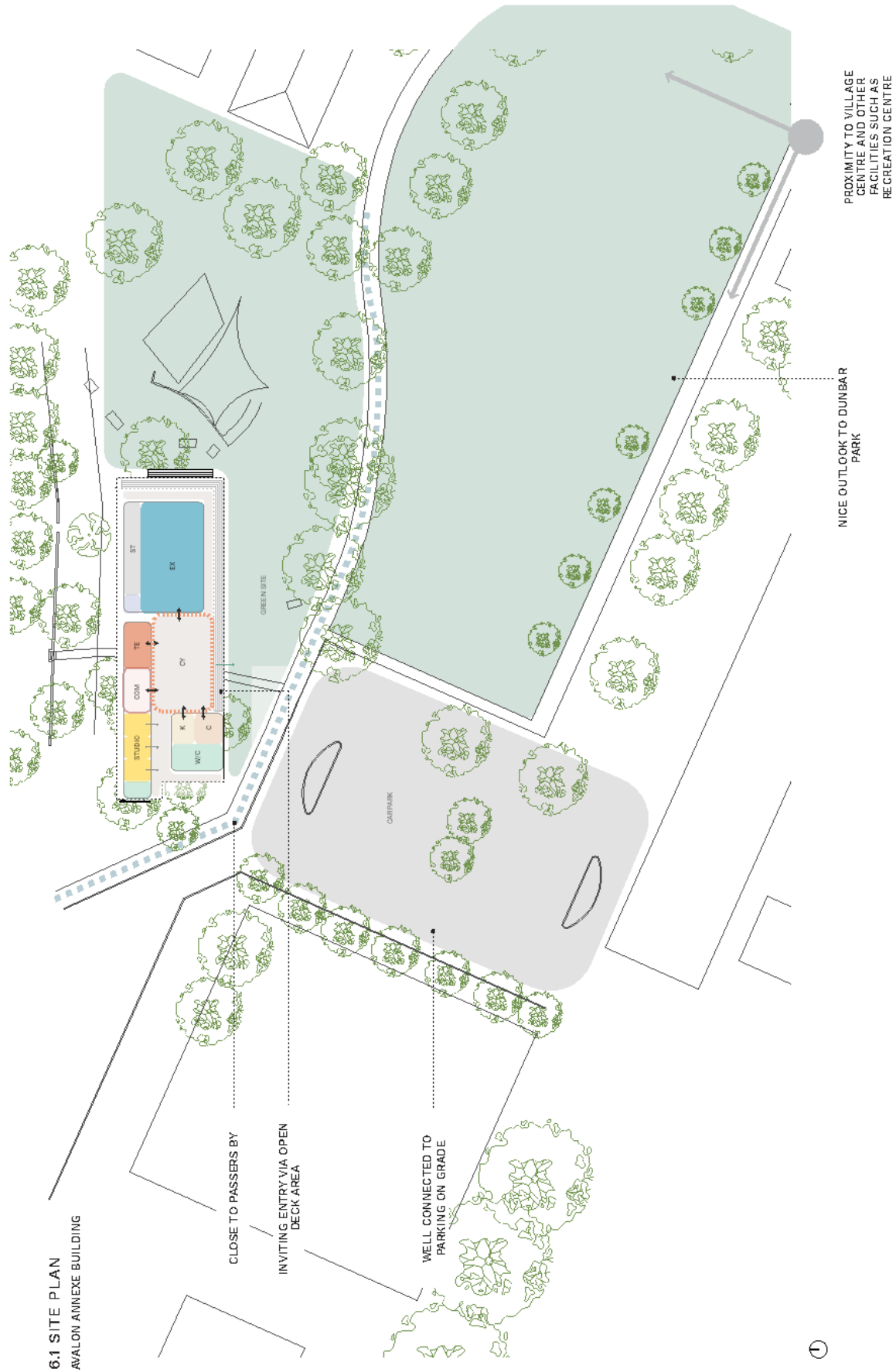
THE FLAT AND ADJACENT GREEN SPACE ENABLES THE EXISTING
ANNEXE BUILDING TO BE EASILY EXPANDED TO ACHIEVE AN IDEAL
LAYOUT OF CREATIVE ART SPACES

5. SPATIAL ARRANGEMENT ON AVALON GOLF CLUB SITE

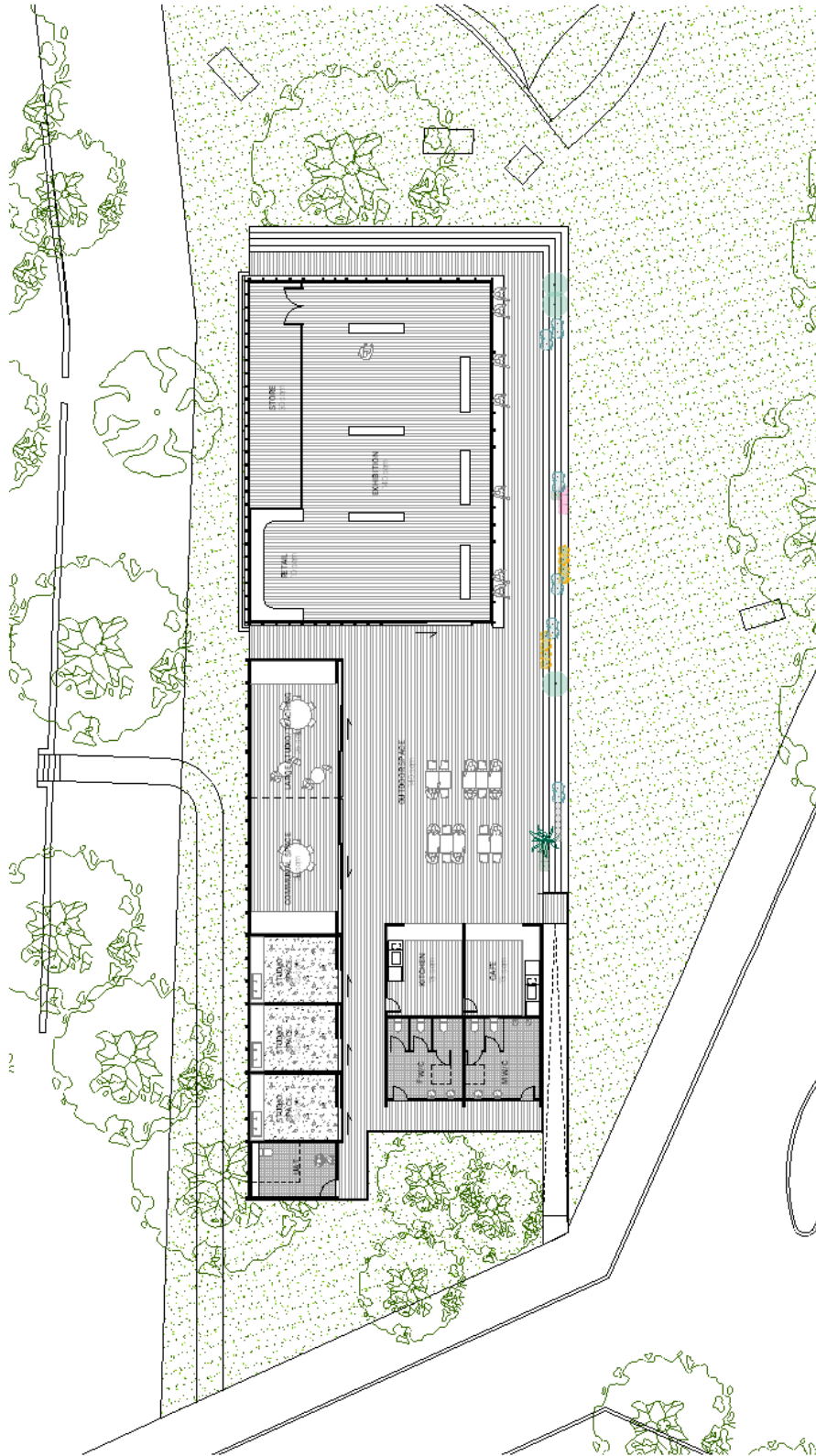


RETROFITTING THE EXISTING TWO STOREY BUILDING REQUIRES A COMPROMISE
TO THE IDEAL LAYOUT OF THE CREATIVE ARTS SPACE.

AN OUTDOOR SPACE IS UNABLE TO BE USED TO ORGANISE THE INTERIOR
FUNCTIONS AND SPACES ARE NOT AS WELL CONNECTED. A LIFT IS REQUIRED FOR
ACCESSIBILITY



6.1 CONCEPT PLAN
AVALON ANNEXE BUILDING



①
Avalon Annex Building, Proposed Ground
Plan 1:200 @ A3

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CREATIVE ART SPACE [NORTH] | CONCEPT PLAN

6.2 MATERIAL PALLETTE
AVALON ANNEXE BUILDING



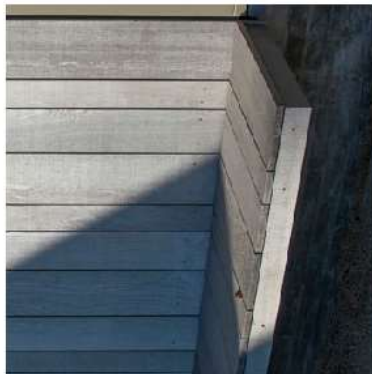
LIGHT CORRUGATED ROOF SHEET



CONCRETE



BLACK WINDOW FRAME



GREY TIMBER

6.3 3D PERSPECTIVE
AVALON ANNEXE BUILDING



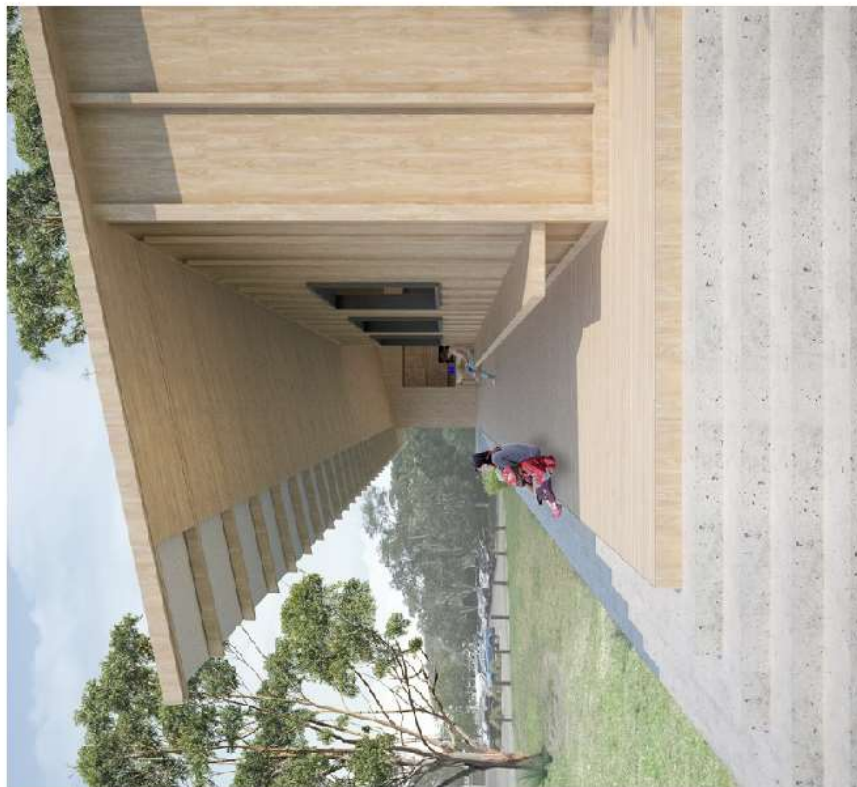
ANNEXE SITE AERIAL VIEW

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CREATIVE ART SPACE | NORTH | CONCEPT PLAN



ANNEXE SITE, VIEW FROM RECREATIONAL CENTRE ACROSS DUNBAR PARK

6.3 3D PERSPECTIVE
AVALON ANNEXE BUILDING



VIEW LOOKING THROUGH COVERED DECK AREA AND CIVIC STEPS.
A PLACE TO SIT AND ENJOY A COFFEE WHILE LOOKING ACROSS DUNBAR PARK.

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CREATIVE ART SPACE | NORTH | CONCEPT PLAN

6.3 3D PERSPECTIVE
AVALON ANNEXE BUILDING



ANNEXE SITE - VIEW ACROSS DUNBAR PARK TO AN
INVITING OUTDOOR DECK ENTRY SPACE.

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CREATIVE ART SPACE | NORTH | CONCEPT PLAN

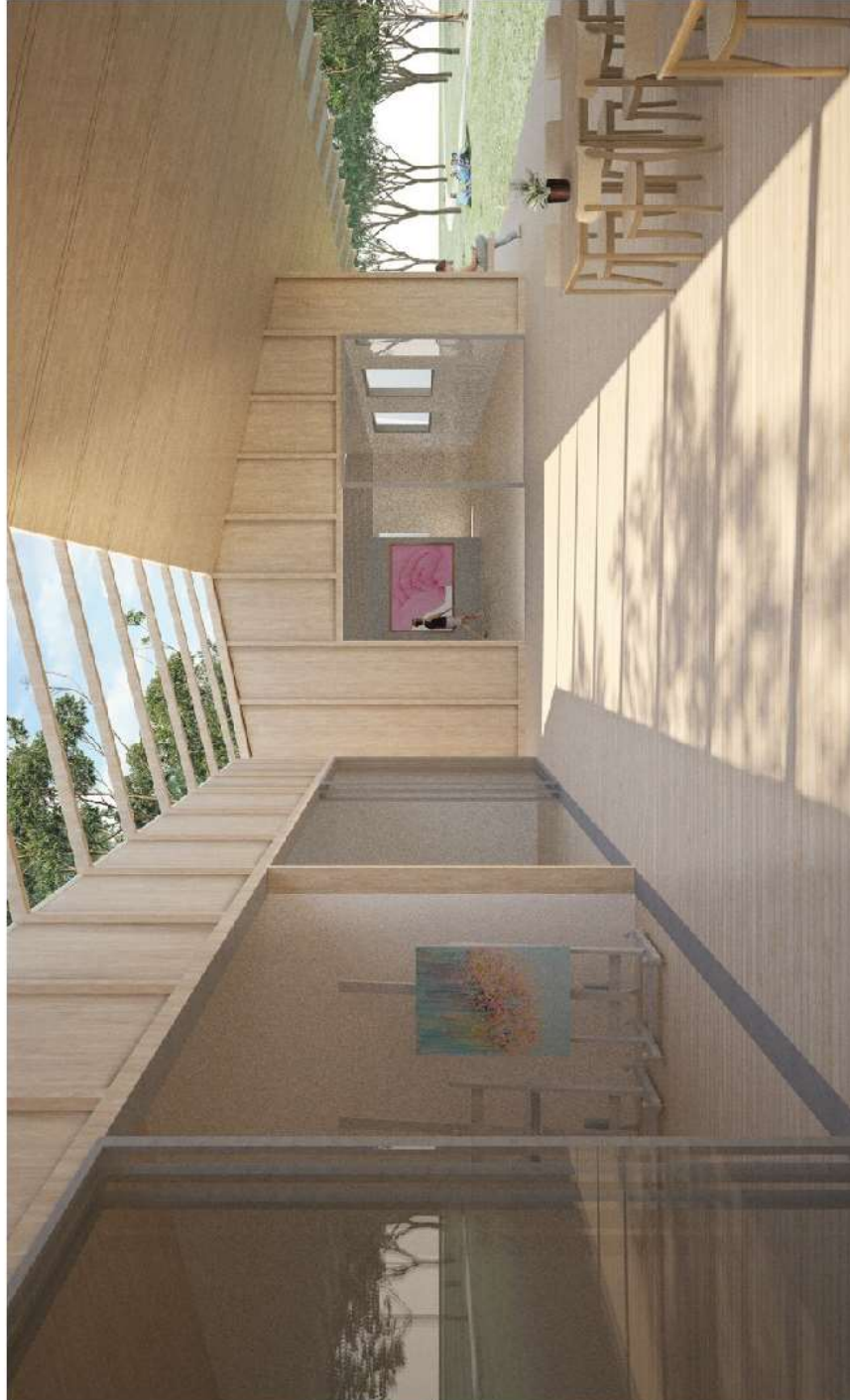
6.3 3D PERSPECTIVE
AVALON ANNEXE BUILDING



VIEW FROM WORKSHOP / COMMUNITY ROOMS TO DUNBAR PARK.
THE INTERIOR CAN OPEN ONTO THE COVERED DECK AREA FOR
FLEXIBILITY AND ENJOYMENT OF THE OUTDOORS.

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CREATIVE ART SPACE | NORTH | CONCEPT PLAN

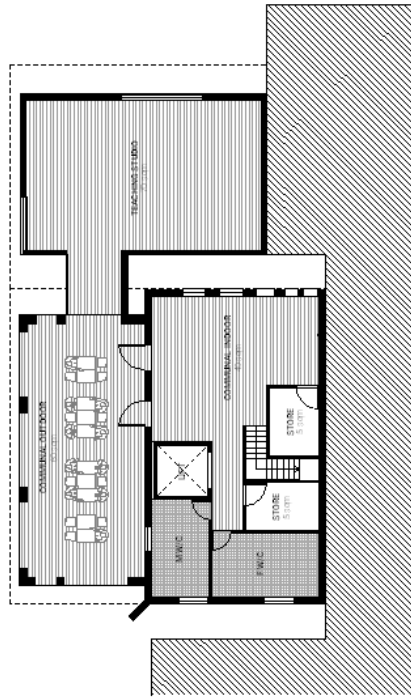
6.3 3D PERSPECTIVE
AVALON ANNEXE BUILDING



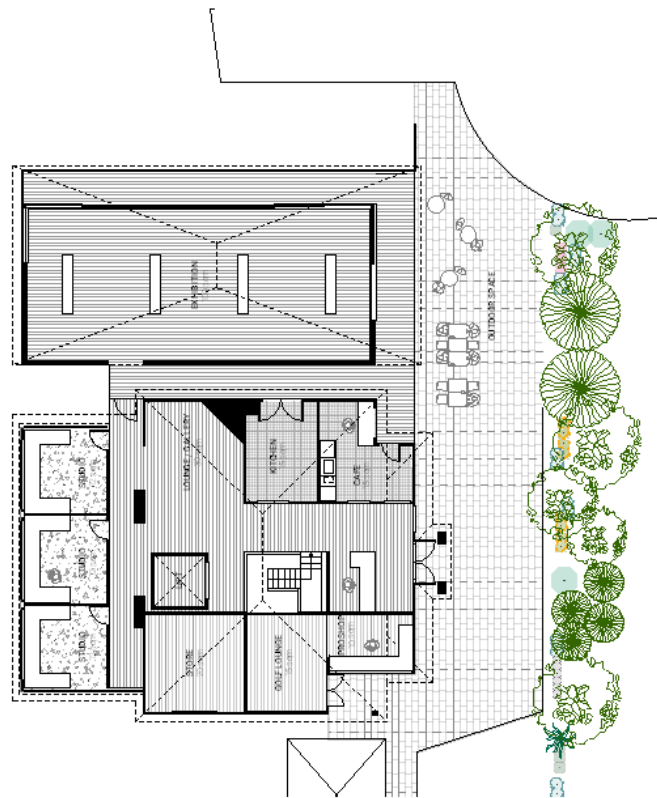
VIEW LOOKING THROUGH COVERED DECK AREA THAT CONNECTS CAFE,
WORKSHOP AND GALLERY INTERIORS WITH THE OUTDOORS AND CREATES
AN INVITING ENTRY SPACE ADDRESSING DUNBAR PARK.

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CREATIVE ART SPACE | NORTH | CONCEPT PLAN

7.1 CONCEPT PLAN
AVALON GOLF CLUB BUILDING



Avalon Golf Club, Proposed Basement
Plan 1:200 @ A3



Avalon Golf Club, Proposed Ground
Plan 1:200 @ A3

7.2 MATERIAL PALLETTE
AVALON GOLF CLUB BUILDING



CORRUGATED ROOF SHEET



BLACK WINDOW FRAME



GREY TIMBER

7.3 3D PERSPECTIVE
AVALON GOLF CLUB BUILDING



VIEW LOOKING FROM CARPARK TO OUTDOOR CAFE AND
EXHIBITION

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CREATIVE ART SPACE | NORTH | CONCEPT PLAN

7.3 3D PERSPECTIVE
AVALON GOLF CLUB BUILDING



INTERIOR VIEW LOOKING THROUGH EXHIBITION SPACE
WITH HIGH VOLUMETRIC SPACE

7.3 3D PERSPECTIVE
AVALON GOLF CLUB BUILDING



VIEW LOOKING FROM GOLF COURSE INTO EXHIBITION,
TEACHING AND COMMUNAL SPACES

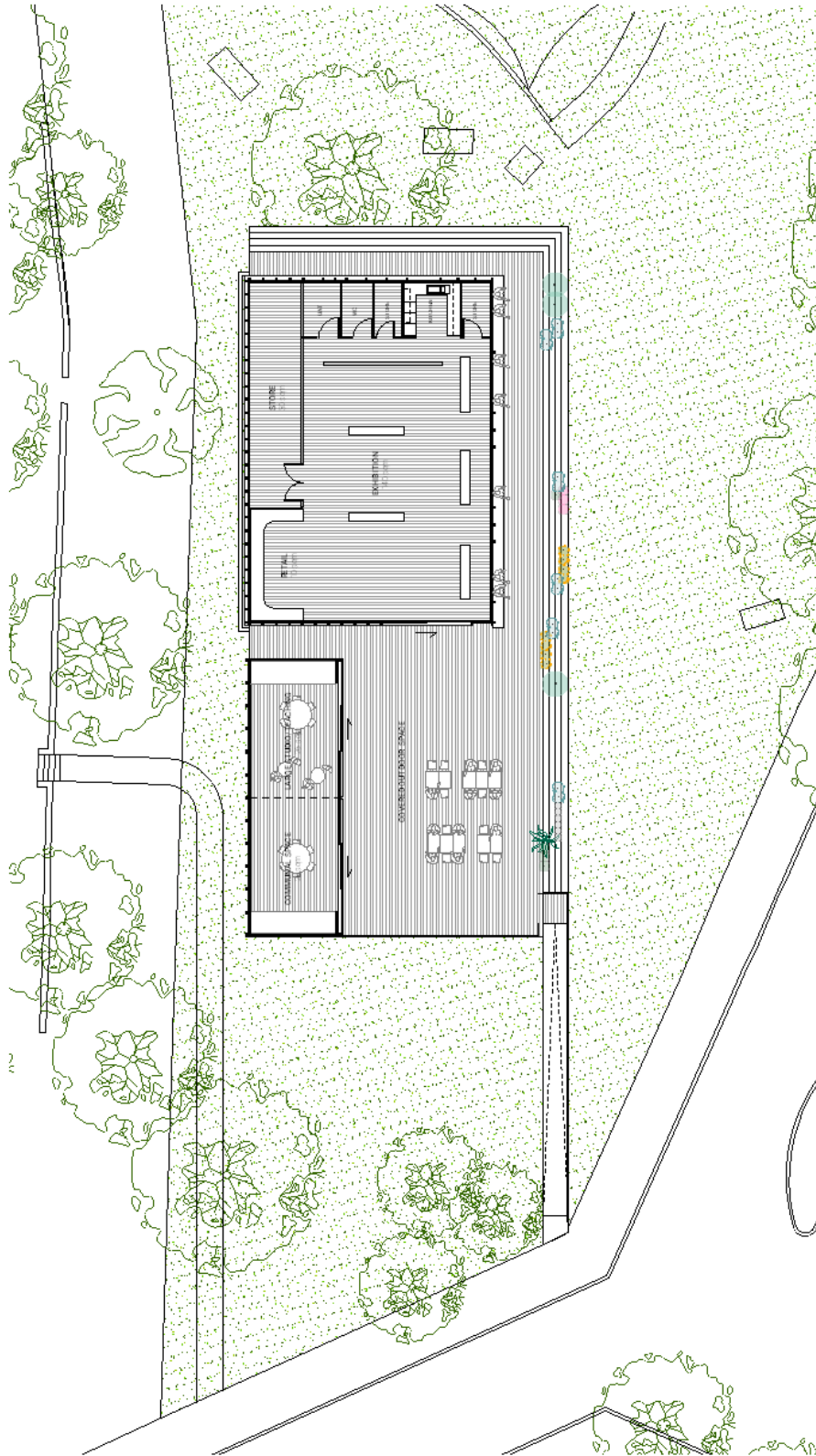
8.1 CONCEPT PLAN OPTIONS
ANNEXE - EXISTING



①
Avalon Annexe Building, Existing Ground
Plan 1:200 @ A3

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CREATIVE ART SPACE [NORTH] | CONCEPT PLAN

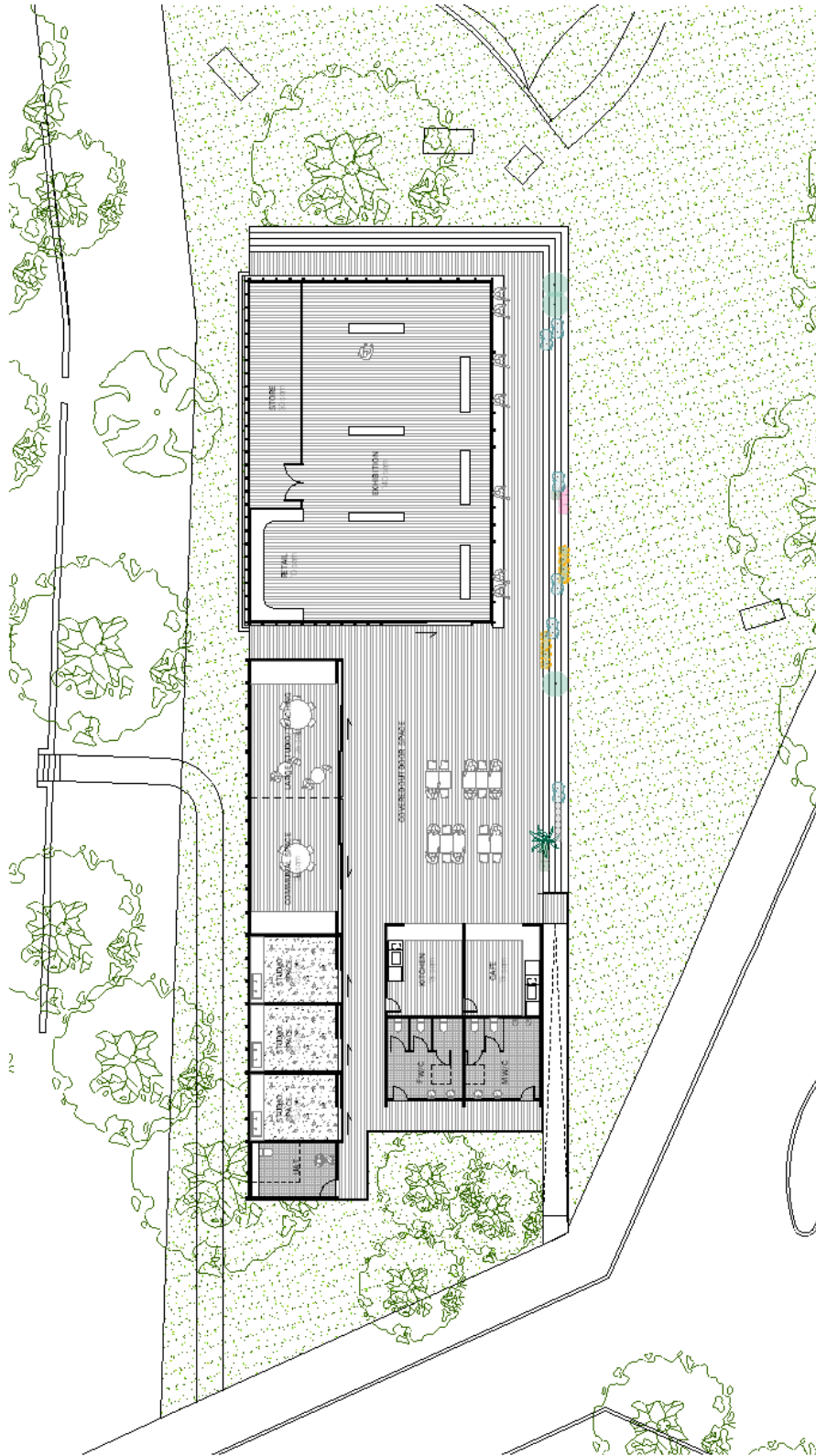
8.1 CONCEPT PLAN OPTIONS
ANNEXE - STAGE 1



①
Avalon Annex Building, Proposed Ground
Stage 1
Plan 1:200 @ A3

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CREATIVE ART SPACE [NORTH] | CONCEPT PLAN

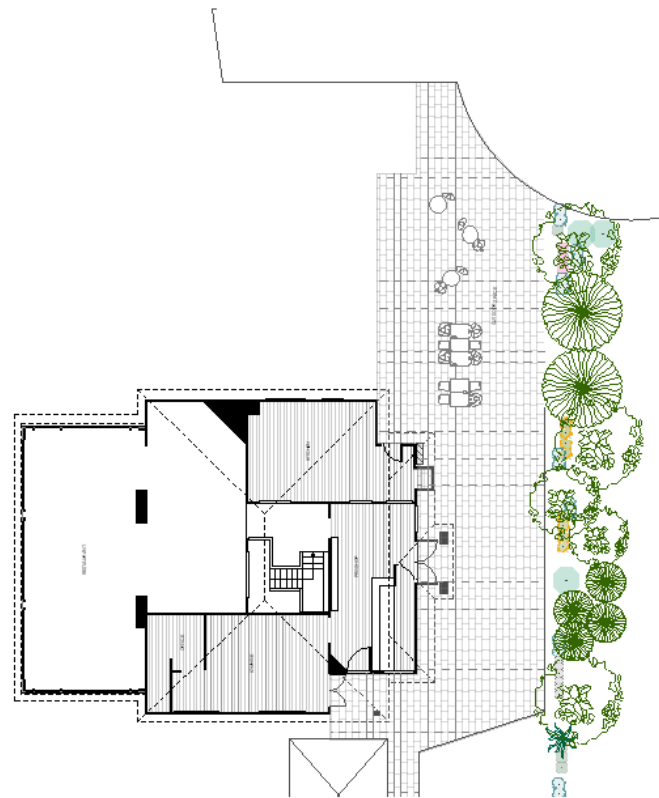
8.1 CONCEPT PLAN OPTIONS
ANNEXE - STAGE 2



①
Avalon Annex Building, Proposed Ground
Stage 2
Plan 1:200 @ A3

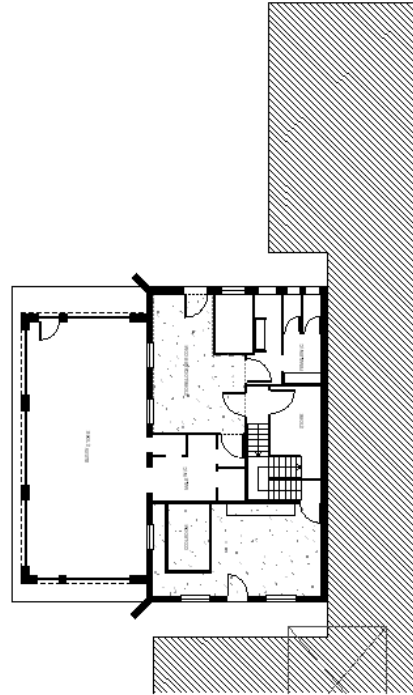
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CREATIVE ART SPACE [NORTH] | CONCEPT PLAN

8.2 CONCEPT PLAN OPTIONS
GOLF CLUB - OPTION 2 EXISTING PLAN



Avabn Golf Club, Existing Ground Plan
Option 2
Plan 1:200 @ A3

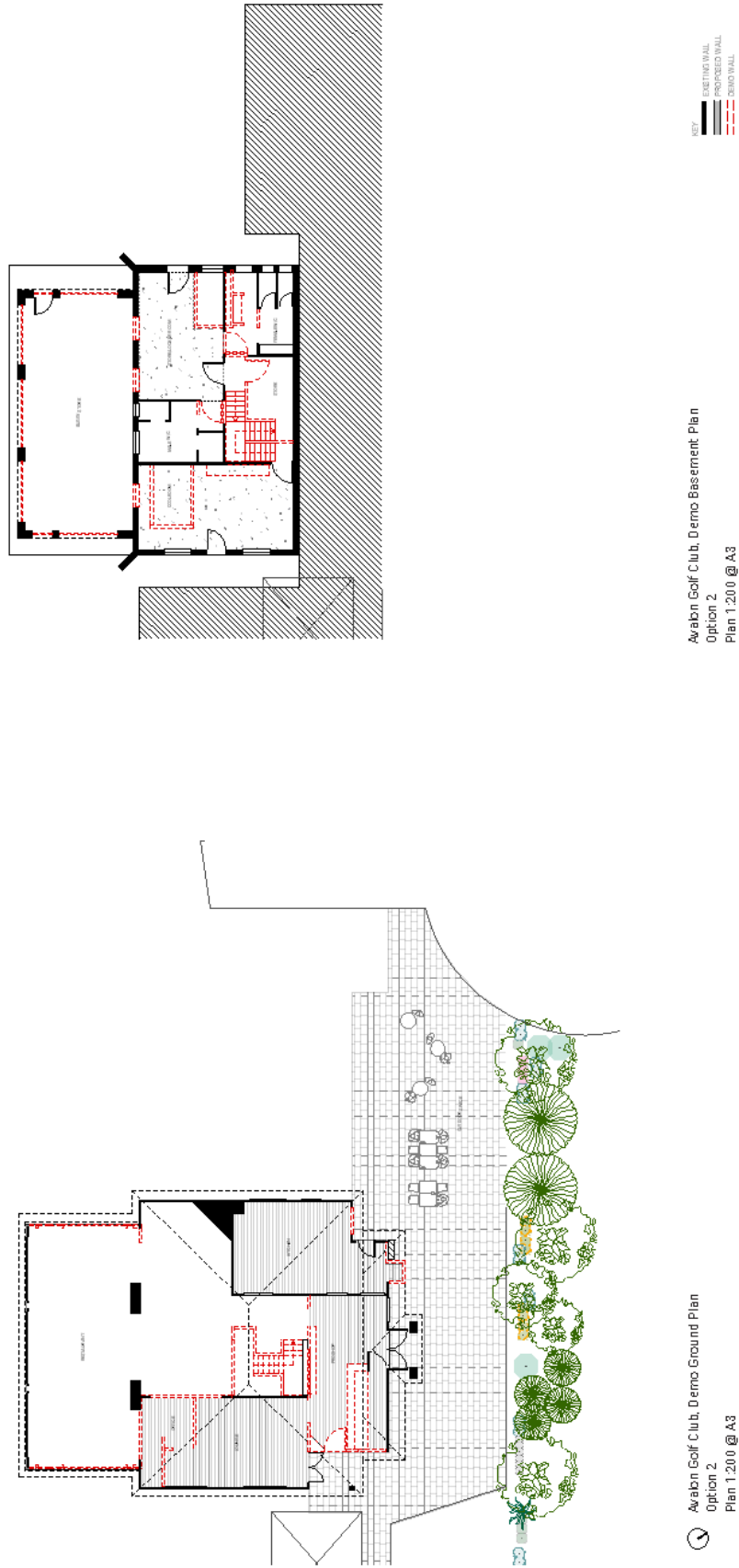
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CREATIVE ART SPACE [NORTH] [CONCEPT PLAN]



Avabn Golf Club, Existing Basement Plan
Option 2
Plan 1:200 @ A3

KEY
EXISTING WALL
PROPOSED WALL
DEMOLITION WALL

8.2 CONCEPT PLAN OPTIONS
GOLF CLUB - OPTION 2 DEMO PLAN



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CREATIVE ART SPACE [NORTH] | CONCEPT PLAN

8.2 CONCEPT PLAN OPTIONS
GOLF CLUB - OPTION 2 PLAN

