

Wednesday 20/03/2024

ARCHITECT'S DESIGN STATEMENT
THE ROYAL HOTEL – CNR WALKER AND CANTERBURY STREETS, CASINO, NSW

CONTEXT

The proposed site occupies a prominent corner location in the Casino CBD, is partly located within the CBD heritage conservation area and lies on the vicinity of several heritage structures. The existing structure built circa 1960's features red brick and white render, with a low-pitched steel gable roof form with sweeping overhangs over the footpath and is a great example of the mid-century modernist style. The surrounding buildings and streetscape include the adjoining Art Deco Civic Hall circa 1937, the Federation style former ESA bank building circa 1907, the commonwealth Hotel circa 1957 also in mid-century style and the Walker St Shops circa 1934 also in the art deco style. Most buildings in the CBD have roofs set behind parapets featuring red brick or white stucco or render.

DESIGN INTENT

As well as responding to the clients' brief; to retain the existing building and provision new refurbishment works which enhance the functionality and create a new community centric venue; the following design solutions were maintained within or have influenced the proposed design:

1. Maintain the key elements of the existing building facades and rationalise new interior spaces.
2. Utilising new building elements and materials which complement the existing building and surrounding and adjoining building types and styles.
3. Maintaining a size and scale of building that reflects the size and scale of other buildings within the streetscape and the neighbourhood.
4. Maintaining and improving amenity to the existing building providing for a modern and functional venue which contributes to the community.

DESIGN SOLUTIONS

The following solutions have been established within the proposed design in line with the design intentions as listed above:

1. The proposed new building design draws on the influences from surrounding buildings within the streetscape, as well as other neighbouring properties. Elements such as red brick, new white render and white brick, FC batten joint cladding, Steel Roof Sheeting, aluminium window awning elements and battened screening. Creating a Palm Springs inspired outdoor garden lounge space connected to the new existing pub through large glass openings internal to the site and connected to the street by creating visual and physical seating opportunities along the boundary threshold.
2. The size and scale of the proposed building aligns with the current building form – no additional internal spaces are being created outside of the existing roof perimeter. The new street and carpark entry and garage have been designed to continue the building façade form to the Streetscape in both scale and materiality.
3. The Planning of the proposed building has been undertaken to include open courtyard areas, street connected window openings formed using existing opening proportions and lift up screen elements in the courtyard which open out to Walker St, while maintaining security and visual privacy to the street if required. These design solutions ensure that light, sun and breezes can continue to access the internal spaces of the venue as well as not having any adverse effect on the surrounding neighbours.
4. The resulting building provides heightened levels of amenity, connection, security and functionality as well as creating a new venue destination for locals and visitors to Casino.

Kind Regards,



MATT RILEY
DIRECTOR.ARCHITECT
B Arch. B As. AIA
+ 61 412 805 379
matt@tonic.cc



TONIC Design Pty Ltd
7 Prospect St Fortitude Valley QLD 4006
+61 7 3852 5100 hello@tonic.cc www.tonic.cc