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RETAIL • HOTELS • RESIDENTIAL • OFFICE FITOUT | Summer 2011/12

DIRECTIONS

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WESTFIELD STRATFORD CITY



WESTFIELD STRATFORD CITY LONDON



The £1.8B Westfield Stratford City opened on September 13, 2011. The Westfield Group's development is the prestigious gateway to the London 2012 Olympic Park and a key component of the regeneration of this significant area in East London.

Westfield Stratford City is the largest urban shopping centre in Europe and marks the next chapter in retail and leisure development in the United Kingdom, serving a catchment area of over four million people. The development features a combination of indoor and outdoor retail and leisure environments that link the Olympic Park, the existing Stratford Town Centre and major transport interchanges.

A curving glazed roof sits above a 3-level retail mall that complements an outdoor boulevard that is open for public access 24 hours a day with a vibrant mix of shopping and dining opportunities. The 1.9M sq ft of retail comprises two major department stores, 250 individual retail units and over 70 places to dine, supplemented by 5 000 car parking spaces and approximately 1.1M sq ft of office space.

Westfield Stratford City is anchored by flagship

John Lewis, Marks & Spencer and Waitrose stores, a 17-screen Vue cinema, 14-lane All Star Lanes bowling alley and the UK's largest casino operated by Aspers. The development also includes three hotels.

Westfield appointed The Buchan Group in 2006 to provide Executive Architectural Services for Westfield Stratford City, while The Buchan Group was continuing to provide these services in completion of Westfield London. The Buchan Group supported Westfield's Design Team, acted as lead design consultant for the Westfield Stratford City project and delivered its scope of services from development of the Scheme Design, (RIBA Stage D), through to Construction Support services and final contract completion.

Westfield Stratford City is part of one of the largest urban regeneration projects ever undertaken in the UK. During the 2012 Olympic Games, 70% of all spectators are expected to walk directly through the centre on their way from the transport hubs to the adjacent Olympic Park.

Public transport connectivity to the centre is unparalleled with a new station entrance

hall for Stratford Regional station, one of London's busiest transport hubs, built directly underneath the centre with direct connection to the London network. The centre has direct access into Stratford International station and has parking spaces for 5,000 cars.

Sustainability is a feature of Westfield Stratford City and the centre has achieved a BREEAM rating of Excellent. The centre has its own combined cooling and heating power plant on site, which will generate 75% of the centre's energy. The latest technology is incorporated for retailers and consumers, including advanced car park payment and guidance system, find your car service, digital media streaming and new spectacular screen formats, free wi-fi throughout and the latest in mobile applications.

The Buchan Group team for the development was led by Directors Angela Riggs, Bruce Shaw, Craig McLeod, Grant Beck and Alpar Kocis with David O'Riordain and Emma Watson playing key project leader roles, ably supported by a large team located in both the London and Melbourne offices.



Members of The Buchan Group project team on opening day.

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HILTON SURFERS PARADISE HOTEL & RESIDENCES QLD

Hilton Surfers Paradise is a subtle fusion of hotel, residential, retail and entertainment uses inspired by the relaxed lifestyle and geographic character of the Gold Coast.

The Buchan Group's concept comprises two sculptural forms, with each tower having its own distinct character. Each tower incorporates great arcs, responding to the water and land and representing them in balanced opposition. The profiles change from every viewing angle and distance, while maintaining the fluidity and the clarity of form that set them apart from the rigidity of their neighbours.

The \$700M development by Hilton Hotels & Resorts is on the site of the old Dolphin Arcade in the heart of Surfers Paradise and is part of the regeneration of Orchid Avenue. At Ground, planning focuses on retaining urban connections linking the Gold Coast Boulevard, Orchid Avenue and Cavill Avenue, reinforcing the edge of the district and at the same time creating new view corridors and public spaces.

The development incorporates residential, commercial office, entertainment, dining and retail components and addresses a demanding practical brief as well as the physical context, creating a memorable landmark. At ground level the need for high quality public spaces and a strong, positive relationship with the urban fabric was vital. Within the towers, the unique design of every floor allows for many different configurations and a changing experience for residents and guests throughout. The floor designs also respond fundamentally to their aspect and solar access, protecting apartments from the western sun while providing views to the hinterland and ocean.

Both inside and out, The Buchan Group's design uses warm, tactile materials such as natural timber, stone and water, creating an informal environment with a high standard of quality. This character is maintained from the rooms to the foyers, internal common spaces and resort podium and extends to the urban design of the project's public spaces and active retail edges. A landscaped piazza at the base of the western tower is a space to pause, while to the northern side a glazed corridor connects the two towers, making interior circulation visible and fostering a sense of community and place.

The development incorporates 420 residential apartments (250 of which are in the Hilton letting pool), the 169-room hotel, restaurant and bar, day spa, an executive lounge and function/meeting areas, as well as two levels of retail, a recreation deck and seven levels of basement parking.

The Buchan Group was responsible for both the architecture of Hilton Surfers Paradise and the majority of the interior design, including the residences, hotel rooms, lobbies, pools, day spa, conference and function rooms and retail plaza. The Design Director was Todd Crighton and the Project Director was Gerry Holmes. The project was completed in September 2011.







MARQUEE MALL PHILIPPINES

MarQueue Mall has been designed to draw the higher end market. The development by Ayala Land, Inc includes a luxury retail brand zone, a cinema and entertainment level and dining offerings.

The development interacts with the surrounding regional neighborhood business areas and civic centre. It readdresses and interconnects streets and laneways linking major anchors and specific retail zones, and is a positive strategy in the integration of the existing city hall of Angeles City with the new civic park.

Two major retail mall links connect the Centre to the adjacent civic park. A sweeping 3-level street mall follows the curve of the park and connects to retail and exterior spaces. It transitions from an external space to an air-conditioned environment that is the setting for luxury brands, sporting brands and the home and entertainment zones.

A market street mall links to the civic park and the main transport bus interchange. Convenience retail is located here, together with fast food and a hardware store. An exterior space is dedicated to two levels of restaurants. The heart of the MarQueue development is a 1700m² activity centre, connecting to all zones. The trapezoid space is a signature of all Ayala Land developments.

MarQueue Mall opened in 2010. The 70 000m² development comprises 320 stores and was a finalist in the 2011 ICSC Asia Awards. The Buchan Group was the Design Architect and was also responsible for the interior and graphic design. The project leaders were Director Phil Schoutrop, Associate Director Gary Edmonds and Senior Associate Malou Ellis. The Production Architect was GF & Partners.



CENTRE PLACE NZ

Vibrant externalised dining precincts have created a strong profile for this refurbished Centre in the heart of the Hamilton CBD.



Redevelopment of Kiwi Income Property Trust's CBD shopping centre in Hamilton, NZ, has revitalised the Centre and provided an expanded and improved food and entertainment offer that has made Centre Place a major city destination.

The Buchan Group provided an integrated package of architecture, interior and graphic design services for the project, which was the first stage of a \$50M redevelopment. Two existing food courts were consolidated into one cohesive destination and an under-performing external retail zone was transformed into a sophisticated dining precinct. Key features of the project were the introduction of a 'folded' feature ceiling that utilised height constraints in the food court, café-style seating areas with a polished concrete floor that connects out to the street, and a new high profile

entry. The Buchan Group's graphic team integrated the architectural outcomes with new centre branding and environmental graphics for the food court precinct.

To complement the food court offer, street parking and three outdated tenancies were converted into an active edge comprising six eateries, an outdoor dining terrace and new entries that linked the precinct to a boutique cinema and mall. The Buchan Group's graphic team worked on an integrated approach to tenancy signage and 'The Dining Lane' as a precinct.

Associate Director David Thornton led the team, with Associate Director Gary Edmonds, Senior Associate Marc Lawrence and Project Leader Thomas Sparg. The first stage of the Centre Place redevelopment was completed in September 2011.



SINCLAIR WILSON VIC

A large accounting firm located in Warrnambool in Victoria's Western District wanted an office fitout with functional edginess. The brief called for an office that would delight existing clients with its contemporary interpretation of the conservatism of traditional accounting offices, and that would also meet the needs of a modern accounting practice for functional, flexible quality spaces that would stand the test of time.

The Buchan Group's Interior Design team worked closely with the Partners and staff of Sinclair Wilson to develop the concept for the fitout of the former Warrnambool Co-operative building, previously operating as a department

store. Reception, board room and meeting rooms draw on a palette of traditional materials including timber, glass and stone, using them in a contemporary style.

Work spaces range from enclosed offices for partners and senior members of the practice, to more open areas for other staff members that still provide privacy and noise insulation as required. Training rooms, IT facilities and staff amenities were included and feature strong colours against a neutral base fitout. The large staff kitchen and dining area retains the original cathedral ceiling and is a relaxed, welcoming space for informal gatherings and breaks during the working day.

CHRISTCHURCH RE:START NZ

The renewal of central city retail in Christchurch, NZ, after a devastating earthquake, began on October 29 with the opening of a pedestrian shopping mall made from shipping containers.

The portable, modular system was proposed by The Buchan Group after being invited to join the city's Re:START Group and to use its retail expertise to assist in re-establishing retail amenities in the CBD. Associate Anton Tritt had previously designed a home using shipping

containers, and he and graduate architect Jason Cheyne developed a concept that could be used for single or multi-storey formats to create an interesting, vibrant retail precinct.

Cashel Mall, the site for the new precinct, is the traditional heart of CBD retail in Christchurch and had been closed to the public since the earthquake. Landowners allowed Re:START to use the land without cost and 27 retailers committed to the project, including Ballantynes department store. The Buchan Group's design

created a north and south precinct and sited the containers so as to screen damaged areas. Generous public space is a feature of both precincts, each of which has a café, seating and extensive landscaping. Leighs Construction completed the project within only eight weeks, with all services connected, fitouts and signage in place, in time for the official opening by Prime Minister John Key on October 29. Re:START received financial support from the Christchurch Earthquake Appeal Trust and ASB.



CURRENT PROJECTS



The **950 HAY/THE MELBOURNE** development (above) in the heart of the resources / oil and gas precinct of the Perth CBD will create a new A-grade office tower with large floor plates that maximise the strength of its prominent and accessible location. The new tower will be subtly cantilevered above the heritage-listed Melbourne Hotel and is designed to achieve a 4.5 NABERS rating and a 4 Star Green Star Office V3 rating. High quality finishes will feature throughout, and secure parking will be provided for almost 60 cars. The development is close to transit routes and public transport. End of trip facilities will be provided for those using Perth's network of pedestrian and cycle routes. As part of the project, 21 of the existing hotel rooms will be refurbished, and 20 new rooms will be constructed at a quality appropriate to the upgraded boutique hotel. Director Lou Cotter is leading The Buchan Group team for the \$55M development by Oakesfield Pte Ltd. The project is scheduled for completion in early 2014.

The **EMPORIUM MELBOURNE** (below) will complete the rejuvenation of Myer Melbourne and provide the final link in the chain of upgrades from the Myer Bourke Street and David Jones stores, through to Melbourne Central and QV. The \$1.12B development by Colonial First State Global Asset Management in partnership with GIC is under construction and is expected to open in time for Christmas 2013 trading. The Buchan Group's design maximises trading space within the former Myer Lonsdale Street store, providing 46 000m² GLA for the anticipated 225 tenancies. On Lonsdale and Little Bourke Street, boutique retailers will activate frontages. The interior will feature a racetrack mall with tenancies on either side. Concept stores, including major international brands, will occupy larger tenancies over several levels. A feature of the project will be a glazed, multi-level facade on the new north-east corner of the development, dominated by a media screen. The Buchan Group's project team is being led by Director Bruce Shaw and Project Director Chris Ball.



08 AWARDS



WESTFIELD LONDON WINS ICSC AWARD

Westfield London (above) has won the 2011 ICSC European Shopping Centre Awards for a New Development: Extra Large. The development by Westfield Shoppingtowns Ltd is Europe's largest urban shopping centre, with 367 stores and a GLA of 172 760m². The £1.7B Westfield London opened in October 2008. The Buchan Group provided Executive Architectural Services for the development, supporting Westfield's Concept Design team, acting as lead design consultant for the project and delivering its scope of services from Schematic Design through to Construction Support services and final contract completion.



PRO AV SPOTLIGHT AWARD (left)

An audio/video installation designed, mapped, modelled and produced by The Buchan Group for Rio Tinto has won the 2011 PRO AV Spotlight Judges' Award. The Spotlight Awards recognize the best professional audio/video installations designed for corporate, education, entertainment, government, and other markets internationally. Entries were judged by a panel of PRO AV, ARCHITECT and ARCHITECTURAL LIGHTING magazine editors, contributors, and AV systems integrators. The judges were particularly impressed by the innovation and design excellence demonstrated by the creation of a 3D virtual mine in the heritage building's ornate interior. The Rio Tinto 'CBD Mine' experiential graphics team was led by Associate Director Gary Edmonds.

INTERNATIONAL AWARD FOR MYER MELBOURNE

Myer Melbourne (right) has been recognised as the world's best new department store. At the 2011 Oracle World Retail Awards in Berlin, Myer Melbourne was awarded the Store Design of the Year Award, a prestigious honour, highly contested by retailers from around the world. Previous winners have included Topshop New York, Niketown London and American Girl Place, Los Angeles. It is the first time that an Australian retailer has won a World Retail award in the five years of the awards program.

The Buchan Group designed the fitout for Myer and providing Executive Architectural Services. The Group is now working with CFSGAM on The Emporium redevelopment of the former Myer Lonsdale Street store.



GOLD AND SILVER AT ICSC ASIA AWARDS

Chadstone Shopping Centre's West Mall (left) received the Gold Award for Sustainable Design for the Renovation or Expansion of an Existing Project at the International Council of Shopping Centre's Asia Awards announced in Shanghai on November 3, 2011. The Buchan Group and RTKL Los Angeles were architects in association for the development by Colonial First State Retail Trust and Gandel Group. Colonial First State Retail Property Trust's redevelopment of Chatswood Chase Shopping Centre received the Silver Award in the same category. The Buchan Group was the architect for the redevelopment, which was completed in 2009.

The **Northern Malls expansion of QIC GRE's Robina Town Centre** has been awarded the 2011 Excellence in Design Award at the Property Council of Australia's Queensland Retail Property Awards. Robina was also awarded Runner-Up Retail Property of the Year. Another Buchan Group project, AMP Capital's Mt Ommaney Centre, was Highly Commended for both Excellence in Design and Excellence in Sustainability.



NEWS



SHANGHAI OFFICE LAUNCHED

The **Buchan Group's Shanghai office** was officially launched on November 3, with a cocktail party in the new premises on Level 7 of Da Tong Business Building. Director David MacLeod and colleagues Jason Zhang and John Dennis were joined by staff members in welcoming more than 70 guests, who included clients and colleagues from throughout Asia. Seen here at the launch party with David MacLeod and Jason Zhang is Luisa Rust, Trade Commissioner, Australian Trade Commission, Shanghai.



RETIREMENT

Angela Riggs has retired from The Buchan Group after more than 13 years as a Director. She joined the Melbourne office in 1997 and was appointed Executive Director eight months later, and introduced many of the procedures, practices, disciplines and protocols that remain part of the management and proper governance of the business. Angela played a key role in The Buchan Group's expansion into the international architectural market over the past decade, assisting in the establishment of the London and Dubai offices. She subsequently relocated to the UK to lead our London team on both the Westfield London and Westfield Stratford City projects, while maintaining her Executive Director role. A feature of Angela's years with The Buchan Group has been her unique ability to advance both the professional aspect of the company as well as the "family" culture that is at the heart of The Buchan Group. We are sure that our Clients will join the Directors and Staff of The Buchan Group in thanking Angela for her outstanding contribution and wishing her well in the next chapter of her life.



NZ MARKS 20 YEARS

Clients, consultants and former staff members joined Managing Director Greg Sheehan, Principals Mike Jakobi and Peter Zillman, Associate Director David Thornton and staff of The Buchan Group recently at a cocktail party in Auckland to mark the 20th anniversary of the establishment of the Group in New Zealand. Managing Director Greg Sheehan said that the New Zealand practice had played an integral role in shaping the country's commercial landscape since its opening in 1991 in Auckland. While early projects had drawn on The Buchan Group's retail expertise with projects such as The Palms, DressSmart and West City Plaza, the range of projects had grown to include Christchurch Art Gallery, commercial offices such as the Hallensteins building in Christchurch, high-rise residential developments and hospitality projects. Most recently the Christchurch practice had designed and delivered a key component of the Christchurch Re:START project, the new shipping container retail mall.

THE BUCHAN GROUP

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