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FOR

PRESTON MARKET

THE CENTREWAY

PRESTON

CITY OF DAREBIN

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PRESTON MARKET

DESIGN CONCEPT AND CONSTRUCTION: 1967 TO 1971

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These documents (Part 1 and Part 2 below, in conjunction with a presentation of 92 images) have been prepared to assist in the evaluation of the Preston Market building against the National Heritage List criteria, and in particular, against criteria f:

"the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period"

PRESTON MARKET

PART ONE: RECOLLECTIONS

1.0 This Document:

The purpose of this document is to briefly discuss some of the aesthetic, architectural and technological aspects of the original Preston Market building at the time of the building conception and construction. These recollections may be considered useful with respect to Heritage Criterion E and F in relation to Melbourne, Victoria and Australia.

Preston Market was fundamentally designed and built by 'Structural Consortium Pty Ltd'. The design and construction eventuated during 1968 to 1971. The three directors of the 'Consortium' were David Rayson, Noel Henderson, and Barry Pearce. These notes are compiled by two of those three people.

These notes are intended to be read in conjunction with a visual presentation describing the design philosophy and construction techniques at the time at which the building was conceived and built. A summary commentary to the visual images is included here as PART 2 of this document.

2.00 The Preston Market Building: General

The Preston Market is an example of **a 1960's Industrial Building** that has proven to be adaptable to change, and to function as a centre of Market activity over a continuous period of nearly fifty years to 2019. The building's function can be argued as being as relevant to contemporary life in the community as it was when initially conceived, designed and constructed.

Preston Market, in the form of a traditional market, with independently owned stalls, was viewed to be a needed ground-roots counterpart to the large, air conditioned, corporate shopping malls that were beginning to expand. Preston Market is an example of the market typology that has been a traditional focus in villages and towns, in many cultures, over centuries. Typically, it is a utilitarian structure that creates a focus for trade and other community activities. Informal spatial and organisational formats facilitate a lively and dynamic interaction between those who sell and those that purchase.

It is generally acknowledged that Preston Market is important in demonstrating the cultural and social outcomes of migration. Cuisine and cultural diversity resulted as migration increased from Europe, China, Vietnam, India and Sri Lanka, and the market was intended to provide a response to this.

Preston Market was **the first post-war retail market to be created in Melbourne**, providing support to a growing local population. All substantial Melbourne markets in the 1960's were Council Owned and administered. Preston Market was a pioneering project, as it marked **the first significant market that was a private venture**. The financial viability of such an enterprise was problematic, as Council market stall prices were generally minimal. The building, consequently, needed to be realised within tight budgetary and timeline constraints.

This particular market proposal was initiated by a fortuitous fusion of:

a) The Preston site becoming available following the closure of the Broodhurst Tannery that had previously occupied the site. The site had, subsequently, been re-subdivided as a shopping precinct, surrounded by car-parking.
b) Myer had been interested in the site, but decided to select the current Chadstone site (1960) for initial decentralised development. Upon return to the northern suburbs, Myer selected the current Northland site (1966) some 3 kilometers from the Market site. The current market site was thus available for alternative development.
c) This coincided with the meeting of similar minded people including:
    - Leon Jolson: A Holocaust survivor who was familiar with real estate, market personnel and the market environment.
    - Tony Arnold: Real Estate (Arnold and Scott, later Biggin and Scott) and property entrepreneur.
    - 'Structural Consortium Pty Ltd' consisting of three professionals with recent collective university qualifications including Building, Quantity Surveying, Structural Engineering and Architecture.

3.00 The Building Aesthetic:

3.01 A Modernist - Brutalist Architectural Aesthetic

Architectural design, in the 1960's, embraced the notion of expressing structure, as an important aesthetic in a building… in populist terms, perhaps "Form following Function". In 'modernist' design philosophy, the aesthetics of a building was typically governed by the way materials and structural elements were used in a direct, 'honest' expression of the building form. The aesthetics of a 1960's 'building-of-merit', was generally an architectural form that could be argued to have utilised contemporary materials in a straightforward, economical and aesthetically appealing manner, organised to produce a highly functional layout… with attributes such as scale, massing and spatial interest as part of the mix.

'Modernist' philosophy understandably led to Brutalist architecture (1950 – 1970's), using raw construction materials such as reinforced concrete in an exposed state, as a strong aesthetic expression.

Preston Market is an example of a built form that utilises the materials and structure as the fundamental aesthetic, with a complete honesty and lack of compromise in the expression of its industrial nature.

In order to achieve this structural aesthetic, it was vital to ensure the structural wall and roof components did, indeed, provide an interesting visual panorama. The major structural element was the steel roof structure, where a space frame provided a relatively transparent,

delicate, geometrically interesting geometry. The complimentary structural element was the load-bearing concrete wall system that also provided lateral stability to the building. The latter wall-panels provided a heavy, massive element to counter the intricate steel space-frame.

One fundamental reason for researching, devising and developing a scheme that included a space-grid roof system, was the visually interesting geometries that continually interplay as the position of the observer moves. This element became the driving force for the design intent, but to procure a space-grid in reality… in the sixties… in Melbourne, was indeed, challenging. The budget was constrained, so the inevitable outcome was that a space-grid would need to consist of reasonably standard componentry. It was also understood that, if detailing of the modular components was not highly sophisticated, but expressed without compromise, then the repetition and geometrical patterning would sustain visual interest.

It might be noted, that whilst the current (2019) concrete walls of the building have been given a highly decorative surface treatment, **the original concrete walls were sand blasted to express an uncompromised grey concrete finish throughout**, both internally and externally. The only exception to the concrete wall surface was a series of strategically painted large circular graphics in a darker grey… as a contrasting strong geometrical compliment to the triangulation of the space-grid. **This was regarded as an absolutely uncompromising 'brutalist' and strong 'modernist' expression of the fundamental building componentry.**

The delicate nature of the steel space-frame geometries, contrasting with the solid concrete walls, was part of the design intent.

The total Market form was knitted together by cantilevering the space-grid, well beyond column supports, to create covered walkways between the separate buildings. The exposed space-frame over the pedestrian walkways provided continuity to define the extent of the market function.

The space-frame modules were. in some perimeter-wall locations, supported on the top of the concrete walls to allow the grid geometry to extend over the walls and to be expressed in portions of the perimeter façade. The sloping surface of the exposed space-frame also provided placement for large 3D lettering reading "PRESTON MARKET'. In remaining locations, the perimeter façade wall-panels extended above the space grid, and supported the space grid via the internal surface of the wall panels.

4.00 The Building Technology

4.01 Steel Roof Structure: The Space-Frame

The floor area of the market needed to be as free as possible from columns and walls, to facilitate flexibility in stall arrangements over time.

Several options were initially explored to create a building form using conventional systems… portal frames, trusses and beam systems.

However, a possible alternative approach remained intriguing. There was **a subtle design philosophy that developed during the sixties which embraced nature, and in particular, a design approach (promoted by luminaries such as Buckminster Fuller), that drew inspiration**

from structural geometries of micro universe (atomic-physics, chemistry, biology, etc.) and macro universe (the critical proximity of planetary systems, etc). **Such a system, if achievable, had a stronger appeal due to the contemporary expression and potential economy (through efficient distribution of forces throughout the system), together with the aesthetically interesting three-dimensional geometries that might be the outcome. The delicate nature (e.g. when compared with standard Portal-Frames) of the steel space-frame componentry could make an interesting contrast to the heavy, solid nature of the concrete wall panels.**

It is noted that Buckminster Fuller was a presenter at a convention in Perth in 1966 that had been organised by the Australian Architecture Students Association. This was not organised by the RAIA (now AIA), nor the architecture/design schools in Australia, but was a student initiative. The material presented by Buckminster Fuller was refreshing, contemporary and impressive, and new to the discussions generally included in the curriculums of Australian architecture schools at that time. Whilst none of the three directors attended that convention, the content and directions had been noted.

A space-grid was a structure based on geometries that were emerging from discoveries within nature that exemplified the efficient use of energy to create structure and volume. These geometries are essentially three-dimensional (based on spherical geometry)… not the conventional two-dimensional structures such as beams and trusses that were generally used in structural engineering. Two dimensional engineering was generally easier to analyse, to manufacture, transport and construct.

The sixties, like the proceeding decades, had accumulated a vast array of technological knowledge, but for the general population, this was a pre-computer and pre-digital age. Analysing three-dimensional structural geometries was a daunting process.

Intense research was undertaken by the Consortium team, in an endeavour to determine if any existing space-grid systems were available in the Australian industry. This research was needed to determine if such a system was indeed feasible, and achievable within the timeframes and budget constraints of the project.

Only one space grid had been built at that time in Australia. This was a German patented system ("Triodetic") that had recently been installed in a Government Store building near Sydney. This system was quite sophisticated, but was economically prohibitive for the Preston Market project.

Another Melbourne building, a Marchants Lemonade factory, was discovered. This building was a precursor to a space-grid, utilising two dimensional trusses in conjunction with inter-truss diagonal bracing to control lateral stability of the trusses… but this could not be considered to be a three-dimensional space-frame geometry.

During the sixties, computer-aided design was not part of the construction industry, and there were no computer-programs to analyse three dimensional structural geometries. The Consortium team worked with a local steel manufacturer, Standard Steel, in the development of the three-dimensional steel structural system. This is the system that can be observed in the current Preston Market roofing. **This space-frame was a unique system that was developed in Melbourne**, and was approved using a combination of mathematical analysis and empirical methods for structural performance. The Australian Structural Codes were usually applied to conventional two-dimensional structural members, and these (e.g.

slenderness ratios) were found to limit the potential 'lightness' of the steel space-frame structural components.

This system was developed using available structural steel sections, angles and rods, formed into 4 ft x 4 ft (approx. 1200 x 1200mm) half octahedral modules. Where the roof modules were to be exposed, each module was hot-dipped galvanised (to protect the steel from corrosion), and this was also understood to be a pioneering application. **This structural system remains unique to Preston Market.**

The Space Frame system should not be dismissed for being a simple version of an available proprietary system. This was **a structural system unique to Australia, designed and developed in Melbourne from first principles.**

The system was based upon a strong contemporary design philosophy that had gained little academic or practical exposure locally. The design approach was to become a significant design direction much later in Australian architecture. The Preston Market design preceded the analysis by computer aided design by decades. Conceptual design, detailed design, prototype-fabrication, structural testing, integration into the total building system, transport and erection all needed to be pioneered. This was a world first, developed from first-principles, and on a significant scale.

4.02 Tilt-Slab Concrete Wall System

The roof structure needed to be integrated into a complete building system. Some roof edges were supported on columns with branching top supports to connect with the space-frame modules. Other wall edges were supported on concrete 'tilt-slab' wall panels.

The design of the concrete walls and floor was also a first for Australia. Barry Crisp, of Lovell Smith and Crisp (later Matheson Crisp, and later Crisp), had recently arrived in Australia from New Zealand with an intention to design tilt-slab water tanks for rural properties in the Australian drought. Preston Market was the first Australian tilt-slab design in Australia. This system used the concrete floor slab for the main formwork for the reinforced concrete wall

panels. The slabs were then tilted to the vertical, and the load-bearing panels were positioned into footing-slots that were formed integral with the floor slab.

This was further pioneering for Australia in the assembly process, and construction required some fine tuning on site to refine the practice. This process also attracted many observers to the site from the construction industry.

The construction of Preston Market attracted much attention in both the construction industry and in design schools throughout Victoria, based on a philosophy derived from discoveries in physics, chemistry, micro-biology and the like. It focused attention on three-dimensional systems and new methods/directions for designing buildings. Computers would later prove to be well-suited to the structural analysis for such three dimensional systems.

Subsequently, new courses in the Philosophy of Structure were introduced to some leading Australian and New Zealand schools of architecture e.g. RMIT University in Melbourne, Victoria University of Wellington, NZ.

All three previous Directors of the Consortium have remained active and influential in the construction industry in Melbourne and beyond.

The Preston Market building can be argued as having been a notable pioneer and a significant influence on the construction industry in Australia… and New Zealand.

5.00 Preston Market Summary

PM was the first substantial Victorian retail market provided by private enterprise i.e. not Council owned and maintained.

This space-grid system was unique to Australia, designed and developed in Melbourne. The system remains unique to Preston Market. It is the first Space Frame of its kind in Australia and elsewhere, and the second space-frame of any kind to be erected in Australia.

The space-frame system was based upon a strong contemporary design philosophy that had gained little academic or practical exposure locally. The design approach was to become a significant design direction much later in Australian architecture. The Preston Market design anticipated computer aided construction-design, and other buildings derived through a similar design philosophy, by decades. Conceptual design, detailed design, prototype-fabrication, structural testing, integration into the total building system, transport and erection all needed to be pioneered. This was a world first, developed from first-principles, and on a significant scale.

Preston Market contains the first design for a tilt-slab wall system in Australia.

The Preston Market was a pioneer for the Australian building industry.

David Rayson **Barry Pearce**

February 2019

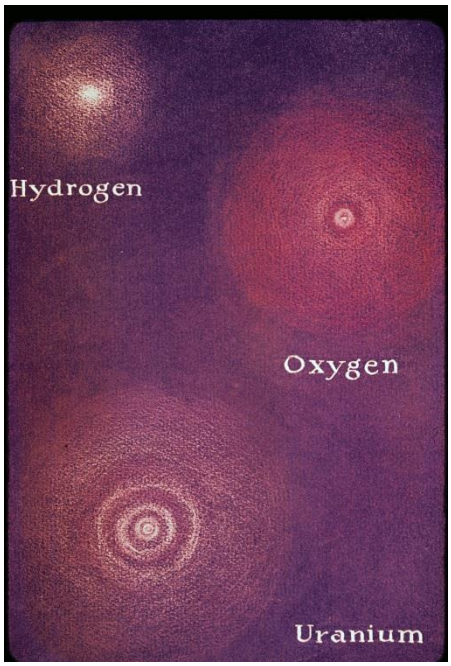
PRESTON MARKET

PART 2; COMMENTARY ON VISUAL PRESENTATION

The following notes are intended as a précised version of discussion that might accompany a series of 92 images, relating to the design conception and construction of Preston Market during the years 1967 to 1971.

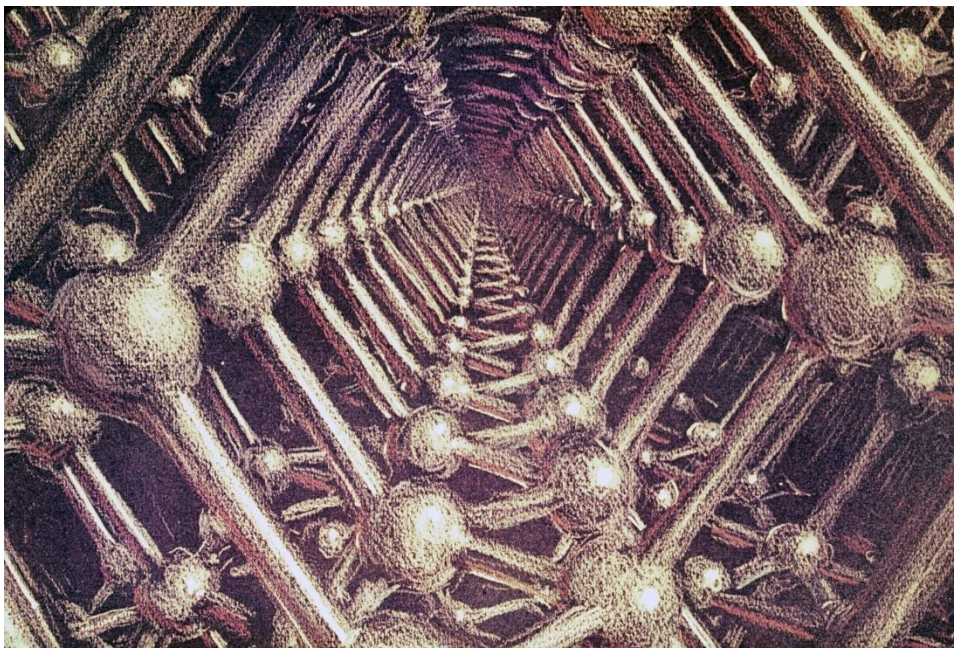
These notes are compiled by Barry Pearce (previously a Director of Structural Consortium Pty Ltd) on behalf of the three previous Directors responsible for the design and construction of Preston Market.

Preston Market Space Frame roof structure. To describe the source of inspiration for this particular structural system we need to indulge in some elementary physics and chemistry… as it was understood in the 1960's… and to the examples provided by Buckminster Fuller, who was a presenter at the Australian Architecture Student's Conference in Perth in 1967.

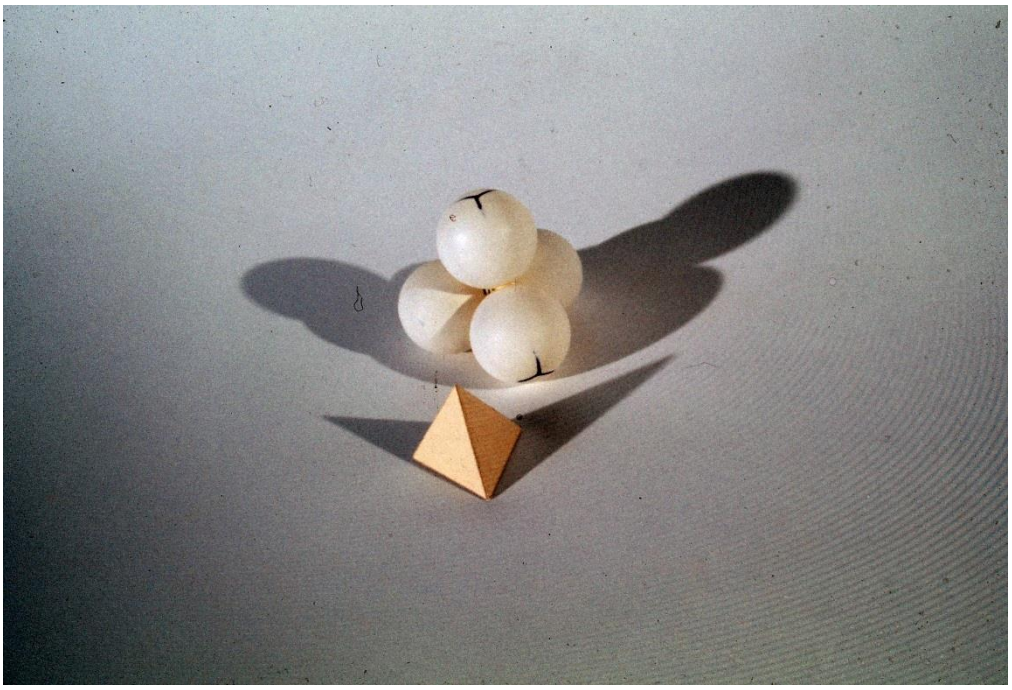


In the 60's we understood the atom to consist of a cloud of electrons orbiting a nucleus. We had begun to learn this since 1905 when Einstein's second paper (of five) was a determination of the true size of atoms, even though the very existence of atoms was still in dispute. The fourth (and fifth) of his 1905 papers became the Special Theory of Relativity (and E = mc2). Rutherford's experiments of 1910 were an indication that we could think of an atom as a nucleus with tiny solid particles (electrons) orbiting. Einstein developed his General Theory of Relativity in 1915. In 1920 we thought everything was made of atoms… quite simple! By 1928 we had Dirac's equation describing the behaviour of an electron and Heizenberg's Uncertainty Principle. By 1930 Protons and Neutrons had been discovered and we had a new theory of Elecromagnetism, compatible with Quantum Mechanics. By 1931 we could magnify micro-structures by 400 times… now we can magnify 2 million times

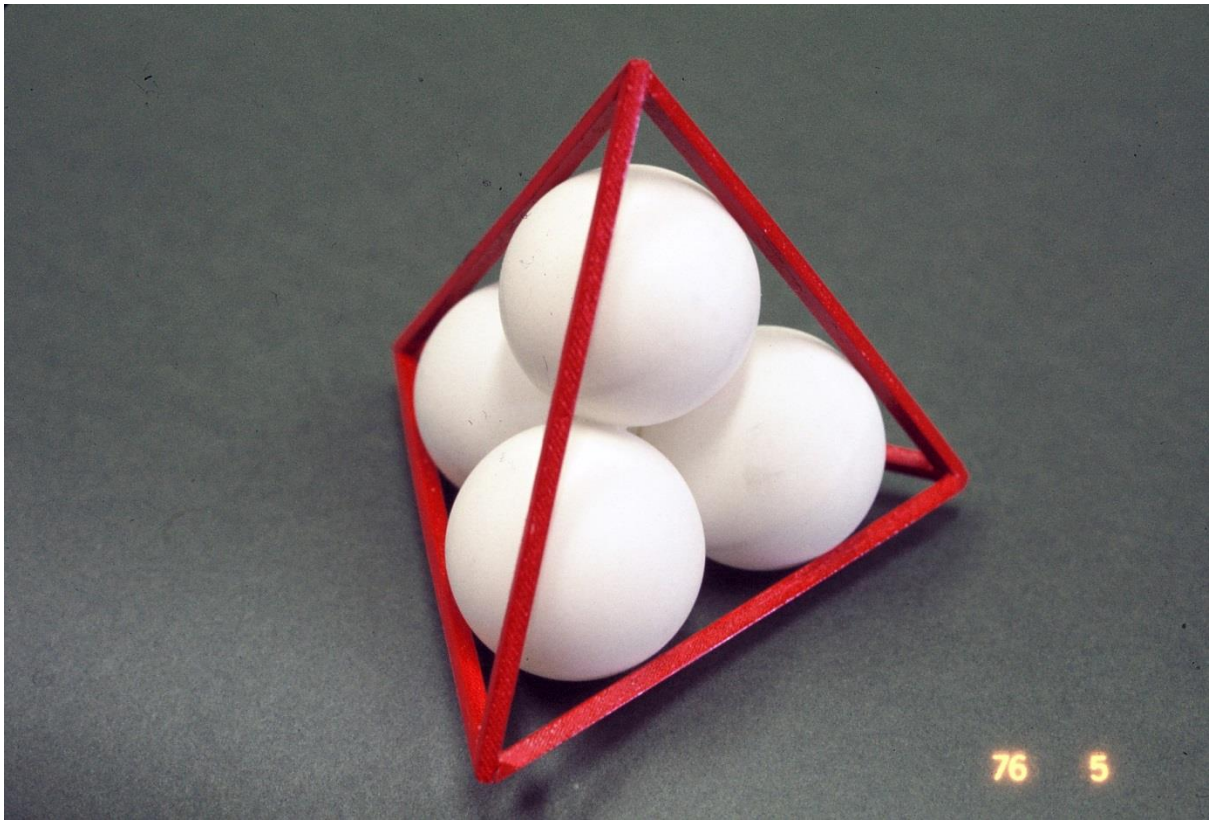
In 1960 we could model molecules in a simple manner, and explore crystalline structures via a screen of an electron microscope. In 1968 we had begun to develop a clear theoretical idea of the Standard Model of Particle Physics… and were on the way towards an understanding of Quantum ElectroDynamics and Quantum ChromoDynamics.
In 1960, we did not yet have high-energy particle-accelerators. The discoveries in physics/chemistry were exciting but often counter-intuitive, with much mystery still to discover.
In the Sixties we could draw equivalent sketches to aid the imagining of what a crystal or molecular structure might look like if we became minute within that formation. This is a representation of the diamond crystalline structure.



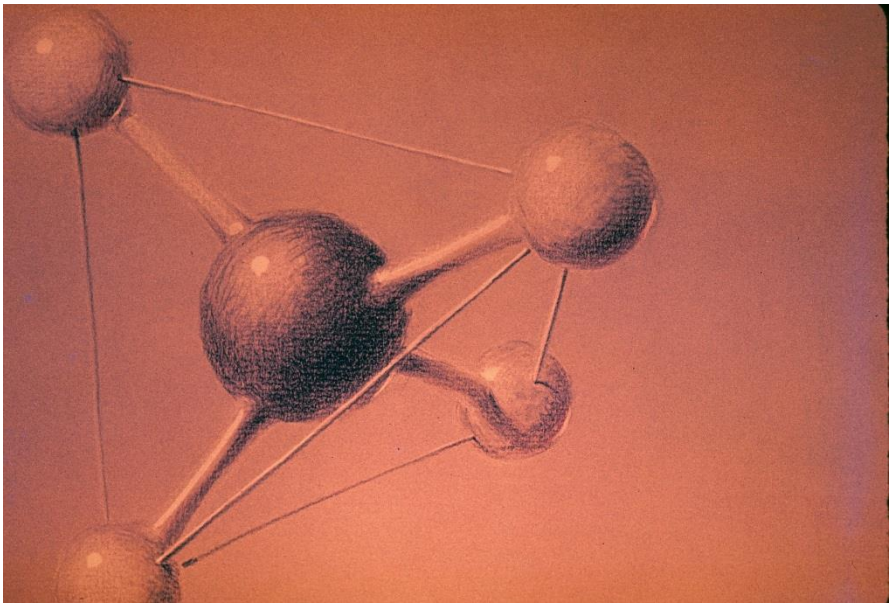
If we are to model a simple molecule of 4 atoms in a close-packed array, we arrive at a tetrahedral geometry. Each of the atoms is held in critical proximity to its neighbours via an electromagnetic force. Each of the four sides is triangulated, and the triangle is inherently stable. This is a very strong fundamental molecular formation. Six energy events holding four objects in critical proximity to each other.



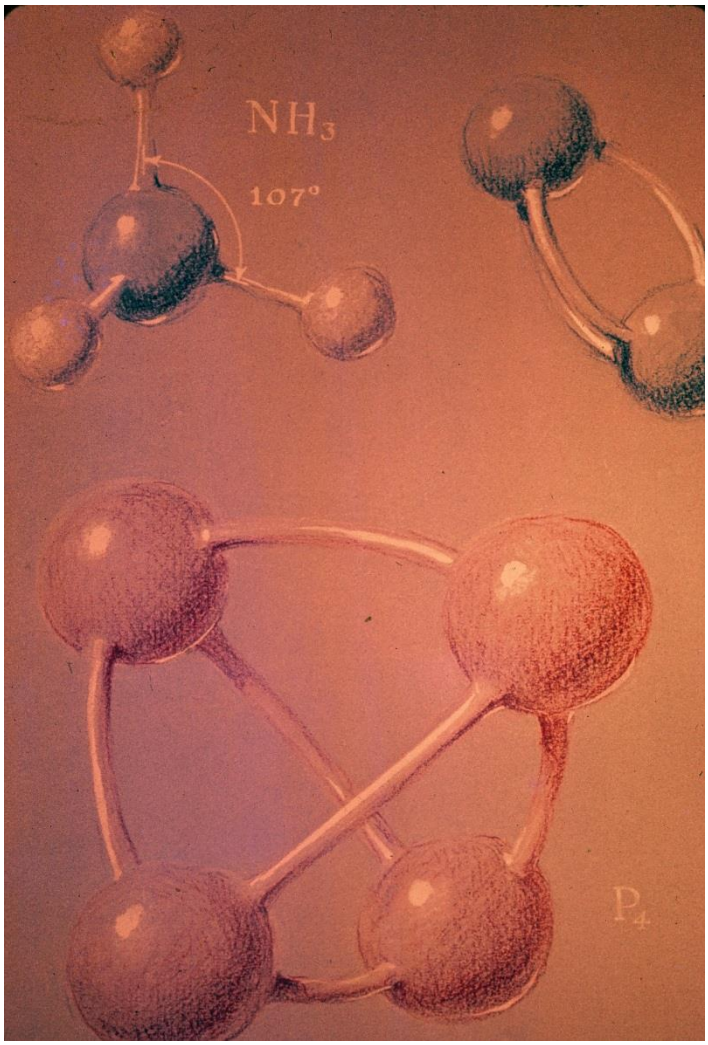
The tetrahedral form. Each red rod represents an energy event, or force, that holds each of the vertices/points/objects at a fixed distance (in critical proximity) from each other. The tetrahedron has 6 energy events to hold 4 objects in critical proximity. An inherently strong structural form due to the triangulation of every face of the tetrahedral geometry. The volume contained within the tetrahedron we might suggest here is one unit of volume.



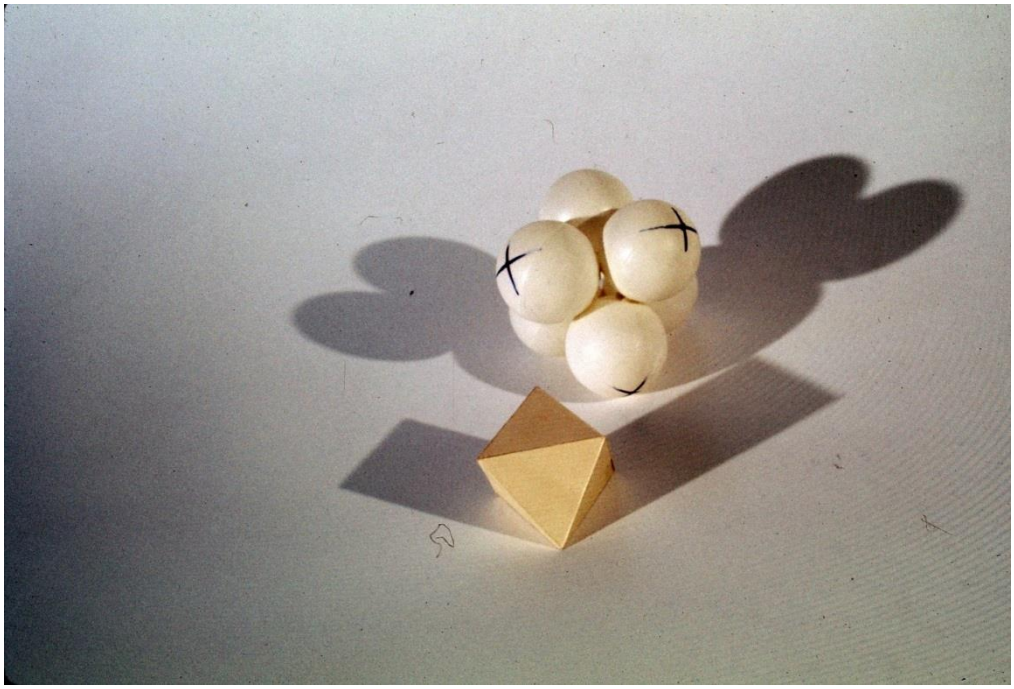
Some molecules occur in nature as tetrahedral formations of one kind or another, and generally have strong and stable bonding, such as the configuration of the Diamond structure. Each carbon atom is bonded to four other carbon atoms to form a tetrahedral structure that is very strong. The molecule here is the Methane molecule CH4



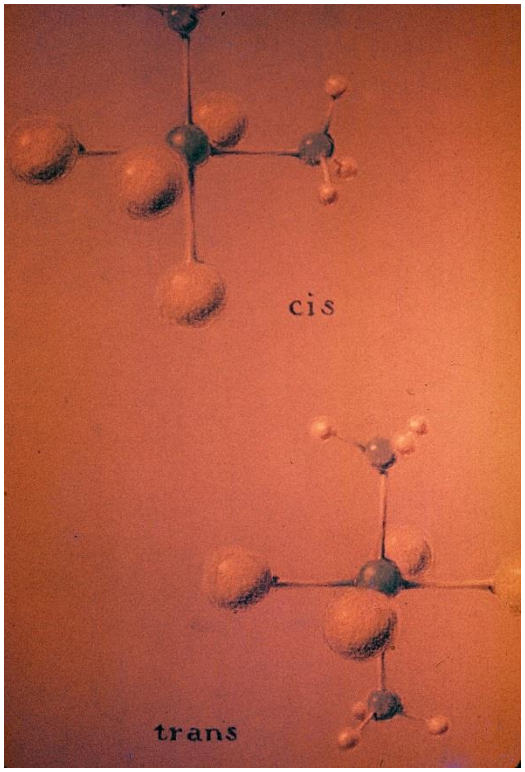
Molecular structure of phosphorus is tetrahedral, but this arrangement results in strain and instability, with a release of energy if the links are broken.

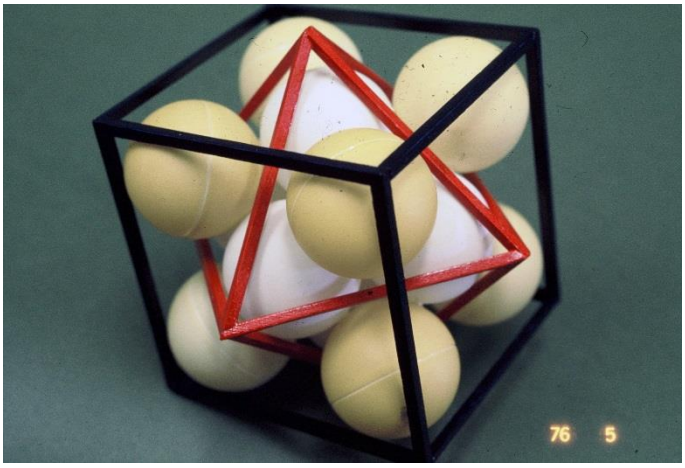


If we close-pack 6 atoms we can produce the octahedral geometry. This has 12 energy events holding 6 objects/vertices in critical proximity. The result is not as inherently strong as the tetrahedral formation, but the octahedron contains four times the volume of the equivalent tetrahedron i.e. it contains volume more efficiently whilst having significant strength due to each of the 8 faces being triangulated.



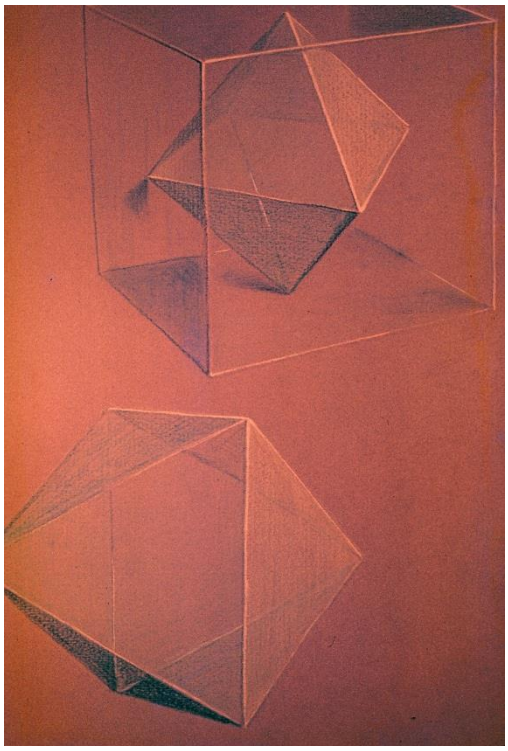
Bromine Pentafluoride BrF5… a strong fluorination agent. Butane is similar in form, plus Sulphur Hexafluoride SF6.

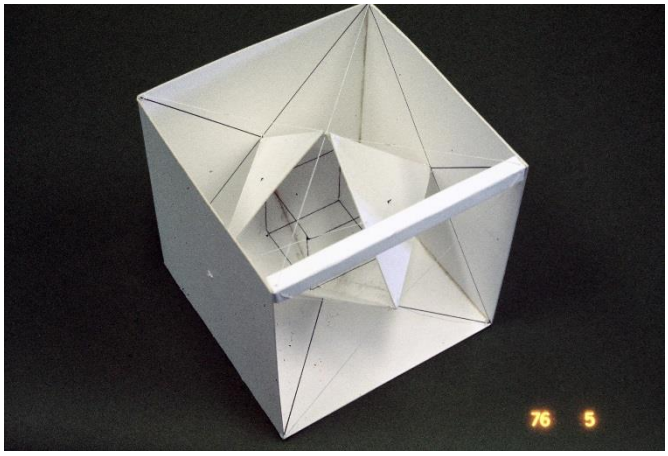




Here we close pack 14 equal spheres together. This demonstrates the relationship of the octahedron to a cube. If we substitute each of the yellow spheres (carbon atoms) for a tetrahedron of carbon atoms, we arrive at the structure of Diamond… a conglomerate of tetrahedral and octahedral forms, all triangulated into a very strong structure.

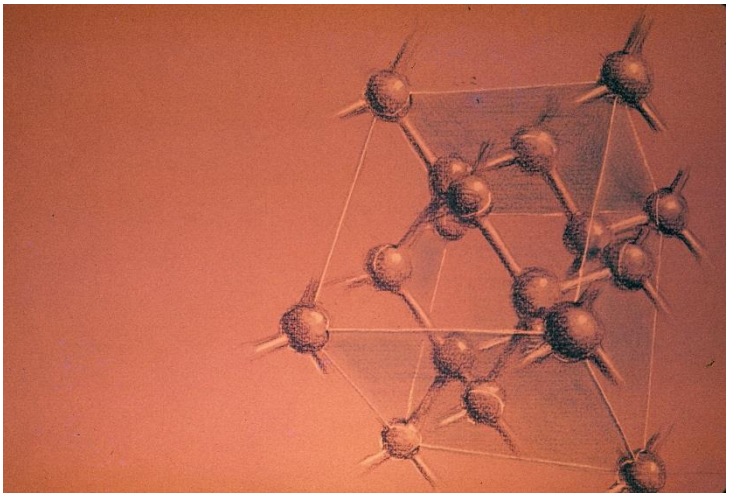
The relationship between octahedron and cubic form.



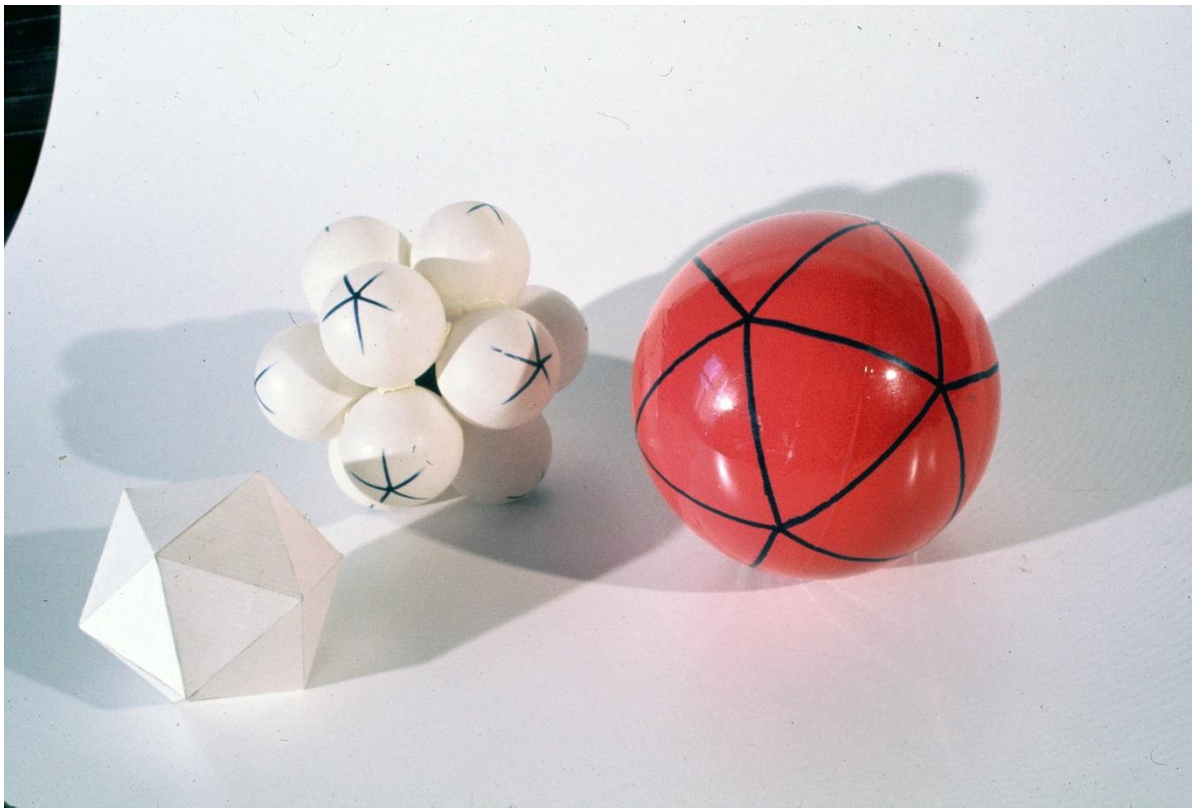


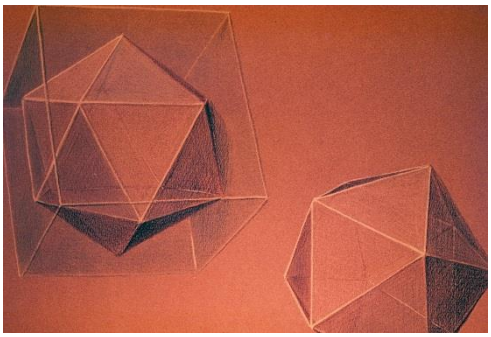
And the same geometries again! If each vertex is a carbon molecule, with an additional carbon atom at the centre of each surrounding-tetrahedron in the 8 corners of the cube, then this will be Diamond.

The Diamond molecule, a tetrahedral-octahedral combination.



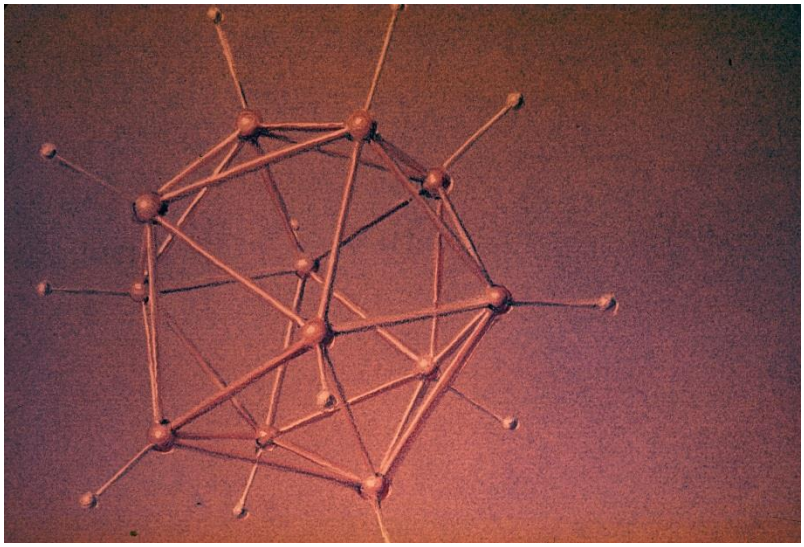
Extending the same close packing arrays … we can close pack 12 atoms around a central atom, and the outer shell will result in an icosahedral form. Hence the expression 'Spherical Geometry' often associated with such arrays. The Icosahedron has 20 faces and 30 edges/energy event holding 12 vertices/objects in critical proximity with each other. Hence the inherent strength is not as intense as for the tetrahedron, or octahedron, but it constitutes a form that is completely triangulated and contains much more volume… about 18 times the volume of an equivalent tetrahedron.

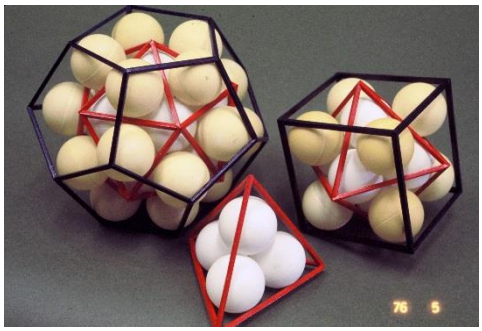




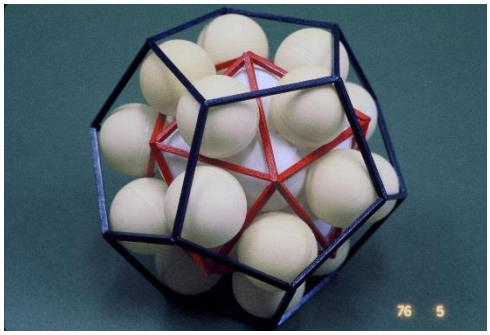
If we take 6 edges of the Icosahedron, and align them with a cube, that relationship between the two forms can become apparent.

Icosahedral symmetry in a molecule…e.g. the B12H12 Dodecarborate Anion.



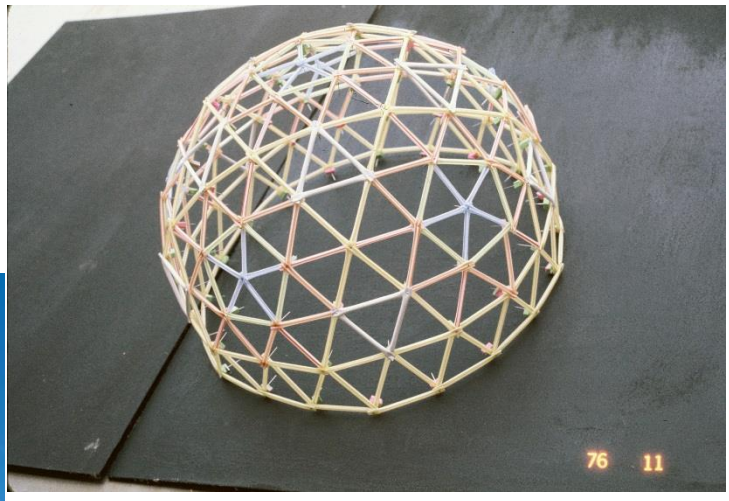


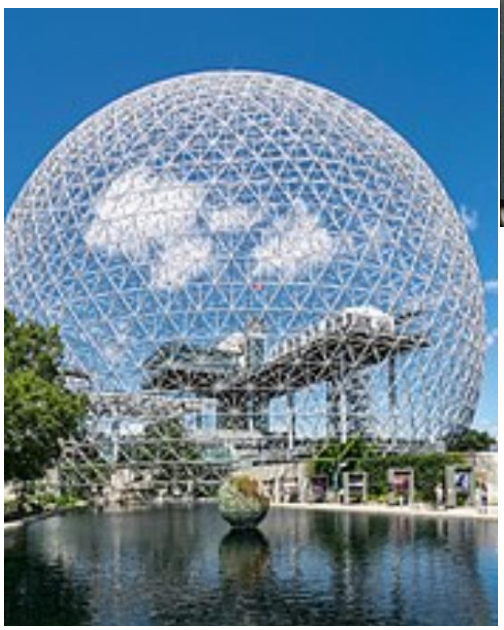
The Tetrahedron, Octahedron, Cube, Icosahedron and Dodecahedron. Icosahedral symmetry or Spherical Geometry.



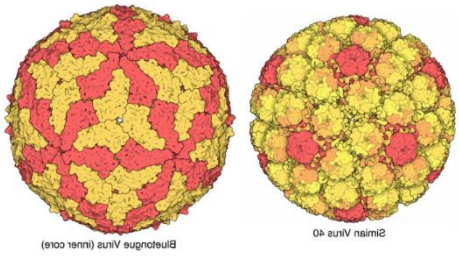
The geodesic dome as an extension of Icosahedral Symmetry.

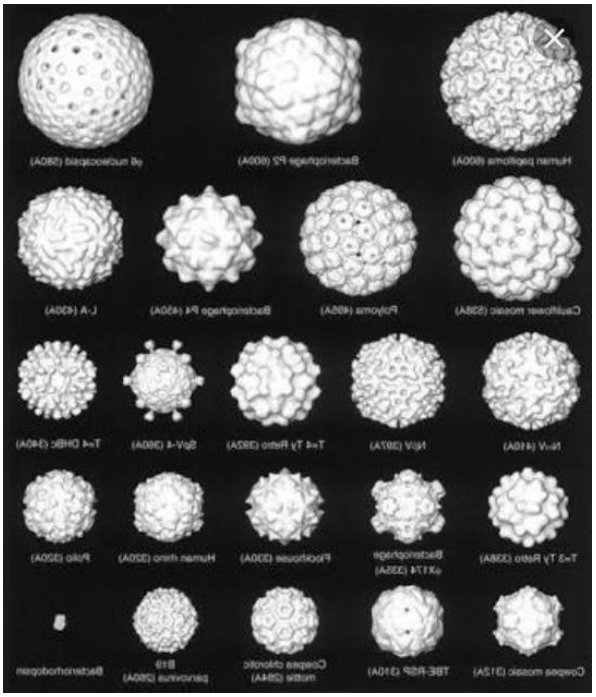
The (Buckminster Fuller) Montreal Expo Geodesic Dome.

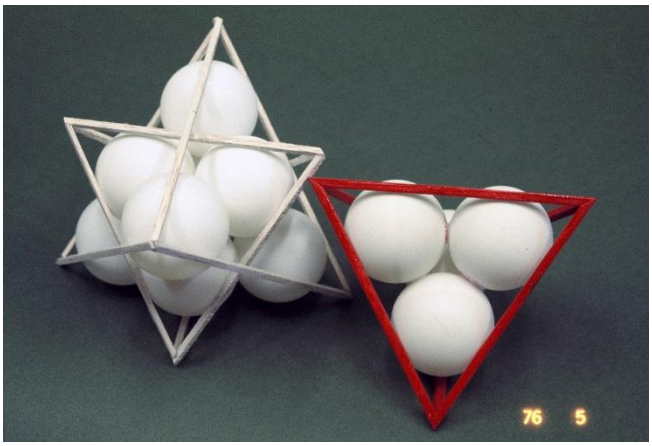




If nature aims to contain the maximum DNA in the most efficient volume, a geodesic geometry is one obvious choice r the containing form.

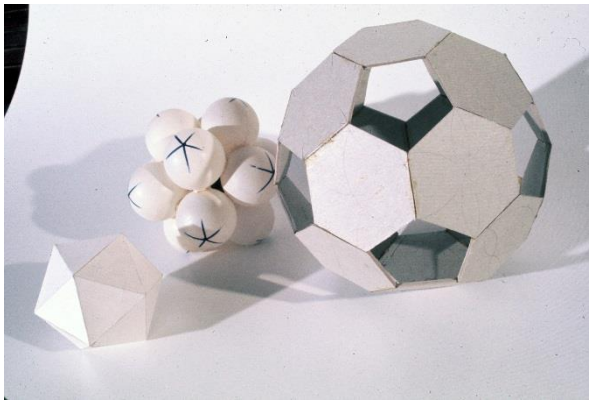


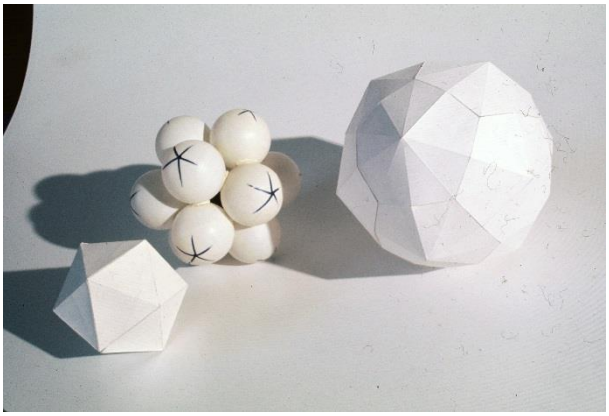




There are many variations of icosahedral symmetry in viruses.

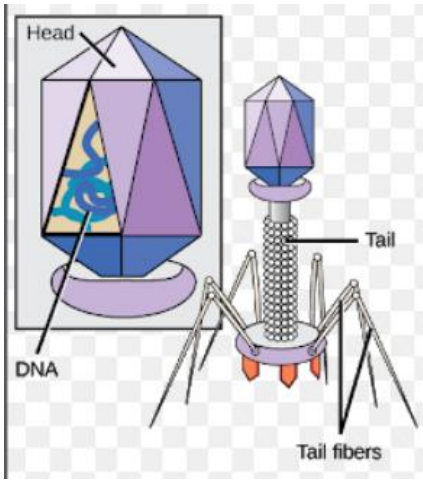
There are a range of geometries that can be developed into three dimensional forms useful to nature, and to buildings and architecture.

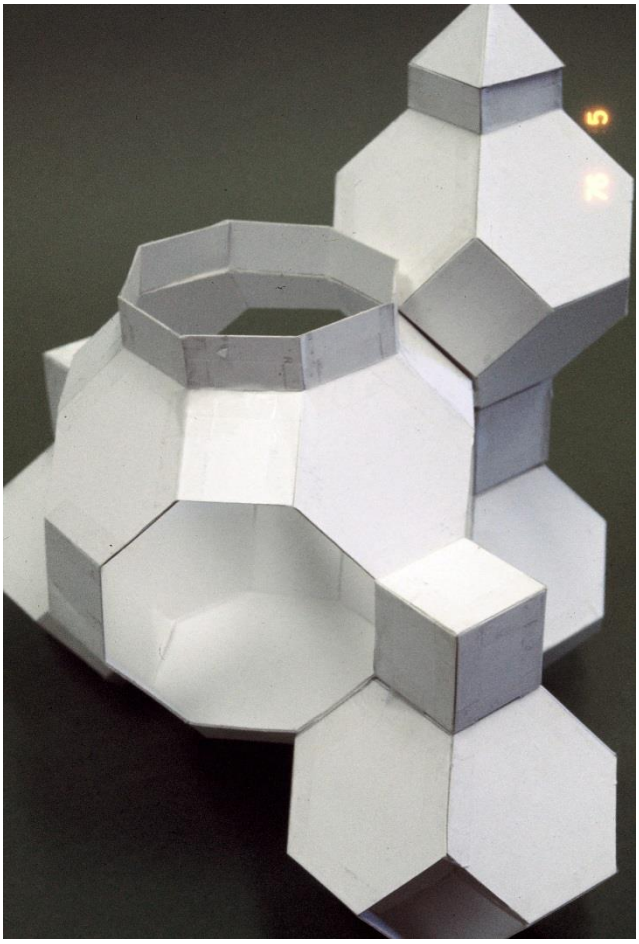




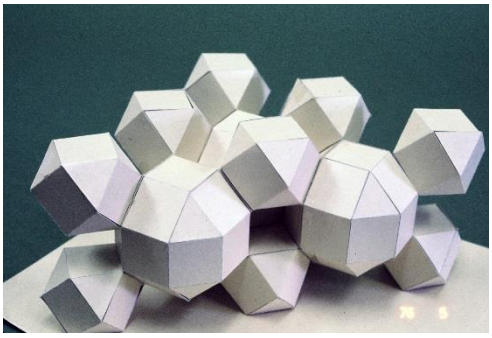
Example of related spherical geometry

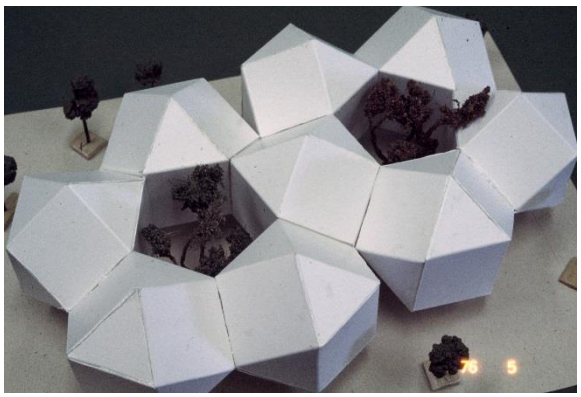
This tower has an icosahedral form, repeated linearly
Virus head containing DNA is an icosahedron, an efficient form for maximising volume (for DNA storage) with minimum energy expended.

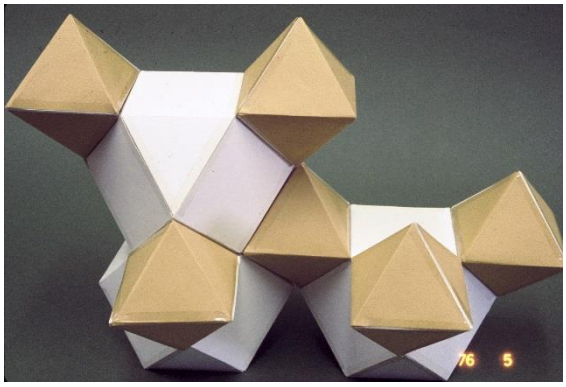




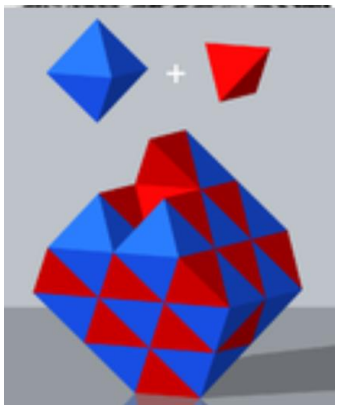
Such formations can be utilised at micro or macro scales… and can be used in architectural applications or building componentry…



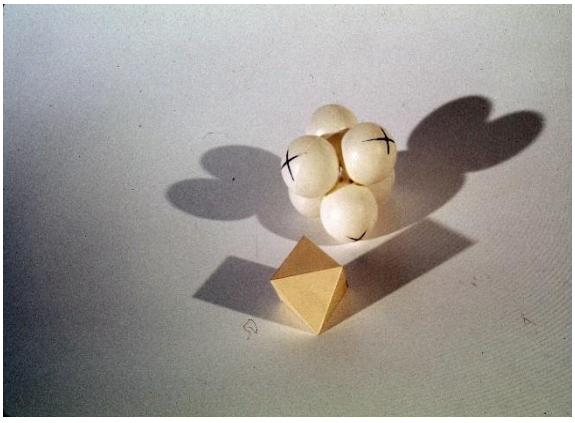




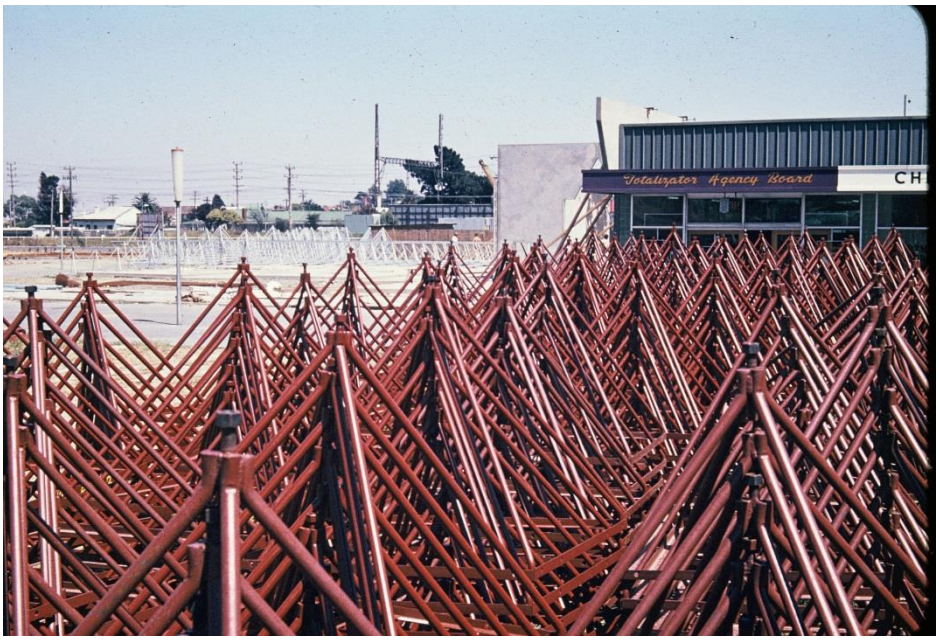
Back to the tetrahedron and the half octahedron…strength and volume efficiency.



The Tetrahedron and Octahedron array. If we take a combination of the Tetrahedron with the Half-Octahedron we arrive at…

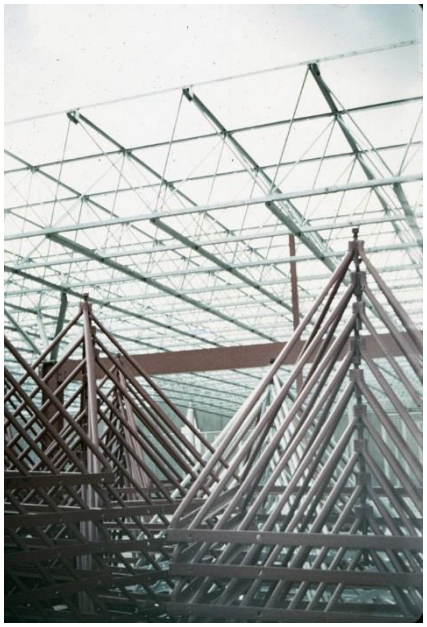


Preston Market modules that are half octahedrons. The spaces formed between these once assembled are Tetrahedrons. These foreground modules are primed in paint as they will be in concealed ceiling spaces within the construction.



Some modules, where they were to be exposed, were hot dipped galvanised (a new innovation). The steel rods to form the modules are of small diameter… and may have been even more slender if building codes had been better attuned to this kind of three dimensional design.

These modules were assembled on the concrete floor slab, and bolted together.



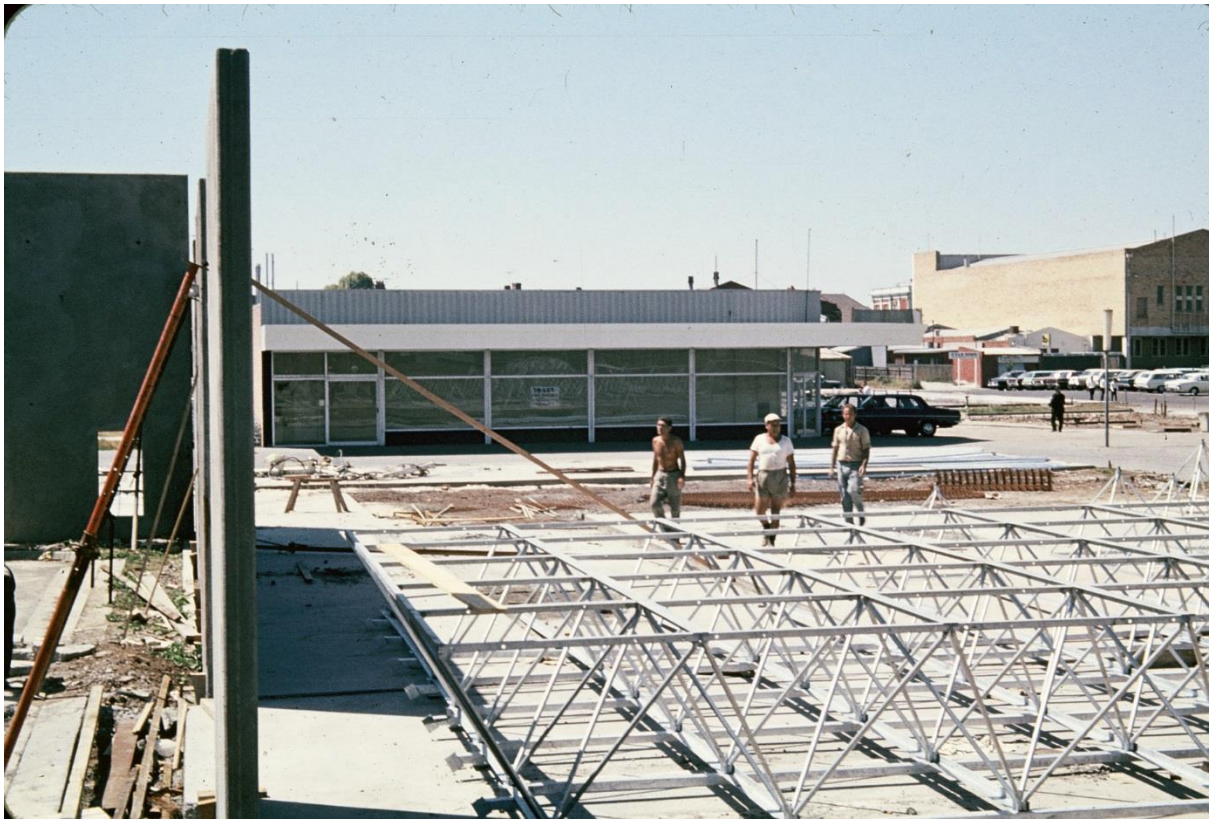
Modules erected, with others stacked ready for assembly and lifting to final position.

The space grid roof structure, consisting of alternating half-Octahedrons and Tetrahedrons, were sometimes supported on columns with a half-Octahedral supporting modules to assist in distribution of the loads from roof to columns.

Once assembled on the floor slab, the complete space frame for each separate market building was lifted by a series of cranes.

Roof modules assembled on the concrete slab, and ready for lifting.

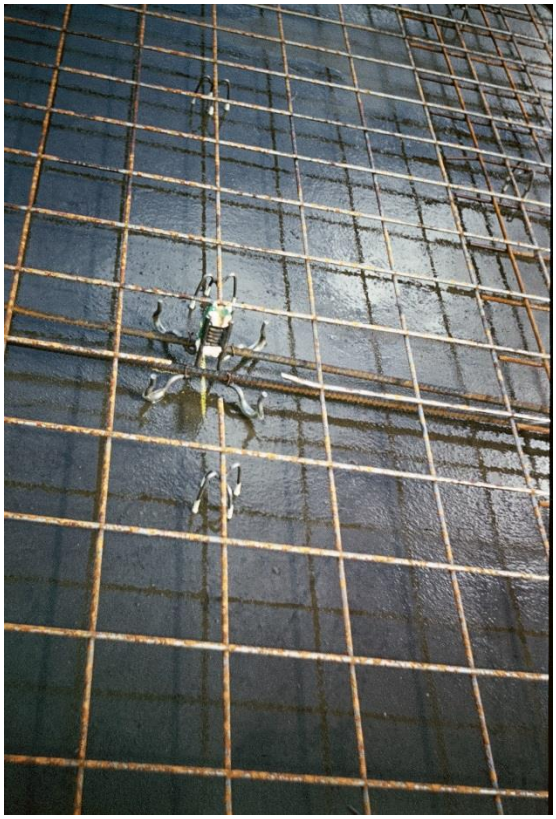
Not a very clear slide but one that shows some of the magnitude of the space frame.



Some edges of the space grid were supported on the load bearing concrete Tilt-Slab Walls… another new innovation to the Australian building industry.

The concrete floor slab under construction with some wall panels already in position.

The Wall Panels were poured on the concrete floor slab, with a separating oil laid to ensure that the wall panel, once cured, could be tilted to the vertical without adhering to the floor slab. A slotted footing can be seen at the bottom of the image, ready to accept the wall panel once poured and cured.



Lifting lugs were located within each reinforced-concrete wall panel to facilitate the lifting of the wall panel.

The slotted footing ready to accept the wall panels. Wall panels were poured in a location on the floor slab, close to their final location in the building. Cured panels ready for lifting.

Some wall panels were located under the space frame for support, others extended higher than the space frame and supported the steel roof from the inside surface of the wall panel. The stain remaining on some panels from the separating oil was later sandblasted off the concrete wall surface to leave a clean concrete surface with no paint.

The lifting via synchronised cranes was a delicate operation.

Construction of the Preston Market in progress…

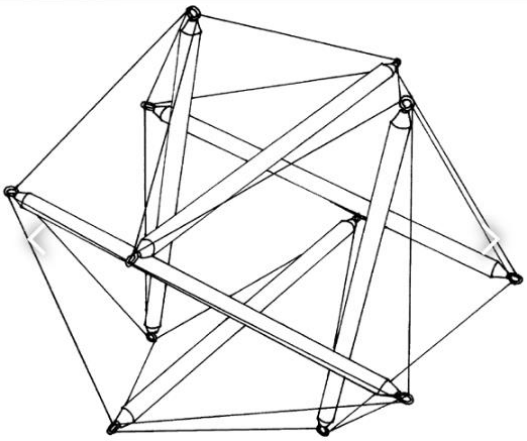
5

01

Roofing being installed directly onto the space grid.

The final roof structure of the southern building in position awaiting roofing.

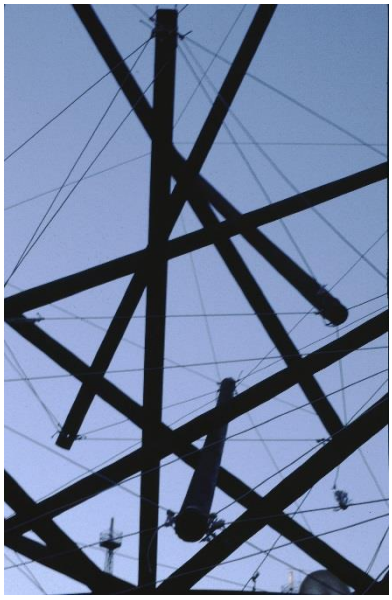
Students of architecture (subsequent to Preston Market) experimenting with the same Tetrahedral/Octahedral geometries… with the aim to produce as high a strength-to-weight ratio as could be achieved for the bridge they had designed…



Again… Preston Market Space Frame as a development of the Tetrahedral/Half-Octahedral geometries…. But there are other ways to develop the same spherical geometries.

This is an Icosahedral geometry but this has compression rods (islands of compression) linked together with tensile strings…a Tensegrity structure. There are relationships between these structures and macro-universe where islands of compression (planets, moons, etc.)are held in critical proximity to each other.

Students of architecture experimenting with a Tensegrity structure, (subsequent to Preston Market) stimulating interest in the Philosophy of Structure.

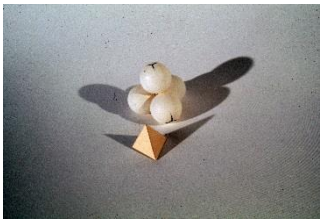


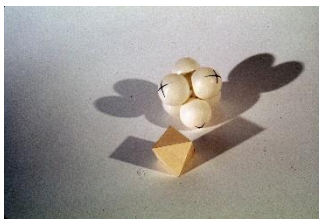
Tensegrity structures can become complex… and interesting.

A recent bridge in Brisbane.

Tensegrity leads to transparency in structure. Here students of architecture experiment with extreme tensegrity….Inflatable structure…

To return to the Tetrahedron…. and to the Half-Octahedron.





Tetrahedron and Octahedron…combined together to form the Preston Market roof system. Only one space grid had been built in Australia at that time in NSW.

The Preston Market Space Frame was a unique system, designed and developed in Melbourne, and it remains the only example of this space frame system in the world. It was the first space-frame in Victoria and the second in Australia.

It is not a conventional two-dimensional Truss system.

Nor is it a two dimensional Portal Frame system.

… but a three dimensional Space Frame system that distributes loads efficiently in many directions using small, relatively delicate steel members forming a visually interesting three dimensional geometric pattern. The alignment of steel members changes constantly as the eye of the observer changes location.

The exterior of the building was presented as a simple expression of clean grey concrete, and with the space frame expressed in places with large plastic letters announcing the building.

The only other graphic on the building exterior were large dark-grey circles. Simple geometric illuminated street-signs also announced the building.

Windows to Toilet zones were designed to be intruder-proof. The exterior was visually restrained … approaching a brutal architectural approach for an industrial-commercial building. Any décor was subdued, simple, but strong.

The Preston Market was a popular destination from the beginning.

The opening of the building was on schedule and a popular event… well attended by officials, interested professionals and locals alike.

Some of the Preston Market instigators are included in this image.

The interface of the Market precinct with the few existing shops on the site.

The original building was decorated in geometrical bunting with simple geometric signs indicating the contents of that particular portion of the market complex.

Geometrical lamps were also designed for the internal walkways.

Opening day was busy… commercially successful. The differences in the approach to building form and construction were apparent on the day to many building industry professionals, and to local users.

These documents (Part 1 and Part 2 above, in conjunction with a presentation of 92 images) have been prepared to assist in the evaluation of the Preston Market building against the National Heritage List criteria, and in particular, against criteria f:

"the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period"

Barry Pearce: Architect and Designer:

Barry has been continually involved in architecture and related aspects of the building industry for over forty years. He is qualified in both Civil Engineering and Architecture and is a Registered Architect in Victoria. He has been a practicing structural/civil engineer, director of a building company and continues to practise architecture and planning. Recent work has focused on Commercial projects (Restaurants/Offices/Shops/Community facilities), Medium Density Housing plus single Dwellings. Barry is interested in the design of buildings, and interiors, which address regional contemporary issues including sustainability, thermal efficiency, universal access, bushfire resistance, materials with low embodied energy, etc., but without restraining a sense of visual/spatial interest and delight, both internally and externally

Barry has always linked the practice of architecture with teaching and research. He has held full time academic positions that include Principal Lecturer, Architecture and Design, RMIT University; Senior Lecturer, School of Architecture, Victoria University, NZ; Lecturer in Design, UniSadhuGuna, Jakata (in conjunction with Monash University and the University of NSW). Barry has lectured and tutored architectural Design Studios, Design Theory, Technology, Building Science, Communications and other related topics at many universities and colleges.

Barry has been a professional musician for most of his lifetime. He continues to practise related fields of design-endeavour including Design for Theatre: Drama, Opera, Light Opera, Musical Theatre, Dance and Ballet, for which he has received a number of awards, and many nominations for awards.

Recent architectural projects include working with Nillumbik Council on the design process for the Eltham Town Square, and the Design, Documentation and Contract Administration for a four storey mixed use development in the Town Square precinct on the corner of Commercial Place and Prior Street.