

STUDIO

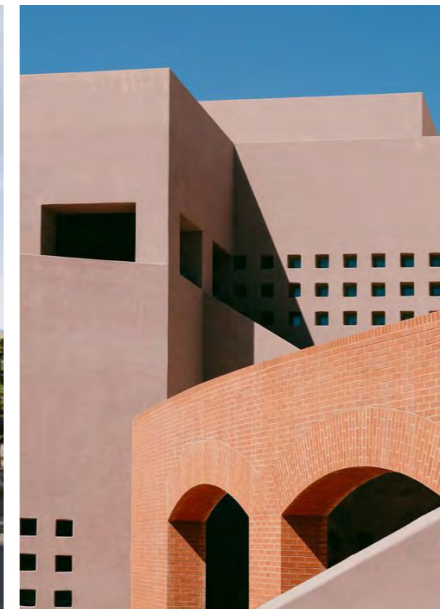
BRIGHT

4.0/ **FACADE AND
MATERIALITY
DEVELOPMENT**

FAMILY OF BUILDINGS

The whole block is broken down into a collection of smaller buildings.
The design intent pushed the typical 'podium and contrasting top' design language, rather than a whole block building mass with setbacks, a family of smaller buildings step down the site and relate to the scale and grain of the nearby area.

Each podium building is designed to sit as a cohesive whole but with it's own slightly different identity. This responds to the heritage and finer street grain of Collingwood.

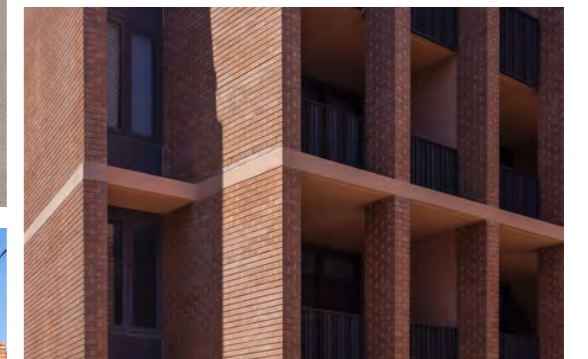
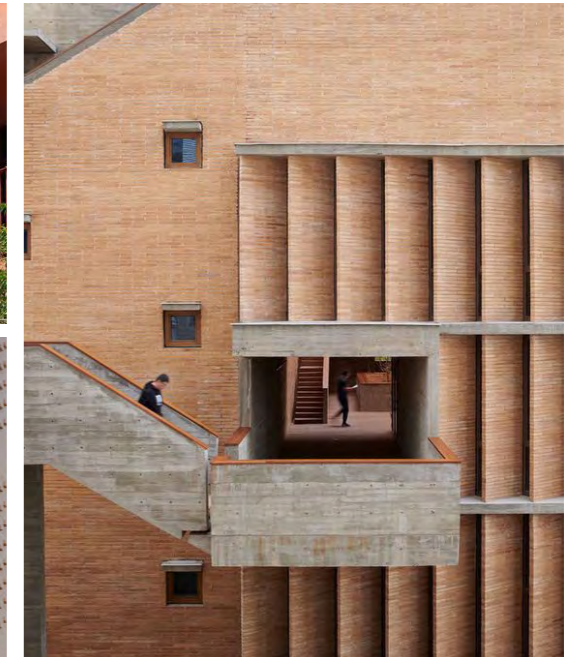
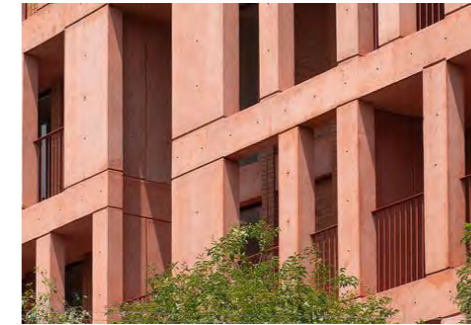


MATERIAL PALETTE

Brick has been used as a unifying element across the lower podium buildings. The material palette has been informed by the numerous cream and blond brick buildings in Collingwood.

Moving away from the typical red brick response, the proposed design captures softer tones of the humble cream brick. The brick colour informs the tonal approach to the upper levels.

1. 46 Oxford Street, Collingwood
2. 37 Langridge Street, Collingwood
3. 50 Gipps Street, Collingwood



CONTEXT RESPONSIVE FACADE DETAIL

The facade detail has been developed in response to the context. The lower podium brick mass is informed by the solidity of the warehouse buildings and their proportions of solid to glass.

Windows and balconies are designed as a series of 'punched openings'. Detailing includes protruding concrete sills.

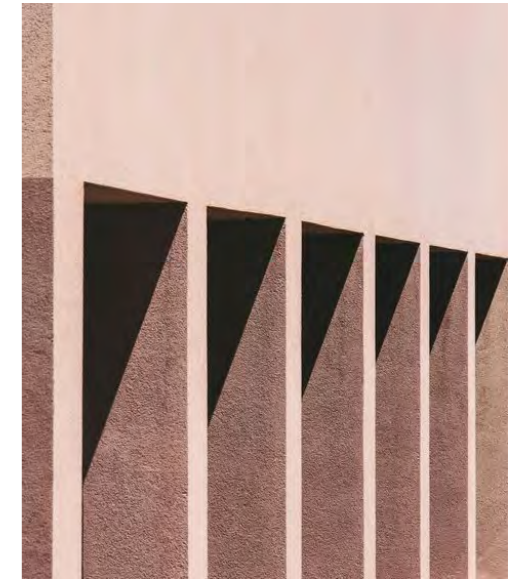
- 1. 51 Little Oxford Street, Collingwood
- 2. 105 Oxford Street, Collingwood
- 3. 93 Oxford Street, Collingwood (View from Little Oxford Street)



1.



2.



Artist Impression



3.

CONTEXT RESPONSIVE FACADE DETAIL

Detailing includes elements of rendered concrete that relate to the concrete sills and a precast detail is inspired by the brick on edge 'crinkle' detail. Small details, such as tile reveals in the precast add moments of joy which elevates the design and showcases the care and attention that has been poured into every detail.

1. 97 Cambridge Street, Collingwood



1.



Langridge Street : Render



Derby Street : Render



Langridge Street : Artist Impression

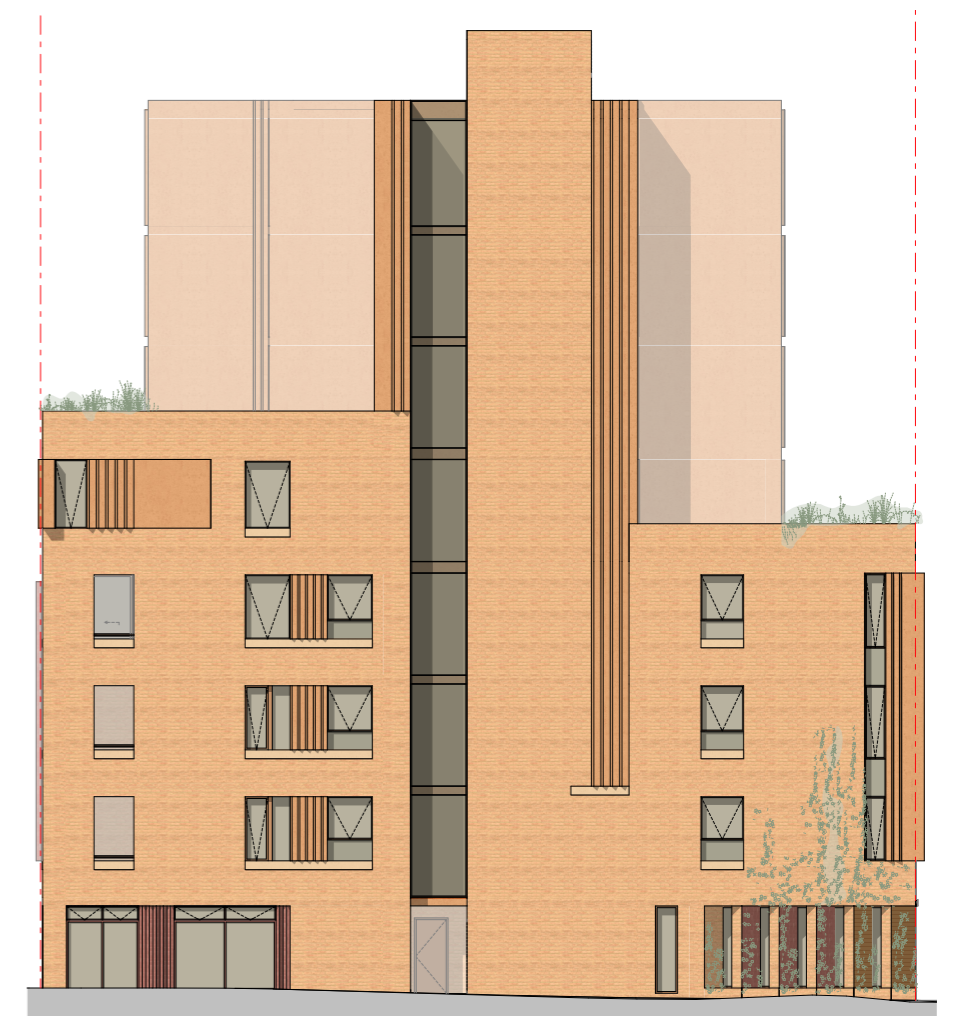
VERTICALITY/ SKYLINE

Vertically is used as an important contribution to a finer more elegant building form with less visually bulky proportions.

The vertical brick element on the western facade connects to the lower podium building and is reminiscent of the industrial smoke stacks.

The design includes a building 'top' that is reminiscent of the roofscapes of Collingwood - the stepped form creates the visual sawtooth form and relates to Collingwood's industrial past.

1. 96 Wellington Street, Collingwood
2. 160 Oxford Street, Collingwood
3. 65 Langridge Street, Collingwood
4. 29 Cromwell Street, Collingwood

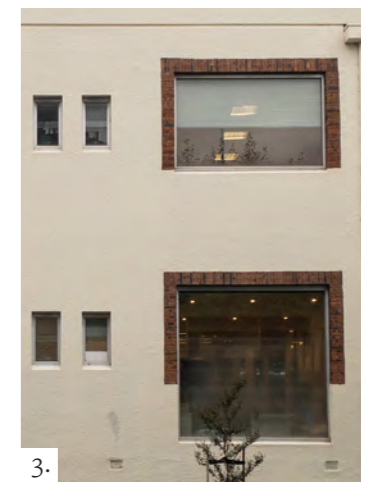
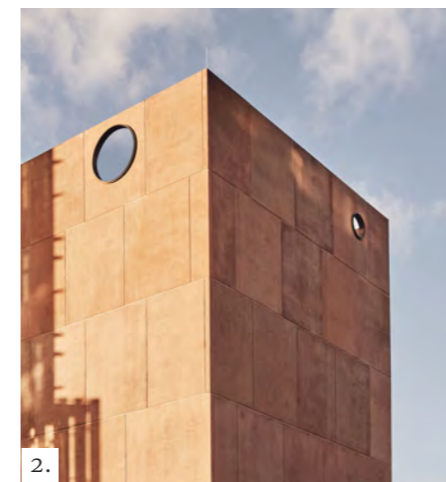


QUIET FACADES BRICK DETAIL

The different elevations respond to the immediate context - while the north and south elevations have expansive views out, the east and west elevations have more sensitive interfaces with neighboring buildings. We have designed these facades as 'quiet' facades that have more solidity and less glazing. They are still cared for with attention given to smaller design elements.

On these upper levels the relationship of brick and concrete flips and smaller brick and tile details are incorporated. The concrete colour is similar in tone to the lower brick and ensures a soft and quiet balance rather than high contrast.

1. 37 Oxford Street, Collingwood (View from Derby Street)
2. 54 Wellington Street, Collingwood
3. 37 Oxford Street, Collingwood (View from Langridge Street)



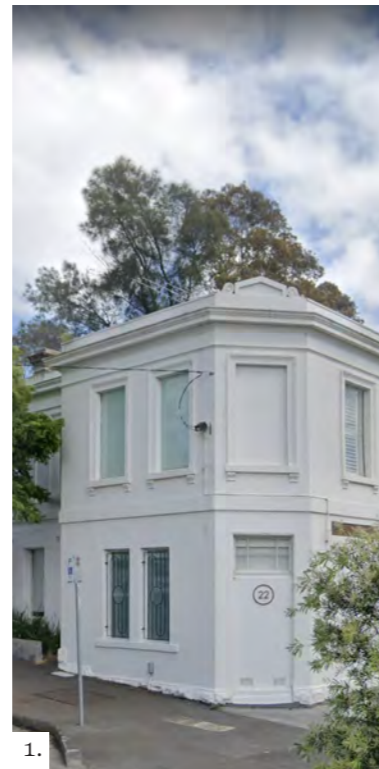
GROUND PLANE ACTIVATION

The ground plane is fully activated and contributes to the vibrant streets and lanes of Collingwood. On Langridge St a commercial tenancy negotiates the level changes and wraps around the laneway with shopfront glazing. On Derby St, residential activation and the lobby entry activates the more quiet residential street.

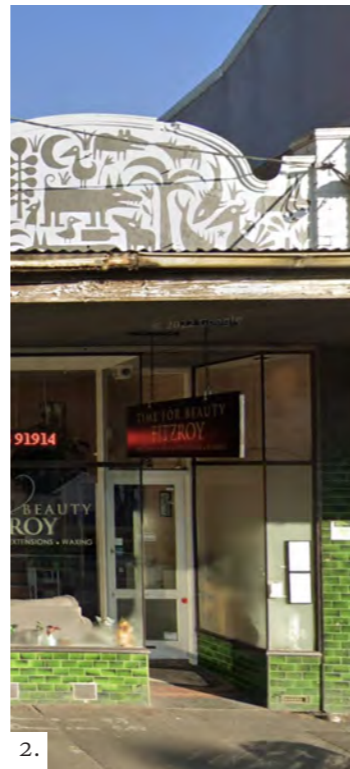
Corners are addressed with a generous chamfer for the commercial tenancy and the lobby entrances. The language of the upper facade blades shift in scale and are deployed to lobby entries, creating porous corners with greenery inserted wherever possible. Along the residential entry, these blades create a sensitive scale shift and visual connection to 2 Derby Street.

The tiled shopfronts of Smith st and the tiled porches of the Victorian terraces inform the design moves on the ground. Brick blades, crinkled facade elements, with tiled interfaces invest the quality in the building at a human scale.

- 1. 22 Derby Street, Collingwood
- 2. 65 Smith Street, Fitzroy
- 3. 31 Peel Street, Collingwood



1.



2.



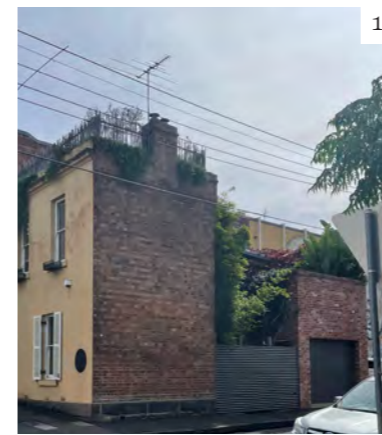
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GREEN ROOFTOPS

The proposal harmoniously integrates green roofs, a direct response to the rooftop landscape of the neighboring context. Notably as the forms step down to 8 Derby Street providing a cascading landscape. This design approach not only extends green amenity to the Collingwood context but also enhances residents' quality of life by offering generous landscaped spaces for outlook and experience.

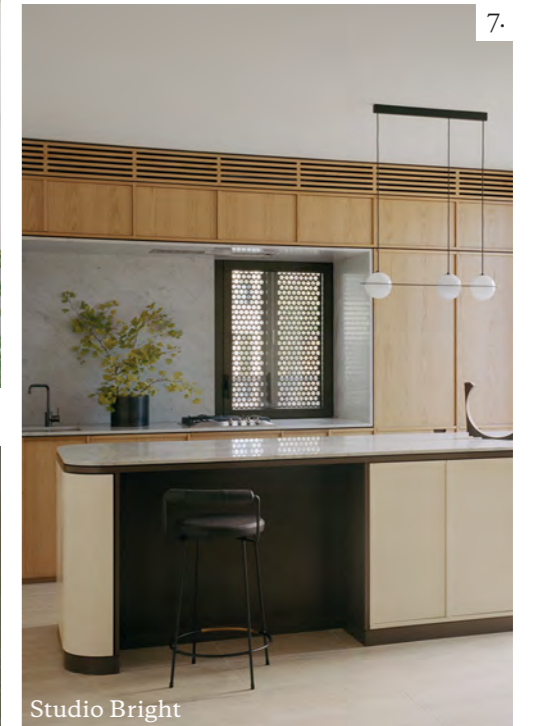
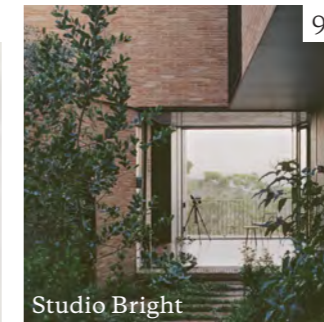
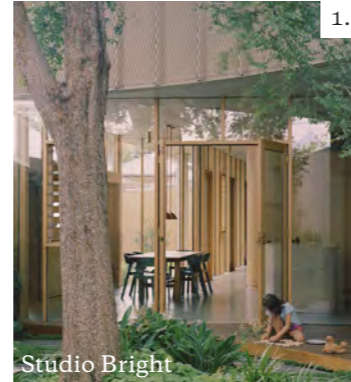
1. 8 Derby Street, Collingwood



QUALITY HOMES

All apartments have been designed as homes with quality and care at the heart of everything we do.

1. Autumn House - Carlton
2. Loftus Lane - Circular Quay
3. 8 Yard House - North Fitzroy
4. Nth Fitzroy - Fitzroy North
5. Loftus Lane - Circular Quay
6. Whitlam Place - Fitzroy
7. Loftus Lane - Circular Quay
8. One Wilson Ave - Brunswick
9. Maitland Bay House - Killcare Heights
10. Napier Street - Fitzroy





Local Context Design Response : Langridge Street View Towards Smith Street-
Excluding Proposed Developments



Local Context Design Response : Langridge Street View Towards Smith Street-
Including Proposed Developments



Derby Street View Towards Smith Street -
Excluding Street Tree & Proposed Developments



Derby Street View Towards Smith Street -
Including Street Tree & Proposed Developments



View from the corner of Derby Street and Smith Street -
Excluding Street Tree & Proposed Developments



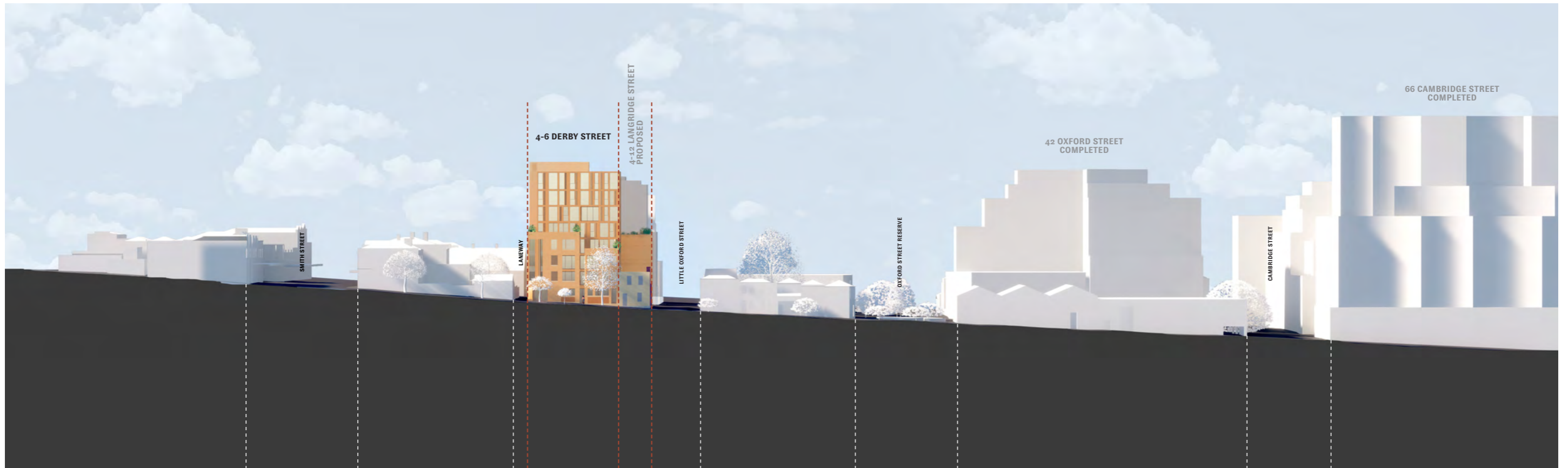
View from the corner of Derby Street and Smith Street -
Including Street Tree & Proposed Developments



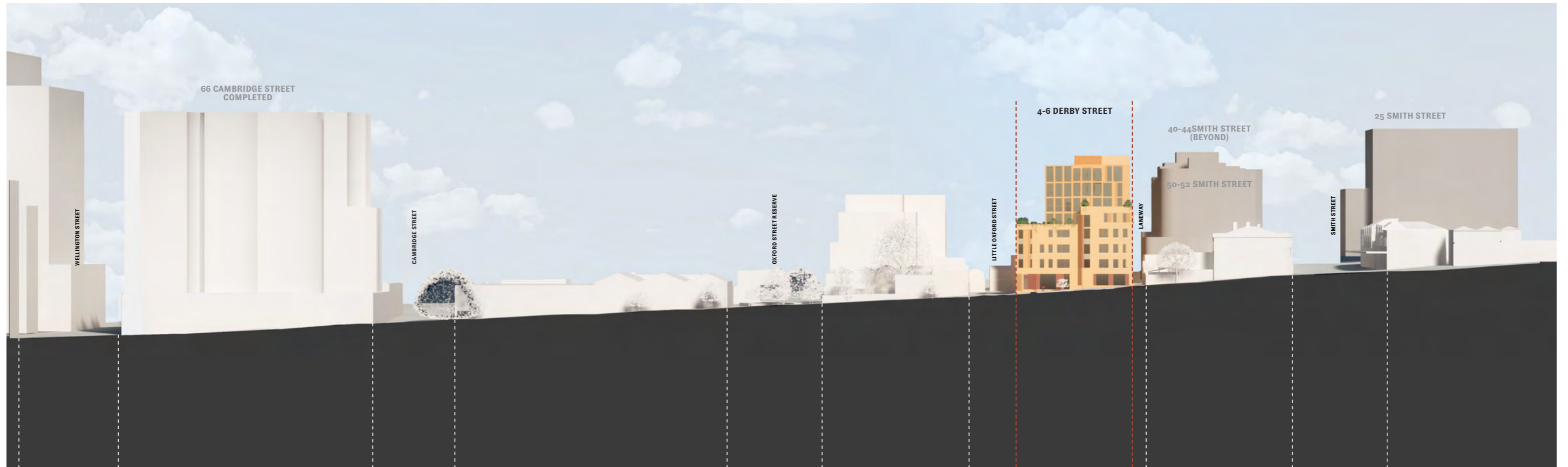
View from the corner of Langridge Street and Smith Street -
Excluding Proposed Developments



View from the corner of Langridge Street and Smith Street -
Including Proposed Developments



Derby Streetscape Elevation

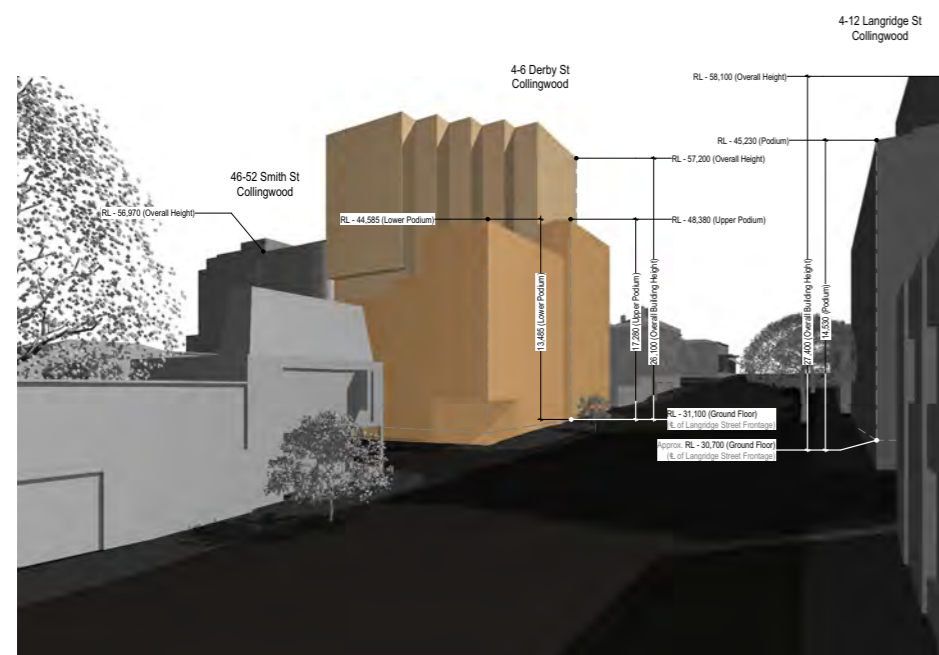


Langridge Streetscape Elevation

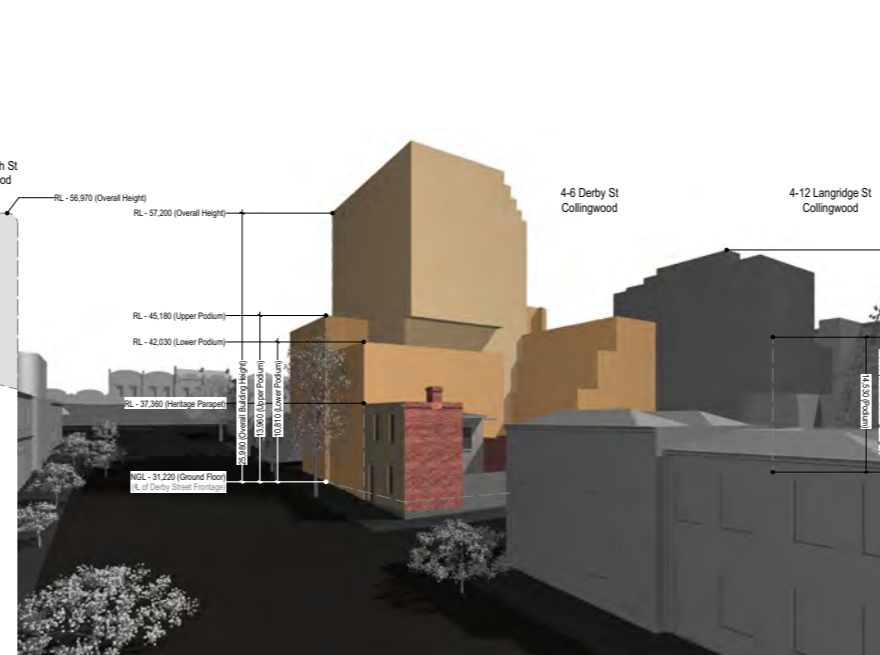
STUDIO

5.0 / **MASSING
HEIGHTS**

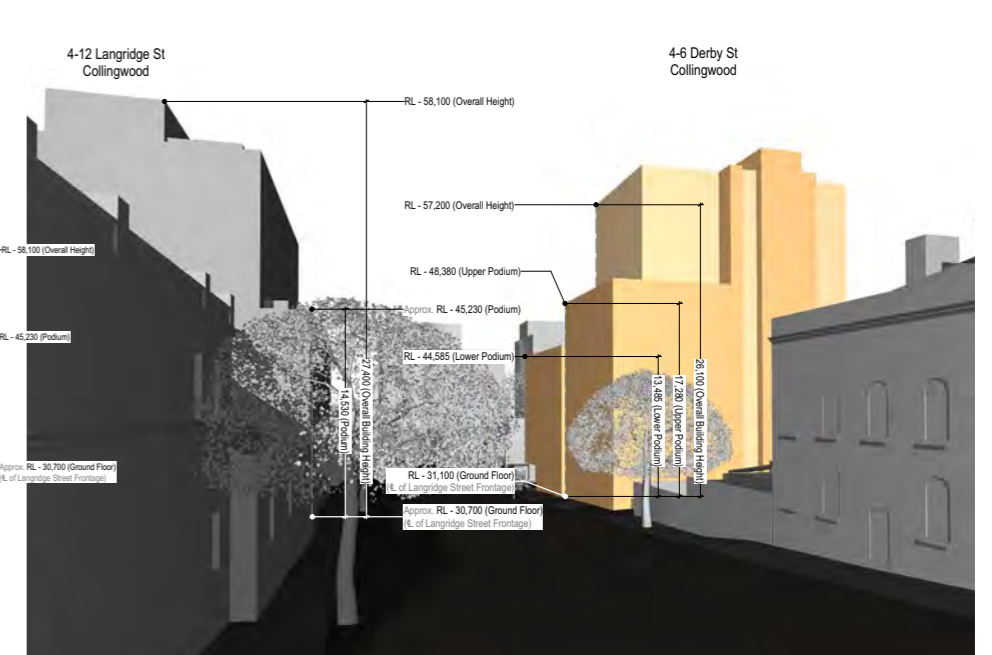
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3D Massing - Langridge Street Towards Smith Street



3D Massing - Derby Street Towards Smith Street



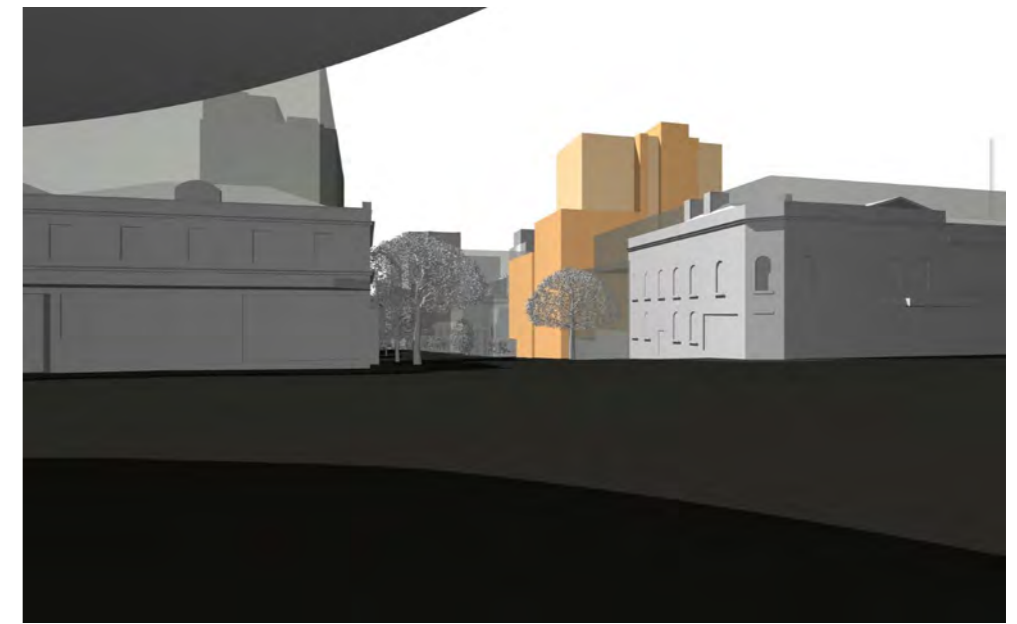
3D Massing - Langridge Street Towards Wellington Street



Existing Condition






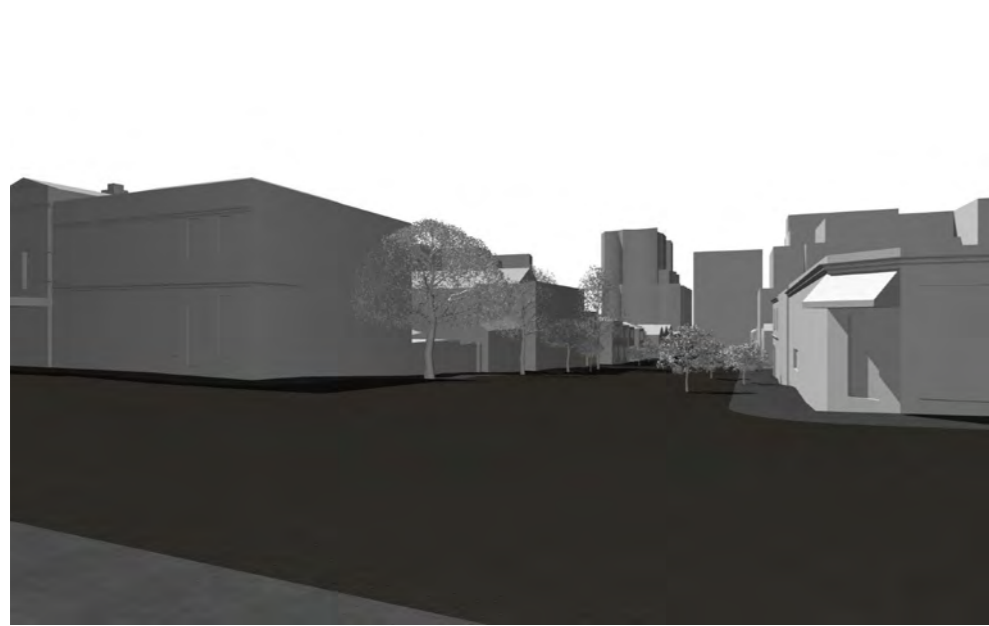
Proposed Developments



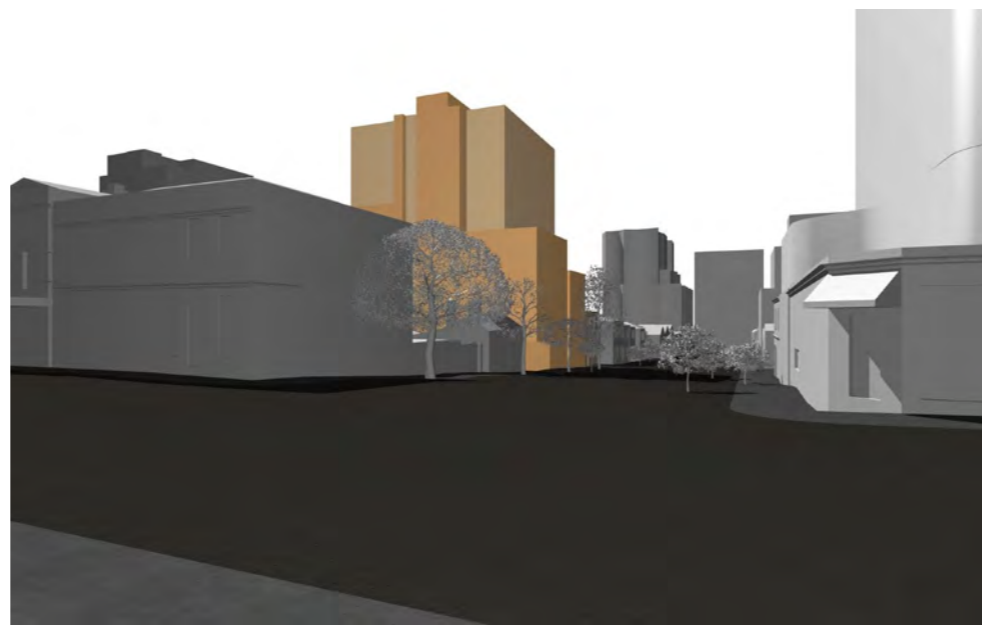
Potential Developments (DDO Envelope)

Key View - Corner of Langridge Street and Smith Street

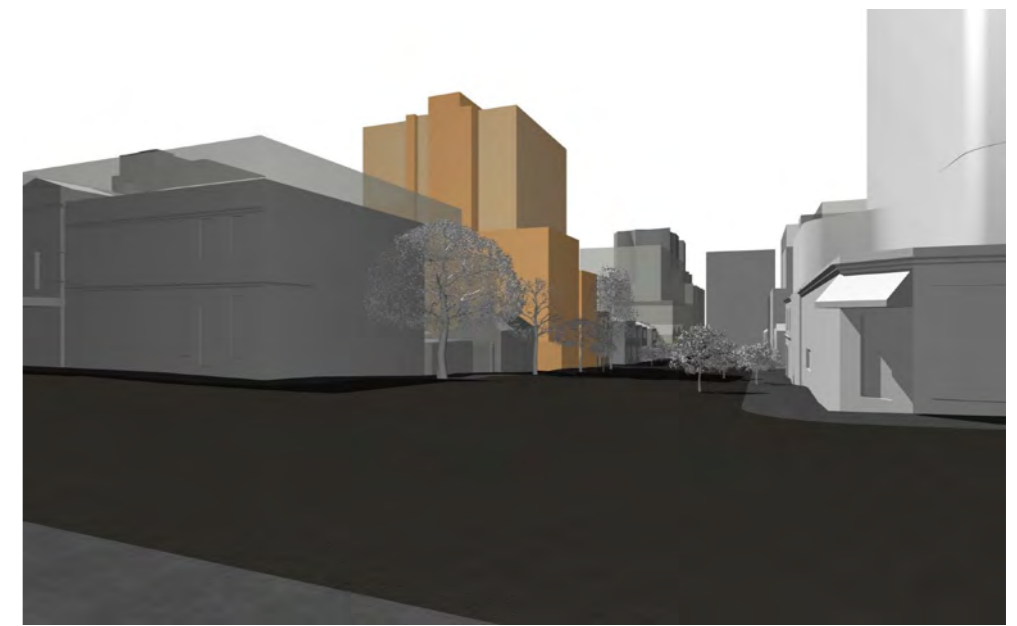
-  Project Site Development
-  Proposed Developments
-  DDO Compliant Building Envelopes



Existing Condition






Proposed Developments



Potential Developments (DDO Envelope)

Key View - Corner of Derby Street and Smith Street

-  Project Site Development
-  Proposed Developments
-  DDO Compliant Building Envelopes



Existing Condition






Proposed Developments



Potential Developments (DDO Envelope)

Key View - Derby Street towards Smith Street

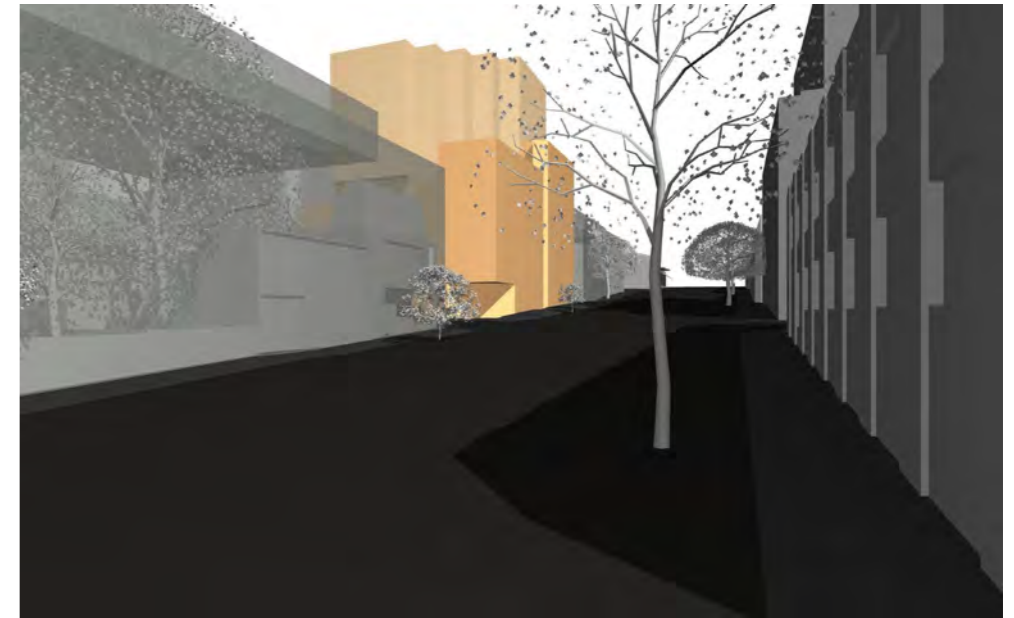
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Existing Condition






Proposed Developments



Potential Developments (DDO Envelope)

Key View - Langridge Street towards Smith Street

-  Project Site Development
-  Proposed Developments
-  DDO Compliant Building Envelopes