3.2 DESIGN RESPONSE
PUBLIC REALM
3.2 DESIGN RESPONSE
PUBLIC REALM
3.3 CONCEPT SKETCHES
PUBLIC REALM
3.3 CONCEPT SKETCHES
PUBLIC REALM
3.4 MATERIALITY

MASONRY

/ Referencing the richness of colours and materials of the existing building context in Cremorne, the proposal utilises red brick to build an architectural identity that references the historical Bryant and May complex.
3.4 MATERIALITY

MASONRY SCREEN

/ Extrapolating on the material history of Cremorne, the building introduces masonry screens to strengthen the interactivity of internal and external spaces.
3.4 MATERIALITY

MASONRY: OFF-FORM CONCRETE

As a counterpoint to the historical use of brick, the development also incorporates exposed concrete as a response to the growing commercial character of the precinct.
3.4 MATERIALITY

FOLDED METALLIC SCREEN

Folded metallic screens provide a means of shading and visual privacy and references the industrial heritage of the precinct.
3.5 FACADE DESIGN

BUILDING A PODIUM STREETWALL

MATERIAL PRECEDENTS

1. Suggested use of material for the street wall is red brick. It references the characteristics of the prevailing materials in the urban context.

2. The rhythm of the street wall facade is based on half of the structural grid and is similar in size as the prevailing proportions in the urban context. The glazing line is recessed from the site boundary and widens up the footpath and creates niches to accommodate landscaping planters along Green Street.

3. The recessed full height glass facade offers transparency and activates Green Street with Retail and F&B.

Recessed upper floors to feature screening, finished with perforated and folded metal or metal mesh for sun shading and privacy. The balustrade line along the tenant terraces also offer the opportunity to introduce seating and continuous landscaping that is visible from street level and offers additional screening and privacy.

Along the Green Street frontage, some of the recessed facade bays can accommodate built-in planter boxes as a means to introduce landscaping into Green Street.
3.5 FACADE DESIGN

BUILDING A

MID-LEVEL FACADE PRECEDENTS

Material:
Exposed concrete is proposed as the primary material for the recessed upper levels. Exposed concrete speaks to the new commercial identity of the development and has a raw, yet refined, surface finish to suit the industrial heritage of the site.

Large facade bay:
The sizing of the mid-level facade articulations carefully contrasts the sizes of the podium and the upper-level facades and is a sensitive response to the contextual building scales.

Recess & solidity:
By recessing the glazing from the outer facade line, the facade embodies a sense of solidity while receiving more protective shade. We are also proposing a solidity ratio of 25-30% to reduce the solar heat gain while providing floor to ceiling glazing to provide sufficient daylighting and views.
3.5 FACADE DESIGN

BUILDING A

TOP-LEVEL FACADE PRECEDENTS

1. Material:
Glazing modules are used as primary facade treatment of the uppermost floors.
This maximises the views further up the development and forms a contrast to the heavier materiality of the lower levels.

2. Overall facade gradation:
The lower levels of the podium have larger bays with deeper recess to create a sense of solidity and openness while the upper levels have smaller facade elements with less depth and a lighter appearance.

2. Facade module:
For the uppermost levels we are proposing the use of a smaller scale facade module that can be unitized and prefabricated as a repeating standard-sized facade element.
3.5 FACADE DESIGN

BUILDING B

MATERIAL PRECEDENTS

1. Masonry base:
   To build the streetwall podium of the smaller building B at the northern end of the project site, we propose using traditional brick masonry in a warm grey colour to compliment the red tones in the existing context as well as in the proposed new main building A. Windows and shop fronts are envisioned to be in dark metal frames and profiles.

2. Masonry screen:
   Facade screening of the first floor commercial space using bricks, terracotta or similar material in approx. brick size for sun shading and privacy. Screens to be installed as an external layer with sufficient spacing from the glazing to allow access for maintenance. Details and spacing to be determined during design development.

3. Metal screen:
   Recessed upper floors to feature screening finished with perforated and folded metal or metal mesh for sun shading and privacy. Details and grade of perforation to be developed during design development.
3.5 FACADE DESIGN

BUILDING A

PODIUM STREETWALL DETAIL

Partial Elevation

Sectional Perspective
3.5 FACADE DESIGN

BUILDING A

MID-LEVEL FACADE DETAIL

Partial Elevation

Sectional Perspective
3.5 FACADE DESIGN

BUILDING A

TOP-LEVEL FACADE DETAIL

Partial Elevation

Sectional Perspective
3.5 FACADE DESIGN

BUILDING B

DETAIL
3.6 OVERLOOKING RESIDENTIAL PRIVATE OPEN SPACE

/ At the northern edge of the Project Site, a residential secluded garden at the rear of 66 Green Street borders the project site.

/ Privacy and overlooking issues have been considered by setting back the upper levels of the project above the podium.

/ In addition, screen walls will be installed where required to limit the overlooking.
3.6 OVERLOOKING
RESIDENTIAL PRIVATE OPEN SPACE

/66 Green Street
/Screen walls are proposed to lessen the overlooking impact.

LEGEND:
- Overlooking occurring
- Excluded private open space within 9m Title boundary

KEY PLAN:

Section A

Balustrade recessed to avoid overlooking the edge of the building.

Screen walls proposed to block or limit overlooking.

Folded metallic screen

Brick screen

Scale 1:100 @ A3
3.7 LANDSCAPE DESIGN

OPEN SPACE
GROUND FLOOR
3.7 LANDSCAPE DESIGN

OPEN SPACE
GROUND FLOOR

- 600mm wide, 400mm high off-form concrete planters / bench seating with concealed LED strip lighting in rebate to underside
- Drift plantings of Acacia cognata "Little Cog" (Dwarf Weeping Wattle), Lomandra longifolia 'Little Pat' (Dwarf Mat Rush) and Lomandra longifolia 'Tanaka' (Mat Rush)

Visitor bike parking: 4 spaces
EOT - BIKE PARKING

Massed Viola hederacea (Native Violet) bordering paving

900mm high black metal planters containing Gleditsia triacanthos "Burlington" (Korey Lucoid) under-planted with massed Banksia spinulosa 'Birthday Candles' (Dwarf Bottle Brush)

F & B

BATESSMART

JACK MERLO
3.7 LANDSCAPE DESIGN

OUTDOOR TERRACE
BUILDING A
3.7 LANDSCAPE DESIGN

OUTDOOR TERRACE
BUILDING B
3.7 LANDSCAPE DESIGN

ROOF TERRACE BUILDING B
3.7 LANDSCAPE DESIGN

ROOF TERRACE
BUILDING B