

09

**Built  
Form and  
Interfaces**

# 9.0 BUILT FORM, INTERFACES & STREETSCAPES

## INTRODUCTION

The Alphington Paper Mill Development Plan includes guidance relating to building height and interfaces. In relation to building height, the subject land is partly within Height Precinct A and partly within Height Precinct C. Precinct A notes a preferred building height of 14 storeys and a street wall of 3 storeys and Precinct C notes a preferred building height of 6-8 storeys and a street wall of 6 storeys.

The Podium Interface, Above Podium Interface and Gateway Built Form seek to define the new street edge treatment to the village centre, community and perimeter arterial road interfaces.

The proposed development incorporates building heights and street wall heights that are consistent with the Development Plan and provide an appropriate response to the existing and proposed streets. The proposed built form has been designed to contribute positively to the adjoining streetscapes and pedestrian spaces.

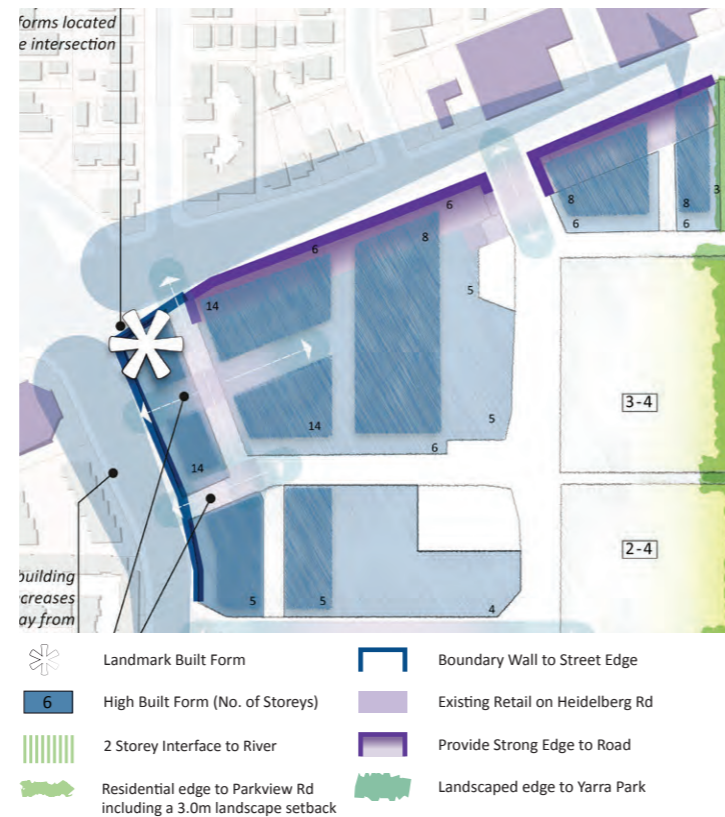


Figure 9.0.1 Development Plan (2016) Figure 37 - Built Form and Interface Strategy

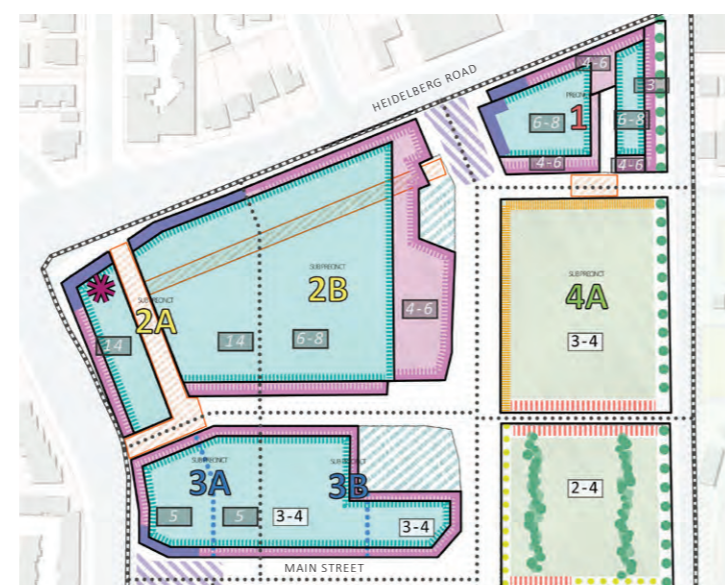


Figure 9.0.2 Development Plan (2016) Figure 99 - Built Form and Interfaces

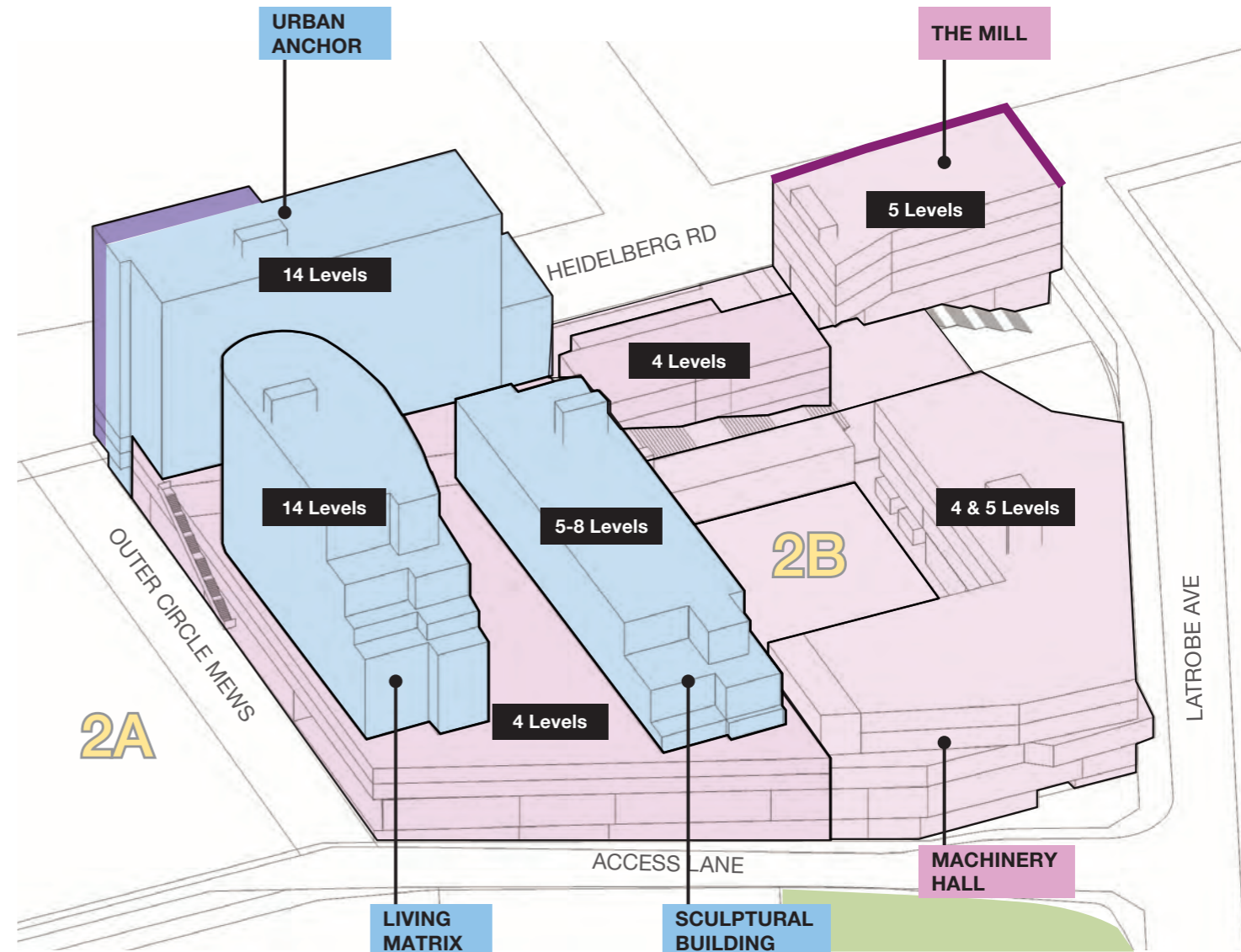


Figure 9.0.3 Proposed Built Form

- Key**
- Podium Interface (0-6 Levels)
  - Above Podium (6+ Levels)
  - Chandler Hwy Gateway Form
  - Strong Edge to Road

# 9.0 BUILT FORM, INTERFACES & STREETSCAPES

Flanking Village Square, The Mill and Machinery Hall reiterate ‘native’ materials – brick and steel respectively. On Heidelberg Road, The Mill building revives Amcor’s former brick wall, yet without its predecessor’s monolith. The Mill facade describes varied strata of brickwork, from highly figured 45-degree coursework at its base, to custom brick on upper floors that attempt to suggest a geological narrative to the building. The Mill building is also seen as a gateway to the precinct – suburban in its materiality, yet ‘heroically’ vertical, though relatively compact in floor plate area.

The Machinery Hall invokes the site’s industrial nature, returning material memory to the site. A weathered steel plinth, beginning within the retaining walls of Village Square and wrapping the stair to the Level 1 terrace as a linear datum, clads the Machinery Hall’s lower Latrobe Avenue retail levels. It forms a kind of retail podium, legibly separating the dual ground levels of retail with upper commercial use. Earthen in texture, the weathered steel attempts to be complementary material to landscape elements. Continuing the industrial narrative, the carpark ‘podium’ is clad in floor-to-floor steel sections and hit-and-miss lighting elevated above ground, while the detailed Outer Circle Mews landscape offers a textured address to the broader site and apartment lobbies. Feature stairs, appearing as large abstract figures upon the facades, mimic the conveyor belt motifs of the site’s Boiler House.

## URBAN ANCHOR

The Village Alphington attempts to be a discrete array of identified structures, sharing a contiguous landscape realm. The civic uses of school and community centre embedded within the proposal extend the ‘partnership’ described in the built environment design. While each building is independent of the others visually, the project vision is one which attempts to merge diverse programme and building requirements into a complementary precinct whole.

The Village Alphington is composed of an assembly of broken-down, singular buildings which together, share an overall narrative of the former factory, carried through their material synergy and civic gestures.

To Heidelberg Road, a brick plinth states its horizontally and signposts itself as The Mill gateway form into Latrobe Avenue reminiscent of the former F6 Machine Hall.

To Latrobe Avenue, the Machinery Hall and the Mill building present themselves as equally-scaled buildings in height, opening up to Village Square. A weathered steel ribbon, revitalizing the site’s former industrial palette, materializes in the landscaping of Village Square, and continues to wrap the ground floor street interface of the Machinery Hall.

Access Lane and Outer Circle Mews interfaces are clad with glazing and an industrial metal screen wrapping the podium corner, again stressing the former factory’s horizontality to the street.



Suburban Heroic

Commercial as civic horizontally

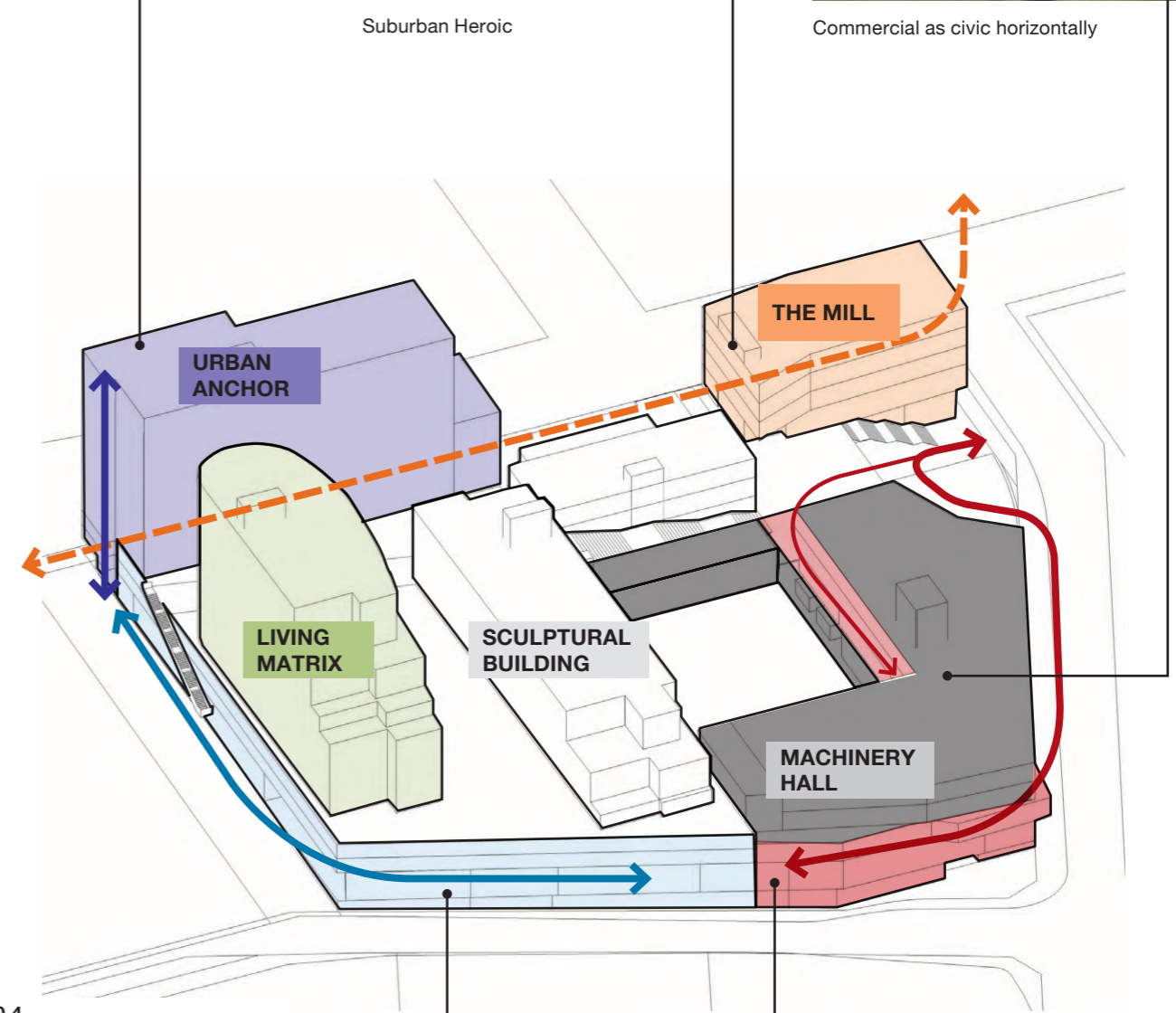
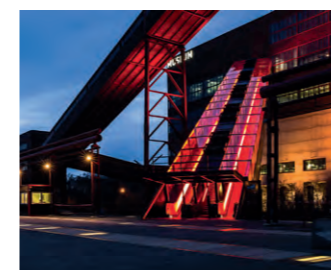


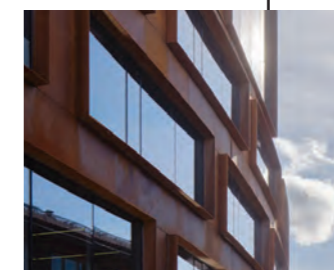
Figure 9.0.4  
Material Narrative & Identity to the Street



Exhuming the industrial



Screen and Landscape



Material commemoration

- Key**
- Brick
  - Corten
  - Sheet Metal
  - Ground Floor Glazing & Industrial Metal Screen
  - Curtain Wall Gateway Form
  - Green Porous Verdant Screen

# 9.1 STREETScape, INTERFACES & SIGHTLINES

The approach from Latrobe Avenue into the master planned community is marked by the broad Village Square frontage, comprising a horizontal landscape setting stepped over multiple terraces. An array of entries are legible from the avenue footpath to individual buildings. A new civic meeting place for Alphington is made visibly prominent and inviting.

The Village Square is surrounded by, entry stairs and retail shopfronts providing active and transparent food and drink and retail interfaces. It also accommodates a primary entry into the retail Arcade and Mill on the north, adjacent to the civic stair leading to the Level 1 terrace, a secondary pedestrian entry to the square and retail centre is located to the south of the Square.

In its market-style retail model, the Food Hall facilitates several permeable entries to the Square whilst allowing the spilling out of seating and activity into the public alfresco area.

Above, the Terrace provides an overhang, creating microclimate amenity by shading to seating below. A clear interactive visual and accessible link is formed between the Square and the Terrace.

For both the Square and Latrobe Avenue interfaces above ground level, commercial and food and beverage uses with glazed windows overlook the public realm for maximal safety.

The landscape derived plinth of weathered steel will distinguish the presentation at pedestrian level. Micro climate amenity is supported through partial canopy where street tree location permits and extensive deciduous tree canopy in other areas.

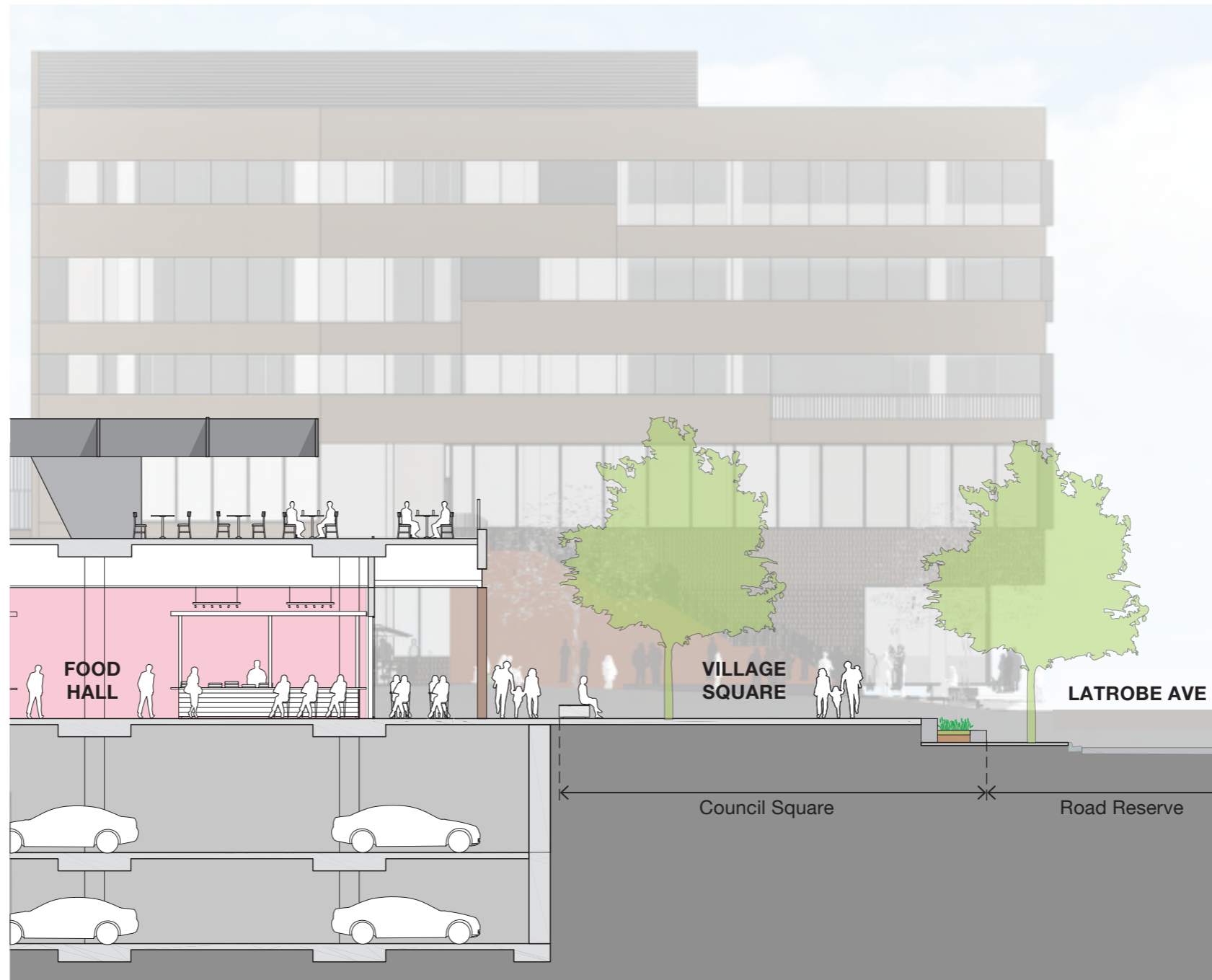
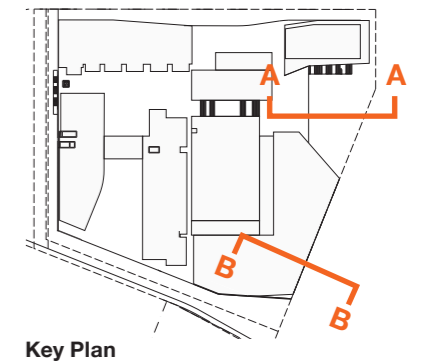


Figure 9.1.1 Village Square Interface Section AA

- Key**
- Retail
  - Commercial
  - Community/ School
  - Residential
  - Vertical Core
  - Carpark



Key Plan

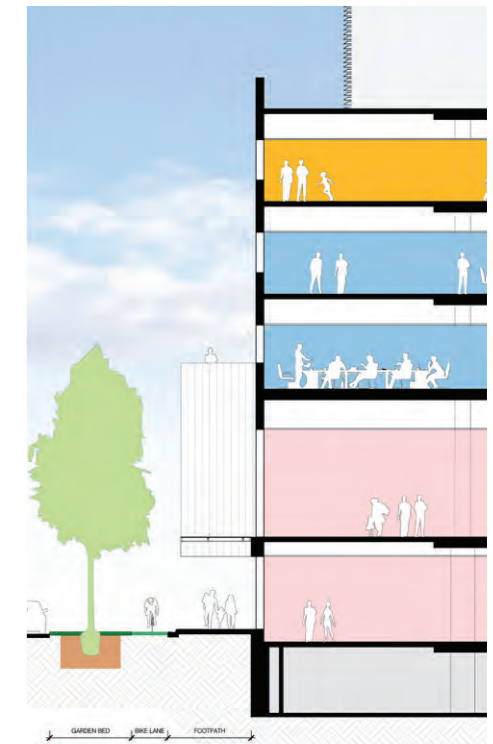


Figure 9.1.2 Latrobe Avenue Interface Section BB

# 9.1 STREETScape, INTERFACES AND SIGHTLINES



Figure 9.1.3 Terrace illustrative view towards Machinery Hall



Figure 9.1.4 Village Square View

# 9.1 STREETScape, INTERFACES & SIGHTLINES

## 9.1.2 SOUTH ENTRY & ACCESS LANE

The southern façade on upper levels has an industrial expression with extensive use of metal screening and an architectural lighting field. Continuation of weathered steel finish links this element to the Machinery Hall inclusive of the sculptural escape stair installation. A simple lightweight facade system is used on upper levels in response to the programme requirements, adaptability for longer term uses of the carpark is embedded into this strategy.

The stair will have restricted gate access from Lower Ground for residents and staff only.

Upper level residential buildings are setback behind the screen a minimum of 5.0m and have been oriented to allow maximum sun/daylight into the Access Lane.

The LED lighting to the carpark screen and stair soffit provides low level ambient illumination and will be on timed switch for public opening hours of retail (stage 1) only.

The design of the vehicle entries has considered the safety and amenity of pedestrian and cyclists using the private Road and mews through sightline visibility and landscape pavement detail.



Figure 9.1.2.1 Access lane and Mews vehicular entry - perspective

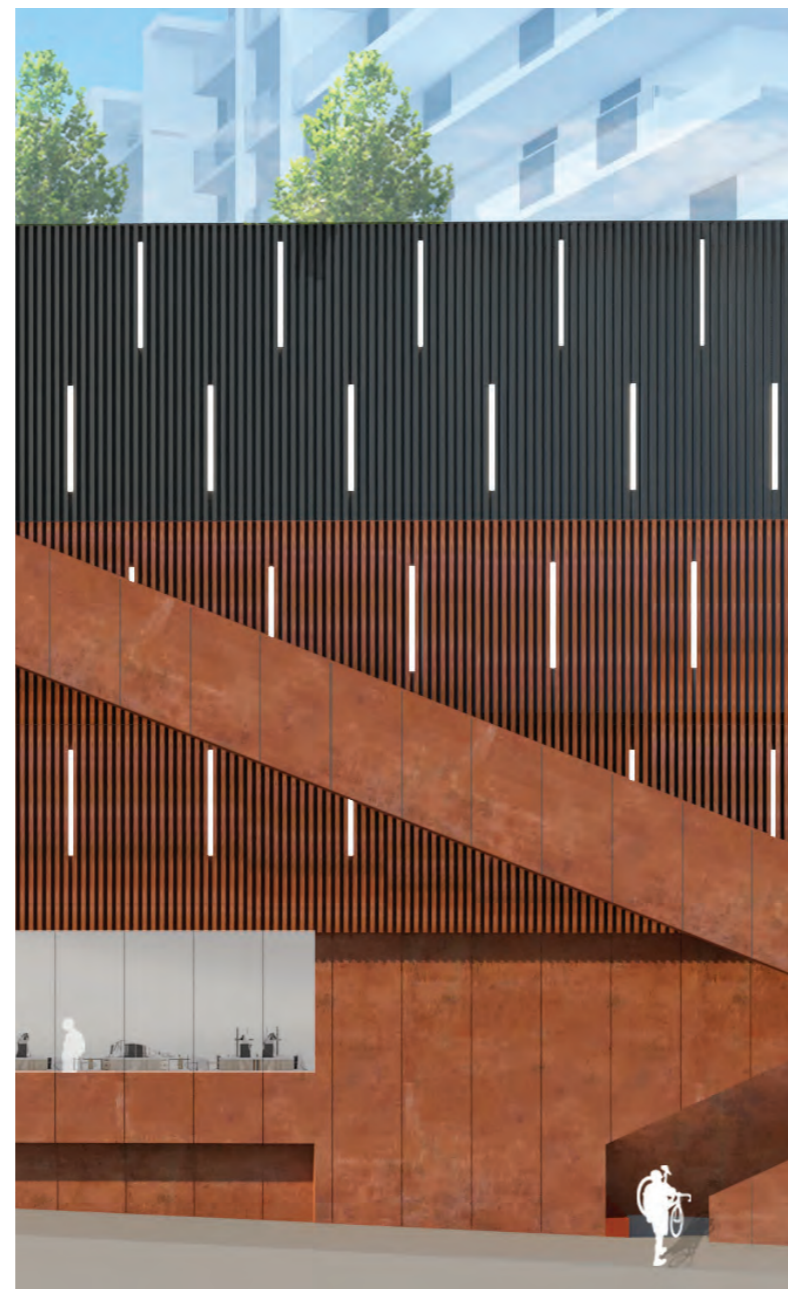


Figure 9.1.2.2 Facade study through escape stair and carpark screen.

- Key
- Retail
  - Commercial
  - Community/ School
  - Residential
  - Vertical Core
  - Carpark

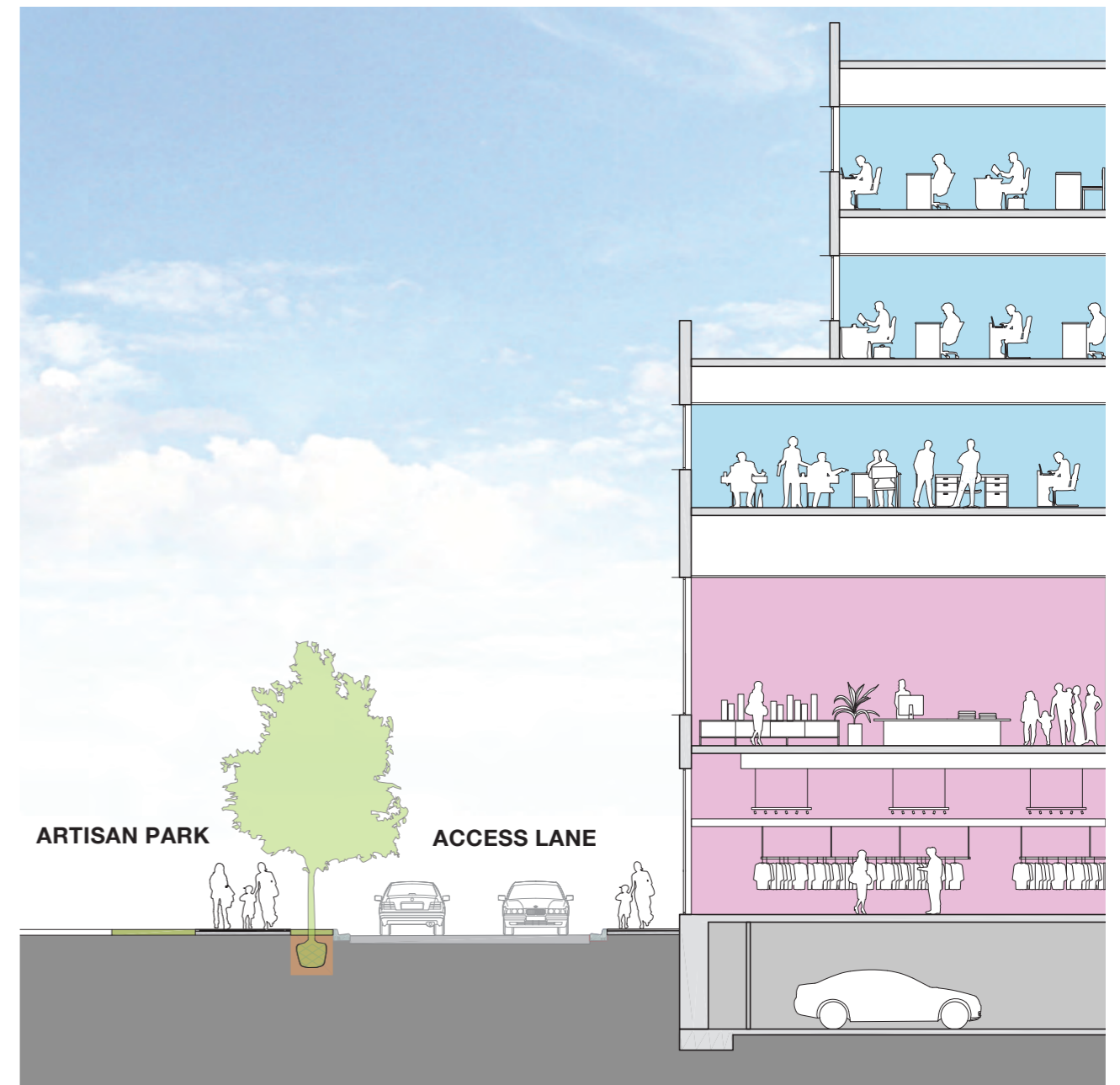
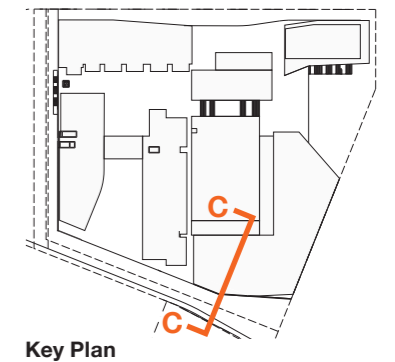


Figure 9.1.2.3 Access Lane Interface Section CC

The south entry of the Machinery Hall creates an important interplay with the Artisan Park to its south. At lower ground, in addition to the formally-gestured public entry, are active, transparent shopfronts for retail opportunity. At Level Ground, glazed windows allow opportunity above street level for retail showroom windows. The interfaces above allow transparency for various commercial opportunities on upper levels.

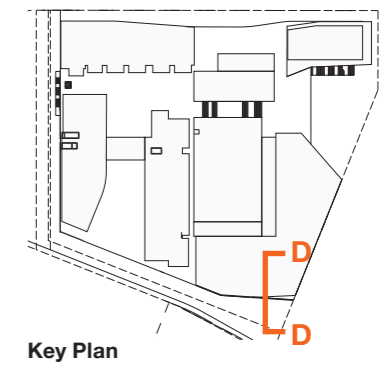


Figure 9.1.2.4 South Entry Detail Elevation



Figure 9.1.2.5 South Entry Facade Section DD

## 9.1 STREETScape, INTERFACES & SIGHTLINES

### 9.1.3 OUTER CIRCLE MEWS

At Ground Level, Outer Circle Mews is activated through commercial opportunities and residential entrance lobbies. From Heidelberg Road, the Urban Anchor building signals its entrance employing a rebated planter to the ground and upper levels. On the ground floor corner, is a glazed commercial showroom.

The stair which completes the Paper Trail Gardens link through the development from the Level 3 makes a statement gesture as a feature of the façade, indicate its public use and accessibility.

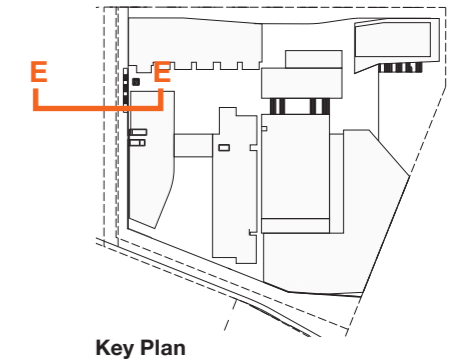
Above the Level 3 podium are the residential apartment frontages of the Urban Anchor and the Living Matrix. The north frontage of the Living Matrix has been formally designed as a standalone object when viewed from Outer Circle Mews, in order to break down the scale of the upper level massing.

The apartment occupation above and lobbies extend the landscape foliage of Outer Circle Mews, Paper Trail Gardens with integrated planter/screen façade system.

The LED lighting to the carpark screen and stair soffit provides low level ambient illumination and will be on timed switch for public opening hours of retail (stage 1) only.



Figure 9.1.3.1 Elevation Study at public entry



Key Plan

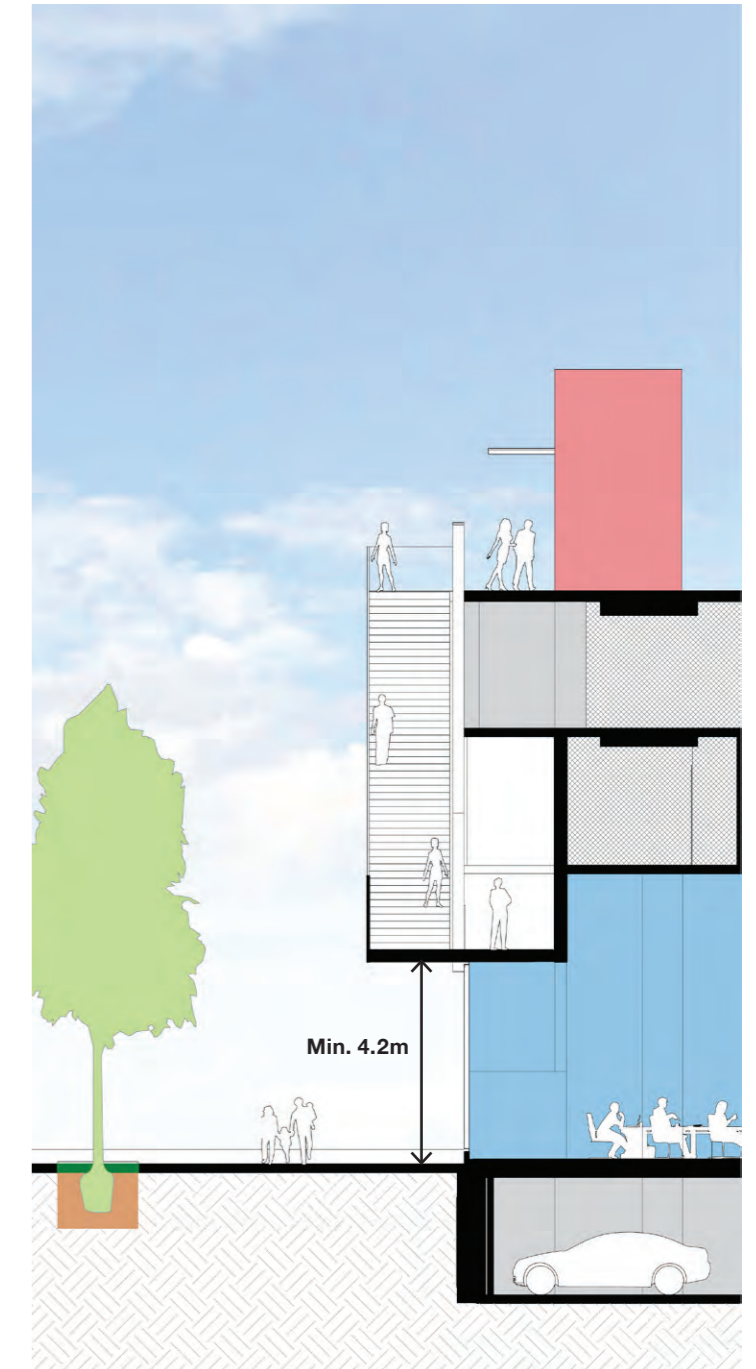


Figure 9.1.3.2 Outer Circle Mews Section EE



# 9.1 STREETScape, INTERFACES & SIGHTLINES

## 9.1.4 HEIDELBERG RD - EASTERN GATEWAY

As a piece of urban fabric, filling a whole city block, the Heidelberg Road frontage is framed through its civic importance to welcome users to the site at significant portal entries. In the wider context of the Road this block will set a high quality legacy, reminiscent of Melbourne’s grand streets and boulevards, to positively influence wider redevelopment

The Heidelberg Road elevation evidently draws upon the legacy of the original masonry construction of the Mill, now an archive image. The brickwork, at the ground plane, is not flat: a haptic vertical field is created from the serrated-bond wall, using shadow as second formal element – mobile, never still. Moreover, the use of brick references ecclesiastical and civic architecture of the area, notably St Anthony’s Church and Heidelberg Town Hall.

In combination with the detailed shared path, tree planting, low planting delineating the slower pedestrian focused space, on the the south side of Heidelberg Road, a responsive series of internal uses, on level ground and sightlines from Level 1, are proposed to engage with the street.

The Mill has a prominent retail showroom opportunity on ground level, as well as a glazed alley lobby entry and overhead window openings to Heidelberg Road. Above, commercial uses look through glazed windows down to the street, providing passive surveillance.

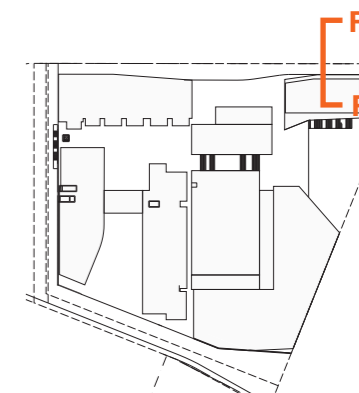
The Mill building has a smaller footprint and is read in the round, a lighthouse for the Masterplan, offering permeability and visual cues the Square activity on the south side.

**Key**

- Retail
- Food & Beverage
- Commercial
- Community/ School



Figure 9.1.4.1 The Mill Facade corner gateway address.



Key Plan

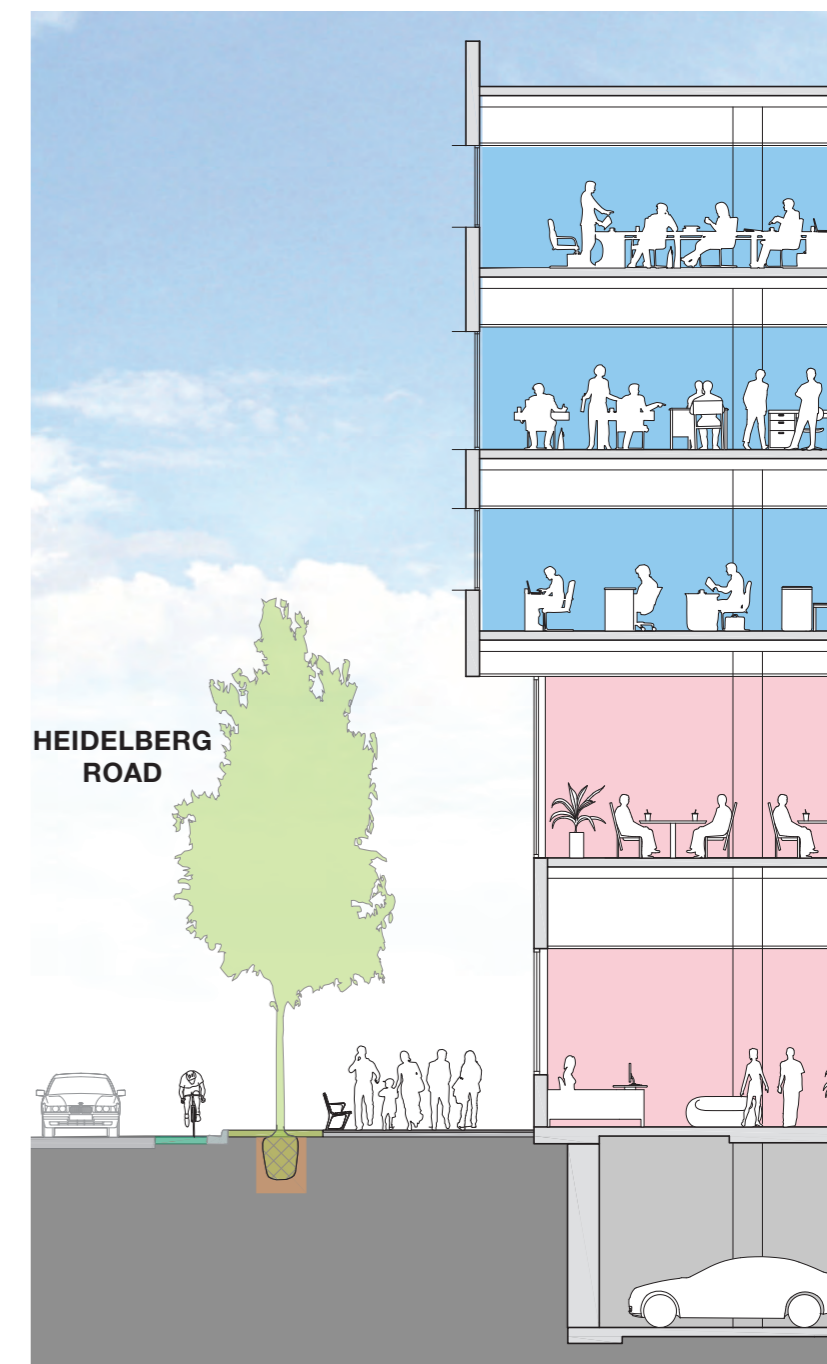


Figure 9.1.4.2 The Mill Interface - Section FF

## 9.1 STREETScape, INTERFACES & SIGHTLINES



Figure 9.1.4.3 The Mill building, presenting to Heidelberg Rd

### 9.1.5 HEIDELBERG ROAD - MID BLOCK

Complimenting the active gateway addresses to Heidelberg Road, the mid block component, described with a unique facade, will provide a textured backdrop to everyday passage.

A strip window traces a linear datum along the facade. A secondary, pedestrian-level, series of serrated windows mimic and mirror the wall's coursework, albeit at a magnified scale. The intention here is to reflect both the passerby and the new plantings' foliage, offering different reflected views from different vantage points, none being similar. At night these morse code-like 'dash' windows are illuminated by LED-lit lightboxes: a lost language for lost things.

On Level1 the school play sits behind a semi-transparent graphic screen to the street. The Mill's interface with the school play is a figured glazed brick-textured wall, featuring a continuance of the morse-code supergraphic with built shadows to give visual depth. At lower level, vertical greening will erode the wall solidity in time.



Figure 9.1.5.1 Heidelberg Rd - Shadow cast animation.



Figure 9.1.5.2 Heidelberg Rd North elevation - detail study

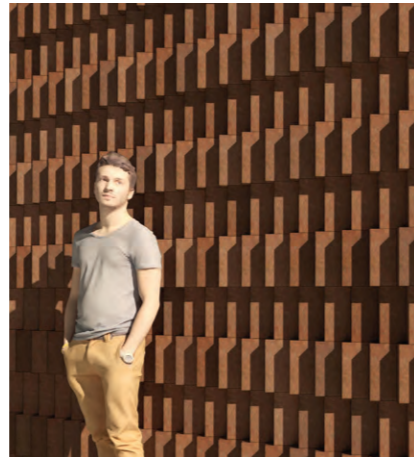
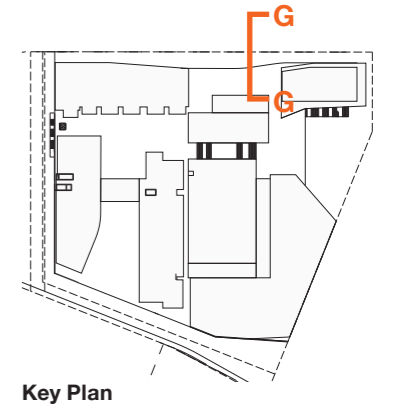


Figure 9.1.5.3 Return brick textured wall



Key Plan



Figure 9.1.5.4 Heidelberg Rd - Mid Block streetscape interface

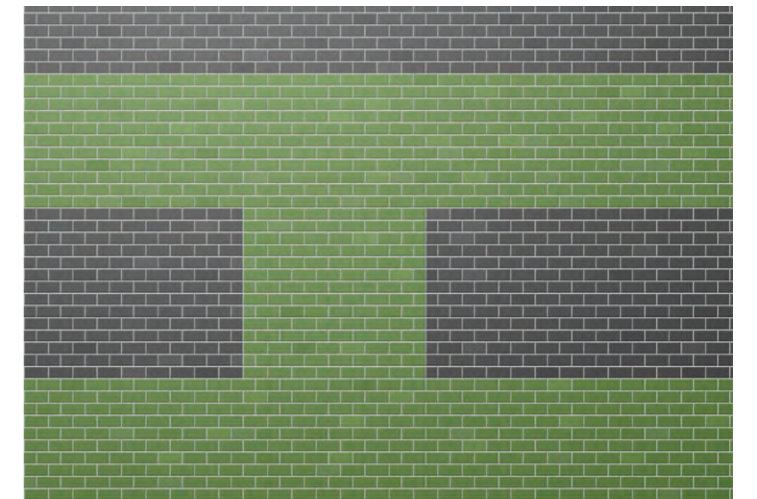


Figure 9.1.5.5 Western Wall vestige brick pattern

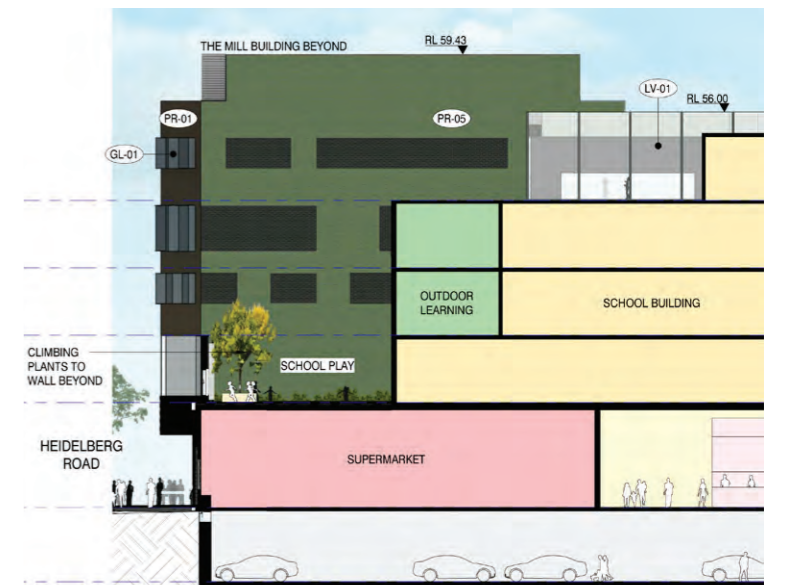


Figure 9.1.5.6 The Mill building, west elevation Section GG

# 9.1 STREETScape, INTERFACES & SIGHTLINES - PUBLIC REALM

## 9.1.6 HEIDELBERG ROAD - WESTERN GATEWAY

The Urban Anchor is a larger assembly, marking a gateway entry into Outer Circle Mews. It defines the block corner and on Ground Level in the articulation of projecting and recessive massing describes the lobby to apartments. The building is scaled along the length of Heidelberg Road in a rhythm of vertical bays in various glazed and expressed brick balcony stamps. The lower levels present as a horizontal ribbon balcony with an all weather operable glazed wintergarden system.

A Vehicle and loading access to the Village Precinct is provided through a mid-block opening within the street wall. A detailed traffic and landscape solution has mitigated safety concerns and provides for efficient access to remove disruption of the footpath. Priority is given to continuing the footpath and landscape treatments of the public realm. Clear segregation of public access areas and loading areas is reinforced through architectural screens and gates, wayfinding signage at high level and linemarking. The flanking walls at the entry have been treated in high quality finishes to continue the finish of Heidelberg road and maintain the quality of the public realm influence on this utilitarian space.

Overall the Heidelberg Road experience is marked through high quality design and material finish arranged in a rich and expressive form to achieve a highly modulated and expressive presentation.



Figure 9.1.5.1 Heidelberg road vehicular entry - Perspective

- Key**
- Retail
  - Food & Beverage
  - Commercial
  - Community/ School
  - Residential
  - Vertical Core
  - Carpark

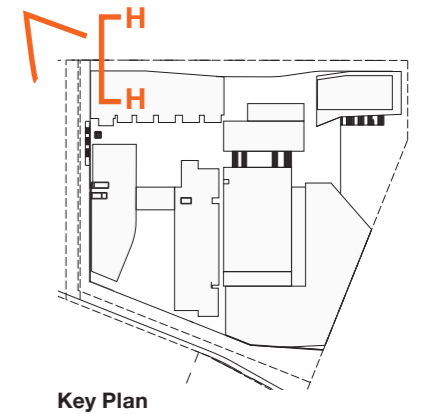


Figure 9.1.6.1 Urban Anchor Section HH

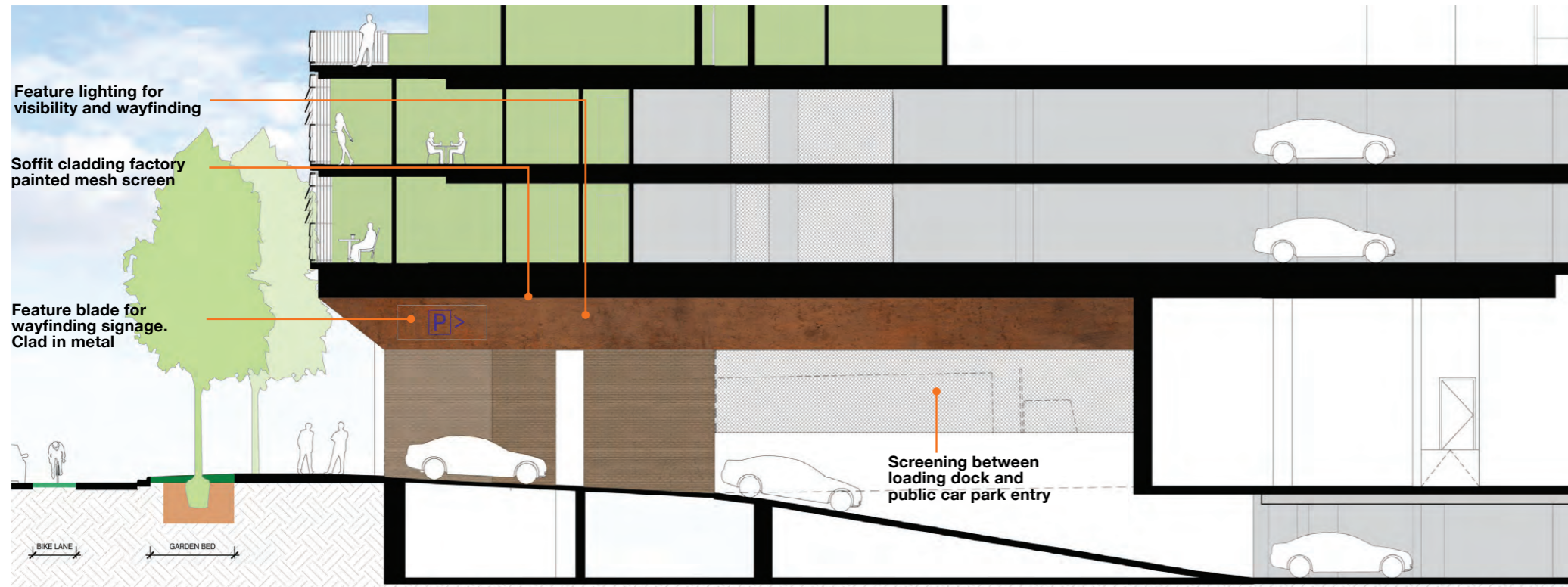


Figure 9.1.6.2 Vehicular entry - Section II

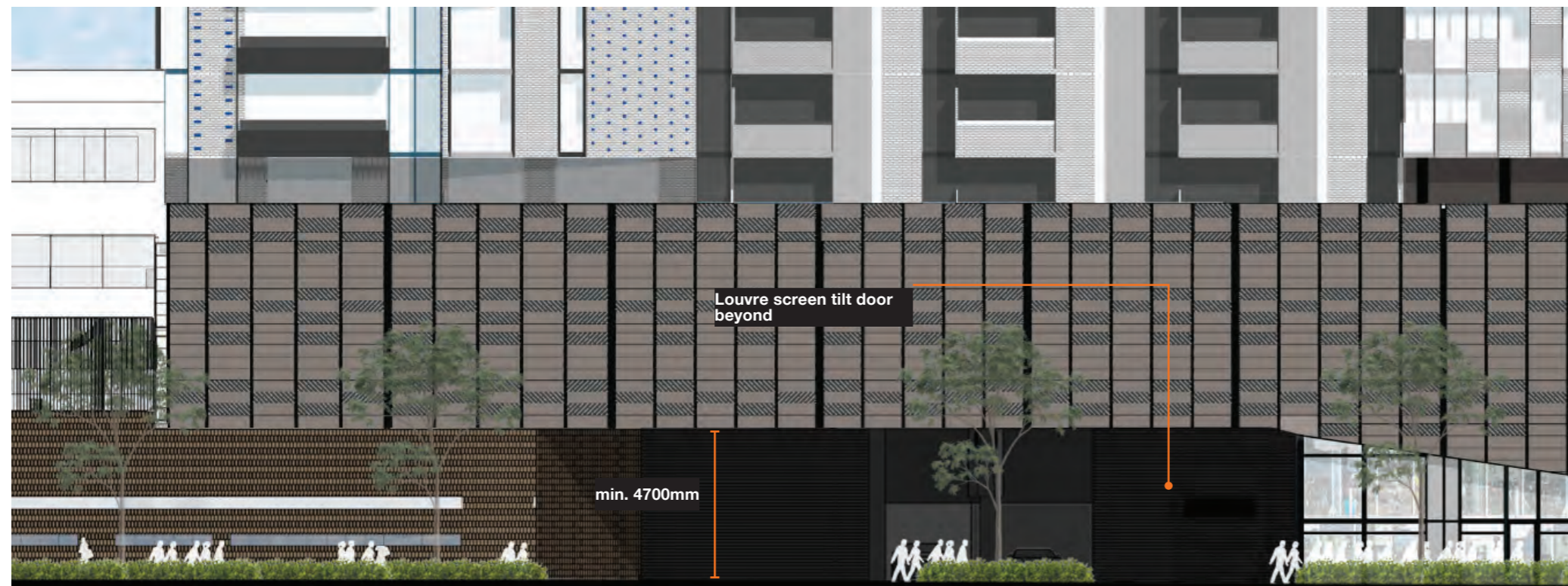
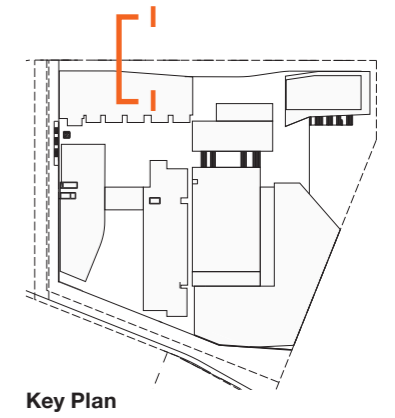


Figure 9.1.6.3 Vehicular entry - Part North Elevation



Key Plan

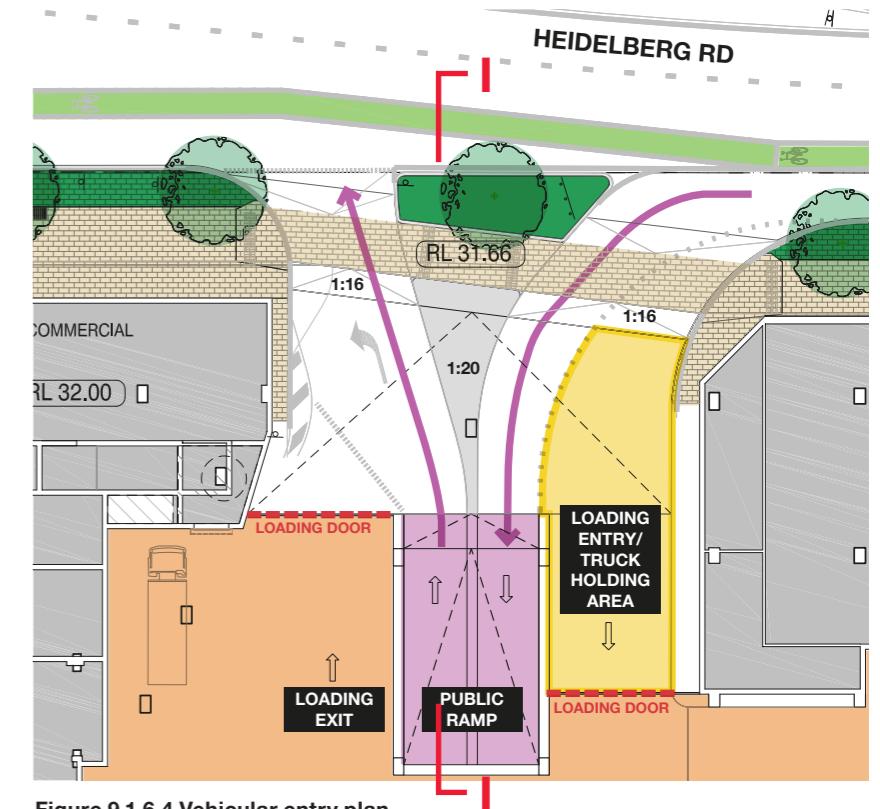


Figure 9.1.6.4 Vehicular entry plan

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