

Architect's Statement Proposed Mixed Development

157 Redfern Street Redfern.

The Deicota building will be a significant step in the urban renewal of the Redfern Station Precinct. It will bring new commercial and retail life to the streets of Redfern, reinforce the connection between Redfern Station and the Redfern Street "High Street" shopping area and bring new residents to the area who will contribute to the social and commercial life of the area.

The zone is planned as a high rise commercial core and the design challenge has been to create a building with a humane scale that addresses the key urban design opportunities that the site presents, and enhances the process of community building.

The project encompasses the revitalisation and re-establishment of the Redfern RSL Club. It is a long established recreational and social institution in Redfern. The RSL is currently hidden behind blank walls. The new RSL will be housed in the first floor podium structure which spans boundary to boundary and incorporates open floor to floor glazing on Gibbons and Redfern Streets. These facades will activate the surrounding streets, particularly at night, when the lights and entertainment in the club will be visible across the railway station.

The entry to the RSL has been planned for the corner of Redfern and Gibbons Streets and forms a key architectural and urban design element that registers through four stories of the building, stepping back at each level to accommodate the ground level arcade entry to the RSL, an outdoor smoker's balcony and finally the two commercial floors with the podium.

The smoker's balcony and a downward cambered reflective glass façade are planned at first floor level over Redfern street. There is also a new shopping colonnade planned at ground level. The cambered façade will reflect the street life in Redfern Street and the retail colonnade will create opportunities for café's and shops for people coming to work and walking to the railway station during the day and night.

Stepping retail frontages, a street widening and awnings are also proposed to draw the street life that the Redfern Street connection and the RSL Club Entry will generate, along Gibbons Street and eventually connect with the redevelopment of the adjoining site to the south. An independently identified residential entry has been established at the southern end of Gibbons Street.

The commercial floors have been massed to form a transition and separation between the strong presence of the RSL Club and the residential tower. The geometry of the street frontages has been reflected in the level 4 offices which combine some two storey elements and a discrete and strongly coloured element that addresses the Gibbons Street frontage.

The architectural treatment of the tower has made use of wide wrap around balconies and a pattern of counterbalanced geometries, balustrade treatments, colours and deep recesses. These devices give the facades a variety of scales by incorporating single and multiple storey elements. The architectural effect of this treatment is that each of the apartments will have an personalised identity and that collectively the building will present as a collection of individuals rather than a faceless monolith.

Throughout the design the objective has been to create a building that relates to people. At street level it maximises the transparency of the ground and first floors and deliberately reveals the activity within the building so that barriers that might exist between building and public domain are dissolved. Similarly the treatment of the residential tower has focused on its inhabitants using extensive balconies and modulated architectural treatment to draw activity toward the face of the building and the public domain.