

THE REGENT REDFERN

DESIGN EXCELLENCE STRATEGY

1. CONTRIBUTION TO
ONGOING URBAN RENEWAL

2. THE STREET EDGE &
CREATING HUMAN SCALE

3. CONSIDERING INTERFACES
WITH NEIGHBOURS AND
SKYLINE

THE REGENT REDFERN DESIGN EXCELLENCE STRATEGY

4. REFINED MATERIAL, FORM AND
SCALE - DESIGNED FOR LONGEVITY

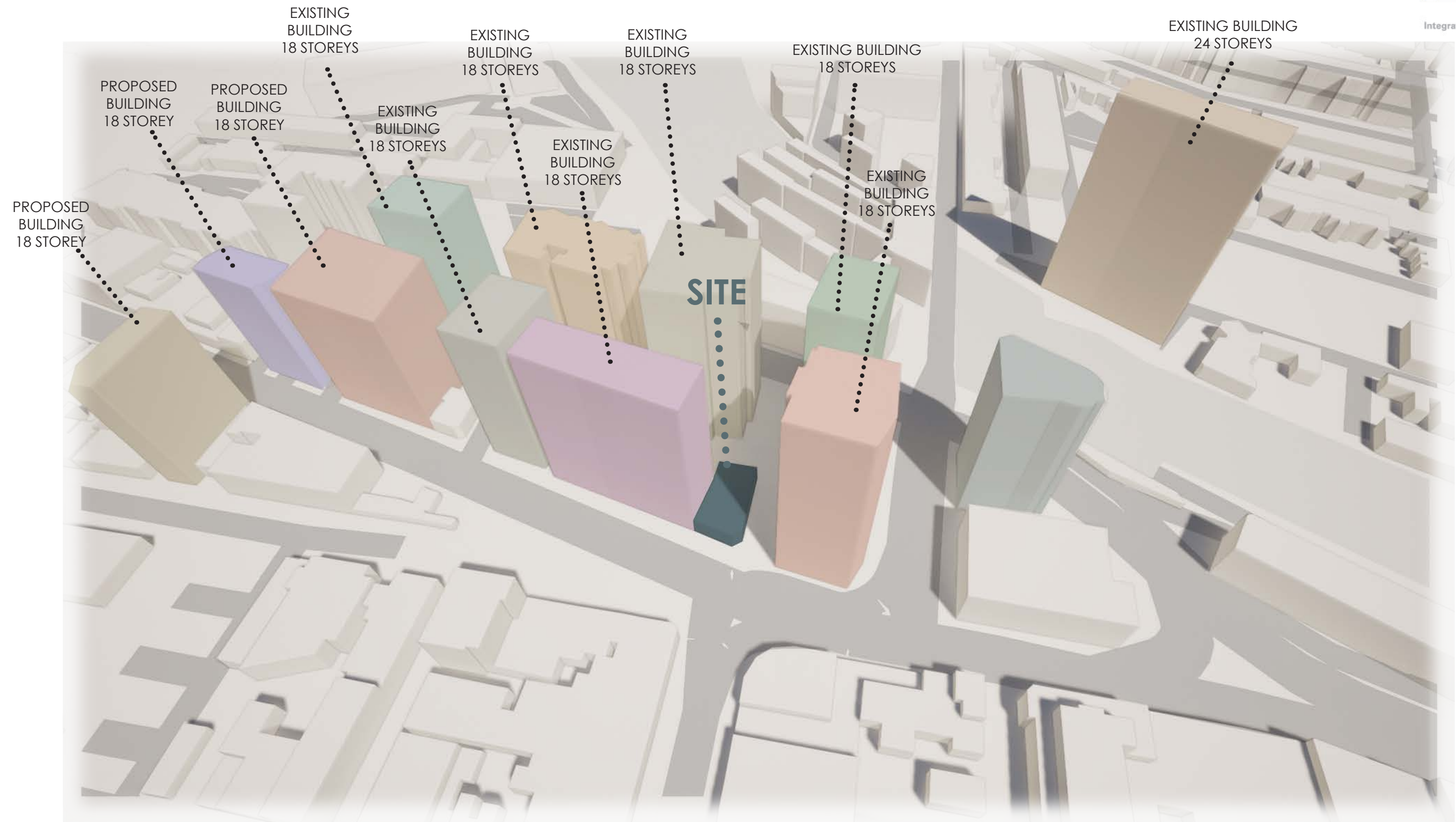
5. BALANCE OF PRIVATE AND
PUBLIC INTERFACE

6. BUILDING FABRIC AS
CANVAS FOR COMMUNITY ART -
A UNIVERSAL LANGUAGE

DE-SK-01

07 OCTOBER 2022
JOB: 17-0046

THE REGENT REDFERN RESIDENCE INTRODUCTION

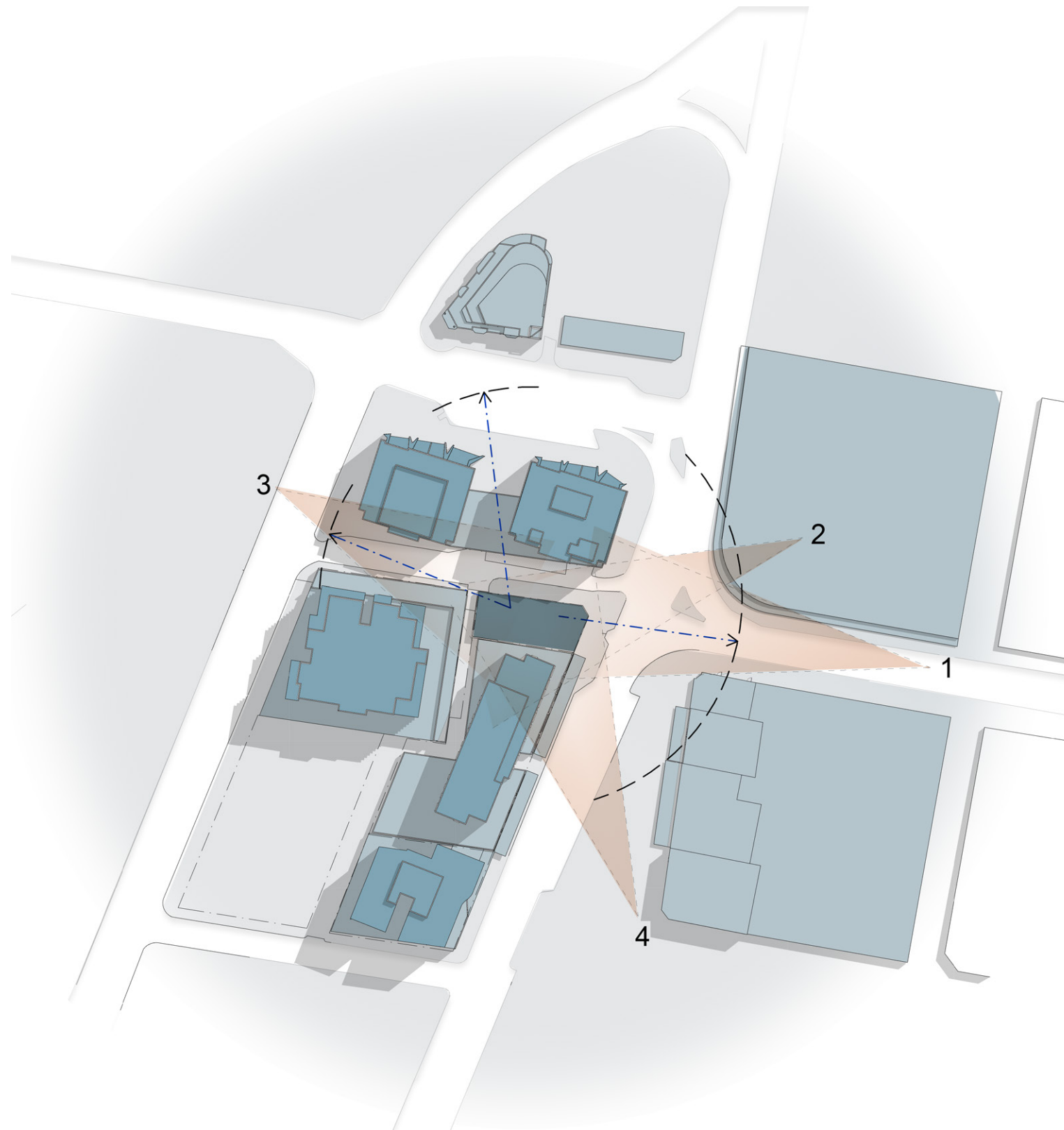


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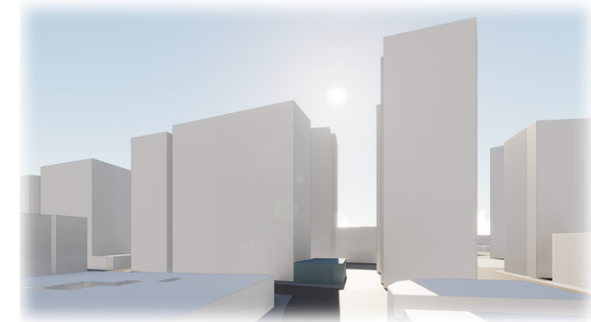
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THE REGENT REDFERN RESIDENCE

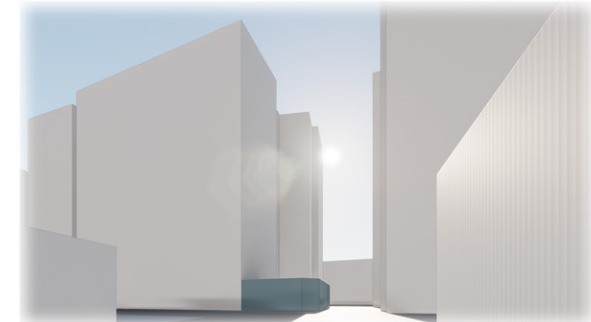
SITE CONTEXT - AERIAL VIEW



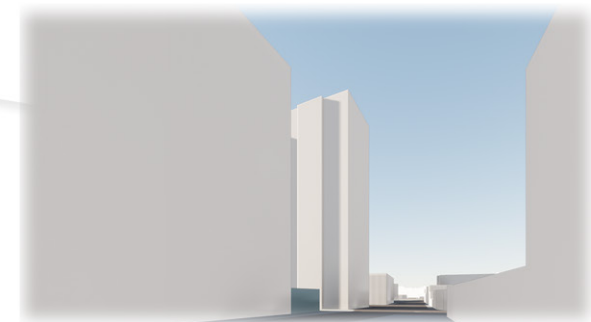
VIEW CORRIDORS



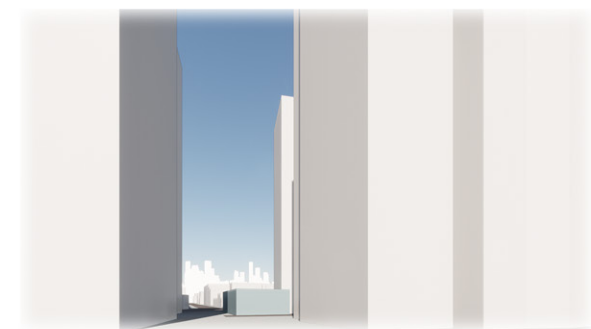
VIEW WEST ALONG REDFERN ST.



VIEW SOUTHWEST ALONG REGENT ST.



VIEW NORTHWEST ALONG REGENT ST.



VIEW EAST ALONG GIBBON ST.

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SITE CONTEXT - VIEWS & VANATAGE POINTS



PODIUM SETBACK



TOWER SETBACK

DE-SK-04

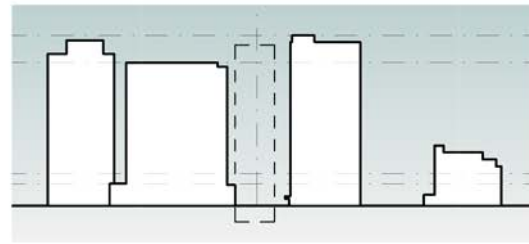
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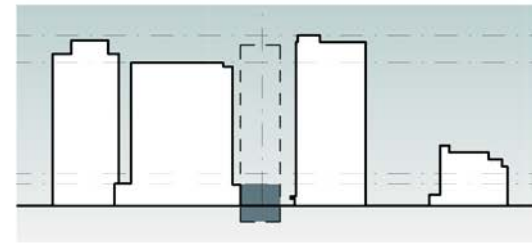
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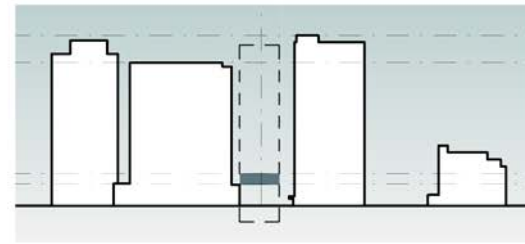
SITE CONTEXT-SITE SETBACKS



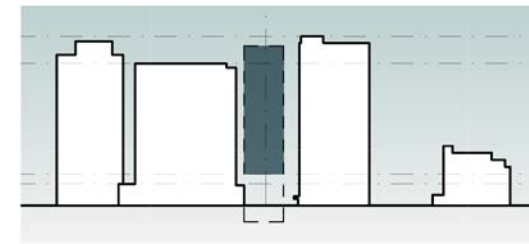
BUILDING FORM



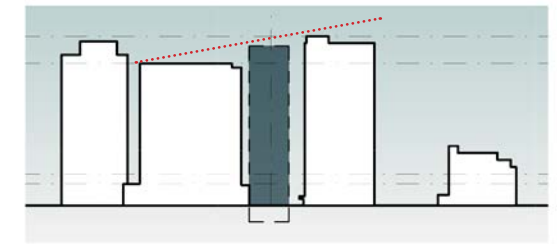
PODIUM



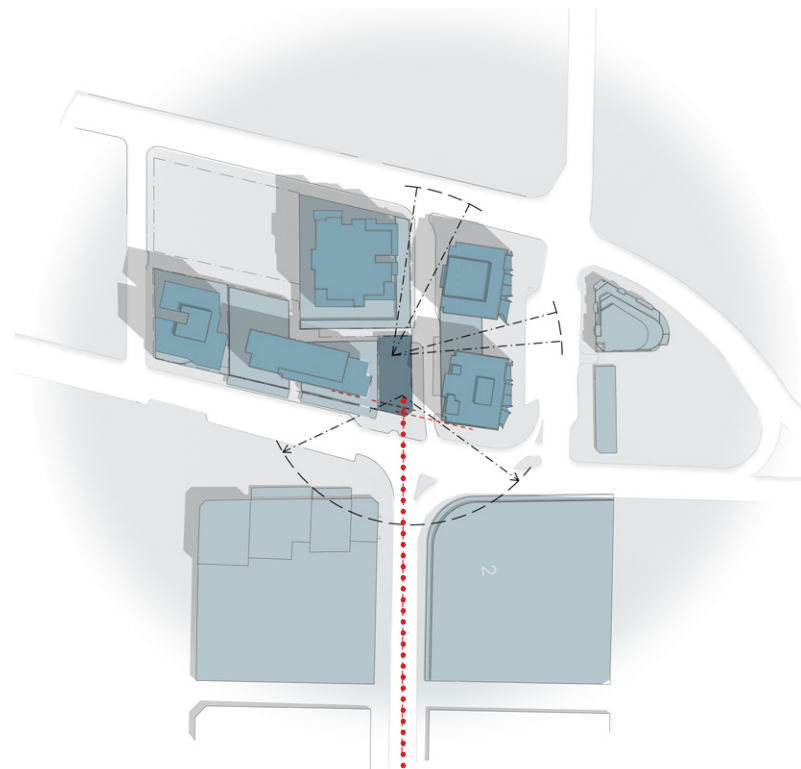
TRANSITION



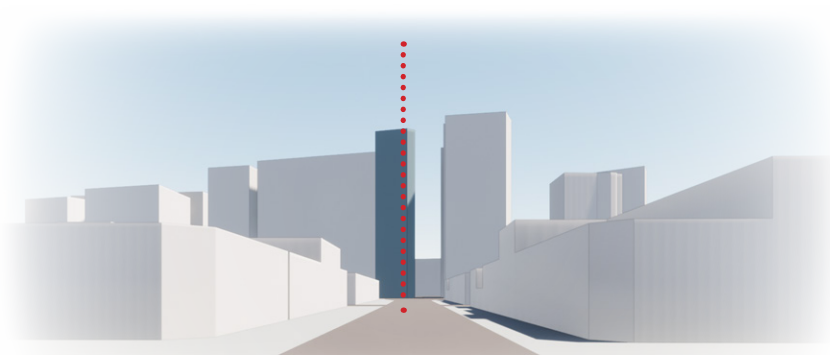
TOWER



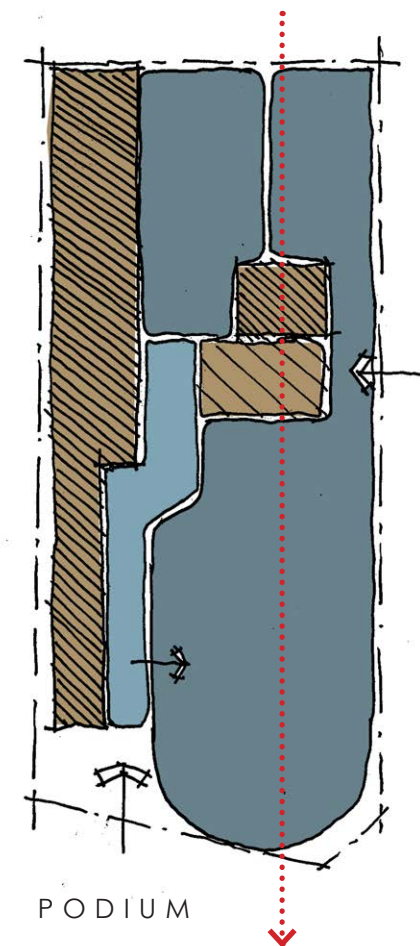
GRADUATION IN HEIGHT



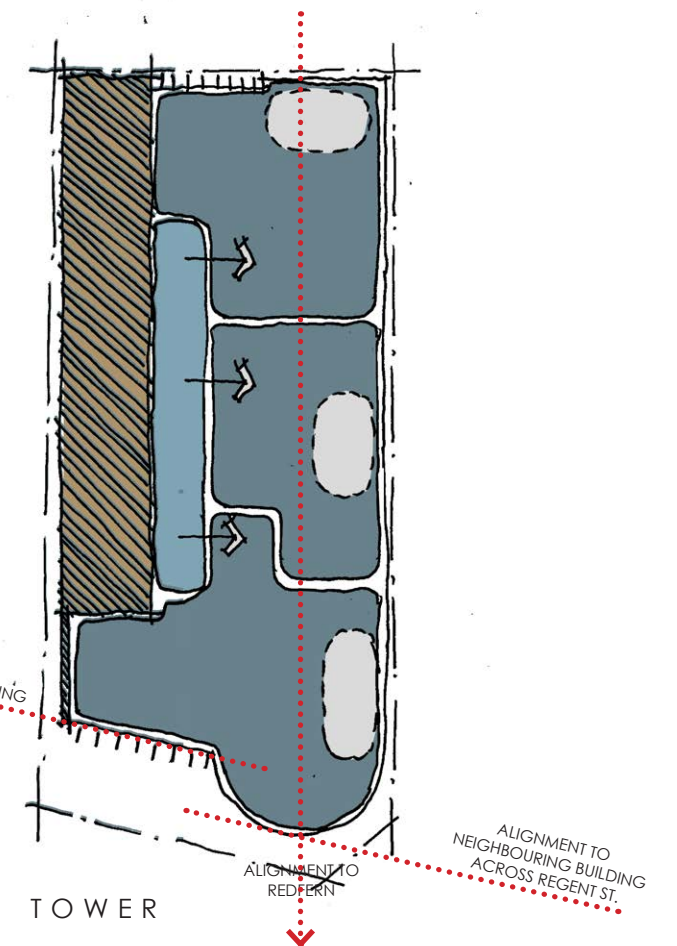
AXIS



LANDMARK OPPORTUNITY
(APPROACH FROM REGENT ST.)



PODIUM



TOWER

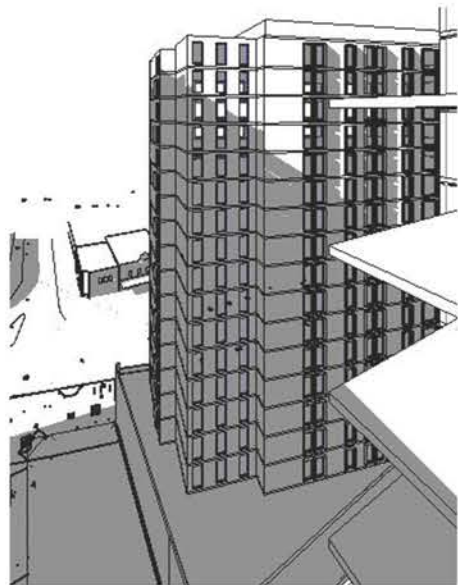
BUILDING ENVELOPE FORM

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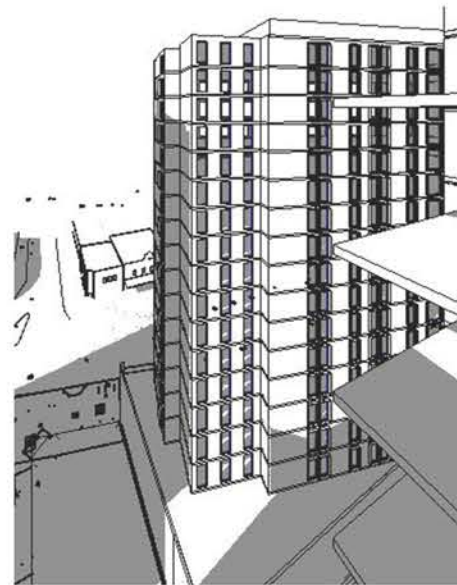
DESIGN APPROACH - FORM

DE-SK-05

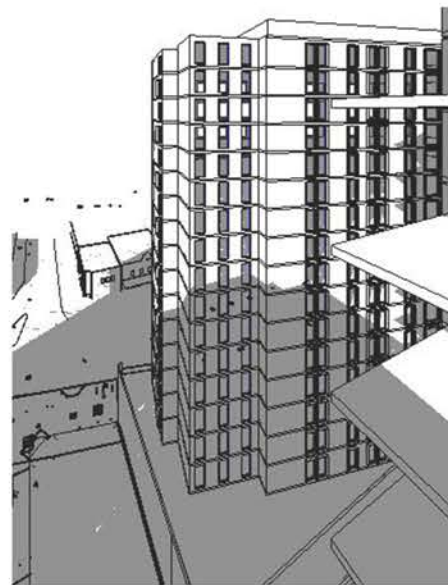
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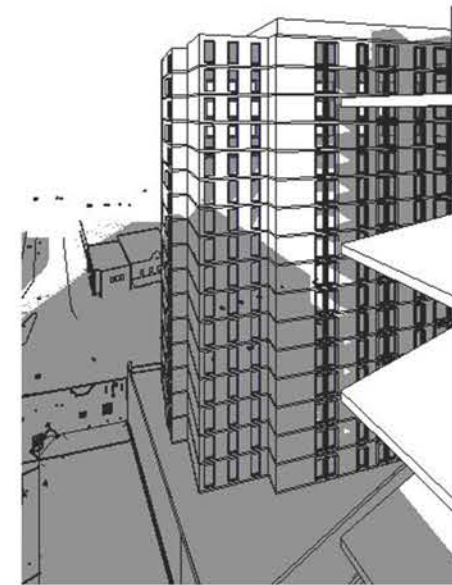
11 AM
EXISTING (WINTER SOLSTICE)



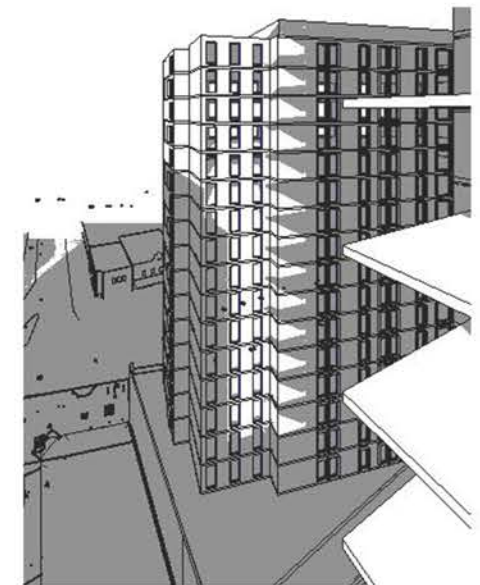
12 PM



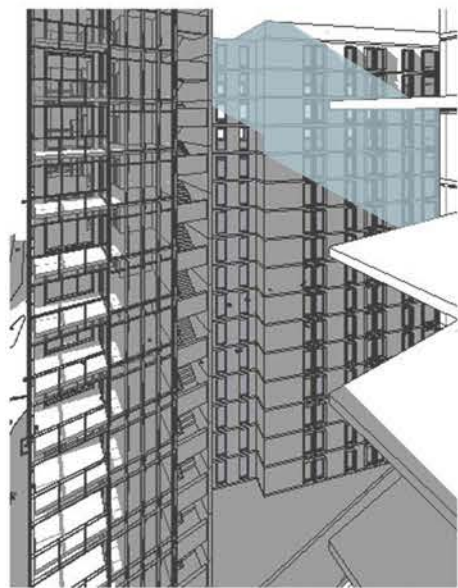
1 PM



2 PM



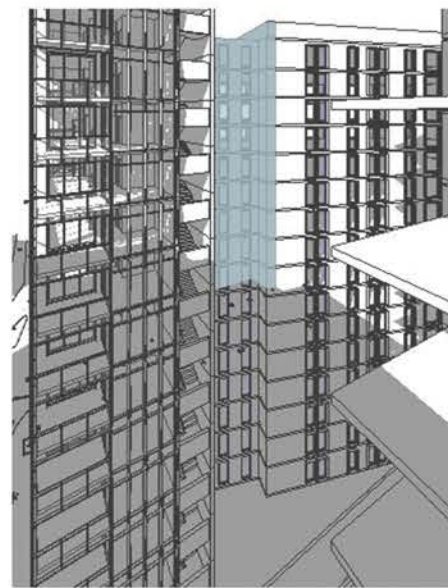
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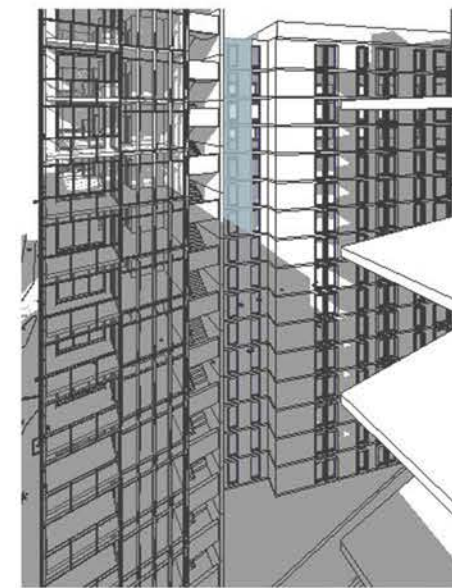
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PROPOSED IMPACT (WINTER SOLSTICE)



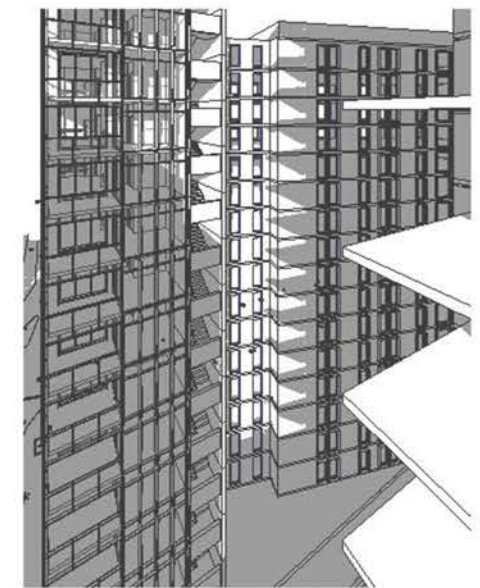
12 PM



1 PM



2 PM



3 PM

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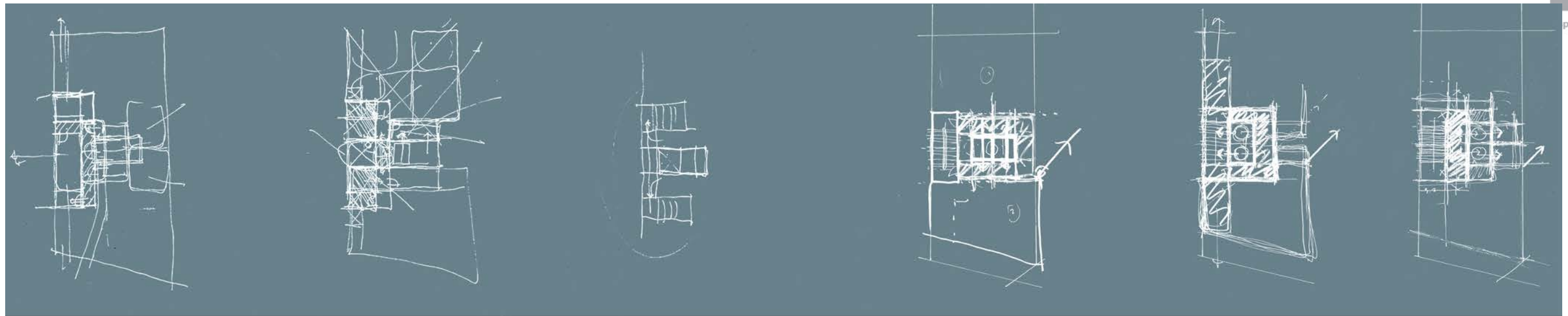
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DESIGN APPROACH - OVER SHADOWING STUDY

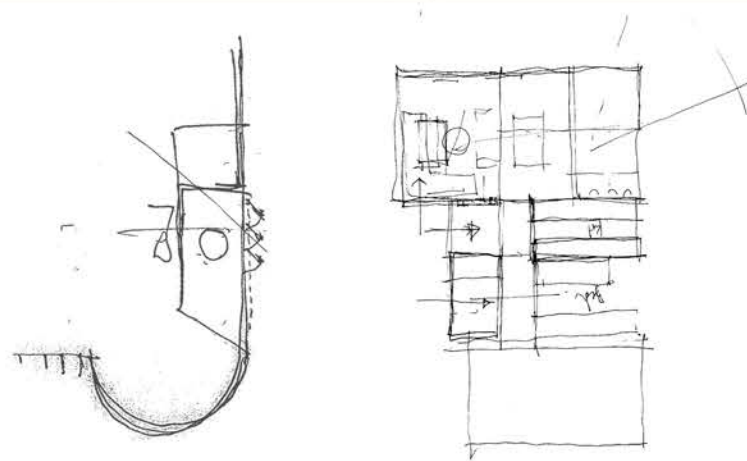
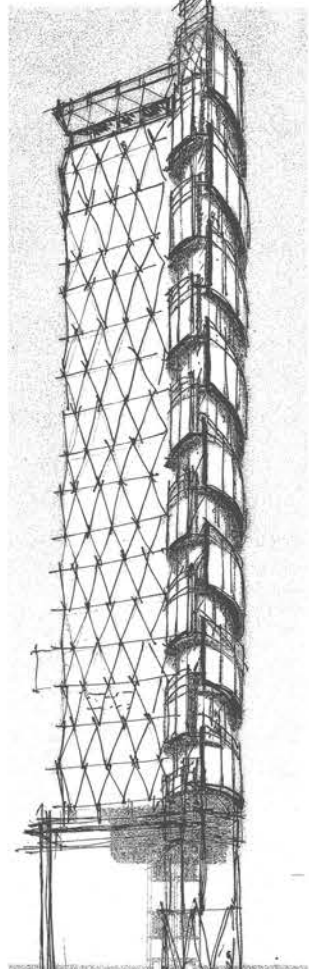
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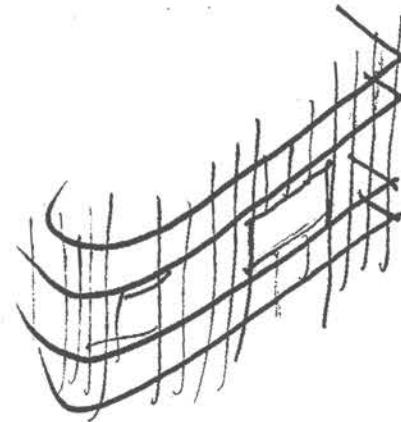


CORE STUDIES

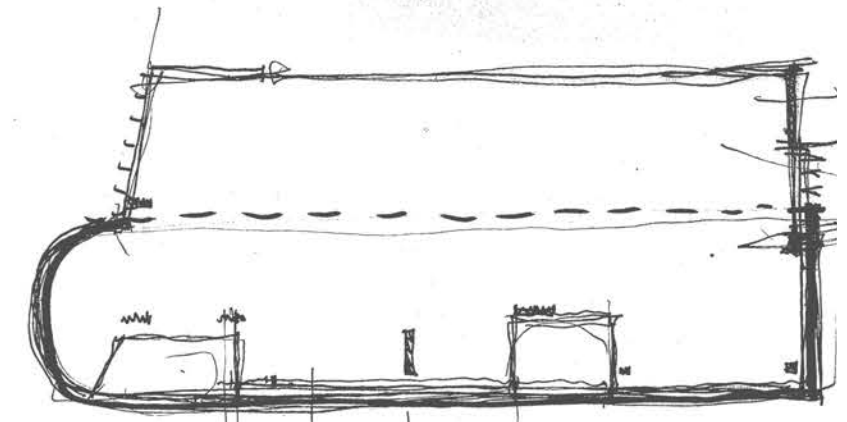
CONCEPT
SKETCH



UNITS + TOWER FORM



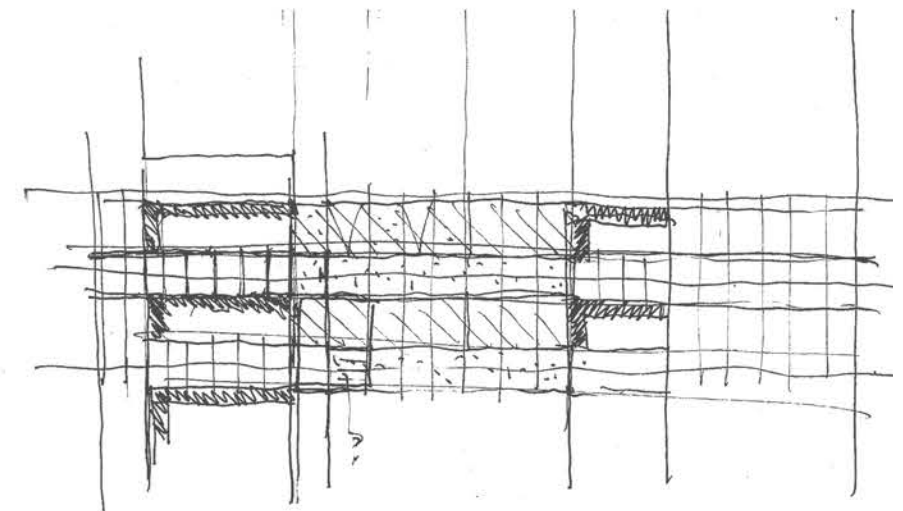
TOWER ENVELOPE



RATIONALIZATION



BASE ARTICULATION + PODIUM FORM



FENESTRATION

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DESIGN APPROACH - FORM DEVELOPMENT



VIEW ALONG REGENT ST.



VIEW ALONG CORNER OF REGENT & REDFERN ST.

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DESIGN APPROACH - PODIUM FORM



SCULPTURAL
SHORT TERM/PERMANENT
INSTALLATION WORKS

STREET ART TO SERVICE
LANEWAY



STREET ART



PROJECTED (LIGHT) ART



DYNAMIC (WIND) ART



INTEGRATED STONE WALLING

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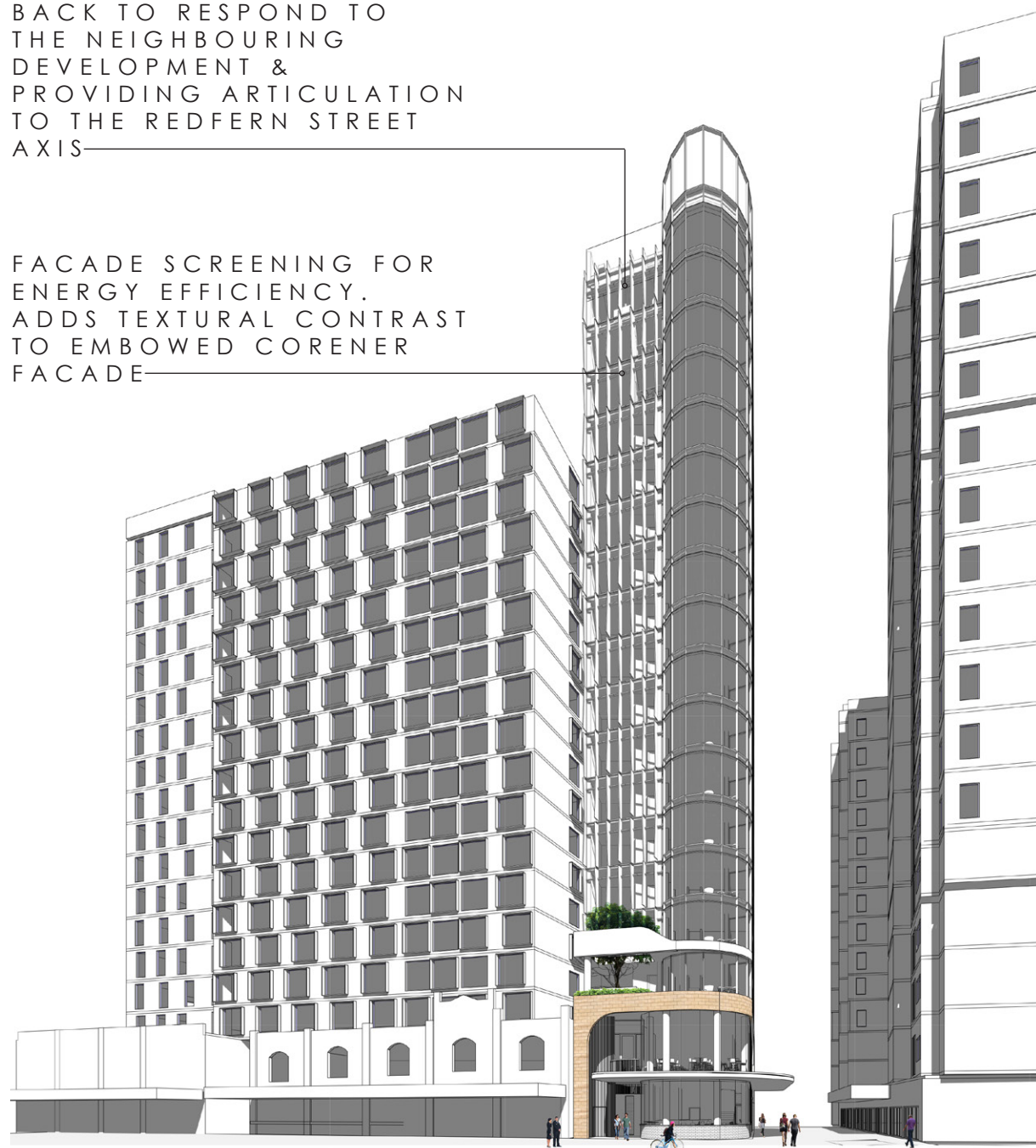
DESIGN APPROACH - PEDESTRIAN FOCUSED LANEWAY INTERACTIVITY

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STEPPING THE FACADE
BACK TO RESPOND TO
THE NEIGHBOURING
DEVELOPMENT &
PROVIDING ARTICULATION
TO THE REDFERN STREET
AXIS

FACADE SCREENING FOR
ENERGY EFFICIENCY.
ADDS TEXTURAL CONTRAST
TO EMBOWED CORENER
FACADE



MODULATED ROOF
FORM

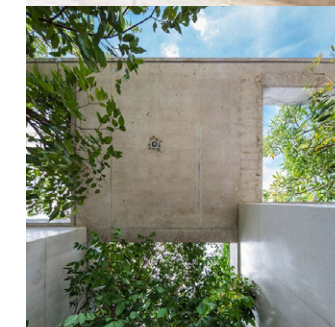
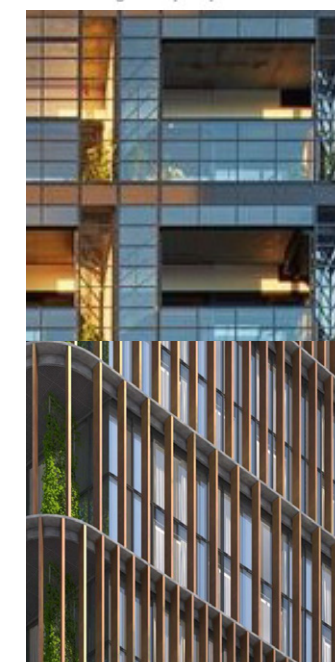
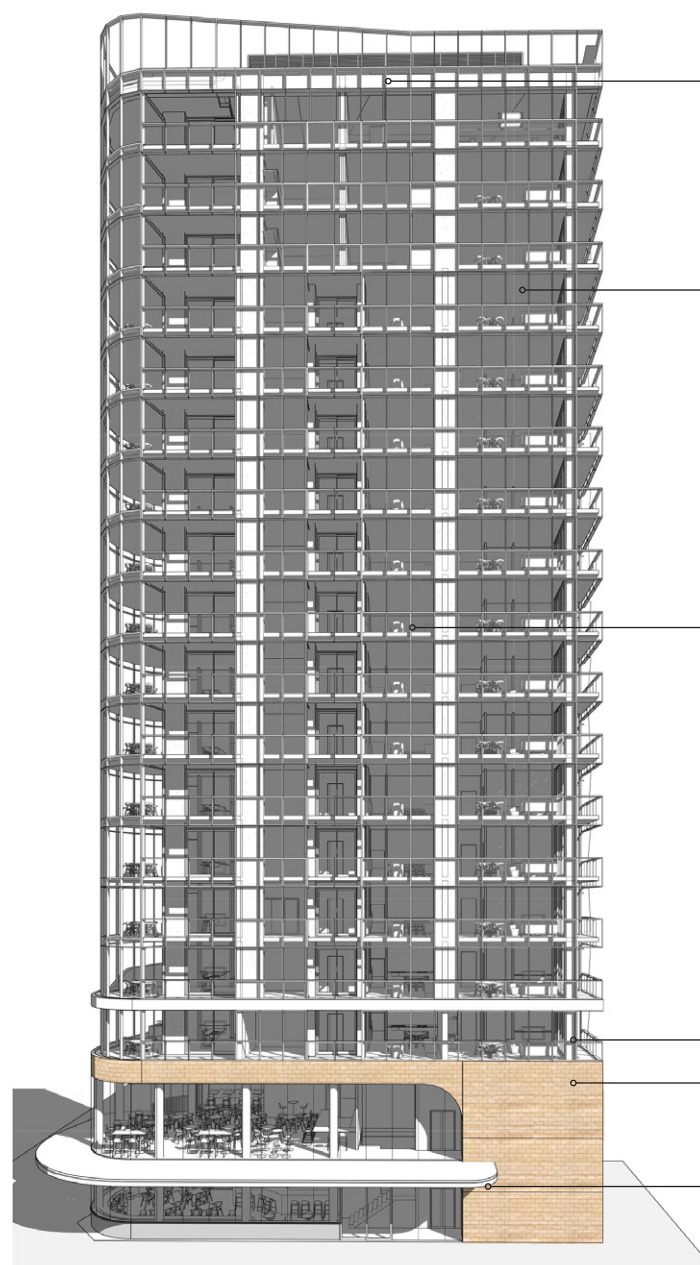
FEATURE ALUMINIUM EX-
PRESS FRAMED, ENERGY
EFFICIENT GLAZING AND
CLADDING FOR A REFINED
AESTHETIC

HORIZONTAL BANDING TO
PROVIDE VISUAL INTEREST
& TEXTURE

TRANSITION LEVEL
PROVIDES RELIEF AND
ALLOW THE FORM TO
BREATHE

SYDNEY SANDSTONE
PROVIDES FOR A STRONG
BASE

OFF-FORM CONCRETE
AWNING & STRUCTURE



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DESIGN APPROACH-TOWER FORM & MATERIALITY

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VIEW FROM REGENT STREET
(OVERLAYED TO GOOGLE STREETVIEW IMAGE)



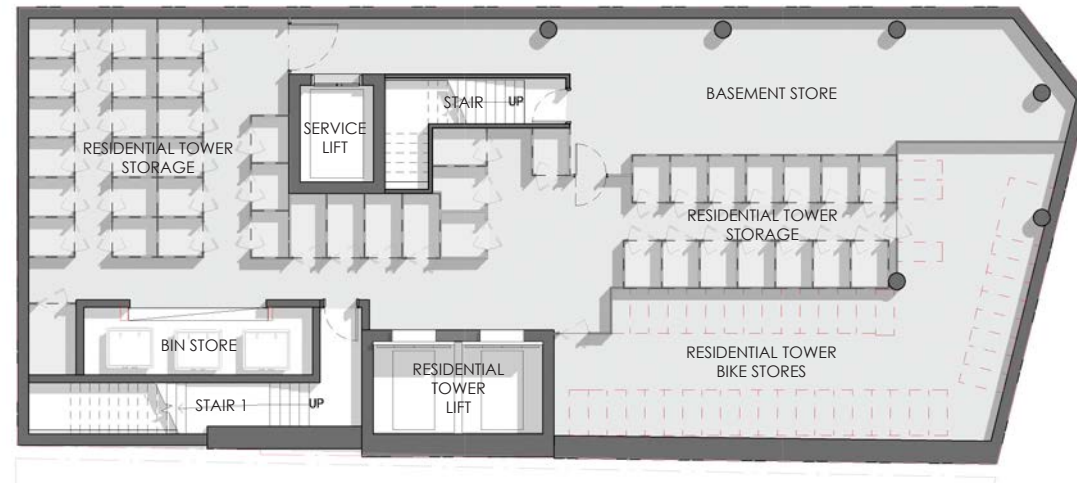
VIEW CORRIDOR (REGENT ST.)

DE-SK-11

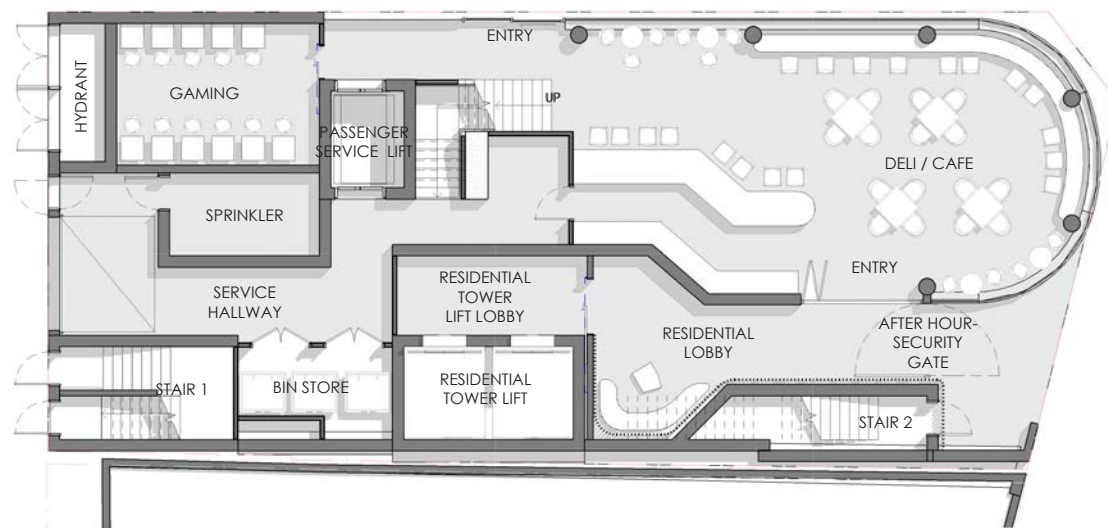
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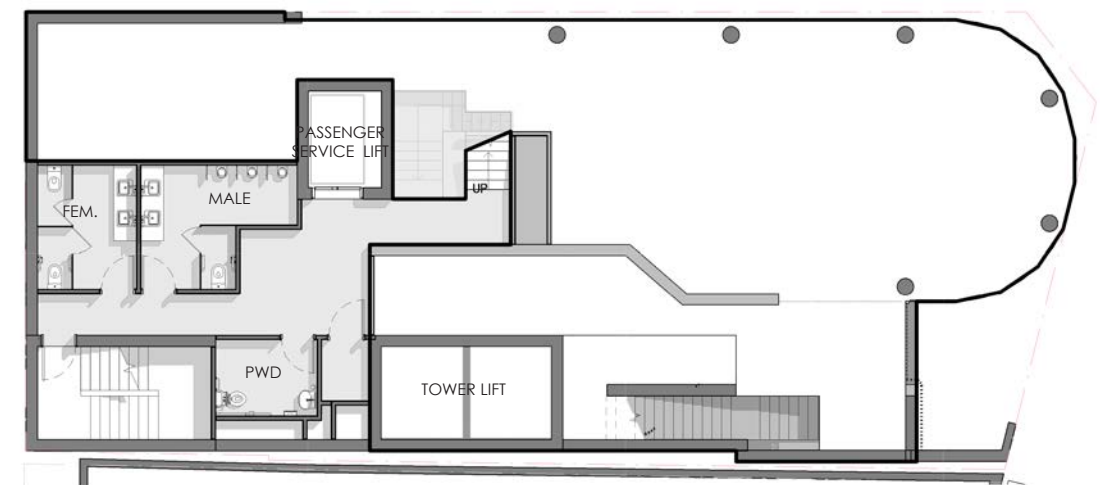
RENDERED PERSPECTIVE VIEWS



BASEMENT LEVEL 1



GROUND FLOOR - DELI



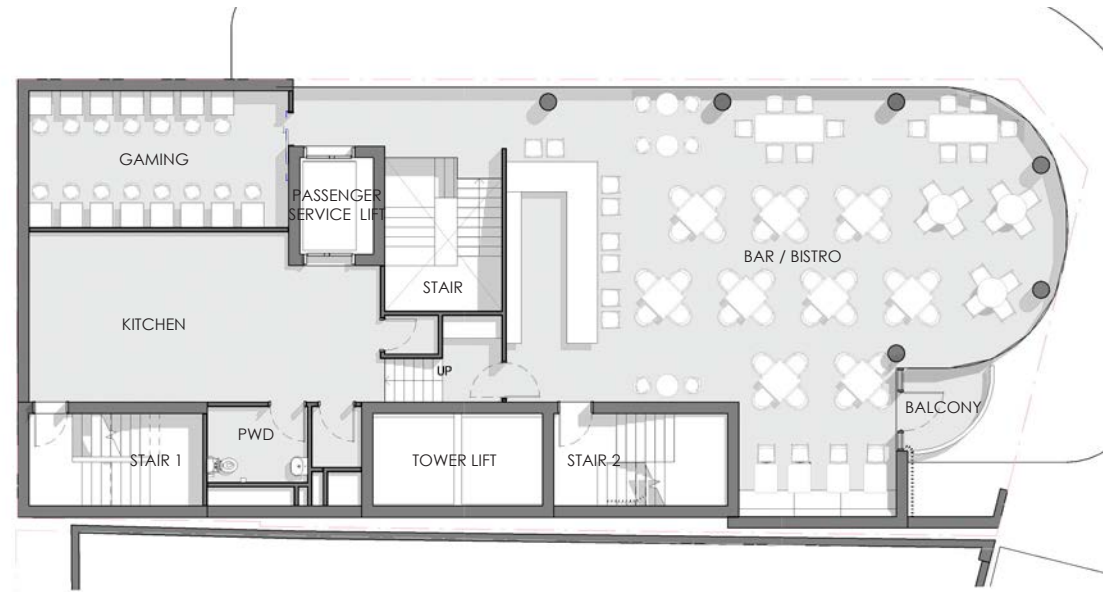
MEZZANINE

DE-SK-12

1:200
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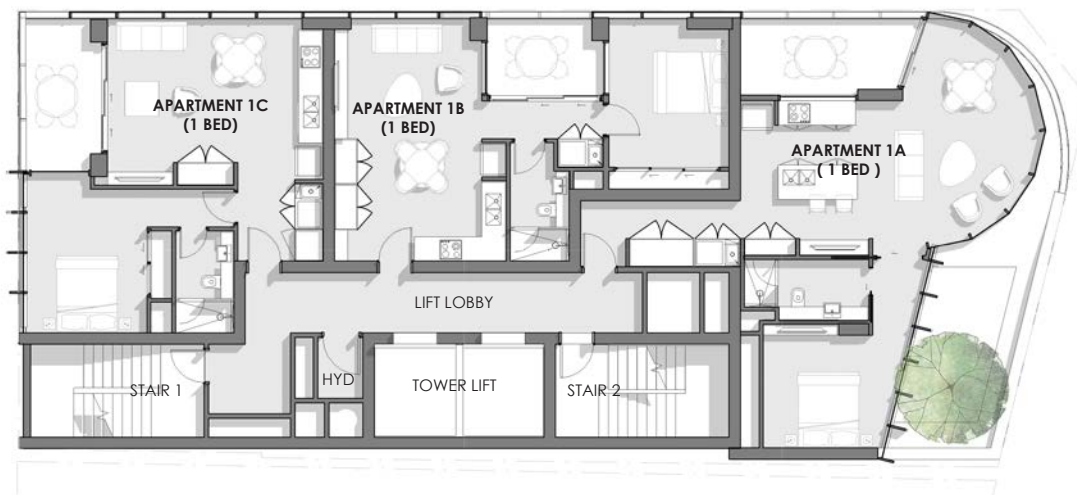
BASEMENT & PODIUM LEVELS



PODIUM LEVEL 1 - BAR & BISTRO



PODIUM LEVEL 2 - RESIDENTIAL



LEVEL 3 - RESIDENTIAL TOWER



TYPICAL RESIDENTIAL TOWER (LEVEL 4 - 14)

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1:200
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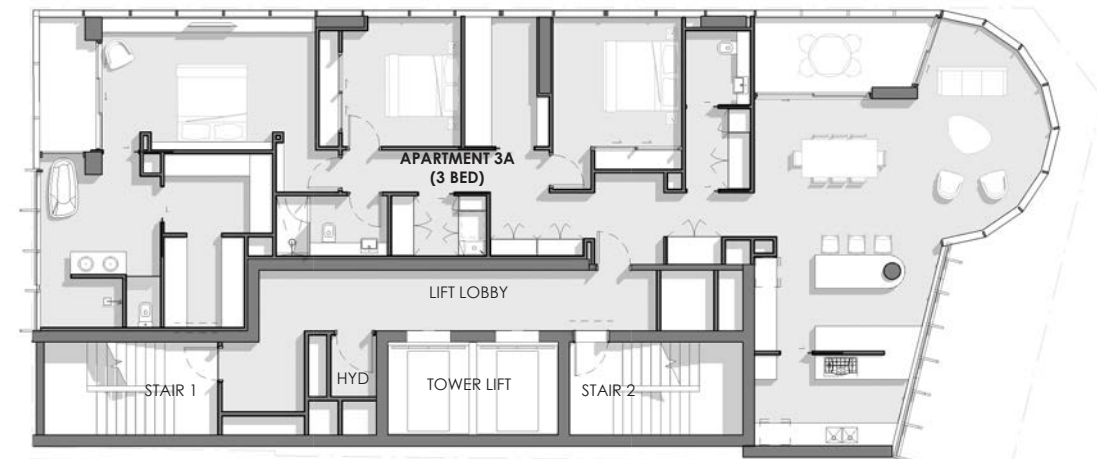
PODIUM LEVELS

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LEVEL 15 & 16 - RESIDENTIAL TOWER (2 BED)



LEVEL 17 - RESIDENTIAL TOWER (3 BED)



AMENITIES (LEVEL 18)



ROOF DECK (SERVICES)

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1:200
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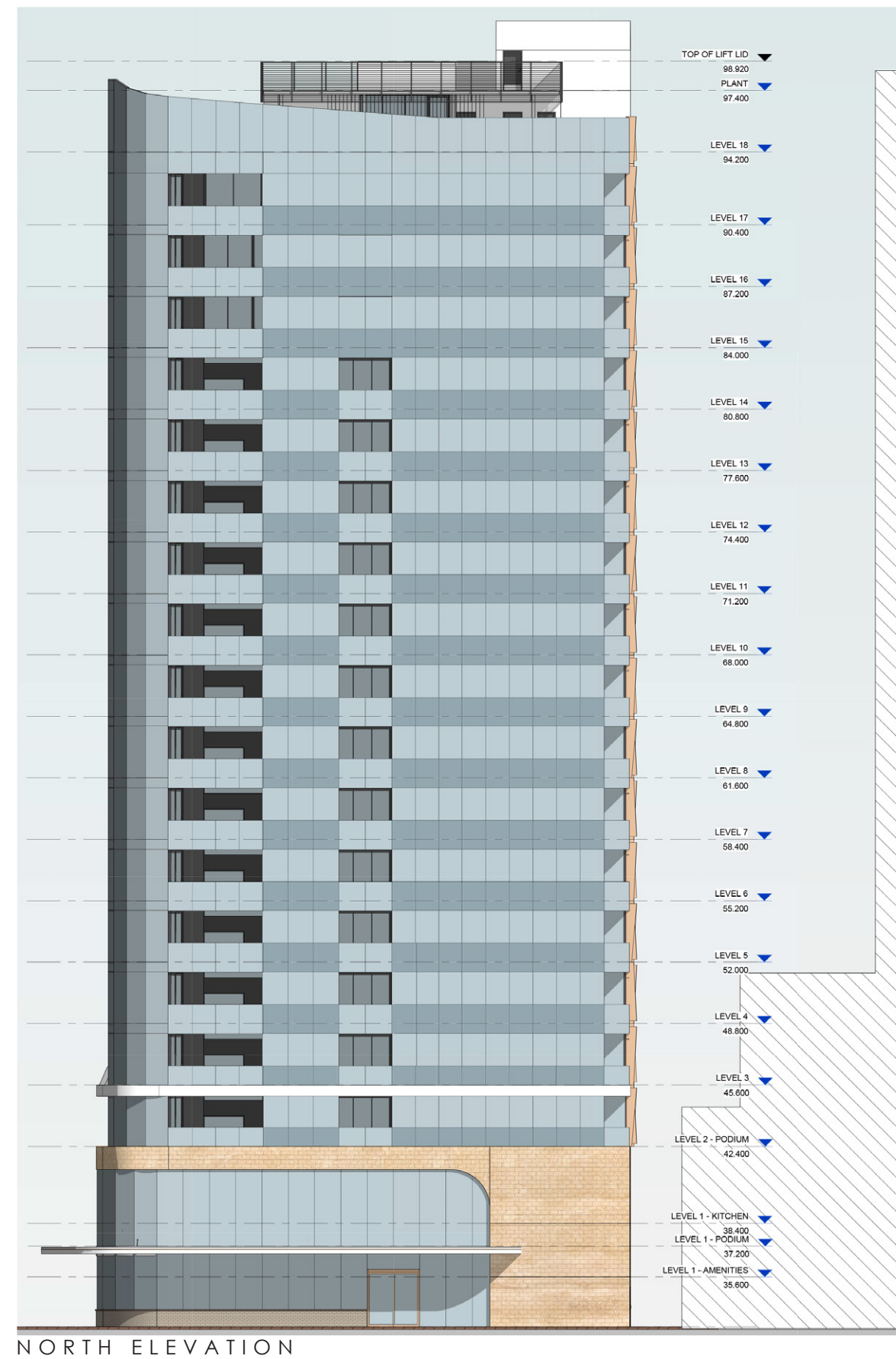
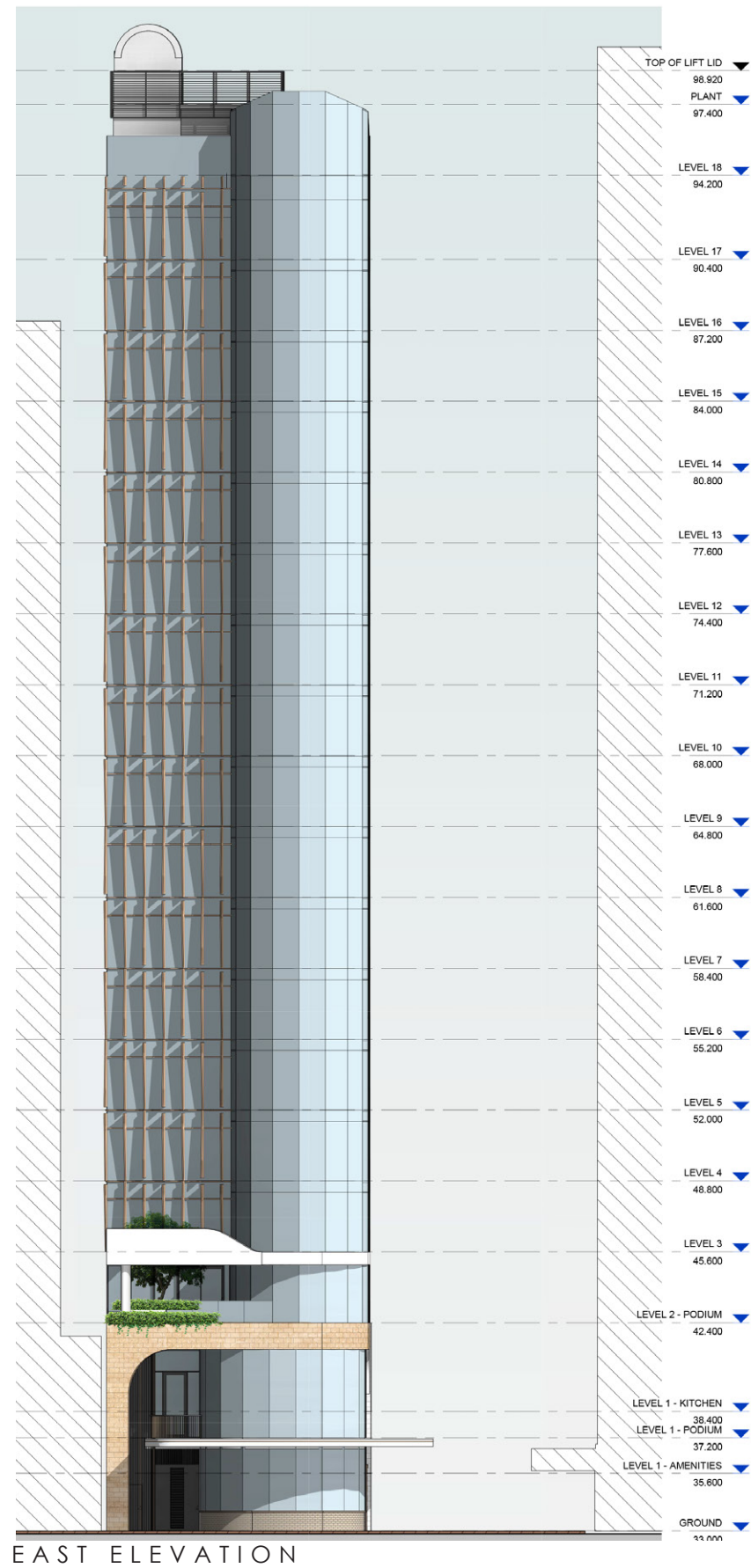
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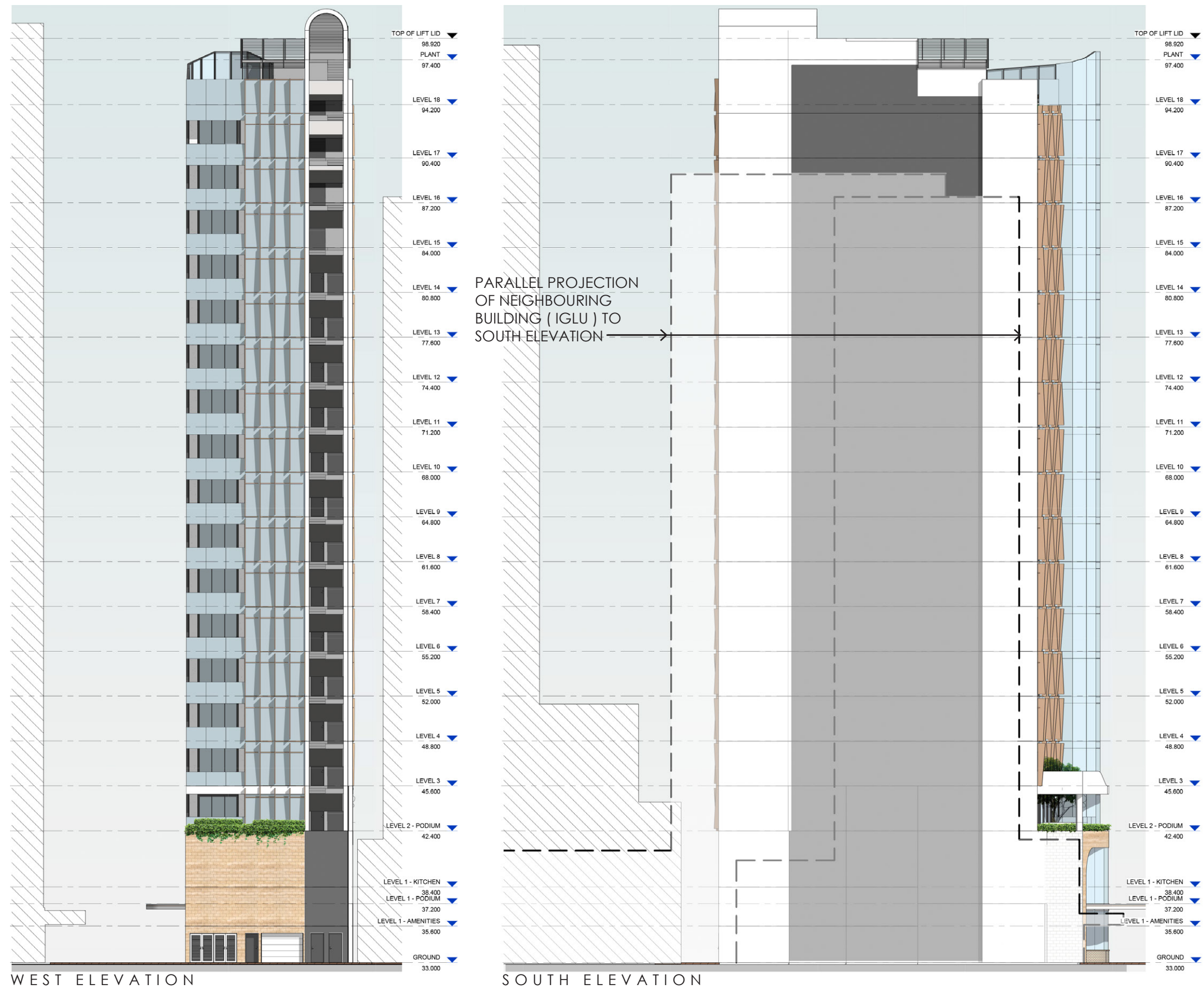
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1:300
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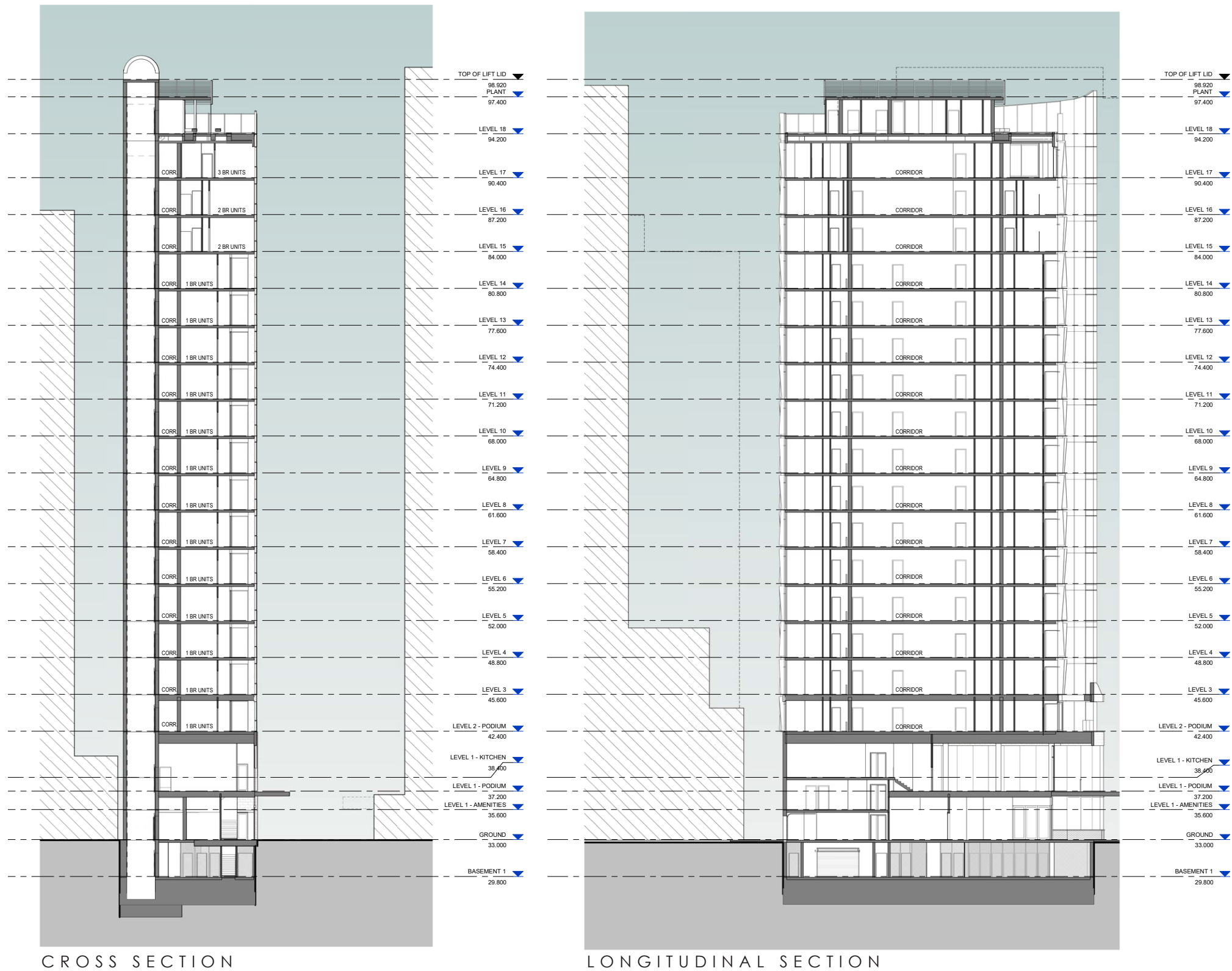


DE-SK-16

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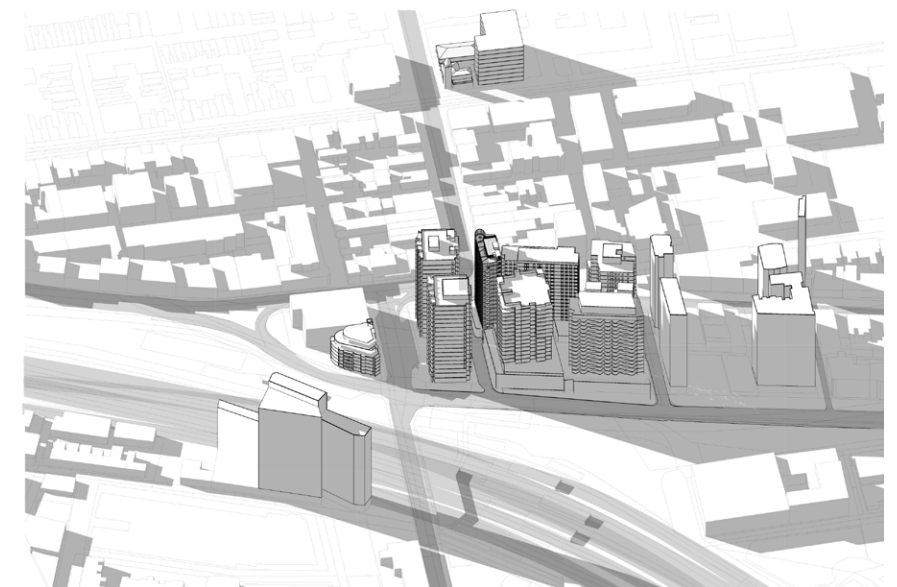
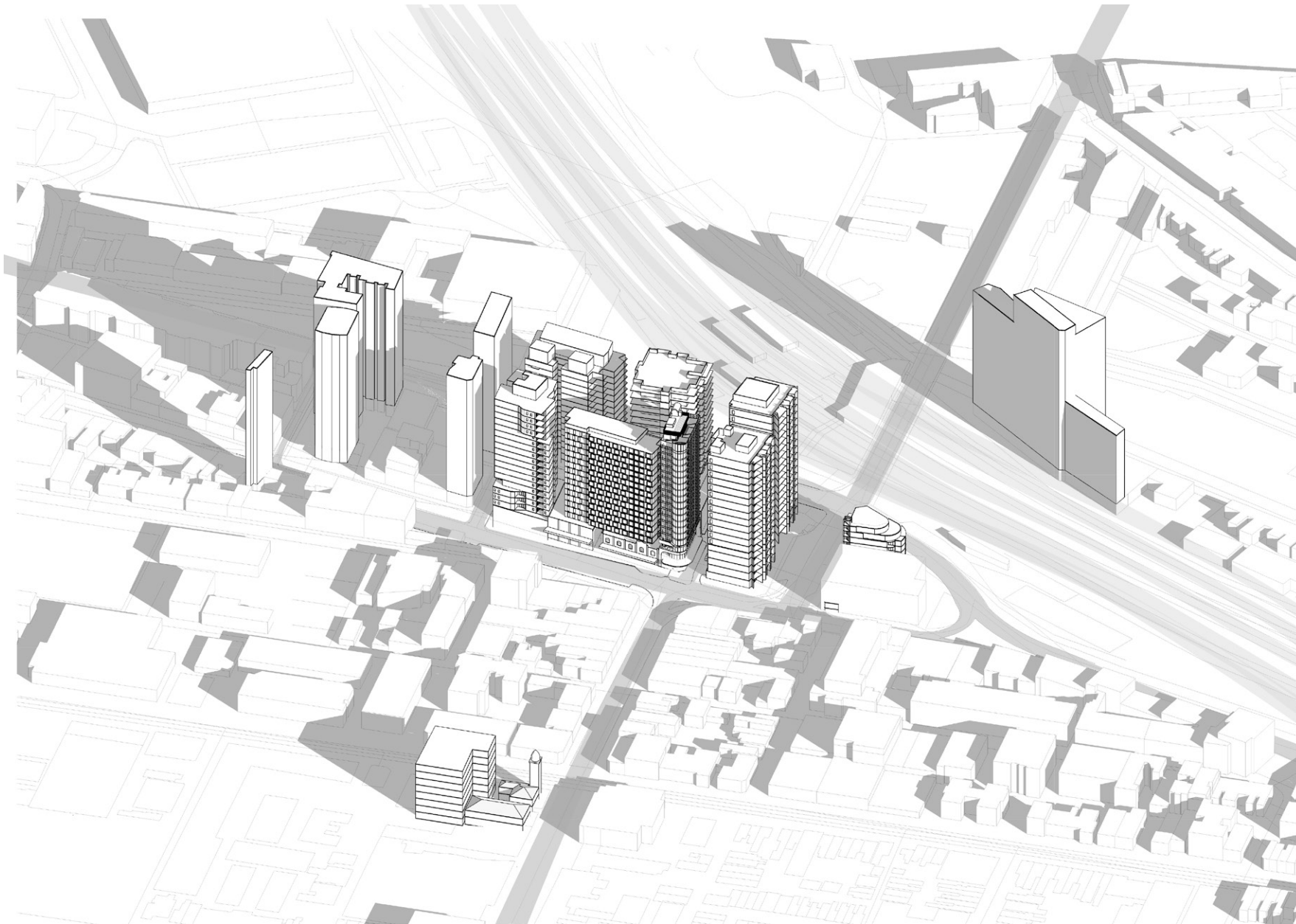
ELEVATIONS



DE-SK-17
1:400
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SECTIONS



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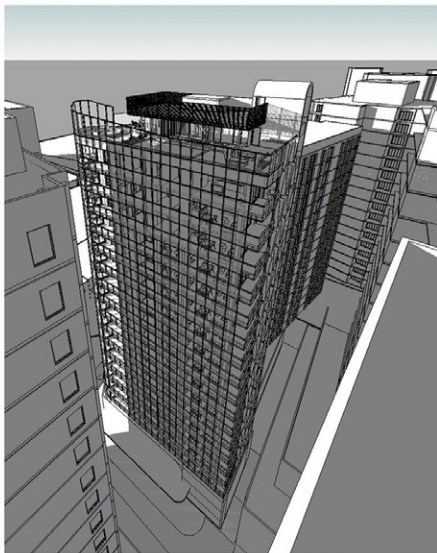
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AERIAL PERSPECTIVES

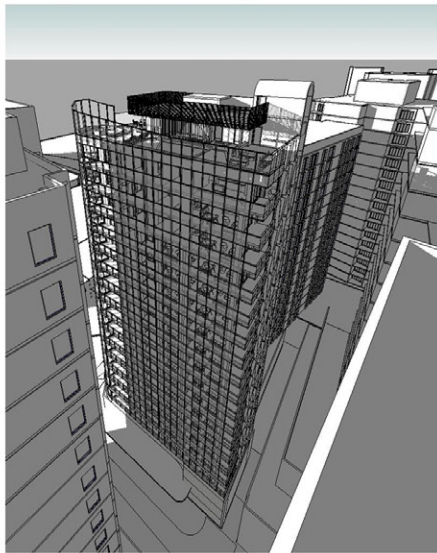
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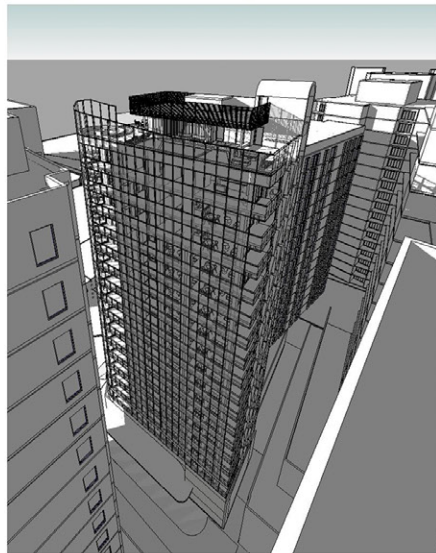
[1 of 29] [June 21, 2022 - 08:00]



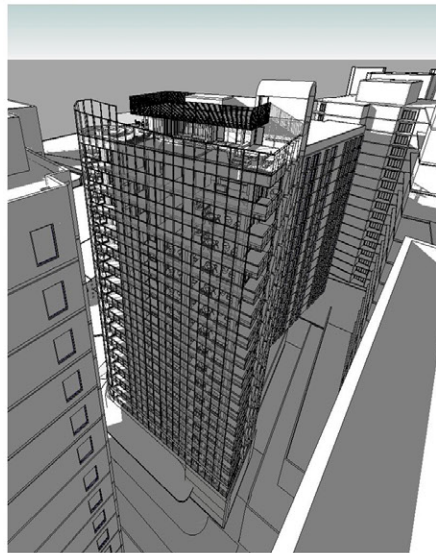
[2 of 29] [June 21, 2022 - 08:15]



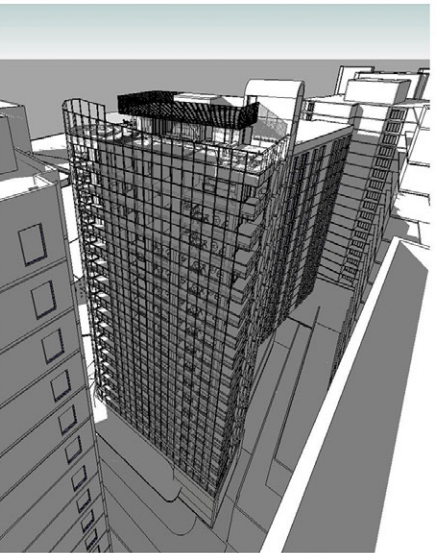
[3 of 29] [June 21, 2022 - 08:30]



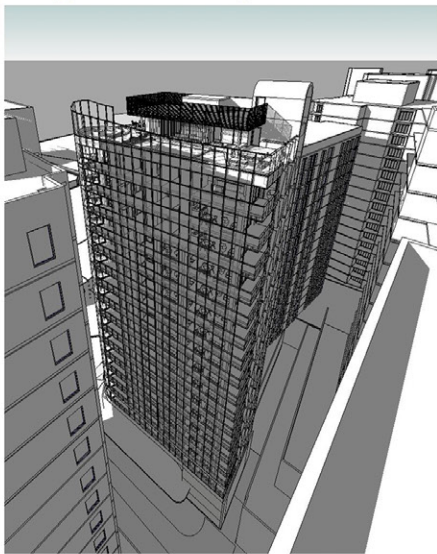
[4 of 29] [June 21, 2022 - 08:45]



[5 of 29] [June 21, 2022 - 09:00]



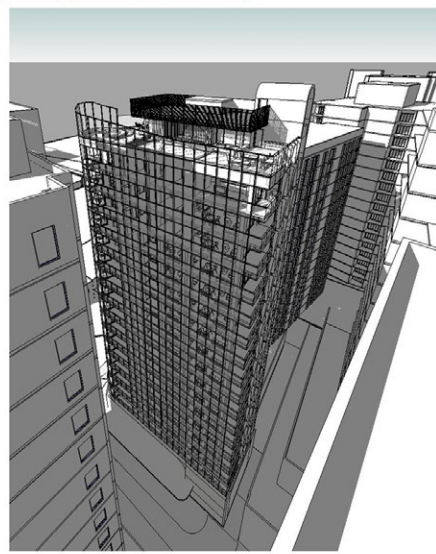
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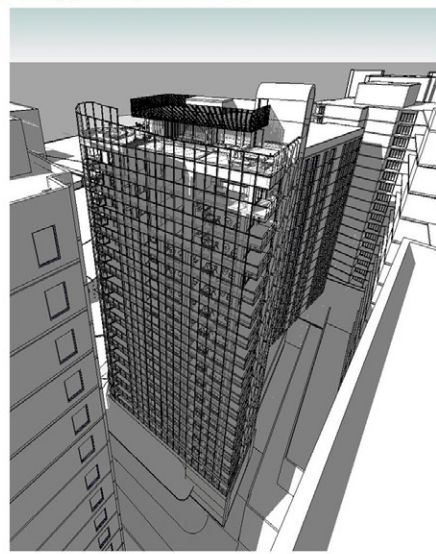
[7 of 29] [June 21, 2022 - 09:30]



[8 of 29] [June 21, 2022 - 09:45]



[9 of 29] [June 21, 2022 - 10:00]



LEVELS: 18 STOREYS
APARTMENTS: 44

1 BR @ 3 APARTMENTS PER LEVEL (LEVEL 2 - 14) = 39

2BR @ 2 APARTMENTS PER LEVEL (LEVEL 15 - 16) = 4

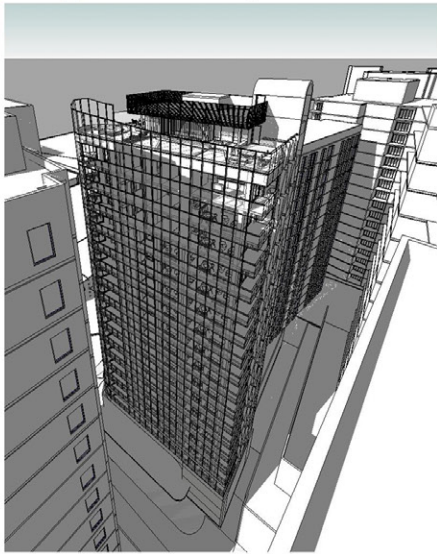
3BR @ 1 APARTMENT PER LEVEL (LEVEL 17) = 1

APARTMENTS WITH 2 HOURS
OF DIRECT SUNLIGHT 14 (31.82%)

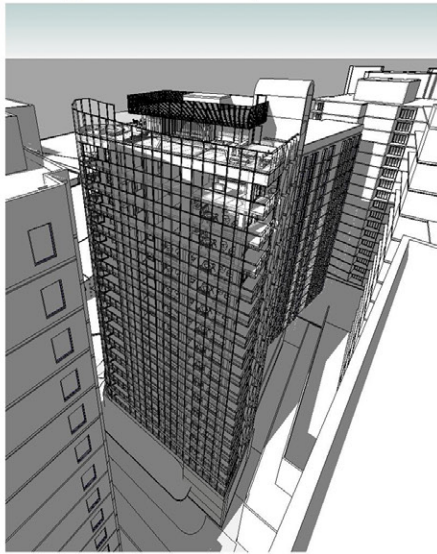
APARTMENTS WITH LESS THAN 2 HOURS
DIRECT SUNLIGHT 20 (45.45%)

APARTMENTS WITH 0 HOURS OF DIRECT
SUNLIGHT 10 (22.73%)

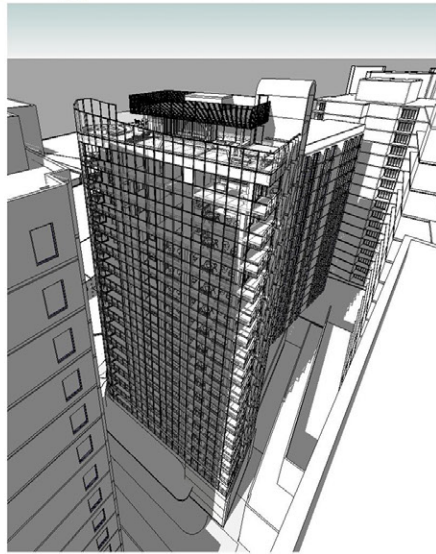
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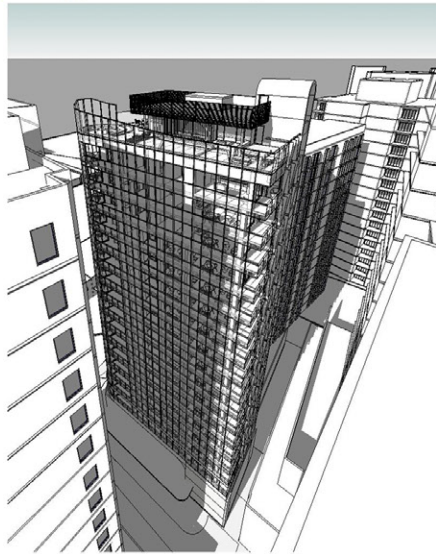
[11 of 29] [June 21, 2022 - 10:30]



[12 of 29] [June 21, 2022 - 10:45]



[13 of 29] [June 21, 2022 - 11:00]

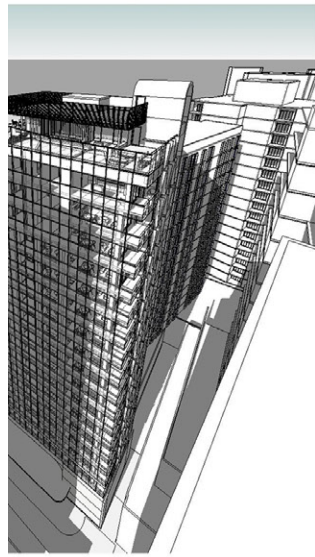


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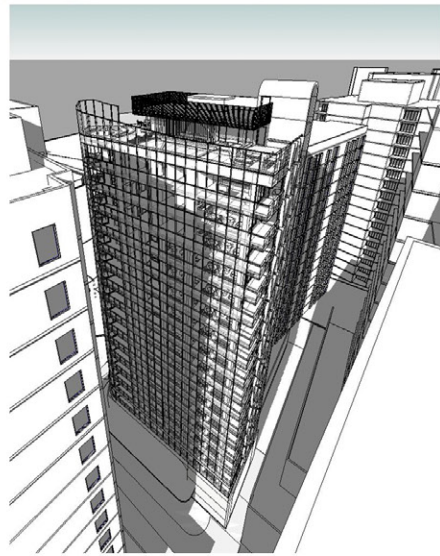
THE REGENT REDFERN RESIDENCE

BUILDING SOLAR ACCESS

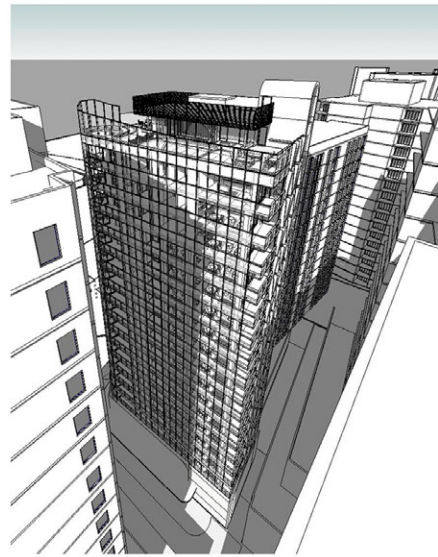
21, 2022 - 11:15]



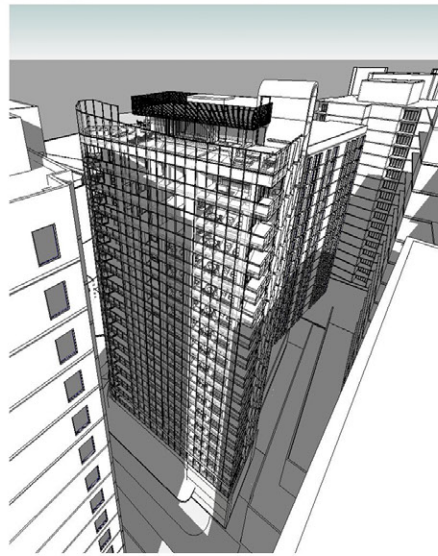
[15 of 29] [June 21, 2022 - 11:30]



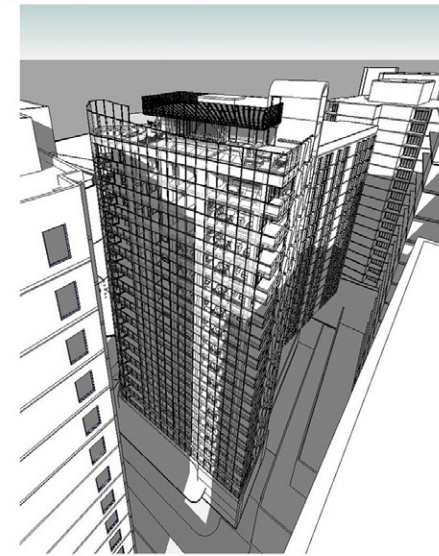
[16 of 29] [June 21, 2022 - 11:45]



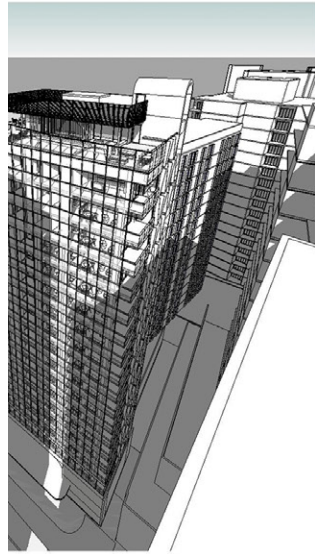
[17 of 29] [June 21, 2022 - 12:00]



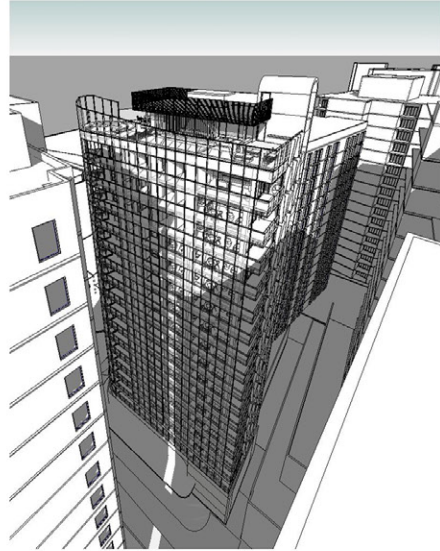
[18 of 29] [June 21, 2022 - 12:15]



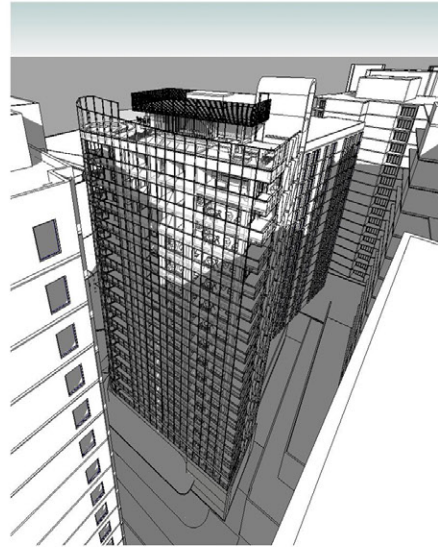
21, 2022 - 12:30]



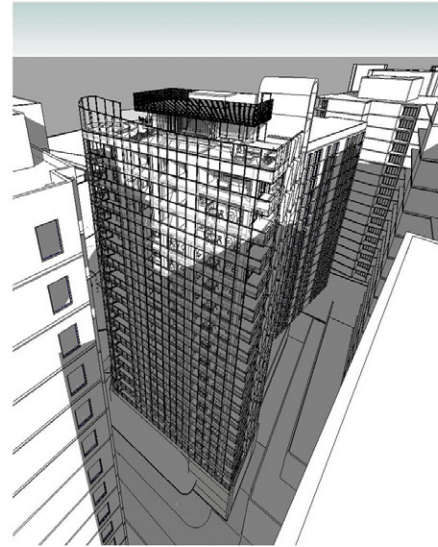
[20 of 29] [June 21, 2022 - 12:45]



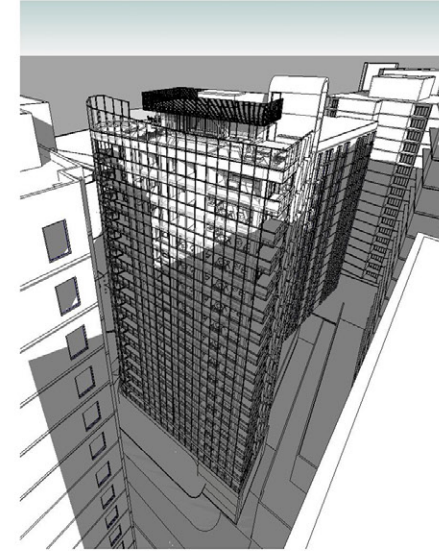
[21 of 29] [June 21, 2022 - 13:00]



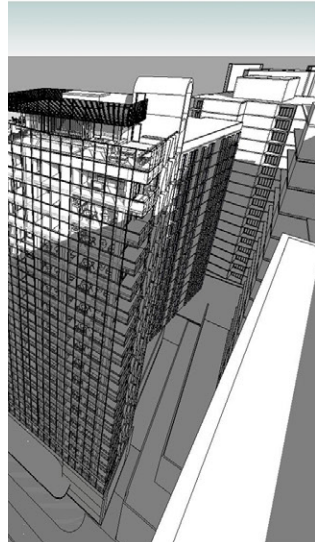
[22 of 29] [June 21, 2022 - 13:15]



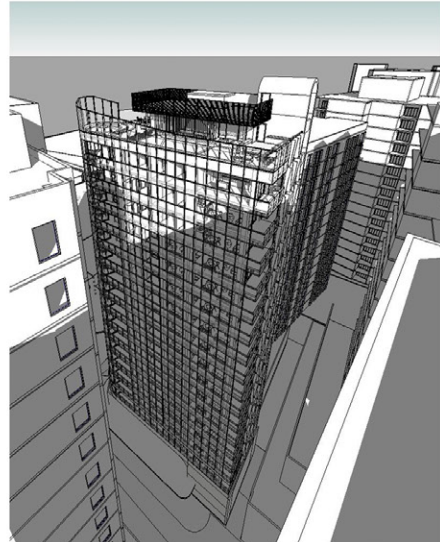
[23 of 29] [June 21, 2022 - 13:30]



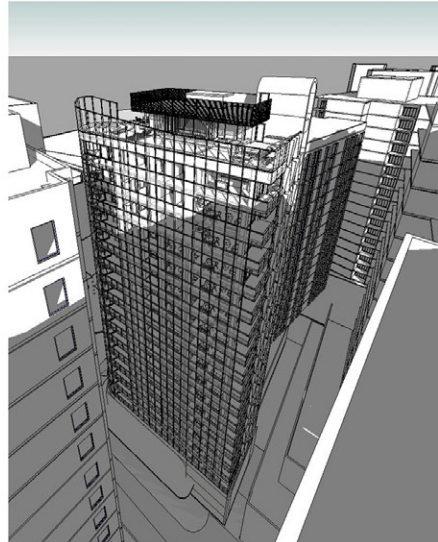
21, 2022 - 13:45]



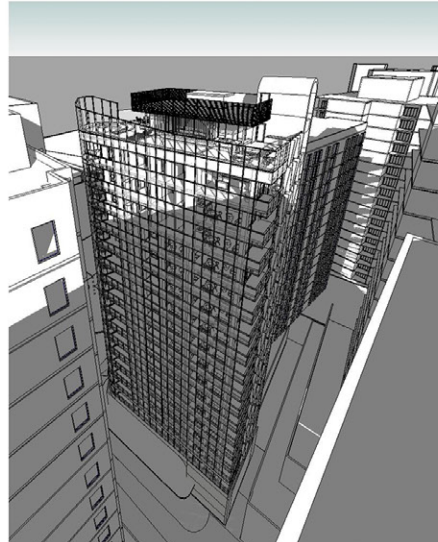
[25 of 29] [June 21, 2022 - 14:00]



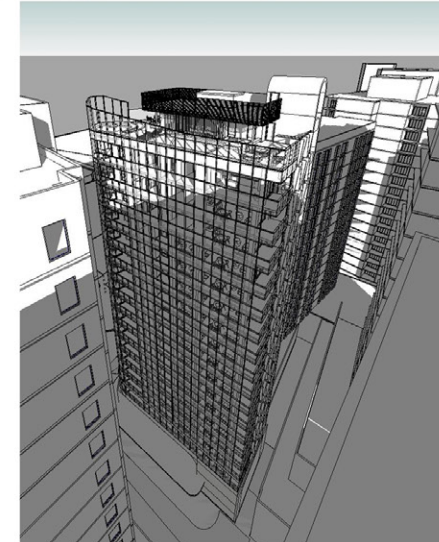
[26 of 29] [June 21, 2022 - 14:15]



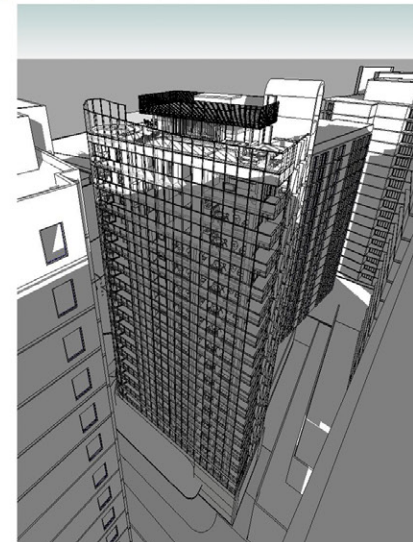
[27 of 29] [June 21, 2022 - 14:30]



[28 of 29] [June 21, 2022 - 14:45]



[29 of 29] [June 21, 2022 - 15:00]



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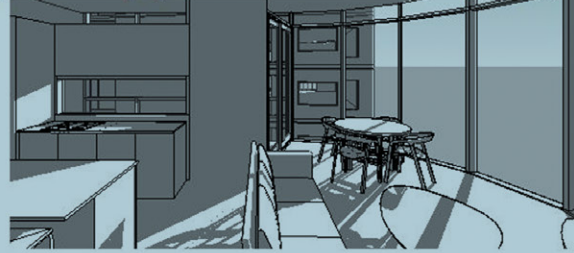
THE REGENT REDFERN RESIDENCE

BUILDING SOLAR ACCESS

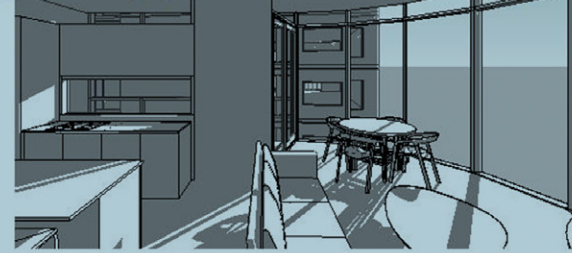
[1 of 33] [June 21, 2022 - 08:00]



[2 of 33] [June 21, 2022 - 08:15]



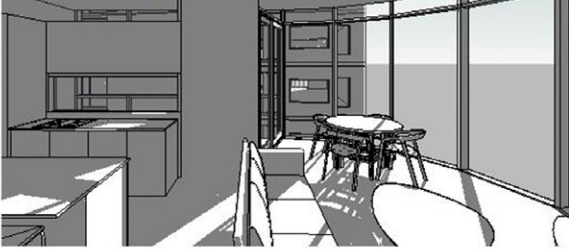
[3 of 33] [June 21, 2022 - 08:30]



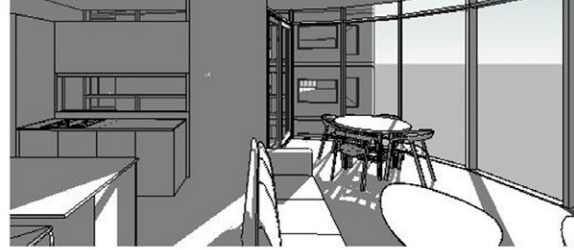
[4 of 33] [June 21, 2022 - 08:45]



[5 of 33] [June 21, 2022 - 09:00]



[6 of 33] [June 21, 2022 - 09:15]



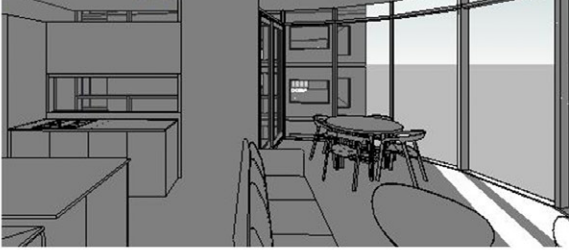
[7 of 33] [June 21, 2022 - 09:30]



[8 of 33] [June 21, 2022 - 09:45]



[10 of 33] [June 21, 2022 - 10:15]



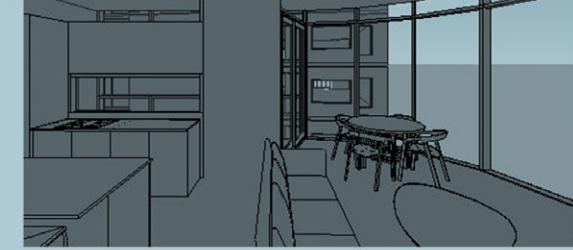
[11 of 33] [June 21, 2022 - 10:30]



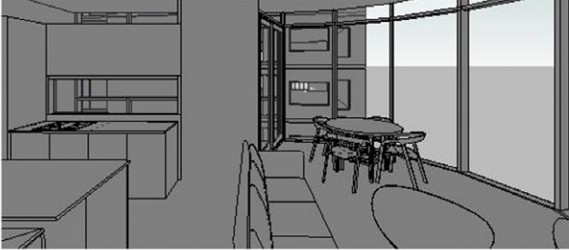
[12 of 33] [June 21, 2022 - 10:45]



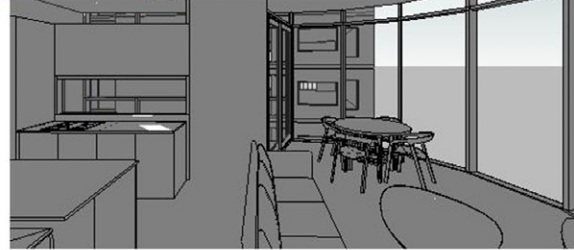
[24 of 33] [June 21, 2022 - 13:45]



[25 of 33] [June 21, 2022 - 14:00]



[26 of 33] [June 21, 2022 - 14:15]



[27 of 33] [June 21, 2022 - 14:30]



[28 of 33] [June 21, 2022 - 14:45]



[29 of 33] [June 21, 2022 - 15:00]



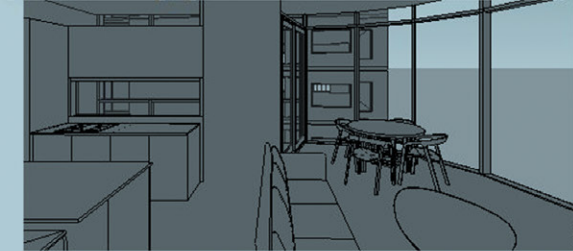
[30 of 33] [June 21, 2022 - 15:15]



[31 of 33] [June 21, 2022 - 15:30]



[32 of 33] [June 21, 2022 - 15:45]



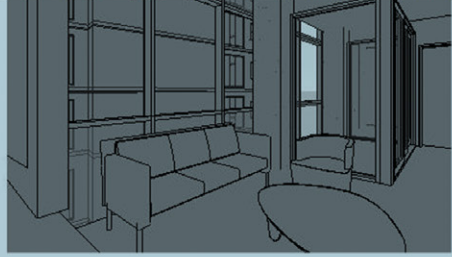
STARTING AT LEVEL 14 - APPROXIMATELY 2 HOURS OF TOTAL SOLAR ACCESS BETWEEN 9:00 am - 2:30 pm

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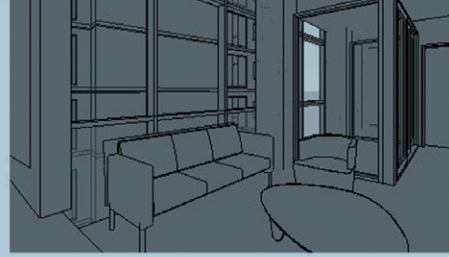
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APARTMENT 1A SOLAR ACCESS

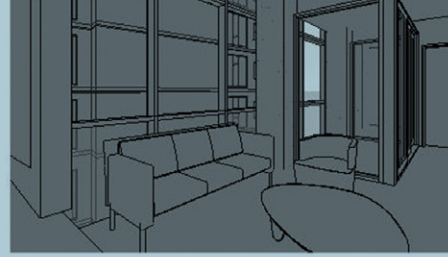
[13 of 33] [June 21, 2022 - 11:00



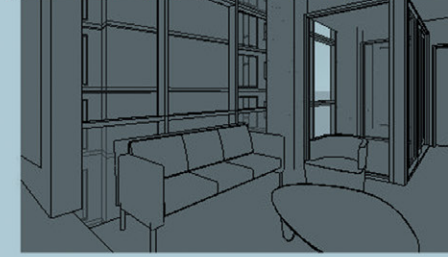
[14 of 33] [June 21, 2022 - 11:15



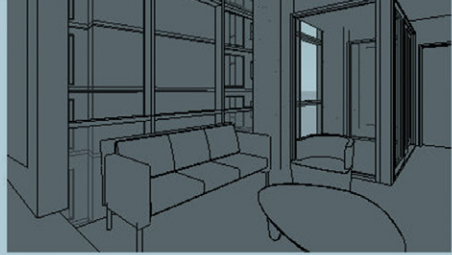
[15 of 33] [June 21, 2022 - 11:30



[16 of 33] [June 21, 2022 - 11:45



[17 of 33] [June 21, 2022 - 12:00



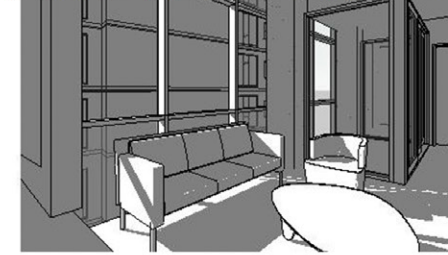
[18 of 33] [June 21, 2022 - 12:15



[19 of 33] [June 21, 2022 - 12:30



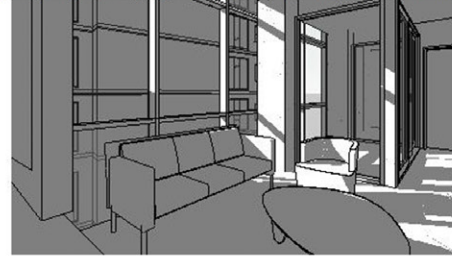
[20 of 33] [June 21, 2022 - 12:45



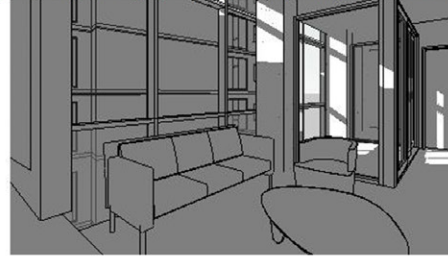
[21 of 33] [June 21, 2022 - 13:00



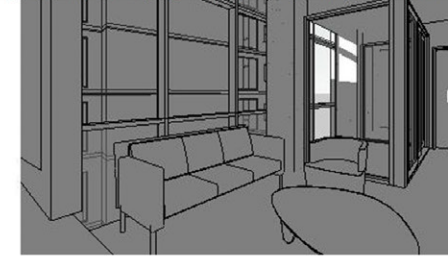
[22 of 33] [June 21, 2022 - 13:15



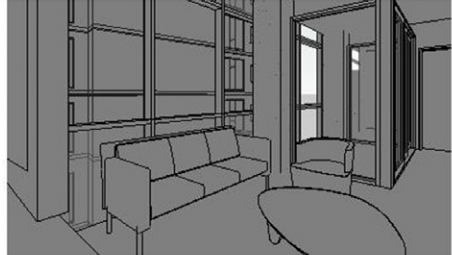
[23 of 33] [June 21, 2022 - 13:30



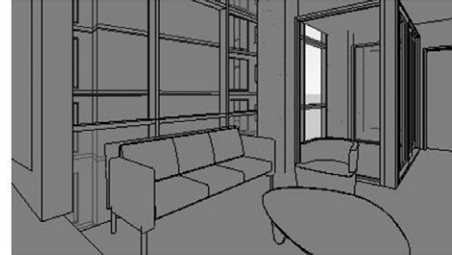
[24 of 33] [June 21, 2022 - 13:45



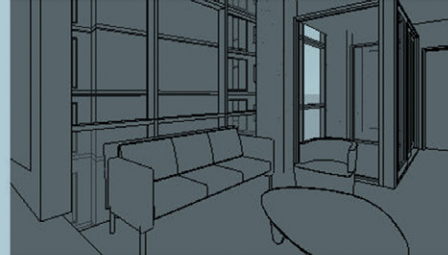
[25 of 33] [June 21, 2022 - 14:00



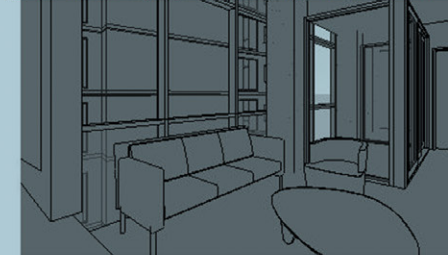
[26 of 33] [June 21, 2022 - 14:15



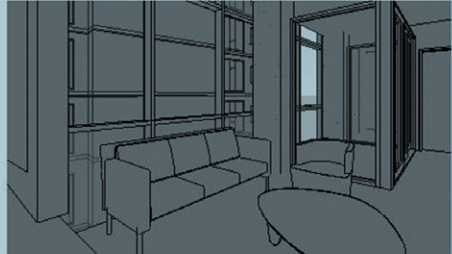
[27 of 33] [June 21, 2022 - 14:30



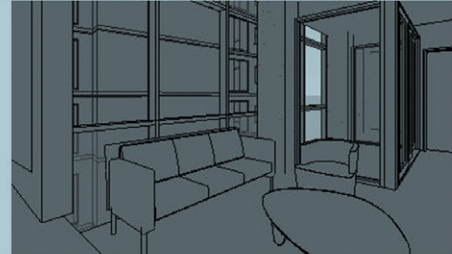
[28 of 33] [June 21, 2022 - 14:45



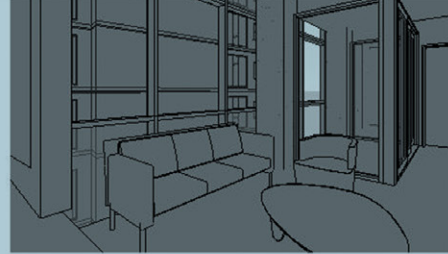
[29 of 33] [June 21, 2022 - 15:00



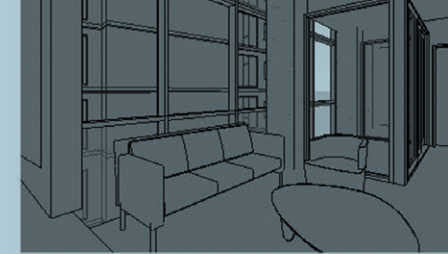
[30 of 33] [June 21, 2022 - 15:15



[31 of 33] [June 21, 2022 - 15:30



[32 of 33] [June 21, 2022 - 15:45



STARTING AT LEVEL 13 - APPROXIMATELY 2 HOURS OF TOTAL SOLAR ACCESS BETWEEN 12:15 pm - 2:15 pm

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APARTMENT 1B SOLAR ACCESS

[7 of 33] [June 21, 2022 - 09:30]



[8 of 33] [June 21, 2022 - 09:45]



[9 of 33] [June 21, 2022 - 10:00]



[10 of 33] [June 21, 2022 - 10:15]



[11 of 33] [June 21, 2022 - 10:30]



[12 of 33] [June 21, 2022 - 10:45]



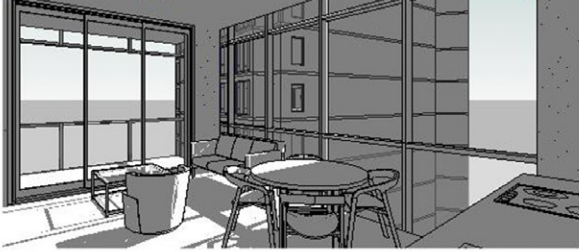
[13 of 33] [June 21, 2022 - 11:00]



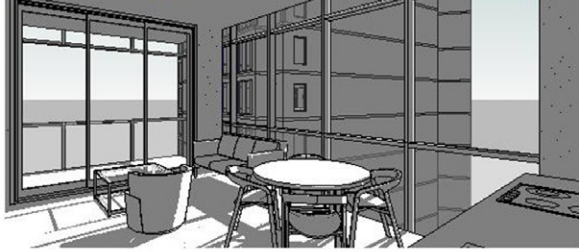
[14 of 33] [June 21, 2022 - 11:15]



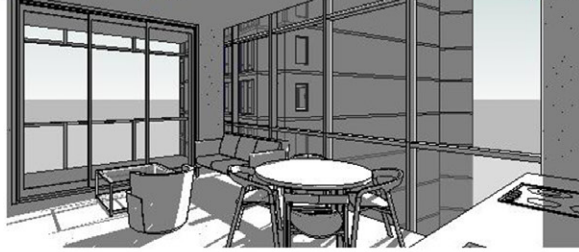
[15 of 33] [June 21, 2022 - 11:30]



[16 of 33] [June 21, 2022 - 11:45]



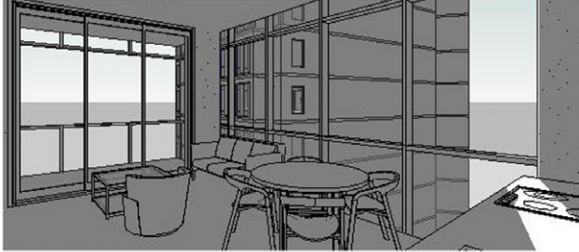
[17 of 33] [June 21, 2022 - 12:00]



[18 of 33] [June 21, 2022 - 12:15]



[19 of 33] [June 21, 2022 - 12:30]



[20 of 33] [June 21, 2022 - 12:45]



[21 of 33] [June 21, 2022 - 13:00]



[22 of 33] [June 21, 2022 - 13:15]



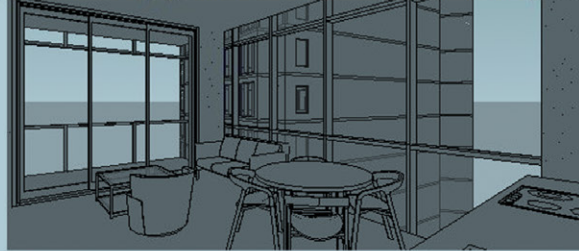
[23 of 33] [June 21, 2022 - 13:30]



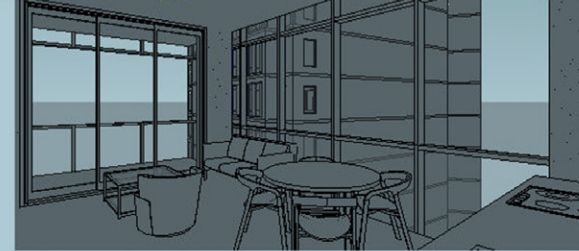
[24 of 33] [June 21, 2022 - 13:45]



[25 of 33] [June 21, 2022 - 14:00]



[26 of 33] [June 21, 2022 - 14:15]



STARTING AT LEVEL 09 - APPROXIMATELY 2 HOURS OF TOTAL SOLAR ACCESS BETWEEN 10:45 am - 12:45 pm

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THE REGENT REDFERN RESIDENCE
APARTMENT 1C SOLAR ACCESS