MATERIALITY

The proposed palette of materials of terracotta, metal screens and glass provides contemporary reference to the existing masonry buildings of the site, and the neighbouring new buildings of Central Park.

Terracotta panels and coloured aluminium louvres and sliding and bi-fold screens will complement the warm, rich and textured materiality of The Irving Street Brewery in particular to form a distinctive character specific to this site.
ENVELOPE COMPLIANCE

The heights and alignments of the Proposed Scheme have been carefully determined to create great improvements to both the public domain, adjacent building amenity and value to the new apartments. Overshadowing effects have been carefully studied to avoid additional impacts on adjacent sites and enhance penetration into open space.

A direct comparison between the built form of the Modified Concept Plan (MCP) and the Proposed Scheme has been provided through a three dimensional overlay of both envelopes. Areas of red indicate where the concept design is beyond that of the Proposed Scheme, and areas of white where the Proposed Scheme is outside the MCP.

Red represents the Modified Concept Plan Envelope
White represents the Proposed Scheme Envelope
ENVELOPE COMPLIANCE: ENVIRONMENTAL EFFECT

The layering and setbacks provide a sensitive scaling of the building to Wellington Street and adjacent developments allowing an additional level to be created at the western end overlooking Central Park, and an additional level at the eastern tower form with negligible downstream environmental impacts.

This adjustment to the envelope causes no significant additional overshadowing as demonstrated by the three dimensional sun studies and sections.

Amenity to the existing residential buildings and sunlight access is maintained to the level equivalent of the concept plan.

Red Text and line-work is relevant to the Modified Concept Plan
Blue Text is related to the Proposed Scheme