

5.1 GROUND LEVEL PLAN

Retail & Community Facilities

The development aims to maximise the retail frontage to Regent Street and the new laneway. The space is flexible and able to be subdivided into a range of different tenancies.

The Iglu Student Accommodation entry lobby is centrally located within the site with a frontage to Regent Street. A contemporary glass and steel façade replaces the existing rendered brick terrace façade and provides a highly visible address for the facility. The lobby is entered off a double height pedestrian arcade which extends through to Regent Street. A cafe is proposed to be located on the opposite side of the arcade with

seating for diners located within the arcade space. Fronting the arcade and William Lane is a community space with its entry at the intersection of the lanewayS.

A new laneway activated by retail tenancies has been created through the extension and widening of the existing service laneway located along the western edge of the site. Retail toilets and a bin store are located along the northern boundary and accessed off the lane way. Security gates allow the lane way and arcade to be secured after hours. The character and materiality of these new public spaces is described in detail in

Section 6 of this design report.

A loading dock, substation, fire control room, waste storage and bike store is located in the south west corner of the site. They have direct access to William Lane and the Iglu lobby.



REGENT STREET



LANEWAY
Through site link from Redfern St Laneway.



LANEWAY
Through site link from William Lane to Regent St



5.2 LEVEL 01 PLAN
Student Communal Facilities

Level 1 provides dedicated indoor and outdoor communal recreation and study facilities for students. Access is via centrally located lifts and an open stair. A range of facilities including study and meeting rooms, a media, laundry and games room are located off a linear living area which also provides access to a landscaped courtyard and terrace. The terrace, which is part open and covered, has been located on the northern end of the site to maximise solar access.

Double height voids provide visibility to the laneway and arcade located below thereby enhancing security through good passive surveillance. The Reception is centrally located in close proximity to the stair and lifts and overlooking the entry below. A single 5 bed cluster unit and one accessible studio unit are located along the western frontage overlooking William Lane.



COMMUNAL SPACE - RECEPTION



COMMUNAL SPACE - COMMUNAL TERRACE
bbq, outdoor terrace and communal space



GAMES ROOM -
1/ view to Courtyard
2/ view to Laneway



5.3 LEVELS 2-17

Plan Student Accommodation Floors

Each floor accommodates three 6-bed cluster units and five studio units. Cluster units are located at each end of the floorplate to minimise circulation and provide living spaces with a dual aspect and cross ventilation. A third west facing cluster unit and five east facing studio units are located on either side of a central corridor that is accessed off a naturally lit and ventilated lift lobby.

On levels 2-5 the west facing cluster unit has four bedrooms and an accessible studio unit adjacent.

All cluster units have a communal open plan kitchen, dining and living room and bedrooms have ensuite bathrooms. Studios have their own kitchenette and dining facilities.



STUDIO BEDROOM

ACCESSIBLE STUDIO



LEVELS 02-05



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CLUSTER BEDROOM

CLUSTER LIVINGROOM



LEVELS 06-17

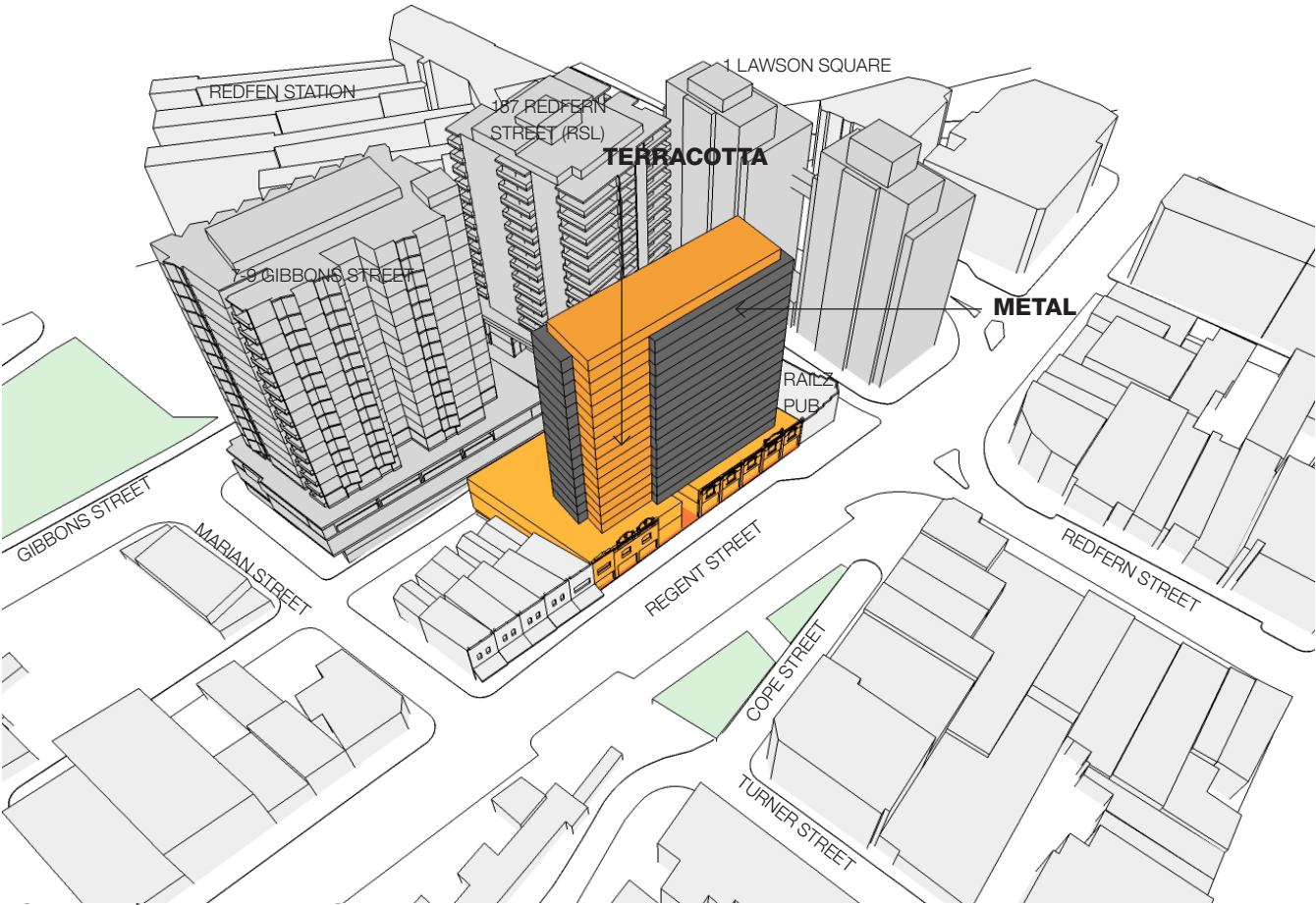


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6.0 FAÇADE & MATERIALS

6.1 FAÇADE OVERVIEW

The articulation of the tower is further reinforced through a differentiation in materials. The secondary tower form has a masonry cladding the colour and texture of which relates to the two storey red brick podium and helps to embed the building within its context.



- MATERIALS LEGEND**
- 1/ Aluminium cladding panel
 - 2/ Terracotta cladding
 - 3/ Window System (vision glass, glass louvres & spandrel)
 - 4/ Aluminium screen
 - 5/ Expressed aluminium sunshade
 - 6/ Existing brickwork
 - 7/ Glass louvres
 - 8/ Shopfront glass

REGENT ST ELEVATION



VISUALISATION ON REGENT ST



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6.2 PODIUM FAÇADE

Red brick is commonly used in historic buildings within the Redfern area and defines the street façade of the existing retail terraces. These façades will be stripped of paint to expose the face brick and the existing mouldings will be restored. New brick piers, spandrels and walls extend this masonry language to define a consistent two storey scale to the laneways and arcade. The detailing of the new brickwork is simple and robust while referencing the rhythm and scale of the existing façades.

At ground level brick piers spaced at 5.5m centres frame shopfront glazing and define individual retail tenancies. Along the lane and arcade steel framed shopfront glazing bi-folds to open the retail tenancies up to the public domain. Double height glass and steel façades with finely detailed awnings define the entries to the student accommodation and community facilities.

Along Regent Street the shopfronts are protected by a series of footpath awnings that step in sympathy with the existing streetscape. Along the new laneway a series of retractable canvas awnings provide flexibility for retail tenancies. They

provide shelter for outdoor dining during inclement weather while being able to be retracted to maximise natural light.

On Level 1 a double rhythm of brick piers increases the solidity of the façade and references the window openings of traditional terraces. These openings accommodate full height glazing to internal spaces and board marked concrete planters to outdoor areas.

The face brick frame in-filled with steel framed shopfronts and windows, canvas awnings and board marked concrete planters combine with brick paving and street art to define a gritty and robust urban laneway character.



VISUALISATION ON REGENT ST



REGENT ST - SOUTH



REGENT ST - LANEWAY ENTRY

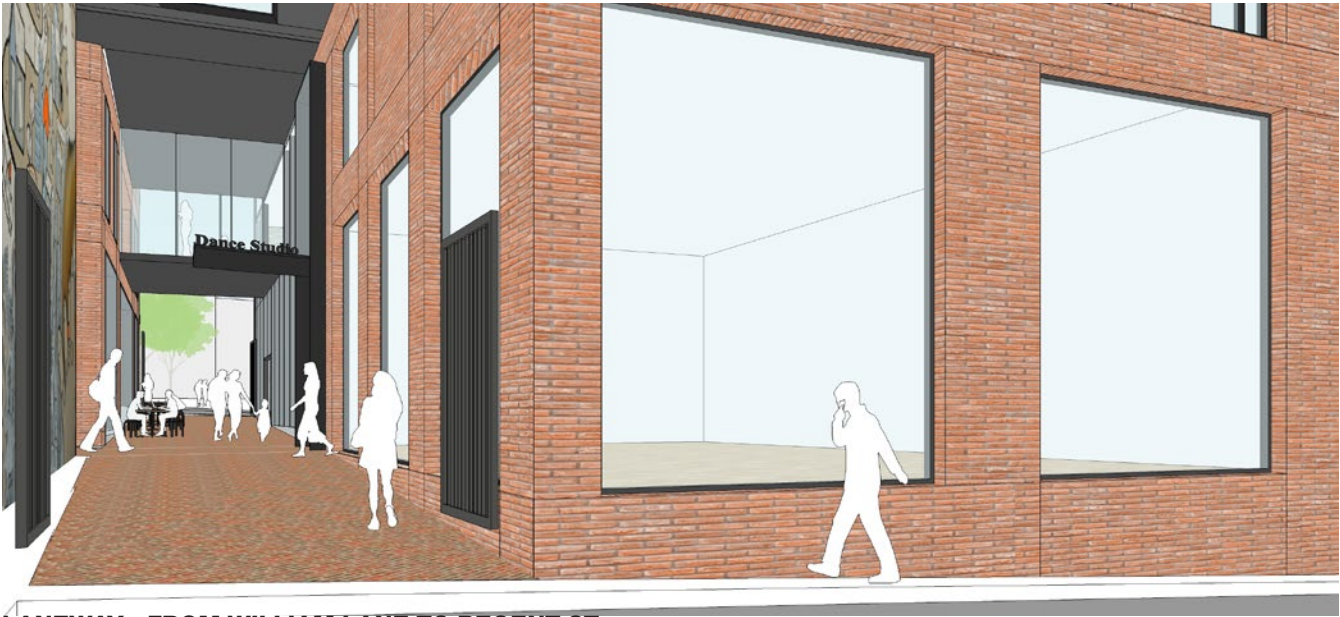


LANEWAY FAÇADE

- GLASS SCREEN
- CONCRETE PLANTER
- BRICKWORK
- RETRACTABLE FABRIC CANOPY TO RETAIL
- WALL FIXED SIGNAGED ZONE
- BI-FOLDING DOORS
- BRICK PAVING



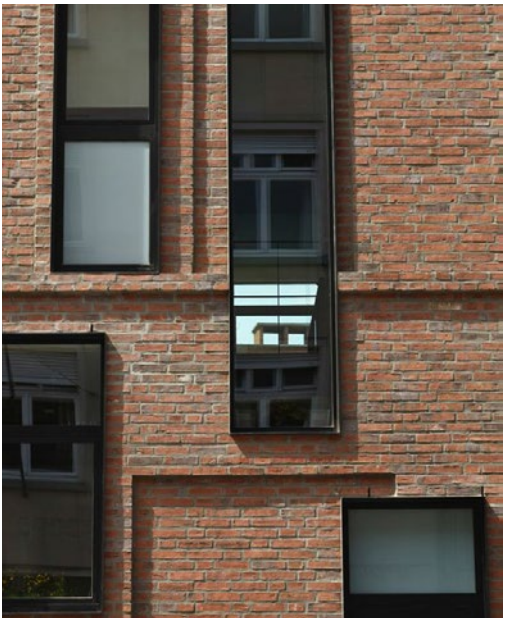
LANEWAY FAÇADE



LANEWAY - FROM WILLIAM LANE TO REGENT ST



LANEWAY - FROM REDFERN ST



6.3 TOWER FAÇADE

The articulation of the tower is reinforced through a differentiation in materials. Metal and glass cladding forms a lightweight skin to the two primary north-east and south-west volumes while a red terracotta cladding differentiates the secondary north west and south east corners of the tower. The masonry finish integrates the tower with the two storey red brick podium and embeds the building within its context.

On the eastern façade large wide format windows to studios, cluster bedrooms and living spaces take advantage of the unrestricted outlook and morning sun. The windows have colour back glass spandrels to provide visual privacy from the street. They are framed by aluminium hoods that provide effective horizontal and vertical sun-shading and weather protection to operable windows. They reinforce the identity of the individual rooms and provide depth and texture to the façade. While the framed windows remain consistent in size their separation varies depending on the room type and width which varies across the façade. Combined with a variation in the setout of the windows

FAÇADE TYPE 1

- 750mm horizontal colourback spandrel
- 2300mm window module
- 200mm spacing between hoods (bedroom cluster module)
- 1500mm spacing between hoods (studio module)
- 400mm hood depth

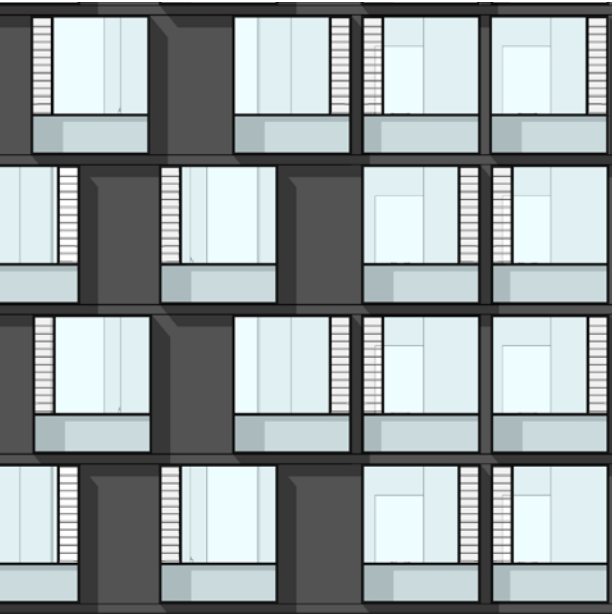
VISION GLASS

BREEZEWAY GLASS LOUVRE WINDOW

COLOUR-BACKED GLASS SPANDREL

COMPOSITE ALUMINIUM CLADDING PANEL

EXPRESSED ALUMINIUM SUNSHADE (WINDOW HOOD)

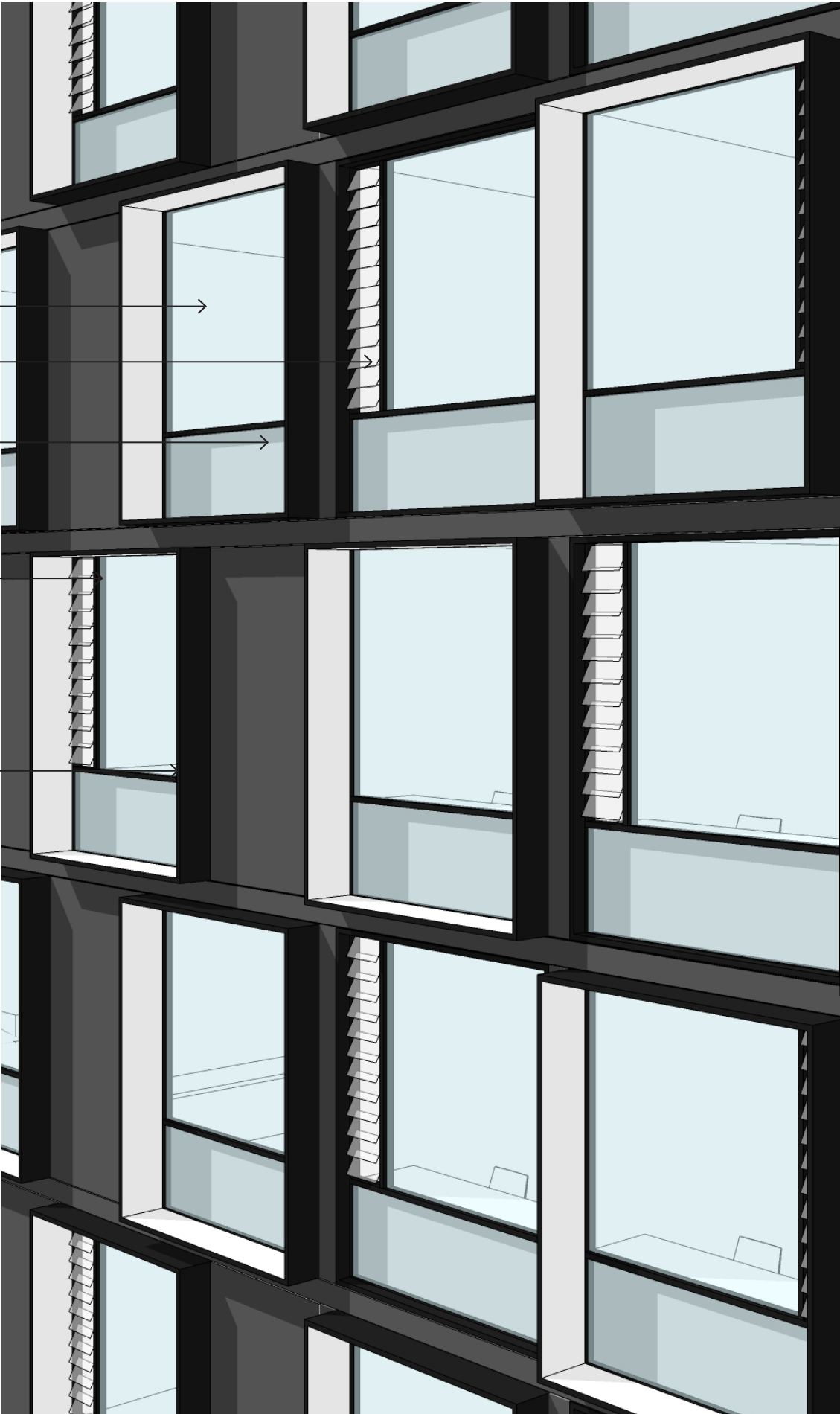
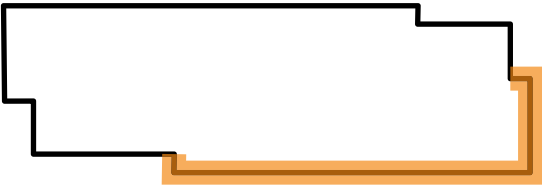


PART ELEVATION

across alternating floors this results in an animated pattern across the façade.

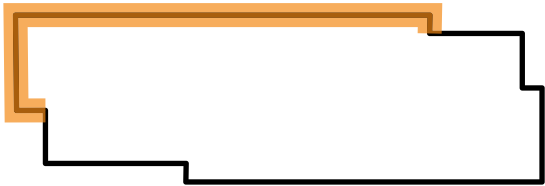
On the western façade the extent of glazing has been reduced in response to the restricted views and desire to maintain privacy to the neighbouring residential building. Floor to ceiling glass maximises light penetration and expands the occupants sense of space while aluminium hoods enhance privacy from the neighbouring building and laneway.

KEY PLAN



PERSPECTIVE 1

KEY PLAN



FAÇADE TYPE 2

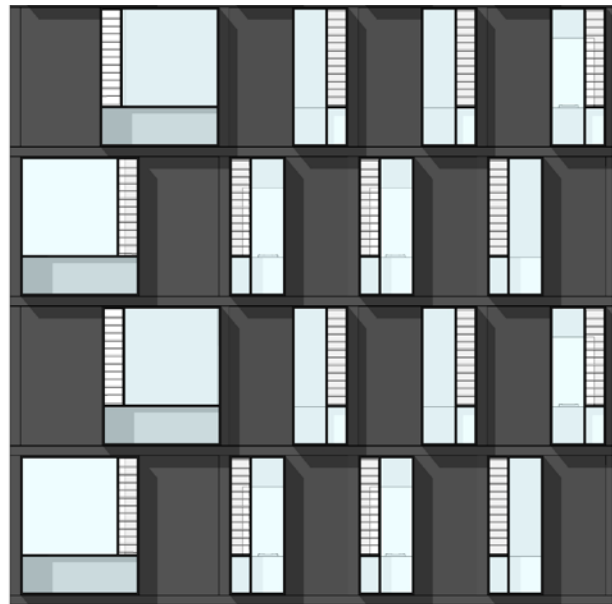
- 1080mm window module (bedroom cluster module)
- 2300mm window module (Living module)
- 1500mm spacing between hoods (bedroom cluster module)
- 1500mm spacing between hoods (Living module)
- 400mm hood depth

VISION GLASS

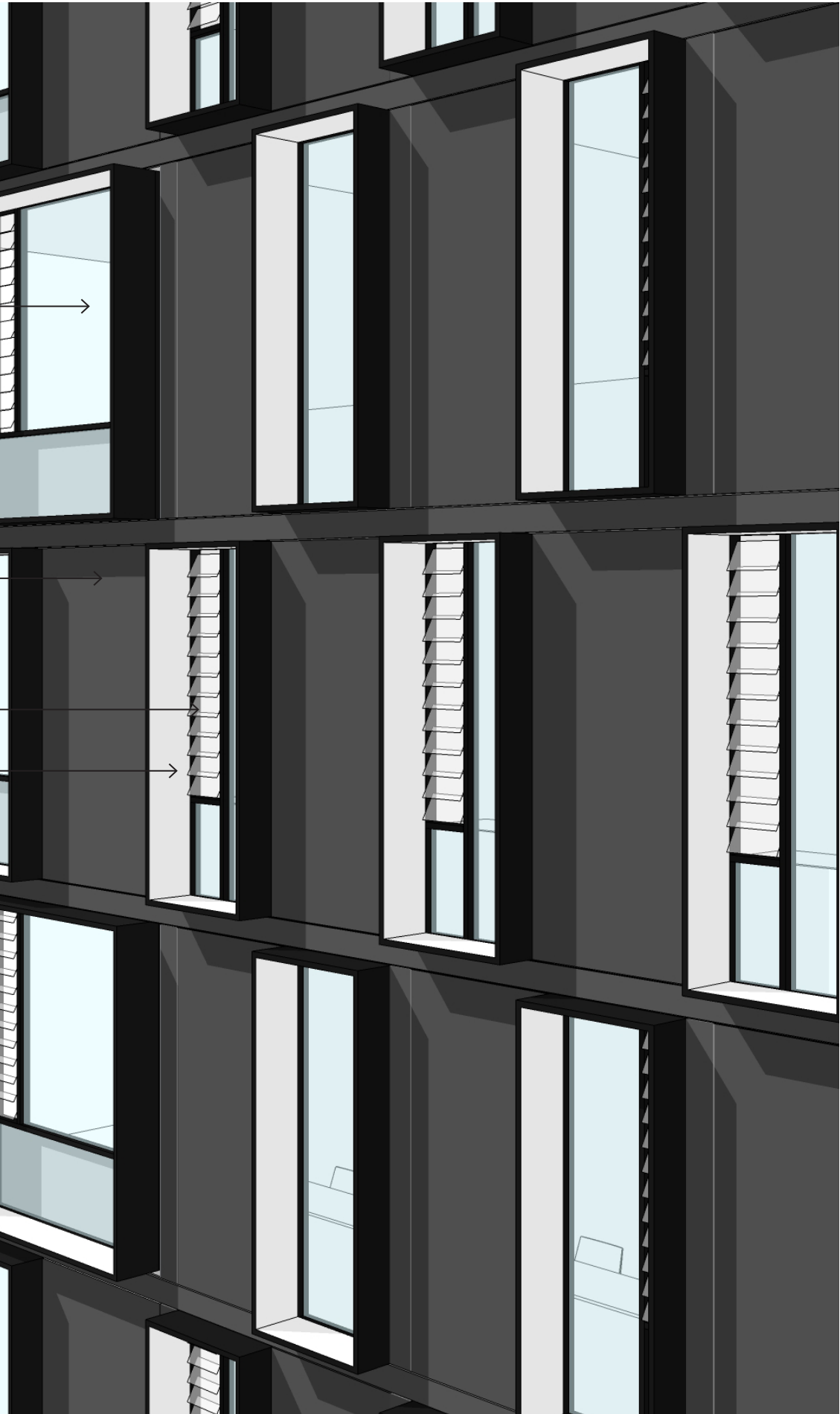
COMPOSITE ALUMINIUM
CLADDING PANEL

BREEZEWAY GLASS LOUVRE
WINDOW

EXPRESSED ALUMINIUM
SUNSHADE (WINDOW HOOD)



PART ELEVATION



PERSPECTIVE 1



KEY PLAN



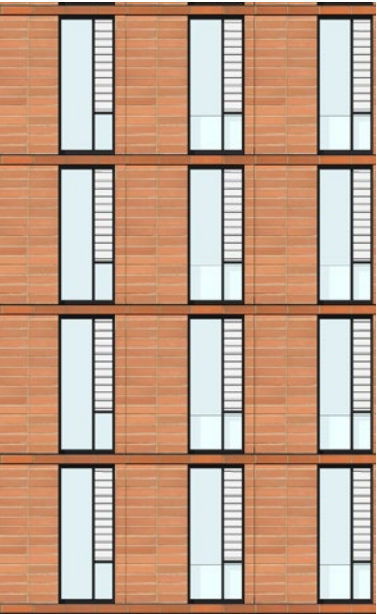
FAÇADE TYPE 3

- 1080mm window module (bedroom cluster module)
- 1500mm spacing between hoods (bedroom cluster module)

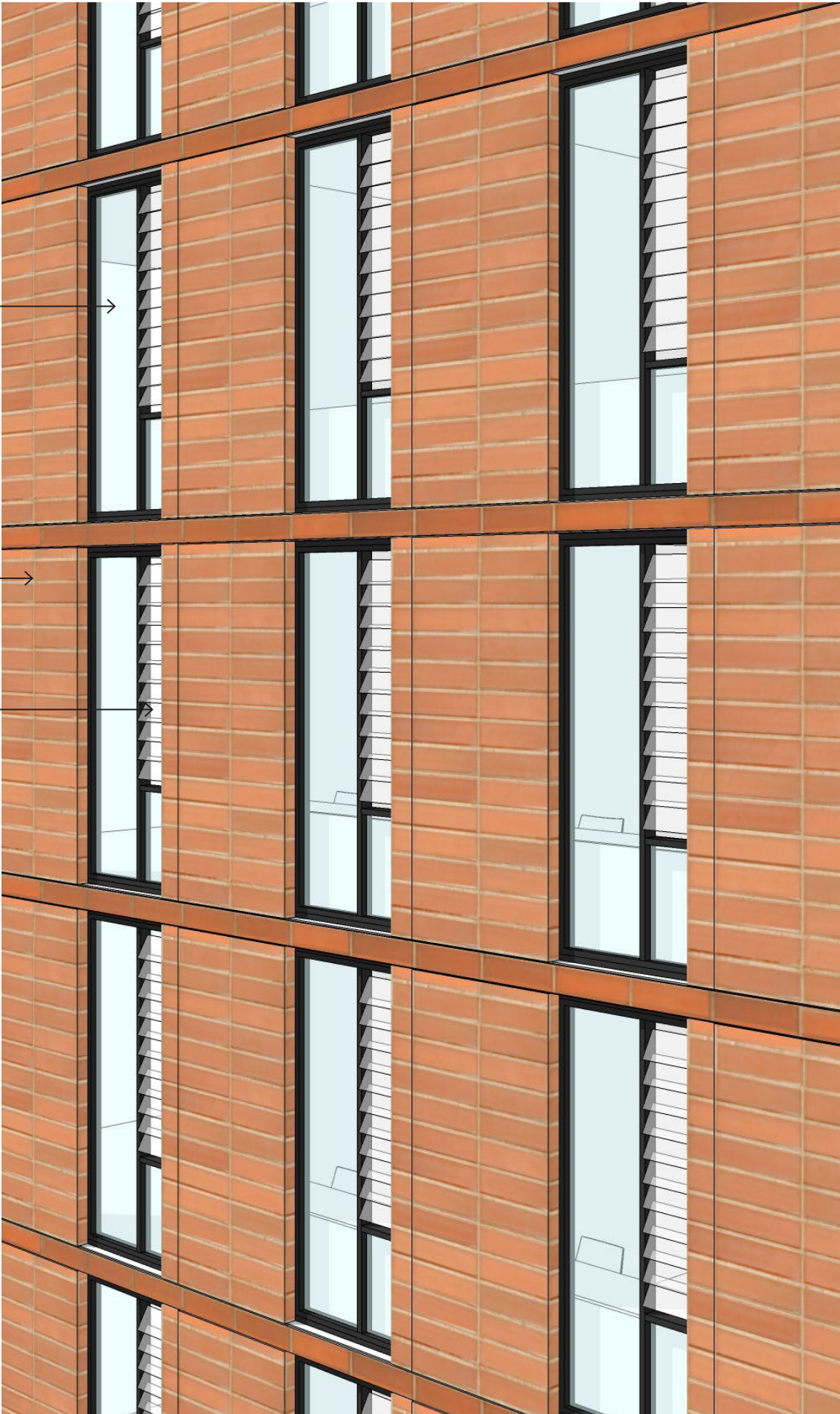
VISION GLASS

TERRACOTTA CLADDING PANEL

BREEZEWAY GLASS LOUVRE WINDOW



PART ELEVATION



PERSPECTIVE 1