

5.PROPOSALS

5.16 ARCHITECTURE

Architectural Expression

Given the scale of the proposed development and its likely impact on the surrounding public realm, the design team set itself the following guidelines to ensure that the highest quality architecture is delivered:

1. The architecture and layout should reinforce the development's placemaking role within the wider context;
 2. The lantern elements should be articulated to emphasise their verticality and their place in the urban hierarchy. The base building should be scaled and modulated to relate to the lower-scaled street and to form a suitably-scaled urban edge to the surrounding district;
 3. To activate the architecture so that the building is read as a residential building and relates to the immediate context. The use of domestic-scaled windows and balconies are seen as key to achieving this, as is the appropriate grouping of key elements in the façade;
 4. To have a clear relationship between architectural expression and internal uses and organisation;
 5. To scale the building appropriately and adjust its modelling to its immediate contexts whilst ensuring that the development has an overall architectural integrity;
 6. To select appropriate materials and refine the proportions of the façade and the detail of construction.
- To ensure that the building is elegant, the articulation of the building's mass is further reinforced by the grouping of windows and the play of material finishes as well as the use of contrast between brick colours and other cladding materials.
- The predominant material is brick and this is used in contrast to metal panels and stone cladding. A combination of a red brick and bronze-coloured metal cladding relates to colours on the existing commercial buildings on Friar Street, with greys relating to the elevations facing Garrard Street. A softer render colour and landscaping setting is proposed for the courtyard spaces.



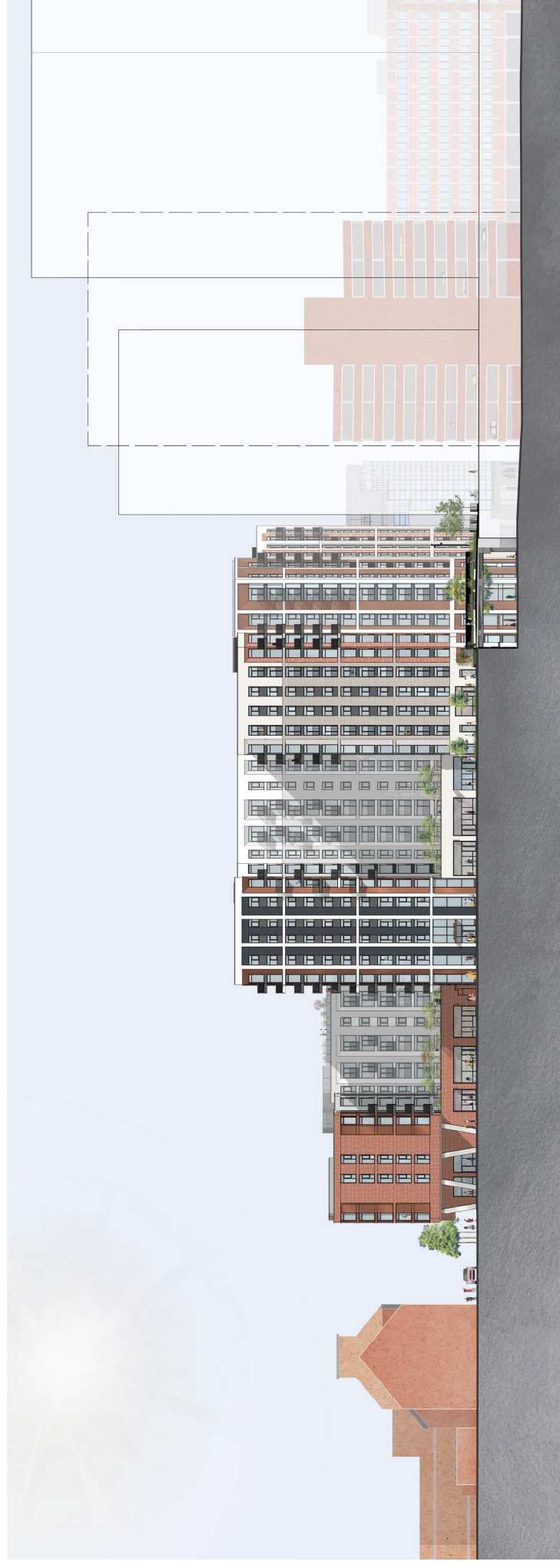
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ELEVATION TO FRIAR STREET



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ELEVATION TO FRIARS WALK IN WIDER CONTEXT



Cross section taken from Friar Street (on the left), through to the north of Garrard Street (on the right) showing Plot E elevation to Friars Walk. This illustrates how the building rises from the lower-scale Friar Street towards the north site. The solid lines north of Garrard Street indicate the outline of the consented parameters volume. The architectural treatment changes along the length of Friars Walk to reflect the local contexts and to ensure that variety of expression is built into the scheme.

ELEVATION TO FRIARS WALK



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ELEVATION TO GARRARD STREET IN WIDER CONTEXT



Context elevation along Garrard Street with Plot F on the left adjacent to an office building recently converted to residential. Plot E on the right abuts the McKay Security building. The bridge in the center leads to the landscaped Friars Walk and the elevations have extensive active frontage. The street will feel welcoming, interesting and safe. The architecture is emphatically vertical giving the buildings an elegance of form. A clear hierarchy of base, middle and top is maintained.

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ELEVATION TO GARRARD STREET



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SOUTHERN COURTYARD ELEVATION



NORTHERN COURTYARD ELEVATION



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