

## 6.5. Building types

### 3 Courtyard Addressing Public Space

#### Illustrative proposal

6.5.50. The illustrative proposal is designed to incorporate the design criteria set out in the Design Code.

6.5.51. The plinth is in a pale concrete with a warm tone and textured surface. A simple diagonal motif is cast into the concrete which responds to, but is distinct from, the motif developed in the buildings at the southern end of Aberfeldy Street which form part of Phase A Detailed Proposals.

6.5.52. Residential entrances are articulated by a reduction in scale of opening, achieved through a stepping or cascading of the concrete. This creates a sense of entrance threshold and yet alludes to a more domestic scale.

6.5.53. Windows, in anodised aluminium are grouped with concrete bands (paler still than the plinth) at the head and cill expressing a double order. Balconies and windows are paired, establishing a rhythm which repeats along the full width of the east facing façade.

6.5.54. A pale brick is used throughout, with change in orientation and a darker mortar used to group the windows vertically, emphasising the double order.

6.5.55. The upper two storeys are set back. This emphasises the horizontal proportion of the building and reduces the impression of scale, particularly at the north east corner where the building is chamfered, also to create a visual and physical connection between Millennium Green and Highland Place.

#### Key

- |   |  |
|---|--|
| <b>1</b> Concrete plinth, textured with pale/warm tone                | <b>6</b> Metal balconies colour-matched to windows                   |
| <b>2</b> Concrete balcony at first floor level integrated with plinth | <b>7</b> Pale brick, stretcher bond                                  |
| <b>3</b> Recessed entrance with distinct architectural expression     | <b>8</b> Pale brick, vertical bond/soldier course with darker mortar |
| <b>4</b> Non-residential frontage                                     | <b>9</b> Pale concrete banding expressing double order               |
| <b>5</b> Anodised aluminium windows in dark bronze                    | <b>10</b> Pale concrete coping                                       |

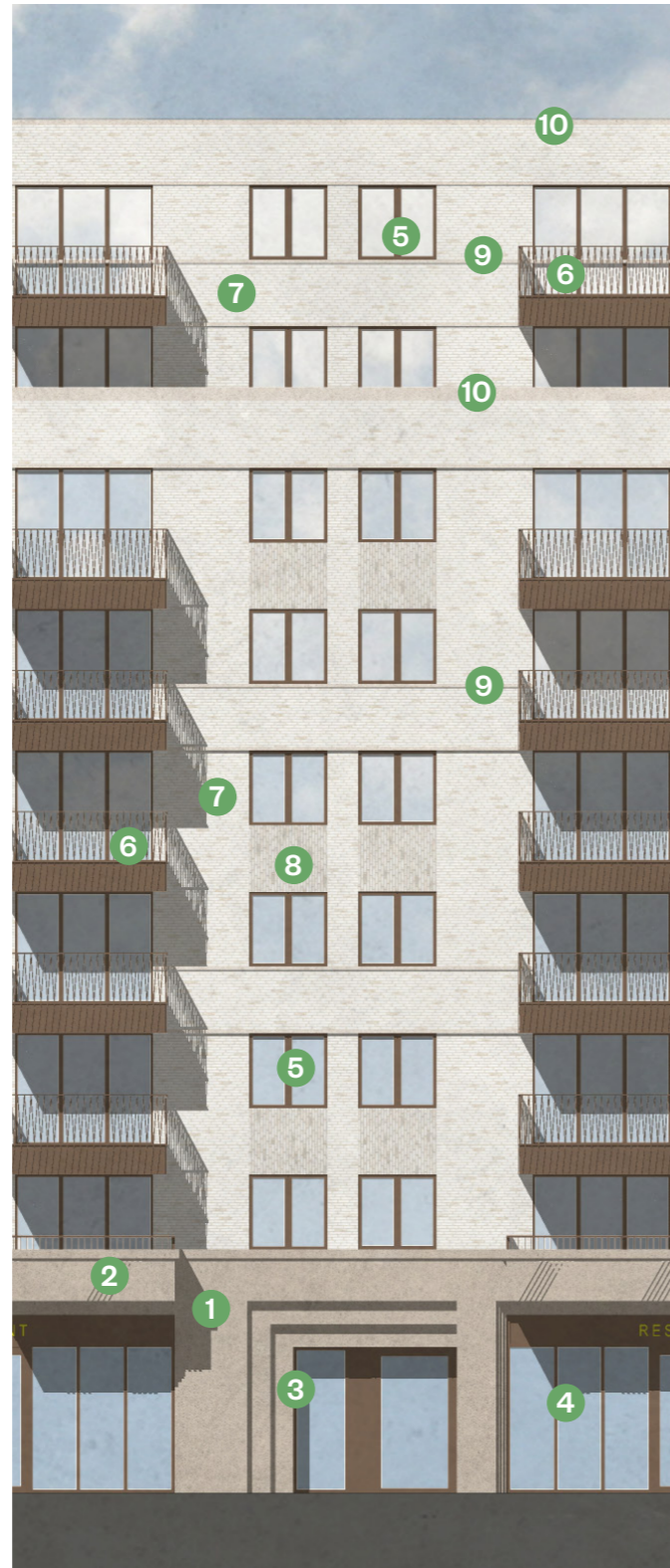


Fig.349 Illustrative partial elevation of Building D



Fig.350 Illustrative view of chamfered corner between colonnade emphasising connection with Highland Place and Millennium Green



Fig.351 Illustrative view of chamfered corner at upper levels with metal balconies



Fig.352 Illustrative view of North east corner of Building D, with B3 and Highland Place beyond



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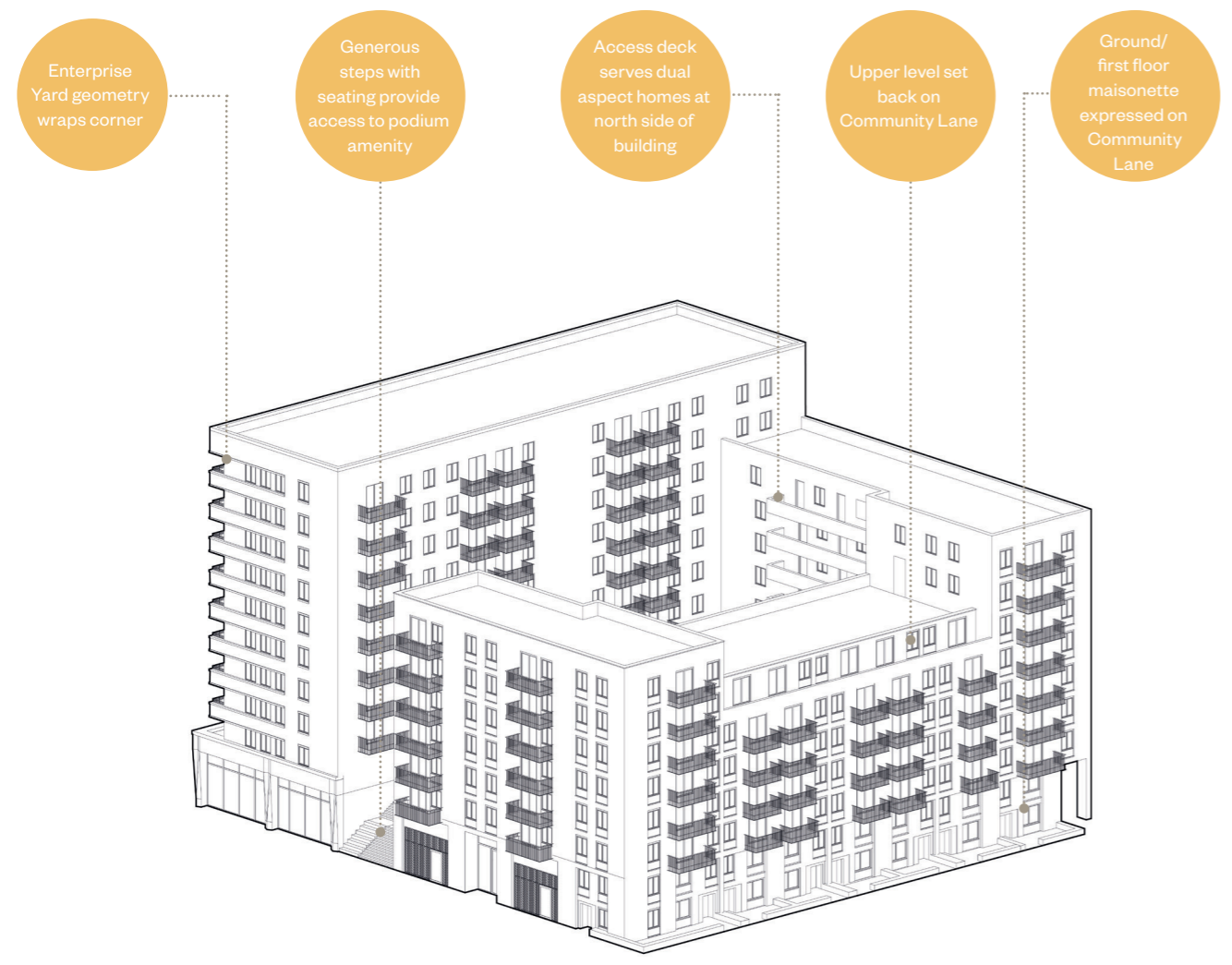
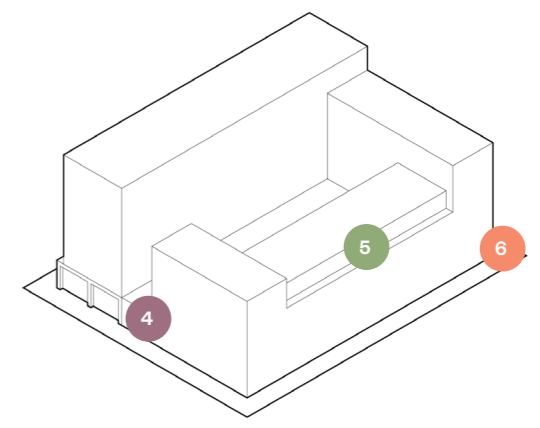
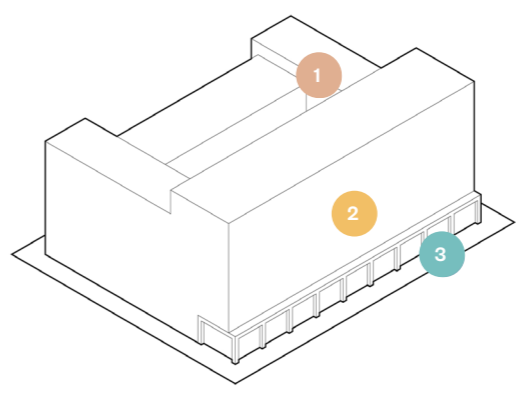
## 4 Courtyard Building

6.5.56. Buildings of this typology sit at the north and south ends of the Site and are required to respond to several different public realm conditions: Enterprise Yard to the west; Community Lane to the east and East West Links to the north and south.

6.5.57. The west façade (Enterprise Yard) follows the principles established in building B1/B2 (2. Tower with leg).

6.5.58. The east façade is lower in height and responds to the more domestic architecture of community lane, with residential entrances opening onto the public realm.

6.5.59. The north and south façades mediate between these two conditions and are the location of communal entrances to the apartments above.



**1 Access deck**  
Homes on the south and north of the building must be accessed from a deck on the courtyard side to minimise the number of single aspect north facing homes.



**2 Banding**  
Windows and balconies on Enterprise Yard should incorporate a unifying detail which will wrap around building corners. Banding is appropriate here.



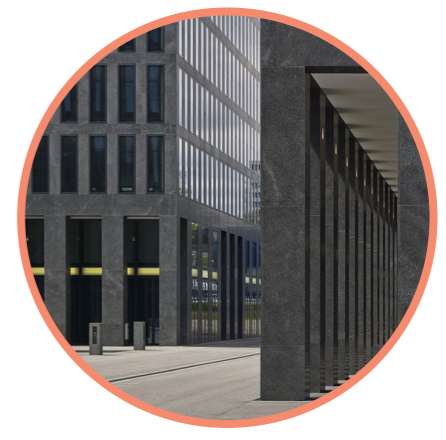
**3 Workspace**  
Double height workspaces (with mezzanine levels where appropriate) but be incorporated on Enterprise Yard. These spaces should activate the public realm.



**4 Steps to podium**  
Generous steps and seating should provide access to from the street to podium level. These steps should incorporate seating and planting creating a place to linger.



**5 Set back Upper Level**  
On Community Lane, the upper storey must be set back to reduce the impression of mass. This space should feel more domestic in scale than Enterprise Yard.



**6 Colonnade**  
Colonnades should be formed as required (typically at building corners) to provide pedestrians with shelter from the wind.

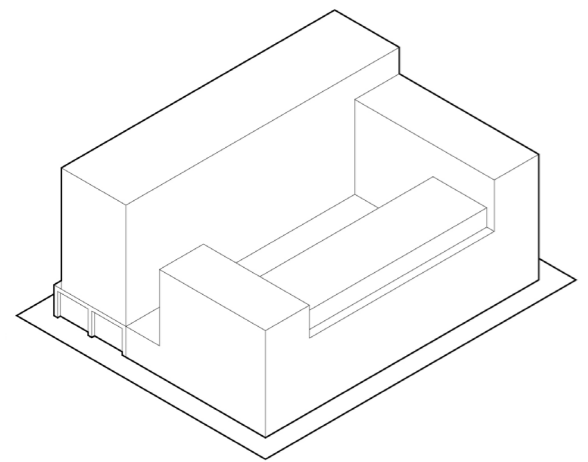
Fig.353 Isometric view of courtyard building (Illustrative proposal)



# 6. 5. Building types

## 4 Courtyard Building

### Material palette



- 6.5.60. Façade principles and materials on these pages refer predominantly to the Community Lane elevation but also to the East West Links.
- 6.5.61. The predominant façade material **should** be brick.
- 6.5.62. Any development above the sixth floor **must** be set back by a minimum of 2m and **should** also be in brick
- 6.5.63. Balconies **should** be predominantly open sided and **should** be in metal with a PPC finish.
- 6.5.64. Entrances to maisonettes **must** be expressed and recessed and their importance **should** be emphasised through a change in material and/or detail.



Fig.354 Detail used to expressed oversized window opening



Fig.355 Projecting, open sided balconies



Fig.356 Paired recessed entrances

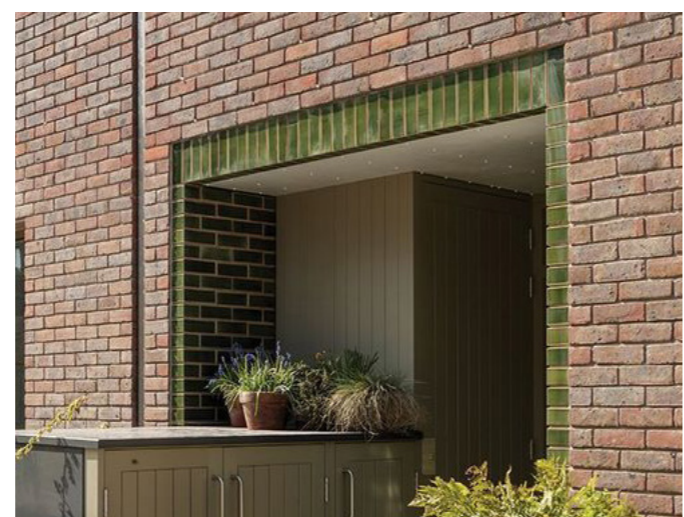


Fig.357 Entrances expressed through a change in material or detail

### Elevation design principles

- 6.5.65. The building form on Community Lane is predominantly horizontal 1 with a 'book-end' at the north and south where Community Lane meets the East West Links 2. The north end of the building **must** be taller than the south.
- 6.5.66. Between the 'book-ends' the uppermost storey of the Community Lane elevation **must** be set back by a minimum of 2m 3.
- 6.5.67. Maisonettes at ground and first floor level **should** be expressed as individual dwellings 4. A recessed framing the openings of each home is appropriate, but other changes in detail can be considered. Entrances to homes **must** be distinct from other openings 5.
- 6.5.68. Window openings **should** be arranged to define language for Community Lane distinct from Enterprise Yard 6. Openings (shown here expressed as oversized, with the window itself sitting within a larger frame formed by a change in detail or material 7) **should** be designed to contribute to this language.
- 6.5.69. Balconies **should** express a rhythm running along Community Lane 8. This rhythm should respond to the window positions and to the rhythm of the maisonettes below.

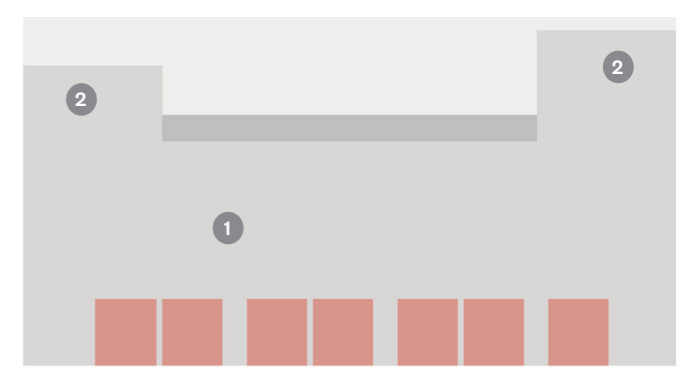


Fig.358 Building E (Community Lane side) - façade principles O1 (Illustrative)

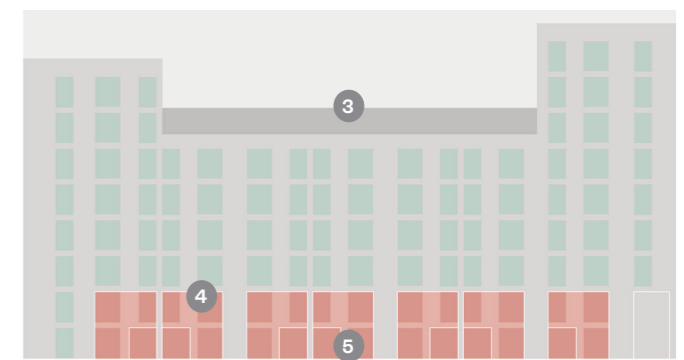


Fig.359 Building E (Community Lane side) - façade principles O2 (Illustrative)



Fig.360 Building E (Community Lane side) - façade principles O3 (Illustrative)



## 6.5. Building types

### 4 Courtyard Building

#### Illustrative proposal

6.5.70. The illustrative proposal is designed to incorporate the design criteria set out in the Design Code.

6.5.71. The façade is predominantly in brick with a warm grey-brown tone to compliment the brick to be used on Enterprise Yard.

6.5.72. The uppermost storey is recessed, reducing the impression of scale on the street.

6.5.73. Window openings are expressed with a recessed window surround in a pale concrete. This detail will be repeated along Community Lane.

6.5.74. At the base of the building, a two storey recess groups the openings of each maisonette together, distinguishing homes of this type from the apartments above and defining each dwelling.

6.5.75. Entrances are recessed and finished in a glazed green brick. This glazed brick detail can form part of the language of Community Lane and distinguishing it from other character areas and threads.

6.5.76. Garden walls are low to facilitate interaction between neighbours and activation of the public realm, encouraging a sense of community and improving safety.

#### Key

- |  |  |
|--|--|
| 1 Paired recessed entrances in glazed brick            | 6 Brown-grey brick                           |
| 2 Anodised aluminium windows in dark bronze            | 7 Concrete coping                            |
| 3 Exposed window surround                              | 8 Recessed upper level, brick to match below |
| 4 Projecting metal balcony in bronze finish            | 9 Concrete cill                              |
| 5 Recessed brick detail expressing maisonette frontage | 10 Garden wall, brick to match façade        |

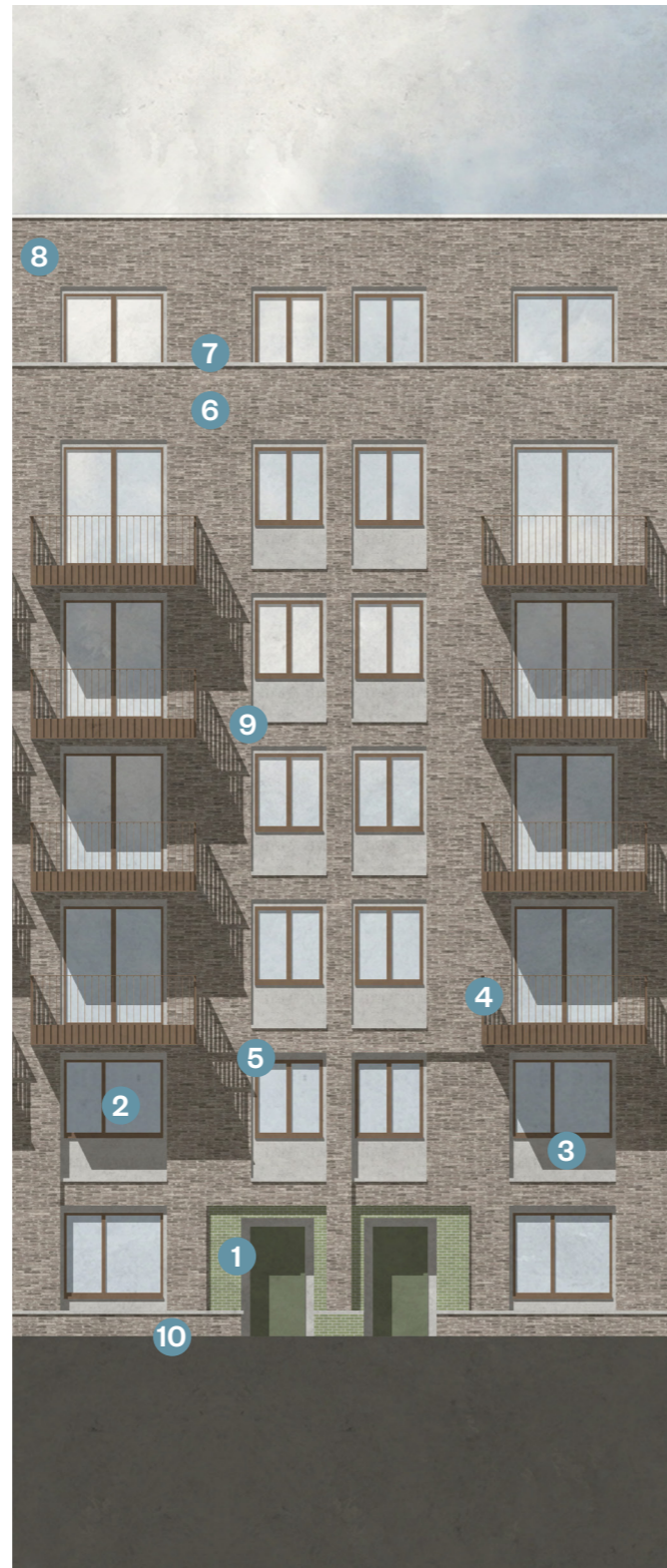


Fig.361 Illustrative partial east elevation of Building E to Community Lane



Fig.362 Expression of window surround in contrasting material



Fig.363 Illustrative view of entrances to maisonettes on Community Lane



Fig.364 Illustrative view of Community Lane looking south