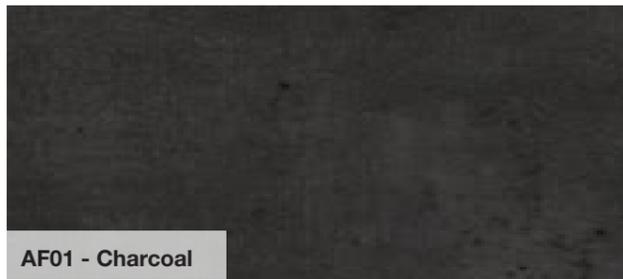
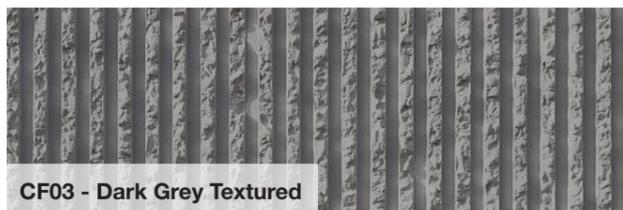
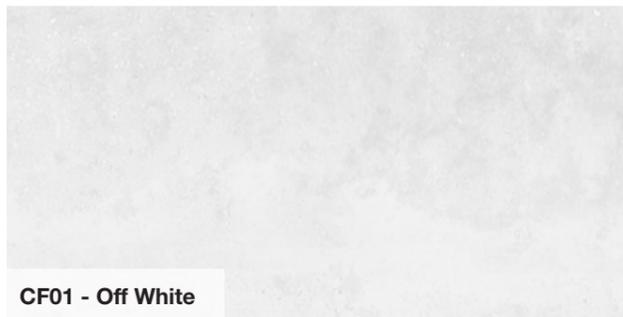


Applied Finishes - External Walls



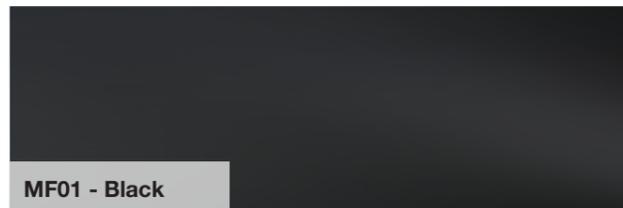
Concrete Finishes - External Walls



Cladding Systems - External Walls



Metal Finishes - Window Frames, Balustrades, Shrouds, Shading Devices, Screening



Glazing - Windows, Balustrade



GT01 - Clear



GT02 - Light Grey

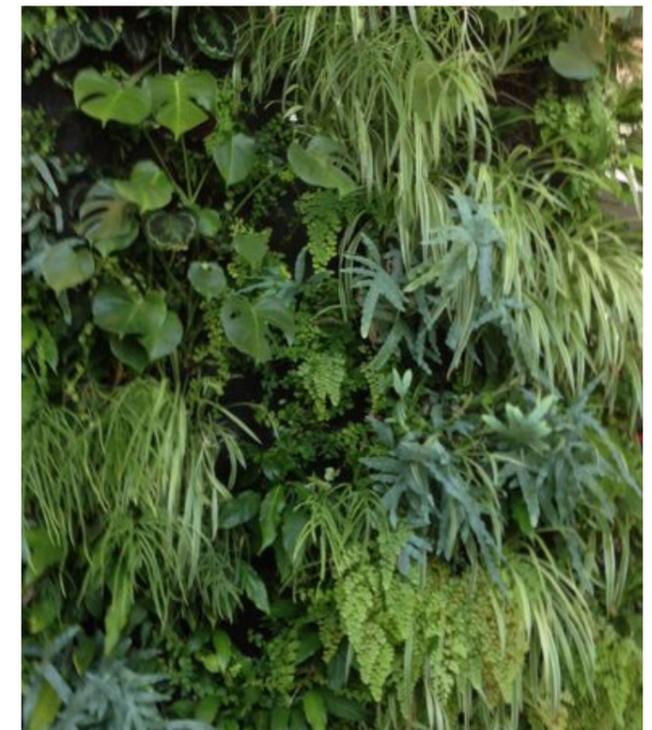


GT03/GT05 - Mid Grey / Mid Grey Spandrel



GT04/GT06 - Black / Black Spandrel

Metal Cladding - External Walls



The proposed development offers a unique mix of distinct uses with hotel, residential town houses, independent living units and a childcare facility. With any mixed use development the distinction between public and private and the different types of use requires careful consideration.

The design strategy employed here is to stratify layers of built form which both separates uses and allows the opportunity to apply a distinct architectural language and identity to each use. To this end, the hotel occupies the most exposed interface on Blackburn Road and wraps along the southern boundary. A colonnade topped with a plinth contains the public ground floor and hotel rooms on levels 1 and 2, defining the hotel space to create a podium presentation.

Independent living units conceived as 'homes in the sky' occupy the levels above. Each unit has access to their own individual garden planter and is defined by a strong framing element which identifies each dwelling.

The townhouses show respect to the architectural language of the podium, yet adopt a more domestic scale and articulation of their forms. Each unit is framed by a simple vertical expression of its partiwalls, further articulated with shadow and materials as well as horizontal planting zones which create layers and depth to the overall composition.

The materiality helps to draw distinction between the uses, with dark glass encompassing the hotel rooms, providing privacy from Blackburn Road. The residential framing elements are infilled with a light grey glazing and metal cladding. Levels 3 and 7 are designed to appear recessive in order to separate the colonnade and concrete frames.

