

77-83 Sutton Street North Melbourne

Façade Strategy Study | Rev 1 | July 2023

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The façade strategy is to explore the detailed elements of the façade, to demonstrate the exceptional design quality of the development and how it provides a positive contribution to the public realm.

This strategy will include:

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- Design References
- Façade Design
- Podium of Sutton St ground level
- Podium of N-S laneway
- Podium of E-W laneway
- Façade Details
- Green break
- Facade maintenance
- Activation of laneway interfaces
- Materials
- Sections

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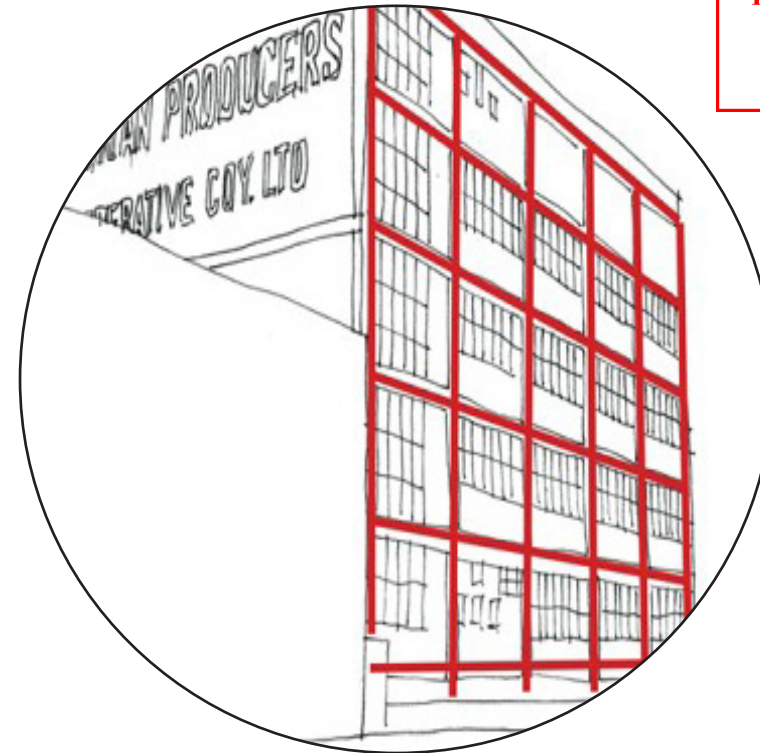
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Design References



Taking inspiration from the adjacent heritage building of 85 Sutton Street, it has allowed the proposed development to sit comfortably within its context. The study of the building height, façade grid and rhythm generates the base idea of the façade design incorporating it into the contemporary design of 77-83 Sutton Street.

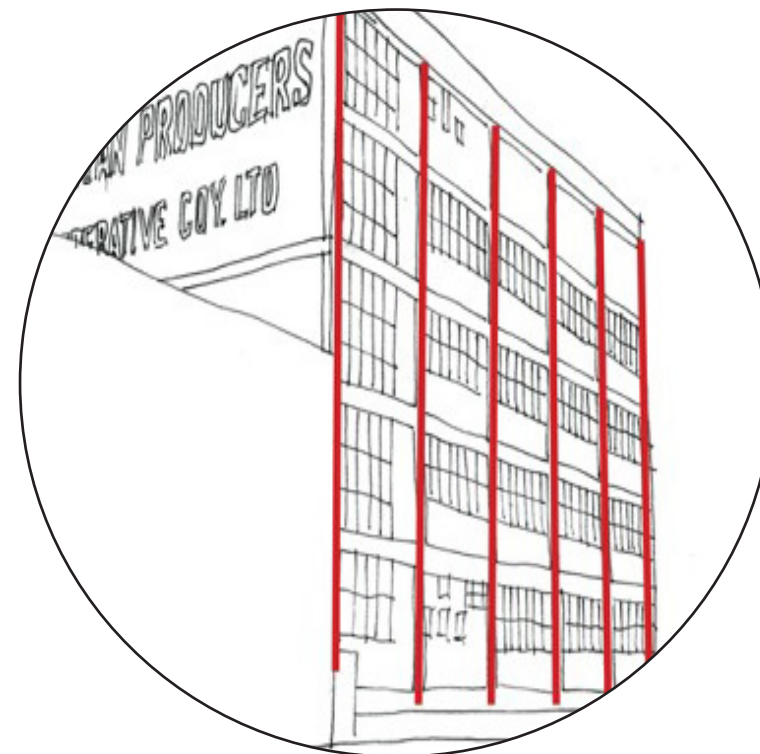
These diagram studies show how the heritage building became the catalyst of our design and influenced the proposed façade design.



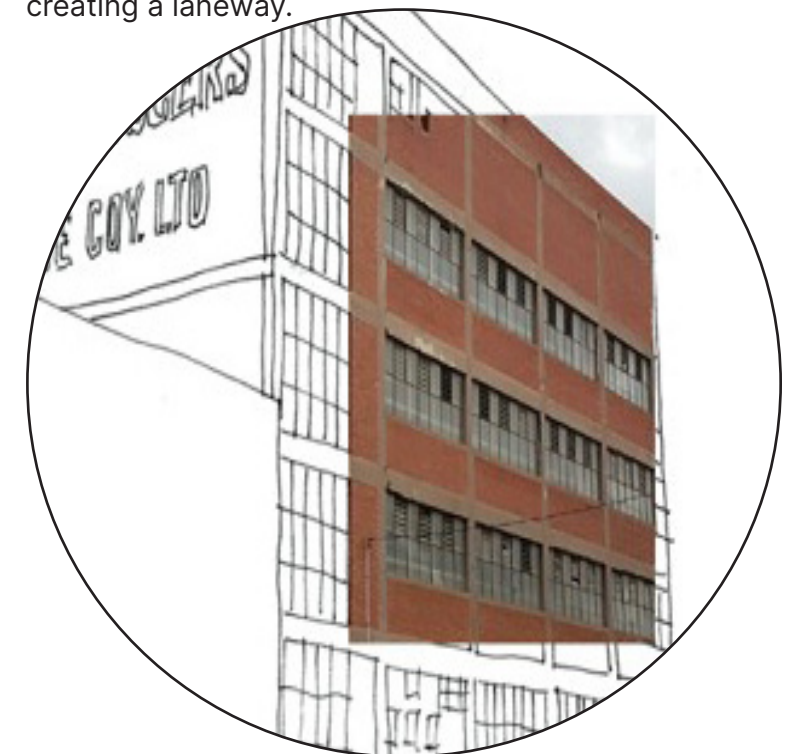
Bands of render identified on the neighbouring heritage building create the grid affect which has influenced the podium design.



The featured elements on the heritage building are the painted signage, brick faced and the existing sawtooth roof. Our position will be to propose a design which makes these features visible by creating a laneway.



Ribs across the building facade creates a vertical rhythm. This has inspired the proposed façade design of the tower situated behind the podium.



The material selected for the proposed development is guided by the heritage building. The palette will be similar so it will not clash and will complement each other.

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Brickwork – continuation of materiality from adjacent historic building in a contemporary form



Detailing – black metal accentuation of brickwork



Grid – continuation of grid form created in adjacent historic building



Tower – a lightweight expression of the grid will offset its' heavier podium design. The tower is designed to tie into its podium counterpart and the historical character of the area, however, it creates an expression of its own.

Façade Design

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Vertical white metal balustrading to upper level balconies of podium, enforcing a different architectural style between podium and tower.



Contemporary black aluminium framed windows creates continuity between the podium and tower.



Grids in the podium façade reference the articulation from the adjoining historical building.



Black metal accentuation around the brick openings add a contemporary element to the façade

Façade Design

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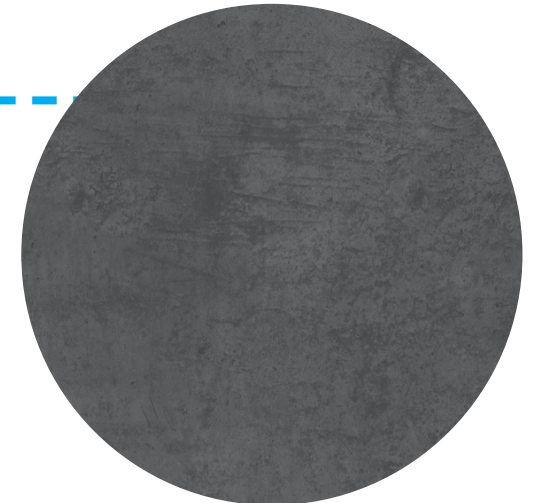
Pre-formed planter to balcony of podium visually helps to differentiate the podium form from the tower.



Vertical black metal balustrading to level 1 balconies designed to create architectural variety between podium and tower.



Soldier course brickwork to the top of brick parapet and around all openings.



Precast concrete in 'dark grey' between brickwork

Façade Design

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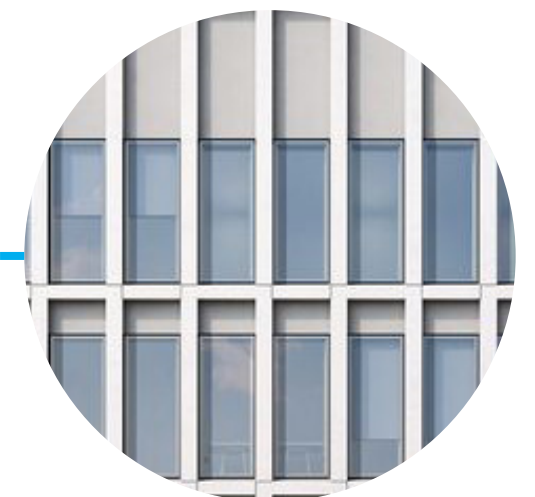
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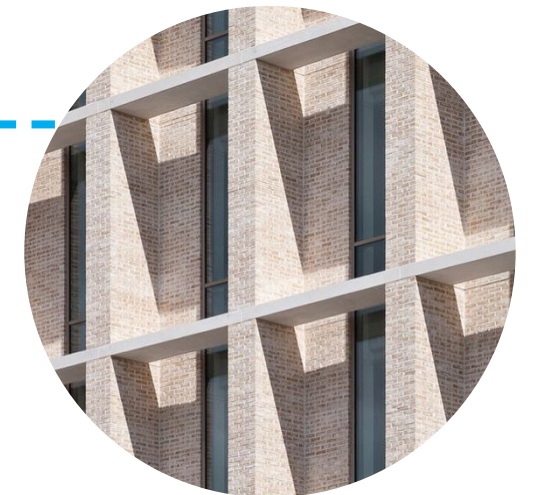
Glass balustrading throughout development, aluminum framed, floor to ceiling glazing optimized for the best ESD result. Windows designed to allow best light into spaces without allowing excessive heat loss.



Vertical concrete detailing on gives visual interest to a solid wall.



Rhythm introduced into the tower design.



Ribs protrude out from the surface of the façade casts different shadows throughout the day.

Podium - Sutton St Ground Level

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The garage door and pedestrian entry to be a black metal sectional door to create consistency along the streetscape

Ground floor and Level 1 to street and laneway is using brick material on the facade to relate to the existing heritage building to the West.

Brick material creates a visual break in the façade at the lower level compared to upper levels in the podium.

The heaviness of the brick grounds the building and relates to the existing brick building on site which is currently painted.

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Podium: N-S Laneway

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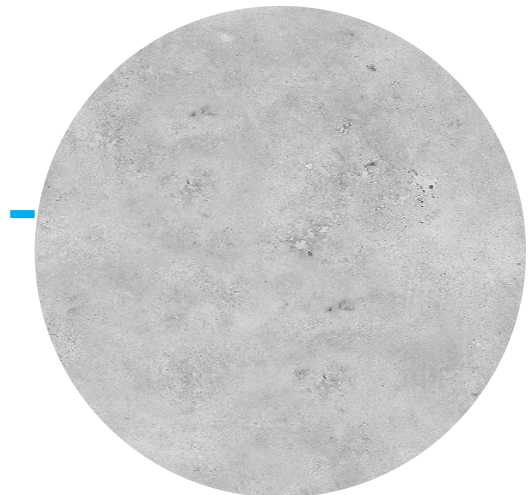
Black metal framed pergola.



Timber finish to outdoor seating creates gives warmth to hard surfaces in the laneway. Dark framed glass and trims gives a distinction between the materials to give it a modern feel along with the visual contrast of the colours.



Brick material located on ground and first level matches character of the adjoining heritage building. The warmth of the material gives the place a sense of history and character missing from some new developments.



Natural concrete finish and paving stones gives a softness contrast to the dark window frames and a contrast to the heaviness of the brick.

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Podium: Southern Plaza

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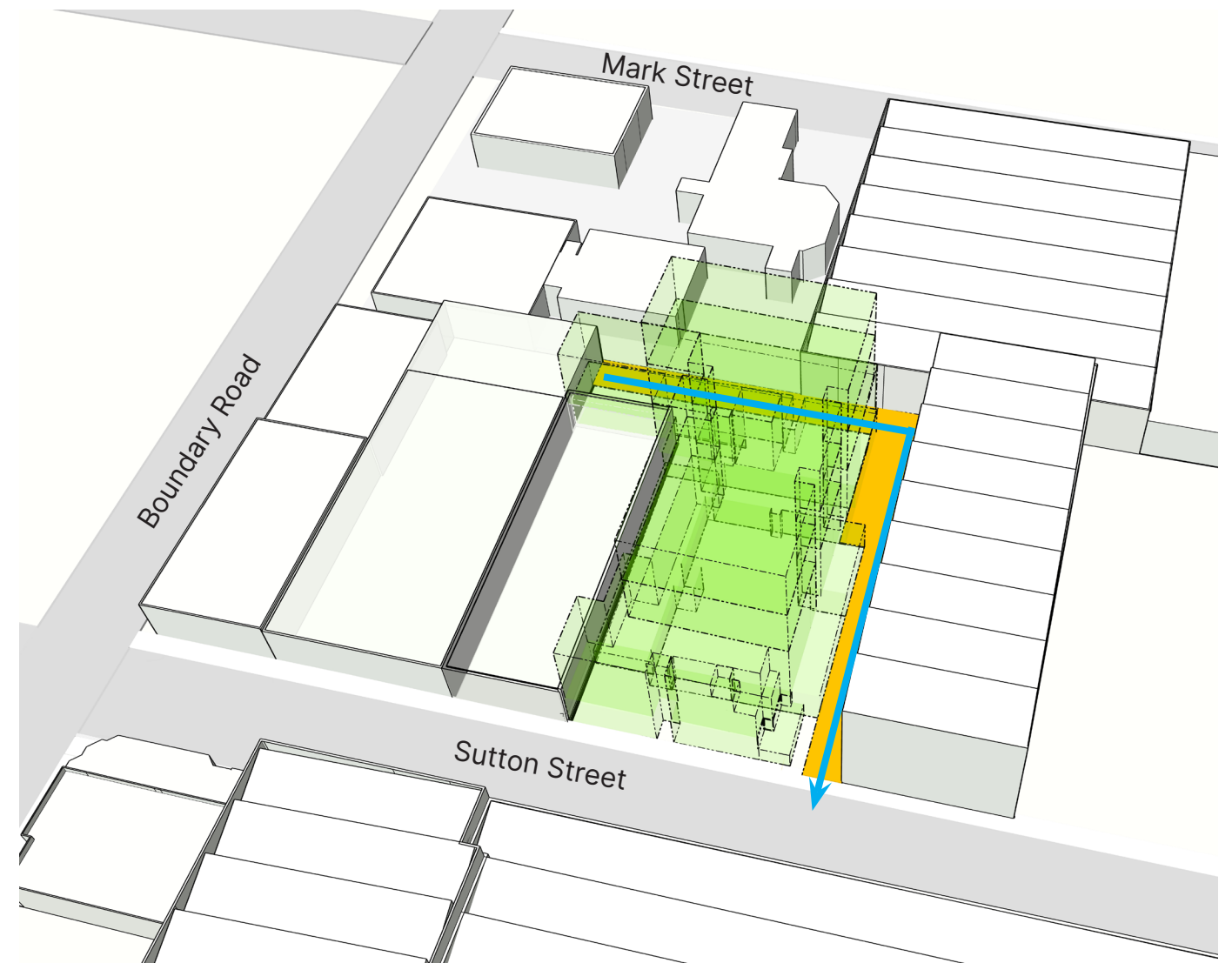


The Southern Plaza will provide an additional public benefit through the creation of a new recessed plaza adjacent the future east-west aligned laneway.

Floor to ceiling window faces the laneway allowing for visual connection and passive surveillance.

Elements from window articulation carried through from Sutton Street podium.

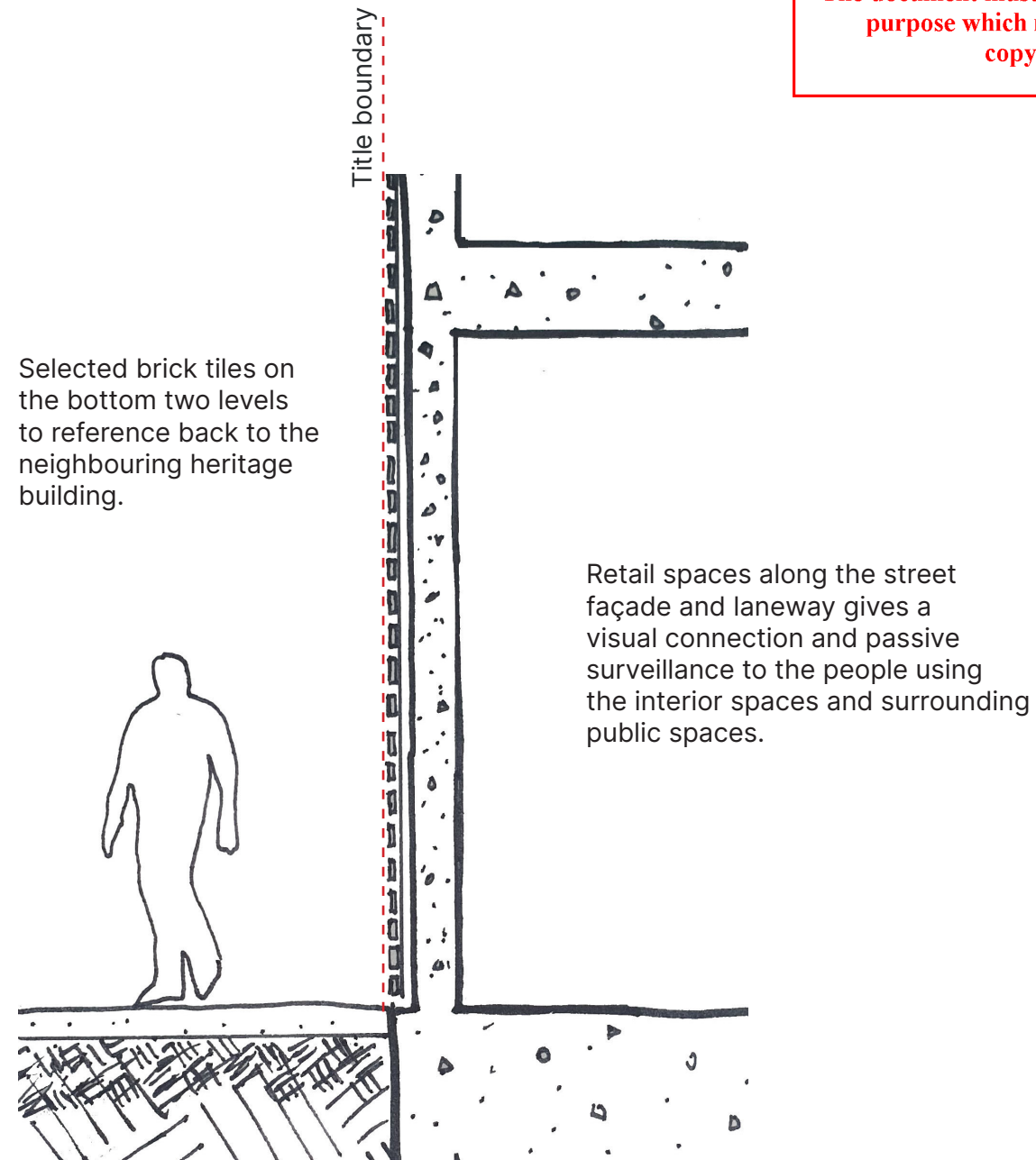
Home offices to ground floor creates activity to the laneway and allows access not only from internally but from the laneway.



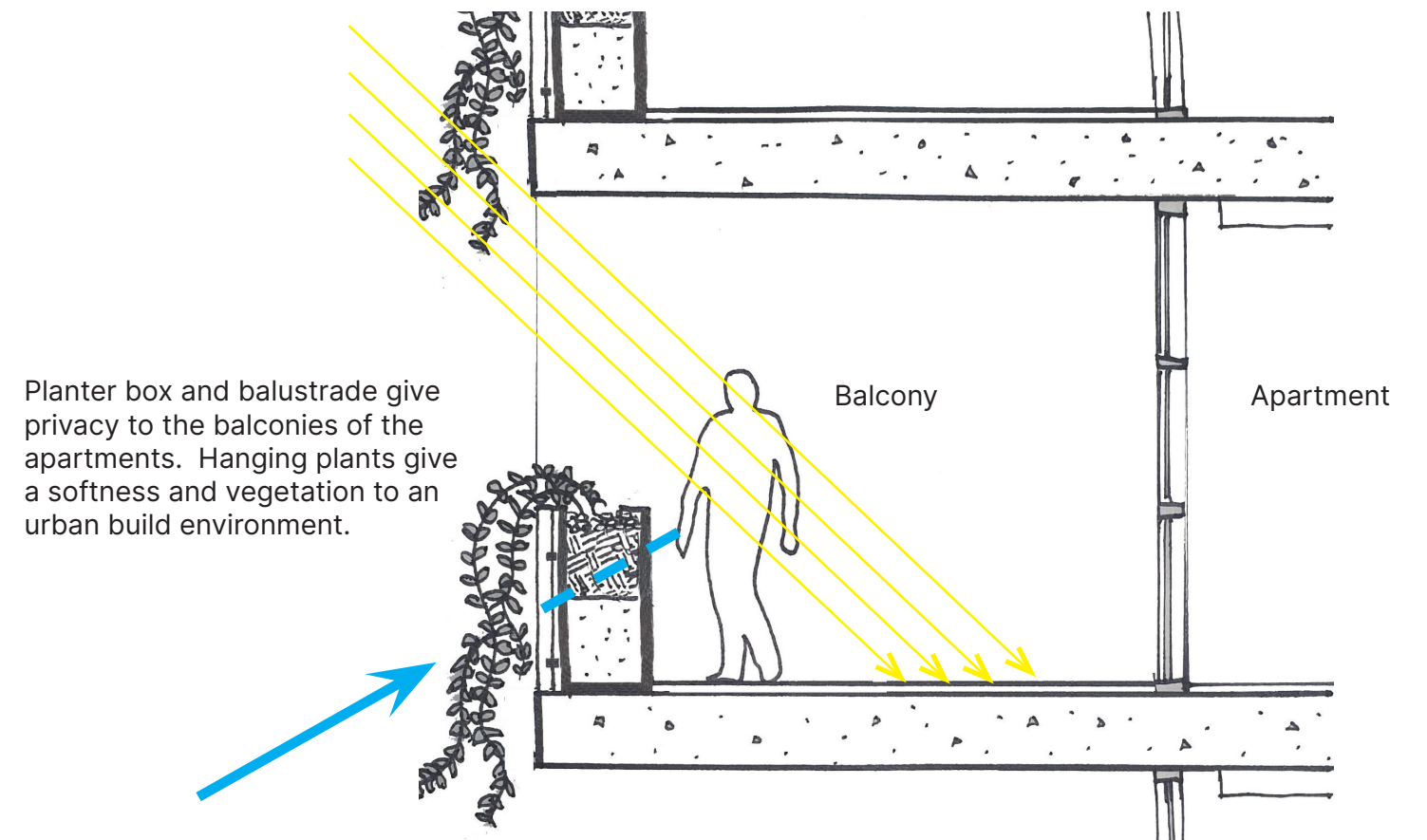
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Façade details

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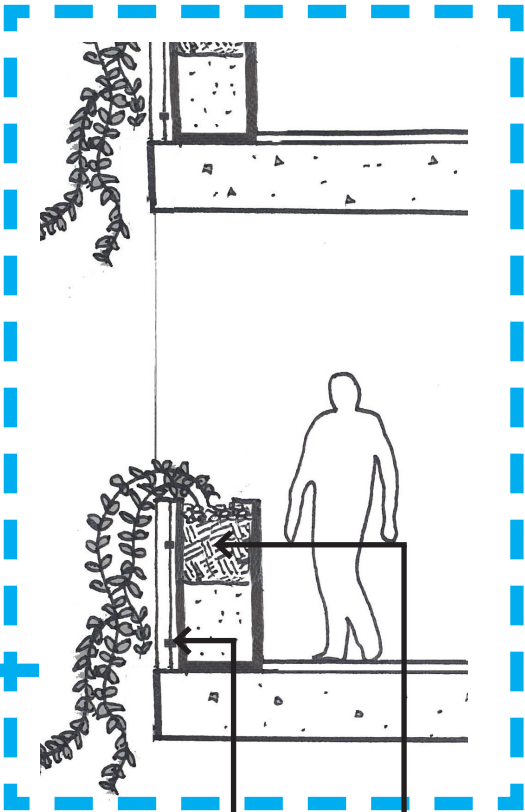
Deep balconies allow for a larger outdoor spaces which will contribute to the wellbeing of the occupants of the apartment and gives adequate space for entertaining. It also acts as a shading device for the apartment below and also allows adequate daylight into the apartment's interior space.

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The vertical green treatment located on the building is used to help with the breakup the façade treatment to help breakdown the mass of the built form. Hanging plants and planter boxes on balconies allows for occupants to have vegetation on the balcony giving a soft finish in an city environment.

Green Break



Vertical black metal balustrading



Pre-formed planter to balcony



Hanging plants to soften balcony edge

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Façade maintenance

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Roof safety anchor point systems will be installed to maximise the safety of people working at heights and provide access to the facades. The roof anchors should meet or exceed the requirements of AS1891.4, AS5532 and AS4488 regulations. The abseil anchor enables trained rope access operatives to perform cleaning and maintenance tasks regularly.

ANCHOR LAYOUT SUBJECT TO
ENGINEERS' DESIGN



Examples of rope access and anchors

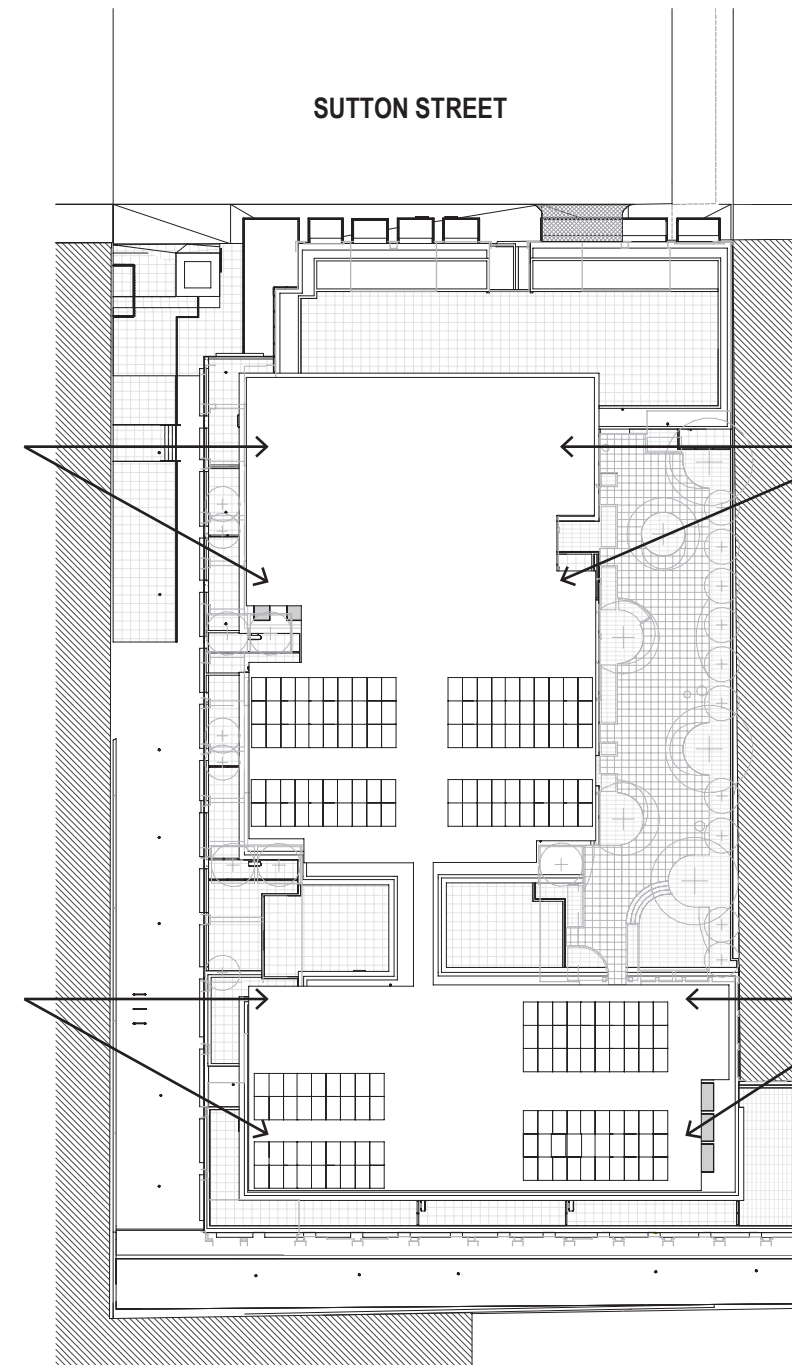
ANCHOR POINTS TO
ENGINEERS DESIGN

ANCHOR POINTS TO
ENGINEERS DESIGN

ANCHOR POINTS TO
ENGINEERS DESIGN

ANCHOR POINTS TO
ENGINEERS DESIGN

SUTTON STREET



Activation of laneway interfaces

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The brick facade at 83 Sutton Street will be the predominate feature in the proposed laneway with the activation of plaza and laneway that runs the length of the existing brick wall; allowing the visual element of the sawtooth roof to remain seen while in the public space.



The location of the cafe, meeting rooms and gym located facing the laneway activates the space with visual connection, creating an inviting and safe space. The activation creates a positive atmosphere and environment that allows occupiers of the community to transit through and congregate in.



Different types of paving throughout the laneway are used to delineate a variety of spaces and movement; The inclusion of bluestone paving is to continue Melbourne's iconic laneways up into this north Melbourne precinct.

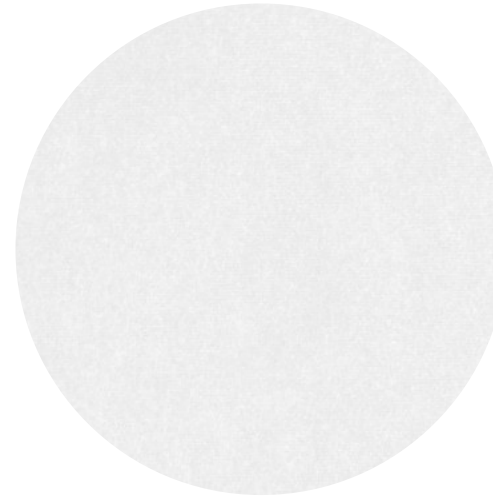
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Materials

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Brick Tiles
Robertsons Rustic Red brick tiles at ground and first floor podium levels. Brick attached to precast concrete panels walls.



Precast Concrete
'light grey' to upper levels and the podium.

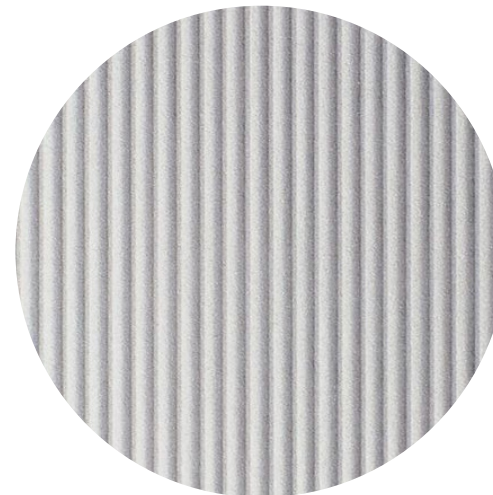


Precast Concrete
'natural' finish or similar located centrally in tower form between green breaks

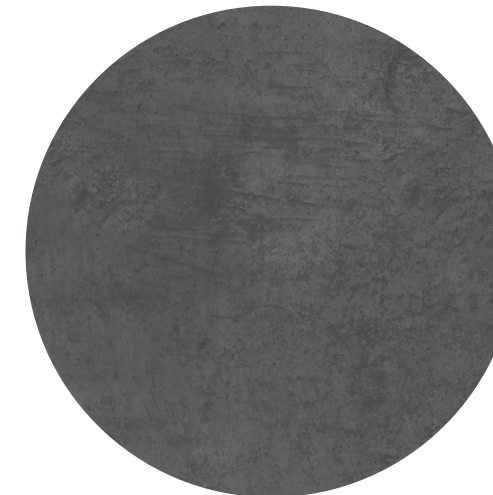
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Metal Framing
'Monument ' or similar colour as an added feature in the lower podium area around windows and archways.



Vertical Ribbed Precast Concrete
'light grey' or similar colour to upper levels and podium

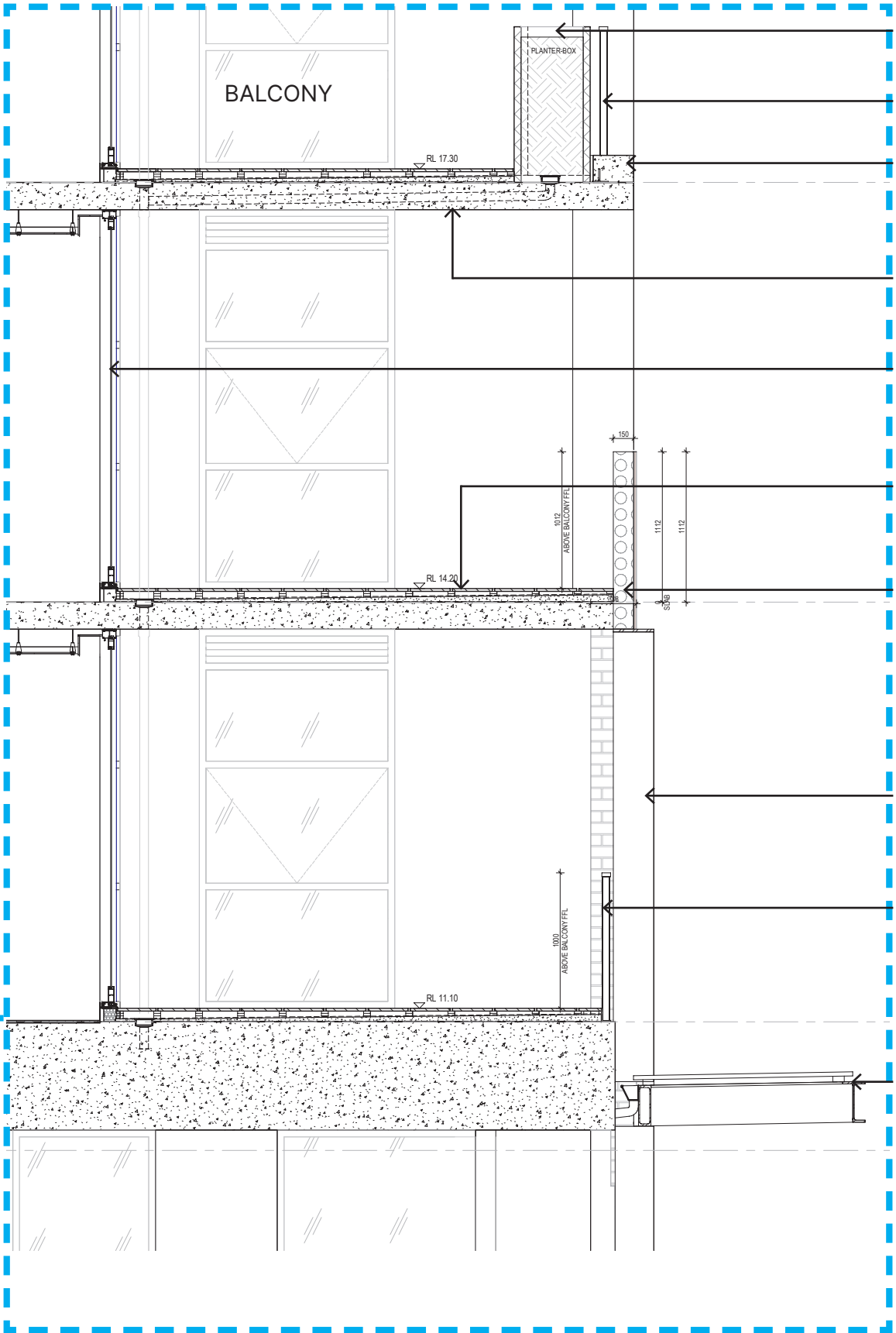


Precast Concrete
'dark grey' to the green breaks to help accentuate and break down building mass.

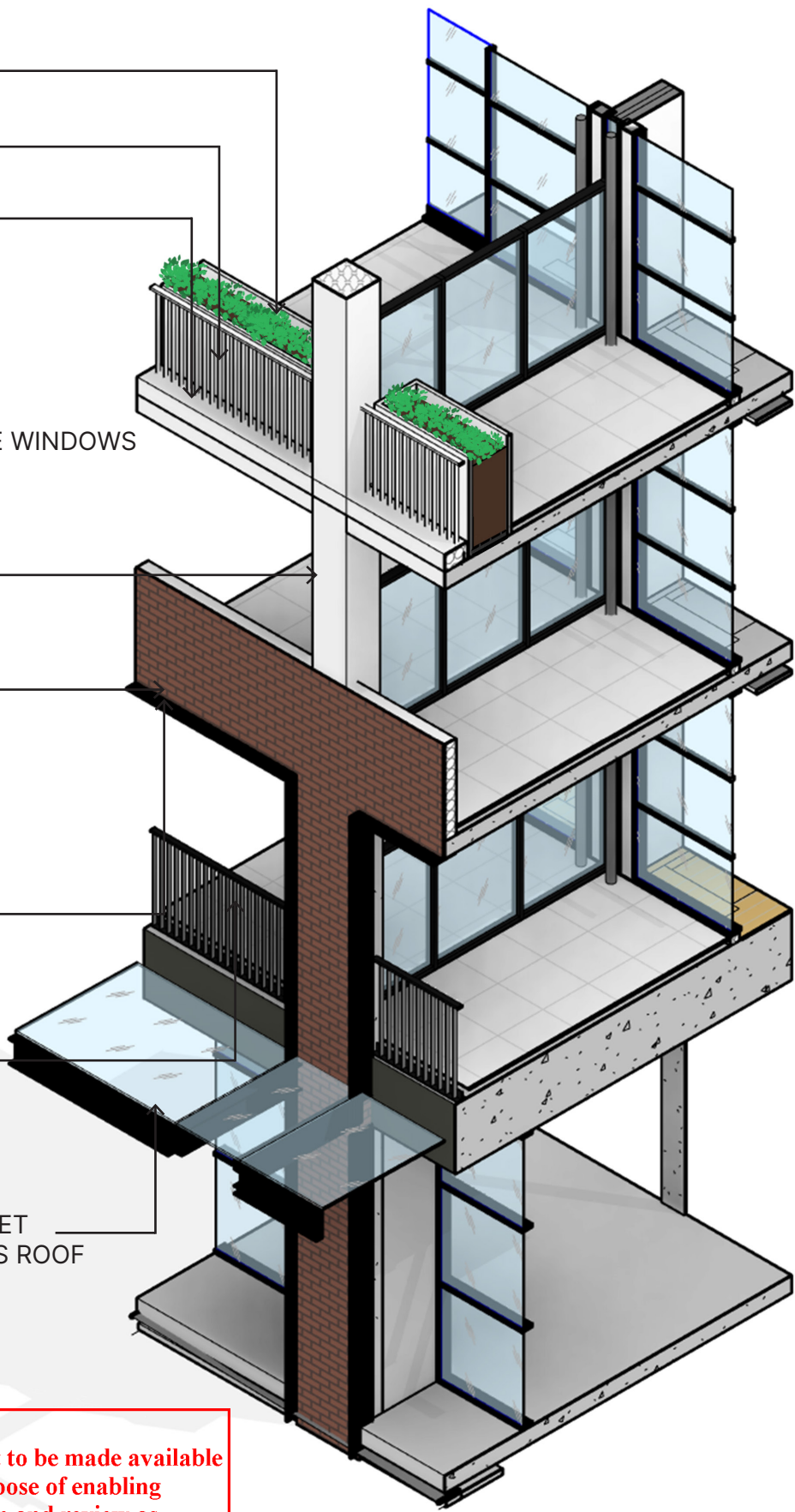
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Section 1

NORTH FACADE



- PRE-FORMED PLANTERBOX
- VERTICAL WHITE METAL BALUSTRADE
- LIGHT GREY CONCRETE FINISH
- CONCRETE SOFFIT
- BLACK METAL FRAME WINDOWS
- POD & PAVERS
- BRICK TILE ON PRECAST CONCRETE
- BLACK METAL SHROUD
- VERTICAL BLACK METAL BALUSTRADE
- STEEL FRAMED STREET CANOPY WITH GLASS ROOF

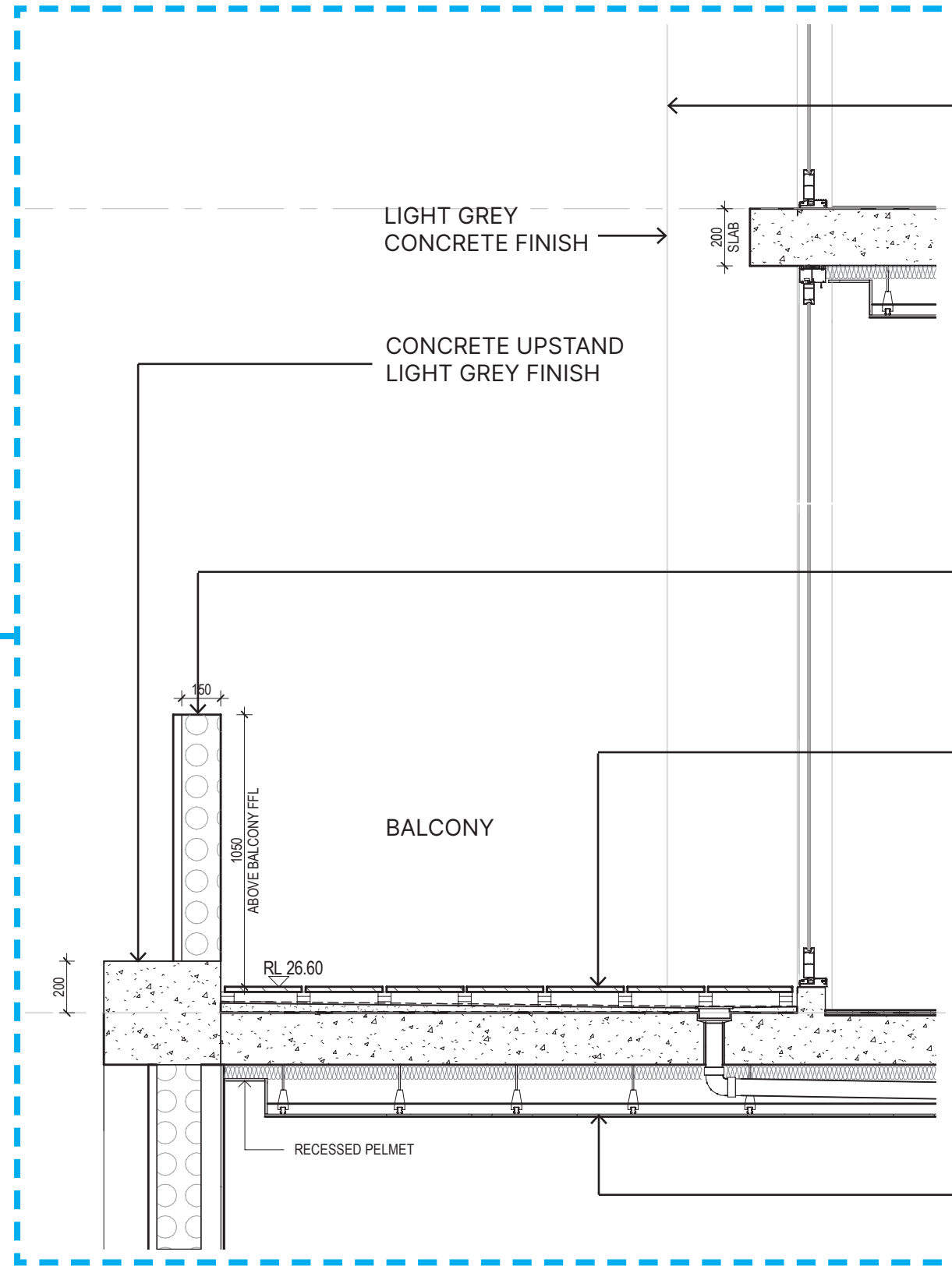
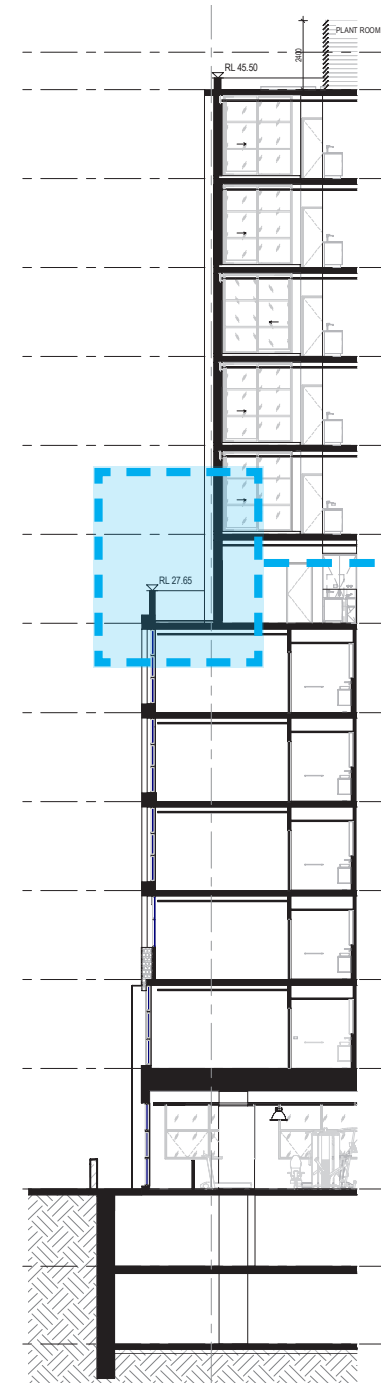


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Section 2

SOUTH FACADE



LIGHT GREY
CONCRETE FINISH

BLACK METAL
FRAME BALASTRADE

LIGHT GREY
CONCRETE FINISH

VERTICAL
RIBBED PRECAST
CONCRETE

POD & PAVERS

BLACK METAL
FRAME
WINDOWS

PLASTERBOARD
SUSPENDED CEILING

BALCONY

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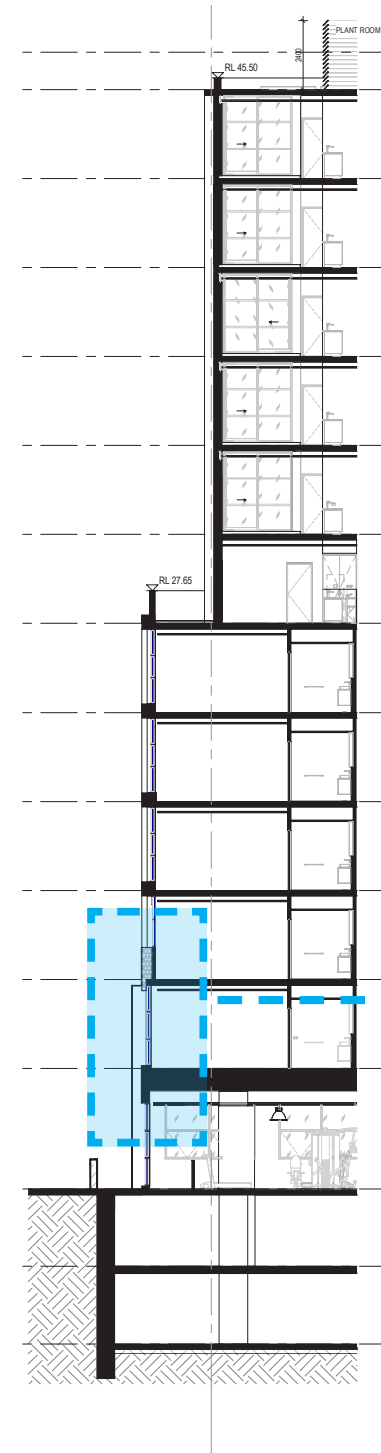
pointarchitects

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Section 3

SOUTH FACADE



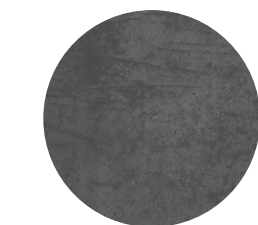
LIGHT GREY FINISH ON
PRECAST CONCRETE



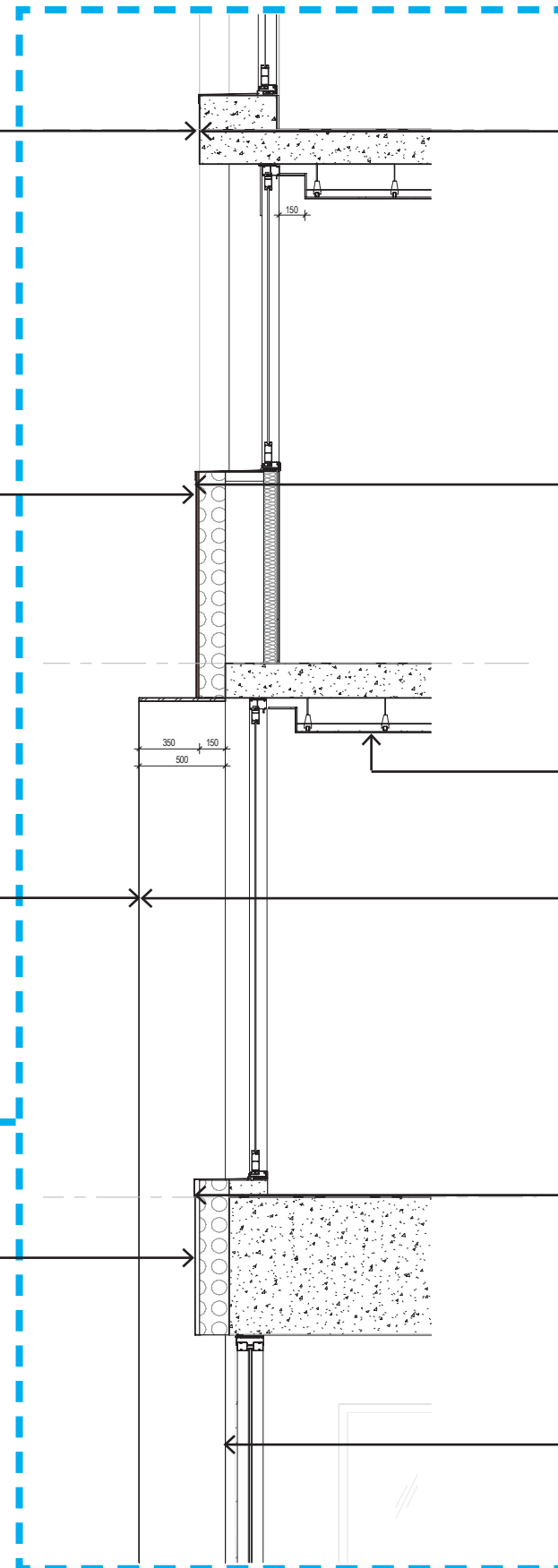
BRICK TILE ON
PRECAST CONCRETE



BLACK
STEEL SHROUD



DARK GREY FINISH
ON PRECAST
CONCRETE



LIGHT GREY FINISH
ON PRECAST
CONCRETE

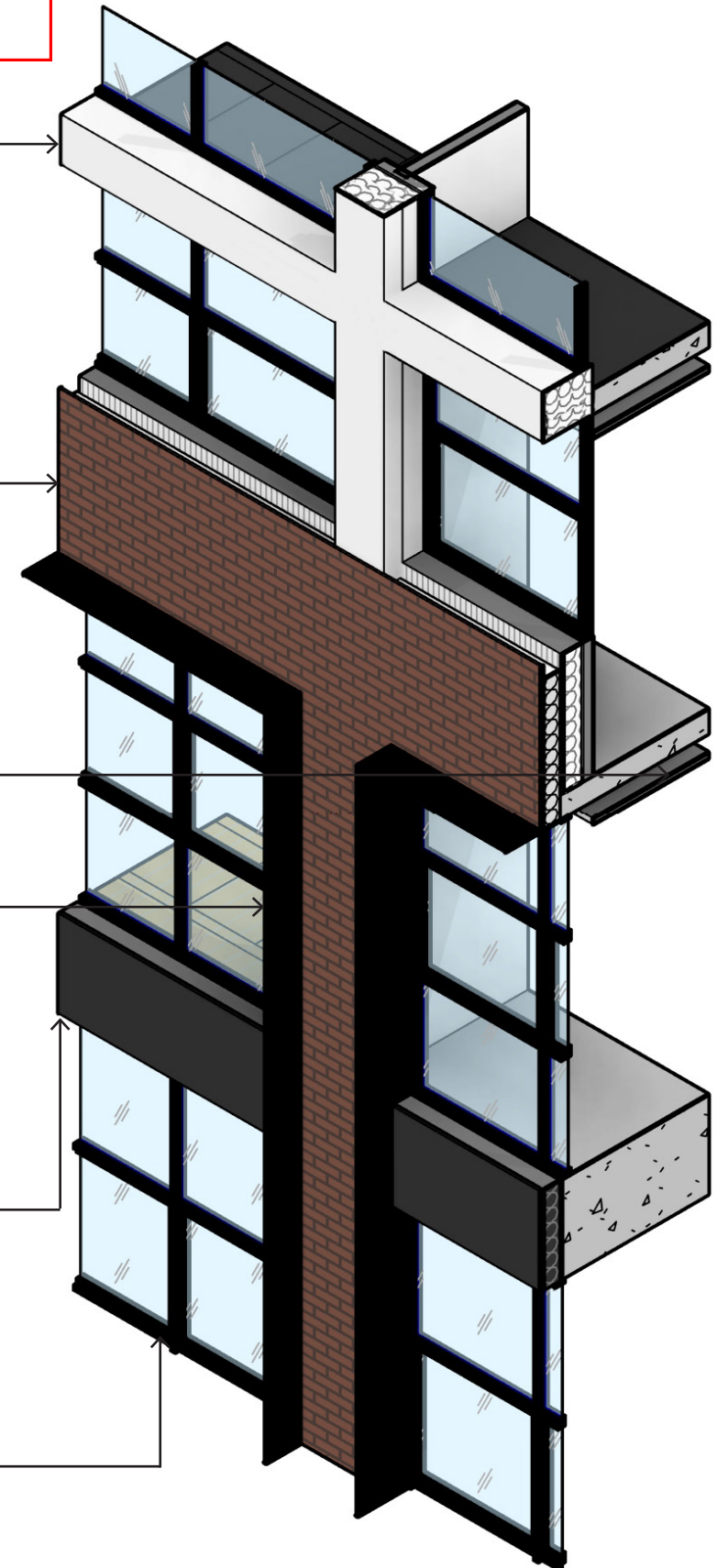
BRICK TILE
ON PRECAST
CONCRETE

PLASTERBOARD
SUSPENDED CEILING

BLACK
STEEL SHROUD

DARK GREY FINISH ON
PRECAST CONCRETE

BLACK ALUMINIUM
FRAME WINDOWS



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Section 4

WEST FACADE

