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77-83 Sutton Street North Melbourne

Façade Strategy Study | Rev 4 | Sep 2024



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:

- 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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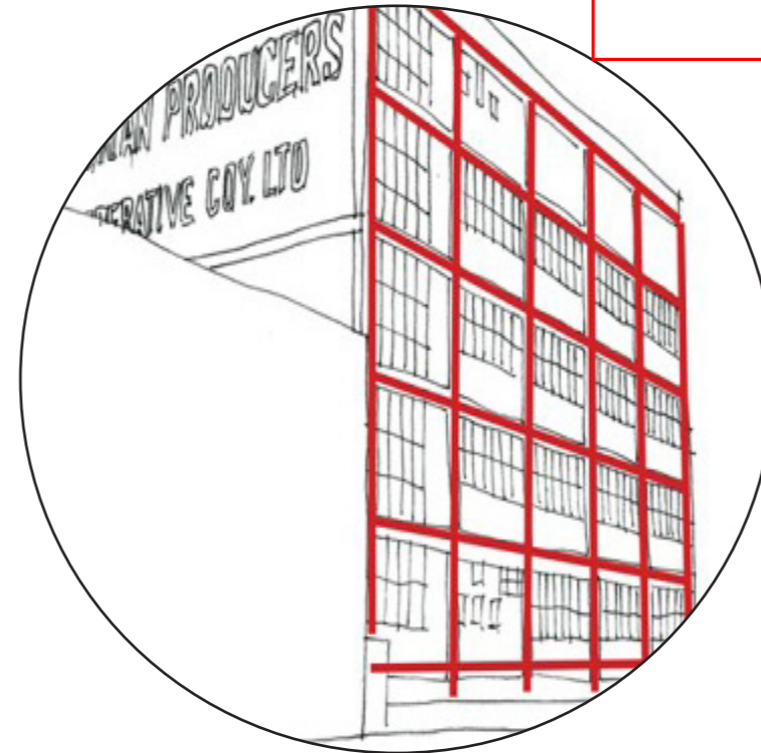
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Design References



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.

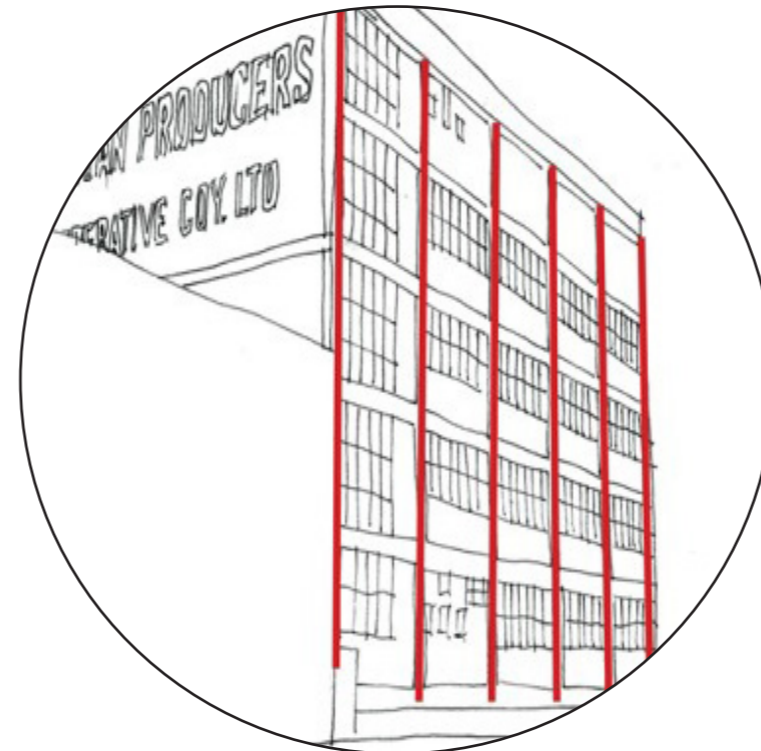
These diagram studies show how the heritage building became the catalyst of our design and influenced the proposed façade design.



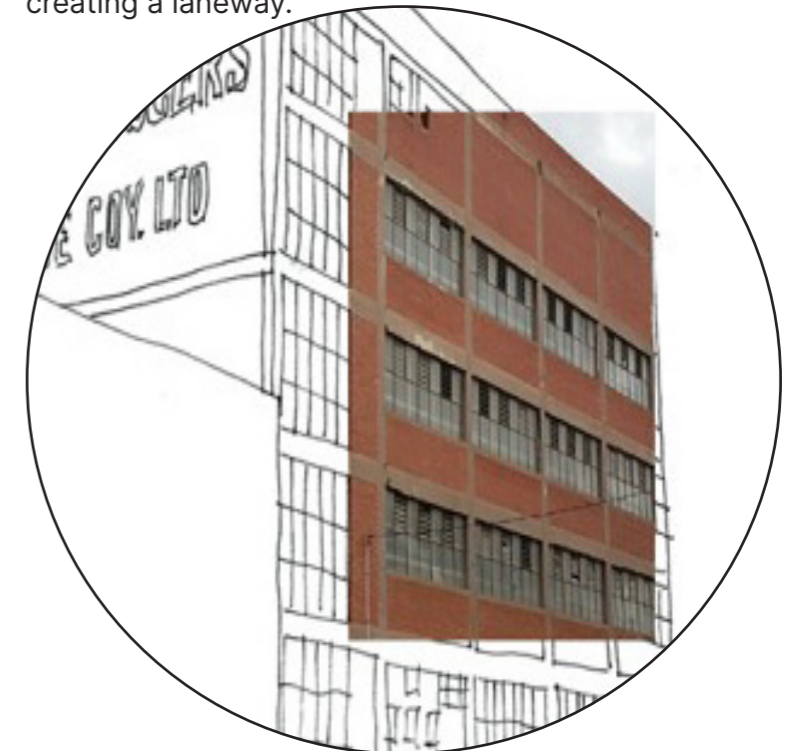
Bands of render identified on the neighbouring heritage building create the grid affect which has influenced the podium design.



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 – Monument 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 Concept

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The proposed development negotiates multiple key contextual ideas with quality modern construction processes, emphasising a commitment to design excellence and the augmentation of the public realm.

Referencing adjacent heritage buildings allows the proposal to harmonize with its context, but also injects a curated enhancement; a crucial factor of upholding character and guiding the story of North Melbourne and the urban environment.

An analytical exploration of the heritage building's grid dynamics, rhythmic cadence, and vertical articulation has been assimilated into the contemporary architectural paradigm. Demonstrating deference to the neighbouring structure is palpable in the creation of a unified street frontage along Sutton Street, employing a congruent material palette for visual consonance. A strategically devised fragmentation at the intersection with 85 Sutton Street fosters heightened public connectivity, orchestrating a guided spatial experience that reveals historical nuances. The podium intricately echoes the heritage building's render bands, while the tower's façade draws inspiration from its distinctive vertical rhythm.

The proposed material palette, featuring brick panels and accentuating Monument metal detailing, not only upholds synchrony with the heritage structure but also introduces a discerning modernity. This elevated approach ensures a sophisticated and harmonious design, enriching the public realm and seamlessly integrating with the surrounding urban fabric.

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



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



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



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

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Façade Design

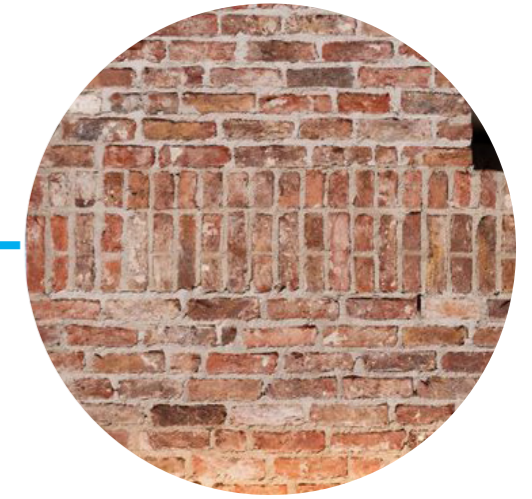
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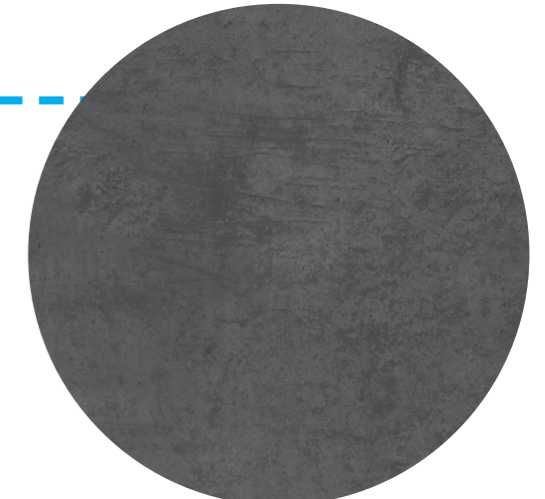
Pre-formed planter to balcony of podium visually helps to differentiate the podium form from the tower.



Vertical Monument 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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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.



Lysaght Custom Orb Shale Grey 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 Monument metal sectional door to create consistency along the streetscape.

Substation doors are Monument backed glass (BG1) to express finish continuity along the threshold with the other glazing elements.

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.

Podium: N-S Laneway

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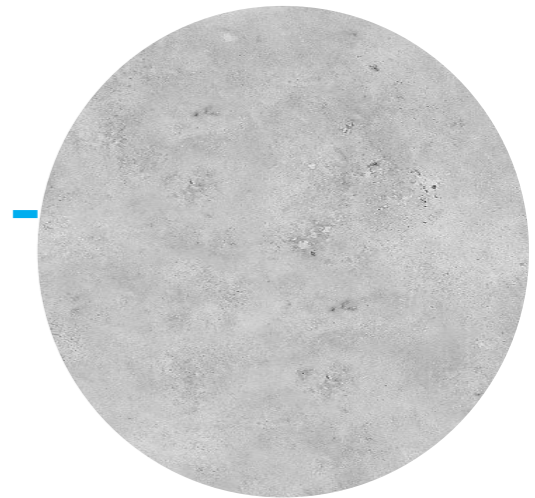
Monument metal framed pergola.



Face Brick located on ground 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.



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.



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

Podium: Southern Plaza

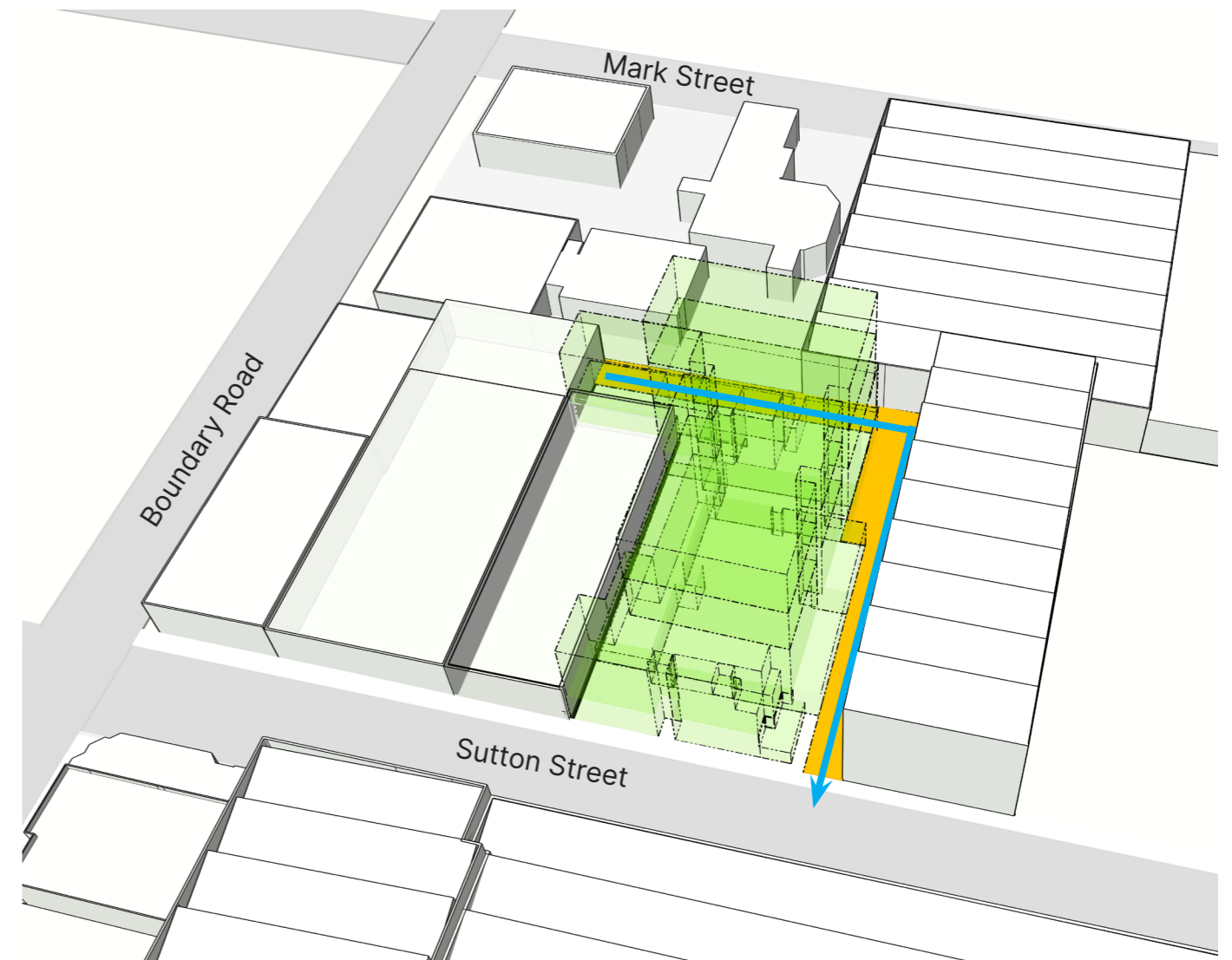


The Southern Plaza will provide an additional public benefit through the creation of a new recessed plaza adjacent the future east-west aligned laneway.

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.



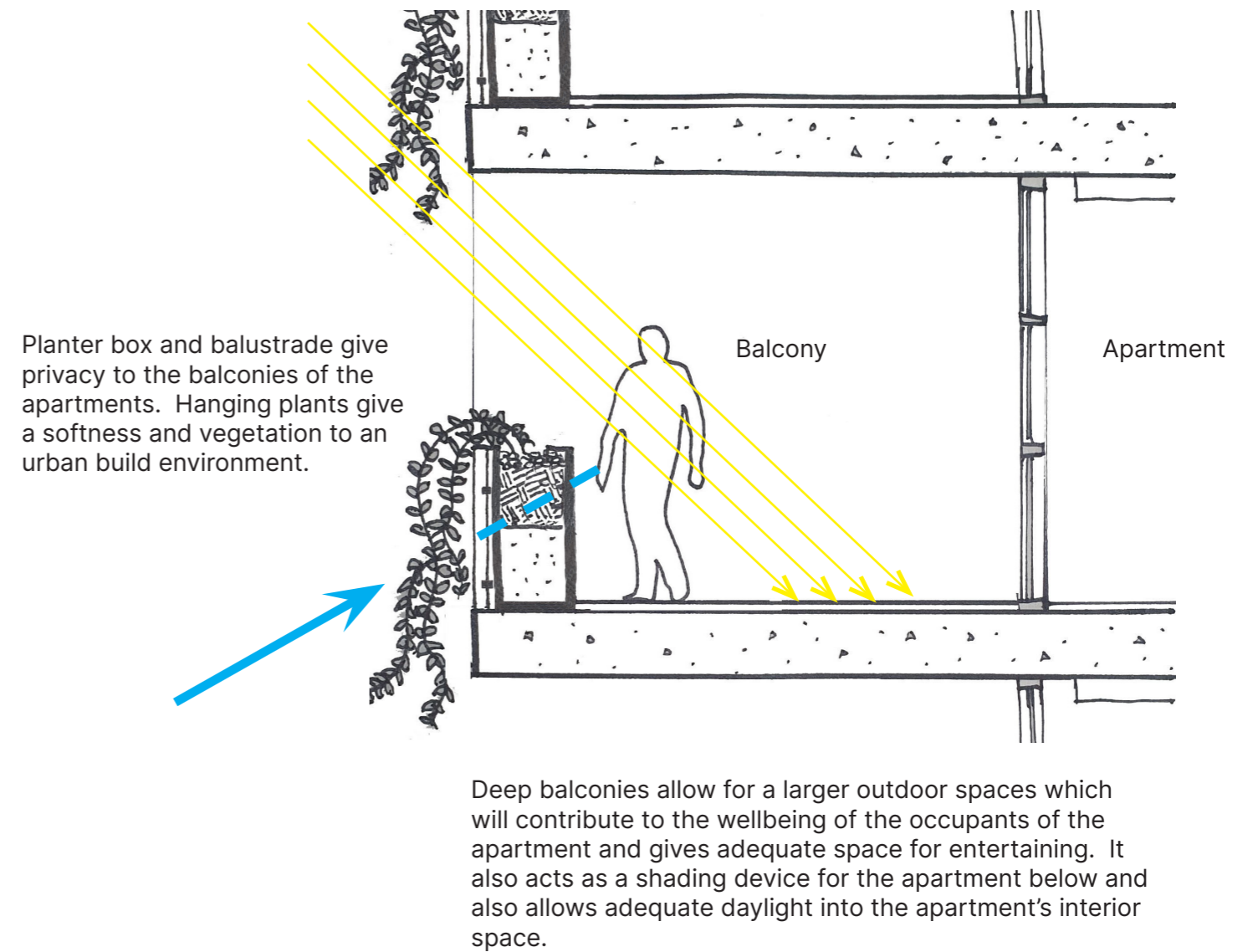
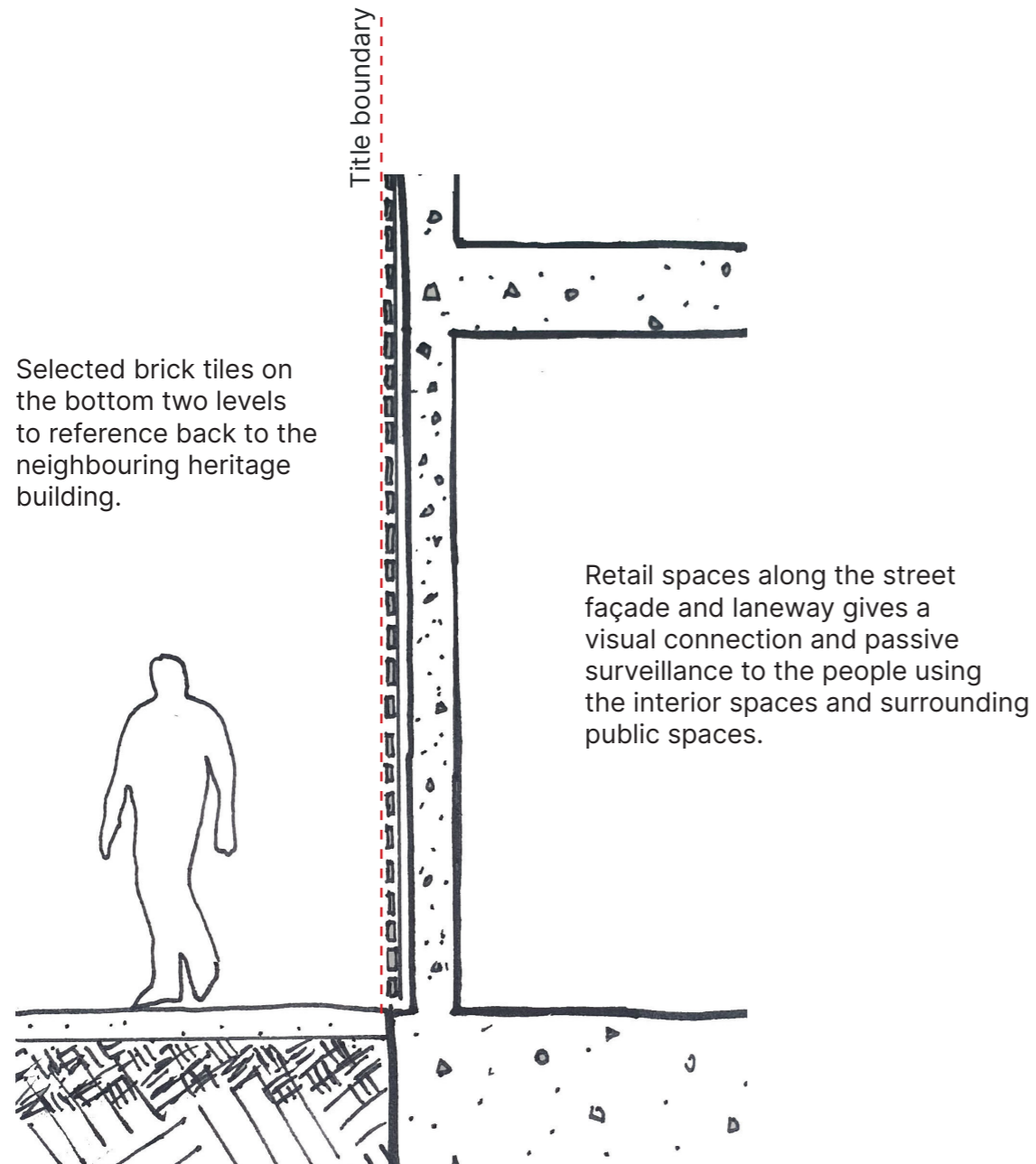
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Façade details

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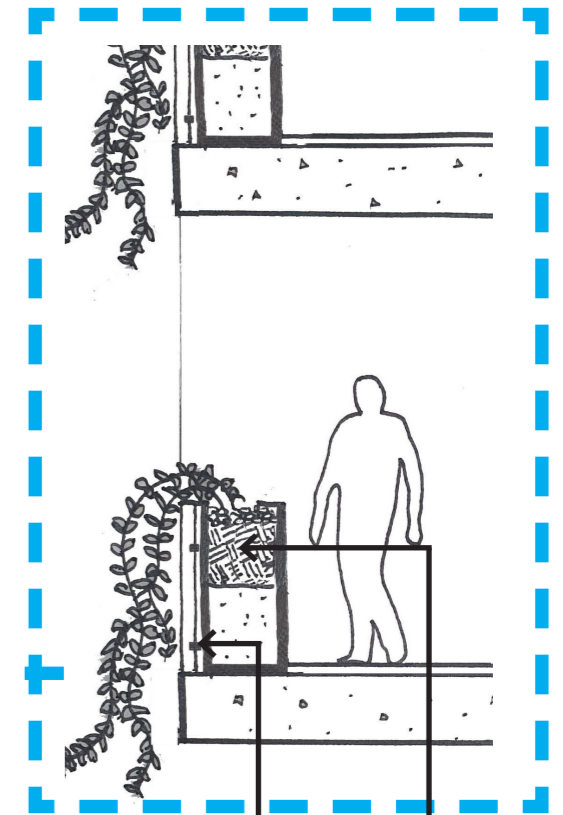
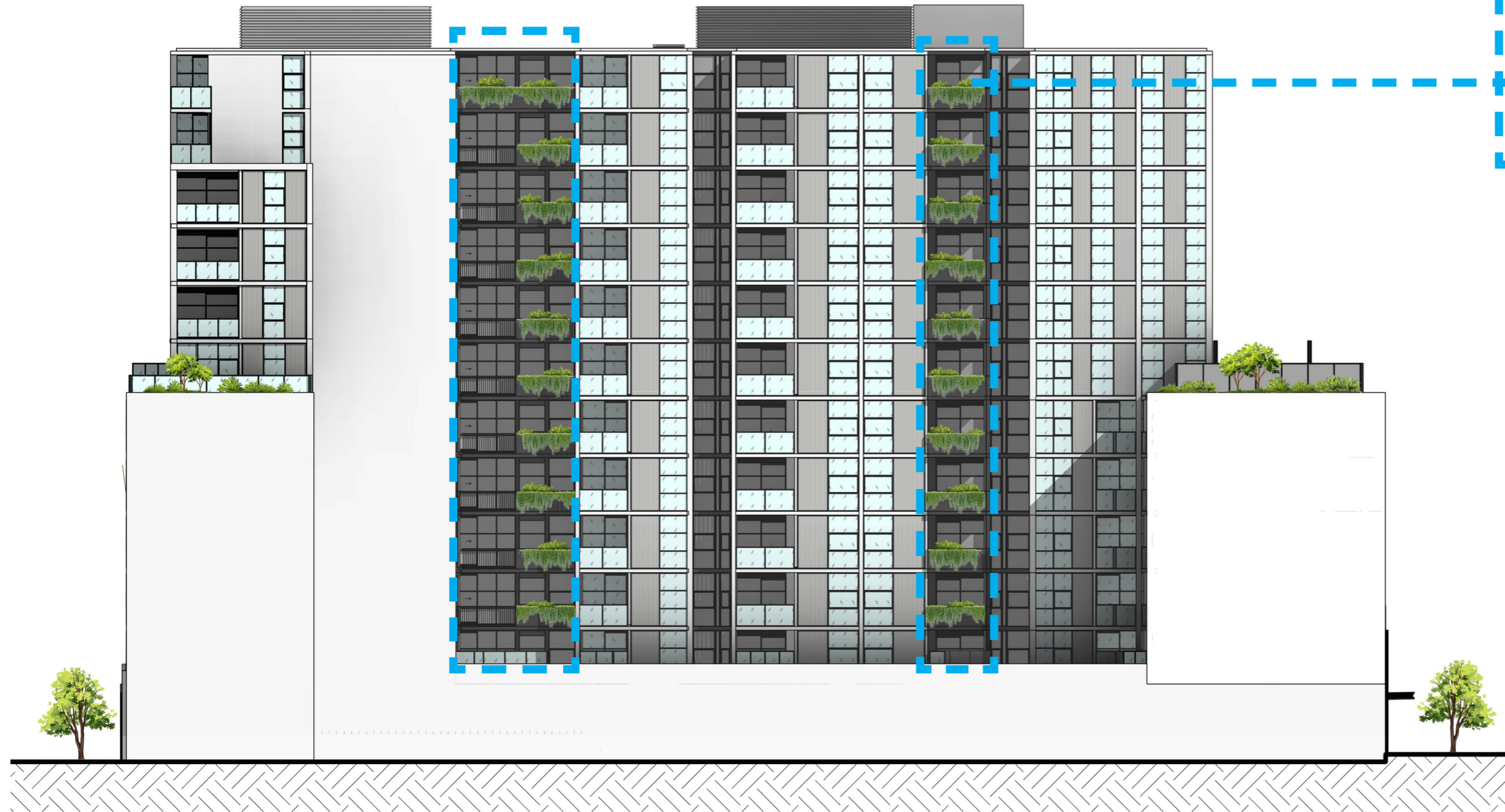


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Green Break

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.



Vertical Monument metal balustrading



Pre-formed planter to balcony



Hanging plants to soften balcony edge

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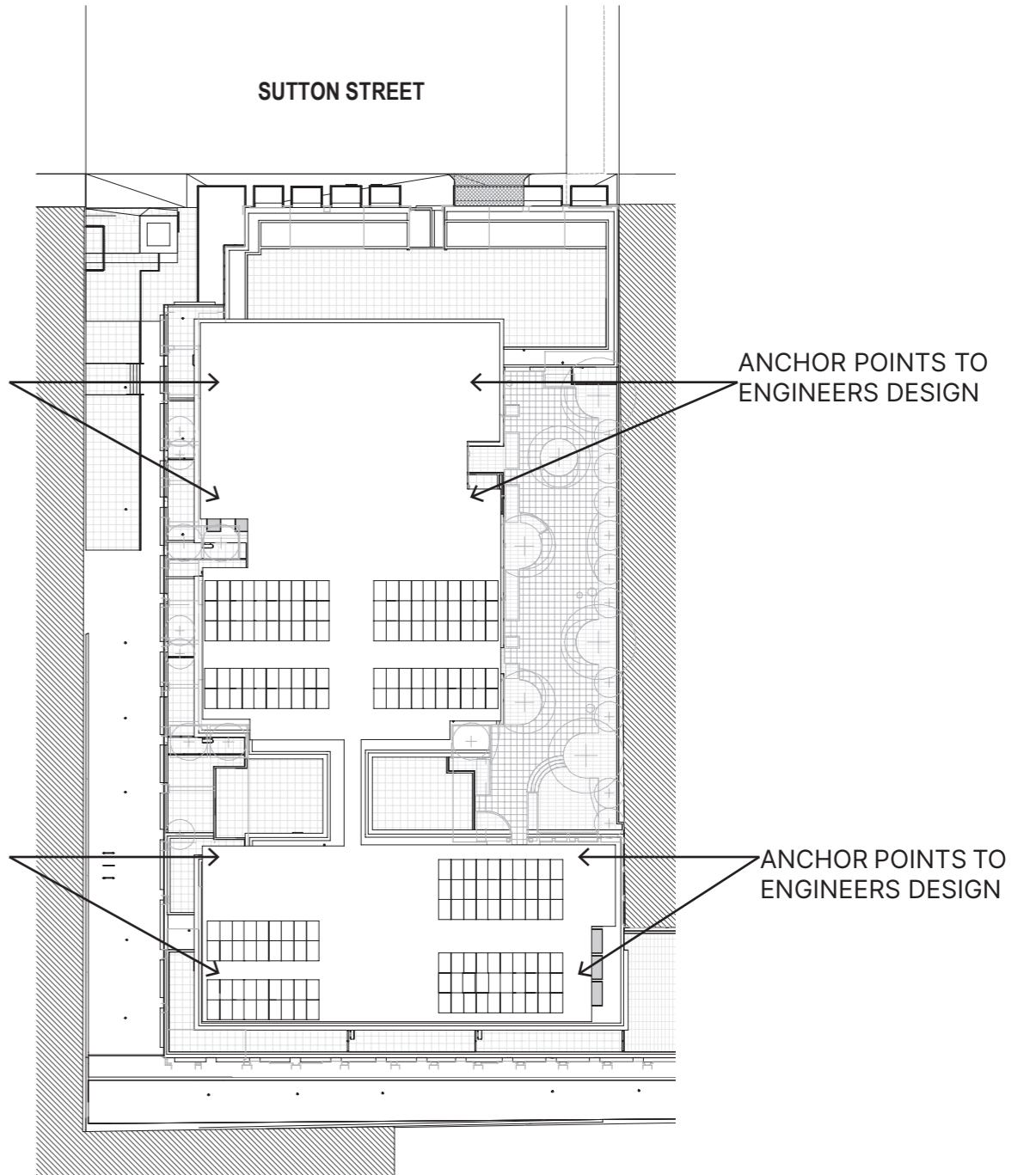
Façade maintenance

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



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.



Materials

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



Precast Concrete
'Brighton White' pigmented pre-cast to the podium.



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



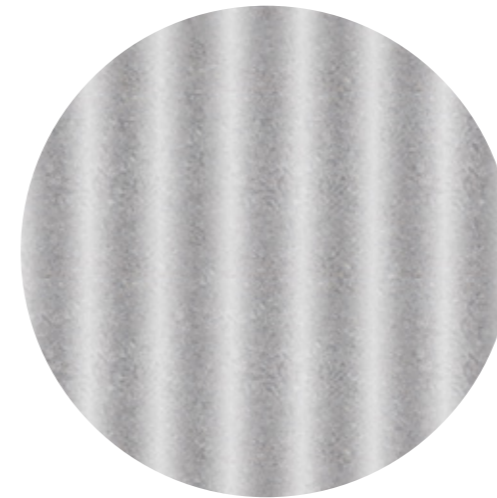
Precast Concrete
'dark grey' pigmented concrete to the green breaks to help accentuate and break down building mass.



Face Brick
Robertsons Rustic Face red bricks at ground floor podium along West and South laneways



Spandrel Panel and Plant Screening - White
'Dover White' to match brighton light precast concrete and assist in grounding the Podium level

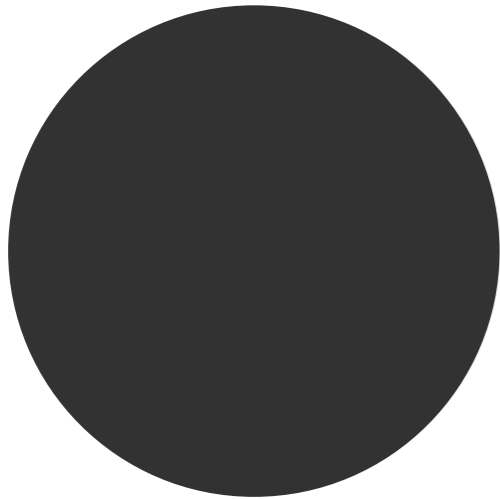


Lysaght Custom Orb Cladding
Custom Orb Cladding 'SOUTHERLY' or similar colour to provide a texture breakup to the facade



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

Materials



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



Glass Balustrading
Balustrading to tower to be Monument aluminium framed with Glass infills creating continuity in tower finishes.



Metal Balustrading
'Monument' or similar vertical batten balustrading to level 1 balconies between brick work to differentiate between lower and upper levels.



Glass Framless Balustrading
Balustrading to Northern Podium to be framless to reduce its visual bulk and blend with the surrounding vegetation



Aluminium Windows
All windows to development to be Monument framed Aluminium windows.

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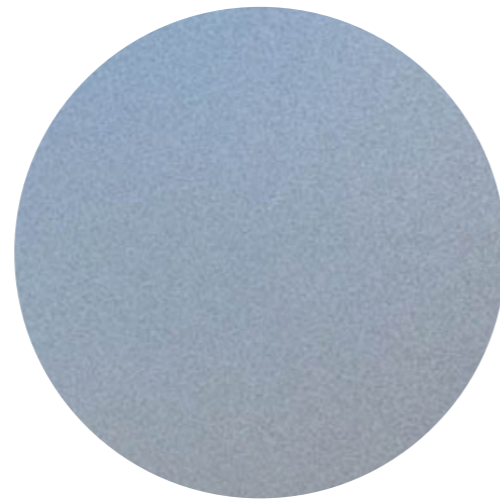
Materials

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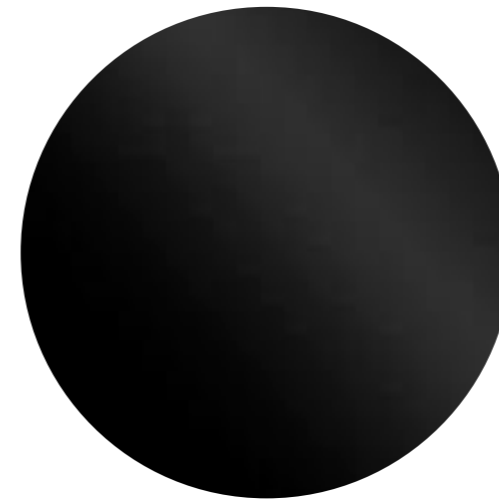
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Glass
Clear glazing used to the majority of development windows.



Frosted Glass
Used to create privacy to units where required. Screens between units and limit overlooking to other apartments



Colour Backed Glass
Monument colour backed glass specified to Substation doors to Sutton st to create continuity in street elevation.

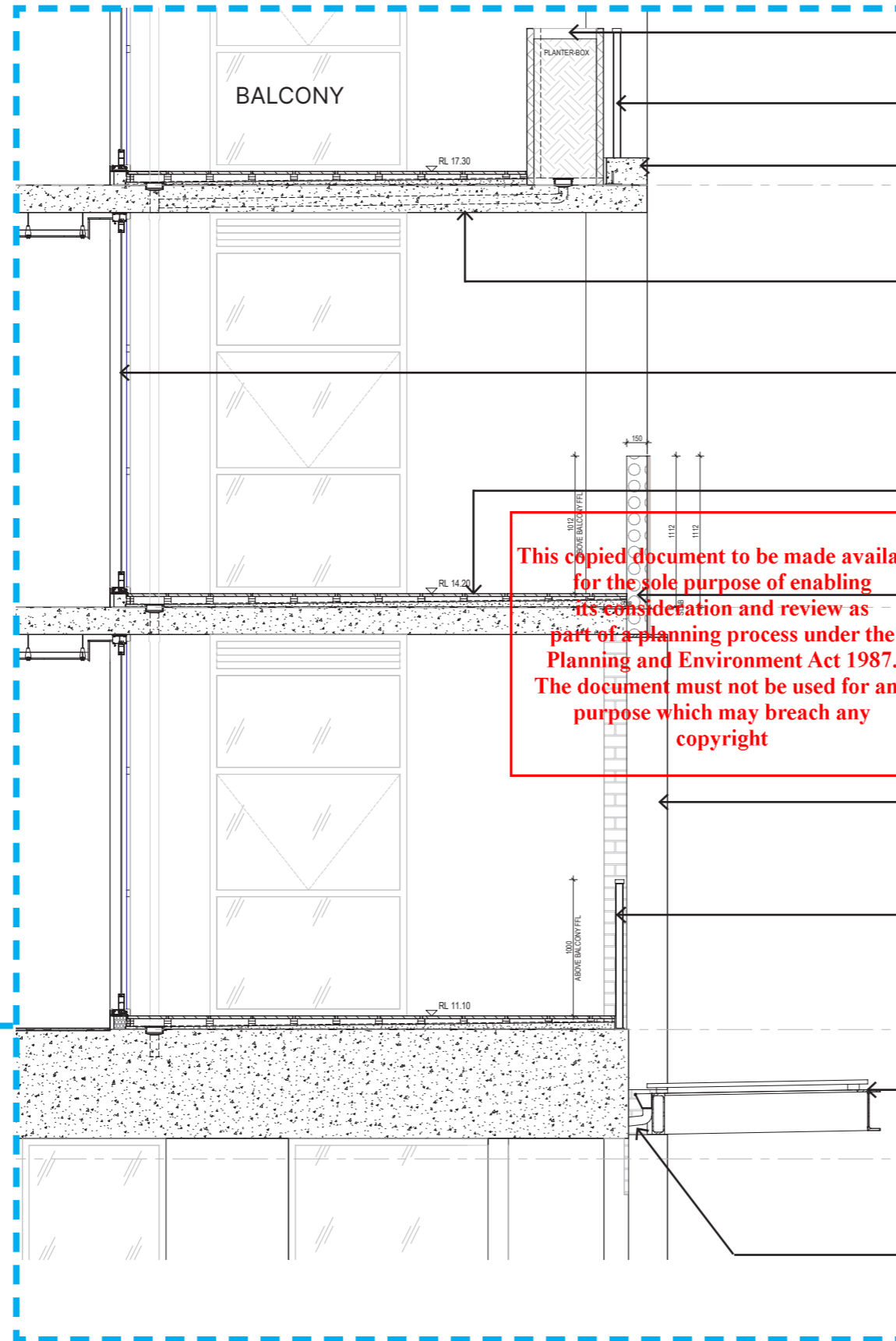
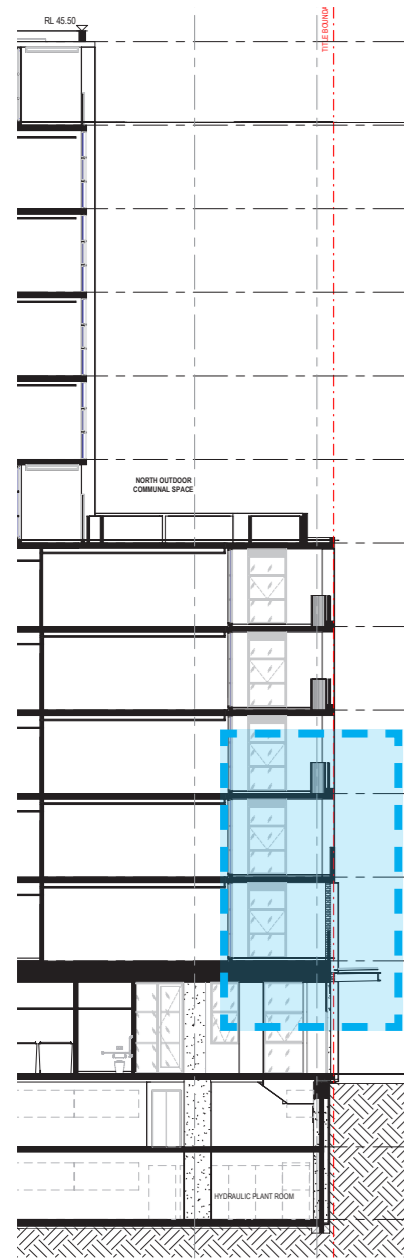


Glass 2 - Grey Tint
Grey tint glazing used to compliment and contrast clear glazing

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Section 1

NORTH FACADE



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- PRE-FORMED PLANTERBOX
- VERTICAL WHITE METAL BALUSTRADE
- LIGHT GREY CONCRETE FINISH
- CONCRETE SOFFIT
- MONUMENT METAL FRAME WINDOWS
- POD & PAVERS
- BRICK TILE ON PRECAST CONCRETE
- MONUMENT METAL SHROUD
- VERTICAL MONUMENT METAL BALUSTRADE
- STEEL FRAMED STREET CANOPY WITH GLASS ROOF
- ALL DOWN PIPES TO BE HIDDEN FROM PUBLIC REALM

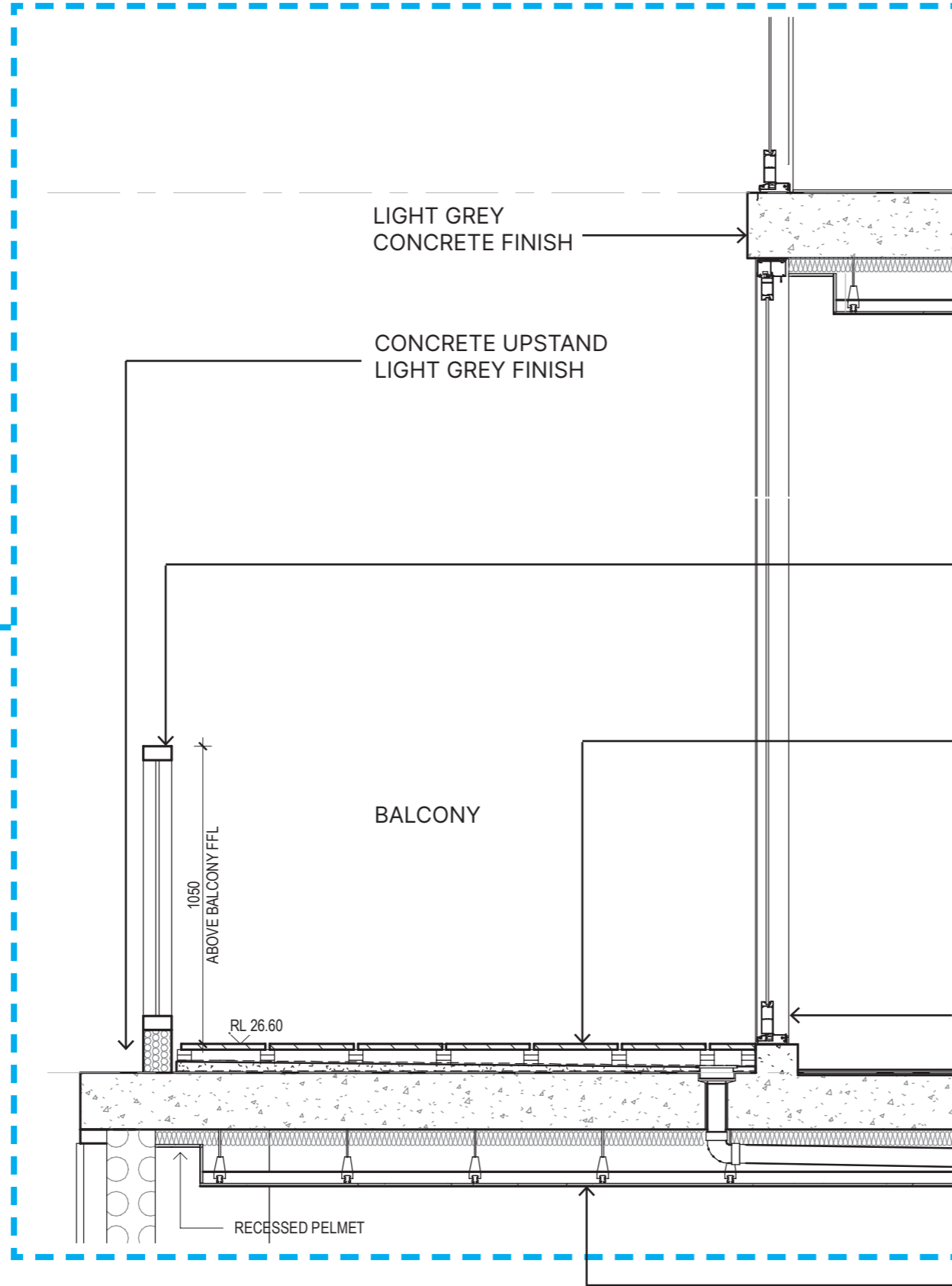
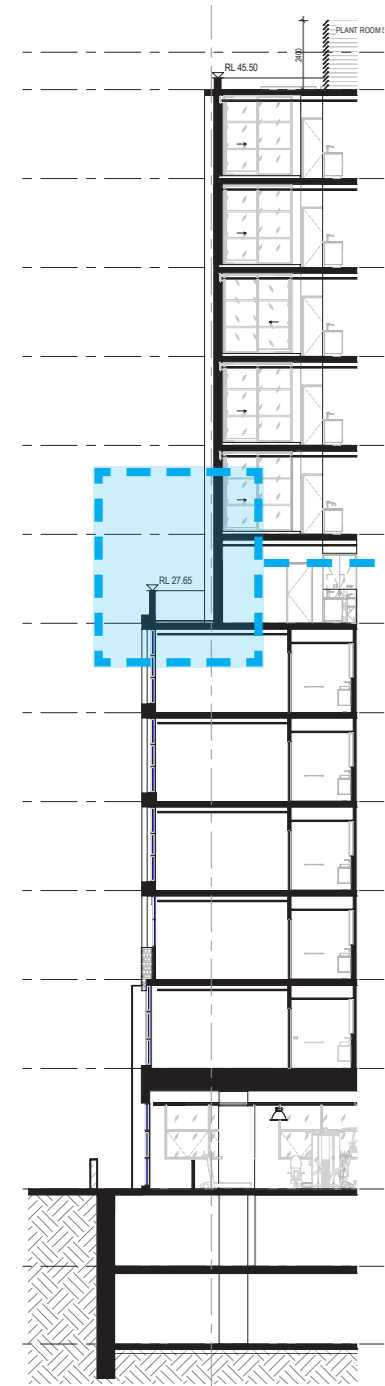


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Section 2

SOUTH FACADE



MONUMENT METAL
FRAME BALUSTRADE

CONCRETE
LIGHT GREY FINISH

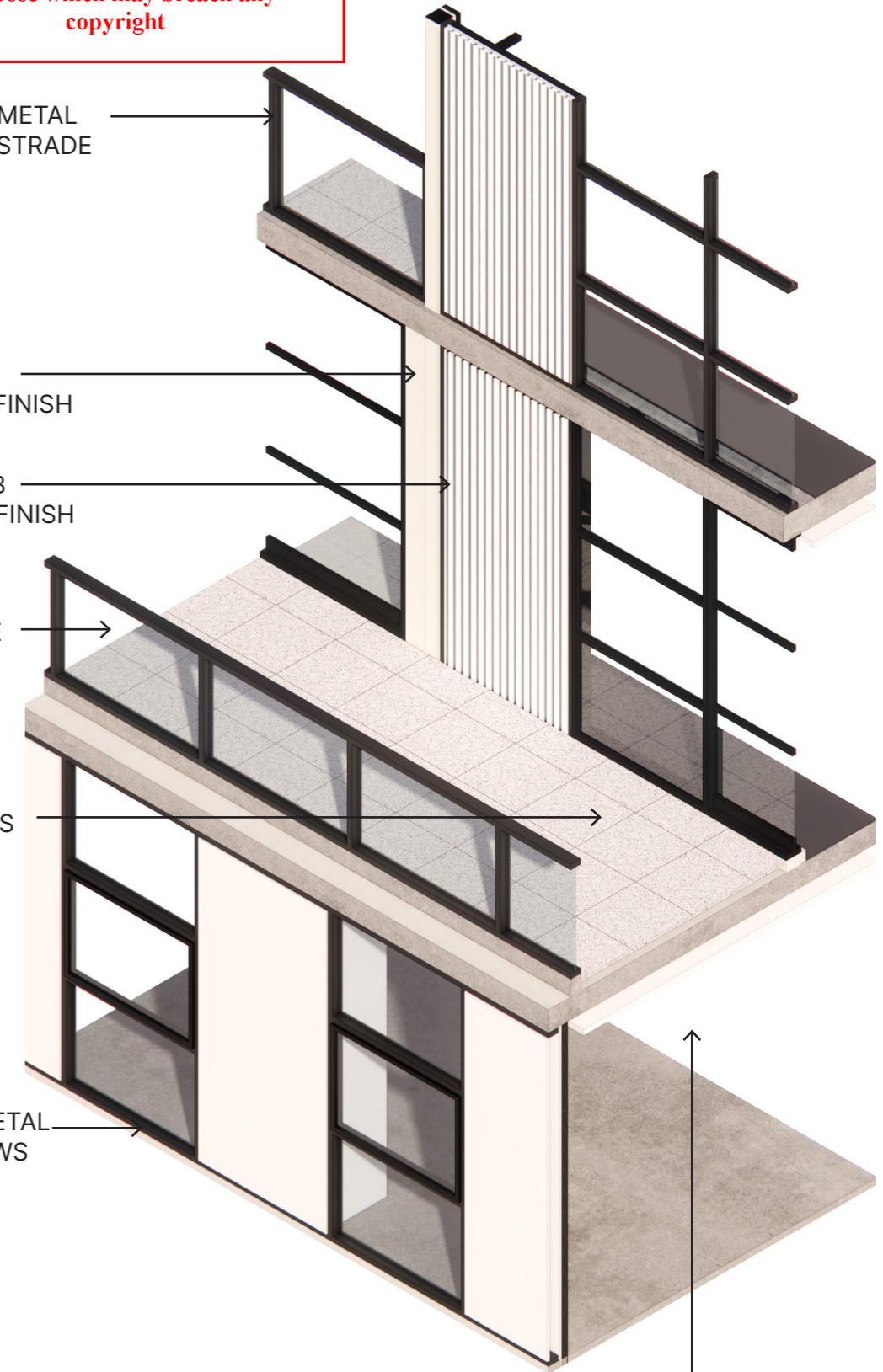
CUSTOM ORB
SOUTHERLY FINISH

GLAZED
BALUSTRADE

POD & PAVERS

MONUMENT METAL
FRAME WINDOWS

PLASTERBOARD
SUSPENDED CEILING

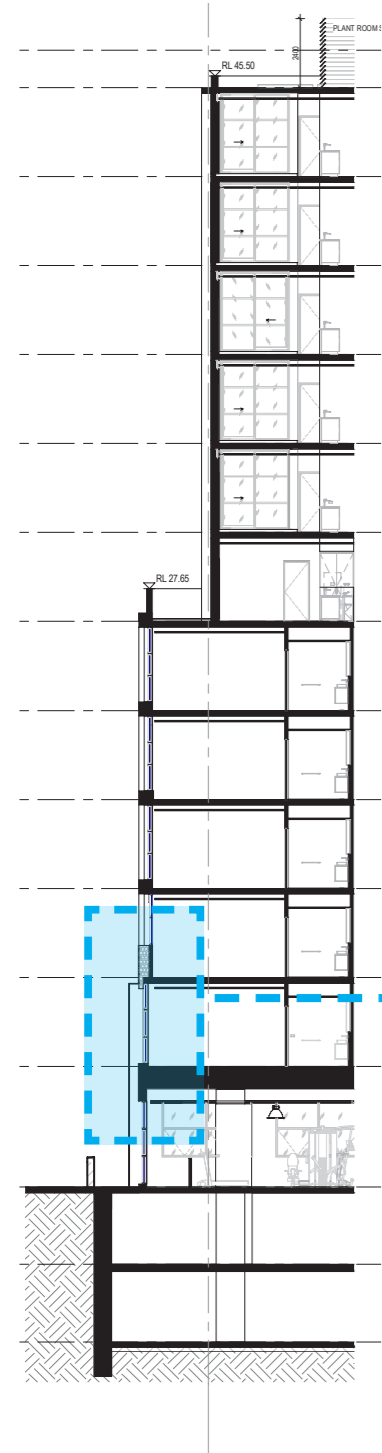


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Section 3

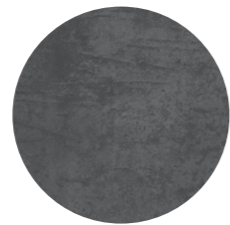
SOUTH FACADE



LIGHT GREY FINISH ON PRECAST CONCRETE



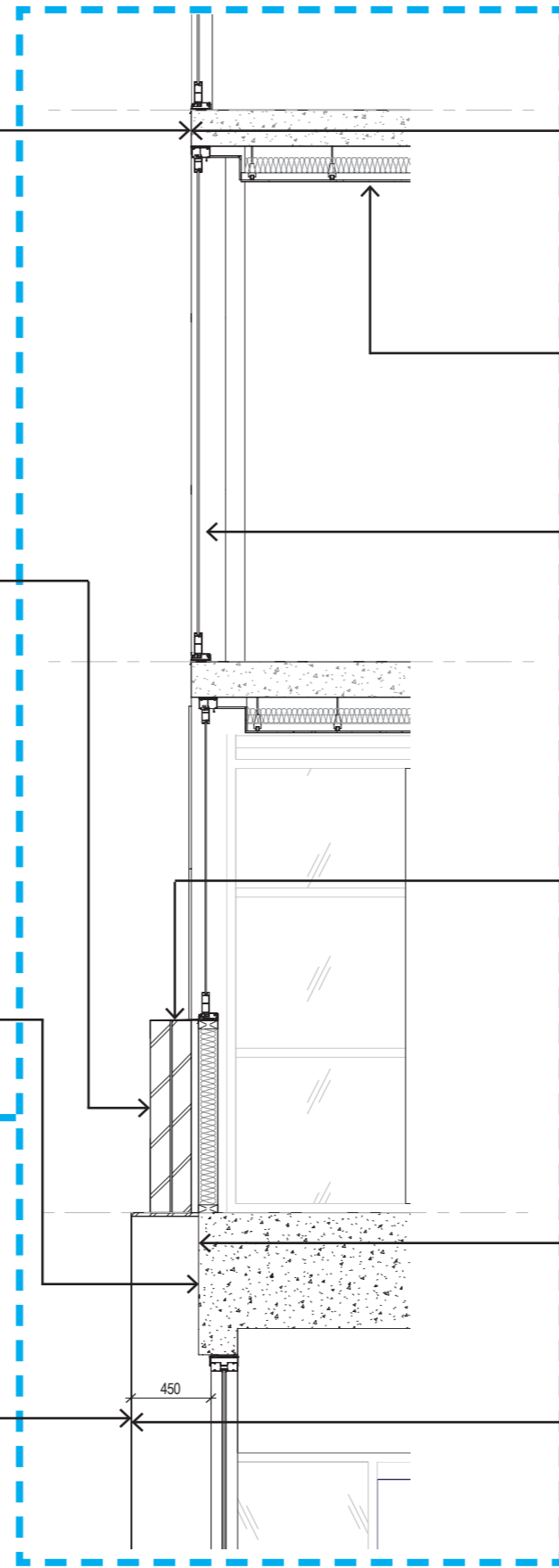
FACE BRICK ON PRECAST CONCRETE



DARK GREY FINISH ON PRECAST CONCRETE



MONUMENT STEEL SHROUD



CONCRETE LIGHT GREY FINISH

PLASTERBOARD SUSPENDED CEILING

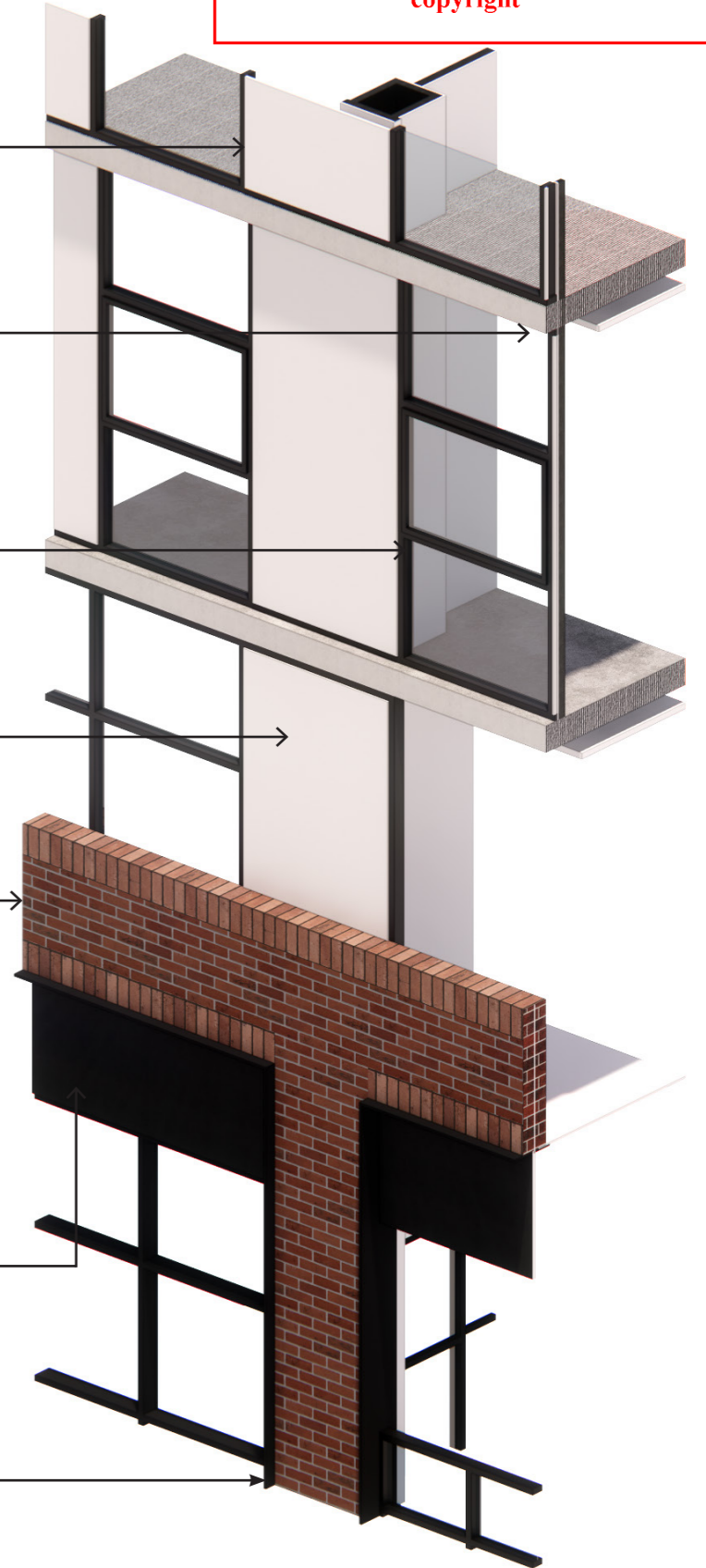
MONUMENT ALUMINIUM FRAME WINDOWS

WHITE SPANDRAL PANEL

BRICK FACE ON PRECAST CONCRETE

DARK GREY FINISH ON PRECAST CONCRETE

MONUMENT STEEL SHROUD

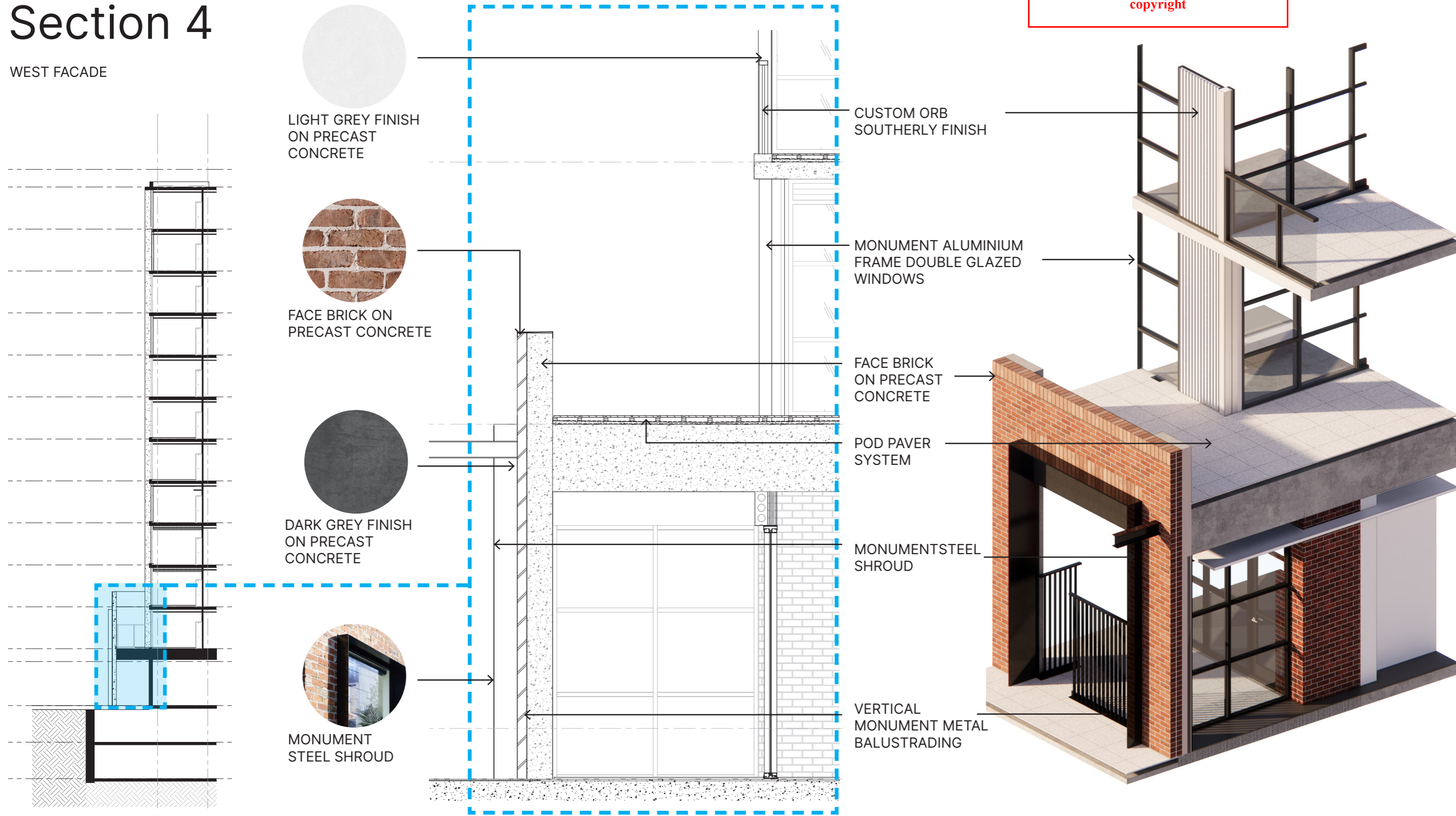


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Section 4

WEST FACADE



Section 4 Detail

WEST FACADE

ADVERTISED PLAN



MONUMENT
STEEL SHROUD



FACE BRICK ON
PRECAST CONCRETE



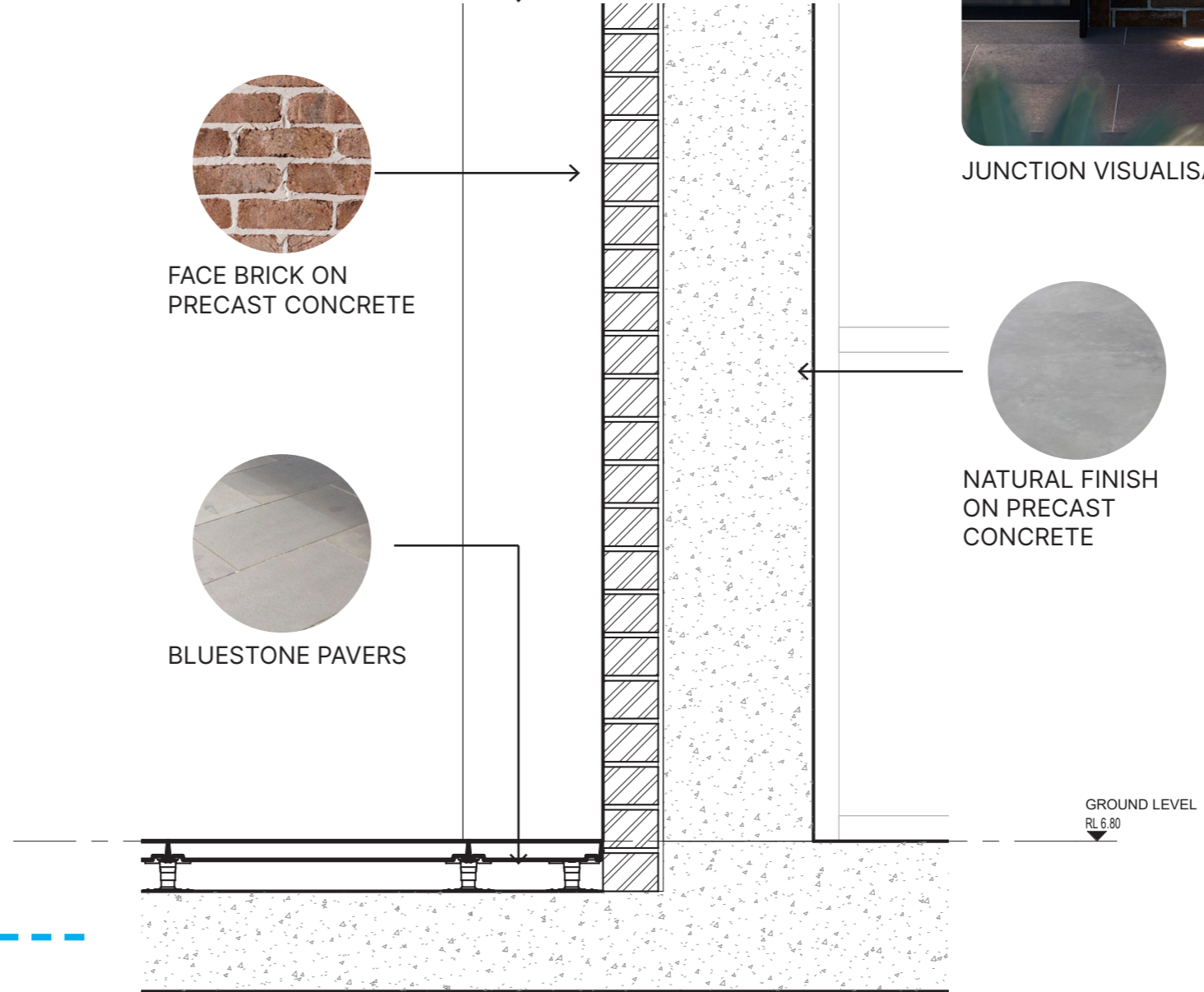
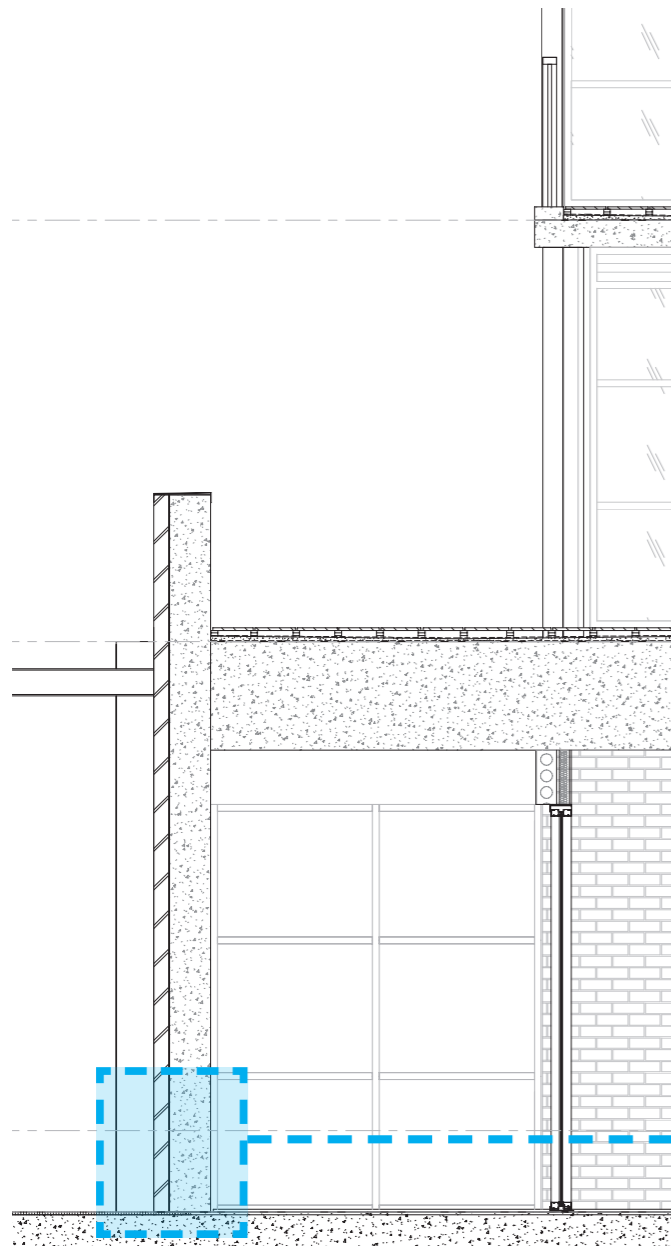
BLUESTONE PAVERS



JUNCTION VISUALISATION



NATURAL FINISH
ON PRECAST
CONCRETE



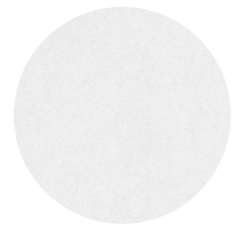
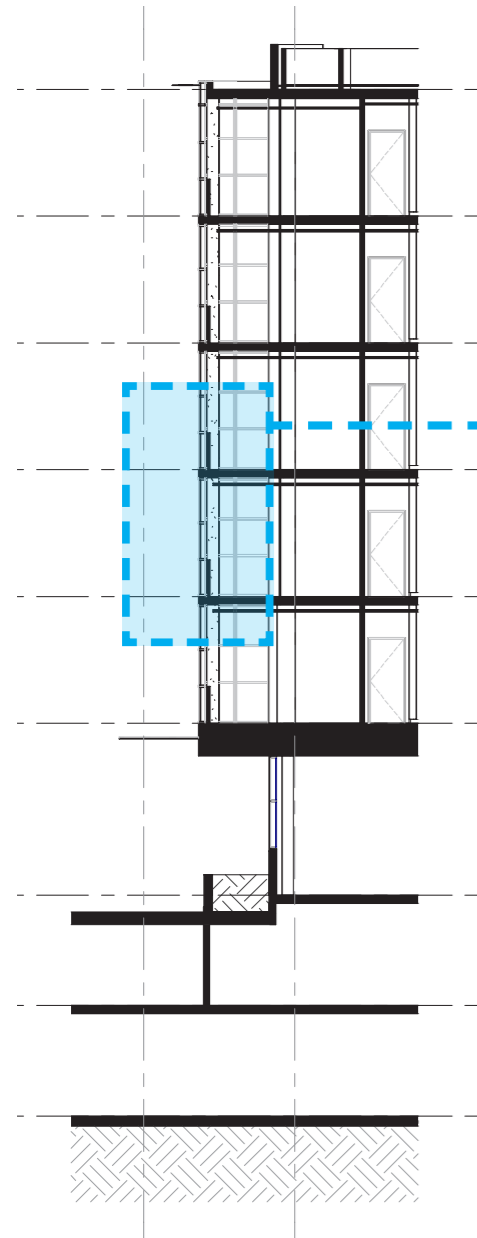
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Section 5

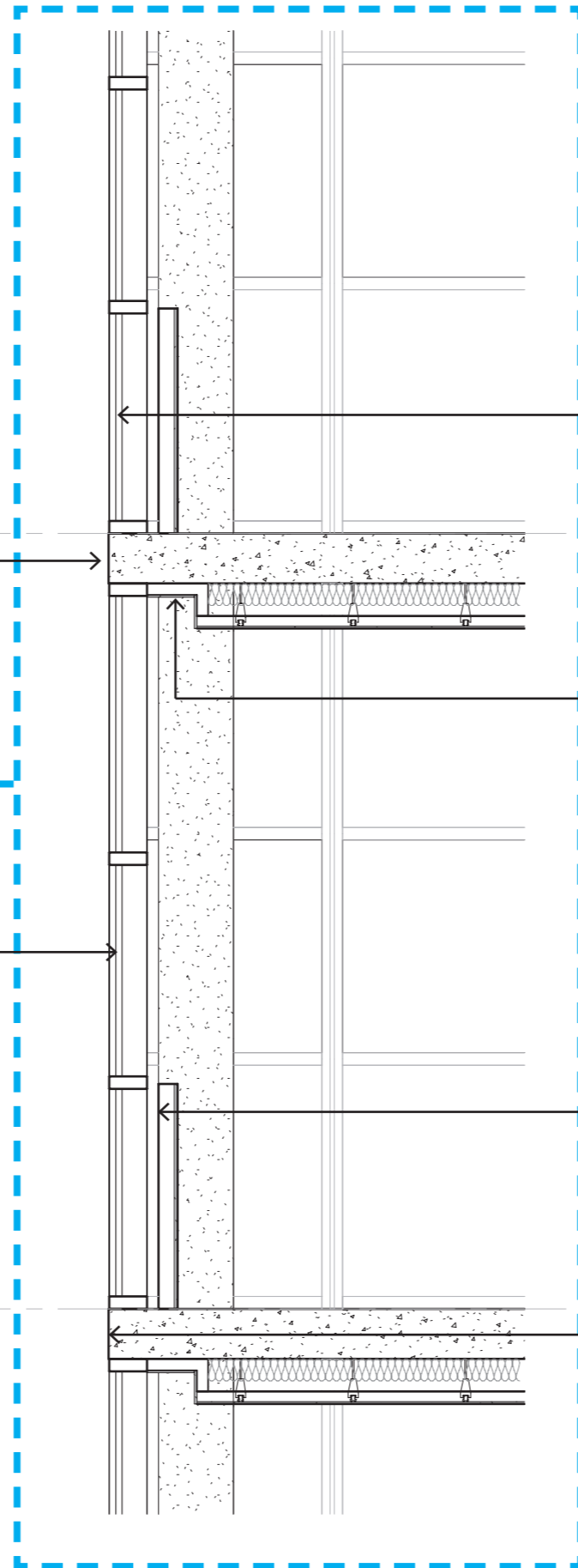
NORTH-WEST FACADE



LIGHT GREY FINISH ON PRECAST CONCRETE



MONUMENT ALUMINIUM FRAME DOUBLE GLAZED WINDOWS

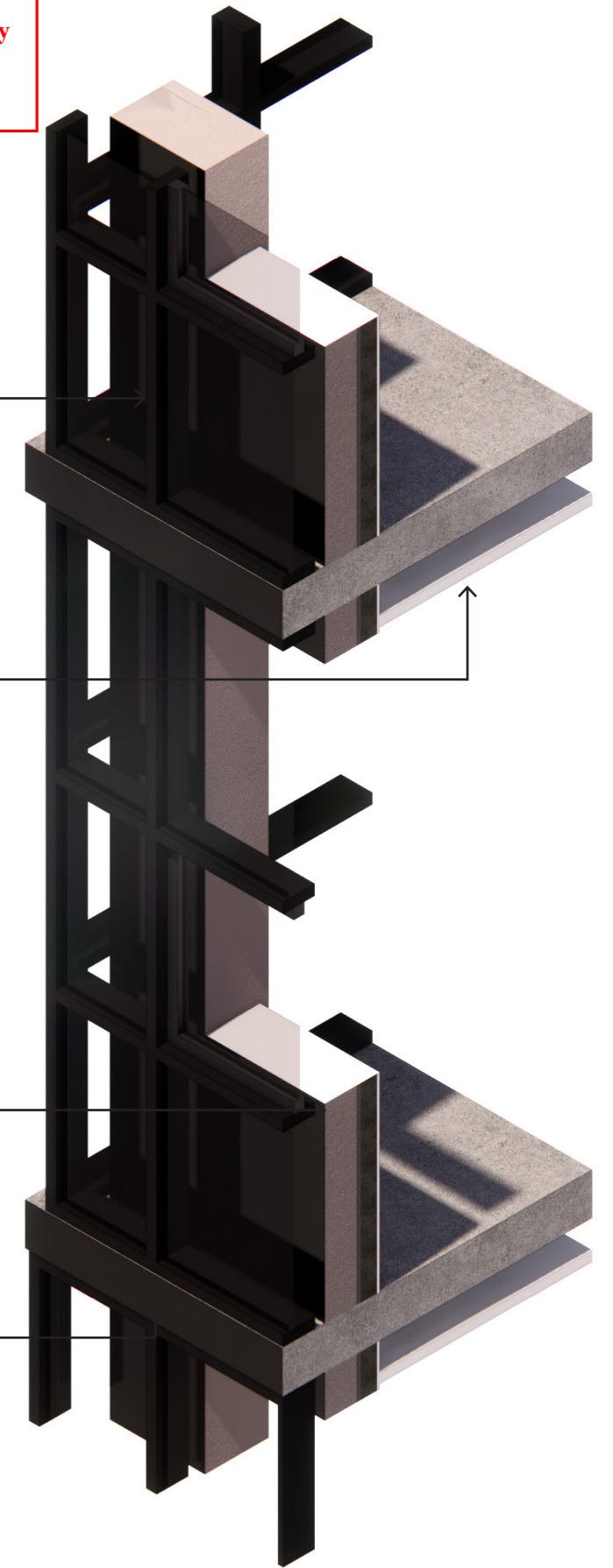


MONUMENTALUMINIUM FRAME DOUBLE GLAZED WINDOWS

RECESSED PELMET

SPANDREL PANEL

LIGHT GREY FINISH ON PRECAST CONCRETE

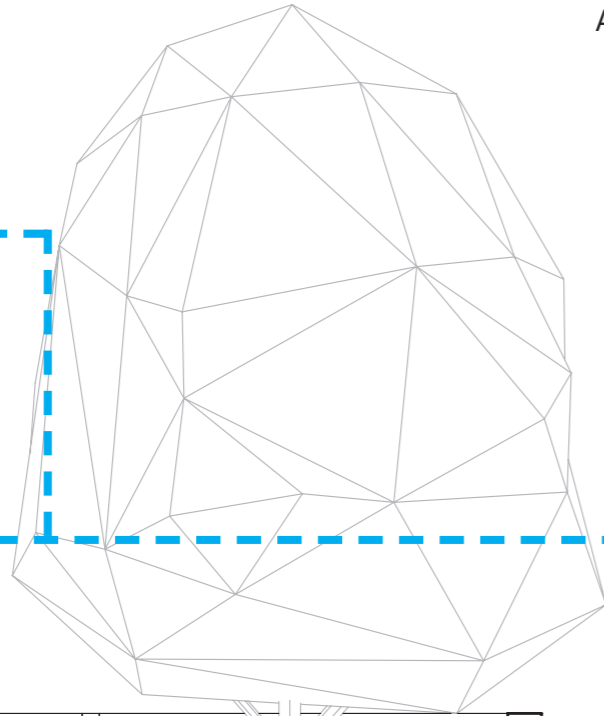
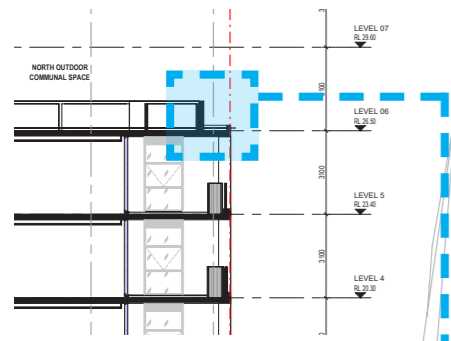


ADVERTISED PLAN

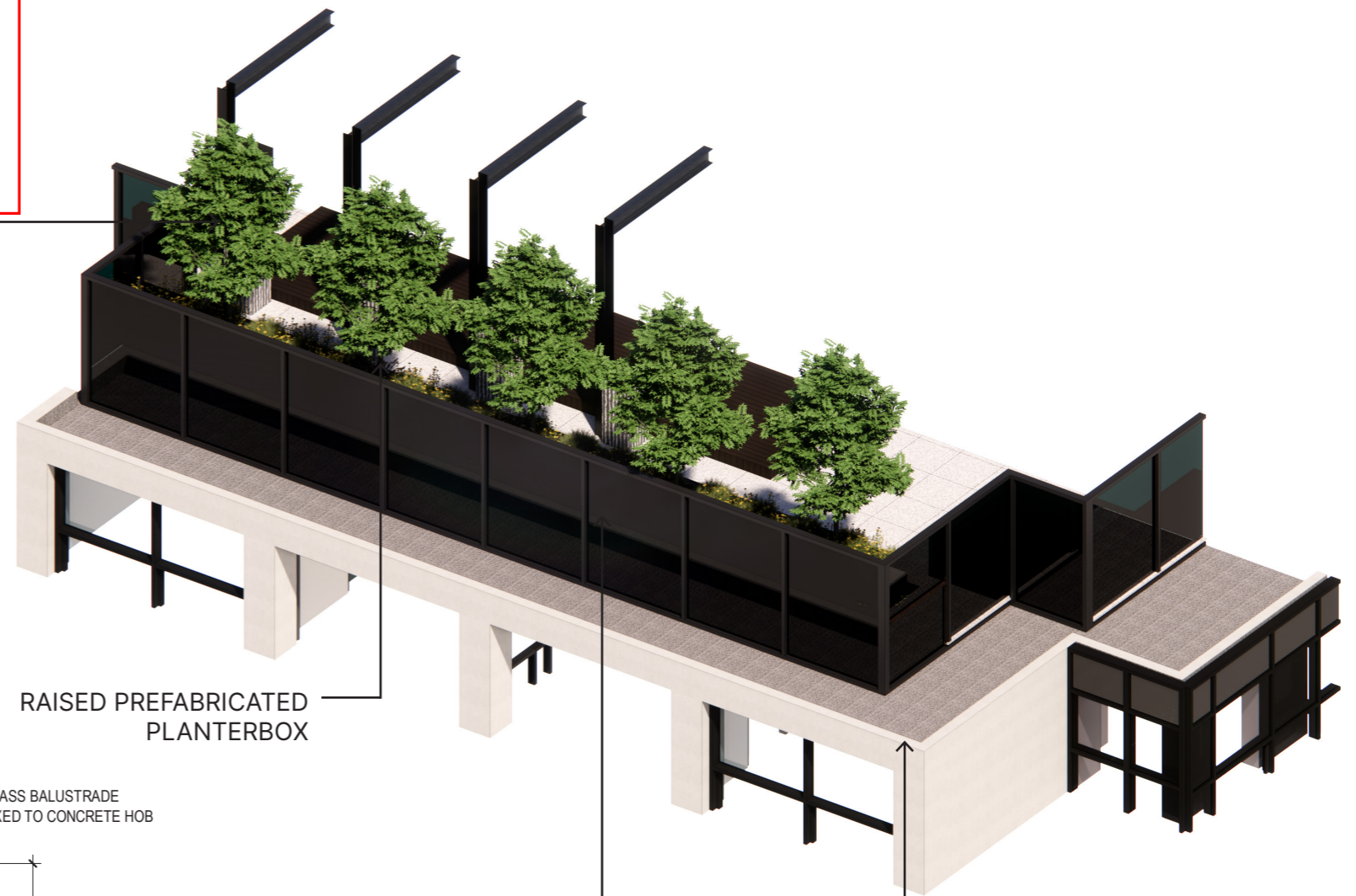
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Section 6

NORTH FACADE



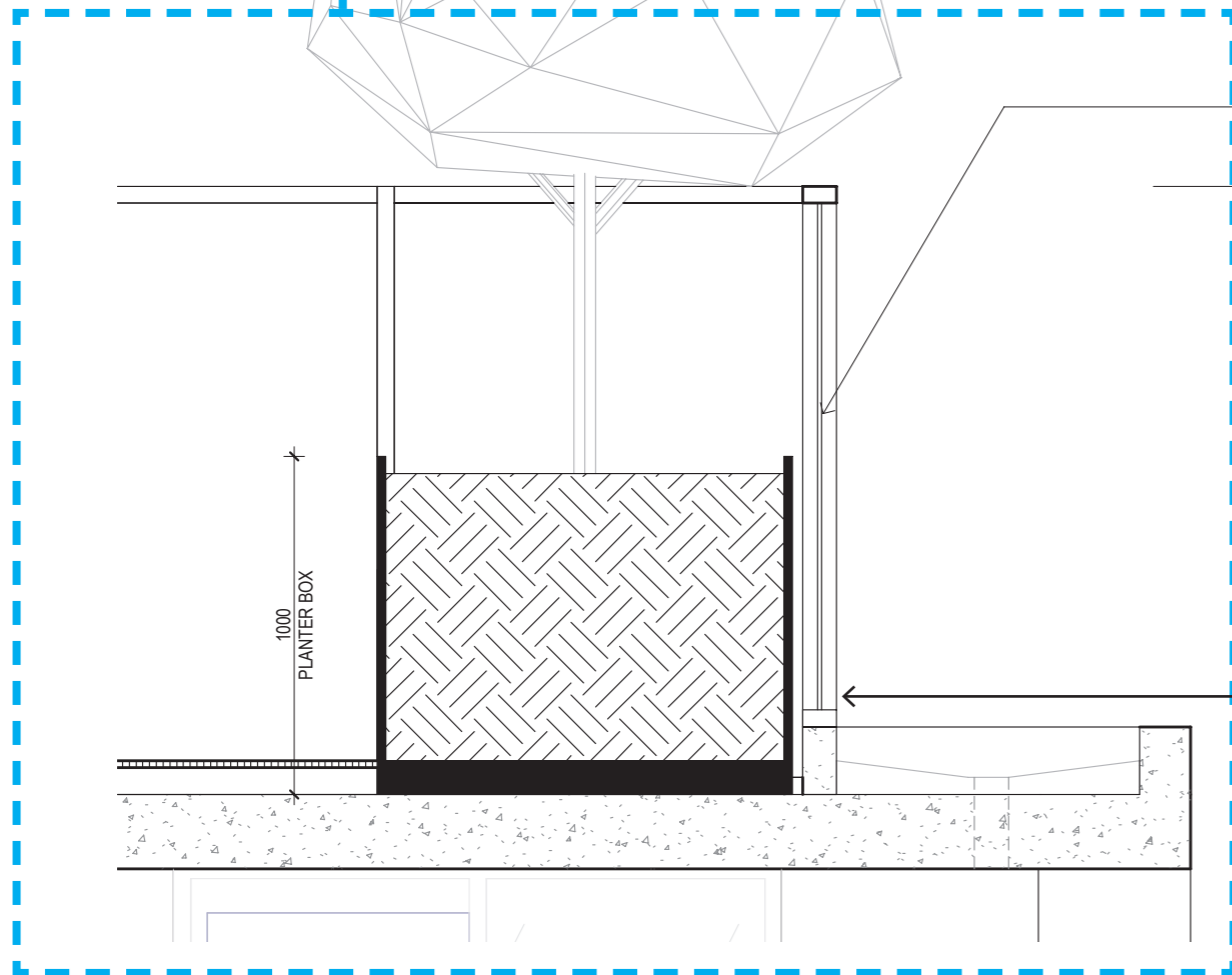
LANDSCAPE AS PER LANDSCAPE ARCHITECTS DESIGN



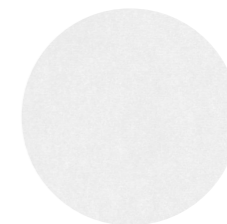
RAISED PREFABRICATED PLANTERBOX

GLASS BALUSTRADE FIXED TO CONCRETE HOB

GLASS BALUSTRADE MONUMENT FRAME



BALUSTRADE FIXED TO CONCRETE HOB



LIGHT GREY FINISH ON PRECAST CONCRETE