



Building J



Overview

Building J is located to the south of the site. The building consists of two adjoining forms. The lower volume (J2) responds to the existing context opposite. It offers ground floor duplexes and is setback from Hanover Park to protect resident privacy, as well as maintaining an existing line of trees.

The taller element (J1) rises towards the centre of the site helping to convey the graded, sitewide approach to building heights. The taller element offers a wide range of dwelling sizes and arrangements. The plan form is stepped to the north so ground floor amenities can interact with Floral Walk.

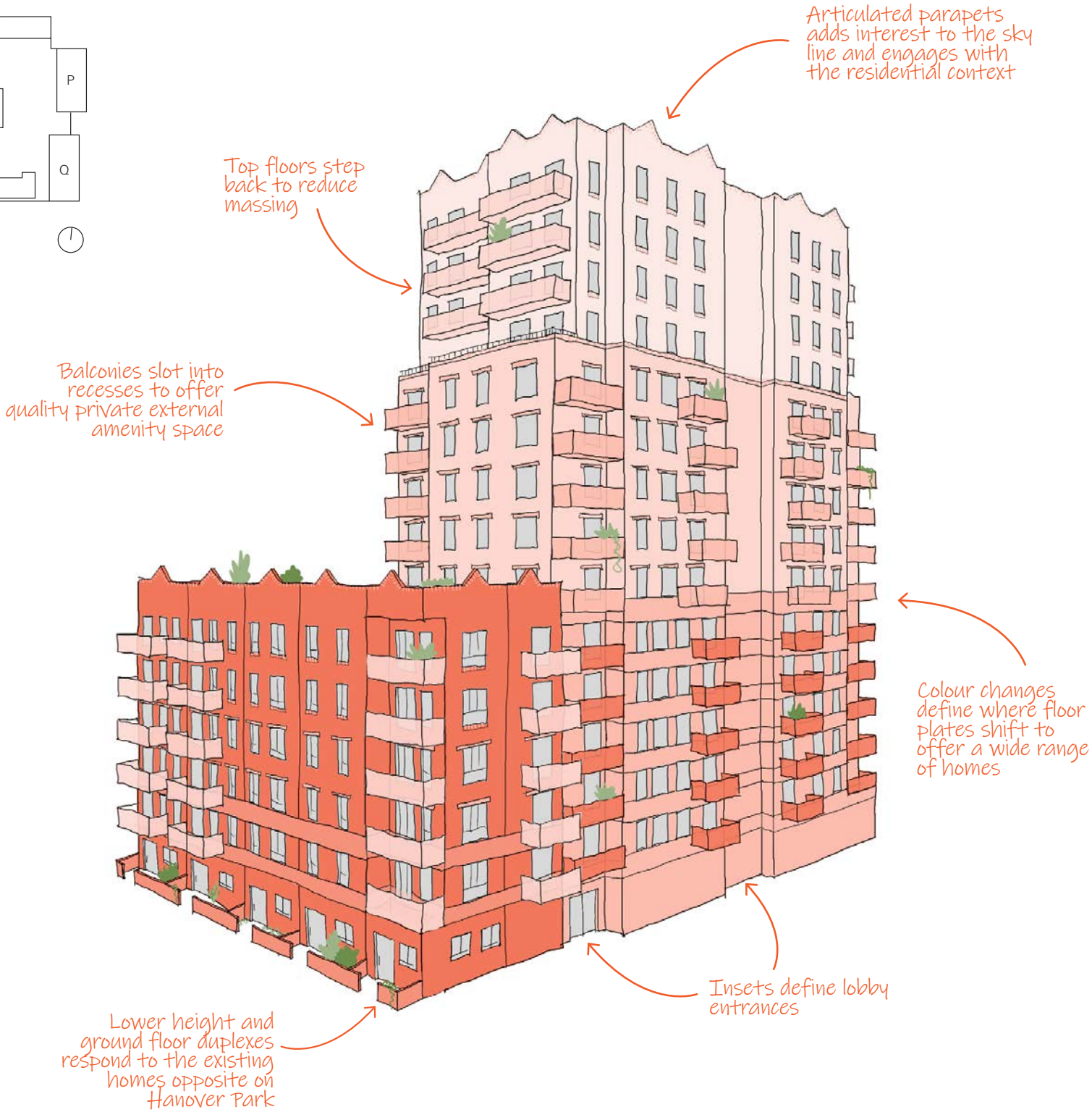
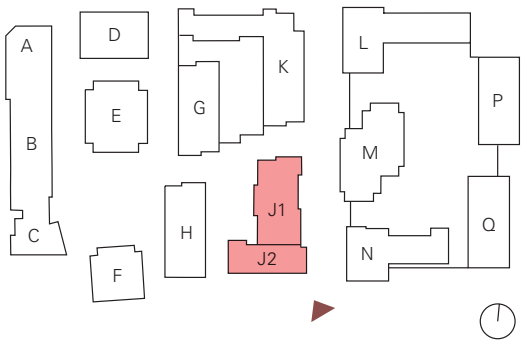
Typical layout

Building J is inspired by the mansion block typology where a cluster of homes is organised around a common core and shared entrance. Consequently the two wings have their own primary cores to provide residents with efficient internal circulation and safety in the event of an emergency.

The typical floors offer a wide range of one- and two-bedroom dwellings. Three-bedroom homes are situated to the top of the building.



Building J typical layout diagram



Building J sketch concept diagram

Scale and massing

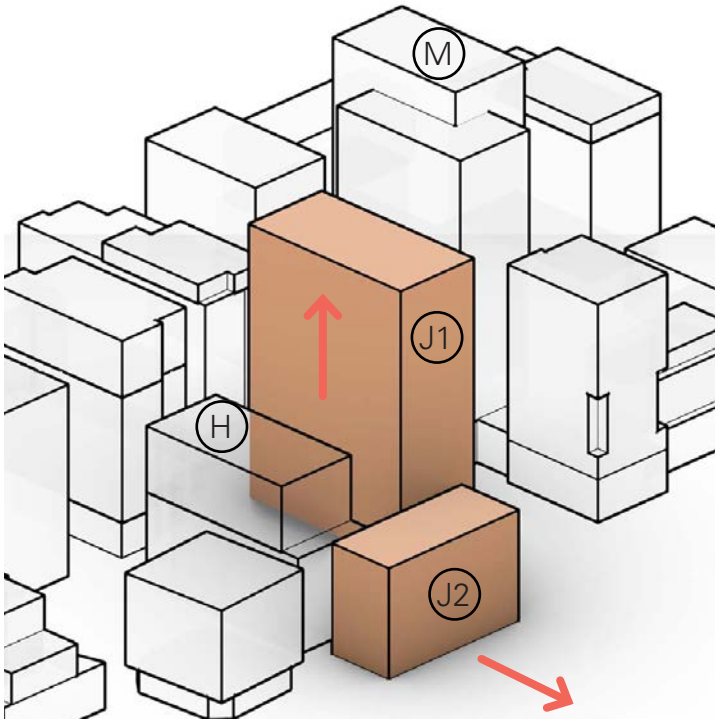
The taller element of building J is 16-storeys, the second tallest building in the masterplan. The southern part of the building is six-storeys tall. Existing and proposed context has driven the development of building J. As the building sits at the perimeter of the site but also extends into the centre, it uses two approaches.

The lower wing responds to the smaller scale residential homes opposite on Hanover Park, and the taller element appropriately rises to be in dialogue with the heights of building M.

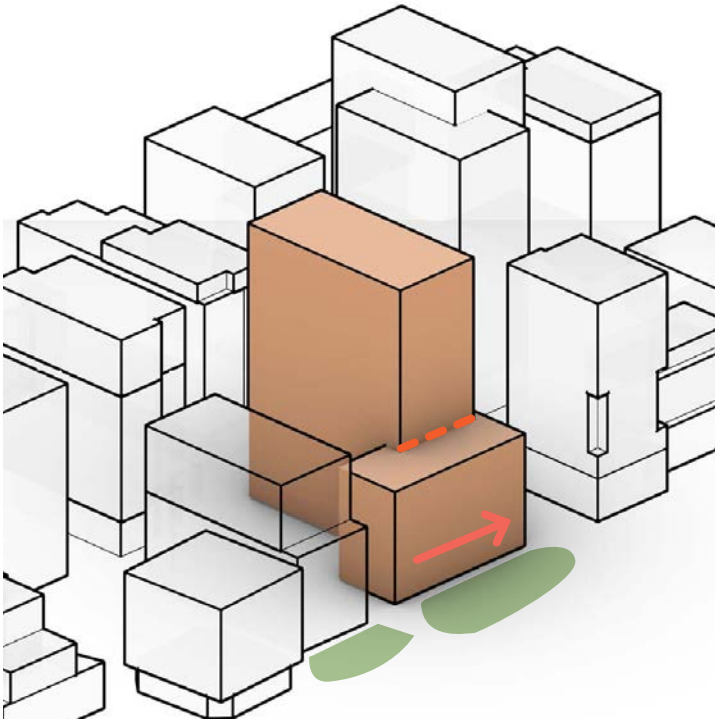
Building J will be visible from many pedestrian routes, both close and far from the site. The form steps as it rises and parapets are articulated to add intrigue and create layered heights in the skyline.



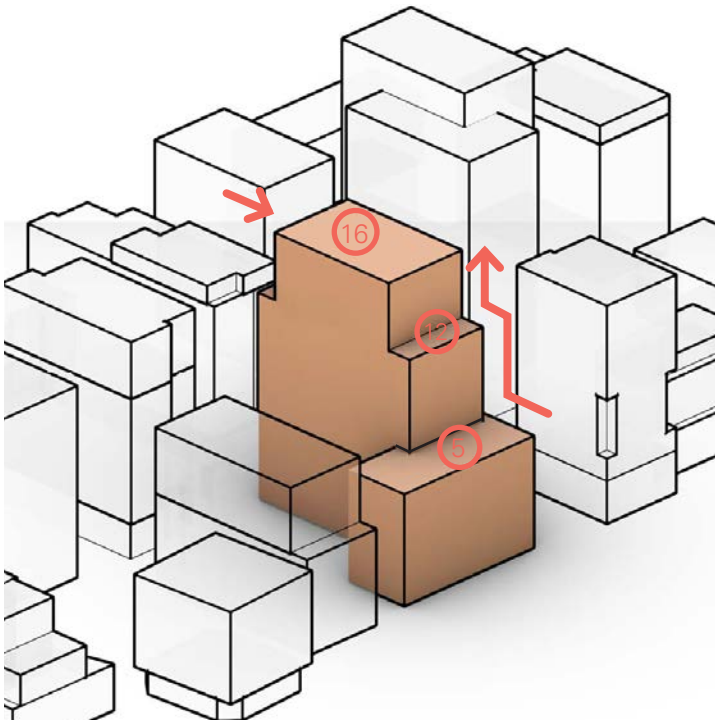
Building J viewed from Cerise Road



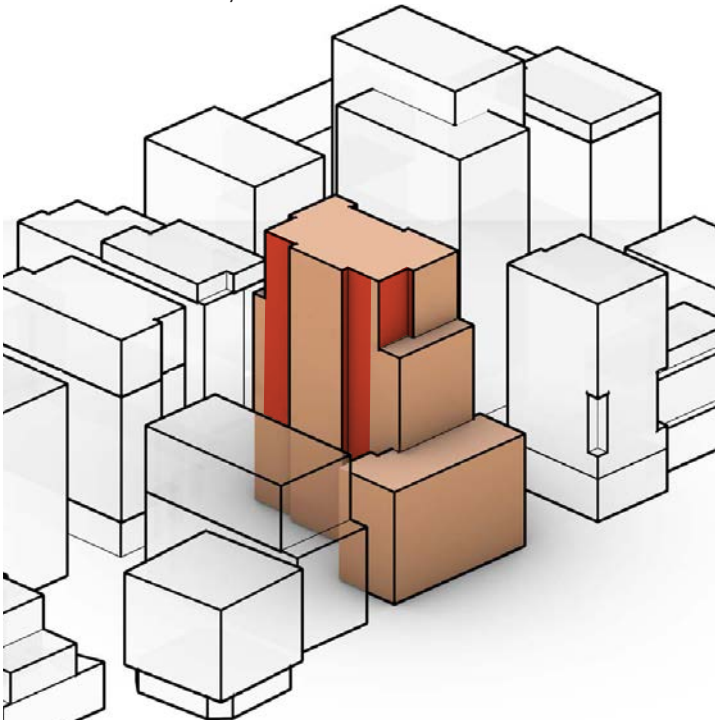
J1 and J2 sit perpendicular to each other. J2 is placed at the site boundary to provide a town house approach while J1 rises to form a mansion block.



J1 and J2 are connected to create a L-shaped block and form a public sheltered open and play space. This improves internal daylighting and the provision of public green space at the site boundary.



J1's changing floor plate gives the opportunity to create terraces and shift the form of the building to respond to adjacent buildings.



J1's corners are recessed to provide semi-sheltered insets for balconies and help diversify the roofscape.

Elevation approach

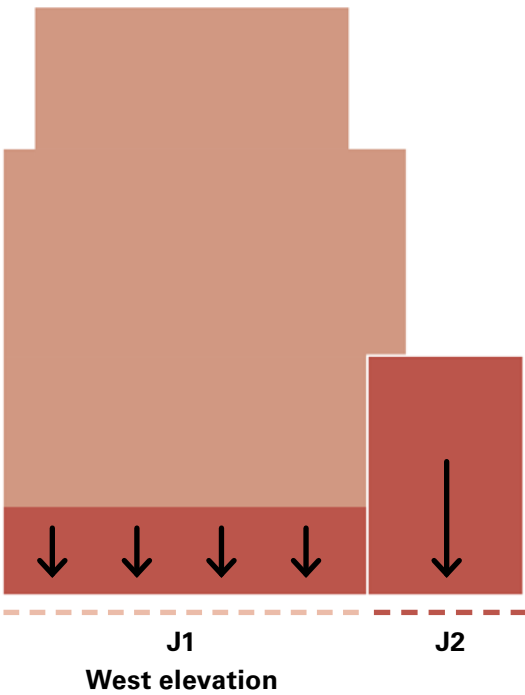
Building J will provide residents with the convenience, security and character of traditional mansion blocks.



Precedent image of traditional mansion block

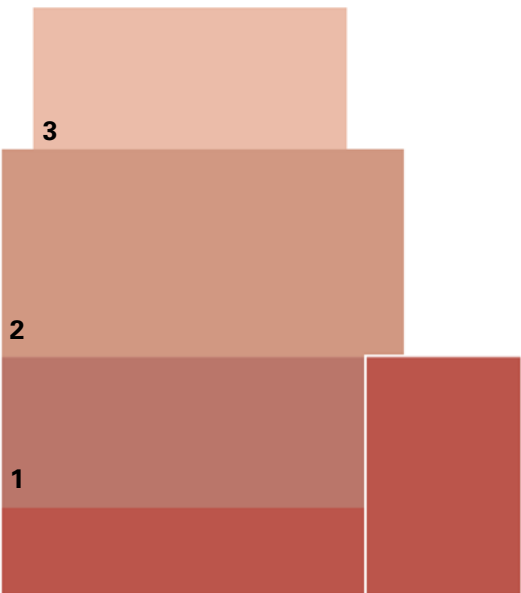
Two grounded volumes

J2 and the base of J1 have the same darker brick colour to express their grounded nature as they contain duplexes and flexible retail, leisure and commercial units which open into the public realm.



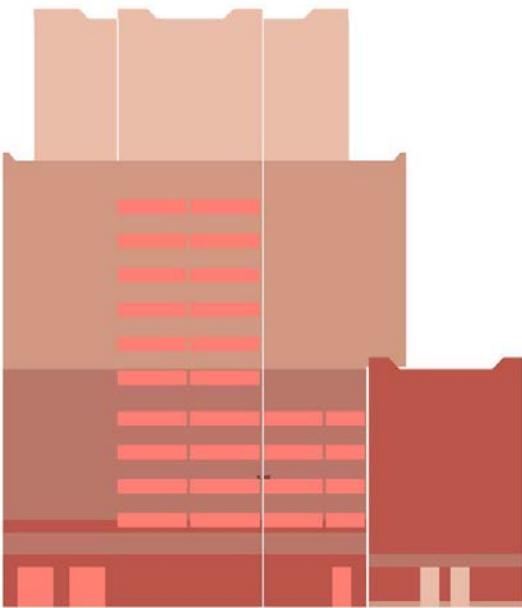
Intentional gradient

J1 consists of three stacks. The colour of the brick facade switches to define where dwellings inside change size and form. The red brick becomes lighter as it rises to tie into the site strategy to provide a layered gradient.



Character

Balconies provide the elevations with horizontal expression, often found on mansion blocks. Stepped parapets are inspired by the characterful articulation dormers bring to city roofscapes.



Accompanying the horizontal gradient of brick, window sizes and placements shift travelling up the building to respond to environmental analysis. Dwellings higher up have smaller windows to reduce solar gain and overheating. Homes on the lower floors have larger windows to maximise natural daylight.



Two panes of operable glazing with solid element in between

Brick colour fades as it rises

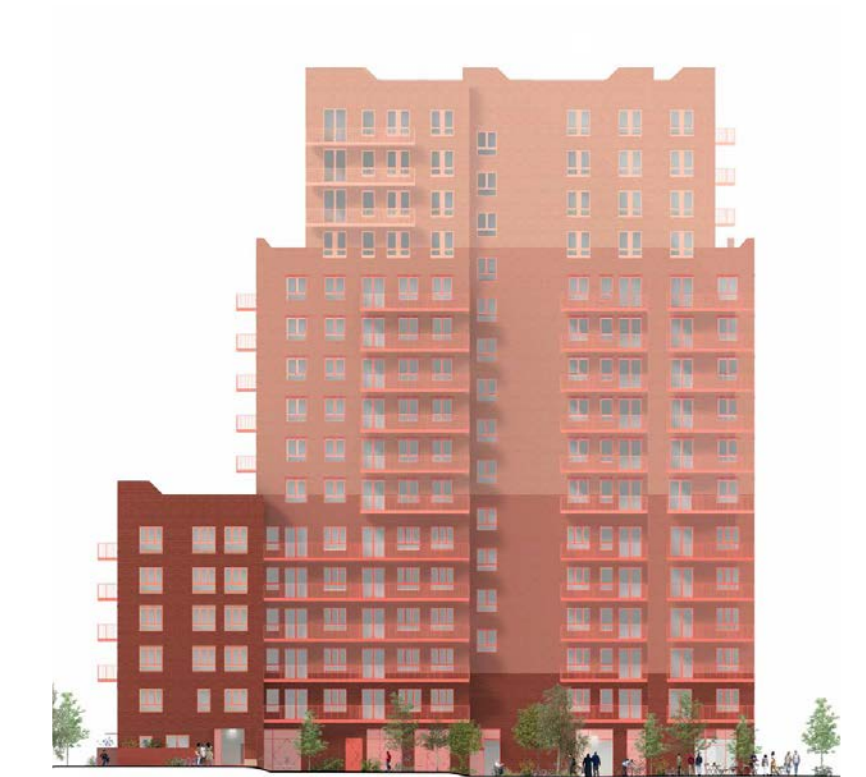


Corbelling at low levels adds character to be enjoyed from ground level

Three panes of operable glazing



Building J - key elevation



Residential

Retail

Building J - east elevation



Duplexes

Building J - south elevation

Building J integrates into the existing topography. The ground level lowers to the north. This improves the quality of the flexible retail, leisure and commercial units provided to the base of J1 as their ceiling heights can be generous. As the levels rise to the south, duplexes are designed with more appropriate residential-scale ceiling heights.

Ground floor

The lobby entrances are located on the east side of the building for easy access from the pedestrian and cycle routes along the Green Link.

A high proportion of the ground floor is dedicated to maisonettes. This gives the public realm around building J a unique character. Lobby locations allow for public and private green spaces to the south and west to be enhanced. Duplexes on the southern facade help to maintain and add to the domestic feel on Hanover Park.



Building J - Ground floor plan

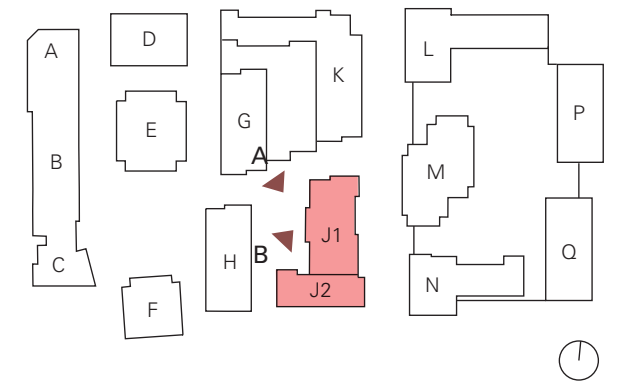


View A - Looking north-east towards building J from Hanover Park



View A - Indicative view looking south towards building J from the Floral Walk

Building J's L-shaped plan creates an implied courtyard sheltered from vehicular noise.



A network of pathways allows the public and residents to explore the shared green space.



Sketch view B - Indicative view looking north-east towards building J from the Discovery Garden

Bay study

The facade is formed using four brick colours with the same underlying hue. At the top of J1 and J2, parapet coping will match the brickwork. The same pale mortar will be used throughout. Coloured metalwork balconies and window frames will be matched to the brick.

In keeping with the mansion block ideology, corbelled banding is confined to the lower levels. Balconies are sized to fill the negative spaces which have been carved out of the main building volumes. These design decisions combine to form a considered and regulated facade.

Recesses in the building offer sheltered waiting spaces and encourage occupation of the ground plane by both residents and the public.



The northern corner of building J, visible walking east along the Garden Walk



Light red / beige brick



Light red brick



Mid red brick



Glazed red brick



Light pink metalwork



Dusty pink metalwork



Red metalwork