

Attachment D1

Architectural Design Report



163-173 McEvoy Street Alexandria
Architectural Design Report

May 2020

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Introduction

We are delighted to present this revised proposal for 163-173 McEvoy Street, Alexandria. We have continued to develop our concept that responds to the particular qualities of its place, mediating between the industrial and residential contexts that bound the site. We think an opportunity exists in Alexandria to create a building that embraces this industrial context, creating liveability and unique appeal akin to warehouse conversions and adaptive re-use projects, distinct from conventional multi-residential stock.

The architectural concept of robust industrial forms is balanced by a landscape approach that emphasises abundance and subtlety, creating a landscape that transcends typical multi-residential podium landscapes. The courtyard becomes an urban forest, linked to similar developments and parklands and so, part of a broad network of green corridors that are rehabilitating our city.

This document outlines the key design principles that inform the concept and outlines the refinements of the proposal that have occurred since the design competition in collaboration with Council. Thankyou for your consideration of this proposal.

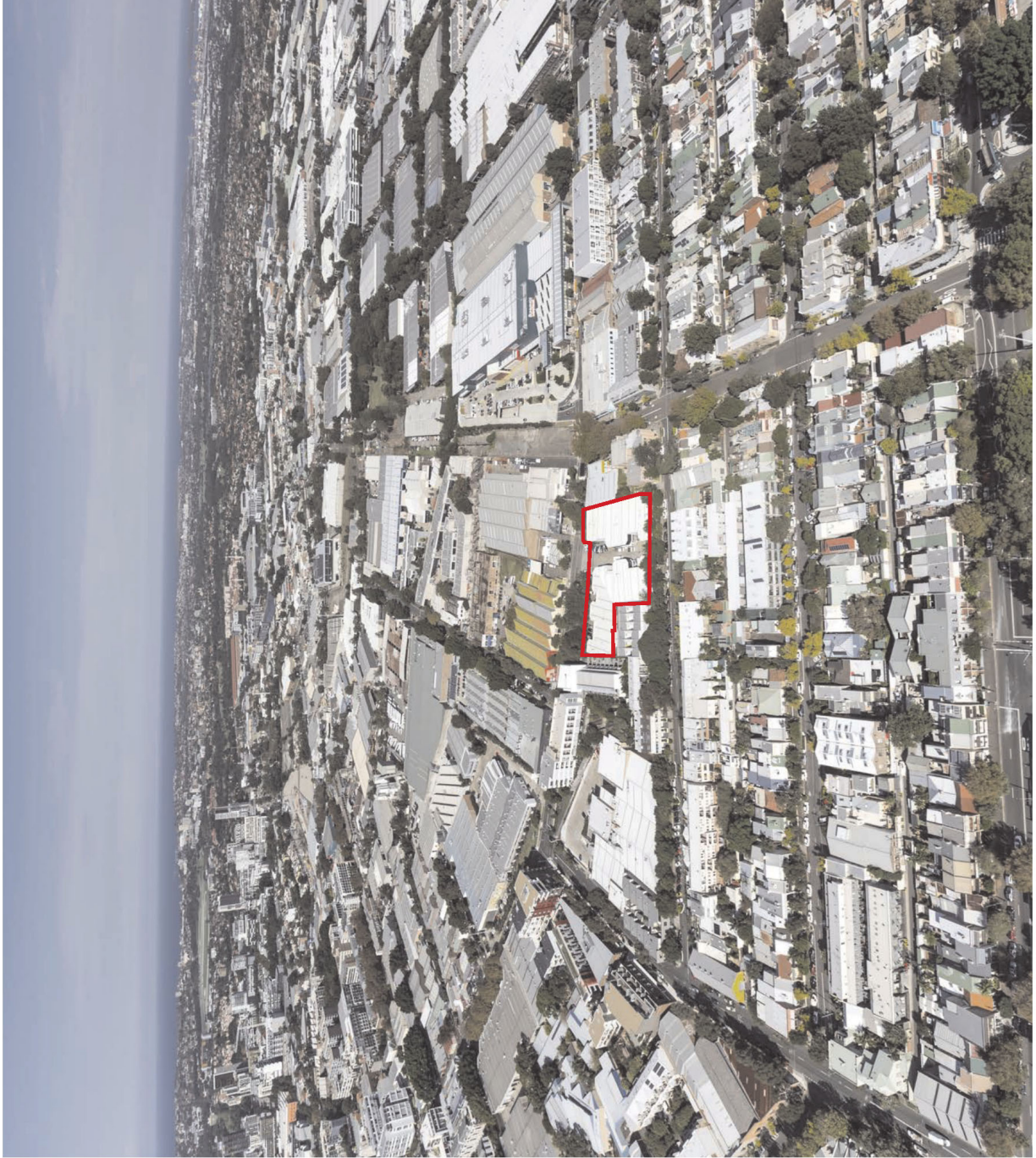
Yours faithfully,



Andrew Burns
Director, Andrew Burns Architecture



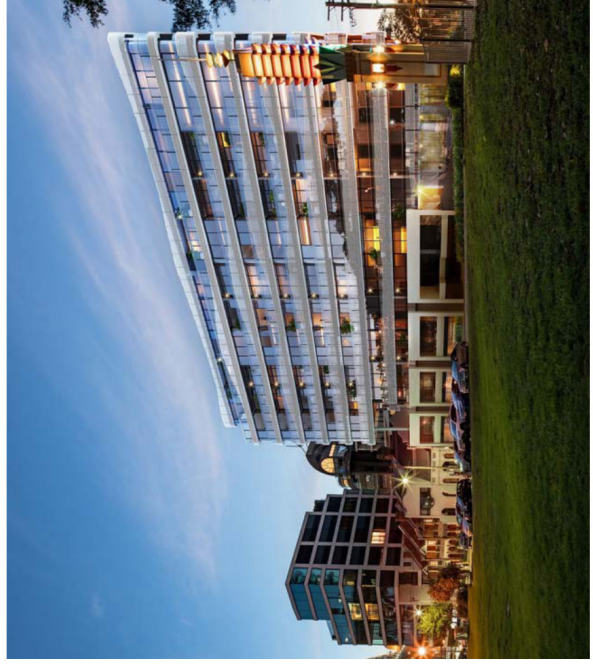
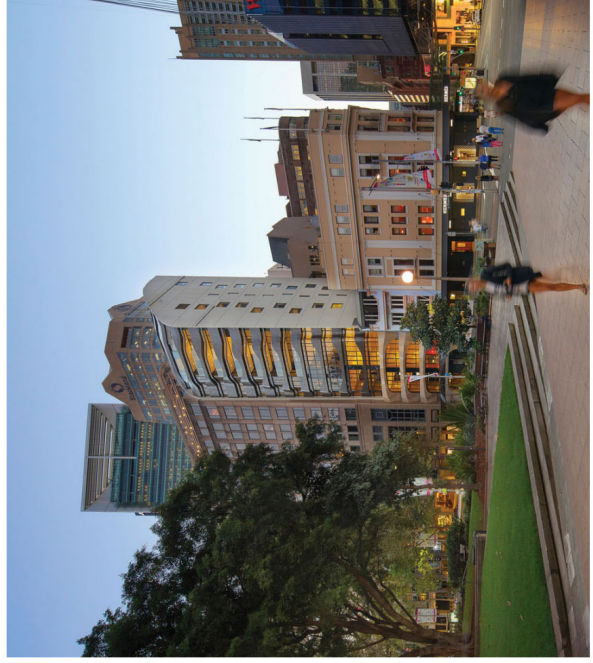
Paul Buljevic
Director, PBD Architects
May 2020



Background Delivering Design Excellence

The proposal will be developed and constructed by Ceerose Group. Ceerose have a proven track record for delivering excellence, both as developer and contractor. This proven track record provides assurance of delivery of a design excellence outcome for 163-173 McEvoy Street.

Ceerose's capacity is evident through the portfolio of built work. Projects such as Harbour Mill (1) demonstrate a commitment to delivering innovative architectural design, recognized internationally. Arlington Grove (2) demonstrates significant capacity as lead contractor to deliver refined architecture. Eliza (3) demonstrates a desire to challenge and explore, pushing the boundaries of the Sydney residential property market and incorporating advanced fabrication techniques. Appointment as contractor for the Aqualuna project (4) affirms Ceerose as a builder-of-choice for high end residential development.



Background Design Team

The project has been progressed through a collaboration between Andrew Burns Architecture and PBD Architects. As university colleagues, the project presents an opportunity for the practices of Andrew Burns and Paul Buljevic to collaborate, bring a shared skill set to the project that combines material sensitivity, response to place, multi-residential expertise and an integrated design approach across all project facets.

Andrew Burns Architecture have undertaken a range of projects in landscape settings, gaining recognition for projects such as Australia House in Niigata Japan, the Crescent House at Sherman Contemporary Art Foundation, the Three Capes Track Lodges in Tasmania and the Cranbrook School Wolgan Valley Campus (1). These projects have demonstrated the practice's capacity to respond carefully to landscape settings.

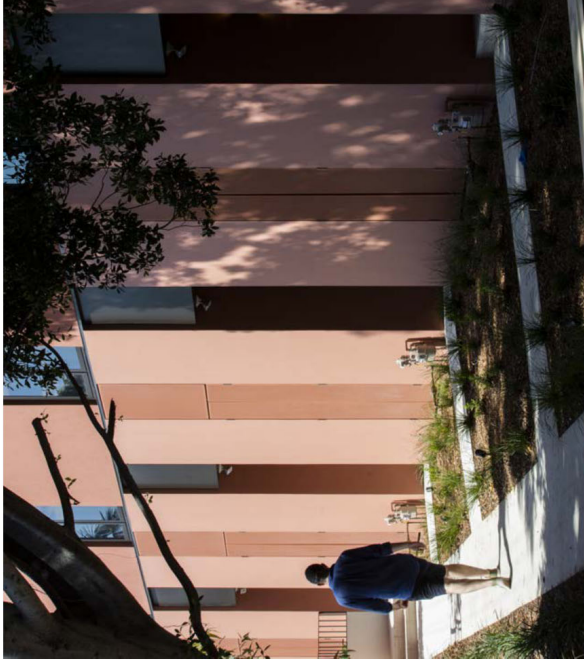
Simultaneously, the practice has undertaken a series of residential projects of increasing scale. Beginning with terrace house renovations in inner-city Sydney, the practice has broadened to undertake multi-unit projects such as Cowper Street Glebe (2), row housing for Greenland Group at the Ashmore Estate and a mixed use development at St Albans Village, incorporating community facilities, childcare and a 55 apartment development.

PBD's ethos focuses on a harmonious balance between efficient spatial planning and Innovative Architecture. The planning, configuration and programming of our buildings play just as an important role as the aesthetics. The team's meticulous attention to detail and an all inclusive, cohesive approach to design is ingrained within our office culture. It is up to the design team to work collaboratively to ensure the end outcome results in a building which is both functional and beautiful. PBD Architects work rigorously at concept level to ensure our best critic's (the end users) are happy with the space in which they live, work or socialize.

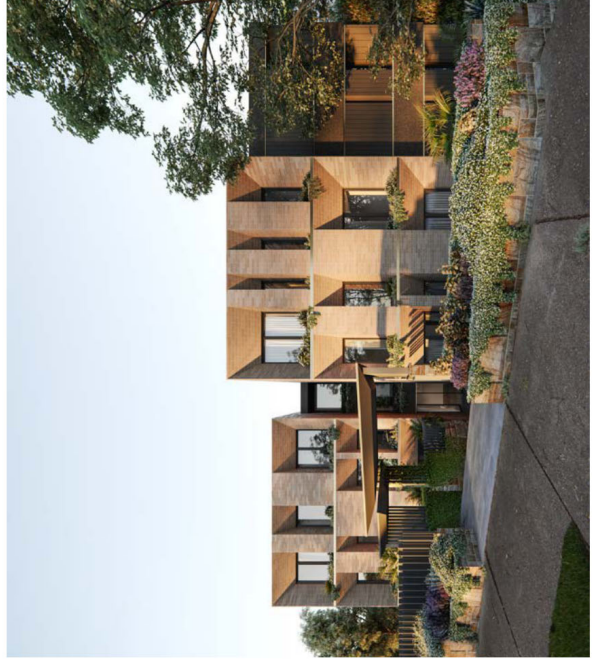
Recent project examples are a boutique residential development at Kurraa Road Neutral Bay (3) and the design-excellence competition winning project at Brookhollow Avenue Norwest (4), comprising a mixed use development.



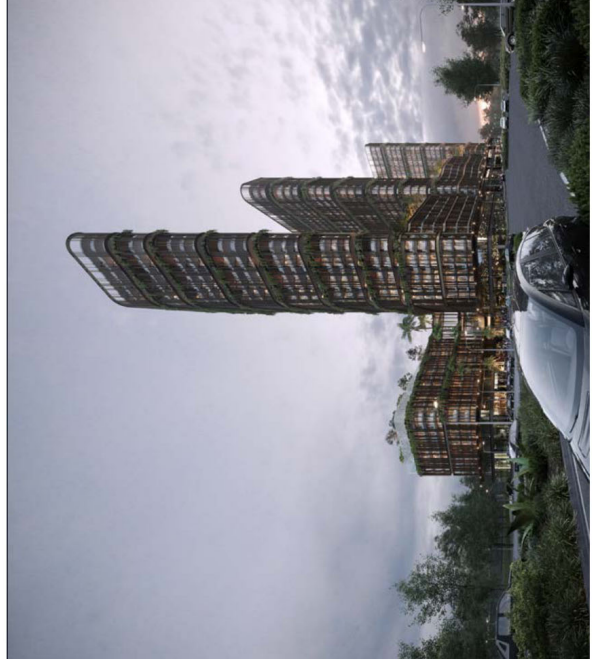
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Background Advances Since Design Competition

Andrew Burns Architecture and PBD Architects have worked intensively to develop the proposal, incorporating the following key improvements:

1. Provision of lightwells to each of the three projecting bays.

Lightwells have been incorporated to each of the three projecting bays, whereas lightwells were provided in the competition scheme to the first and second projecting bays only. This improves the rhythm and clarity of the building, distributing the amenity of the naturally ventilated lightwell to the full extent of the building (secondary natural ventilation, natural light benefits, experiential benefits).

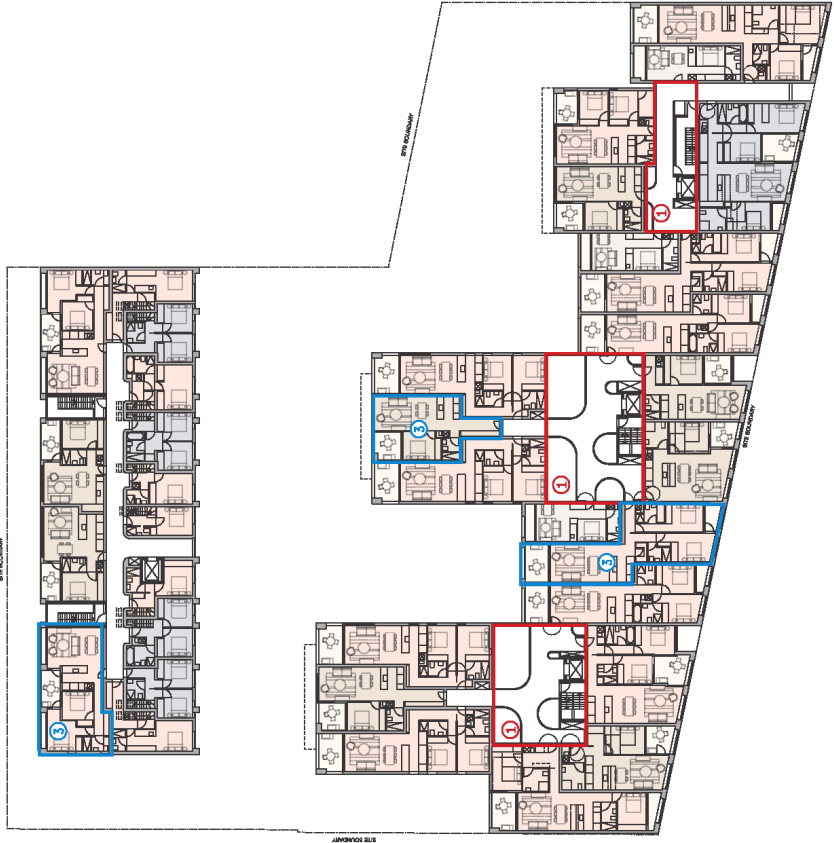
2. Reinstating vertical openings to the lightwells

The plans have been updated to reinstate vertical openings to the lightwells where possible, enhancing the natural ventilation and natural light of the lightwells. The vertical openings extend the full height of the building and are located in the northern corner of the lightwell, hence optimising direct and diffuse natural light.

3. Improved apartment typologies

The proposal incorporates improved apartment typologies, removing a number of unconventional apartment typologies that were present in the competition scheme, such as offset through apartments and apartments with long hallway entries. Where possible, wide fronting living rooms have been incorporated, providing a more appealing spatial quality. These improvements have been incorporated across Building A and B.

In Building B, the ground floor plan has been modified such that all-south-facing apartments now also have the added amenity of private north-facing courtyards to setback bedrooms. This removes sole south-orientation apartments from Building B.



Competition proposal - typical floorplate

Revised proposal - typical

Background Advances Since Design Competition (continued)

4. Generously proportioned entries

The entries from both McEvoy and Lawrence Streets are generously sized to clearly demarcate entrances. Significant landscaping has been introduced to ensure that the communal areas are of high amenity.

5. Visual connectivity throughout ground floor common areas

The competition proposal has been refined to create generous visual connectivity from McEvoy Street through into the central landscaped garden. This provides improved wayfinding and legibility. The wide threshold into the landscaped garden enables the entry point into the garden to be located where it will minimise impact on ground floor dwellings, whereas the competition scheme incorporated a colonnade adjacent to residential dwellings, hence requiring high level windows at the colonnade.

6. Links through Building A and B

The modified proposal includes two primary breaks in Building A and two breaks in Building B. Landscaped paths are used to mediate the level change between these buildings, providing high amenity connections to access both street frontages.

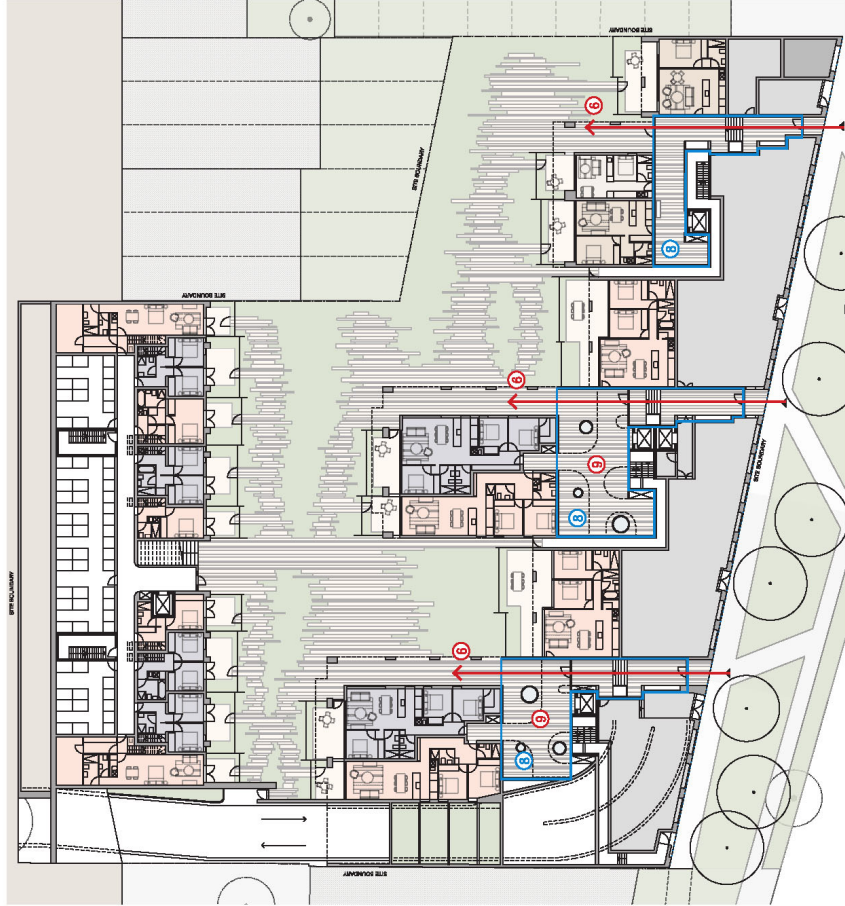
7. Generous common areas connected to landscape

The ground floor contains generous common areas, linking laterally across the width of the site. This provides improved resident experience, enabling the entire groundplane to be experienced and enabling distribution of resident amenities throughout the groundplane. This offers additional natural ventilation benefits, given the Building A form is perforated horizontally and vertically in a three dimensional lattice. Spatial generosity is provided, given that at each

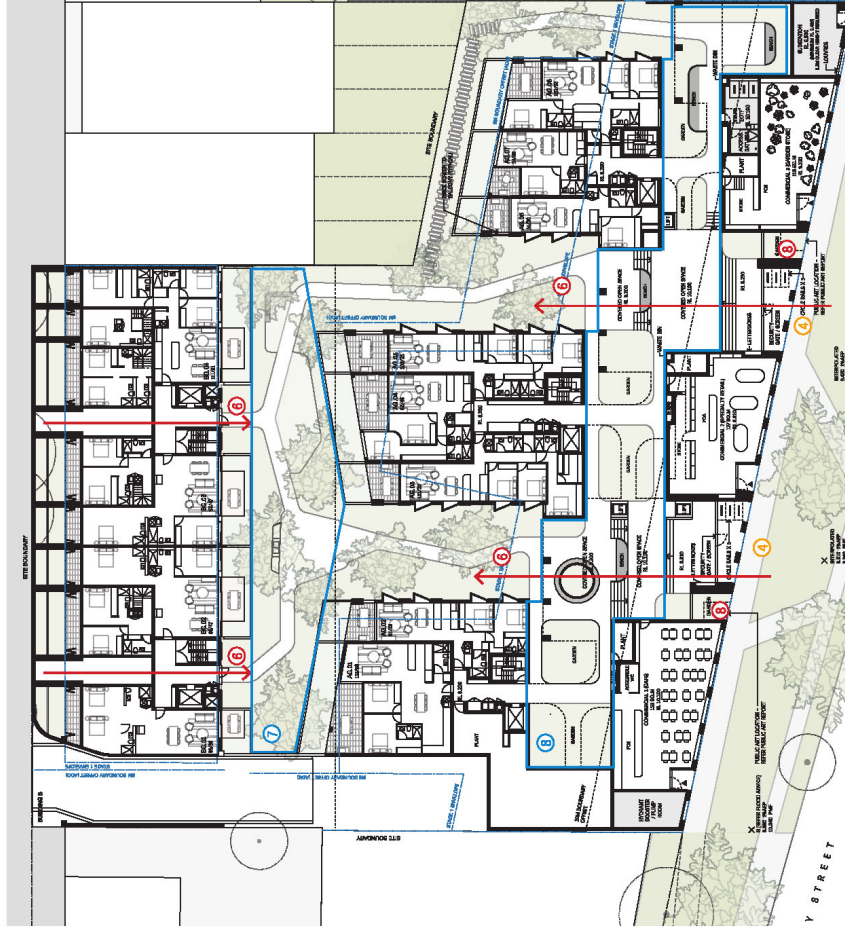
point of the covered open space, a long outlook is gained:
- Vertically through the naturally ventilated lightwells.
- Horizontally into the central garden.
- Horizontally laterally along the length of the covered area.

8. Public art presence in lobby and street frontages

The public art concept refinement process is underway, incorporating clear opportunities for public art within the lobby and both street frontages.



Competition proposal - ground plane



Revised proposal - ground plane

Background Advances Since Design Competition (continued)

9. Articulation of metallic volumes to McEvoy St frontage

The McEvoy Street frontage has been modified to incorporate a setback upper metallic volume over a brick base. The double storey metallic volumes are lighter in material, observe the three metre setback and contrast with the brick base. The sawtooth roofs provide movement throughout the longest frontage of the site, at times providing clerestory light and ventilation, and also concealing A/C condensers.

10. Rhythm of roofscape

The roofscape has been developed to provide a consistent rhythm of rising sawtooth / low roof / rising sawtooth / high roof etc. This provides a considered and integrated architectural expression.

11. Refinement of the masonry expression

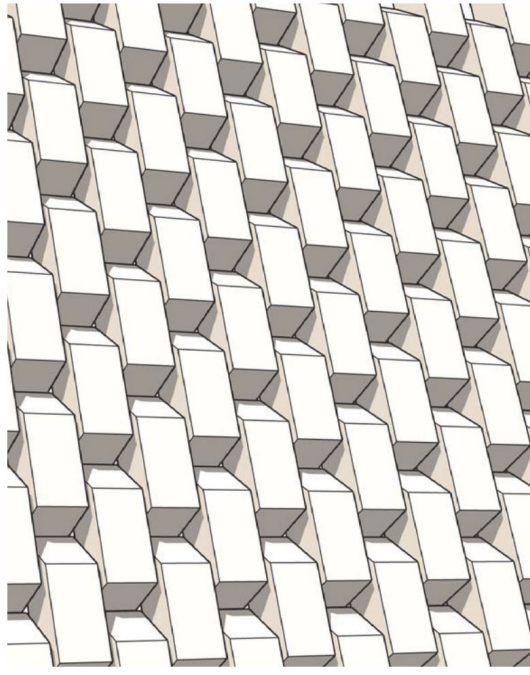
The masonry expression has been further developed to incorporate variation across the three volumes fronting McEvoy Street. The volumes contain different brick types (including a fourth brick selection for the Building B), ranging in tone to Lawrence Street - refer material palette.

Textured sections of brickwork are incorporated throughout the project, utilizing a brick stretcher pattern achieved with brick specials to create a subtle differentiation - refer image below. This is in the following locations:

- The exposed blank end walls, creating an implied grid.
- Ground floor brick columns to the McEvoy Street frontage.
- Recessed brickwork above openings to the courtyard and Lawrence Street frontage.

In our experience, masonry is best presented in contrast to crisp materials such as fine steelwork and flush glazing. We have therefore incorporated steel framed elements consisting of steel plate reveals to the flush commercial shopfront glazing and steel plate reveals to line the lower column openings at the building entries. The ground floor openings are articulated as single storey in the end volumes and double storey in the centre volume, thereby introducing differentiation and scale, whilst suggesting entry at the taller centre volume.

We are confident that collectively, these measures significantly improve the proposal from the competition design, in regards to streetscape quality, amenity, ease of construction and building articulation.



Canted brick stretcher pattern



Lawrence Street facade - textural masonry parapet



McEvoy Street facade - textural masonry base

Background Response to Jury Comments

The proposal has been developed with consideration of the jury comments. A summary of the response is as follows:

ASPECTS THAT SHOULD BE RETAINED

The four strong masonry volumes to McEvoy Street differentiated through texture and colour that provides variety in the streetscape and across the large site.

The proposal provides three strong masonry volumes to the McEvoy Street frontage, clearly articulated by 2.8m wide vertical breaks between the forms and differing in brickwork colour and texture. The proposal has been modified from the competition proposal of four volumes / three breaks to the revised proposal of three volumes / two breaks. The revised proposal contains two entry points, located between each of the three cores, by comparison to the competition proposal which contained three entry points, one allocated to each core. The revised proposal provides improved wayfinding and permeability with each of the two entries enjoying views through to the central courtyard beyond. We understand that the intent of the jury comment was not about arbitrarily incorporating four volumes, but rather that the building form contain a group of strong masonry volumes. On this basis, the proposal satisfies the jury comment.

Refer to page 6 of this document for additional description of the design evolution.

The fine grain and materiality of the street wall to Lawrence Street.

The proposal retains the fine grain and materiality to the Lawrence Street frontage. This consists of 590mm wide articulated blade walls, resonating with traditional terrace party walls. A high masonry band caps the parapet, articulated as a portal in conjunction with the blade walls.

The masonry base is capped by a metallic upper level, comprising a sequence of pitched roof forms. On this basis, the proposal retains the fine grain and materiality of the competition proposal.

Refer to Page 40 of this document for a detailed render from the Lawrence Street frontage.

The appearance of a sawtooth roofscape to both the McEvoy and Lawrence Street buildings.

The sawtooth roof form has been retained to both the McEvoy and Lawrence Street frontages. The McEvoy building contains a conventional sawtooth form, comprising long rising roof forms broken by vertical returns. By contrast, the Lawrence Street building contains an offset gable form, resonating with both

the sawtooth forms of the industrial context: to the south and the residential roof forms of the north. These approaches have been maintained from the competition proposal.

Refer to Page 26 of this document for further description of this approach.

The landscape approach.

The landscape approach has been maintained, providing a densely vegetated ground-plane and blurring the boundary between private and communal open space by setting lightly treated fences within gardens. The landscape proposal has deepened the competition proposal, further integrating the landscape gesture with the architecture and drawing it into the covered outdoor lobby spaces and lightwell voids.

Refer to Page 22 of this document for further description of the landscape approach.

The public art approach.

A public art commission process has been undertaken, with the artist Jamie North selected for the project. Jamie North's proposal offers a significant enhancement of the project, contrasting to and extending the industrial materiality. Refer to the public art report submitted with this package for a summary of the public art approach and Page 46 of this document.

ITEMS FOR IMPROVEMENT

Ensuring that the McEvoy Street lobbies are designed such that they are truly externalised and can be excluded from gross floor area.

The McEvoy Street lobbies have been designed as external breezeways, providing an open connection from McEvoy Street through Building A and into the central landscape space. The lobby is punctuated by vertical voids, drawing natural light and ventilation into the core. The groundplane links between the three lightwells, thereby providing a lateral connection across the building. The above measures create a lobby space that is punctured in X, Y and Z directions, providing a thoroughly permeable space.

The walls to the perimeter of the lightwells are exposed to weather and therefore serve as external walls, defining the boundary between interior and exterior space. By definition, the lobbies are therefore external space.

Refer to Page 42 of this document and the Natural Ventilation Design Report prepared by Inhabit for additional information.

Technical attention regarding window openings to lobbies, fire egress distances and smoke escape considerations.

The proposal has been developed in collaboration with BCA Consultant (Certified Building Specialists) and Fire Engineer (Innova Services) to address the technical considerations relevant to the proposal. The proposal will be undertaken in accordance with the 2019 National Construction Code, requiring a fully sprinklered building due to the fact that both Building A and B are four storeys or greater. The provisions of the 2019 NCC enable single fire stairs and 12m escape distances for a structure of less than 25m effective height, thereby enabling the proposed egress configuration.

The lightwells have been designed to ensure that the area of the void is greater than 50% of the floor area of the space connected to the void, therefore avoiding triggering NCC atrium provisions and enabling smoke escape.

Refer to the BCA Report and Fire Engineering Report for a detailed description of the technical resolution.

Reconsideration of the method of achieving acoustic protection and natural ventilation to the McEvoy Street frontage.

The proposal has been developed to incorporate the principles outlined in the City of Sydney's Draft 'Alternative natural ventilation of apartments in noisy environments' document for openings to McEvoy Street, a noise-affected road. The proposal adheres to these draft controls with suitably sized horizontal and vertical plenums, that are described in the Acoustically Controlled Natural Ventilation component of this report.

Secondly, the naturally ventilated lightwells provide a secondary source of natural ventilation. These vertical openings enable air to be drawn from the lightwell where ambient noise levels are reduced from lesser foot traffic. This provides an opportunity for supplementary natural ventilation.

Background Response to Jury Comments (continued)

The elimination of box gutters whilst maintaining the appearance of the sawtooth roof form.

Box gutters have been eliminated from the proposal. The sawtooth has been retained as an architectural roof feature. End bays with a descending sawtooth pitch contain solid roof sheeting to present the sawtooth roof form the surrounding context. These measures maintain the appearance of the sawtooth roof form.

Refer to the Architectural Drawings for the Roof Plans of Building A and Building B.

Incorporation of additional height to the McEvoy Street commercial spaces to address the future volume of traffic on McEvoy Street.

The proposal provides commercial ceiling heights in excess of 4700mm, which provides significant amenity to these tenancies and an ability to adapt these spaces for a wider range of uses. Commercial layouts have been provided, indicating that the proposed ceiling heights provide an effective outcome.

Improvement of the ground floor interface along McEvoy Street.

The ground floor interface has been improved through a series of measures. Large permeable entries have been incorporated, with open screening to the McEvoy Street frontage and a clear view through to the central garden beyond, providing visual permeability from McEvoy Street into the core of the site.

Double height voids have been incorporated at the two entry points to the building, creating a moment of dynamic scale at entry and introducing spatial complexity into the masonry grid.

The proposal incorporates flush glass to the commercial spaces, providing a flat surface that contrasts to the deep reveals of the masonry grid. The large format fixed glazing provides a visual connection from the streetscape to the commercial spaces.

Refer to the Ground Plan drawing and Page 19 for a render of the frontage.

Adjustment of layouts to address the mix, number and size of units within the envelope.

The proposal has been developed to improve the mix, number and size of units. The proposal has been adjusted to incorporate a mix of less than 30% 1 bed, more than 10% 3 bed and the balance 2 bed, thereby providing an optimal mix and compliance with SDCP guidelines. The apartment size and efficiency has been improved, adopting clear apartment types and resulting in an increase in number of apartments.

Refer to the Apartment Schedule submitted with this package for a thorough description of mix, number and apartment size.

Rationalisation of apartment planning to increase buildability and reduce complexity.

The proposal has been rationalized to incorporate a clear stack of apartments for G-L4 on Building A, with a degree of repetition of the apartment cluster around each of the cores. This significantly rationalizes the apartment planning, reducing types and removing irregular types from the proposal. The proposal reduces extent of structural transfers on both Building A and B, thereby enhancing buildability.

Refer to the architectural drawings for the apartment planning.

Adjustment of the design at re-entrant corners to better solve visual privacy.

One-bedroom apartments have been removed from the re-entrant corners. The flanking apartments on either side of the projections have been configured with living rooms and the far extent of the projection, to maximize the distance between the living rooms and balconies of the through apartments and the flanking apartments. The bedrooms to the flanking apartments contain fluted glass window boxes, with clear glazing oriented away from the through apartments. This configuration provides complete visual privacy between adjacent dwellings. Additionally, the window boxes contain casement windows that direct the opening away from the through apartments, therefore providing

acoustic mitigation.

Use of the roof form to provide additional solar access and natural cross ventilation.

The proposal utilises the roof form to provide clerestorey glazing to a number of apartments to Building A (A706, 711, 716, 717), thereby enhancing solar access. The proposal provides ADG compliant solar access and natural cross ventilation.

Refer to the architectural drawing package for solar and cross-ventilation compliance.

Reconfiguration of the basement levels to improve efficiency and increase deep soil.

The basement has been reconfigured to provide a simplified, efficient layout and increased deep soil. Deep soil is provided mainly to the communal courtyard, but also to the private open space to the northern side of Building B. Refer to the deep soil diagram provided in the architectural documentation.

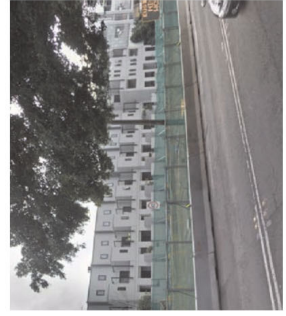
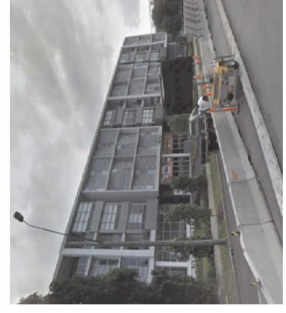
Understanding the Site Context Analysis

The context is typified by a number of key aspects, located at an interface between fine grain residential context of the conservation area to the north (1) and the broad grain industrial context to the south (2).

The site enjoys significant parkland in close proximity (3), comprising Erskineville Oval, Alexandria Park and the large scale parkland of Sydney Park.

The site is highly prominent, partly due to the kink in McEvoy Street on the southern approach to the site (4), presenting the future built form on axis of McEvoy Street.

The McEvoy Street context contains a number of large, relatively undifferentiated built forms (5).

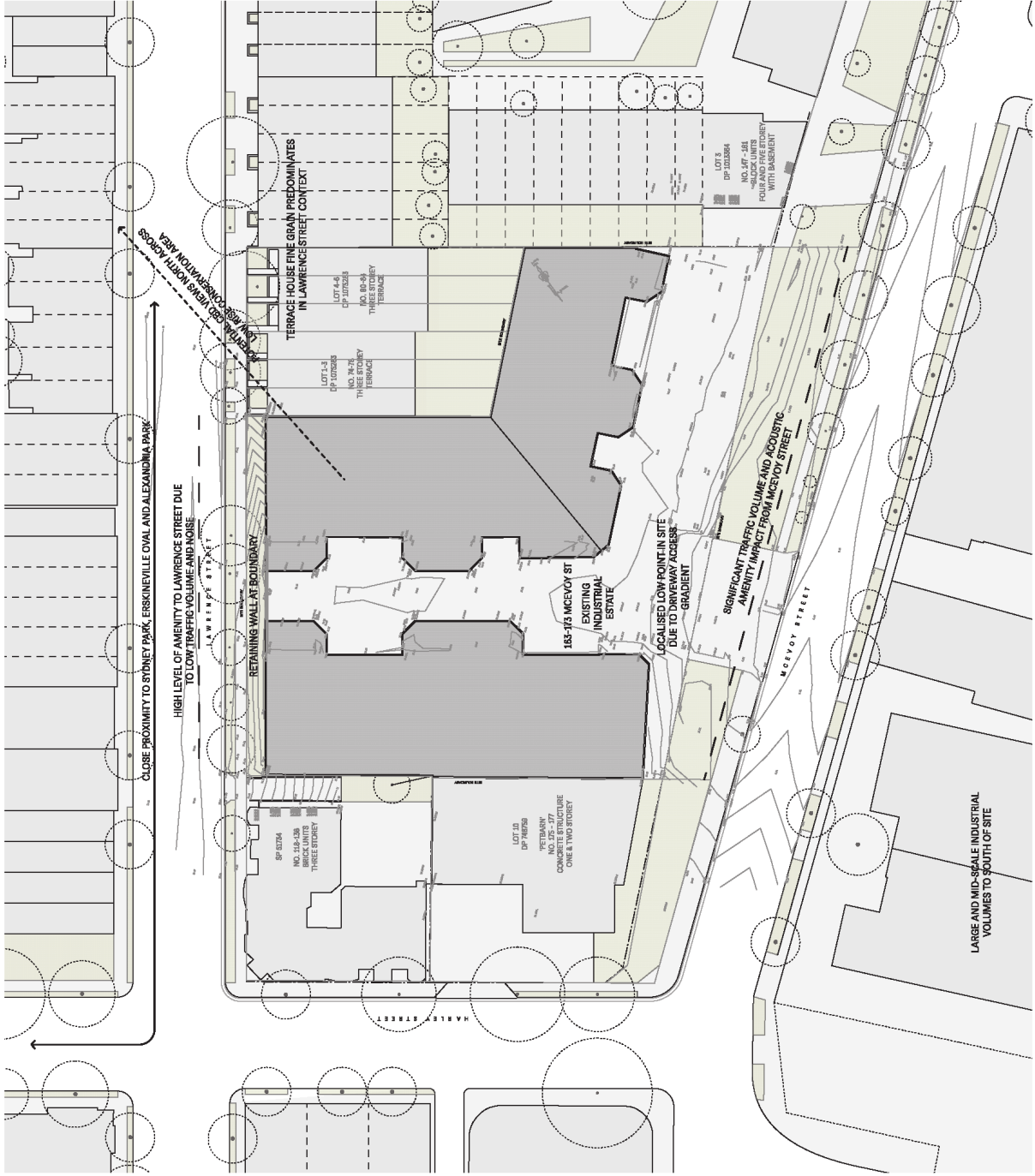


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Understanding the Site Site Analysis

The site is located between distinctively different streetscape conditions of McEvoy Street to the south, containing significant acoustic impacts and large scale industrial and residential volumes, with Lawrence Street to the north, with reduced noise level and a fine grain residential context.

The site location, in proximity to Sydney Park, Erskineville Oval and Alexandria Park, provides a high level of amenity.



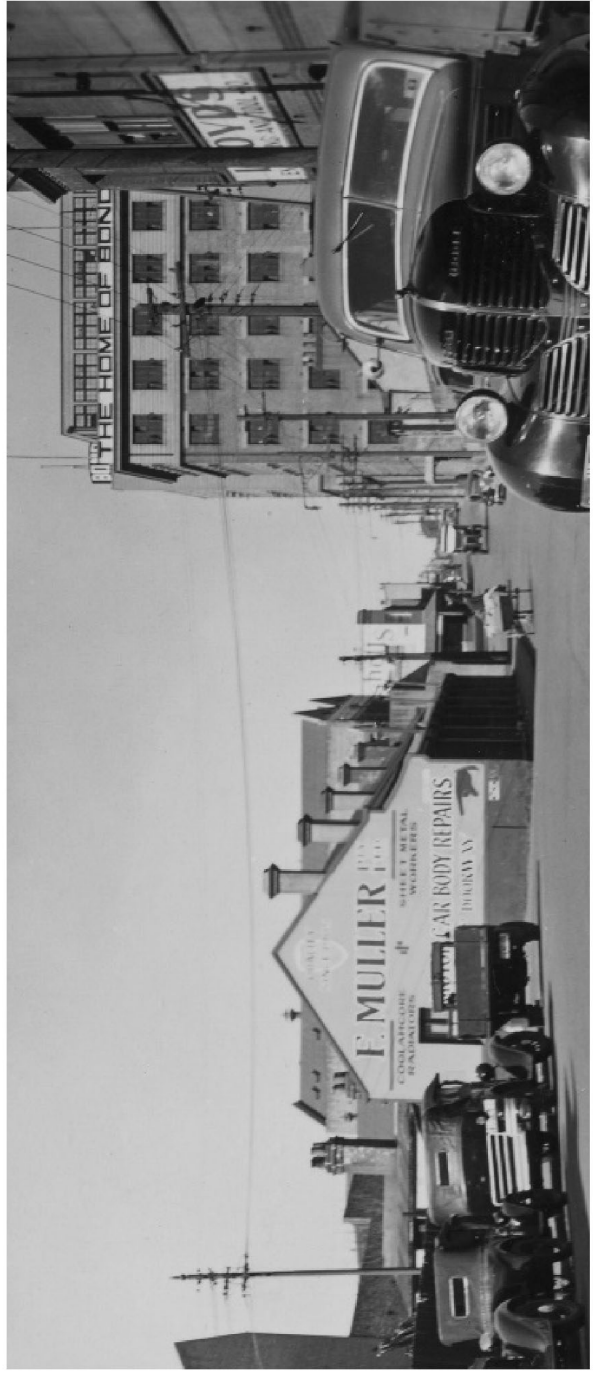
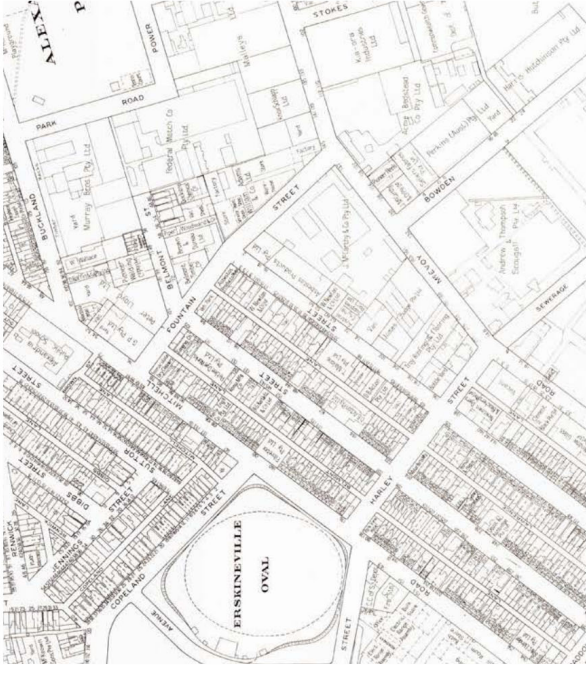
Conceptual Basis

Heritage Character

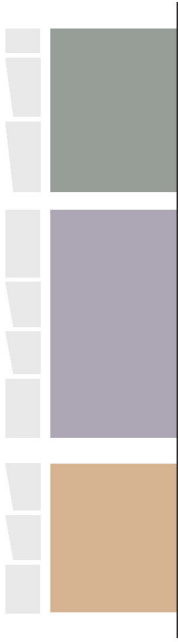
The heritage character of the context is a primary asset to for the identity of the project. Sited at the nexus of the fine grain residential pattern of the Cooper Estate Conservation Area, 'developed primarily as a residential area in the late Victorian through to inter-war periods and overlaid with small industry on amalgamated sites', and the coarser grain of the industrial area of Alexandria, one of the major centres of industrialisation of 19th century Australia (1).

As noted on the City of Sydney Building Surveyor's Detail Sheets from 1949-1972 (2), the site was occupied by Troy Roofing and Flooring Pty Ltd and James Budge Pty Ltd., a manufacturer of refrigeration compressors, examples of which are held in the Museum of Applied Arts and Sciences collection.

Although not from the immediate context, we draw inspiration from this period photograph of Camperdown, containing an adjacency of terrace houses and industrial volumes in a typical urban scene (3).



Conceptual Basis Masonry Volumes



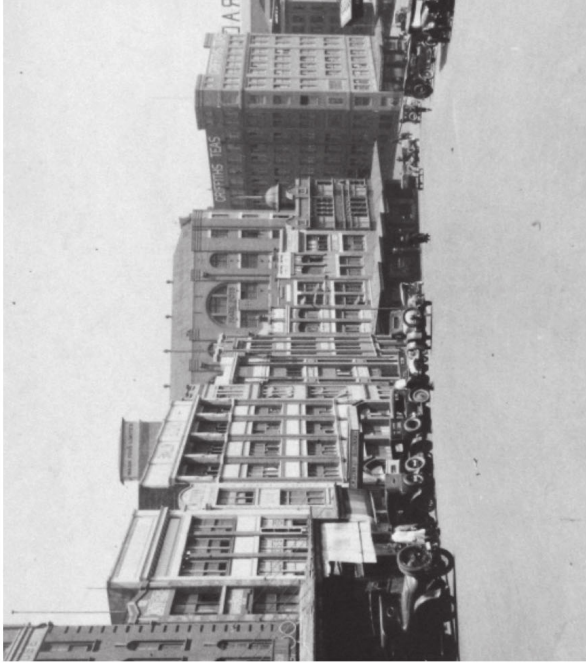
The concept is informed by the large scale masonry volumes present within Alexandria and inner city Sydney, following 19th century patterns of industrialisation and development.

We recognize the value of this direct form of urbanism, with robust building forms varying in architectural expression, defining space through street wall conditions, as illustrated through this period photograph of Wentworth Avenue, Sydney (1).

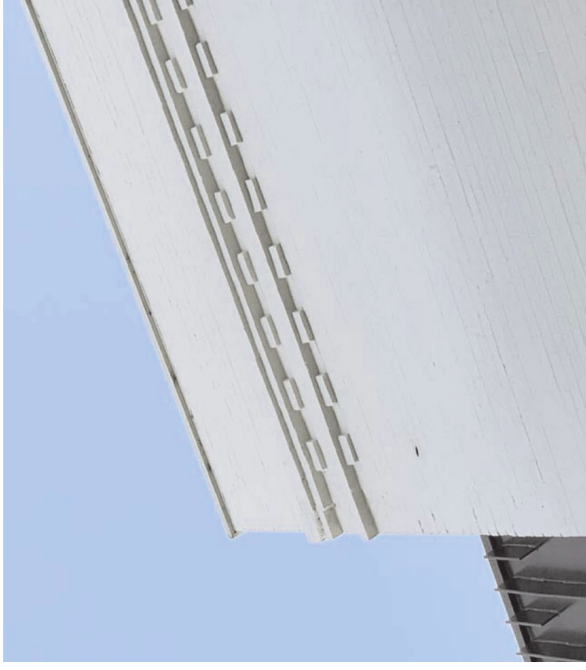
Despite their utilitarian nature, these buildings generally incorporated a subtle level of detailing; corbelled parapets, brick on edge detailing and other techniques (2). These elements humanise the public domain, acknowledging a desire for beauty in all circumstances.

Whilst many of these buildings are retained as face brickwork, many other examples exist of painted buildings. Painting enables a refreshment of the building and contemporary examples often incorporate monotone colouration across the building, such as the example of Koskela in nearby Rosebery (3).

Masonry volumes endure, continuing to be occupied and reimagined. Suitable for conversion to residential use, such buildings have become a desirable type of accommodation, connected to the texture and history of place. This is a worldwide phenomenon, from the streets of Hackney in London, to Meatpacking District of New York (4). 163-173 McEvoy Street is an opportunity to realise this type of distinctive identity in Sydney.



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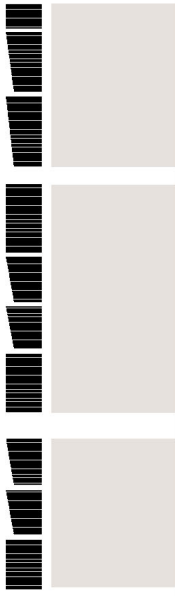


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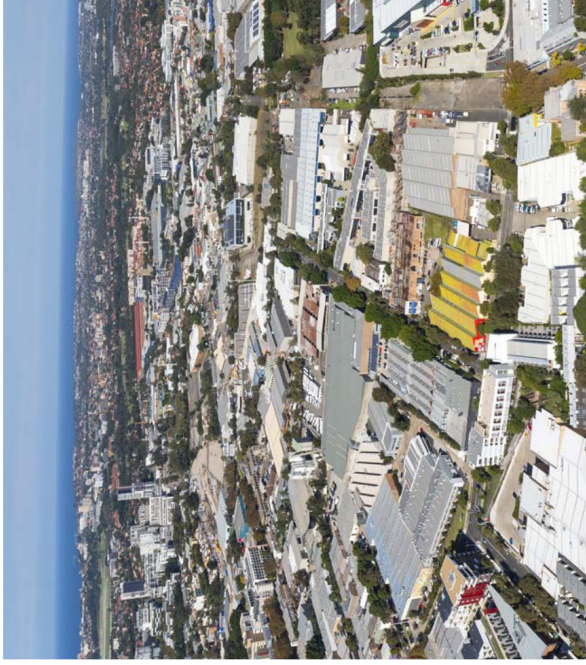
Conceptual Basis Industrial Rooftscape



The project responds to the appealing industrial roofscape of the Alexandria context (1), typified by sawtooth rooves that are woven across the landscape. If we consider that the subject site contains a 1980s warehouse typology, devoid of roof form, we suggest that a reinstatement of sawtooth roofscape contributes to a reinstatement of the industrial heritage values of the context and the qualities of place.

There is a directness to these roof forms, pragmatically truncated at site boundaries, such as the well-known Beynon and Hayward building in Petersham (2). Through repetition, these forms gain an aesthetic elegance, such as the Sheas Creek Stores (3), arcing along a bend in the river with a distinctive low gable form.

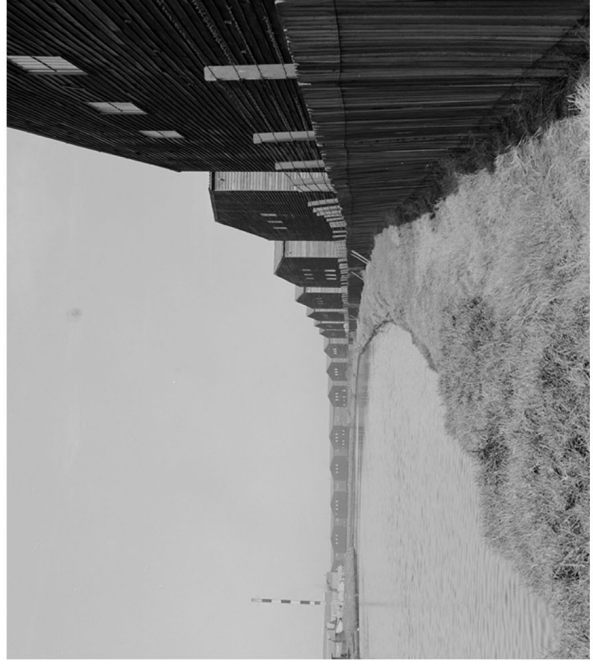
These industrial roof forms are well-suited to reinterpretation through contemporary architecture, as demonstrated by international examples such as the Newport Street Gallery in London by Caruso St John (4) or Museum Liner by Gigon Guyer (5).



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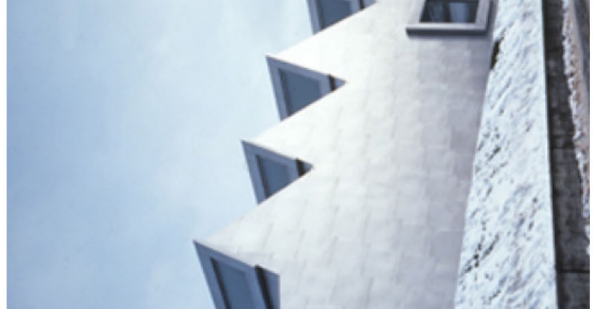
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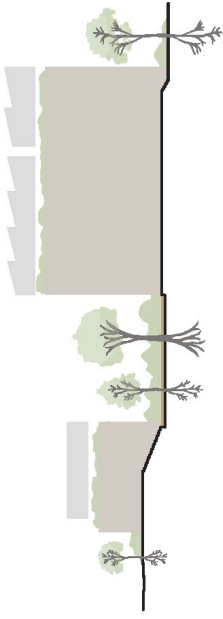


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Conceptual Basis Urban Forest



The present industrial nature of the site and the proposed architectural redevelopment offer an important landscape opportunity – to create an urban forest that will support all manner of life and become a link to other similar developments and parklands and so, part of a broad network of green corridors that are rehabilitating our city.

The naturalistic planting design aims to create a forested effect with a multi-cultural species palette comprising native grasses, ferns and trees as well as hardy exotic shrubs and deciduous trees to maintain solar access and ambient light levels in the winter months.

The tree canopy will cool and humidify the environment in the summer months. The hardscape and softscape will merge and blur by feathering the paving edges and planting thresholds, in this way the gardens will flow and feel expansive with open gravel spaces among the trees, these ‘clearings in the wood’ will provide informal settings for contemplation, relaxation and gathering with friends and family.

We consider examples in the locality of such as the London Plane tree canopy of Buckland Street (1), the grand Moreton Bay Figs of Alexandria Park (2), the Port Jackson Figs of Waterloo Park (3) and important ecological projects such as Sydney Water’s Alexandra Canal restoration project (4).



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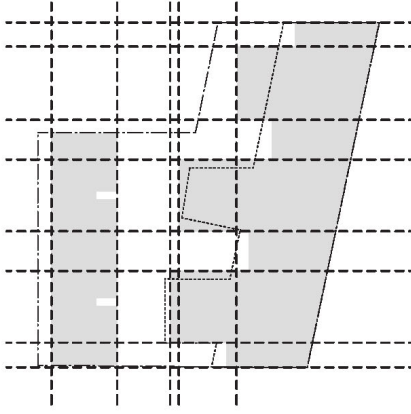


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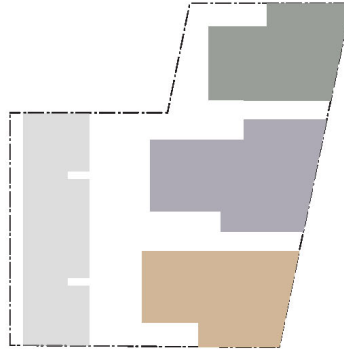
Key Principles Building A



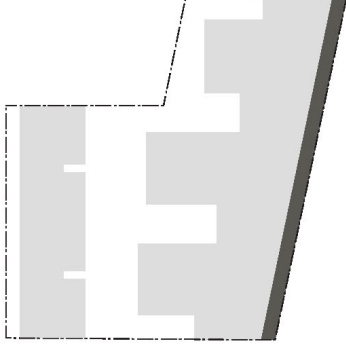
1. The reference scheme has a relatively pragmatic geometry, with each building oriented to the adjacent street. This results in a number of awkward geometries and a funneling effect. It prevents Building A and B from reading as an integrated whole.



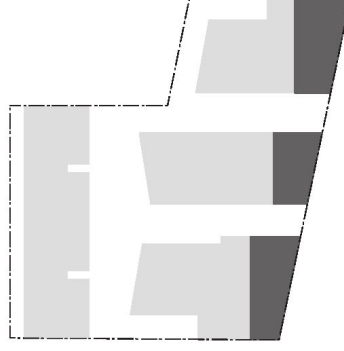
2. The proposal departs from the reference scheme, imposing a single grid across the entirety of the site, aligned to the Lawrence Street and side boundaries. This creates correspondence between Buildings A and B and introduces a stepping gesture into the northern side of Building A.



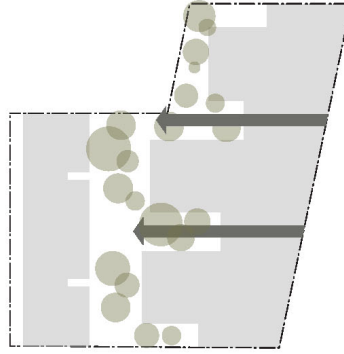
4. Breaks are created in the length of the building, articulating entries. The volumes have different materials and subtle variations in detailing.



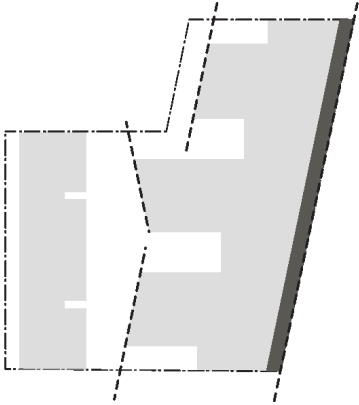
3. A strong frontage is presented to McEvoy Street, presenting large masonry forms to the streetscape and creating a sense of protection to the remainder of the site.



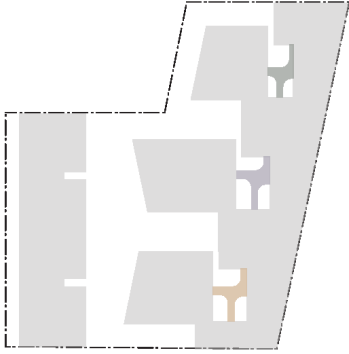
6. Multiple retail tenancies are provided along the frontage, providing a strong retail presence with large format flush glazing. The floor levels step with the public domain levels to provide direct access to the frontage.



5. Unobstructed views are provided through the cuts to the garden beyond, providing clear wayfinding and drawing the landscape presence to the frontage.



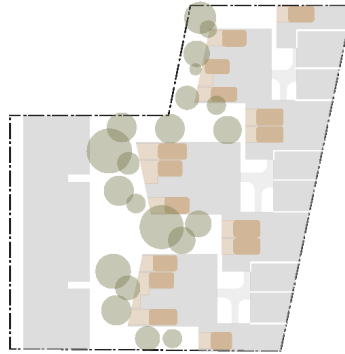
7. The angled geometry to the north recalls the angled frontage to McEvoy and responds to the geometry of the site. It lengthens the north-facing facade to capture more natural light and provide a protected communal courtyard.



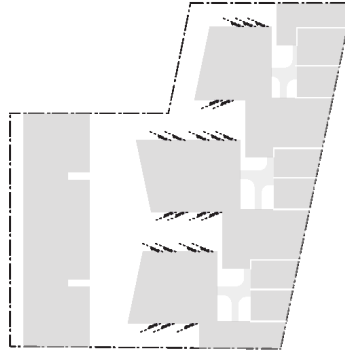
8. Lightwells in the centre of the plan draw natural ventilation and light into the core. Bridges span across the courts, providing a unique access experience to the apartments.



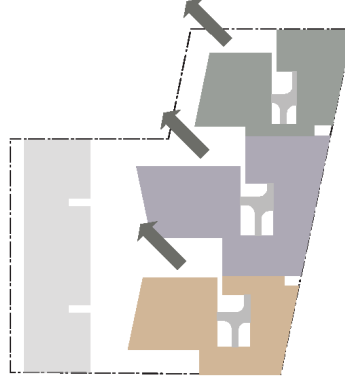
9. The naturally ventilated lightwells provide opportunities for secondary natural ventilation and light.



10. Living rooms are concentrated at the end conditions towards the communal planted space. Bedrooms are placed on the sides of the returns along quieter landscaped passageways.



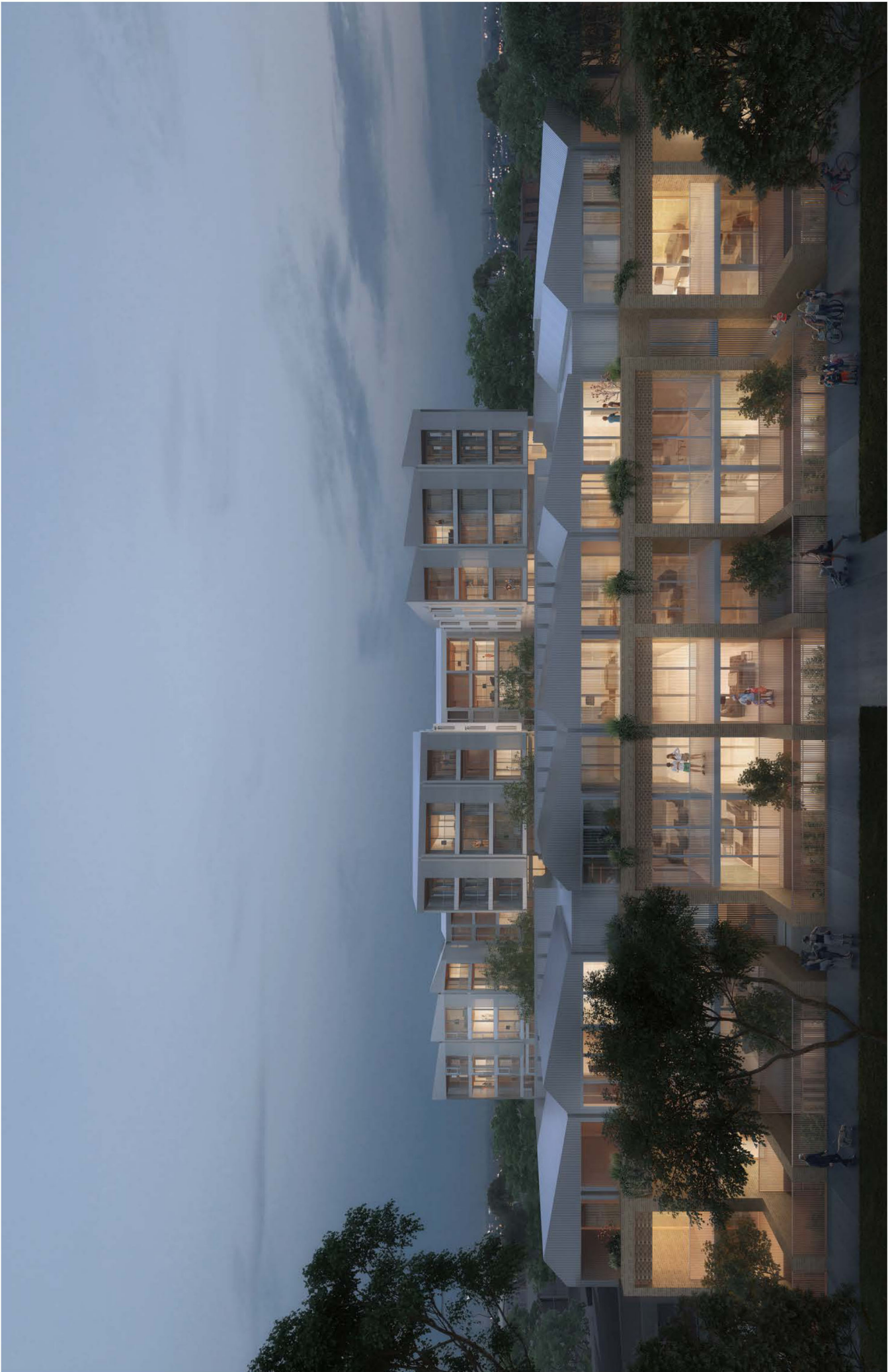
11. Angled window boxes direct the outlook north to capture the sun, whilst maintaining privacy between adjacent apartments.



12. The shifting in the massing provides optimal diagonal views north across the conservation area towards the city skyline and the parks of Alexandria.



View from McEvoy Street



View from Lawrence Street