

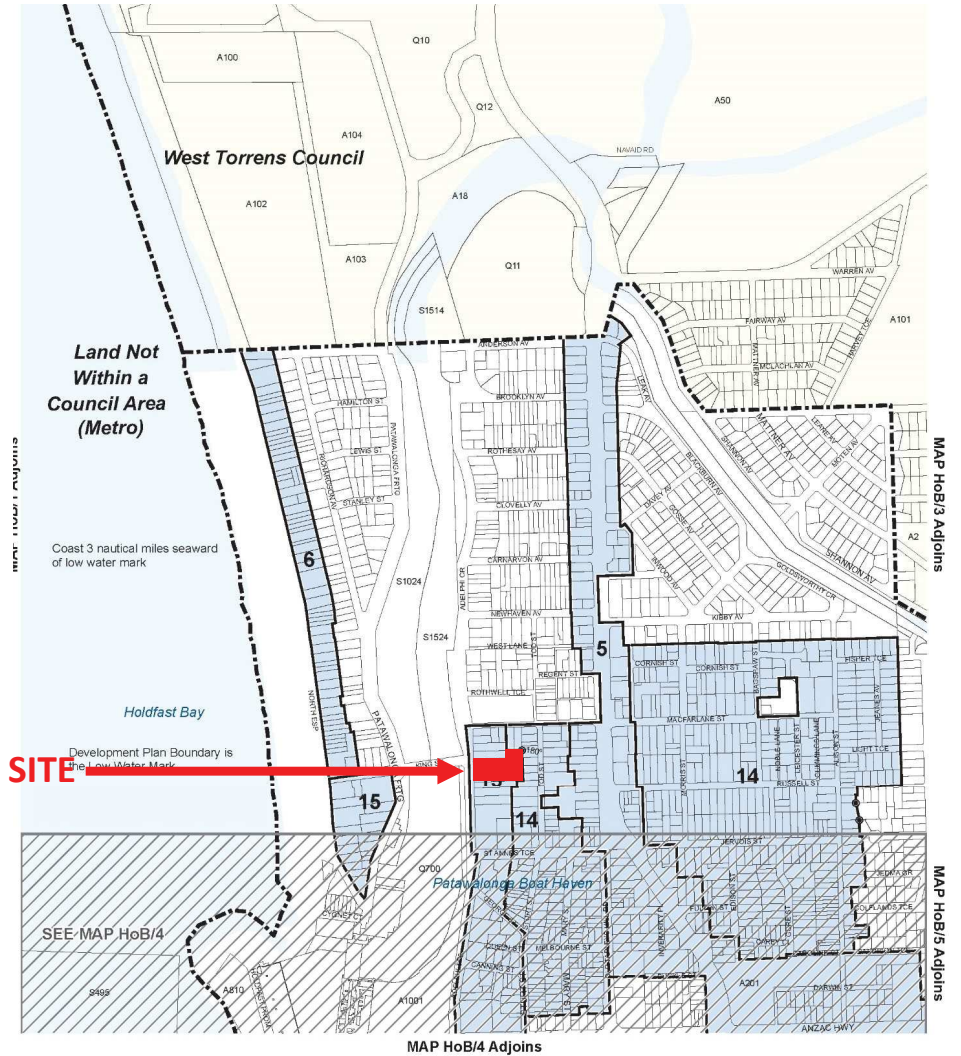
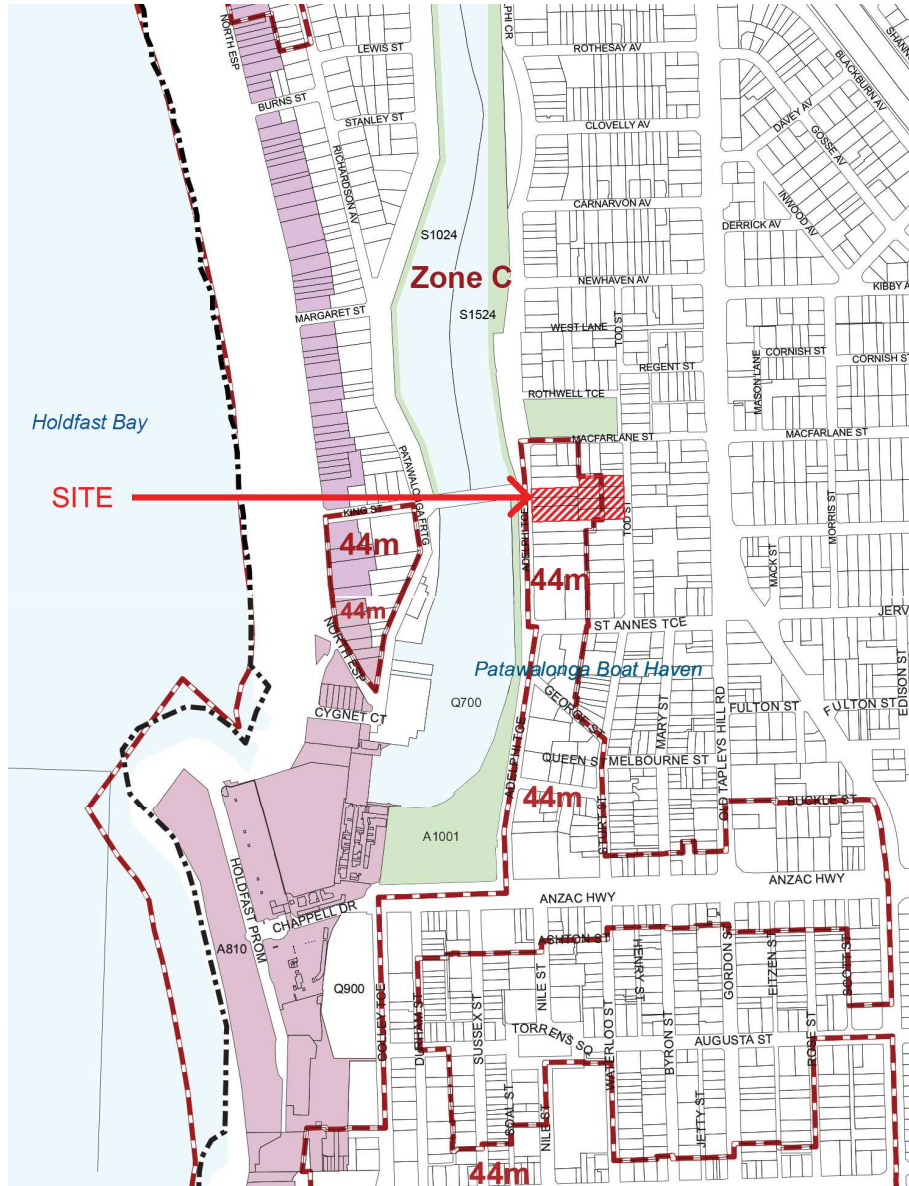


APLIN COOK GARDNER
ARCHITECTURE INTERIOR DESIGN

19-20 ADELPHI TERRACE : 9-15 TOD STREET, GLENELG

01 Context : Site Analysis

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

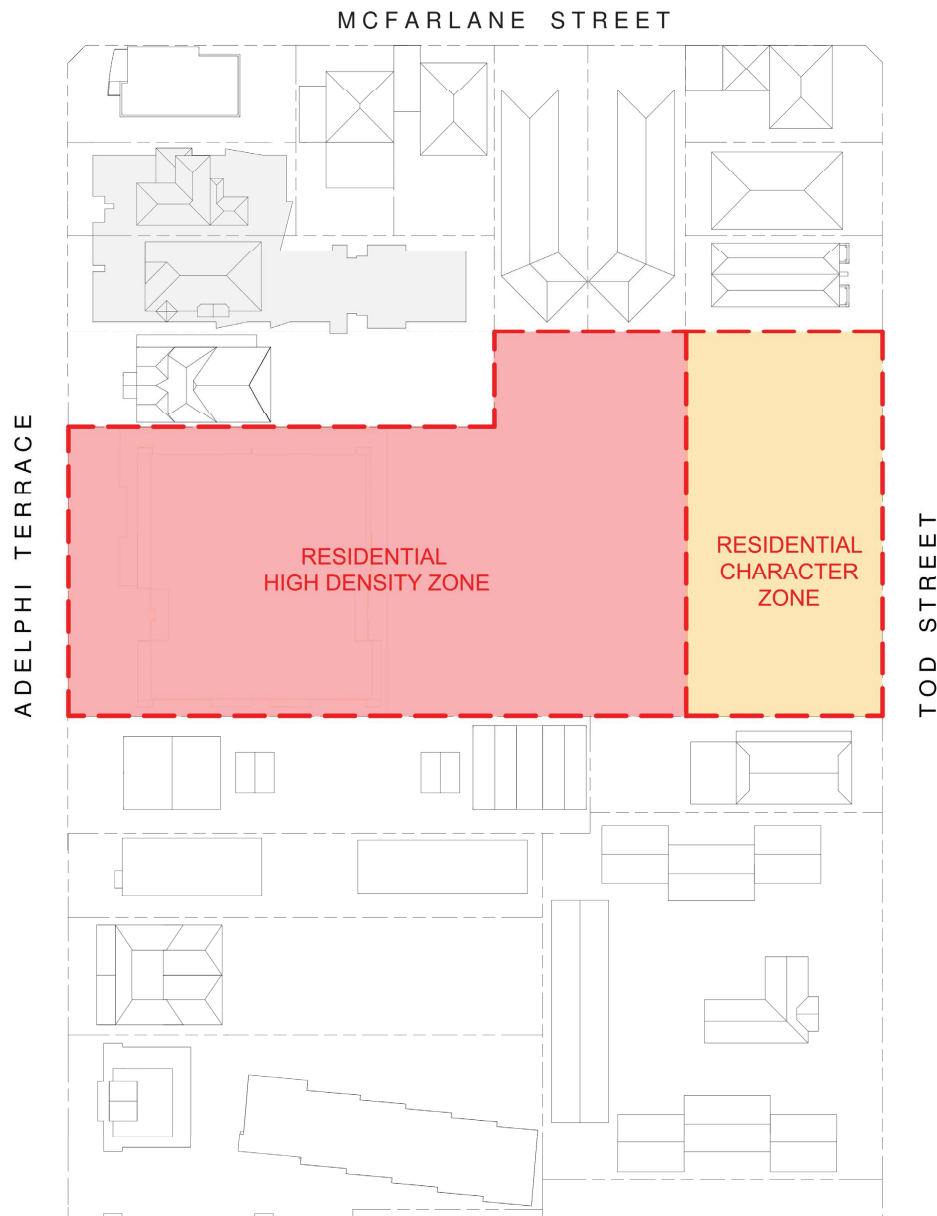


Lamberts Conformal Conic Projection, GDA94
Policy Area
 14 Streetscape Character (Glenelg and Glenelg North)
 15 Urban Glenelg
 5 Medium Density
 6 North West

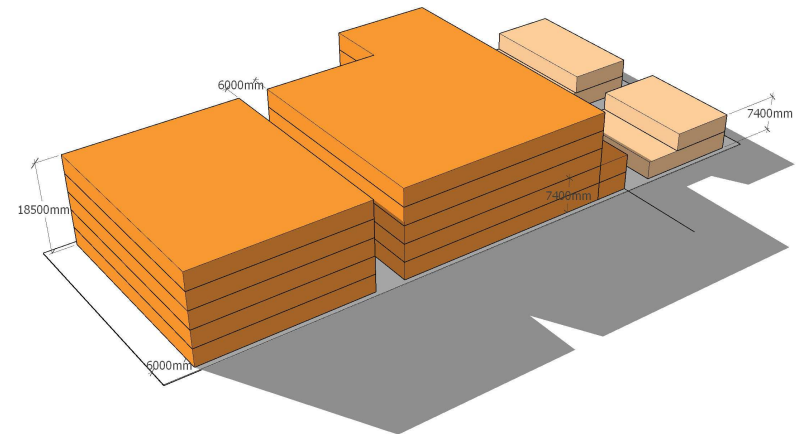


01 Context : Site Analysis

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



3D visualisation of development plan zone



HOLDFAST BAY COUNCIL DEVELOPMENT PLAN (page 233)

RESIDENTIAL HIGH DENSITY ZONE

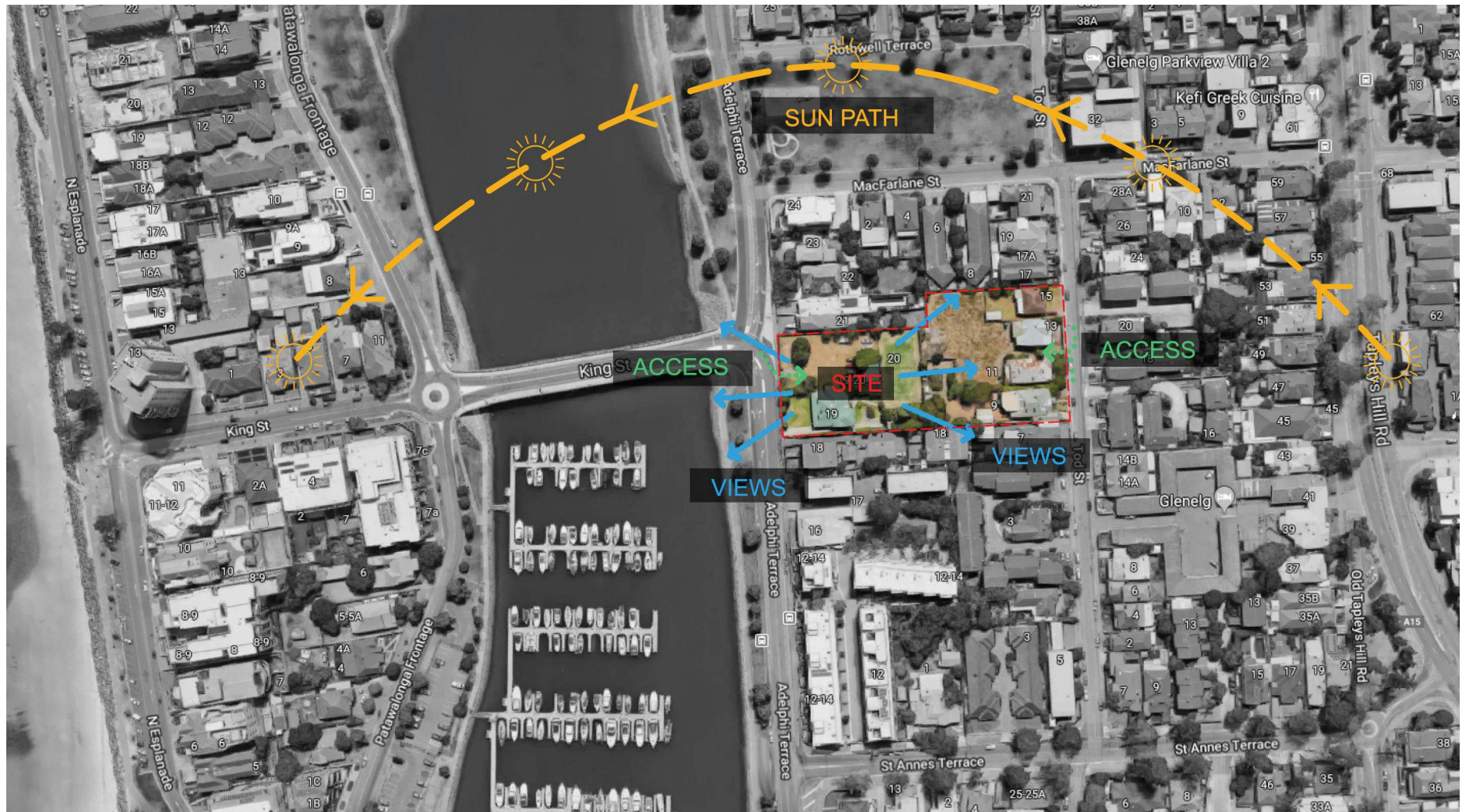
PRECINCT 4 Five Storey

Development within Precinct 4 Five Storey will be predominantly in the form of residential flat buildings, serviced apartments and tourist accommodation of up to 5 storeys (or 18.5 metres) in height.

Development will be of the highest architectural standard and contribute positively to the public realm through establishing clearly defined space between buildings on adjoining sites and building design that incorporates articulated facades and built form elements including balconies to create light and shadow. Building design will complement the scale, proportions, siting and materials of the existing heritage places in the locality.

01 Context : Site Analysis

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



01 Context : Site Analysis

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



 SITE





SITE



SITE



ADELPHI TERRACE –
SOUTH



ADELPHI TERRACE – SITE
NORTH



VIEW SOUTH WEST



RESERVE NORTH
OF SITE



ADELPHI TERRACE –
NORTH



ADELPHI TERRACE – SITE
SOUTH



VIEW NORTH
WEST



VIEW SOUTH WEST

01 Context : Site Analysis

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



12-14 ADELPHI TERRACE



17-18 ADELPHI TERRACE



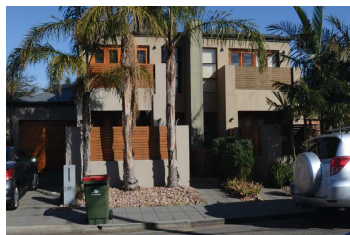
24 ADELPHI TERRACE



21 ADELPHI TERRACE



TOD STREET VIEWS



TOD STREET VIEWS



Flood map zone



 - INDICATES 1:100 YEAR FLOOD ZONE

HOLDFAST BAY COUNCIL DEVELOPMENT PLAN

7. Where flood protection measures are provided (e.g levees or pumping stations) they should be designed such that the building sites are not lower than the estimated water level for flooding resulting from a 1-in-100 year average return interval flood.

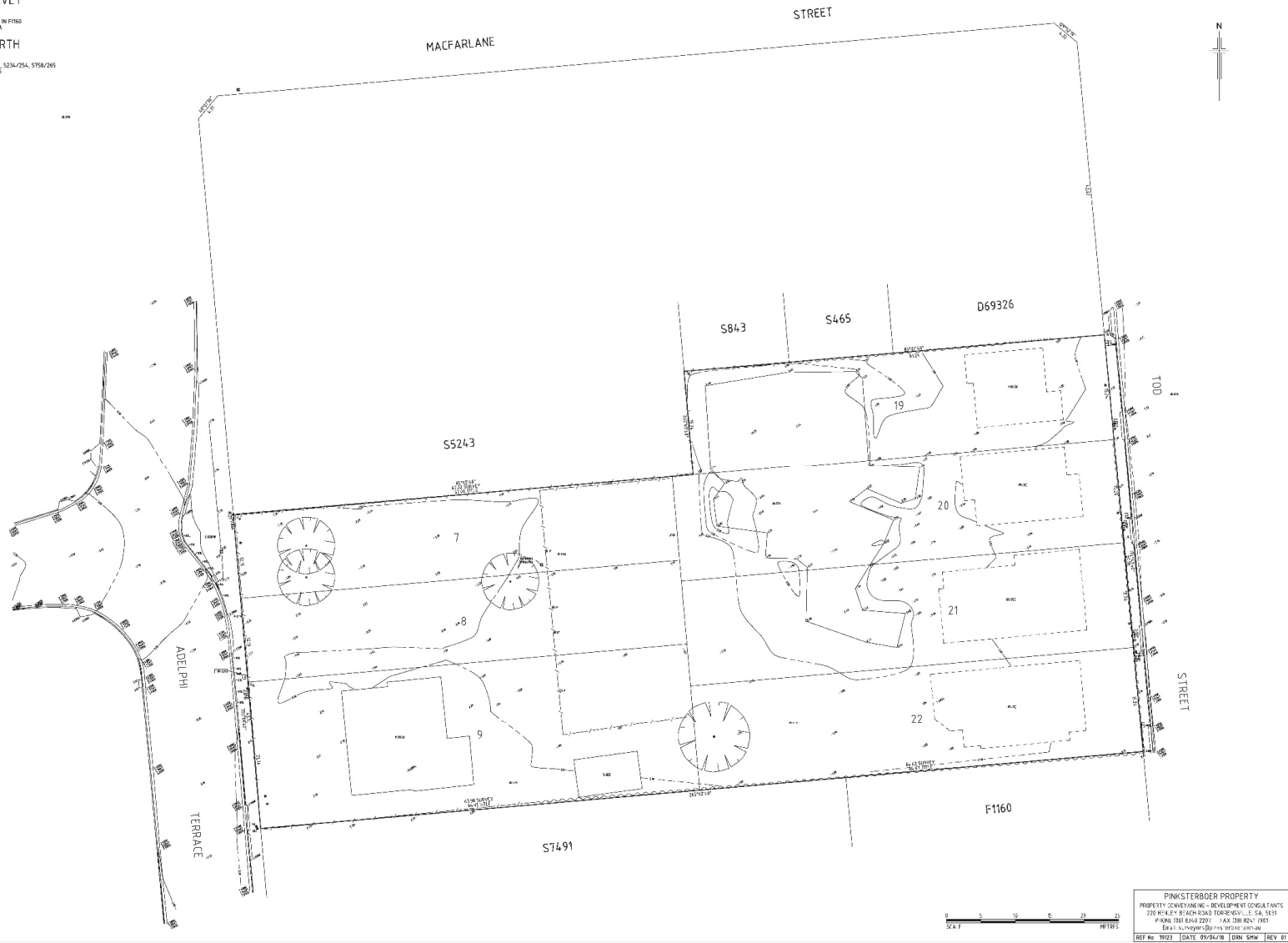
8. Where flood protection measures are not provided for development situated on a low-lying or flood affected land, development should be at least 0.25 meters above the minimum 1-in-100 year average return interval flood.

01 Context : Site Analysis

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

DETAIL SURVEY

SUBJECT LAND DETAILS
ALLOTMENT 1-9 & 19-22 IN F1160
HUNDRED OF MACFARLANE
IN THE AREA NAMED
GLENELG NORTH
TITLE REFERENCES
C.T. 5442/1995, 5708/170, 5234/254, 5758/265
C.T. 5474/416, 5442/686





02 Movement : Access & Entrances

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

Apartment Entry / Podium

- PROPOSAL OF A SECURE ENTRY TO THE GROUND FLOOR. DIRECT ACCESS THROUGH GATED CAR PARK & APARTMENT ENTRY THROUGH MAIN LOBBY ON ADELPHI, WITH SECOND SECURE ACCESS FROM THE CAR PARK

- A PODIUM PROVIDES SCREENING TO THE CAR PARK AND APARTMENT SERVICES WHILST PROVIDING PUBLIC AMENITY TO THE STREET WITH USE OF LANDSCAPING, BENCH SEATING, BREEZWAY, WATERFEATURE AND USE OF TEXTURAL MATERIALS AND PATTERN

- SETBACK OF PODIUM IS IN LINE WITH THE EXISTING BUILT FORMS ADJACENT WITH THE APARTMENT THEN SET BACK FURTHER FROM THE STREET. THIS OFFERS A WIDER PEDESTRIAN PATH & OPPORTUNITIES FOR LANDSCAPING TO ADELPHI OFFERING THE STREETScape TO THE PUBLIC REALM

- LIGHTWEIGHT ARBOUR ENTRY STRUCTURE PEELS & EXTENDS OUT TO THE PORTE COCHERE WHERE THERE IS FURTHER LANDSCAPING CONNECTING THE TWO SPACES

- A STRONG ENTRANT DETAIL OF VERTICAL BLADES EXTENDS UP THE BUILDING ABOVE THE LOBBY ENTRY DEFINING THE ENTRANCE AND PROVIDING A BREAK DOWN IN SCALE OF THE BUILDING. A SOFT CURVED BLOCKWORK WALL ENCOURAGES PEDESTRIANS INTO THE BUILDING

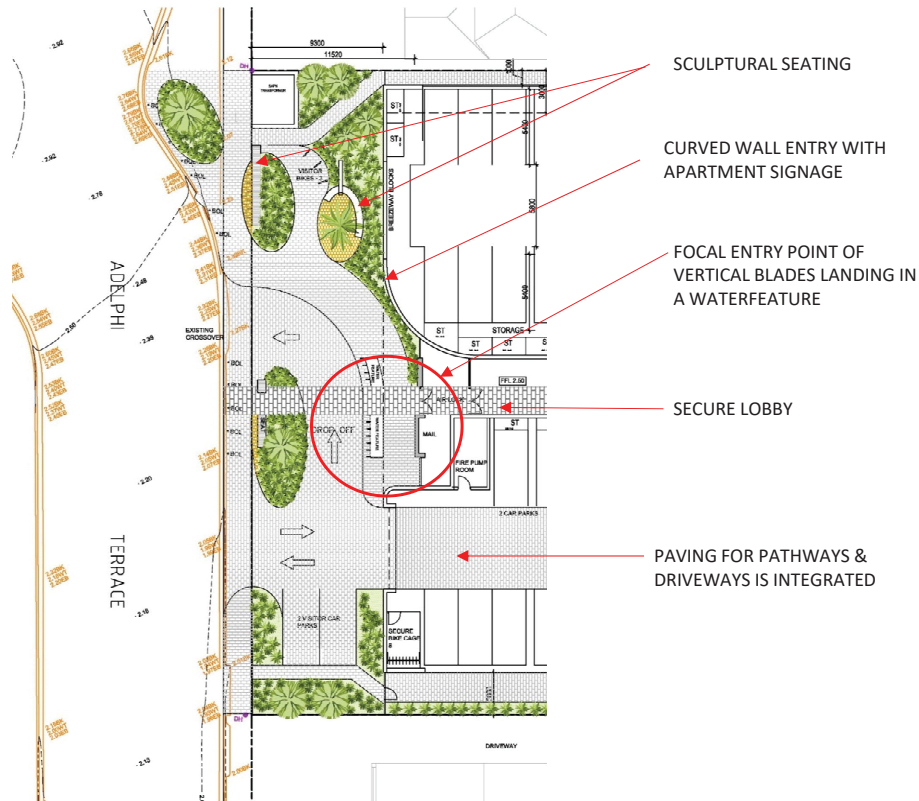
- PEDESTIAN AND BICYCLE PATHWAY IS INTEGRATED INTO THE BROADER PUBLIC FOOTPATH ENABLING SOCIAL INTERACTION AND SAFE TRANSITIONS.

- ACCESS FOR PARKING IS INTEGRATED ONTO THE LANDSCAPE & PAVING MINIMISING IMPACT TO THE STREETScape. VISITOR BICYCLE PARK IS LOCATED CONVENIENTLY IN THE LANDSCAPED GARDEN WITH SECURE BICYCLE STORAGE FOR RESIDENTS WITHIN THE CARPARK.

- THE ARRIVAL EXPERIENCE HAS BEEN DESIGNED WITH A CLEAR SENSE OF ADDRESS THROUGH ITS SWEEPING CURVE WHICH EXTENDS OUT AND INTERGRATES WITH THE LANDSCAPE, FURTHER EMPHASISED BY VERTICAL BLADES WHICH LAND INTO A WATERFEATURE.

- SIGNAGE WILL BE LOCATED TO THE CURVE OF THE ENTRANCE, BACK LIT TO ASSIST WITH WAY-FINDING. GARDEN LIGHTING AND ENTRY LIGHTING WILL PROVIDE SECURITY AND ILLUMINATE THE FEATURES OF THE ENTRY.

SECURE ACCESS FOR RESIDENTS INTO THE LOBBY AND MAILBOXES HAVE INTERNAL SECURE ACCES WITHIN THE BUILDING.



02 Movement : Access & Entrances

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

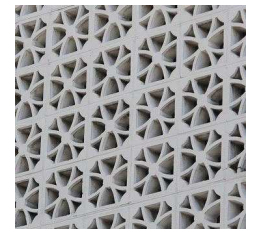


Strong sense of place
through the use of highly
detailed/refined graphics



Warm timber tone arbour
reaches out and connects to
the landscape

Texture, light & shade through
brick pattern

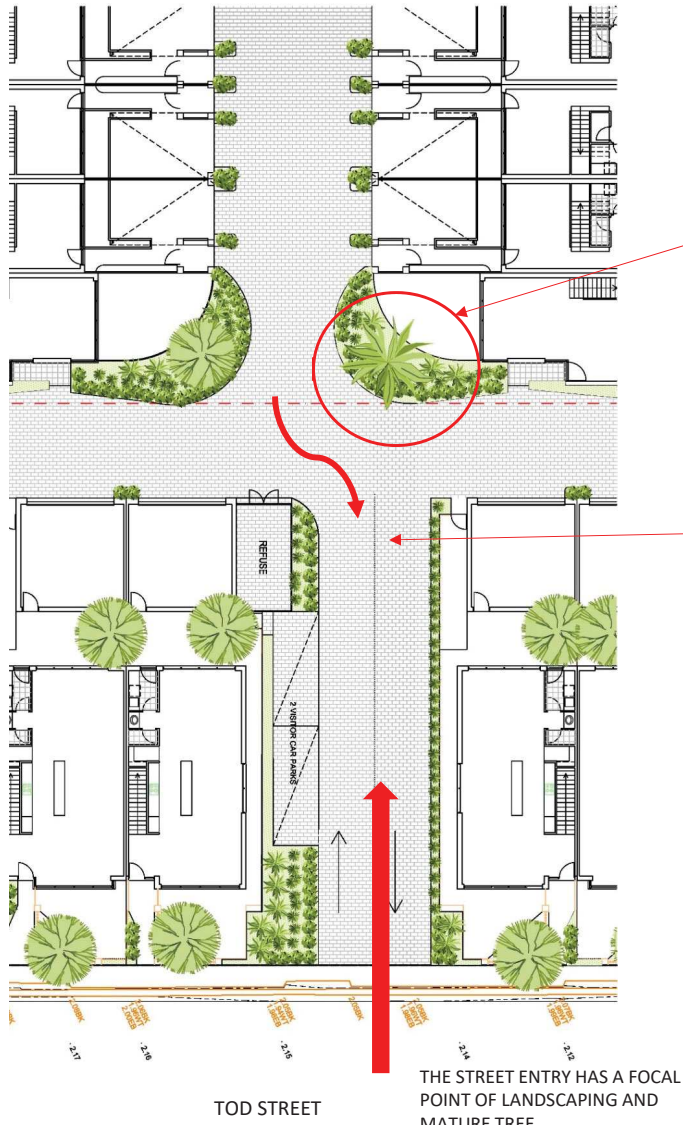


Vertical entrant expressing
main entry



02 Movement : Access & Entrances

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



LARGE TREE AS A FOCAL POINT FROM TOD STREET ENTRY

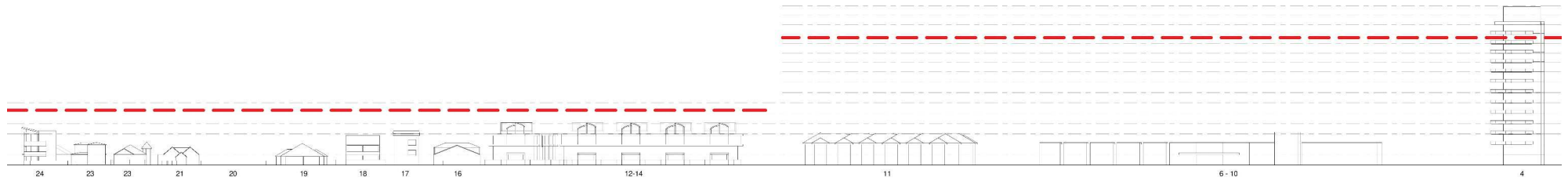
PAVING CONTINUES THROUGHOUT TO INTEGRATE THE TOWNHOUSES WITH THE APARTMENT. CURVES, AN CHANGE IN DIRECTION AND LOW PLANTING ENCOURAGES MEANDERING SLOW MOVEMENT THROUGH THE PRIVATE 'STREET'.

THE STREET ENTRY HAS A FOCAL POINT OF LANDSCAPING AND MATURE TREE

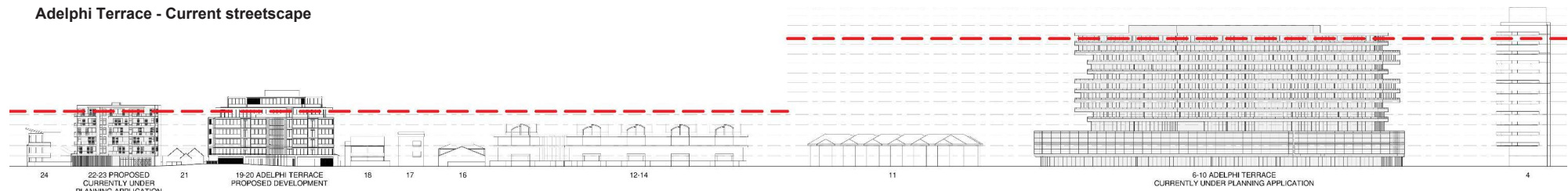


03 Building Form : Height

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



Adelphi Terrace - Current streetscape



Adelphi Terrace – Approved, Pending and Proposed Buildings

- New proposed height of 23.1m
- Development plan height 18.5m – shown in red dashed line
- Future Context: Adjacent proposed development shown for context: 22-23 Adelphi Terrace - 6 storeys.



03 Building Form : Height

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

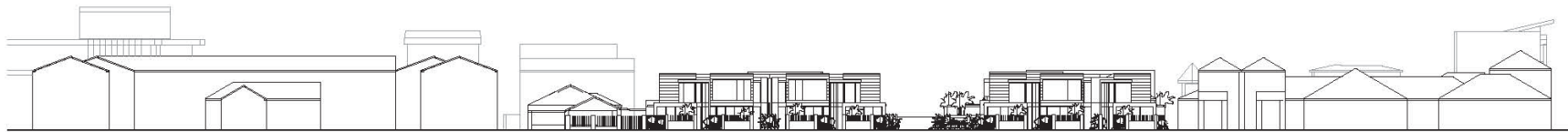


03 Building Form : Height

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



Tod Street - Current streetscape



Tod Street – Proposed Townhouses

- Proposed height of 8.76 m



03 Building Form : Street interface / Public realm

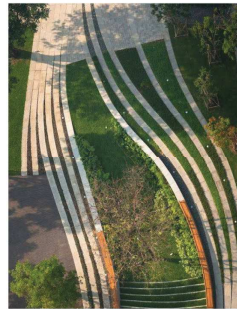
19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



Key Principles



Integrated public seating



Meandering paths and integrated planting



Public Realm

- MERGING THE BOUNDARY BETWEEN COUNCIL PATHWAYS & PRIVATE
- INTRODUCTION OF URBAN SCULPTURAL SEATING AND WATER FEATURES
- LANDSCAPING EXTENDS SEAMLESSLY FROM ADELPHI THROUGH TO TOD STREET
- A CURVED ENTRY WITH EXTENDED ARBOUR REACHES OUT TO THE PORTE COCHERE. A WATER FEATURE CONNECTS THE TWO
- STATEMENT PALM AT THE CENTRE OF THE ISLAND
- SEAMLESS PAVING PATTERN, TEXTURE AND COLOUR TO THE KERB

Water features with lighting



Wayfinding



03 Building Form : Visual Privacy

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

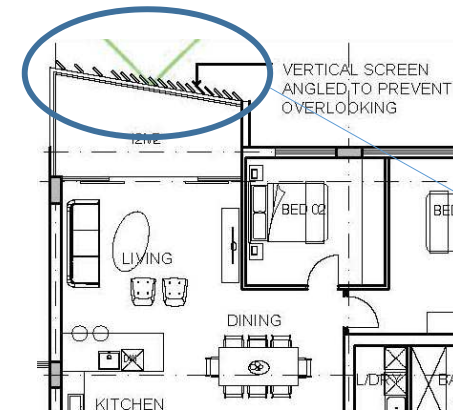
Screens, frames & balconies

- VERTICAL BLADE SCREENS ANGLED TO PROVIDE PRIVACY TO NEIGHBOURING PROPERTIES
- BALCONIES ARE PARTIALLY RECESSED INTO THE MAIN BUILDING LINE PROVIDING RELIEF IN ITS ELEVATION AND ENABLING SIGNIFICANT SETBACKS TO THE UPPER LEVELS
- NORTHERN BALCONY ANGLES OUT OPENING TO THE WEST TO ALLOWING OPPORTUNITY FOR COASTAL VIEWS. VERTICAL ANGLED BLADES PREVENT OVERLOOKING WHILST ALLOWING NORTHERN LIGHT INTO THE OUTDOOR SPACE AND LIVING AREA
- FRAMELESS GLASS BALUSTRADES ENSURE TRANSPARENCY THROUGH TO THE HIGHLY ARTICULATED FAÇADE. LEVEL 1 BLUSTRADE IS INTEGRATED INTO THE PODIUM AND LINED WITH PLANTERS TO ADD A CONTRAST TO THE ROBUST BLOCKWORK PATTERN.

Blades run past all balcony edges



Plan detail of angled blade



Key Principles

3D detail of recessed balconies



3D detail of north balcony angled to capture views



3D detail of upper floor balcony design



19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



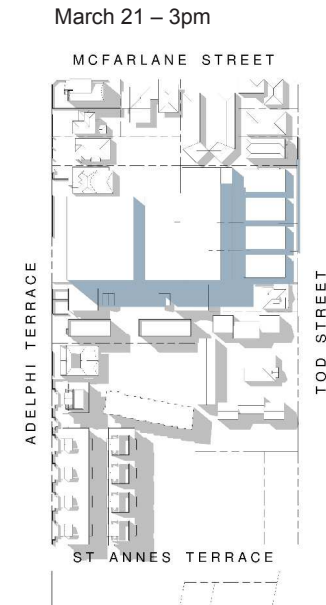
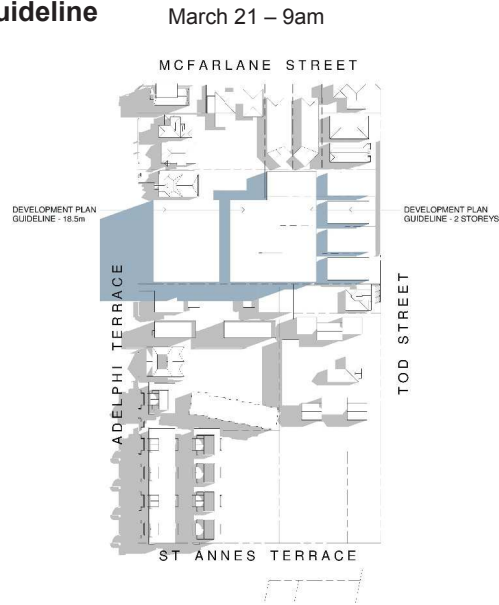
19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg



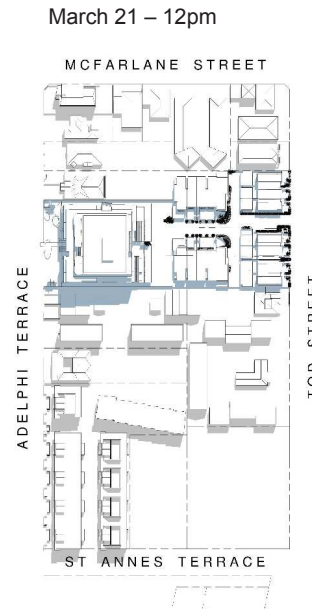
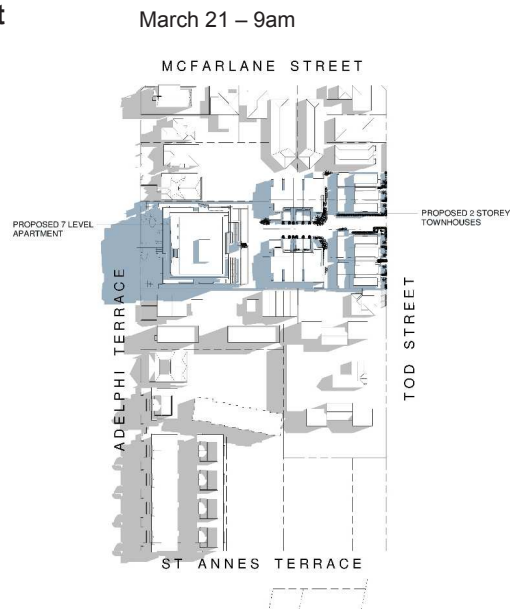
03 Design : Shadow Diagrams

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

Development Plan Guideline



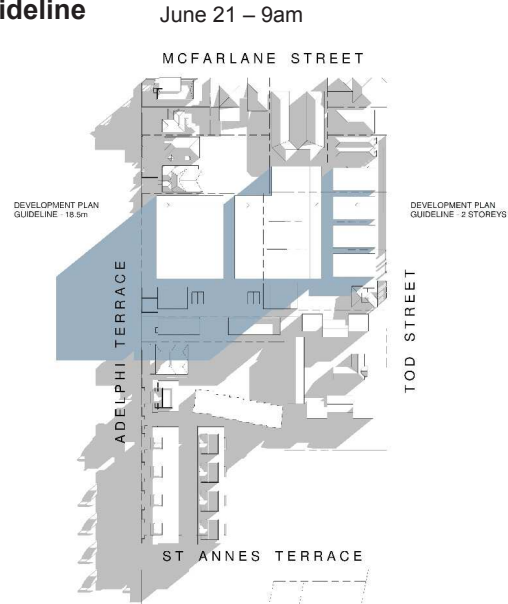
Proposed Development



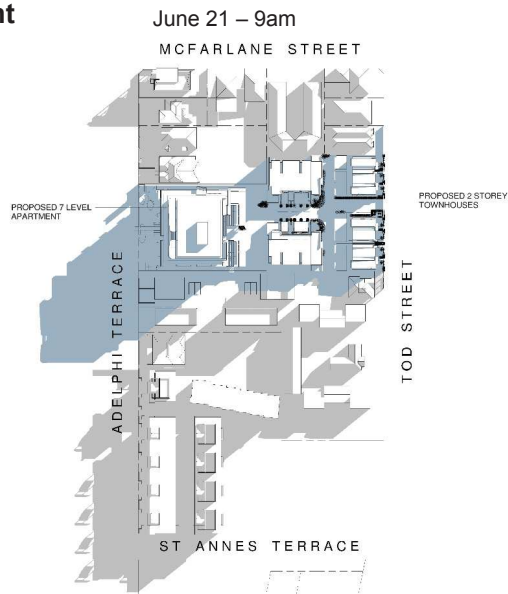
03 Design : Shadow Diagrams

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

Development Plan Guideline



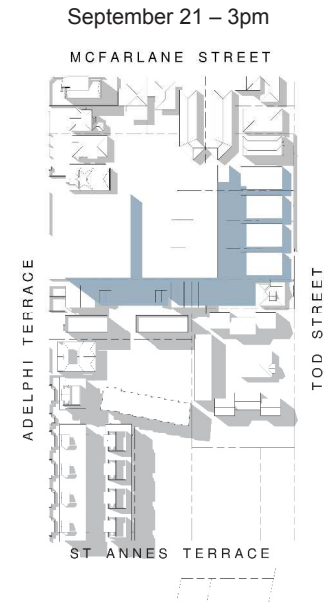
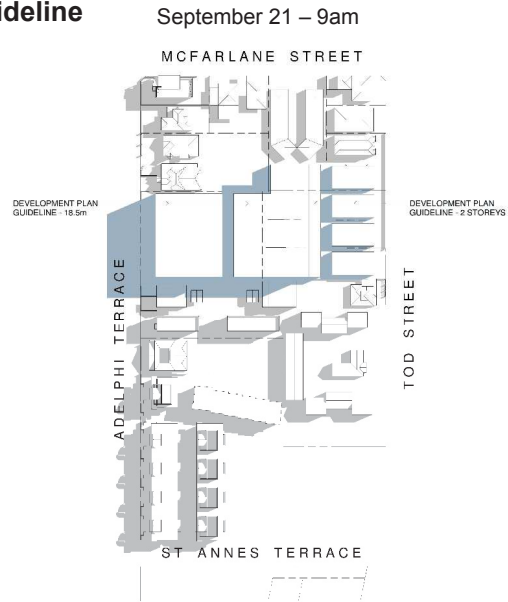
Proposed Development



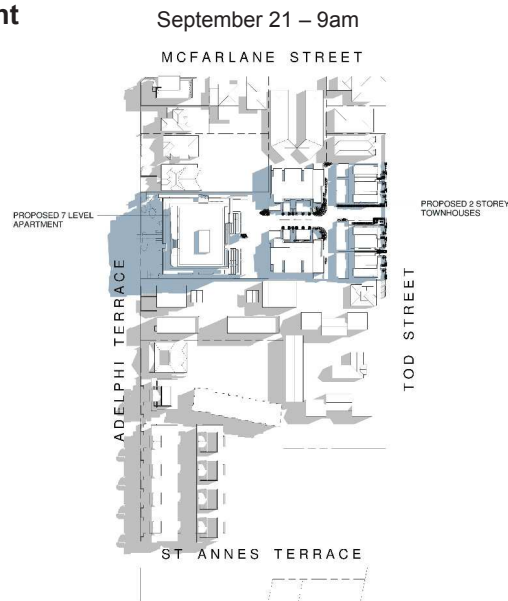
03 Design : Shadow Diagrams

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

Development Plan Guideline



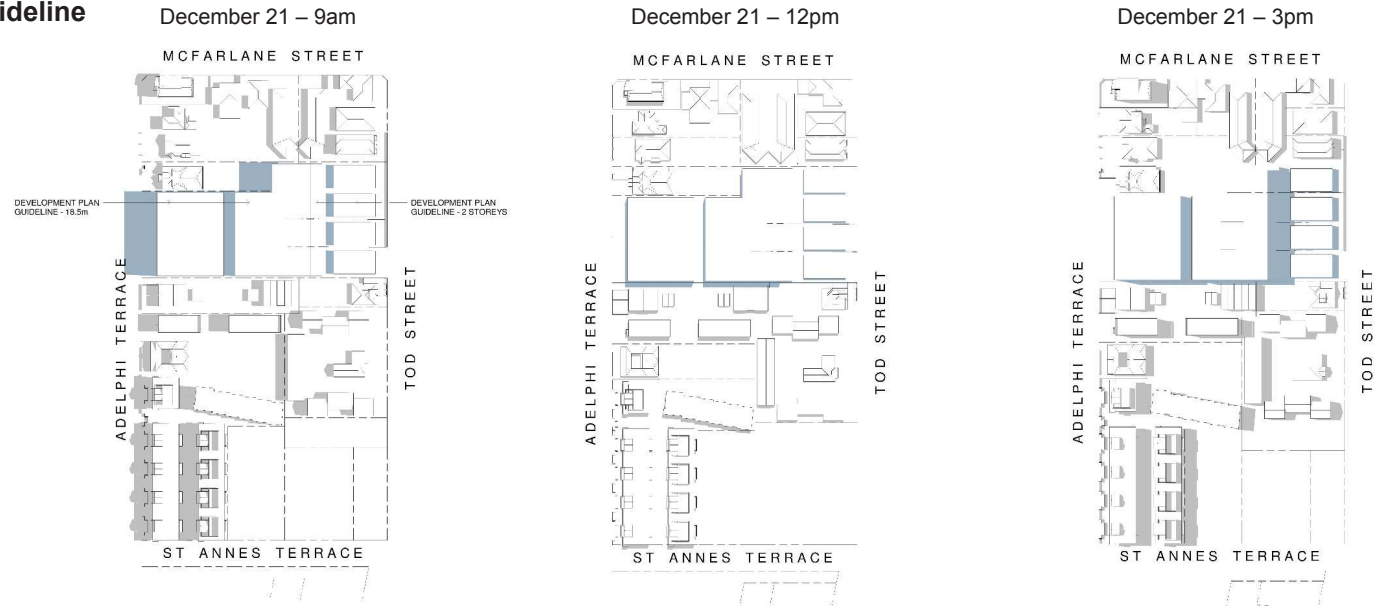
Proposed Development



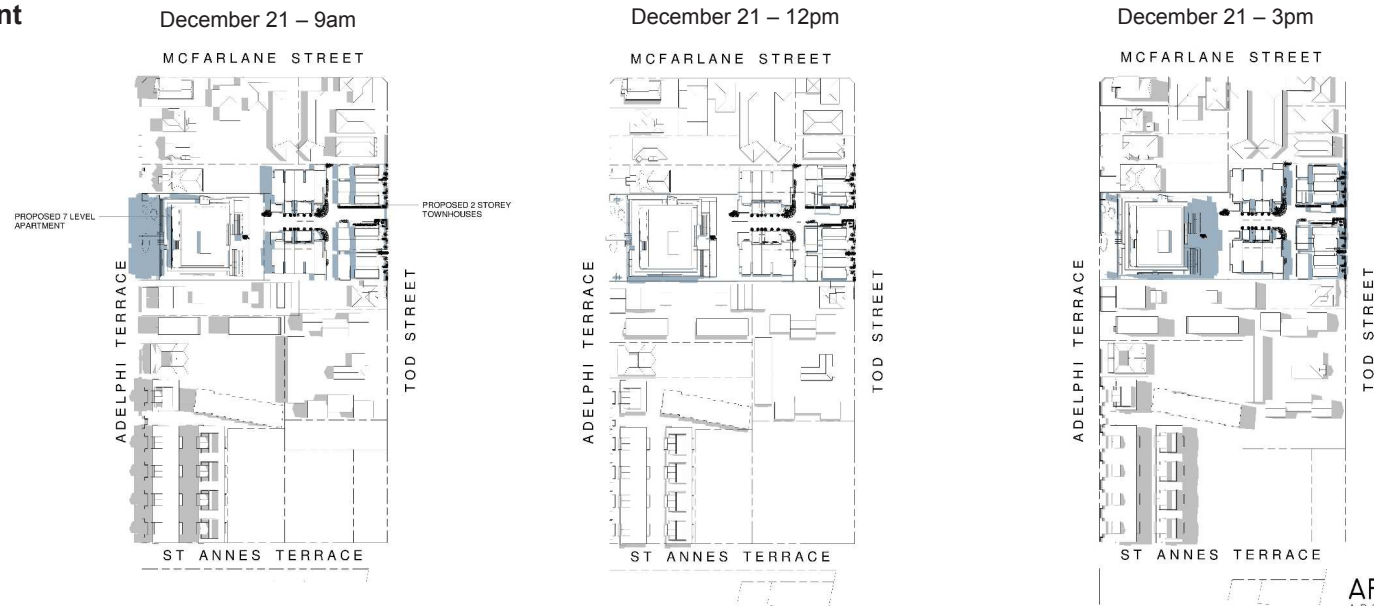
03 Design : Shadow Diagrams

19-20 Adelphi Terrace & 9 – 15 Tod Street,
Glenelg

Development Plan Guideline



Proposed Development



ADDRESSING THE LANDSCAPE

ADELPHI TERRACE

- 8M BUILDING SETBACK
- MAKE THE SPACE FEEL LIKE ITS AND EXTENSION OF THE PUBLIC REALM
- LANDSCAPE PATHWAY NETWORK TO RESPOND TO THE ARCHITECTURAL ARBOR
- PUBLIC SEATING WALLS INTEGRATED INTO THE DESIGN
- HOTEL PORTE COCHERE HIGH CLASS STYLE
- ACCESS TO THE ELECTRICAL BOX
- INTEGRATION OF ADLEPHI TERRACE VERGE PROTUBERANCE
- CONNECTION TO SIDE ALLEYS
- EASY FLOW FOR RESIDENCE

ADELPHI TERRACE PROTUBERANCE



ADELPHI TERRACE FRONTAGE



EXISTING DATE PALMS



TOD STREET CHARACTER



TOD STREET

- STREET FRONTAGE NEEDS GREENING
- EASE OF ACCESS FOR RUBBISH COLLECTION
- SAFE DRIVEWAY EGRESS AND VISIBILITY OF FOOTPATH / ROAD
- ADDITION OF TREES TO PRIVATE FRONT YARDS
- PEDESTRIAN FRIENDLY ENTRY FROM TOD STREET

KEY

- ✳ DRIVEWAY FOCAL POINT
- ↔ ADELPHI VEHICLE ACCESS
- ↔ ADELPHI PEDESTRIAN ACCESS

SIDE ALLEYS

- 1M WIDTH CORRIDOR INCLUDING PLANTING
- SEAMLESS FLOW THROUGH ACCESSABILITY
- SOFTEN THE HARSHNESS OF FENCE AND WALL
- IMPORTANT LINK THROUGH THE SITE

COURTYARDS

- FUNCTIONAL OUTDOOR ROOM
- 400MM LEVEL CHANGE OPPORTUNITIES
- DECKING SOLUTIONS
- FOCAL GREEN SPACE

INTERNAL DRIVEWAYS

- AVOIDING THE TUNNEL EFFECT / SOFTENING THE EDGES
- GREENING THE VISTA / GIVE IDENTITY
- DIVERSITY OF LANDSCAPE TEXTURES
- DIRECTIONAL PEDESTRIAN FRIENDLY SHARED PAVEMENT TREATMENTS
- SIGNATURE TREE AT END OF VISTA (DATE PALMS)

Adelphi

Adelphi is derived from Greek word meaning "siblings"

'coming from the same DNA'

'siblings'

*family
together
connected
intertwined*

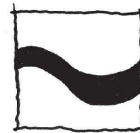
*'like two vines growing together'
'coming from the same seed'
'intertwined for life'
'sharing a life together'*



GRAPHIC INSPIRATION



GRAPHIC INTERPRETATION



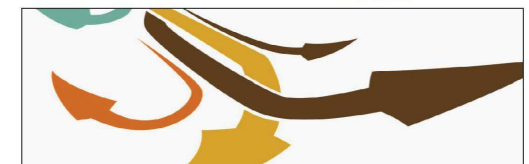
FLOWING
MOVEMENT
ACTIVE



INTERTWINED
PASSIVE SPACE
HIGHLIGHT



CURVACIOUS
END POINT
FOCAL POINT



GRAPHIC BREAKDOWN