

# SCAPE

182-184, 186-188, 190 ANZAC PARADE AND  
157 TODMAN AVENUE, KENSINGTON, 2033

DRP RESPONSE PODIUM DESIGN REVISION 02

21 / 09 / 2022



DRP RESPONSE PODIUM EXPRESSION

The proposed Scape Kensington development creates a landmark tower which will anchor the intersection at Anzac Parade and Todman Avenue. The project is based on a range of strong design principles which include a response towards the urban scale and transition as well as materiality and local character. The built form provides a transition from the adjacent existing building scale towards the tower. The brick podium which holds the vertically expressed tower form creates a natural transition form to blend this new development into the existing character of Kensington. The response to the scale, materiality and local character has been the basis for creating a dynamic and engaging ground plane which activates the plaza towards the corner of the site as well as the laneways which are proposed along the east and the south of the building.

Following the S.34 process we have been able to further review and refine the composition of the podium design, in particular the eastern and southern elevation. Through this process we have been able to create further consistency in the architectural expression in the form of the arched brick work and detailing and have worked through the compositional balance of parts of the elevation. Although the building is seen primarily from the intersection of Anzac Parade and Todman Avenue, the building will equally be seen from within the laneway network and from Darling Lane. The proposed outcome is a balanced design which looks dynamic, interesting and inviting from all angles of approach.

Rido Pin  
Director Plus Architecture  
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COURSES IN THE ARCH



STEEL SUPPORT

The generous arches which frame the retail and animate the laneways are in response to the contributory façade in the opposite corners of Todman and Anzac Parade. The arches and detailed expression of these facades have been interpreted into the brick base through a range of arches framing the retail areas with brick detailing to provide further interest and depth creating interest to the plaza and laneways connecting into Darling Lane. The warmth and texture of the brick and its detailing creates a softness and warmth which will help to connect back into the architectural character of Randwick.

## ELEVATION COMPARISON

# PODIUM FACADE - NORTH

S.34

The northern elevation consists of a range of arches framing the retail zones on ground, creating a 2 storey expression. The first level commercial area is contained within the brick base and extends into the 9-storey eastern brick tower from in which the arch is inverted to frame the patterning of student accommodation rooms. Following further design, opportunity for brick detailing within the brick patterning has been considered to add additional depth and articulation. Window proportions and arch proportions have also been reviewed.



# PODIUM FACADE - NORTH

S.4.56

Further design development of the podium has created the opportunity for further consistency in architectural expression. The arches have been amended in size to match those proposed on the eastern and western elevations, reinforcing rhythm in the patterning at the base. Design development also sees introduction of facade elements for servicing and buildability, such as louvres above the retail.



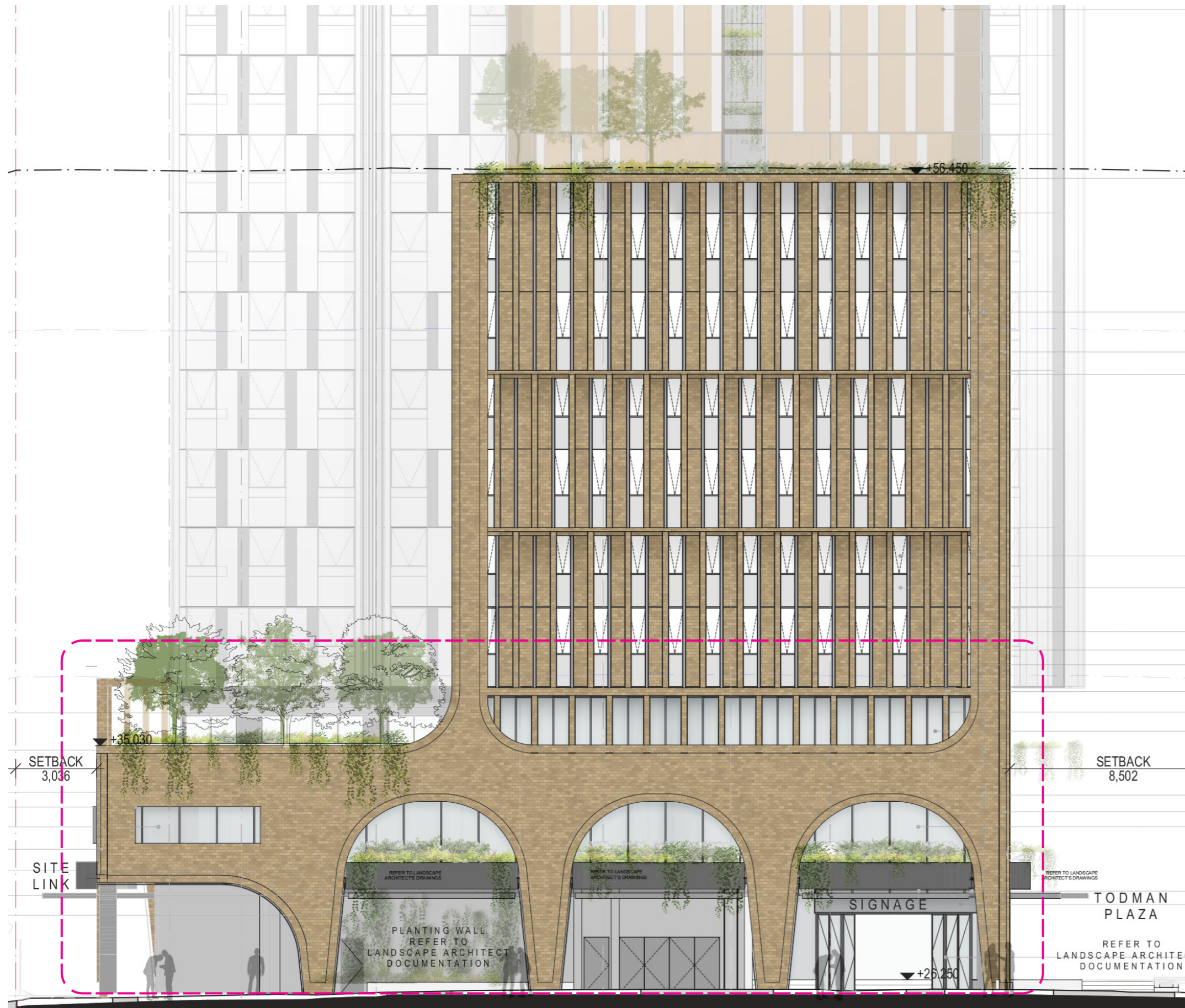
## KEY AMENDMENTS

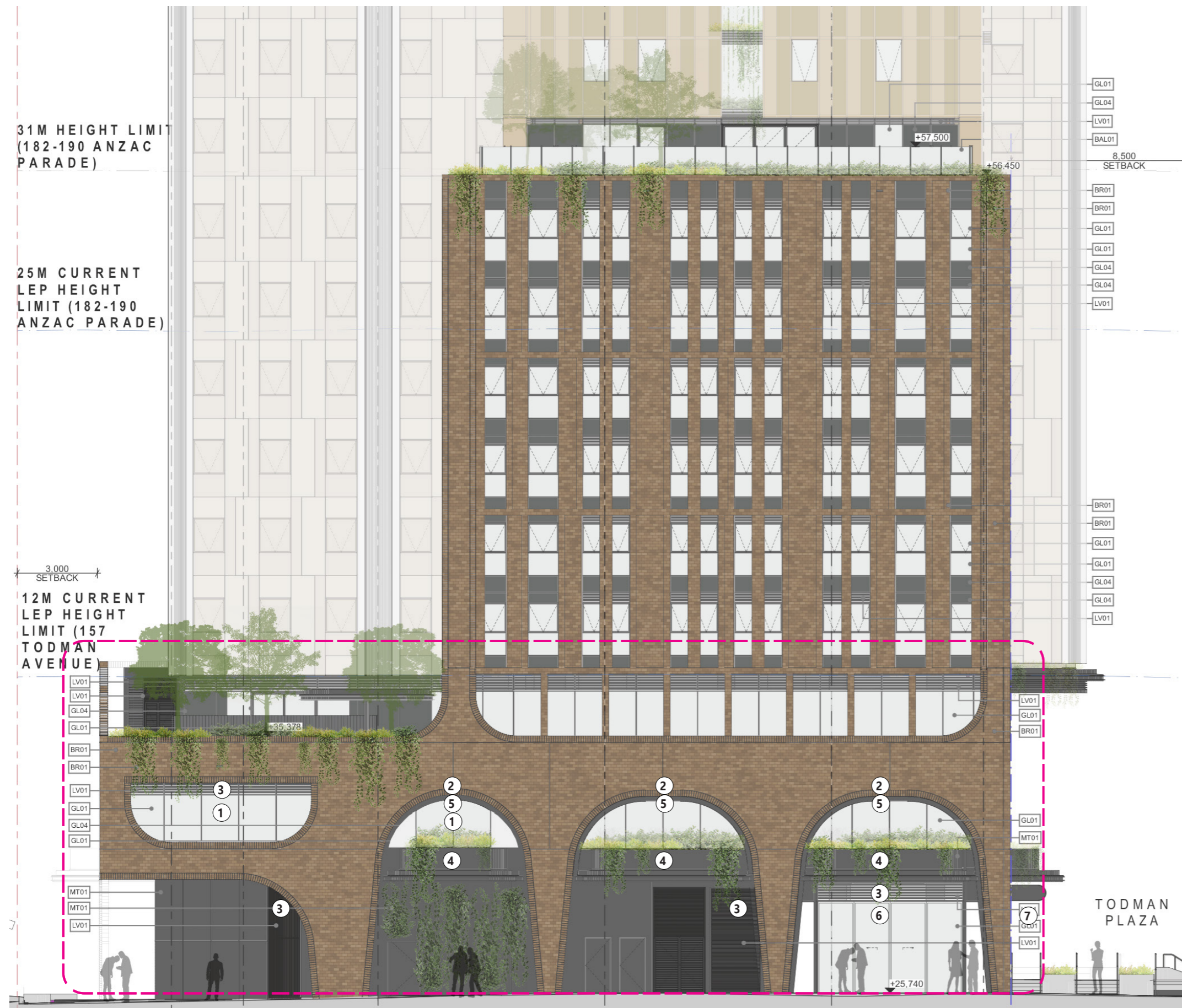
- 01** Brick and glazing patterning amended
- 02** Arch sizes rationalised
- 03** Solid louvre zone to facade
- 04** Planter box ontop of concrete slab, with awning directly below
- 05** Mullion spacing rationalised to centre of arches
- 06** Retail openings amended
- 07** Signage zones added

## PODIUM FACADE - EAST

S.34

The eastern elevation consists of a range of arches framing the retail and services zones creating a 2 storey expression. The first level commercial area is contained within the brick base and extends into the 9-storey eastern brick tower from in which the arches is inverted to frame the patterning of student accommodation rooms. Following further design review the first storey rectangular window zone has been proposed to be redesigned to align in it with the overall architectural language of the podium façade and use brick detailing to create a more cohesive solution for this façade elevation.





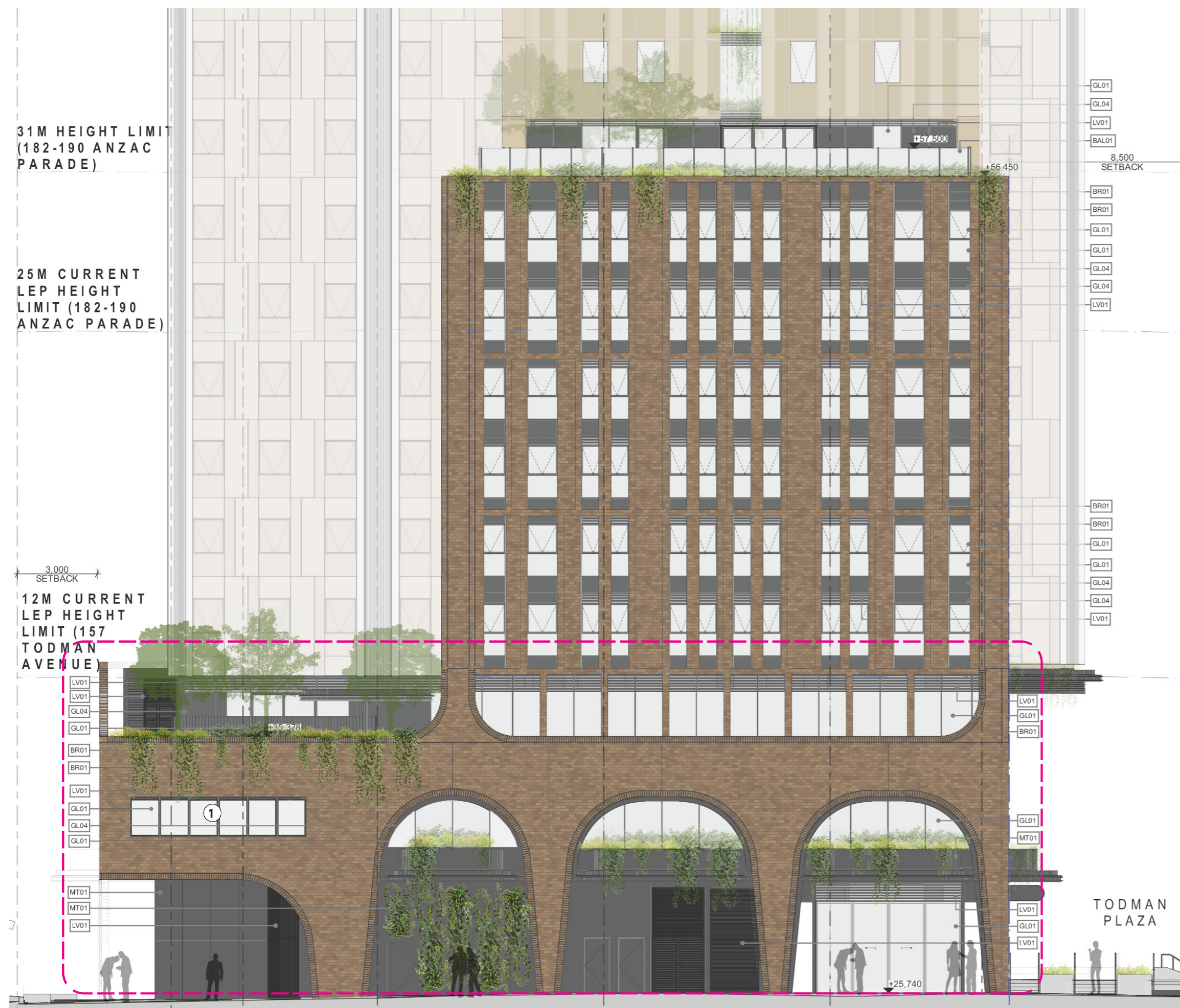
## PODIUM FACADE - EAST

### S.4.56 (OPTION 1)

Further design development of the brickwork and rationalization of the overall brick base façade created the opportunity for further consistency in the architectural expression of the podium façade. The windows to the commercial level at the southern end were redesigned and framed in a inverted arch expression similar to the expression used in both the northern and western facades. The introduction of the arched fenestration to the eastern facade provides increased glazing to the commercial space, increasing overall amenity while maintaining the verticality expression of the building as suggested by the Design Review Panel.

#### KEY AMENDMENTS

- 01** Openings to commercial amended
- 02** Arch sizes rationalised
- 03** Solid louvre zone to facade
- 04** Planter box ontop of concrete slab, with awning directly below
- 05** Mullion spacing rationalised to centre of arches
- 06** Retail openings amended
- 07** Signage zones added



## PODIUM FACADE - EAST

### S.4.56 (OPTION 2)

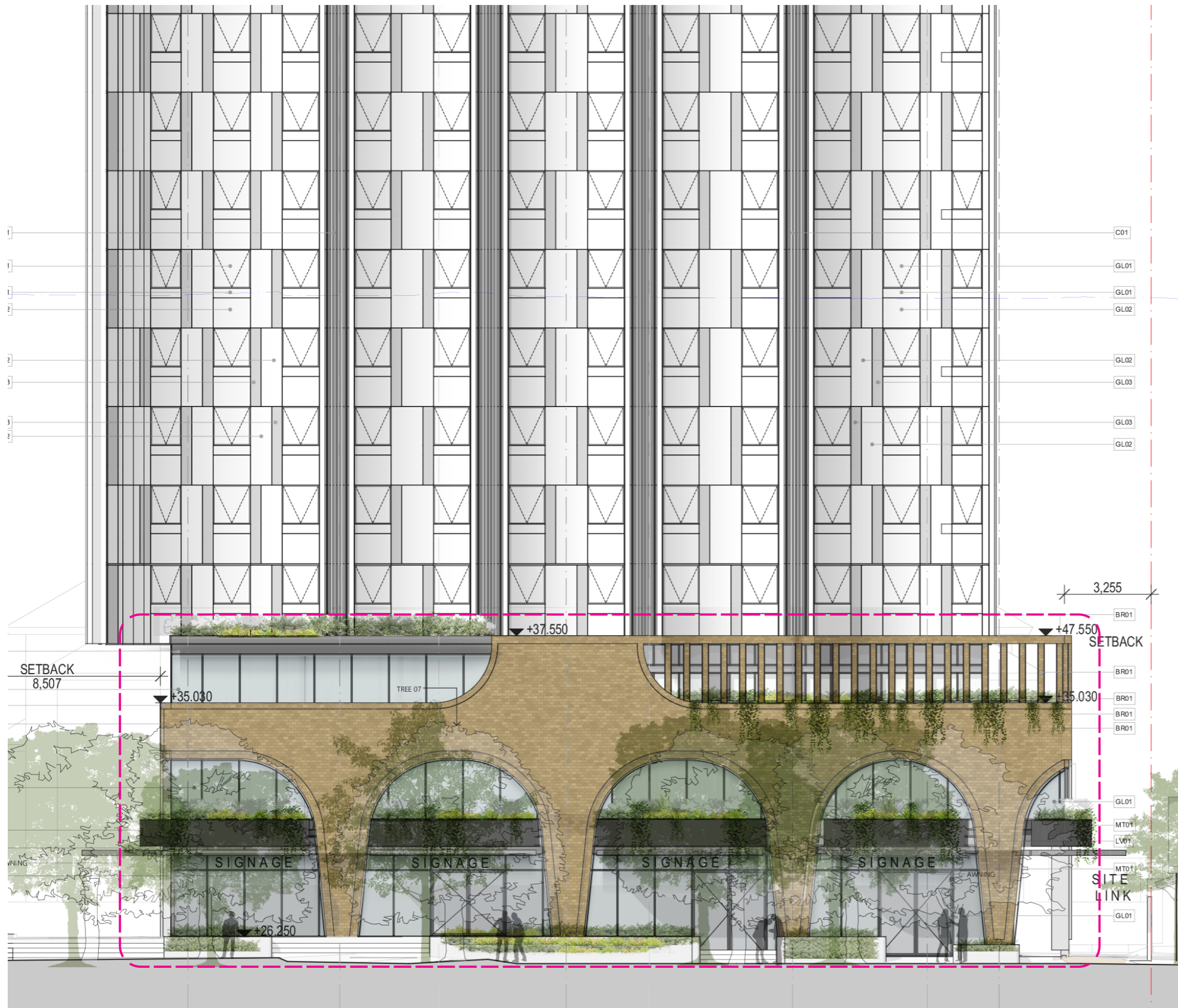
This option generally maintains the facade amendments as illustrated in Option 1. The opening towards the south of the building has been amended as per the comments made by the Design Review Panel. The opening geometry have been revised to a rectangular opening.

KEY AMENDMENTS  
01 Opening amended

## PODIUM FACADE - WEST

S.34

The western elevation consists of a range of arches framing the retail creating a 2 storey expression. The first level commercial area is contained within the brick base. The second level sees indoor student communal space situated to the north. It is expressed in glass, and framed by brick on the southern end. The southern end of the second level sees a brick pillar expression, framing the private student balconies. This brick pillar expression is bookended by an upturned arch to its northern side.





## PODIUM FACADE - WEST

S.4.56

The amended podium design sees rationalisation to the podium arches for buildability. Glazing setout has also been rationalised. This option also amends general retail glazing patterning on ground, and introduces service louvre zones to the retail and to the student indoor communal space. The position of the centre upturn arch has been generally maintained to provide visual amenity to the balcony studios.

### KEY AMENDMENTS

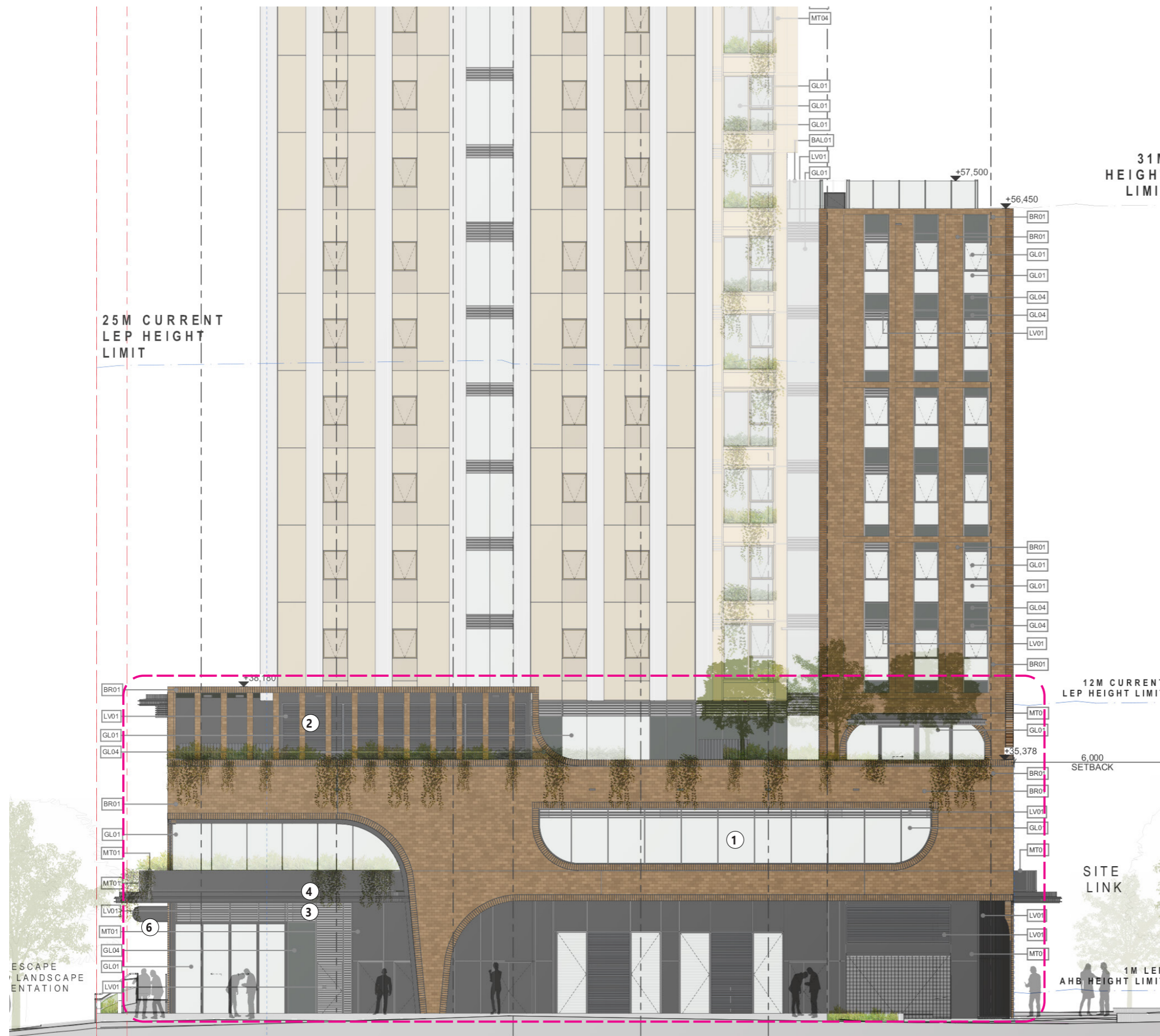
- 01** Arch sizes rationalised
- 02** Solid louvre zone to facade
- 03** Planter box ontop of concrete slab, with awning directly below
- 04** Mullion spacing rationalised to centre of arches
- 05** Retail openings amended
- 06** Signage zones added
- 07** Glass balustrade added
- 08** Inverted arch slightly amended

# PODIUM FACADE - SOUTH

S.34

The southern elevation consists of a range of arches framing the retail, services zones and carpark entry creating a 2 storey expression which is eroded significantly as a result of the carpark and substation configuration. Following further design review the first storey rectangular window zone has been proposed to be redesigned to align in it with the overall architectural language of the podium façade and use brick detailing to create a more cohesive solution for this façade elevation.





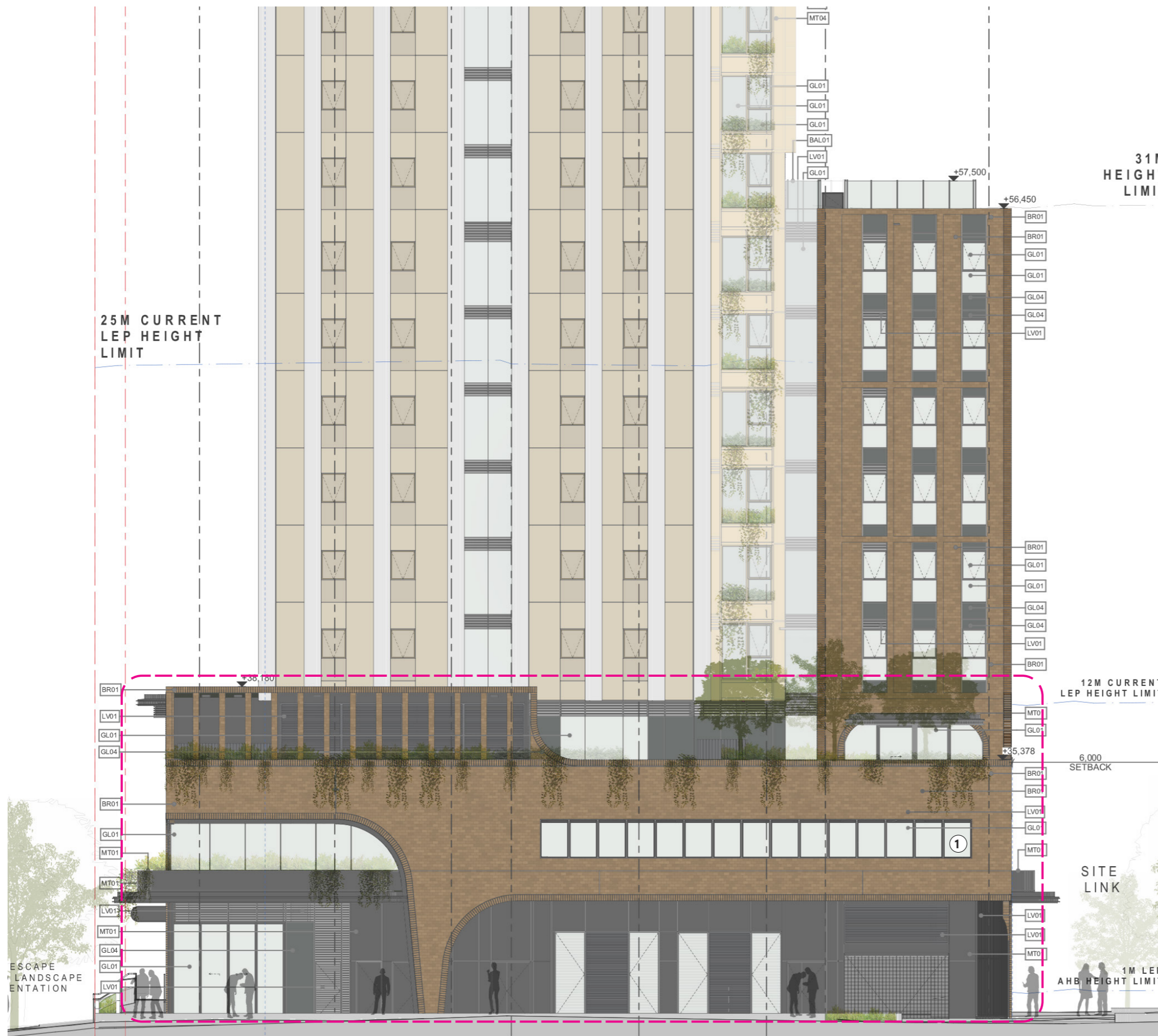
## PODIUM FACADE - SOUTH

### S.4.56 (OPTION 1)

Further design development of the brickwork and rationalization of the brick base façade provided the opportunity to create further consistency in the architectural expression of the podium façade. The windows to the commercial level at the southern end are redesigned and framed in an inverted arch expression similar to the expression used in both the northern and western facades. The introduction of the arched fenestration to the eastern facade provides increased glazing to the commercial space, increasing overall amenity. The southwest corner parapet extent has been increased to create a better compositional relationship to the overall built form and assists in screening the retail condensers which have been placed at this end of the podium. The extended 3 storey corner will be visible from the southwest and will require enough depth and to support to tower form before stepping down to the 2-storey scale. The proposed building and podium scale will be equally visible from the south east where both the southern and eastern façade play an important role in framing the tower and created laneway structure.

#### KEY AMENDMENTS

- 01** Opening to commercial amended
- 02** Pillar expression amended
- 03** Solid louvre zone to retail facade
- 04** Planter box ontop of concrete slab, with awning directly below
- 05** Brick podium facade amended
- 06** Signage zone added



## PODIUM FACADE - SOUTH

### S.4.56 (OPTION 2)

This option generally maintains the facade amendments as illustrated in Option 1. Opening towards the South East of the building has been amended as per the comments made by the Design Review Panel. The opening geometry in the commercial space have been revised to a rectangular opening.

KEY AMENDMENTS  
01 Opening to commercial amended

VIEW COMPARISON



FACADE - NE VIEW  
S.34



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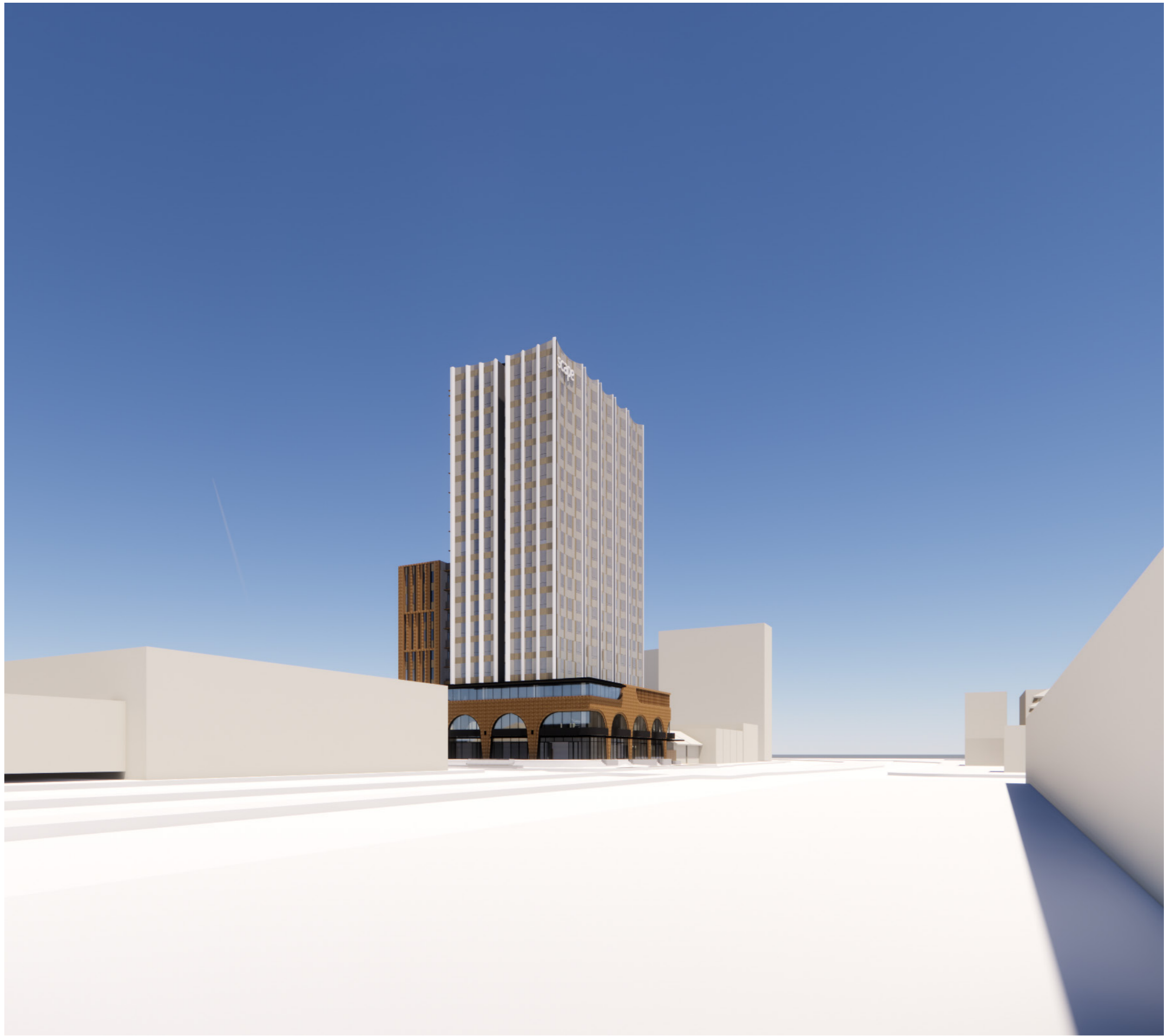


PODIUM FACADE - NE VIEW  
S.4.56



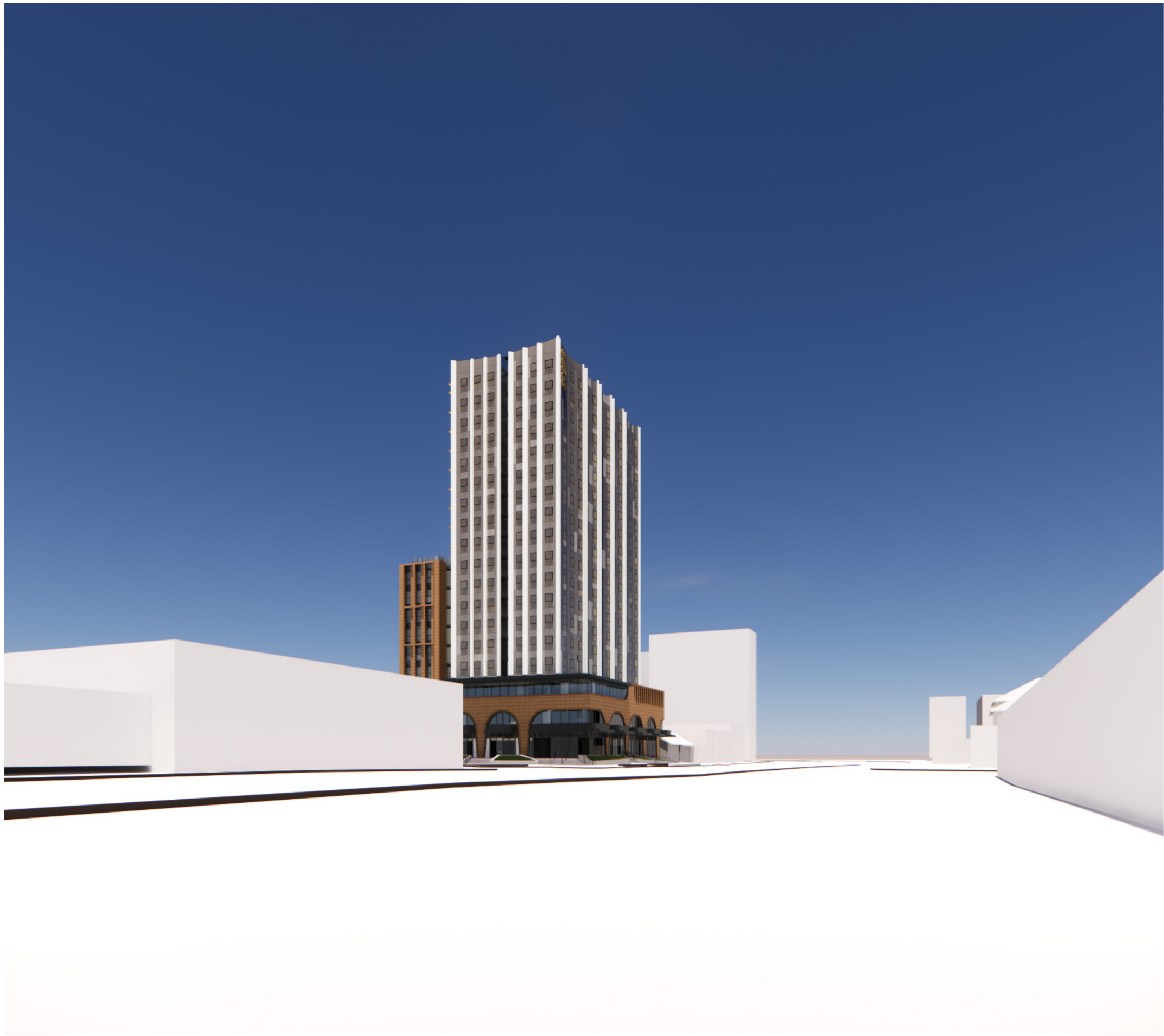
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FACADE - N VIEW  
S.34





PODIUM FACADE - N VIEW  
S.4.56



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FACADE - NW VIEW  
S.34



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PODIUM FACADE - NW VIEW  
S.4.56



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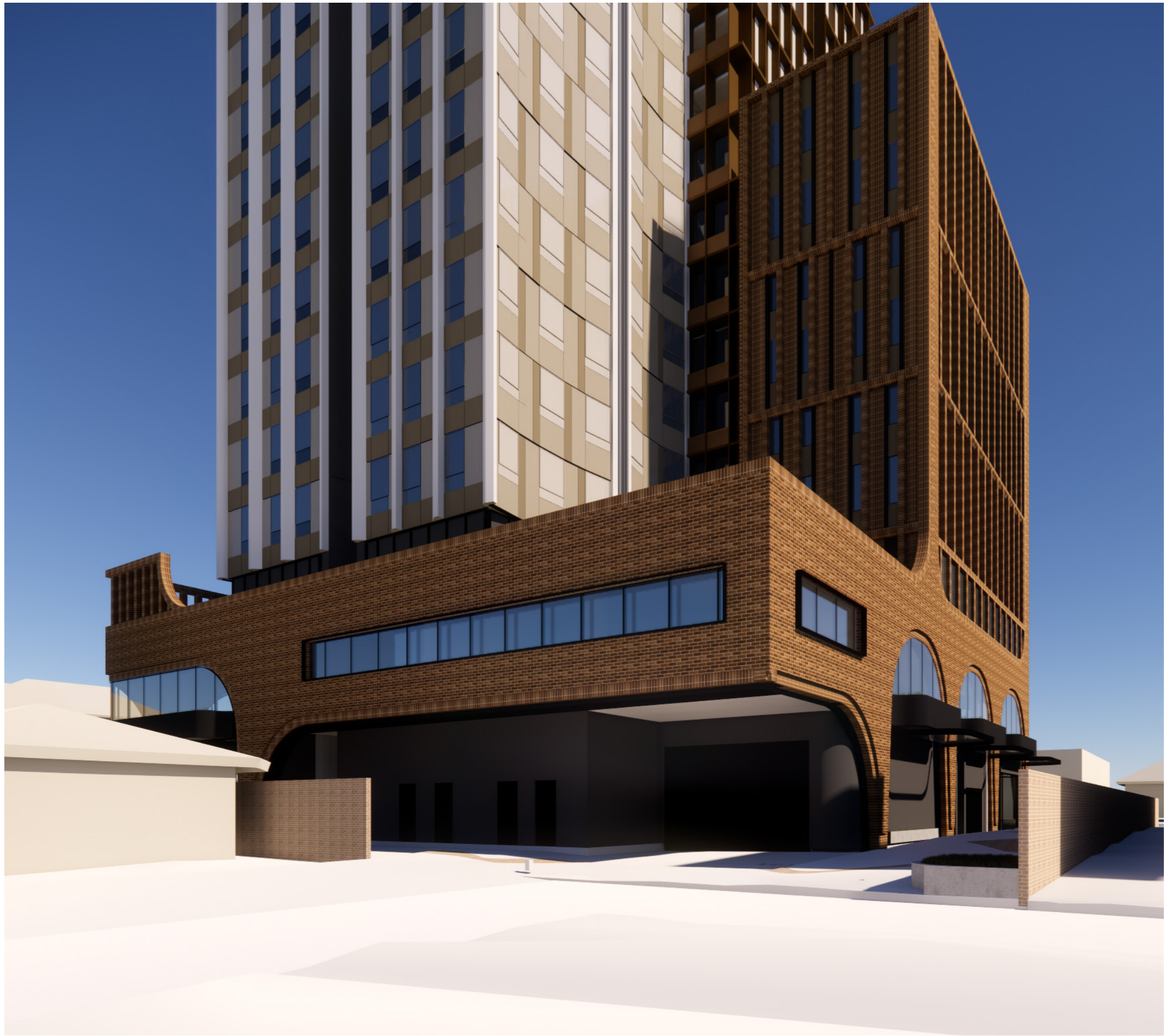
FACADE - SW VIEW  
S.34





PODIUM FACADE - SW VIEW  
S.4.56





FACADE - SE VIEW  
S.34



FACADE - SE VIEW  
S.4.56 OPTION 01



FACADE - SE VIEW  
S.4.56 OPTION 02



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