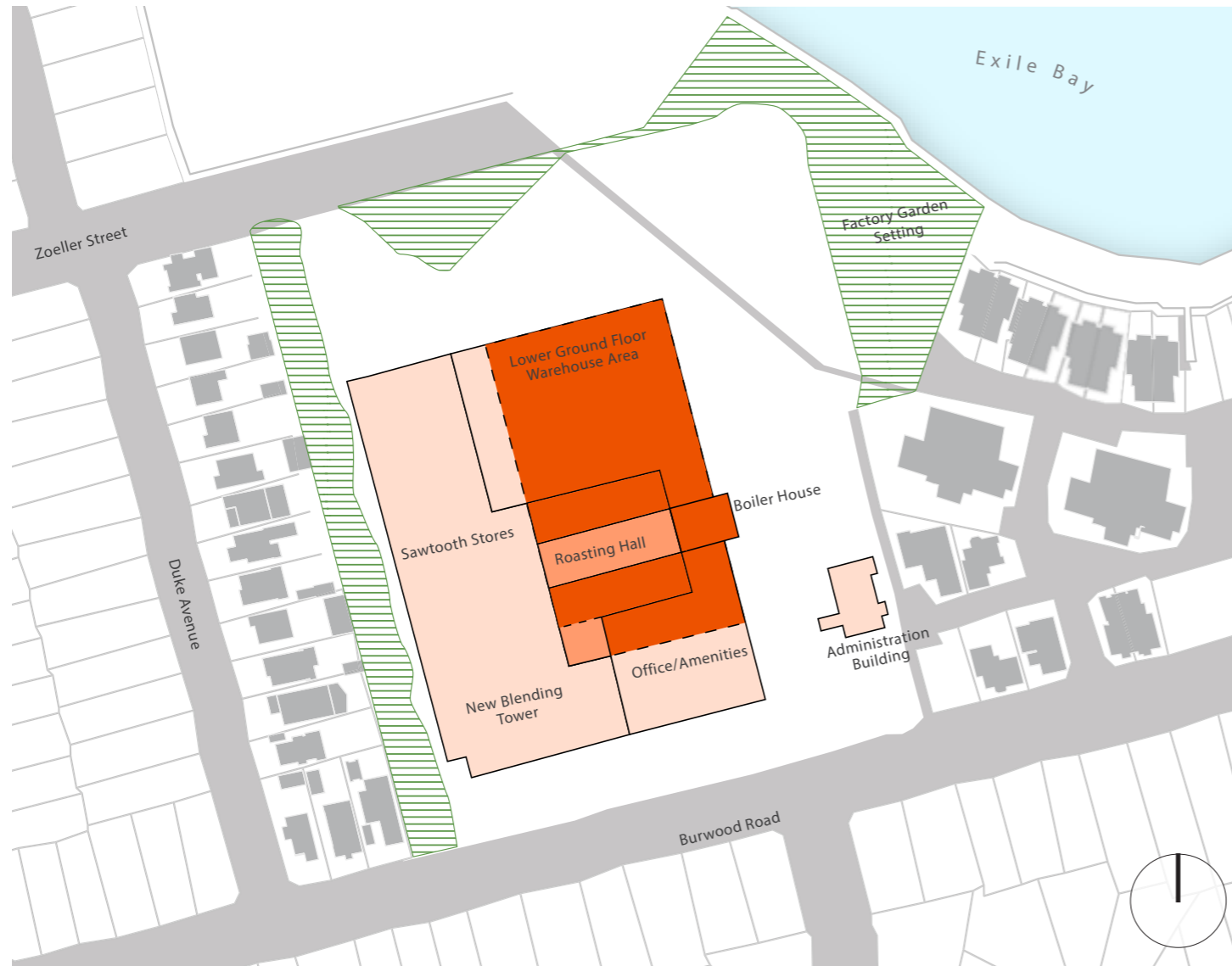




# FRESHFOODS

## ADAPTIVE RE-USE PRINCIPLES





- Key
- Category 1: Not Adaptable - Existing structure not fit for proposed new uses
  - Category 2: Not Easily Adaptable - Buildings may require structural change or substantial alterations to be fit for new purpose
  - Category 3: Adaptable - Buildings that can be adapted to other uses with minimal change

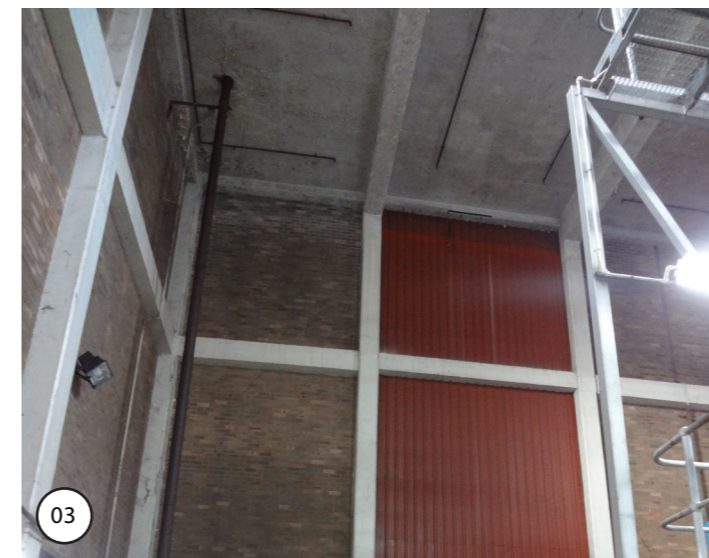
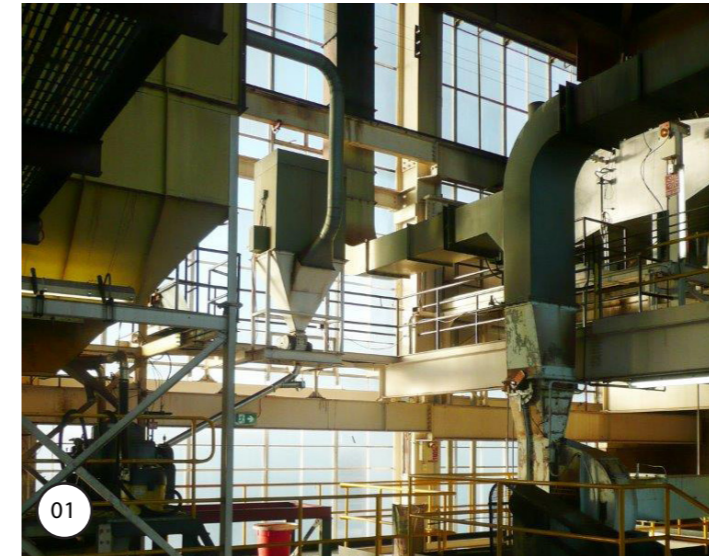
**ADAPTIVE RE-USE & HERITAGE**

A high level visual assessment of the general construction and condition of the principal internal and external elements and review of existing building documentation was undertaken to assess the functional condition of building elements and identify those areas which would be suitable for adaptive re-use. Future uses proposed include multi residential flat buildings, recreation facilities for residents, cultural facilities, retail premises and community facilities. A future Detailed Fabric Analysis is required to confirm initial assessment to ensure no significant fabric of potential heritage value will be lost.

The existing factory is in a landscaped setting which has been identified in the Statement of Heritage Impact, by heritage consultants Heritage 21, as being of cultural significance as a representative example of the "Garden Factory Movement".

The large central factory is generally well maintained and in good condition and consists of the following building elements;

- Lower Ground Floor Warehouse Area: Large spaces with deep beam concrete structures designed to support high loads. Spans are in excess of 6m.
- Ground Floor Warehouse Area (North): High bay steel portal structure with metal deck roofing.
- Sawtooth Warehouse/Distribution Area and Tea Store: Steel truss structure with sawtooth clerestory lighting.



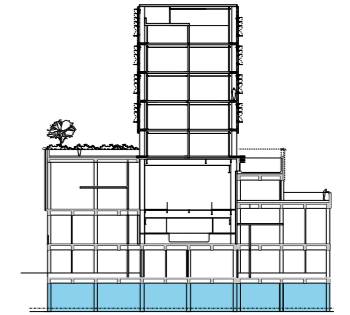
- 01. Roasting Hall Interior
- 02. Roasting Hall (background) vBoiler Room (foreground)
- 03. Boiler Room Interior
- 04. Lower Ground Floor Warehouse Area

- Roasting Hall: This element is a brick and concrete structure divided into seven storeys. The lower ground floor and ground floor are deep beam concrete structures used for packing and distribution. The upper floors contain vertical circulation elements in the brick cores which are connected one large vertical space with open steel mesh platforms above the fourth storey. The space is naturally illuminated by a glazed curtain wall.
- Roasting Hall Annex Spaces: Large volume spaces for coffee grinding, coffee packing and associated plant on the first and second floors connecting to the Roasting Hall. Brick facades with large vertical curtain wall glazed areas are provided to external walls.
- Boiler House: Three storey high volume at Ground Floor level with concrete framed brick infill structure over lower ground floor compressor area and disused Coal Dock. Lower Ground floor ceiling heights to the underside deep concrete beams are in the order of 5m high.
- New Blending Tower: A recent addition concrete structure with large vertical volumes and brick and glass detailing to match existing original tower fabric.
- Burwood Road Office wing: Three level concrete framed structure with continuous glazed curtain wall to offices and staff amenities facing Burwood Road. Coffee storage within a deep beam structure occupies the lower ground floor.





+ Lower ground floor -  
NEIGHBOURHOOD RETAIL



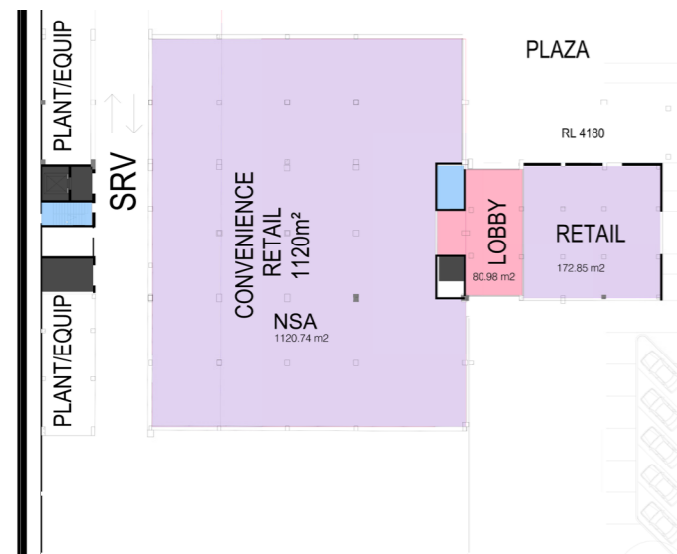
The entry to the Coffee Roasting Hall building is signified by a beautifully proportioned former Boiler House, which is a 3 level volume above the lower ground floor Compressor Room and Coal Dock. The lower ground floor of the Coffee Roasting Hall connects to this space which is high bay space with a massive concrete ceiling structure. This space is envisaged as a restaurant or food and beverage space with a visual connection to the residential lobby serving the Coffee Roasting

hall apartments and resident club. This space could be themed as a museum space telling the storey of the site and housing industrial artefacts. The coffee grounds storage tanks are to be retained and mark the proposed location of a new plaza which will provide access to a neighbourhood minimarket. The fit out and character of the small supermarket would be similar to that in the Harold Park Tramsheds shown in the reference image.

Existing

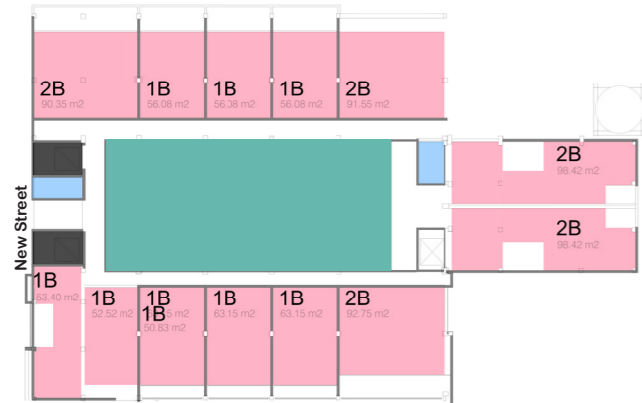
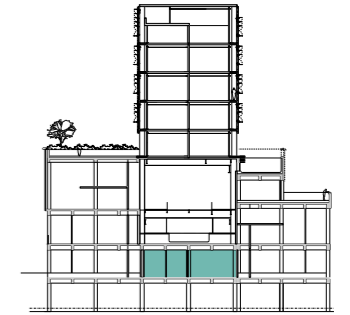


Precedents





+ Upper ground floor -  
COMMUNITY WORKSHOPS



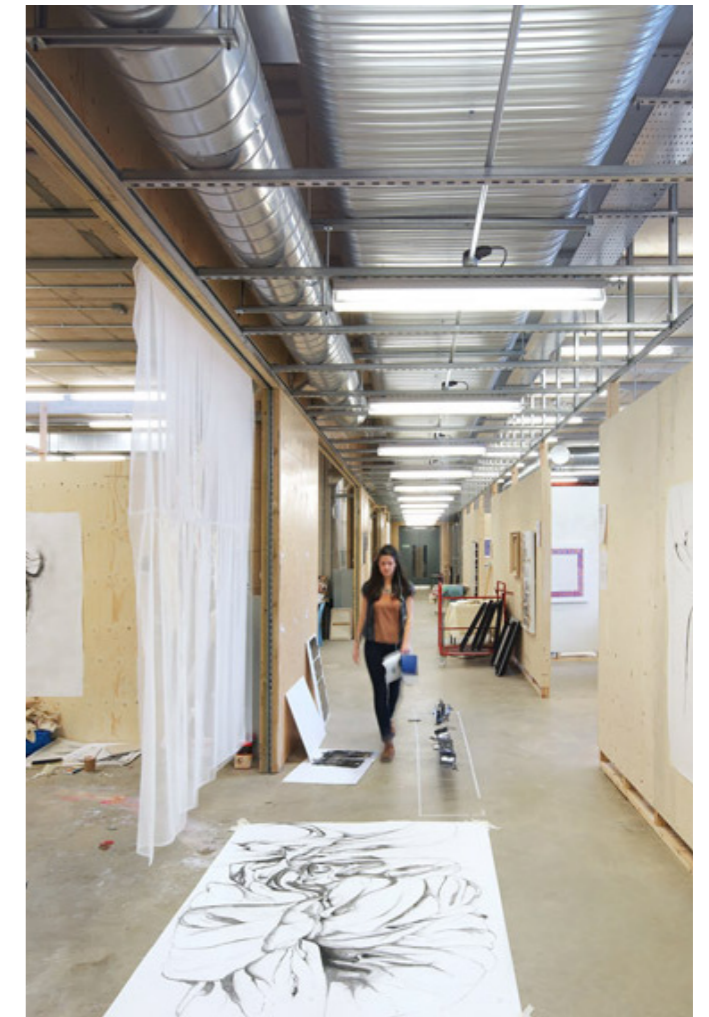
The upper ground level of the Coffee Roasting is at the level of the New Street that connects Zoeller Street with Burwood Road. A second entry to the Roasting Hall will be provided at this level from New Street.

In the centre of the Roasting Hall building are existing industrial spaces without access to natural light. These spaces have a massive concrete structure suited to its purpose as part of the warehouse coffee packing area. As spaces capable of being acoustically attenuated from adjacent uses they are suited to uses such as a community workshops like Men's Sheds, creative studios or music studios for residents and the general community. Access to loft apartments on the same level are able to be discrete and legible from the publically accessible areas.

Existing

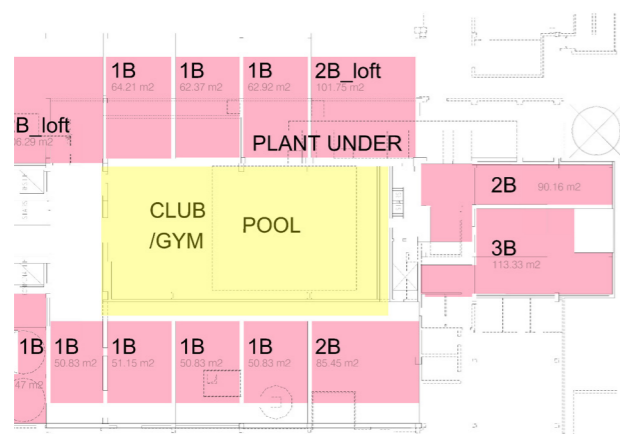
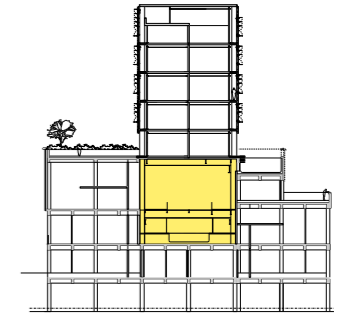


Precedents



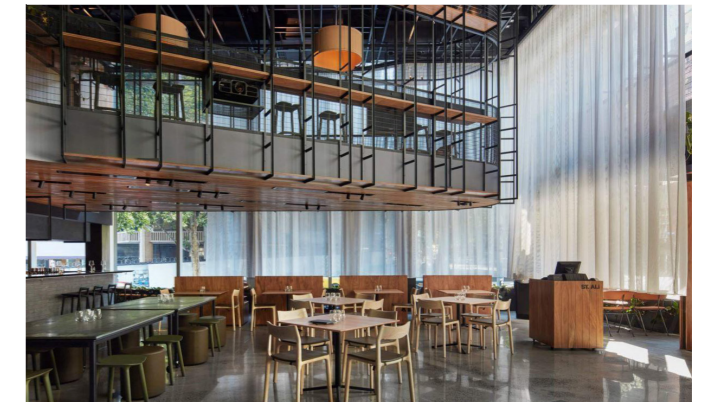


+ Level 1 -  
RESIDENT COMMUNITY FACILITIES



On Levels 1 and 2 in the central volume of the Roasting Hall is double height volume which was used for Extraction processes . The space is intersected by a structural steel superstructure which is able to be retained and adapted for use a residents club with meeting rooms, reading room, well-being facilities and lounge, gymnasium and an indoor swimming pool. Precedent images shown here illustrate the potential of the adaptive re-use of similar industrial spaces, such as the La Fabrica home of Ricardo Bofill and the Melbourne concept store for Ausnviro, to create memorable spaces adapted to new uses.

Precedents

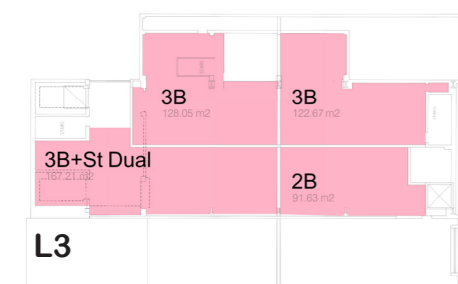
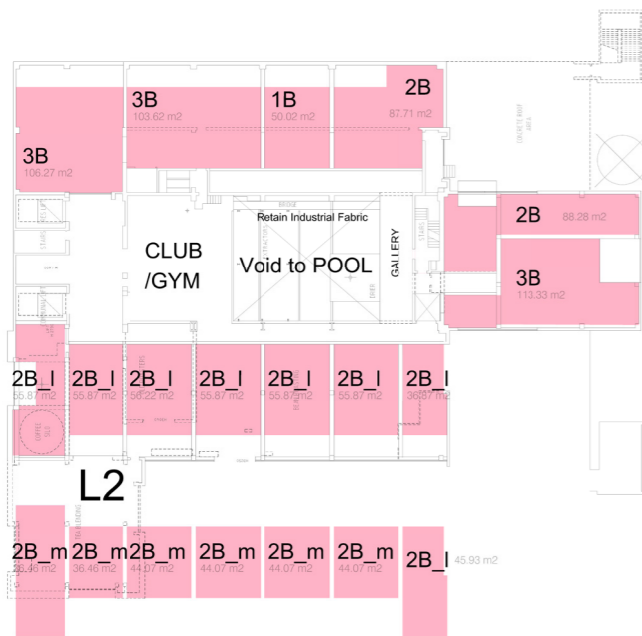
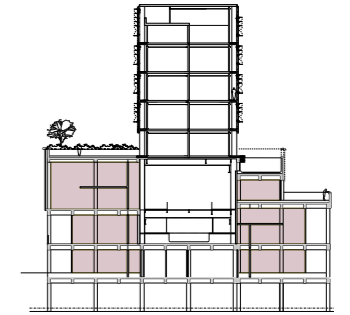


Existing





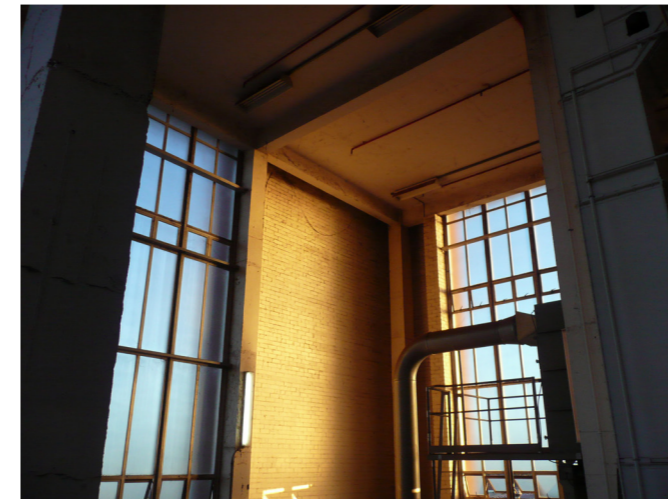
+ Upper ground to Level 2 -  
LOFT APARTMENTS



The robust brick forms on levels Upper ground Floor , Levels 1 and 2, flanking the translucent Coffee Roasting Hall were designed to house laboratories, coffee roasting spaces, tote bin storage rooms, and tea blending areas. Where these spaces adjoin the sawtooth factory on Upper ground and Level 1 are generally not provided with brick skins and the existing raw concrete frame is exposed. When demolition is completed these concrete frames will be retained and expressed so the memory and understanding of what was internal space and external wall will be retained. On Level 2 the roasting spaces are double height and are day lit by two storey high glazed walls. In the spaces the glazed walls will be reinterpreted with a new glazed envelope and new steel framed mezzanine floors will be inserted to create 'loft' apartments.

The interior finishes and materiality will be retained where possible. A similar approach has been followed in AJ+C Burcham project in Rosebery where the office and warehouse spaces of the original Wrigley's factory create new distinctive living spaces adding to the diversity of housing available in the development.

Existing

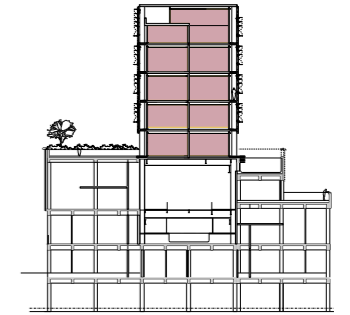


Precedents



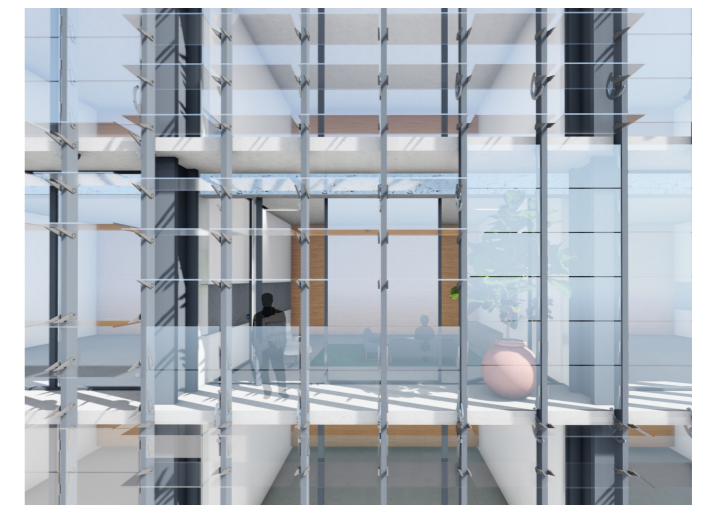


+ Level 3 to 7: Roasting hall  
APARTMENTS



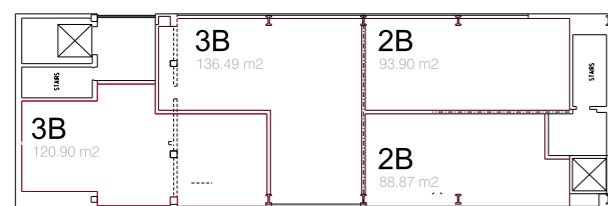
The Canada Bay LSPS Action 6.3 requires the Central Roasting Hall, chimney and "B" sign is heritage listed. The Central Roasting Hall is the main structure on the site and is a recognisable landmark in the local area due to its high visibility from a number of vantage points. The Roasting hall's eastern façade is distinctive due to the 'B' sign which will be retained.

The existing facades to the north and south elevations consist of large glazed areas, with vertically articulated substructure at approximately 1200mm centres with a fine vertical glazing bar at 600mm centres. These glazed curtain walls deliver abundant natural light to the plant area which contains a number of production processes accessed by a series of open mesh platforms.



The alignment between the glazing and brick face will be maintained.

The proposed facade maintains the rhythm of the mullion spacing. High levels of operability are introduced as a function of human inhabitation behind the facade.

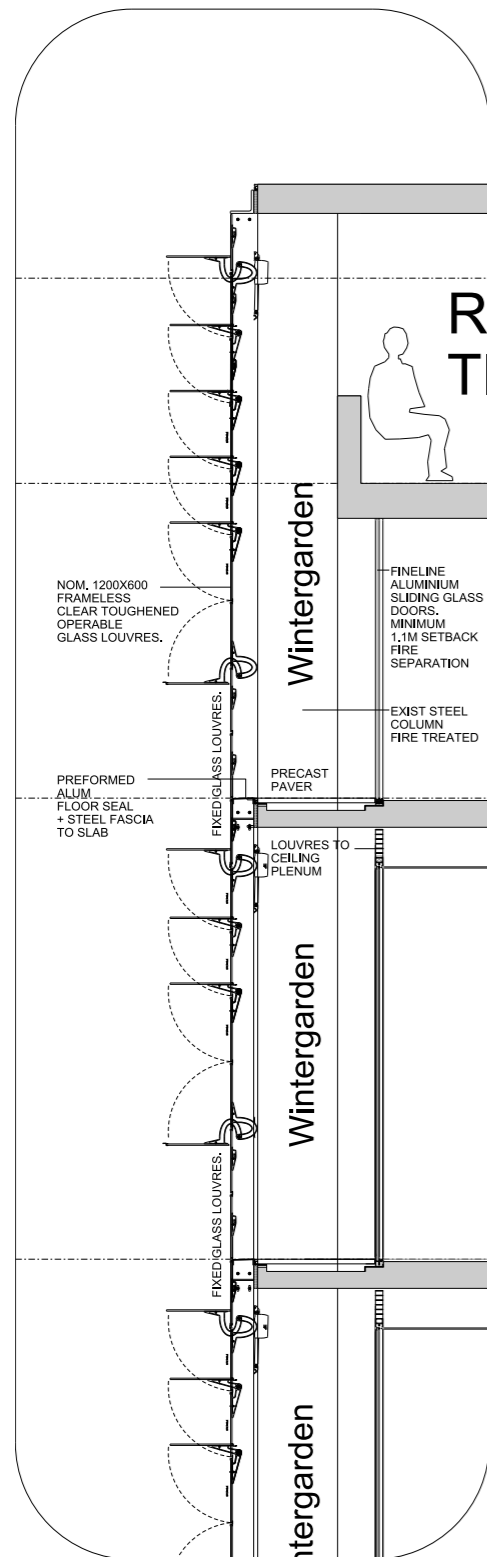


L4-L7





## + Detail Section - nts



The proposed facade concept is in keeping with the pattern of the mullions and scale of the glazing as a whole. A wintergarden of a minimum depth of 1100mm for fire separation mediates between by two, highly operable glazed facade systems. The exterior skin utilises louvres over the entire aperture of each apartment, offering uninterrupted views and ventilation when in the open position. The internal skin consists of sliding doors that fold away to one side, in effect creating an outdoor living space anytime the users desire.

Both skins work in tandem to offer thermal and solar control without resulting in the use of fixed and projecting sun shades, which would be an adverse heritage outcome. The two skins can mediate heat loss in the winter and heat gain in the summer to suit the users. This in turn creates a dynamic translucent patchwork across the facade throughout any time of day or season.

A wind deflection zone is created at the base of the facade via 45 degree rotated louvres whose supporting mullions cantilever past the supporting slab edge. The sliding doors to the terrace apartments are set back to create a wind break zone and to enhance the lightness of the external facade.

The mezzanine roof decks at the top are sheltered by the louvred facade from southerly winds but open up to appreciate uninterrupted city and district views, creating a year long activated roof entertainment experience.

