

# THE VERTICAL STREET

## VARIED, MEANINGFUL AND AUTHENTIC RESIDENTIAL SETTINGS

The micro-settings that make up the vertical street respond to two key drivers in the lives of the students:

- An authentically connected and inclusive approach to the personal and residential needs of the students.
- Fostering an active and engaged cohort that meaningfully use facilities which amplify academic energy and make the most of the university experience.

These two conceptual drivers combine for a sense of community shared by the cohort that is tangible and quantifiable in the facility and amenity of the student accommodation offer.

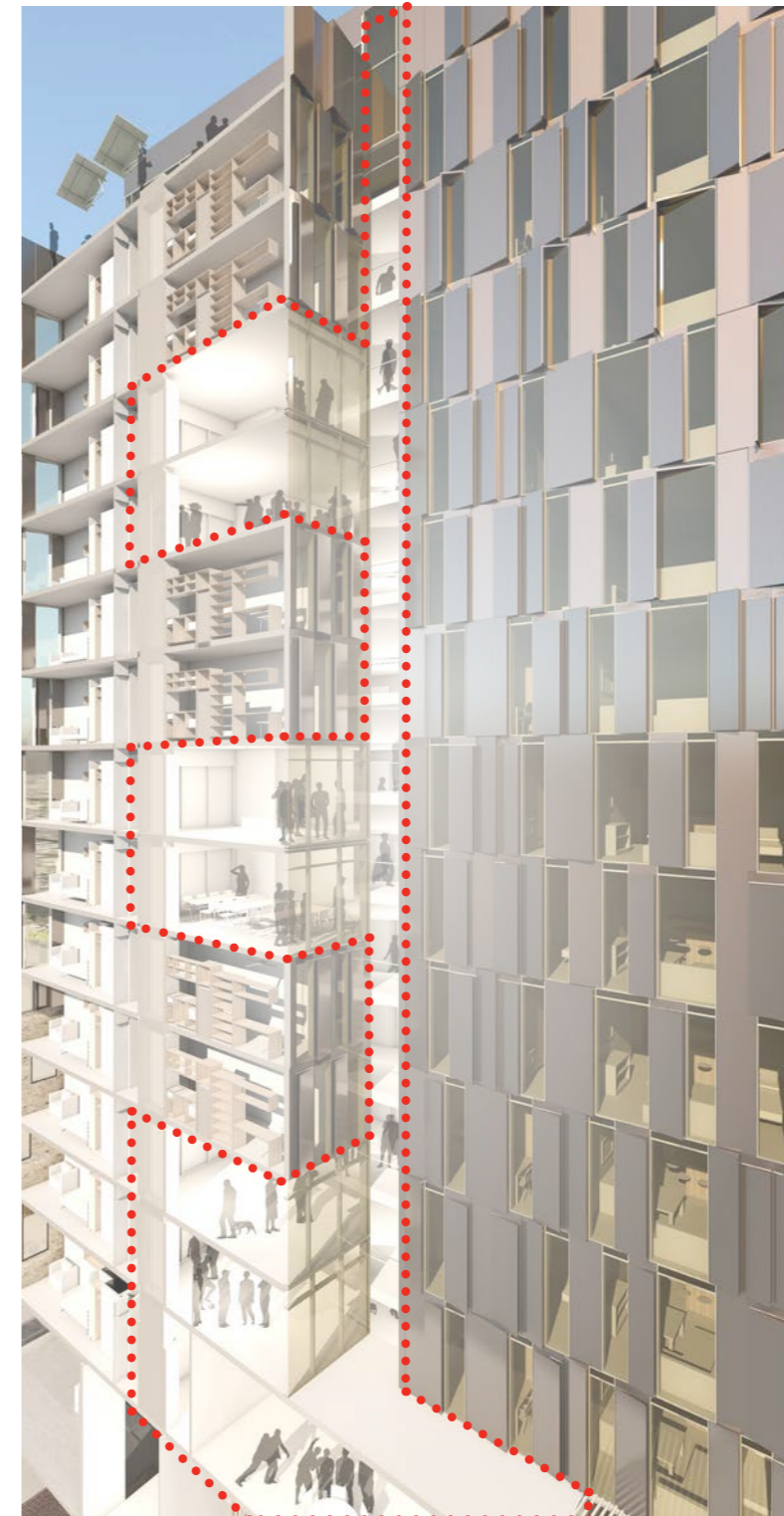
The robust and diverse room offer has been configured to accommodate a changing population of post-graduate, visiting academic and undergraduate population, inherently flexible in their ability to grow and contract in their use by these three residential groups.

## CENTRAL STAIR

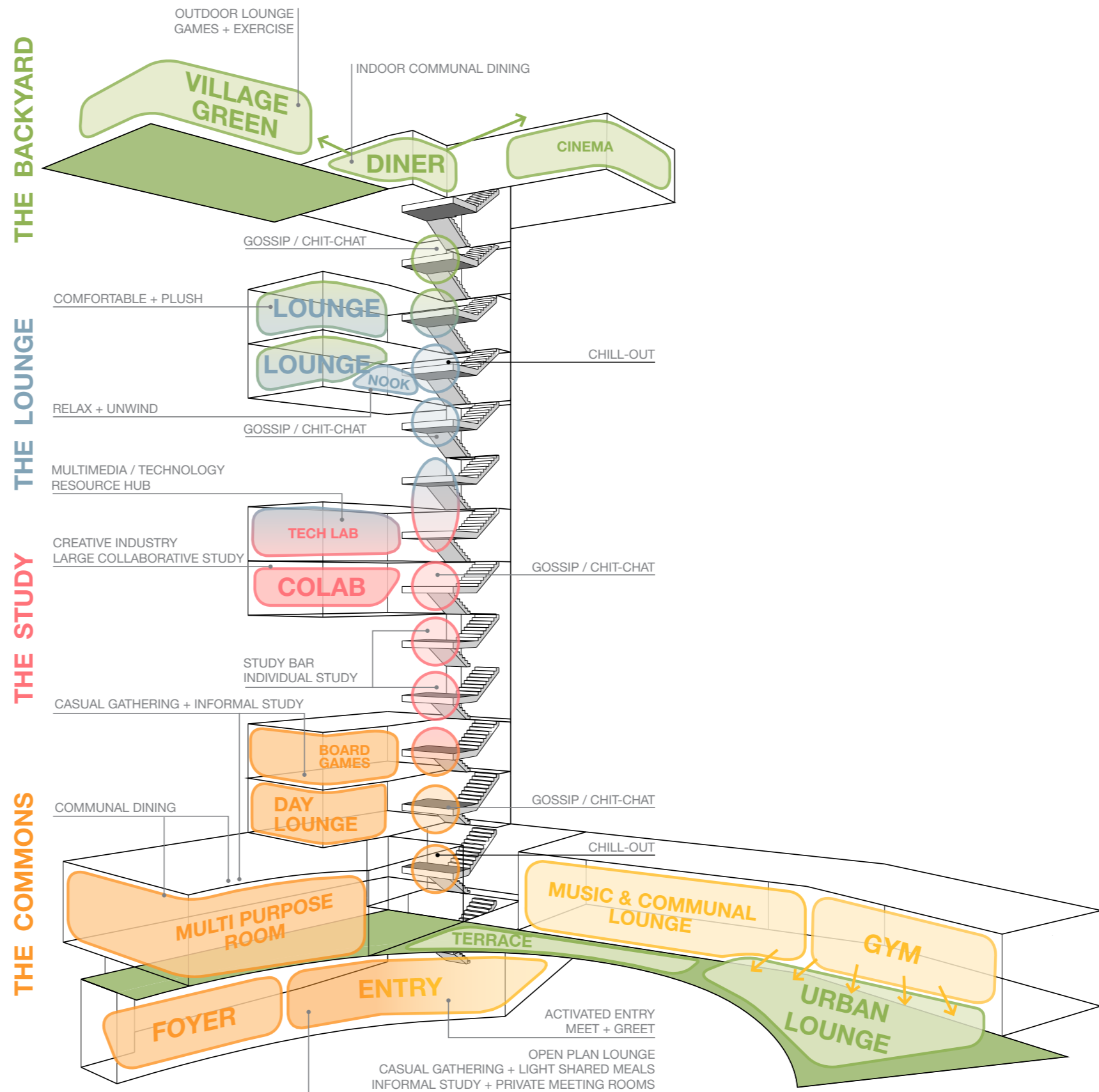
The spine of which all social and study space connects to the stair that forms the vertical street is light, bright and generous in proportion. Directly opposite the lift core it encourages active use, chance meetings and authentic connection to the varied communal life of the vertical street.

## ATRIUM AS VOID

Contrasting the positive solid mass of the tower, the atrium reads as a light and bright negative void inhabited with the colour and life of the communal spaces. An active visual focus to the adjacent 'oculus' open space.



# THE VERTICAL STREET COMMUNITY



## A DIVERSE MIX OF ROOMS

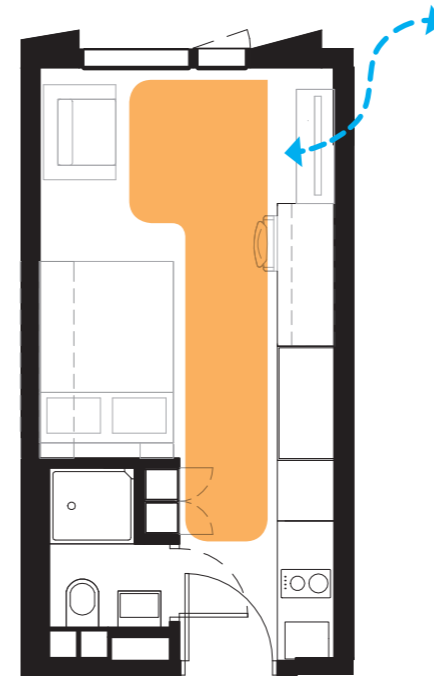
# STUDENT PRIVATE LIVING REALM

A diversity of room types from studio, twin, accessible and separate bedroom offer:

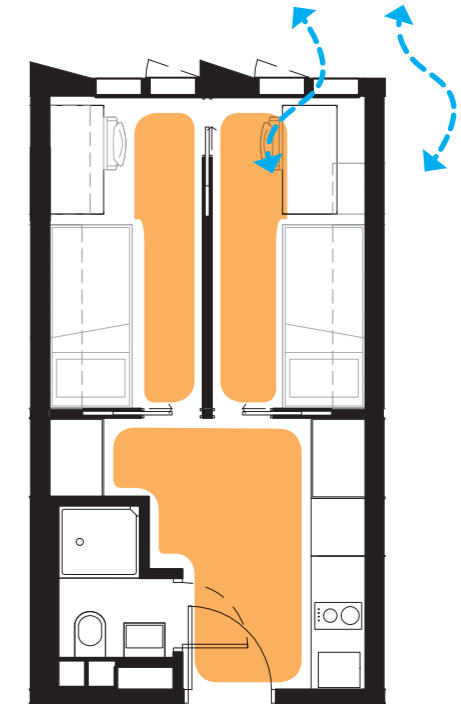
- Direct access to light and fresh air from external operable windows;
- Integrated robe storage;
- Customizable surfaces such as pin boards and shelves;
- Study area with pedestal and open shelving overhead;
- Privacy screening to Twin Studios.

Studio, 1 Bedroom and DDA apartments offer a premium amenity:

- Lounge chair;
- TV unit.



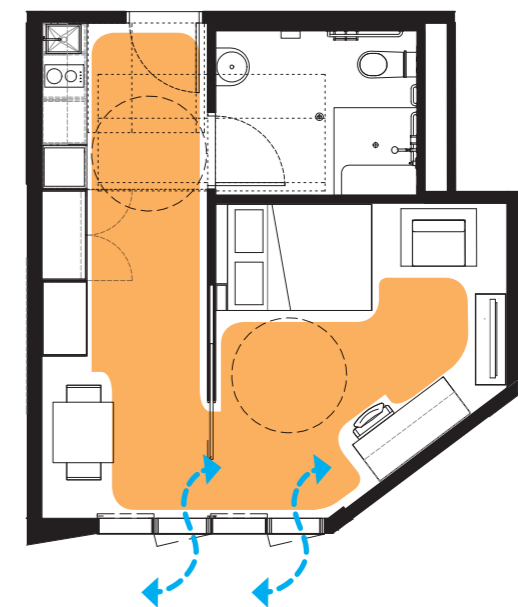
**STUDIO**  
AREA: 21 M<sup>2</sup>



**TWIN STUDIO**  
AREA: 25 M<sup>2</sup>



**1B1B TYPE 1**  
AREA: 34 M<sup>2</sup>



**1 BED DDA**  
AREA: 40 M<sup>2</sup>

## 2 BED 1 BATH, 2 BED 2 BATH, 4 BED 2 BATH & 4 BED 4 BATH CLUSTERS

Shared spaces in clusters to promote communal living:

- Direct access to light and fresh air from external operable windows;
- Integrated robe storage;
- Customizable surfaces such as pin boards and shelves;
- Study area with pedestal and open shelving overhead.

Cluster apartments offer a sharable amenity including:

- Kitchen and dining area;
- Living area with couch and/or arm chair;
- TV unit.

2B1B  
CLUSTER  
AREA: 42 M<sup>2</sup>



2B2B  
CLUSTER  
AREA: 43 M<sup>2</sup>



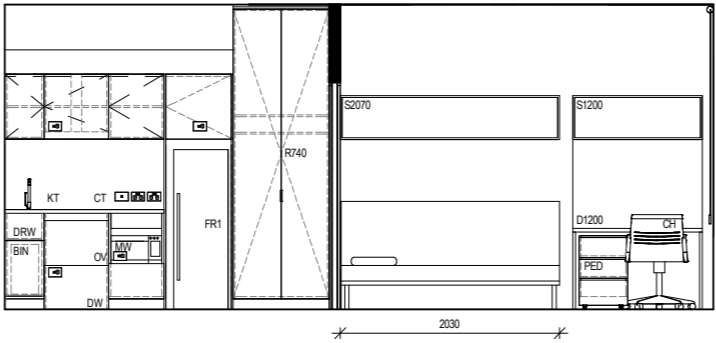
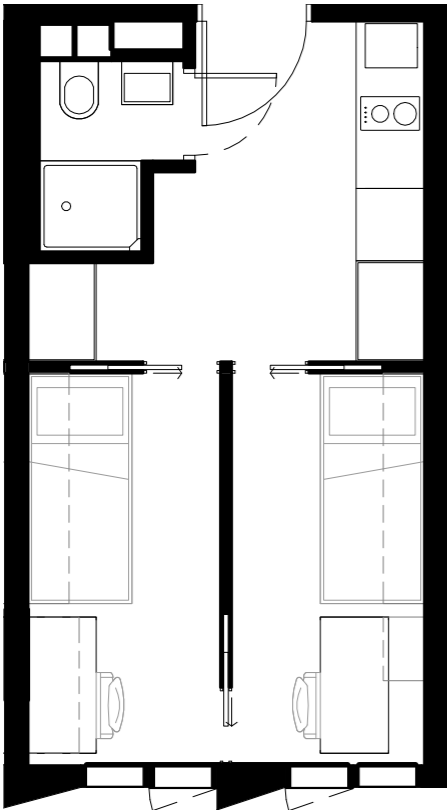
4B2B  
CLUSTER  
AREA: 83 M<sup>2</sup>



4B4B  
CLUSTER  
AREA: 97 M<sup>2</sup>



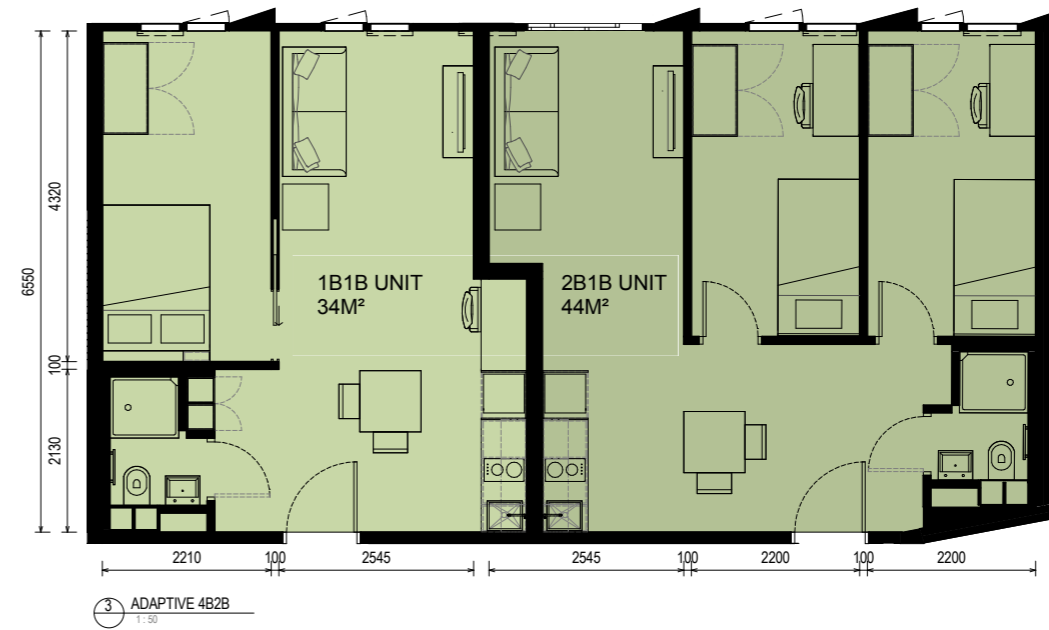
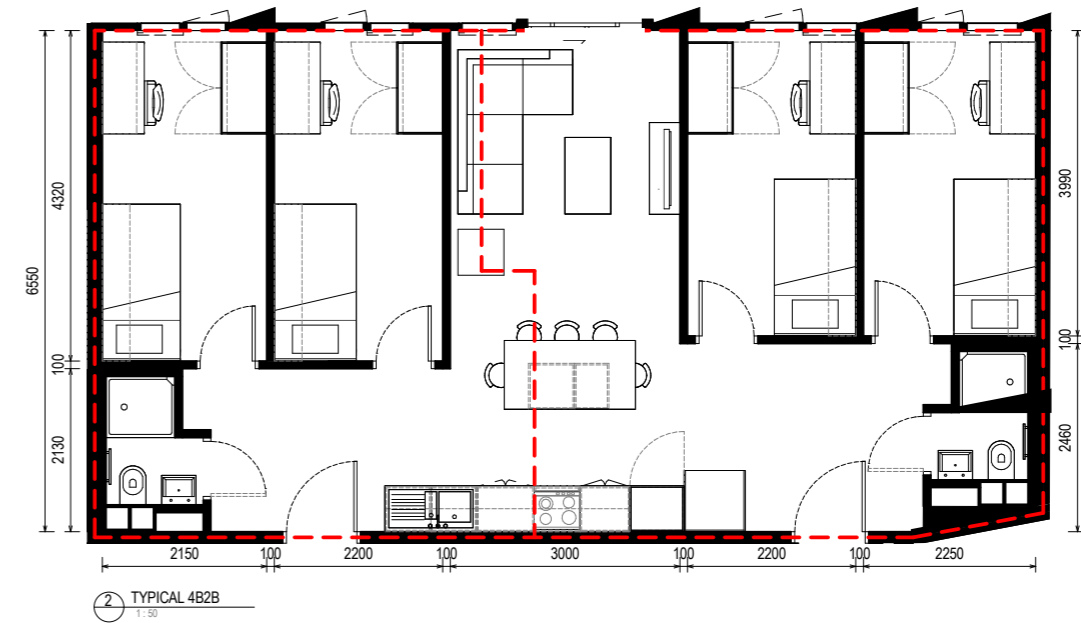
# TWIN STUDIO TYPE UNITS



- The Twin proposal is to enable the provision of a range of affordable products within the apartment mix;
- The Twin Studio unit type is proposed as a distinct point of difference to the vast number of smaller single occupancy studios entering the market;
- Twin Studio unit type is supported by the University of Melbourne as satisfying both the pastoral care objectives and affordability requirement;
- Urbanest's existing operational assets demonstrate a significant market demand for the Twin Studio unit type with support from every major University;
- Twin and studio apartments are also interchangeable.

# UNIT TYPE ADAPTABILITY

- Future adaptability of the residential market has been considered in the design of the apartments;
- In the current arrangement apartment adaptability is demonstrated within the cluster apartment.



# CONCLUSION

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# CONCLUSION

This site presents an exceptional opportunity for significant redevelopment in response to the urban conditions and complementary uses in its context.

The subject site is ideally located within the Parkville National Employment and Innovation Cluster which forms one of the top three concentrations of biomedical research in the world. The site is set within an area characterised by a broad range of institutions and organisations comprising predominantly educational, research, health and technology functions.

After studying the site's potential through the urban context analysis, the following key directions were found for future development to follow.

## **Built Form:**

- A tower form building typology that provides a sheer street wall and frames the streetscape will be consistent with the typology that is emerging within the Parkville NEIC. This built form outcome is considered appropriate on the CCI site to tie the site in with the rest of the precinct.
- The built form should respond to the 'gateway' nature of the site through architectural expression and form particularly toward the Swanston Street and Grattan Street junction.
- Although there is precedent for higher building forms in the area, building height on the CCI site should be limited to ensure protection of helicopter flight path to the hospital.

## **Ground Level Activation:**

- The mix of uses on the site should complement and contribute to the wider precinct and the Parkville NEIC.
- A high intensity of uses should be incorporated to make the most of the significant opportunity at the site.
- The CCI development should respond to the responsibility of the built environment within this precinct to support and demonstrate innovation which could be represented through the architecture or through ESD initiatives.

- The design should promote CCI and University function within the community through the use of the ground plane to showcase some of the key functions of the project.
- Provide a land use mix that supports the integration of the university into the city providing improved connections between the community and the University.
- Provide a flexible building form that accommodates and expresses the knowledge uses.

## **Connectivity:**

- Design on the site should maximise the pedestrian experience and provide a high level of pedestrian permeability and enjoyment.
- Linkages to all areas within the site and through the site should be provided. Pedestrian linkages should be provided to the three street edges and include a connection to the north of the site as a cross block link to contribute to wider pedestrian permeability.
- Sustainable transport should be promoted to support the innovation themes and vision for the project which includes the provision of cycle end of trip facilities that make use of existing infrastructure surrounding the site. This includes limiting car parking on the site for private vehicles.

## **Public Realm:**

- The CCI project should provide a small scale space to support the functionality of the precinct. This space should be activated and well connected to the surrounding street network.

## **Streetscape:**

- Provide a streetscape response that is tailored to the unique edge environments that the site presents including by offering a more considered edge to Cardigan Street.
- Provide pedestrian permeability on the site, including east west connectivity between Swanston Street and Cardigan Street.

- Provide a high level of connectivity to Grattan Street as the major east west connector.

## **History:**

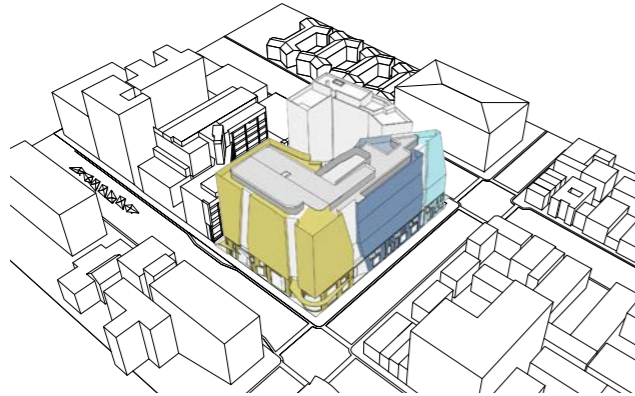
- Offer interpretive measures to provide a link to the history of the site and its transition over time.



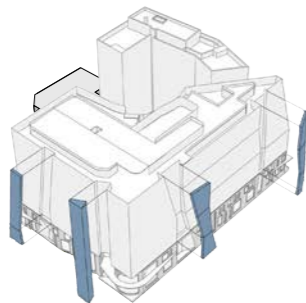
# DESIGN PRINCIPLES

From developing key directions through the urban context analysis, the following design principles were developed to set a framework for the redevelopment of the site:

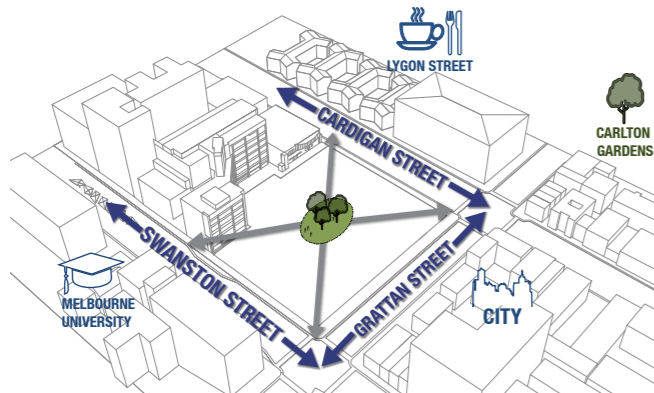
**01. Built form that reflects the strategic importance of the precinct.**



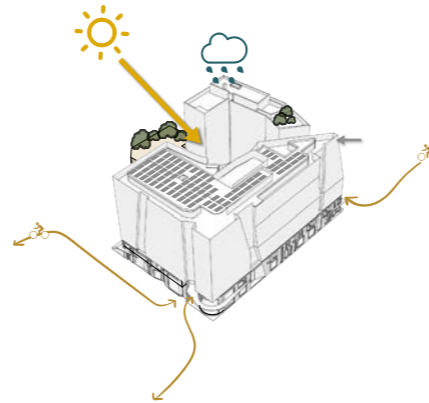
**02. Exceptional built form that creates a statement.**



**03. Enhanced public realm and open space.**



**04. Leading innovation and Embedded ESD.**



**05. Living and Learning**

