

6.1 INTRODUCTION

THE UNIVERSITY

Torrens University will bring a much needed boost of day time activity to this neglected corner of Fortitude Valley. Torrens University's mission statement, 'here for good', will be reflected in a high quality advanced learning environment that is a hub of technology and creativity.

Well designed, student centred spaces will form a welcoming backdrop to the delivery of their diverse higher education program.

The iconic heritage facade on Wickham Terrace, with its detailed brickwork and arched timber windows, will provide a suitably civic address for a University building. The large open internal volumes of the Overells building are also perfectly suited to be re-purposed as contemporary teaching and learning spaces. Character filled spaces, collaborative learning, open work areas, pods and hubs to allow students the flexibility to learn in an environment suited to their varying needs.



WICKHAM STREET ENTRY CONCEPT

6.2 HISTORICAL CONTEXT

The interior fitout for the new university development endeavours to reference the historical context and uses of the Overells Building and the surrounding Fortitude Valley area.

Between 1883 and the early 1980s, the Overells Building operated as a prime retail destination in the heart of Fortitude Valley. The department store provided a showcase for garments and individual craftsmanship, with windows being utilised for such displays. The Overells Department was renowned for their dressmaking and design competitions, with entries often displayed and the facility becoming a social hub within the area.

Across the ground plane of the university, it is suggested that displays are integrated into the fitout to provide the opportunity to showcase the work of the students across all faculties from health sciences to design. This also provides the opportunity to showcase and display the extent of the university's facilities and offerings. Further to this, providing such showcase opportunities ensures the activation of the ground plane, reinstating the Overells Building as a destination within the heart of the Fortitude Valley.

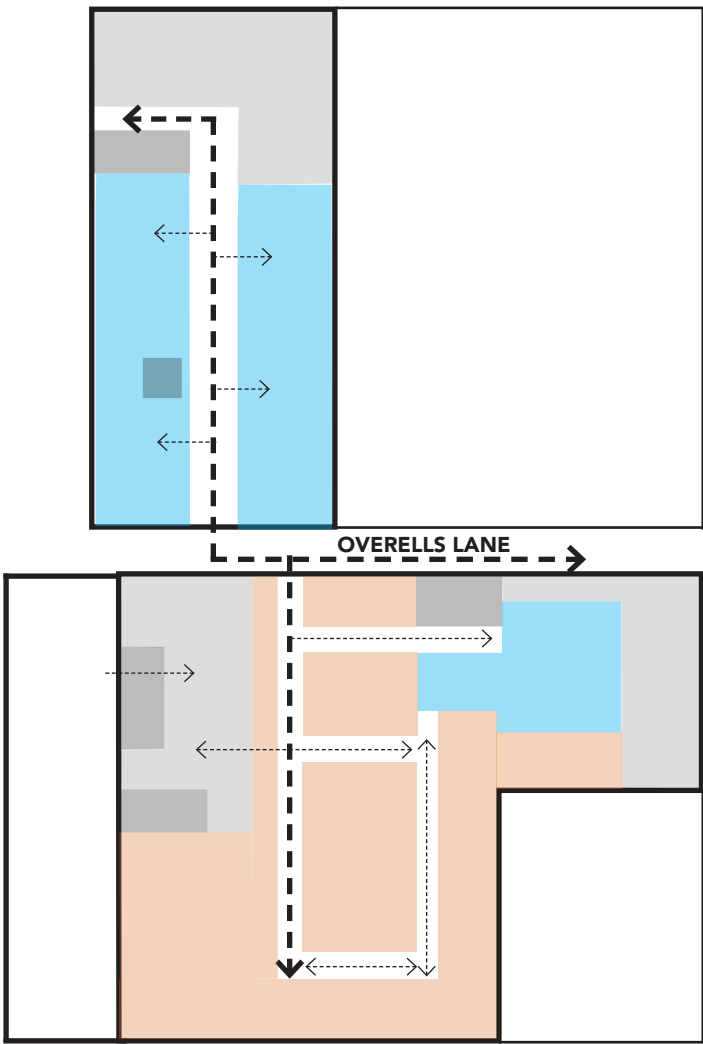


BRUNSWICK STREET ELEVATION - CIRCA 1910



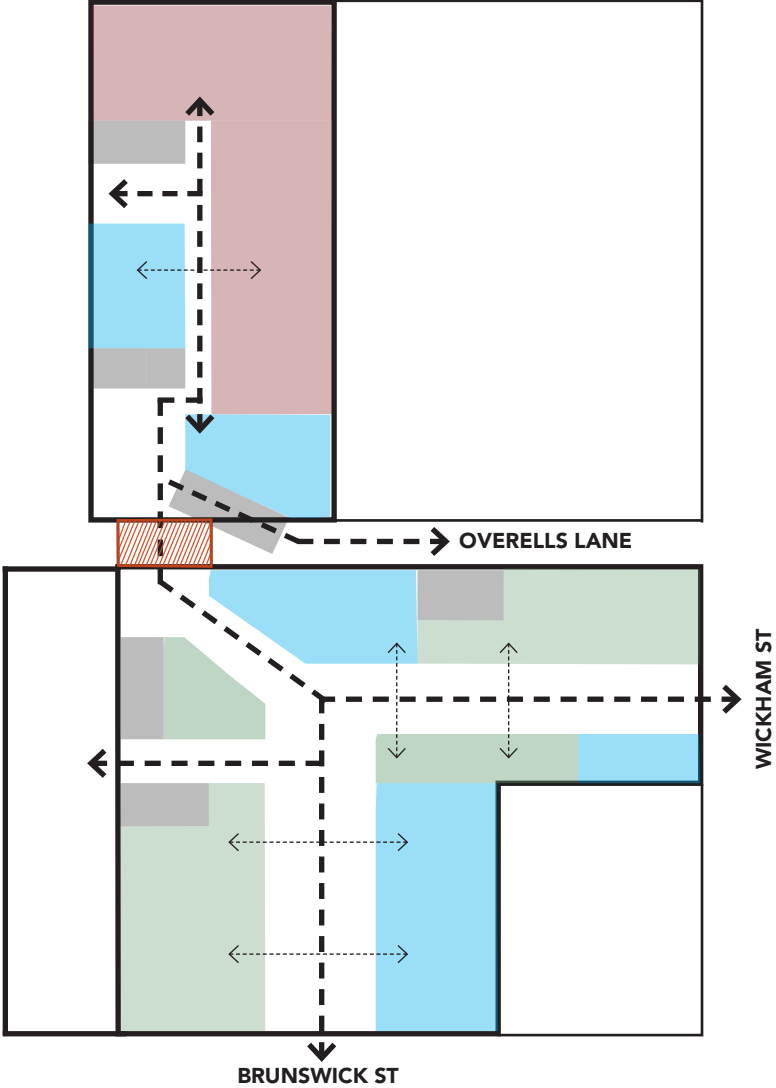
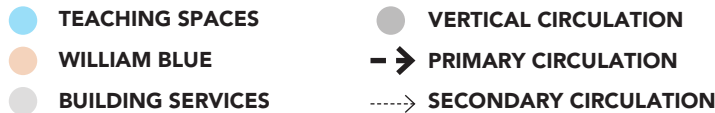
BRUNSWICK STREET ENTRY CONCEPT

6.3 PLANNING PRINCIPLES



LOWER GROUND LEVEL


- > Access from Overells Laneway to both Overells and Lincoln Mills Buildings;
- > Lower Ground to allow for William Blue Restaurant requirements, teaching spaces and building services.



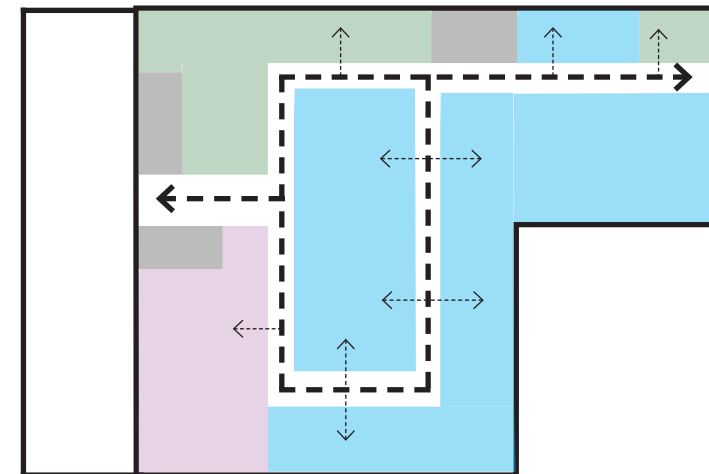
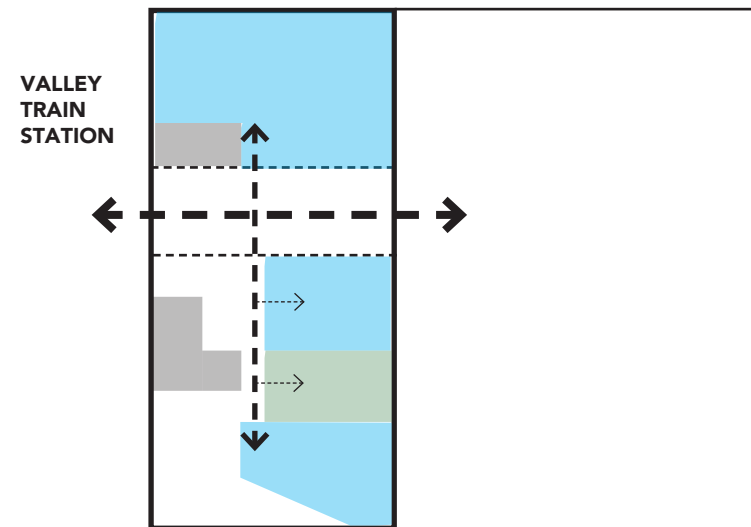
GROUND LEVEL

- > Access from Wickham and Brunswick Streets into Overells Building;
- > Lincoln Mills building accessed through Overells Link or new stair from Overells Laneway;
- > Ground to allow for public and student spaces, teaching spaces and Health and Wellness.



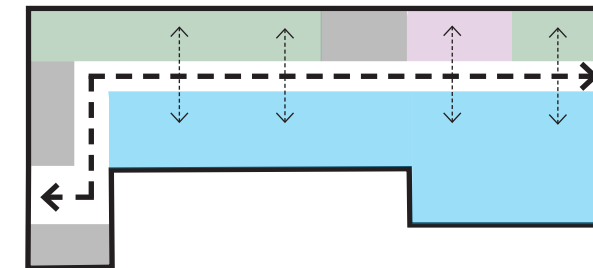
 Note - overpass connection subject to future application

6.3 PLANNING PRINCIPLES



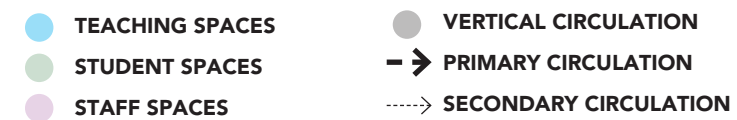
LEVEL 1

- > Access to Lincoln Mills building from Valley Metro thoroughfare;
- > Access between Overells and Lincoln Mills buildings requires vertical circulation;
- > Level 1-4 to allow for student spaces, staff spaces and teaching spaces.



LEVEL 2, 3 & 4

- > The upper floors of Overells Building largely consist of teaching spaces and classrooms to the south, and student and staff breakout areas to the north, which makes the most of the large arched windows with good sunlight and aspect.



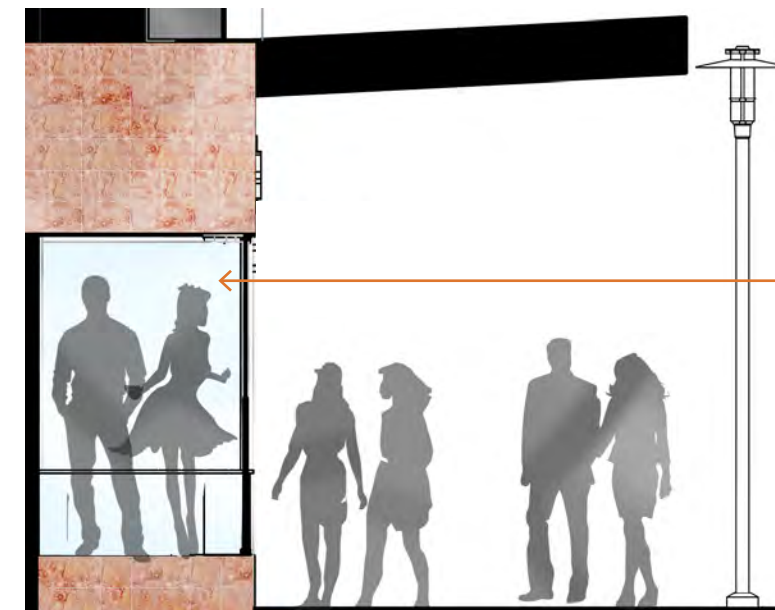
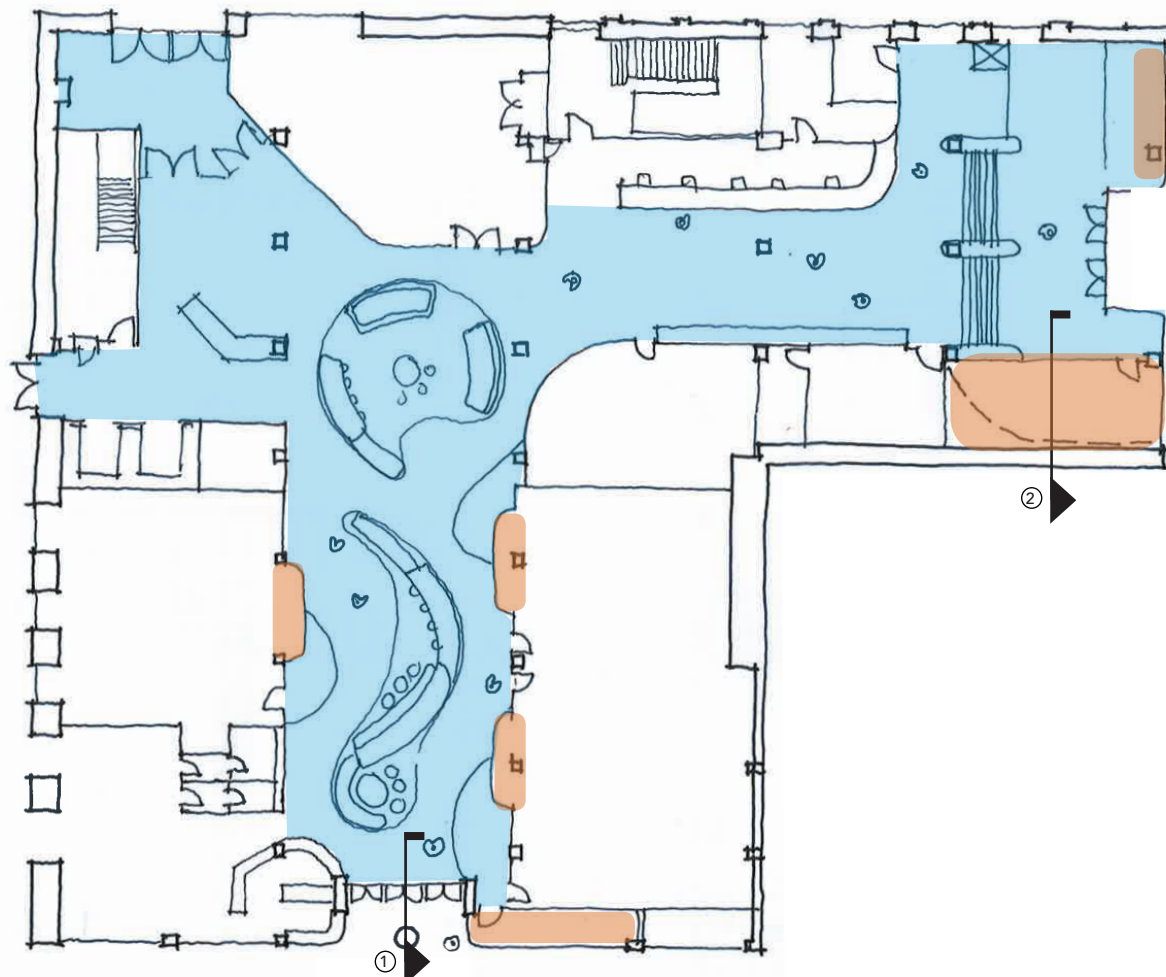
6.4 ENTRANCES AND SHOPFRONTS

UNIVERSITY ENTRANCES AND SHOPFRONTS DISPLAY AND RETAIL OPPORTUNITIES

Existing shopfronts dating from 1950's/1960's are intact, but somewhat damaged. Our intent is to refurbish and repair the shopfronts respecting the existing design. This is an exciting opportunity to revitalise this precinct.

On the corner of Brunswick Street, a cafe takes advantage of having active frontages on 3 sides and will encourage activation and permeability. The University will use the shop fronts to showcase their offerings in a number of displays and interactive moments.

On Wickham Street, the shopfront displays frame a gran entrance to the university.



① Brunswick Street Display

Shop fronts along Brunswick St and Wickham St give opportunity for Torrens University to showcase their student's diverse output.



② 'Zoom Room' Display

A 'Zoom Room' on Wickham St allows technologically advanced virtual teaching to be showcased and observed from the street.

6.4 ENTRANCES AND SHOPFRONTS

WICKHAM STREET SHOPFRONT & ENTRY DISPLAY AND RETAIL OPPORTUNITIES



Wickham Street awning above - retain structure of existing awning, new pressed metal soffit to match pattern of existing

Showcase of the "Zoom Room"

Revitalisation of existing marble shopfronts and marble detailing

Display opportunities on Wickham Street shopfront

Revitalisation of existing glazing on shopfront and building entry

6.4 ENTRANCES AND SHOPFRONTS

BRUNSWICK STREET SHOPFRONT & ENTRY DISPLAY AND RETAIL OPPORTUNITIES



Brunswick Street awning above - existing structure retained, reclad awning

New pressed metal to pattern of the existing Wickham St awning soffit

Coffee pop-out activating streetfront and university entry

Revitalisation of existing marble shopfronts and marble detailing

Display opportunities on Brunswick Street shopfront

Revitalisation of existing glazing on shopfront and building entry

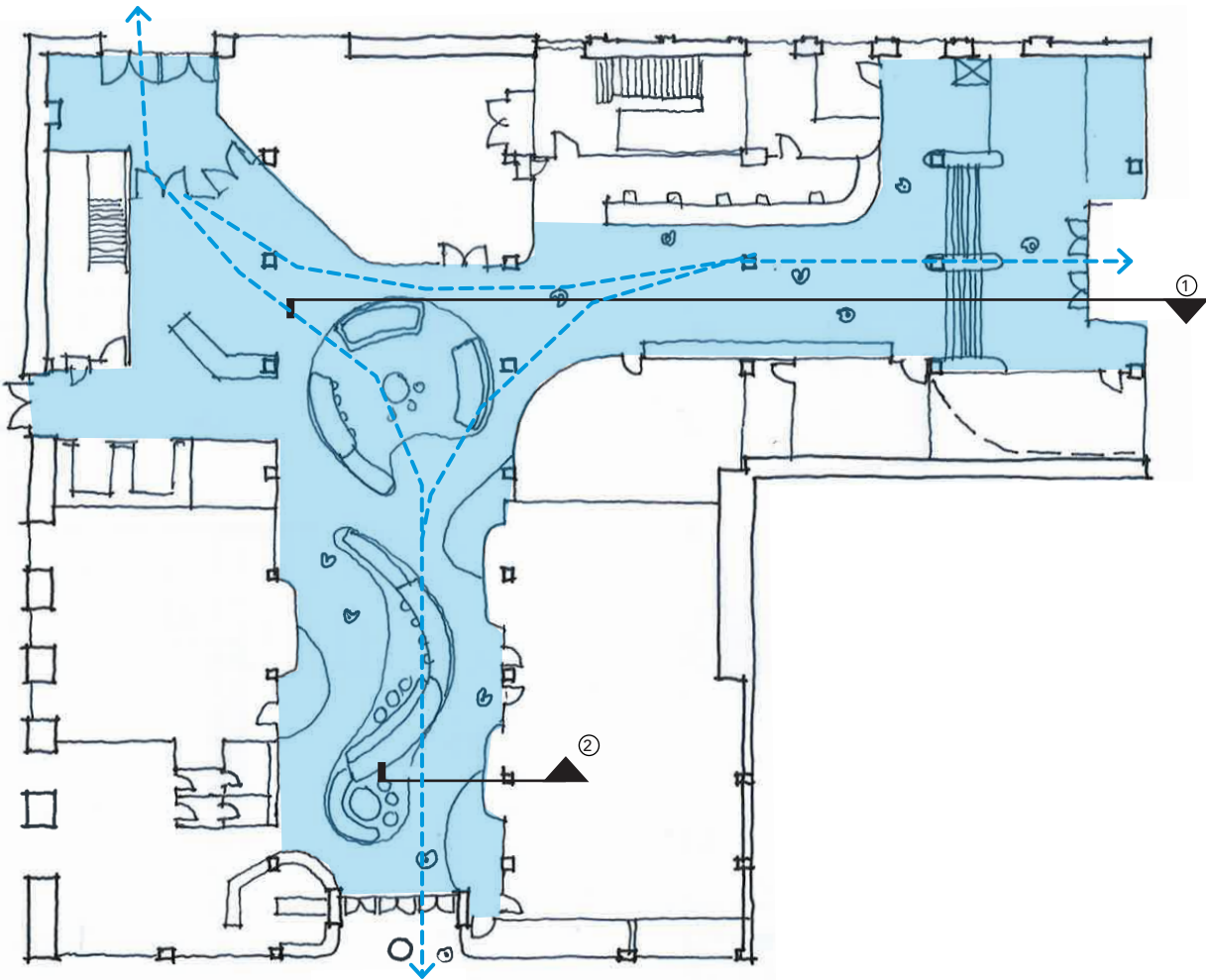
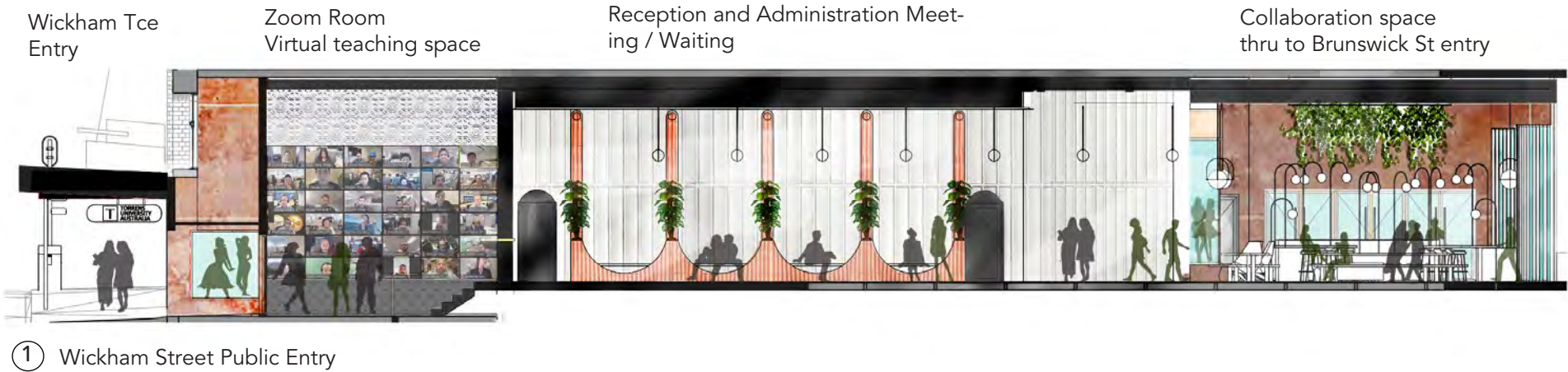
Public cafe activating the streetfront

6.5 THE INTERNAL STREET

THE INTERNAL STREET

The university’s ground floor will have an internal street running through the centre, linking the Main entrance of on Wickham Street, through to the other entrance on Brunswick Street.

The internal street is publically accessible, and will be populated with seating, nooks to plug in, meet with friends, or grab a coffee. The class rooms which line the street act as ‘show rooms’ - exhibiting the best of what the university has to offer. Display cases line the fronts of these show classrooms, which are another opportunity for the unversity to exhibit and celebrate their work.



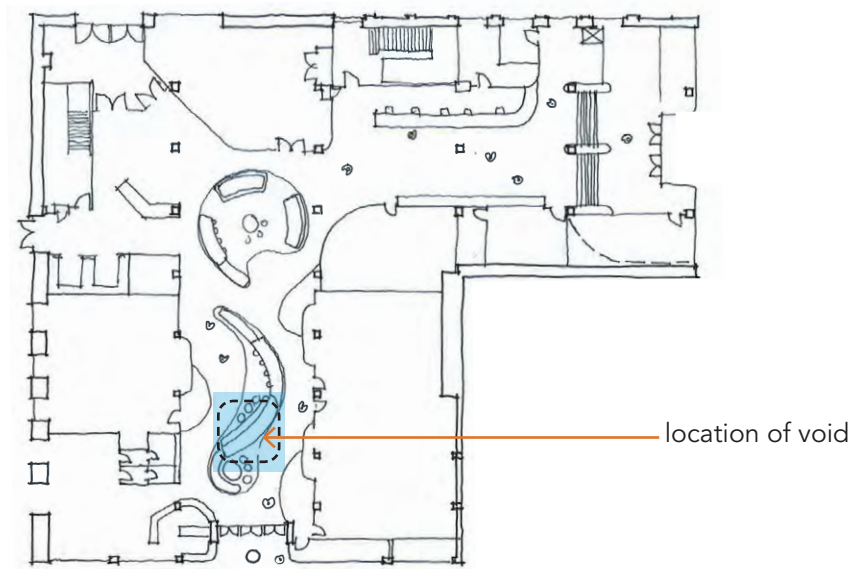
Display opportunities along the internal street allow engagement with the University courses and teaching and an opportunity for the internal street to be passivly activated



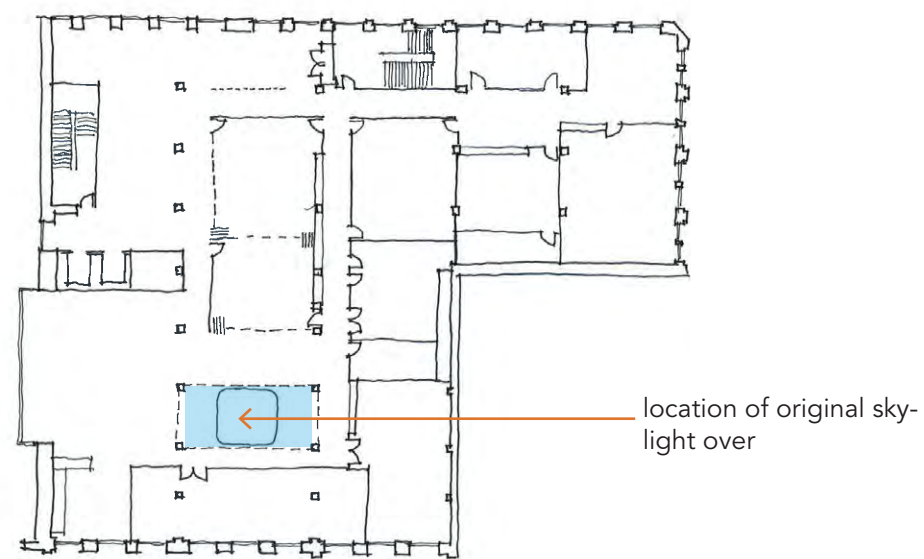
② Classroom Display Opportunities

6.6 THE SKYLIGHT

THE SKYLIGHT



GROUND LEVEL

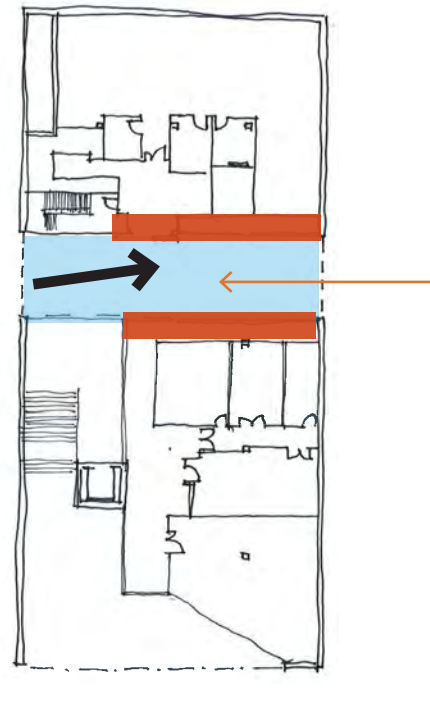


LEVEL 1



6.7 TRAIN STATION LINK

A CONNECTED PLACE



Torrens University Active Shopfronts enliven the railway link



6.8 CEILINGS AND FLOORING

INTERIOR HERITAGE STRATEGIES

CEILINGS

There are a variety of different ceiling types through the existing buildings, including some pressed metal ceilings, some decorative plasterboard ceilings and some fibre cement sheet and exposed timber floor structures.

Unfortunately most ceiling linings are in very poor condition. Efforts will be made to salvage and re-utilise pressed metal ceilings that are in a reasonable condition.

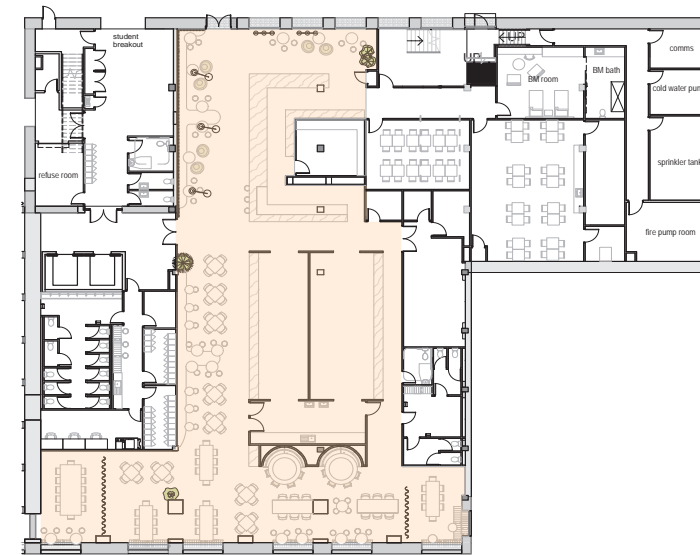
To meet current fire safety and acoustic standards, the existing timber floor will be required to be fire rated from the underside. We therefore propose to remove and re-instate pressed metal ceilings where possible in key public areas.

The height of the existing ceilings is another significant feature we will endeavour to maintain, so that the grand volumes of the heritage building remain legible in the new fit-out.

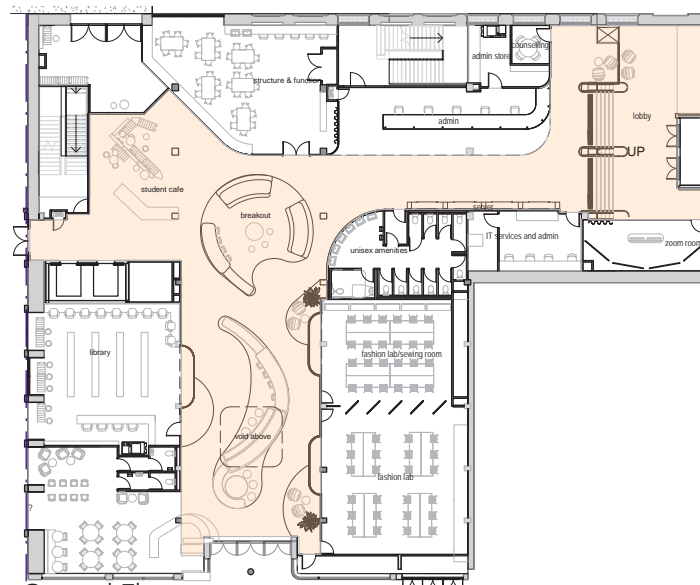
EXISTING TIMBER FLOORING

The existing timber floors are in a very poor condition and the floorboards will need to be replaced with new flooring that meets contemporary building standards.

The existing timber floor structure will be retained and enhanced as required to support the building loads.



Lower Ground Floor



Ground Floor



First Floor

Indicative extent of refurbished pressed metal ceilings

6.9 LIFTS AND STAIRCASES

INTERIOR HERITAGE STRATEGIES

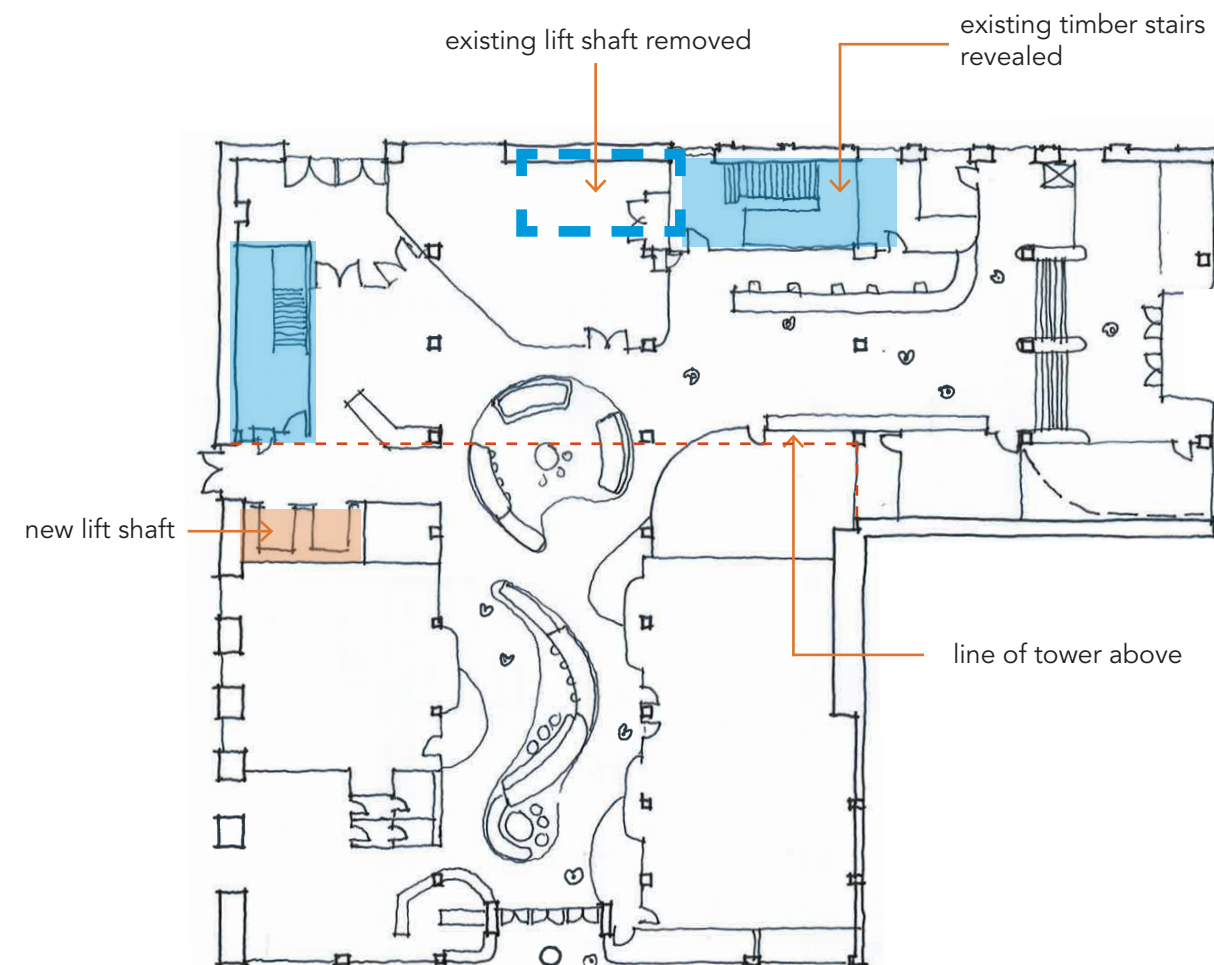
LIFT SHAFT DOORS & CARS

An existing lift shaft has been installed on the Overells Lane side of the building. The shaft runs over some of the existing arched brick facade openings and timber windows. We proposed to remove the now defunct lift shaft, and reinstate a new lift shaft that meets contemporary building standards on the Southern side of the Overells tower. In so doing, we will reveal the blocked window arches on this significant facade and introduce more Northern light into the building.

The existing lift cars are still present and we intend to salvage and reuse both the cars and the lift doors as features in the interior fit-out.

TIMBER STAIRCASES

There are two timber stairs that are proposed to be retained as the main circulation stairs for the University. The staircases will be refurbished and modified as needed to bring them into line with contemporary building codes. We propose to enclose the stairs with glass partitions as a fire safety strategy, which will allow the stairs to remain visually connected to the interior uses and to celebrate the craftsmanship and materiality of the heritage fabric.



A PLACE FOR LIVING

07



7.1 INTRODUCTION

Following the establishment of the University in Stage 1A, a 30 storey student accommodation tower is proposed on the non-heritage listed portion of the site.

This site is perfectly suited to a student accommodation use by virtue of its proximity to a major train network and all the amenity of the Valley at its front door. The lot itself is of a size and proportion that lends itself to a narrow residential building form. An influx of approximately 400 students will bring 24 hour activity to support the surrounding retail and entertainment precinct, and provides an obvious synergy with the University use in Stage 1A.

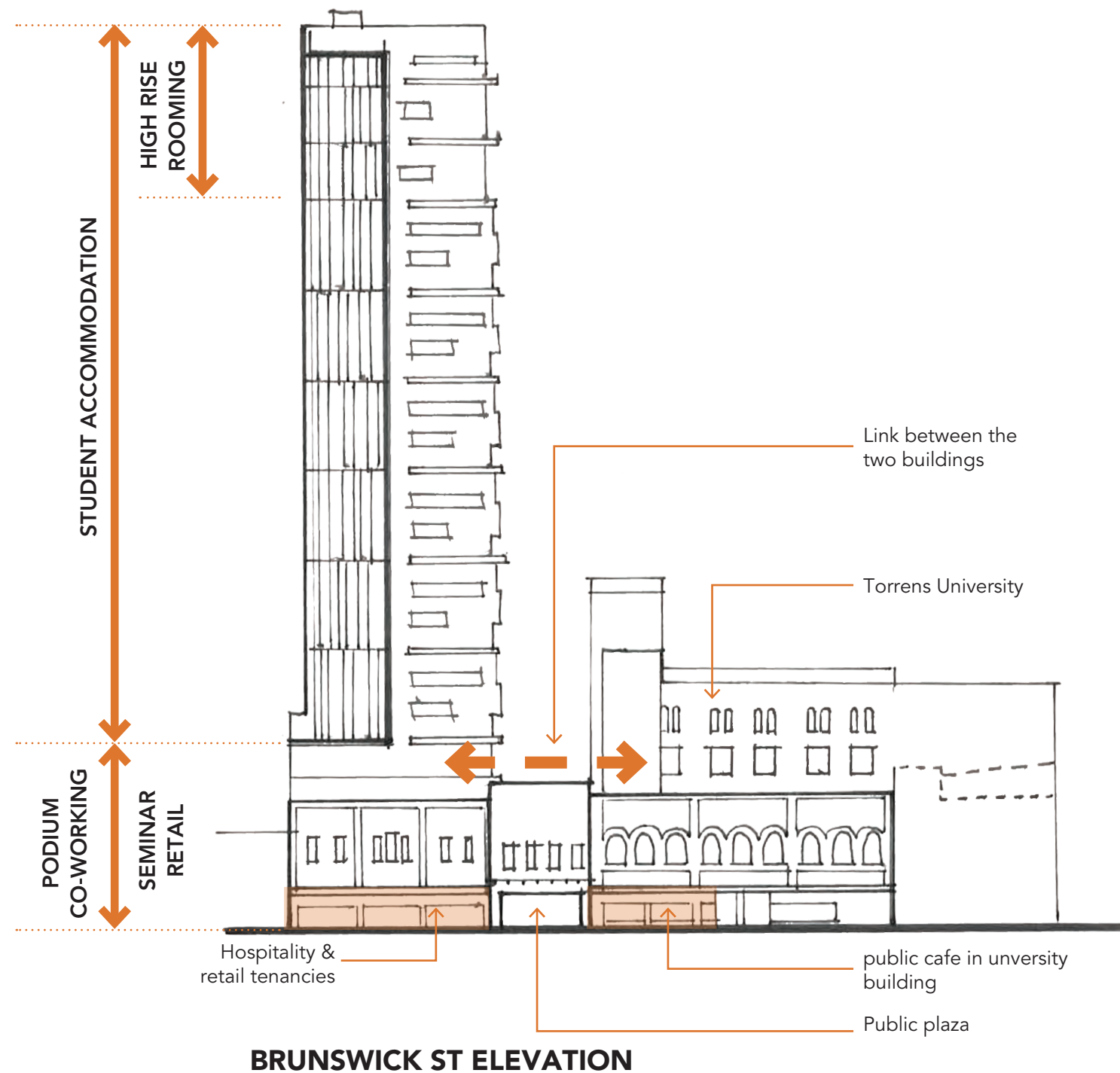


STUDENT ACCOMMODATION TOWERS - ELIZABETH & WHARF STREETS



PERSPECTIVE VIEW - PROPOSED STUDENT ACCOMMODATION TOWER

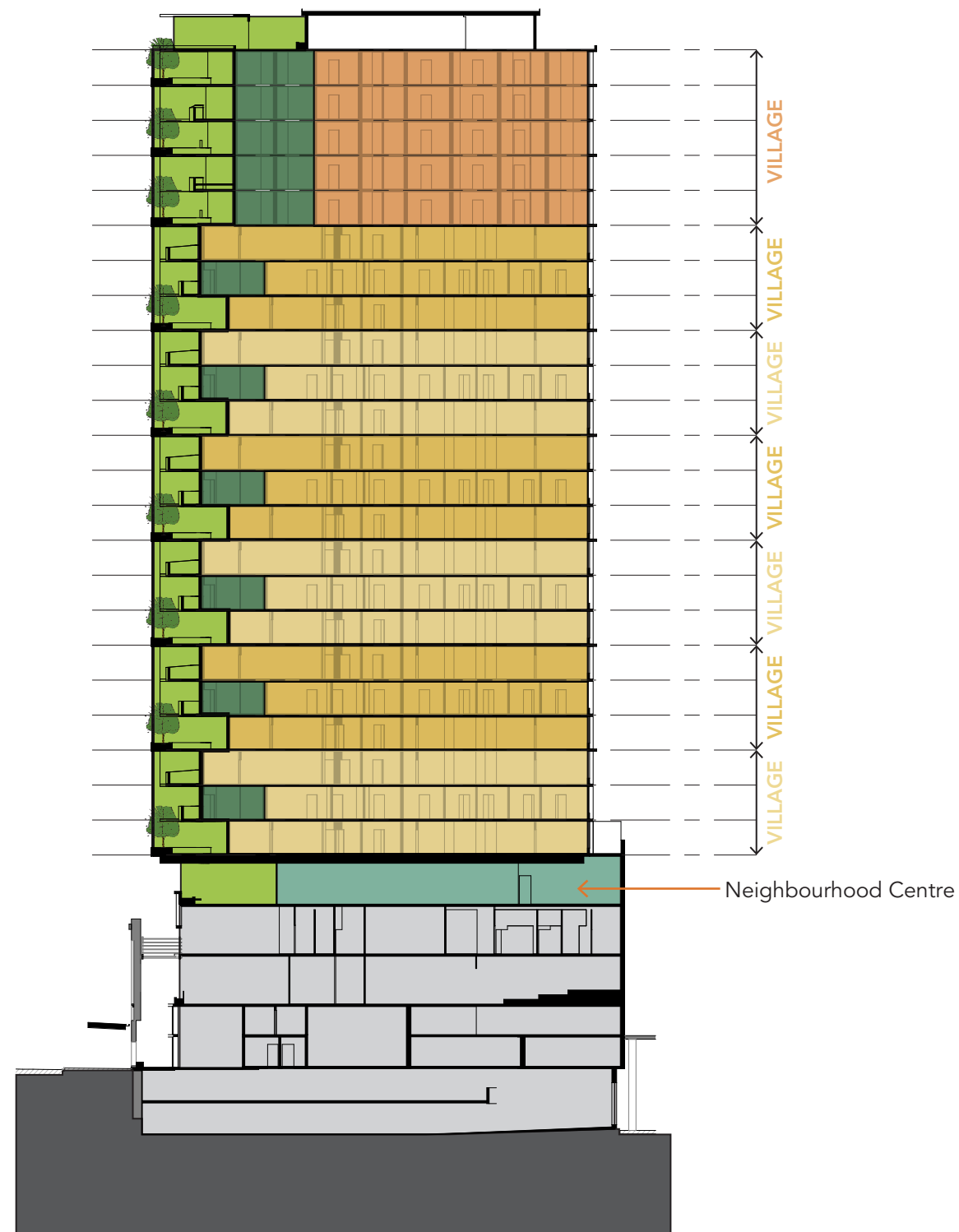
7.2 CAMPUS



The proposed development will create an active university campus. The tower will accommodate predominantly student housing with an offer to older students and graduates in the high rise rooming accommodation levels. The co-working and seminar areas in the podium will complement the university use and is also open for external use.

Link bridges, lobbies and 'Braggs Place' the public plaza, will link the two buildings and create a strong synergy between the two facilities. Students can live, learn and start their career on this campus.

7.3 VERTICAL COMMUNITIES



COMMUNAL SPACES SPREAD THROUGHOUT THE BUILDING

Studio



Individual



BED



BATHROOM



KITCHENETTE



STUDY DESK



WARDROBE

Multi-share



4-5 people

Individual



BED



STUDY DESK



WARDROBE

Shared



KITCHEN



LOUNGE



BATHROOM
x2

3 Level Village



approx 48 people



LOUNGE



OUTDOOR
TERRACE



MEDIA

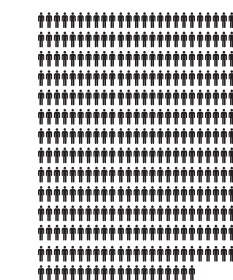


SHARED
STUDY



BBQ

Neighbourhood Centre



approx 344 people



KITCHEN



GAMES



LOUNGE



MEDIA



GYM



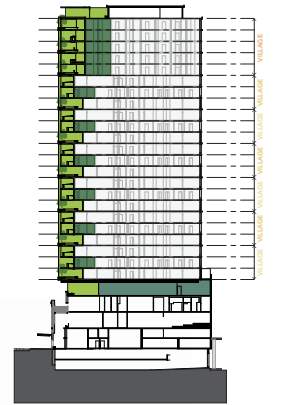
YOGA LAWN



LAUNDRY

7.4 VERTICAL VILLAGES

Three accommodation floors are grouped into vertical villages. Open stairs link 3 floors at the south building corner. Some common areas are also located on this corner and create the social heart of each village.



South corner communal space



SECTION THROUGH A TYPICAL 3-LEVEL COMMUNAL SPACE



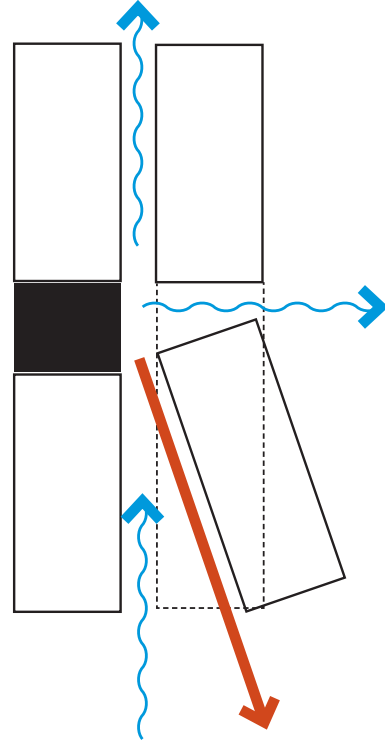
Open communicative stair

Sky lounge internal communal space

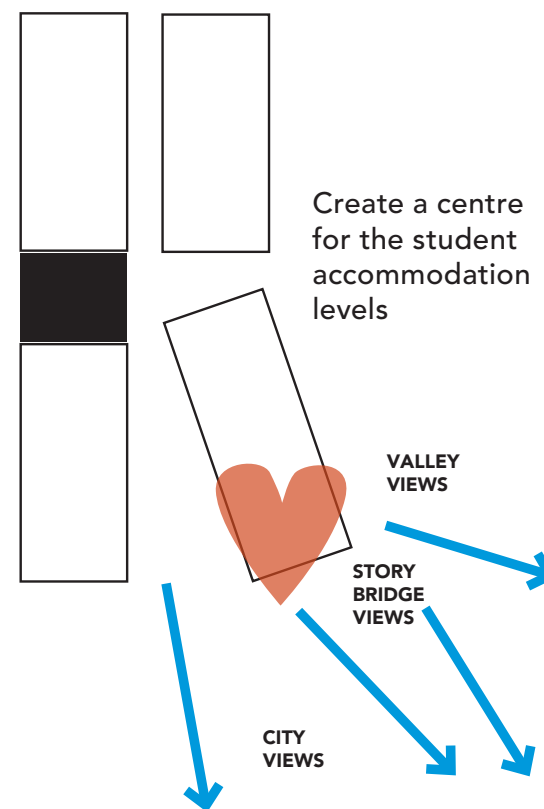
Sky terrace with landscaping, BBQs and an alfresco setup

7.5 PLANNING PRINCIPLES

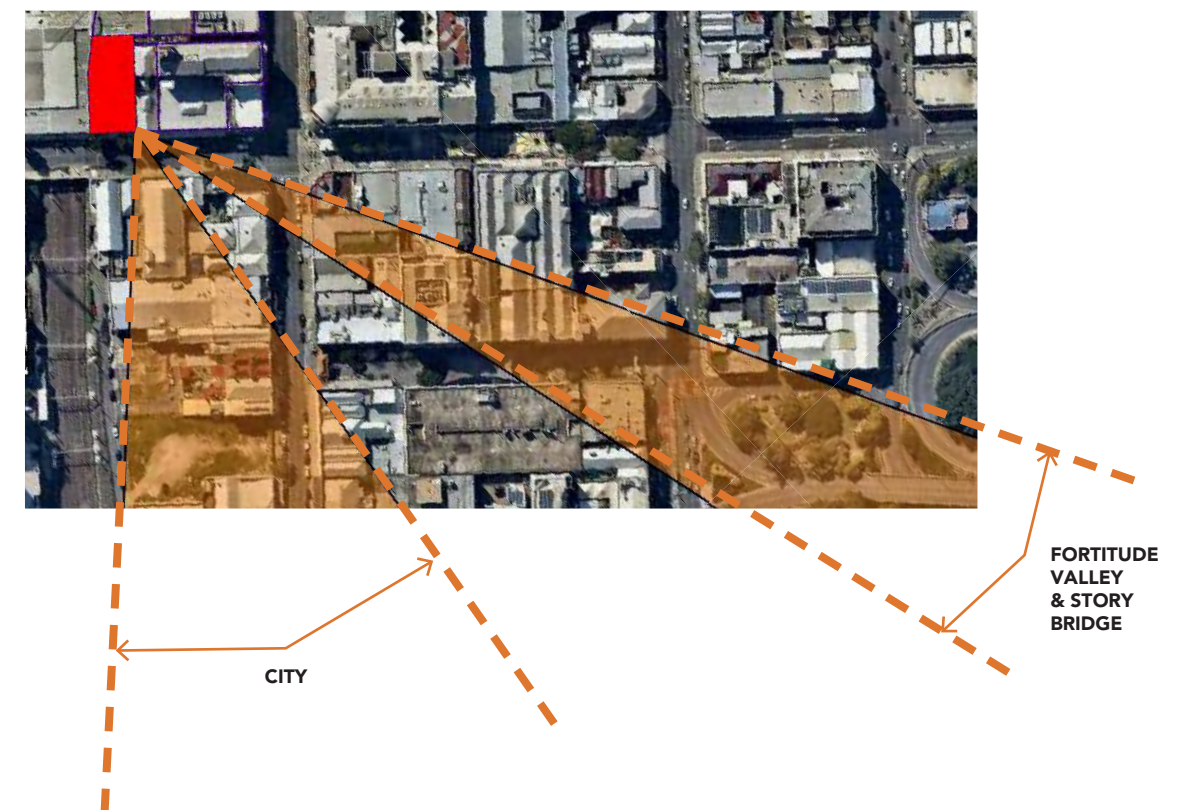
OPEN UP TO VIEWS AND BREEZES



SOCIAL HEART

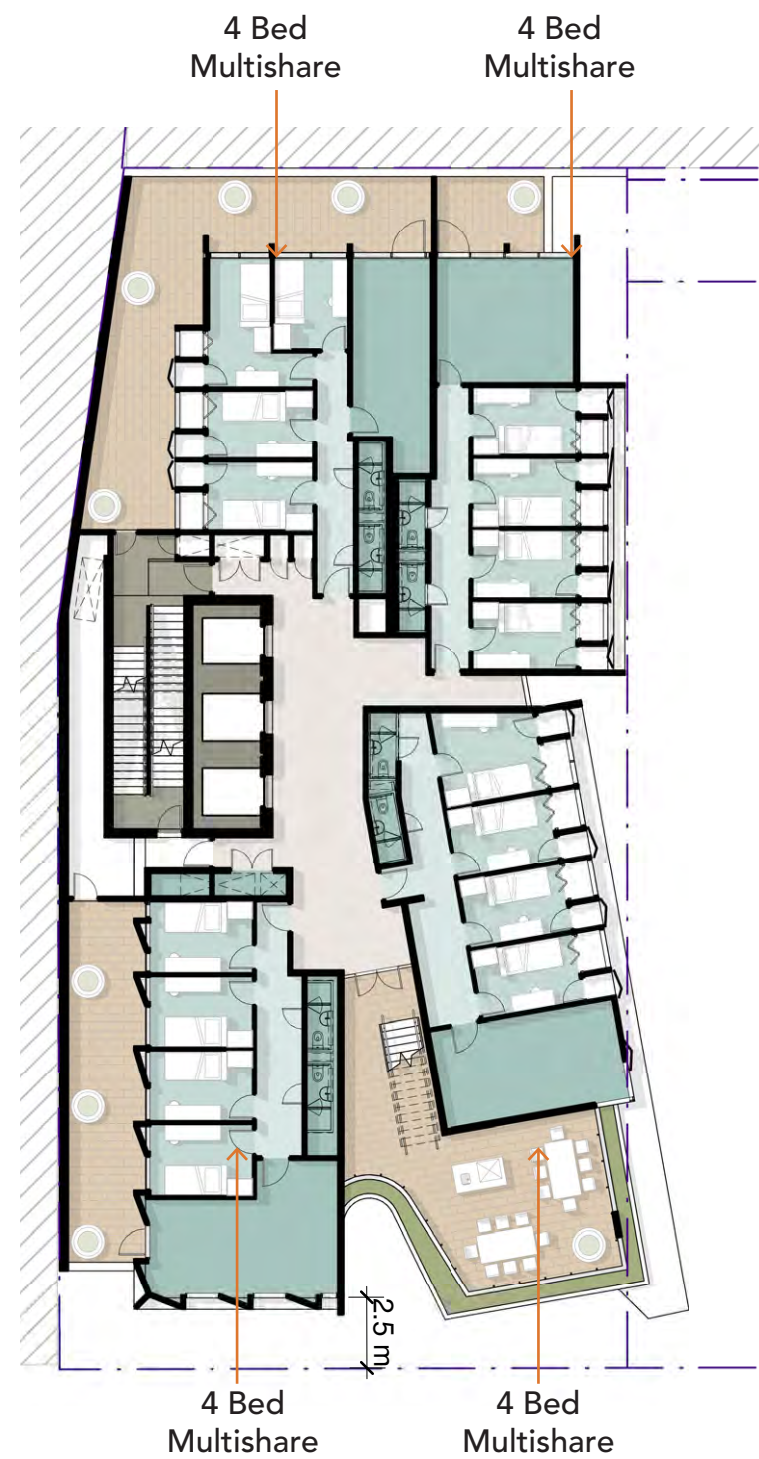


TOWER VIEWS

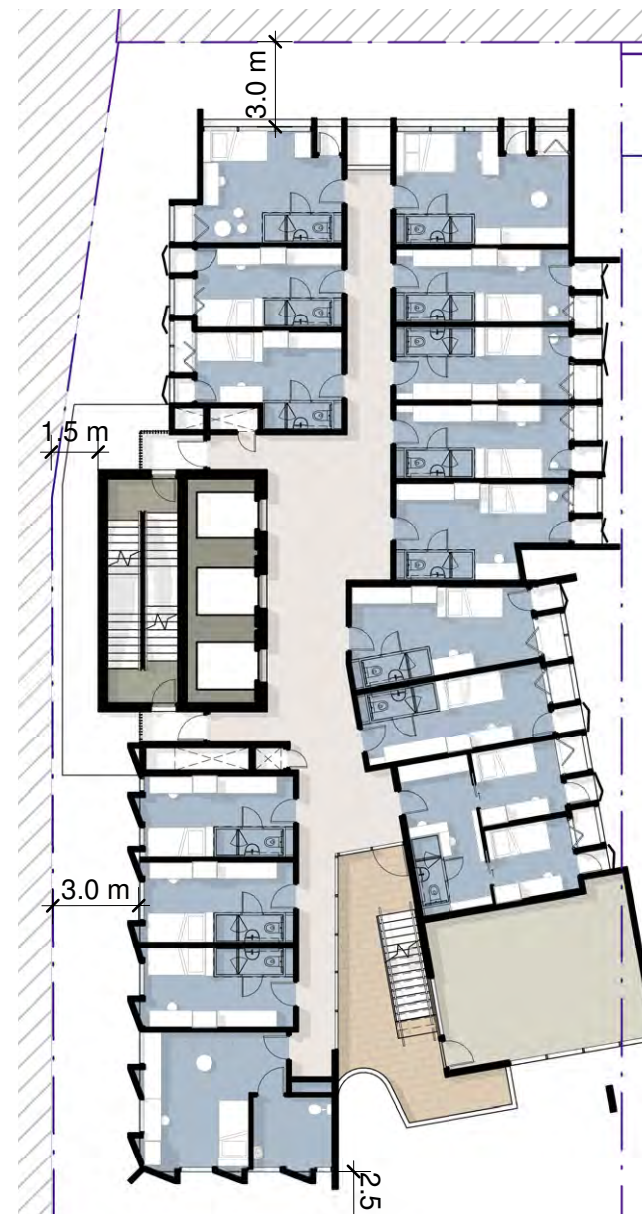


These corner features celebrate the views and prominent location, but also create branding and demonstrate the qualities of this student accommodation building.

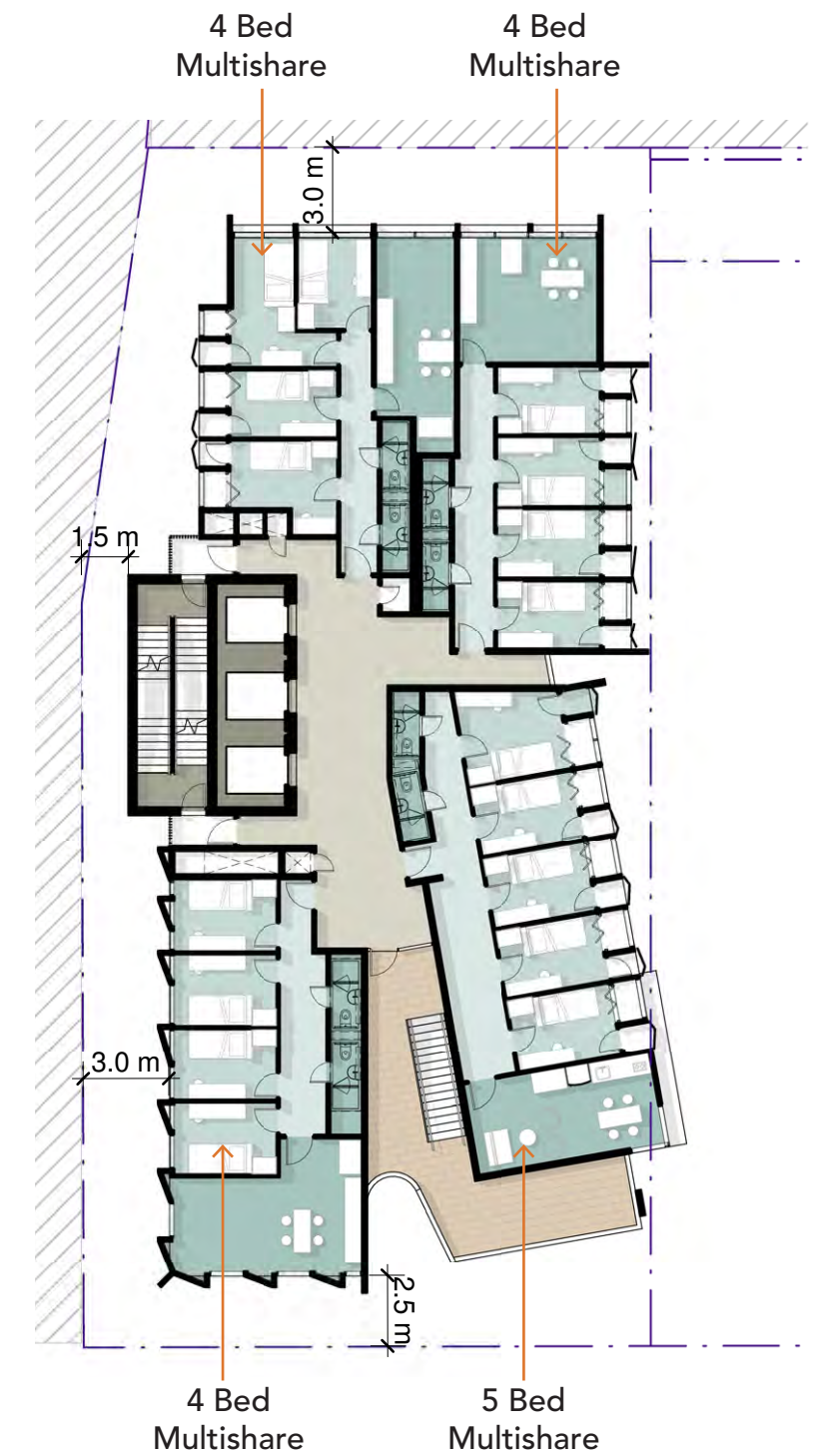
7.5 PLANNING PRINCIPLES



TYPICAL MULTI-SHARE PLAN A



TYPICAL STUDIO PLAN



TYPICAL MULTI-SHARE PLAN B

These three typical floor plates make up a three level village

7.5 PLANNING PRINCIPLES

PREMIUM HIGH-RISE ROOMING ACCOMMODATION

DIVERSE OPTIONS

At the top of the tower there are five levels of premium rooming accommodation. These are similar to the Student Accommodation, in that efficient and minimal private living spaces are supported by a generous and inviting range of high quality shared communal spaces.

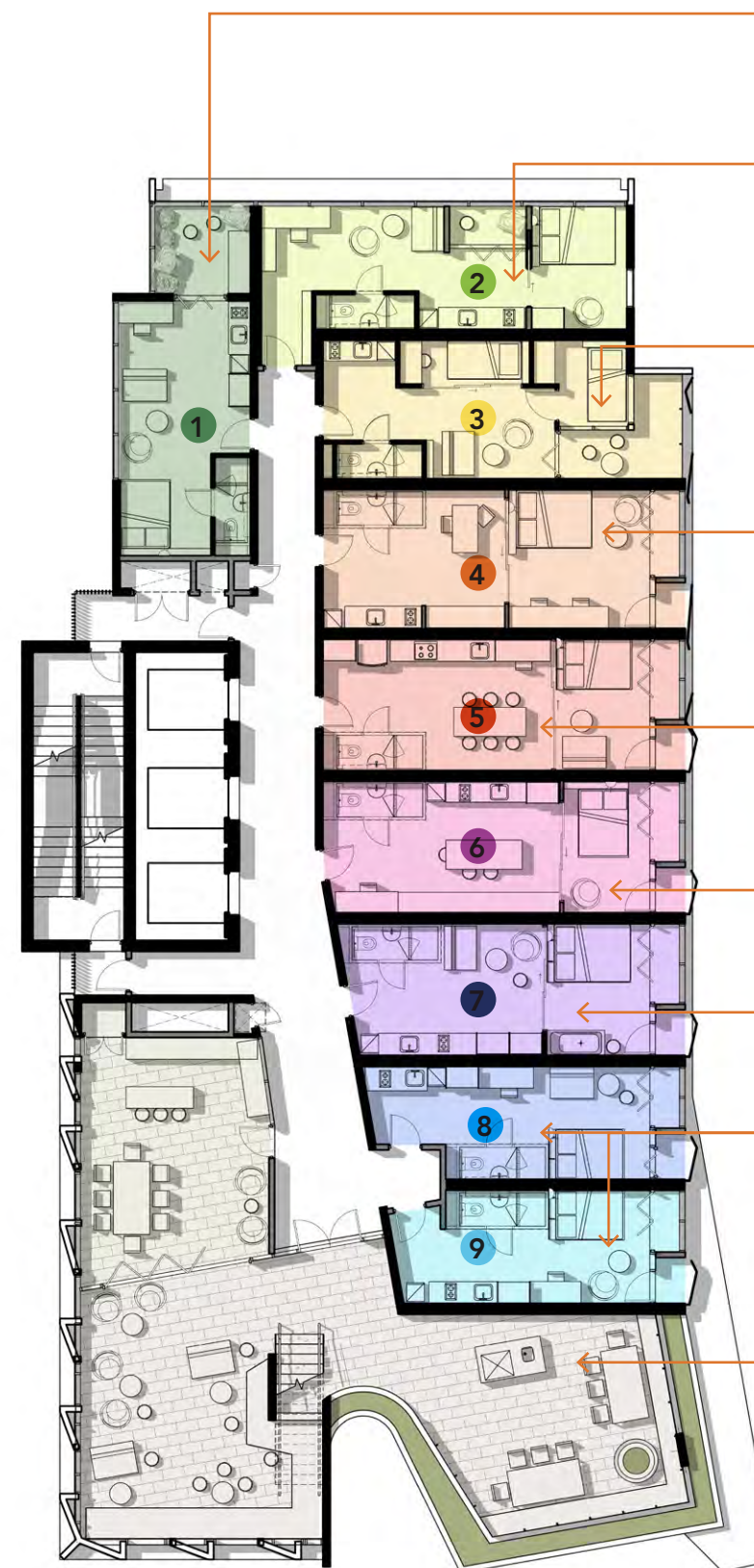
The premium nature of these units makes them attractive to different user groups. The offerings are diverse and slightly larger than the student rooms, allowing for longer tenure and catering to a diverse cross section of end users. Each unit plan provides unique features.

A COMMUNITY OF ROOMS

- 1 The Green Thumb
- 2 The Philosopher
- 3 Sleepover Studio
- 4 The Lovers' Studio
- 5 Studio for a Chef
- 6 The Maker's Studio
- 7 Studio with a Bath
- 8 Short Stay 1
- 9 Short Stay 2

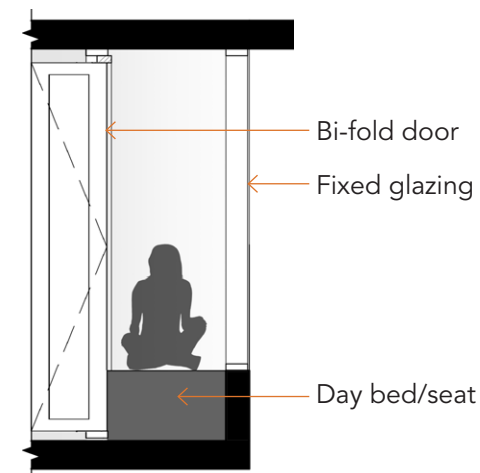
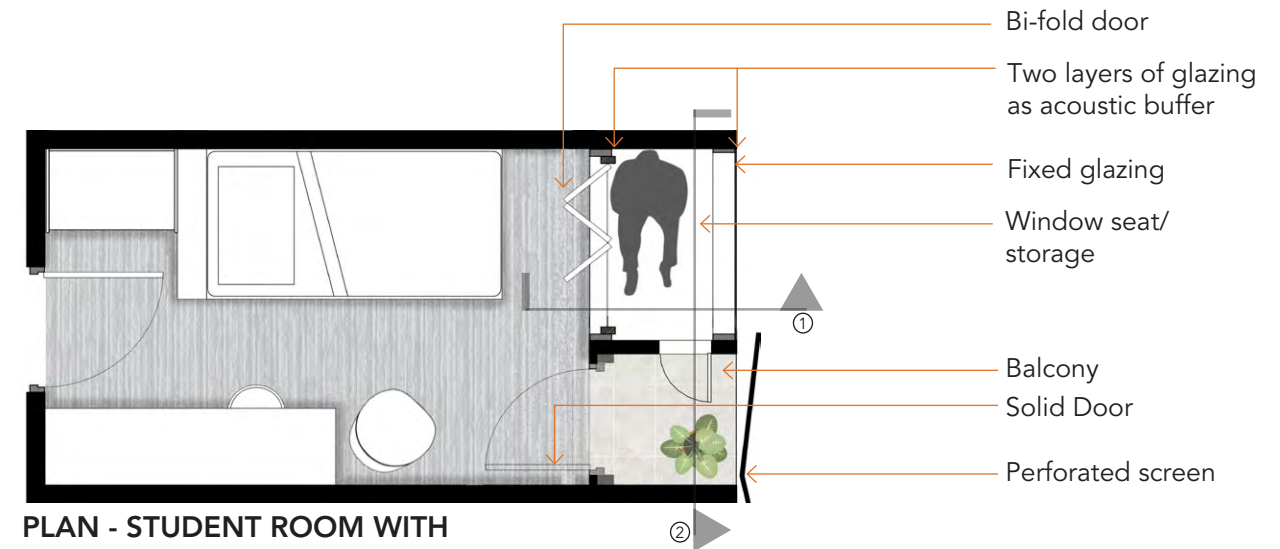
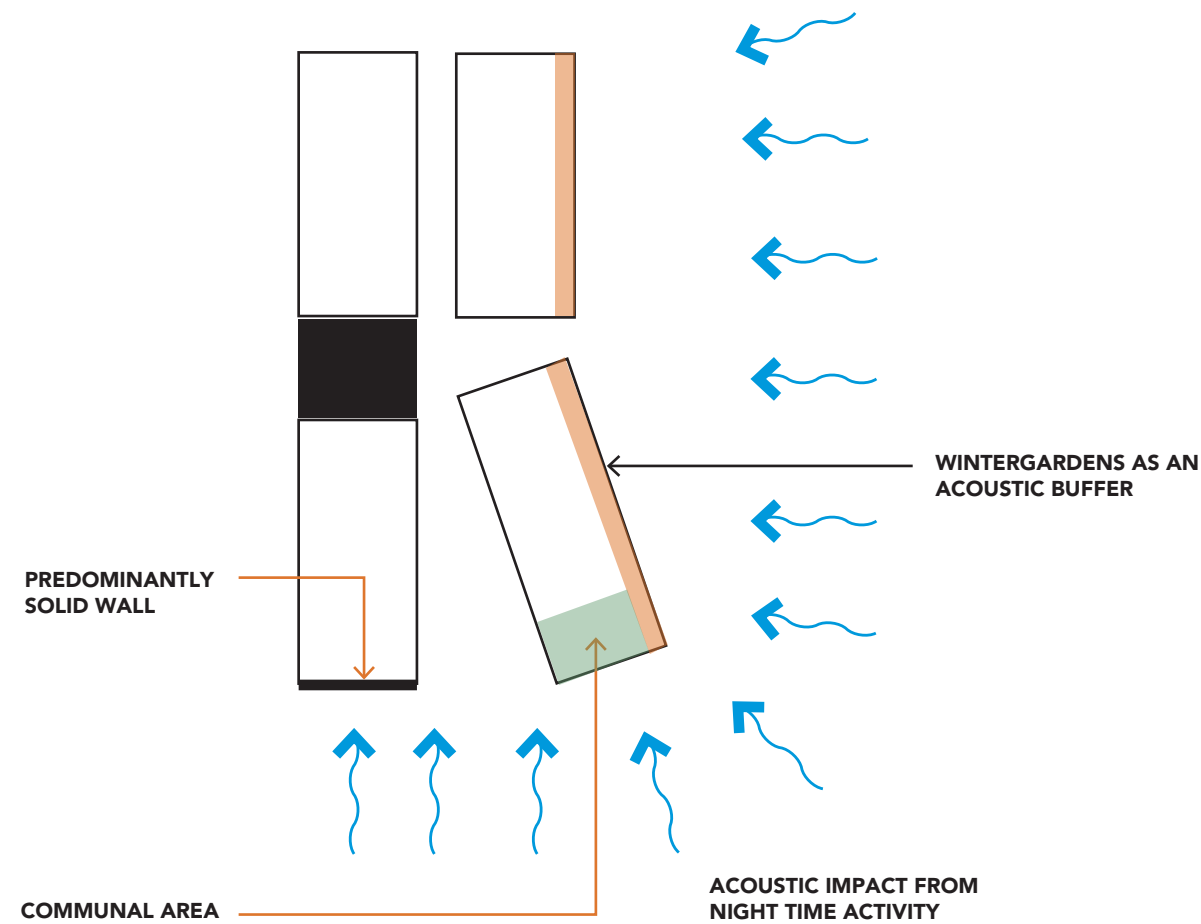
FEATURES

- > Northern aspect
- > Large balcony for plants
- > Double bed
- > North-easterly aspect
- > Large desk, bookshelves
- > Queen bed
- > Sliding screens create an extended living room space or a cosy bed nook for a friend
- > 2 x king single beds
- > Large bedroom that can be screened off for privacy
- > Double desks and robes
- > Queen bed
- > Large kitchen and table for hosting dinner parties
- > Bedroom can be screened off
- > Double bed
- > Generous benches and shelving
- > Double bed
- > Generous living area
- > Full size bath
- > Dual key studios
- > Double beds
- > Generous outdoor, semi-outdoor and indoor common areas



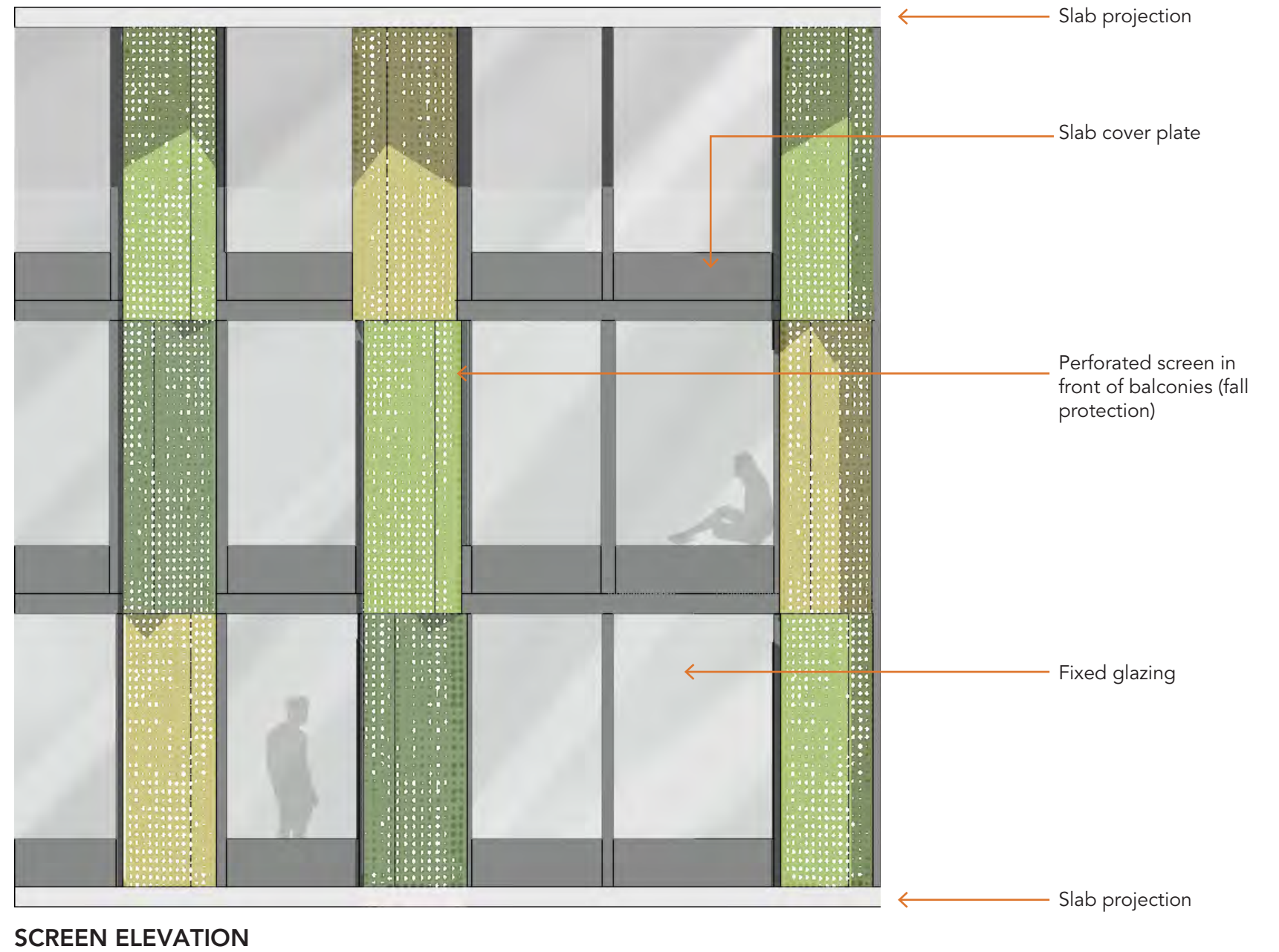
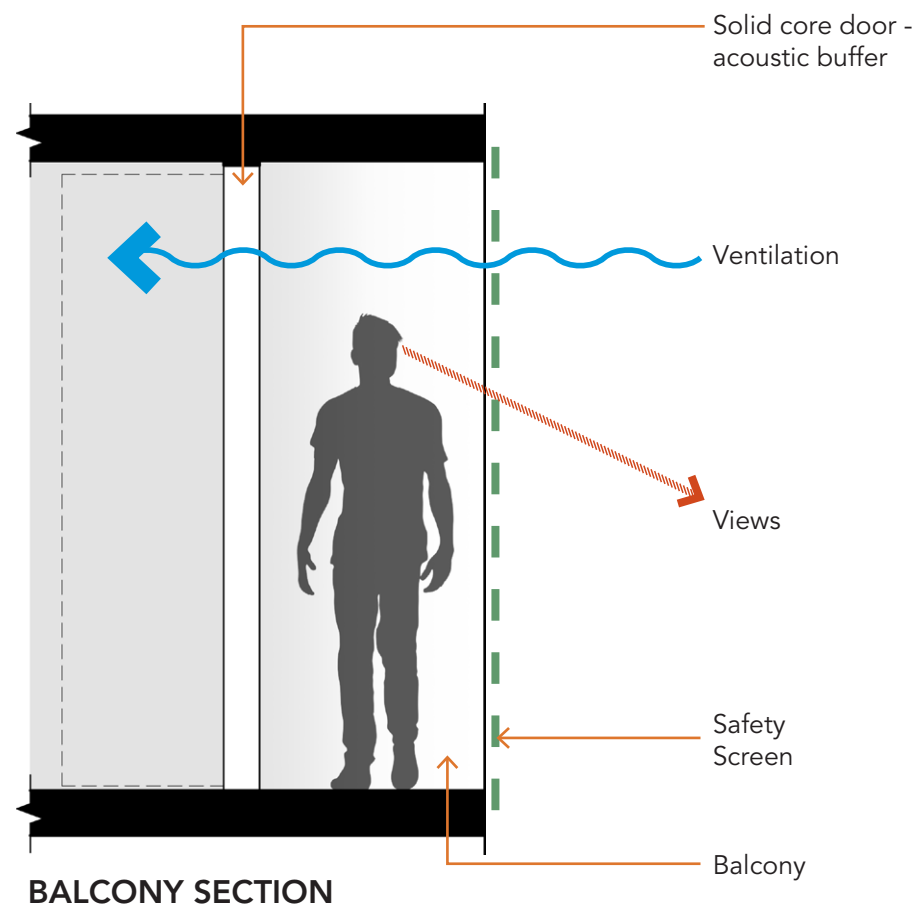
7.6 WINTERGARDENS

WINTERGARDENS AS AN ACOUSTIC BUFFER



7.7 SCREENS

SCREENS



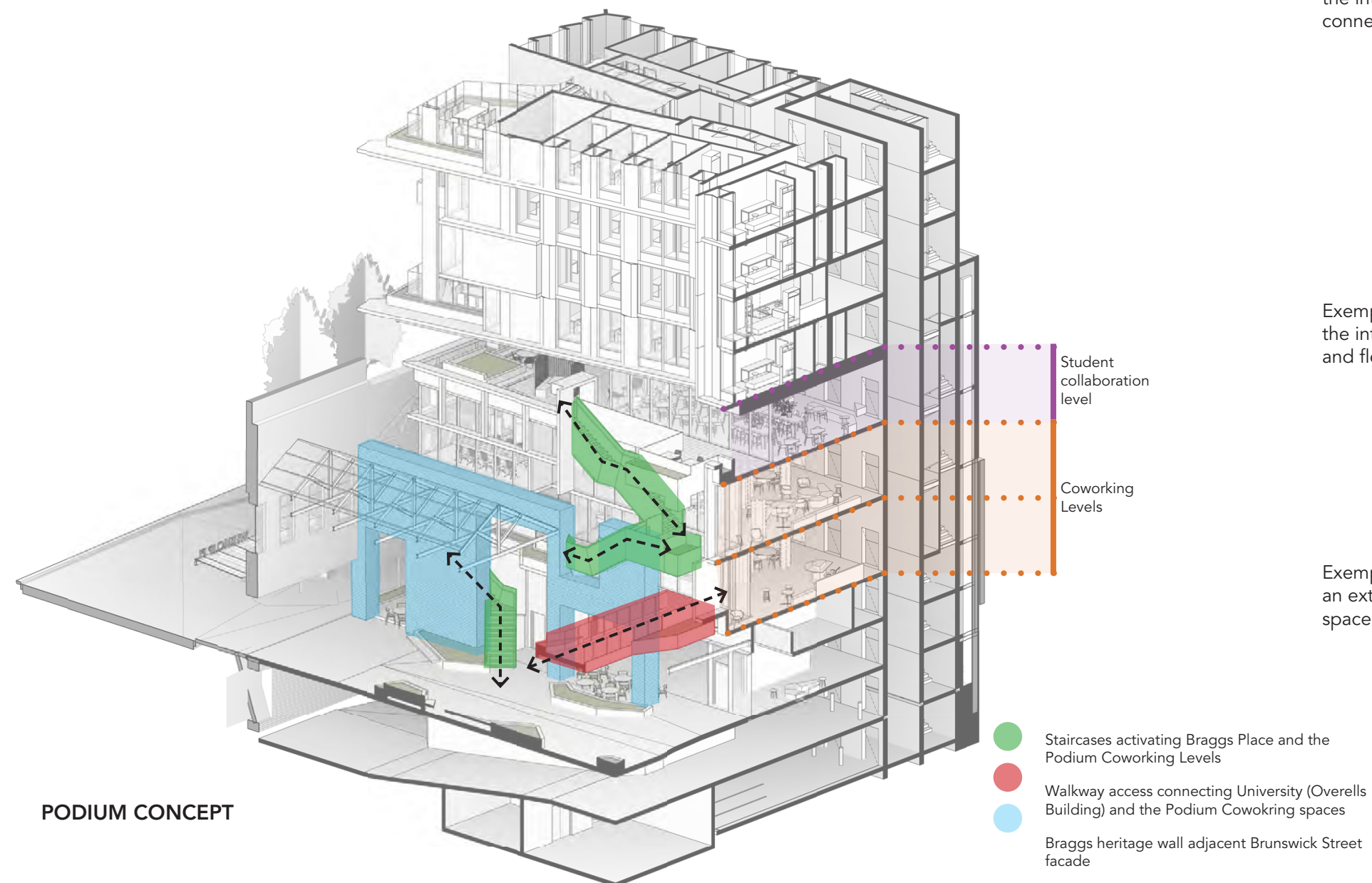
A PLACE FOR COLLABORATING

08

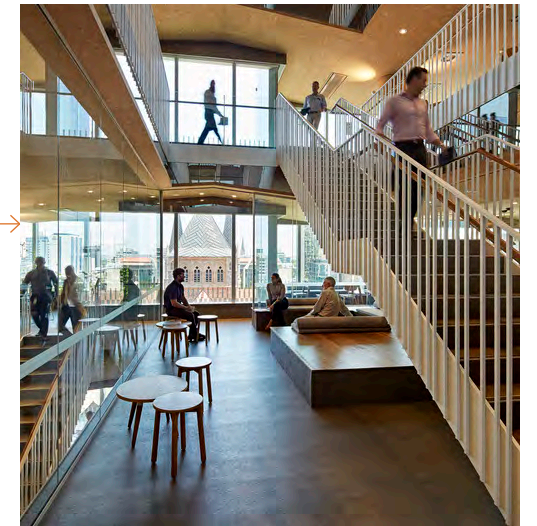


8.1 PODIUM CONNECTIONS

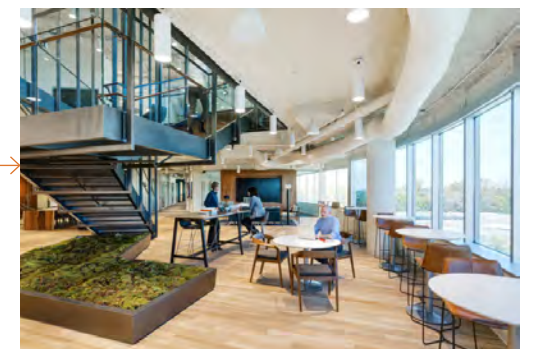
- > The tower and podium use complements the university
- > A variety of student accommodation will be provided, suitable for students or post-graduates at different stages.
- > Meeting rooms and seminar areas are included.
- > Co-working areas for organisations collaborating with Torrens University or start up businesses of University graduates.



Exemplar image showing the intention for vertical connectivity



Exemplar image showing the intention for an open and flexible workspace

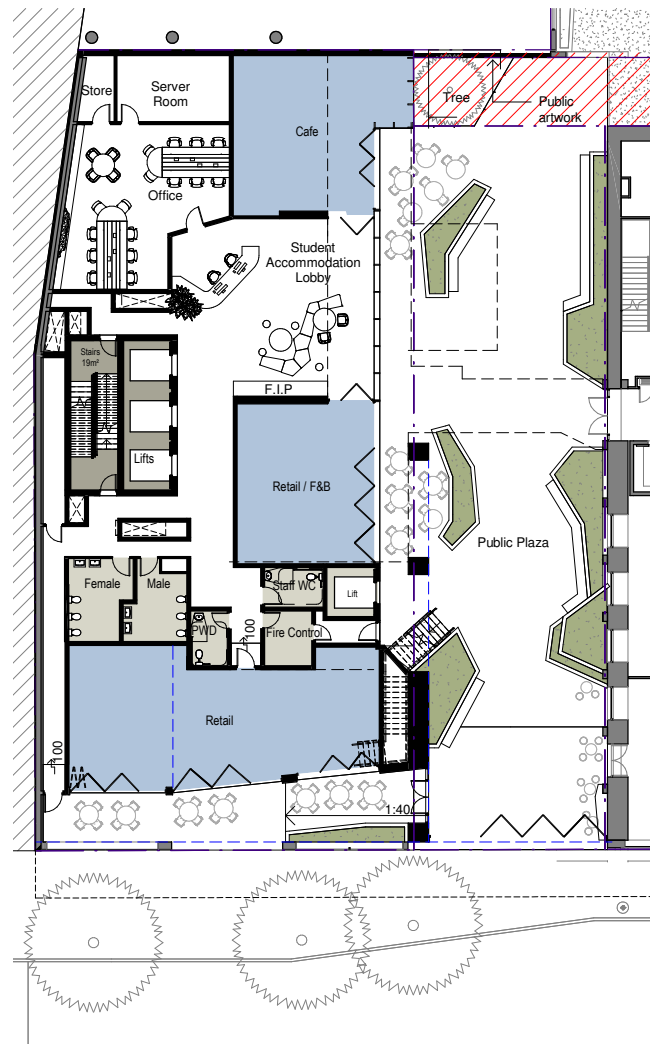


Exemplar image showing an external collaboration space



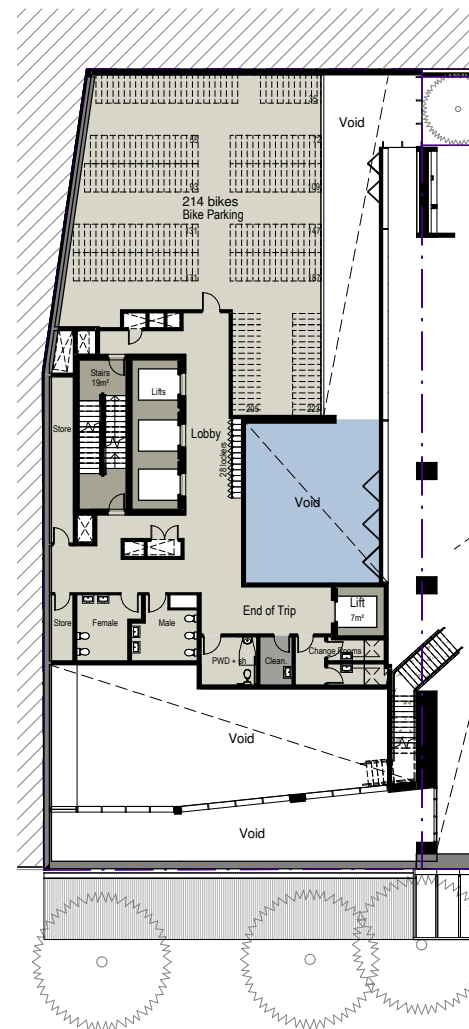
CO-WORKING, ADAPTIVE SPACES

8.2 PODIUM PLANS



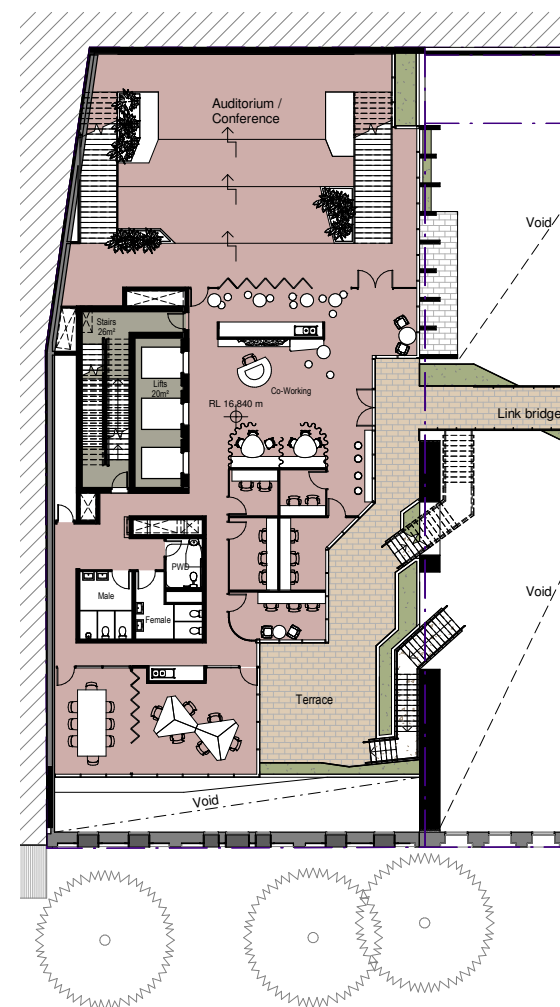
GROUND LEVEL

- > Student accommodation lobby
- > Retail



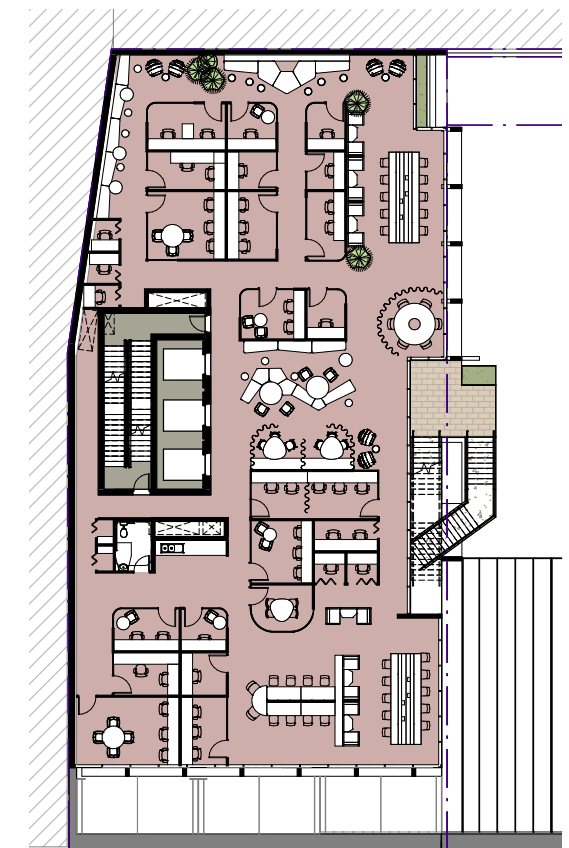
LEVEL 1

- > End of trip facilities



LEVEL 2

- > Co-working space
- > Auditorium/seminar facilities



**LEVEL 3
(LEVEL 4 SIMILAR)**

- > Co-working space

BUILDINGS THAT BREATHE PRINCIPLES

09



9.1 ORIENT YOURSELF

LOCATON AND ORIENTATION

- > Street address is to the West, Plaza is to the South

MASSING AND INTERNAL LAYOUT

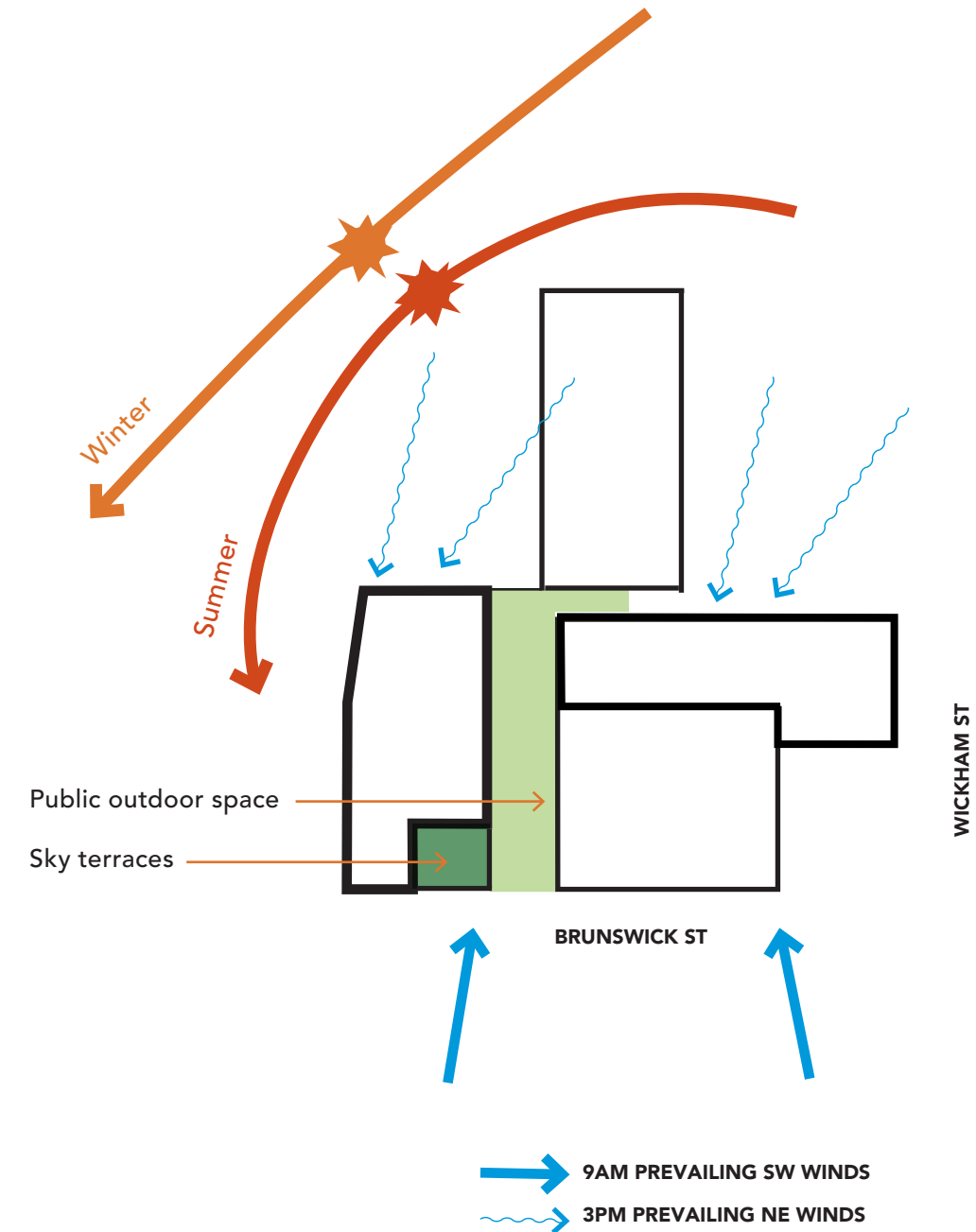
- > The tower site proportions favour a narrow building with a relatively small floor plate;
- > Tower lift core will offer some protection form the Western sun;
- > Generous allocation of external landscaped recreation areas;
- > Separation between the Stage 1A and Stage 1B building – bringing light and breezes deep into the block;
- > Heritage building strategies will bring more light into the deep plan buildings.

VIEWS

- > Common areas are located on the corner, to capture the prime city views, as well as well as views over Brunswick street and towards the heritage listed buildings and the new Braggs Place.
- > The tower will have great views in all directions due to the low-rise buildings immediately adjacent the site.

STREET ACTIVATION

- > We are creating an exciting new public place in the valley, which will be activated both day and night by the influx of students and residents, supported by ground level retail and active uses overlooking the public space.
- > Heritage buildings are being revitalized, with many facade openings being re-opened after having previously having been blocked.
- > Uni internal design is welcoming and open to the public, and utilise shopfront-like displays.
- > Active uses are located in or near shopfronts, including cafes, zoom room, library and visually appealing classroom and workshop spaces.



SUN PATH DIAGRAM AND PREVAILING WINDS

9.2 OCCUPY OUTDOOR SPACES

CITY ROOMS

- > We are proposing a generous outdoor and semi-outdoor subtropical landscaped public place, accessed from Brunswick Street – Braggs Place, the Valley train STation and Overells Lane.
- > The act of carving out a public place will create more permeability in and through the existing land-locked site.
- > Overells Lane will be activated by the University’s restaurant and Bar on Lower Gorund Level, access from the laneway. Classrooms and End of Trip facilities for the University are also located off the laneway.

SKY TERRACES

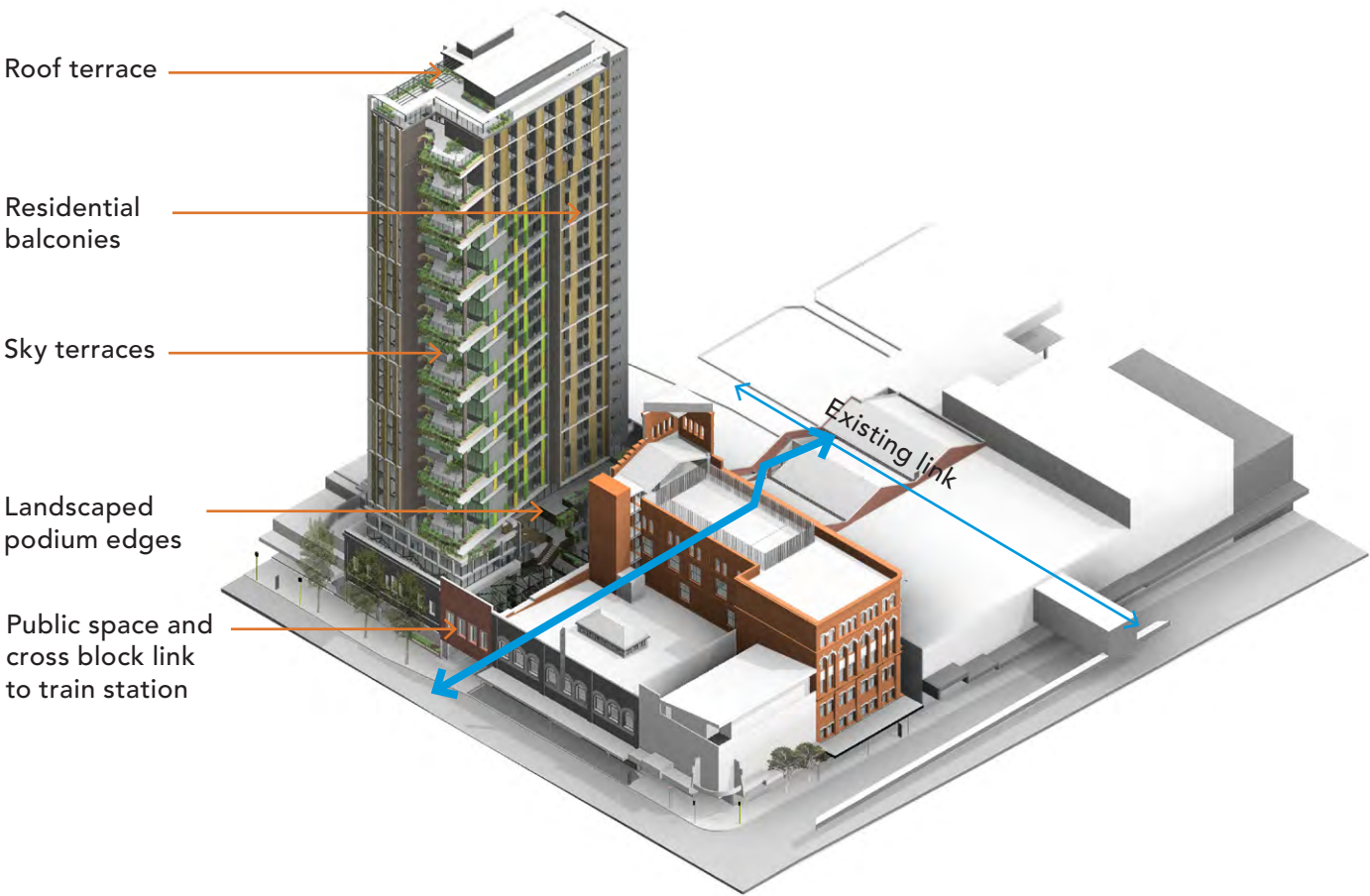
- > The tower includes landscaped outdoor spaces overlooked by indoor common areas for the residents. These run vertically all the way up the tower, on the prominent corner. The spaces are shared by ‘Villages’ of three levels, connected via external stairs that promote movement between levels and allow for passive surveillance and activation of the common spaces.

BALCONIES

- > All of the Studios and Bedrooms have balconies and/or wintergardens. This has the dual benefit of providing a high level of acoustic privacy to the residences, and also provided additional amenity to the end users. These deep edges will assist with the sun-shading of the facades, coupled with perforated metal screens.

LANEWAYS AND CROSS-BLOCK LINKS

- > The proposal is to introduce new cross block links through the site to the Valley train station and to Overells Lane. Populated with fine grain retail food and beverage tenancies and activated by the University and Student accommodation populations.



9.3 ILLUMINATE WITH DAYLIGHT

BUILDING SETBACKS

- > To the North of our site is the Valley Metro and QR train lines, which are currently low rise structures. We have therefore proposed to reduce the tower setbacks on this boundary in favour of increasing the separation to the existing heritage listed Overells building.
- > Partial demolition of damaged portions of the Braggs building enables the new public Place and cross-block links.
- > Future partial demolition of the overpass over Overells Lane would create further amenity and improve safety of the laneway - subject to future application.

GLAZING

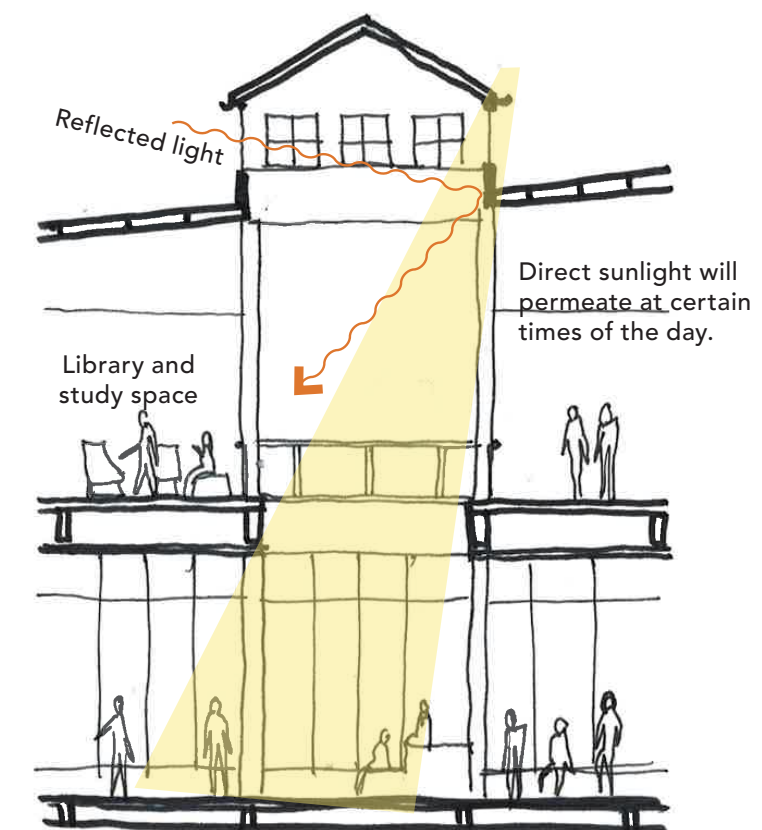
- > Performance glazing with appropriate VLT values is proposed to balance natural light, perimeter heat loads and energy consumption.
- > Facilitation of year round use of outdoor spaces by managing solar heat gain and glare.

LIGHTWELLS AND SKYLIGHTS

- > The Overells buildings contains an existing skylight which has been boarded-up. We will uncover and celebrate this skylight, adding a void that will bring natural light down to the Ground level plan.
- > By relocating the lift shaft within the Overells building, we are opening up the Northern facade and bringing more light into the building.
- > All residences have large glazed openings and access to daylight.



DIAGRAM



9.4 NATURAL AIR AND VENTILATION

OPERABLE WINDOWS & NATURAL VENTILATION

- > Studios and bedrooms all have balconies and operable windows to allow natural ventilation;
- > Natural ventilation of the corridors;
- > Balconies are provided to most residences;
- > Cross ventilation of residential corridors;
- > Smart sensors to reduce AC use when windows are opened.

DOORS AND OPENINGS

- > The street frontage contains multiple entrances and maximised glazed openings, which include the refurbished heritage shopfront, providing physical and visual connectivity into the building from street level.

LAYERED FACADES

- > Perforated metal screens on the tower in front of balconies to enable doors to be left open.

