



3-5 JOHN STREET

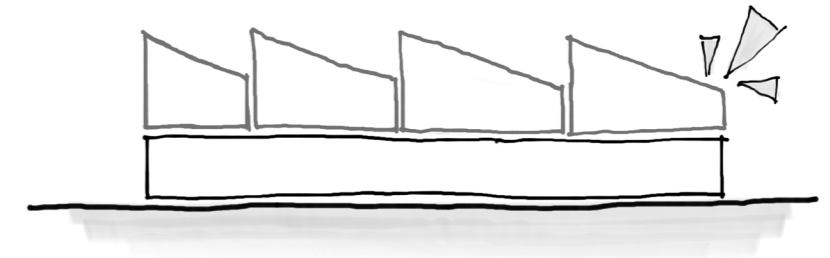
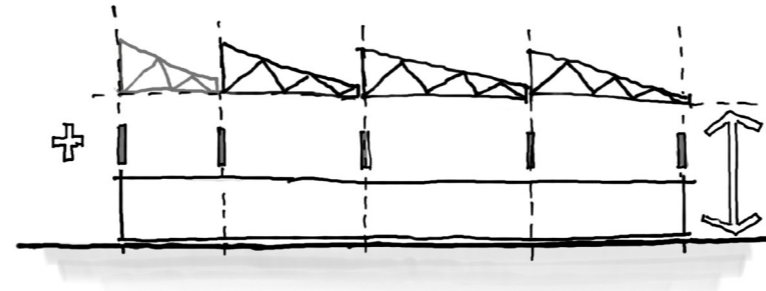
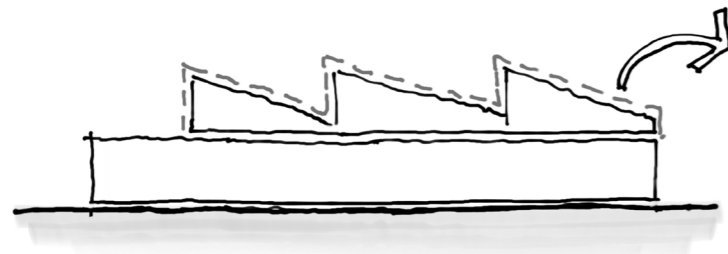
CONCEPT REV 03

13 / 01 / 2023

AMASS

CONCEPT SUMMARY

STRATEGY DIAGRAMS



EXISTING BUILDING / ENVELOPE

- Asbestos roof to be removed. All existing structure and trusses to be retained
- Review of all openings to be undertaken to improve visual appeal of warehouse units.
Where possible major openings to remain in existing position
- Option to paint existing brickwork depending on quality
- Existing slab to be retained, remediation work where required

INCREASE HEIGHT / GLA / AMENITY

- Based on advice from the real estate consultant it is proposed that the existing trusses be raised 2.5m to accommodate a wider range of uses.
- New clear internal height of 7m to bottom of truss and 9.5m to top of truss.
- New steel columns to support the roof structure
- A new section of roof including all steel trusses to create an additional tenancy to the front portion of warehouse
- Additional height will give opportunity to add toilets at low level and mezzanine office at high level to all units increasing GLA potential.
- Refurbish / paint interior spaces and trusses

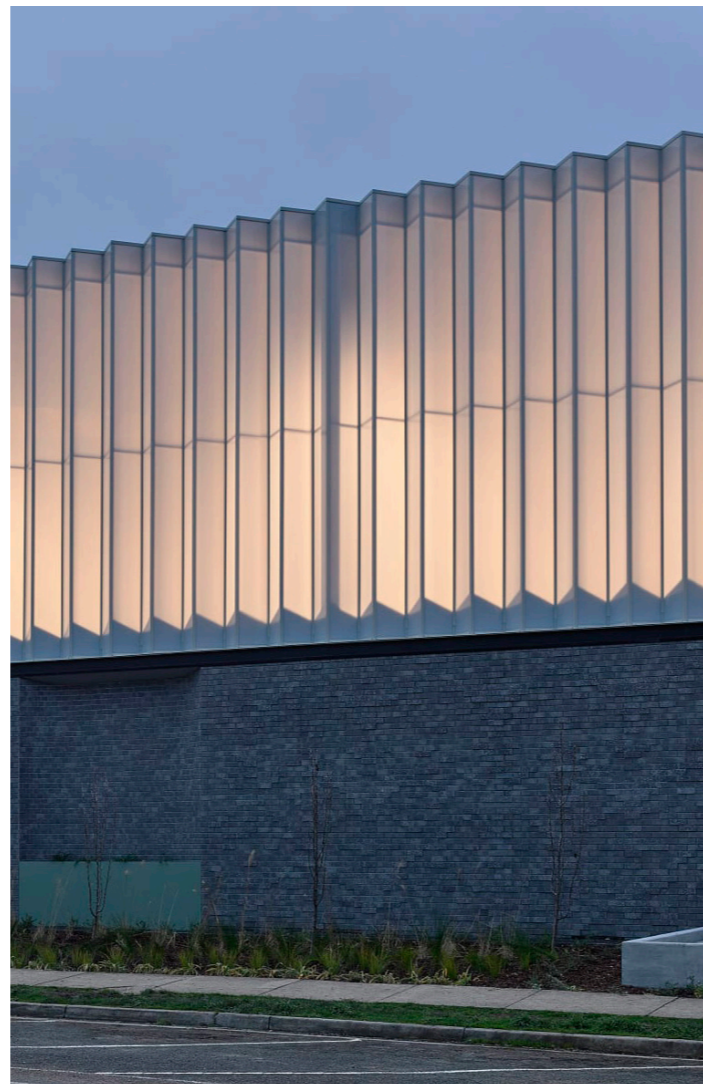
NEW SKIN

- Top portion of warehouse to be clad with a new skin - Roof sheeting to the top section and translucent polycarbonate cladding (Danpal or similar) to the side and vertical portions
- Louvred system could be introduced at high level with intakes at low level to improve passive ventilation of warehouse units
- Option of solar to improve sustainability credentials of development

PRECEDENTS

EXTERNAL

- Solid masonry base - Retain Existing
- Simple lightweight translucent polycarbonate box above (Danpal or similar) - This can be provided with solar coating to reduce heat gain. Less kg/m² than asbestos sheeting
- Articulation of material can be varied easily depending on budget
- Street activation can be achieved through openings on John street from the front tenancy - Double frontage.



Top Left: Red Brick and Polycarbonate cladding

Top Right: Simple articulation of translucent material above a solid base

Bottom Left: The same material can have a more intricate articulation - Perhaps to the street frontage to add interest to the development.

Bottom Right: Saw tooth articulation of Polycarbonate Sides allow a diffused light into the warehouse space.



PRECEDENTS

INTERNAL / AMENITY

- Paint out interior white with exposed structure
- Repair and grind back slab if required
- Refurbish existing amenities
- Meets the amenity required for typical warehouse industrial application but can also attract more diverse tenant / owner profile such as micro brewery / distillery / coffee roasters
- Amenity to be provided externally for all units.



Top Right: Timely Coffee Roasters, Bayswater - Alternative activation already occurring in the area in the form of distilleries, breweries and coffee roasters. This may increase with proposed increases in density to the town centres

Bottom Left: Plant Society, Melbourne - Cafe / Plant warehouse in old warehouse space

Bottom Right: Polycarbonate Sides allow a diffused light into the warehouse.

