

BUILDING STUDIO.

ABERCROMBIE STREET SERVICED APARTMENTS
Sydney

Client **Lend Lease**
Construction Value \$4.5m

Forming part of a larger university plan, this mixed-use, serviced apartment development proposal was prepared by Building Studio to provide approximately 1200m² of ground level retail and commercial space, 110 serviced apartments and a top floor private residence for The University of Sydney Vice Chancellor.

Commercially, the proposal was targeted to best realise the land value of the site and create a diversified future revenue stream for the University. Various configurations of retail, commercial and accommodation were tested, with the final proposal expected to provide superior commercial yield when compared to other single use student accommodation buildings.

The building was designed to seamlessly integrate with the new University of Sydney Business School located adjacent to the site. This was achieved by linking key ground floor levels, ensuring pedestrian access paths were configured to benefit both buildings and allowing for appropriate allocation of uses in ground floor spaces. Various configurations were tested, yielding a spatial solution appropriate for use by medical services companies, university research teams or as start-up incubators.

With a series of two story residential homes opposite and a school nearby, the building was designed to integrate with Darlington's existing urban fabric. It provides a clear street presence for the apartments, retail and commercial spaces whilst also offering through-site pedestrian access to the Business School and rear laneway. This enhances

the urban framework of Abercrombie Street for the benefit of both local the residents, pedestrians and users of the new buildings.

The site's historic urban location also demanded a sensitive solution to the scale and character of the existing residential buildings. These concerns were addressed by articulating the façade, reducing the apparent scale of the building and rigorously testing the shadows cast all times of the year.

All apartments are SEPP 65 compliant and designed with a residential character and feel, incorporating balconies, large windows and appropriate materials to provide both quality living spaces for new residents and to fit comfortably within the existing suburb.

