

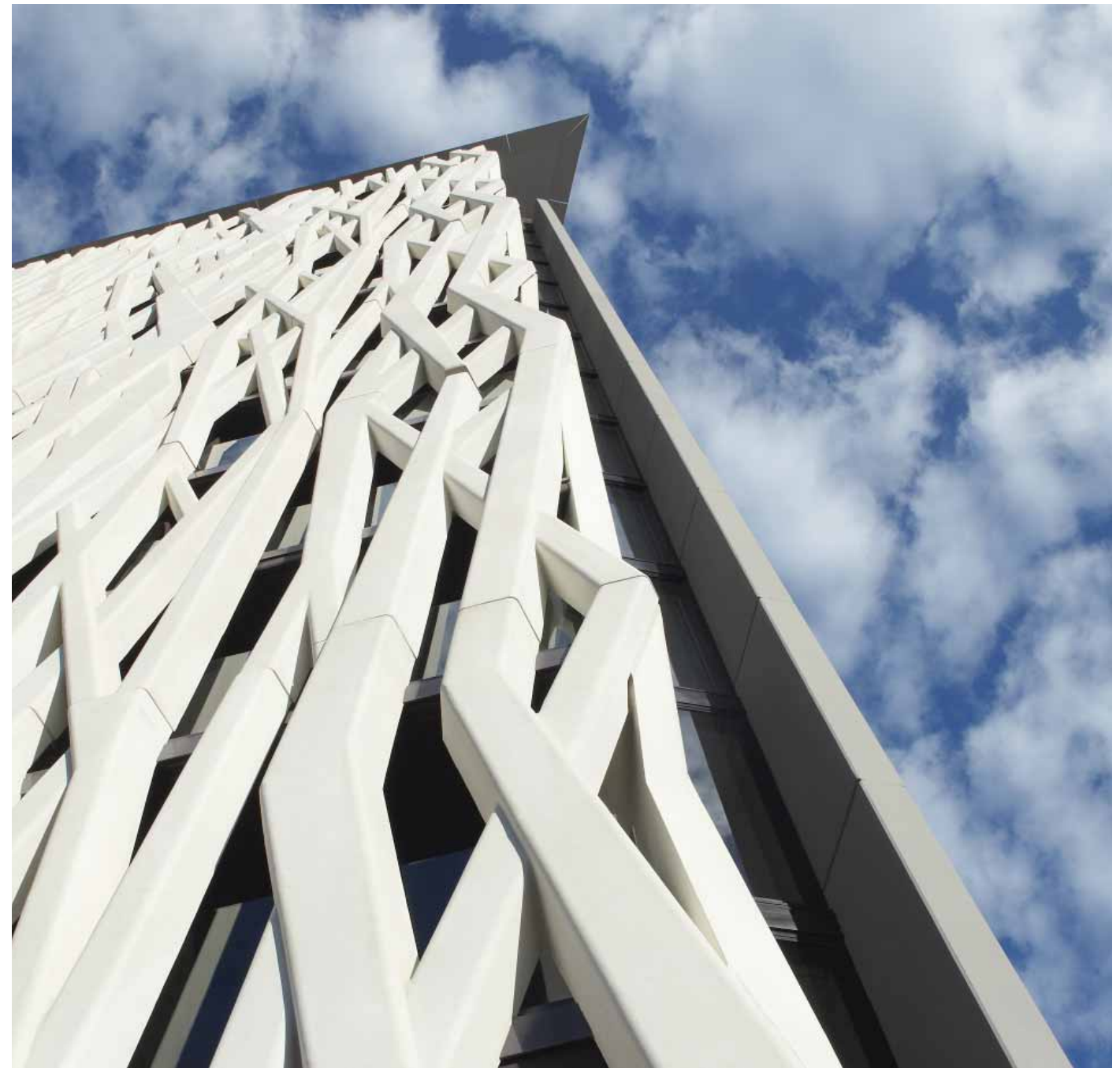
JACKSON TEECE

**No. 1 SCOTT ST
APARTMENTS**





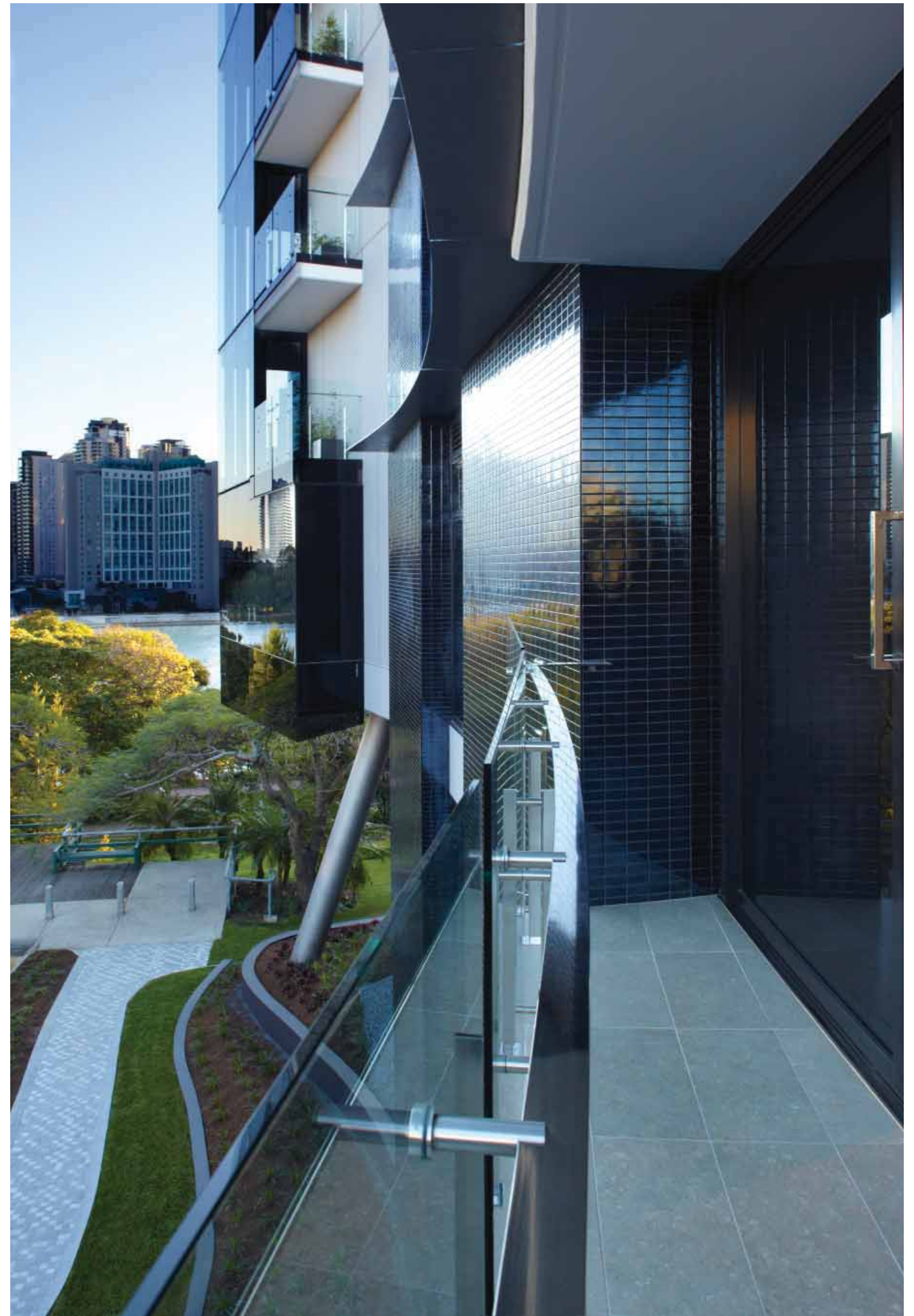
JACKSON TEECE



Early in 2005 Waterford Properties, headed by Mike and Jonathan Kavali, approached Jackson Teece with an exciting project opportunity. Having purchased a site comprised of a dilapidated motel and the adjacent historic Silverwells residences in Kangaroo Point, they were motivated to create a luxury residential apartment complex.

Located on an elevated site bound by Scott Street and Main Street, the new building would have commanding views of the Brisbane city skyline to the west, the Storey Bridge to the east, and a direct connection to the Brisbane River and adjacent parkland.

Damian Barker, Principal of Jackson Teece, and Paul Brace, Director of Interiors, led the project team through a highly collaborative relationship with Waterford Properties in the creation of the iconic No. 1 Scott Street Apartments.



Site Context

A building's location and immediate environment form an important framework within which a building is conceptualised and designed. Located on a corner block bound by Scott Street and Main Street in Kangaroo Point, Brisbane, this site has a riverside location directly opposite the Brisbane CBD. The design of this luxury apartment complex responds to the sub-tropical climate, riverside environment and neighbouring heritage buildings to create a residential building that embodies a distinct sense of place.

At Scott Street we identified a number of significant characteristics to which the project needed to respond. The site is an entrance marker to Main Street, a gateway signifier to the southern approach to the Storey Bridge, at the crossroads of an important pedestrian link between southern Kangaroo Point and riverside ferry stations and a popular riverside pedestrian walkway, and adjacent to important heritage buildings, the 1860s Silverwells cottages.

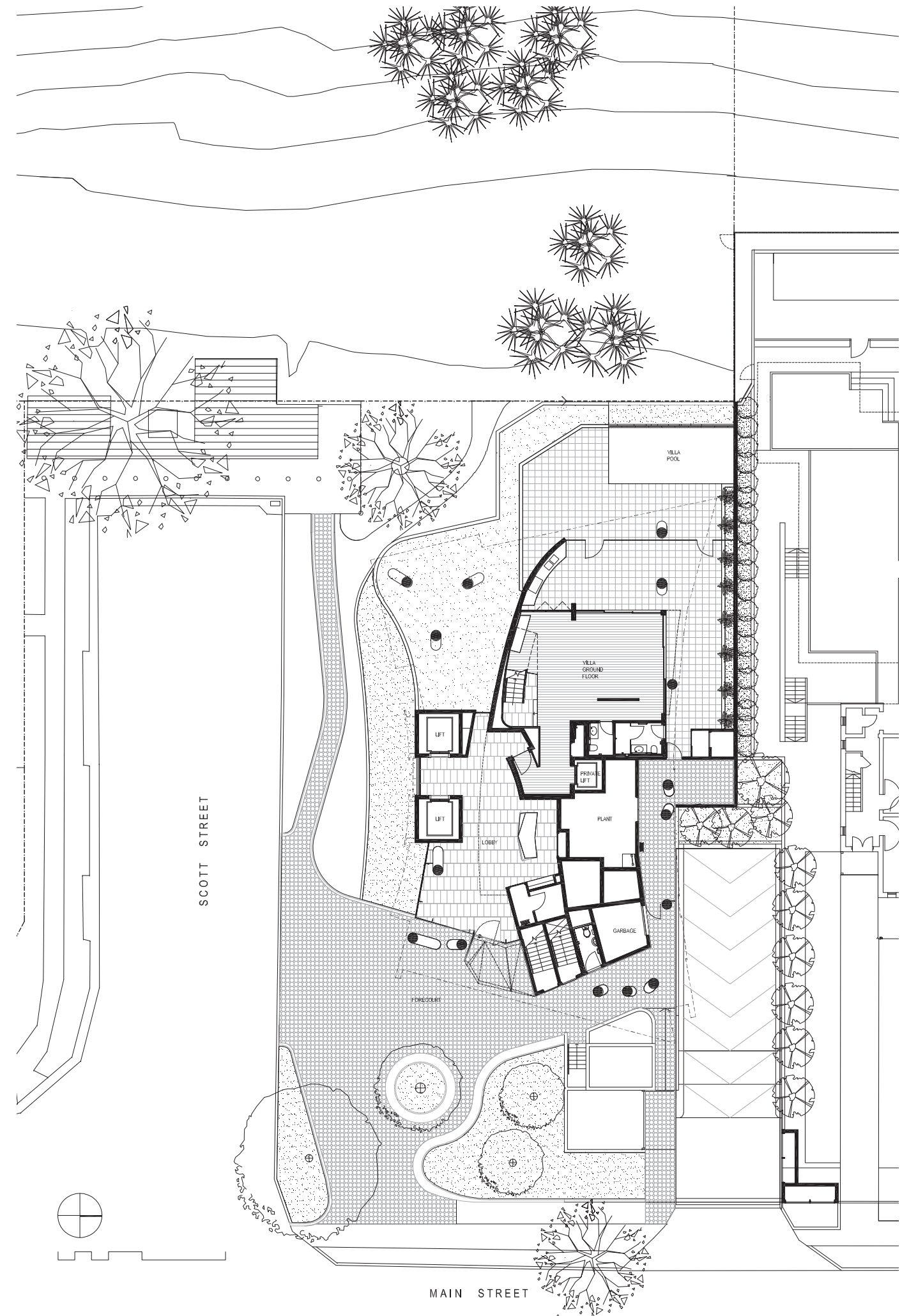
The environmental conditions for South Eastern Queensland; sub-tropical, heavy rainfall, strong sporadic winds, high humidity, long daylight hours, gentle winters; supplement the urban context and, together with the design guidelines established by council authorities, complete the framework within which the building is conceived.

Building Form

Our analysis of the site context leads to a series of site specific responses. At a civic level we made a number of important decisions. Firstly, in order to show respect to the heritage buildings of Silverwells we minimised the size of the building footprint for the lower two levels. Within this zone we established a double height glazed lobby and set the building back dramatically from the Main Street boundary. The benefit of this decision was that it allowed for a respectful curtilage to the adjacent heritage houses, created an open forecourt space adjacent to the entrance and reduced the need for privacy at the lower levels.

Our second civic gesture was the introduction of a large scale monolithic sculptural facade to abut the Eastern Bradfield Highway elevation of No. 1 Scott Street. While this 'screened' elevation has the functional benefit of allowing privacy to the individual apartments and creates ancillary spaces for plant and air conditioning, its major impact is the creation of a significant iconic presence to the public domain.

The building broadens from the third storey. Two asymmetrical concave blades define the northern and southern elevations of the building. Formed of cast concrete elements, and perforated with windows to bedrooms and amenities, these blades transition the form from the screened eastern facade to the filigreed western balconies. These balconies, seen from the CBD opposite give the building a strong horizontal rigour and provide private external spaces for each residence.





Iconic Gesture

The natural 'rooms' and spaces that are created by the larger mangroves found along the Brisbane River's edge, the sense of protection they gave, combined with the patterns found in the bark and trunks of the native Mellaluca (paper bark) species were the inspiration we drew upon for the Southern Screened facade.

Numerous studies and models of how we could incorporate this concept into the building were developed, the result being an interpretation or combination of these forms, structures and patterns as a building façade or screen. This element has a dual purpose, firstly as a façade screen to the ancillary spaces of the building, including plant and equipment, and secondly, as an artwork that defines the building and hopefully creates interest in this highly visible location.

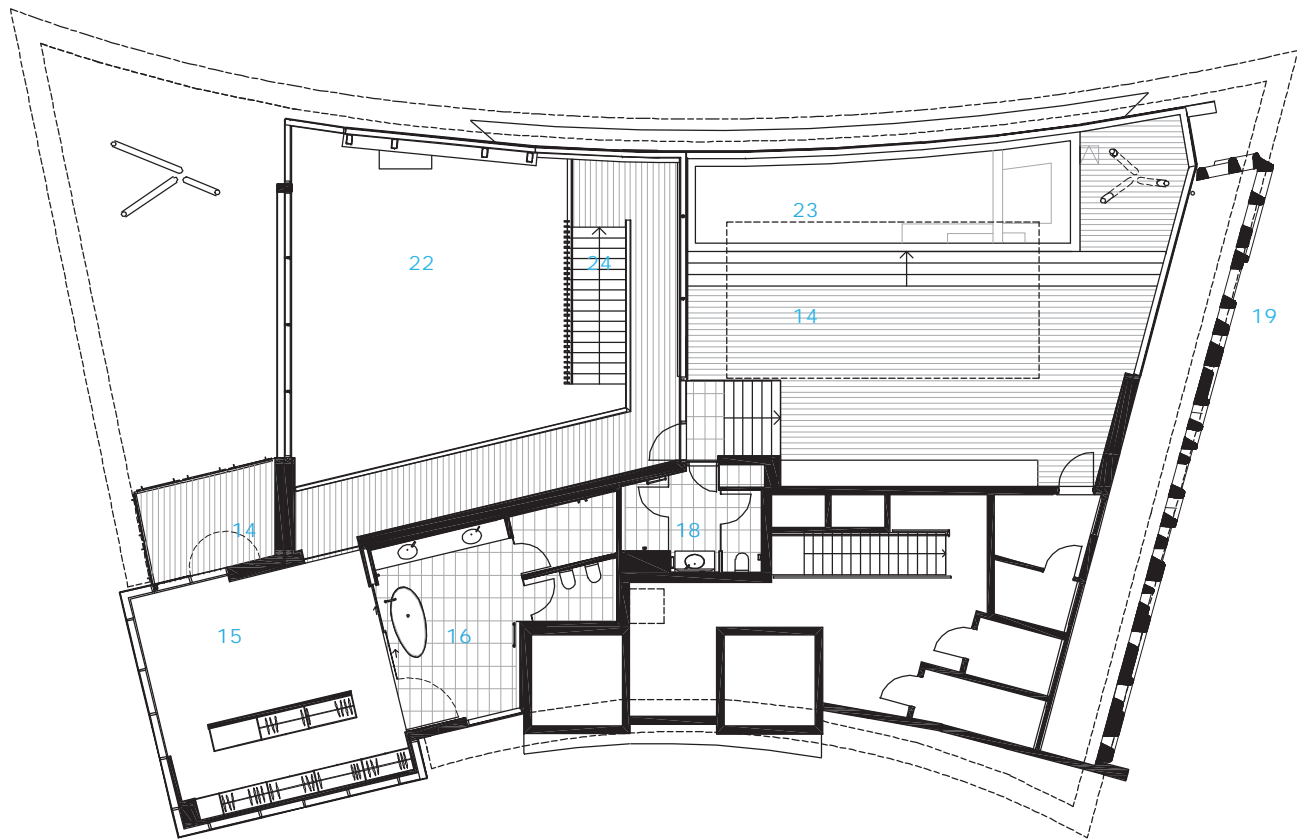
The artwork was modeled digitally by Jackson Teece and developed with the fabricator (Colin Ginger of Precast Australia) with great attention given to how the various segments of the screen connected to each other, creating a sense of wholeness to the work.

Our aim was to view the building from the east as if it was an undefined building typology - maybe residential maybe something else, a building not comprised of floors but as one unifying form to act in contrast to the surrounding buildings.

By draping the work over the lobby, and fraying the edges, this helped to achieve the sense of weightlessness of a work of over 400 tonnes of off-white precast concrete. Paperbark is enormously robust and strong in relation to its weight and used in a number of applications, including bindings and dressings in indigenous culture.

This artwork, as well as the way in which the building responds to each aspect and climatic impact - the way in which it meets the ground and introduces landscape into the fragmented lobby base - the way the building form gently curves and narrows in its mid section - the lightness of edge of the roof form as it arcs up at the outermost edges as another gesture of lightness - are all ideas that reinforce our desire to create a striking building that has an integral relationship with its immediate environment, its landscape and the river but is sophisticated in its use of materials so that it sits equally comfortably against the backdrop of the city.





 Penthouse Upper Floor Plan



 Typical Apartment Plan



 Penthouse Lower Floor Plan

Typical Apartment Legend

- 1 Lifts
- 2 Lobby
- 3 Entry Vestibule
- 4 Guest WC
- 5 Corridor
- 6 Kitchen
- 7 Fireplace
- 8 Living room
- 9 Dining room
- 10 Study
- 11 Family room
- 12 Winter garden
- 13 B.B.Q.
- 14 Balcony
- 15 Master Bedroom
- 16 Master Ensuite
- 17 Bedroom
- 18 Bathroom
- 19 Iconic Screen
- 20 Laundry
- 21 Drying Court
- 22 Void
- 23 Pool
- 24 Stair

Planning

At the heart of any residential building is the type, style and quality of the dwellings. With Waterford properties we researched and tested many designs to determine the exclusive mix of a large villa penthouse over three floors, a roof top penthouse over two floors with the remainder of the building comprising of luxurious and large whole-floor apartments.

All apartments incorporate formal elements found within a grand house; entry lobby, vestibule, formal corridors, separation of functions into distinct rooms; combined with the relaxed casual living of an apartment arranged to facilitates a lifestyle with seamless internal/external amenity.

The benefits of the single plate apartment within this planning matrix is the great flexibility it provides in the location of function with regard to sunlight, ventilation and view.



The apartments housed in this building are designed to be stylish and comfortable – to capture the striking views in all directions, balanced against the need for privacy and protection from the elements. Planning for each apartment creates a deliberate balance between formal and informal spaces.

With a single apartment per floor, the lift lobby forms the point of arrival to a residence. A central vestibule located off the lobby acts as the demarcation point between public and private zones of the apartment. Living, entertaining and kitchen spaces located to the west have views to the Brisbane CBD. A central corridor acts as the main link to the private/bedroom zone of the apartment to the east.

The formal entry lobby is screened from the circulation corridor by a glass privacy screen designed to reference the iconic concrete facade to the southern elevation of the building.

The planning for the apartments allows for two different forms of accommodation. Spaces are flexible within the public section of the apartment. An array of sliding glass walls allows for spatial re-configuration to suit the needs of individual owners; spaces can be informal and open plan, or cellular and separated, allowing for formal or informal living arrangements.

External spaces are found over a variety of balconies, detailed with a seamless transition to the interior living spaces. The largest balcony facing the city acts as a

series of external rooms, some open with a traditional glazed balcony, others louvered with glazed walls creating year round 'winter gardens'.

The central corridor for each apartment; wide enough to be a gallery space, forms the circulation spine to all bedrooms, lobbies and living spaces. The view to the east along this corridor looks through the eastern decorative screen creating a unique view from each floor, enhancing this relaxed, more playful aspect of the building.

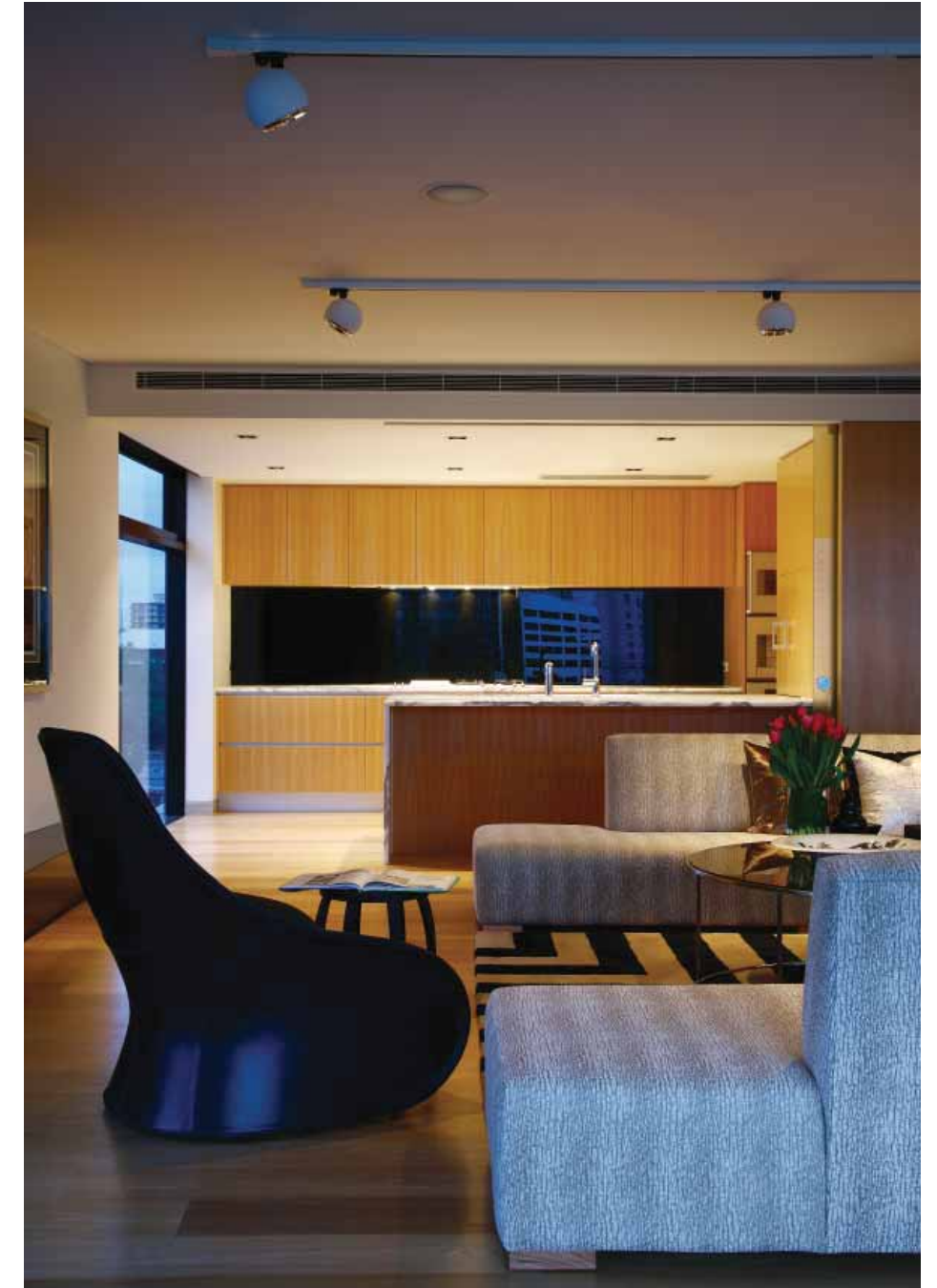
This notion of formality and informality reoccurs and is evident throughout many aspects of the design.

The building's façade, as it presents to the city, is more reserved and refined whereas the northern and eastern faces are playful, the large facade screen providing the building's identity.

The dramatic external materials soften towards an internal palette of pale timber surfaces. Black external tiling extends into the building lobby defining the lift shafts, balanced by a double storey timber baton wall.

Apartment entries segue to completely timber, black tones recurring in the glazed lobby screen and fireplace surrounds. As entry into the apartment progresses materials fade to a simple clean white, highlighting the 360 degree views and allow a backdrop for the occupant's furniture and artwork.





* image by Scott Burrows Photography

Sustainability

The environmental design challenges for this project are not unusual; a west facing site with views of the city, significant acoustic and visual privacy issues with the Bradfield Highway to the east, coupled with the desire for passive ventilation and a seamless external/internal living environment.

A range of technical measures are incorporated within the project. All glazing is low shading coefficient glass coupled with external sun shading devices. Double glazing is used throughout for acoustic privacy. A C-Bus automated control system allows each apartment individual control of cross ventilation for the public living spaces at the press of a button.

The west facing main balcony off the living room has a 7m wide cantilevered blind that extends down as low as 1200 mm to reduce heat load in the late afternoon.

To allow use of the balconies in inclement weather a south western lantern offers shelter with operable glass louvres providing ventilation when required.

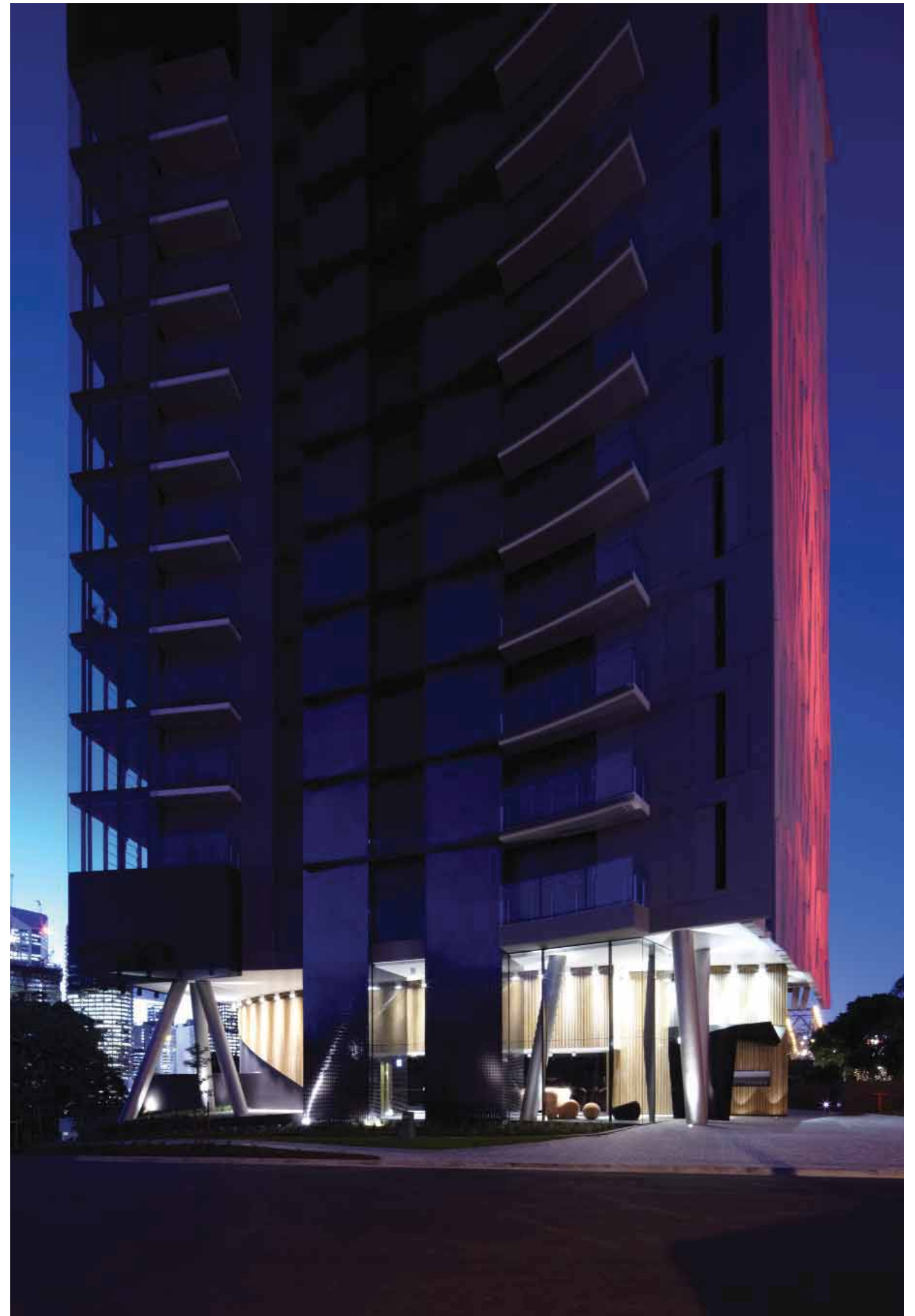
The building is constructed around a concrete frame coupled with precast concrete facade panels. This facade incorporates a densely insulated cavity and separate insulated internal dry wall offering substantial thermal control to the interior spaces.

Delivery

Procured under a Design and Construct contract, this quality project results from a committed team of professionals including the client Waterford Properties, Jackson Teece and the contractor Hutchinson Builders Design Manager and team.

Jackson Teece delivered the design, documentation and site consultancy for the project with resources drawn seamlessly from our Brisbane and Sydney offices.

The project, completed in 2010 and proudly occupied by its new owners, sets a benchmark in Brisbane for quality, refined and sophisticated multi-storey residential living.



For more information on any of the projects in this document, or to discuss a business opportunity, please contact Damian Barker (Design Director), Paul Brace (Interiors Director) or Daniel Hudson (Associate/ Brisbane Practice Manager)



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Scott St Apartments Project Team

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<i>Builder</i>	Hutchinson Builders
<i>Structural Engineer</i>	Aurecon
<i>Services Consultant</i>	Aurecon
<i>Civil Consultant</i>	Aurecon
<i>Landscape Architect</i>	Wilson Landscape Architects
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<i>Pre-cast Concrete</i>	Precast Concrete Products

Photography Sharrin Rees except as noted
* by Scott Burrows

