



A POSTGRADUATE AFFAIR



Client
New College, an Anglican residential college

Development
Student Housing

Overview
Seven-storey building with 319 beds in 206 units

Location
University of New South Wales, Kensington Campus, Sydney

Completion
Early 2009

THE NEW COLLEGE VILLAGE WILL BECOME THE FIRST PURPOSE-DESIGNED RESIDENTIAL POSTGRADUATE COMMUNITY IN AUSTRALIA.

New College has entered into a partnership with the University of NSW (UNSW) and Sydney-based construction company Lipman to complete this landmark development – with Allen Jack+Cottier providing design services.

Students will choose between self-contained studios with their own kitchenette and ensuite, or their own room with ensuite in multi-bedroom apartments. "Aiding the growth of community lies at the heart of our brief," says Allen Jack+Cottier team leader, Andrew Parker.

"Currently, New College residents come together three times a day in the dining room, but the self-contained accommodation of the Village poses new challenges in bringing people together."

Allen Jack+Cottier's response involves a series of graduated 'common' spaces to accommodate social interaction. Residents will share two common rooms on each level, a ground floor games room, and formal seminar rooms in conjunction with visitors.

The u-shaped Village frames a central courtyard opening to the Western Campus, while a more intimate eastern courtyard is separated from Anzac Parade by a glazed wall. The wall also reduces traffic noise sufficiently to enable natural ventilation in all student rooms. A roof terrace on level four will provide an additional recreational space for all residents.

"The u-shaped building promotes a strong sense of enclosure and encourages social interaction for occupants," says project architect, Matthew McNeil. "It also presents a front yard that opens directly to the proposed extension of the University Mall, reflecting a strong relationship between New College and UNSW."

NEWS IN BRIEF

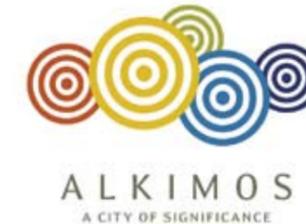


Circles

Allen Jack+Cottier's inhouse photographic group, Retina, recently celebrated its first end-of-year exhibition: Circles. The group meets monthly to discuss ideas, work on projects and share tips. Circles opened in the reception area of the Sydney office and ran from December to the end of January.

ISO Certification

Allen Jack+Cottier consistently reviews all aspects of the design process – and quality assurance is no exception. Following a recent update of the Quality Management System, which included a series of external audits, the practice has now achieved ISO 9001: 2000 certification.



Coordination of Sustainability



Nigel Bell



Sustainability is not a new concern for Allen Jack+Cottier. The practice has regarded ESD as a core goal of design for over 55 years, with principles integrated into all projects. This has led to the appointment of Nigel Bell as Sustainability Coordinator. At the same time, the practice's commitment to updating staff on changing technology and the regulative framework has led to an in-house training session with the Green Building Council of Australia. Attended by many of our staff and consultants, the training has been a collaborative success, with 25 of our senior staff qualifying as Accredited Green Star Professionals.

New Carbon Neutral Community in Western Australia

Allen Jack+Cottier and Oculus landscape architects have been selected to design the first stage of Alkimos, a new regional centre in Western Australia, which will be the first carbon neutral development in Australia.

Developed by the State Government's property agency, Landcorp, Alkimos will be the largest coastal development in the Perth region for more than 50 years, providing 40 per cent of the land required in the expanding north-west corridor.

Stretching over seven kilometres along the coast, the 2 600 hectare site will become home to 60 000 people over a 25-year period. Energy efficient building design and renewable energy sources will be integrated into the planning, offering a variety of housing types based on village and neighbourhood designs.

Transport will be configured to minimise car use; a bus network will connect to centres on the northern rail line, and high speed broadband will encourage home-based work. The plan includes a regional centre, a smaller business district, two service industry centres, and three coastal activity hubs.

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March 2008

Newsletter by
Allen Jack+Cottier
Graphics and
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Client
Campus Living Villages

Development
Student Housing

Overview
Two buildings, 456 beds in 109
apartments

Location
Kelvin Grove, Brisbane

Sustainable features include:

- External shading devices
- Cross ventilated lobbies and apartments
- Reverse masonry veneer construction
- High thermal mass with exposed concrete ceilings
- Use of natural light and low energy light sources
- Centralised gas hot water
- Gas-fired clothes dryers
- One bike space per unit
- 50 kl rainwater harvesting
- Grey water recycling
- Restricted-flow fixtures
- Water-free urinals
- Inground irrigation and drought resistant plants
- low VOC paints, linoleum, woollen carpets and low formaldehyde joinery
- Use of low-maintenance and recyclable materials

The Kelvin Grove Urban Village is a joint initiative by the Department of Housing and the Queensland University of Technology. The mixed-use development occupies 16 hectares of land at Kelvin Grove, just two kilometres from Brisbane's Central Business District.

KELVIN GROVE

CLV

COVER, Photographs by Scott Burrows (Aperture Architectural Photography)

New student accommodation is more than a bed or place to stay...



In designing the residences for Campus Living Villages (CLV) at Kelvin Grove, the Brisbane office focused on the quality of individual spaces and the development of a community supportive of the wider spectrum of student needs.

The village consists of two buildings enclosing a landscaped courtyard. The courtyard is publicly accessible, providing a potential thoroughfare for pedestrians, while retail and food outlets address the street to further integrate the facility with the surrounding village community.

The steep, sloping site is accessed from the street at three different floor levels, each access point activated by communal and public facilities, including shops and cafes, student common room, laundry, 'e-library' and administration.

Student rooms are private, but arranged in small groups around shared living areas, and have an outlook that allows the student to observe the surrounding activity, thereby overcoming the sense of isolation that often accompanies intense periods of study.

The buildings reflect pragmatism in design for the sub-tropical climate, with their appearance influenced by passive environmental initiatives. Corrugated steel cladding (providing shading and insulation to the masonry structure), wide overhangs and attached sunshades to windows, are specific to the location and aspect.

The result is a building enlivened by the deep shadows and high contrasts of the Queensland sun. Colour is used sparingly – though with some vigour – contributing to building variety and direction finding.

State guidelines set an ambitious agenda for environmental sustainability within the Kelvin Grove Urban Village. CLV exceeds these guidelines, weaving ESD into the building fabric at various scales, from the core prevention of heat gain through reverse masonry veneer construction, to restricting water flow with small-scale plumbing features.

The result is a comfortable and efficient building that achieves a 4.5 star BERS (Building Energy Rating Scheme) rating for over 90 per cent of apartments. +



In the past five years, Allen Jack+Cottier has designed student housing for seven Australian universities. Brisbane architect, Colin Janes, relates his own experiences to Ashley Penny.

AP: How good is student housing in Australia?

CJ: I think students are generally well looked after as far as their basic needs are concerned. But many graduates remember the time spent in share houses, off campus, with more fondness than college dorms. We wanted Kelvin Grove to be more like that – more sociable, more connected.

AP: You're talking about creating a community...

CJ: Community is a difficult word in the design context because it suggests we can create it artificially. Having said that, it's our responsibility to facilitate the development of communities. In the case of student housing, that means students have the chance to relate to people on a whole series of levels. Whether that's talking to flatmates, or escaping from flatmates, being able to meet over a coffee, running into people on the stairs, or joining a large group in the common facilities.

AP: So how do you balance private and public needs?

CJ: You have a gradation of spaces. The student has a total retreat in their room, lockable and private, but also with a view out into the public area. The next circle out is the apartment you share with two or three people, with a second level of privacy and security – the feeling that this is your family. Outside of that is the connection with all the residents which is still separated from the public, but it's a subtle barrier denoting ownership of the land. At that level, we think it's important that there's a strong connection with the surrounding community. Non-residents can wander onto the site and use the laundry or café, and mingle with student life so it doesn't become a ghetto.

Q&A



AP: ESD was a major goal of Campus Living Villages [Kelvin Grove]. How did you approach it?

CJ: The project is within the Kelvin Grove Urban Village, which has State Government requirements for environmental performance that are higher than most developers have generally managed. We didn't have a lot of money to throw around, so these things had to be intrinsic to the building. We used the basic structure of the building to make as many gains as possible. For example, leveraging the best building orientation, and providing cross ventilation by having apartments go right through the building. We started with reverse masonry veneer construction, so the whole structure is clad in an insulating layer, but still has a solid mass. And although there's a lot of fine detail in operation, we drill down into the detail from the larger scale, so that core sustainability is not dependent on 'add ons'.

AP: 'Sub-tropical design' is a popular type of architecture in Queensland. Was it important here?

CJ: The design becomes sub-tropical in nature because it's designed for the sub-tropics – it's that simple. If we were designing in Tasmania, we would go through exactly the same process but the outcome would be different because the climate would demand a different result. We're not setting out to design something 'sub-tropical', we're just setting out to design a building that performs in the climate that it's in. The result will not only work well, but also have a different character to a building in Tasmania for that reason.

AP: And you've just moved into a new office. Does it feel like home?

CJ: Yes. This is the kind of office we envisaged when we set up in Brisbane five years ago. It's truer to who we are – the character of Allen Jack+Cottier we want to express. And it also allows us a bit of room to grow. +

Colin Janes is the design architect of Campus Living Villages [Kelvin Grove], an associate director, and manager of the Brisbane Office.