

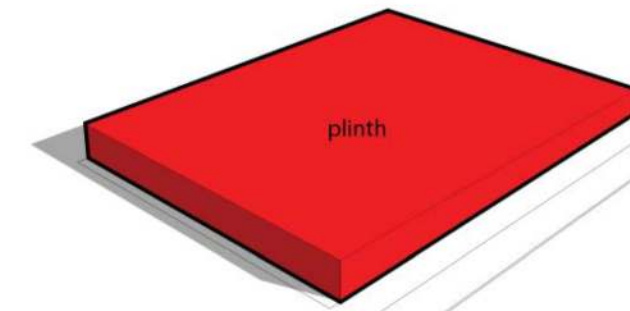
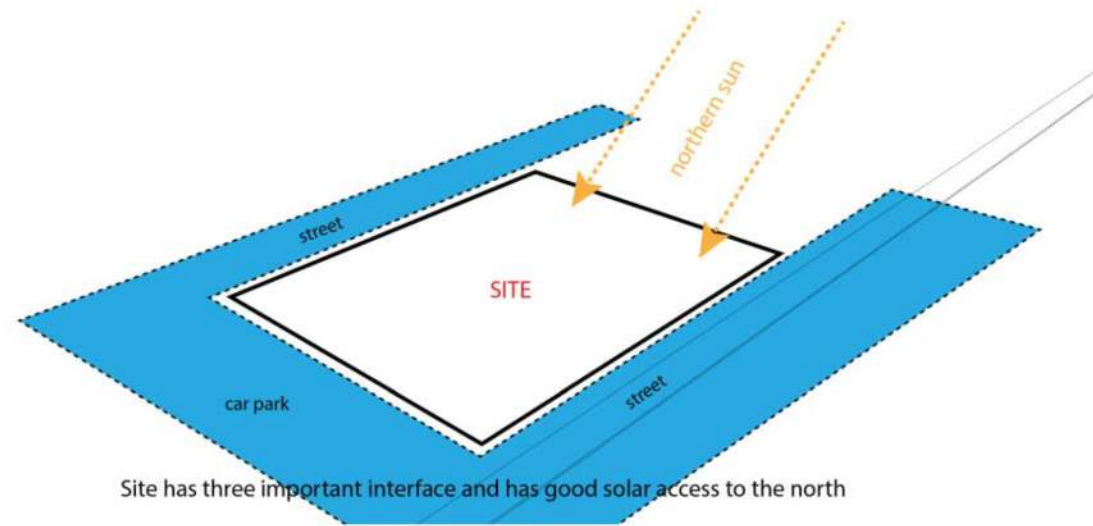
The Design brief for spectrum apartments was formulated around the site context. The main considerations were culture, economics and immediate site conditions.

The area has experienced unprecedented growth and rapid development in the last decade. To differentiate Spectrum apartments from the vast field of sprouting apartments, the client was interested to see a highly architectural outcome based on vigorous design ideas. More importantly, they were interested to celebrate the variety of culture and individuality in the area in the building's architecture.

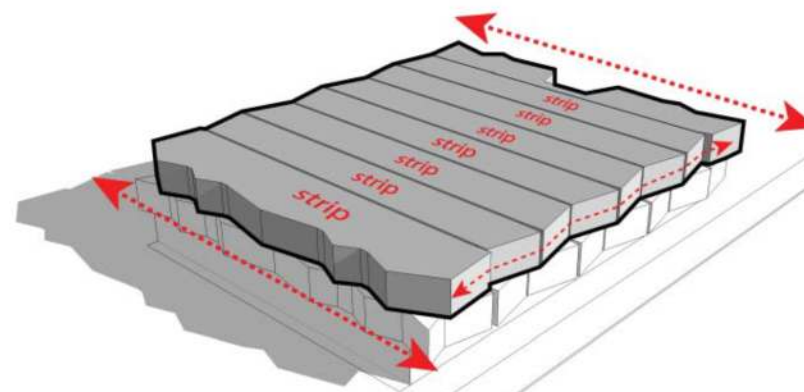
From an economical perspective, the clients were keen on delivering a product that could fill the gaps in housing in the area by providing affordable stylish apartments. With increasing housing prices in Victoria, Spectrum would provide a means for homeowners to obtain a value-for-money home whilst having the potential to become a good investment property.

Spectrum Apartments is situated on a site with three frontages. The challenge was then to address all three street frontages with an architectural language. The client, architect and the urban designer agreed that it was critical that the all three frontages were architecturally activated to achieve a good urban design outcome.

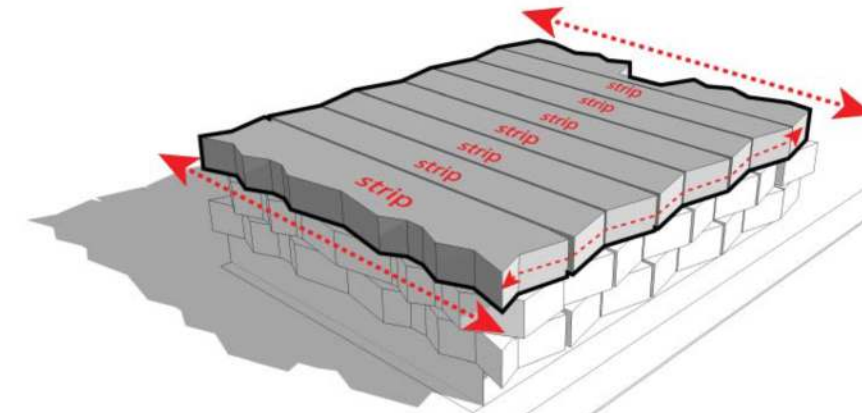
The subsequent design response was tailored around the three main considerations. Ultimately, we had to achieve an architectural outcome that is expressive as a design gesture yet pragmatic from a commercial point of view.



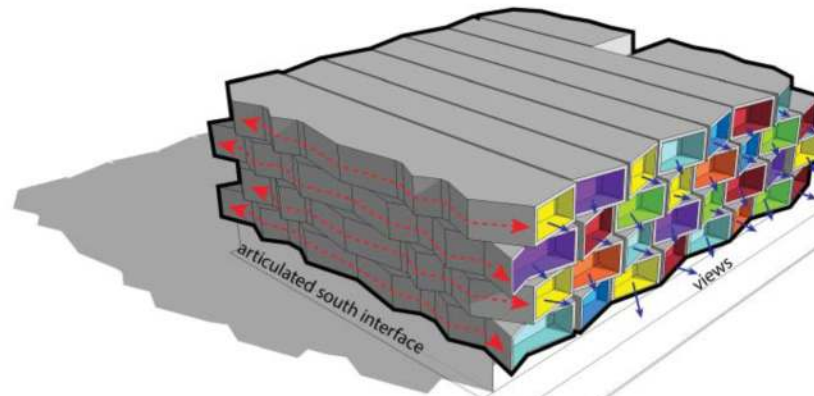
Introduce a plinth to "hover" the building



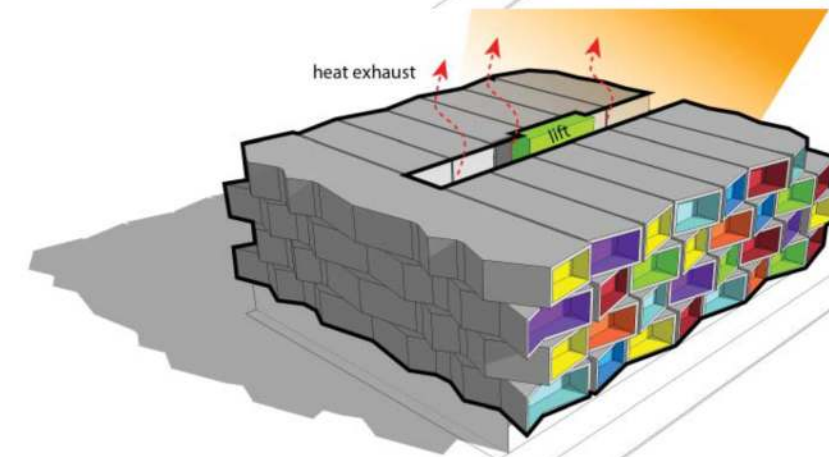
distribute jagged strips of program across the floor plate



distribute jagged strips of program across the floor plate

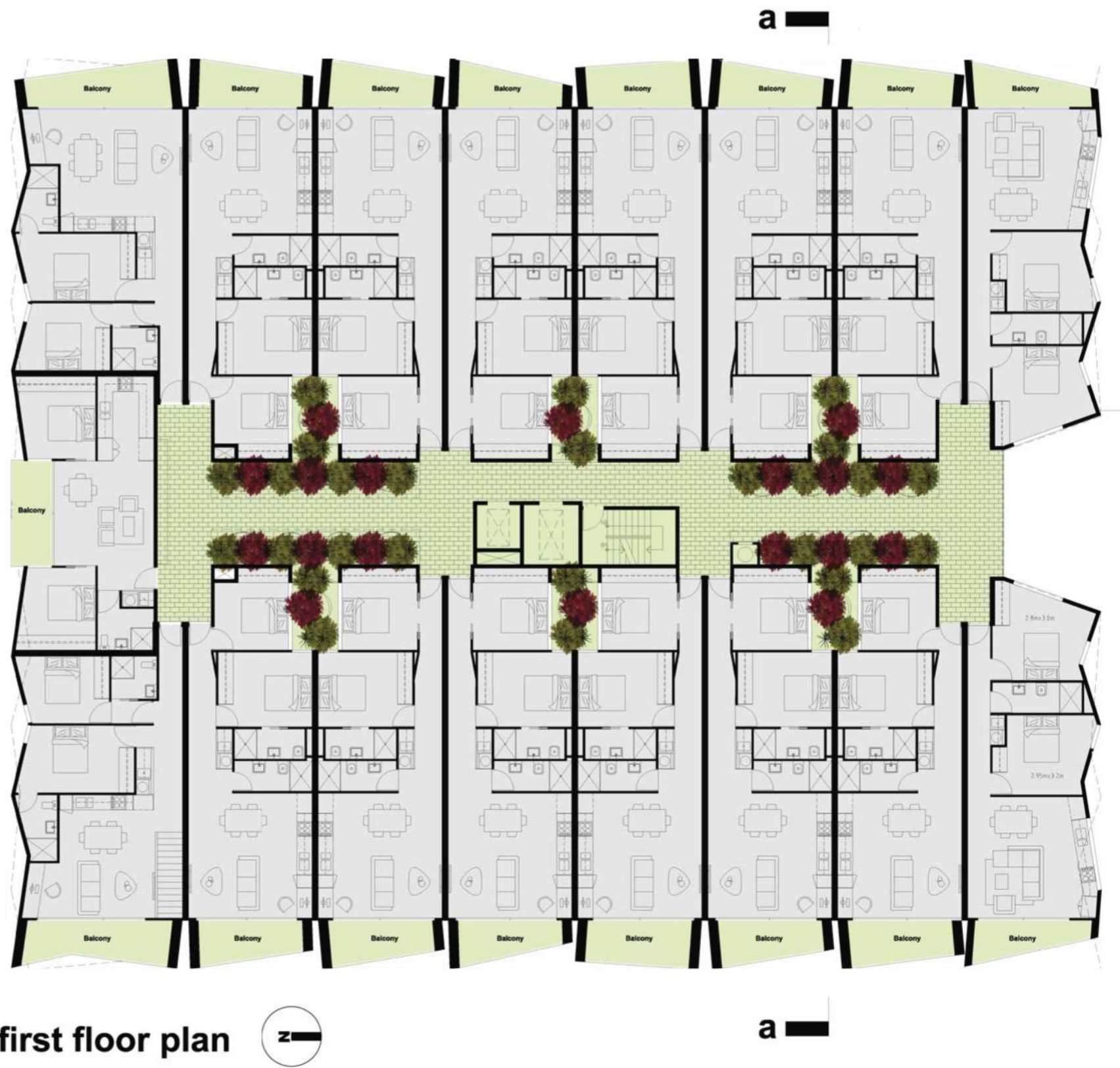


jagged strips provide highly articulate facade and allow for varied views



remove center to form open atrium

The site is located within walking distance to the Box Hill activity centre within a rapidly changing residential context. The site is bounded by streets to the east and the west while the southern interface fronts onto an uncovered car park. It was critical that all three frontages were activated yet be of one architectural language to ensure a good urban design outcome. Borrowing from the idea of cultural diversity and individualism, we proposed to express the building as strips of building mass to express the diversified cultural context of Box Hill. The “strips” would be alternately jagged over the floor plates to create a highly articulated façade to the south. The terminations of the “Strips” are expressed with variedly coloured walls and serve as balconies. Thus the idea of a “spectrum” comes into fruition where the building expresses a broad spectrum of cultures through form and colours. Apartment units are distributed to the east and west of the site, serviced by a communal circulation space. To increase the public amenity of the occupants of the apartment, we proposed that the internal circulation areas would be open to the air, acting as a “lung” to the development. This “lung” would provide for additional daylighting and natural ventilation while allowing for vegetation to populate the open atrium.



Spectrum Apartments is 5 Star rated building that incorporates natural cross ventilation to all dwellings through the introduction of a central open atrium. In addition, rain water tanks collect all storm water and is used to flush toilets and to irrigate all the vertical gardens and landscaping. Further to this, a white metal roofing material is employed to reflect heat and reduce heat absorption.

The entire building has fire sprinkler system incorporated with a monitored smoke detection system that has a p.a. audio alarm. Every dwelling has a video intercom interface for security entry and remote controlled garage doors. In addition, the ground floor units are elevated above the ground to give a sense of separation and security from the units to the street. In this case, security is achieved spatially rather than mechanically.

