

ARCHITECTURE
URBAN DESIGN
HERITAGE
INTERIORS
GRAPHICS

Directors &

Nominated Architects

Keith E Cottier AM 2264
Glynn N Evans 2839
Michael Heenan 5264
Peter Ireland 6661
Reginald Smith 3312
Peter Stronach 3372

Associate Directors

Stephen Black
Colin Janes
Kathlyn Loseby
Mark Louw
Kate Mountstephens
Andrew Parker
Deena Ridenour
Bernard J Rowe
John Suprun

Senior Associates

William Clements
Mark Corbet
John Gunnell
Jane Johnson
Nicola Middleton
Russell Parker
Tony Spragg
Daniel Staebe
Adrian Tarrant

Associates

Nic Bailey
Ross Chalmers
Cindy Ch'ng
Fergus Cumming
Belinda Falsone
Matthew McNeil
Sue Melosu
Scott Norton
Samantha Taylor
Richard Terry
John Whittingham

SYDNEY OFFICE

79 Myrtle Street
Chippendale NSW 2008

AUSTRALIA

ph +61 2 9311 8222
fx +61 2 9311 8200

BRISBANE OFFICE

34 Florence Street
Newstead QLD 4006

AUSTRALIA

ph +61 7 384 52 222
fx +61 7 384 52 200

www.architectsajc.com

ALLEN JACK+COTTIER
Architects Pty Ltd
ABN 53 003 782 250



Image courtesy of Scott Burrows

New housing sets a benchmark for student lifestyle

Wednesday, 20 February, 2008

Allen Jack+Cottier's design of student residences at Kelvin Grove Urban Village, Brisbane, is set to establish new standards for campus-style accommodation in Australia (exceeding guidelines set by the design review panel for environmental efficiency, urban planning and community development).

The new village – developed and owned by Campus Living Villages – consists of two buildings (456 beds in 109 apartments) enclosing a landscaped courtyard. The courtyard is publicly accessible, providing a potential thoroughfare to pedestrians. Retail and food outlets address the street and further integrate the facility with the surrounding village community.

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

"Allen Jack+Cottier has provided an environment that is conducive to study, with the necessary acoustic separation and healthy quantities of sunlight," says project architect, Colin Janes.

The quality and variety of semi-public and public spaces will encourage and facilitate development of a vigorous, vibrant community. "Social interaction will be available at the discretion of the individual," says Janes, "whether it's with flatmates talking over coffee, running into people on the stairs, or joining a large function."

The buildings reflect the pragmatism of 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 deep shadows and high contrasts of the Queensland sun. Colour is used sparingly – though with some vigour – contributing to building variety and direction finding.

Kelvin Grove Urban Village's ambitious ecological sustainability agenda meant Allen Jack+Cottier and CJP Consulting Engineers were able to combine their skills to enhance the environmental efficiency of the student village. ESD features are woven into the building fabric at various scales, from the core use of reverse masonry construction for thermal performance, to small scale plumbing features that restrict water flow.

“We utilised the basic structure and planning of the building to make as many gains as possible,” says Janes. “For example, apartments go right through the building to provide cross ventilation, and the building is oriented to optimise access to natural light.”

Sustainable design features are also intrinsic to the building and the construction methodology, which has resulted in a 4.5-star BERS (Building Energy Rating Scheme) for over 90 per cent of apartments.

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 to create a dynamic mixed-use development on 16 hectares of land at Kelvin Grove, just two kilometres from Brisbane’s Central Business District.

The completion of Campus Living Villages’ new village at Kelvin Grove has also marked the fifth anniversary of Allen Jack+Cottier’s Brisbane office, which has relocated to a new home in Teneriffe. The recent move re-establishes the practice in a creative precinct, providing a strong sense of identity and positioning the practice for growth. Once a prosperous woolstore precinct, the city-fringe site is undergoing redevelopment to provide office spaces for creative industries.

For further details or high resolution images please contact:

Colin Janes
Manager of Brisbane Office
Allen Jack+Cottier
Telephone: +61 7 3845 2222
Email: colin.janes@architectsajc.com

Ashley Penny
Communications Coordinator
Allen Jack+Cottier
+61 2 9311 8222
ashley.penny@architectsajc.com

Images courtesy of Scott Burrows, Aperture Architectural Photography



In the past five years, Allen Jack+Cottier has designed student housing for seven Australian universities.