

2 Site

2.04 Existing Site Conditions

There are three distinct buildings on the site, being the 1890's Rialto Building, the 1891 Winfield Building and the 1980's additions to the rear of the Winfield Building. These are all connected by a steel framed glass atrium, with both Collins Street heritage buildings separated by a unique narrow accessway (currently enclosed by the hotel lobby).

Opening onto the Flinders Lane level is the remnant horseshoe shaped Western Lane which is also included in the Victorian Heritage Inventory. Winfield Square on the eastern side of the Rialto Building is currently concealed from public view by a raised floor, while the northern section of the subway is an inaccessible area within the Hotel back of house.

Believed to be the last remaining example of a horseshoe-shaped delivery laneway in Melbourne, the Western Lane and Winfield Square features two access points from Flinders Lane, extending to connect via a curved subway below the Rialto building.

Currently operating as the Intercontinental Hotel, the majority of the site including the internal areas of the Heritage buildings are private in nature, and inaccessible to the general public.

There is currently no car parking on the site, with a service entrance and loading dock opening directly onto Flinders Lane.



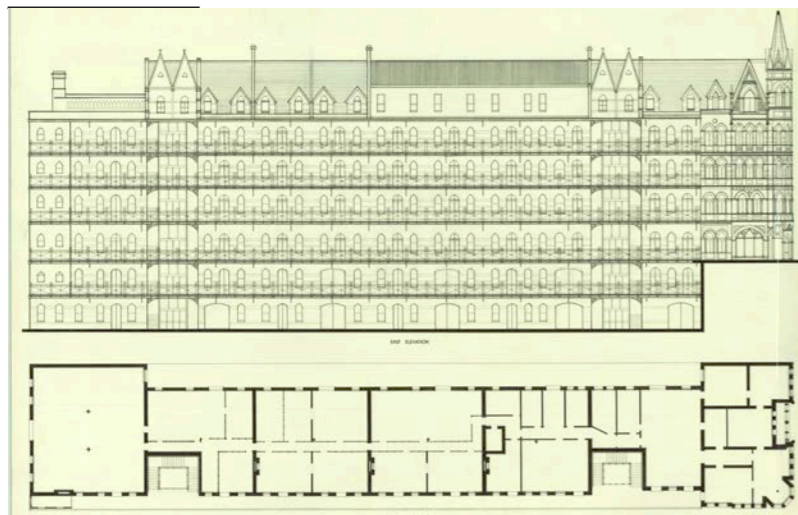
Collins Street Frontages. The Winfield Building (Left) and the Rialto (Right).

Rialto Building

Situated at 497-503 Collins Street, the Rialto Building was designed by William Pitt and constructed in 1890-91 as an office and warehouse in Venetian Gothic style. The building is 7 levels high; 5 levels above Collins Street, and 2 levels below Collins occupying the 7.7 metre level difference down to Flinders Lane.

The building features frontages to all four sides, with the more elaborately featured façade to the North onto Collins Street and the Eastern return, with the less elaborate southern parts of the building being the more rudimentary working parts extending through to Flinders Lane. The Eastern frontage of the building is dominated by a generous steel framed verandah which extends the buildings full length on all but the lowest (Flinders Lane) and highest levels, as well as full height stairs opening to the East. The Balconies were "considered as an entirely new feature in city architecture" when built. The Western façade features windows opening out over the Western Lane towards the Rialto Plaza, and also displays remnant pipework from the hydraulic elevators, and hoisting equipment from its warehouse times.

Internally the original building fabric is almost entirely concealed by plasterboard partitions, ceilings and floor coverings installed during the buildings conversion to a hotel in the 1980's, with the external windows and doors appearing original. The existing structure was heavily modified with new lifts and escape stairs introduced through the existing floors.



Source: Fisher, T, The Rialto Building. 497 Collins Street, Melbourne (1977) State Library of Victoria, <http://handle.slv.vic.gov.au/10381/143829>



Collins Street Entry. Winfield to the left and Rialto to the right.



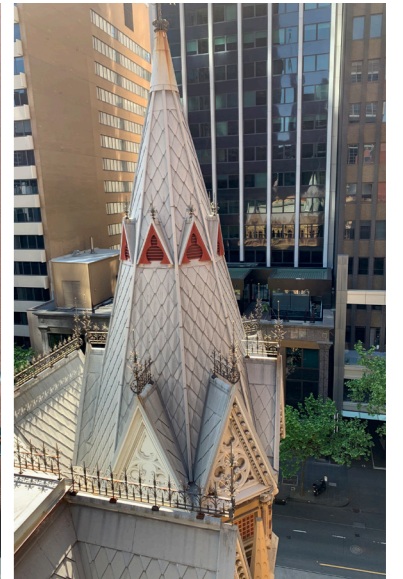
Venetian Gothic Detailing on Collins Street Façade of Rialto



Flinders Lane Façade of the Rialto



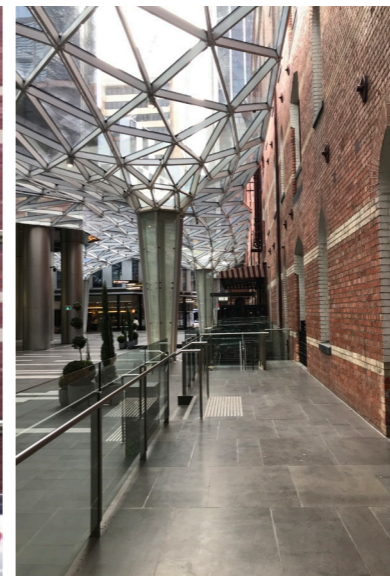
High Rise Urinals on the Eastern Wall of the Rialto and the 1980's glass atrium in the centre of photo.



Spire of the Rialto building



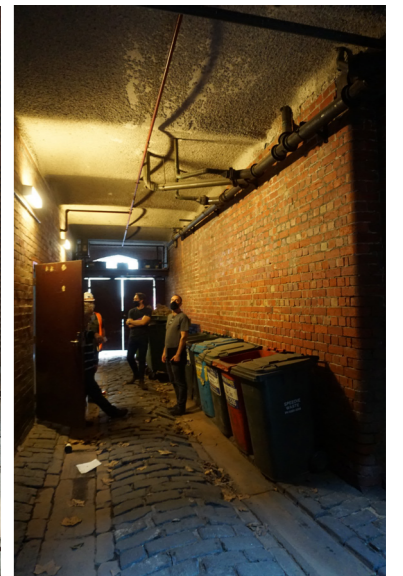
Street level view of the façade of the Rialto Building on Flinders Lane. Note entrance to Western Lane on the far left.



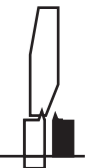
Western wall of the Rialto and proximity of Rialto tower



Western Lane located on the Western face of the Rialto



Entry to the Western Lane from Flinders Lane



Winfield Building (1890s)

Situated at 487-495 Collins Street, the Winfield Building was designed by Charles D'Ebro in collaboration with Richard Speight in the Queen Anne style in 1891. It originally served as offices and stores, with ground floor shops. The building is seven levels high; five levels above Collins Street, and two levels below.

The Winfield building originally extended through to Flinders Lane in a similar manner to the Rialto building, however only the northernmost part of the original building remains. This original part of the building is currently accessed only via stairs from the 1980's additions to the south, resulting in there being no wheelchair access to any parts of the building above Collins Street.

Level 4 of the building contains two hotel rooms accessed via an external terrace space, with the majority of the building behind the ridgeline of the roof having been altered at some point into the brick walled structure visible today.



Collins Street Entry. Winfield to the left and Rialto to the right



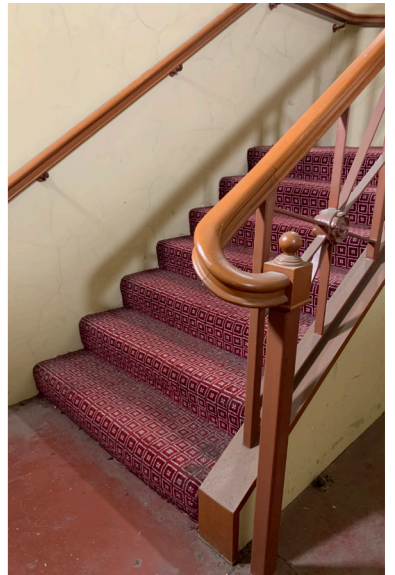
Original front entry to the Winfield Building



Modified entry to Winfield on the East border of the site on Collins



Old bluestone lightwell into basement of the Winfield



Heritage Stair



Basement of the adjoining Rialto and Winfield Buildings. Photo taken from the West looking east towards the Winfield



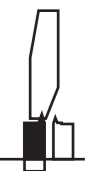
Southern wall of the Winfield adjacent to the 80s addition



Southern wall of the Winfield. Upper portion of the wall added in the 1980's



Photo of bricked up window on the Southern wall of the Winfield



Hotel Extension (1980's) and associated Atrium

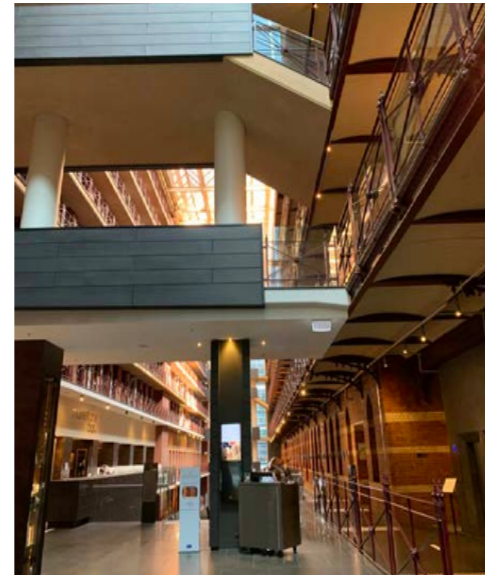
The 12 level structure to the south of the Heritage Listed Winfield building, extending along the Eastern Boundary to Flinders Lane was constructed concurrently with the 1980's Rialto Towers Development which included the two tall glass towers (the tallest buildings in the southern hemisphere at the time) with podium and car park to the immediate west of the subject site.

The Flinders Lane Façade of the 1980's addition is generally featureless and unremarkable brick, while the Western internal facing façade of the building was designed in an architectural style to replicate the adjacent heritage buildings in it's window treatment and balustrading. To the North, the top of the addition presents a relatively blank façade to Collins Street which is visible above the Winfield Building. The building includes one level of basement, with 12 levels of hotel facilities, meeting rooms and guest rooms with a pool and plant level on its roof.

Details such as the replica Venetian-Gothic balustrades to balconies of the Winfield addition appropriate the venetian-gothic aesthetic onto the Queen Anne style of the Winfield, and confuse the reading of the heritage value of the listed buildings.

When compared with competing hotel room product in the Melbourne CBD, the rooms in this building are tired in condition, and interior design dated and in need of significant refurbishment. The majority of the rooms are also compromised by low ceiling heights and limited access to natural light and an outlook limited to the internal atrium space. The fundamentals of ceiling height, grid, and poor access to natural light mean the existing 1980's building would not be well suited for redevelopment.

Within the atrium a number of stairs, bridges and extended concrete floor structures occupy the space between the rialto building and the 1980's addition. Constructed through the 1990's and 2000's, these are generally modern in style, and are unsympathetic to the heritage buildings. The bridges also block the views of the Rialto Building East elevation from the main entrances.



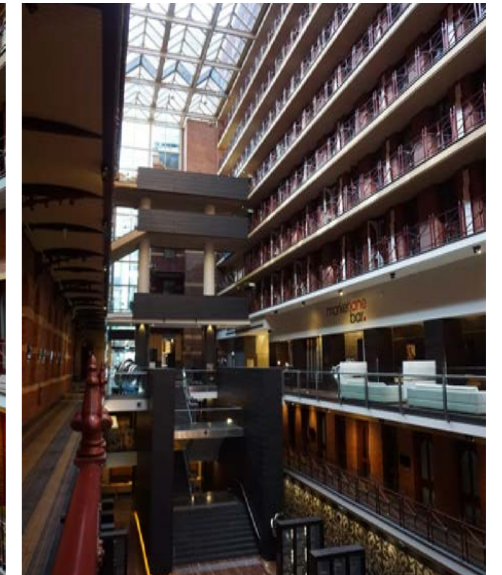
Reception and entry area of the Intercontinental Hotel at Collins Street



Walkway's to East facade of the Rialto



Raised timber floor structure at base of atrium currently serving as a hotel dining space



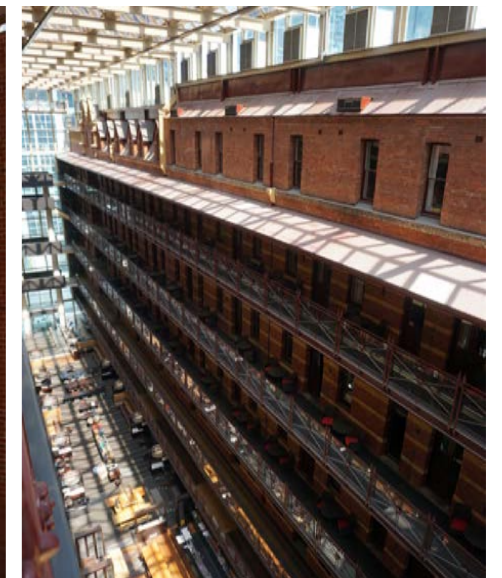
Existing Atrium with stairs and ramps connecting the 80's building (right) to Rialto.



Top of 80's tower visible above the Winfield Building, and atrium as seen from Collins Street.



Top of glass atrium, Collins Street façade



View of glass atrium and Rialto down towards Winfield Square



The city block occupied by the site is predominantly large scale commercial developments featuring multiple street frontages. The setback of existing towers varies between and within blocks.

Collins Street

The Collins Street frontages of the Winfield and Rialto buildings are situated in a relatively continuous strip of significant 18th Century heritage buildings, including the Record Chambers, New Zealand Chambers and the Olderfleet Building which have a defining Presence in the city block between William and King Streets.

The predominant scale of the street frontages of the south side of Collins Street is considered low to mid rise being generally 4-5 storeys in height. Commercial retail shopfronts occupy most of the street edge, which are generally elevated from the footpath in the manner as was the typical condition in the late 18th century. To the West of the site is the more recently developed Podium of the Rialto Plaza, which features ground level retail and a mid rise glass façade above. A glass roofed semi-public plaza is located between the historic Rialto building and the Rialto Plaza Podium.

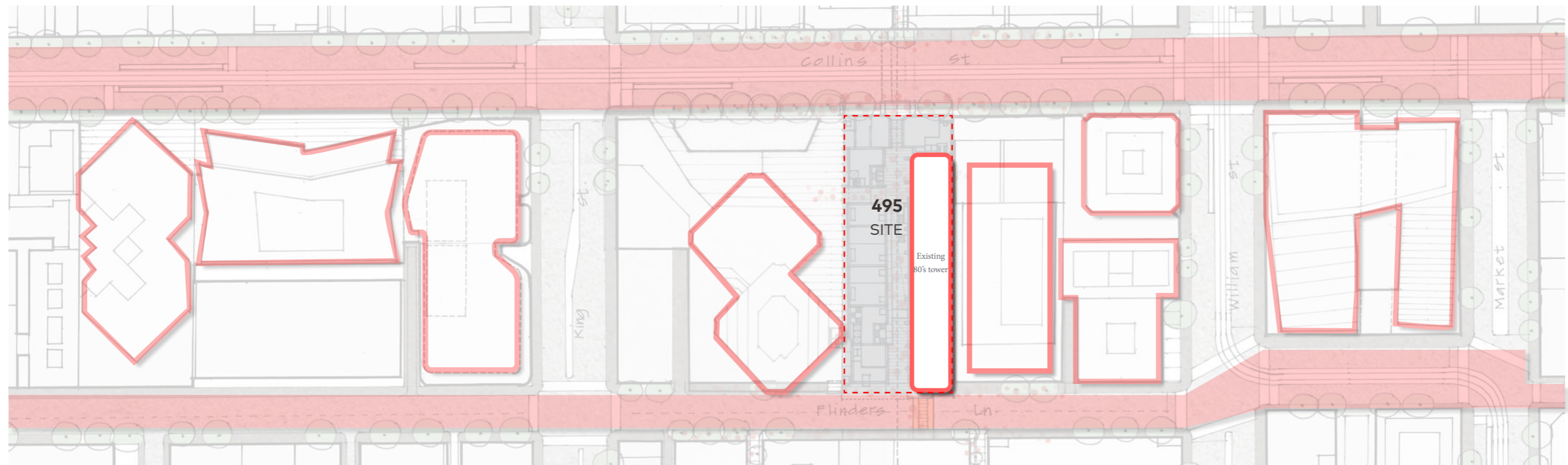
A varied arrangement of different shaped towers, with varying setbacks rise into the skyline behind the low level street walls, including the c.1988 459 Collins Street on the corner of Collins and William St which has no tower setback from the street frontage.

Flinders Lane

The streetscape of Flinders Lane between King and William Streets is a diverse collection of low and medium rise buildings of varying age and style. The Street Frontages currently vary from Commercial Lobbies, cafes, restaurants and retail tenancies (many of which are currently unoccupied or closed to street activation), to Car Park and Loading Bay entrances and utility spaces for the large developments which enjoy frontages to the more prominent Collins, or Flinders Streets. The perception of this side of Flinders Lane is predominantly one of building services and secondary entrances.

Historically more of a utilitarian service laneway this part of Flinders Lane has not seen the higher quality of buildings, or more recent improvements seen in the more Easterly parts of the street. This is changing with the developments including at Collins Arch, Olderfleet and the Quincy Hotel, and the future Stage 2 development of 555 Collins Street.

OUTLINE OF TOWER FORMS



Existing Towers within Precinct



Surrounding Buildings of Note

1. The Rialto Plaza

Completed in 1986 and named after the 1890's Rialto building on the subject site, the Rialto Plaza's glass towers were at the time the tallest in Melbourne, and remain a prominent in the city's skyline. The open publicly accessible plaza on the Collins Street level shares a boundary with the Western wall of the original Rialto Building and provides direct access into the heritage building. Recently the podium of the Rialto Plaza site underwent a major refurbishment with the construction of a 5-level perimeter building to Collins and King Streets along with a new glass canopy that provides shelter to the plaza and restricts views to the Western Facade of the Rialto Building. Notably this canopy partially overhangs the subject site boundary.



2. The Olderfleet Building

Completed in 2020, the Olderfleet Tower is a 40-storey commercial precinct. It is primarily a commercial office tower but does provide retail tenancies on the podium level and childcare for local office workers. The Olderfleet tower is built at the back of 3 Heritage listed building on Collins Street including the William Pitt designed Olderfleet Building, which was constructed in 1890.



3. Collins Arch

Completed in 2020 Collins Arch has become a distinctive form in the Melbourne City skyline. The 34-storey building is a mixed-use facility that provides residences, a hotel, commercial office spaces, a number of retail and dining spaces. Surrounding the tower is a green public space which has become a destination spot for office workers during lunch time.



4. 555 Collins Street

Currently under construction, 555 Collins Street will be a new commercial office tower, end-of-trip (EOT) facilities, new public and semi-public urban linkages, and retail offerings. The development will contribute to the recent string of major commercial & mixed-use developments that are part of the changing context of the western end of the Hoddle Grid.



3 Design Principles

3 Design Principles

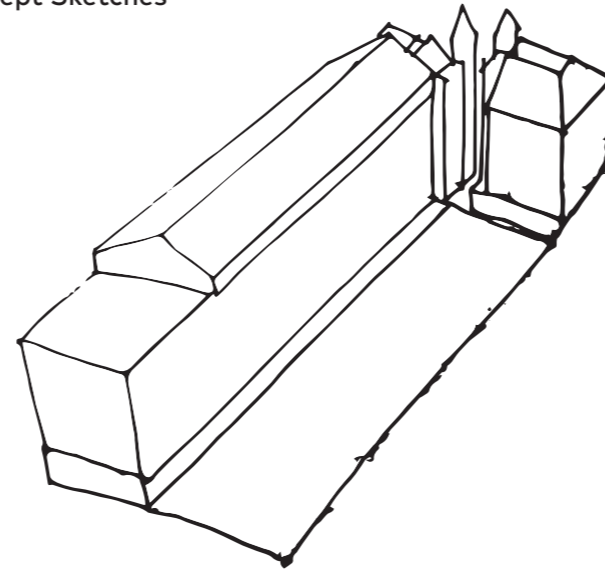
The vision for the redevelopment of this iconic site has been established by Salter Brothers in collaboration with Cox Architecture, PPP and the Project Team as a holistic approach that seeks to protect and enhance some of the Melbourne's most treasured Heritage Buildings, acknowledging the broader history of country and its traditional owners, while looking forward with intent to create a welcoming and vibrant place for work and leisure which harnesses innovation and culture.

The broad array of principles developed through a highly collaborative and consultative process have been distilled into the following 3 design pillars:

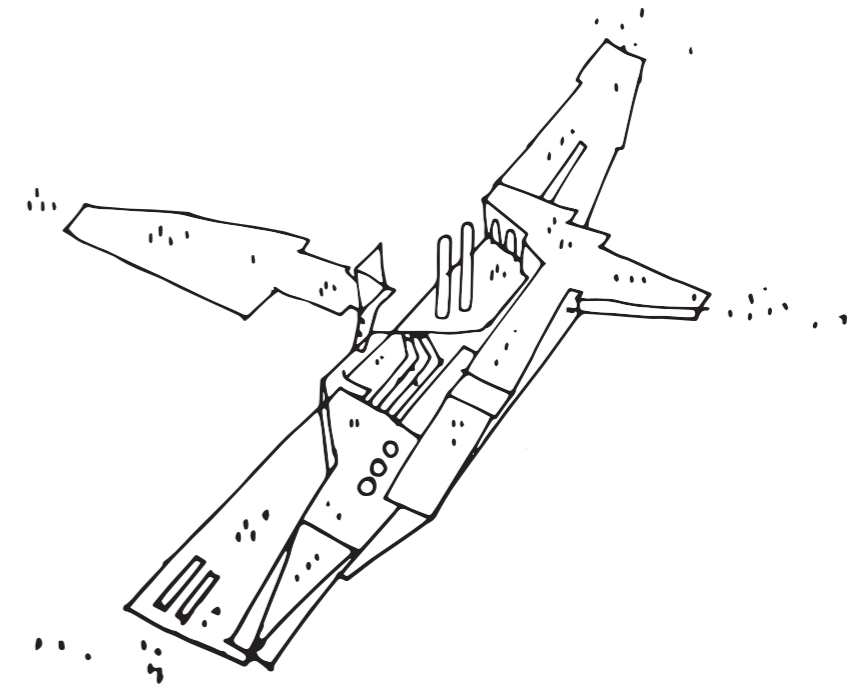
- Bringing New Life to a Heritage Treasure
- Responding to a Deeper History
- Enriching the Living City

3.01 Design Pillars

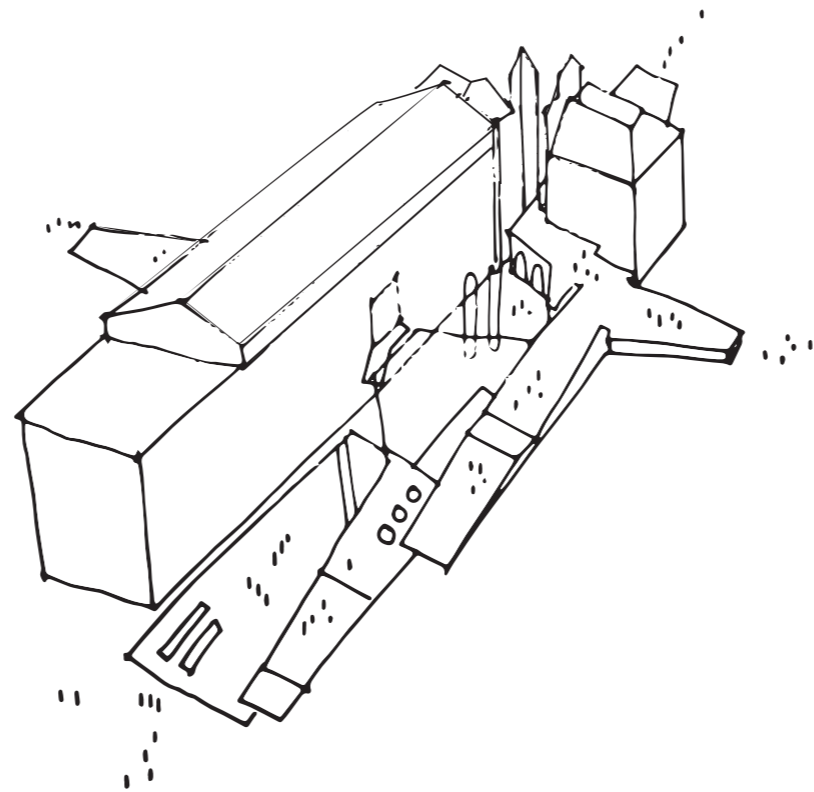
Early Concept Sketches



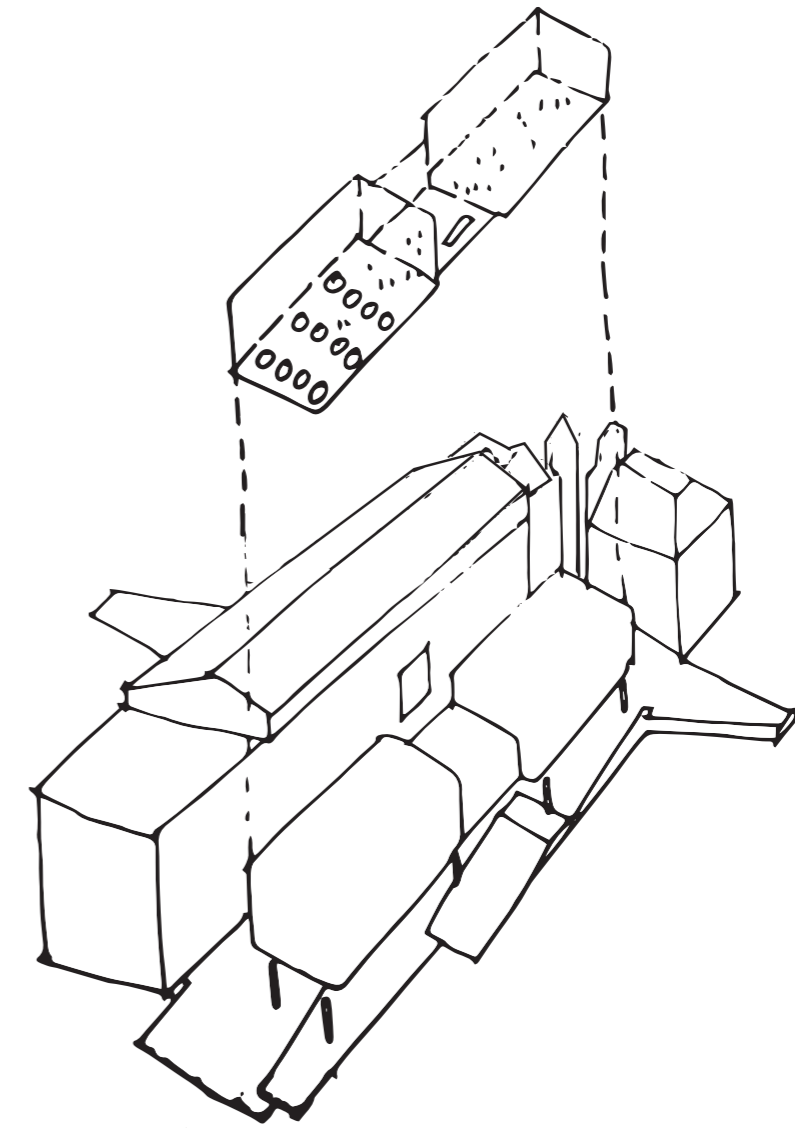
01 Clean back and reveal heritage



02 New public connection from Collins Street to Flinders Lane



03 Respectful interface with heritage



04 Multiuse programs



3 Design Principles

3.02 Bringing New Life to a Heritage Treasure

The approach to addressing the significant and irreplaceable heritage fabric is one of utmost respect and sensitivity. The team has developed a carefully considered approach to works in and around the heritage buildings which allows them to be revealed and celebrated to stand with dignity in their own space, maximise visibility, and be adaptively re-used for the enjoyment of future generations.

Any additions to, and around the building are treated with sensitivity and the lightest touch possible to compliment, and not detract from the heritage fabric.

Central to the strategy is to reveal the parts of the building that have been largely concealed within the private and exclusive realm of the hotel since the 1980's. In the new development new viewpoints to the heritage buildings will be provided from within the lobby spaces and at teh Collins St entry, as well as from higher in the atrium and from the new levels and bridges.

A considered program of conservation works will be undertaken to restore the heritage façades and other components of the building.

Internally, where possible the original building fabric, including the vaulted ceilings of the Traegerwellblech flooring system will be revealed, and remnant technical features such as remaining lifting equipment will be retained and celebrated.



Clarity

The 20th century additions that have obscured and diminished the reading of the heritage qualities of the Winfield and Rialto Buildings will be removed to reveal the heritage fabric.



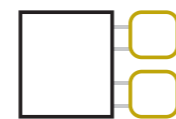
Restore

The restoration of authentic heritage detailing of the external façades of the two heritage buildings will be a core part of the redevelopment. This part of the process will be skillfully managed by heritage consultants and qualified craftspeople.



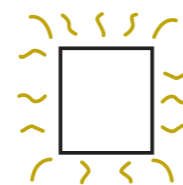
Adaptation

'Adaption' outlines the strategy for making adjustments to existing spaces to suit the new building functions. Firstly, uses are proposed according to their being suited to each space to minimise changes to the fabric, then any changes required are carefully managed to minimise invasive works. Where possible the heritage fabric will be further revealed.



Additions

'Additions' refers to the adding on, and construction of new facilities within the precinct to serve the functional and programmatic needs of the site development. New structures such as the podium and tower will seek to enhance the heritage buildings by creating clarity between old and new.



Celebrate

'Celebrate' refers to the way in which the heritage buildings will be activated and inhabited. Heritage Interpretation, and curated wayfinding approaches will be integrated into the design to create an informative and enjoyable experience.

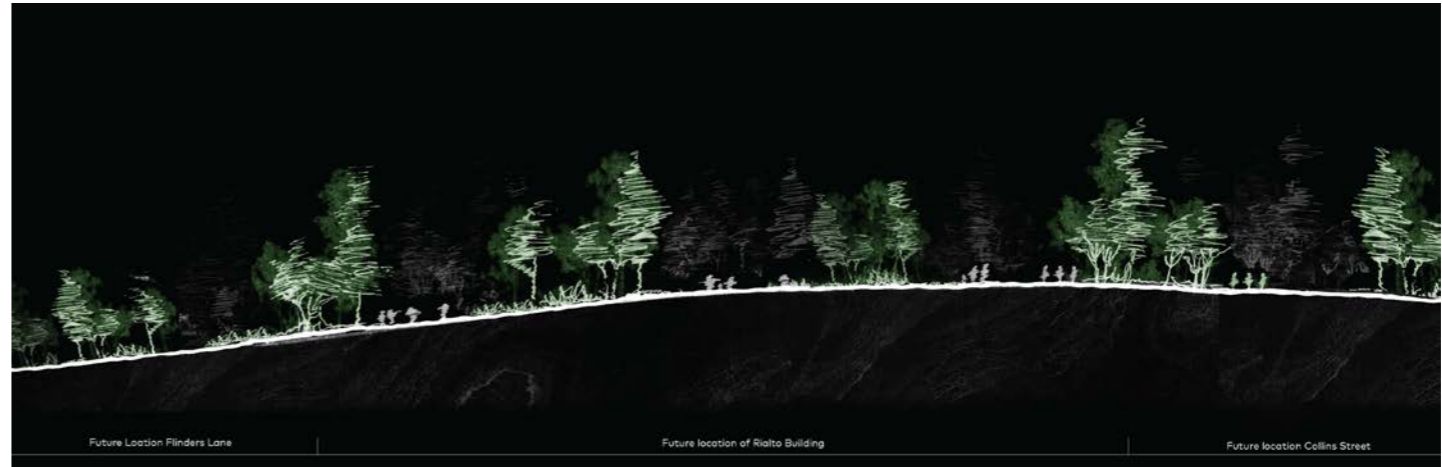


3.03 Celebrating a Deeper History

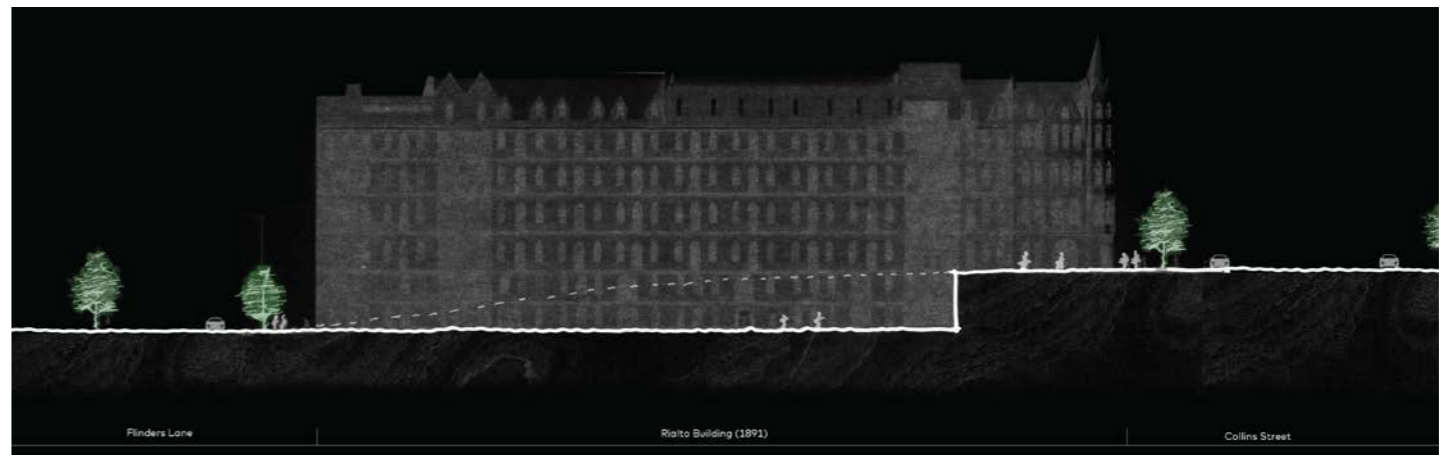
The design response seeks to recognise and elevate the deeper history of country and the traditional owners, along with more recent post-European stories in a meaningful and integrated way to connect visitors and occupants with the past.

Through collaborative interpretation, design and installations, the project will become an informative destination which acknowledges the context of the project in place and time.

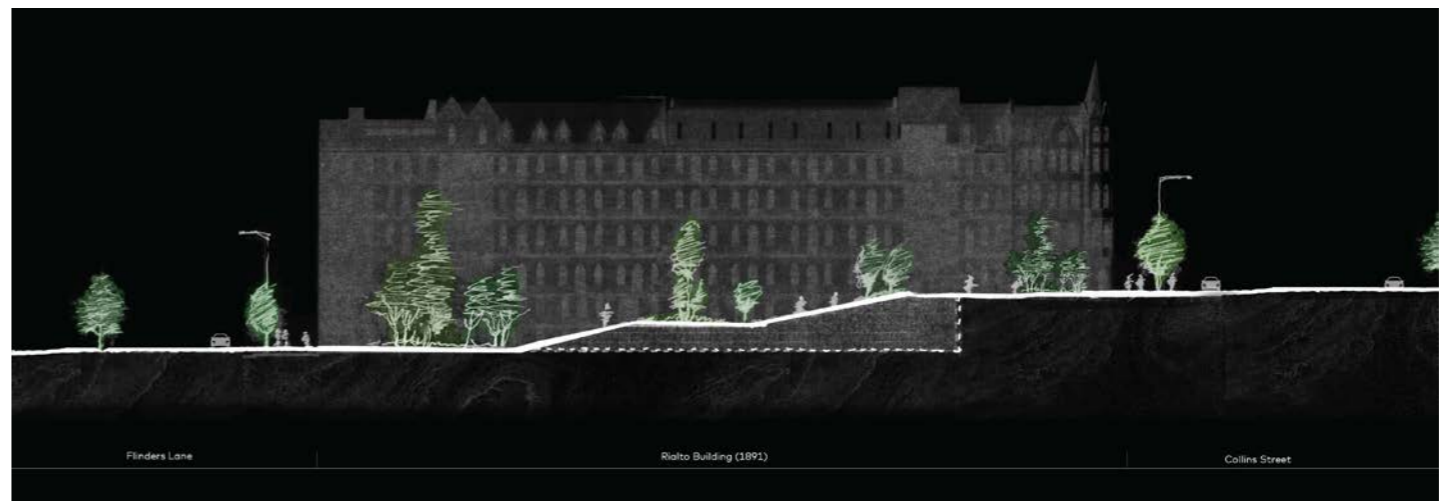
Interwoven through the execution of the design, 495 Collins Street will recognise the original landforms, acknowledge the traditional owners, and share meaningful stories of the people, places and culture connected to the place. 495 Collins Street is designed as a rich tapestry over which endless new stories will be created and shared.



SITE: PRE-EUROPEAN SETTLEMENT - 1837



SITE: EXISTING



SITE: PROPOSED

KEY STRATEGIES:



3 Design Principles

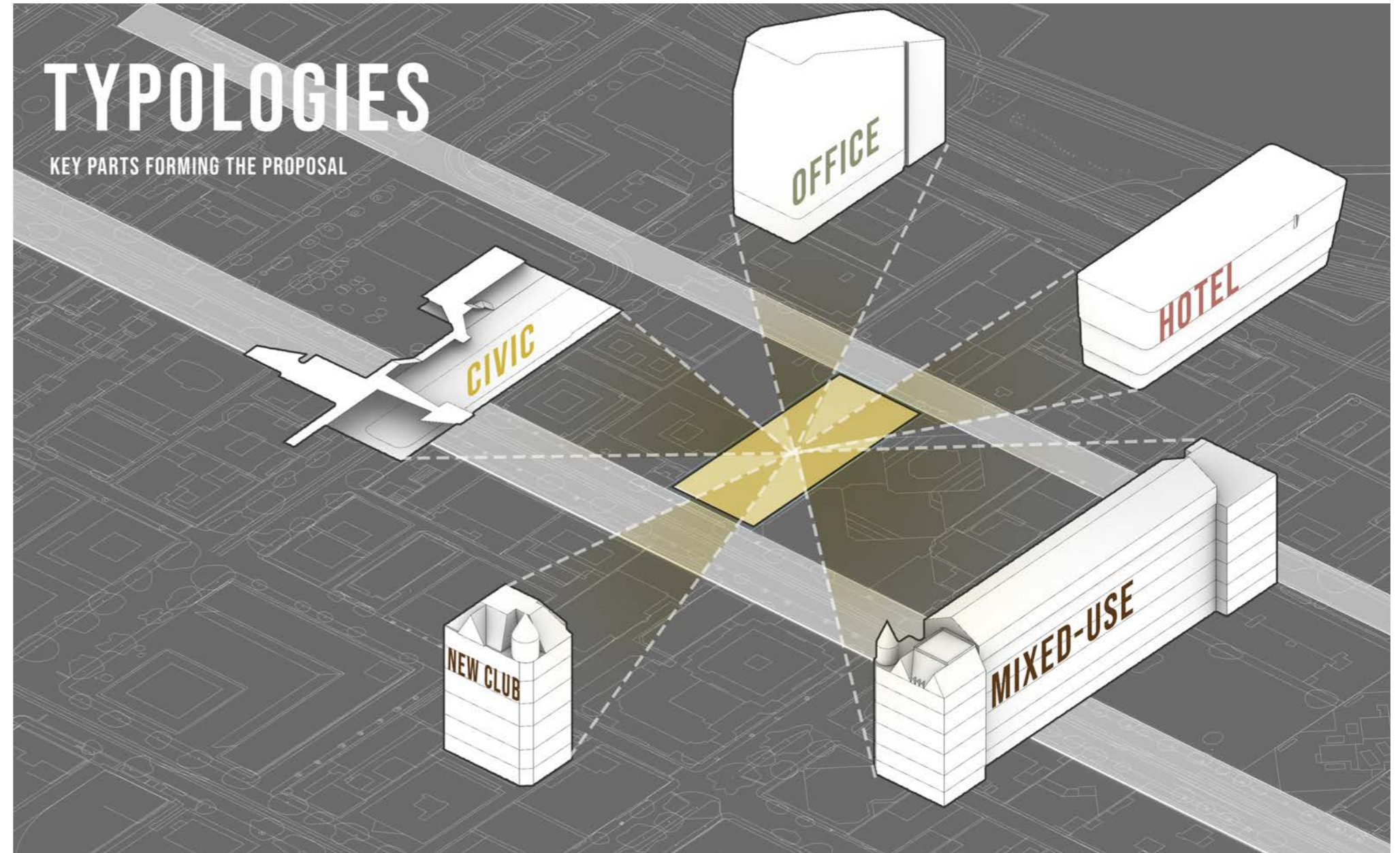
3.04 Enriching the Living City

Collins Street has a long history of innovation and leading advances in technology. This is well demonstrated by the Rialto and Winfield Buildings which were highly advanced in their technical features for their time. The vision for 495 Collins Street seeks to carry on this tradition, informed by the past to provide a platform for events enabling the creation of new stories, innovation and ideas.

Key to this vision is to bring together a diverse, but complimentary range of functions including Hotel, Workplace, health and wellbeing, Retail, Entertainment, Events and Conferences Facilities and an inclusive and progressive new club to be located in the Heritage Winfield Building.

The project sets out to bring life and activity to the Western End of Collins Street and Flinders Lane to achieve the following goals:

- An open and inclusive environment, accessible to all.
- Extended activation times through diversification of program and opening of the Public Arcade, Western Lane and Subway.
- A Place which harnesses ideas.
- An evolving and adaptable precinct.
- An active and vibrant public place first, core program such as hotel and workplaces to benefit from this
- Post pandemic injection of life back to the city
- A High Quality, Sustainable development with a focus on longevity and minimising impact and emissions



KEY STRATEGIES:



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4 Design Response

4 Design Response

4.01 Revealing Heritage

The initial approach to the heritage building is simple - remove all building fabric which is not original, or of heritage significance to maximise visibility of the heritage building stock. Following this, consideration is given to retaining any non-heritage fabric which would do harm to the original building if removed, including some non-original structure.

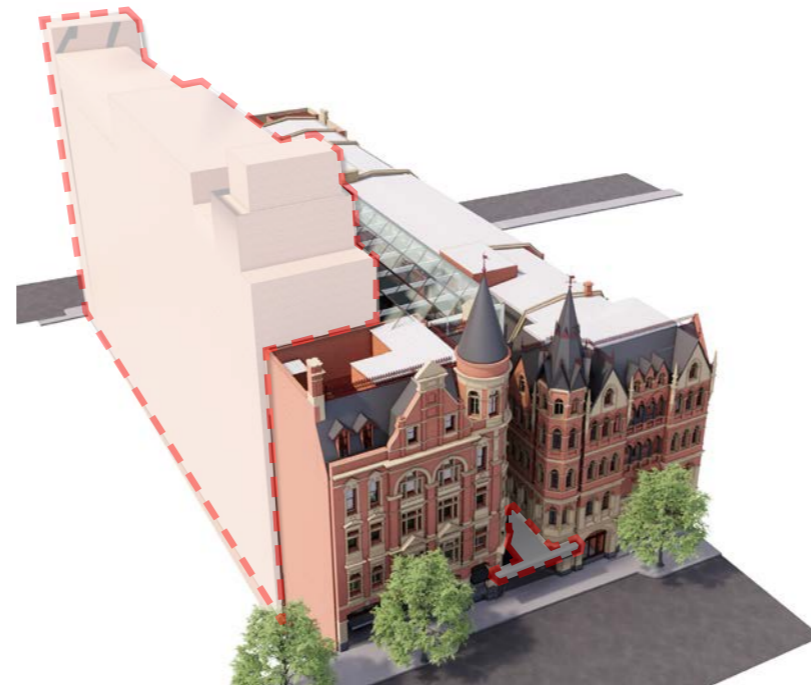
The 1980's building will be removed in its entirety. This extends from Flinders Lane in the south, to the concrete fire stair in the north which abuts the rear of the Winfield Building. The removal of this will reveal new areas at rear of the Winfield Building.

The series of large and bulky bridge structures and supporting columns connecting to the East of the Rialto building in the atrium will be removed. The steel framed glass atrium which currently encloses the central space between the Rialto and Winfield buildings, and lands heavily on the Eastern Roof of the Rialto will also be removed along with the supporting structure sitting on top of the Rialto Building.

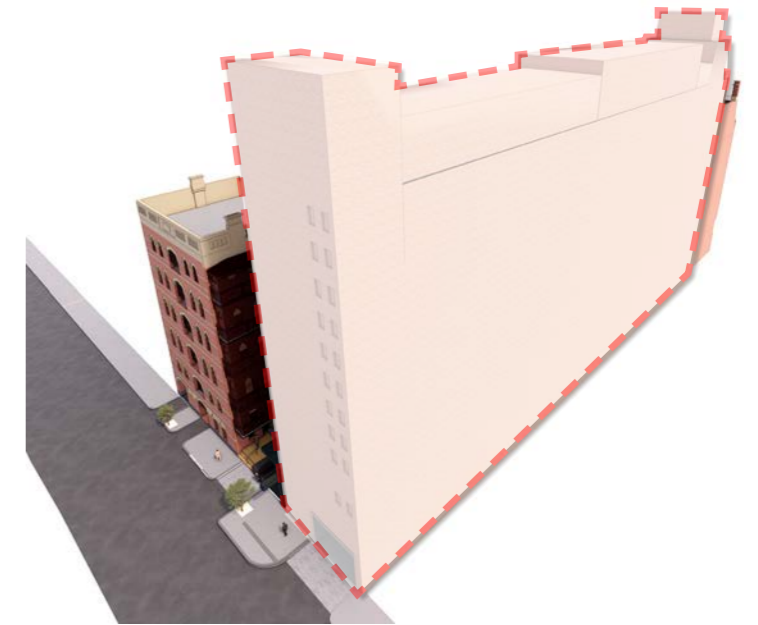
The external canopies to both the Collins Street Frontage and Flinders Lane are to be removed allowing unimpeded view lines from the street to the heritage buildings.

The raised floor of the central dining area on Flinders Lane will be removed to reveal the full extent of Winfield Square concealed below.

The unoriginal structures to Level 4 rooftops of both the Winfield Building, and the southern roof terrace of the rialto will also be removed.



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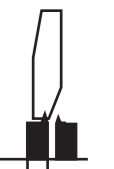


03



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KEY STRATEGIES:



4 Design Response

4.01 Revealing Heritage

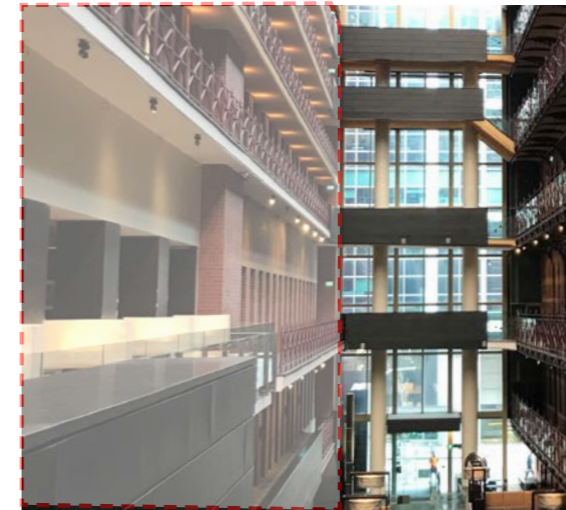
Modern additions such as the 1980's hotel, the large glass atrium and the central dining area intrusively integrate themselves into the heritage fabric. These additions blur the line between what is heritage and what is not heritage. An example of this is the Venetian-Gothic balustrades that were replicated for the balconies of the Winfield addition. While this creates visual harmony with the Rialto, it's wrongly appropriating the venetian-gothic aesthetic and juxtaposing it on the Winfield's Queen-Anne styling. Historically inaccurate details diminish the overall historical clarity of the actual heritage structures.

The large bridge structures located in the central atrium will be removed. These bridges are visually bulky and compromise the ability to appreciate the Rialto façade. This also applies to the glass atrium which encompasses the central space between the Rialto and Winfield buildings. The structure required to support such a structure has led to oversized structural beams resting and piercing into the Rialto Attic space. Modern structural engineering can deliver a similar glazed enclosure but with lighter structure, and a more sensitive interface.

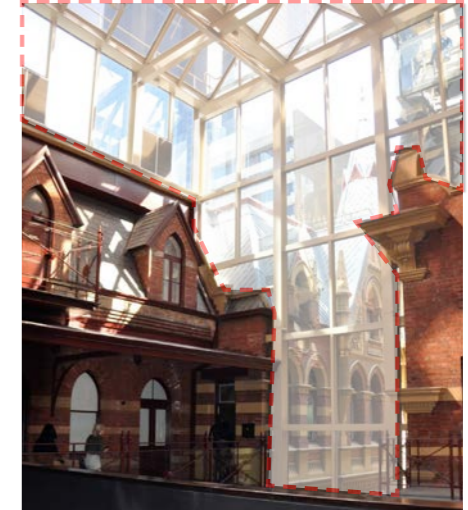
The central dining area features an elevated floor over the historic Winfield Square. Investigations reveal that the old bluestone pavers still exist under this floor. This elevated floor will be removed to reveal the historic bluestone cobbles.



Existing bridges and structure to be removed.



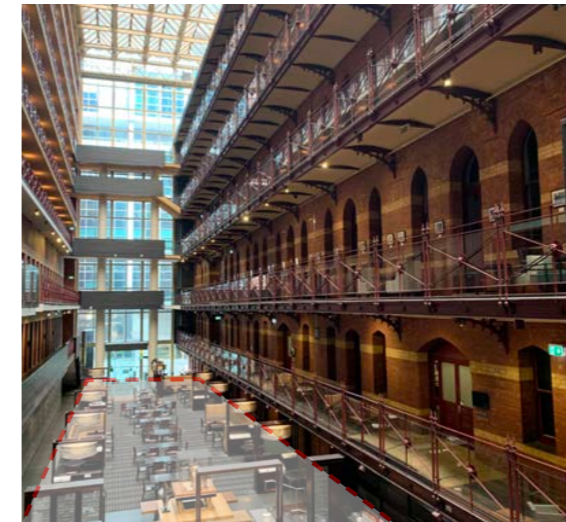
The 1980's development with a 13-storey structure to be removed.



Existing atrium structure to be removed.



1980's addition and fire stairs removed from Winfield Building rear



Removal of central atrium flooring to reveal Winfield Square

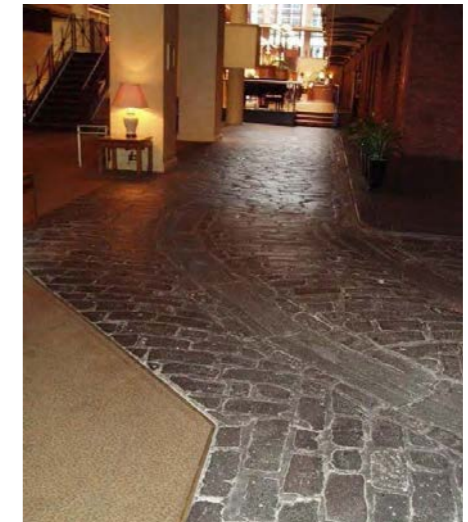


Photo of visible cobblestones pre-2008 renovation



Removal of Collins St Canopy and airlock



Removal of raised floor and access to horseshoe shaped subway

KEY STRATEGIES:



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4 Design Response

4.02 Urban Connections

The introduction of a new through site connection, linking Collins Street with Flinders Lane will create a series of connected accessible places. In contrast with the solid and enclosed 1890's heritage buildings, this connection will be open and welcoming, activated by a series of generously proportioned volumes with diverse functions. The new multi-height volumes provide increased visibility to the heritage buildings from a variety of viewing angles.

Whilst there has always been an accessway for movement of goods between the Rialto and Winfield buildings, originally there was a sheer drop of almost 8 meters between Collins Street and Winfield Square at the Flinders Lane level below, with access only via the stairs within the respective buildings. In the subsequent 1980's development stairs were introduced in the atrium allowing movement through the levels, however the enclosed and private nature of the hotel made this restricted to guests and event attendees.

This new pedestrian connection following Winfield Square will be further enlivened by the reinstatement of the horseshoe shaped Western Lane and Subway as a publicly accessible space as well as maintaining access to the neighboring Rialto Plaza to the west.

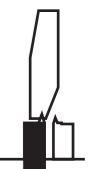
With the infusion of publicly accessible heritage retail, heritage interpretation and first nations co-design, the public journey through the new pedestrian connection from Collins Street to Flinders Lane will be one celebrating cultural heritage, history, and artworks.

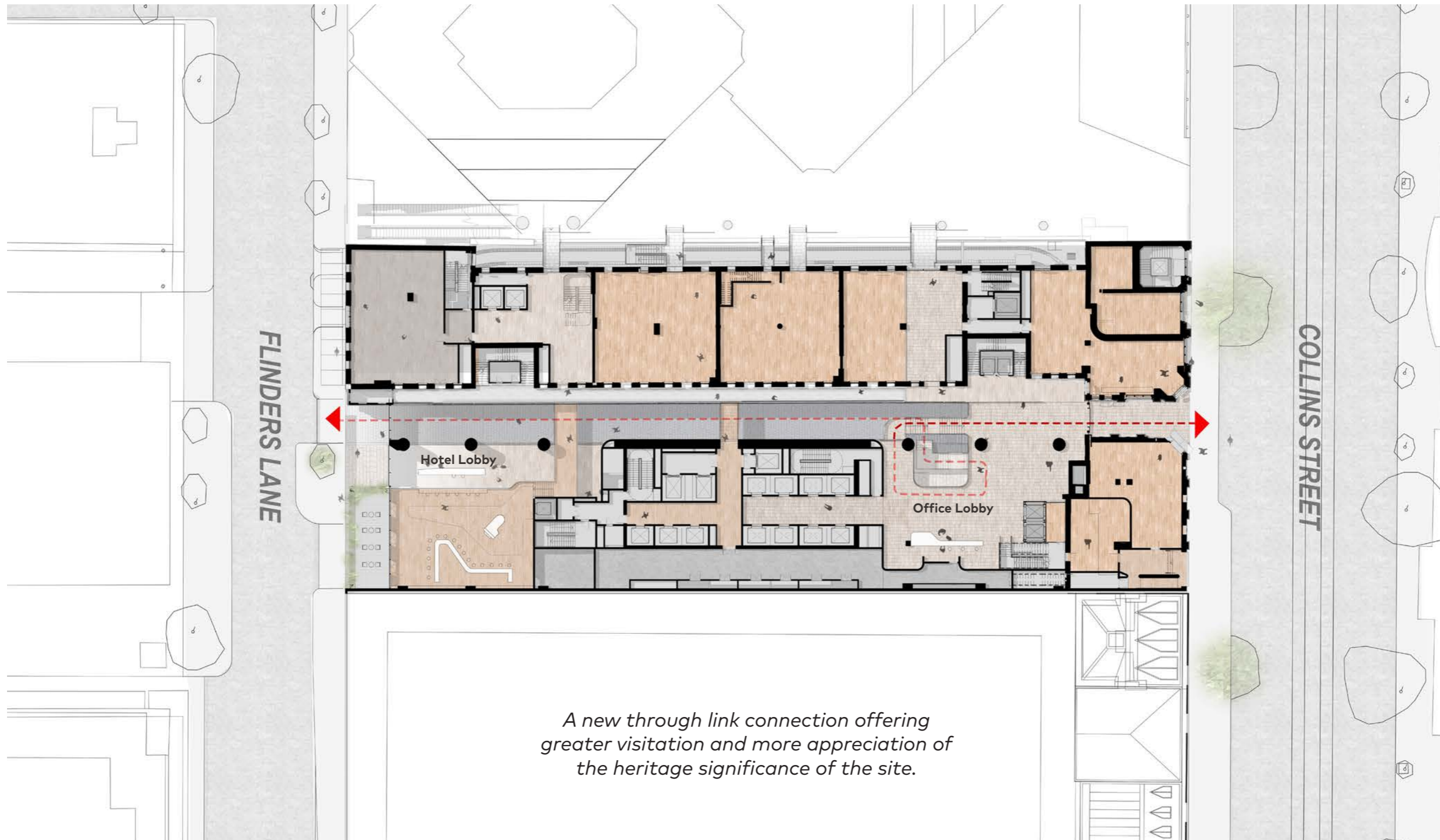
The establishment of this through site link will also strengthen broader connections to landmarks, laneways and public spaces, including the proposed Green Line Project along the North Bank of the Yarra River.



Indicative sketch describing potential new urban connections

KEY STRATEGIES:





A new through link connection offering greater visitation and more appreciation of the heritage significance of the site.

Creating new site linkages to both Collins Street and Flinders Lane

4 Design Response

4.03 New Podium Form & Design

New Podium Form and Design

Ground Plane

The Base of the new building is conceived as a grounded plinth which appears to be carved from the earth, an acknowledgement of the original natural ground line.

Accentuating this is a sculpted feature piece which leads the eye and accompanies the journey between Collins Street and Flinders Lane. This crafted piece morphs from the Balustrade of the urban connecting stair, following the edge of Winfield Square and ends as the Hotel Reception Desk at the Flinders Lane entry.

The plinth aligns with the western face of the Winfeild building, reinstating the historic proportions of Winfield Square. At the Flinders Lane Entry, the plinth is pulled away from the arcade to open up the entry in a welcoming gesture to the street.

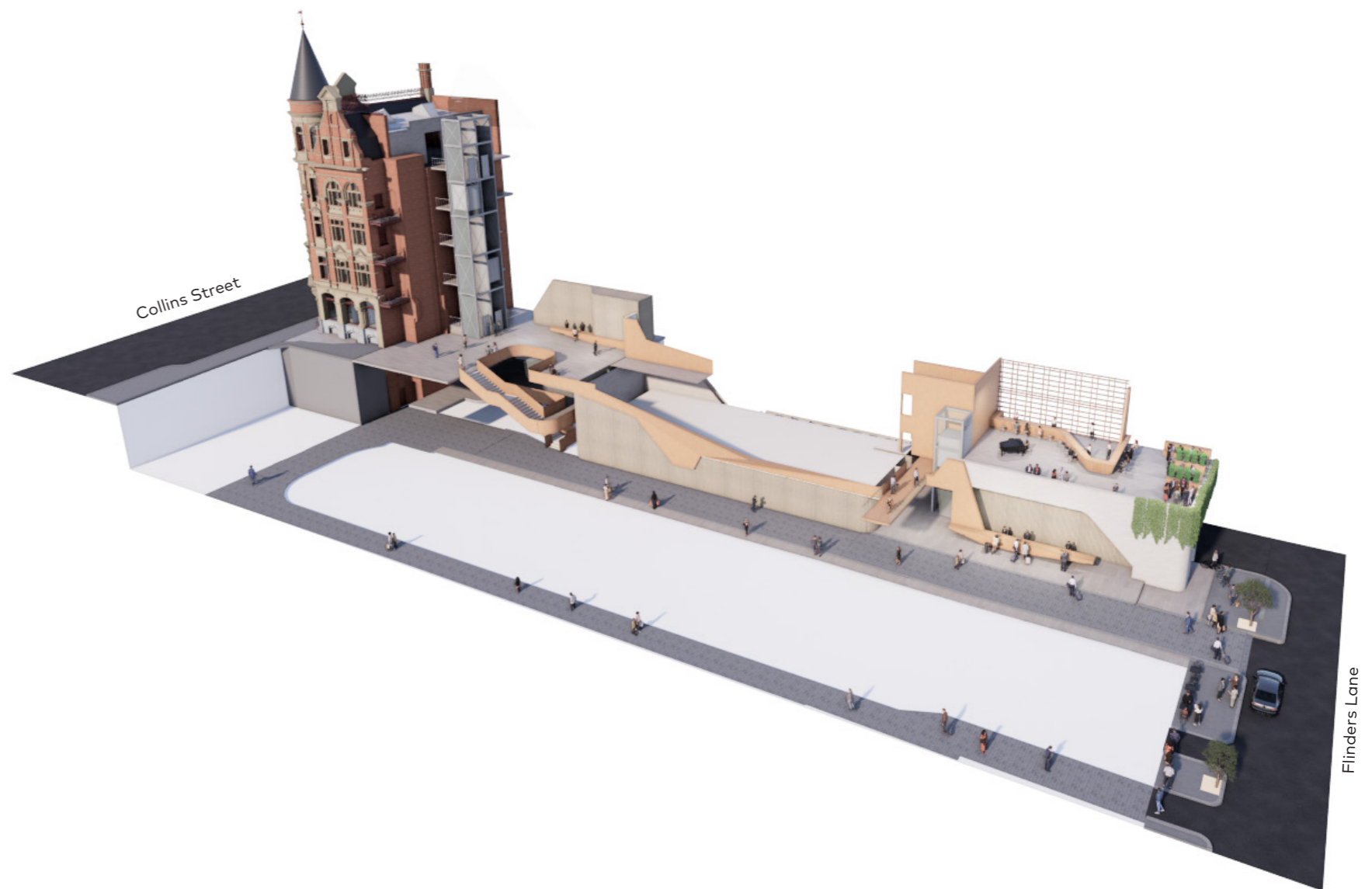
On top of the plinth at the South will feature the Hotels public bar overlooking the heritage buildings and Flinders Lane, with the utilitarian functions of the new building contained below including the Loading Bay driveway and End of Trip entry, along with the emergency egress and Fire Safety equipment.

The opening up of Flinders Lane Level to the public also serves to reveal the currently concealed Winfield Square and its continuation to the Horseshoe shaped Subway and Western Lane on the Western side of Rialto.

The revealed Western Lane, and Winfield Square will form a new arcade trading to both the East, and the West.

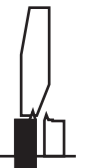
The new development is an opportunity for heritage interpretation and cultural stories integrated within the journey.

KEY STRATEGIES:



New Ground Plane

Note:
Rialto Building is graphically removed
from this diagram for clarity



4 Design Response

4.03 New Podium Form & Design

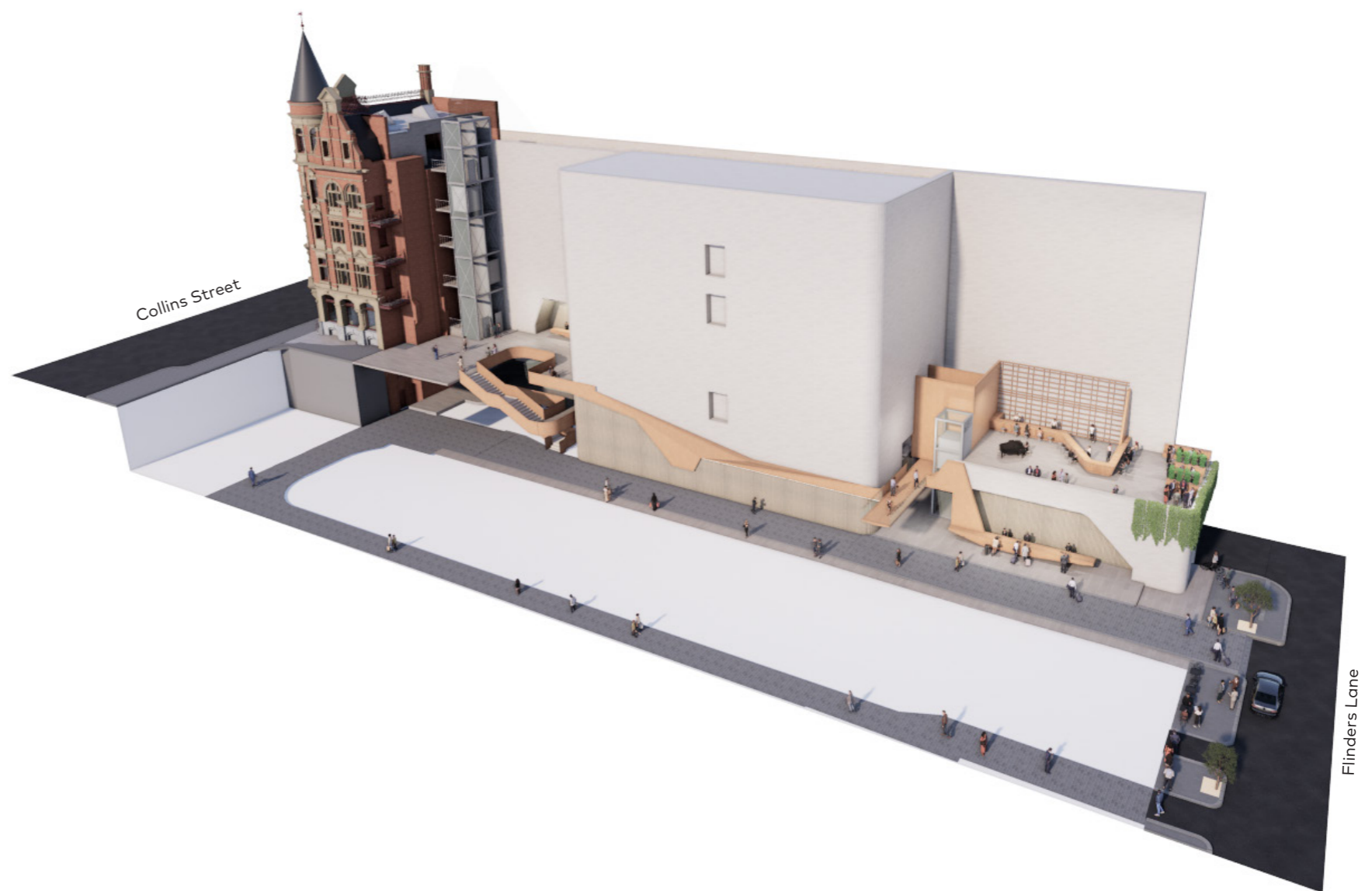
New Podium Form and Design

Entries

The unique aperture between the Rialto and Winfield Buildings will be retained as the primary Collins Street address, and the Northern entry to the new street linkage. The removal of the Canopy to Collins Street will reinstate the original street frontage and increase visibility to the Western facade of Winfield, and the eastern facade of the Rialto.

With the removal of the 1980's building, emphasis is placed on revealing and featuring the rear of the Winfield building. The volume created provides breathing space for the rear of the Winfield and provides greater opportunities to view the Rialto Building from varied vantage points including the new circulation spine added to the rear of the Winfield Club.

The Flinders Lane entry will become a lively and welcoming address, benefitting from both the urban street linkage, and the addition of retail to the Western Lane and Winfield Square. Taking advantage of this and the surrounding renewal along Flinders Lane, the primary Hotel Entrance and vehicular drop-off is proposed to Flinders Lane.



KEY STRATEGIES:



Services and Circulation Spine added

Note:
Rialto Building is graphically removed
from this diagram for clarity



4 Design Response

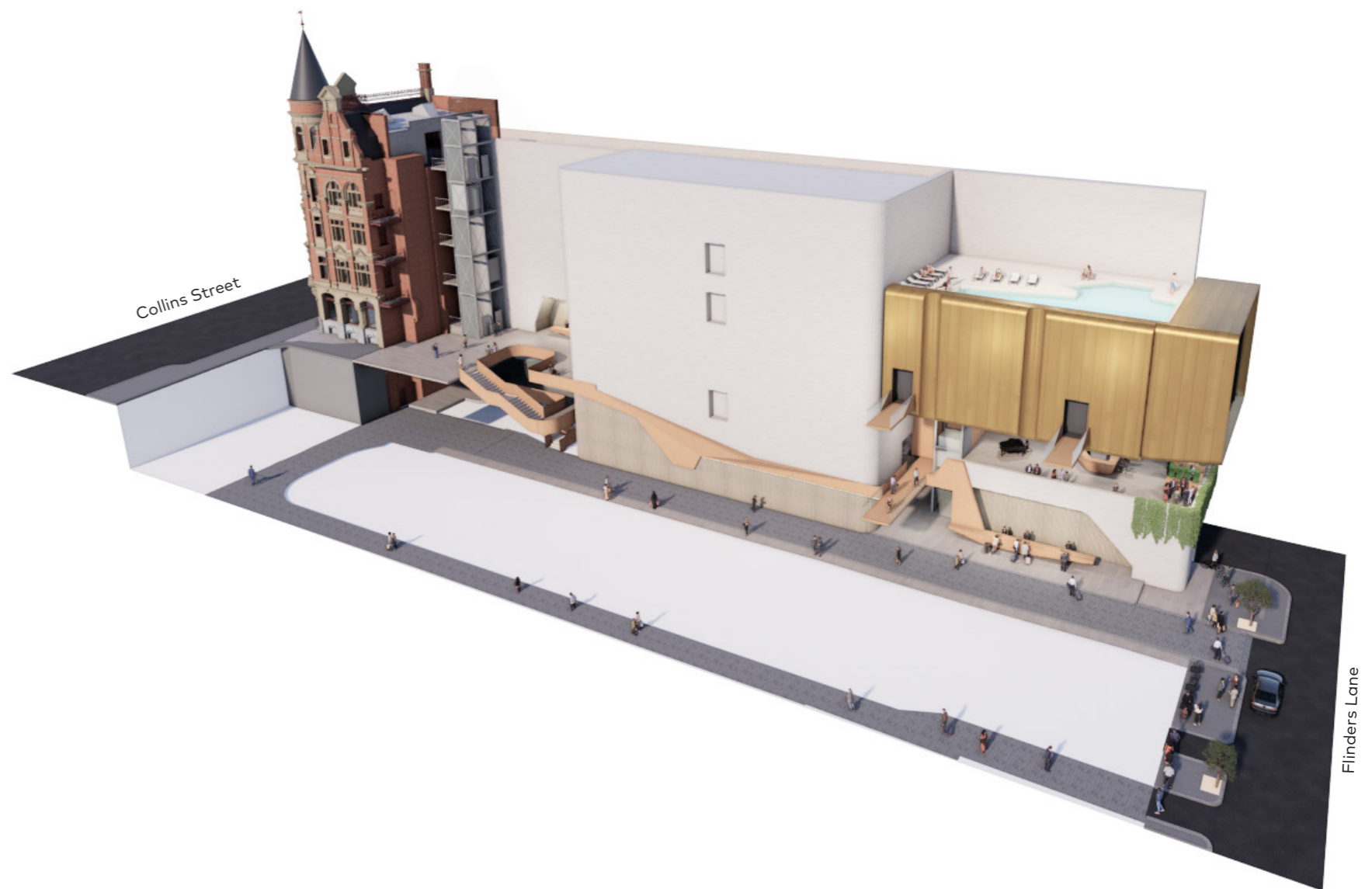
4.03 New Podium Form & Design

New Podium Form and Design

Hotel Amenity and Function Spaces

Above the new ground plane, the Hotel's Multi-Function room appears as a suspended sculptural object. The Multi-Function events space features an expansive opening out to Flinders Lane offering a unique outlook to the street rarely found in spaces of this size. Patron access to the function room is via bridges connecting to the heritage Rialto Building.

The hotel bar and lounge and pool are open elevated platforms which are as transparent as possible creating multiple levels of visible activity fronting both the atrium and Flinders Lane.



KEY STRATEGIES:



Function Room and Amenity added

Note:
Rialto Building is graphically removed
from this diagram for clarity



4 Design Response

4.03 New Podium Form & Design

New Podium Form and Design

Hotel Amenity and Function Spaces

Connecting the new eastern podium building to the heritage, a series of lightweight finely detailed bridges will traverse the arcade connecting the new to the old. With glass balustrades and minimal touch to the heritage buildings the bridges will be considerably more open and transparent than the existing bridges in the atrium with their solid black balustrades and supporting column structures. The extent of bridges touching the heritage building will be reduced by around 42% when compared with the existing bridges.

The light and open bridges will be accessible to the public and will create a series of opportunities for viewing the heritage buildings from varied vantage points, as well as opportunities for heritage interpretation.

The hotel program introduced to the upper levels will have a focus on health and wellbeing through the inclusion of active and leisure-based pursuits such as the pool, gym and health spa. All offering further vantage points from which to view the heritage buildings.



KEY STRATEGIES:



Bridge Links to Heritage added

Note:
Rialto Building is graphically removed
from this diagram for clarity



New Podium Form and Design

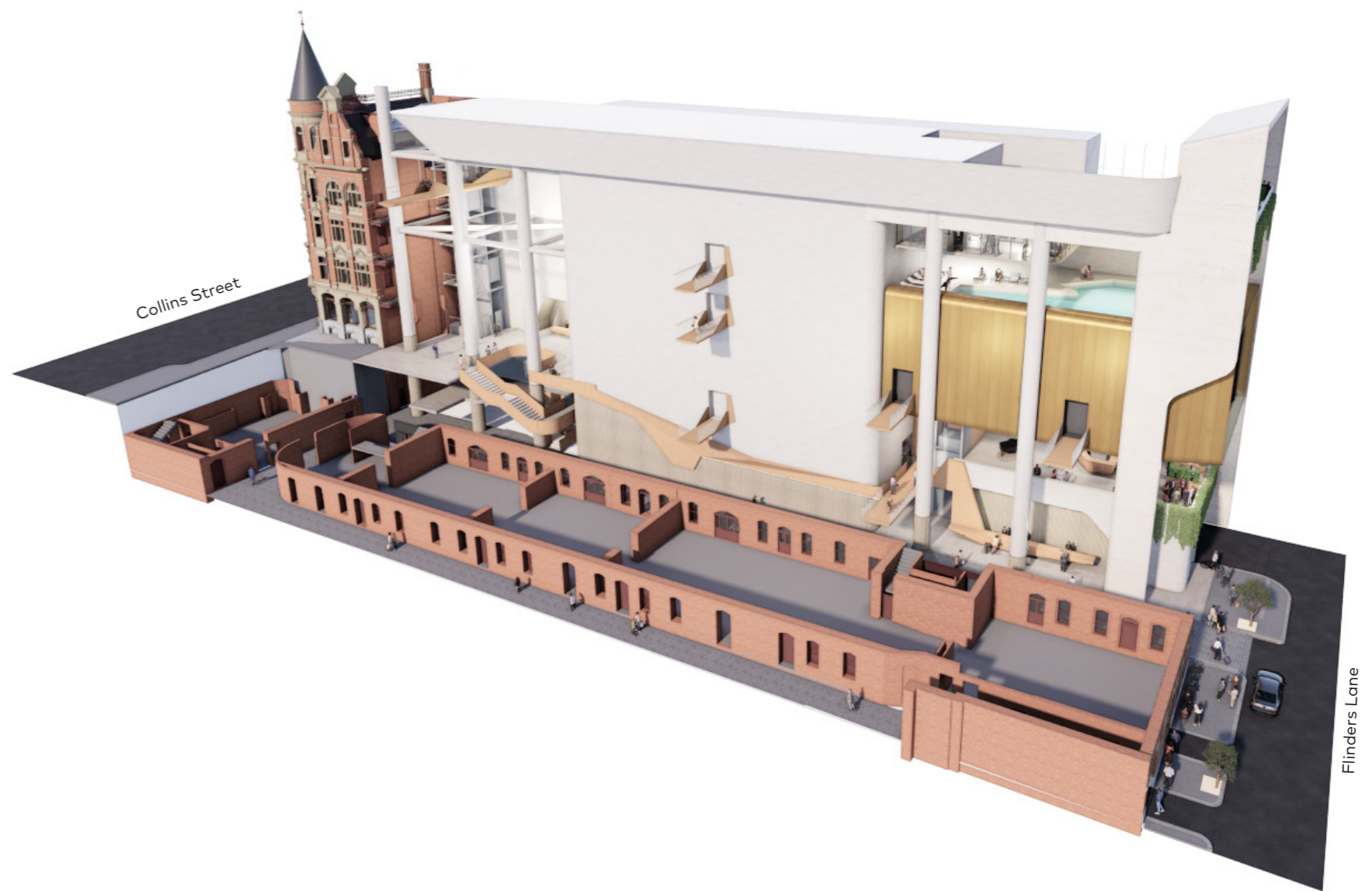
Flinders Lane Elevation - Framing piece

Completing the new podium building is a high quality, sculpted masonry clad frame facing Flinders Lane. This framing piece establishes a strong street presence which has proportions consistent with the historic warehouse buildings that feature along the length of Flinders Lane. The frame serves to contain and accentuate the open spaces in the podium and sit with respectful proportions to the Rialto Building.

Opportunities for large scale façade openings to suitable spaces will be explored to allow natural ventilation and openness to the street in favourable weather conditions.

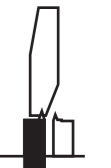
At level 5 the top of the frame tilts up to maximise light into the executive lounge, at the same time conceals the services and plant rooms behind.

The structural columns supporting the building above are neatly aligned with the western face of the Winfield Building as is the Flinders Lane elevation.



Flinders Lane Façade and Primary Structure added

KEY STRATEGIES:



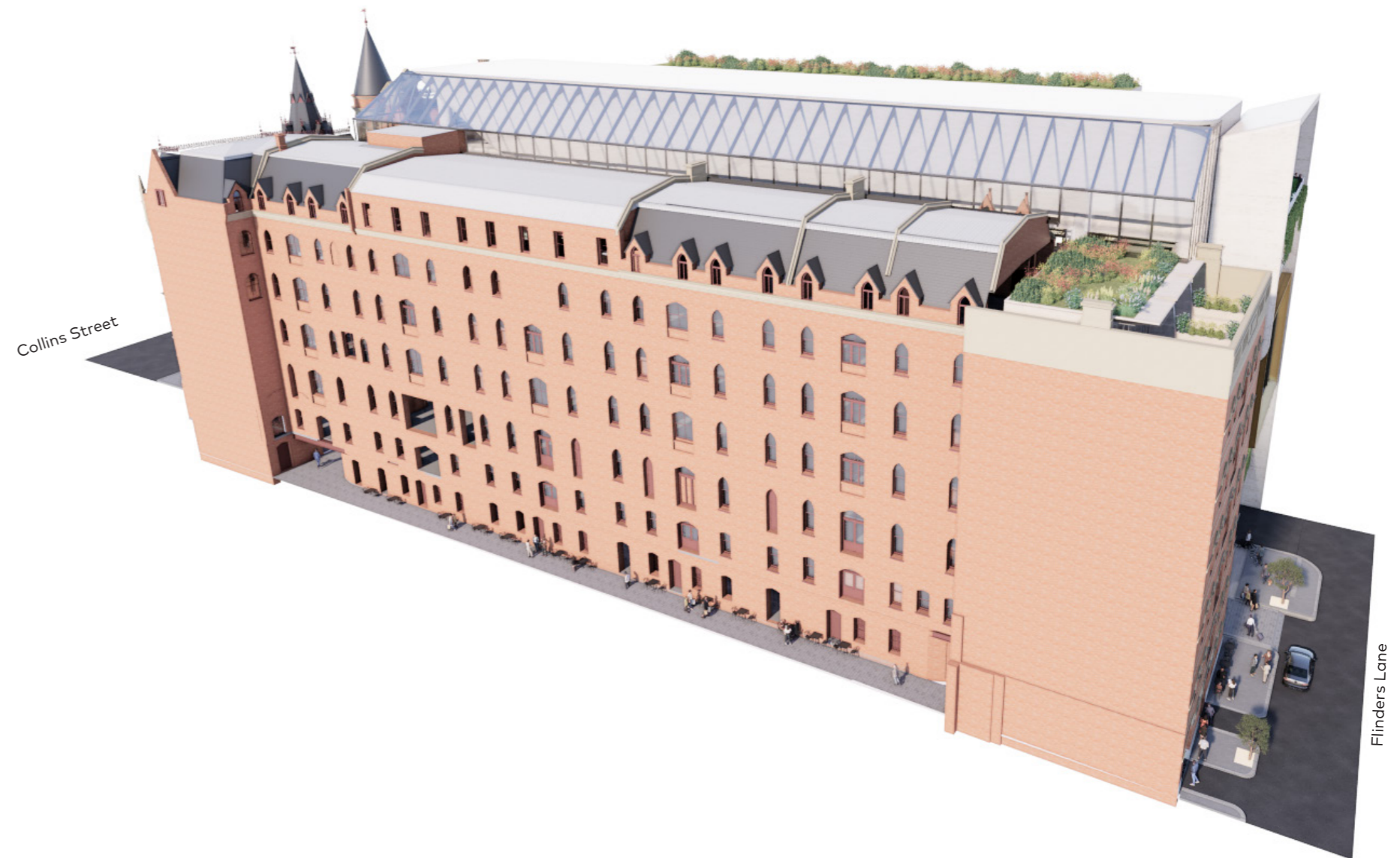
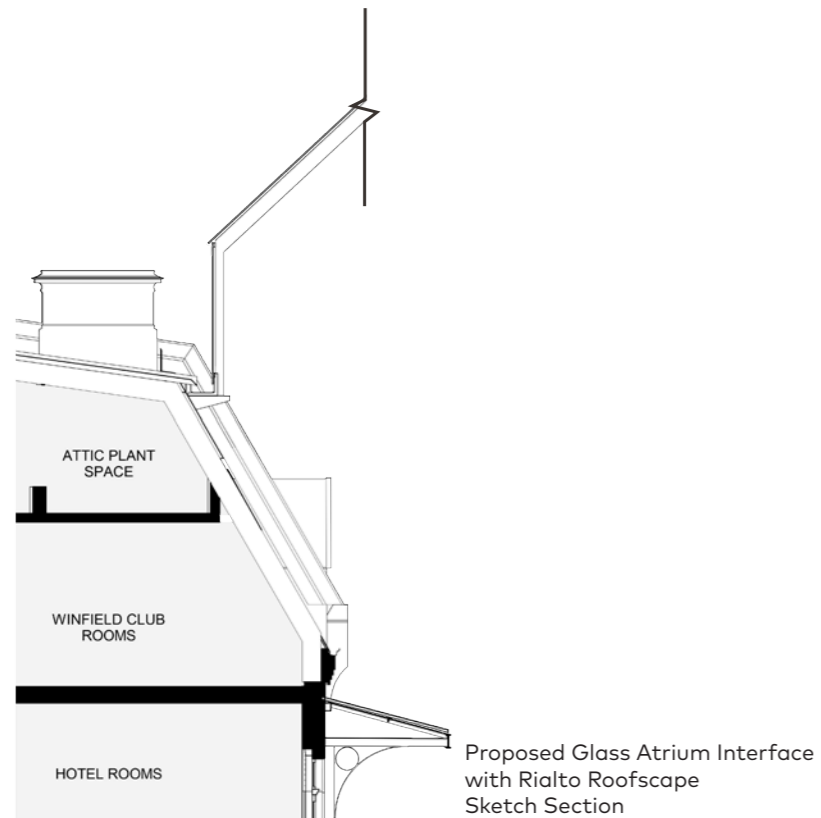
4 Design Response

4.03 New Podium Form & Design

Atrium

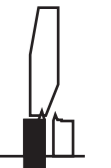
An atrium connecting the new podium with the heritage buildings will be designed to be as lightweight and minimal as possible to limit impact on the heritage fabric, both structurally, and in terms of limiting visual clutter. The form of the atrium is shaped to be as minimal and unobtrusive as possible.

The atrium glazing provides shelter to the central arcade allowing the space to be comfortable all year around.



Rialto Building and Atrium shown

KEY STRATEGIES:



4 Design Response

4.03 New Podium Form & Design - Flinders Lane Streetscape

New Podium Form and Design

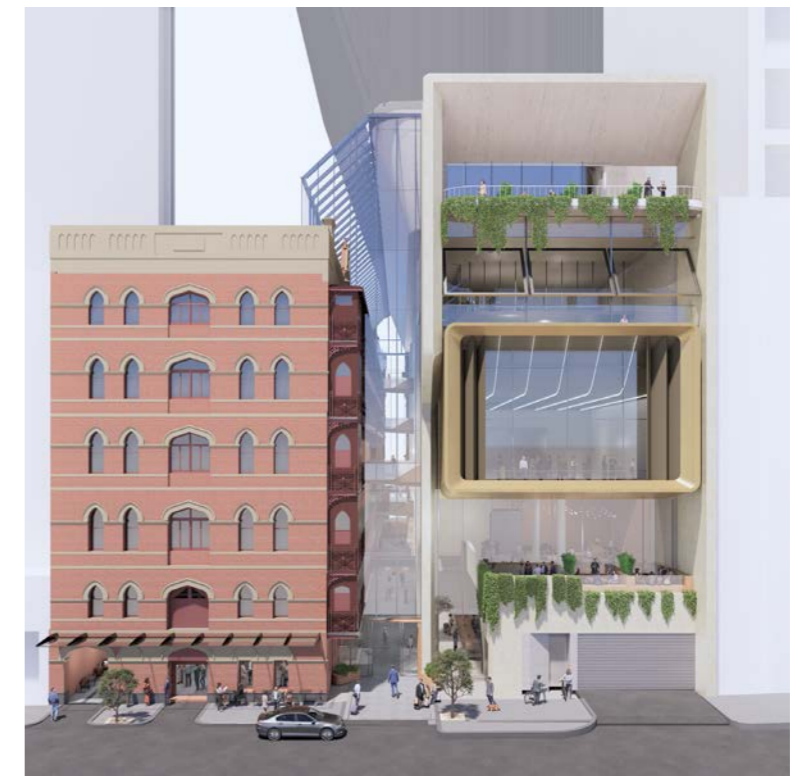
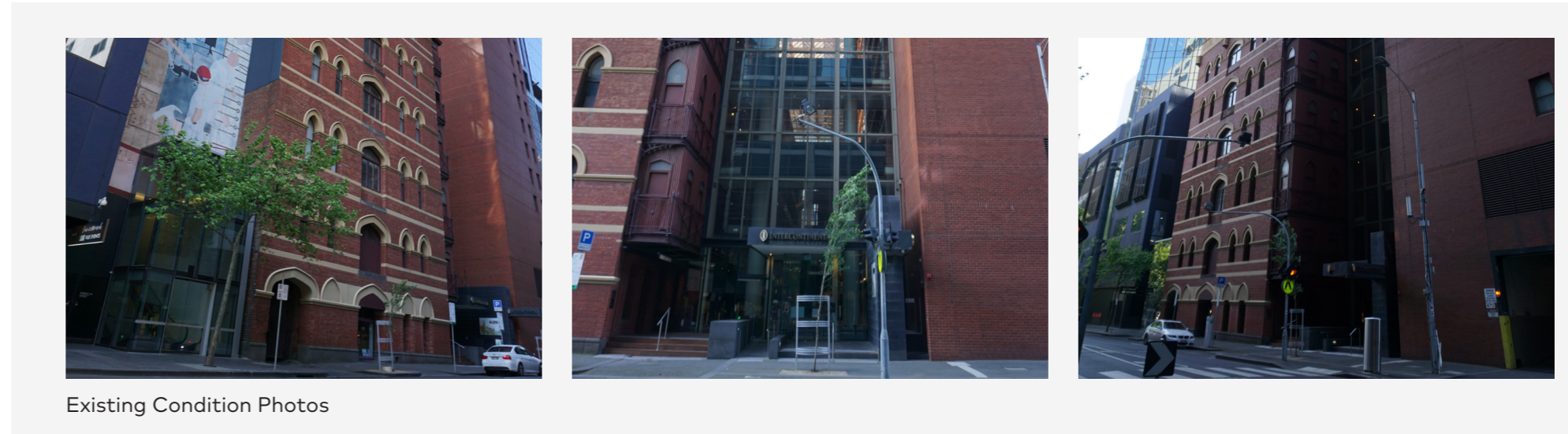
Flinders Lane Elevation

The proposed new facade at Flinders Lane is open and transparent, maximising street activation and encouraging public access to the through link connection to Collins Street.

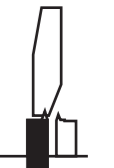
The removal of the existing stairs, ramps and structures at the south of the atrium will result in an arrival experience that is less encumbered by heavy solid elements overhead. The Flinders Lane entry will be a simple welcoming threshold with the emphasis on revealing the cobbled Winfield Square, Rialto Building facade, and providing views through to Collins Street.

The introduction of the hotel lobby, and revealing and activating the cobble stone Winfield Square will contribute to increased pedestrian activity to this part of Flinders Lane.

The Heritage Urinals will be adaptively re-purposed as part of the overall heritage interpretation plan including the opportunity to utilise the spaces for displaying heritage aspects of the site.



KEY STRATEGIES:

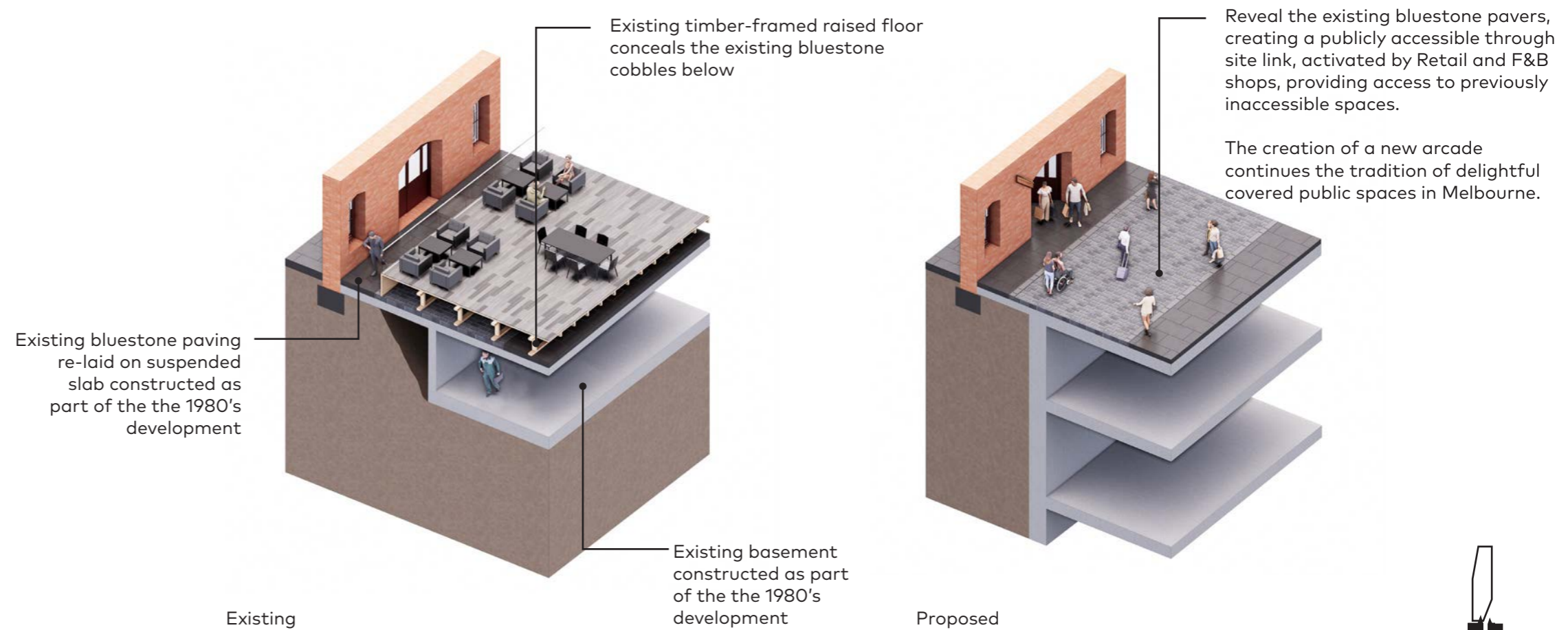
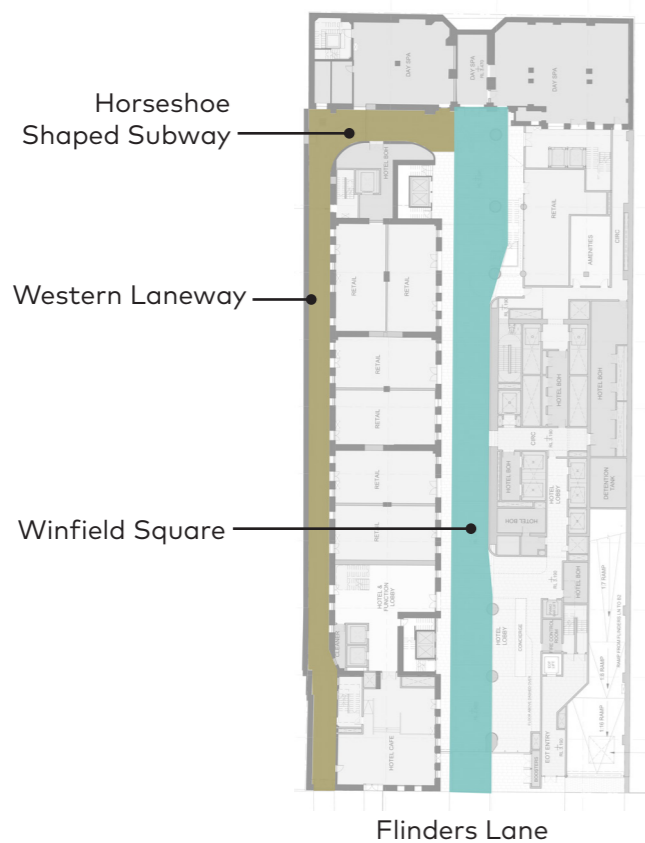
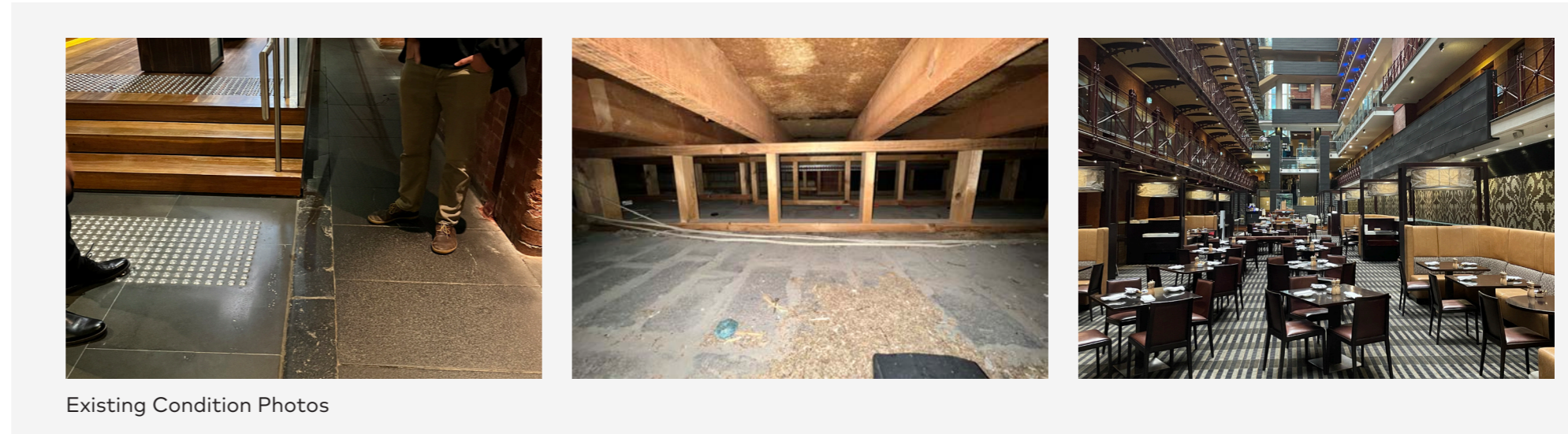


4 Design Response

4.04 Winfield Square, Western Lane and Subway

The proposed reinstatement of Winfield Square as a public space includes revealing the remnant bluestone cobblestones which are currently concealed under a raised floor to the Flinders Lane Level. This will result in the reinstated Horseshoe Shaped subway featuring continuous paved bluestone.

During 1980's redevelopment of the site, the cobblestones were removed in order to enable the construction of the basement level below Flinders Lane. Structural drawings from the time show that these were removed during construction in order to excavate for the existing basement, and subsequently re-laid onto a suspended concrete slab. During a subsequent Hotel refurbishment a raised timber framed floor was installed over Winfield Square concealing the cobbles from view.



KEY STRATEGIES:



4 Design Response

4.04 Winfield Square, Western Lane and Subway

The Western Lane at Flinders Lane level retains much of its original robust nature. The lane is currently inaccessible to the public as it is behind locked gates to Flinders Lane, and adjacent Hotel Back of House Areas. The intention is to open up this space to become a publicly accessible laneway, activated by Retail and F&B shops.



Existing Condition Photos



Existing Service Laneway



Proposed

KEY STRATEGIES:

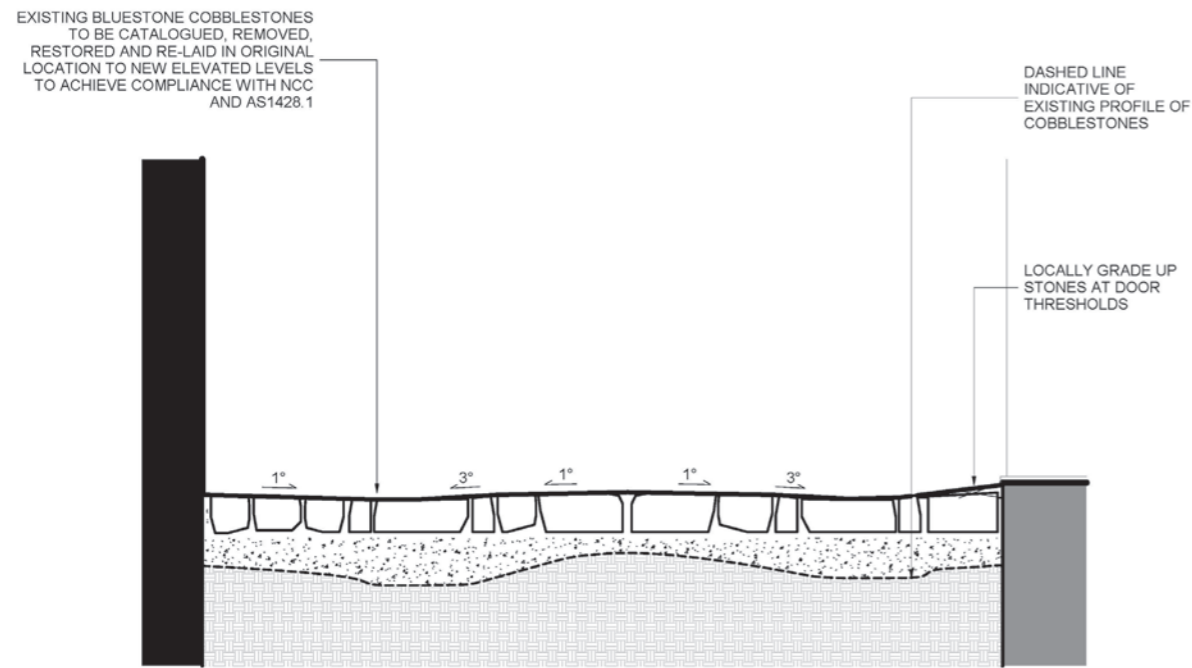


4 Design Response

4.04 Winfield Square, Western Lane and Subway

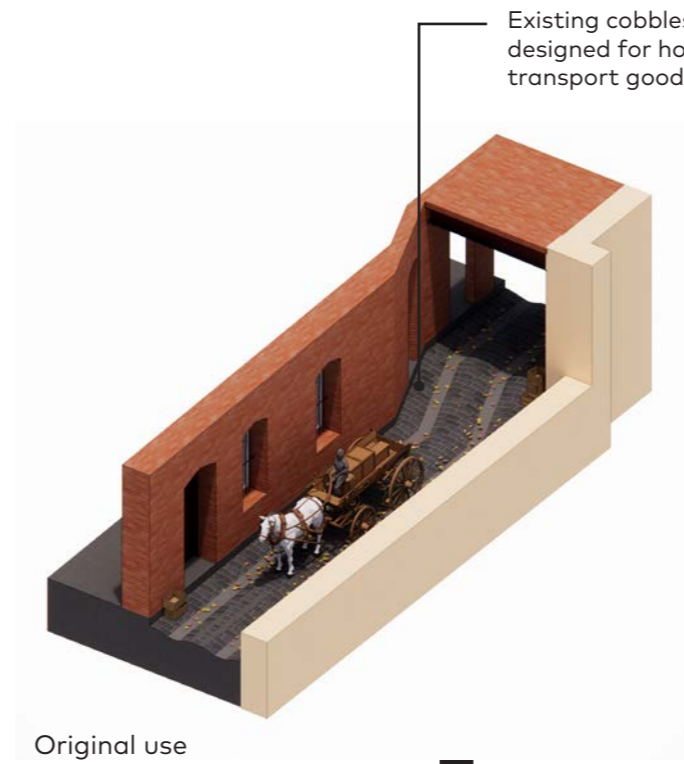
The existing Bluestone cobbles were laid or have moved over time, and currently now have a severely undulating surface which is non-compliant to current building codes and presents a trip hazard and challenges for equitable access.

In order to make the space publicly accessible and compliant for access, and as emergency egress, it is proposed to catalogue, remove, and restore the cobblestones, and relay them to levels compatible with universal access.

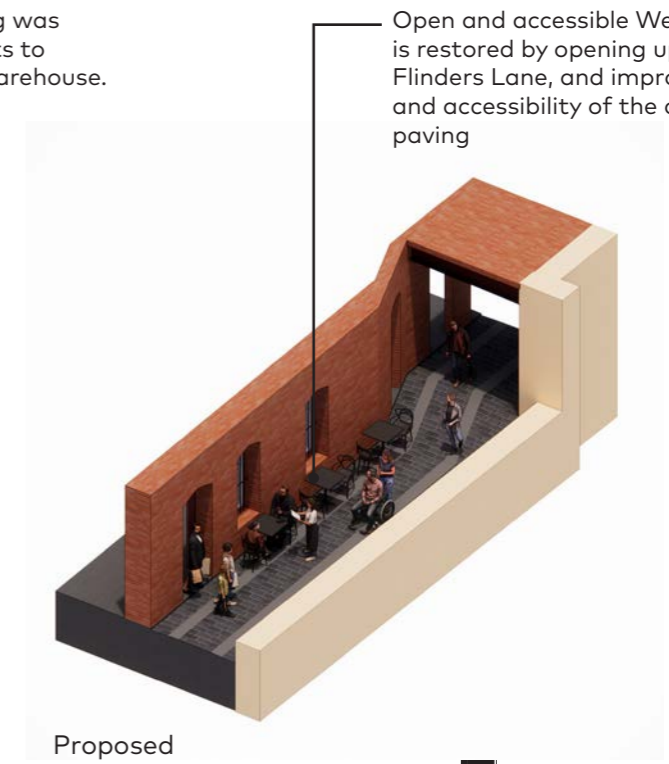


Western Lane - Proposed Detail Section

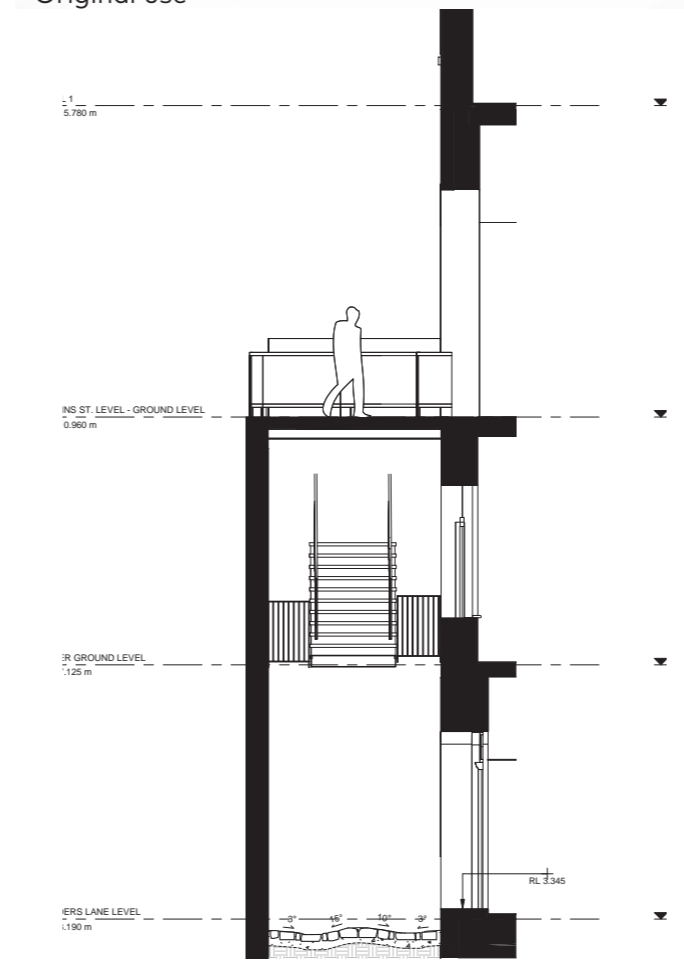
KEY STRATEGIES:



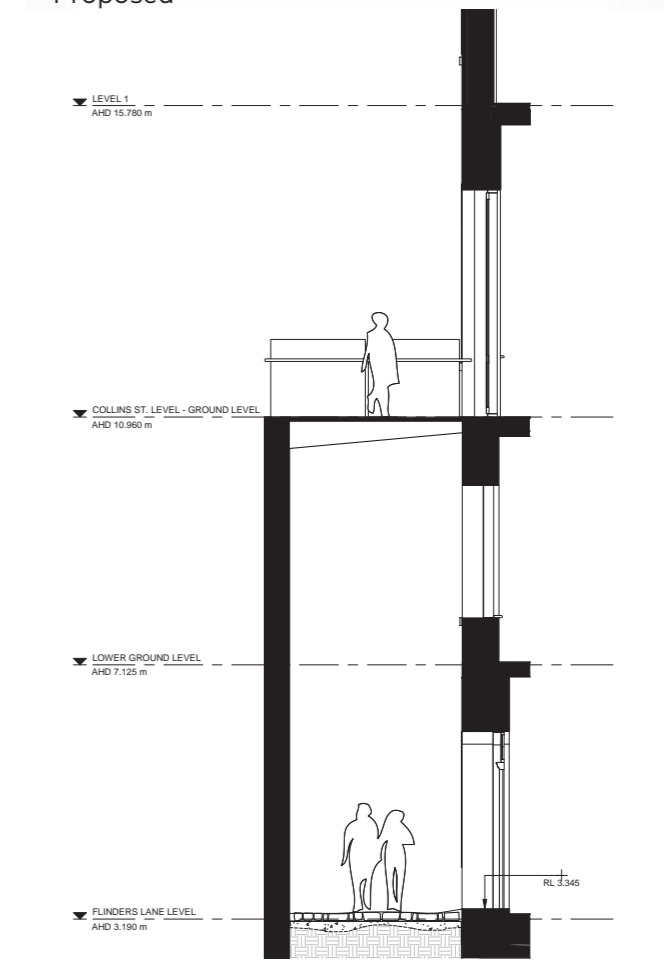
Original use



Proposed



Western Lane - Original Section



Western Lane - Proposed Section

