



Case Study 30

One Wallace Avenue

Toorak VIC

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brick and paver manufacturers**

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One Wallace Avenue,
Toorak VIC

Client: Michael L Yates & Co

Architect: Demaine Partnership

Builder: Probuild Constructions

Bricklayer: Stertern-Gill & Byrne

Landscape design: Paul Bangay

Building cost: approx \$20 million

Photography by Roger du Buisson;
Gerard Warrener, Digital Photography Inhouse



“The overall effect is quite

Clockwise from bottom left:
Face brickwork and panels of clay
pavers laid in a herringbone pattern
add a rich texture to the full-height
internal courtyard.

One Wallace Avenue addresses
busy Toorak Road. “Brickwork is
a very important part of its
character,” says architect
Michael Jeffreson.

One Wallace Avenue has a dignity
and level of detail appropriate to
a premium apartment building.

The brick bond pattern (three
stretcher courses to one header)
adds to the solidity and texture of
the facade.

The apparent bulk of the six-storey
36-apartment building is reduced
thanks to horizontal striation and
strong design elements.

One Wallace Avenue

"The private buildings in this suburb are generally of a superior description, wealthy Melbourne men having chosen this locality as a place of residence." Toorak has maintained its status as one of Australia's most prestigious suburbs since that was written in *The Australian Handbook* of 1893.

Although subdivision has long since broken up the larger holdings, there has been almost continuous medium density development since the 1920s, one of the newest being One Wallace Avenue, on a corner of busy Toorak Road.

Developer Michael Yates was initially influenced by The Halkin Hotel in London's Belgravia. The strongly modulated brick and render facade of One Wallace Avenue was central to Yates' vision. "The final building form is quite different to The Halkin," comments Michael Jeffreson of architects Demaine Partnership, "but brickwork is a very important part of its character."

The designers chose to break down the bulk of the 36-apartment building with horizontal striation and strong elements such as piers, deep reveals and arches. "We were trying to give it a dignity, stability and solidity that would be appropriate to the market," says Michael Jeffreson. "These elements give the building a more massive quality, a sense of substance."

He contends the influence of brickwork bond is often overlooked. Jeffreson chose a pattern comprising a header course to every three stretcher courses – colonial bond or English garden wall bond – complemented with flush joints in a light colour mortar. "It creates a texture very different to regular stretcher bond. The overall effect is quite a rich texture and a very solid look."

a rich texture and a very solid look"

The building structure uses a reinforced concrete frame with loadbearing precast panels and columns. The brickwork is supported on shelf angles or directly on the concrete substructure. Clay pavers laid in a herringbone pattern feature in the imposing full-height central courtyard landscaped by Paul Bangay.

As well as being a commercial success, One Wallace Avenue has received an Excellence Award from the Urban Development Association of Australia (Victoria) and was the winner of an MBAV award for Excellence in Construction of Commercial Buildings \$10 million to \$30 million.

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