

51 LANGRIDGE, COLLINGWOOD

A Rustic Grey Brick Inlay podium at 51 Langridge gives a clear nod to Collingwood's industrial past



51 Langridge is a building with a purpose. A deeply responsive and healthy workplace that respects and understands its context in Collingwood, and is boldly sustainable, offering simple, innovative measures that are good for the environment and good for its workers, too.

Because 51 Langridge is all about giving back.

The formidable team at SJB has delivered above and beyond once more. Creating a highly liveable vertical community, that's an appealing option for its non-CBD location, and openly encourages passive, accidental interactions with people to improve the quality of their working life.

This is what makes 51 Langridge a clear standout.

Located on the corner of Wellington and Langridge

streets, from the outset, this is a building deeply entrenched in its context, both outside and within. Each part of the building's fabric telling a story through architectural, material and formal cues.

"A vernacular of typically red brick buildings with concrete, cement or bluestone detailing typify the area. And it's this appreciation of Collingwood from which the design of the building takes a number of its cues," says Tristan Wong, Director of Architecture, SJB.

The restrained, warm grey palette of brick and concrete gives a clear nod to Collingwood's industrial history. On the first three floors, a podium of Krause Rustic Grey bricks acknowledges the prevalence of brick warehouses. A double-height brick archway welcomes you into the space, and beautiful curved moments of traditional hit and miss brickwork offer another nod to Collingwood's architecture.



Within the podium, deep concrete lintels accent the brick and provide another nod to the concrete and bluestone lintels of times gone by. Immediately above the podium, tessellated precast concrete panels reference the textile and boot maker industries with their woven, textured appearance, adding an almost fabric feel to the building's skin, while their complex patterning delivers a

contemporary take on traditional bricklaying and bonding.

Together this external palette offers a building of contrast and distinction:

"There is a clear distinction between the heritage buildings that bookend on to Wellington Street and to Langridge Street, creating a definition between old and new. So you get that clarity, allowing what is old and what is new to shine and have its moment and legibility," explains Tristan.

The story of the external façade continues inside, where exposed concrete ceilings and polished floors talk to the industrial theme. "You feel like the whole building is an integrated approach where the inside is an extension of the external architecture; one informs the other," says Beau Fulwood, Associate at SJB.

Throughout, simple, yet bold sustainability abounds.

Seven metre high gardens on every second level run up the entire building, providing a dramatic sculptural presence and great amenity for workers. And the building offers moments of delight with a bright, bold green staircase that zig zags down the side of the building "encouraging workers to walk more, promoting a healthier option outside by not hiding the stair in a concrete core—as is the norm. This promotes accidental social interactions and further animates the building externally via the comings and goings of workers up and down the stairs. It's a really striking part of the building," adds Tristan. Cleverly, the appearance of the staircase is akin to laces on a boot – again referencing Collingwood's textile and boot making industry.

In clear contrast to most commercial office spaces, operable glass louvers on all sides of the building allow full natural ventilation. And, using mixed mode mechanical, the air conditioning automatically adapts when the windows are opened.





Given that the adjacent city cycling paths literally run into the building, and car parking is limited, extensive end of trip facilities and bike parking encourages workers to adopt green transport by riding to work or catching public transport.

Appealingly for tenants, flexibility is key. Tristan explains:

“All of the structural elements are built into the façade, so the floor plates are entirely flexible – you can break them up however you want to, because enabling the building to adapt to different tenant’s needs was really important to us.” And, given the floor plates are fully flexible, and the site is compact, it’s naturally lit for most of the day, so no lights are needed. Another plus.

An abundance of communal facilities promotes the village community feel and healthy living. On the ground floor, in the common lobby there’s a local coffee trader on one side and a bookable meeting room on the

other. While on the rooftop, a large outdoor garden, BBQ and lounge area democratises the building, encouraging workers to eat their lunch outdoors and arrange social events and BBQs to enjoy the garden with its views back to the city.

“Our building design continually promotes a sense of a liveable workplace that reminds people not to be in an isolated building, but to have some overlap and those vital interactions that make us human,” reflects Tristan.

51 Langridge is indeed a welcome, contemporary addition to Collingwood. SJB is to be congratulated on delivering such an innovative, progressive design that is essentially a true vertical workplace village that’s both highly sustainable for the environment and exceptionally healthy for workers.

“Our team worked hard to deliver a responsive building with good flexibility, adaptable floor plates, and one that encouraged people to live and work more healthily. It feels like it will grow into its location and become part of the Collingwood fabric, getting better with time,” concludes Tristan. And on those intents, 51 Langridge ticks every box.

Architect: SJB Architects
 Product: Brick Inlay using Krause Grey Rustic brick tiles
 Developer: Pace Developments
 Builder: Pace Developments
 Precaster: Nu-Con Design and Construction
 Photographer: Derek Swalwell