

2.6 EXISTING BUILDINGS

A high level comparative analysis of the existing buildings is provided in the adjacent table.

					
	Building 8 Terraces	Building 9 The Loft	Building 10 (Fairfax)	Building 11 (Bradshaw)	Building 12 & 13 Retail
Building Analysis					
Gross Floor area	1,052	205	30,795	444	-
Location					
Year constructed	1890	1860-1920, refurbished 2000	Mid 1950s, refurbished 2002	1902	1917/1936
No of floors	4	2	15	3	2
Construction	Loadbearing brickwork	Loadbearing brickwork	Steel framed and concrete building	Brickwork	Brickwork
External Fabric	Rendered brick facade	Red face brick	Tiled facade	Painted brick facade	Face brick & rendered/painted
Heritage	Local significance	No	No	Local significance	No
Functionality					
Future flexibility and adaptability	As three connected turn of the century terraces this building has limited flexibility and adaptability. Unsuitable for educational use. Currently used as over-flow space. The north facade has some solar access and viusal connections to the Loft Bar and courtyard.	This small social space has an appropriate current function. It is unsuitable for educational use. Good connection to courtyard.	Potential for enhanced connections to Jones Street and Alumni Green. Potential for southern facade upgrade. Large footprint for flexible functions. Refurbishment included new atrium and internal works to podium levels. Tower levels provide isolated functionality, and have small floor plates limiting flexibility.	In the UTS Physical Concept Plan 2007 this building is assumed to be demolished to accommodate the Broadway development site. Unsuitable for educational use.	In the UTS Physical Concept Plan 2007 these buildings are assumed to be demolished to accommodate the new Broadway development. Unsuitable for educational use.
Future Proposal					
Retained, Demolished or Refurbished	Retained	Retained	Retained with internal and external modifications	Demolish	Demolish