



15 THOMPSON ST. KENSINGTON



ASSEMBLE



- 01. Say Hello to 15 Thompson St
- 07. Design
- 15. Community Infrastructure
- 23. Sustainability
- 25. Kensington
- 29. Our Team

Say Hello to 15 Thompson St. Kensington



Artist's impression

Northern entry from Thompson St

15 Thompson St is the next project to be delivered under the Assemble Model, and our second Kensington community.

A life in an Assemble building is one well-lived. Whether you're living independently, with your family, friends or pets, we're committed to fostering more connected, resilient local communities in homes built to last.

Bridging the gap between renting and owning your home is our response to the very real challenge of home ownership in Australian cities.

The Assemble Model allows you to live in your home and community before choosing to buy. It's a long-term view that guides our every design decision and clarifies our commitment to our residents. So rather than simply talking about good design and rich community life, we are deeply invested in delivering it too.





Artist's impression

At the heart of 15 Thompson St is the 500-square-metre pocket park, a vibrant meeting place for neighbours and friends within the building and down the street.



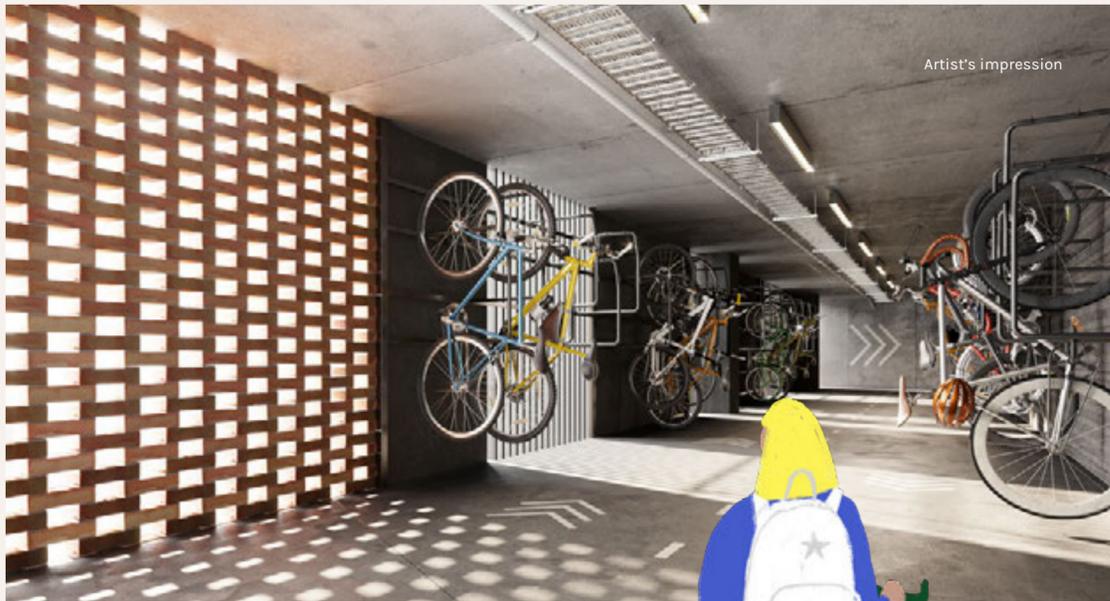
This generous public open space becomes the centre point for neighbourhood life, enveloped by the bustling activity of two buildings.

Opening onto the courtyard are the communal rooms and the Assemble Space, each designed to welcome and enliven the surrounding neighbourhood.

Design

Designed by Hayball Architects with landscaping by Oculus, 15 Thompson St comprises of studio, one-bedroom, two-bedroom and three-bedroom homes across eight levels.

15 Thompson St is designed to encourage informal neighbourly connections; from open-air walkways, stepped entries and the parcel room with cool store, to an Amsterdam-inspired ramped bike storage facility, lending library and workshop.



The Amsterdam-inspired bike storage can accommodate over 400 bikes.



Communal open-air walkways for cross-flow ventilation and dual aspect light.



Living room filled with natural light.

An Assemble home is designed to improve with age.

Living spaces are designed for durability, functionality and longevity. Free of embellishment, we build beautiful, enduring homes using high-quality fixtures and fittings. We cultivate a strong connection between the indoors and out with plenty of natural light and cross-flow ventilation throughout. The interior design of each apartment forms a subtle backdrop to everyday life, so you can make yourself at home.

- DEKTON benchtop and splashback.
- Exposed concrete ceilings through living area.
- Timber floorboards or optional linseed oil-based natural flooring in living, dining and bedrooms.
- Fisher & Paykel appliances, including a fridge with a freezer.
- Storage space above kitchen benchtop.
- Track lighting to kitchen, dining and living areas.
- Fixed rain shower head.
- Provision for dog door to balcony.
- High efficiency reverse-cycle heating and cooling units in living area and master bedroom.
- Ceiling fans in secondary bedrooms.
- Energy efficient double-glazed windows and balcony doors.
- Curtains to windows and balcony doors (where applicable).
- Operable transom windows above front doors to facilitate cross-flow ventilation through to balcony.



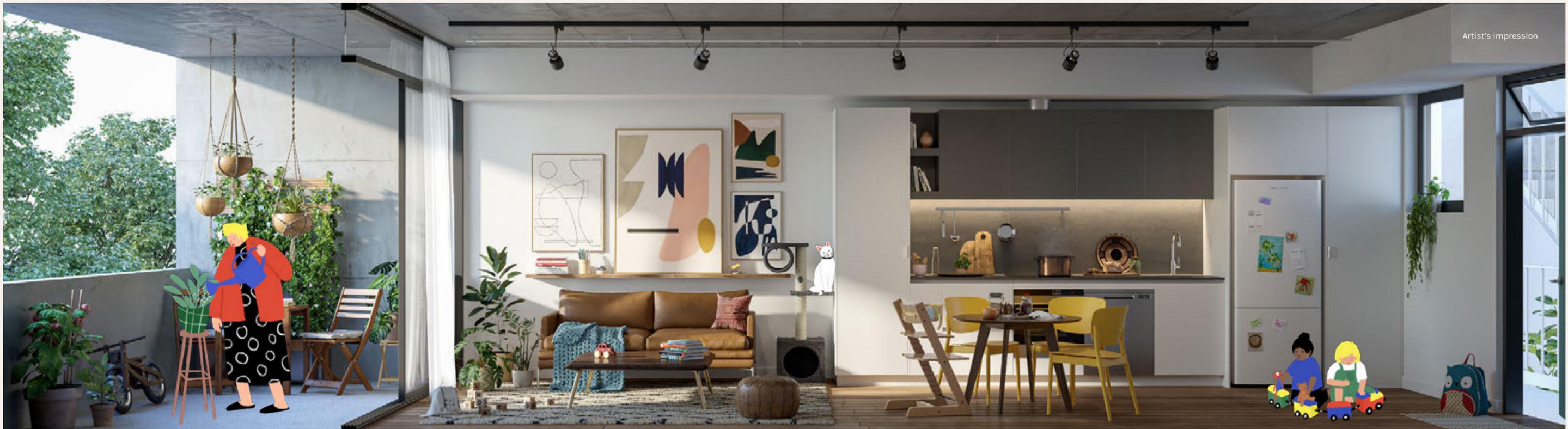
Plenty of storage for all your kitchenware.

Artist's impression

Artist's impression



Living area and kitchen.



Living area and kitchen shown without entry storage unit



Artist's impression

Community Infrastructure

The shared spaces and amenities at 15 Thompson St are an extension of your home. Book communal rooms for social events and personal uses, or coordinate resident clubs and announcements through our on-site community manager and mobile app.

Ground floor communal rooms

For when you've invited one too many for dinner or want to throw a party to remember: the ground floor communal rooms are our version of a scout hall. The perfect place to come together for private events, work or play.



Artist's impression



Ground floor open space

We have worked closely with landscape designers, Oculus, to create an accessible pocket park with grass plains for play and shady nooks to relax in. It's a green, considered and welcoming town square for you and the wider Kensington community.

Multi-purpose workshop

This dedicated space is perfect for those messy jobs like painting a chair or fixing a bike. Fitted out with work benches, a range of tools and a wash sink. You may also meet a fellow resident who can share their expertise.

Lending library

An indispensable resource where you can borrow those items you rarely use. Need a cordless drill, a slow cooker, or a step ladder to hang a new picture? We've got you covered.

Guesthouse

Do you end up sleeping on the couch when family and friends come to visit? The bookable three-bedroom furnished ground floor guesthouse will be your salvation.

Parcel room & cool store

For your ultimate convenience – delivery services can leave your online purchases in the safe and secure parcel room. Even better, there's a cool store to keep your groceries fresh.

Bike storage

15 Thompson St is incredibly bike friendly. With a cycling trail nearby you can pedal in and around the city with safety and ease. Inspired by Dutch design, our bike ramps house over 430 bikes and have a dedicated entry point which separates vehicle and pedestrian traffic.

The Assemble Space

Located at the centre of your neighbourhood, the Assemble Space is like a home away from home. Grab a coffee, stock up on essential household items, or connect with your fellow neighbours over a glass of wine.



Artist's impression

The heart of your neighbourhood, the pocket park is a place for all of Kensington to enjoy.



Rooftop amenities

We've transformed the rooftop into a welcoming environment for everyone. Enjoy al fresco dining with an outdoor kitchen, an open-air multi-sport court, kids' play area, and dedicated zone for hosing down your four-legged friend.

Barbecue & pizza oven

The only thing better than a barbecue and beers on a rooftop is woodfire pizzas fresh from the oven. Now you can have both!

Edible gardens

Here's a place where you can exercise your green thumb and grow your own veggies, or harvest a few herbs for a meal. There's also the added benefits of reducing your waste - and your grocery bill.

Communal laundry

Each apartment will have a dedicated laundry space with connections. Don't have your own machine? No worries, you are most welcome to make use of the commercial washers and dryers available on the roof.

Clothesline

Do you have a penchant for sun-dried laundry? The addition of a communal clothesline gives you extra space for drying.

Kids' play area

Need to get out of the house? Here the little ones can stretch their legs and run off all that excess energy. You can thank us later!



Rooftop living at its best with barbeque facilities, a pizza oven and outdoor seating.

Artist's impression

Sustainability

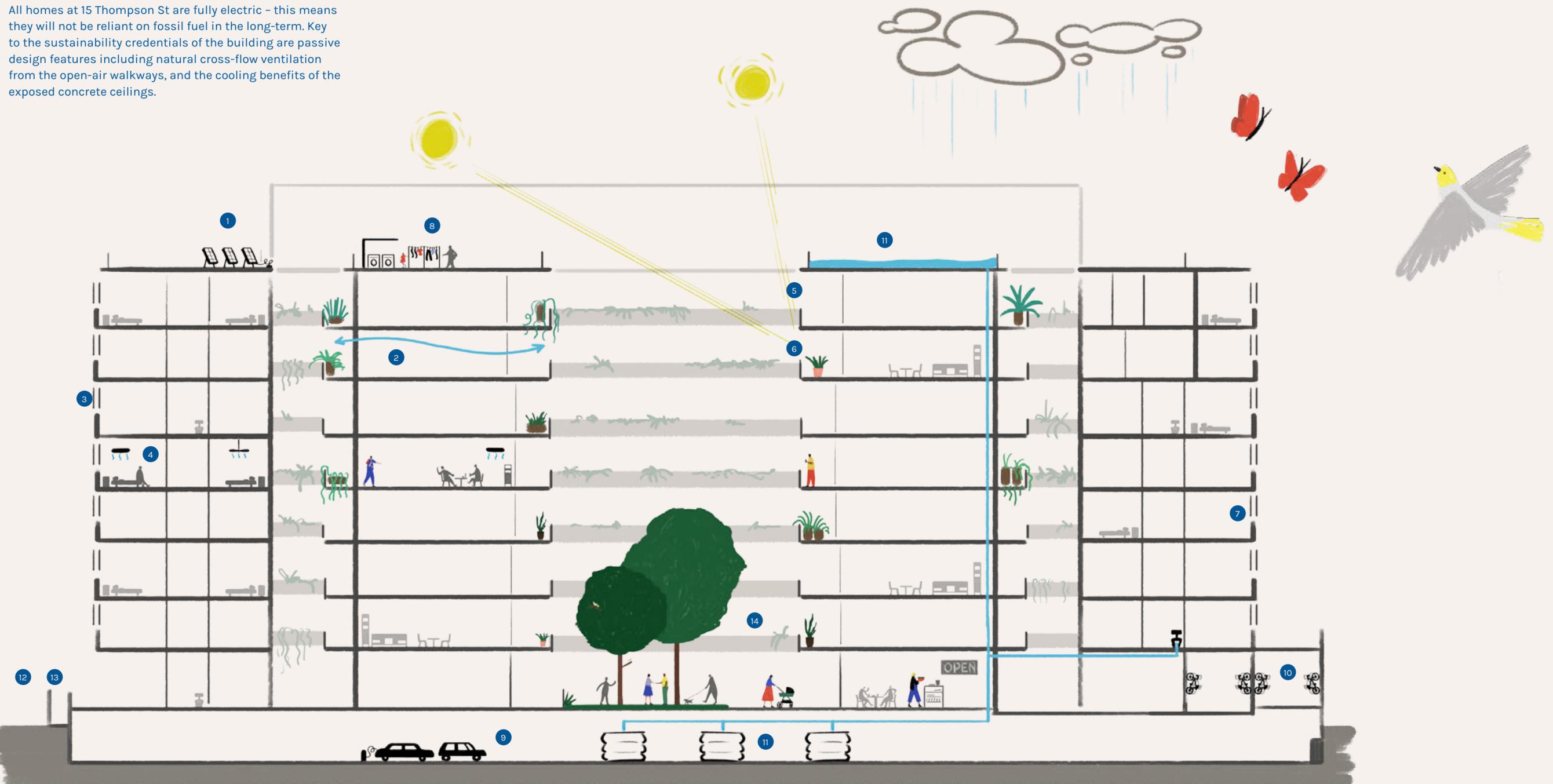
Sustainable design that treads lightly on the planet is integral to our approach.

We have worked closely with our environmental sustainable design consultant, Atelier Ten, to ensure sustainability is embedded throughout the design. 15 Thompson St has been designed in alignment to Green Star 5 Star objectives and will meet a 7.5 star average NatHERS rating across the development.

All homes at 15 Thompson St are fully electric - this means they will not be reliant on fossil fuel in the long-term. Key to the sustainability credentials of the building are passive design features including natural cross-flow ventilation from the open-air walkways, and the cooling benefits of the exposed concrete ceilings.

Our core sustainability features

- 1 Rooftop solar PV energy generation and distribution system to achieve up to 45kW on-site renewable electricity.
- 2 Operable transom windows above front doors for cross-flow ventilation.
- 3 Exposed concrete soffit provides thermal mass which helps to regulate internal temperature.
- 4 Highly efficient heating and cooling for your home using a reverse-cycle heat pump unit in the living area and master bedroom; ceiling fans in all other bedrooms.
- 5 High angle summer sun shaded by eaves.
- 6 Depth of eaves designed to allow winter sun into living spaces for passive heating.
- 7 Full-height double glazing to balconies for views out and daylight penetration.
- 8 Communal laundry and clothesline encourage lower energy use.
- 9 Provision for car sharing and electric vehicle charging facilities.
- 10 Generous bicycle storage for 400+ bikes.
- 11 Rainwater harvesting collected from roof surfaces used as toilet flush supply.
- 12 Use of recycled aggregate materials where possible.
- 13 Low VOC materials used throughout.
- 14 The central courtyard incorporates a raingarden which provides treatment from habitable roof areas before releasing into stormwater network.



15 Thompson St sustainability features.

Kensington

We love everything about Kensington. From its village-like charm to the friendly locals, cafés, restaurants and bars. It has that classic old-town feel, while only being 3km from Melbourne’s CBD.



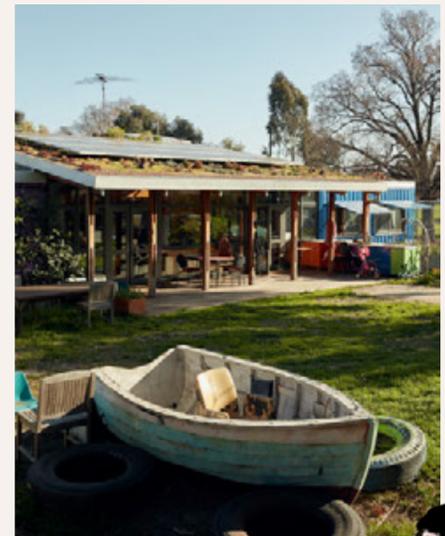
Rankins Road Park and Kensington Station.



View of Younghusband from Kensington hill.



If you’ve not yet visited Kensington, take the day and stroll through the area. Catch the train and jump off two stops from the city centre. Better yet, grab your bike and take a ride along the Merri Creek trail. Stop off for Mexican at La Tortilleria and a cold drink or two at The Hardimans Hotel. Take some time to explore the Younghusband village, a regenerated wool store that now houses a myriad of creative business. If the kids are restless check out The Venny solar playground and JJ Holland Park. All on your future doorstep.



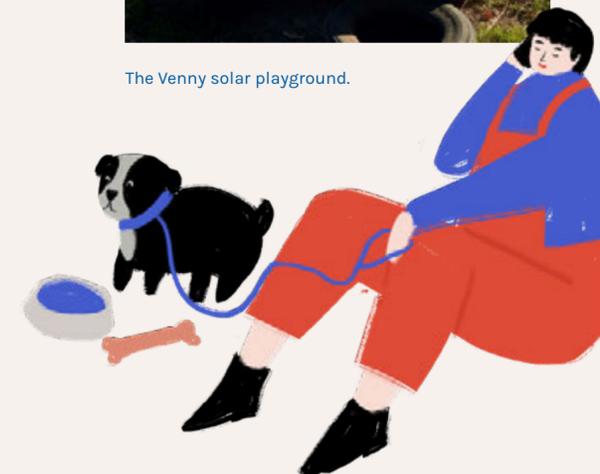
The Venny solar playground.



La Tortilleria Mexican restaurant.



Younghusband Woolstore.





See & Do

- 1 Flemington Racecourse
- 2 Like Butter Furniture Studio
- 3 Younghusband Woolstore
- 4 JJ Holland Park
- 5 The Venny solar playground
- 6 Kensington Community Recreation Centre
- 7 Harvest Yoga
- 8 Womens Peace Park
- 9 The Fox Darkroom & Gallery
- 10 Skinny Park Playground
- 11 393 Macaulay Rd. Kensington

Eat & Drink

- 1 Blackhearts & Sparrows
- 2 La Tortilleria
- 3 Luncheonette
- 4 Crumbs Bakery
- 5 Local Folk
- 6 The Premises
- 7 The Greek Gypsy
- 8 1565
- 9 Henry St Brewhouse
- 10 Bonehead Brewing

Retail

- 1 Wayward Books
- 2 White Rabbit Record Bar
- 3 Tempted Design Store
- 4 Kensington Market

Education

- 1 Kensington Primary School
- 2 St Michael's Primary School
- 3 Holy Rosary Primary School
- 4 Kensington Community High School
- 5 St Aloysius College
- 6 Mount Alexander College
- 7 Victoria University (Footscray Campus)
- 8 University of Melbourne (Parkville Campus)

Our Team

Assemble exists to provide fairer, more financially accessible, and better designed housing in Australia. We take a socially conscious and patient approach to property development to deliver affordable housing projects where good design, community and sustainability go hand-in-hand.



ASSEMBLE

There is an enormous unmet demand from Australian's who desire an Assemble way of life: smaller footprint living in well-designed apartments, with community and sustainability at their heart.

Assemble's first project to be delivered under the Assemble Model, 393 Macaulay Rd. Kensington, has been identified as one of Resilient Melbourne's Resilient Communities (an initiative of 100 Resilient Cities - pioneered by the Rockefeller Foundation).

We're a tight-knit multi-disciplinary team with combined experience spanning property, construction, finance, investment, architecture, asset operations, community management, publishing, communications and advocacy.

We also publish Assemble Papers, an online and biannual print publication exploring the culture of living closer together across design, architecture, urbanism, art, the environment and financial matters. We invest in Assemble Papers because it allows us to interrogate ideas and issues important to our mission.

hayball

Founded in Melbourne, Hayball is one of Australia's largest design practices, specialising in architecture, interior design and urban design. The award-winning practice is recognised by the Australian Institute of Architects for its contribution to multi-residential and civic architecture both in Victoria and nationally. Hayball has extensive experience designing and delivering community-focused projects around Melbourne such as Library at the Dock, Brunswick's Residential Nightingale Village and South Melbourne Primary School, Victoria's first vertical school. Notably, winning Future Project of the Year at the World Architecture Festival, it is widely regarded as a precedent-setting practice around the globe.

Harnessing a multi-disciplinary approach to urban regeneration and precinct development, Hayball seeks solutions for new ways of living and working that strengthens local community and economic life. Through clever planning and innovative development, vertical neighbourhoods are being reinvigorated to deliver greater housing choices and liveability.

"More than ever, there is a need for socially, environmentally sustainable and financially viable homes. This opportunity with Assemble has allowed us to pursue our desire to design socially sustainable and ethical buildings at a scale not currently seen in the Australian market." - Hayball

OCULUS

Oculus is a cross-disciplinary design studio committed to connecting people with their environment and each other. Oculus has broad project experience across a range of scales, and is known for the design of the landscape at the National Gallery of Victoria, MONA, Victoria Harbour and Melbourne Quarter. The focus of the ground plane at 15 Thompson St provides increased permeability and amenity, borrowed views and seasonal change for residents, neighbours and visitors.

"We are enthusiastic about working with people who understand how instrumental the built environment can be. It takes time, context and participation to build a community and the Assemble Model considers this up-front." - Oculus





Illustrations by Maya Ish-Shalom.

This publication is printed on Envirocare 100% recycled paper, an environmentally responsible paper choice. Manufactured in a facility with ISO 14001 Environmental Management System accreditation from waste paper and process chlorine free pulps.

Get in touch with our commitments team:

03 8080 1080

For all other inquiries:

hello@assemblecommunities.com
1300 181 295

www.assemble15thompson.com.au

Assemble is located on the traditional lands of the Wurundjeri people of the Kulin nation. We acknowledge that sovereignty was never ceded and pay our respects to elders past and present, and extend this respect to other Indigenous Australians.

ASSEMBLE

www.assemble15thompson.com.au

