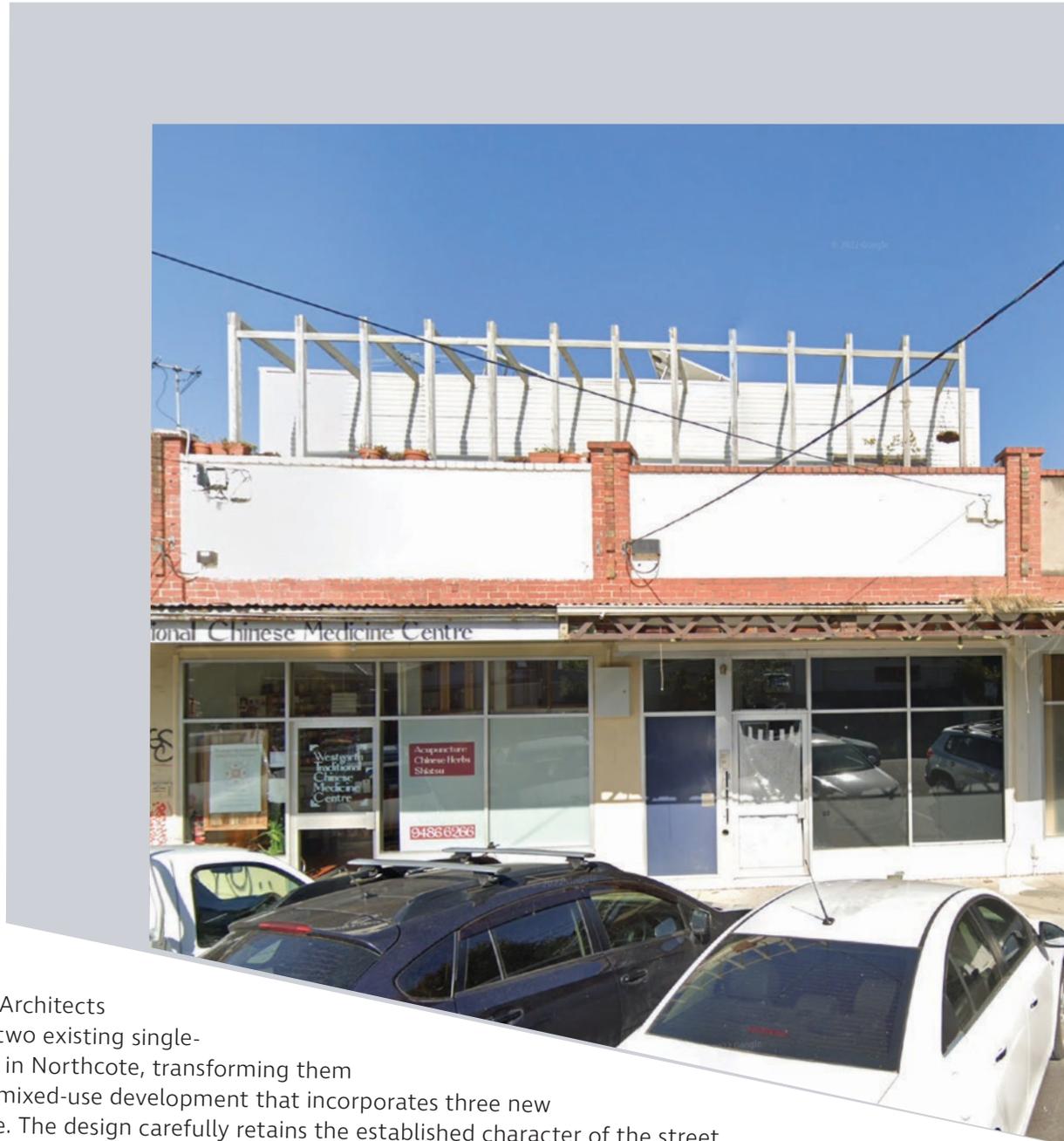


# Interstate Case Study

## Simpson Street Apartments Northcote

# ARCHI

Adaptive Reuse  
City Housing Initiative



Barraco + Wright Architects have reimagined two existing single-storey shopfronts in Northcote, transforming them into a distinctive mixed-use development that incorporates three new apartments above. The design carefully retains the established character of the street while inserting a contemporary upper level. A new residential entry is subtly integrated into the existing ground-floor facade, maintaining visual continuity at street level.

Image courtesy of Google Maps



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Simpson Street elevation with integrated residential entry

### Street Entry and Circulation

To accommodate residential access, approximately one metre of space was reallocated from one of the original shop tenancies, creating a compact yet efficient shared entry from the street.

A new stairway leads up to a shared entry courtyard at the first-floor level.

This semi-open space accesses individual front doors for each of the three apartments and introduces natural light into the circulation area and adjacent dwellings

### Apartment Design and Planning

The apartment layouts are cleverly planned to maximise functionality and spatial efficiency. Two units include a mezzanine level tucked within steeply pitched skillion roof forms, providing a flexible second bedroom space. Outdoor areas are carefully positioned with front-facing balconies sitting discreetly behind the original shopfront parapet, while rear balconies overlook the laneway.

Bathrooms are neatly housed within centralised service pods, further streamlining the internal layouts.

The three apartments are strata titled, allowing each to be sold independently — a key feature that enhances the project's flexibility and long-term viability in the residential market.



Upper level shared central access