

# Case Study

## Sturt Street Adelaide

# ARCHI

Adaptive Reuse  
City Housing Initiative



This project involved the adaptive reuse of ground floor commercial tenancies, transforming underutilised office spaces into three high-quality studio apartments. The conversion embraced the building's existing architectural advantages, which included individual entries, full-height street-facing windows, and secure courtyards.

### Project team

Design and Construction - Semets Mirams Projects

Building certifier – BCA Concepts

Engineering – Nexus Consulting Engineers

Acoustics – Marshall Day Acoustics

Energy Assessment – Star Energy Central



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## Design Approach

The design strategy focused on creating flexible, functional, and affordable residential spaces without compromising on comfort or aesthetic appeal. Each apartment was planned to maximise natural light and usability, while keeping construction interventions minimal.

One of the three studios was designed with flexibility to support a variety of occupant arrangements, including shared living or dual-key rental options.



Studio living space



Upgraded wet areas

## Upgrade works

To meet modern residential standards and enhance overall liveability, the following upgrade works were undertaken:

- Installation of brand-new kitchens and upgraded wet areas
- Replacement of floor coverings throughout
- Introduction of new acoustically treated glazing to improve energy performance and reduce noise
- Acoustic insulation and fire-rated linings for enhanced safety and comfort
- New electric hot water systems
- Split system air conditioning units installed in each apartment.

## Outcome

The Sturt Street project demonstrates how thoughtful, economical design can successfully convert commercial spaces into high-quality urban dwellings. The result is three well-appointed studio apartments that offer flexibility, comfort, and a strong connection to the street and surrounding community.

## Space Planning

The project placed a strong emphasis on smart space planning and cost-effective detailing. Key features include:

- Efficient and open studio layouts
- Walk-in robes for enhanced storage
- Coloured joinery elements to inject warmth and individuality
- Contemporary bathroom fittings and finishes
- Durable, high-quality flooring selected for both aesthetics and longevity.

These strategies ensured that the apartments offer both functionality and a sense of home.



Bright and functional kitchens