

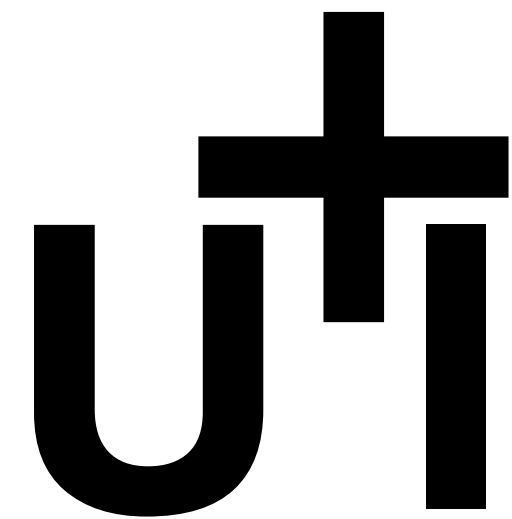


Uwe Stache + Ines Klein are::

U+I

BUILDING  
STUDIO

Innovation + design



**We Collaborate**

***Uwe + Ines = a holistic team.***

**U** (you), the client, the trade  
and the consultant.

**+** (and)

**I** collaborate.

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# THE STORY

Welcome to U+I Building Studio, dynamic award-winning design professionals founded by Uwe Stache and Ines Klein in 2012. We specialise in blending an innovative and imaginative approach to bespoke commercial, hospitality, retail, and residential building and interior designs.

Our team approach ensures a customised response to every client's needs, budgets, and visions. Our values of collaboration, foundation and function deeply ingrain everything we do, allowing us to bring your unique vision to life.

At U+I Building Studio, we bring a balanced and calm approach to every project, grounded in our solid and realistic understanding of the function and use of building materials and human behaviour. Our designs are beautiful and practical, embodying our values of innovation and reliability.

We're passionate about creating spaces that function with flawless beauty. Let us bring our calm, balanced, solid, innovative, and imaginative approach to your next project.





# THE VISION

Make a positive impact on the environment and the people who inhabit our buildings, now and for future generations.

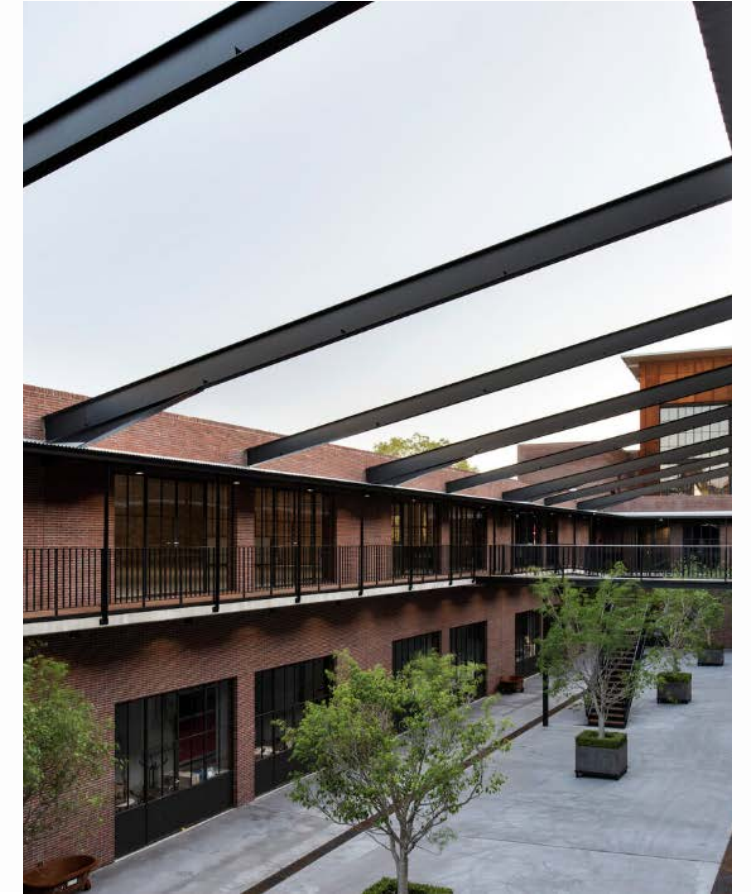
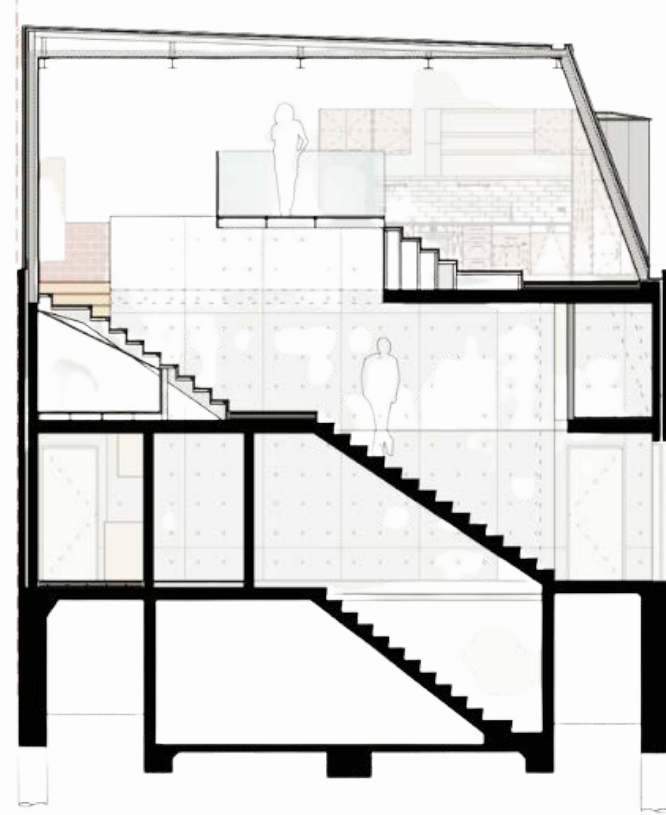
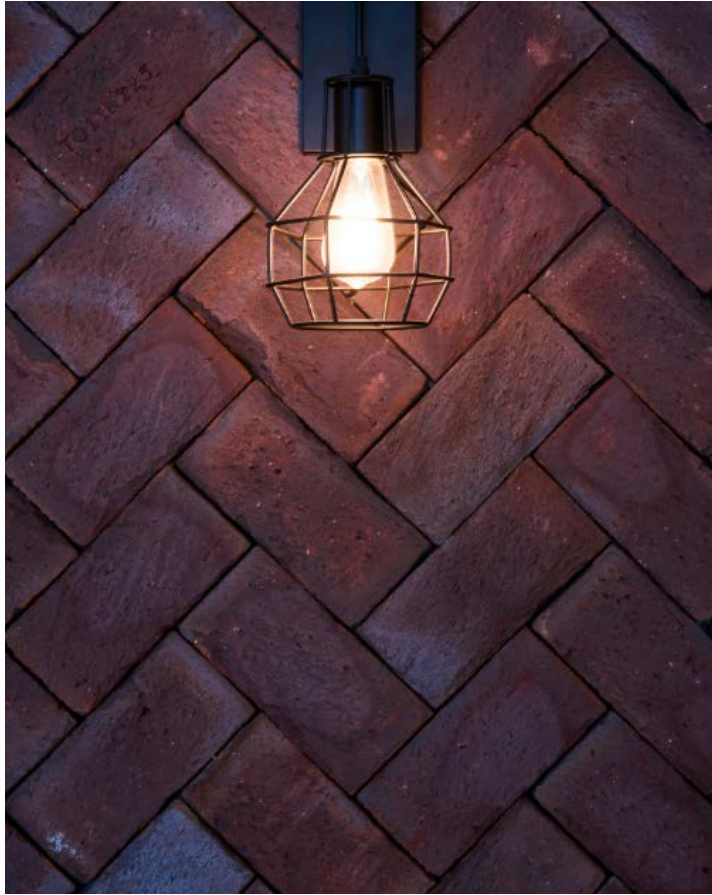
At U+I Building Studio, every building is an opportunity to create a unique and meaningful space that enhances the lives of its occupants and the surrounding community.

**Our vision is to design buildings that are beautiful, functional, sustainable, cost-effective, and customised to the needs of our clients.**

We aim to surpass our client's expectations by fostering open communication, collaboration, and mutual respect throughout the design and construction process.



# THE SERVICE



## DEFINE

- Client Brief & Collaboration
- Council Controls
- Site Constraints & Opportunities
- Feasibility Studies
- Budget
- Concept Ideation

## DESIGN

- Concept Design
- Detail Design
- Fit-out Drawings
- Building Approvals
- Full Documentation Sets

## DELIVER

- Design Drawings
- DA Package
- CC Package
- CDC Package
- Tender Package
- Construction Package

## BUILD

- Project coordination with Engineers & Consultants
- Site Inspections/Meetings
- As-Built Drawings
- Final handover to client



# THE RESIDENTIAL DESIGNS







# THE GLEBE HOUSE

Glebe House is an architectural gem in Sydney's vibrant inner-west suburb. Nestled in a small back lane within a Heritage Conservation Area, this remarkable residence optimises its compact 92 sqm site by extending to all boundaries and placing the private open space on the upper levels.

Inspired by centuries of European architecture, Glebe House merges historical elegance with modern details. Upper floors feature zinc roofing that seamlessly transforms into standing-seam wall cladding. The lower level boasts dark-painted brick, grounding the structure in its surroundings.

At street level, a self-contained studio with a kitchen and bathroom offers flexible living options. A concrete staircase leads to the residential area, where a well-curated material palette of concrete, timber, steel, and glass creates a modern and uncluttered interior.

Despite window placement restrictions, operable skylights in the bedroom and bathroom invite natural light and ventilation. High balustrades on the roof terrace ensure privacy while offering stunning views of treetops and the city skyline.

Glebe House surprises with its spaciousness and abundant interior light. With its meticulous attention to detail and the transformative power of design, Glebe House redefines luxury within a compact footprint.



# THE GLEBE HOUSE



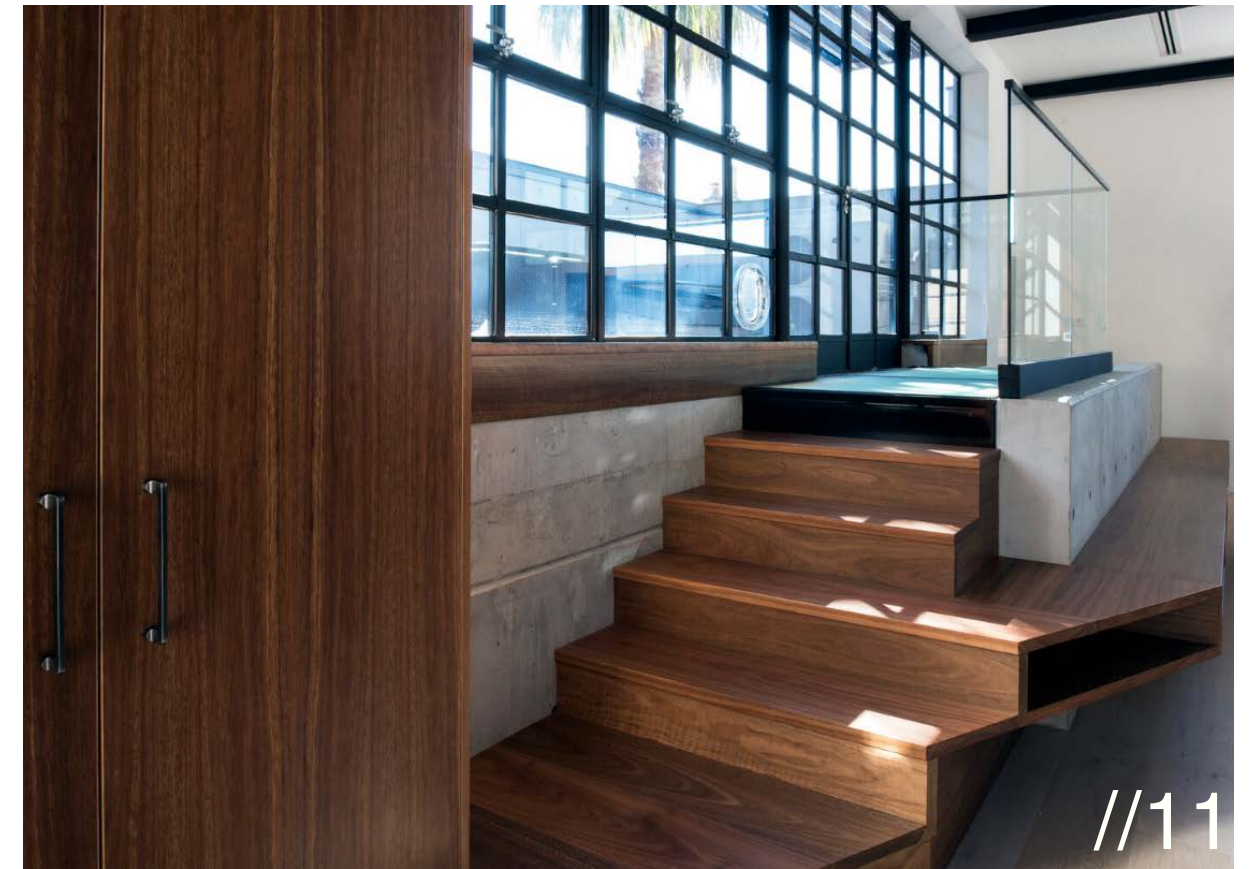


# THE GLEBE HOUSE





# THE GLEBE HOUSE







# THE FRESHWATER HOUSE

Freshwater House, a testament to architectural ingenuity and mid-century vision, emerges as a magnificent residence. Our design process embraced a new roof and a visionary spatial concept to elevate this original red brick home to new heights and set the stage for a growing family.

Alluring open-plan living space in the original building wing invites our client's family to indulge in its harmonious design. A generous main bedroom suite, a sanctuary of tranquillity, exudes luxury. The newly added wing unveils additional bedrooms, sumptuous bathrooms, a thoughtfully designed laundry area, and a private garage, ensuring every need is elegant.

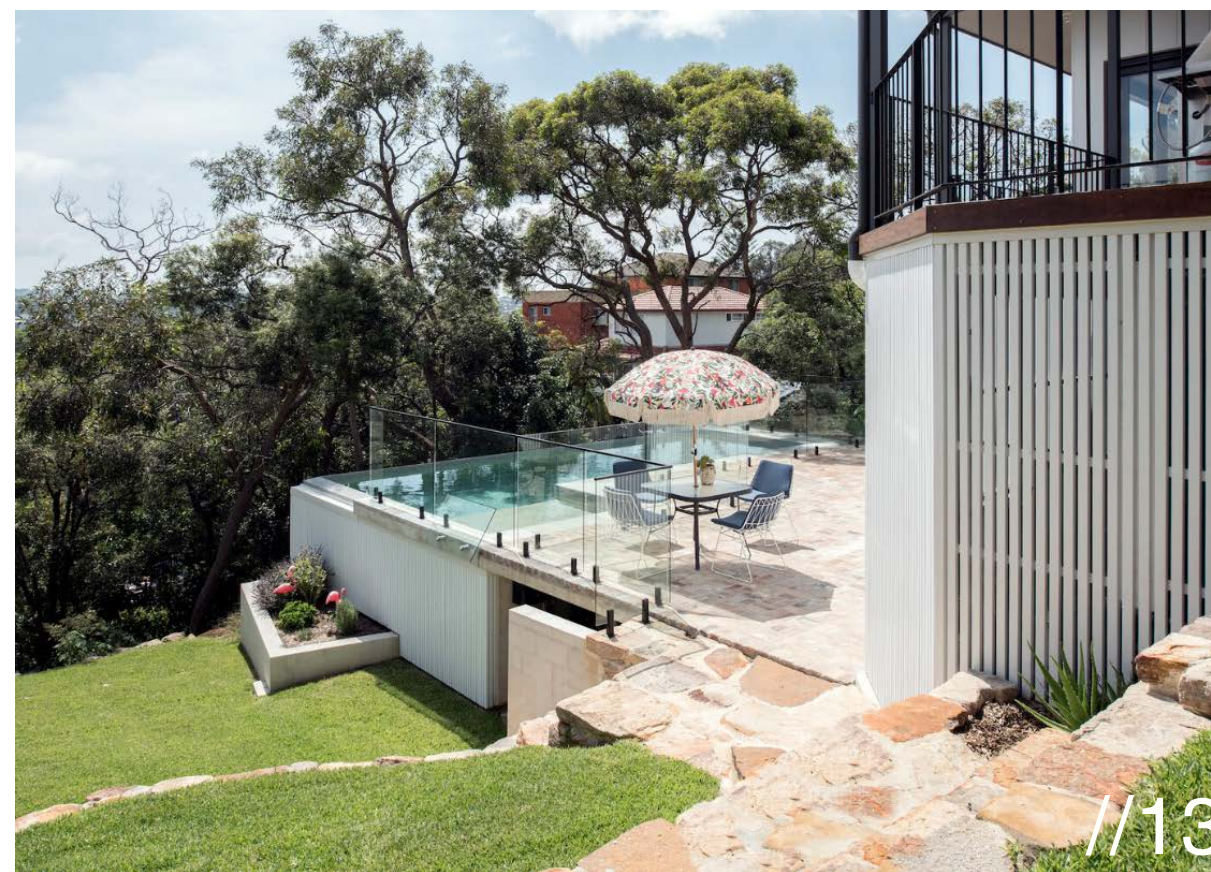
A captivating central hall and staircase stand as seamless connectors, gracefully merging the old and new sections of the house. Interspersed throughout, vibrant pops of colour enliven the spaces.

Industrial and raw elements emerge as captivating focal points, as robust concrete benches, white concrete block walls lining the central hallway and external facades, and sleek stainless steel kitchen countertops celebrate the beauty of unadorned materials. Steel balustrades merge function and aesthetics and bring a contemporary touch. A mesmerising pool area seamlessly integrates into the surrounding landscape.

Freshwater House captures the essence of mid-century aesthetics, merging sophistication and functionality to create a living space that transcends time and trends.

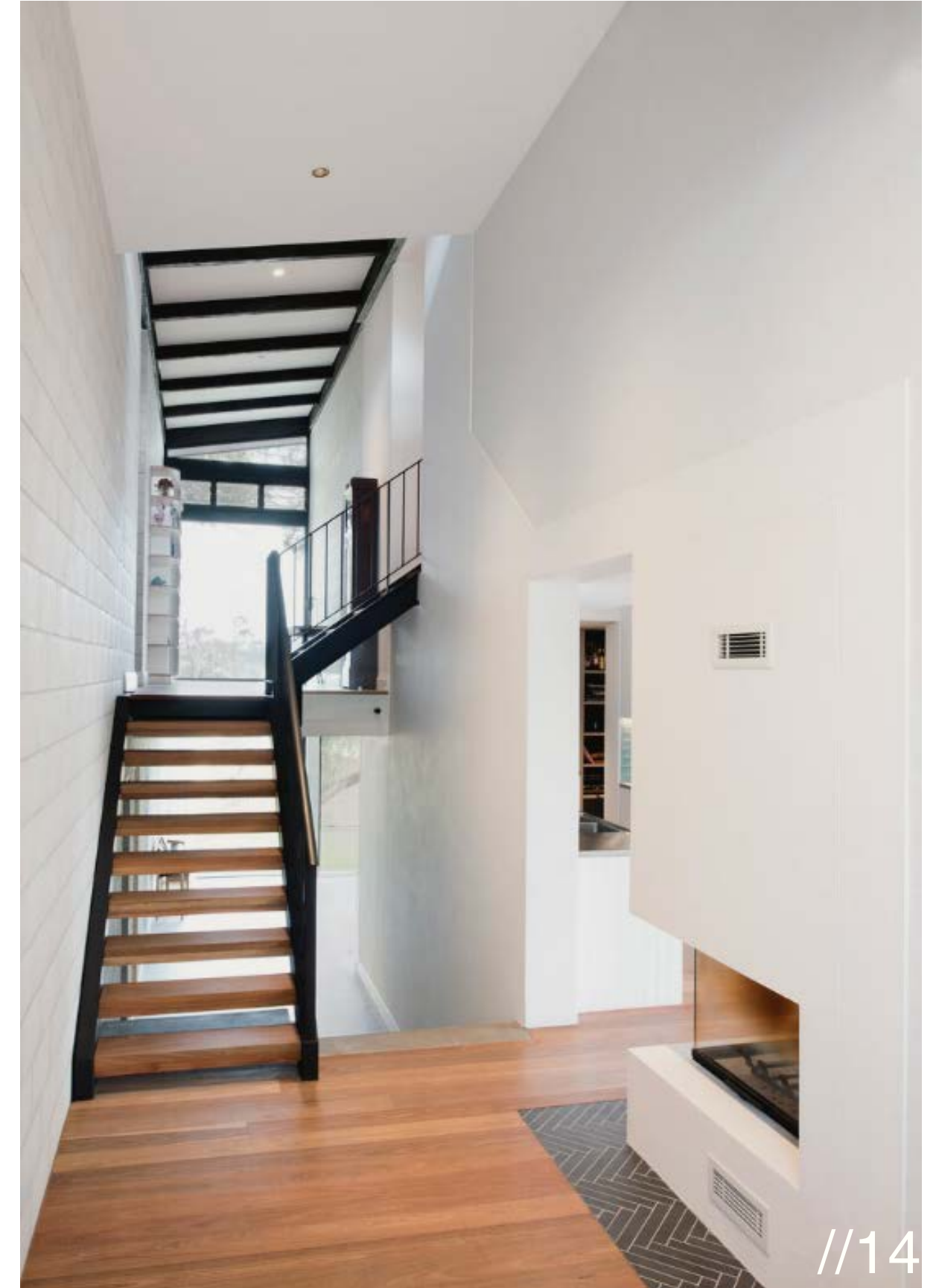


# THE FRESHWATER HOUSE





# THE FRESHWATER HOUSE





# THE FRESHWATER HOUSE







The renovation of two compact-sized apartments into one modern luxury double-storey penthouse exemplifies the artistry of creating a retreat for empty nesters. The Pocket Penthouse exceeded our client's expectations with a design focus on flexibility, privacy, and comfort.

Like an unassuming and deeply lined pocket, the Pocket Penthouse conceals surprises within its minimalist design and precision joinery. The island kitchen is a dynamic architectural division, anchoring the top floor space and seamlessly integrating dining, formal living, and the family room. Cleverly hidden pocket sliding doors allow the family room to transform into an additional guest room, with or without an ensuite—a secret queen-size drop-down bed concealed within the Family Room within veneer wall panelling. Custom-made cabinetry discreetly conceals the Living Room TV.

A simple Finishes Palette, consisting of two veneers and two stones, unifies the space. The penthouse maximises daylight by orienting the living, dining, and social zones to the top floor. It connects seamlessly to the wrap-around balcony, offering the ultimate indoor-outdoor entertainment. The result is cohesive flexibility and an enhanced interplay between public and private areas.

The Pocket Penthouse is a testament to the meticulous craftsmanship of architecture, artfully crafting a sanctuary that surpasses expectations. From concealed surprises to thoughtfully curated finishes, this residence stands as a timeless expression of contemporary elegance.



# THE POCKET PENTHOUSE





# THE POCKET PENTHOUSE





# THE POCKET PENTHOUSE





# THE RESIDENTIAL COLLECTION





# THE COMMERCIAL DESIGNS







# 15-21 DOODY ST ALEXANDRIA

U+I Building Studio proudly presents its award-winning Commercial Building Design project. This project converted old warehouses and a hardstand area into four remarkable commercial office buildings.

Our challenge was to create modern structures that seamlessly integrated with the existing buildings and the local surroundings while accommodating the contemporary Headquarters for Max Brenner Australia. Our clients had various operational needs, including production, warehousing, administration, staff amenities, and a Max Brenner café.

With a solid commitment to sustainability, our design embraced the preservation of the original structures, reusing materials whenever possible. We carefully removed a section of the old warehouse roof to establish an inviting inner courtyard. We introduced external covered walkways that provided visual harmony and shade, elegantly cantilevering over the facades below.

The facades are adorned with robust, dark, red, Roman-style bricks, creating a visual link between the architecture of each building. Corten steel cladding on the top floor facades compliments carefully selected external materials to harmonise with the surrounding area.

This warehouse conversion showcases our commitment to creating exceptional spaces that enrich the built environment and uplift the communities they serve.

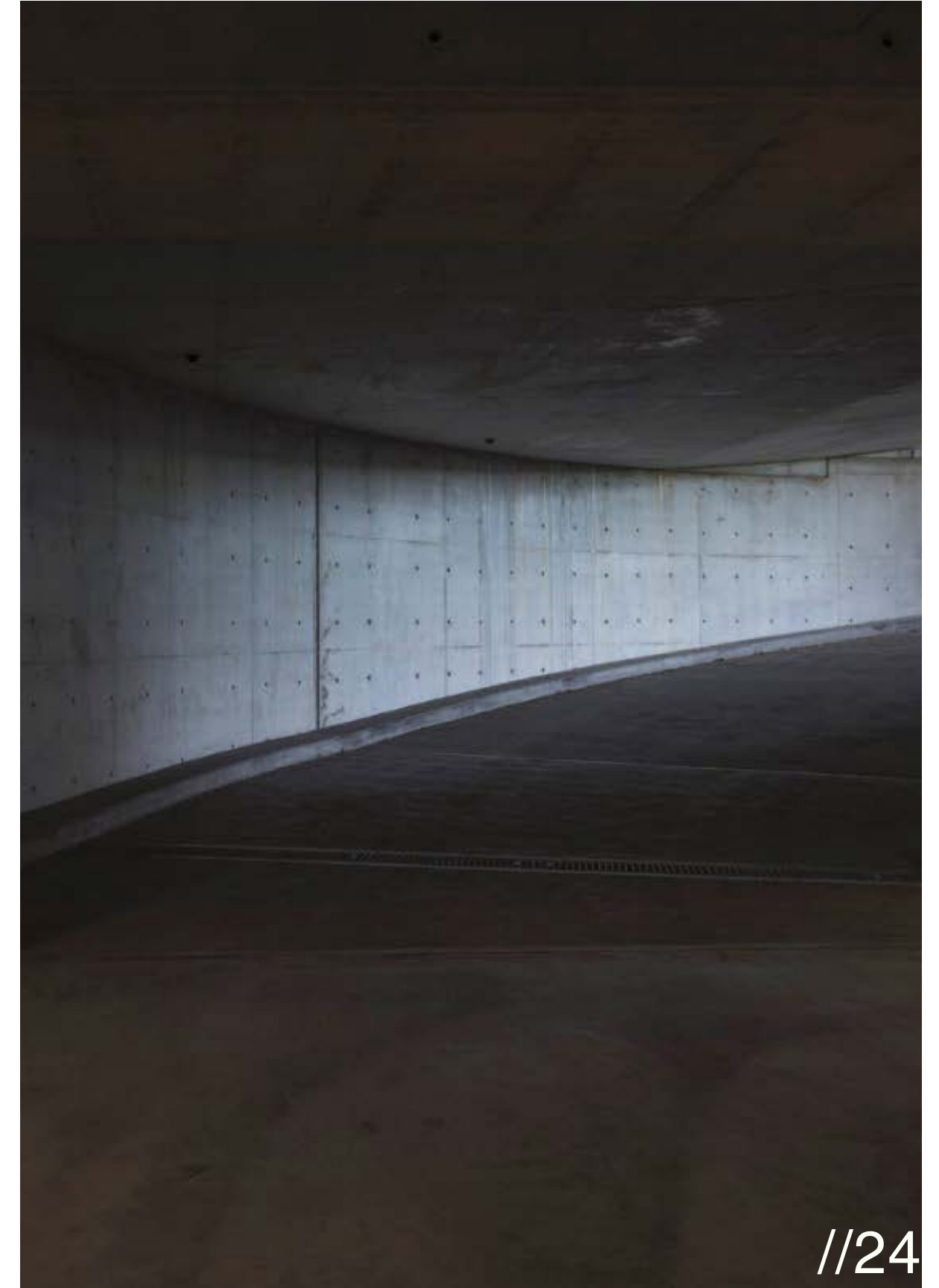


# 15-21 DOODY STREET



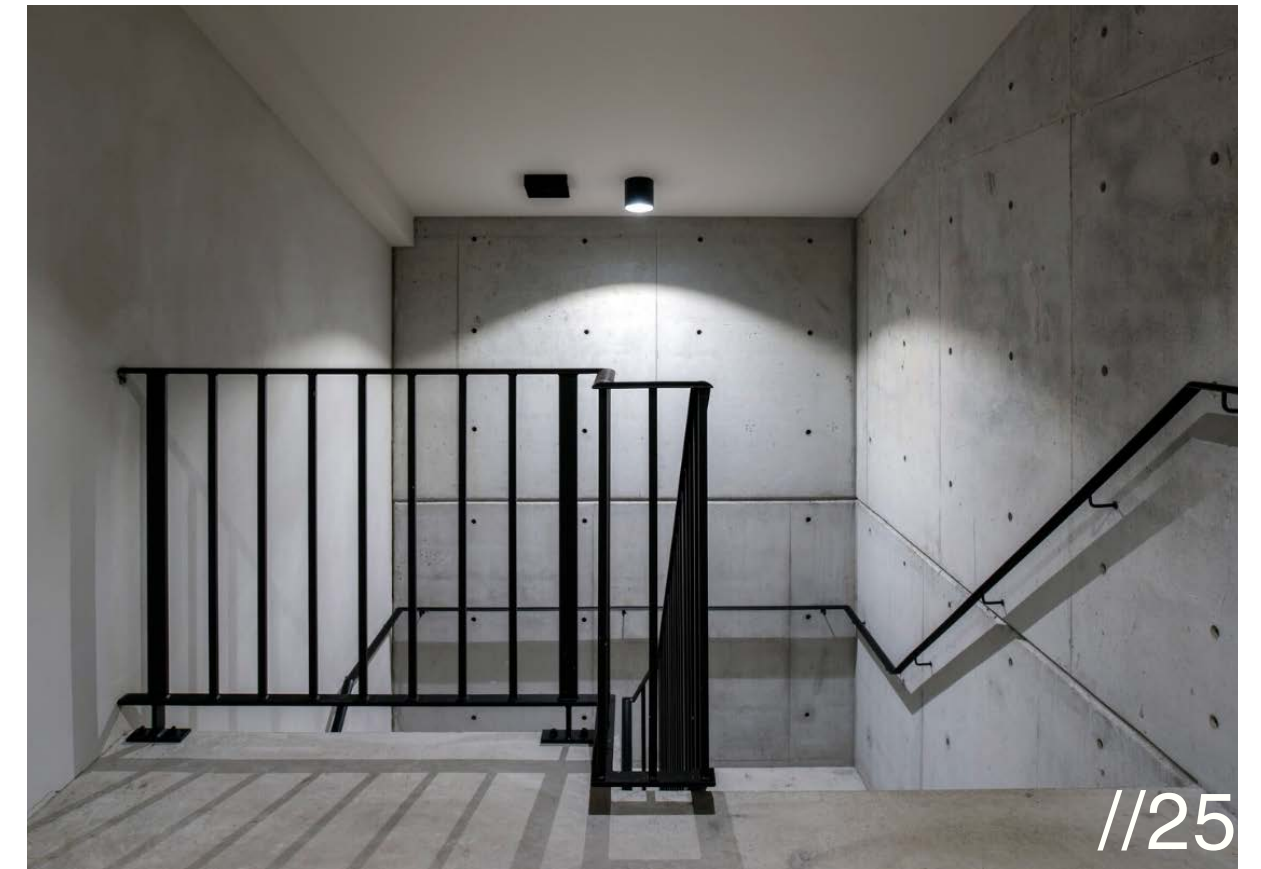
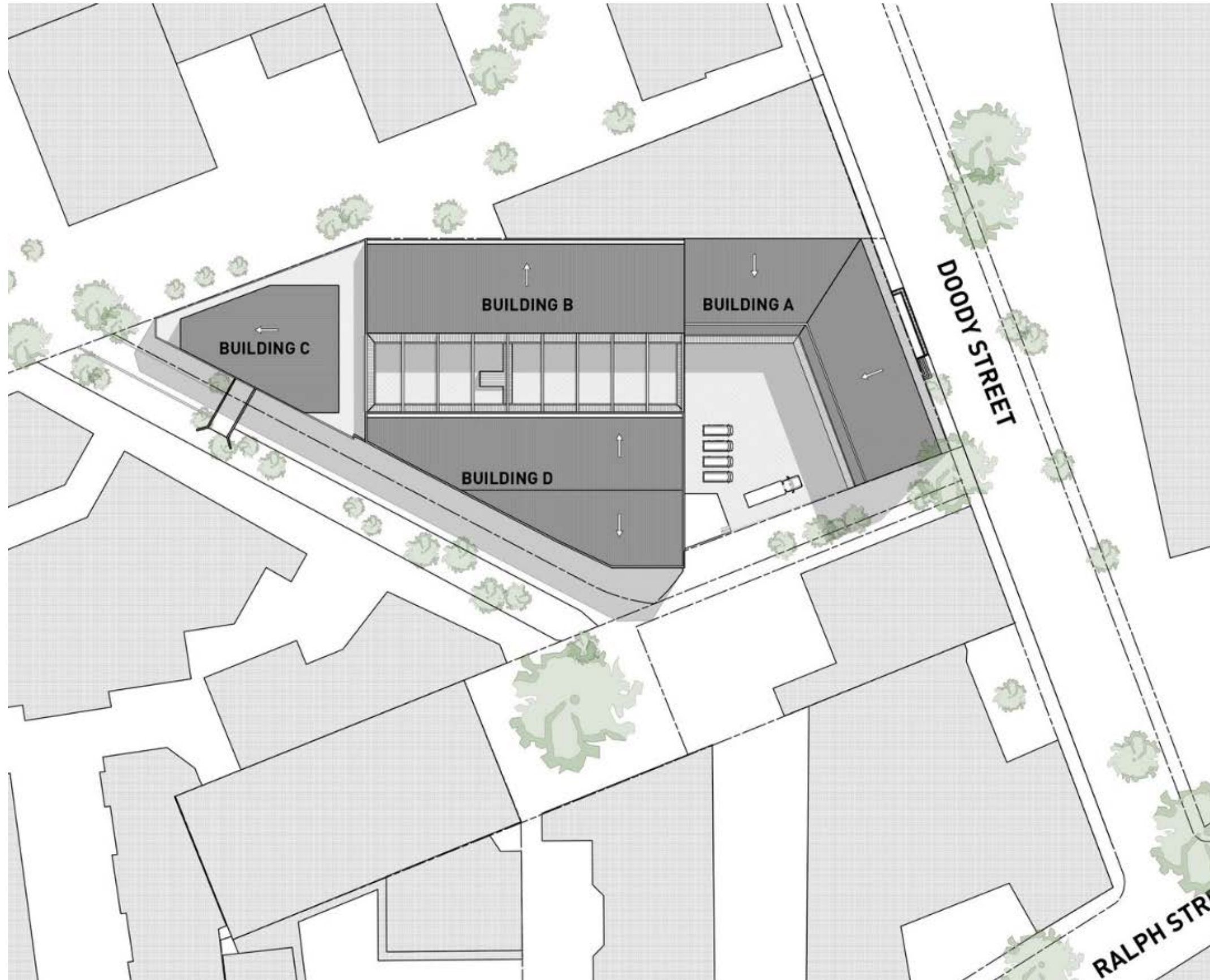


# 15-21 DOODY STREET





# 15-21 DOODY STREET







# THE BLACK BOX

U+I Building Studio, in collaboration with Amitran and the project team, proudly presents an architectural black box within a heritage façade. This remarkable transformation has created a multi-level commercial office block in Alexandria's vibrant design district.

The project exemplifies the beauty of simplicity through its geometric harmony and adherence to Bauhaus construction principles. Polished and off-form concrete floors create a sense of cohesion inside the building that is visually striking and functionally efficient.

The carefully designed picture-framed glazing enhances the connection to captivating city views, resembling a Polaroid snapshot, and establishes a visual dialogue with the neighbouring green wall.

The bold presence of the mat-black Colorbond enveloping the building presents a dynamic contrast to the heritage frontage, making a captivating statement on Doody Street. This juxtaposition between the contemporary envelope and the historical context creates an engaging visual experience that celebrates the old and the new.

The U+I Building Studio's architectural black box project embodies our commitment to innovative design, meticulous attention to detail, and the seamless integration of contrasting elements. By harmoniously blending heritage and contemporary aesthetics, we have created a space that captures the essence of Alexandria's design district and provides a dynamic and inspiring environment for its occupants.



# THE BLACK BOX



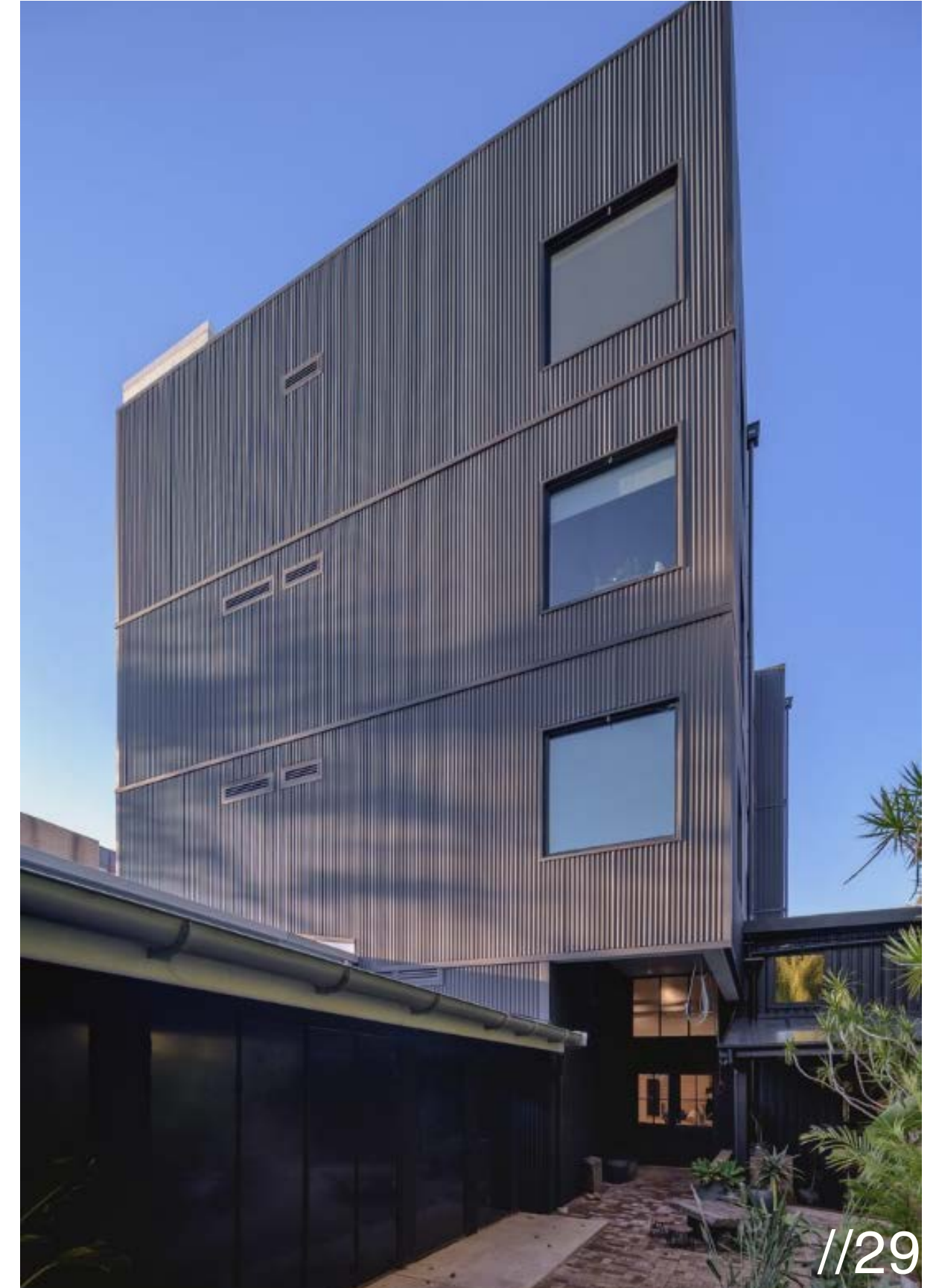


# THE BLACK BOX





# THE BLACK BOX





# THE COMMERCIAL COLLECTION





# THE RETAIL + HOSPITALITY DESIGNS







# RETAIL DESIGN LUXURY JEWELLERY & PIERCING LAB

A tiny basement concrete block storeroom transforms into a luxury jewellery consultation and piercing lab. Hidden beneath our client's retail kiosk in Paddington, the design challenge was to convert a small footprint of 32m<sup>2</sup> into a grand retail customer experience.

High vaulted ceilings create spacious grandeur and resonate with old-world architecture. Polished Venetian render on the walls extends to the curved ceiling flanked by black profiled down-up linear lighting and accentuated with well-appointed, custom-made steel fittings and fixtures in matt-black. A frameless black glass door separates the piercing lab, providing a private chamber experience. Altogether this space culminates in underground luxury, which resonates with the client's brand and creates a memorable one-to-one customer experience of calm and repose.

The U+I Building Studio's conversion of the small basement storeroom into a luxurious jewellery consultation and piercing lab showcases our expertise in creating transformative spaces that leave a lasting impression. Through careful attention to detail, a harmonious blend of materials, and the seamless integration of brand identity, we have successfully crafted an environment that elevates the customer experience to new heights. This award winning project is a testament to our ability to create bespoke solutions within limited spaces, providing our clients with unique and immersive environments that reflect their vision and brand identity.



# S&S PIERCEING LAB







Sonoma Bakery has been a long-standing client of U+I Building Studio, and we have completed three cafés in Alexandria, Bondi, and Woollahra, in addition to their Headquarters and bakery factory, along with various extensions to accommodate the growth of Sonoma Bakery. The Headquarters of Sonoma Bakery features its largest café, complete with a fully equipped commercial kitchen. This impressive transformation of a previously long and narrow warehouse space showcases our expertise in creating functional and visually captivating environments.

The café is flooded with natural light through skylights in its high mono-pitched roof to create an inviting and vibrant atmosphere. The elongated shape of the space is accentuated by a counter and extended seating bench that spans over nine meters, providing ample seating for patrons. A distinguishing feature of the café is a unique old-face brick wall that separates it from the bakery. This brick wall incorporates large windows, offering glimpses into the bakery's production area. This design choice enhances transparency and creates an engaging connection between patrons and the bakery's operations.

Experience the expertise of U+I Building Studio in crafting functional and visually appealing spaces. At Sonoma Bakery's Headquarters café, we have created an immersive dining experience. Explore our portfolio of innovative designs and be inspired by our commitment to creating unique spaces within the food and hospitality industry.



# SONOMA ALEXANDRIA





# SONOMA ALEXANDRIA



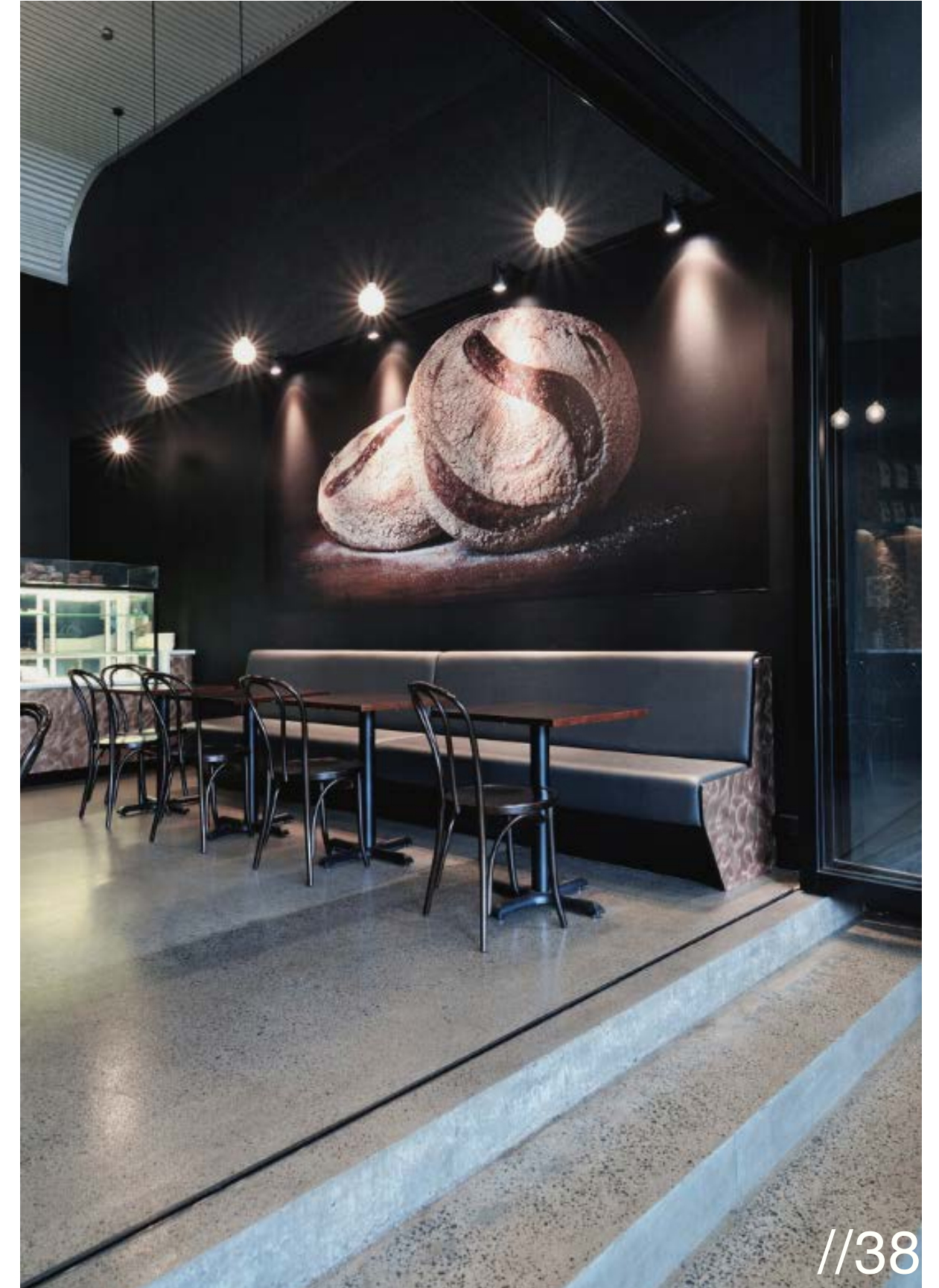


# SONOMA BOND





# SONOMA WOOLLAHRA





# SONOMA ALEXANDRIA - BAKERY HQ





# THE RETAIL + HOSPITALITY COLLECTION







## Ines Klein

Founding Partner  
BA Architecture Hons.

Certified Design Practitioner and member of the BDAA, Ines established U+I Building Studio in 2012 with Uwe. Ines leads her studio with an innovative design lens coupled with German precision. An intuitive creative, Ines is passionate about architecture, sustainability and interior design. Her focus for every project is one of synergy, efficiency and sophistication. She runs her practice with partner Uwe, with over sixteen years of local experience. Their approach is collaboration. They share a vision to impart practical, efficient and sustainable designs imbued with natural beauty that responds to the landscape and its inhabitants.



## Uwe Stache

Founding Partner  
BA Architecture Hons.

Uwe is a passionate and creative designer of buildings dedicated to the craft of Architecture. With over sixteen years of industry experience, Uwe lives and breathes Architecture alongside his partner, Ines. An emotionally intelligent leader and design thinker, Uwe successfully liaises and manages clients, consultants, building trades and staff. Guided by core values and holistic goals, Uwe focuses on the delivery of the complete lifecycle of a project from inception to completion. He maintains in-depth knowledge of the industry and implements best practice.

# THE TEAM

U+I hail from the renowned school of Architecture in the original Bauhaus building in Dessau, Germany.

Steeped in Bauhaus principles of design, Uwe and Ines operate their studio based on the collaboration of designs, strategy, processes, teams, and construction technologies.



U+I BUILDING STUDIO have over 16 years of local experience.

WINNERS OF THE 2022 NATIONAL DESIGN AWARDS FOR BEST RETAIL DESIGN AND BEST COMMERCIAL BUILDING.

Member of the BDAA - Building Designers Association of Australia,

BDAA Accredited Building Designer

NSW registered Design Practitioner

# THE PAPERWORK





# THE FINAL WORD

EMPOWERING OUR CLIENTS

## Testimonials



### CLIENT | Andreas Rost

*"UWE AND INES ARE THOUGHTFUL AND PATIENT. THEY LISTENED CAREFULLY TO OUR IDEAS AND DESIRES AND WORKED HARD TO MEET AND IMPLEMENT THEM."*

**PRIVATE RESIDENCE, THE ORGANIC BREAD BAR :: DARLINGHURST + PADDINGTON**

I have worked with U+I BUILDING STUDIO for over 12 Years on three commercial projects and a renovation of my present home. U+I Building Studio is professional, has excellent attention to detail and is very creative. Uwe and Ines are thoughtful and patient. They listened carefully to our ideas and desires and worked hard to meet and implement them.

I am always impressed by their competence and the innovative design solutions they present. They are very timely with their drawings, responsive to questions and are a class act. Ines and Uwe are the best in their work, and I look forward to engaging them in future projects.





## CLIENT TESTIMONIAL

*"What sets Ines and Uwe apart is their ability to incorporate our ideas and preferences while maintaining their unique design style.*

*The result is a space that reflects our personality and showcases their impeccable taste and design expertise.."*

Bette Pitcher

## THE POCKET PENTHOUSE | THE GLEBE HOUSE

We've had a fantastic experience collaborating with Ines and Uwe from U+I Building Studio over the past few years on three different residential projects.

We appreciated the attention to detail with the overall aesthetic result.

Similarly, our builders and tradespeople commended the clear and detailed information provided by Ines, Uwe, and their team, making the construction process smooth and hassle-free.

Spatial planning was crucial for our projects in or near the city where space is limited. Ines and Uwe have a natural talent for optimising space and finding innovative design solutions that exceed our expectations.

Working with Ines, Uwe, and their team has been a pleasure, and we highly recommend their services to anyone needing exceptional design solutions.

Their professionalism, meticulousness, and remarkable talent make them the perfect choice for any building project.





## CLIENT TESTIMONIAL

*"I would not hesitate to put their names forward for any project."*

*U+I Building Studio is one of my most trusted and recommended design firms."*

**BRYAN DARRAGH**

OPERATIONS DIRECTOR  
PROMENA PROJECTS

## THE FRESHWATER HOUSE & VARIOUS COMMERCIAL, RETAIL & HOSPITALITY PROJECTS.

I have had the pleasure of working closely with U+I Building Studio for over 15 years. During this time, we have completed many projects together, including my own home renovations.

We delivered projects across multiple market areas, including residential, commercial, industrial and hospitality.

I would not hesitate to put their names forward for any project. U+I Building Studio is one of my most trusted and recommended design firms.

They listen carefully and consider the design brief. Uwe and Ines are experts in the planning process, and the details and are efficient in everything they deliver.

Having U+I on the project team allows me to focus on the build, as I know they have the design well in hand.



# THE CONNECTION

## WORK WITH U<sup>+</sup>I

EMAIL THE TEAM



info@uibuildingstudio.com

VISIT THE WEBSITE



www.uibuildingstudio.com

FOLLOW INSTAGRAM



www.instagram.com/ui\_building\_studio/





# THE APPENDIX



# INES KLEIN

## DIRECTOR

## CONTACT

☎ 0424 602 461  
✉ ines@uibuildingstudio.com  
🌐 www.uibuildingstudio.com

## QUALIFICATIONS

BA Architecture with Honours  
**UNIVERSITY OF APPLIED SCIENCES**  
DESSAU  
2005

## AWARDS & CERTIFICATIONS

- BDAA 2022 Best Commercial Building & Best Retail Design
- BDAA Accredited Building Designer
- NSW Registered Design Practitioner

## EXPERTISE

- Business Operations
- Architecture planning and design
- Renovations, new-builds and fit-outs
- Submittals
- Space planning
- Interior Architecture
- Concept design and development
- Construction details and documentation
- CAD Documentation
- Project coordination

## PROFILE

We established U+I Building Studio in 2012. I am passionate about architecture, sustainability and interior design. My focus for every project is one of synergy, efficiency and sophistication. I run my practice with partner Uwe Stache, with over sixteen years of local experience. Our approach is collaboration. We share a vision to impart practical, efficient and sustainable designs imbued with natural beauty that responds to the landscape and its inhabitants.

## CAREER HISTORY

CO-FOUNDER + COMPANY DIRECTOR  
**U+I BUILDING STUDIO**  
*August 2012 - Present*

Co-founder and Company Director of a successful building design studio focusing on residential, commercial, retail and hospitality new builds, alterations and additions projects.

SOLE TRADER  
**BUILDING DESIGN & INTERIOR DESIGN**  
*February 2008 - July 2012*

I worked on various projects across Sydney with notable designs for alterations + additions to existing residences in Enmore, Stanmore, and Terry Hills, an existing industrial building in Alexandria for use as a bakery and café with an ancillary office. Projects extended to interior design office fit-outs in Alexandria and Kings Cross, mixed-use development in Alexandria (concept design phase only), alterations and fit-out of the existing commercial shop for bakery and cafe in Paddington, interior design for café fit-outs in Mascot, Alexandria and Woollahra.

ARCHITECTURAL DESIGNER  
**RALPH PROPERTIES PTY LTD.**  
*January 2007 - March 2010*

My responsibilities included working on the alterations + Additions to an industrial site of six buildings in Alexandria for commercial use, including a showroom, production, warehouse & office. This included design and preparation of complete architectural drawings for DA, CC and Detail Documentation, interior design for several tenant fit-outs and full-time office on site with design team, project managers and developers.

ARCHITECTURAL DESIGNER  
**STANISIC ARCHITECTS**  
*November 2006 - December 2006*

Preparation of DA documents of several mixed-use commercial and multi-residential developments.

ARCHITECTURAL DESIGNER  
**INCRP INTERIOR DESIGN**  
*September 2006 - October 2006*

Interior design and documentation of several office alterations, extensions and fit-outs

**AMITRAN PTY LTD**  
*June 2006 - August 2006*

Alterations + Additions to an industrial site in Alexandria for commercial use.

UNDERGRADUATE OF ARCHITECTURE  
**NIESTIJL LABADIE | AMSTERDAM**  
*October 2004 - March 2005*

Work included residential projects (private residence and dual occupancy), office interior and an apartment building design that won a competition at the time.



# UWE STACHE

PRINCIPAL DESIGNER

## CONTACT

☎ 0427 701 910  
✉ uwe@uibuildingstudio.com  
🌐 www.uibuildingstudio.com

## QUALIFICATIONS

BA Architecture with Honours  
**UNIVERSITY OF APPLIED SCIENCES**  
DESSAU  
2006

SURVEYOR  
**APPRENTICESHIP**  
HALLE/ S.  
1994

## AWARDS + CERTIFICATIONS

BDAA National Design Awards 2022  
Best Commercial Building

BDAA National Design Awards 2022  
Best Open Category: Sarah & Sebastian Retail Design

## INTERESTS

Architecture  
Design  
Photography  
Connecting with nature

## PROFILE

I am a passionate and creative designer of buildings dedicated to the craft of Architecture. With over sixteen years of industry experience, I successfully operate my business with my partner. With a focus on commercial, residential, retail and hospitality projects, my core competencies are a human-centred approach to leadership and design, design thinking and project delivery.

## CAREER HISTORY

CO-FOUNDER + PRINCIPAL DESIGNER  
**U+I BUILDING STUDIO**  
*September 2012 - Present*

Responsible for all aspects of day-to-day running of our practice. Project lead on a range of residential, commercial, retail and hospitality projects, including detailed documentation from inception to completion. Our commercial clients include but are not limited to: Sonoma Bakery, Sarah & Sebastian, Tigerlilly, Sass & Bide, Alex Perry, Max Media Lab and more.

PROJECT ENGINEER & SITE MANAGER  
**MINIMAX | FIRE FIGHTING SERVICES**  
*February 2010 - August 2012*

PROJECT: Sino Iron Project in Cape Preston. The scope of works entailed seven gas fire power stations.  
PROJECT: Origin Energy, Mortlake Power Station, Victoria. The scope of works included two open gas fire power units.

PROJECT ENGINEER  
**ZIMMERMAN ENGINEERS**  
*January 2009 - June 2009*

Analysed and transformed architectural designs into structural elements and prepared structural drawings to construct commercial, single and multi-residential buildings.

LEAD DESIGNER  
**RALPH PROPERTIES**  
*January 2009 - June 2009*

I collaborated with a team to create designs and drawings for DA, CC, and Tender Documentation. Projects: Ralph Street, conversion of industrial buildings to 17 units), Doody Street (the 'Masterchef Australia' film set), and Lancaster Road (first-floor addition to a semi-detached dwelling).

GRADUATE ARCHITECT  
**STANISIC ARCHITECTS**  
*September 2006 - December 2006*

Worked as part of a team of architects and independently on designing and preparing drawings for DA, CC and Tender Documentation.

LEAD DESIGNER  
**AMITRAN**  
*December 2006 - December 2008*

Designed and prepared drawings for existing buildings, DA, CC, and detailed documentation.

UNDERGRADUATE OF ARCHITECTURE  
**HUGO CARON | AMSTERDAM**  
*October 2004 - March 2005*

University work placement: project involvement included architectural work on a conversion and renovation of a former Catholic Church to a Mosque at the centre of Amsterdam.