

3.0 Site Analysis



▲ 5: The south facing gable end of the mansard extension to Queen Alexandra Mansions



▲ 6: The rear façade of 9-11 Grape Street facing West Central Street



▲ 7: Detail of the exuberant and decorated character of Grape Street



▲ 8: Grape Street



▲ 9: The access ramp to the car park complex running alongside the rear wall of 9-11 Grape Street



▲ 10: Looking south down Grape Street from Shaftesbury Avenue



▲ 11: Detail of the exuberant and decorated character of Grape Street

4.0 Design Approach

9 - 13 Grape Street

4.0 Design Approach



▲ The dominant cornicing at each floor level along the street façades creates a primary horizontal reading of the street



▲ Existing Grape Street Elevation

4.01 Contextual Response

Ground Floor Level

The proposal at ground level is to create four new entrances; one for the new residential units on the upper levels and one each for the new commercial units on the ground and basement levels, with the current existing entrance being refurbished as the entrance to the fourth commercial unit.

The existing rhythm of the ground floor façade will be retained, aligning with the articulation of the façade above. The existing glass and metal openings between the stone columns will be removed and replaced with new fenestration and doorways to compliment the existing building.

Levels 01 - 03

The existing façade is to be retained and repaired where needed. Existing single glazed openings will be replaced with new double glazed windows to achieve aspirations for an Excellent energy rating as well as improving the acoustic performance. All new window frames are to match existing.

Level 04

The dominant cornicing at each floor level along the Grape Street façades creates a primary horizontal reading of the street. In order to retain this hierarchy

the 'inhabited roof' above this cornice line will match the existing roof pitch. The ridge line of number 9 Grape Street, the northern most bay serves as a guide to the maximum height of the roof.

The clear articulation of the three separate roofs, with projecting party walls will be retained, with the ridge lines of numbers 11 and 13 lower than that of number 9. The prominent chimney between numbers 9 and 11 will be preserved.

The following pages illustrate the design process of the rooftop addition further.



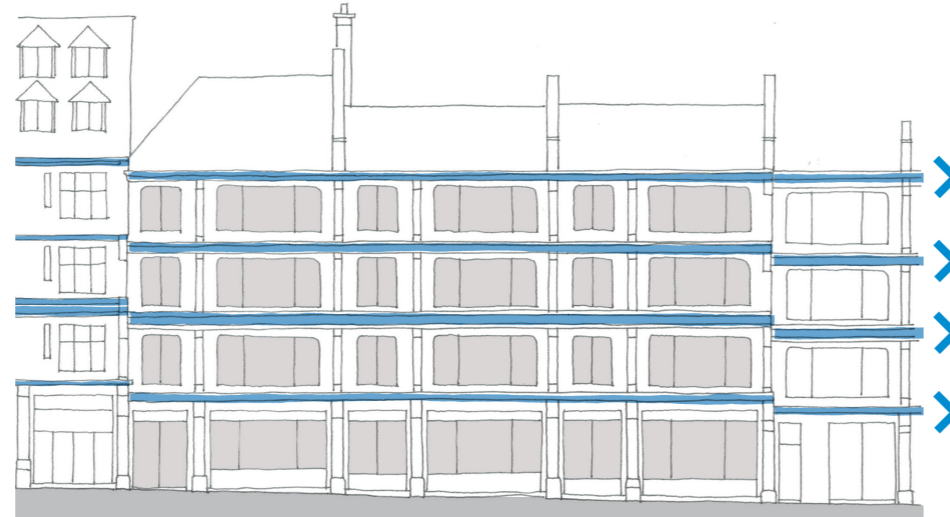
▲ Approach Ground floor and inhabited roof

4.0 Design Approach

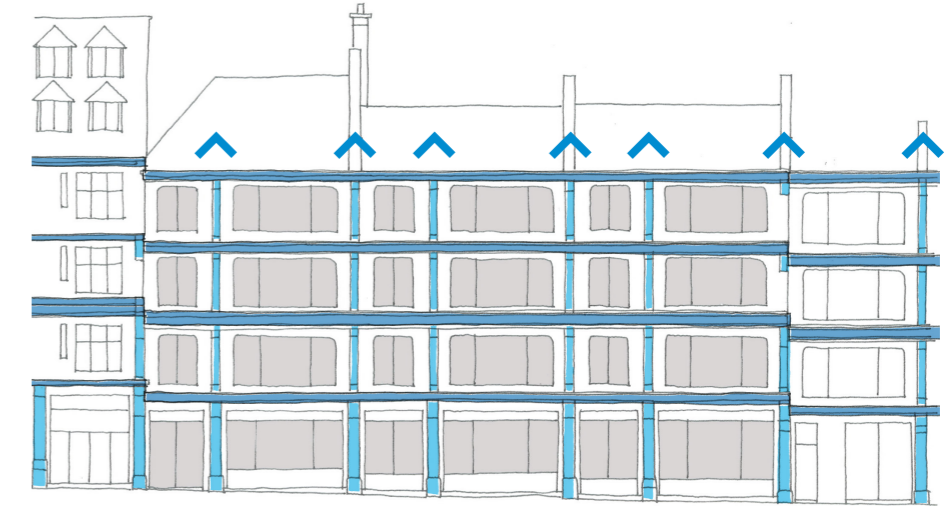
4.02 Townscape Considerations and Massing Concept

The diagrams on this page illustrate the townscape considerations, in particular the relation to the façade of 9 -13 Grape Street, when approaching the design of the inhabited roof.

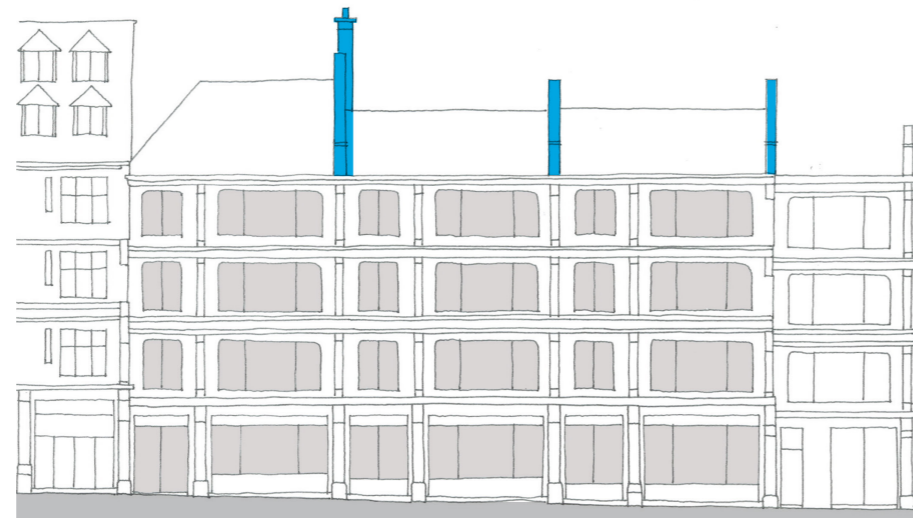
This approach is a response to the character of the buildings along Grape Street which are animated with turrets and bay windows. These more decorative elements are an important part of the character of the street and the intention of the inhabited roof is to interpret this quality in a contemporary manner.



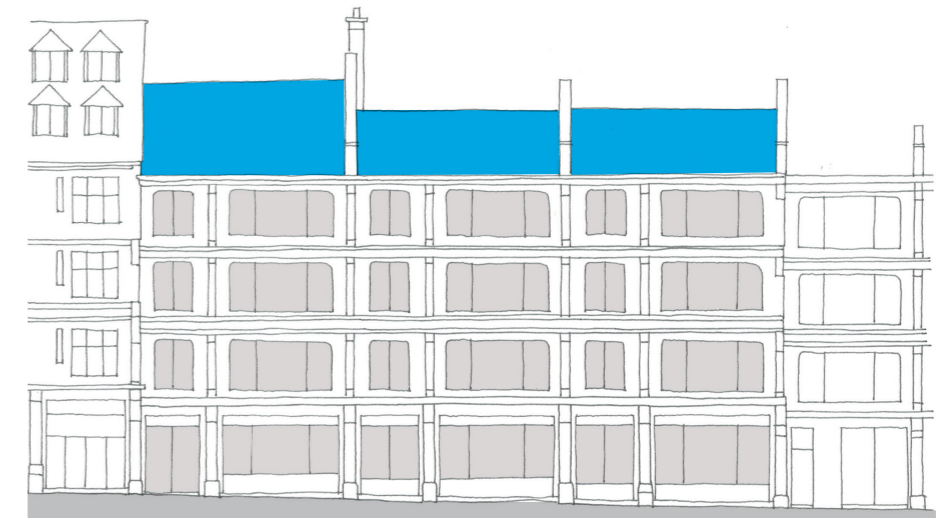
▲ 01 The existing façade has a primary horizontal order...



▲ 02 ... And a secondary vertical order



▲ 05 The existing party walls are retained



▲ 06 The height of the proposed inhabited roof is dictated by the existing roof ridge lines