

5.0 Design Proposal

5.4 Layout

Ground Floor

The ground floor exterior realm is divided into two primary zones; the courtyard and the mews. The courtyard gives deliberate focus to the characterful rear of 31 Oval Road, and the space is consolidated to the north by the pavilion element of the proposal containing the upper levels of commercial space 01 and 02. The courtyard space, containing the car parking and surrounded by active frontage, gives access to four commercial units in total and the entrance to residential core A. The entrance to the residential core is located at a gap in the blocks between commercial unit 01 and commercial unit 03. The commercial and residential bin store is located beside the residential core, as is the main residential bicycle parking space.

As the site tapers and the proposal steps, the ground floor frontage of the narrowed exterior realm, the mews, transitions from commercial to residential. This transition is reflected in the height of the ground floor which are reduced to a residential scale. The entrance to residential block B is located at the step in the blocks here. The exterior realm is terminated at the end of the site by a communal growing beds for the residents of the development.



31 Oval Road rear





Proposed Ground Floor view


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Key


 Application Boundary


 Site Entrance


 Courtyard car parking


 Commercial space


 Residential entrance


 Community planting beds

 Refuse / Recycling / Plant


 Residential Unit


 Residential Gardens


 Cycle Storage


 Sub-station


Key

 Studio

 1 Bed

 2 Bed

 3 Bed

 Commercial Space



Proposed Ground Floor

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Basement level

A single basement level is proposed and will hold the lower levels of the commercial spaces 1 and 2. They are accessed via the central lift and stair at ground floor. Light enters the basement spaces via light wells to the South elevation of the pavilion element of the development, and the West elevation.

Key

Application Boundary

①

Commercial Space

Key

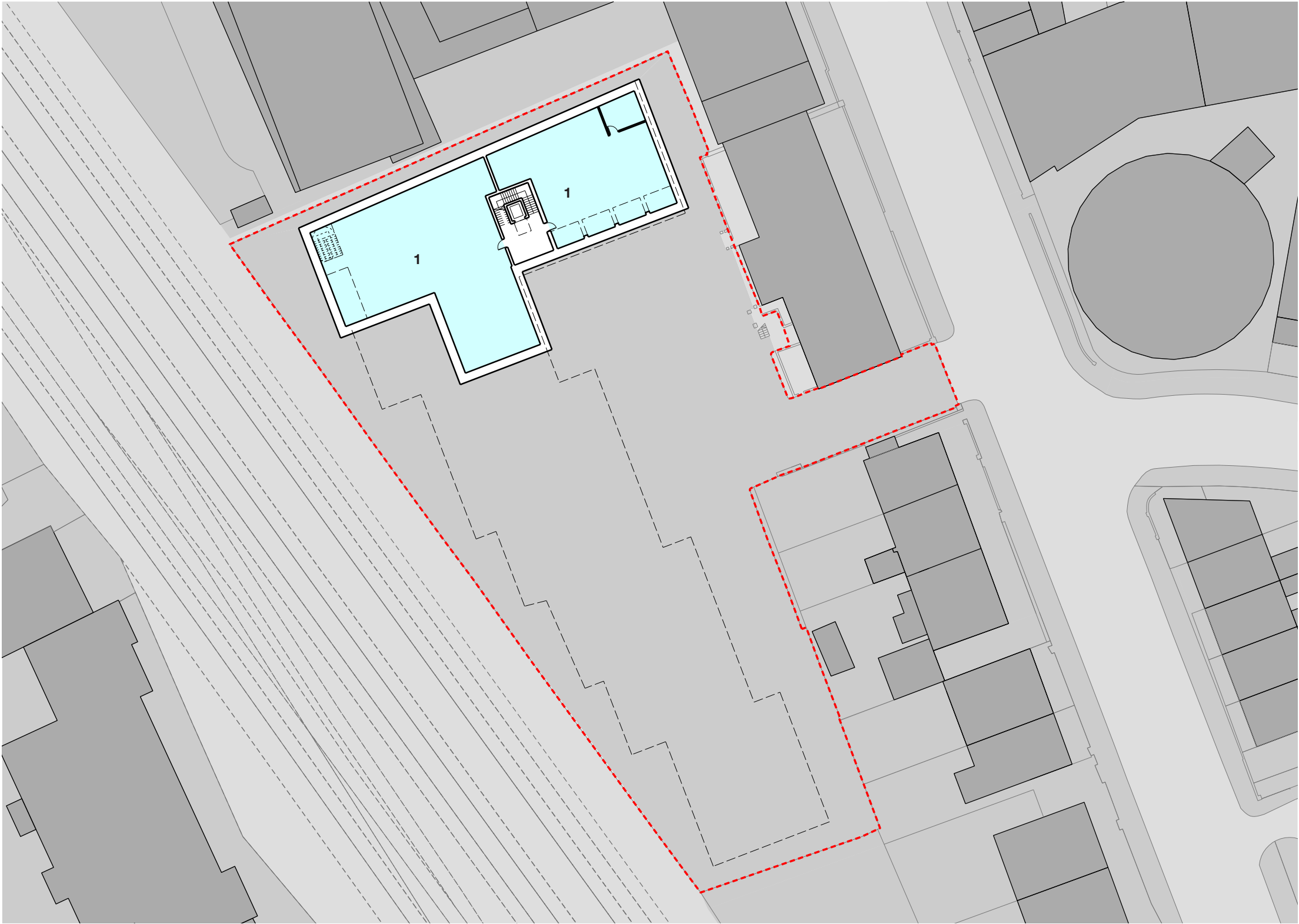
Studio

1 Bed

2 Bed

3 Bed

Commercial Space



Proposed Basement Level

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Floors 1-3

The upper levels of the residential cores are designed with openings to the exterior, allowing views out and light in, these cores open to central upper level access corridors. The Northern access core A on levels 1-4 is flanked by the four 2 bed units to block 1, and the blend of 1, 2 and 3 bed units of block 2. The Southern access core B on levels 1-3 is flanked by the bank of 3 bed units to block 4 and studios, 1 beds and 2 beds to block 3.

The nature of the surrounding residential frontages defines the adjacency of the proposal to them. The Southern frontage of the tallest portion of the Lock house development has small high level windows to the kitchen/dining and bedroom spaces behind, with the primary aspect of these rooms facing west and east respectively. Block 1 is placed 8 metres from this frontage. The bedrooms to the North façade of the proposal sit behind a central projection in the façade, allowing views from the bedrooms, without overlooking. Lighting tot the bedrooms is supplemented with a small slot window to the north façade. To the South of the site, the minimum adjacency to the rear of the main body of the oval Road Villas is 17.5m

Key

Application Boundary

①

Green roof

Key

Studio

1 Bed

2 Bed

3 Bed

Commercial Space



Proposed Levels 1-3