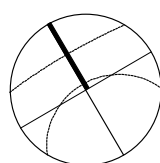
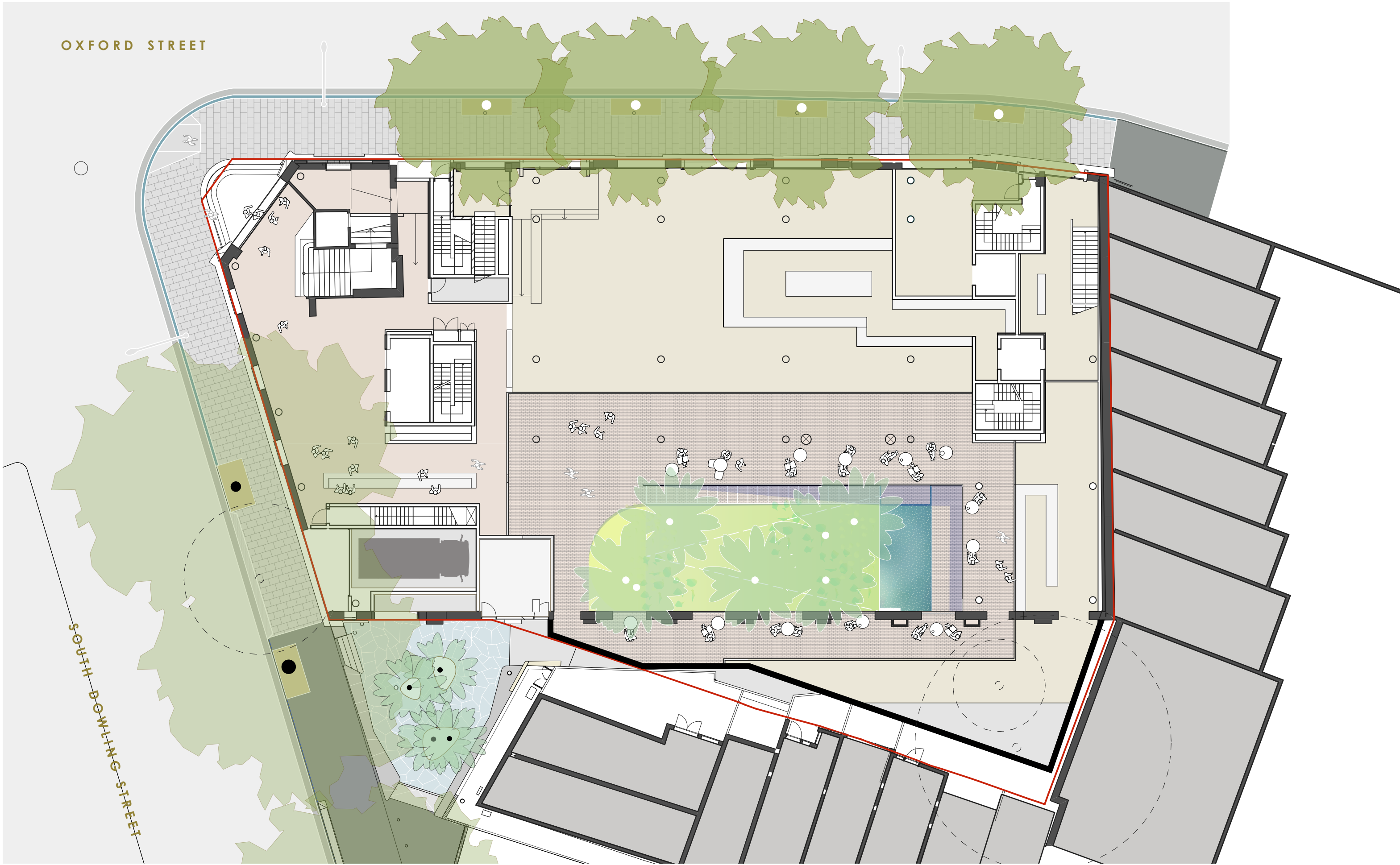


Oxford Street Hotel.

1-11 Oxford Street, Paddington

Architects: Tonkin Zulaikha Greer
Clients: CE Boston Hotels PTY LTD + St Vincent's Private Hospital

Plans	
DA-I 00	cover page
DA-I 01	landscape statement + principles
DA-I 02	landscape concept plan - basement
DA-I 03	landscape concept plan - ground
DA-I 04	landscape concept plan - level 01
DA-I 05	landscape concept plan - level 03
Section	
DA-I 06	section
Planting	
DA-I 07	preliminary species list - street + upper planters
DA-I 08	preliminary species list - internal courtyard
DA-I 09	precedent images



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Date	Issue	Revision
22.11.18	for planning proposal	A
17.10.19	for planning proposal	B

Oxford Street Hotel, 1-11 Oxford Street, Paddington
Cover page • scale 1: 100 @ A1 • November 2018
for CE Boston Hotels PTY LTD + St Vincent's Private Hospital

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DA-1
00

DEVELOPMENT STRATEGY

The Former Greek Orthodox Centre at the corner of Oxford and South Dowling Street is set for redevelopment as a multiuse facility with a hotel, health and medical facilities.

The architectural proposal places an open-air courtyard at the centre of the development, giving hotel rooms a green outlook to the south, while intimately positioning the courtyard within the public life of the building- the hotel lobby, restaurant and café. Placing circulation and outdoor dining around the perimeter of this garden.

The distinguishing quality of the garden is its topographic foundation, a folding ground line that links the ground floor with the multipurpose venue and events space at basement level 01, where the garden forms a green focus to the entry and venue spaces. The sloping ground line filtering natural light into the basement rooms and alluding to the cinema auditoriums that previous enlivened this building. The raked seating and illuminated projections recall the history of the site in this reinterpreted landscape.

The site support's an increase in tree canopy density from existing, proposing a minimum of 5 new trees to compensate for the 2 removed. It's unlikely that the replacement trees will provide 15% canopy cover (of the total site area) within 10 years of the completion of the development as space within the internal courtyard is limited. There is also a requirement to limit overshadowing to the neighbouring properties so replacement trees have not been proposed on the on level 01 garden. Overall the proposal increases landscape amenity to the development with both tree canopy and ground planting.

GARDEN & INTERPRETATION OF BUSBY'S BORE

The garden is essentially a viewing garden, seen from both lower and upper levels of the building. An intimately scaled stair is set on the northern edge providing a discrete path been the lower level venue space, café, restaurant and hotel. Holding the edge of the garden rather than dividing it. Making this verdant space more expansive and affecting.

A water basin is set at the toe of the bank expressing the line of Busby's Bore which crosses below the building. The water surface refracting light into the courtyard and adjoining rooms. A small terrace extends from the interior over the edge of the water drawing people into this atmospheric space.

A simple palette of shade loving plant species will set the ground line with an informal grove of open canopy trees drawing the garden upward. Plantings will be irrigated using recycled rainwater with a potable top up connection.



tells a story
connect to heritage,
busby's bore + brewery, the
auditorium, and projections
of light + fantasy



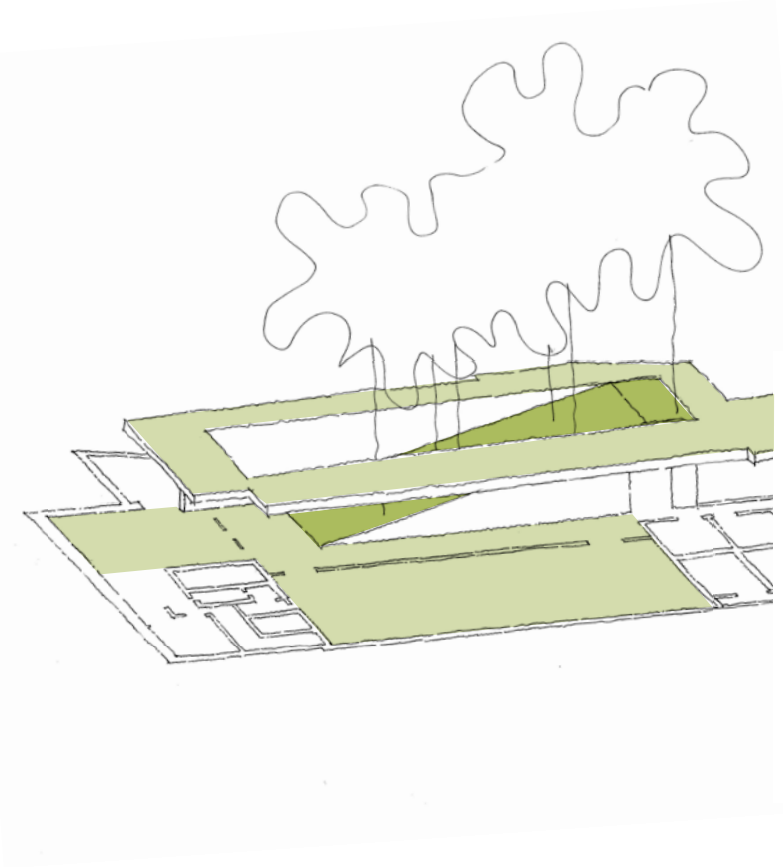
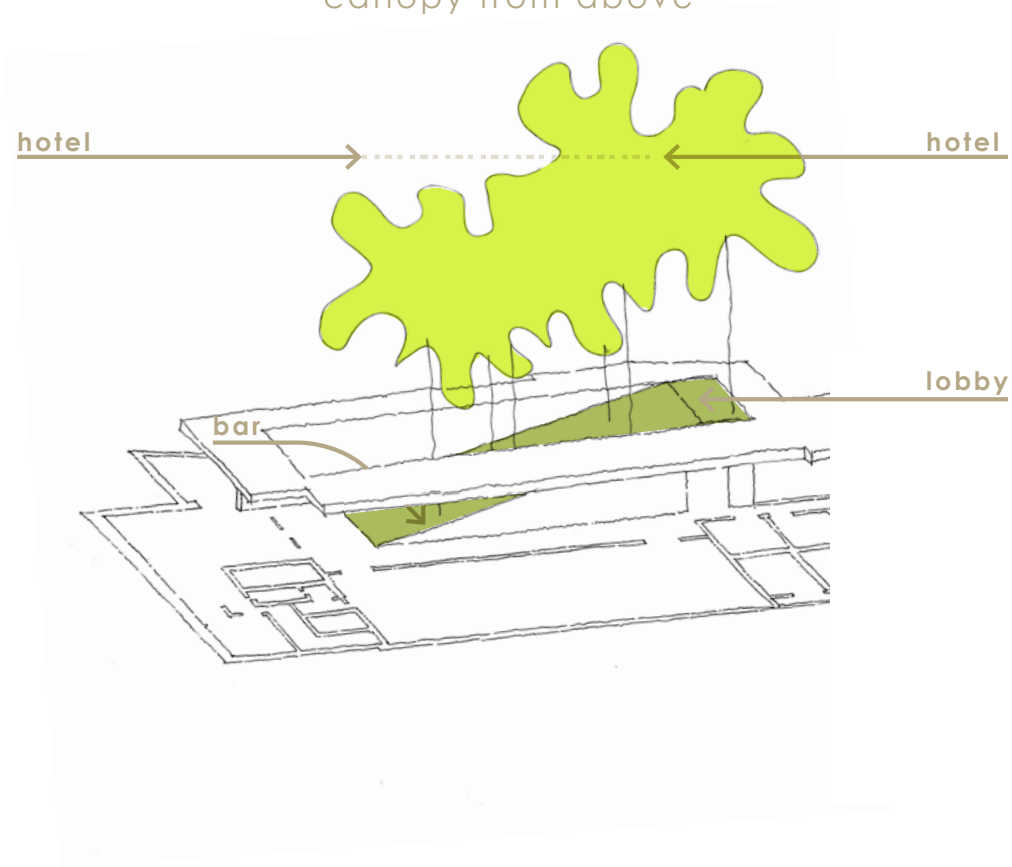
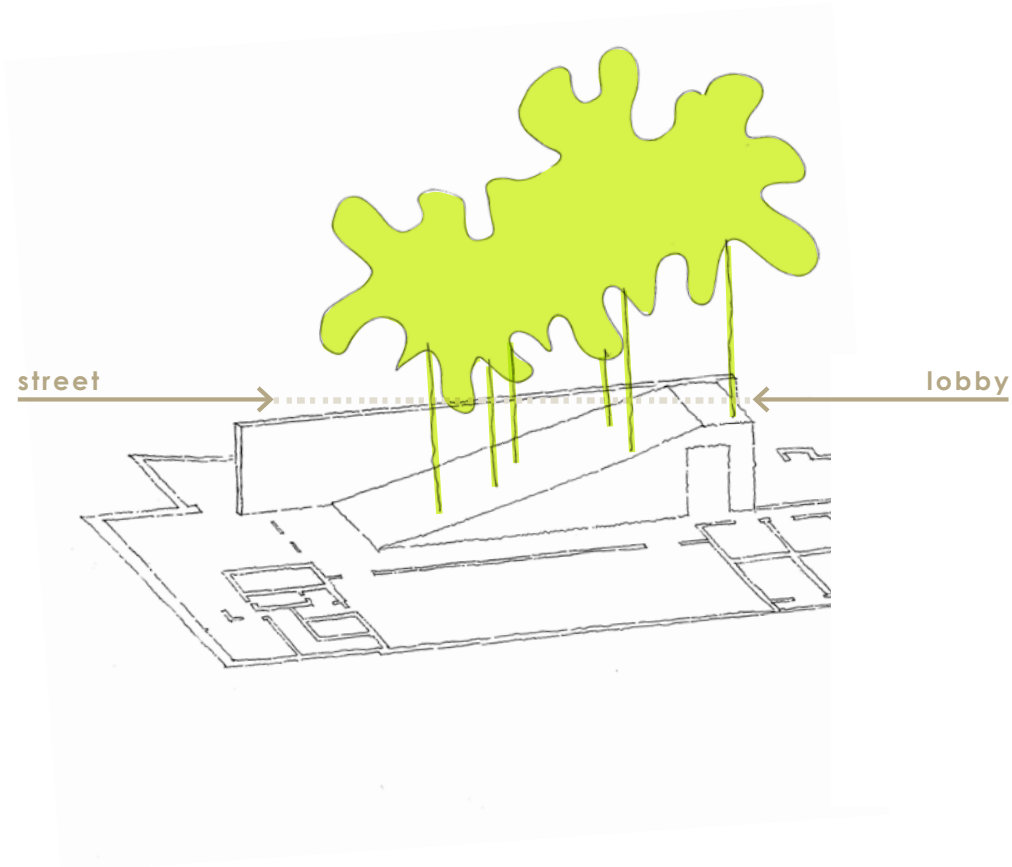
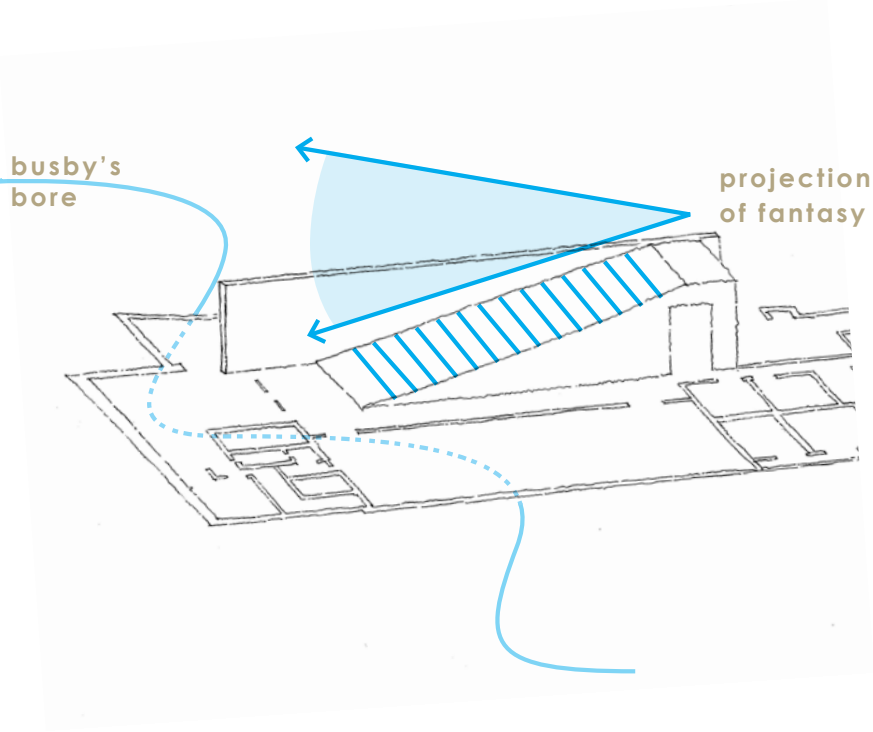
intrigue
glimpses of an internal forest
from the street + lobby



views and screening
lush outlook from hotel
rooms, experience of a
canopy from above



provide outlook and access
invert the relationship between
interior and exterior



LEVEL 01 GARDEN

The external garden at level 01 forms a green roof above the basement level venue space. It sits outside the rear façade of the building occupying a now obsolete service lane and fire egress path between the building and neighbouring terraces.

The level of the planter mediates the fall line of this space and provides a garden and landscape buffer between the two building scales- the two storey terraces and four storey heritage façade.

This is a south facing, shaded position, so planting will respond to this condition using local and exotic rainforest species. Plantings will be irrigated using recycled rainwater with a potable top up connection.

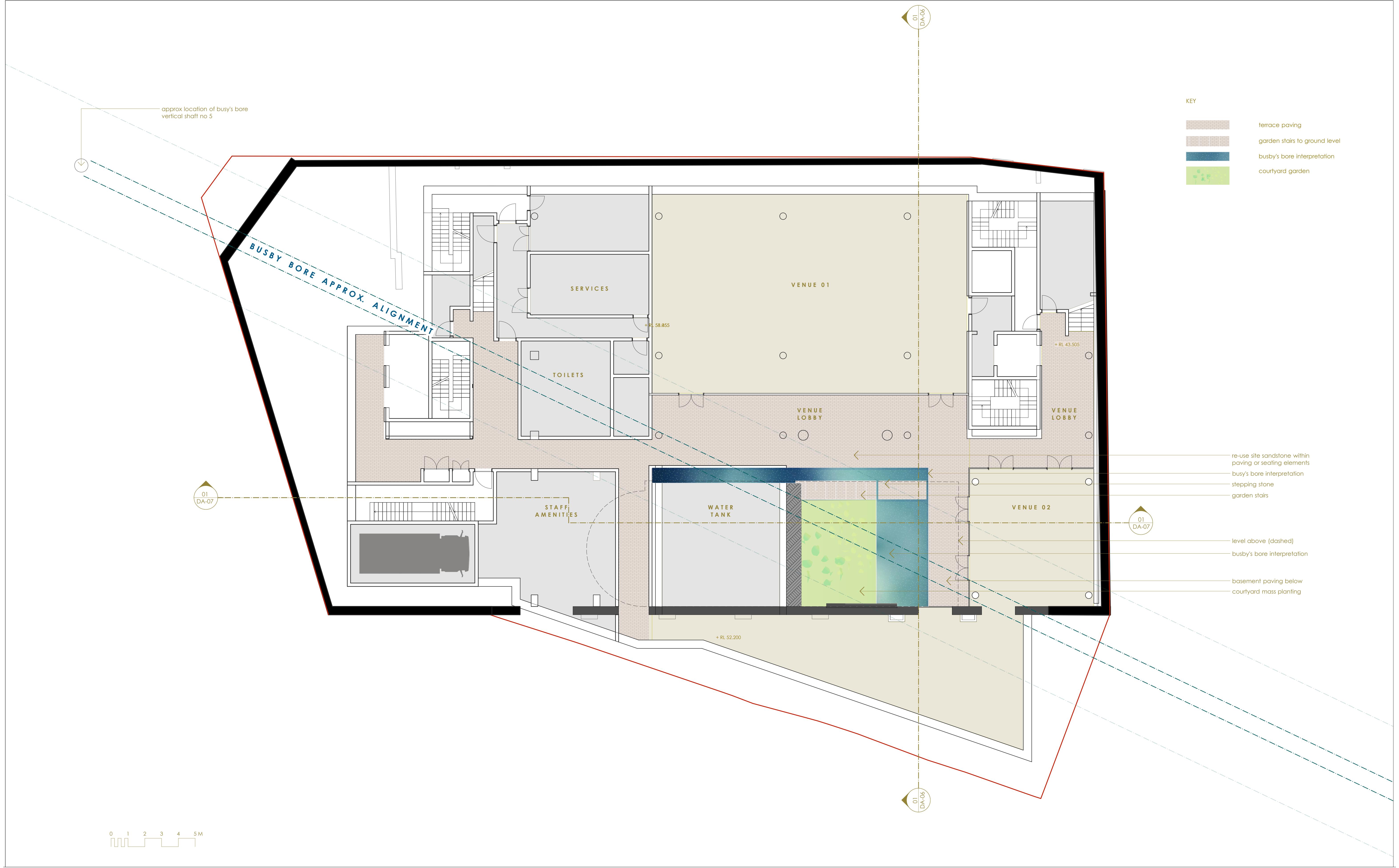
LEVEL 03 BALCONIES

Balconies to hotel rooms at level 03, which are coincident with the height of the parapet of the heritage building, are wider and open to the sky. These balconies will have a continuous perimeter planter bed giving a verdant outlook and special quality to these north facing rooms. Plantings will be connected to the recycled irrigation system.

FOOTPATH UPGRADES

As part of the redevelopment the perimeter footpaths will be upgraded to meet the City of Sydney Neighbourhood Centre Codes. New plane trees will continue the pattern of street plantings along Oxford Street, while both streets will be upgraded with new stone kerbs, concrete unit pavers and City light poles and furnishings.

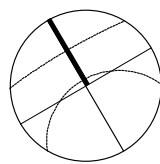
An existing street tree is proposed for removal on South Dowling Street to provide a vehicular layback and access to the waste collection and a loading bay at basement level 02.



- KEY
- terrace paving
 - garden stairs to ground level
 - busby's bore interpretation
 - courtyard garden

- re-use site sandstone within paving or seating elements
- busby's bore interpretation
- stepping stone
- garden stairs

- level above (dashed)
- busby's bore interpretation
- basement paving below
- courtyard mass planting



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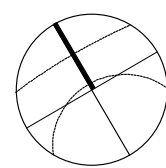
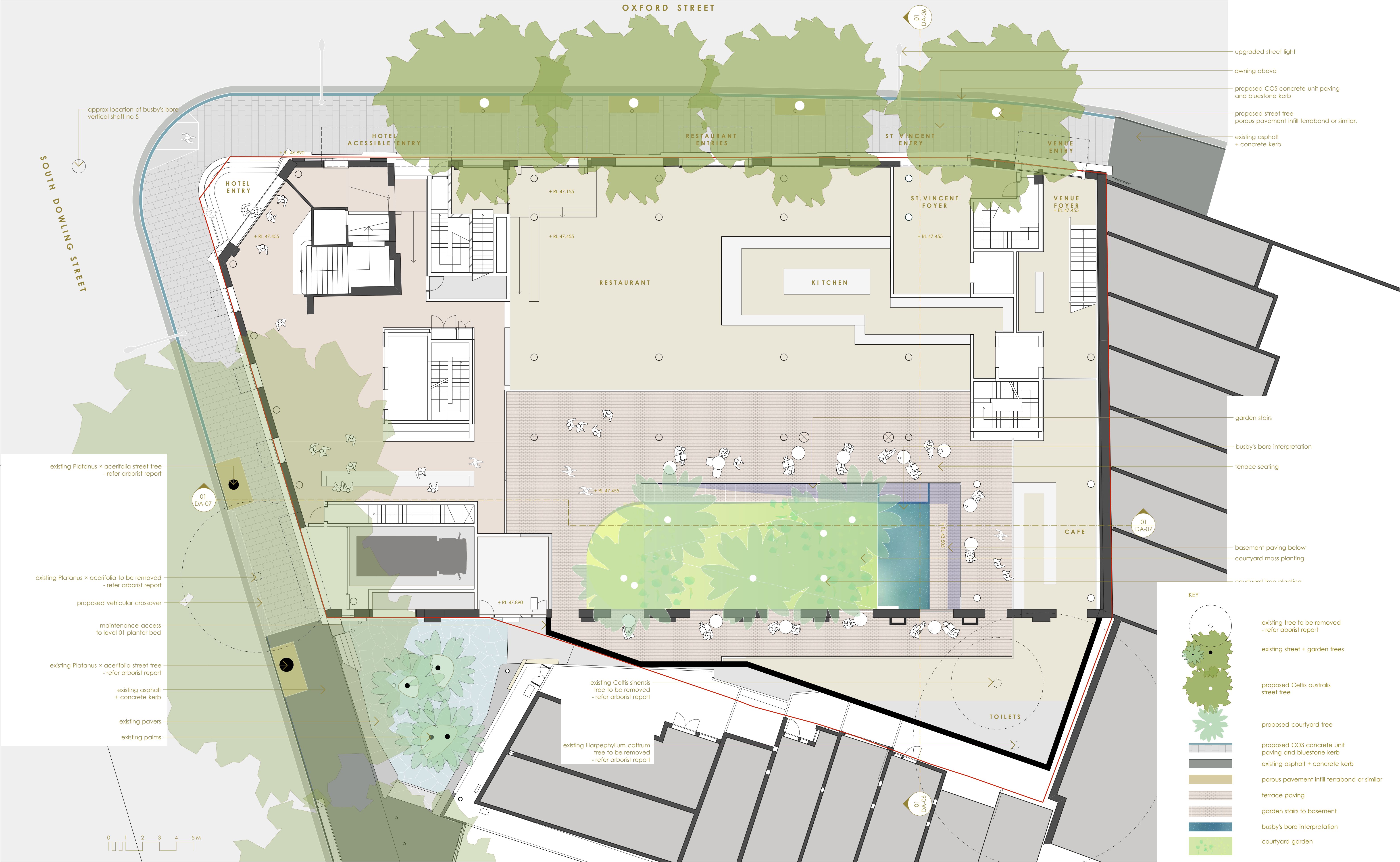
Issue
for planning proposal
for planning proposal

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A
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Oxford Street Hotel, 1-11 Oxford Street, Paddington
Landscape Plan - Basement Level • scale 1: 100 @ A1 • November 2018
for CE Boston Hotels PTY LTD + St Vincent's Private Hospital

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DA-1
02



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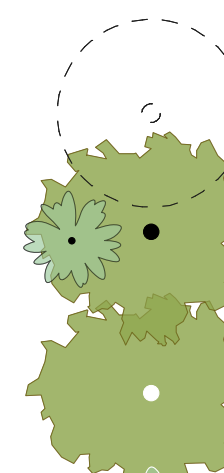
DA-1
03



OXFORD STREET

01
DA-06

KEY



existing tree to be removed



proposed courtyard tree



proposed COS concrete unit



paving and bluestone kerb



existing asphalt + concrete



porous pavement int

terrace paving

garden stairs to basement

busby's bore interpretation

courtyard garden

level 01 roof garden

LOUNGE

CIRCULATION
+ RL 58.055

BALCONIES

GREEN ROOF
+ RL 52.200

SERVICES

01
DA-0701
DA01
DA-06

maintenance access
to level 01 planter bed
(existing gate to be replaced)

- planter bed
min soil depth 600mm

- existing *Harpephyllum caffrum* tree to be removed
- refer arborist report

0	1	2	3	4	5M

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DA-1
04

SOUTH DOWLING STREET

OXFORD STREET

raised planters for screening between rooms
min soil depth 500mm

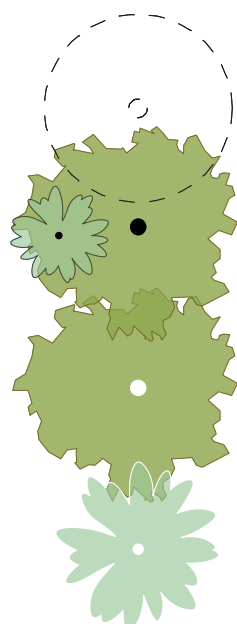
raised planters for screening between rooms
min soil depth 500mm

CIRCULATION
+ RL 58.055

BALCONIES

+ RL 52.200

KEY

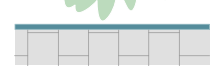


existing tree to be removed
- refer arborist report

existing street + garden trees

proposed Celtis australis
street tree

proposed courtyard tree



proposed COS concrete unit
paving and bluestone kerb



existing asphalt + concrete kerb



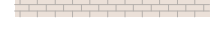
porous pavement infill terrabond or similar



terrace paving



garden stairs to basement



busby's bore interpretation



courtyard garden

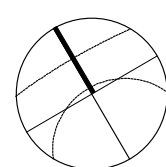


level 01 roof garden



level 03 planter

0 1 2 3 4 5 M



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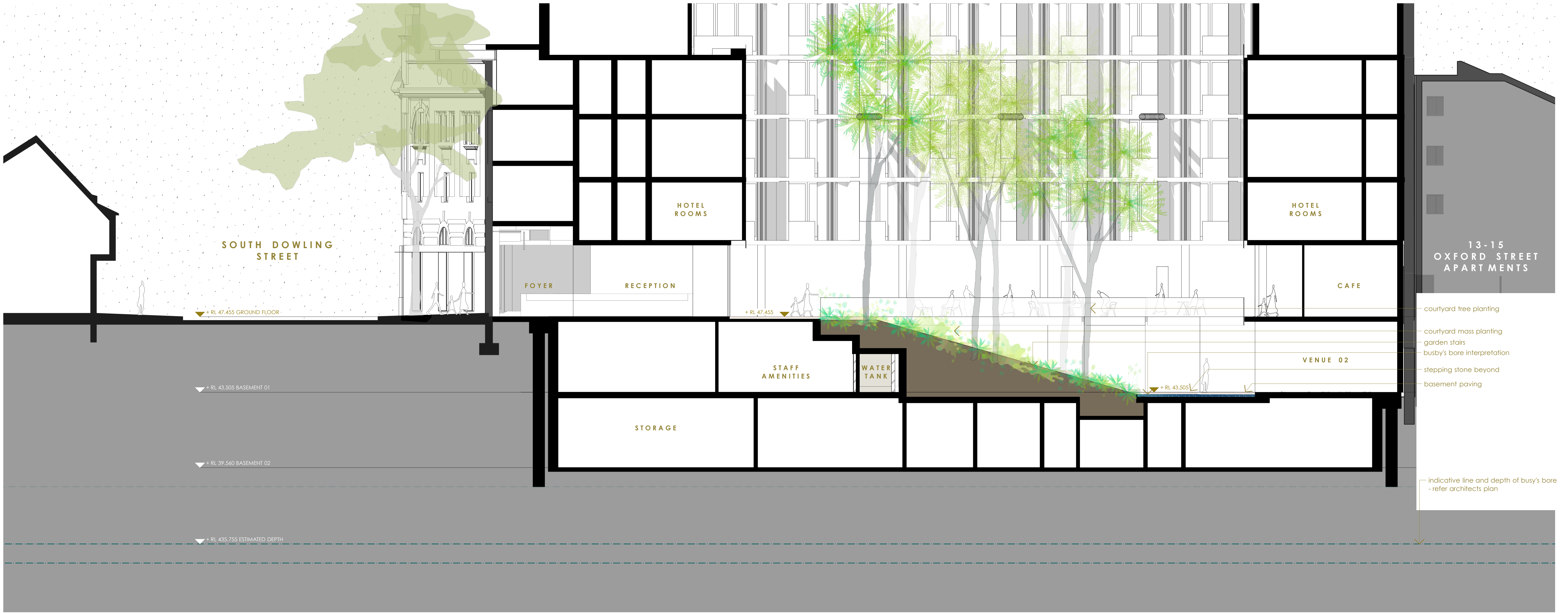
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DA-1
05



STREET TREE PLANTING
+FOOTPATH UPGRADE

GARDEN
COURTYARD

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DA-1
06

STREET TREE PLANTING



Platanus x acerifolia, london plane tree, 20-30m H - deciduous



Celtis australis, European nettle tree, 15-25m H - deciduous

LEVEL 01 MASS PLANTING



Alpinia nutans - Dwarf Cardamom, 1m, pink & yellow flower, Spring - Full sun / Part shade - exotlc



Crinum pedunculatum - Swamp lily, 2m, whitish purple, Spring - Sun / Part shade - native



Geijonoplesium cymosum - Scrambling lily, 0.15m, white yellow flower, Spring-Summer - Full sun / part shade - native



Mandevilla laxa - Chilean jasmine - 3.0m - white fragrant flowers in summer - exotlc

LEVEL 03 MASS PLANTING



Alocasia brisbanensis - Spoon lily, 1-1.8m - Shade / Part shade - native



Cordyline petiolaris - Palm Lily, 5-7m, white-purple flower, Winter - Shade / part sun - native



Corayline stricta - Slender Palm Lily, 2.3m, pale purple flower Summer - Shade / part sun - native



Crinum pedunculatum - Swamp lily, 2m, whitish purple, Spring-Summer - sun / Part shade - native



Alpinia caerulea - native ginger - 2-2.5m H - white flowers in spring - native



Parthenocissus 'quinquefolia' - Virginia Creeper, 20m - Shade / Part shade - exotlc

GARDEN COURTYARD TREE PLANTING



Polyscias murrayi - pencil cedar - 12-18m high - native



Cyathea cooperi - tree fern - 5m H - native



Corymbia citriodora 'Scentuous' syn. 'Dwarf Pink' - lemon scented gum - 7m - 12m - cream flowers in summer - native



GARDEN COURTYARD MASS PLANTING



Crinum pedunculatum - Swamp lily, 2m, whitish purple, Spring/Summer - Sun / Part shade - native



Macrozamia communis - Burrawang, 2m - Full sun / Full shade - native



Aechmea distichantha - Vaseplant - 0.6-0.9m - pink flowers in summer - part sun to full shade - exotice



Billbergia nutans - Bromeliad - 0.5m - pink pendant flowers in spring - exotice



Pteris vittata - Chinese Brake - 0.30 - 0.80m - part sun to shade - exotice



Dendrobium speciosum - Rock Orchid - 0.45m - Pale yellow flowers late winter to spring - native



Pteridium esculentum - Bracken Fern - 0.6 - 1.5m - native



Gleichenia dicarpa - Pouched Coral Fern - 2m - native



Adiantum hispidulum - Rough maiden hair fern - 0.2-0.4m - native



Blechnum indicum - Swamp Water Fern - 0.30 - 0.70m - native



Blechnum patersonii - Strap Water Fern - 0.20 - 0.50m - native



Dichondra repens - kidney weed - 0.3m - native

COURTYARD PRECEDENTS + MATERIALITY



ABC building Seoul, Korea - WISE architecture



Stronghold Grebbeberg, Netherlands - Michael van Gessel



Education Center, Nyanza, Kenya - Dominikus Stark Architecture



The pixel house, Korea - Mass Studies + Slade Architecture



The mirror houses - Peter Pichler

BUSBY'S BORE INTERPRETATION



Peninsula Residence, California USA - Andrea Cochran



Art House Project "Kadoya" - Tatsuo Miyajima



In The Shadows - Janet Laurence