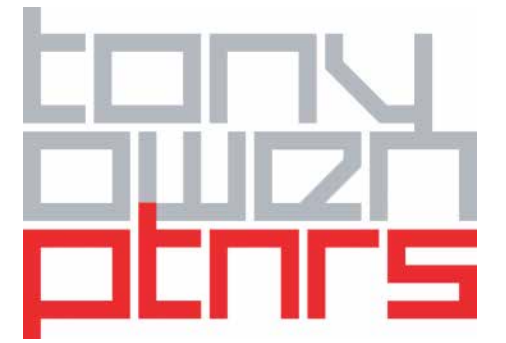




62-82 HARROW ROAD

PROJECT
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TITLE
Diagrams

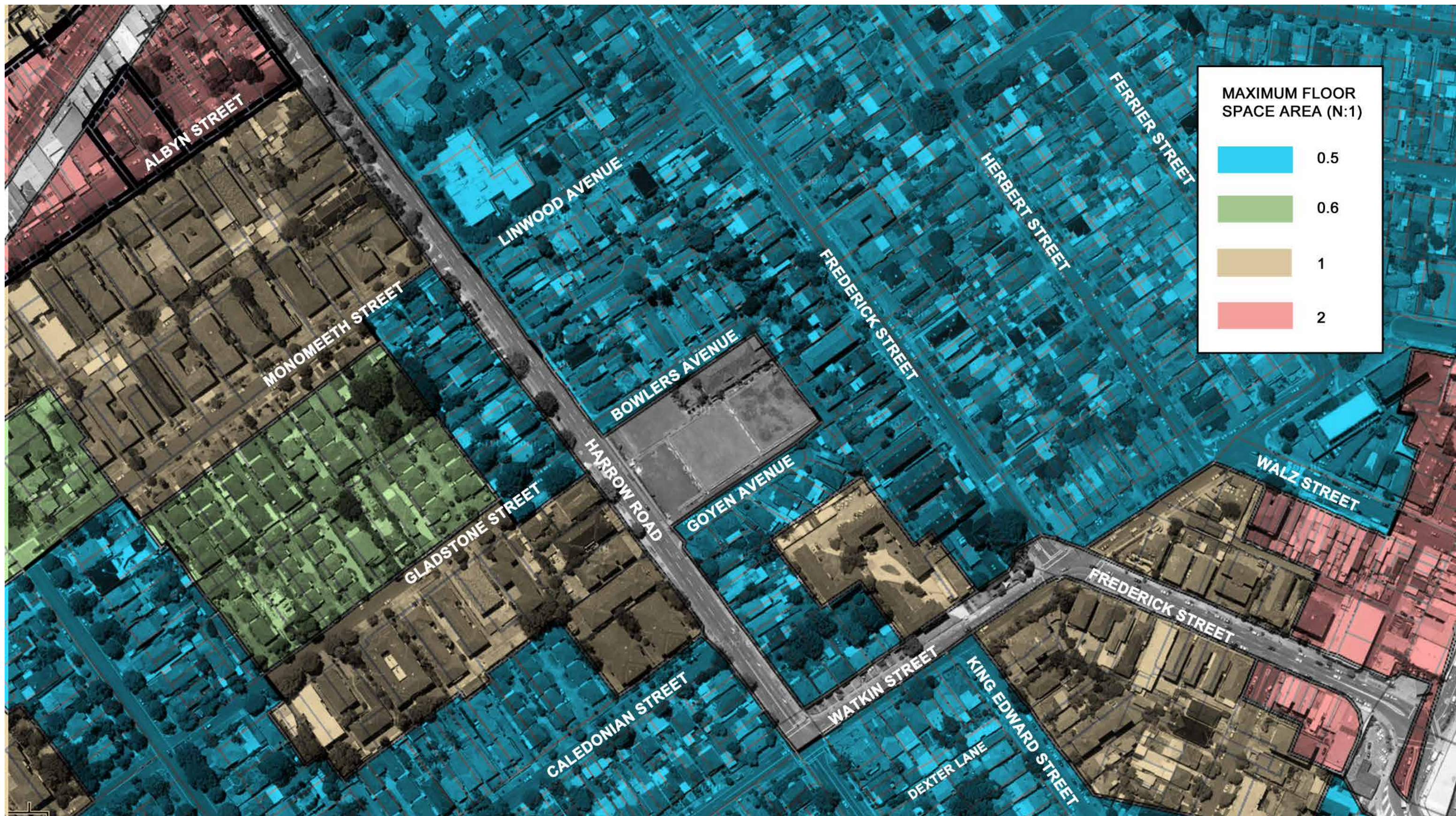
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URBAN CONTEXT ANALYSIS- Typology



URBAN CONTEXT ANALYSIS- Floor Space Ratio (FSR)

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URBAN CONTEXT ANALYSIS- Building Setbacks



SITE ANALYSIS- Massing and Height

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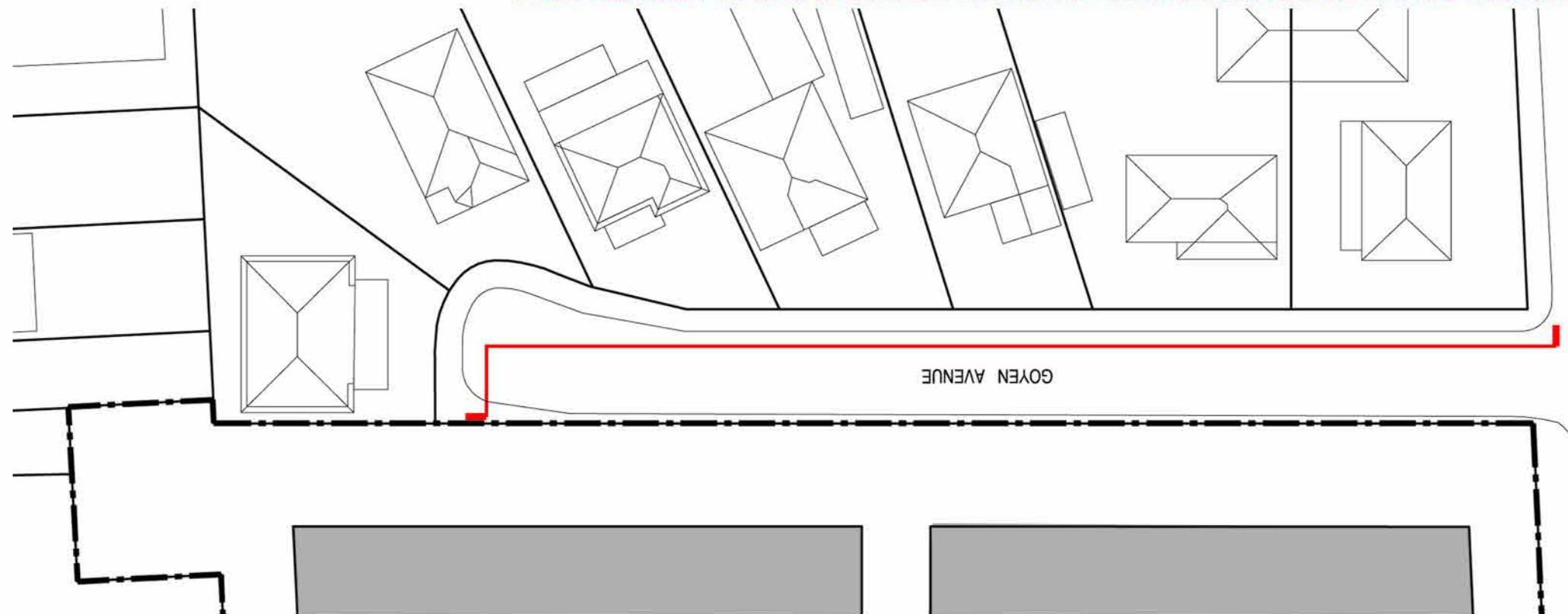
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PREDOMINANT 1 STOREY BUNGALOW OF NO SIGNIFICANT ARCHITECTURAL MERIT



STREETSCAPE ANALYSIS - Goyen Avenue

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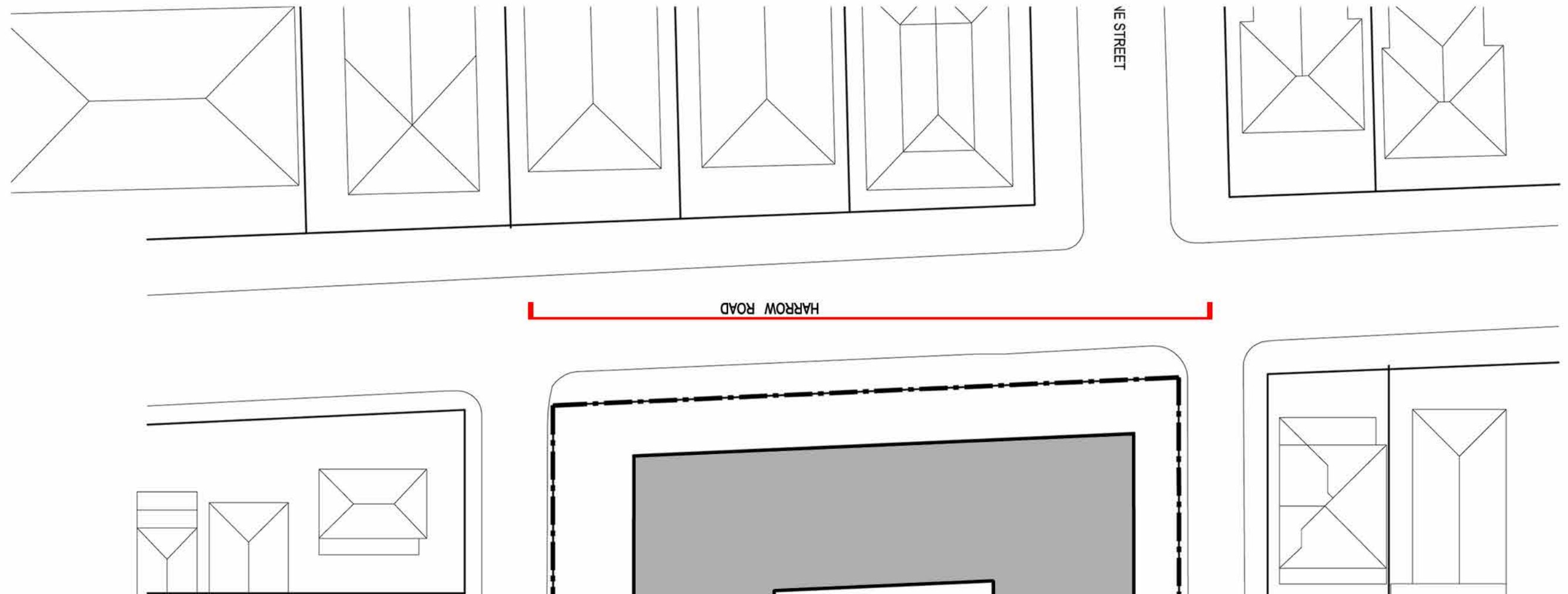
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PREDOMINANT 3 STOREY BUNGALOW OF NO SIGNIFICANT ARCHITECTURAL MERIT



STREETSCAPE ANALYSIS - Harrow Road

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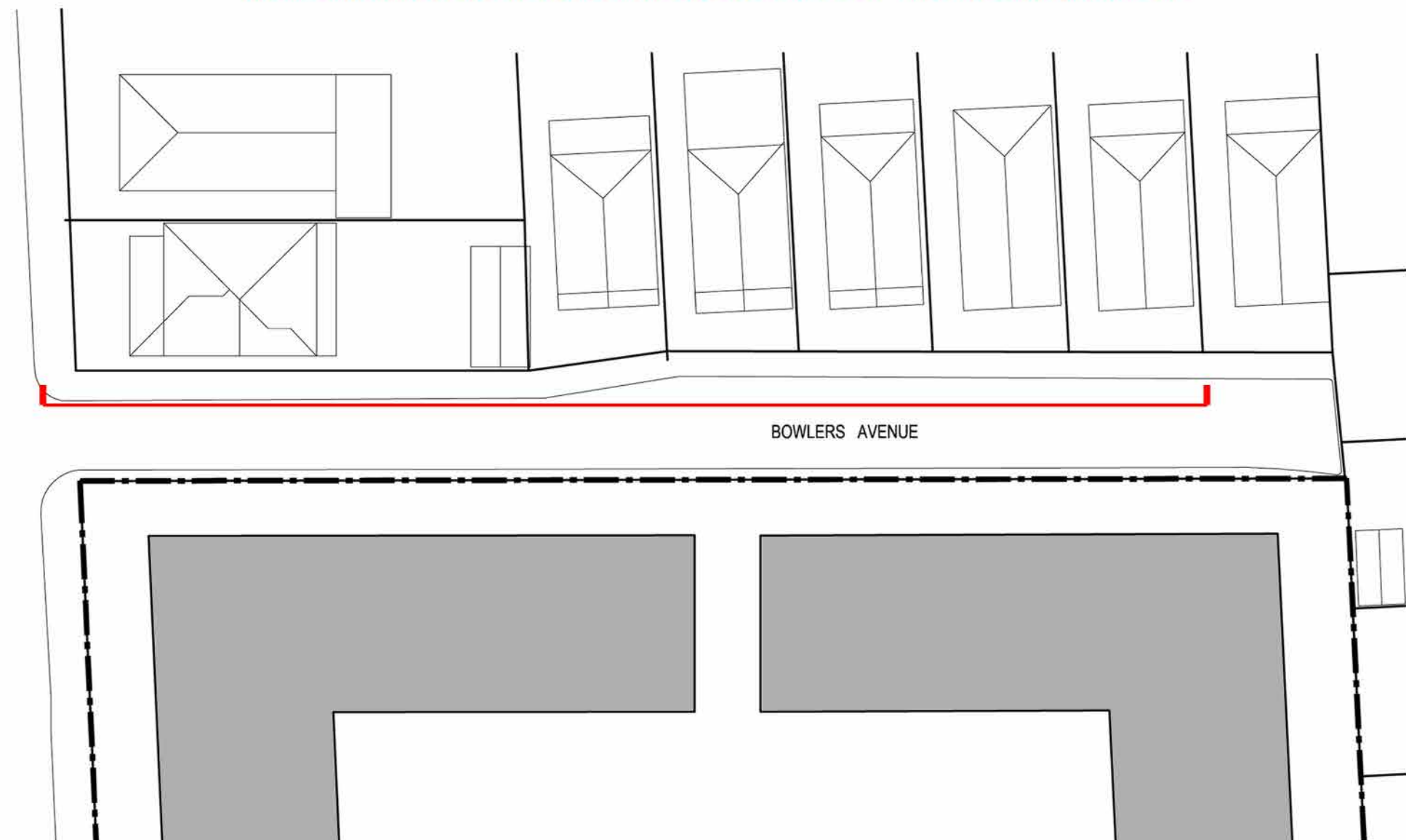
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PREDOMINANT 1 STOREY HERITAGE BUNGALOW OF ARCHITECTURAL MERIT



STREETSCAPE ANALYSIS - Bowlers Avenue

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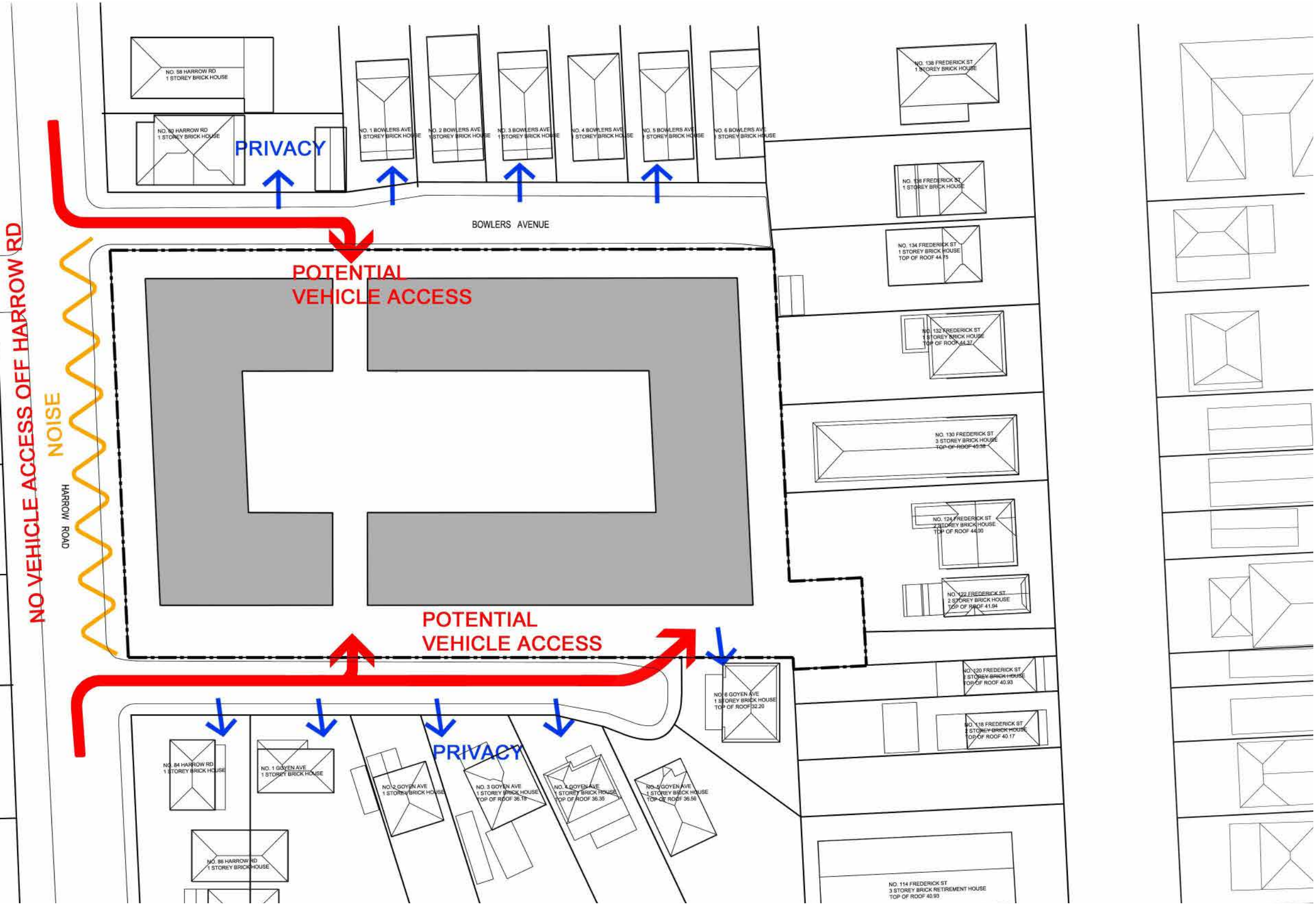
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Site Constraints:

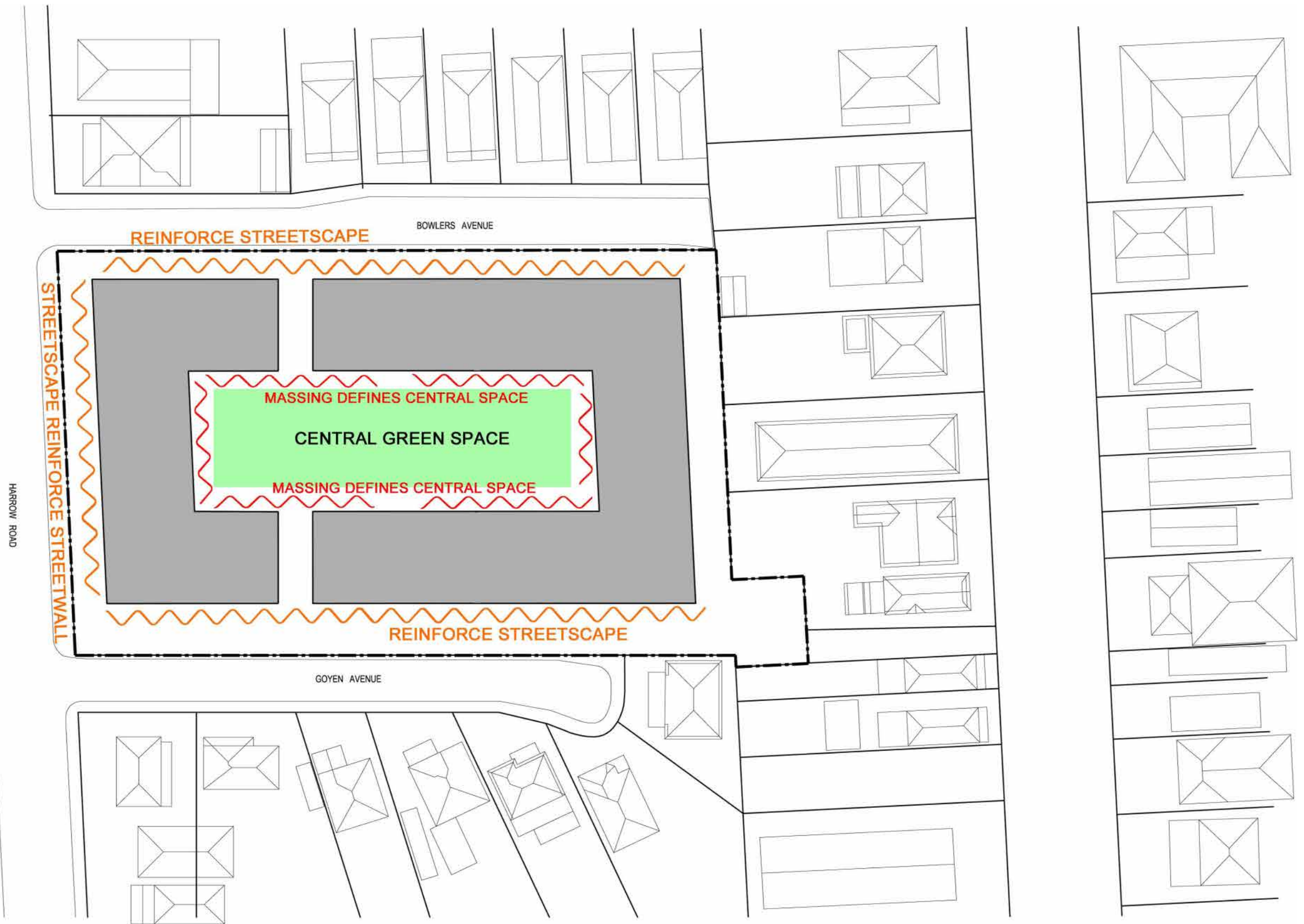
This analysis identifies site impacts including noise from Harrow road, privacy and potential overshadowing issues relating to adjoining properties and potential for vehicle and pedestrian access. This has determined the location and massing of buildings and outdoor spaces.



SITE ANALYSIS- Constraints

Built Form:

The built form reinforces the streetscape and creates the central space which reinforces the history of the site as a bowling club as well as providing resident amenity. The massing reinforces and protects the central space.



SITE STRATEGY- Massing Principle

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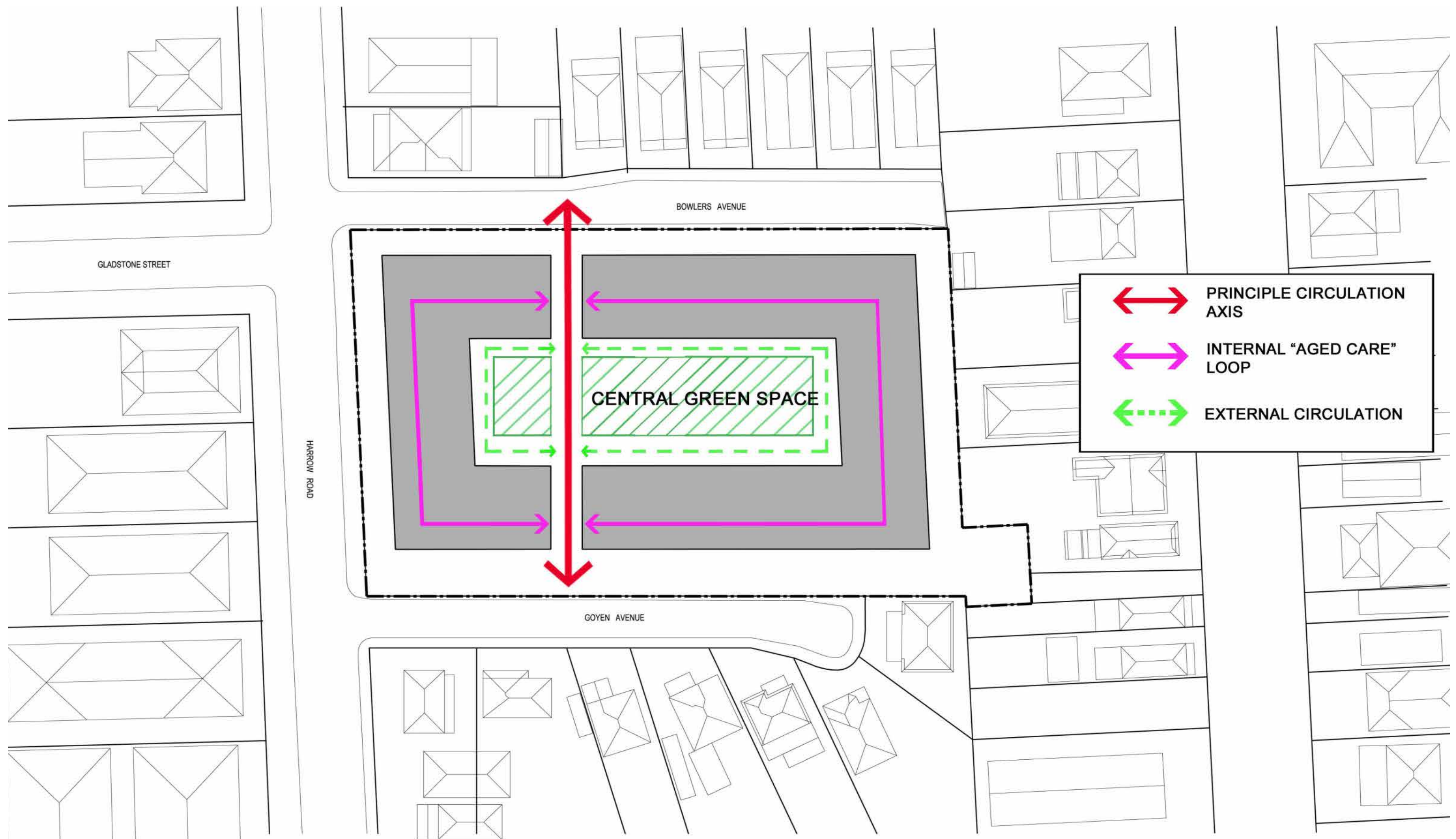
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SITE ANALYSIS- Principle Circulation

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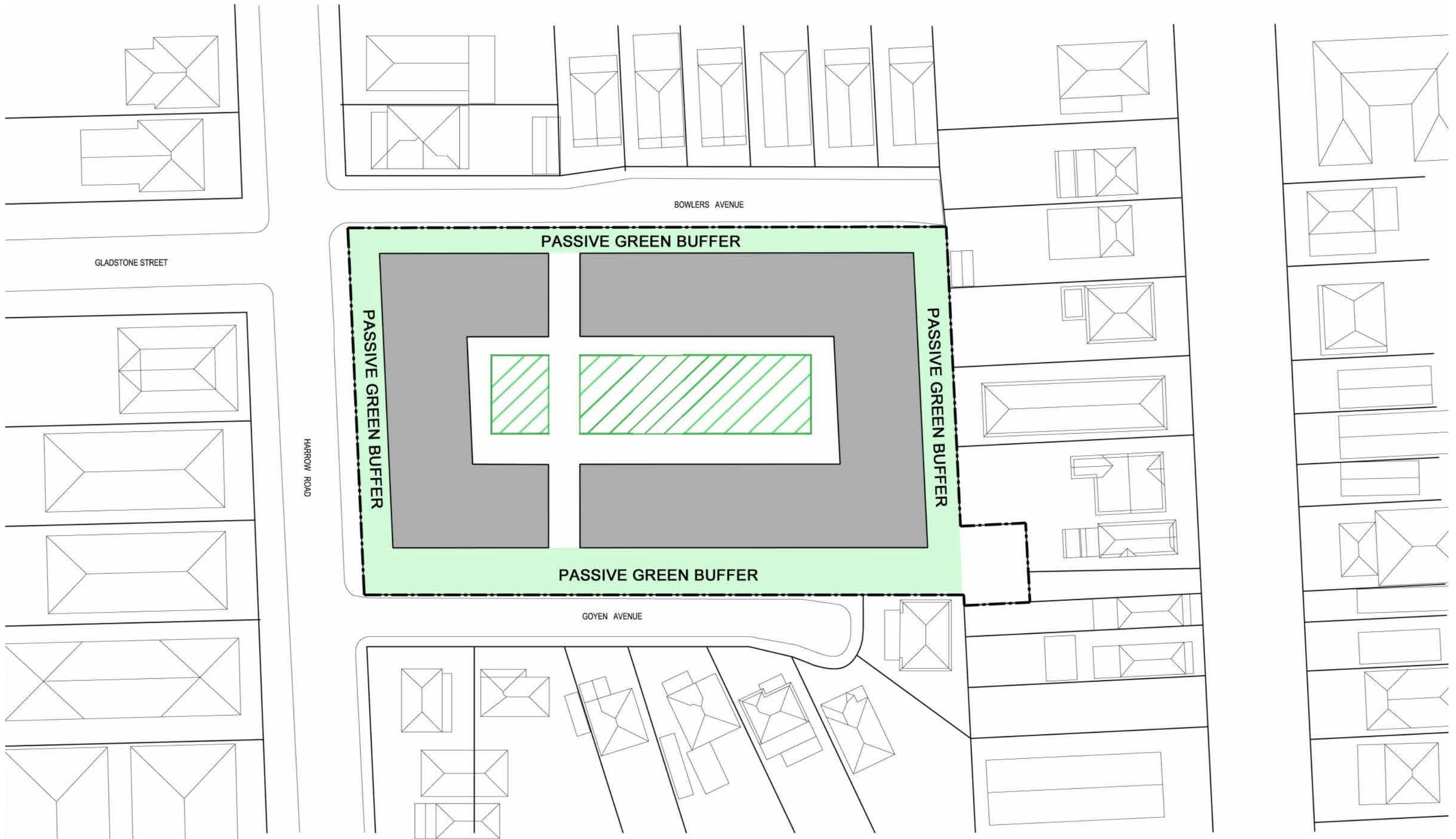
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SITE ANALYSIS- Green Strategies

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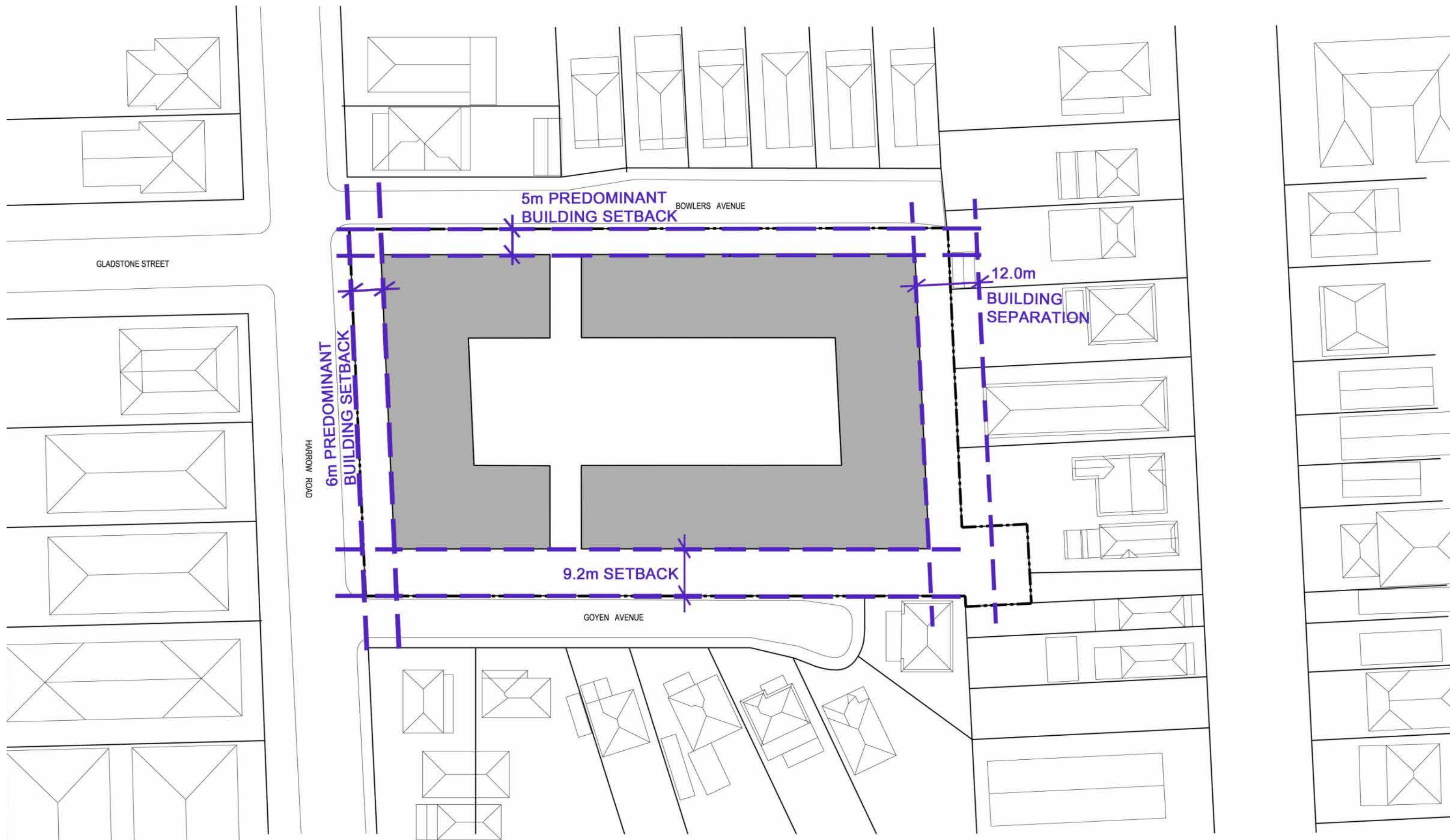
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DESIGN PRINCIPLES- Predominant Setbacks

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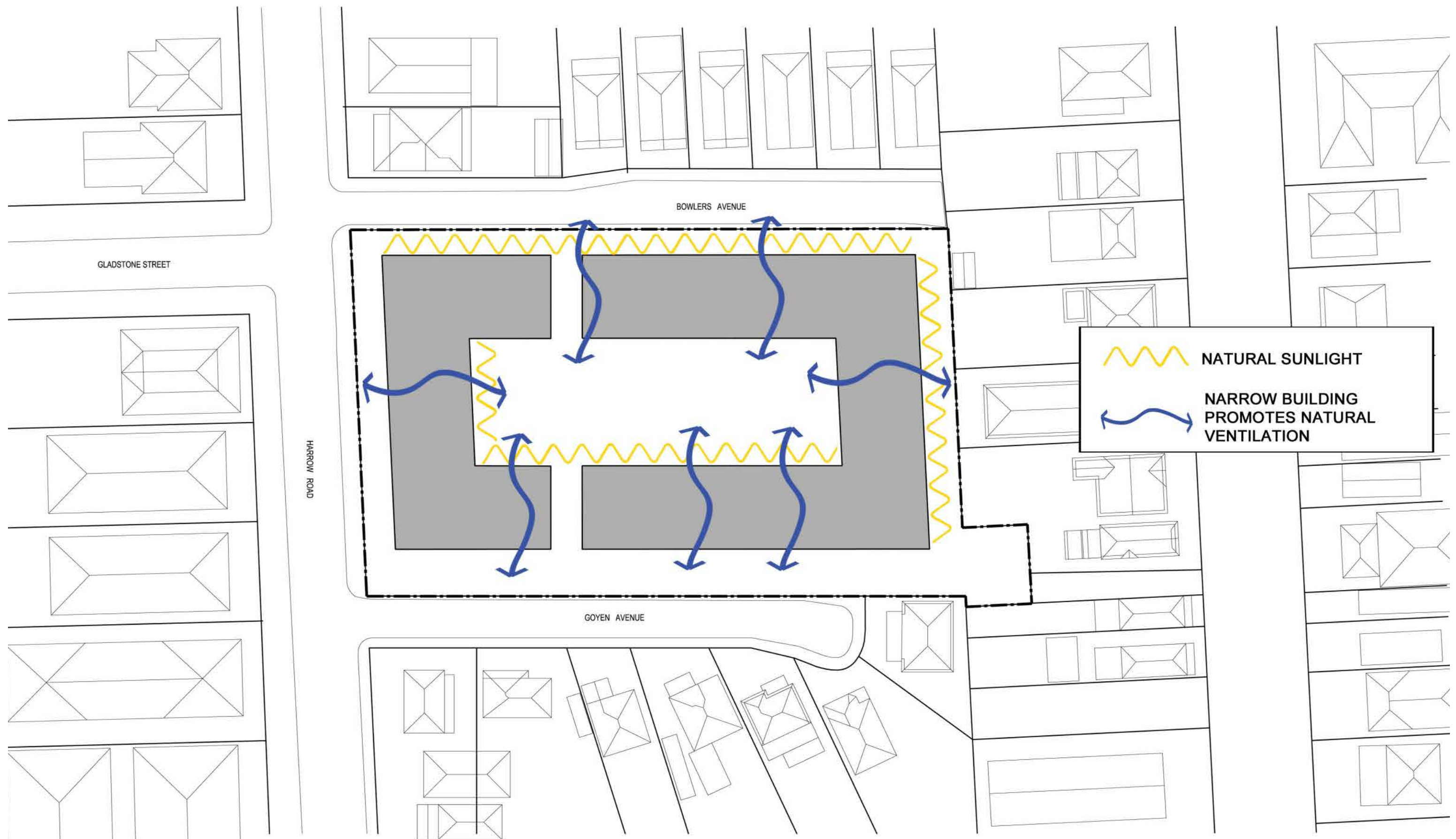
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AMENITY PRINCIPLES

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BUILDING HEIGHT MAP

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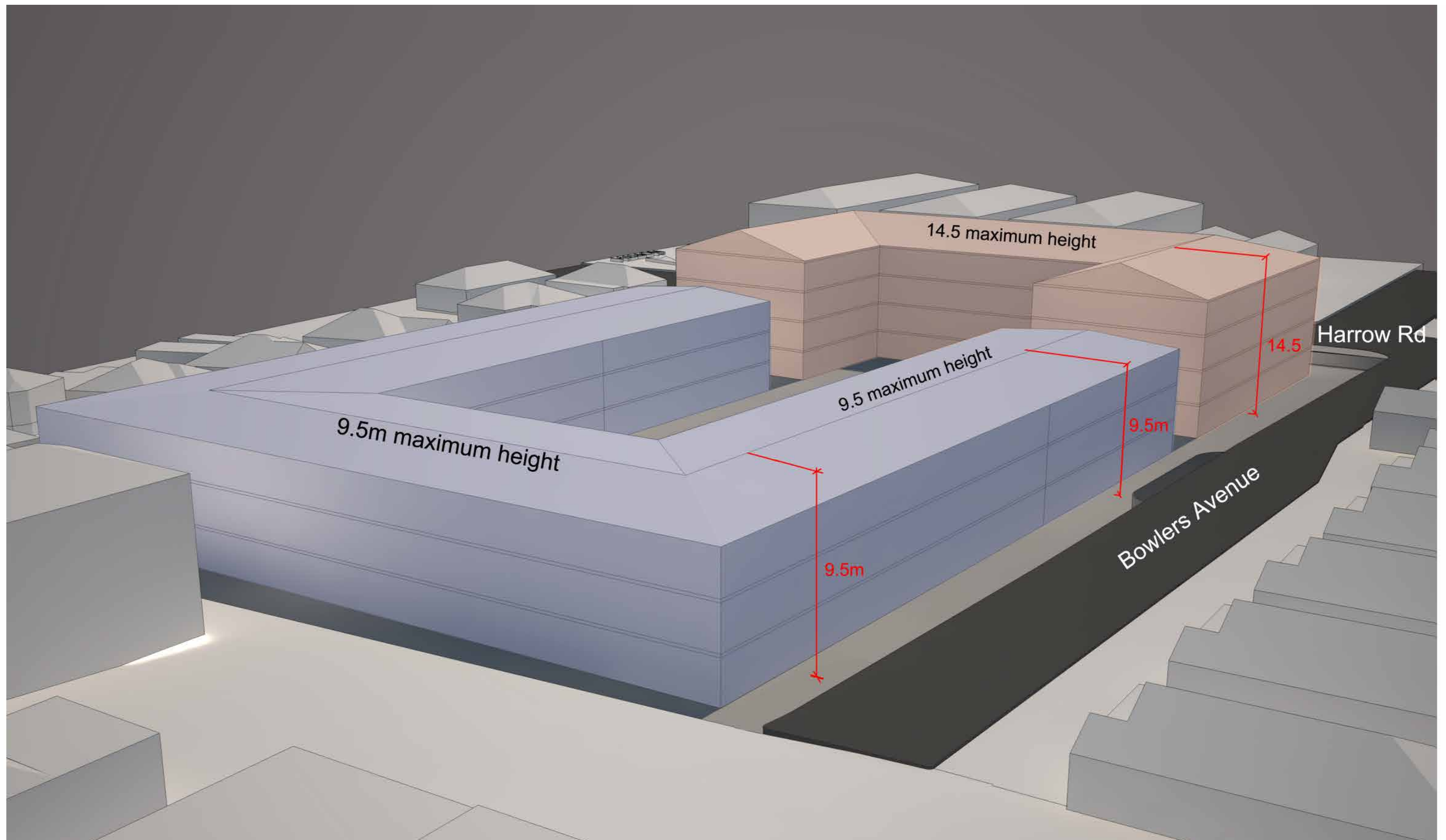
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HEIGHT DIAGRAM - North Axonometric of site & context

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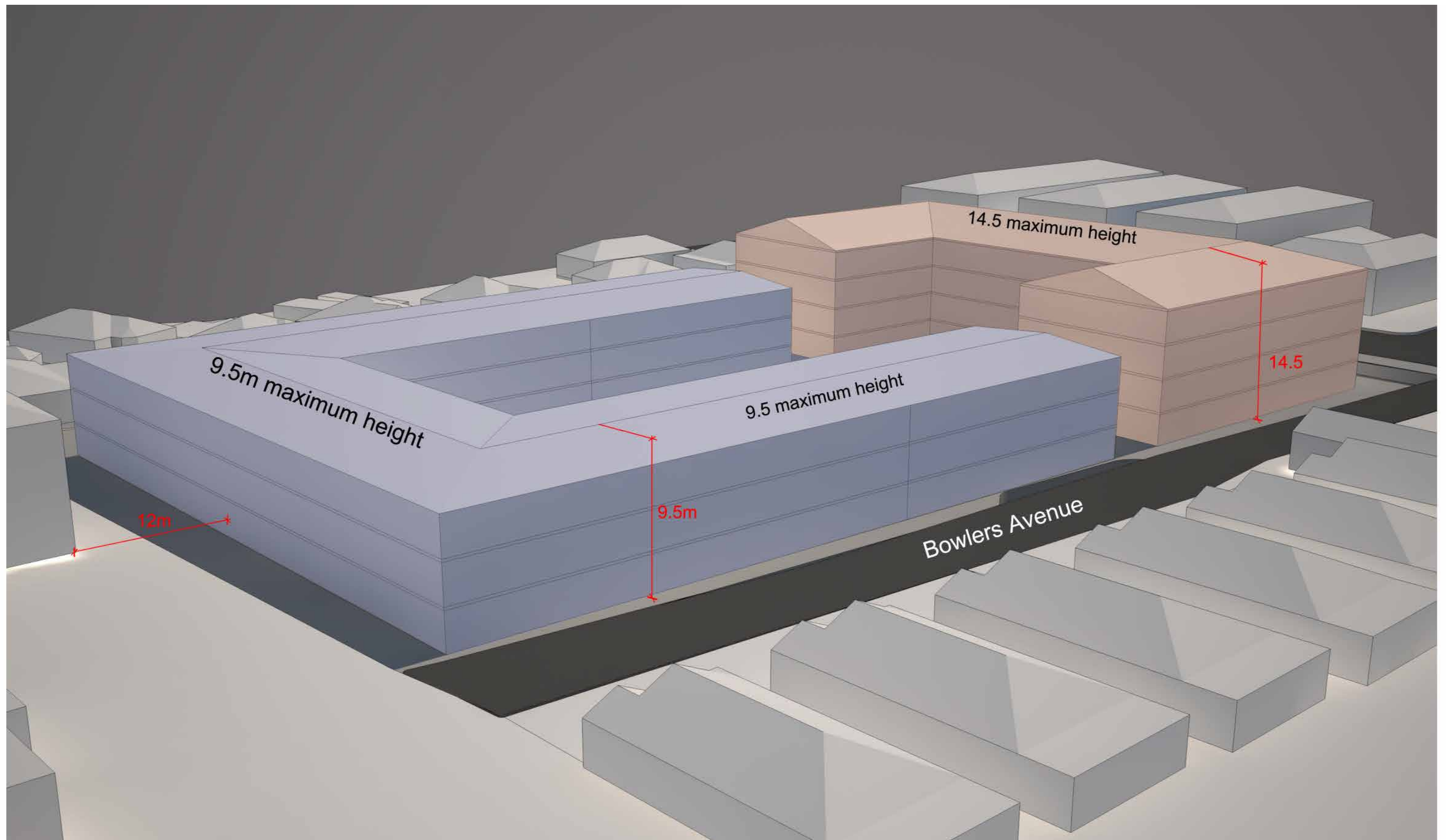
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HEIGHT DIAGRAM - North Axonometric of site & context

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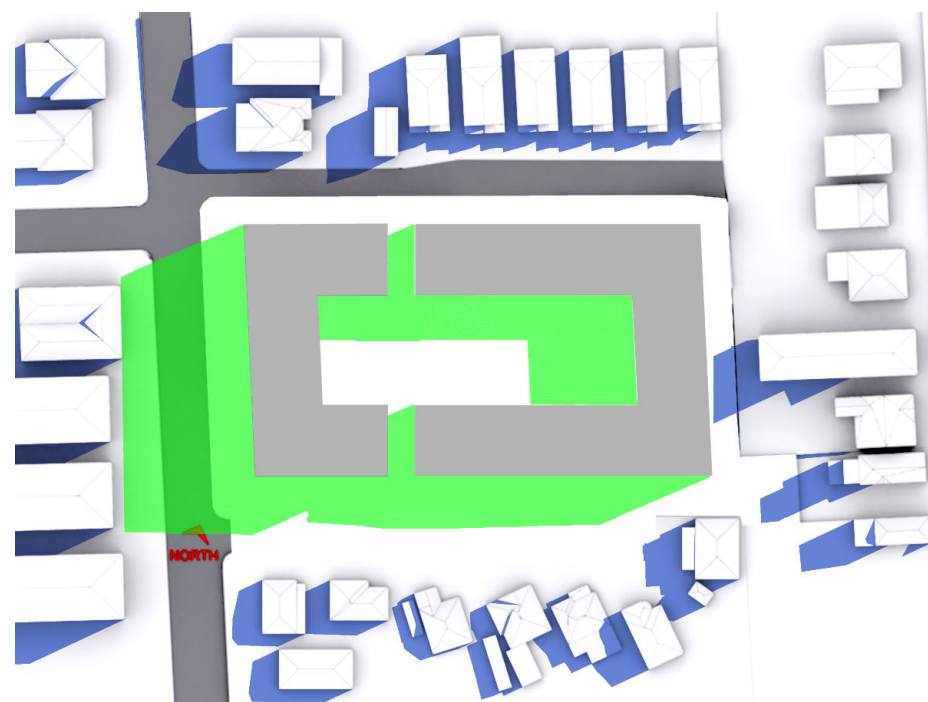
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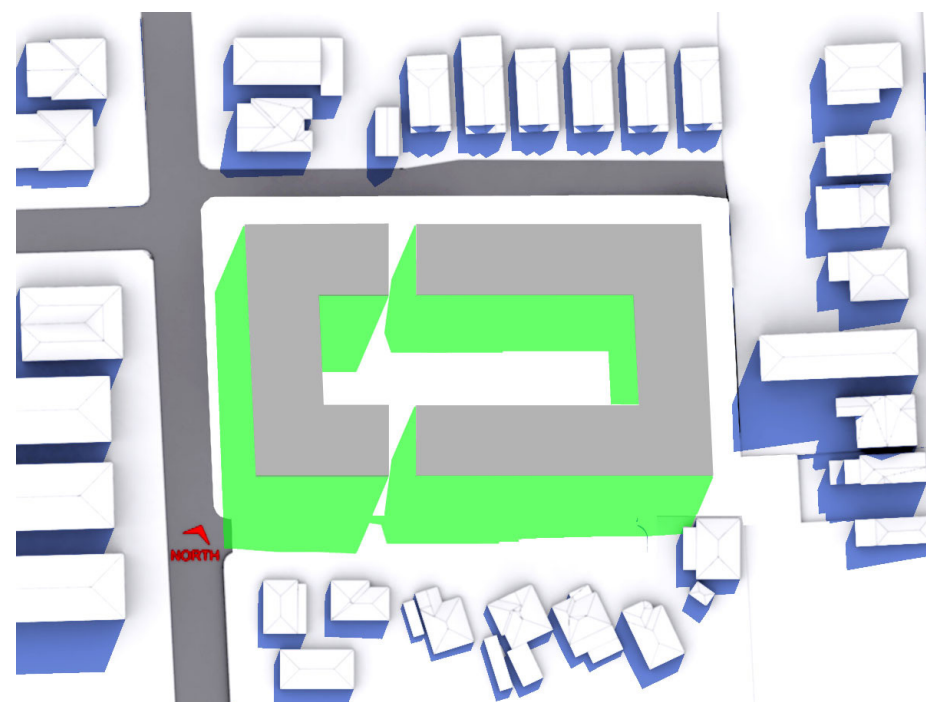
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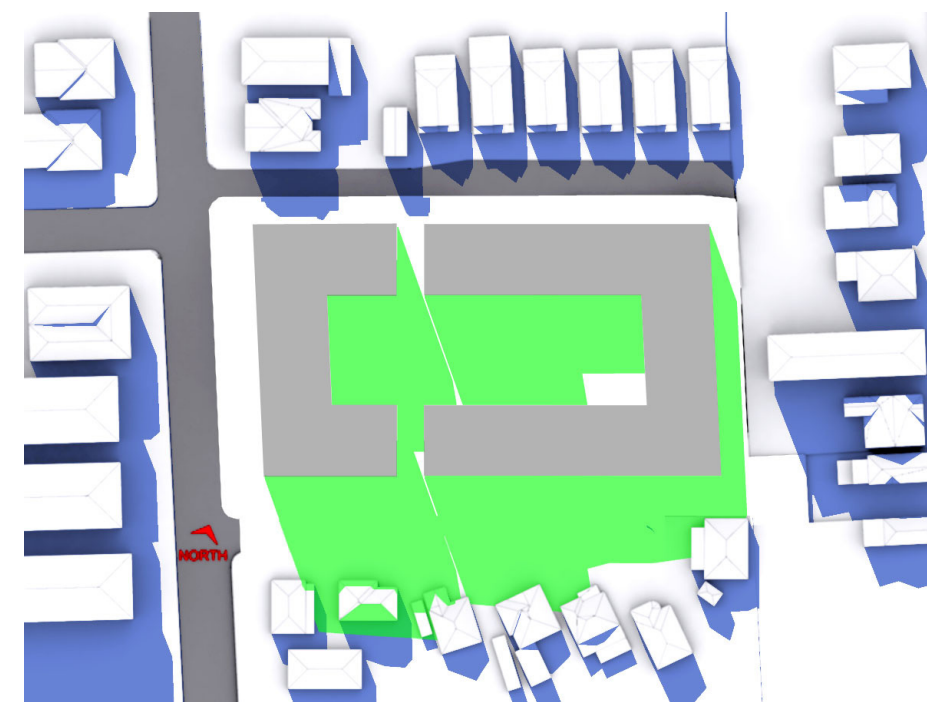
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9am



12pm



3pm



SHADOW DIAGRAMS - June 21st

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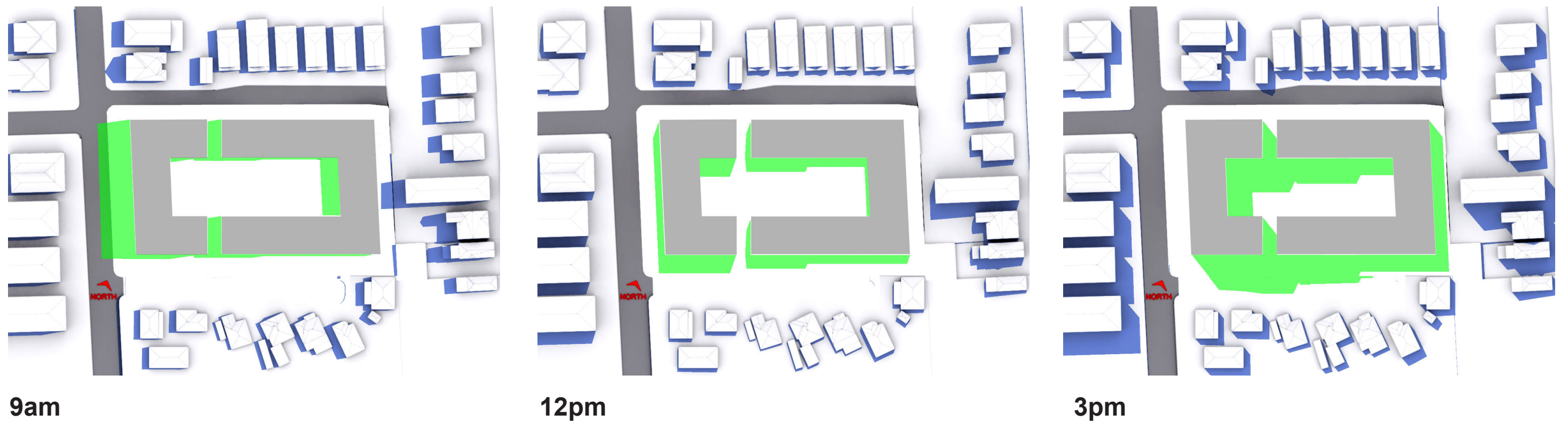
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SHADOW DIAGRAMS - March/September 21st

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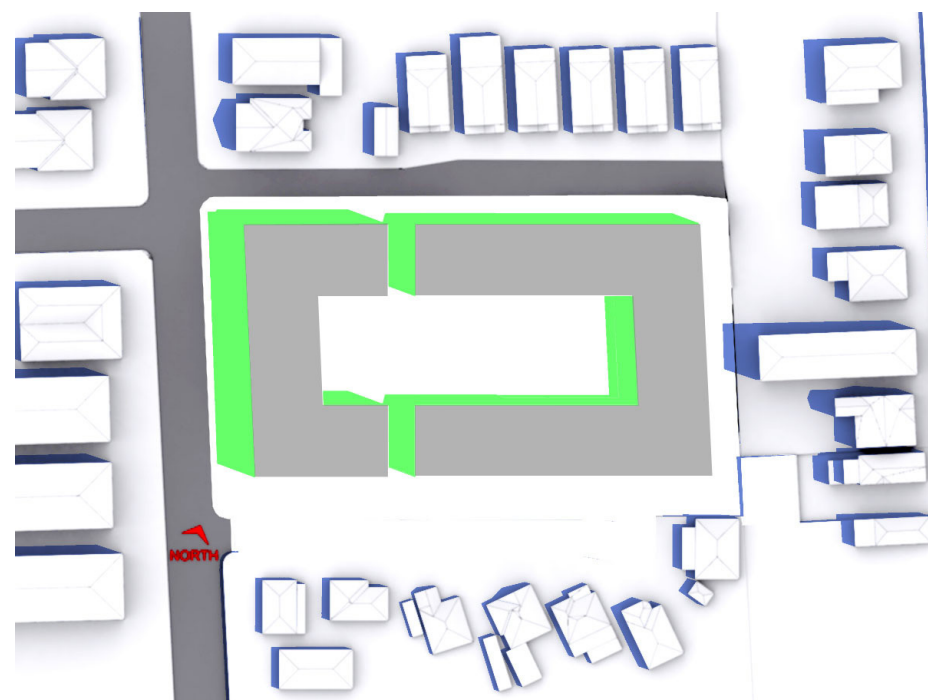
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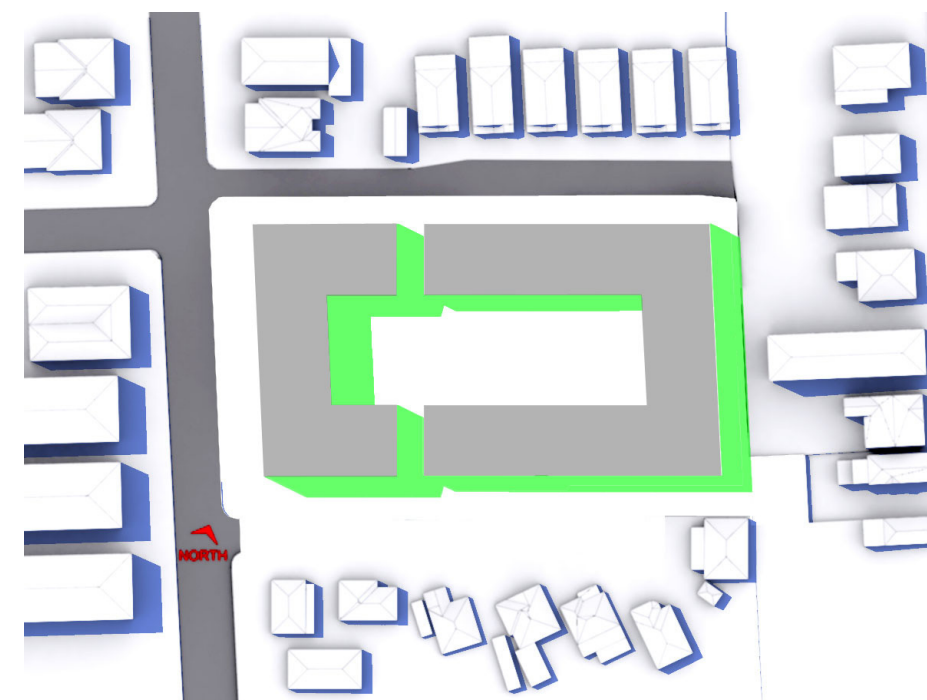
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9am



12pm



3pm



SHADOW DIAGRAMS - December 21st

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MASSING STUDY

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MASSING STUDY

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