

REGIS HURSTVILLE

CONCEPT DESIGN
REVISION 12

22 April 2022



Site Address:
53A-59A Gloucester Rd, Hurstville NSW 2220



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SITE & CONTEXT ANALYSIS

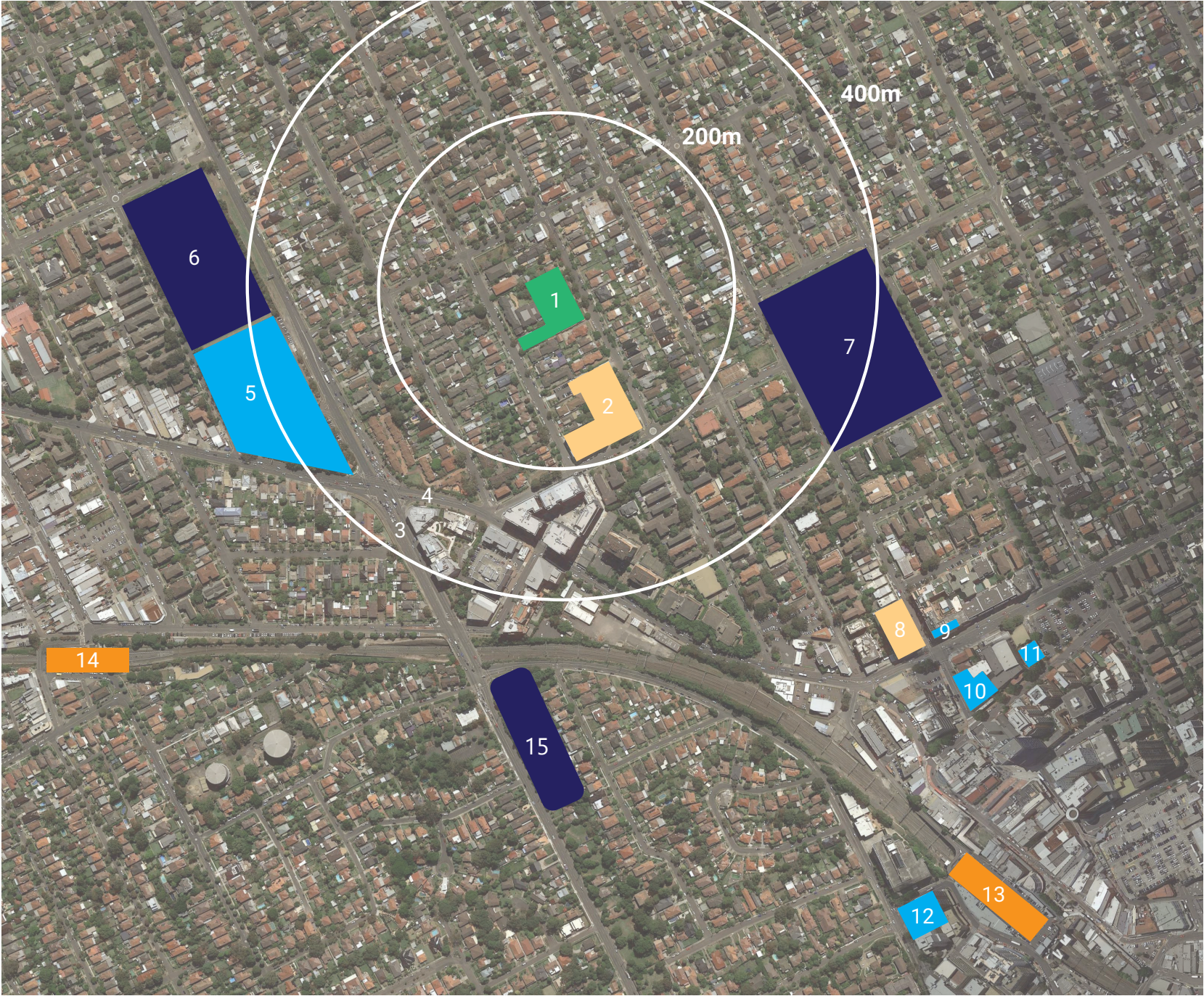
LEGEND

- | | |
|--------------------------------------|---------------------------------|
| 1. Regis Hurstville | 8. Waratah Private Hospital |
| 2. Hurstville Private Hospital | 9. Hurstville City Library |
| 3. King Georges Road (A3) | 10. Georges River Council |
| 4. Forest Road | 11. Hurstville Museum & Gallery |
| 5. Hurstville Aquatic Leisure Centre | 12. Emergency Services Centre |
| 6. Penshurst Park | 13. Hurstville Station |
| 7. Hurstville Oval | 14. Penshurst Station |
| | 15. Arrowsmith Park |

Regis Hurstville is in the Hurstville west precinct, part of Georges River Local Government Area (LGA), and is located in proximity to Hurstville CBD.









The site has two street frontages providing connections to Hurstville Station and the Town Centre to the South East along Gloucester and Millett Street. King Georges Road (A3) is half a kilometer away.

Nearby local features include the Hurstville City Library, Hurstville Museum & Gallery, Georges River Council, Hurstville Aquatic Leisure Centre, Penshurst Park, and Hurstville Oval. There are also good connections to the Emergency Services Centre to the South East and both the Hurstville Private Hospital and Waratah Private Hospital.



ACCESS & CONNECTIONS

LEGEND

-  Hurstville Station
-  Penshurst Station
-  King Georges Road (A3)
-  Forest Road
-  Dora Street
-  450 Bus Route
-  Regis Hurstville
-  Bus Stop

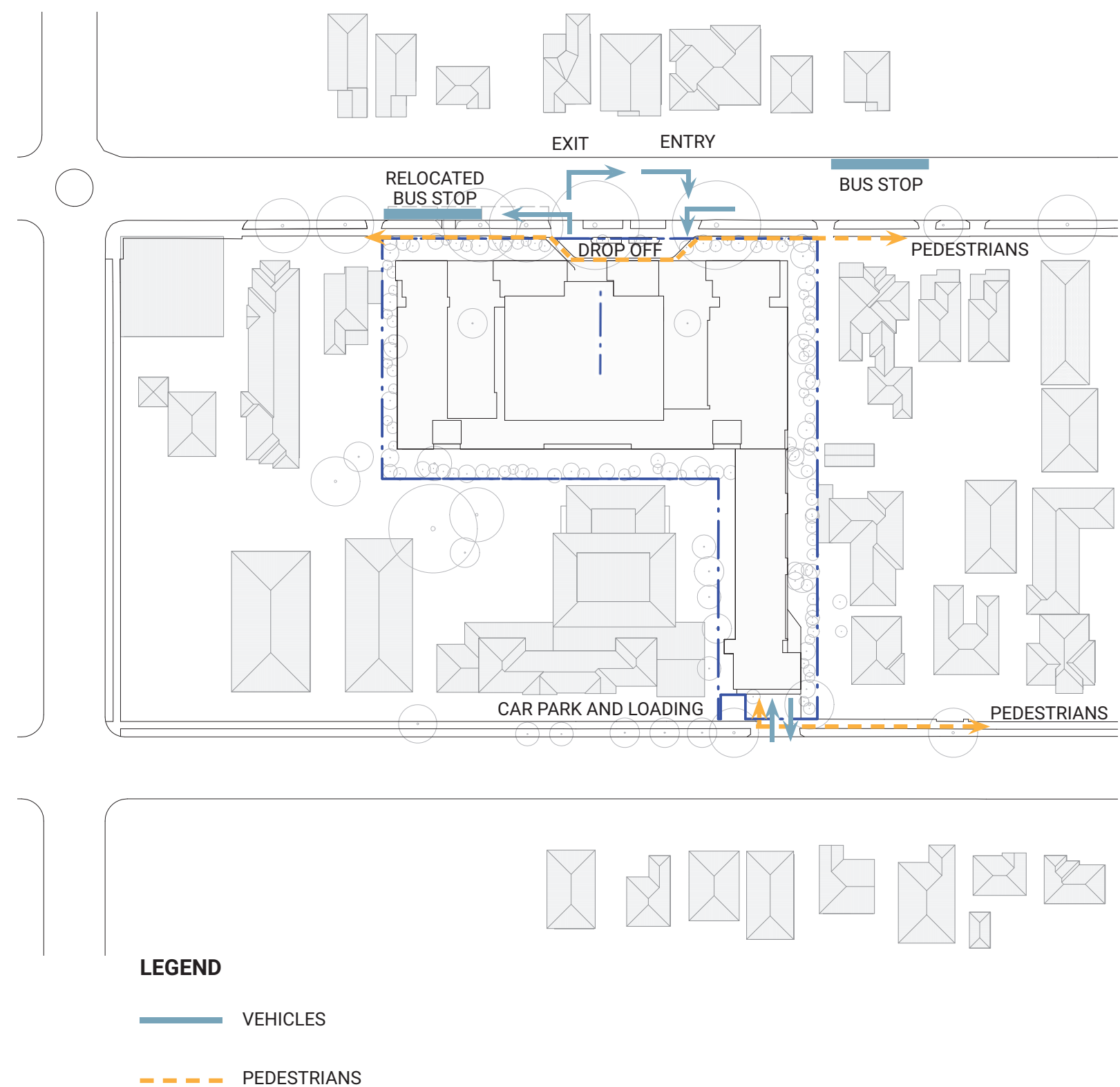
The site is connected to the public transport network with a bus stop (450) on the entry side of Gloucester Road. Additional bus routes pass close by on Forest Road.

The train stations on the Eastern Suburbs and Illawarra lines of Hurstville and Penshurst are within walking distance at around 1 Km and 1.8 Km walking distance respectively.

Good vehicular connections are afforded via the King Georges Road (A3), Queens and Forest Road, and also Dora Street.



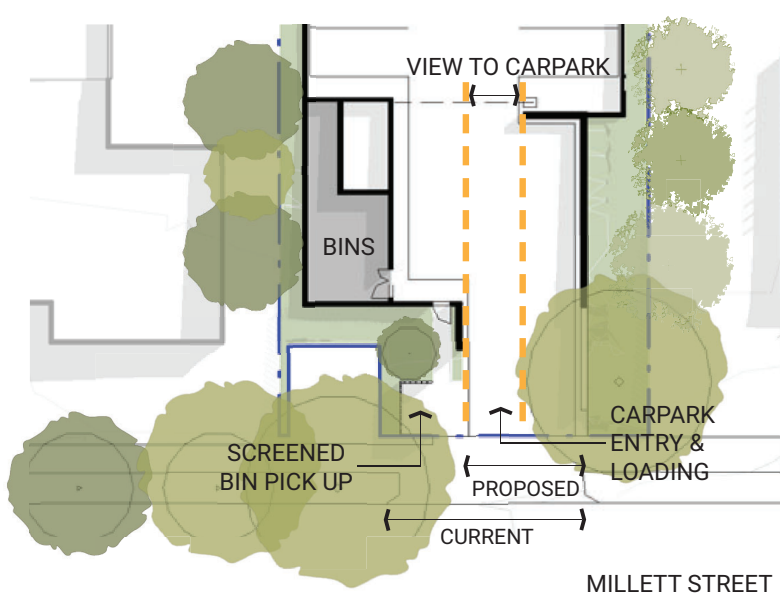
ARRIVAL & PEDESTRIAN CONNECTIONS



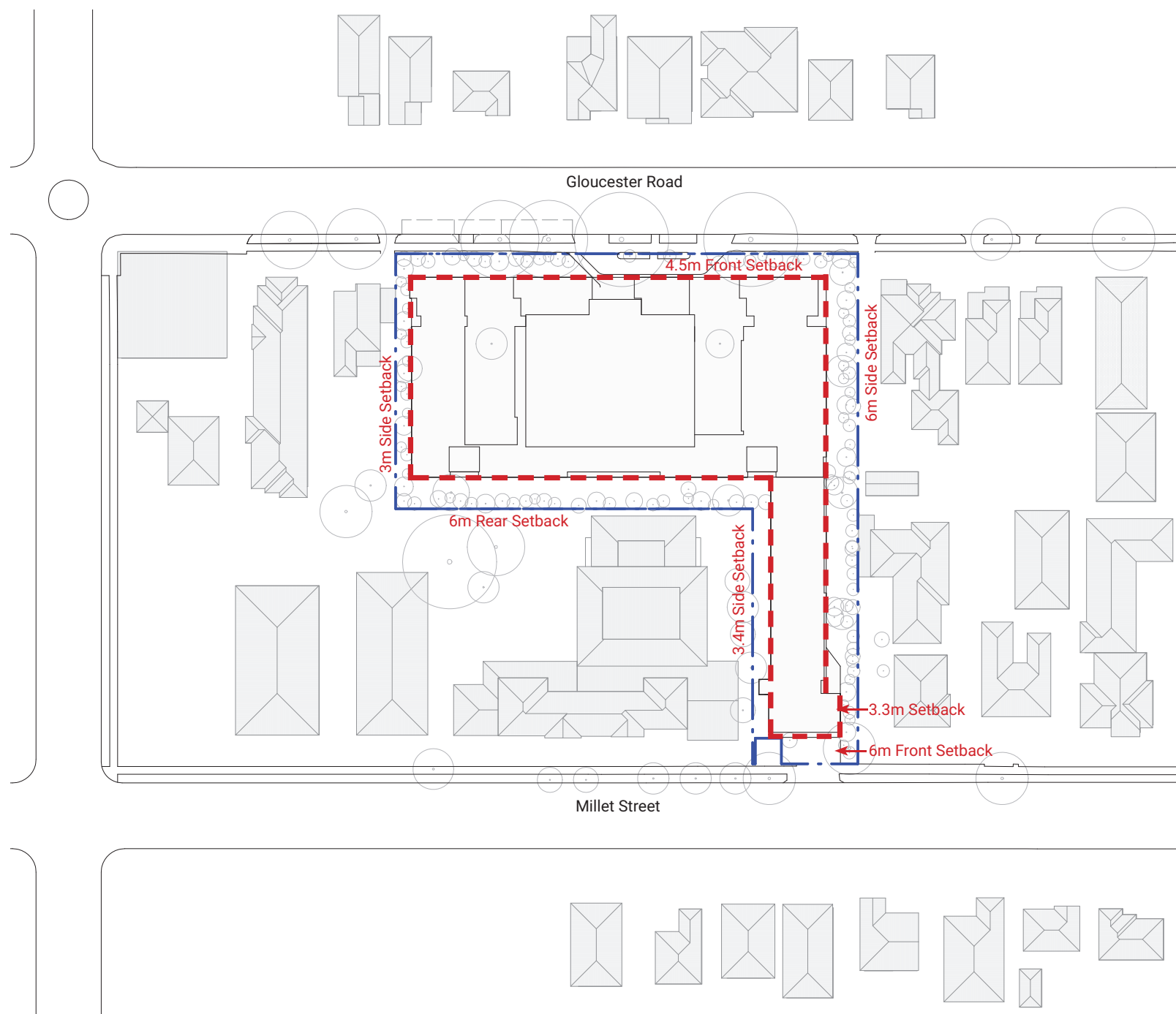
The likely direction of arrival to the site is from the south-east whether it is by car, pedestrian or public transport.

The main entrance is on the Gloucester Road side. This larger frontage has space for a porte cochere for drop off and pick up. Footpaths in both directions connect to the bus stops on either side of the road to access the public transport network. Staff arriving by walking can access either side of the site.

The Millett street end is intended to be a staff and service entrance with all private / staff cars, servicing, delivery and waste accessed from this side. The current crossover is intended to be narrowed, bin stores and services concealed and height of entry reduced, to assist the presence of the street.



SITE, SETBACKS & BUILDING SEPARATION



SITE

The site is an irregular shape with a narrow frontage to Millett Street and an 88 m frontage to the north east on Gloucester Road. The total site area is around 5,266 m². There is a fall across the site from the north east to the south west of around 5 m. The current context is a mix of Residential, Multi-Residential and some Commercial uses. The current site use is an Aged Care Facility operated by Regis Aged Care.

SITE SETBACKS & SEPARATION

The Setbacks are defined by the Council DCP.

Front Setback: 4.5m (balcony can project up to 1m)

Side Setback: 3 - 6m

Rear Setback: 6m

Secondary Street: 6m

Proposed Setbacks for the development are within and extended further than the DCP requirements to provide an appropriate response to context.

Gloucester Road Setback: 4.5m screening and balconies.

Gloucester Road Side Setback: 3m to north screening and balconies. 6m to south-east

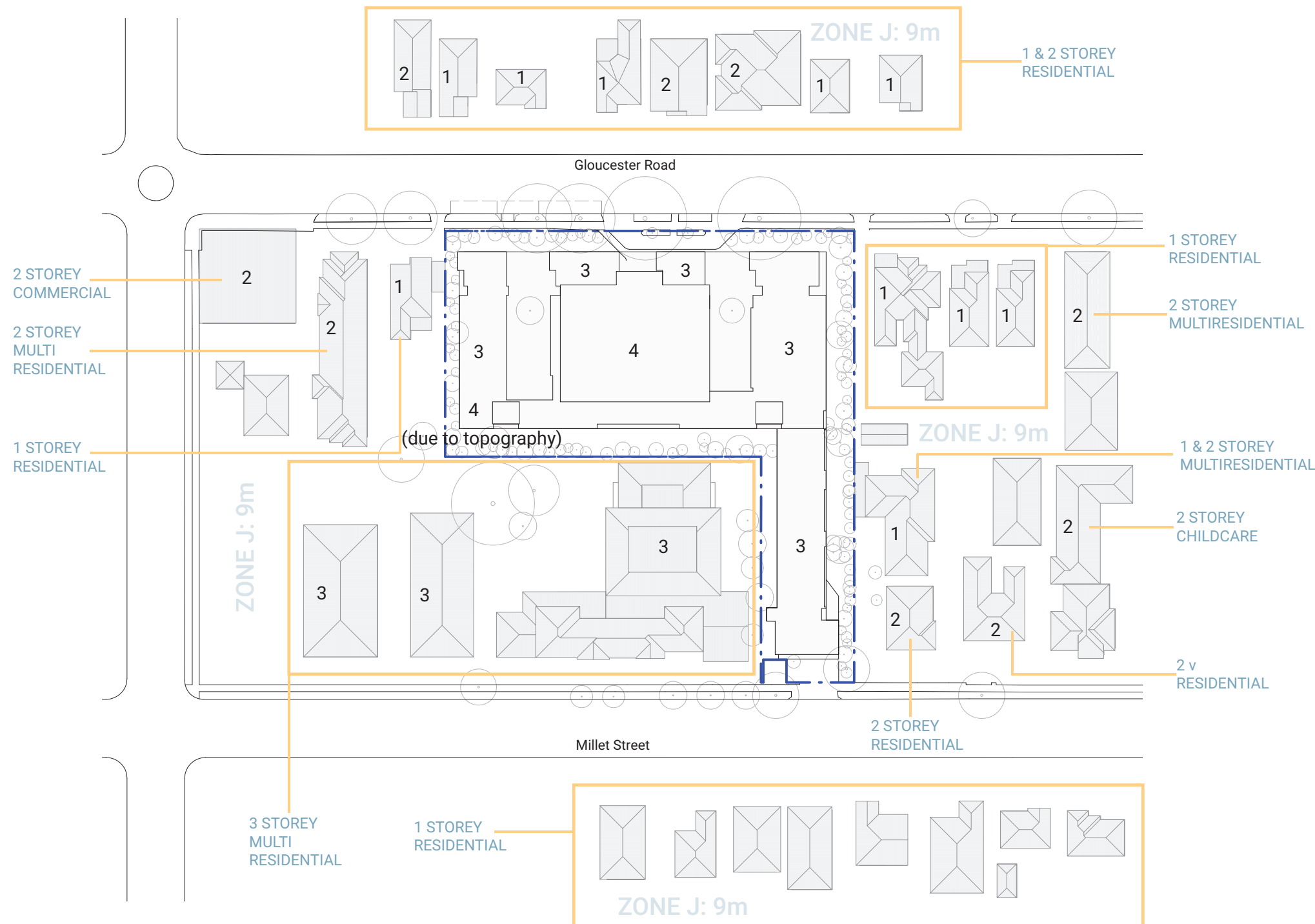
Rear Setback: 6m screening and balconies.

Millett Street Setback: 6 m screening and balconies.

Millett Street Side Setback: 3.3m to south-east.

Further dimensional information on setbacks are provided on the Proposed Plans. Higher levels have been pushed into the site. Voids, recesses, and deep soil plant zones are proposed to the edges of the site to break façade lengths and provide relief. Considered articulation of the building form combined with careful allocation of the buildings programme and function provides privacy and amenity to the proposed building, and the neighbouring context.

LAND-USE & BUILDING HEIGHT



LEGEND

1, 2, 3, 4 : HEIGHT IN STOREYS

The site is zoned as R2 Residential which accommodates the Residential Aged Care use currently on the site and proposed.

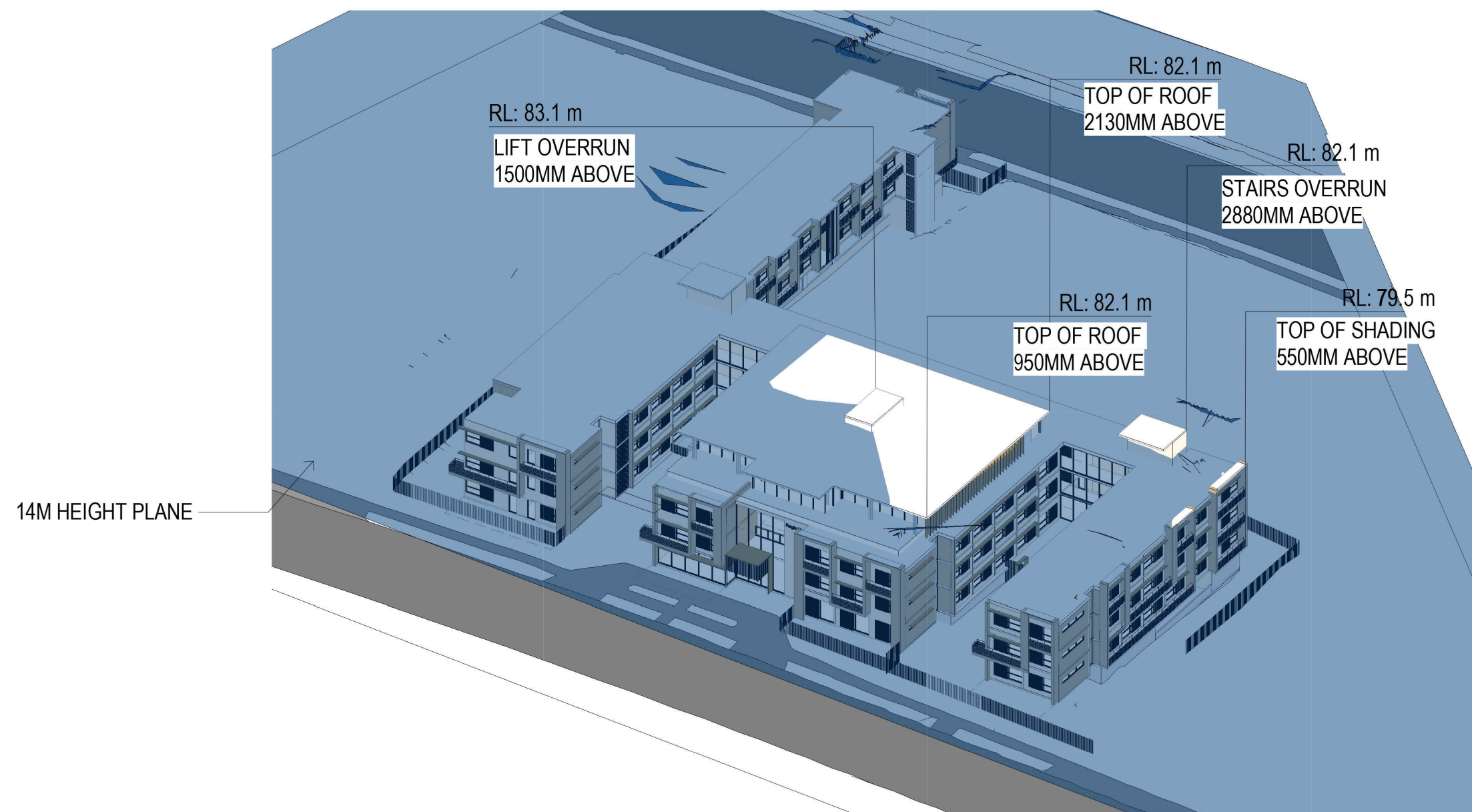
The surrounding context is largely residential and multi-residential with varying heights. The zone in the Hurstville LEP is Zone J: 9m building height.

The proposed development features a mix of building heights and considered articulation to reduce the perceived size of the proposal. Portions of the proposal exceeding 9m are minimised and located away from the street and boundaries. Overall heights are as follows, and additional information on heights is indicated on the Proposed Elevations.

Maximum building height from a measurable existing ground level is near the western boundary, at a escape stair where the sloping nature of the site at the back corner increases the height to 16.9m. All higher portions of the building are located back from the street and boundaries to minimise the effect of overshadowing to neighbouring properties.

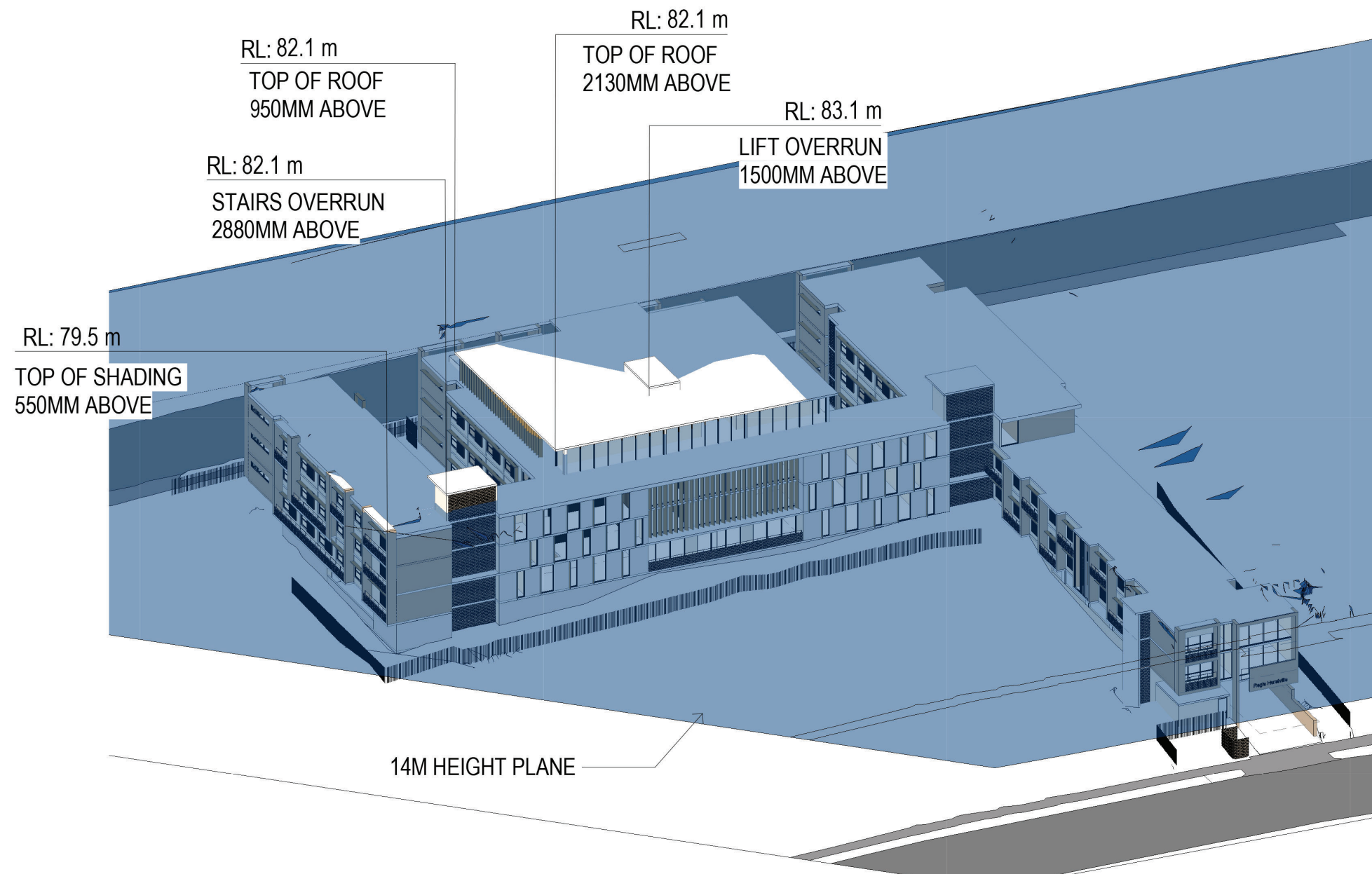
- The Gloucester Road Elevation is 3 storeys typically with a portion of the top floor and façade articulation extending above 9m. A central 4 storey portion has been recessed from the street.
- The North West Elevation is 3 storeys to the Gloucester Street end, then falls away to the rear of the site resulting in 4 storeys as the basement is revealed in the western corner. The 4th storey has been positioned in the centre of the building setback from all sides.
- The Millett Street Elevation is 3 storeys (slightly over 9m).
- The height (due to the topography) is carefully studied in later sun studies to confirm that overshadowing complies with DCP requirements. Careful articulation of this short façade has been provided to break up the form and reduce the impact of the basement parking.
- The South Eastern Elevation is 3 storeys and setback 6m from the boundary to provide a sympathetic scale to the current residential context.

14M HEIGHT PLANE DIAGRAM



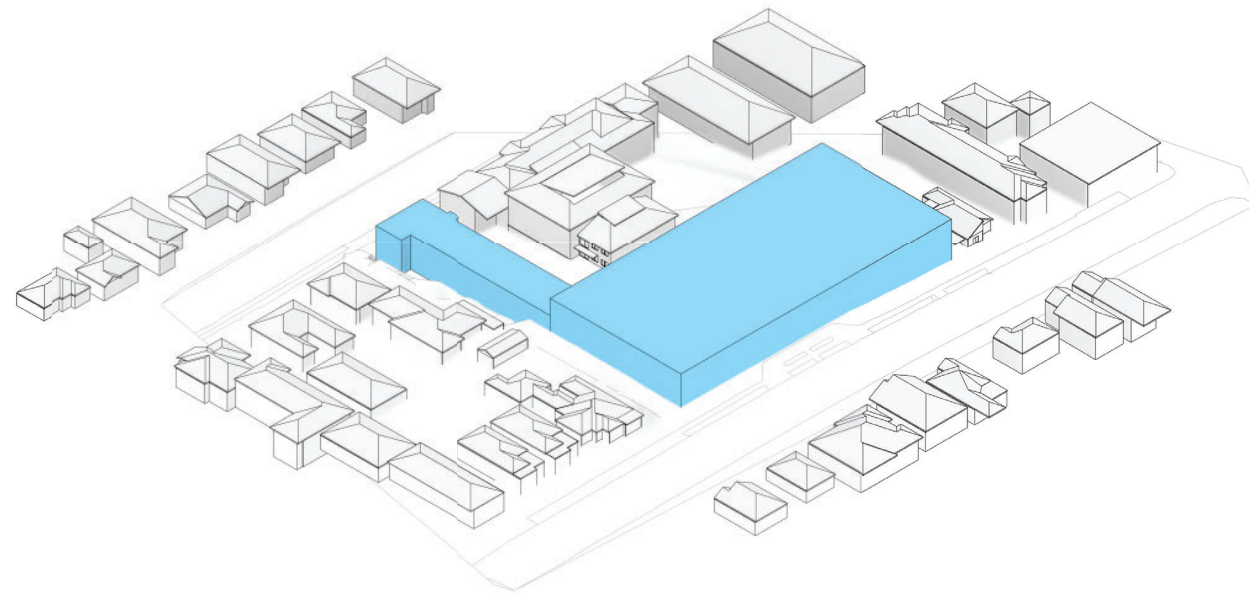
VIEW FROM GLOUCESTER STREET

14M HEIGHT PLANE DIAGRAM



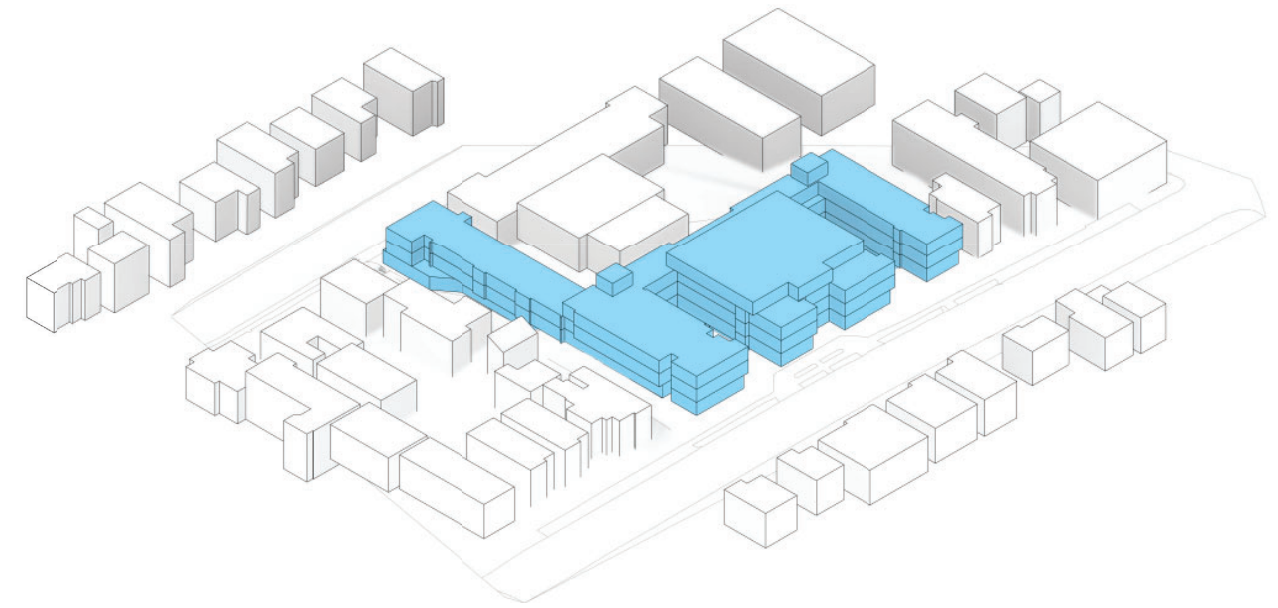
VIEW FROM MILLET STREET

BUILDING FORM



INDICATIVE COMPLIANT SCHEME WITH COMPLYING MAXIMUM BUILDING HEIGHT

The site with a 9m high mass complying to the 9m height limit. The Mass is also shown at compliant setback distances. The surrounding existing context is shown modelled with heights to the immediate context located based on survey information.



PROPOSED MASSING WITH SURROUNDING MAXIMUM BUILDING HEIGHT

Site with the proposed building massing indicating the intended articulation. The surrounding context is shown extended to 9m in height to illustrate an appropriate comparison of scale. The proposed scheme addresses the scale of the surrounding context through separation of the building's overall mass into smaller buildings. The long southern eastern portion has been broken into a series of articulated elements with recesses to respond to the residential context.

BUILDING PROGRAMME

LEVEL 1 (TYPICAL)

LEGEND

- Entry
- Communal Areas
- Back of House
- Bedrooms
- Circulation

A sympathetic arrangement of space across the site is proposed to provide privacy to the residents on the site as well as the neighbouring lots.

The main entry is located centrally which then flows through to communal areas flanked by Courtyards.

Bedrooms are primarily located along the north-eastern, north-western and south-western sides.








Communal areas are largely internally focused for shelter and privacy.

All levels provide for sheltered external spaces and a variety of orientations to allow for seasonal flexibility and inhabitation.

BUILDING ADDRESS

LEVEL 1 (TYPICAL)

LEGEND

- | | | |
|---|--|--|
|  | Entry | bedrooms overlooking deep soil plant zones or street |
|  | Communal Areas | |
|  | Back of House | |
|  | Bedrooms | |
|  | Circulation | |
|  | Primary | |
|  | Secondary | |
| 1. | North east facing entry and communal space | |
| 2. | North facing bedrooms | |
| 3. | Communal zones facing deep soil plant zones | |
| 4. | South west facing | |
| 5. | South east and north west facing bedrooms screened for privacy | |
| 6. | South east facing corridor areas and screened for privacy | |

The main building address from the entry is located on the centre of the frontage on Gloucester Road.

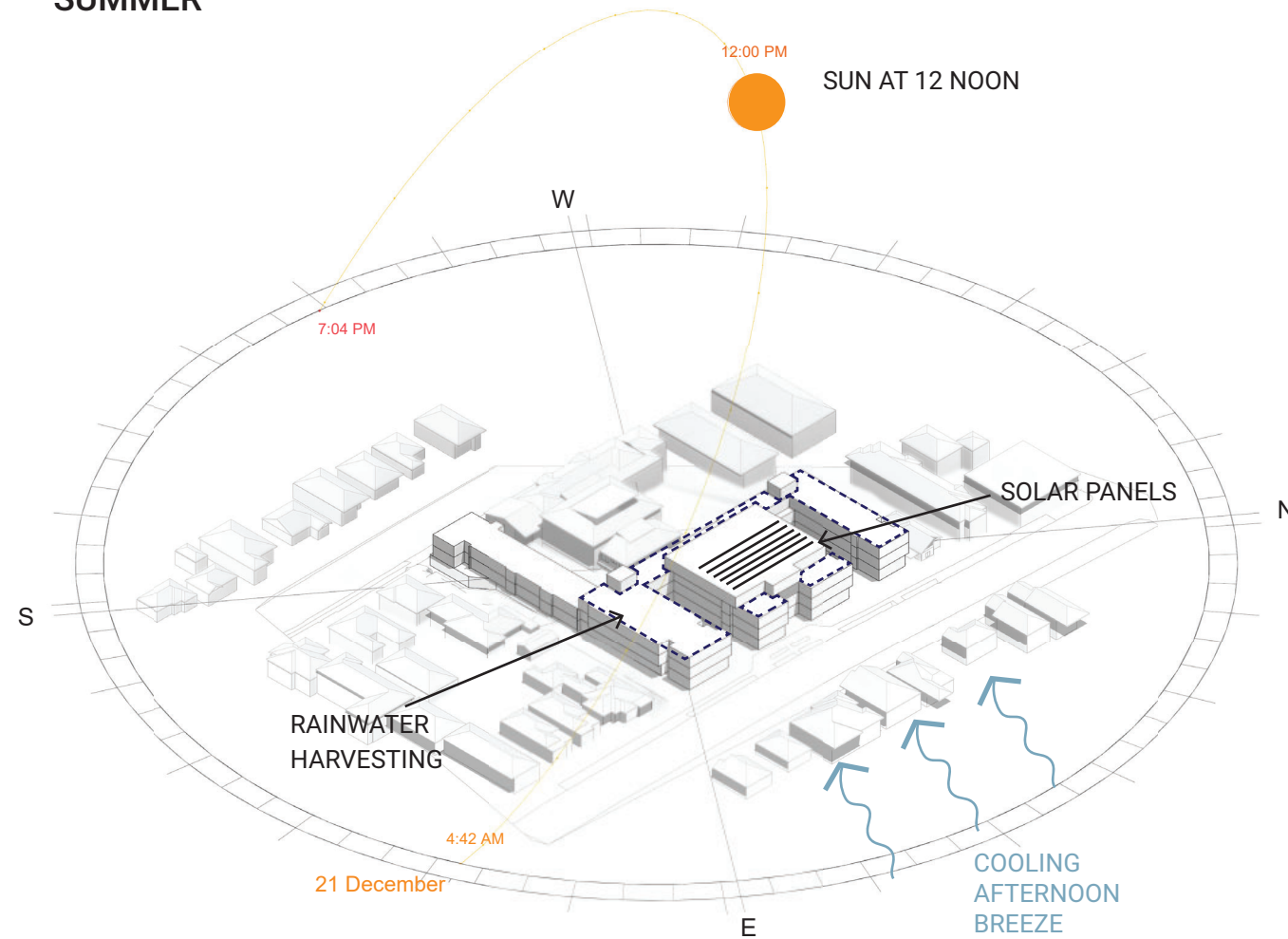
Connections from the main communal areas are focused towards internal courtyards and smaller communal areas and typically located towards deep soil plant zones.

Where facing neighbouring lots the bedrooms are custom screened to provide privacy for both the neighbours and the residents on site.

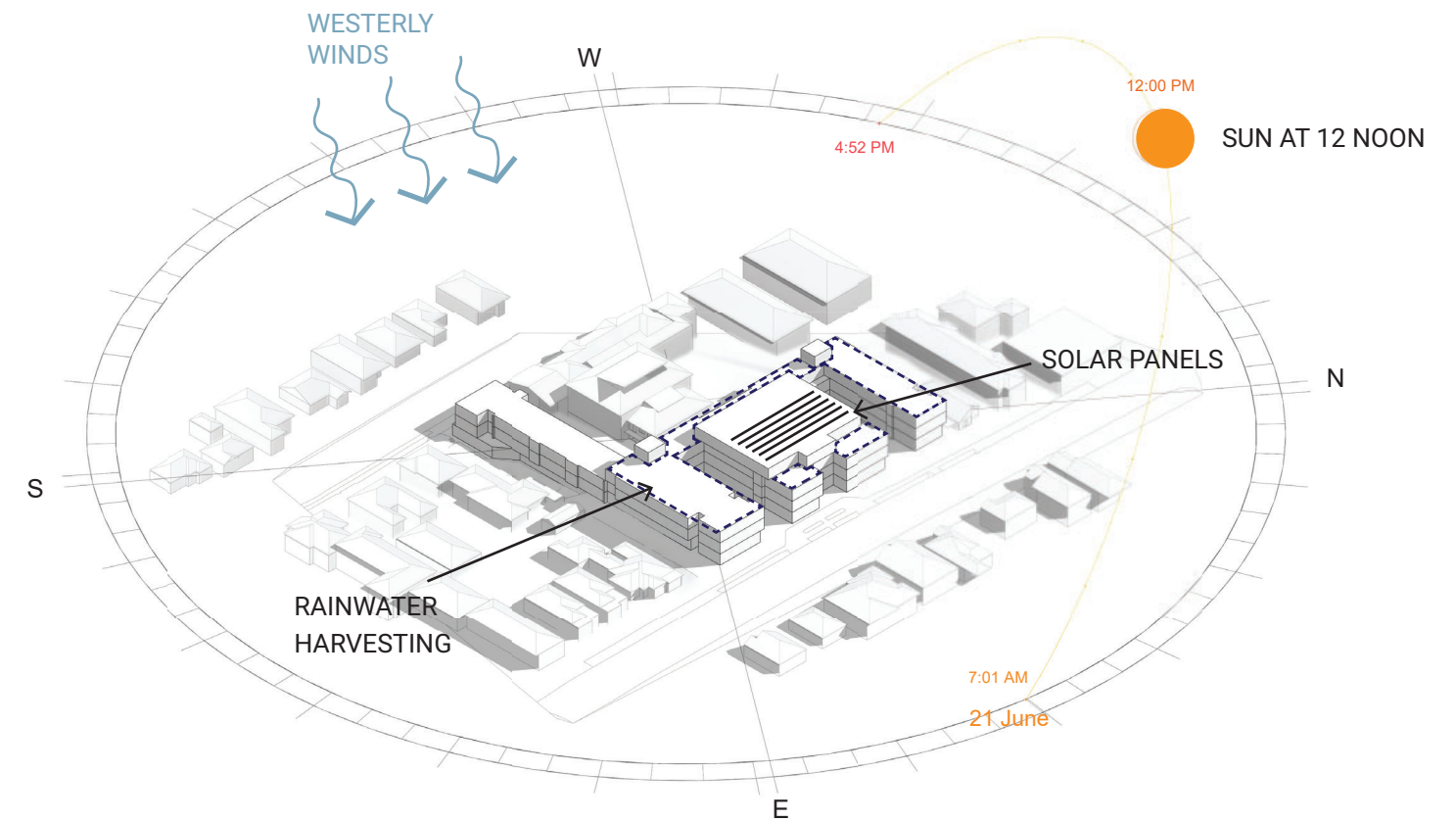
Local views are afforded to the street and the landscaped areas on the lower levels and long distance views towards Georges River will be possible from the upper levels.

CLIMATE

SUMMER



WINTER



The Hurstville climate is temperate with a mean lowest temperature of 6° in July and a mean maximum of 28° in January. Rainfall is consistent across the year. The winter brings cooler western breeze particularly in the afternoon and cooling summer breeze is from the east.

The proposal is designed to accommodate the light as well as shelter in a variety of spaces both internal and external across the site.

SUSTAINABILITY

Sustainable initiatives (both passive and active) are key design criteria to achieve both a healthy home, as well as a profitable development.

The proposal features an array of sustainable initiatives:

- Rainwater harvesting on the roof to provide water for landscape irrigation and toilet flushing
- Solar Power collected from the north facing roofs
- Efficient services and fixtures
- Water saving devices
- Thermal Insulation and sealing
- Recycling collected throughout the facility

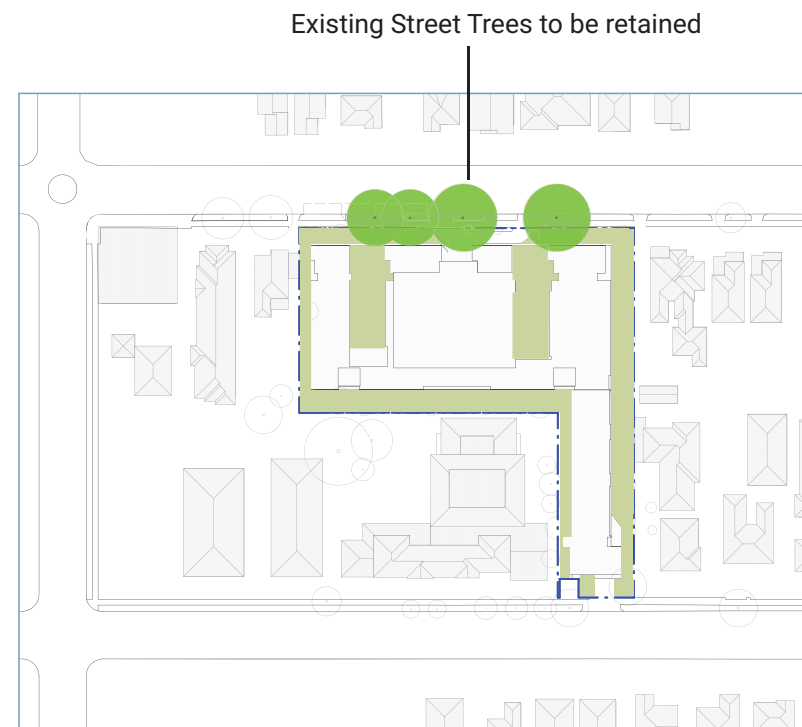
Materials selected for the project will include:

- low embodied energy materials
- local materials where possible
- recycled materials where possible
- safe material selections e.g. low VOC and formaldehyde

Passive design solutions provided through a considered architecture include:

- good solar access to the bedrooms and living spaces, and where not possible soft southern light will be available
- thermal mass to heat in winter and cool in summer
- solar shading devices where appropriate
- the opportunity for natural ventilation and a variety of carefully designed external spaces to suit the seasons
- access to significant external landscaped areas

LANDSCAPE



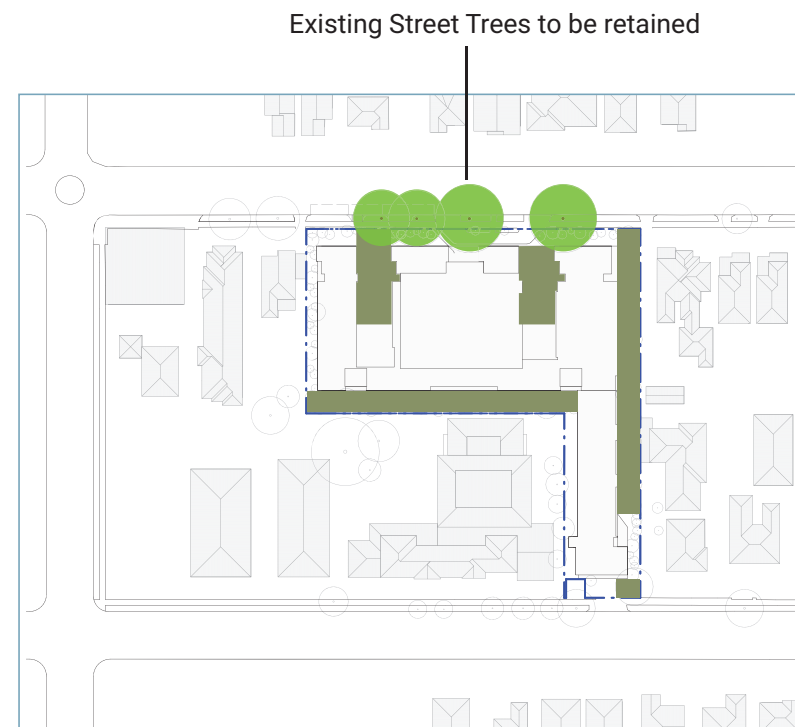
LANDSCAPE & OPEN SPACE

The proposal is arranged to allow for a high amount of accessible landscaping viewed and occupied across multiple levels that can be accessed at different times of the day and in different seasons. The current street trees are to be maintained.

Total Landscaping Area: 1,500 m²

Percentage of site area required: 20%

Percentage of site area proposed: 28.5%



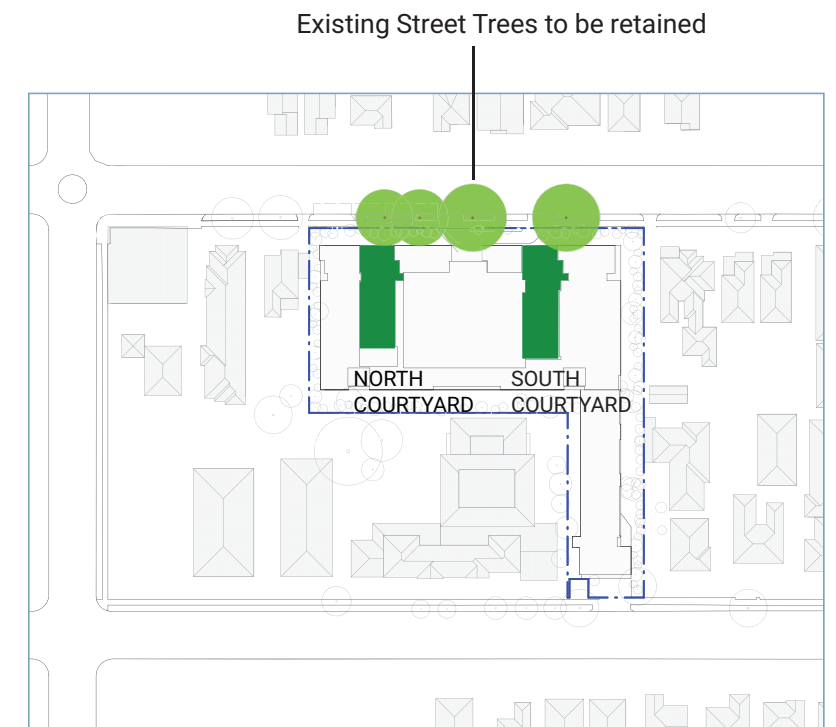
DEEP SOIL ZONES (MINIMUM 6M WIDE)

Deep Soil Zones have been provided across the site to break up the building mass and provide shading and amenity to the residents and neighbours. All deep soil zones have been provided as 6m minimum width in accordance with DCP requirements.

Total Deep Soil: 1,200m²

Percentage of site area required: 20%

Percentage of site area proposed: 22.7%



COURTYARDS

Two central courtyards have been incorporated to provide viewable and accessible outdoor landscaping, and to increase the amount of natural light penetration into the building. Both courtyards have approximately two-thirds of their area as deep planting.

Further analysis of the courtyard takes place on the following page.

COURTYARDS DESIGN

The Courtyards are a key design feature and have been designed to provide a range of solar access. It is important to note that aside from the Courtyard spaces, many external seating and gathering opportunities are provided across the site to suit a range of seasonal weather scenarios.

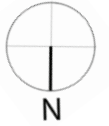
There are two key components of the courtyards:

SOLAR ACCESS

- Diagrams shown from the north aerial perspective
- Shadows are shown during equinox to best illustrate a typical/average day of the year
- Sunlight reaches the bedrooms on the north eastern facing wing of the building year round
- Sunlight reaches the living spaces facing north east and north west year round
- Southern ambient light is spread into the corridors of the building facing south east and west
- Midday Sun is mitigated with horizontal projections at floor level which also protect operable windows from inclement weather

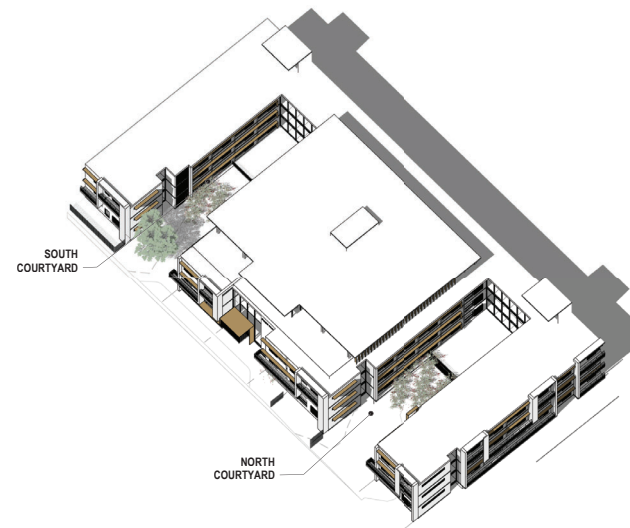
GREEN SPACE

- The internal environment is enhanced by a connection to landscape (Biophilia) via the courtyards
- Opportunities for additional shading can be provided with trees planted in the deep plant zone
- Private sheltered gardens within the courtyards can provide an opportunity for outdoor use during windy weather



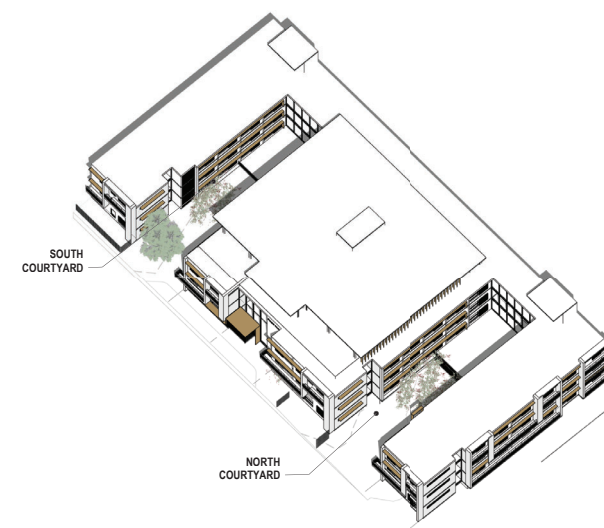
AUTUMN

10AM



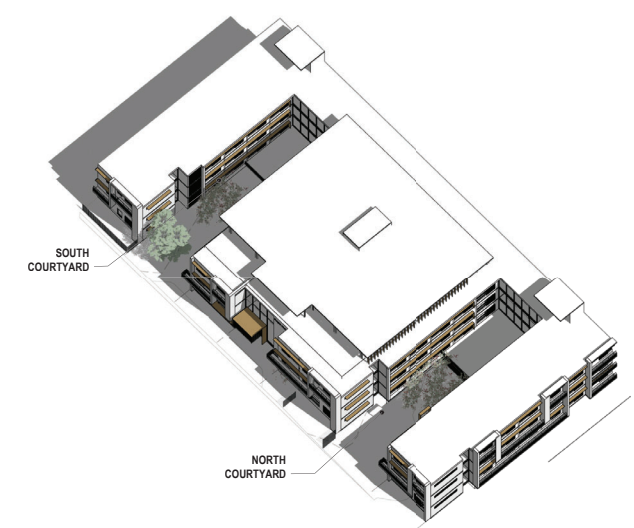
AUTUMN

12PM



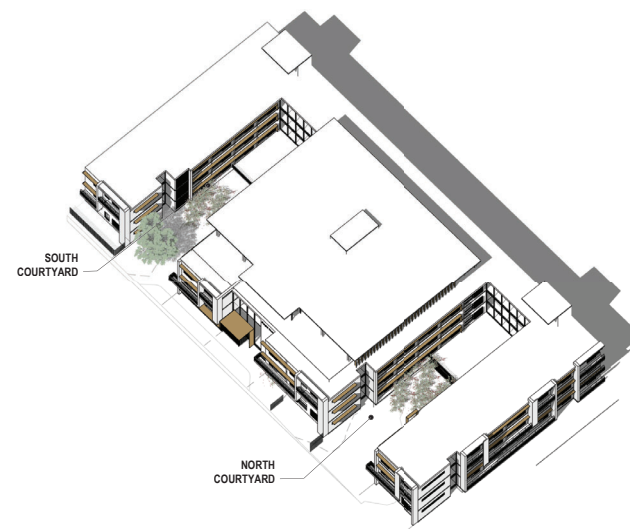
AUTUMN

2PM



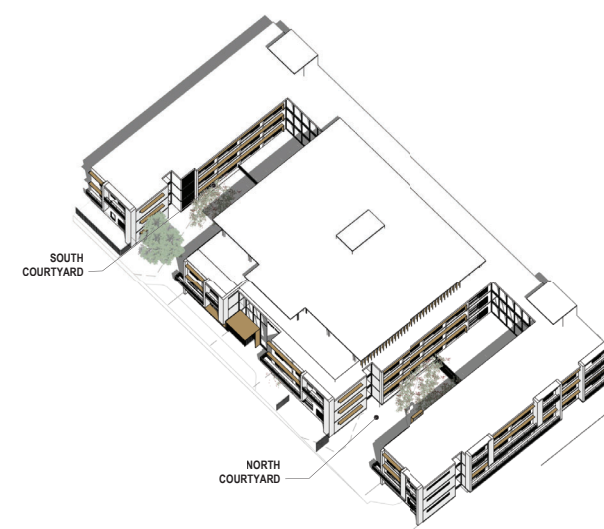
SPRING

10AM



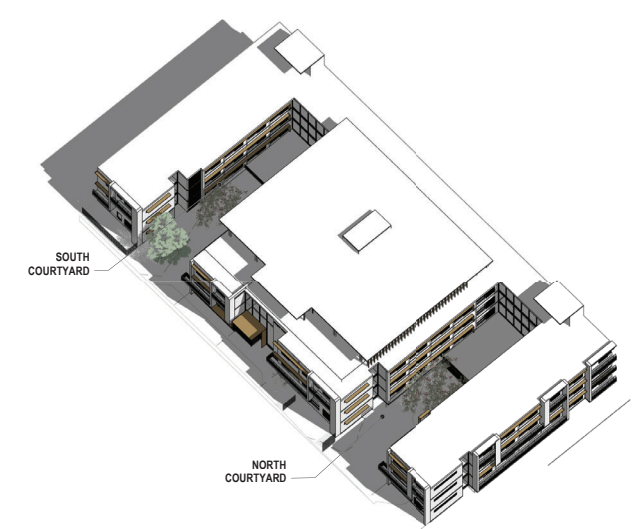
SPRING

12PM



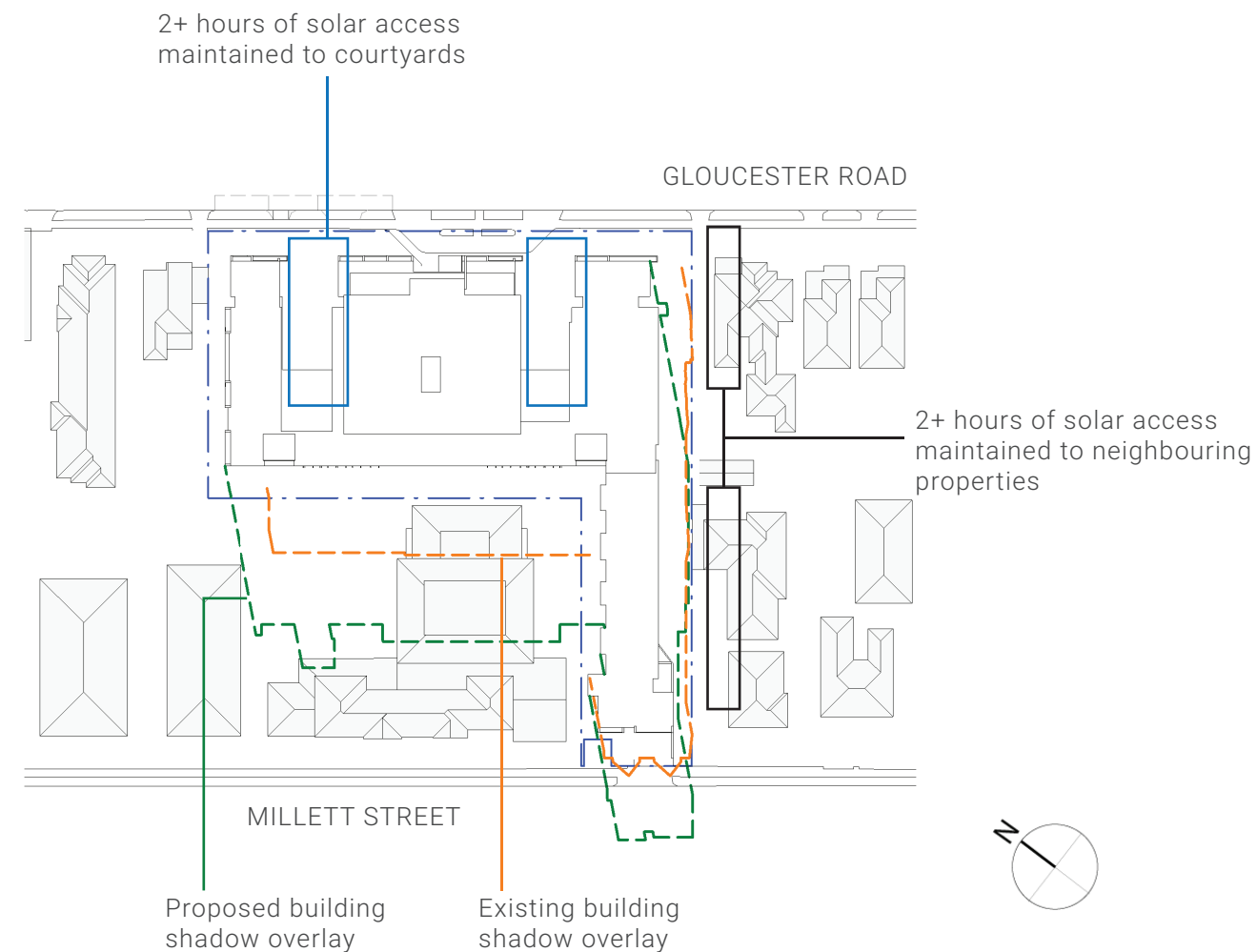
SPRING

2PM



SHADOW DIAGRAM - COMMUNAL/NEIGHBOURING OPEN SPACE

WINTER SOLSTICE, 9AM



SHADOW ANALYSIS

The neighbouring apartment building's windows located on the north eastern elevation achieve 3+ hours of solar access to the windows during winter. The north eastern elevation adjacent the site is a blank wall, and therefore not applicable to a solar access review.

To achieve this on the south eastern boundary, the mass of the building has been carefully designed and pulled 6m away from the boundary with deep planting zone to allow for solar access to the 1 storey buildings adjacent on both Gloucester and Millett Street.

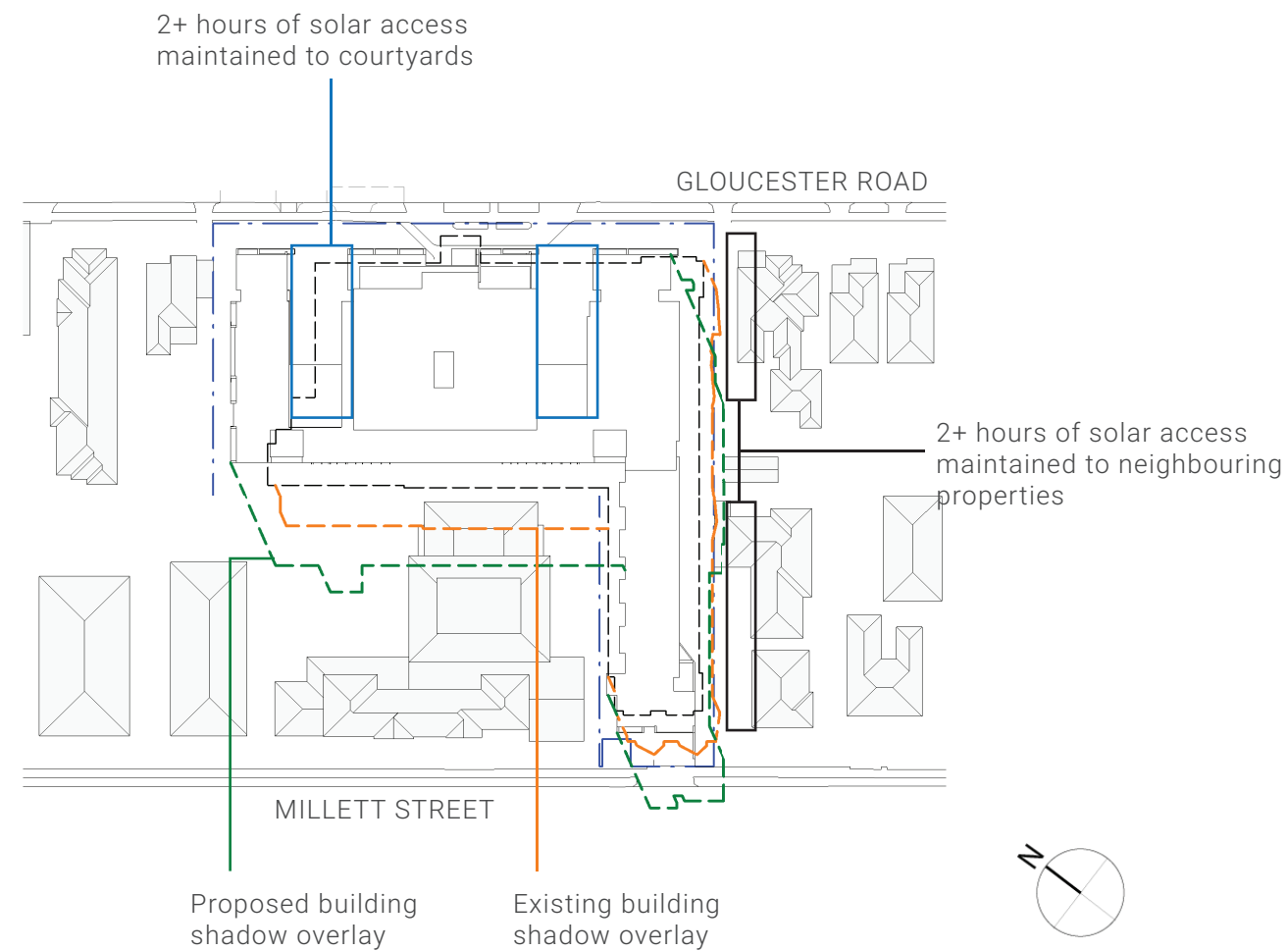
The adjacent buildings on the south western boundary all received sunlight from midday onwards to the northern sides of the building.

More than 70% of resident bedrooms achieve 2+ hours of solar access in mid-winter. Less than 15% of resident bedrooms achieve no direct solar access during the middle of winter.

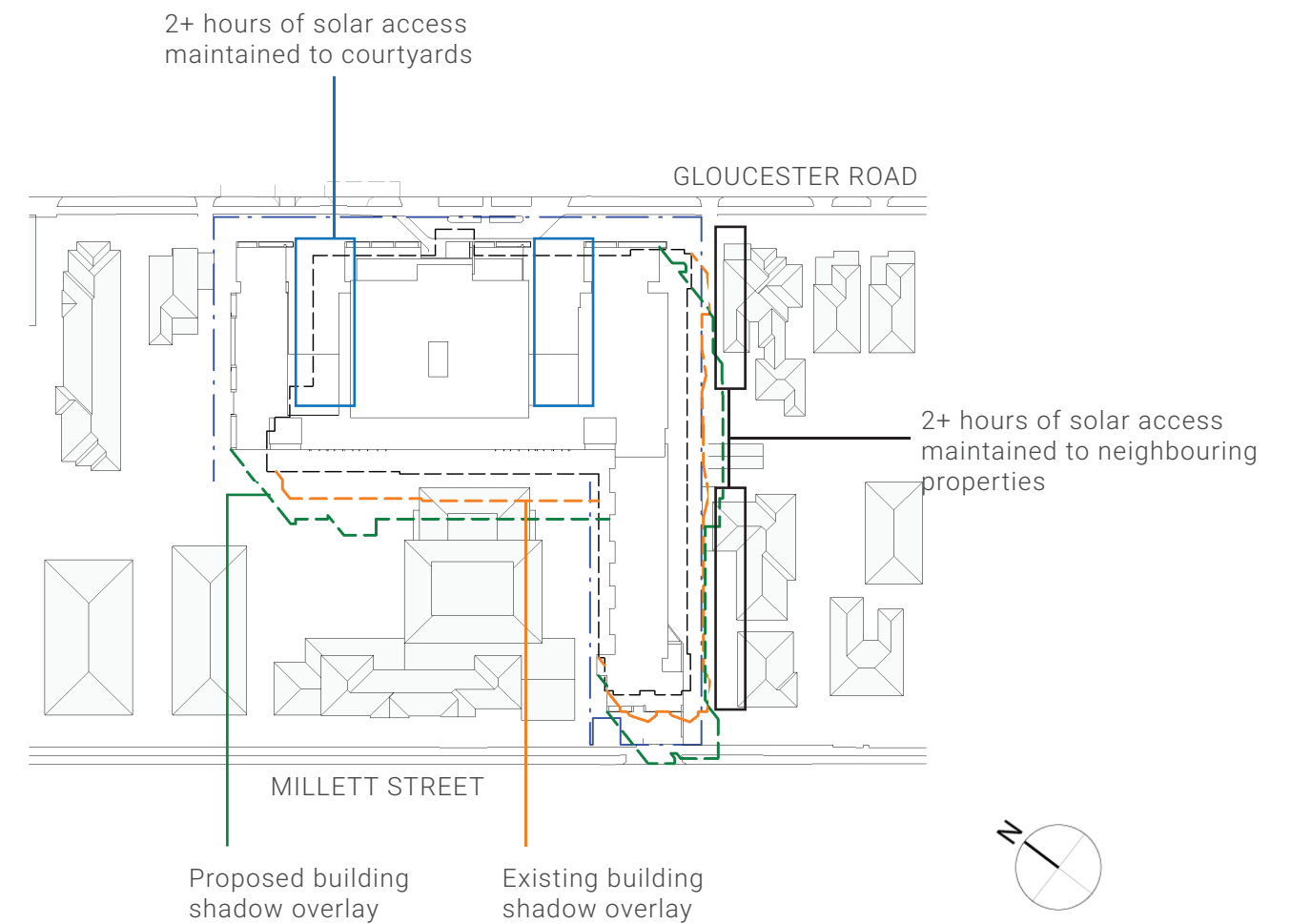
The shadow diagrams are based on modelled terrain and surveyed building heights.

SHADOW DIAGRAM - COMMUNAL/NEIGHBOURING OPEN SPACE

WINTER SOLSTICE, 10AM

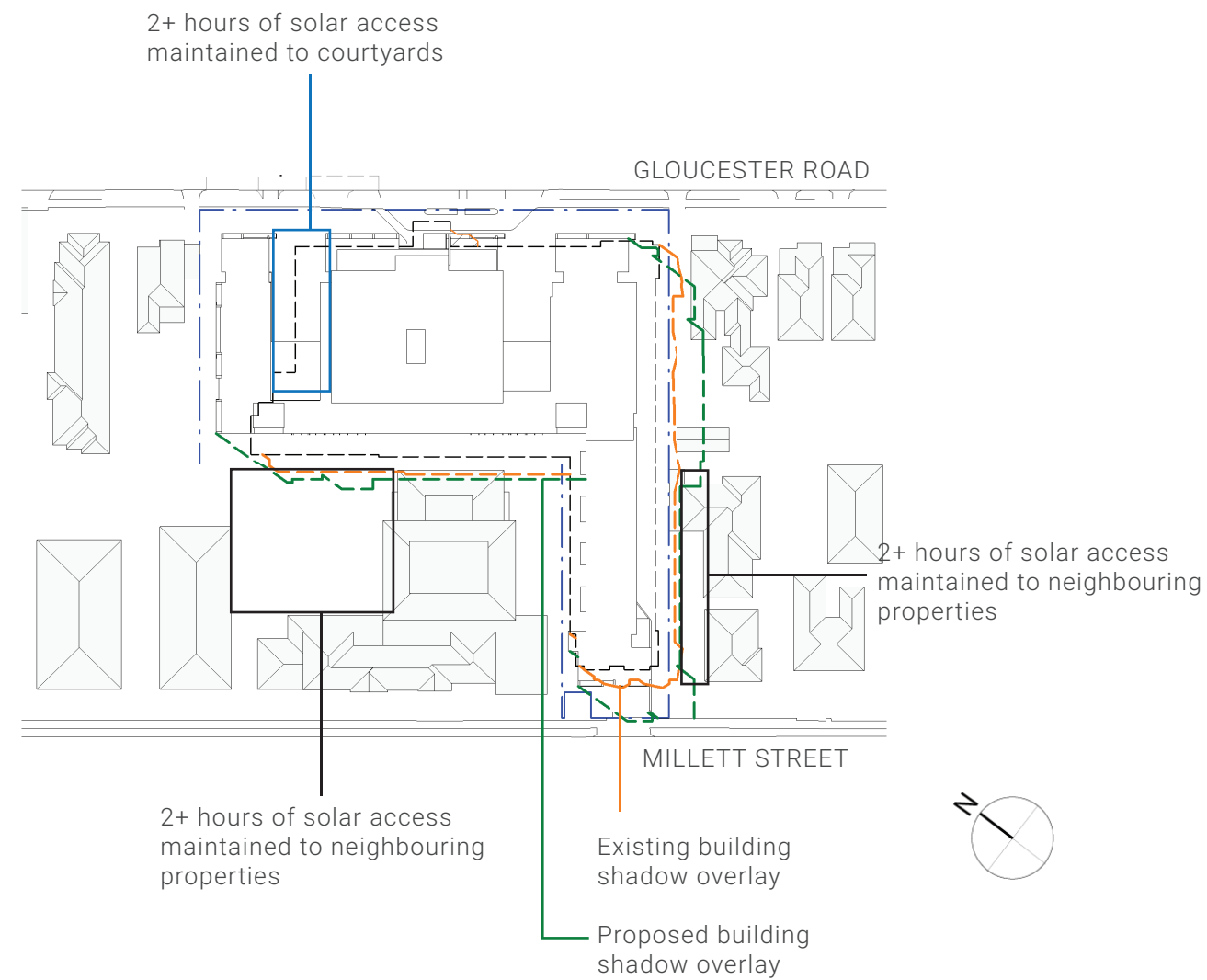


WINTER SOLSTICE, 11AM



SHADOW DIAGRAM - COMMUNAL/NEIGHBOURING OPEN SPACE

WINTER SOLSTICE, 12PM

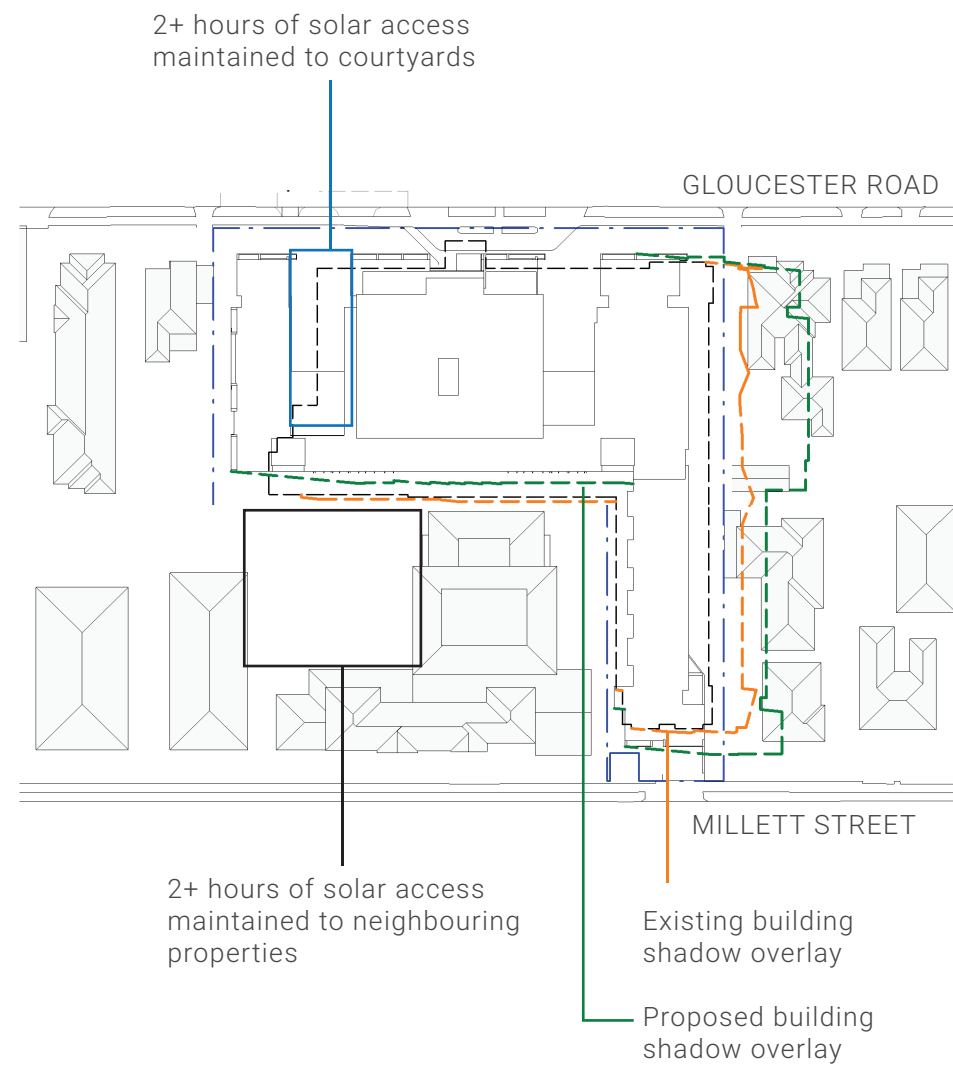


WINTER SOLSTICE, 1PM

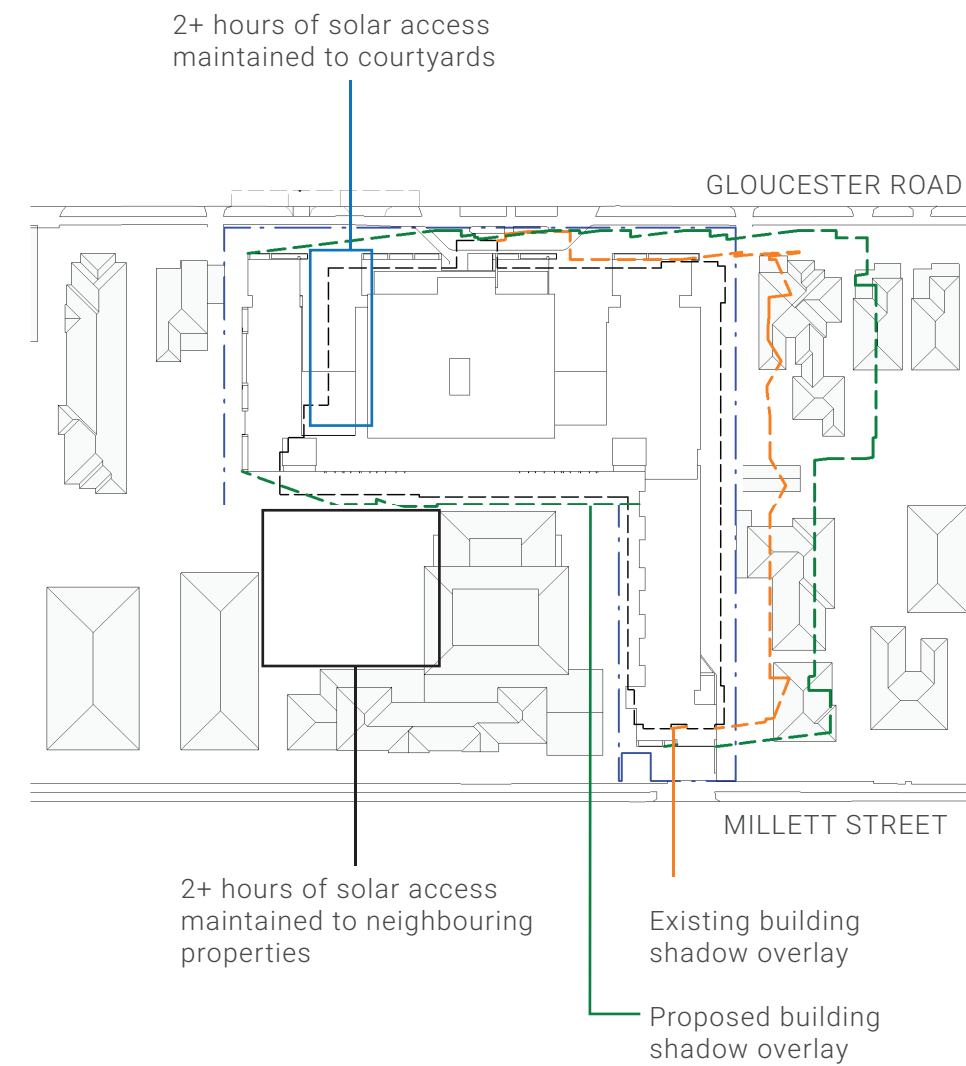


SHADOW DIAGRAM - COMMUNAL/NEIGHBOURING OPEN SPACE

WINTER SOLSTICE, 2PM

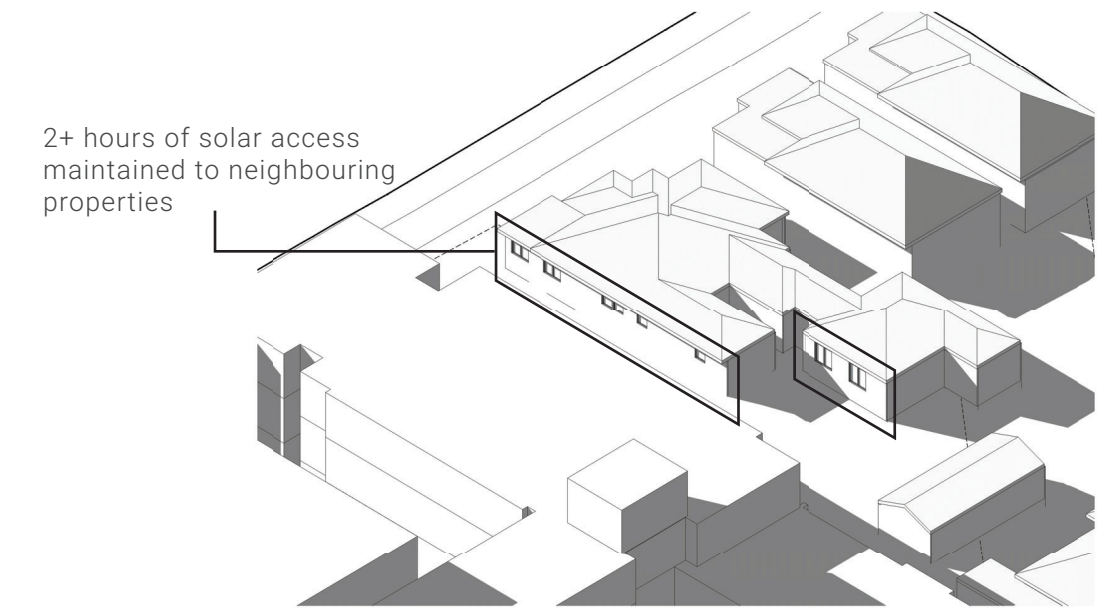


WINTER SOLSTICE, 3PM



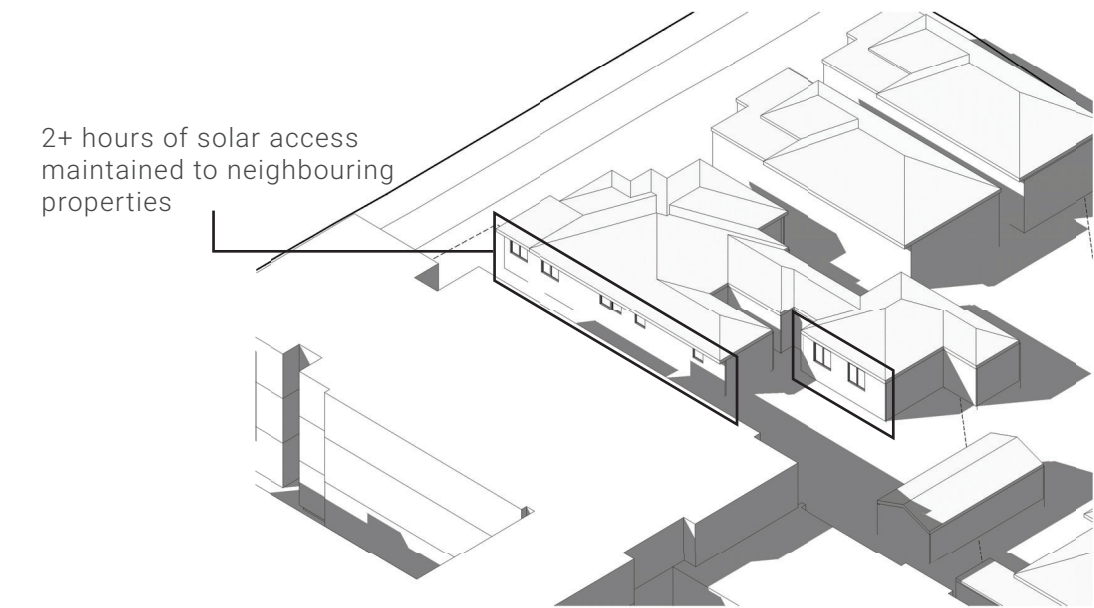
SHADOW DIAGRAM - NEIGHBOURING SOLAR ACCESS

WINTER SOLSTICE, 10AM



51 GLOUCESTER ROAD, HURSTVILLE

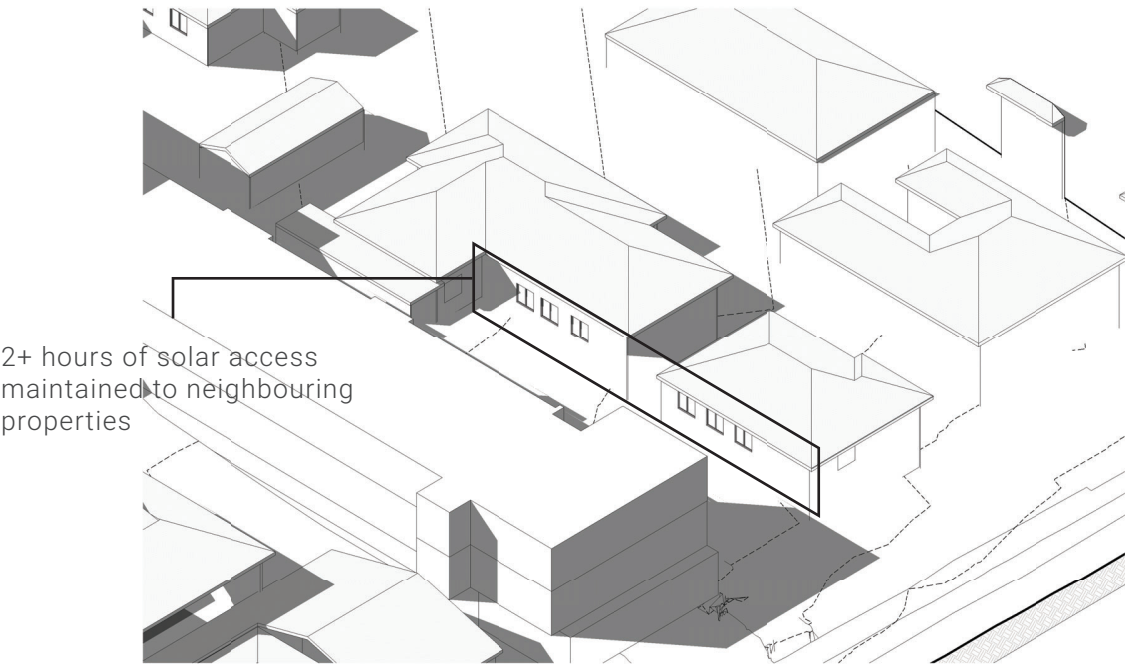
WINTER SOLSTICE, 12PM



51 GLOUCESTER ROAD, HURSTVILLE

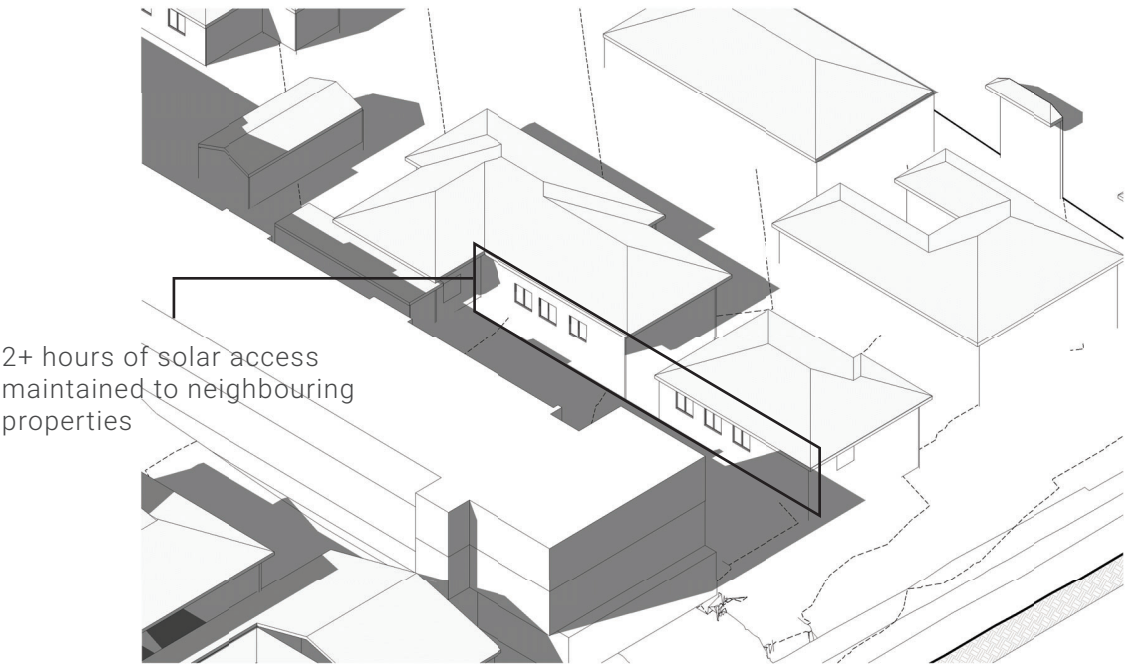
SHADOW DIAGRAM - NEIGHBOURING SOLAR ACCESS

WINTER SOLSTICE, 11AM



20 MILLETT STREET, HURSTVILLE

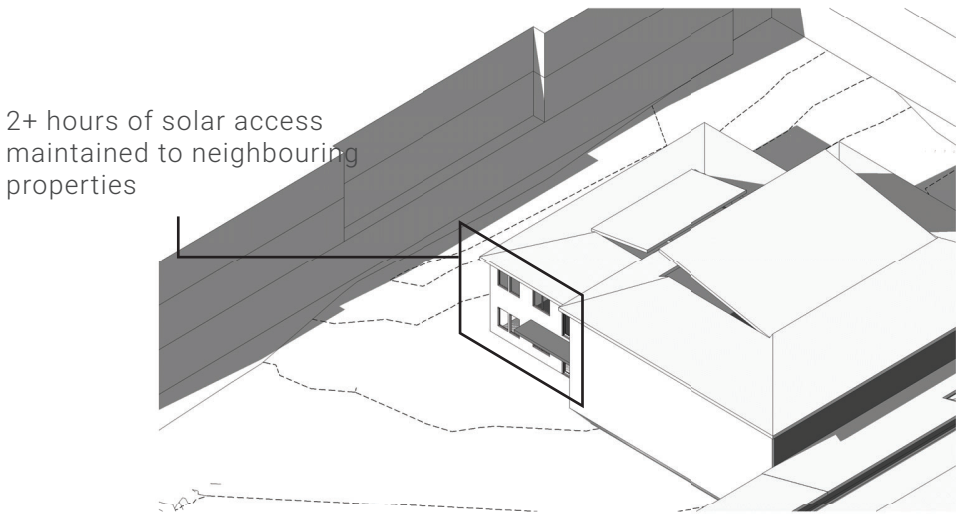
WINTER SOLSTICE, 1PM



20 MILLETT STREET, HURSTVILLE

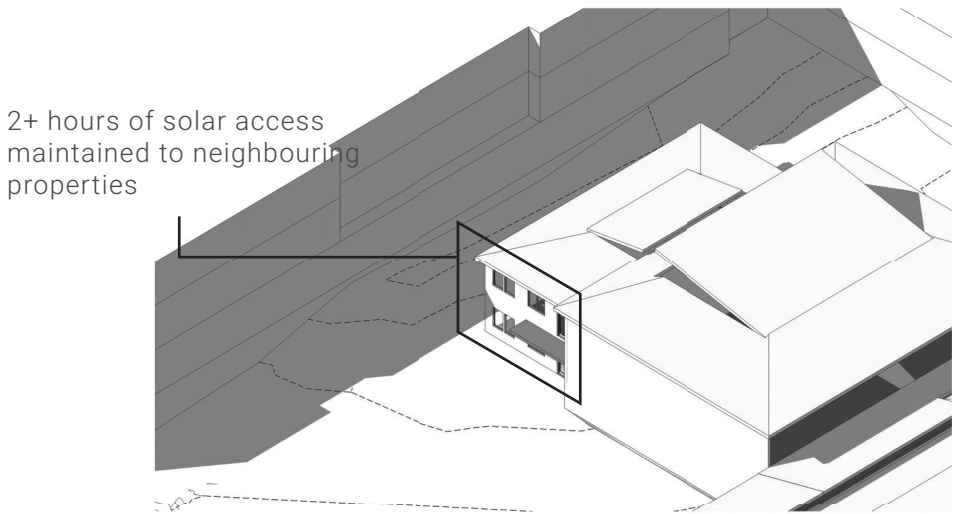
SHADOW DIAGRAM - NEIGHBOURING SOLAR ACCESS

WINTER SOLSTICE, 12PM



NORTH FACE, 24 MILLETT STREET, HURSTVILLE

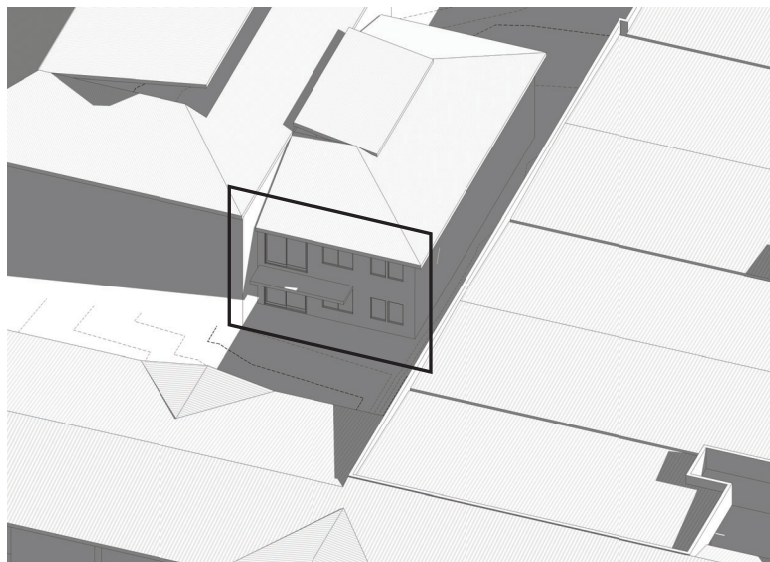
WINTER SOLSTICE, 2PM



NORTH FACE, 24 MILLETT STREET, HURSTVILLE

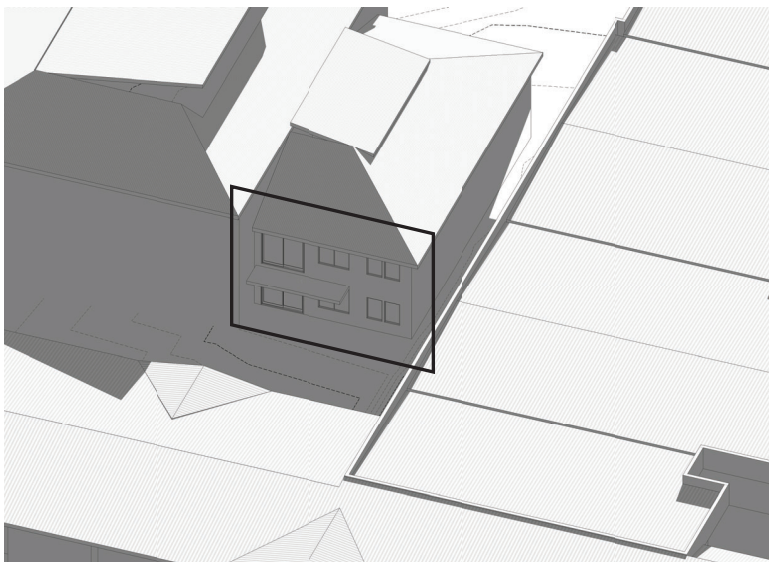
SHADOW DIAGRAM - NEIGHBOURING SOLAR ACCESS

WINTER SOLSTICE, 9AM - EXISTING



SOUTH FACE, 24 MILLETT STREET, HURSTVILLE

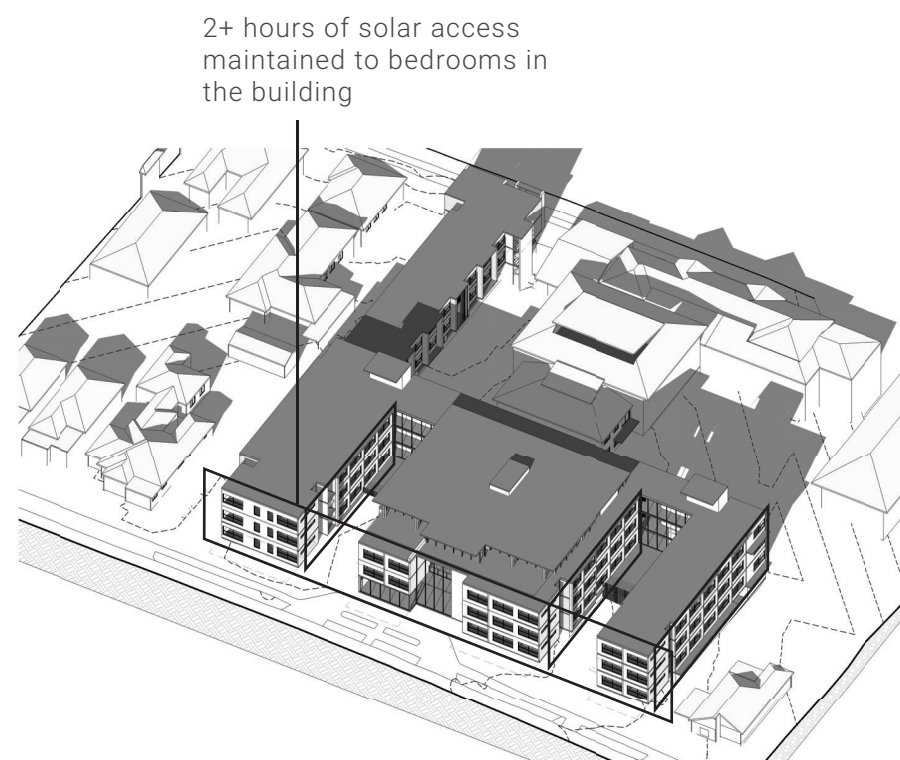
WINTER SOLSTICE, 3PM - EXISTING



SOUTH FACE, 24 MILLETT STREET, HURSTVILLE

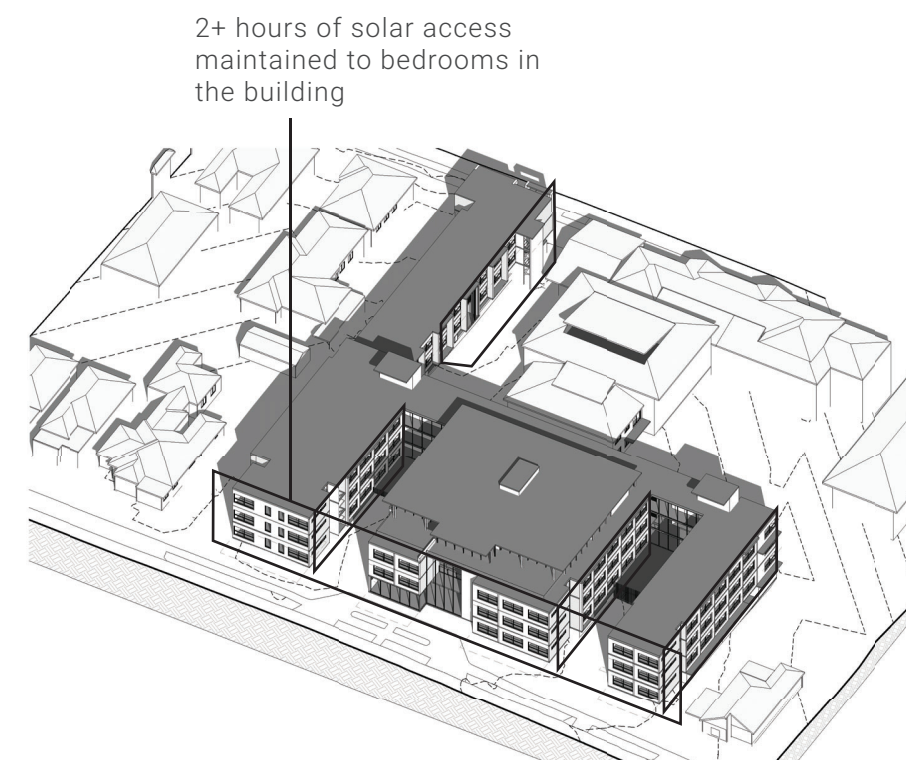
SHADOW DIAGRAM - BEDROOMS SOLAR ACCESS

WINTER SOLSTICE, 9AM



REGIS AGED CARE

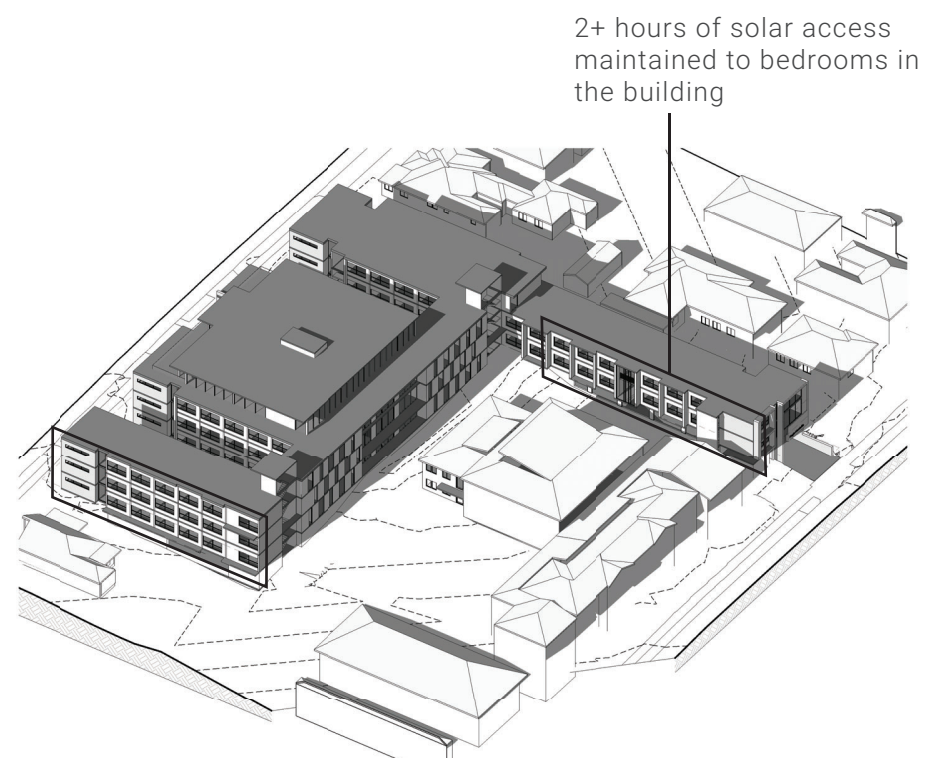
WINTER SOLSTICE, 11AM



REGIS AGED CARE

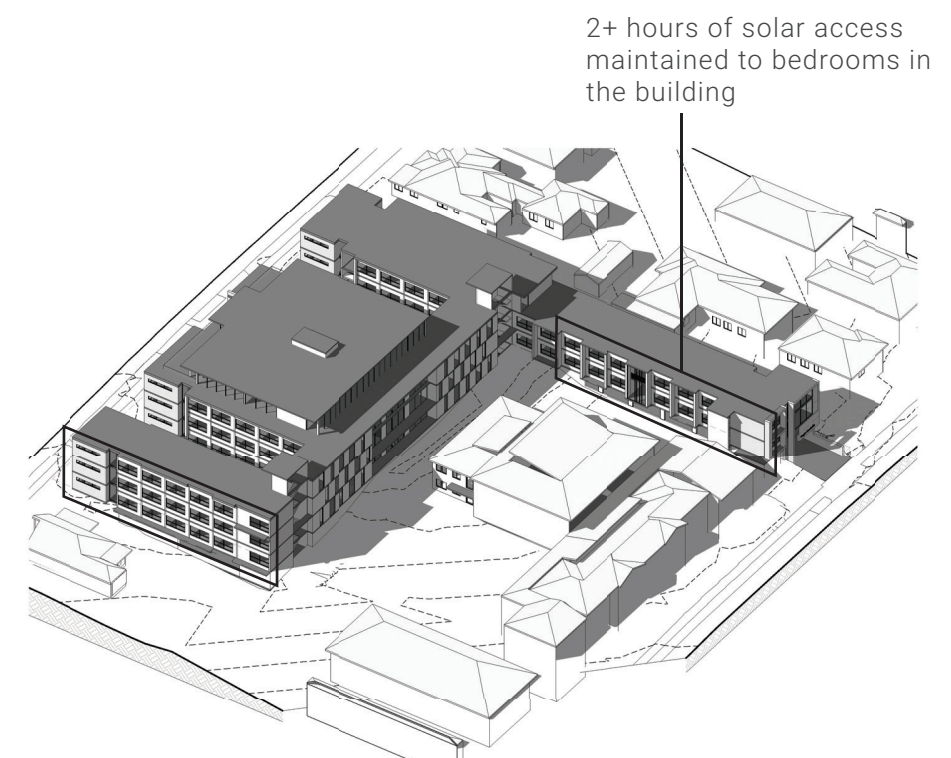
SHADOW DIAGRAM - BEDROOMS SOLAR ACCESS

WINTER SOLSTICE, 11:45AM



REGIS AGED CARE

WINTER SOLSTICE, 1:45PM



REGIS AGED CARE

DEVELOPMENT SUMMARY

Site Area: 5,267 m²

Max permissible Floor Space Ratio: 0.6:1

Max permissible Gross Floor Area: 3,160 m²

Gross Building Area: 11200 m²

Gross Floor Area: 8210 m²

Floor Space Ratio: 1.6 : 1

Retirement Aged Care Facility

Dementia Beds: 16

Total Residential Care Beds: 110

Retirement Aged Care Facility Car parking

1 space per 10 beds: 11

1 space per 2 staff: 20

Total Required Spaces: 31

Total Provided Spaces: 41

DEFINITIONS

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes: (a) the area of a mezzanine, and (b) habitable rooms in a basement or an attic, and (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes: (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement: (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above (Georges River LEP 2021)

The Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area (Georges River LEP 2021)

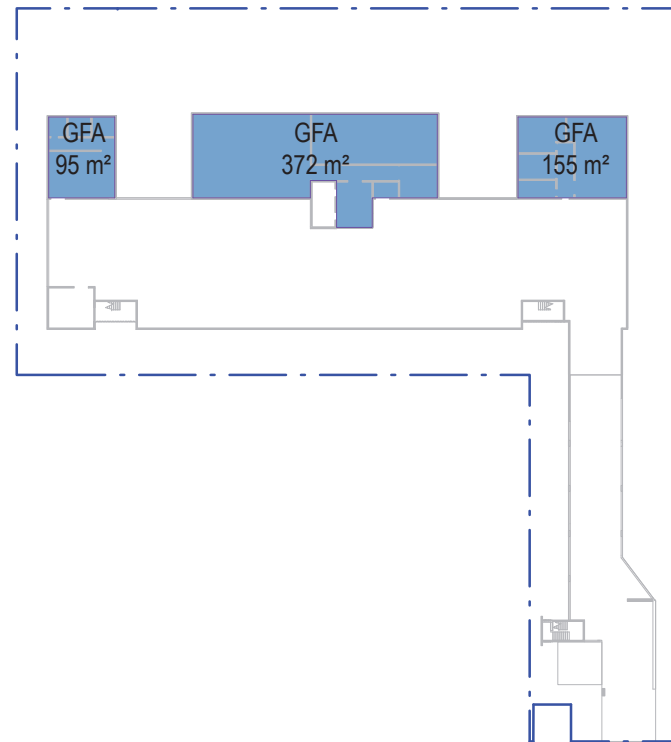
Gross Building Area (GBA) is the most commonly used method of measurement. The Gross Building Area is the area of the building at all building levels, measured between the normal outside face of any enclosing walls (or the centre line of common walls between different properties), balustrades and supports. The enclosed and unenclosed areas (see Fully Enclosed Covered Area (FECA) and Unenclosed Covered Area (UCA) definitions for detail) are usually shown separately and added together to give the total GBA.

(Source: Australian Property Institute)

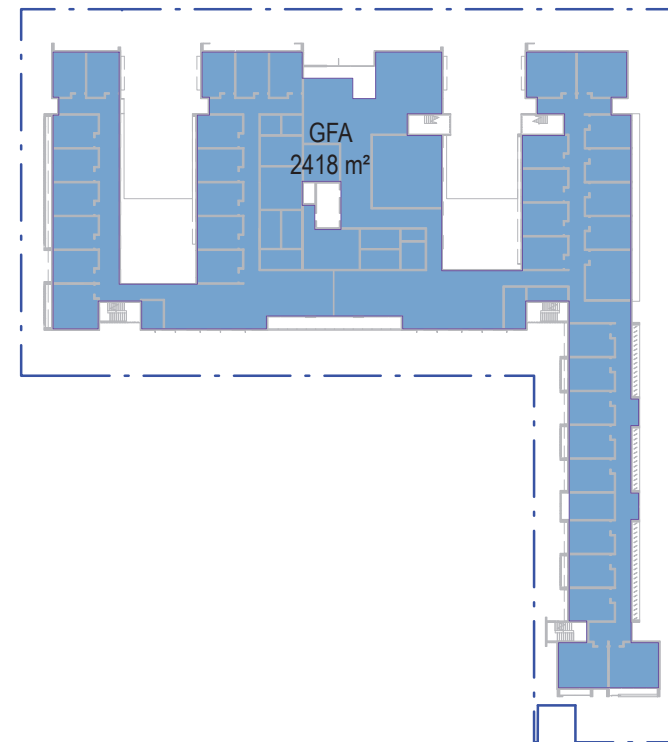
PROVISIONS FOR CAR PARKING

The car spaces provided have been based on an operational needs analysis. These car spaces have the additional benefit of reducing the parking load on the surrounding streets.

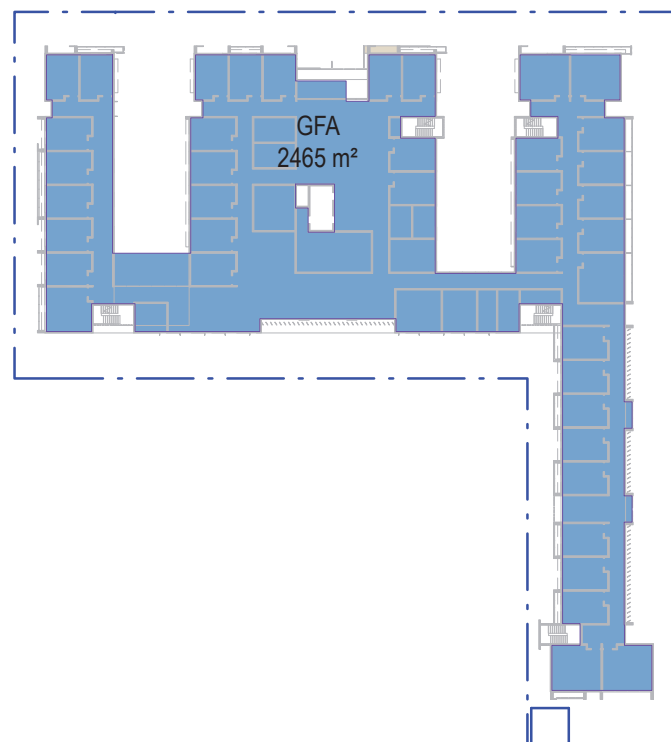
GFA



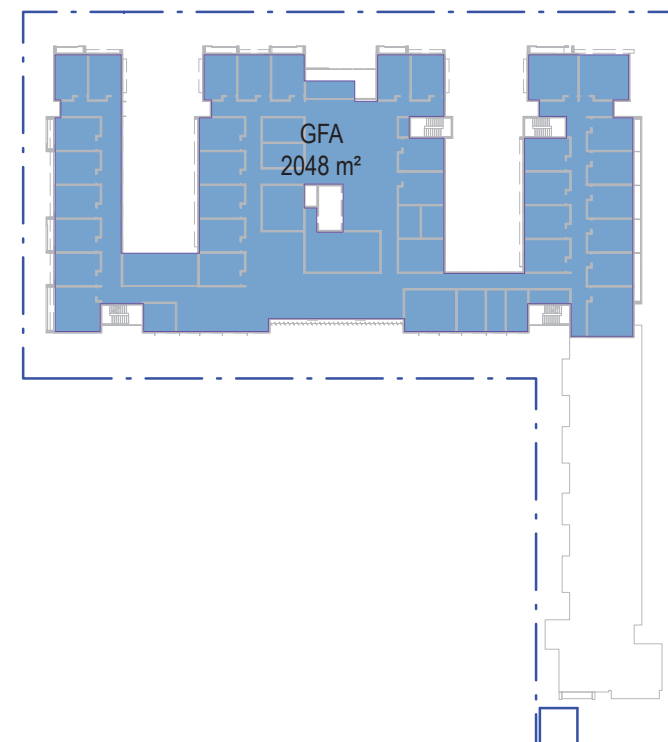
BASEMENT



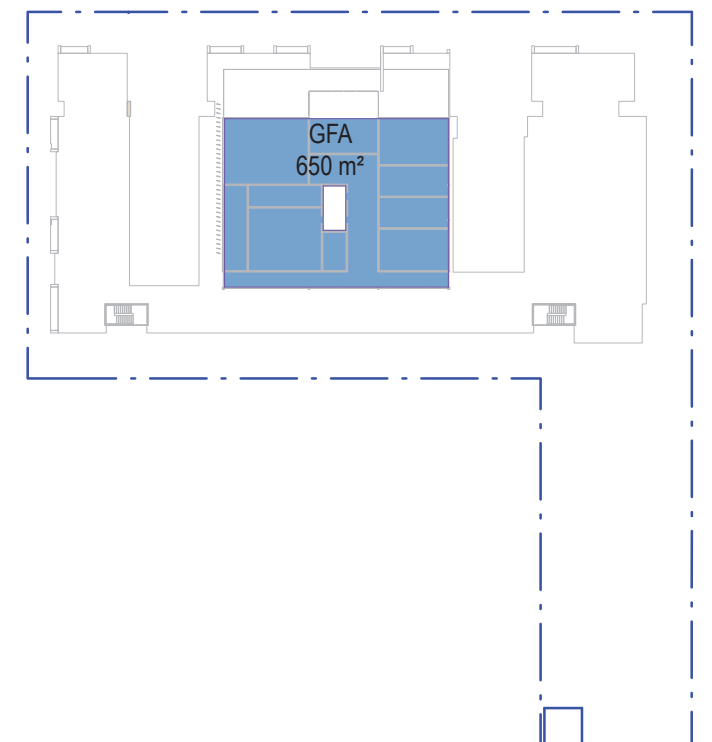
LEVEL G



LEVEL 01



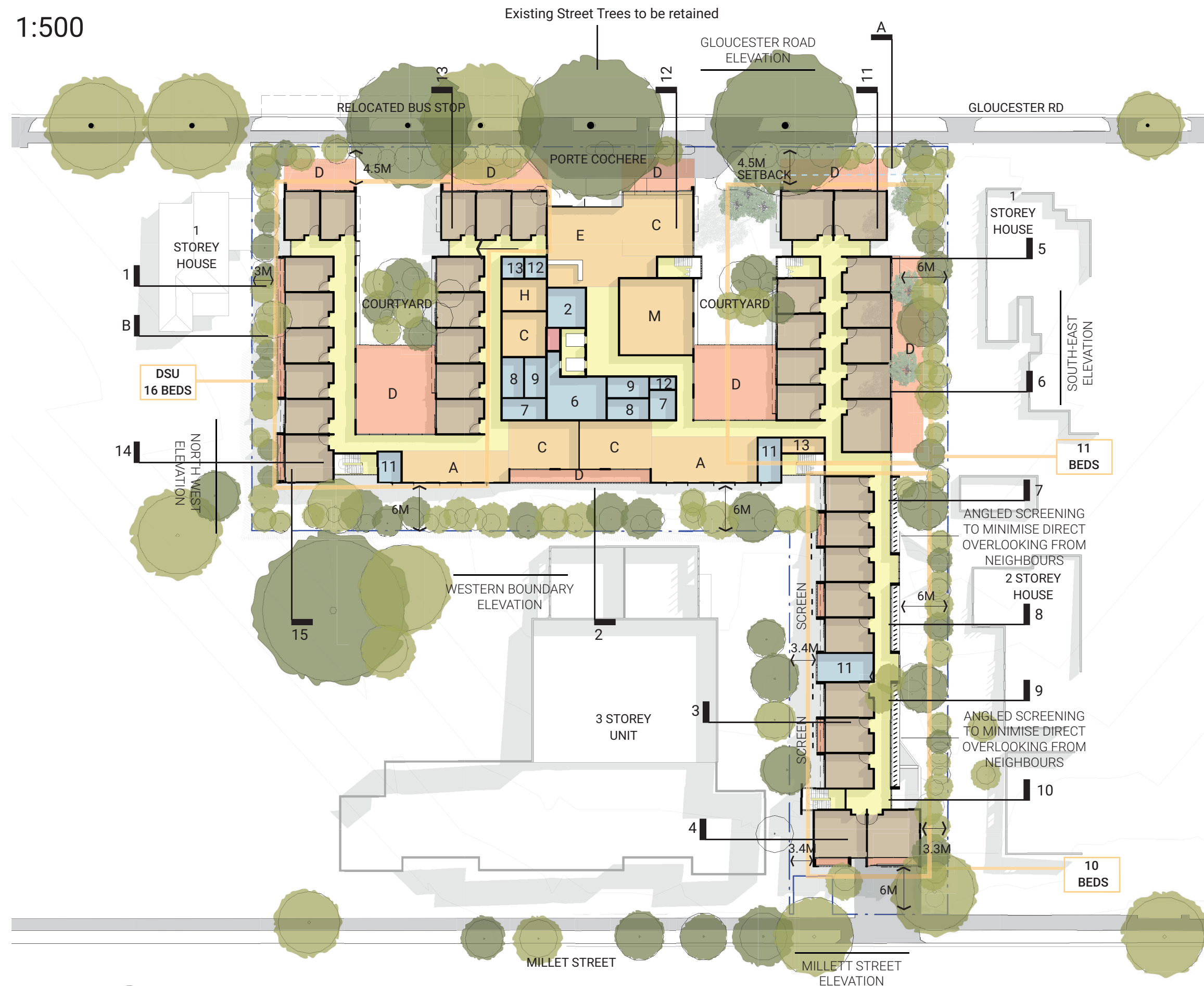
LEVEL 02



LEVEL 03

GROUND FLOOR PLAN

1:500



LEGEND

- COMMON AREAS
- STAFF/BOH
- BEDROOMS
- CIRCULATION
- LANDSCAPING
- EXTERNAL

COMMON AREAS

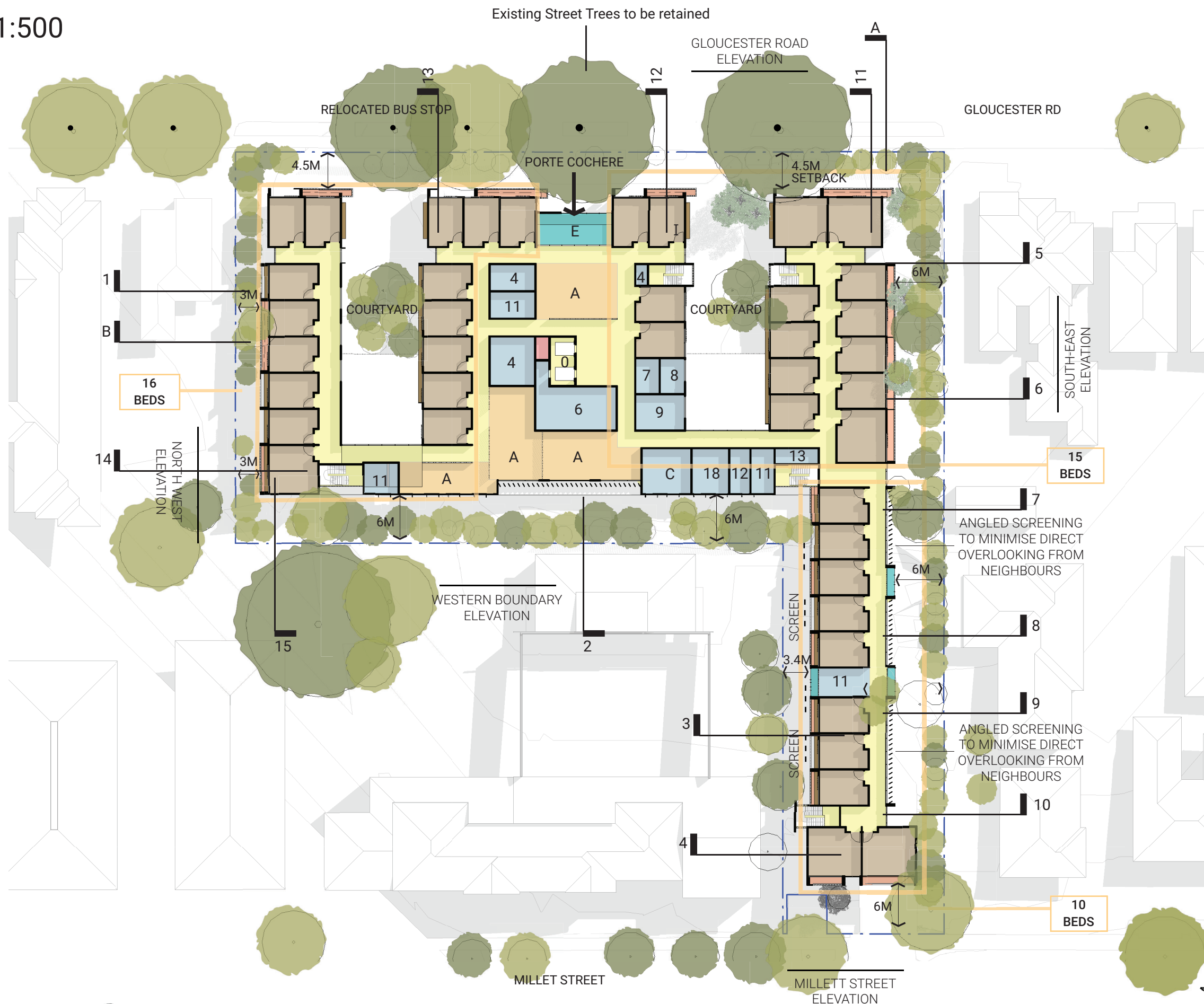
- A. LIVING / DINING
- B. SITTING ROOM
- C. ACTIVITY ROOM
- D. TERRACE/ DECK
- E. CAFÉ
- F. HAIRDRESSER
- G. DAY SPA
- H. COMMUNICATIONS ROOM
- I. FUNCTION / COCKTAIL
- J. CINEMA
- K. PRIVATE DINING
- L. FAMILY
- M. ADMINISTRATION
- N. ENTRY & RECEPTION
- O. LIFT
- P. LOBBY

PRIVATE

- 1. RECEPTION
- 2. FACILITY MANAGER OFFICE
- 3. TOILET
- 4. STORE
- 5. BAR
- 6. SERVERY
- 7. NURSE STATION
- 8. NURSE OFFICE
- 9. MEDICATION ROOM
- 10. WORKSHOP
- 11. UTILITY ROOM
- 12. CLEANER
- 13. LINEN STORE
- 14. LAUNDRY
- 15. STAFF ROOM
- 16. STAFF AMENITIES
- 17. MAINTENANCE OFFICE
- 18. OFFICE
- 19. KITCHEN
- 20. CHEMICAL

LEVEL 1 FLOOR PLAN

1:500



LEGEND

- COMMON AREAS
- STAFF/BOH
- BEDROOMS
- CIRCULATION
- LANDSCAPING
- EXTERNAL

COMMON AREAS

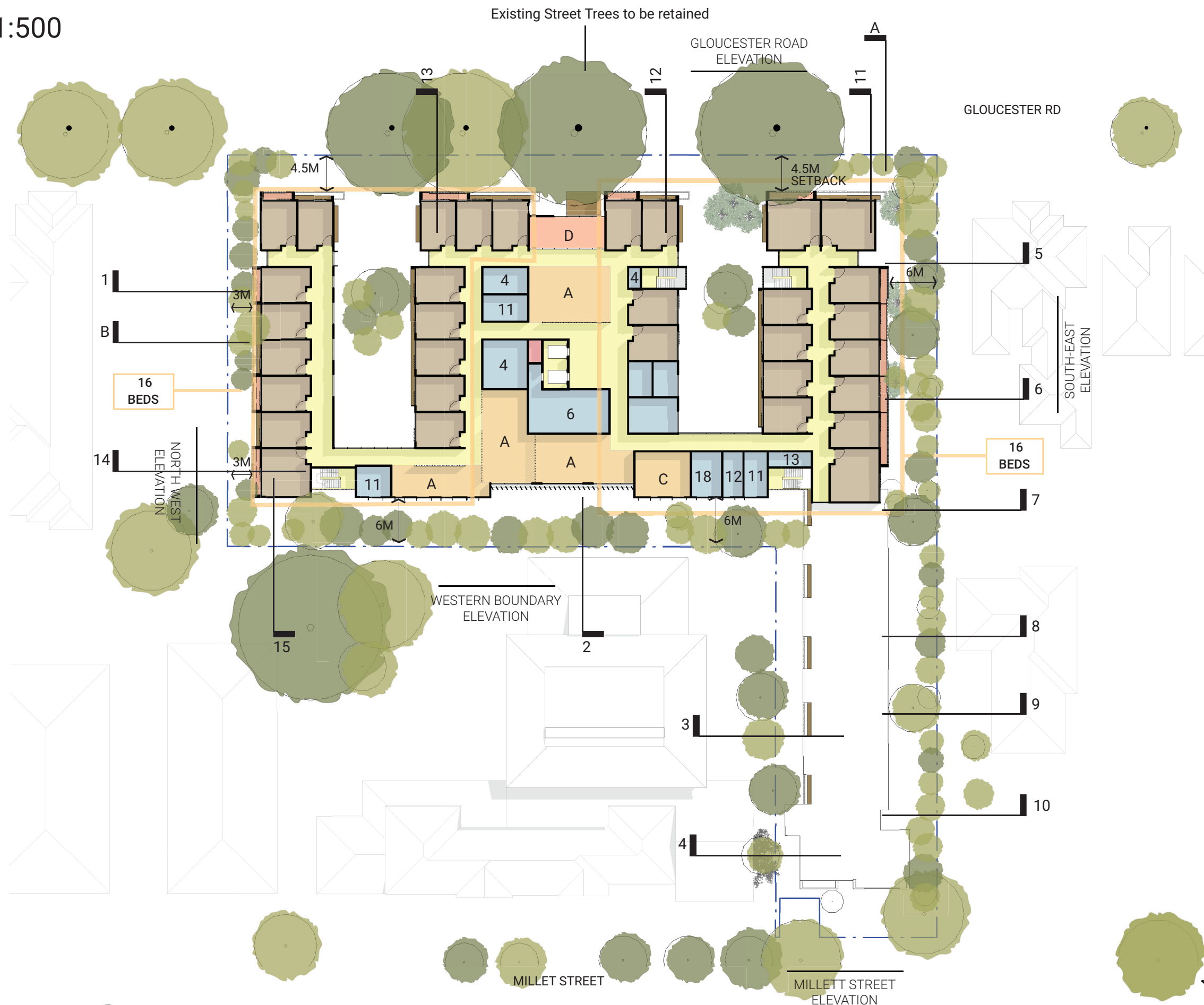
- A. LIVING / DINING
- B. SITTING ROOM
- C. ACTIVITY ROOM
- D. TERRACE/ DECK
- E. CAFÉ
- F. HAIRDRESSER
- G. DAY SPA
- H. COMMUNICATIONS ROOM
- I. FUNCTION / COCKTAIL
- J. CINEMA
- K. PRIVATE DINING
- L. FAMILY
- M. ADMINISTRATION
- N. ENTRY & RECEPTION
- O. LIFT
- P. LOBBY

PRIVATE

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- 3. TOILET
- 4. STORE
- 5. BAR
- 6. SERVERY
- 7. NURSE STATION
- 8. NURSE OFFICE
- 9. MEDICATION ROOM
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- 11. UTILITY ROOM
- 12. CLEANER
- 13. LINEN STORE
- 14. LAUNDRY
- 15. STAFF ROOM
- 16. STAFF AMENITIES
- 17. MAINTENANCE OFFICE
- 18. OFFICE
- 19. KITCHEN
- 20. CHEMICAL

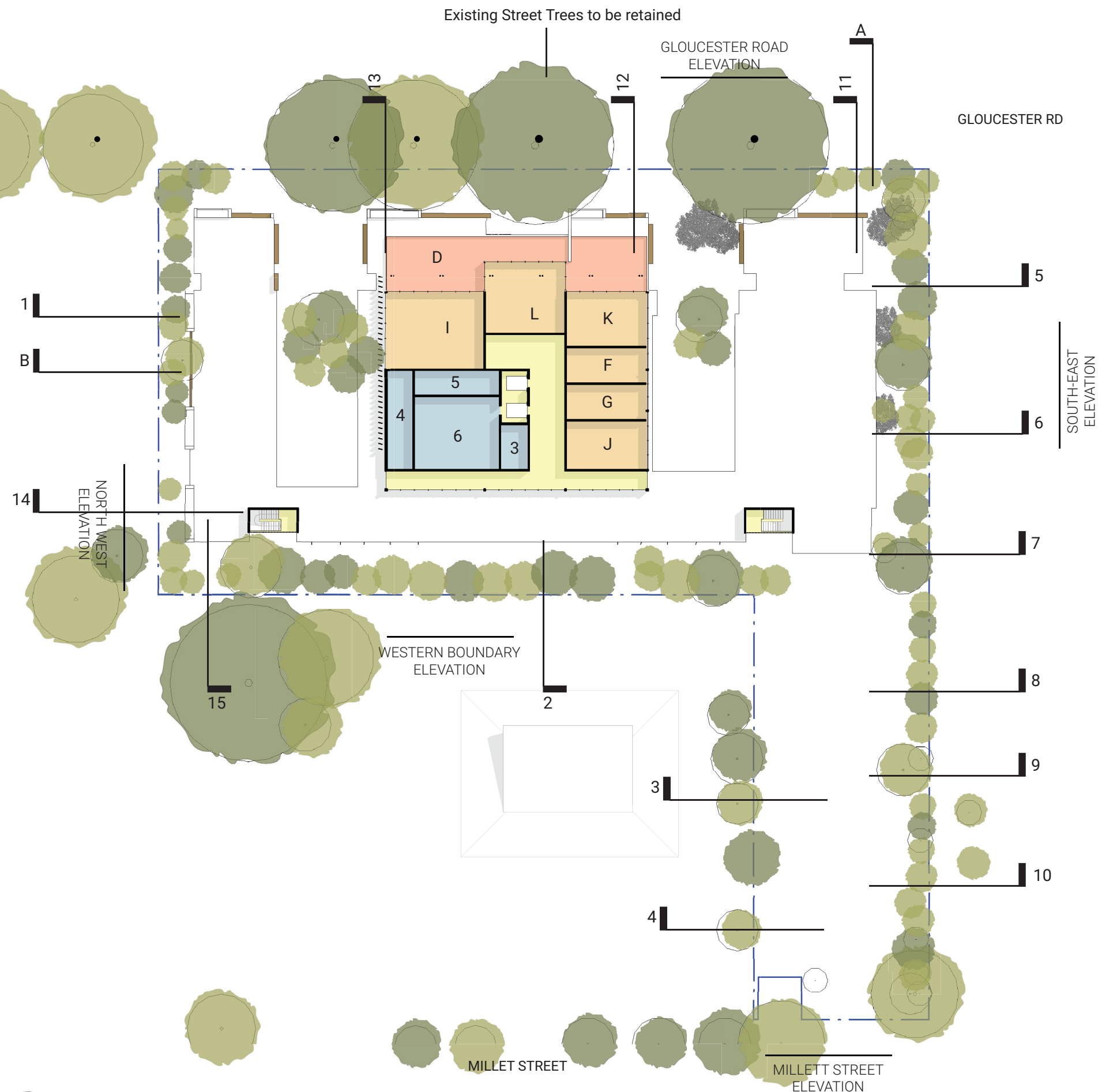
LEVEL 2 FLOOR PLAN

1:500



LEVEL 3 FLOOR PLAN

1:500



LEGEND

- COMMON AREAS
- STAFF/BOH
- BEDROOMS
- CIRCULATION
- LANDSCAPING
- EXTERNAL

COMMON AREAS

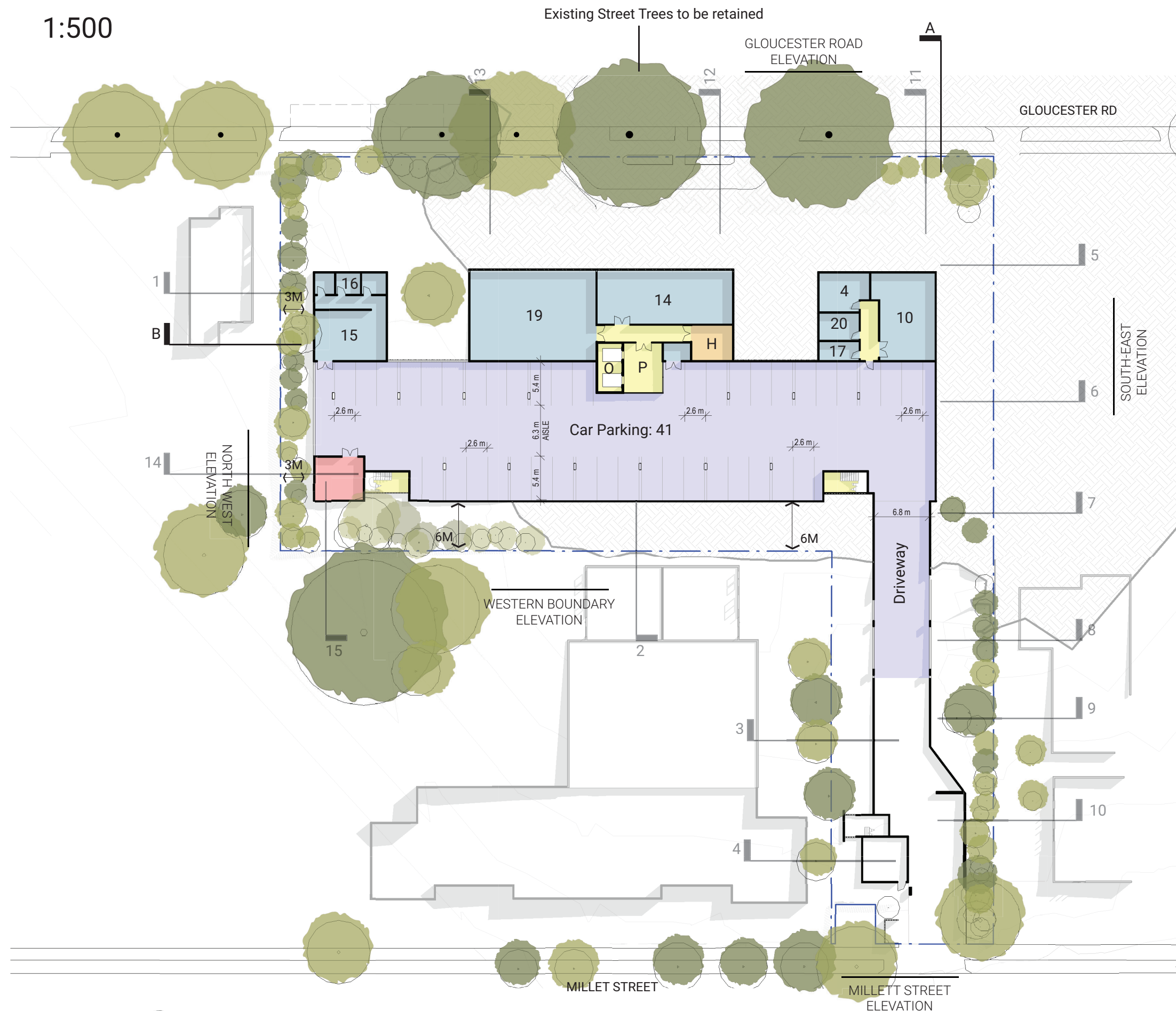
- A. LIVING / DINING
- B. SITTING ROOM
- C. ACTIVITY ROOM
- D. TERRACE/ DECK
- E. CAFÉ
- F. HAIRDRESSER
- G. DAY SPA
- H. COMMUNICATIONS ROOM
- I. FUNCTION / COCKTAIL
- J. CINEMA
- K. PRIVATE DINING
- L. FAMILY
- M. ADMINISTRATION
- N. ENTRY & RECEPTION
- O. LIFT
- P. LOBBY

PRIVATE

- 1. RECEPTION
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- 3. TOILET
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- 7. NURSE STATION
- 8. NURSE OFFICE
- 9. MEDICATION ROOM
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- 11. UTILITY ROOM
- 12. CLEANER
- 13. LINEN STORE
- 14. LAUNDRY
- 15. STAFF ROOM
- 16. STAFF AMENITIES
- 17. MAINTENANCE OFFICE
- 18. OFFICE
- 19. KITCHEN
- 20. CHEMICAL

BASEMENT PLAN

1:500



LEGEND

- COMMON AREAS
- STAFF/BOH
- BEDROOMS
- CIRCULATION
- LANDSCAPING
- EXTERNAL

COMMON AREAS

- A. LIVING / DINING
- B. SITTING ROOM
- C. ACTIVITY ROOM
- D. TERRACE/ DECK
- E. CAFÉ
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- N. ENTRY & RECEPTION
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- P. LOBBY

PRIVATE

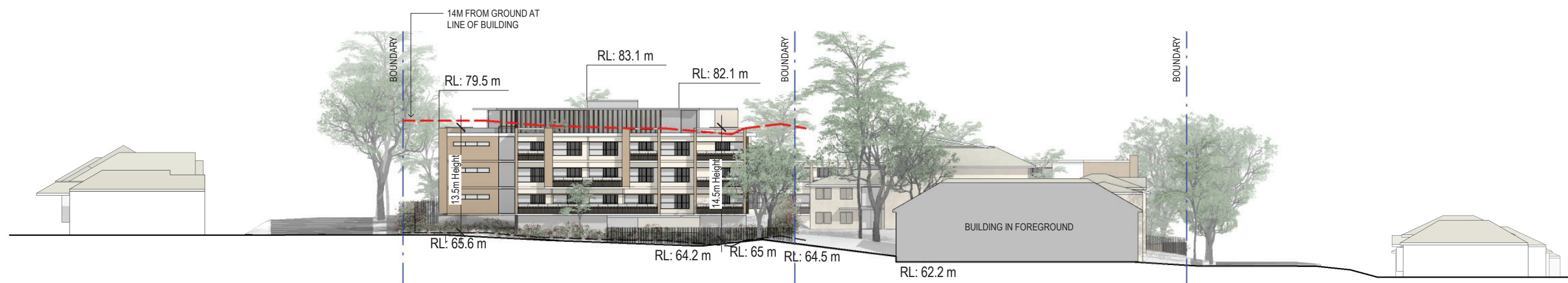
- 1. RECEPTION
- 2. FACILITY MANAGER OFFICE
- 3. TOILET
- 4. STORE
- 5. BAR
- 6. SERVERY
- 7. NURSE STATION
- 8. NURSE OFFICE
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- 17. MAINTENANCE OFFICE
- 18. OFFICE
- 19. KITCHEN
- 20. CHEMICAL

ELEVATIONS

GLOUCESTER ROAD ELEVATION

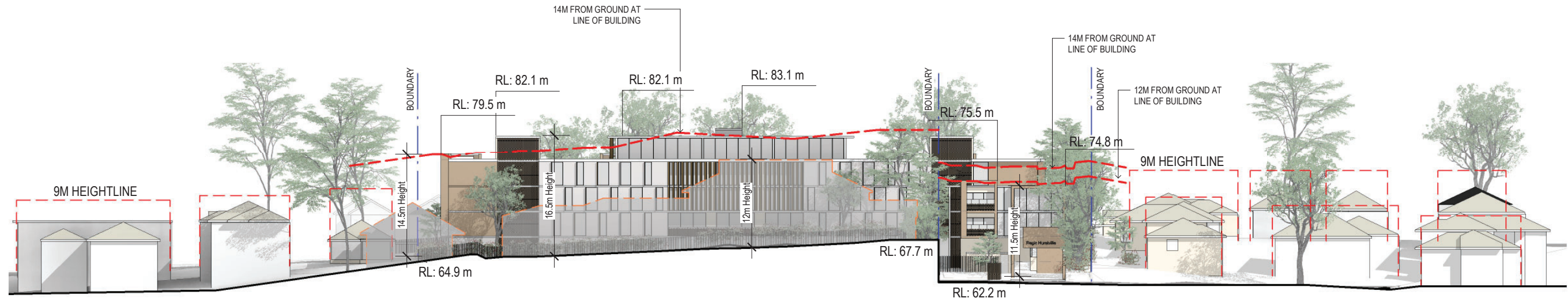


NORTH-WEST ELEVATION

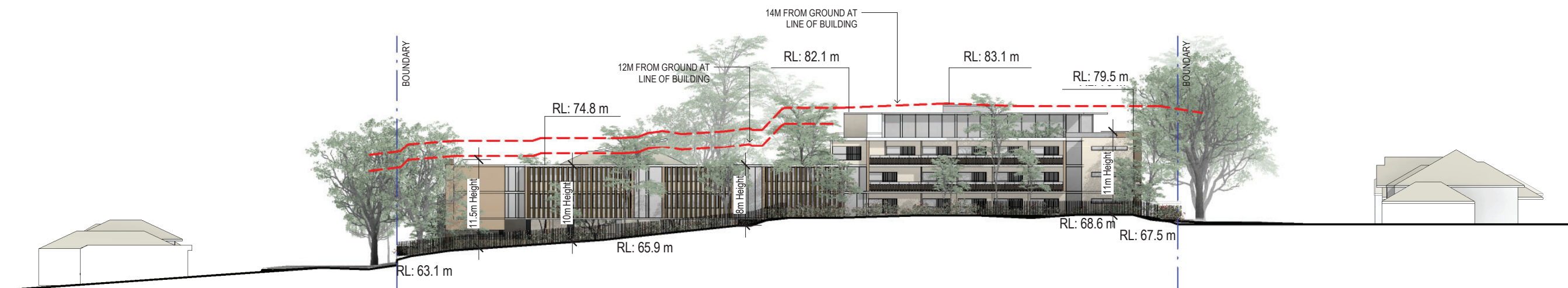


ELEVATIONS

WESTERN BOUNDARY ELEVATION



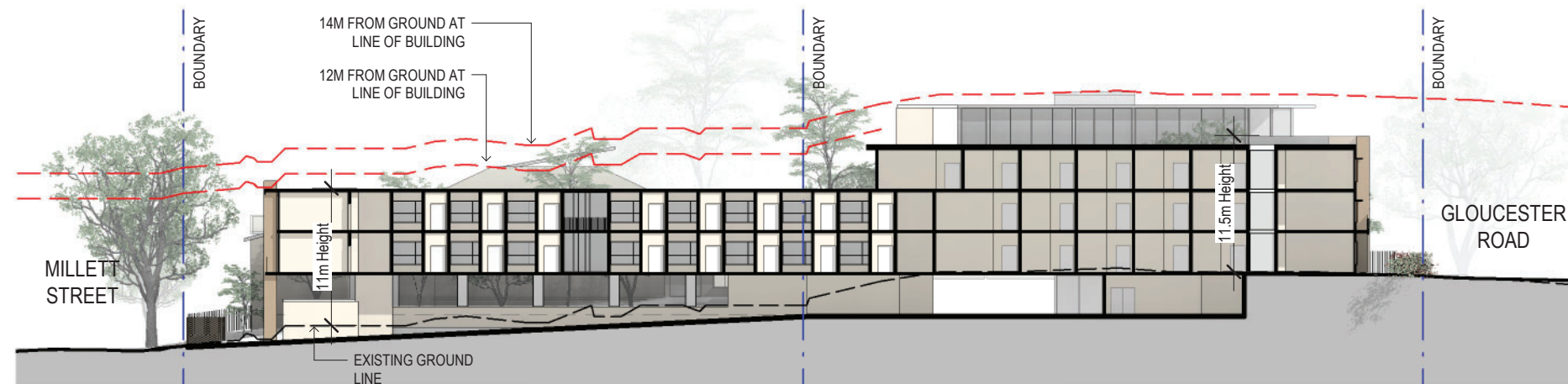
SOUTH-EAST ELEVATION



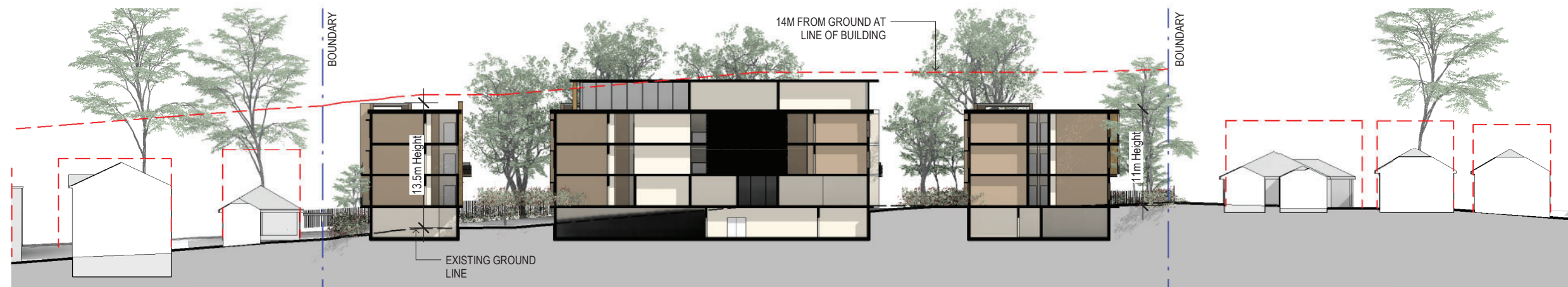
SECTIONS

1:500

NORTH-SOUTH SECTION - A

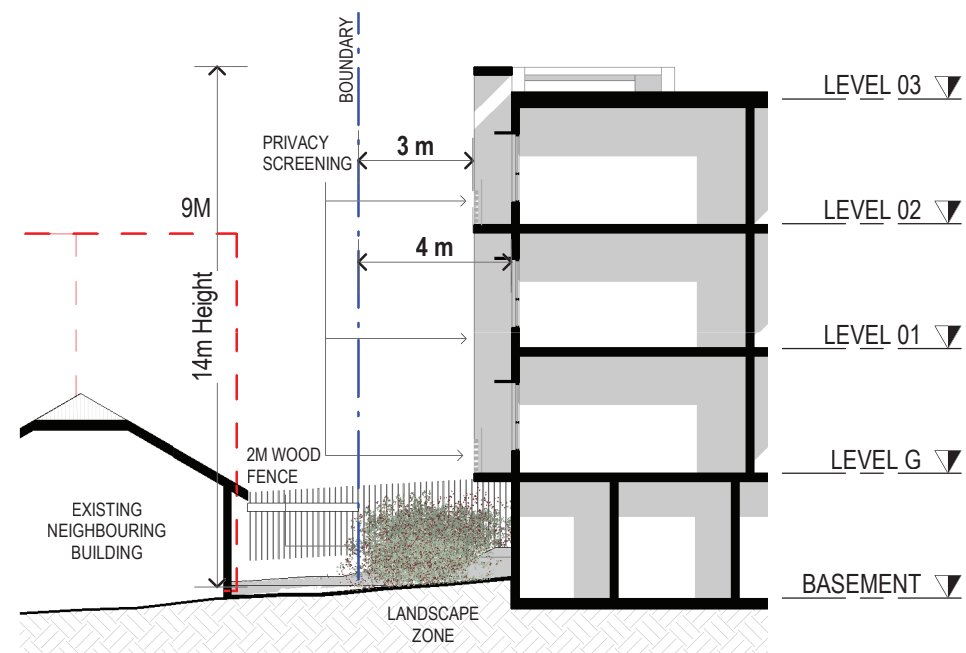


EAST-WEST SECTION - B

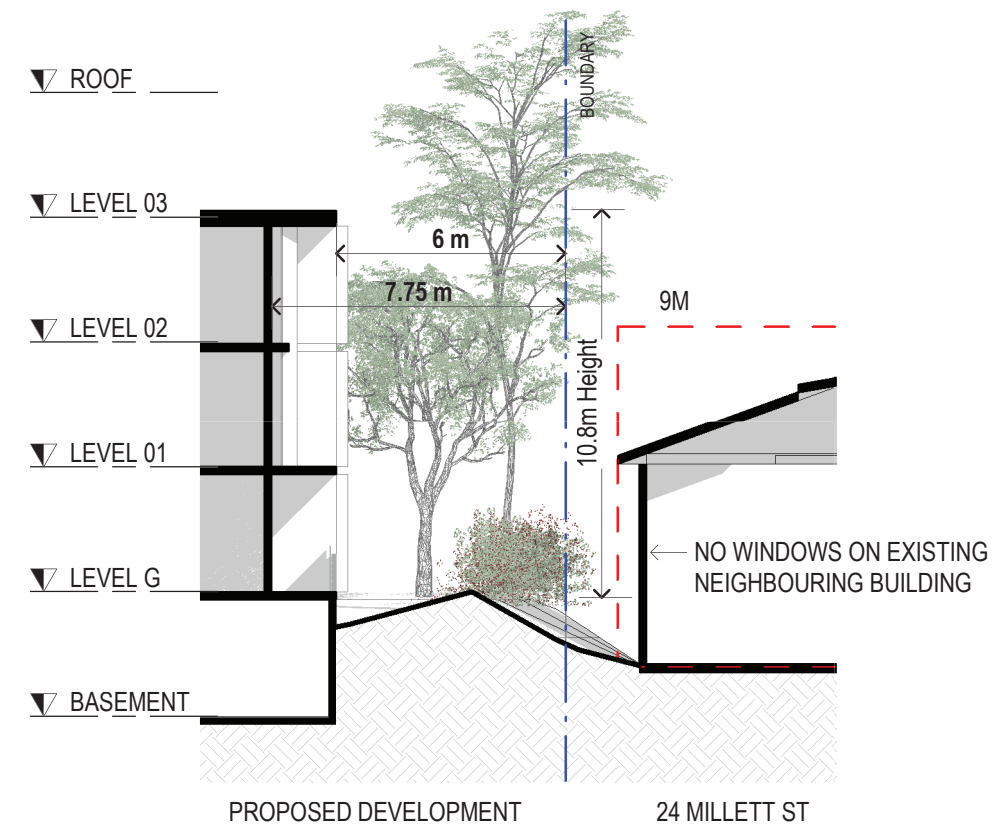


BOUNDARY SECTIONS

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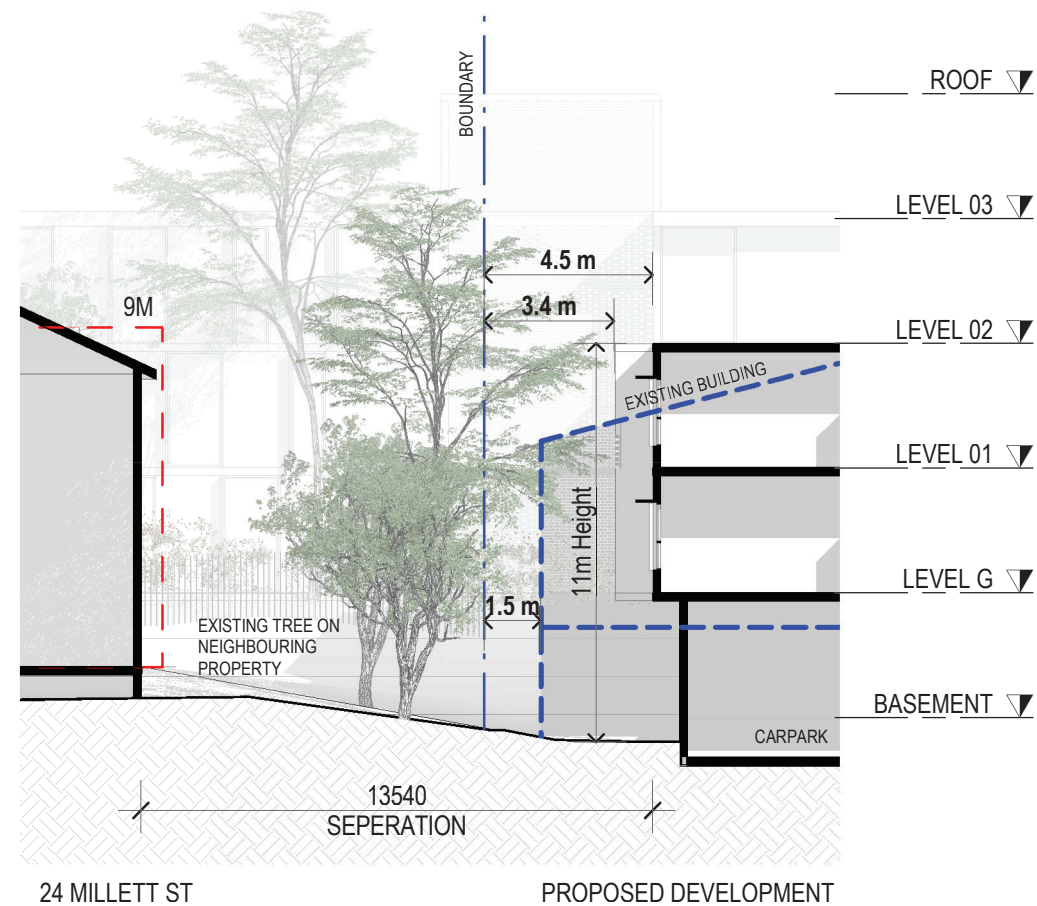
BOUNDARY SECTION 1



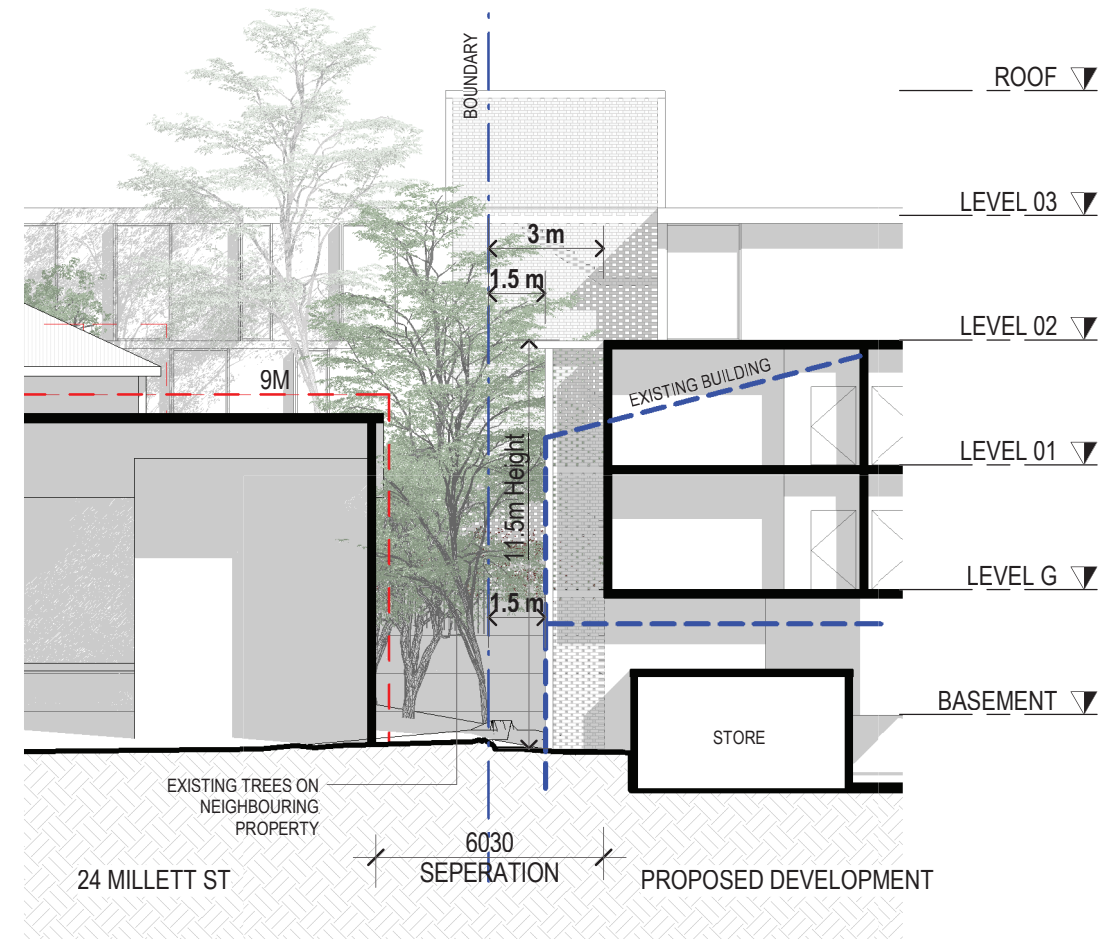
BOUNDARY SECTION 2

BOUNDARY SECTIONS

1:500



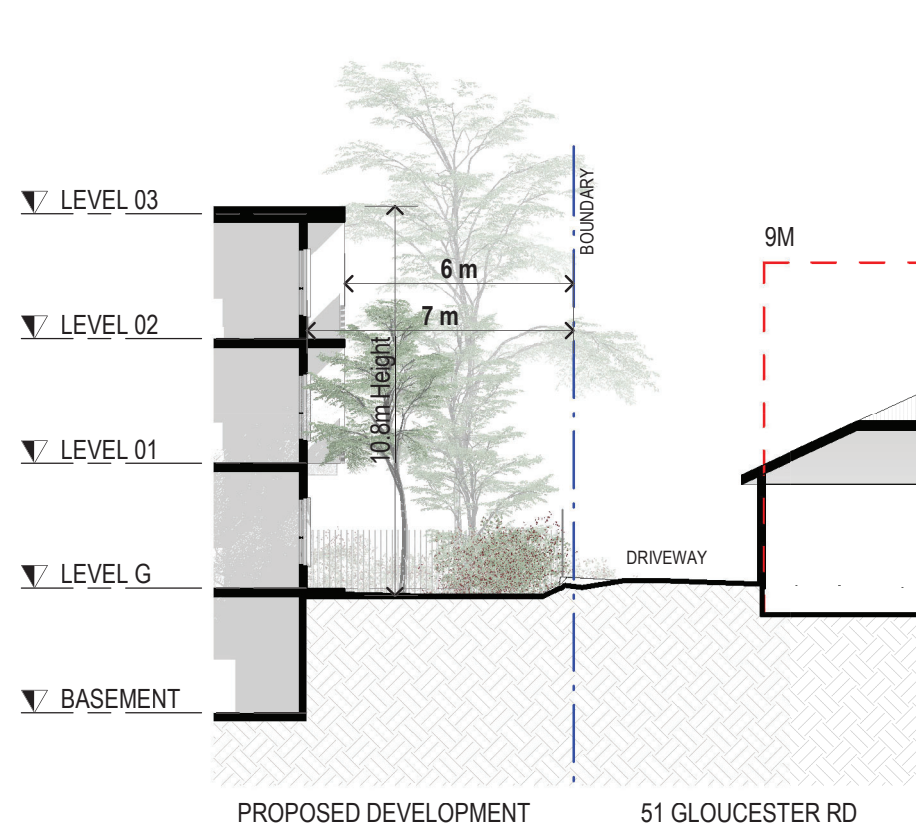
BOUNDARY SECTION 3



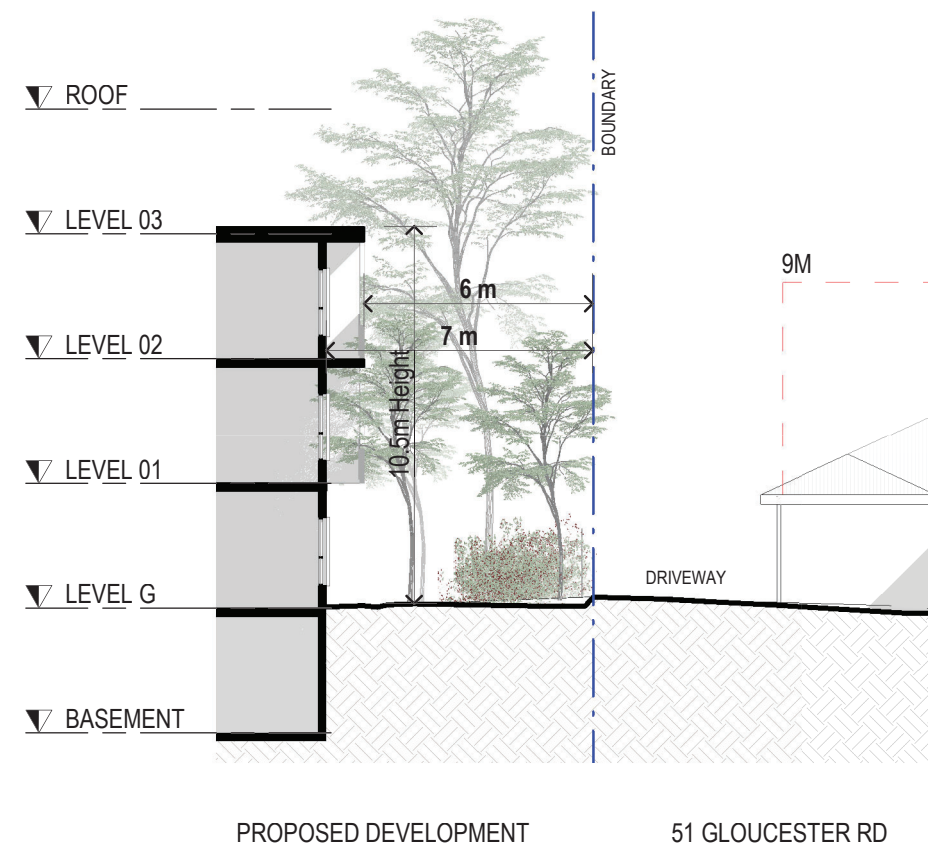
BOUNDARY SECTION 4

BOUNDARY SECTIONS

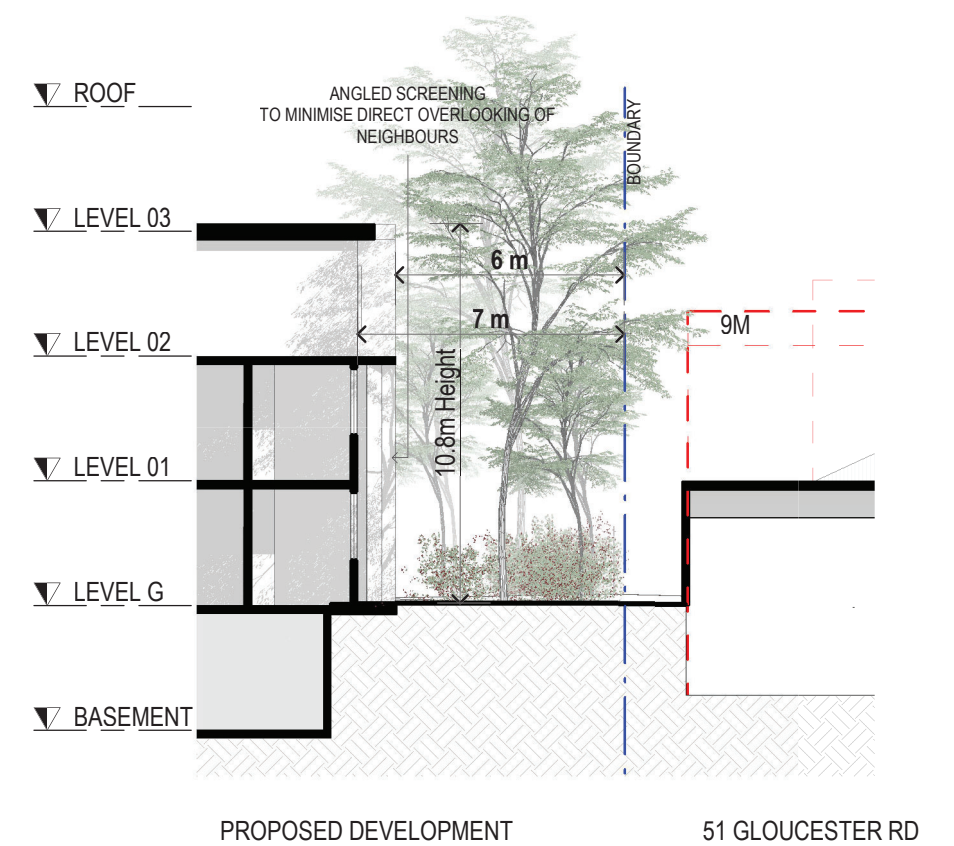
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BOUNDARY SECTION 5



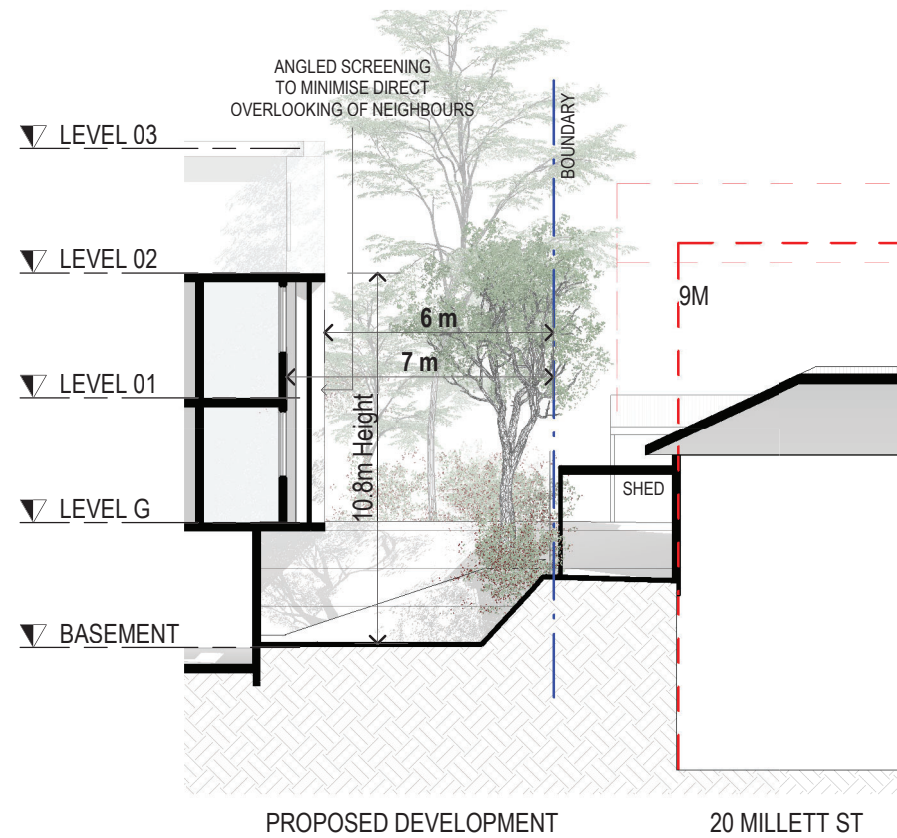
BOUNDARY SECTION 6



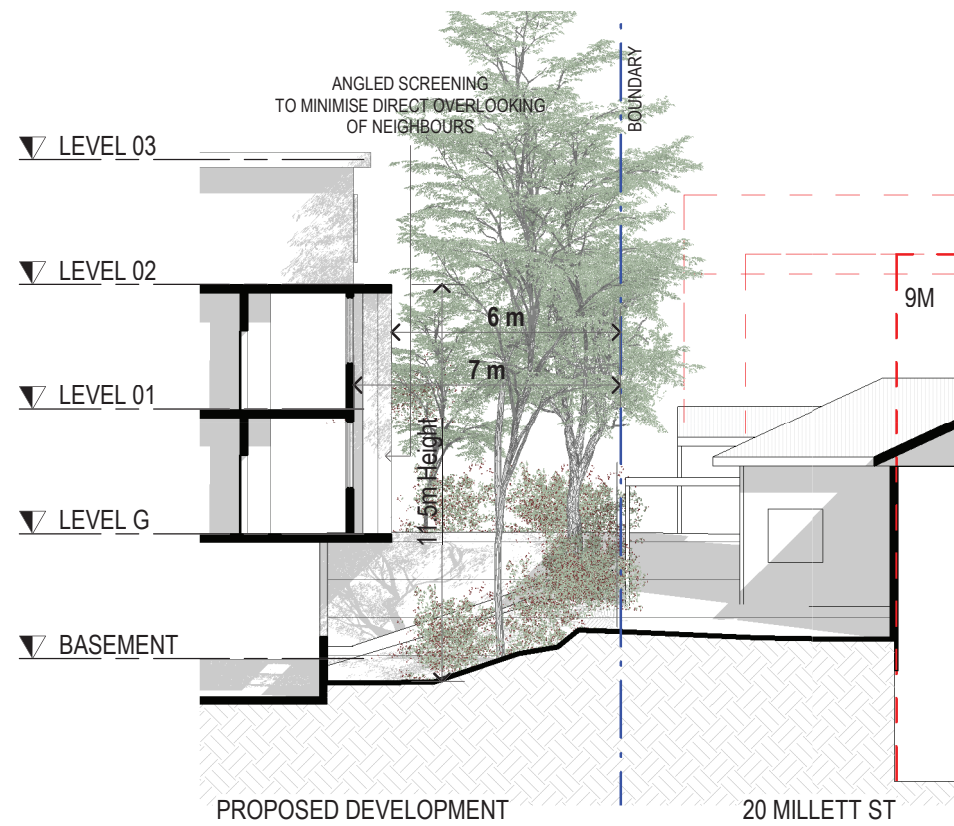
BOUNDARY SECTION 7

BOUNDARY SECTIONS

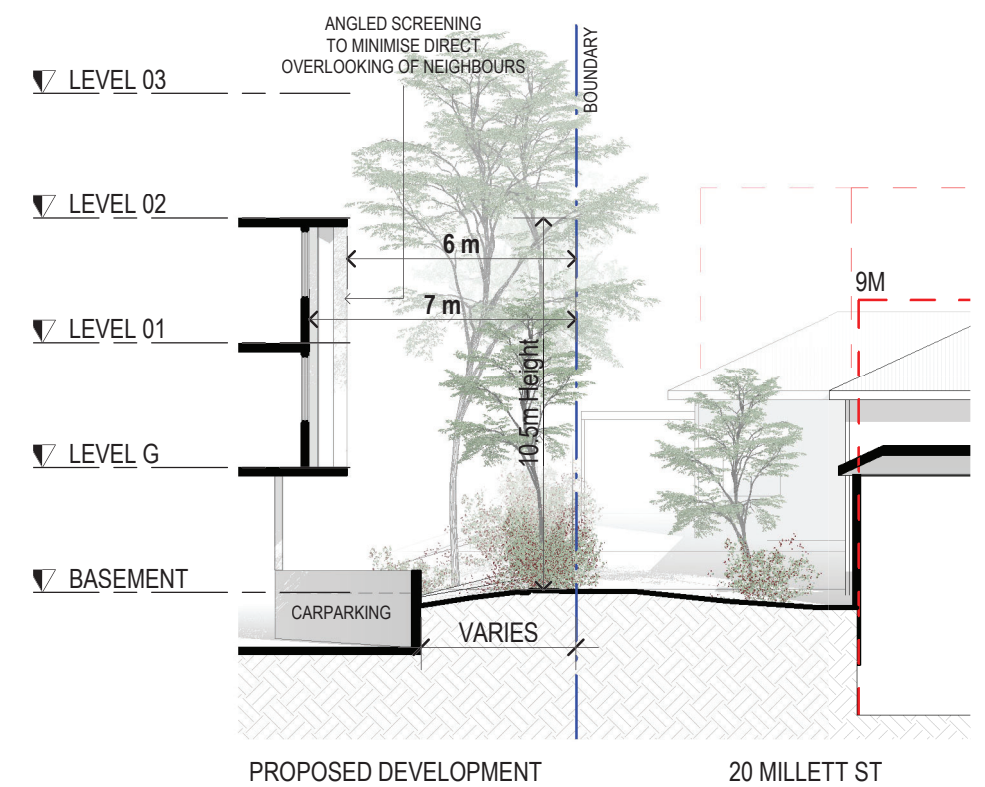
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BOUNDARY SECTION 8



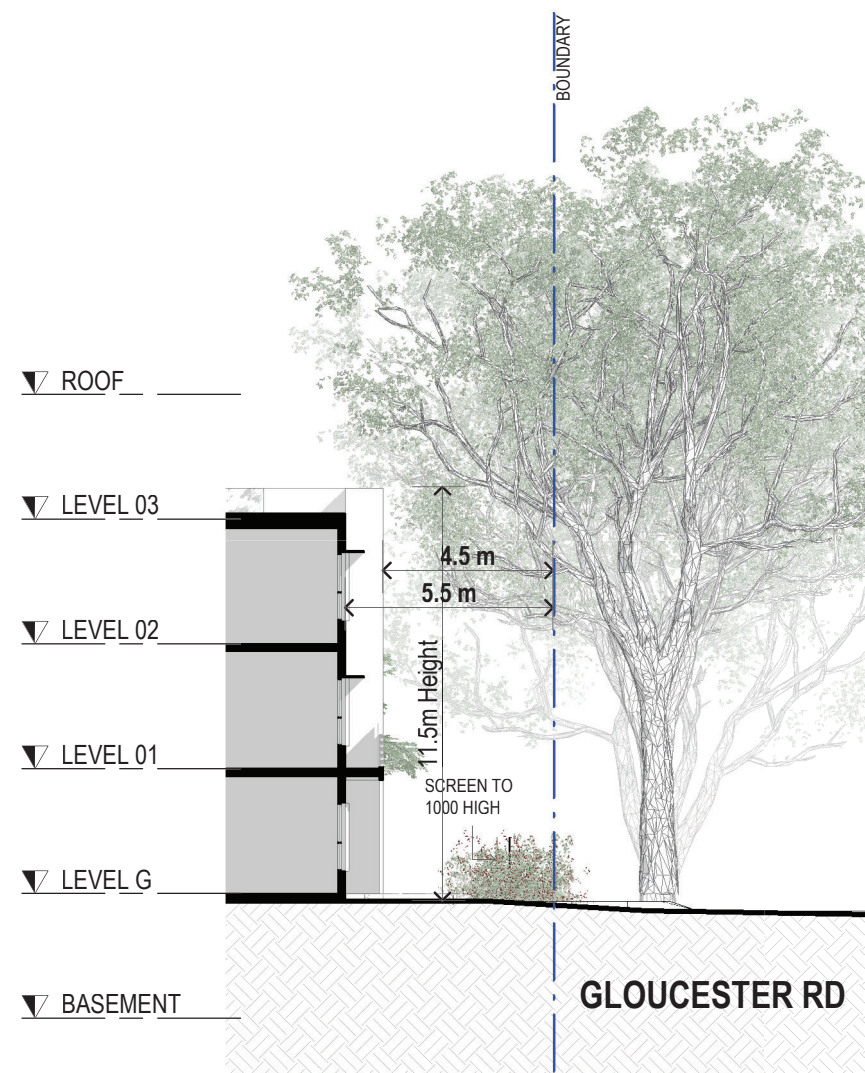
BOUNDARY SECTION 9



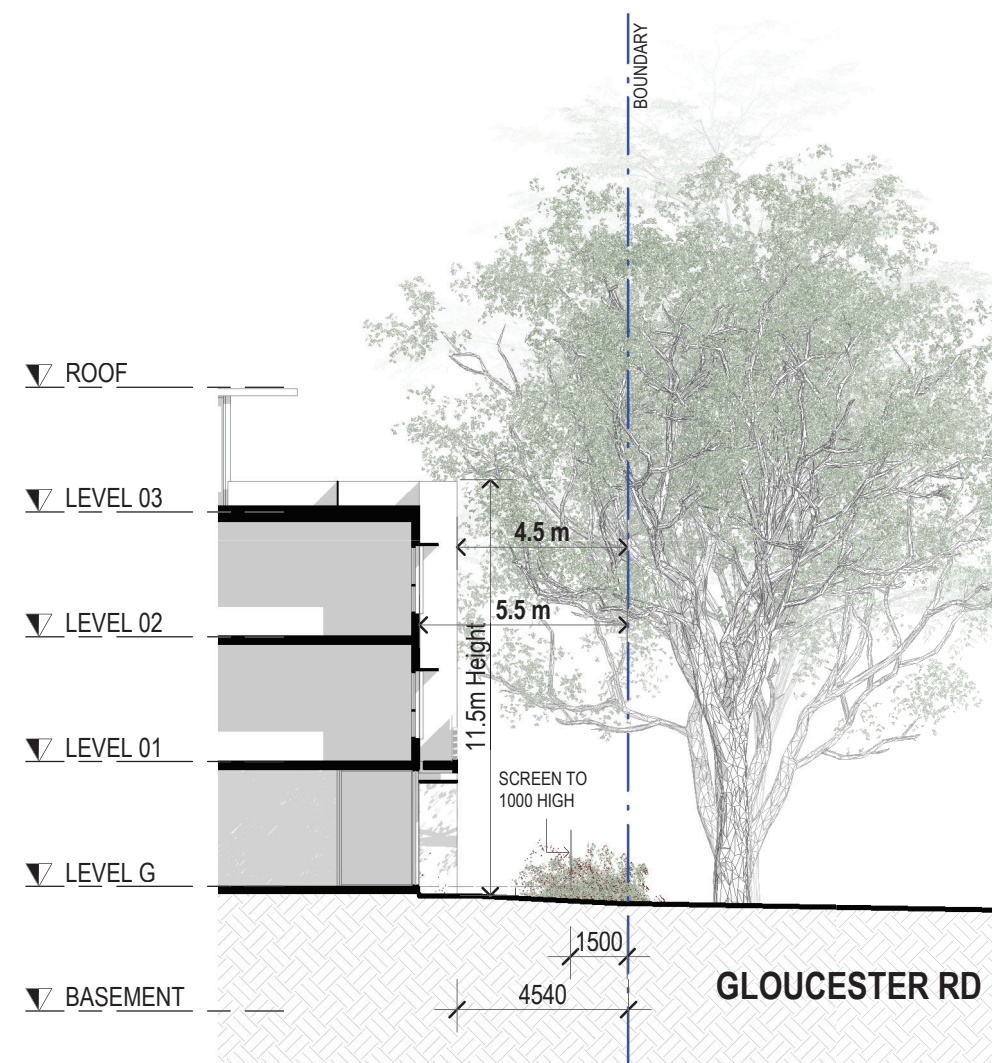
BOUNDARY SECTION 10

BOUNDARY SECTIONS

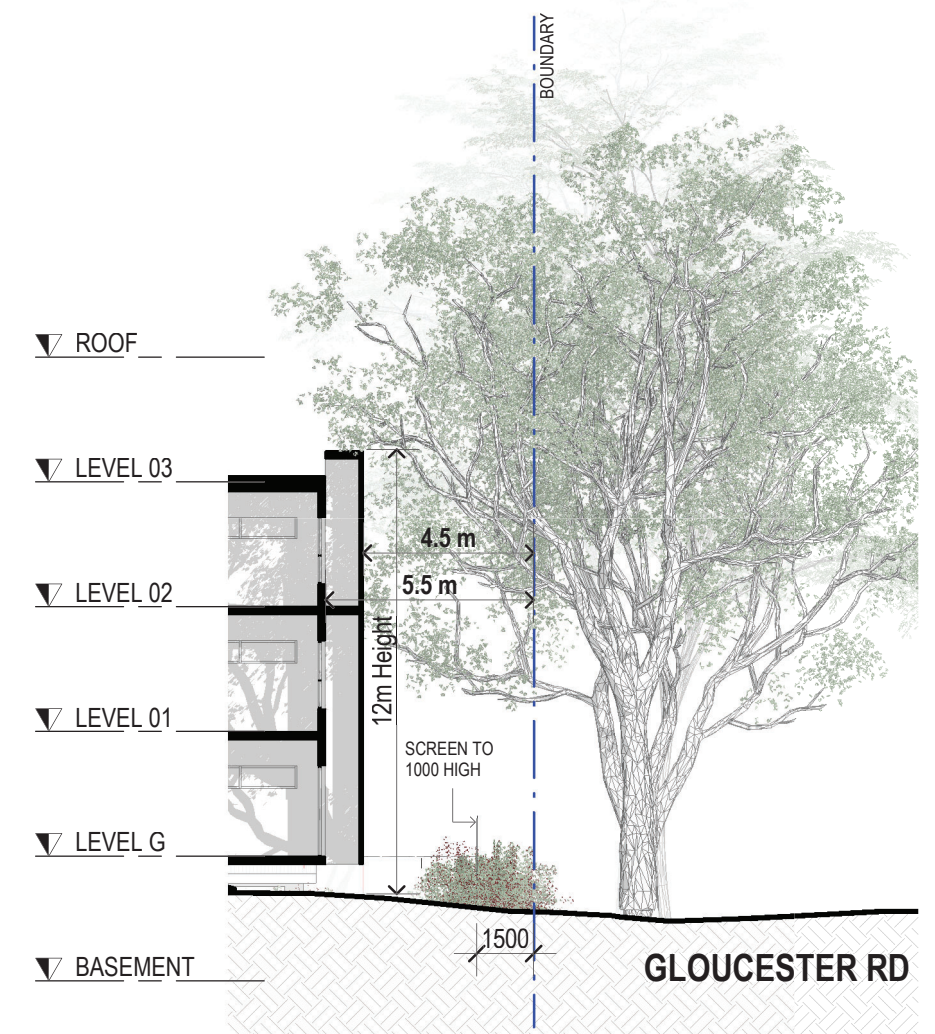
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BOUNDARY SECTION 11



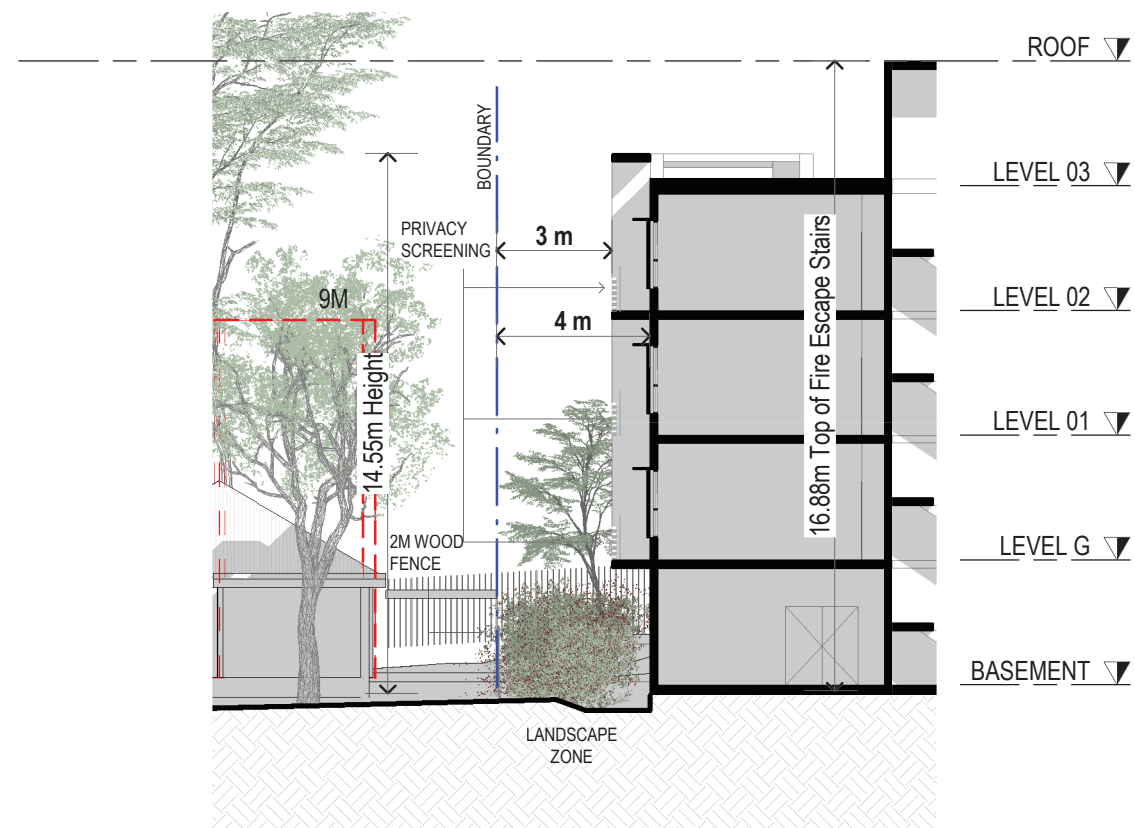
BOUNDARY SECTION 12



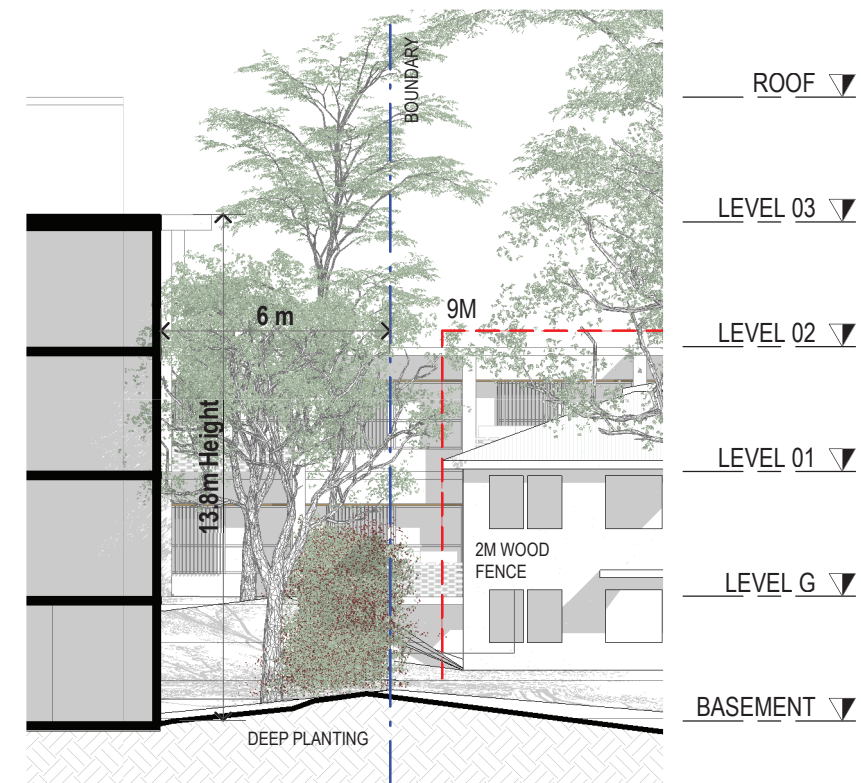
BOUNDARY SECTION 13

BOUNDARY SECTIONS

1:500



BOUNDARY SECTION 14



BOUNDARY SECTION 15

GLOUCESTER STREETSCAPE



MILLET STREETSCAPE



PRECEDENT IMAGES



Richmond Townhouses, designed by Fieldwork Architects



Fairbarin House, designed by Inglis Architects



Nineteen James designed by Richard and Spence



Passage De La Bria, designed by Exploration Architecture



Tuatua, designed by Julian Guthrie



Studio 9 townhouses, designed by Hayball Architects



Apartments, Paris, designed by Odile Guzy



Bazan House, designed by SMF Arquitectos



Precedent image, project name and architect unknown

PERSPECTIVE VIEW NORTH EAST



PERSPECTIVE VIEW MILLET STREET



PERSPECTIVE VIEW GLOUCESTER ROAD





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