

# **Putney Hill – Urban Design and Architectural Description**

## **Urban Design**

### ***Principles***

The Putney Hill site is characterised by an undulating topography, with steep vegetated areas in places, as well as being irregular in shape. A Concept Plan for the site has been approved.

This application is for an amendment to the approved Concept Plan for the site. The amendment is in essence a refinement of the current Concept for the Victoria Road portion of the site. With regards to building height, density, use, structure of the street hierarchy, and relationship to adjoining places, the plan is consistent with the approved plan and complies with maximum heights, floor space ratio, number of dwellings, as well as setbacks as described in Condition A2, part A, Schedule 2.

The overall refined master plan for Putney Green responds to this place by creating a series of precincts connected by a spine road and a series of open spaces. Each precinct has been developed to respond to the particular part of the site.

The amended master plan makes a number of detail adjustments to improve the plan as follows:

- Buildings have been located along the contours to minimise site disturbance and cut and fill. This will also improve drainage and overland flow
- The refined master plan retains more existing vegetation, including significant trees. This will significantly green the site, especially in the establishment phases of the project

### ***Streetscape***

The streetscape is created by the combination of public streets, open spaces and the dwellings that address the streets and open spaces. All dwellings address the streets and open spaces and provide surveillance of both. The entry to all buildings is from streets, open spaces or pedestrian pathways.

The buildings step down the sloping parts of the site. Together with the tree canopy, this creates a built form compatible with the site's pronounced topography.

Car parking has been designed to minimise garage dominance. This is achieved by the following strategy:

- Basement car parking for residents and visitors in the two apartment buildings
- Rear parking to the dwellings on the south side of the spine road
- A combination of front and rear parking to the other dwellings on the site.
- Where there is front parking to smaller dwellings, there is single space only and this is set back so that a visitor can also park in the front of the dwelling.

The other key streetscape issue is the front yard area. Buildings are setback sufficiently to create both a strong landscape edge as well as street tree zone. There will be no high fences between the house and the street. All frontages will be well defined by either a strong landscape edge or level change. As noted above where a terrace or other dwelling frontage faces north, the frontage will include a sunny terrace area linked to a living area. An additional courtyard is located to the rear of the dwellings providing areas for summer dining.

Open space vistas are created by configuring streets so that they terminate on an open space.

The apartment buildings will address the open space located between them, with pedestrian entries off that space.

## **Built Form**

As noted above, building heights comply with those set out in the approved Concept plan and the LEP. The tallest buildings are the apartment buildings. The terraces and other individual dwellings are generally 2 storeys with some three storey buildings to create a more interesting skyline.

The buildings follow the topography of the site so that the built form sits comfortably in the landscape and does not dominate it. The massing of individual buildings is simple. Complexity and variety is achieved in the grouping of the dwellings and stepping dwellings to sit within the undulating topography of the site.

Buildings are placed to minimise the overshadowing of open space. Low buildings are placed to the north of the new public central park and also to the lower circle shared with the hospital.

## **Architectural Design**

### **Building Types**

The following building types are proposed:

- Apartment buildings: Buildings are 5 – 8 (within the maximum height plane) storeys in height with basements for resident and visitor parking. The apartment buildings are arranged around open spaces. Address points are either from a public street or an open space. Buildings are generally oriented to maximise solar access and planned to achieve sunlight and ventilation in compliance with SEPP 65.
- Terraces – Terraces are located on the more undulating parts of the site and edges creating low scaled streets. They address the street with living areas located generally on the north of the dwelling with either a rear private open space to a landscaped path system or with a terrace that addresses the street.
- Semi Detached Dwellings – Semi detached dwellings are located around the large public open space as well as along the spine road. Dwellings located on the central open space address the street on the park and have rear yards with northerly aspect, Dwellings on the spine road have terraces facing north onto the street. A level change will ensure both privacy and good surveillance of the street.
- Detached Dwellings – Detached dwellings are located with semi detached dwellings around the central public open space. The dwellings are configured as courtyard homes with gardens to the north to gain maximum solar access. The through plan allows an open space or terrace at both ends of the dwelling. The through plan also achieves a high level of natural ventilation.

## **Amenity**

Residential amenity will be achieved by ensuring that:

- Buildings are oriented to maximise northern orientation where possible.
- All dwellings are well planned. Well designed compact plans are proposed to avoid wasteful and less sustainable outcomes
- Dwellings are planned and oriented to achieve good natural day lighting and ventilation, minimising the need for air conditioning.
- Privacy is achieved by building siting, dwelling design and the layout of private open space and terraces. A high level of construction will achieve good acoustic building performance.
- Sufficient public open space with good solar access and amenities will be provided at ground level for residential building negating the need for accessible planted roofs.
- A good relationship between inside and outside spaces. Well designed usable courtyards and gardens are proposed.

### ***Architectural Expression and Materials***

A sensitively scaled domestic contemporary architecture is proposed. This will reflect the planning of the dwellings and the strong inside outside relationship between inside and outside spaces.

The dwellings will be scaled to their Ryde context. A variety of roof forms will blend the dwellings with their surrounds. Elevations and sections describe the architectural form proposed.

Elements such as balconies, terraces, pergolas add articulation to the architecture. In addition the building facades are strongly modelled and articulated. The apartments are carefully massed and incorporate a range of finishes.

Human scale is achieved by providing strong entries to all building types, articulating building bases and minimising car parking.

High quality durable materials will be used both on the buildings and within the public domain, as it is the combination of the two that creates the place. Materials include masonry – brick and render, as well as lightweight cladding. Recognised lightweight cladding systems will be used to ensure long life and low maintenance.