

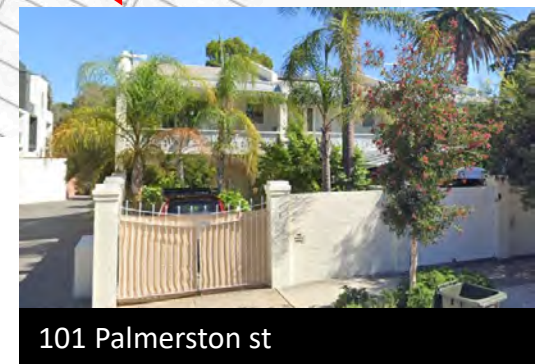


109 Palmerston St, Perth

CONTEXT AND
STREETSCAPE
ANALYSIS

LOCATION OVERVIEW

- 109 Palmerston Street, Perth is a 785m² vacant block zoned R80 within the city of Vincent.
- It is characterised by its location adjacent to Robertson Park with which it shares its NE and NW boundaries.
- Robertson Park is a significant community open space housing sporting, recreation, ecological and dog exercise facilities.
- Three significant mature Moreton Bay Fig Trees are situated near the NE corner of the site. Particular care needs to be taken to avoid negative impact of construction on the roots of the adjacent trees.
- The adjacent properties on the same block as the proposal are zoned R80. Surrounding properties across the street from the park are generally zoned residential R50. This invites future higher density development of the area.



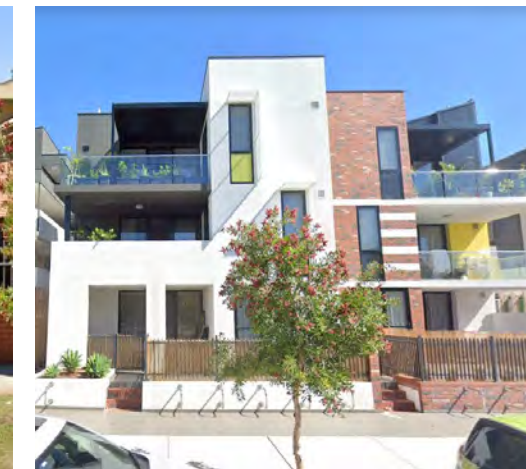
SCALE HEIGHT AND BUILT FORM CHARACTER OF BUILDINGS

- 109 Palmerston Street is surrounded by buildings of varying heights and densities. These include
 - Single storey residential freestanding homes
 - 2-storey residential freestanding homes
 - 2 storey townhouses and terraces
 - 3 storey townhouses
 - Multi-unit apartments – these present as 3 storeys at street level and rise to 6 storeys further back
- Much of the street contains built forms consistent with previous lower residential densities. The current zoning of R80 and R50 allows for a denser scale of development.



ARCHITECTURAL CHARACTER AND DOMINANT MATERIALS/ FINISHES

- Dominant architectural wall features include
 - Face Brick
 - Rendered Brick
 - Corrugated metal roofing
 - Tiled Roofing
 - Ornate Iron fencing
- Architectural characters include
 - Victorian & Victorian Terrace
 - Federation Bungalow / Californian Bungalow
 - Mid-century suburban
 - Modern Art-Deco
 - Modern and Contemporary



ARCHITECTURAL STYLE AND COMPOSITION



- The streetscape contains an eclectic mix of architectural styles.
- Most of the modern buildings along the street have taken design cues from the surrounding streetscape through form and use of materials.



TYPICAL ROOF SCAPE AND FORMS OF ROOFS

- Most of the single and double storey houses have pitched roofs. There is a mix of corrugated metal and tiled roofing, and a range of roof pitches.
- The 3 storey townhouses and apartments have flat roofs, presumably to decrease the overall height and reduce the sense of scale.



LANDSCAPE CHARACTER

- Street trees along this section of Palmerston Street predominantly contain Callistemon and Peppermint trees that have been pruned to fit under overhead power lines.
- The council verge is fairly narrow and contains footpaths on both sides of the street combined with narrow landscaping strips. The NW side of the street contains several street parking bays.
- Opposite the site there are significant trees belonging to 106 Palmerston St. These are set behind a 1.9m high concrete block screen wall.
- The adjacent landscape is dominated by the fig trees in Robertson Park which also contain open lawns and lower tier planting.



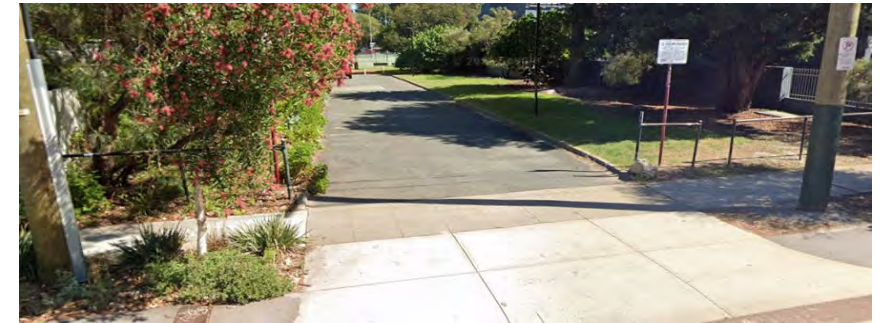
FRONT SETBACK TREATMENT, FENCING AND FRONT GARDEN CHARACTERISTICS

- Front setbacks are consistently fenced in along the entire length of the surrounding streetscape.
- Fences generally consist of low brick walls and piers with metal infill.
- There are some full height brick, concrete and rendered brick screen walls
- Gardens generally contain low shrubs and small areas of lawn.
- An exception is 106 Palmerston St. which contains mature trees behind a concrete block wall.



CHARACTER OF SPACES BETWEEN BUILDINGS INCL. VEHICULAR AND PEDESTRIAN ENTRIES

- The properties on the SE side of Palmerston St. are serviced by a rear laneway off Brisbane St. and Stuart St. They have no vehicular access to Palmerston St. and there is a notable absence of garage doors along the streetscape.
- Adjacent properties (99, 101 and 107 Palmerston St.) have vehicular access via shared driveways leading to parking areas at the rear. These double as pedestrian access routes. The front 3 terraces of 101 have gated single width vehicular access.
- An additional driveway between 101 and 107 Palmerston St. provides pedestrian access to the western side of Robertson Park. It also appears to provide vehicular access for service vehicles to the park. It is well landscaped on either side.
- Robertson Park contains a sizeable network of well maintained pedestrian paths with multiple access points.



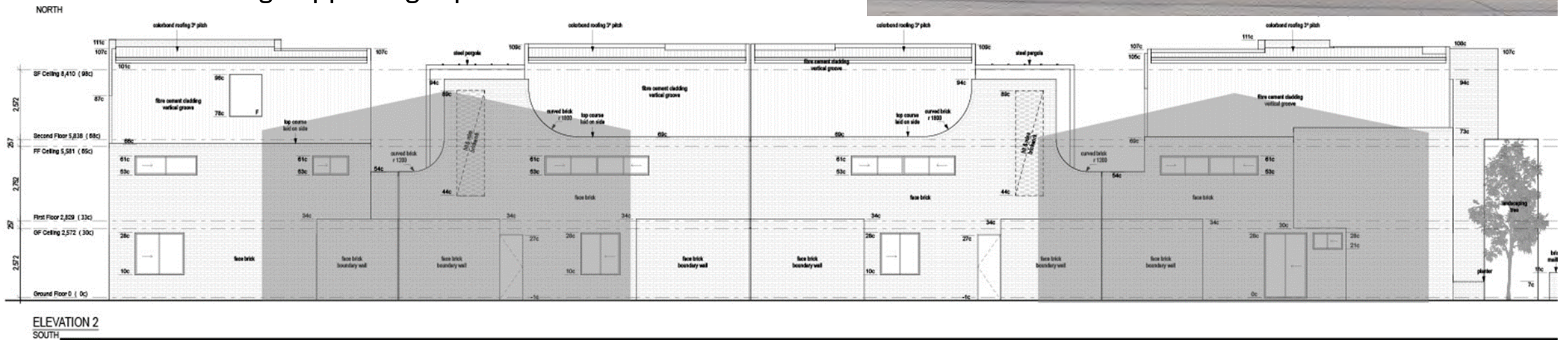
RELATIONSHIP BETWEEN PROPOSED AND ADJOINING BUILDINGS

- The proposed development aims to construct four, 3-storey townhouses that engage with Robertson Park and its soaring fig tree canopies while embracing the local vernacular.
- The proposed development shares a boundary with only one other building site. This contains two pairs of 2 storey terrace houses separated from each other by a paved car parking area. Two of the terraces have small NE facing windows set back approximately 1m from the boundary.

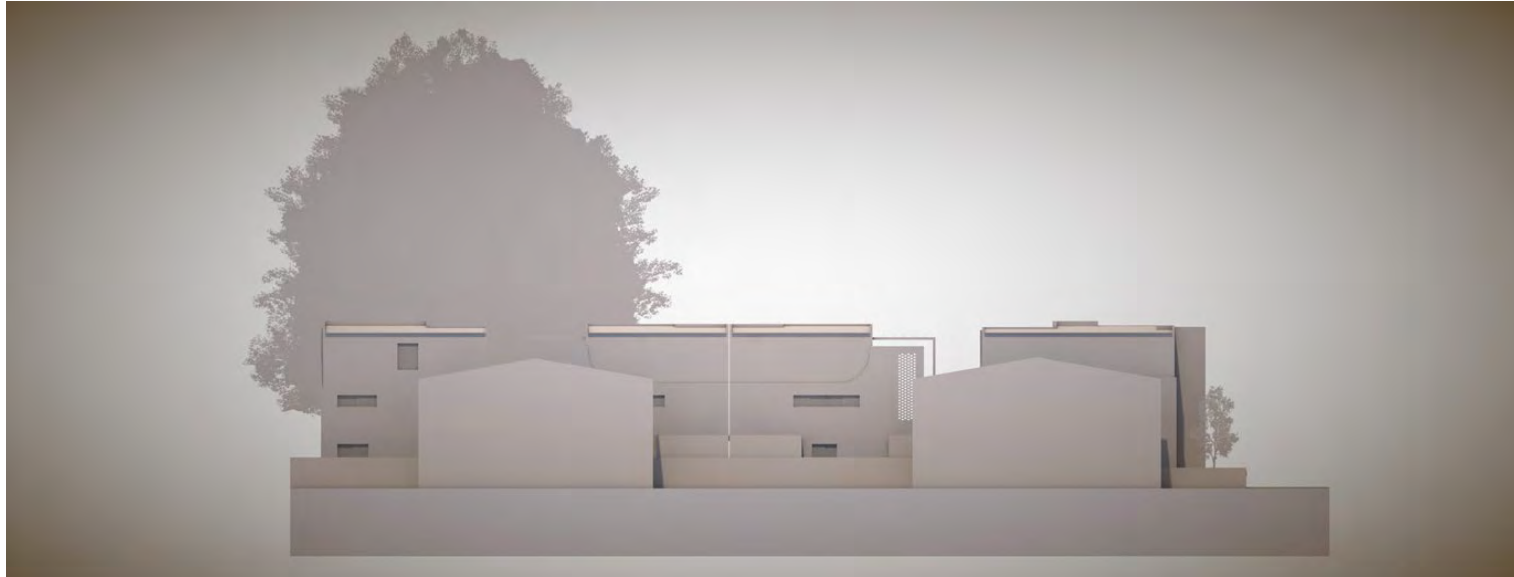


RELATIONSHIP BETWEEN PROPOSED AND ADJOINING BUILDINGS

- We considered locating the driveway along the common SW boundary to mitigate the impact of scale and overshadowing on the neighbours. We abandoned this idea in favour of minimising construction within the tree root zone of the fig tree, as advised by a consultant arborist.
- To improve solar access and air flow we have designed the terraces to have meaningful spacing between them that correlate with approximate location of the adjacent dwellings. Hit & miss brick walls within this zone provide screening from overlooking whilst maintaining dappled light penetration and airflow.



RELATIONSHIP BETWEEN PROPOSED AND ADJOINING BUILDINGS (cont...)



SW view showing relationship between the proposal, adjacent building and fig tree beyond.



NE view showing relationship of scale between the proposal and Robertson Park.

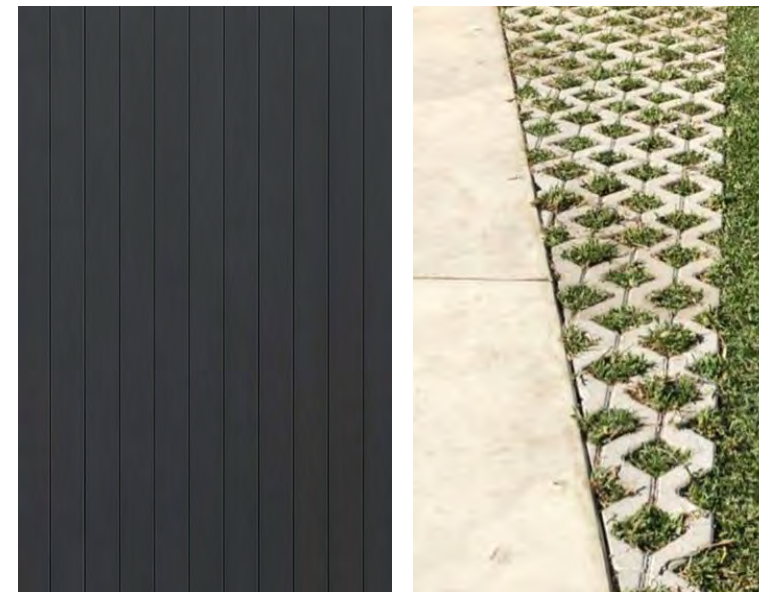
RELATIONSHIP BETWEEN PROPOSED AND ADJOINING BUILDINGS (cont...)

- The proposed 3-storey build form is consistent with the height level presented to the street front of the apartments at 99 Palmerston St. It is also consistent in scale with the 3-storey townhouses on the corner of Randell St and Palmerston St.
- Vertically proportioned windows reference the older houses in the streetscape. Each proposed townhouse features a tall, narrow arched window which references the arches found in the neighbouring Victorian terrace.



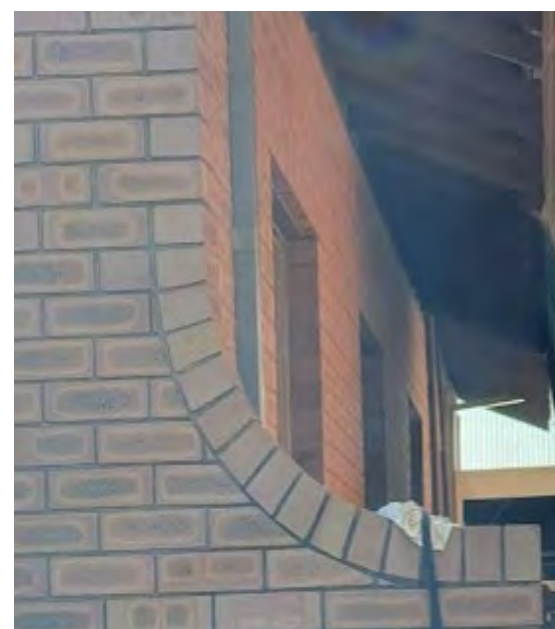
RELATIONSHIP BETWEEN PROPOSED AND ADJOINING BUILDINGS (cont...)

- Our design relates to adjoining buildings through the use of familiar materials that form part of the inner city vernacular. Exposed red brick has been used extensively in both older and newer constructions within the streetscape. We propose the use of a recycled-look red brick to add an additional organic textural dimension to the build.
- Dark cladding on sections of the homes echoes the forms and materials used in the apartments at 99 Palmerston St.
- The use of two contrasting materials in the design helps to separate the bulk of the construction into smaller elements, decreasing the perceived sense of scale.



RELATIONSHIP BETWEEN PROPOSED AND ADJOINING BUILDINGS (cont...)

- In order to relate to the adjacent park our design sought to create a modern biophilic design whilst still referencing the existing character of the streetscape.
- Organic forms found within the buttress roots of the fig trees inspired the curved brick motif featured throughout the design. A similar motif is used in a house across the street.
- Each unit has a 2-storey high NE facing outdoor terrace with views of the park and tree canopy. Pergolas have been favoured over solid roofs to encourage growth of vines for shade.



RELATIONSHIP BETWEEN PROPOSED AND ADJOINING BUILDINGS (cont...)

- The relationship of the rear unit to the park is similar to that of 99 Palmerston St apartments, however it has a slightly increased setback.
- Landscaping opportunities on the terraces, balconies and pergolas enhance the link between the built and organic forms.
- Permeable paving has been used in a section of the driveway that overlaps the tree root zone helping to protect the roots.



CONCLUSION

- The design process took into special consideration the local streetscape to ensure the proposal both nested well in its environment, as well as contributed towards an enhanced local aesthetic.
- Impact of the proposed development on neighbouring properties has been minimized, with particular consideration given to eliminating impact of construction on the adjacent trees in Robertson Park.
- We believe that this development will provide enjoyable and functional living spaces for occupants and become an asset to the townscape.



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