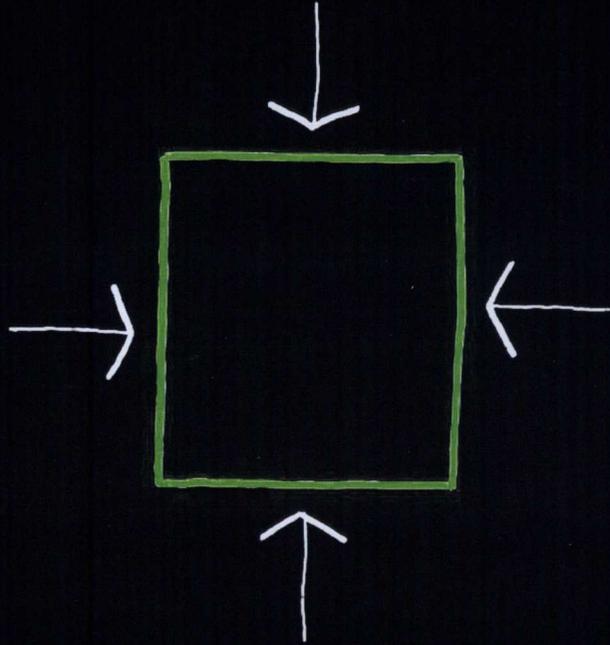


The esplanade site 2002

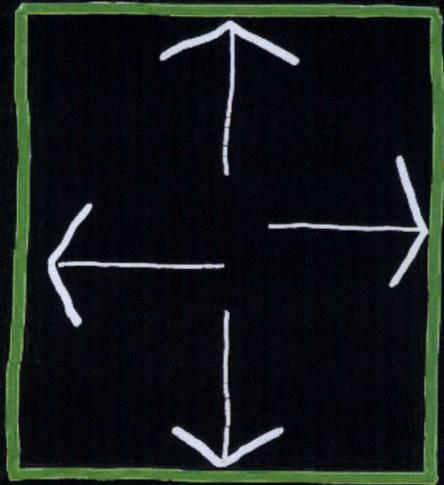
This presentation describes the process by which the Becton-proposed variations to the building envelope for the Espy site recommended by the City of Port Phillip have been generated.

This presentation sets out to show that a flexible approach is required in order to optimise the opportunity for design excellence to be achieved on this significant site.

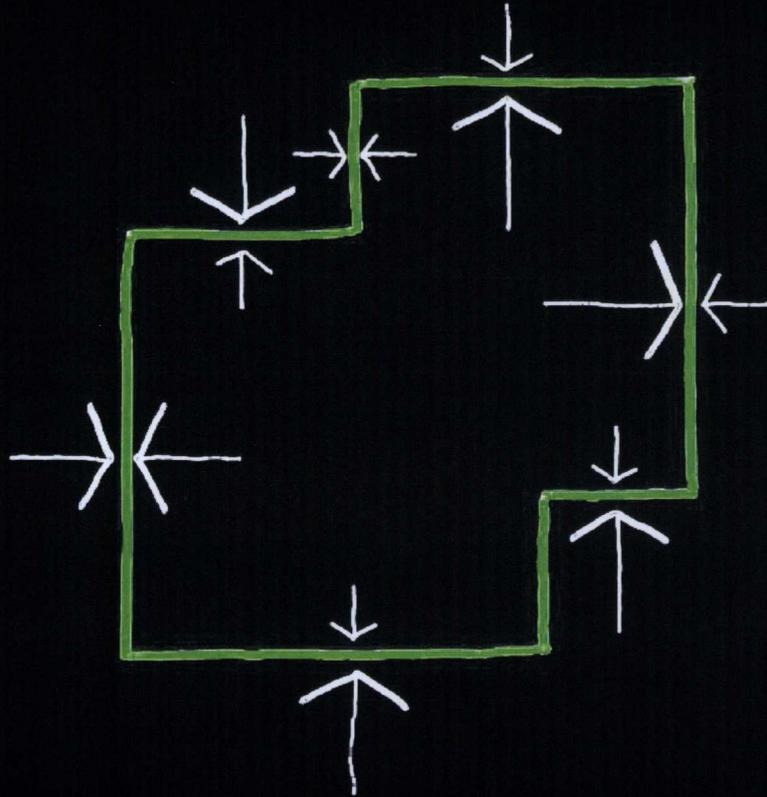
Buildings can be shaped by external influences...

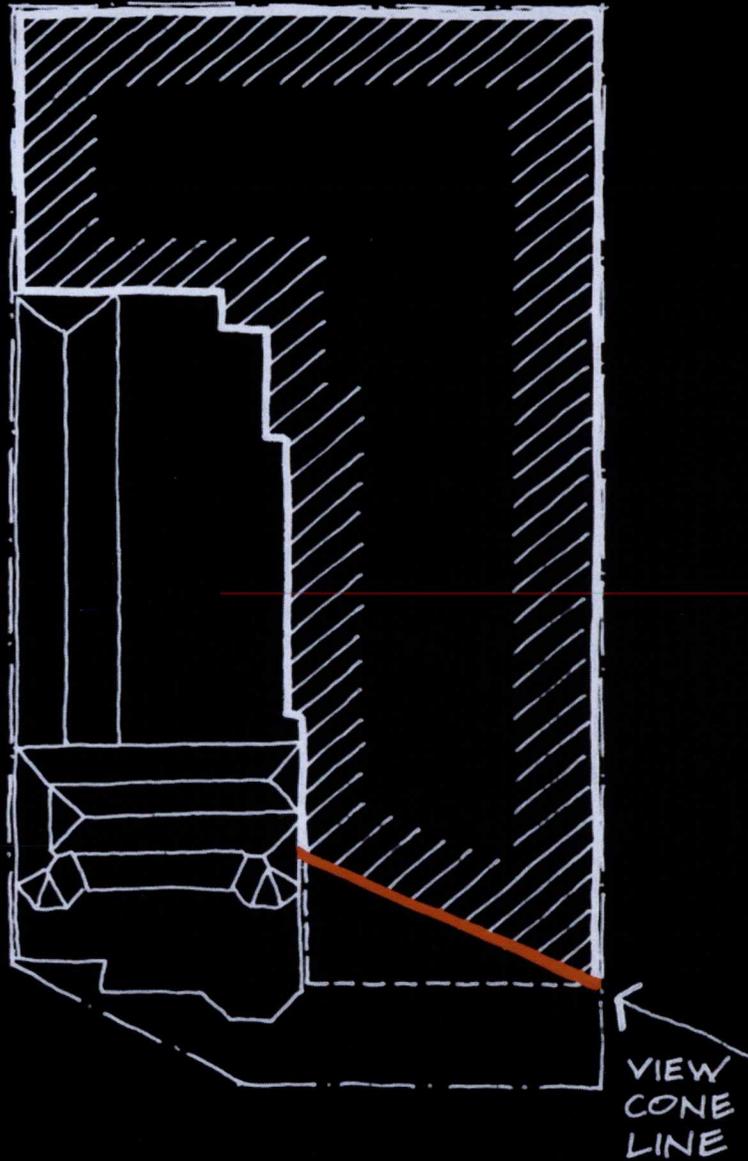


...and by internal influences.



Considered buildings are formed through an optimum balance between internal and external influences.





However to do that requires a particular brief for each site.

Understandably, statutory planners do not have that brief. It is therefore difficult for statutory processes to take into account those internal influences.

As a result, in the formulation of planning schemes building envelopes such as that for the Esplanade Hotel tend to be derived from a consideration of external influences only.

What are those external imperatives?

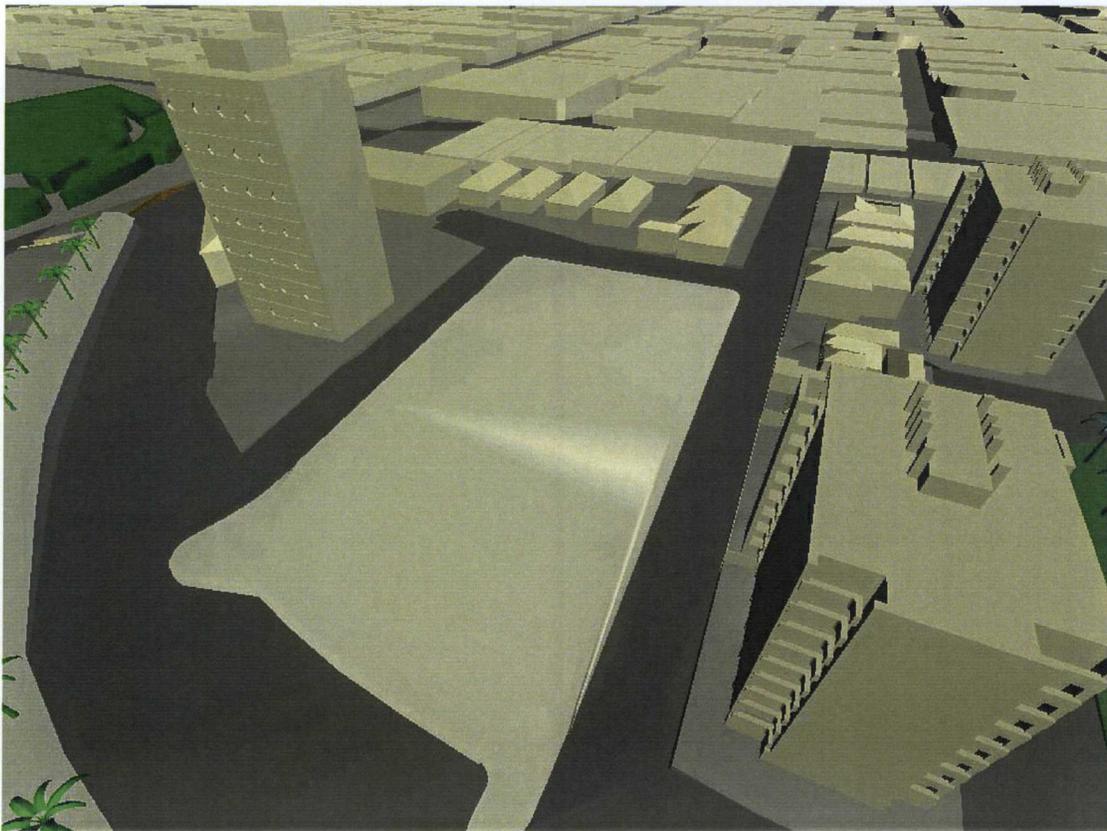
Generally, they are:

- overshadowing
- overlooking
- visual bulk
- neighbourhood character
- population impacts
- traffic impacts

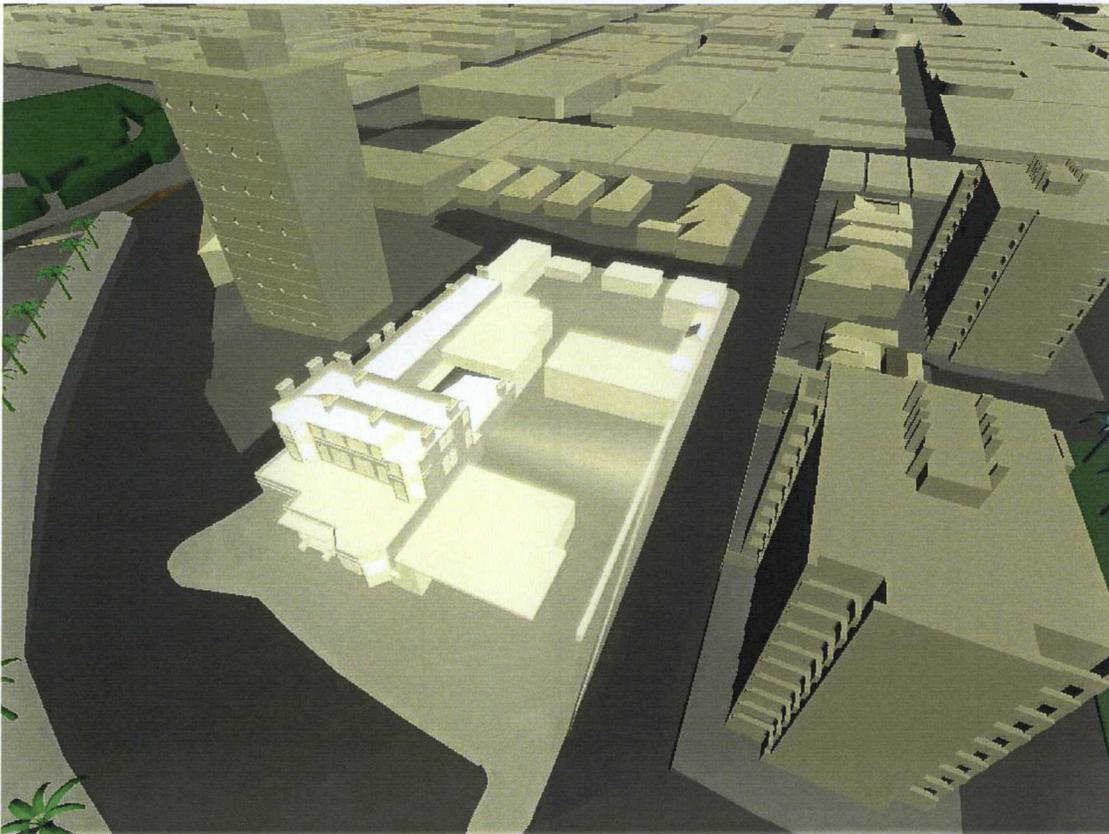
all within the strategy for the precinct within which the site is located, and the overall strategies for the municipality.

Let's look at how those external forces appear to have shaped the proposed DDO envelope.

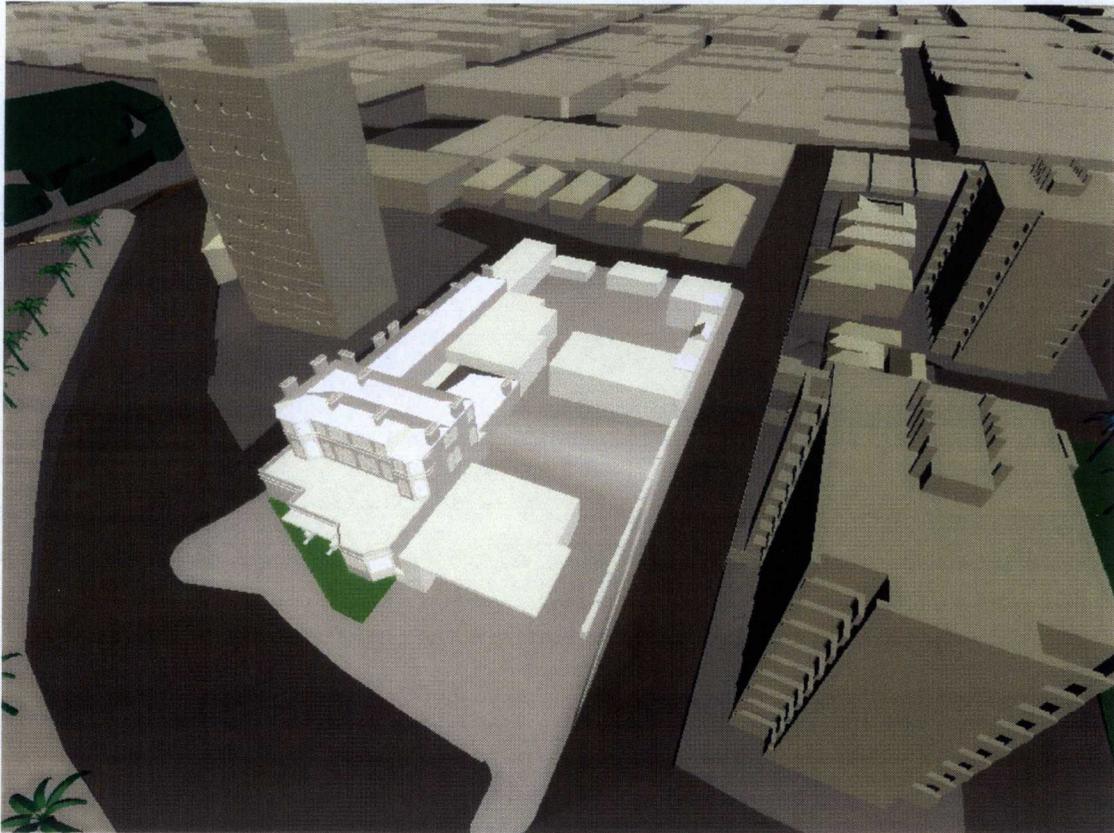
Here is the site within the surrounding built environment...



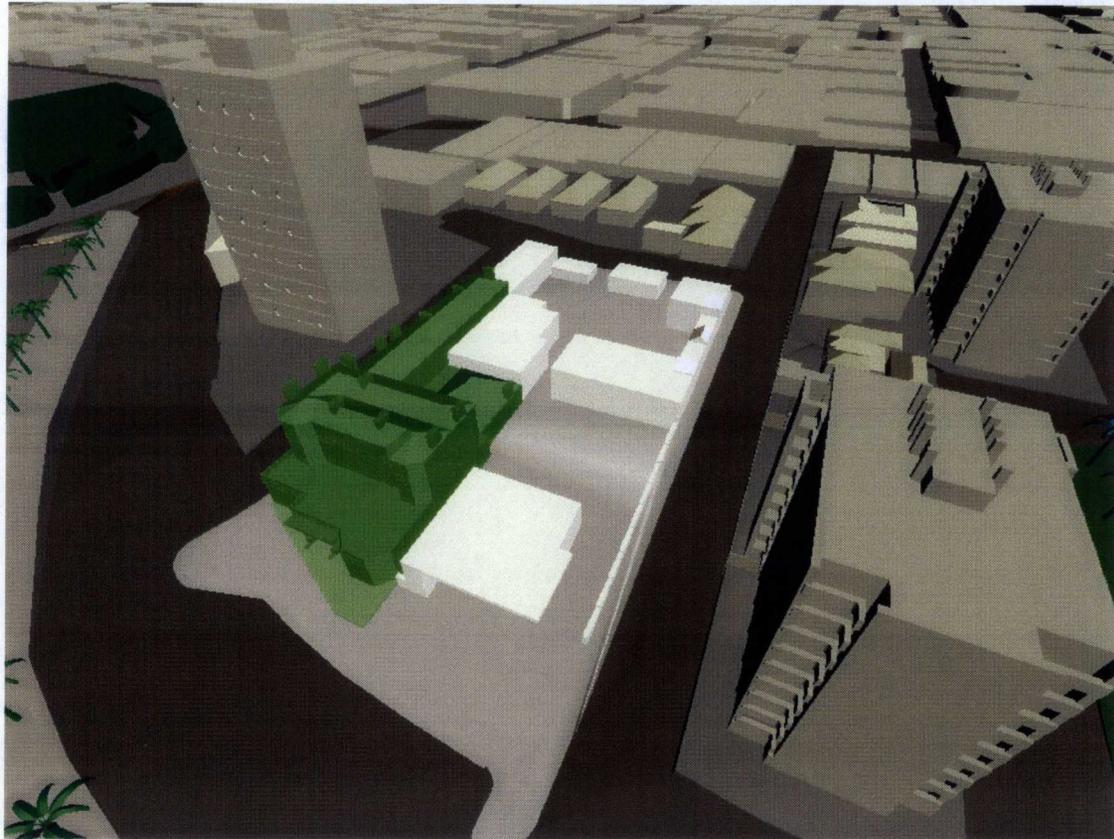
...and now with the buildings currently on the site



The DDO envelope proposes no building in front of the hotel...



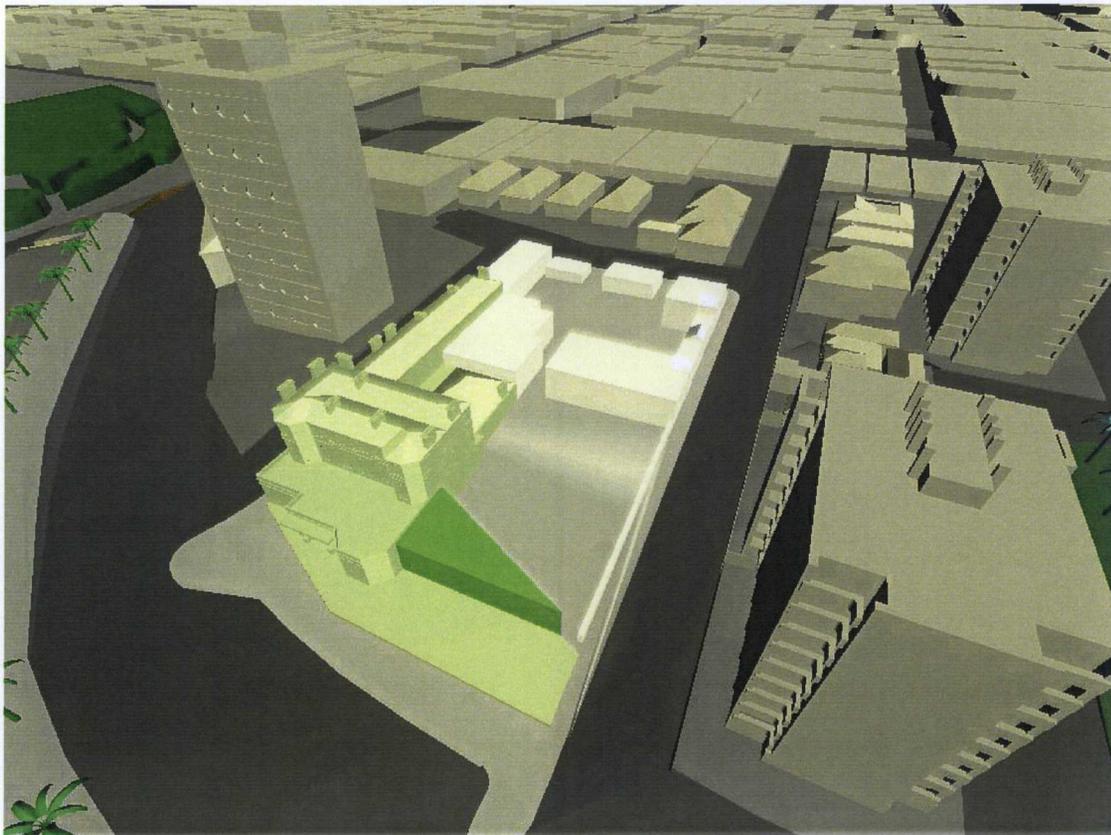
The hotel remains.



No building along The Esplanade so that views of the hotel are not blocked



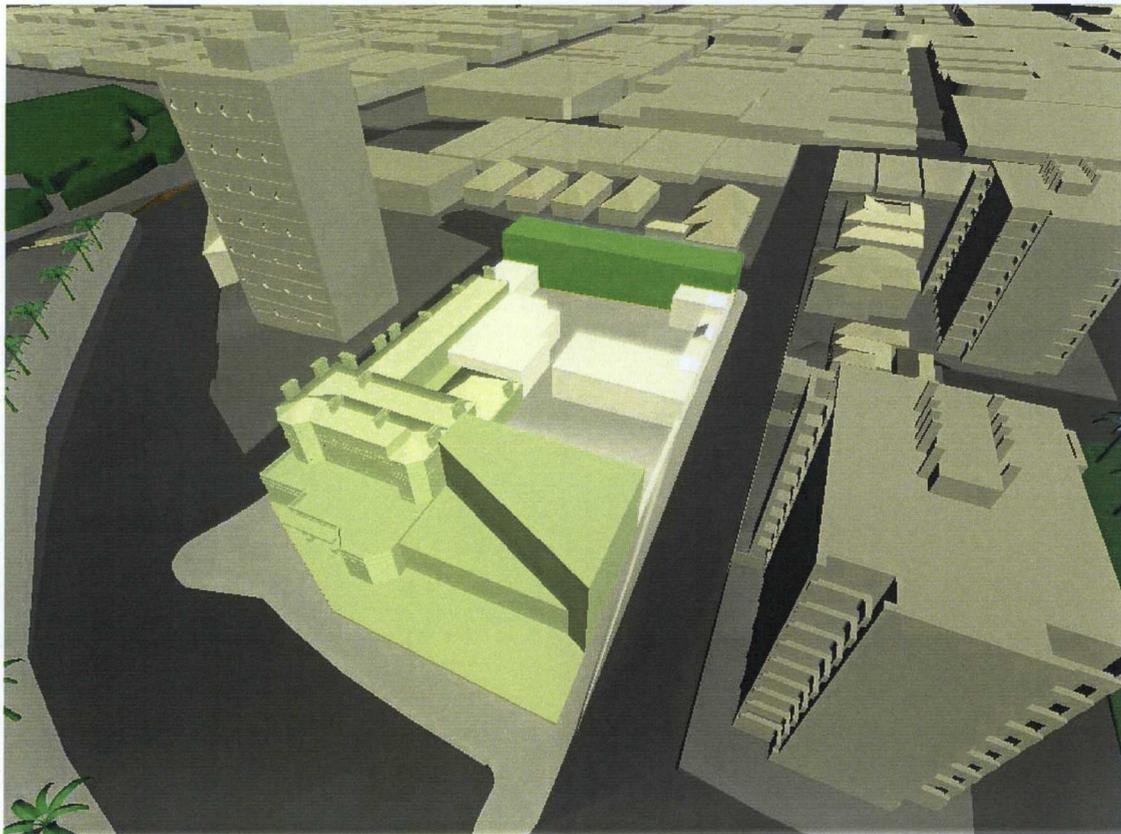
Low height building only adjacent the hotel, so that views to the leading edge of the upper floor are not interrupted...



A view cone established so that approach is bolstered...



A podium transition to adjoining houses in Pollington Street (east) established...



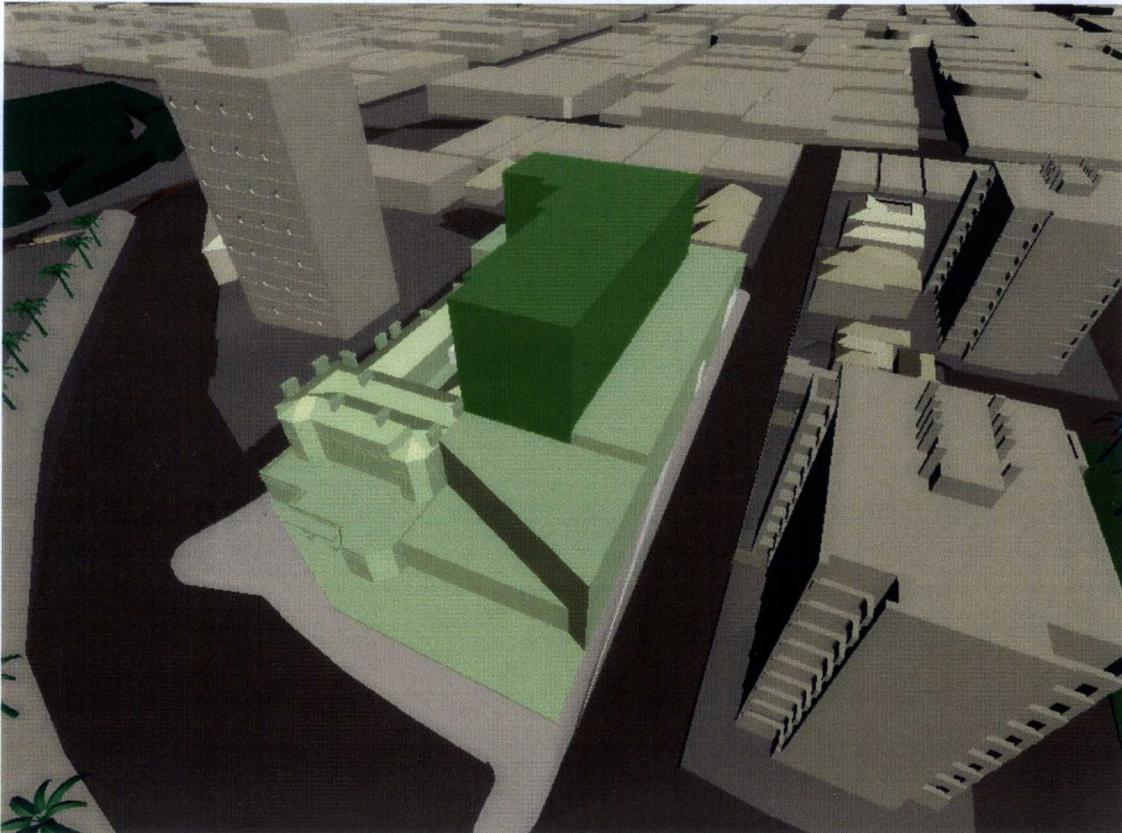
A podium transition to Pollington Street (north)
established which in scale is similar to the rear of the
hotel...



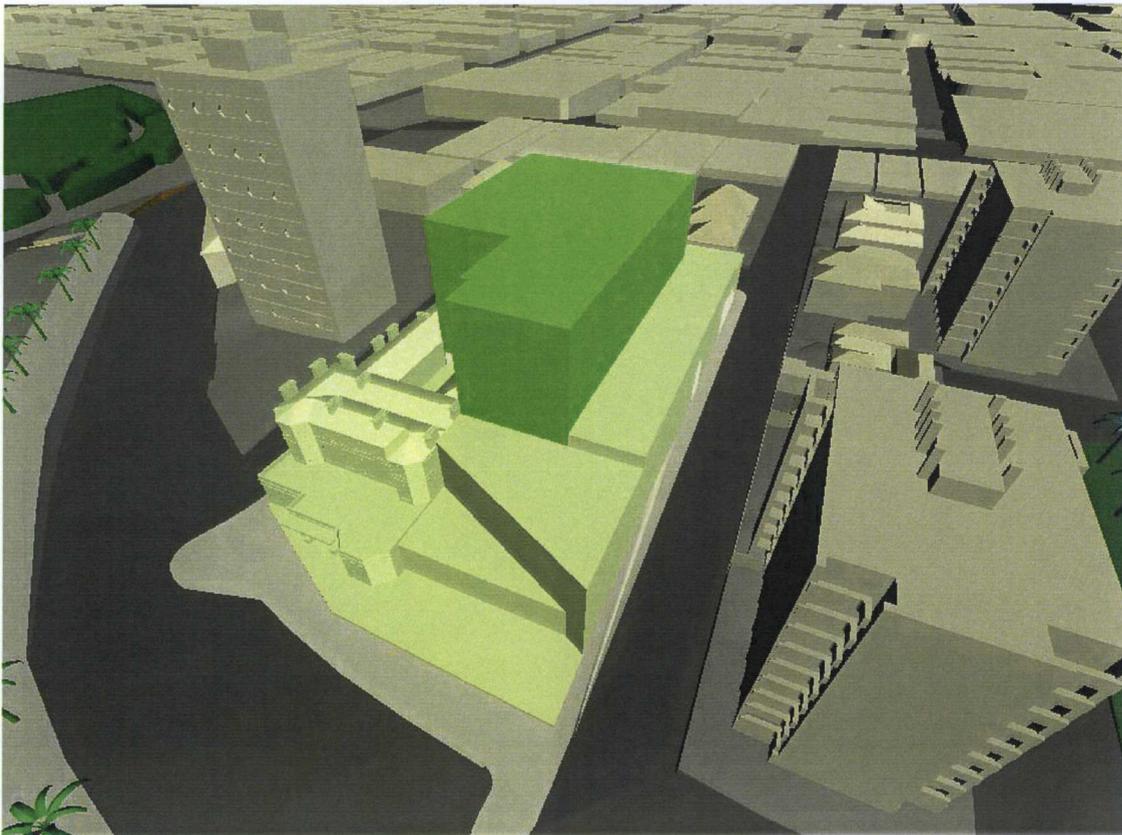
A podium transition to adjoining houses in Victoria Street established



The remainder of the site can be built higher, subject to other conditions contained in the DDO.

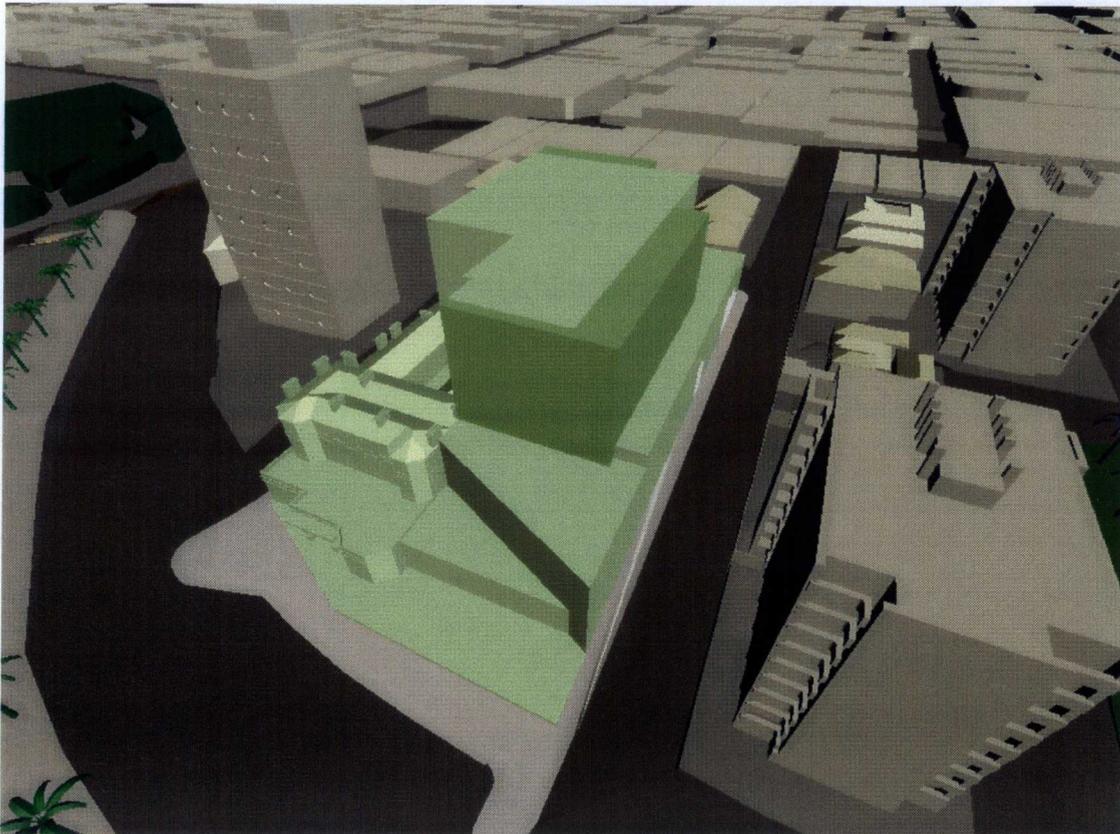


On the assumption that the outmoded kitchen wing may be demolished, that portion of the site may also be built to the higher level.



Becton is proposing some differences from the DDO envelope. Those differences arise from influences resulting from internal planning needs.

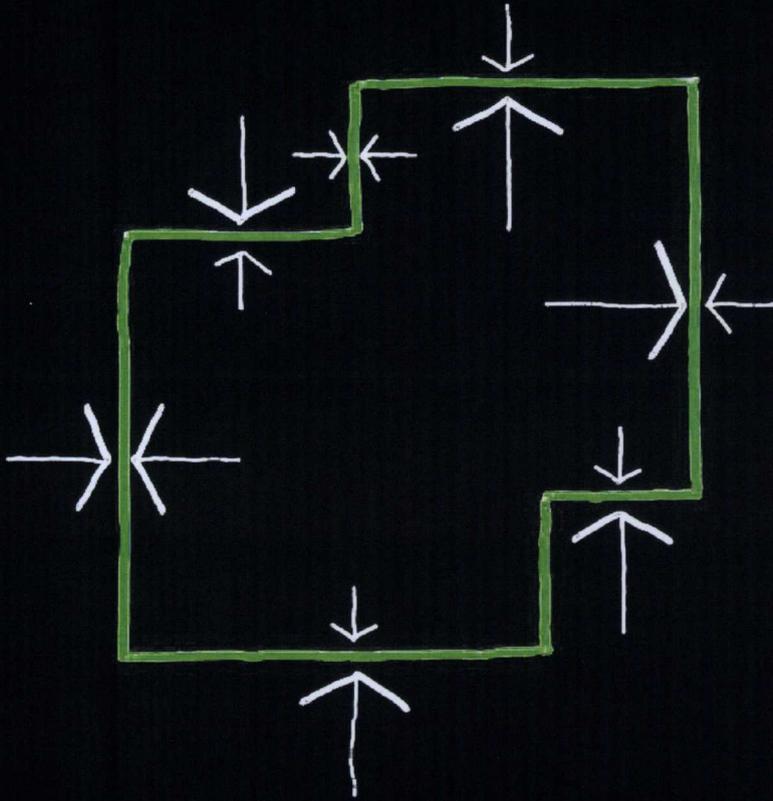
Those differences between the DDO envelope and the Becton proposed envelope are indicated here.



So why the differences between the DDO and the Becton proposed envelopes?

That goes back to the notion of the optimum balance between external and internal forces.

Let's consider how that approach has given rise to the different envelope.

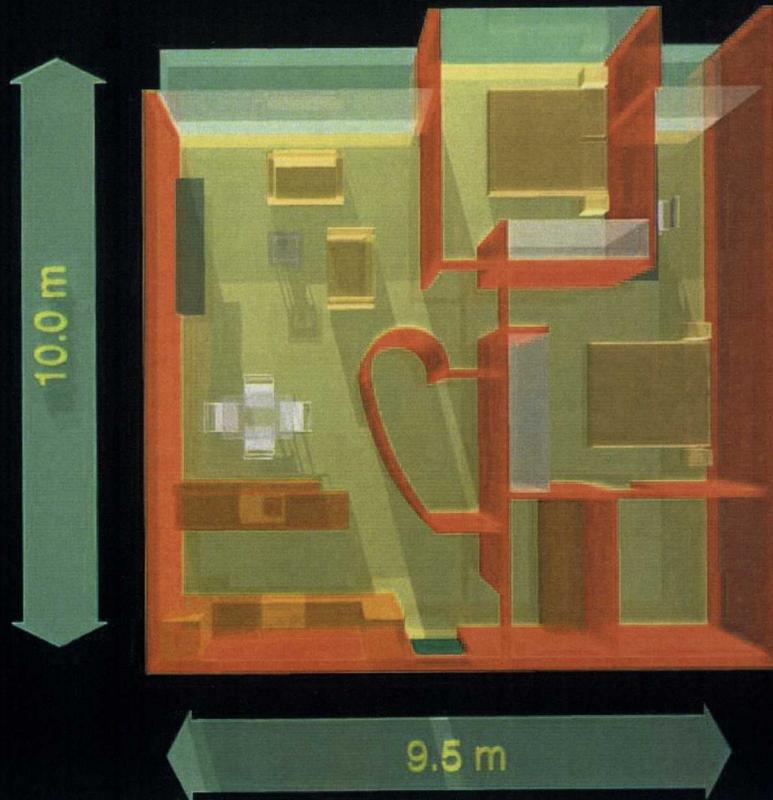


To do so means we need to understand those internal influences.

Generally these can be characterised as being:

- Dimensional characteristics of internal spaces
- Functional relationships of internal spaces
- Internal amenity requirements:
 - light
 - ventilation
 - outlook

Being an apartment building, there are particular dimensional constraints that we must work with. We are working with “cells” of particular dimensions. You will find that those cells are typically 9 to 10 metres in depth, and of a width which varies depending on the number of bedrooms contained in the apartment.



That depth is generated from typical apartment spatial requirements. If we look at the build-up of a typical apartment:



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Living rooms and bedrooms are located on the perimeter of the building to receive natural daylight and ventilation.

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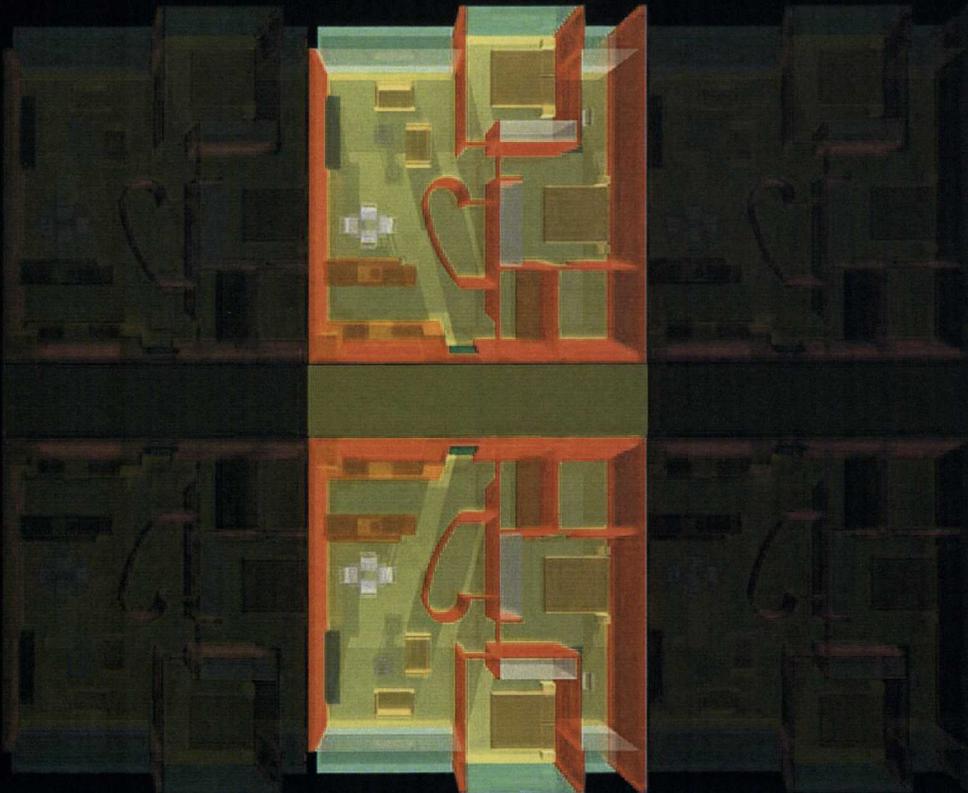
Other rooms which don't have such critical light and ventilation needs, such as bathrooms, may be placed further inboard of the habitable rooms.



So having established the basic dimensions of those “cells”, we need to understand the optimal arrangements of those.

Generally it is best to locate the apartments in a double loaded arrangement. That arrangement is the optimal layout for several reasons:

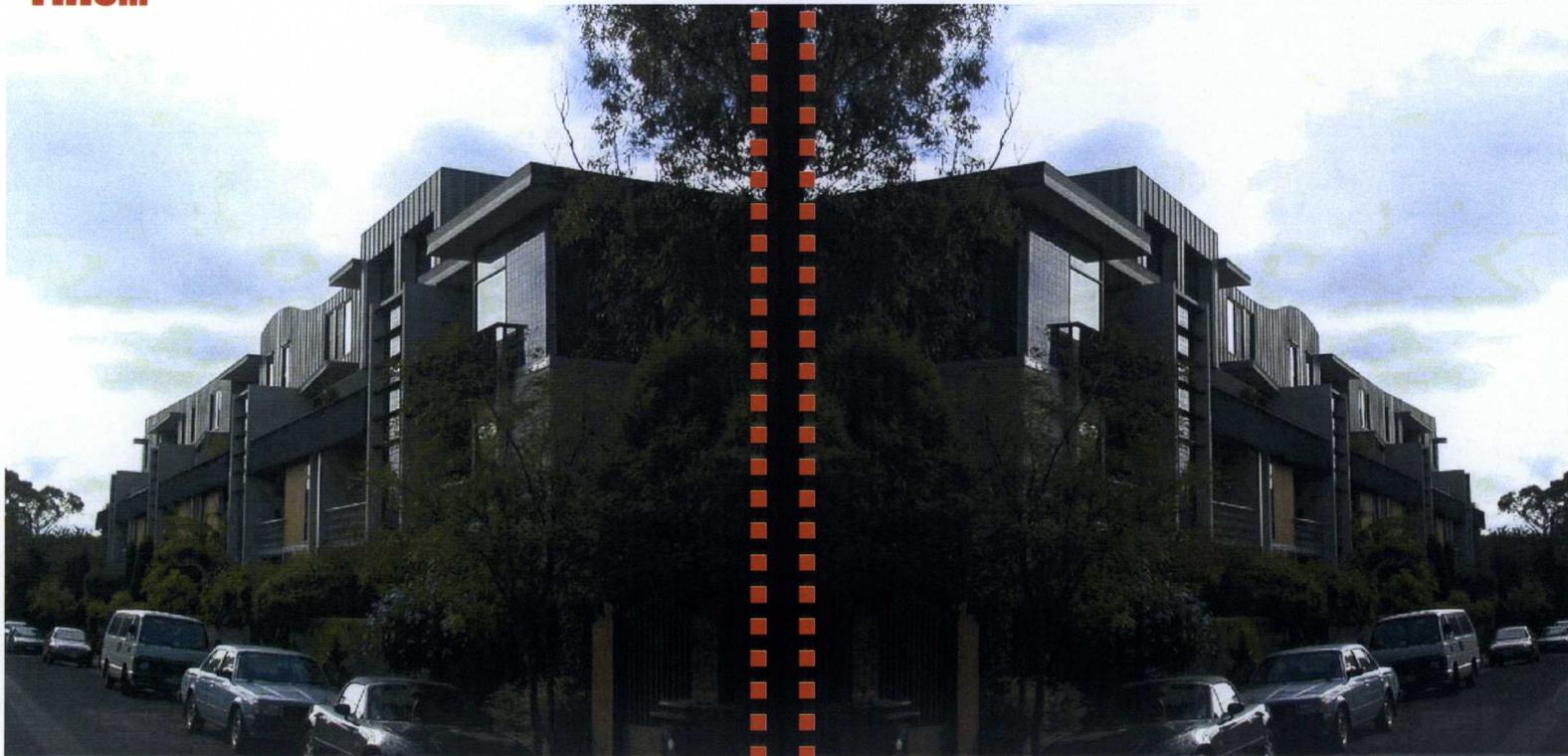
- it maximises the use of building materials by enclosing two rows of apartments within external walls, not just one.
- it provides a better environmental response, by maximising daylight and ventilation to apartments.



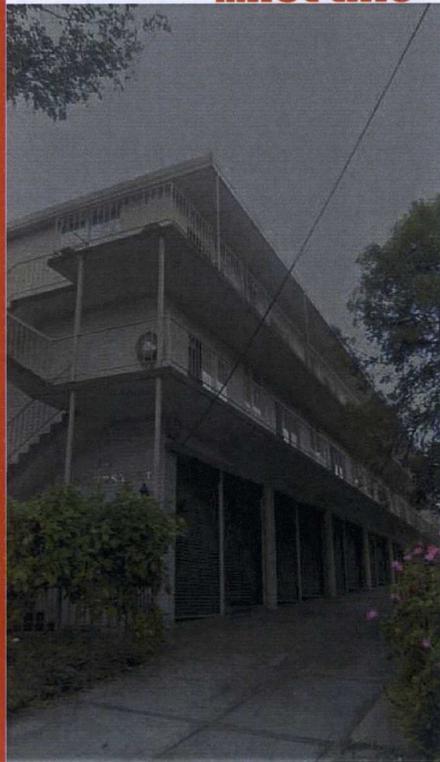
-It provides a far more active, and therefore neighbourly building, by locating the “semi private/ semi public” aspects of apartments on the perimeter, rather than the more private functions of bathrooms and the like.

-it optimises use of valuable land

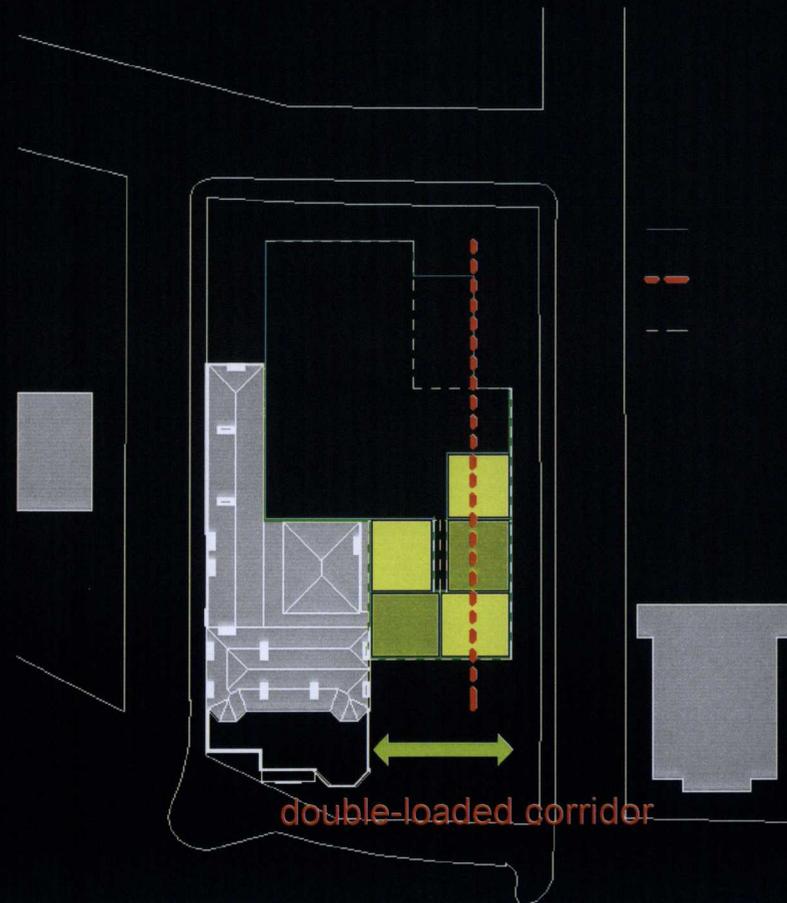
This...



...not this

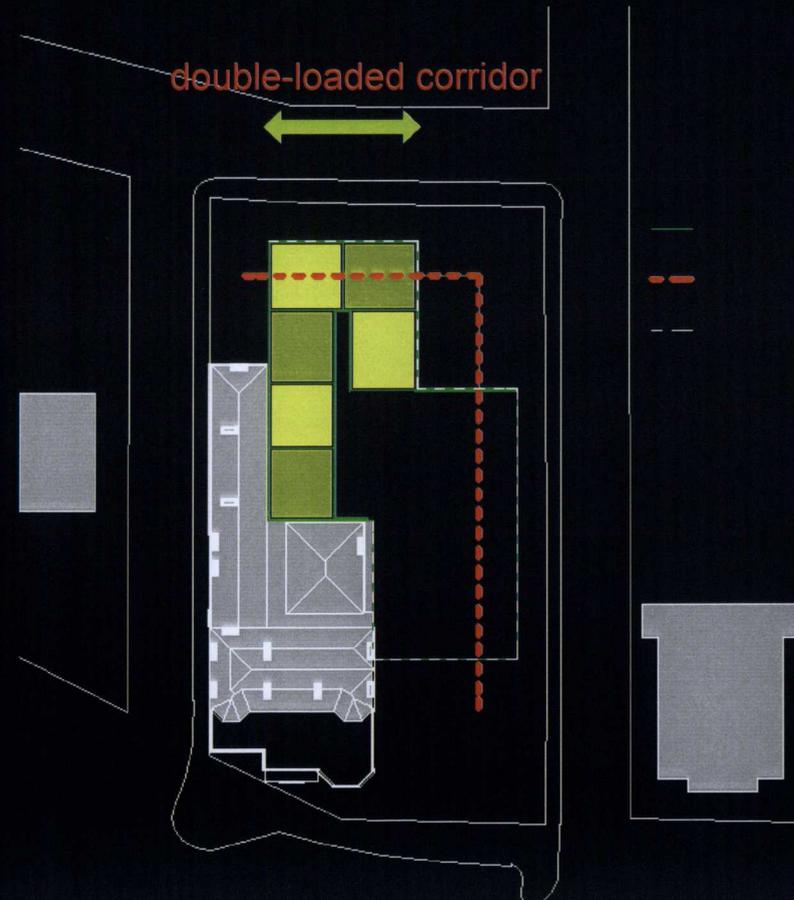


If we now look at the southern corner of the site, we can see that to make best use of the site, that double loaded configuration needs to run down parallel to Victoria Street. To do so means that we need a little more room than provided by the DDO envelope .



In that location, however, opposite the high-rise Bayview apartments and the associated carpark, that is not necessarily a bad thing.

A similar situation presents itself at the northern corner, where the double loaded configuration needs to run parallel to Pollington Street north. However, in this location we find we do not need to use all of the width of the DDO envelope.



However, we do need to either stop short of the DDO at Pollington Street east, or extend into the setback proposed by the DDO.

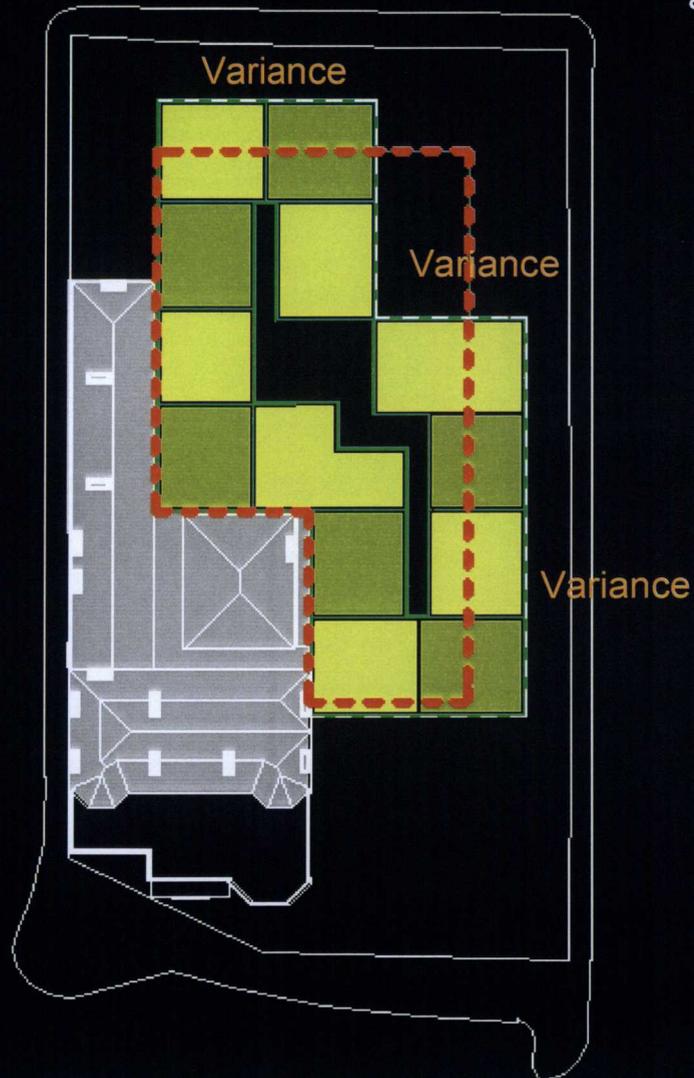
Why is that? Essentially, it is related to the required widths of apartments, and the "stacking" of those along the Pollington Street north frontage.

The accumulation of those dimensions means that we either stop short of or extend into the setback.

So why don't we just stop short?

Because there are variances between the proposed DDO envelope and the underlying spatial characteristics of a building on the site. In some places we do not need the full extent of the DDO envelope; in other places we need a little more.

For example, we find that with the approach to planning a building as demonstrated, we do not need to use all of the eastern corner, but we need a little more to the north and to the south.



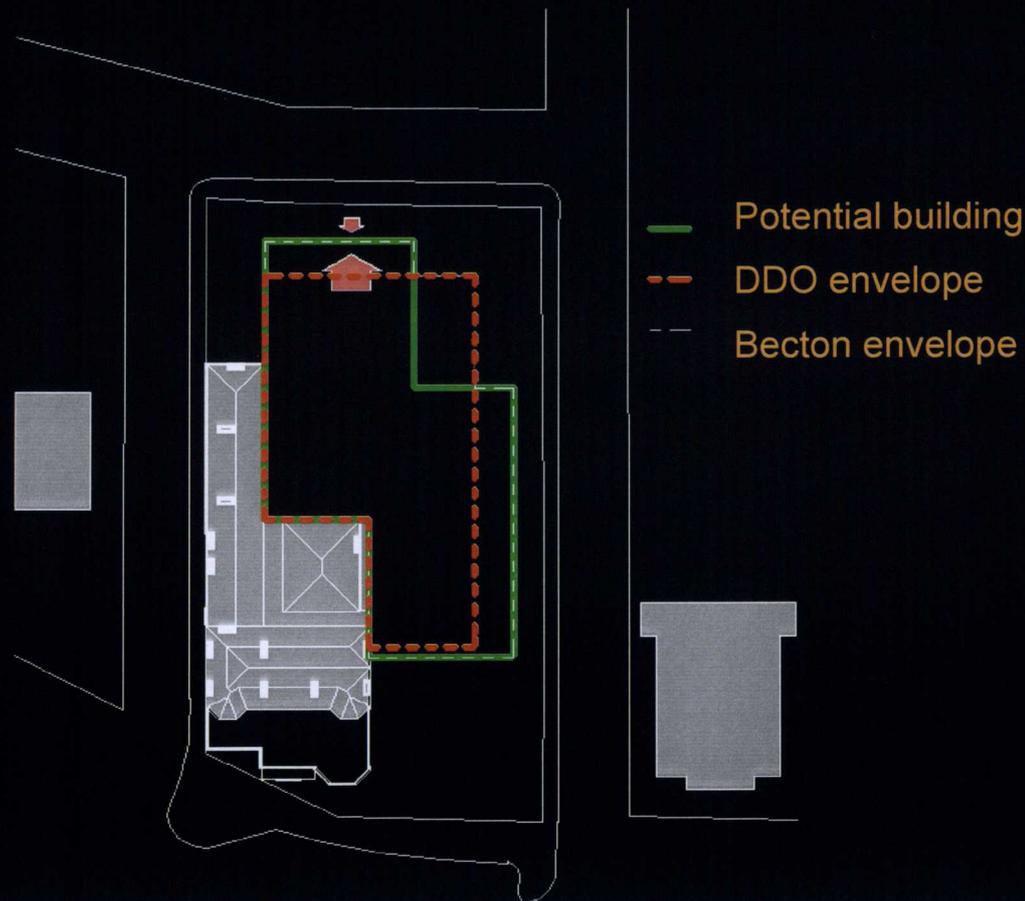
But there is not only a single solution to the planning of the site. With other alternatives, we will find that there is invariably a variance between the building envelope and the DDO envelope, as the building takes shape within that.

So, with a more curvilinear building solution, we see other variances.



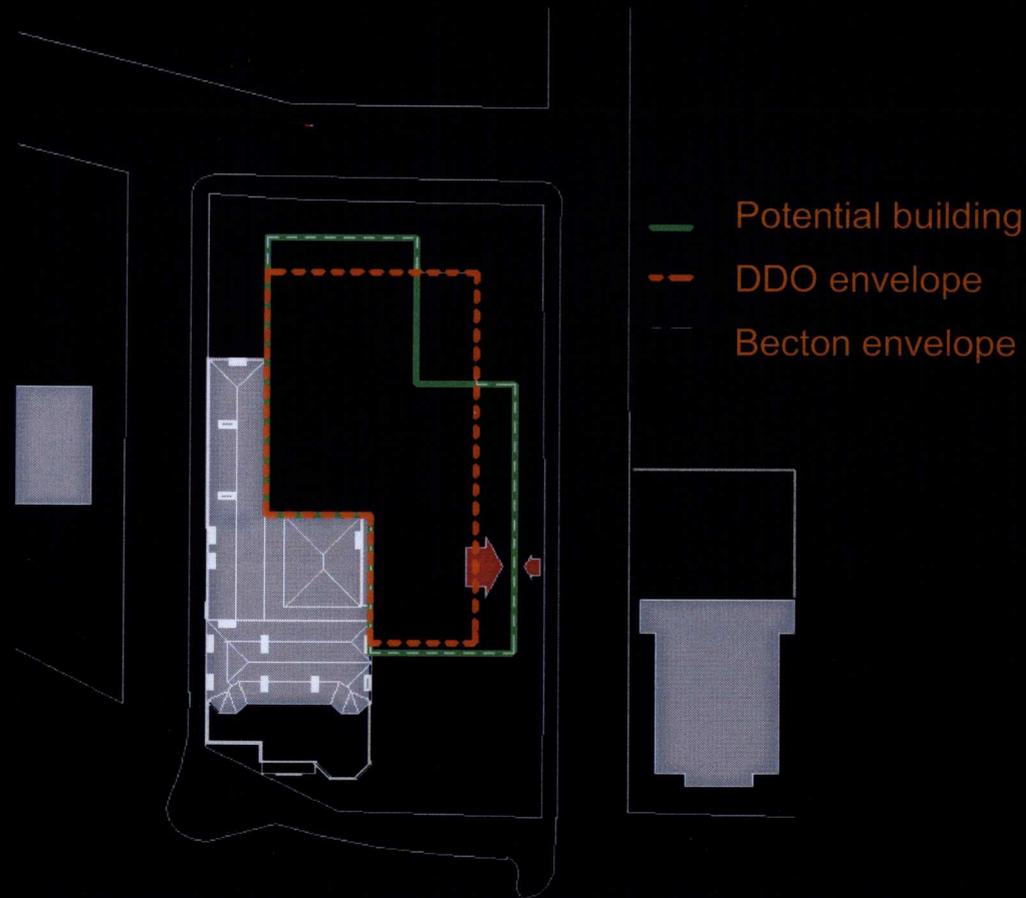
It is here we come back to the notion of an optimal balance between the internal and external forces.

Pushing out on the northern corner, and pulling back on the eastern corner provides what is arguably a better solution than merely building parallel to Pollington Street east, due to lessened shadow casting on adjoining properties in Victoria Street, and a lessened building profile to Pollington Street (east).



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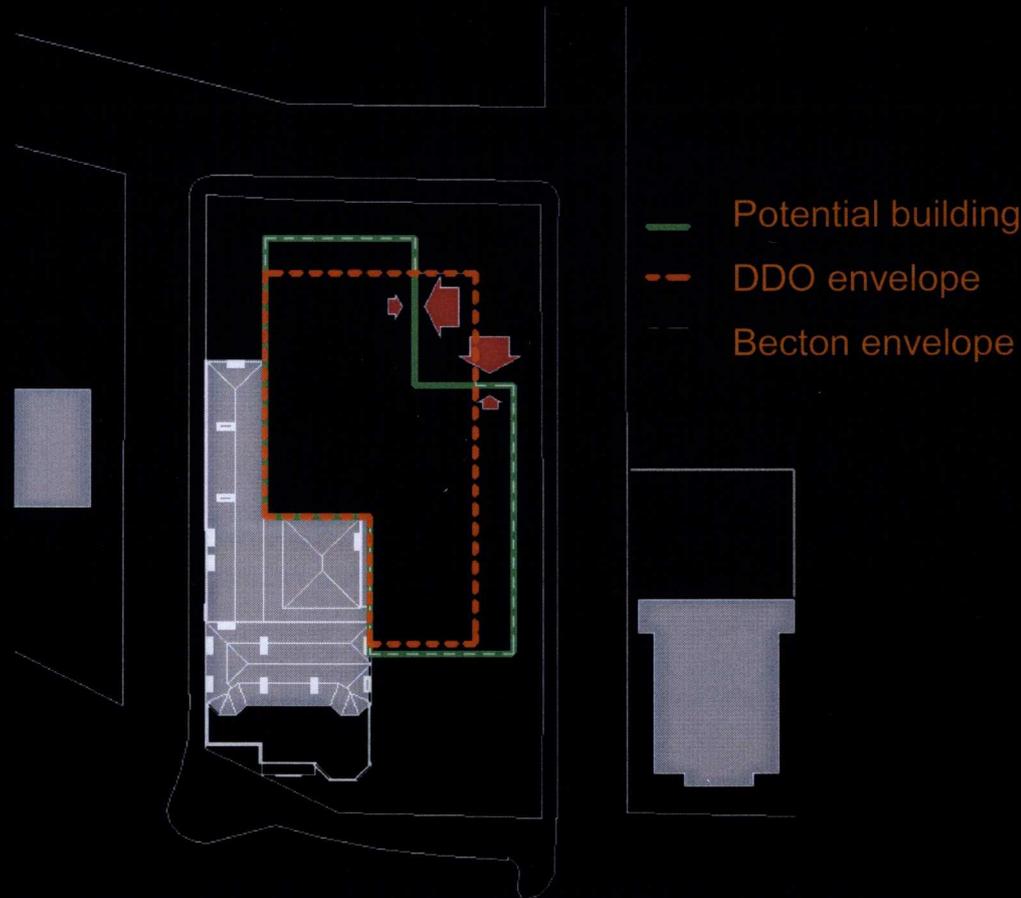
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Extending beyond the proposed DDO envelope along Victoria Street where proposed causes few amenity impacts as a result of the proximity at that location of the high-rise Bayview apartments and its associated external carpark.

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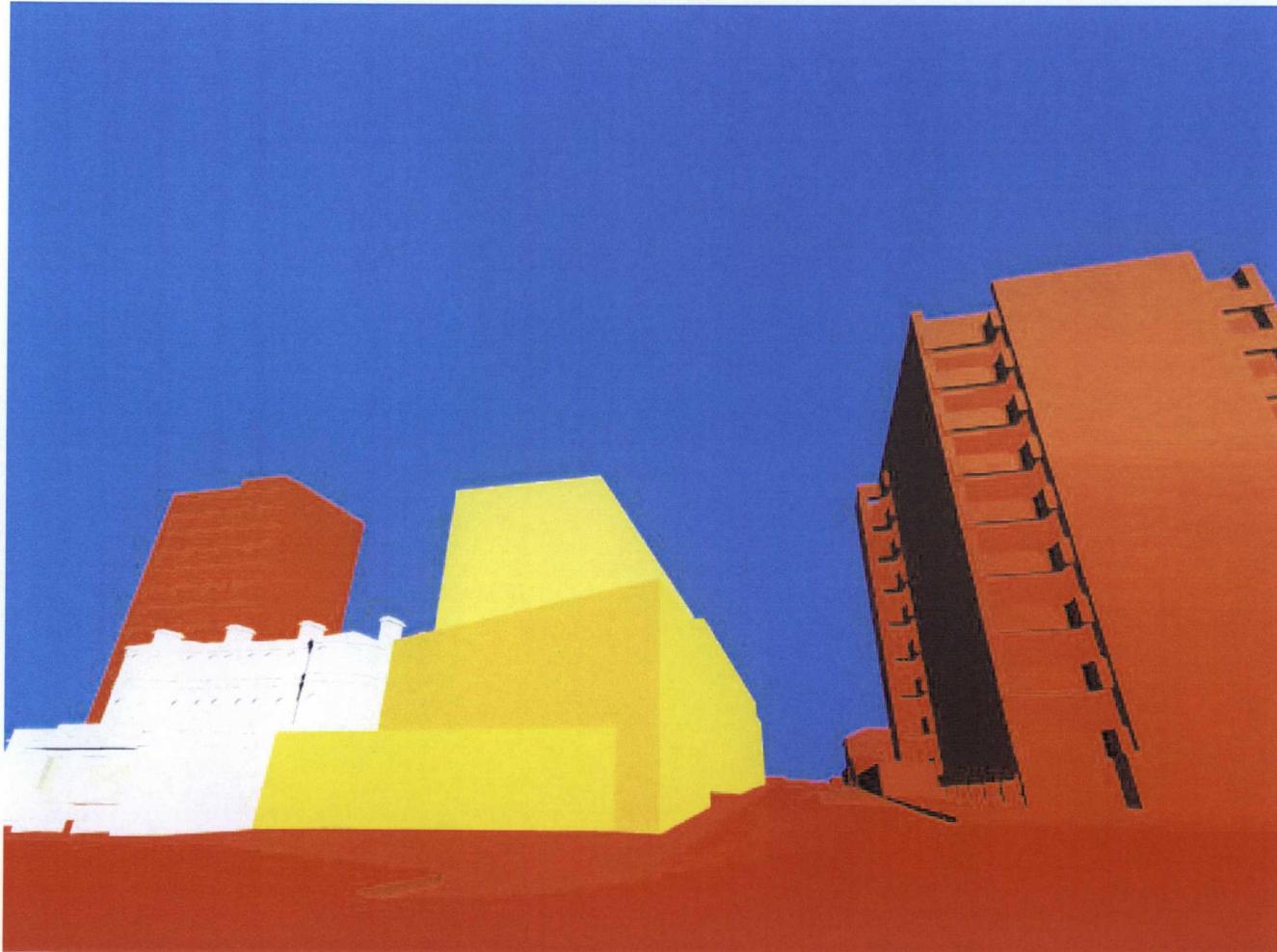
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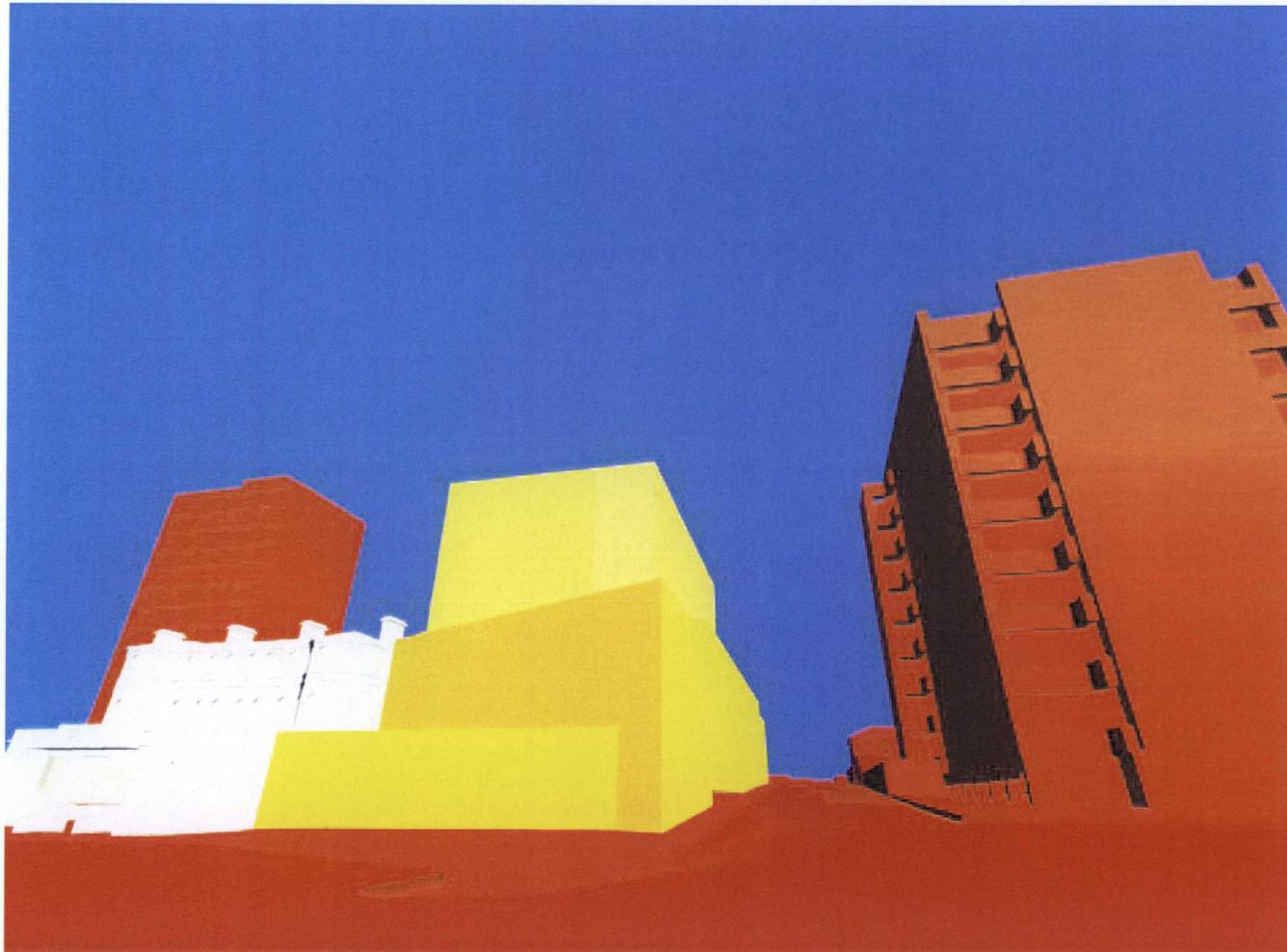
Pulling back from the DDO envelope at the east corner of the site offers significant advantages to neighboring residences.

Let's compare how some of these different types compare with the DDO envelope.

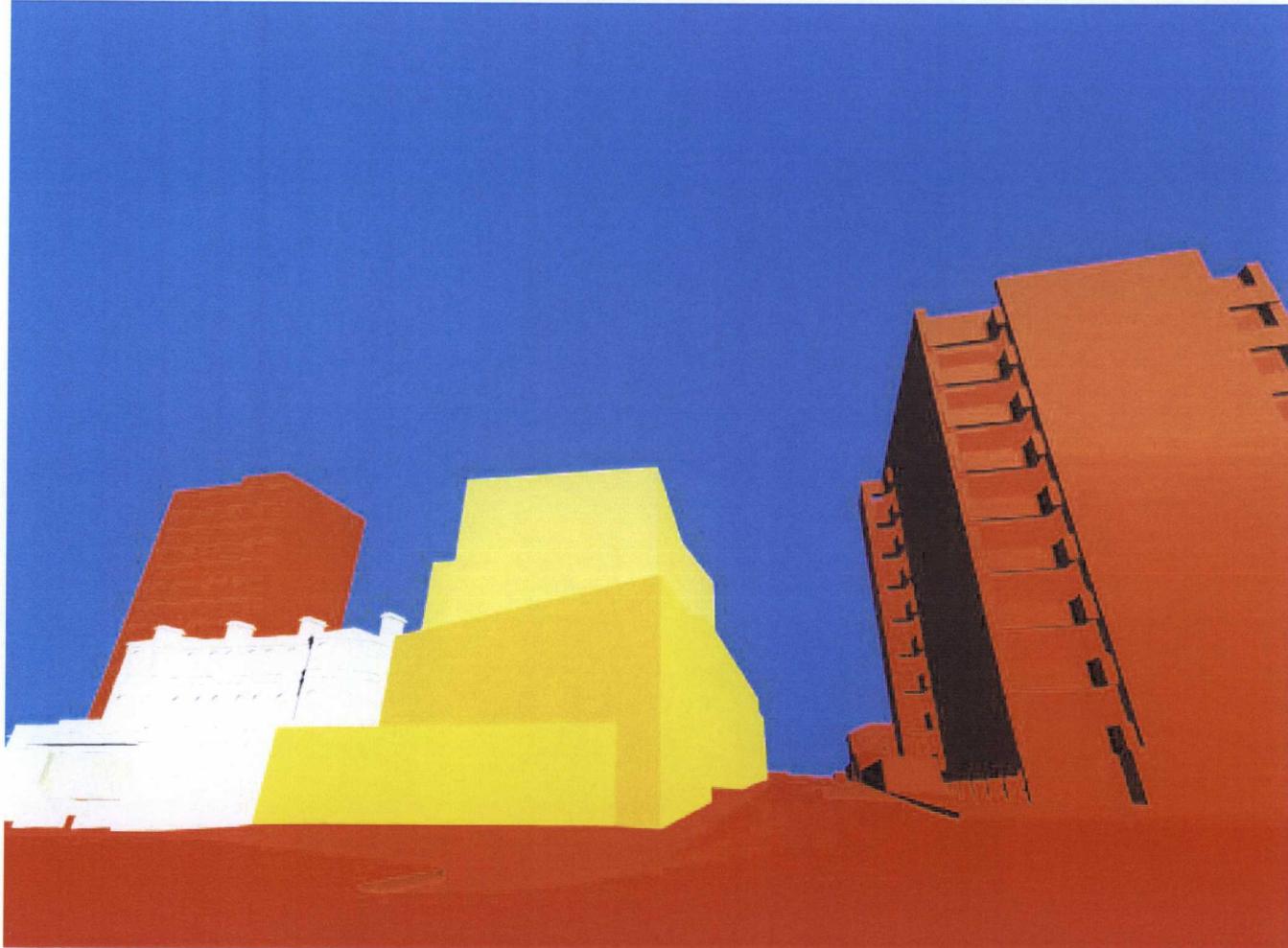
Firstly, the south-west corner.

This is the DDO envelope

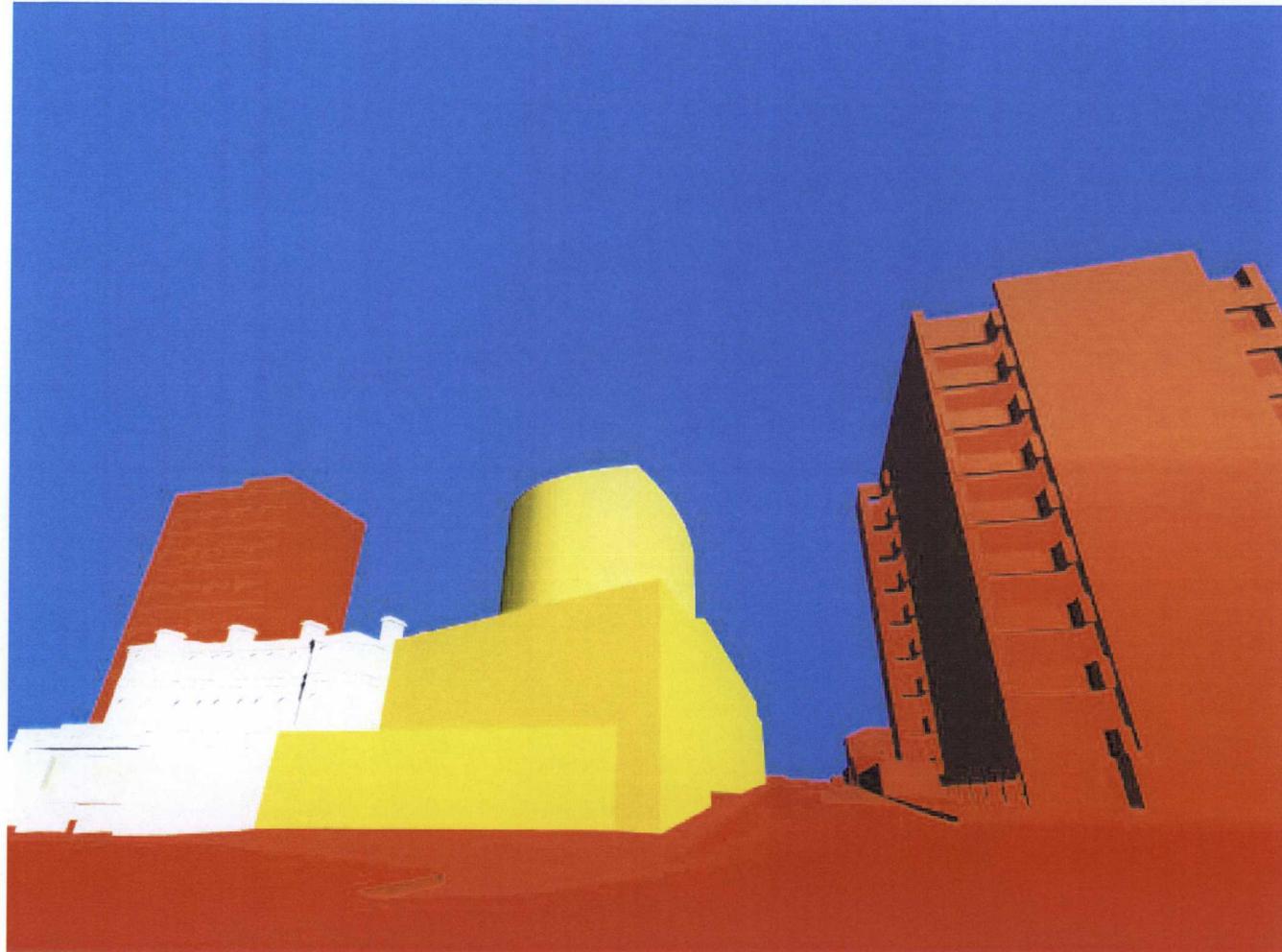




This is the proposed envelope



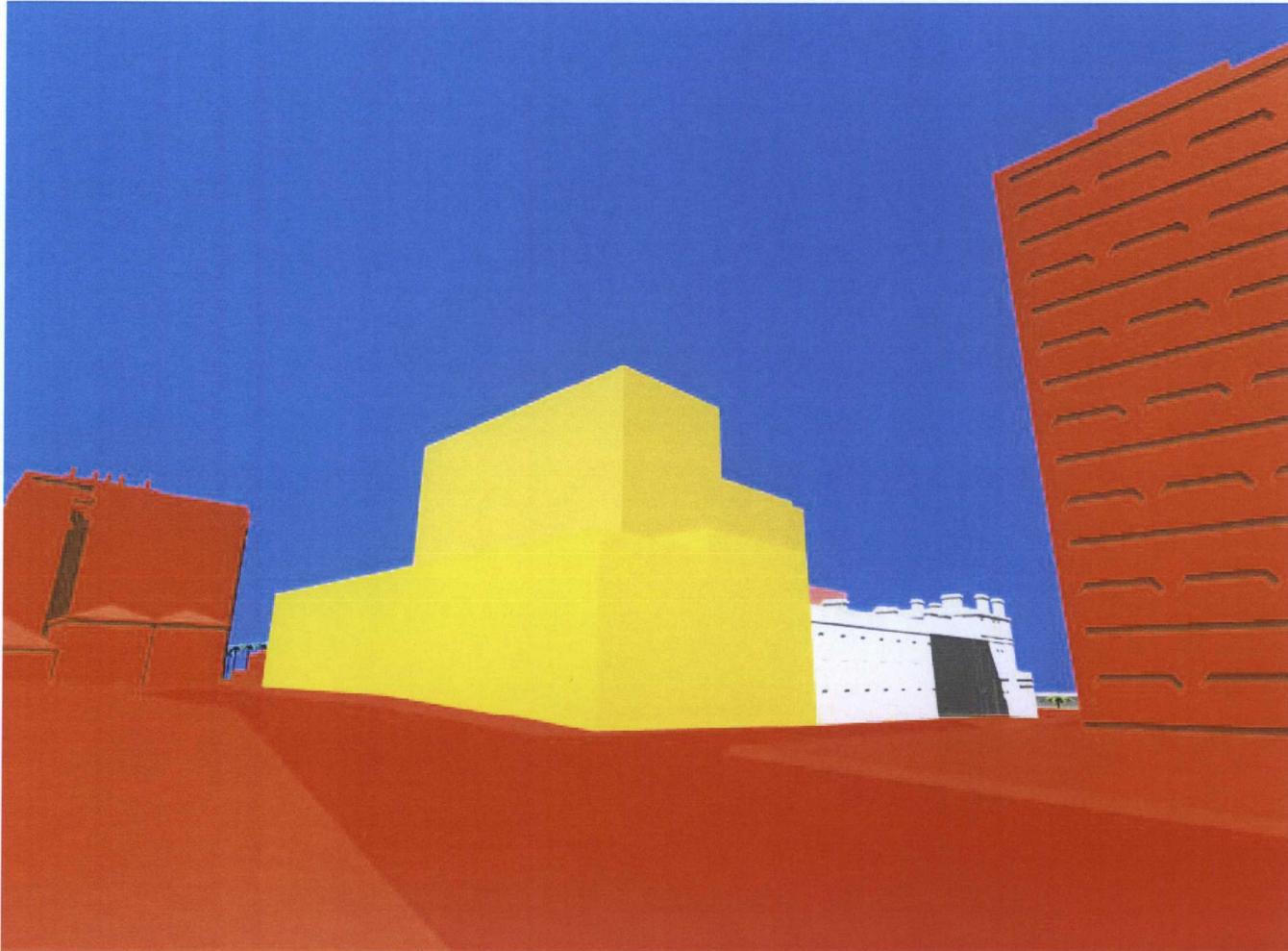
This is an orthogonal scheme

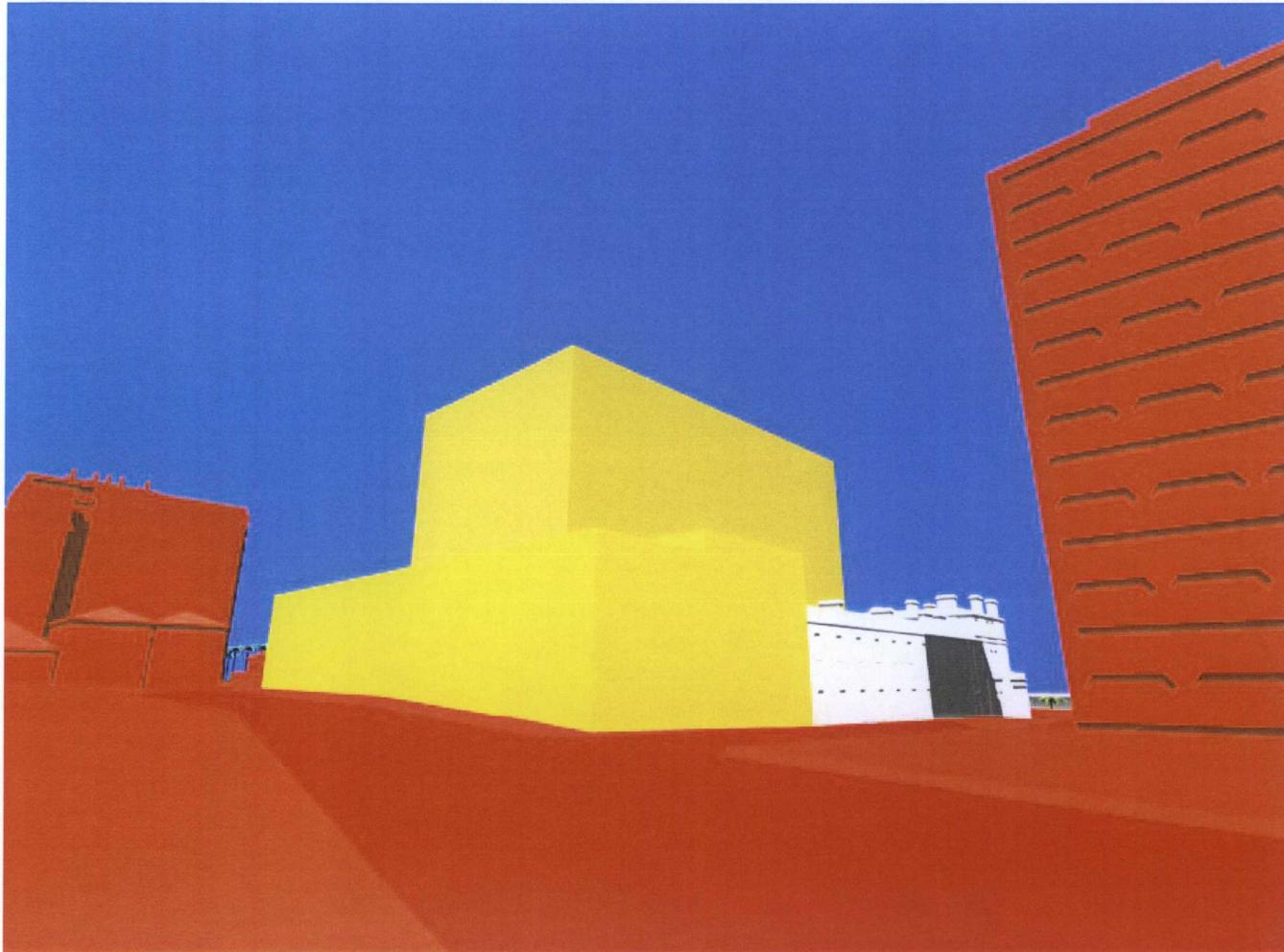


This is a curvilinear scheme

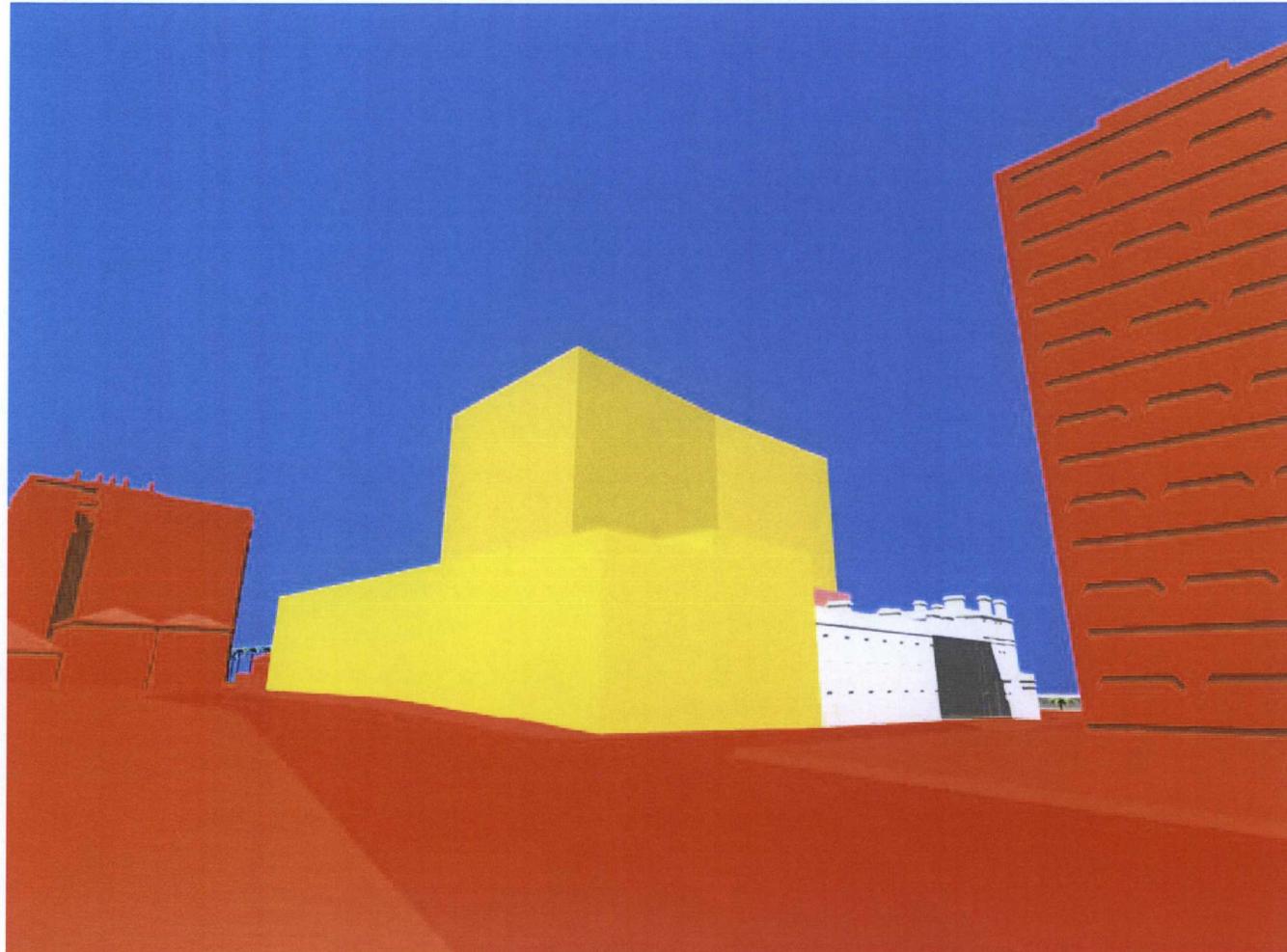
At the north-east corner...

The DDO envelope

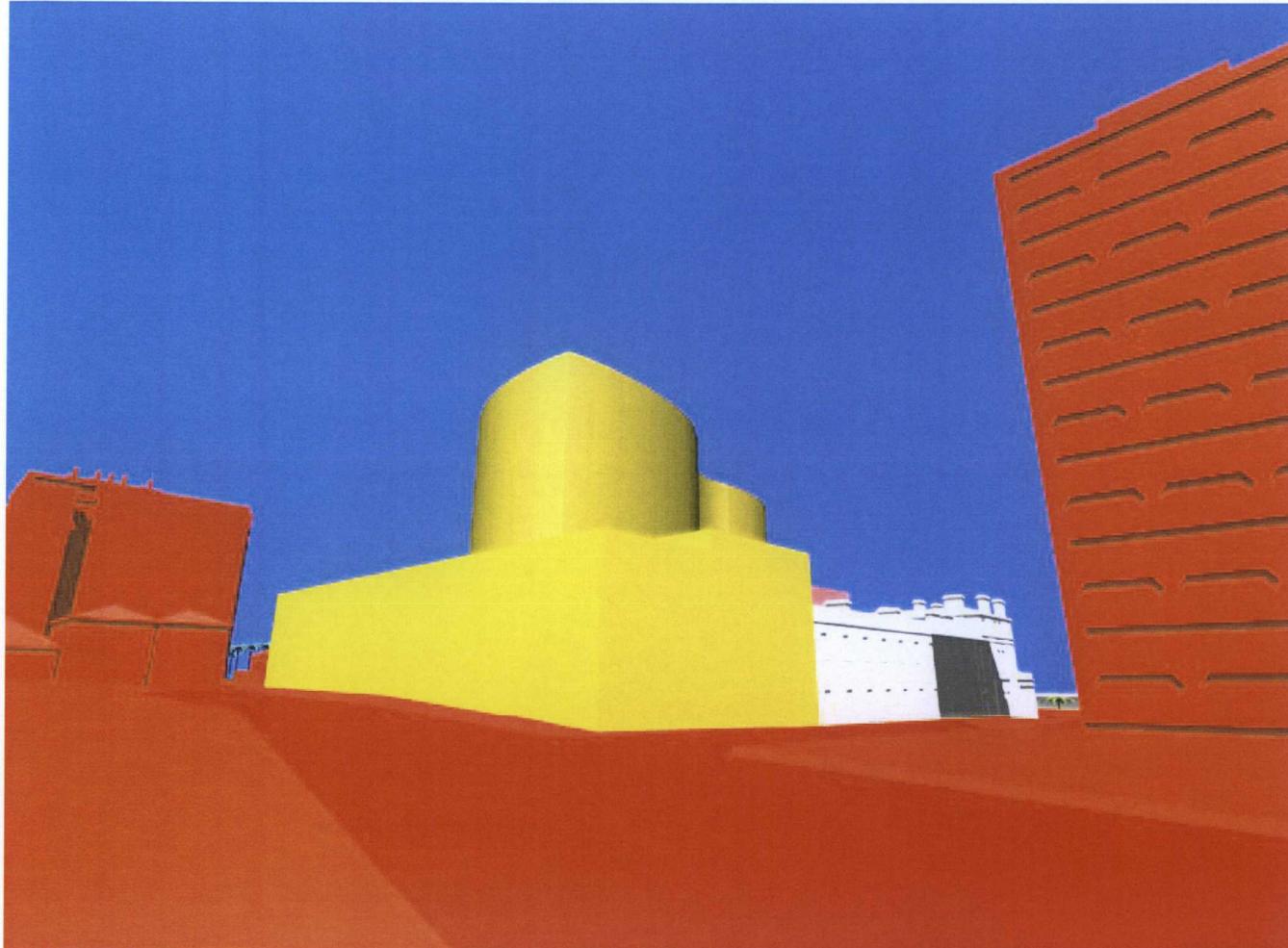




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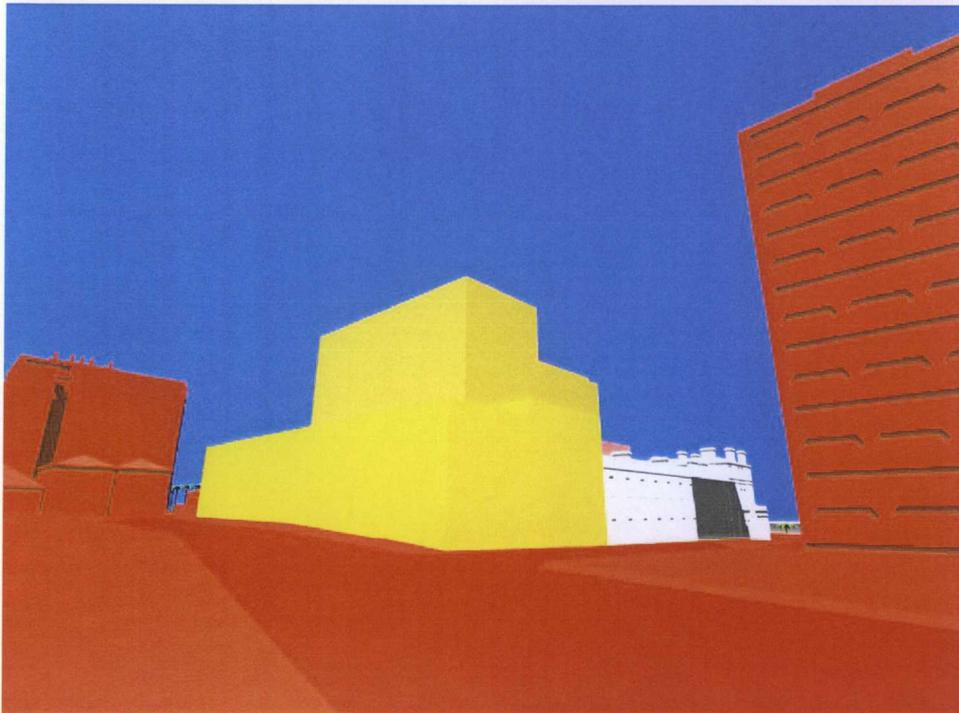
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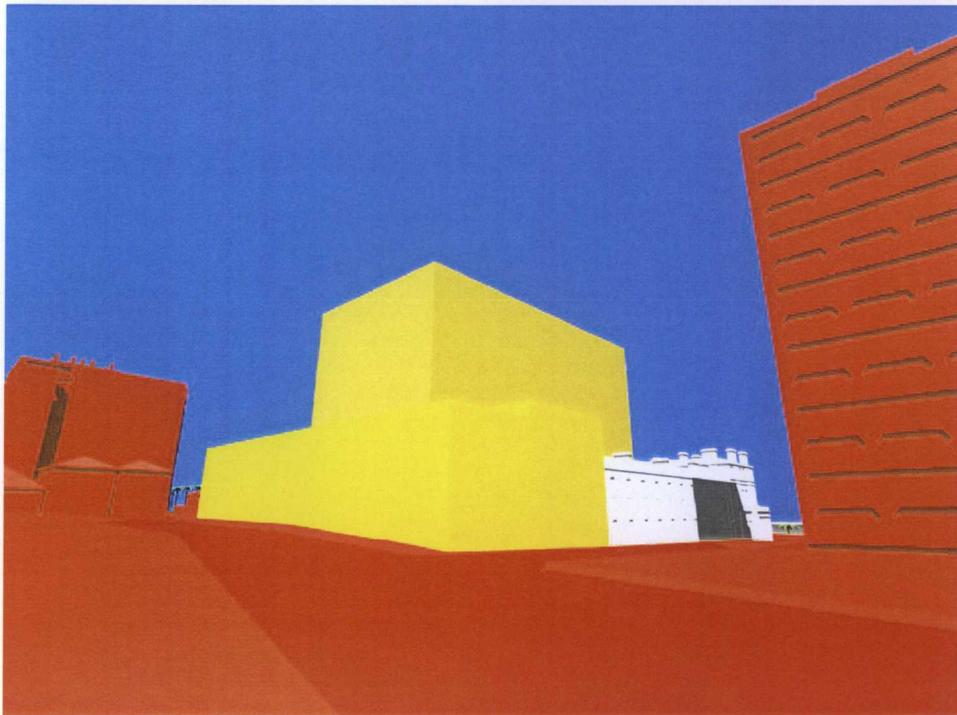


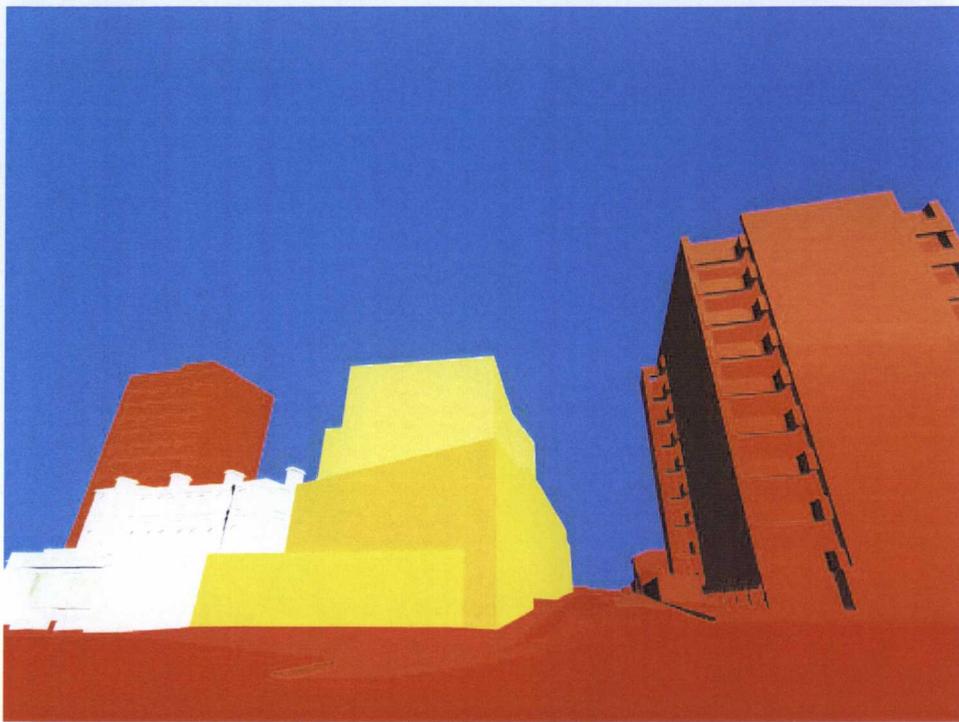
It can be seen in both instances that the reduced setback makes virtually no difference to the perception of the buildings.



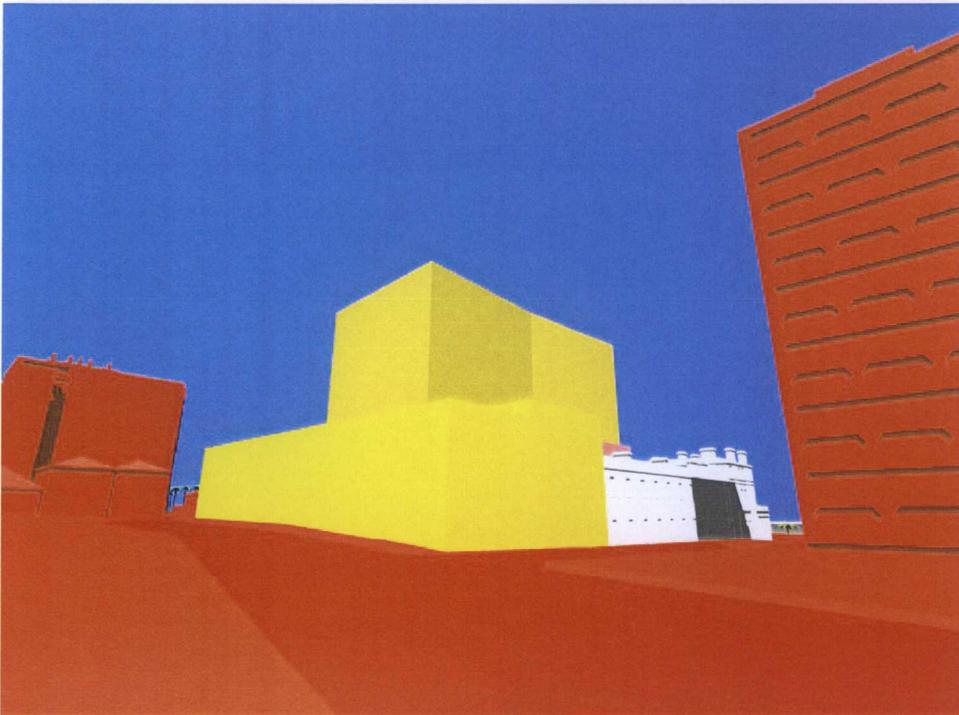


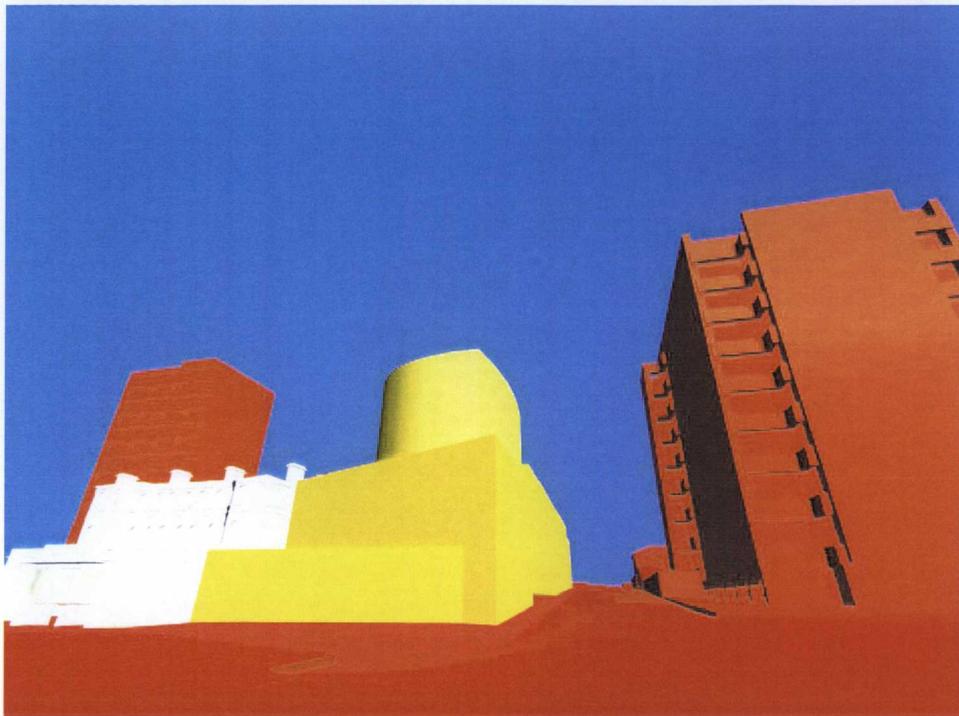
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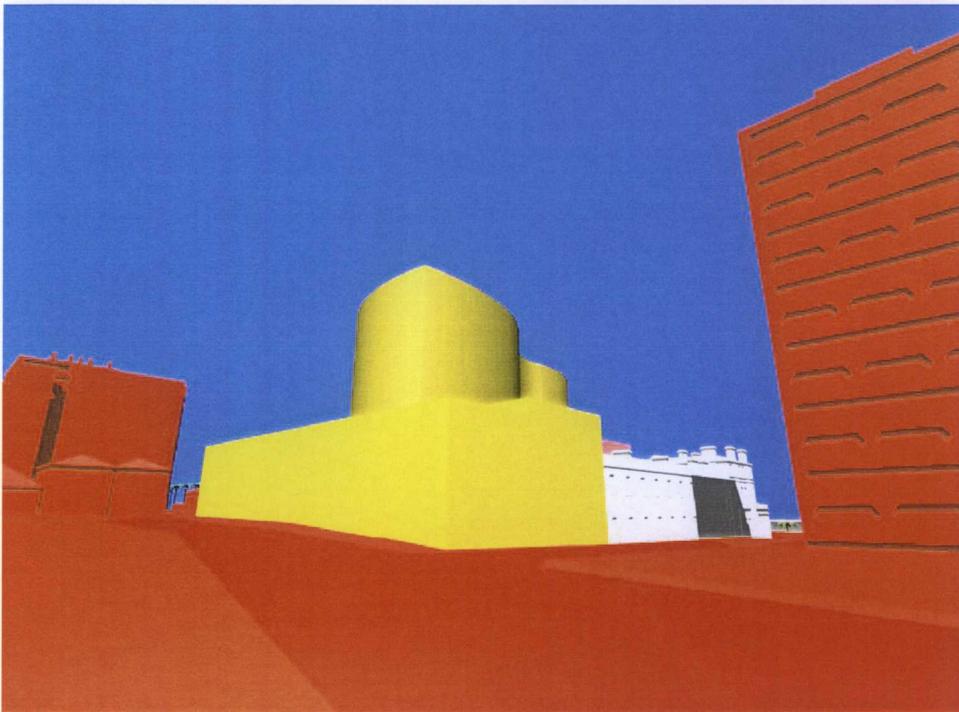


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In a similar way, looking at the view down Victoria Street, we can see that the reduced setback makes little difference to the view cone offered down Victoria Street.

This is the DDO envelope.

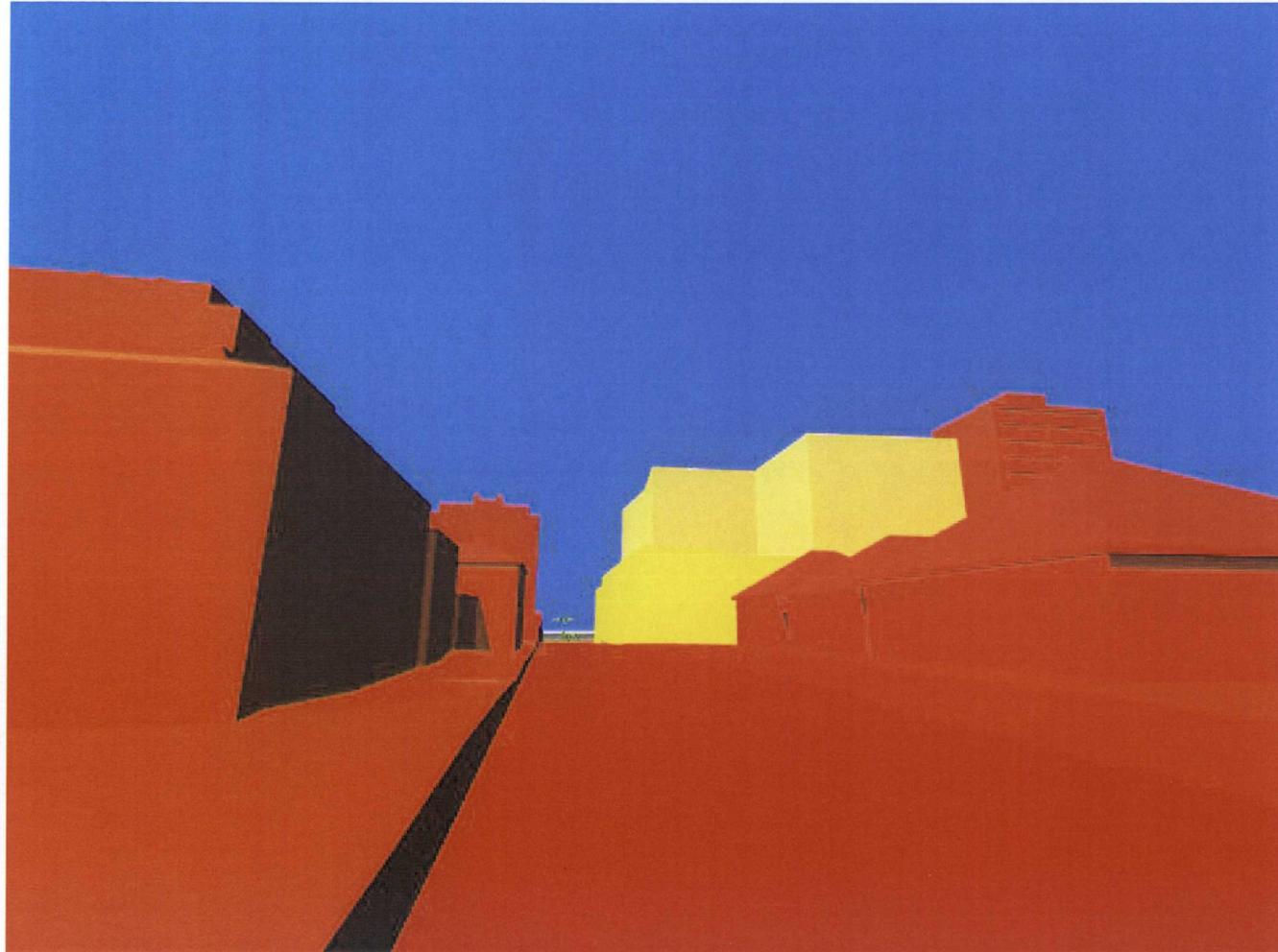


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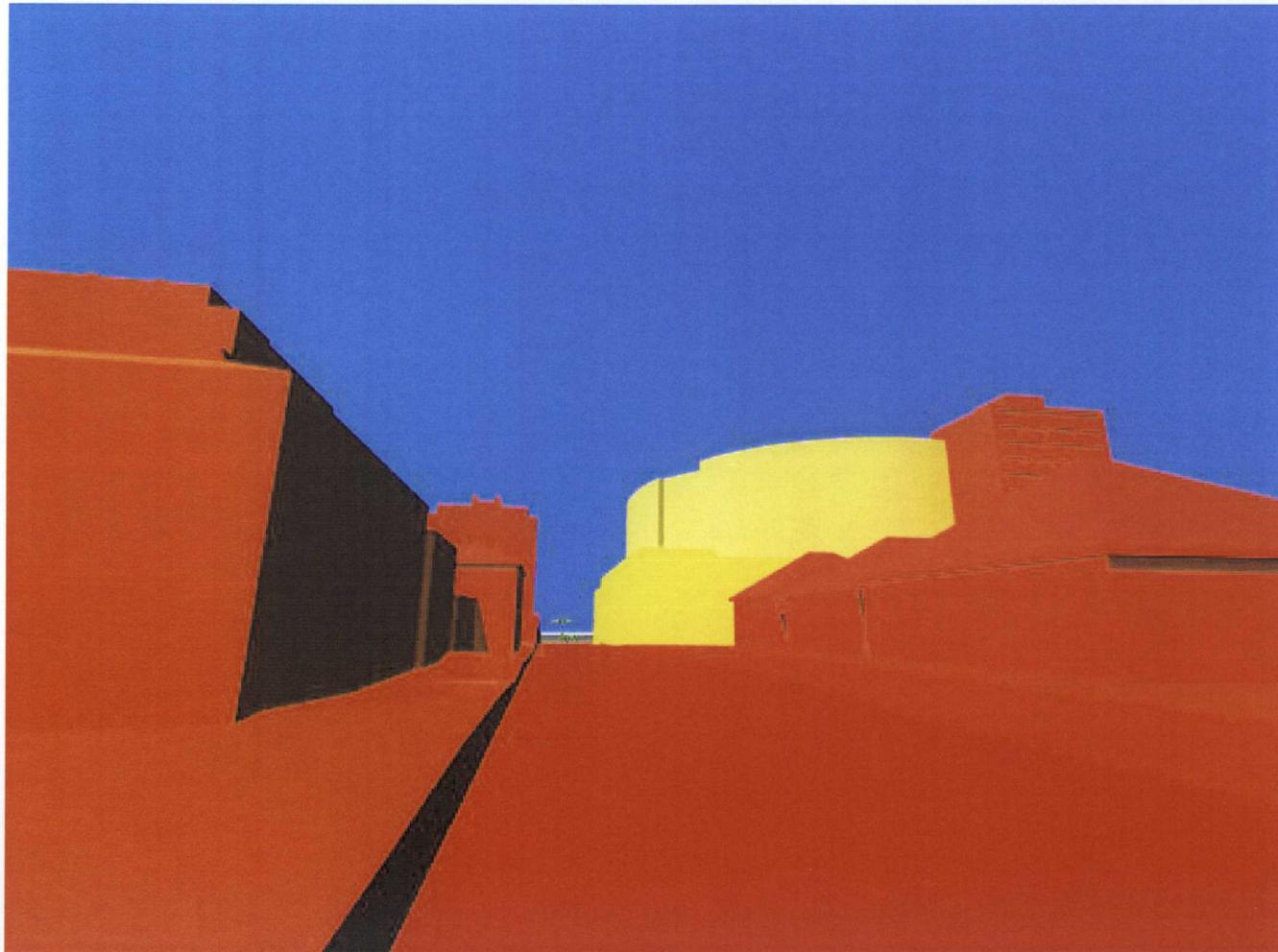
This is the proposed envelope.

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This is an orthogonal envelope

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This is a curvilinear envelope