

Conceptual Drawings

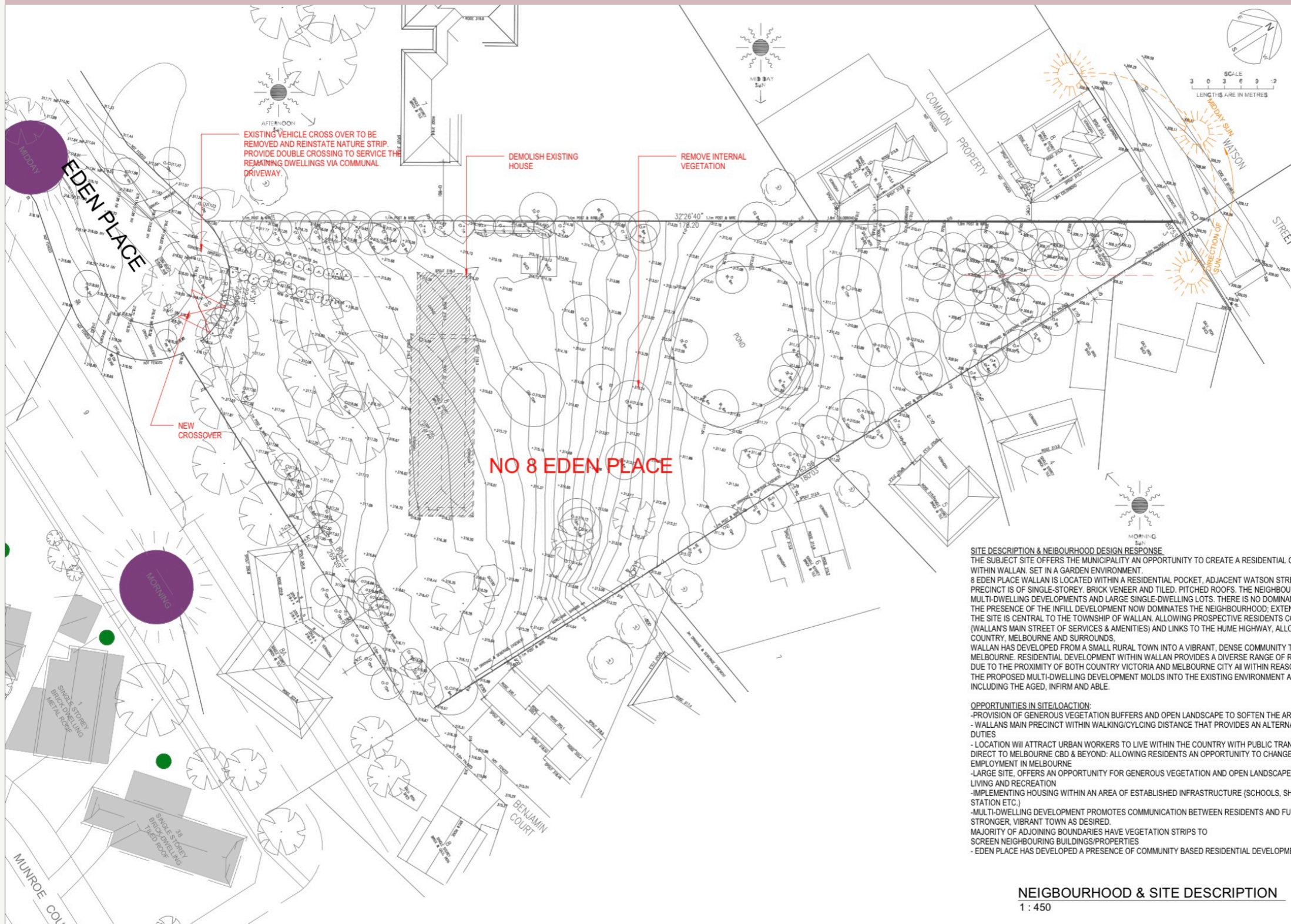
Proposed New Development at 8 Eden Place

The client came to us with a new development project. After conducting a planning assessment with one of our certified town planners, it was determined that the construction of the new dwelling was possible. To proceed, we would need to obtain planning permission through the submission of a householder planning application. We then prepared the architect drawings, which were reviewed and approved by the client. Once the architectural design was approved, one of our certified town planners prepared a planning statement to support the case for why the council should grant planning permission.



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EXISTING VEHICLE CROSS OVER TO BE REMOVED AND REINSTATE NATURE STRIP. PROVIDE DOUBLE CROSSING TO SERVICE THE REMAINING DWELLINGS VIA COMMUNAL DRIVEWAY.

DEMOLISH EXISTING HOUSE

REMOVE INTERNAL VEGETATION

NEW CROSSOVER

NO 8 EDEN PLACE

SITE DESCRIPTION & NEIGHBOURHOOD DESIGN RESPONSE

THE SUBJECT SITE OFFERS THE MUNICIPALITY AN OPPORTUNITY TO CREATE A RESIDENTIAL COMMUNITY THAT PROMOTES FAMILY LIVING WITHIN WALLAN. SET IN A GARDEN ENVIRONMENT. 8 EDEN PLACE WALLAN IS LOCATED WITHIN A RESIDENTIAL POCKET, ADJACENT WATSON STREET. THE MAJORITY OF HOUSING WITHIN THE PRECINCT IS OF SINGLE-STOREY, BRICK VENEER AND TILED, PITCHED ROOFS. THE NEIGHBOURHOOD CONSISTS OF A MIXTURE OF MULTI-DWELLING DEVELOPMENTS AND LARGE SINGLE-DWELLING LOTS. THERE IS NO DOMINANT SUB-DIVISION PATTERN PRESENT, HOWEVER THE PRESENCE OF THE INFILL DEVELOPMENT NOW DOMINATES THE NEIGHBOURHOOD, EXTENDING SUBURBAN RESIDENTIAL DEVELOPMENT. THE SITE IS CENTRAL TO THE TOWNSHIP OF WALLAN, ALLOWING PROSPECTIVE RESIDENTS CONVENIENT ACCESS TO HIGH STREET (WALLAN'S MAIN STREET OF SERVICES & AMENITIES) AND LINKS TO THE HUME HIGHWAY, ALLOWING RESIDENTS ACCESS TO BOTH THE HIGH COUNTRY, MELBOURNE AND SURROUNDS. WALLAN HAS DEVELOPED FROM A SMALL RURAL TOWN INTO A VIBRANT, DENSE COMMUNITY THAT IS A BEACON ON THE FRINGES OF MELBOURNE. RESIDENTIAL DEVELOPMENT WITHIN WALLAN PROVIDES A DIVERSE RANGE OF RESIDENTIAL OPPORTUNITIES AND EMPLOYMENT DUE TO THE PROXIMITY OF BOTH COUNTRY VICTORIA AND MELBOURNE CITY ALL WITHIN REASONABLE ACCESS. THE PROPOSED MULTI-DWELLING DEVELOPMENT MOLDS INTO THE EXISTING ENVIRONMENT AND WILL ATTRACT PROSPECTIVE RESIDENTS INCLUDING THE AGED, INFIRM AND ABLE.

OPPORTUNITIES IN SITE/LOCATION:

- PROVISION OF GENEROUS VEGETATION BUFFERS AND OPEN LANDSCAPE TO SOFTEN THE AREA AND PROMOTE OUTDOOR LIVING
 - WALLANS MAIN PRECINCT WITHIN WALKING/CYCLING DISTANCE THAT PROVIDES AN ALTERNATIVE OPTION TO DRIVING FOR DAILY DUTIES
 - LOCATION WILL ATTRACT URBAN WORKERS TO LIVE WITHIN THE COUNTRY WITH PUBLIC TRANSPORT (WALLAN TRAIN STATION) DIRECT TO MELBOURNE CBD & BEYOND, ALLOWING RESIDENTS AN OPPORTUNITY TO CHANGE THEIR LIFESTYLE, WHILST RETAINING EMPLOYMENT IN MELBOURNE
 - LARGE SITE, OFFERS AN OPPORTUNITY FOR GENEROUS VEGETATION AND OPEN LANDSCAPED AREAS TO PROMOTE OUT-DOOR LIVING AND RECREATION
 - IMPLEMENTING HOUSING WITHIN AN AREA OF ESTABLISHED INFRASTRUCTURE (SCHOOLS, SHOPS, MEDICAL CENTRES, TRAIN STATION ETC.)
 - MULTI-DWELLING DEVELOPMENT PROMOTES COMMUNICATION BETWEEN RESIDENTS AND FUNDAMENTALLY GROW WALLAN TO STRONGER, VIBRANT TOWN AS DESIRED.
- MAJORITY OF ADJOINING BOUNDARIES HAVE VEGETATION STRIPS TO SCREEN NEIGHBOURING BUILDINGS/PROPERTIES
- EDEN PLACE HAS DEVELOPED A PRESENCE OF COMMUNITY BASED RESIDENTIAL DEVELOPMENTS (AS PER PROPOSED)

PROPOSED DESIGN OF NO 7 EDEN PLACE



SITE ANALYSIS:

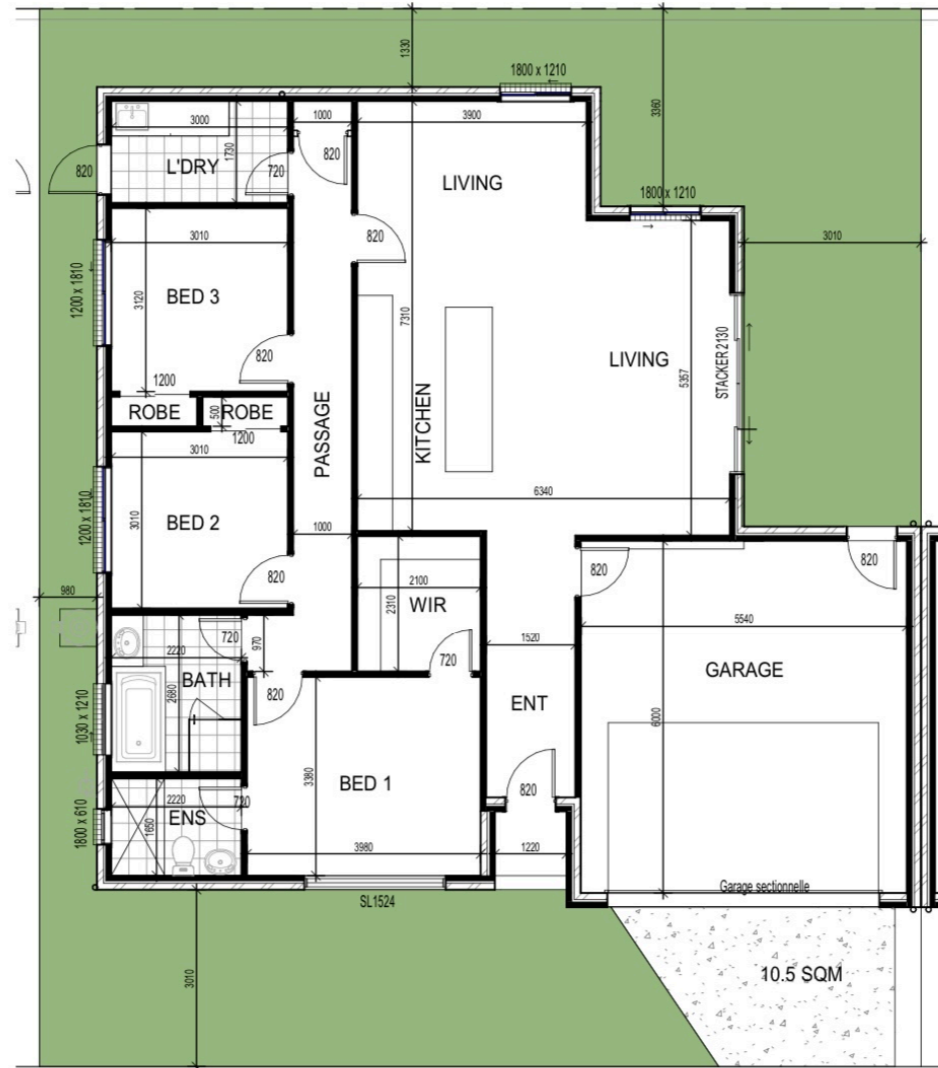
SITE AREA:	8893.8sqm
BUILT UP ON GROUND	3000.6sqm
SHARED CONCRETE DRIVEWAY & FOOT PATH	1956 sqm
INDIVIDUAL DRIVEWAYS	277sqm
GARDEN AREA	39.4% 3511.8 sqm
PERMEABILITY	41.1%
SITE COVERAGE	33.7%

DEVELOPMENT ANALYSIS:

NO OF DWELLINGS	21
MINIMUM POS	66.3sqm
MINIMUM SPOS	24sqm
VISTIR CAR PARKING	4

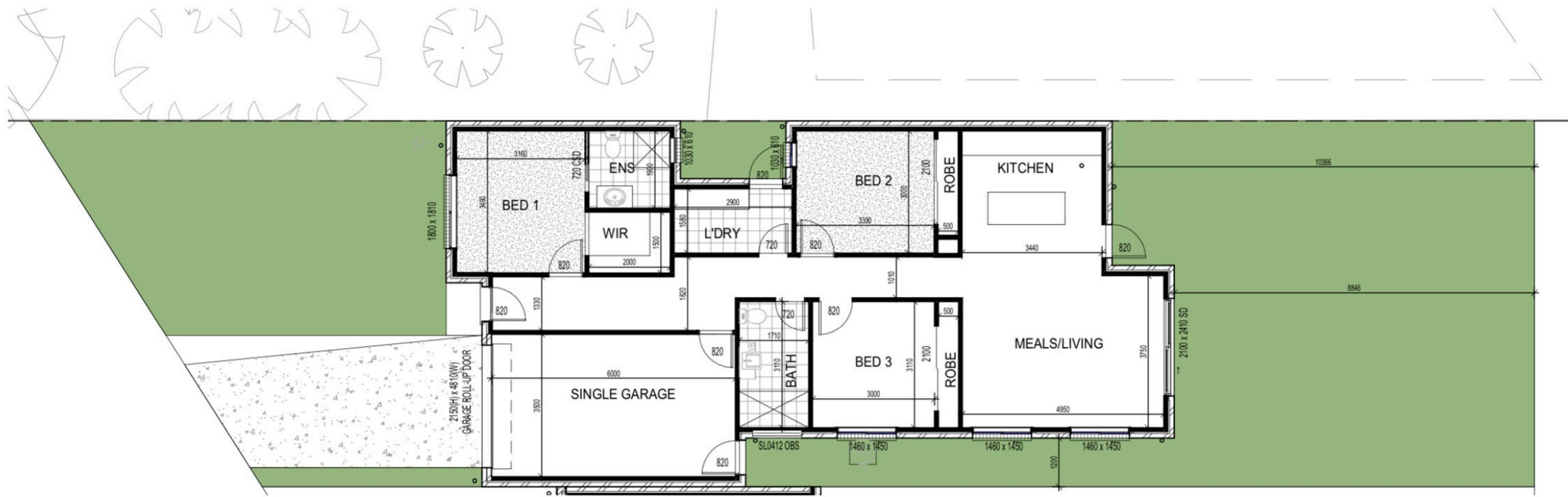


TYPE A
164 SQM



GROUND FLOOR PLAN - TYPE A LAYOUT
1 : 100

TYPE B
135 SQM



GROUND FLOOR PLAN - TYPE B LOTS 7,8,11,12,15

1 : 100

TYPE C
174.5SQM

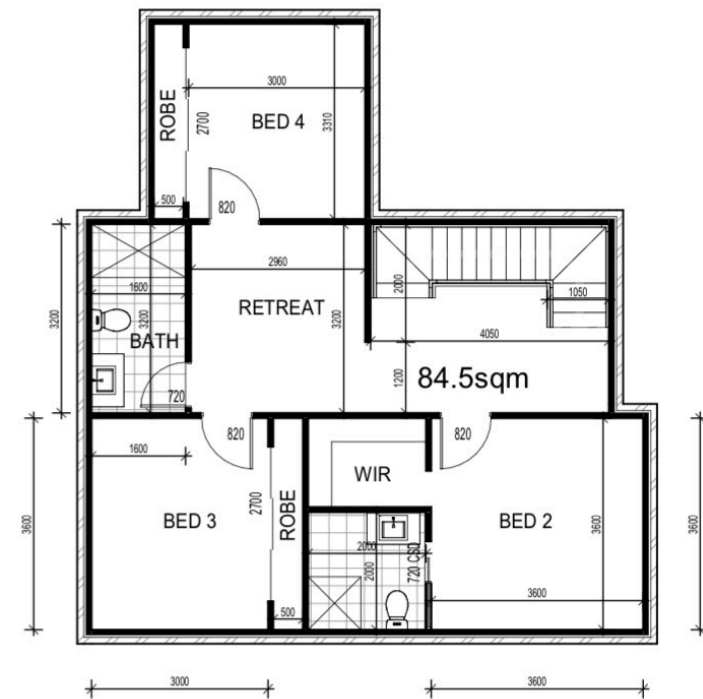


GROUND FLOOR PLAN - TYPE C LAYOUT1
1 : 100

TYPE D
 GROUND 142 SQM
 FRIST 85 SQM
 TOTAL 227 SQM



GROUND FLOOR PLAN - TYPE D
 1 : 100



Frist Floor Plan TYPE D
 1 : 100

TYPE E
80.6 SQM

TYPE F
129 SQM



GROUND FLOOR PLAN - TYPE E & F
1 : 100

TYPE G
106.8SQM



GROUND FLOOR PLAN - TYPE G
1 : 100

TYPE G2
140 SQM



GROUND FLOOR PLAN - TYPE G2
1 : 100

BRIC
M

TYPE H
132 SQM



GROUND FLOOR PLAN - TYPE H
1 : 100

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