

50-52 Queens Road

Queens Lane / East Elevation
& Transitional Height Analysis

07 March 2023

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Massing Context

Modifications to the project massing and floor layouts have been made to achieve three approximately equal sized volumes on Queens Lane which relate to the massing rhythm of the adjacent St Kilda Road urban fabric.

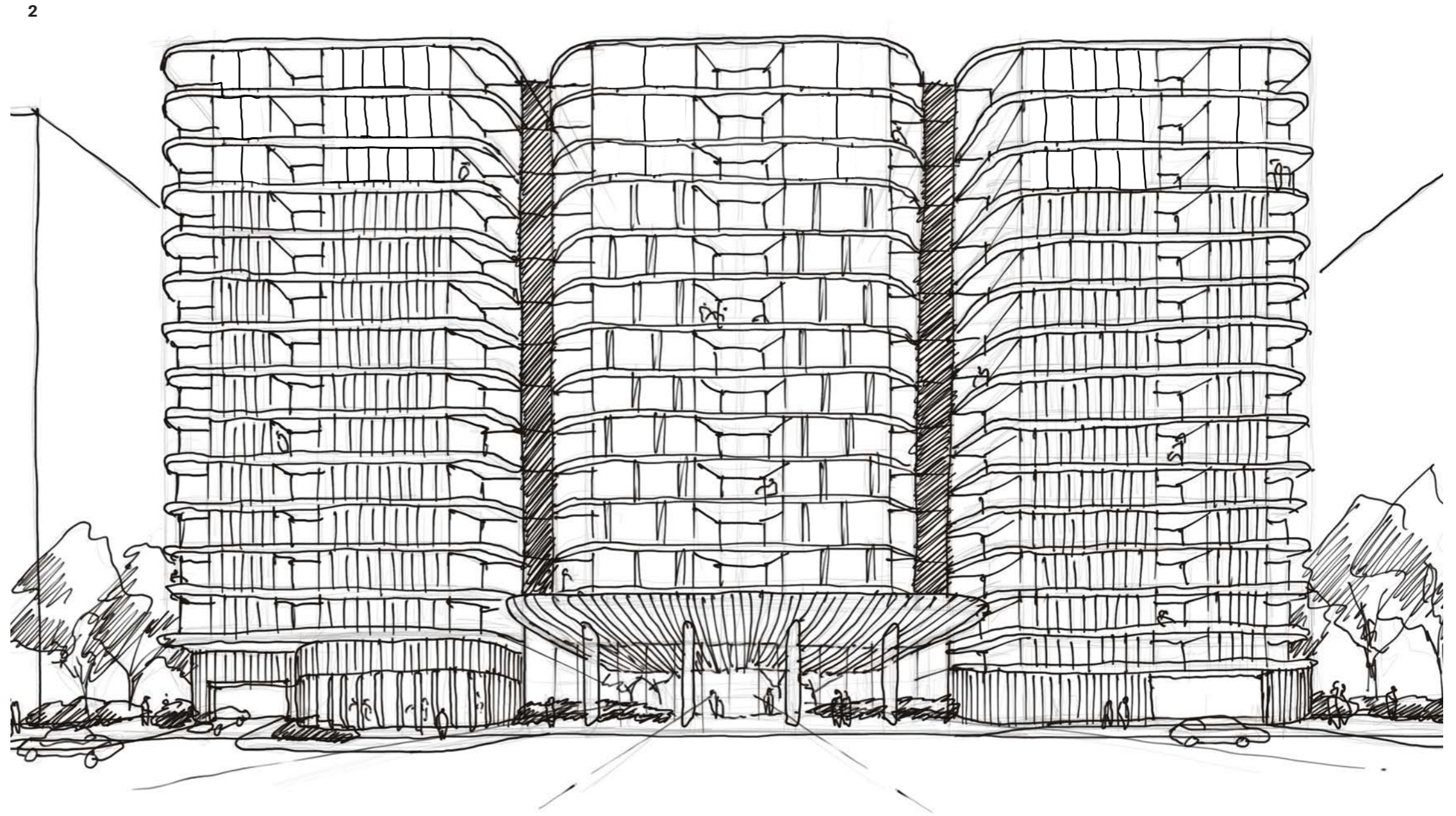
Low level podium form has been replaced by continuing the three volume composition to the ground plane to enhance its legibility at street level.

Pictured

- 1. Urban design massing diagram
- 2. Bates Smart design intent sketch



1



2

50-52 QUEENS ROAD, MELBOURNE

Visual articulation

Detail and materiality

A crisp rectilinear aesthetic has been applied to the central volume to better visually differentiate it from its neighbouring rounded volumes to the North and South.

The strong vertical and horizontal expression visually frames the central volume, allowing the apartment balconies to visually recede with their darker colours and materials.



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Visual articulation

Views from Queens Lane

The perception of the building massing is most important from the pedestrian perspective at street level.

The rectilinear 'frame' to the central volume is brought down to the ground plane to enhance its legibility as an edge or visual termination.



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Visual articulation

Views from Queens Lane

The balcony line to the central volume respects the rectilinear concept and is setback behind the 'frame' to enhance visual dominance.

Dark bronze pipe palisade balustrading allows views through as a visual counterpoint to the reflective reading of the North/South curved balcony blaustrades. Dark soffits and detailing to the balcony edge furth enhances the visually recessive expression



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Visual articulation

Views from Queens Lane

A playful cantilever Porte Cochere canopy composition sits within the central volume rectilinear frame to denote the building entry.

Subtle soft landscaping at the building line, and particularly into the recesses between volumes, provides additional perception of separation between volumes at street level.



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Visual articulation

Detail and materiality

Articulation of the building form includes an architectural design response of detail, colour and material selection.

A subtle reduction in facade detail elements at the upper levels references the surrounding urban context.



50-52 QUEENS ROAD, MELBOURNE

Queens Lane Approach

View Studies – North



North Approach: Proposed



North Approach: Existing

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Queens Lane Approach

View Studies – South

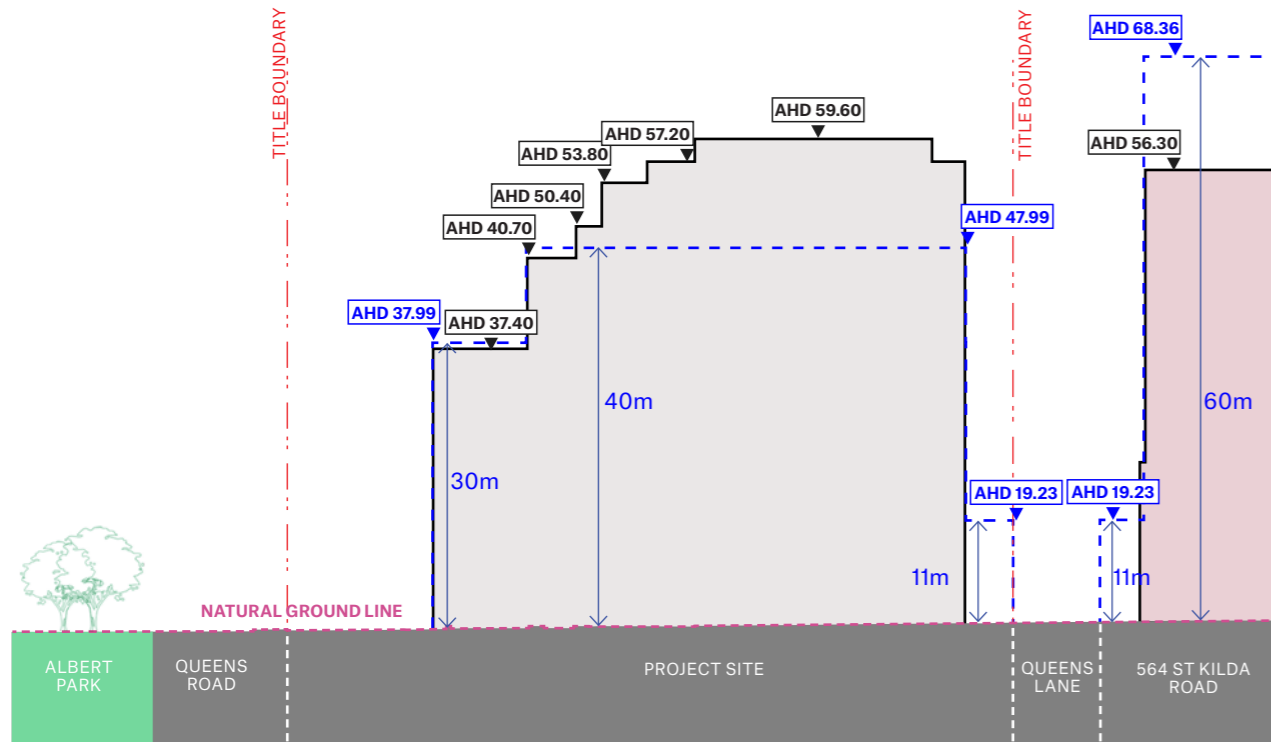


South Approach: Proposed

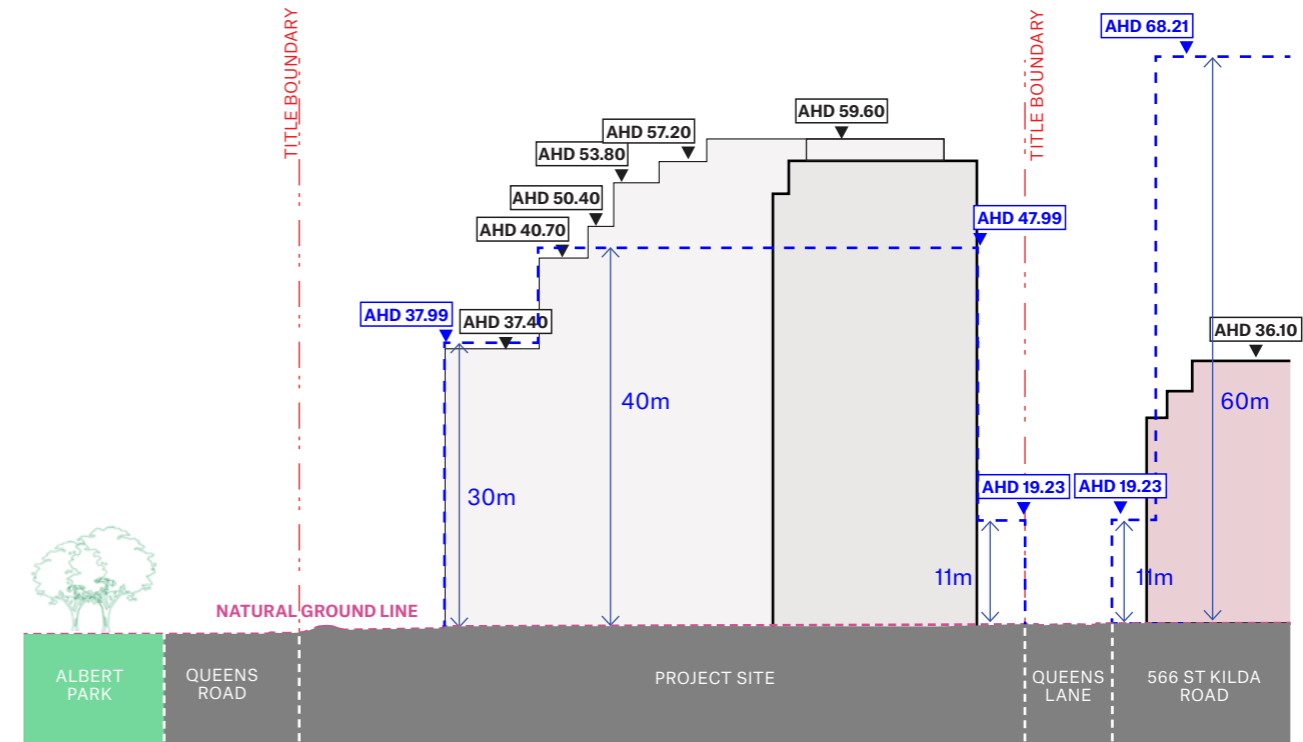


South Approach: Existing

Transitional Height Analysis

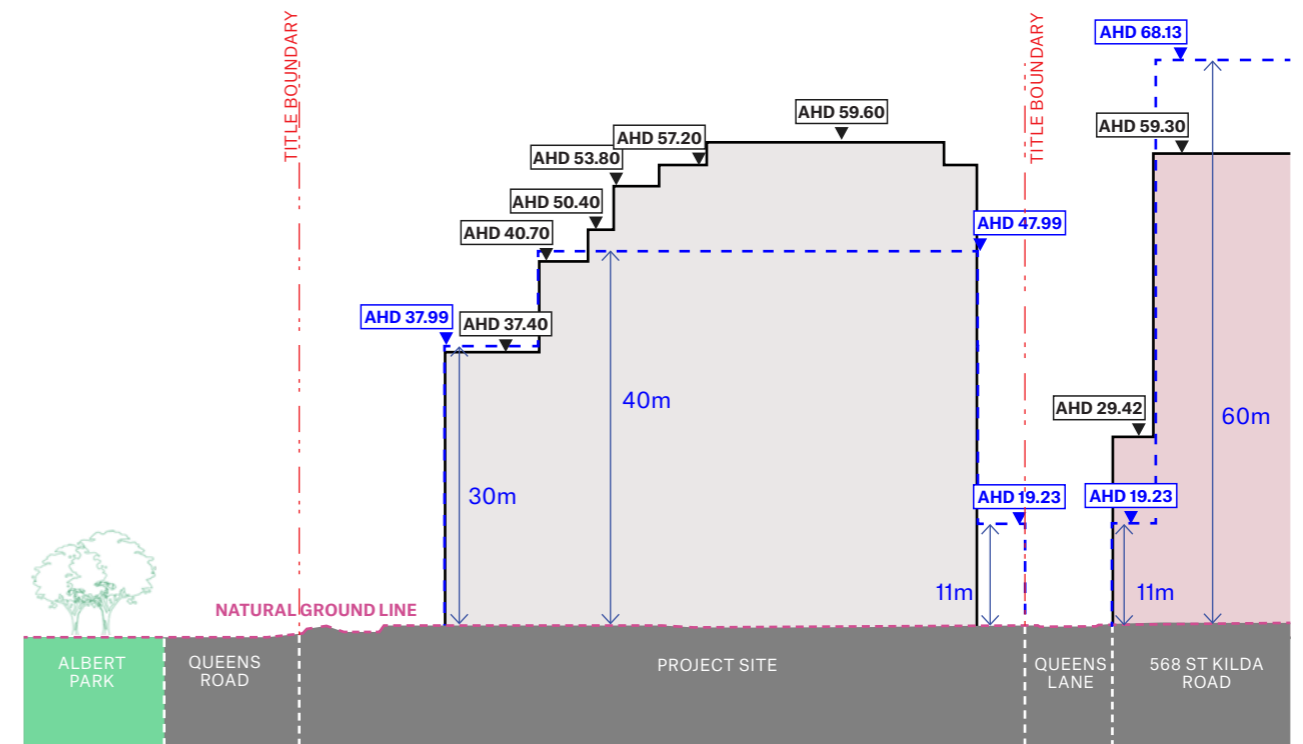
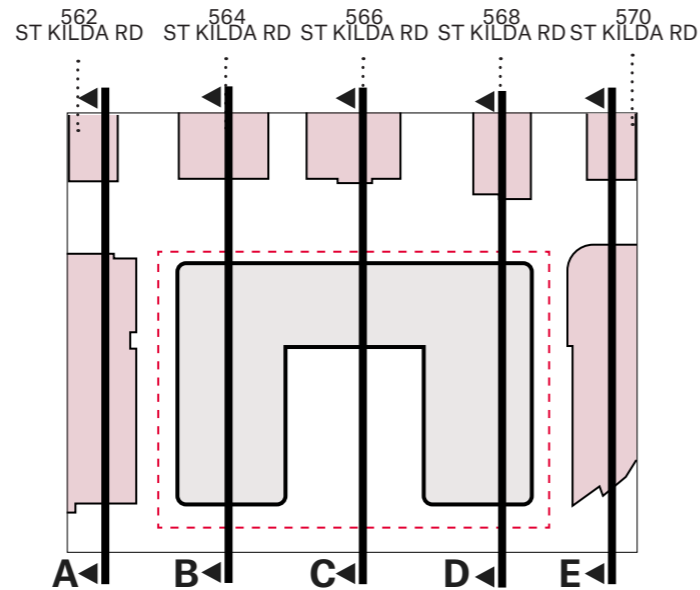


SECTION B- 564 St Kilda Road



SECTION C- 566 St Kilda Road

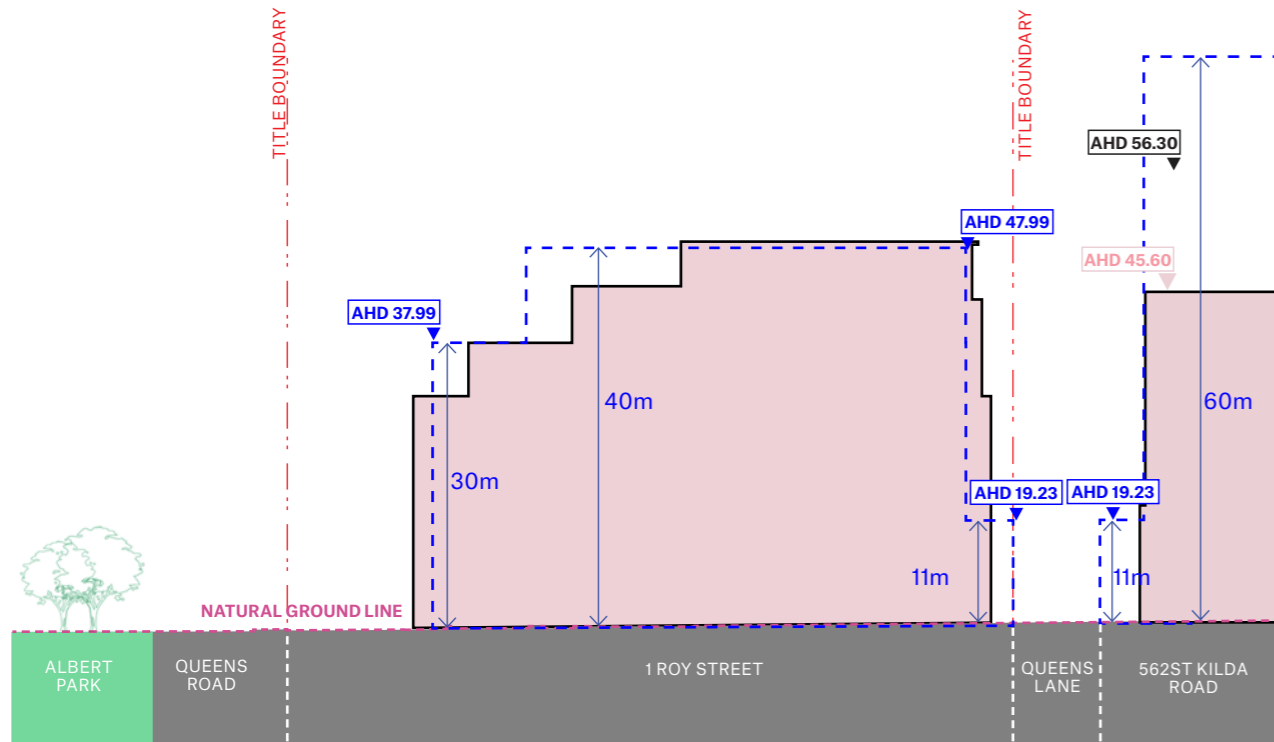
- Legend**
- DDO 26 Building Envelope
 - Proposed Building
 - Existing Neighbouring Building



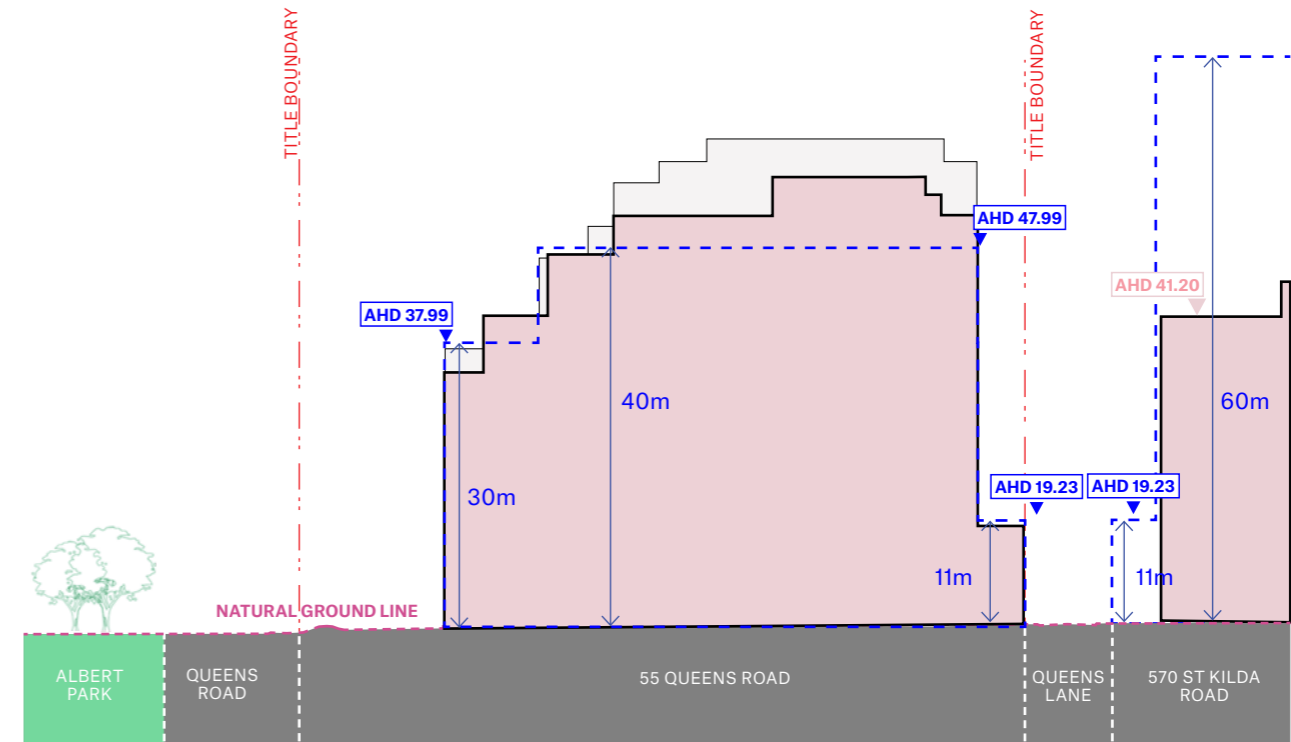
SECTION D- 568 St Kilda Road

* The ground level for the purposes of approximating the DDO26 envelope for the St Kilda Road properties has been taken from the existing natural ground level at Queens Lane. This can be considered to represent a conservative height envelope, noting the natural ground level actually elevates towards St Kilda Road which permits building height to increase correspondingly.




Transitional Height Analysis

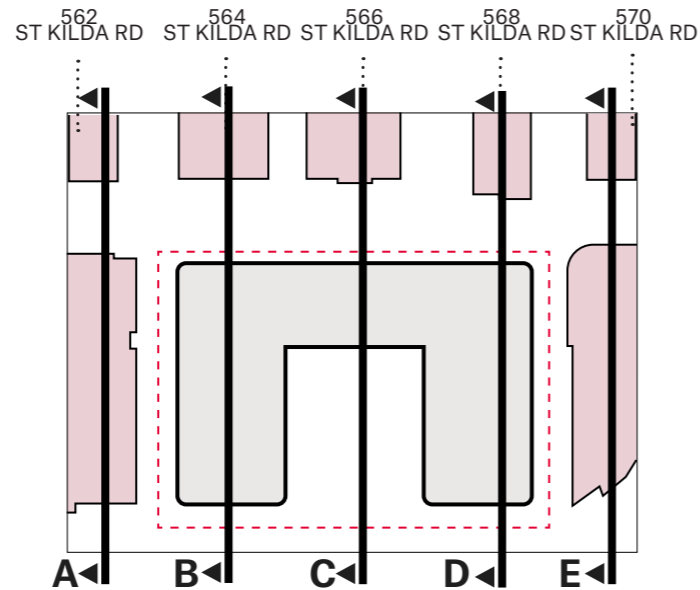


SECTION A- 1 Roy Street



SECTION C- 55 Queens Road

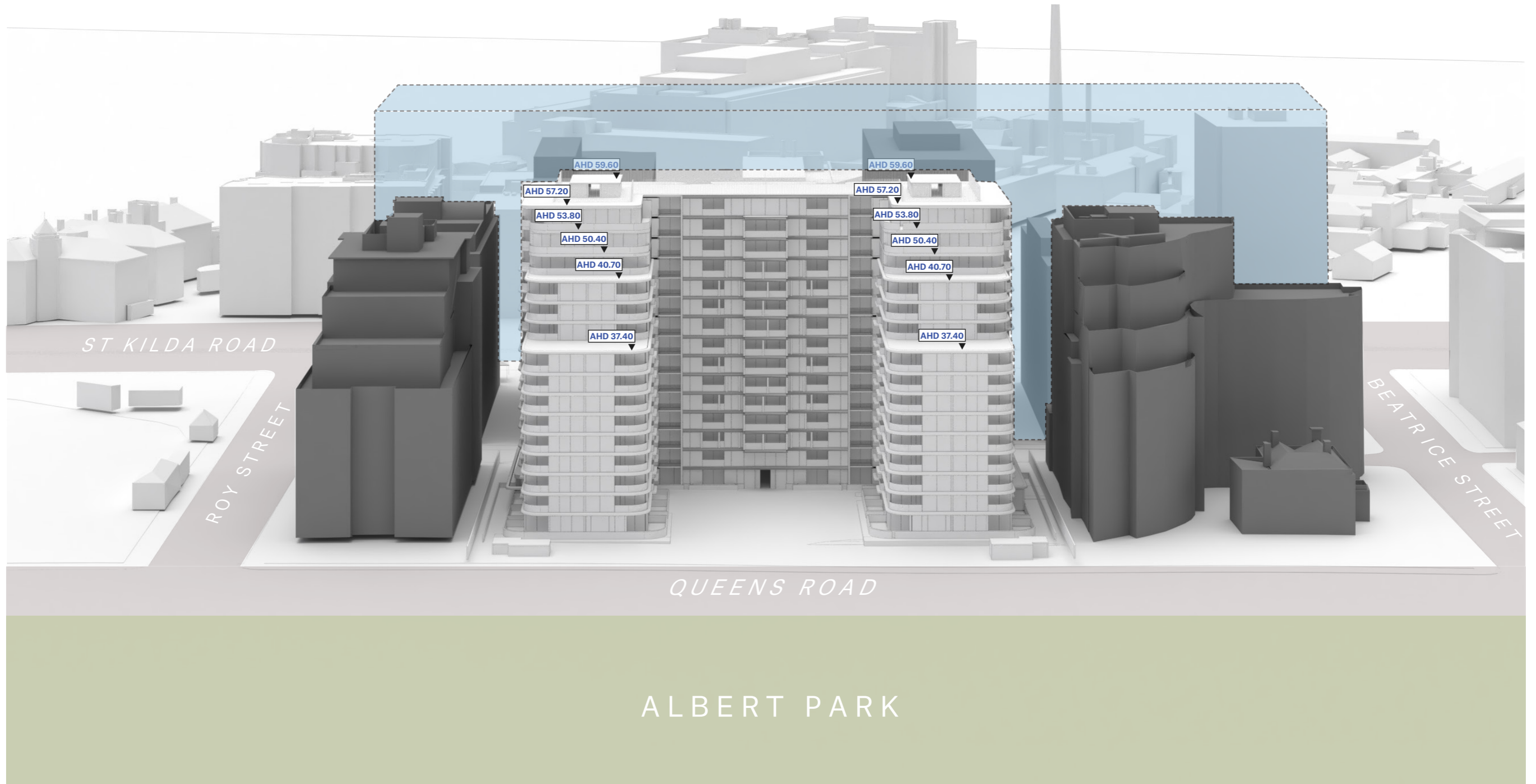
- Legend**
-  DDO 26 Building Envelope
 -  Proposed Building
 -  Existing Neighbouring Building



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Transitional Height Analysis

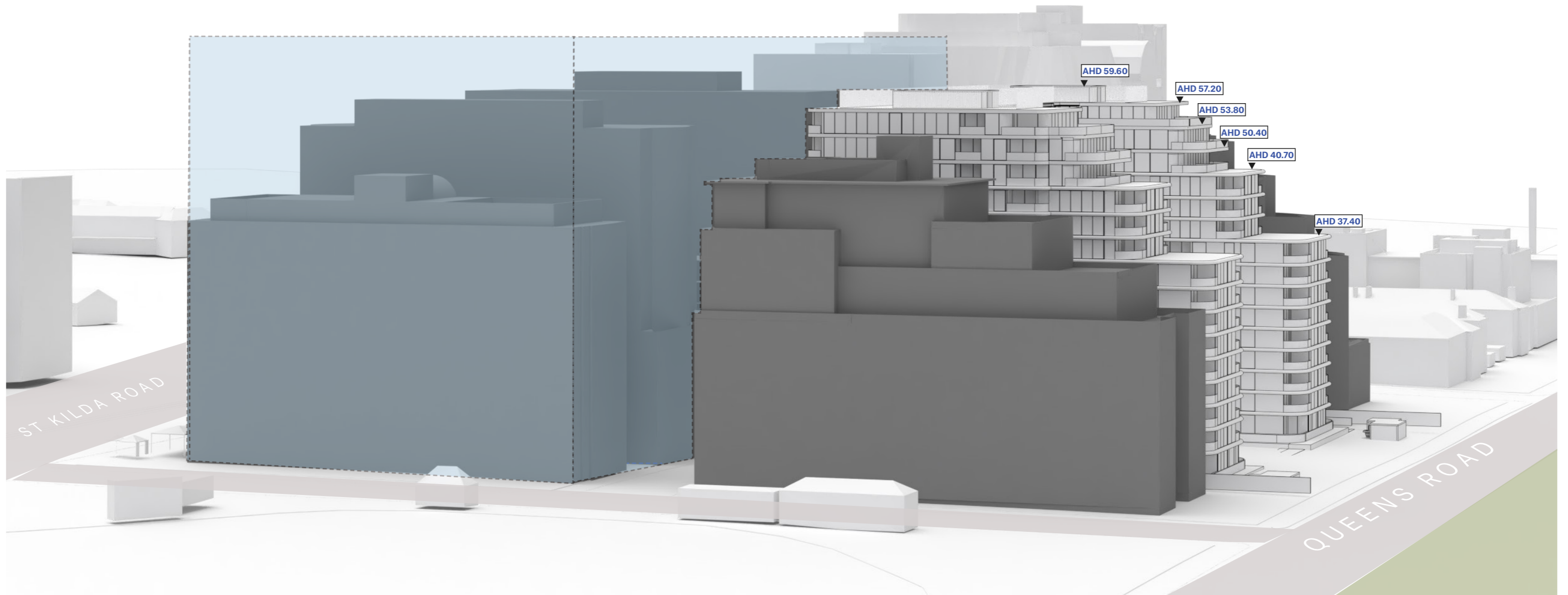
- Legend**
- DDO 26 Building Envelope for St Kilda Road Properties (60m)
 - Existing Neighbouring Buildings



Transitional Height Analysis

Legend

-  DDO 26 Building Envelope (ghosted)
-  Existing Neighbouring Buildings



Thank you.



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