

## Chaucer Townhouses



Application No.	0002653
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Project Category	2. Multi-unit and mixed use development
Project name	Chaucer Townhouses
Org name	Grant Amon Architects P/L
Contact person	Grant Amon
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Date of Completion	Feb/2018
Project Street Address	60 Chaucer Street
Project Suburb	St Kilda
Project Post Code	3182
Client name	Greg Lloyd
Project Cost	1700000
Site Area (m2)	268
Org Street Address	102 / 125 Fitzroy Street
Org Suburb	ST. KILDA
Org Post Code	3182
Org Website	www.grantamon.com



## Organization overview

Based in St. Kilda, Australia since 1993, Grant Amon Architects involvement in design spans a variety of projects ranging from residential and commercial including the hospitality industry; with a range of restaurants, hotels, bars and cafes

## Brief description

The Chaucer Townhouse proposal is highly suited to the site and location, knitting together the various site influences, architecture and urban design issues to produce a sustainable, contemporary design on a prominent corner that will be a welcome addition to St. Kilda's diversity, character and neighbourhood context.

## Response to key selection criteria

The site at the corner of Chaucer and Wellington St, opposite the Peanut Farm Reserve presented many opportunities for the design of two townhouses, in a neighbourhood of mixed land use with commercial activities in Barkly and Acland Street nearby, the site is predominately residential in the close vicinity. With leafy streets and a view to the park the housing is of mixed eras, mostly Victorian /Edwardian. In the theme of retaining some of the existing site features each end of the unusual triangular shaped site is 'bookended' by red brick walls that reference the existing conditions to each immediate neighbour. The use of a similar colour red brick to compliment the Edwardian residences is continued across the ground floor base and vertically in the central core of the building. The remaining upper section of the design is a neutral, slate coloured metal cladding that articulates the overall massing to contrast the brick masonry base. Much like a combination of roof and wall, the charcoal metal finish wraps over the form for the upper two levels framing each end with the angular sloping setback to its neighbour. Coupled with ESD strategies, this is an example of appropriate infill medium density housing model. Access to each dwelling is provided by individual entry points, past a landscaped courtyard to the ground floor. Shared discreet vehicular access is achieved through one garage screen door, via a lift to the basement with 4 cars parking. Vertically an individual lift allows each townhouse easy connections within. The mid-level open plan living area, with open views through trees to the park provide generous space and aspect, further enhanced on the upper levels. Simple efficient planning on an unusual shaped site has led to a surprisingly large interiors and integrated build externally, much appreciated by the inhabitants. The footprint of the existing and proposed residences is quite similar due to the shape of the site and the staggered 'in and out' building line as the edge negotiates two different street frontages. The overall height, form and massing of the design sits comfortably in the street in the corner location and nearby dwellings, adhering to setbacks, access to daylight and overshadowing issues. The building also attempts to provide a corner site focus, transitioning between the two streets, modulated by the large street Plane trees and park opposite, an appropriate response the local conditions and neighbour amenity. The client brief and program have been fully met, even exceeding expectations with the completion of two 3 level plus basement residences on a tight inner urban corner street site. Area, outlook and siting, along with a sensitive approach to materiality and form, have produced an integrated design, in collaboration with



consultants and the owner builder, that is appreciated by locals and users alike. The initial interior concepts and layouts have been further developed, detailed and complimented by Chris Connell Design in association with the clients. Selection of material and finishes, joinery design and service area fitouts have seamlessly added another layer of design and sophistication to the project, further enhanced by careful lighting design and appliance selection. Externally special local elegant bricks were selected to ground the design at base level and custom metal cladding and fencing implemented as a muted grey 'capping and rimming' to the brick massing. Being owner built, the detailing and application / delivery was of the highest order. Drawing on this mixed architectural fabric and variety of scale, the proposal attempts to stitch a number of these elements together for the two new townhouses. The proposal features a number of sustainable attributes and will gain a 6 star rating. Good access to north daylight, cross ventilation, courtyards and gardens provide passive ESD principles. Thermal mass is achieved with the masonry base and walls with well insulated metal clad upper levels and roof providing desirable insulation and thermal qualities. Solar panels (Hot Water and Power) are proposed along with basement tanks for water collection and use. Internal and external materials will be of a sustainable nature overall and will meet ESD principals and requirements for new dwellings in the locality. The proposal, being two only three bedroom apartments is modest in scale and provides a much needed family style accommodation in a one and two bed dominated new apartment market. SUMMARY We believe the townhouse proposal is highly suited to the site and location, knitting together the various site influences, architecture and urban design issues to produce a sustainable, contemporary design that will be a welcome addition to St. Kilda's diversity, character and neighbourhood context.







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