

AINSLIE INFILL

Snapshot

Year built: 1989

How Built (private, government): NCDC

Zone: RZ1

Block area: 5299m²

Floor area: 914m²

Plot ratio: 17.25%

Density (number of dwelling units per sqm):

11 units – 482 sq. m. per dwelling unit

Building design (diversity, scale, height, materials, accessibility, entry): Domestic scale to match existing houses on this and neighbouring sites.

Site planning (people access, cars, open space, setbacks, landscaping): Consistent with RZ1

Social impact (engagement, neighbours): Benefits of medium density

Features

The original houses on large blocks were typical of architecture of the 1930's with white stucco walls, timber window frames, green metal roofs and a front portico. The new development is in harmony with the existing housing.

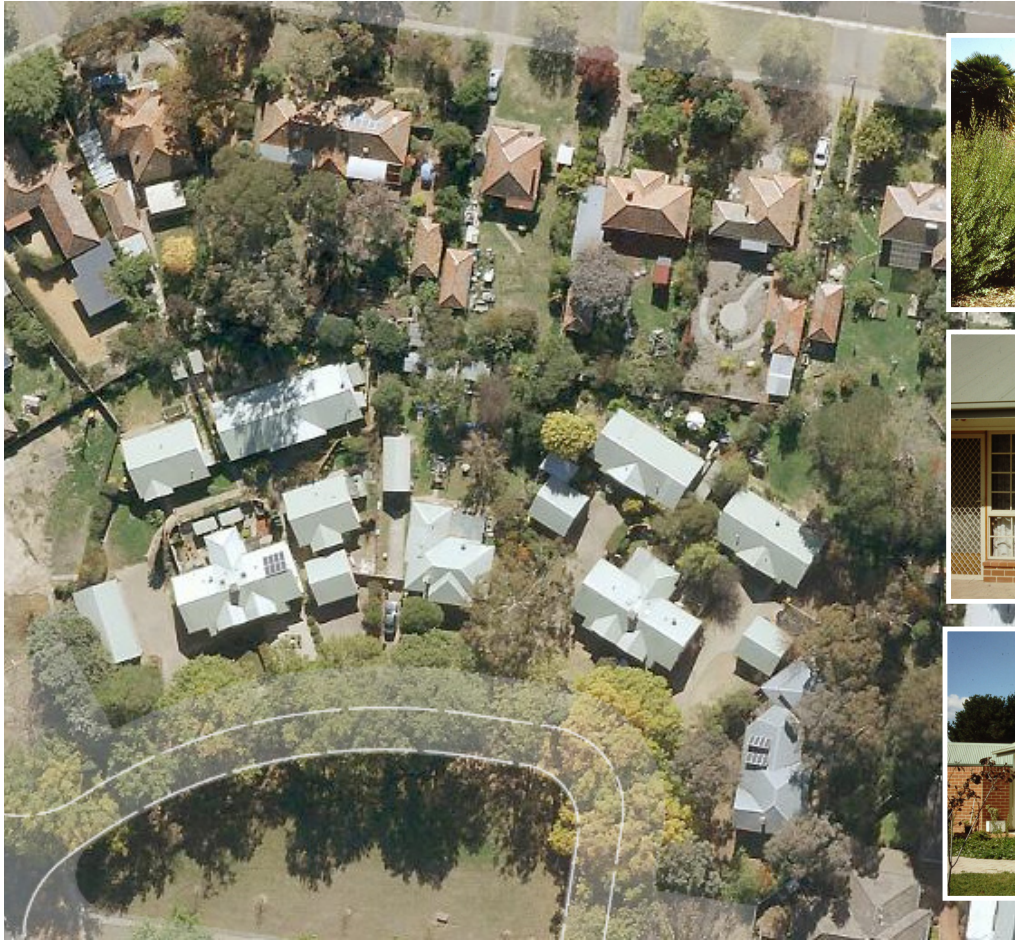
As the new houses are of a higher density than the original, privacy has been a high priority. The houses were sited to avoid overlooking and planting was placed to provide screening. Designs make good use of solar penetration to the north at the rear of the houses. Access for the disabled is provided.



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Aerial View



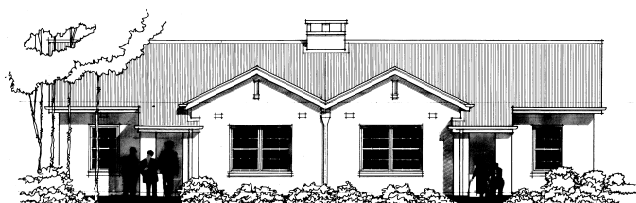
Site Plan



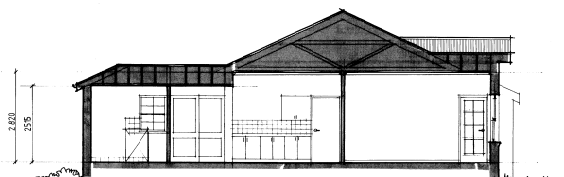
Street Elevation



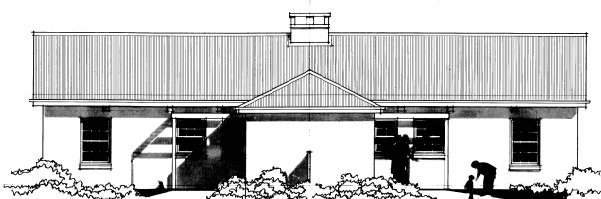
Unit 1, 2, 8 and 9



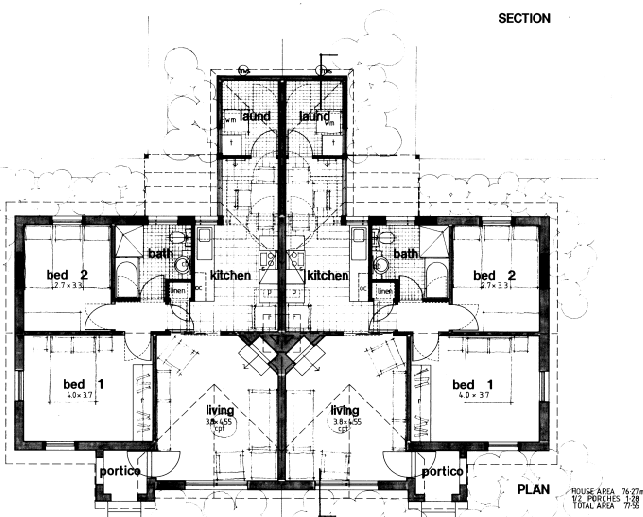
SOUTH ELEVATION



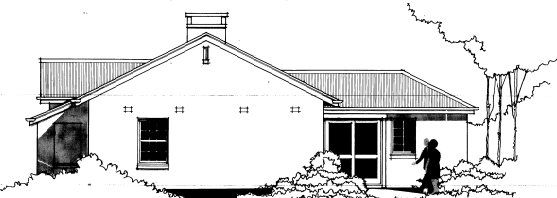
SECTION



NORTH ELEVATION



PLAN
HOUSE AREA: 76.27m²
127 PROFILES: 1.78
TOTAL AREA: 77.95

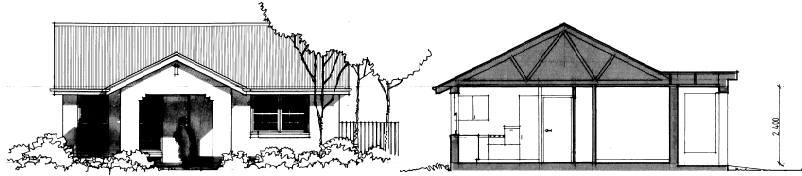


EAST / WEST ELEVATION

UPGRADED 2 BED HOUSE UNITS 8,9
BL. 7, 8
SCALE 1:50

UPGRADED 2 BED A.P.U. UNITS 1,2
BL. 10, 11
SCALE 1:50

Unit 3

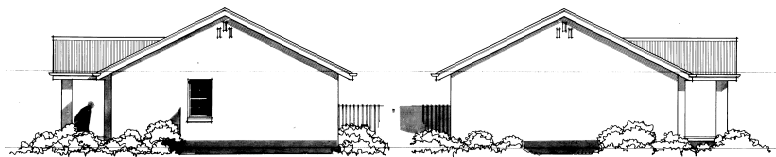


SOUTH ELEVATION

SECTION

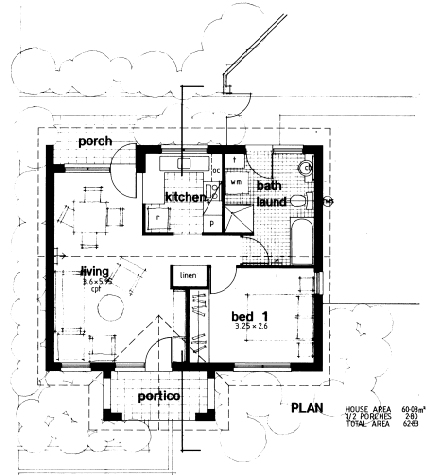


NORTH ELEVATION



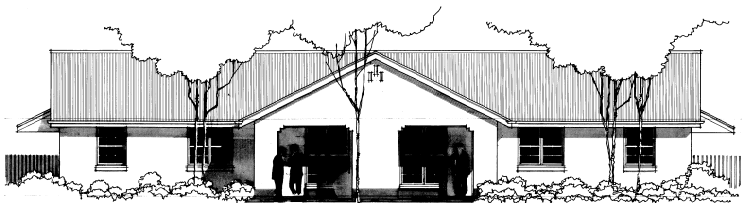
EAST ELEVATION

WEST ELEVATION



PLAN

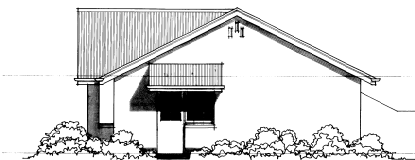
Unit 5 and 6



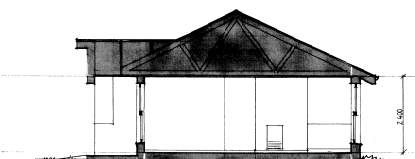
SOUTH ELEVATION



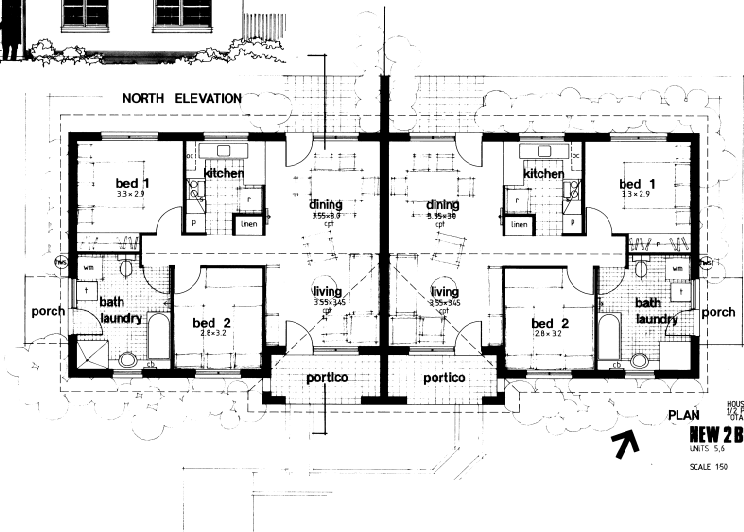
NORTH ELEVATION



EAST / WEST ELEVATION



SECTION

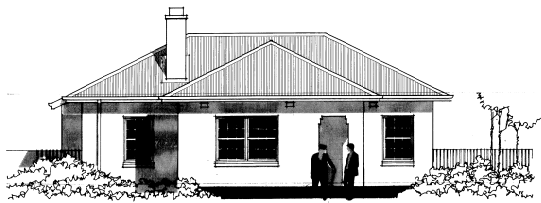


PLAN

HOUSE AREA	76.9m ²
1/2 PORCHES	2.81
TOTAL AREA	281
	283

NEW 2 BED A.P.U.
 UNITS: 5, 6
 SCALE: 1/50
 AUGUST '18

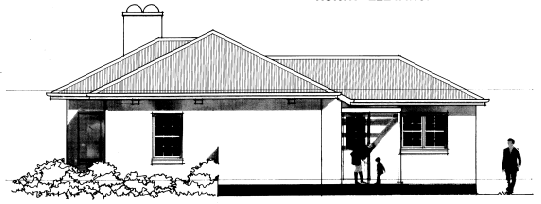
Unit 7



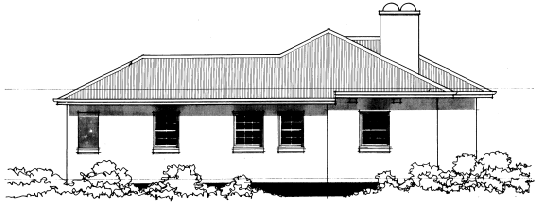
SOUTH ELEVATION



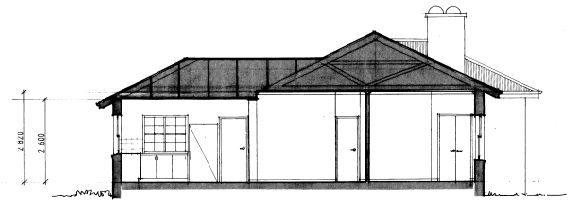
NORTH ELEVATION



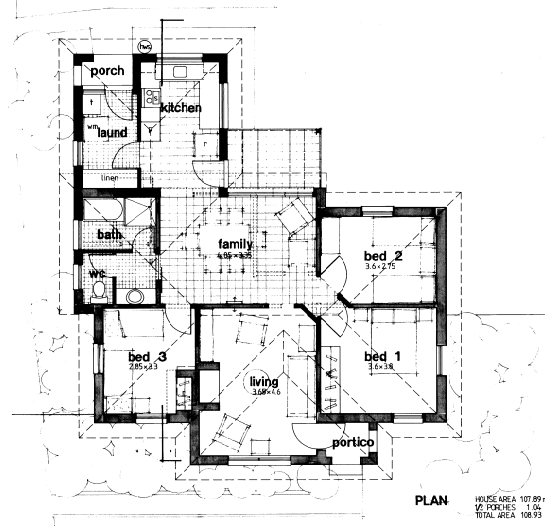
EAST ELEVATION



WEST ELEVATION



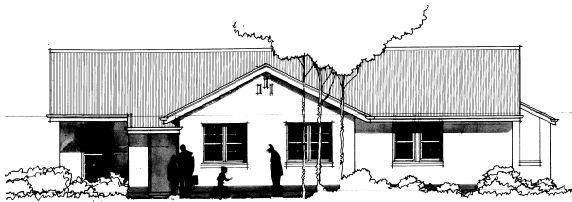
SECTION



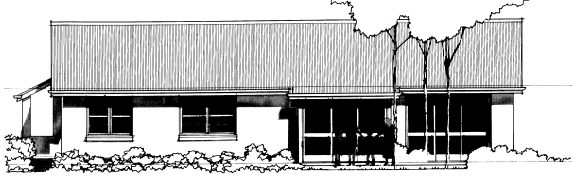
PLAN

HOUSE AREA 107.89 m²
 12 PORCHES 1.04
 TOTAL AREA 108.93

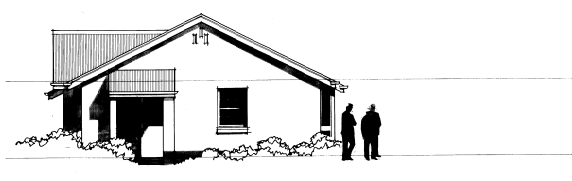
Unit 10 and 11



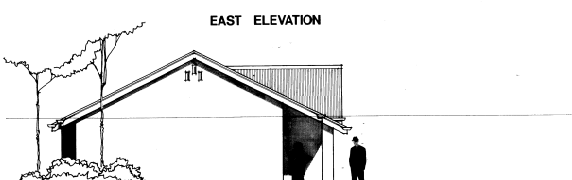
SOUTH ELEVATION



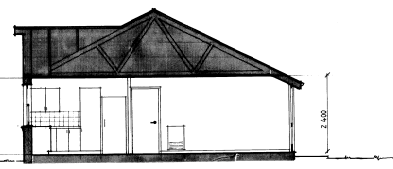
NORTH ELEVATION



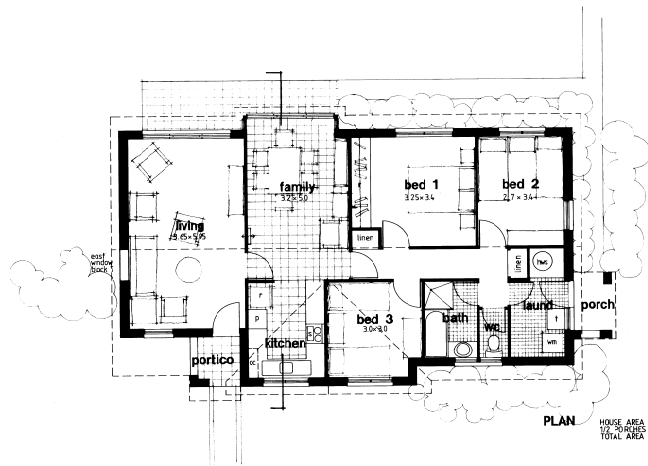
EAST ELEVATION



WEST ELEVATION



SECTION



PLAN

HOUSE AREA 108.35 m²
 17 PORCHES 1.32
 TOTAL AREA 109.67