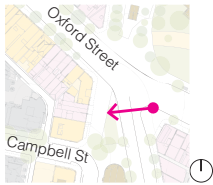


BUILT FORM ANALYSIS
STREETScape PERSPECTIVE ANALYSIS



21. View west along Oxford Street of Taylor Square



22. View along Campbell Street towards Taylor Square

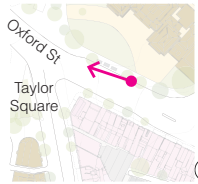


23. View east along Oxford Street from Taylor Square

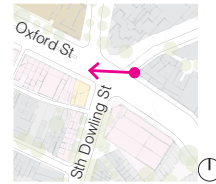


24. View north along Flinders Street towards Oxford Street

BUILT FORM ANALYSIS
STREETSCAPE PERSPECTIVE ANALYSIS



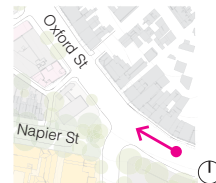
25. View west along Oxford Street towards Taylor Square



26. View west along Oxford Street looking at the Beacham Hotel



27. View east along Oxford Street adjacent West Street



28. View west along Oxford Street adjacent Greens Road

BUILT FORM ANALYSIS
SOLAR ANALYSIS - EXISTING

Oxford Street is oriented running north west to south east within the study area. Therefore most adjoining properties are oriented towards the north east providing significant morning to midday solar access. Due to the 30m width of Oxford Street, only very few properties on the north side overshadow properties on its southern side. The street itself has good solar access which is an important component in promoting on street dining, activity and pedestrian amenity. The relatively narrow width of rear laneways and streets means that uplift in properties in the precinct could negatively impact their solar access. This is particularly true for properties on Sturt Street, Little Oxford Street, Arnold Place and Lona Lane.



JUNE 21 : 9AM

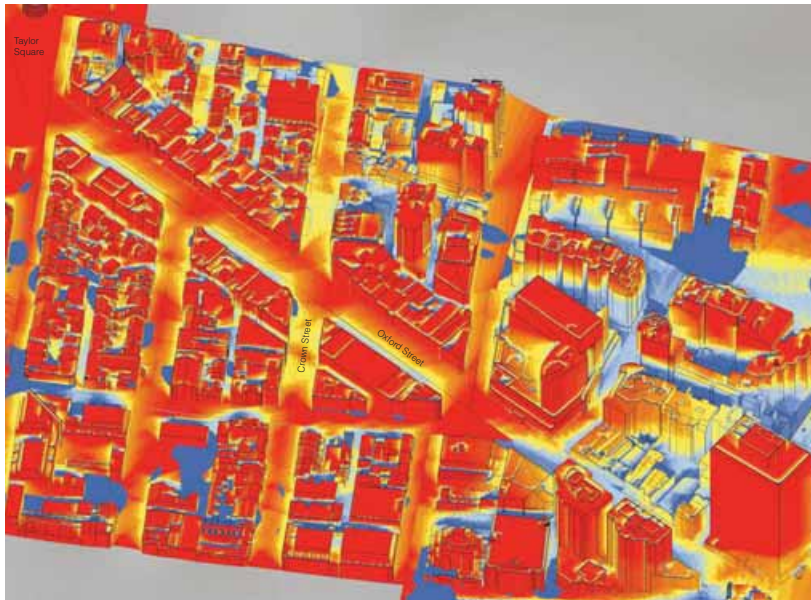
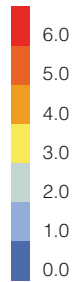


JUNE 21 : 12PM

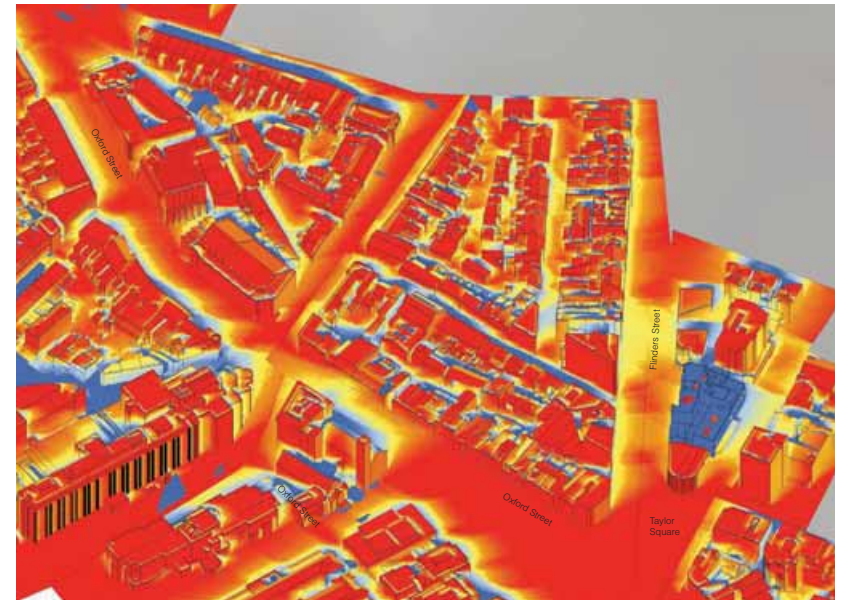


JUNE 21 : 3PM

Solar Access Analysis (Winter Solstice)
 Number of sunlight hours between 9am-3pm
 Hours



OXFORD STREET - TAYLOR SQUARE WEST



OXFORD STREET - TAYLOR SQUARE EAST

⌚ 1:16000 @ A3

HERITAGE

The study area falls within several Heritage Conservation areas. Its built urban fabric is characterized by a great number of Edwardian and Victorian architecture along its length and on intersecting streets. It has a dense collection of Heritage Significant Items.

The heritage building stock comprises fine grain shops, such as the Ga Zink & Sons shop (56 Oxford Street) as well as proud corner hotels, including the Courthouse Hotel (189 Oxford Street), and heavily articulated single block buildings such as the Former Oxford Street Municipal Chambers (82-106 Oxford Street)

Curio Projects have undertaken a detailed heritage study to identify and recommend changes to the heritage and contributory grading of buildings within the study area. The recommended outcomes are illustrated in the adjacent map.

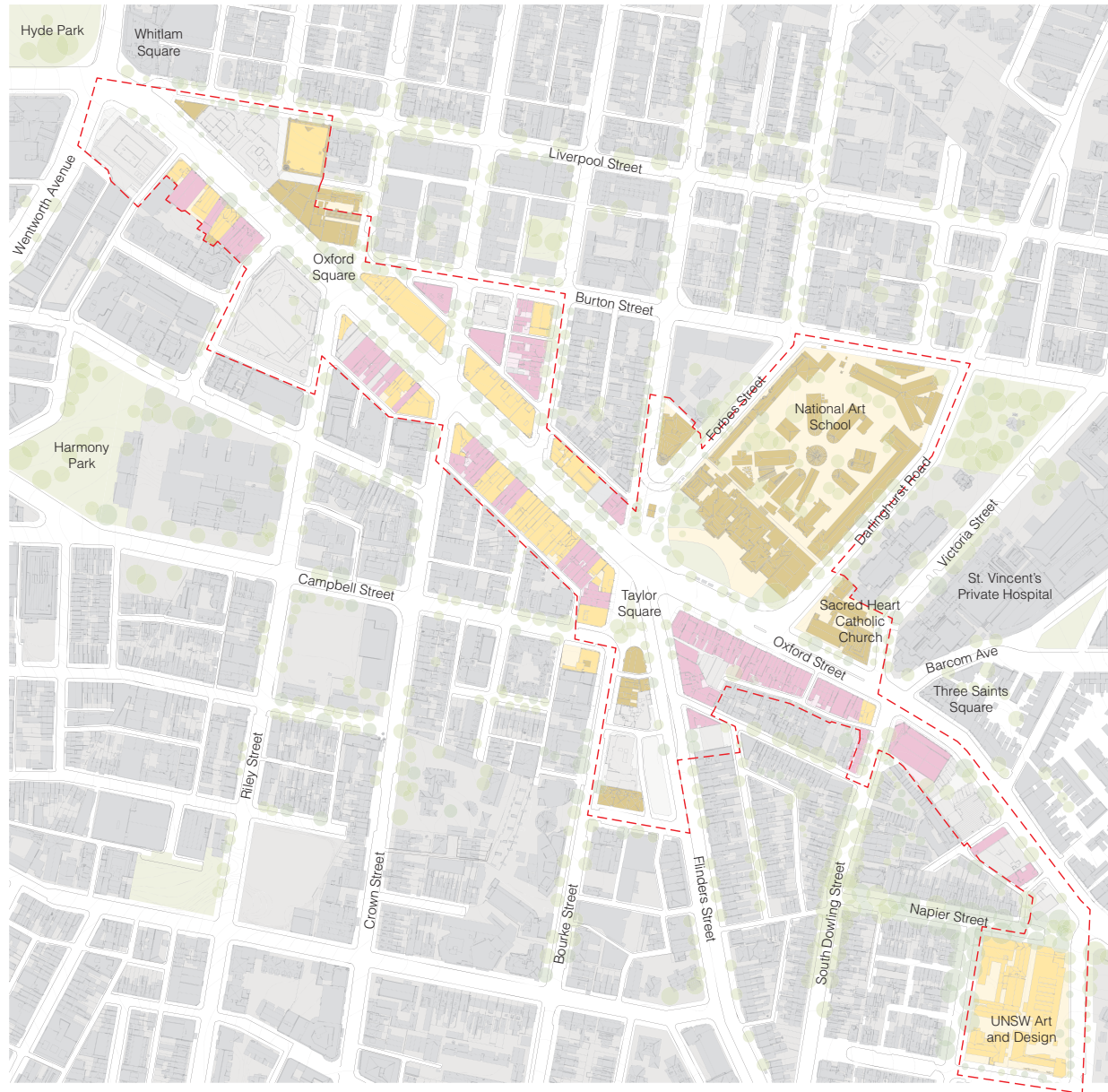
Please refer to the Curio Project Heritage Study for further heritage information.

Heritage By Numbers

Total properties in Study Area = 161

Existing
Heritage Items = 52 (32%)
Contributory Buildings = 132 (82%)

Recommendation
Heritage Items = 52+51 = 103 (64%)
Contributory Buildings = 132+11 = 143 (89%)



Curio Projects Heritage and Contributory building recommendations

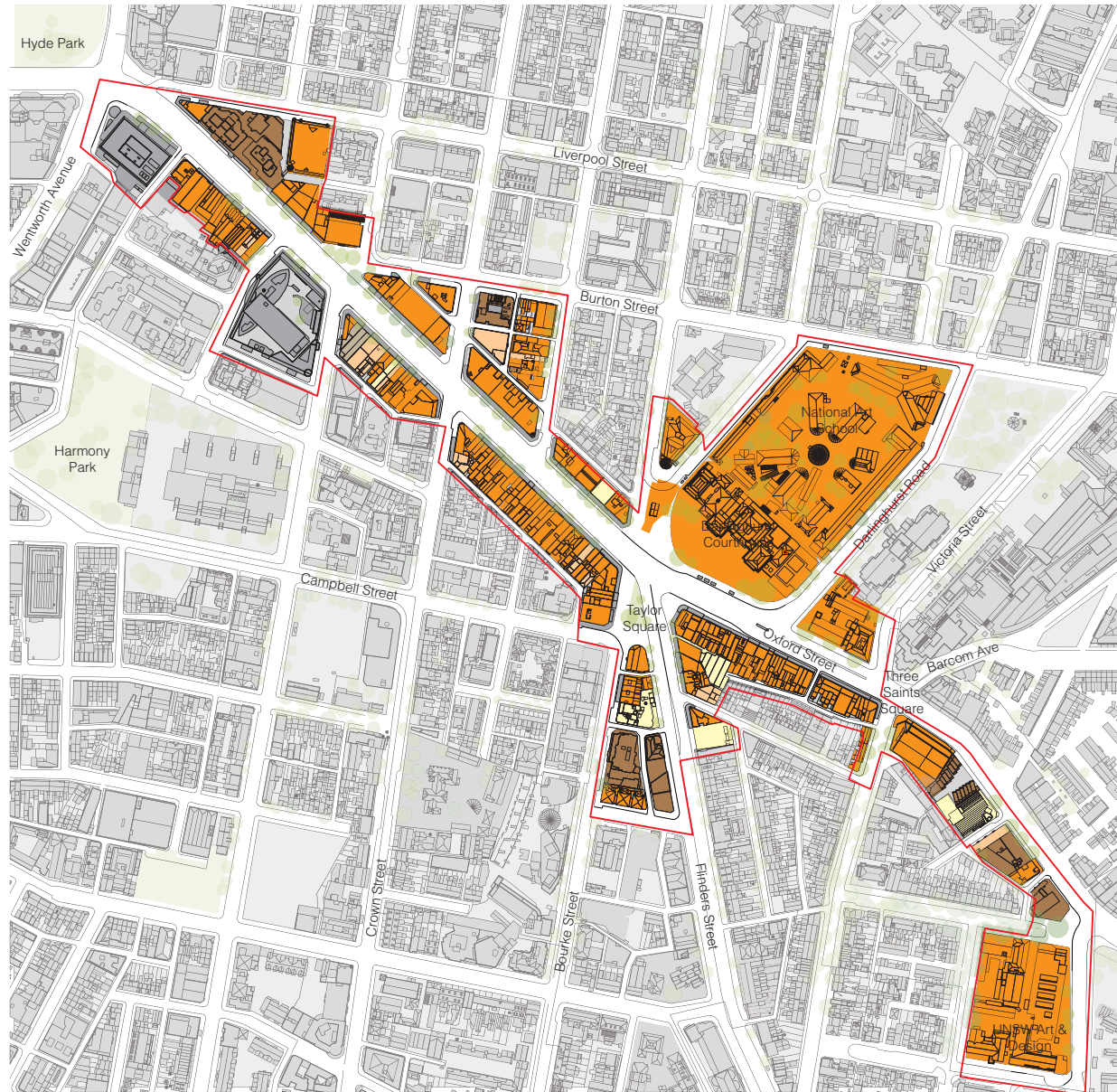
- Heritage Listed Items
- Contributory Buildings

1:4000 @ A3

HERITAGE


CONTRIBUTORY ITEMS AND RECOMMENDED GRADING CHANGES

The following map is a summary of the recommended changes to the contribution status of sites within the study area. These recommendations are an outcome of Curio Projects heritage study of the area. For more detail please refer to Curio Projects Heritage Study Report.



GRADING SCALE

- No Grading
- Detracting
- Grading change to Neutral
- Neutral
- Grading change to Contributory
- Contributory

 1:4000 @ A3

HERITAGE PARAPET TYPOLOGIES

In order to test various built form envelopes in relation to heritage or contributory fabric, the historic parapets found within the study area have been classified into 4 types; flat parapets, ornate parapets, balustrade parapets and parapets with visible gable roof's.

The parapet classifications have been considered with respect to historic pairs, groups or rows of related buildings.

The built form tests typically consider the building and parapet in isolation. These envelopes would require further refinement when considering the sites heritage requirements, built form on adjacent sites and their broader contextual responses.

Additional test have also been provided which illustrate approaches when historic groups or rows of sites exist.

To the right are examples of each parapet type along Oxford Street.

FLAT PARAPET



MIDBLOCK SITE 37-41 Oxford Street

ORNATE PARAPET



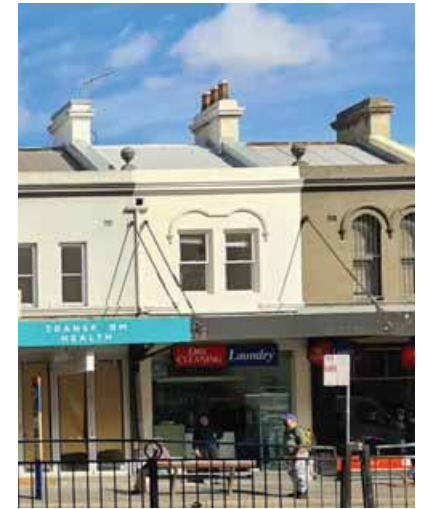
163-169 Oxford Street

BALUSTRADE PARAPET



263 Oxford Street

PARAPET WITH VISIBLE GABLE ROOF



249 Oxford Street



CORNER SITE 191-195 Oxford Street



265-267 Oxford Street



54 Oxford Street



245 Oxford Street