

ONE COMPULSORY QUESTION

1 Problem statement

Your client has commissioned you to prepare a design for a residential site he seeks to redevelop and sell. He has provided you with some residential prototypes. The existing lease conditions are restrictive.

The task is to carry out a feasibility study for the site for the purpose of opening discussions with government for lease modifications to permit higher density use. Government has indicated that the provision of community use facilities of some sort would make government more favourably inclined to such a discussion. A design which has innovative ideas would also be an asset.

The design should satisfy functional requirements, comply with major relevant statutes, and be commercially sensible. Prepare a preliminary design for presentation to the client. Drawings should be simple, and clearly demonstrate how your proposal fulfils his requirements and can be implemented. The design can be modest yet should show sensitivity and imagination.

2 Site description

The property is self-contained, situated in an established residential district of single family houses and older apartment blocks. Two existing sites will be consolidated and the existing buildings demolished.

Access and services

Vehicular and pedestrian access is from the road in front. The vehicle run-in has not yet been determined for the consolidated site. Utilities and services are available from the road.

Environment and context

There are some slopes adjacent to the site. Preferred views are towards the south-east and south-west. There are no trees nor landscape features of particular interest. Noise from beyond the site is not a major factor. Neighbouring buildings are under three stories with no distinct character.

3 Development issues

A mixed use development is proposed with residential units, residents' clubhouse and public retail facilities. Present zoning allows for commercial facilities subject to application to the planning authorities. The extent of the clubhouse would fall within guidelines for such facilities.

The residential uses should be separate from the public use facilities.

The location for the run-in to the site is to be proposed to government. Assume only one site access would be allowed.

The new lease conditions would include the usual requirements for slopes maintenance, service vehicles, refuse handling, and the like.

Other requirements such as fire services installations, emergency vehicle access, emergency power supply, barrier free access, should be met.

4 Submission Requirements

Master layout plan	Scale 1:500 Show site formation, blocks, roads, paths, services, amenities, landscaping, and the like. Include important and critical dimensions. Label key elements (such as entry points). Add notes as needed for clarity and avoidance of doubt.
Sections	Scale 1:200 Show site boundaries, site formation levels, floor levels, features
Development schedule	Tabulate development and building control computations. Use diagrams where appropriate.

Clarity and legibility are paramount. Presentation media is at your discretion. Ink or pencil line drawings are acceptable. Colour is not required except where communication is enhanced.

A3 paper is provided. More is available during the examination. Use the tracing paper where needed. Use the plain paper for computations and the like.

5 Site Design Brief

Site area	6,691 sm (about)
Zoning	Residential, with commercial uses permitted
Permitted plot ratio	0.60
Permitted site coverage	30%
Site formation	To be proposed
Building height	Not more than 10 m above site formation level(s)
Residential Units	Minimum 3 blocks of flats. Remainder to be houses. Unit prototypes are provided for your guidance. Layouts may be modified at your discretion. Unit sizes are to be followed.
Commercial facilities	Retail facilities for public use on one level. Maximum GFA = 400 sm
Residents Clubhouse	Various indoor facilities on one level (layout not required). Provide and show a 25m outdoor swimming pool.
Carparking	1 number for each residential unit 5 numbers for commercial facilities 5 numbers for visitors
Transformer room	Required, 30 sm (about)
Emergency generator	Required, 20 sm (about)

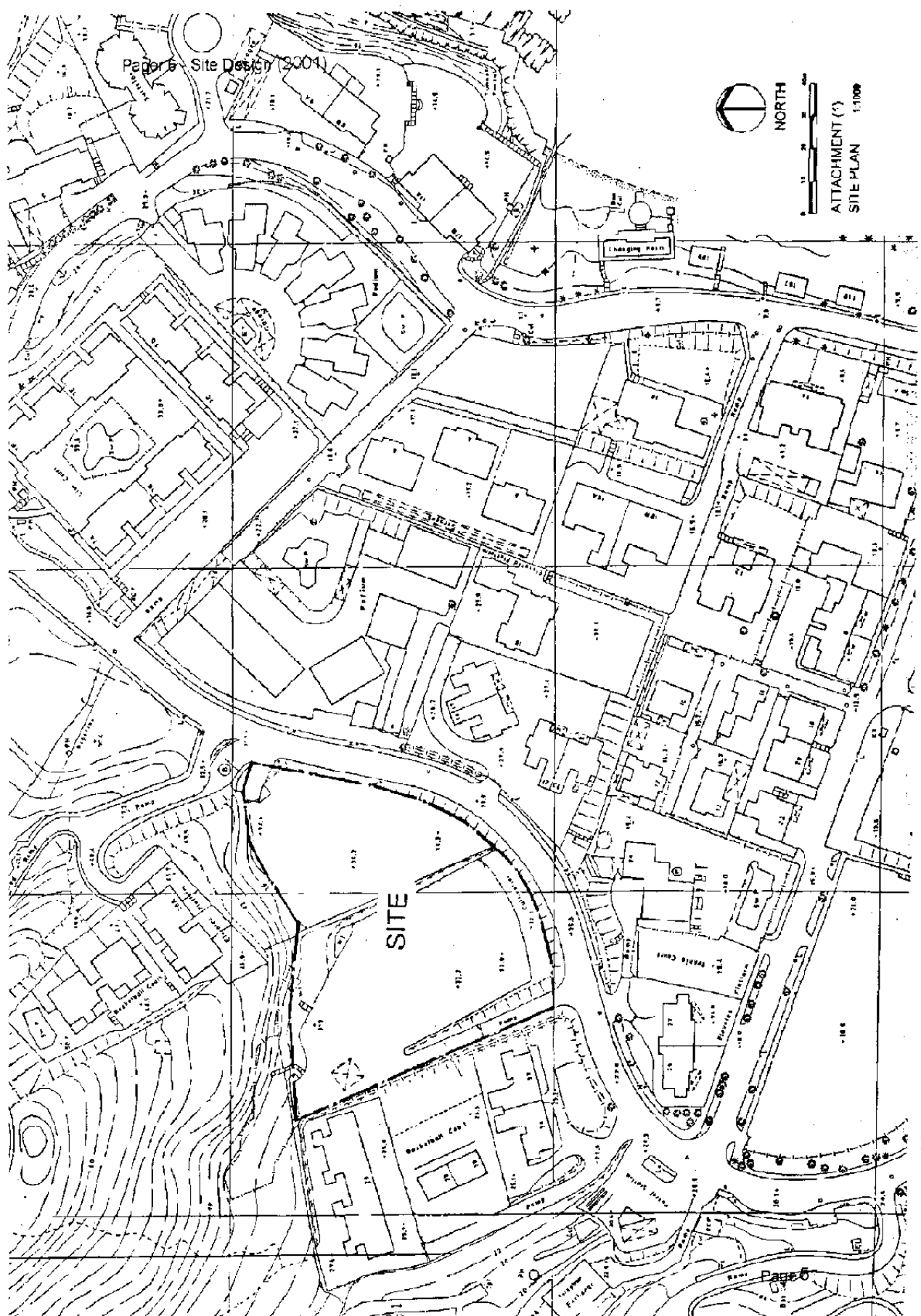
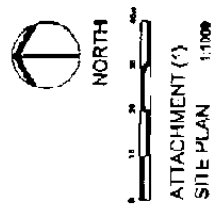
6 Assessment criteria and marking scheme

Compliance with requirements 50 marks

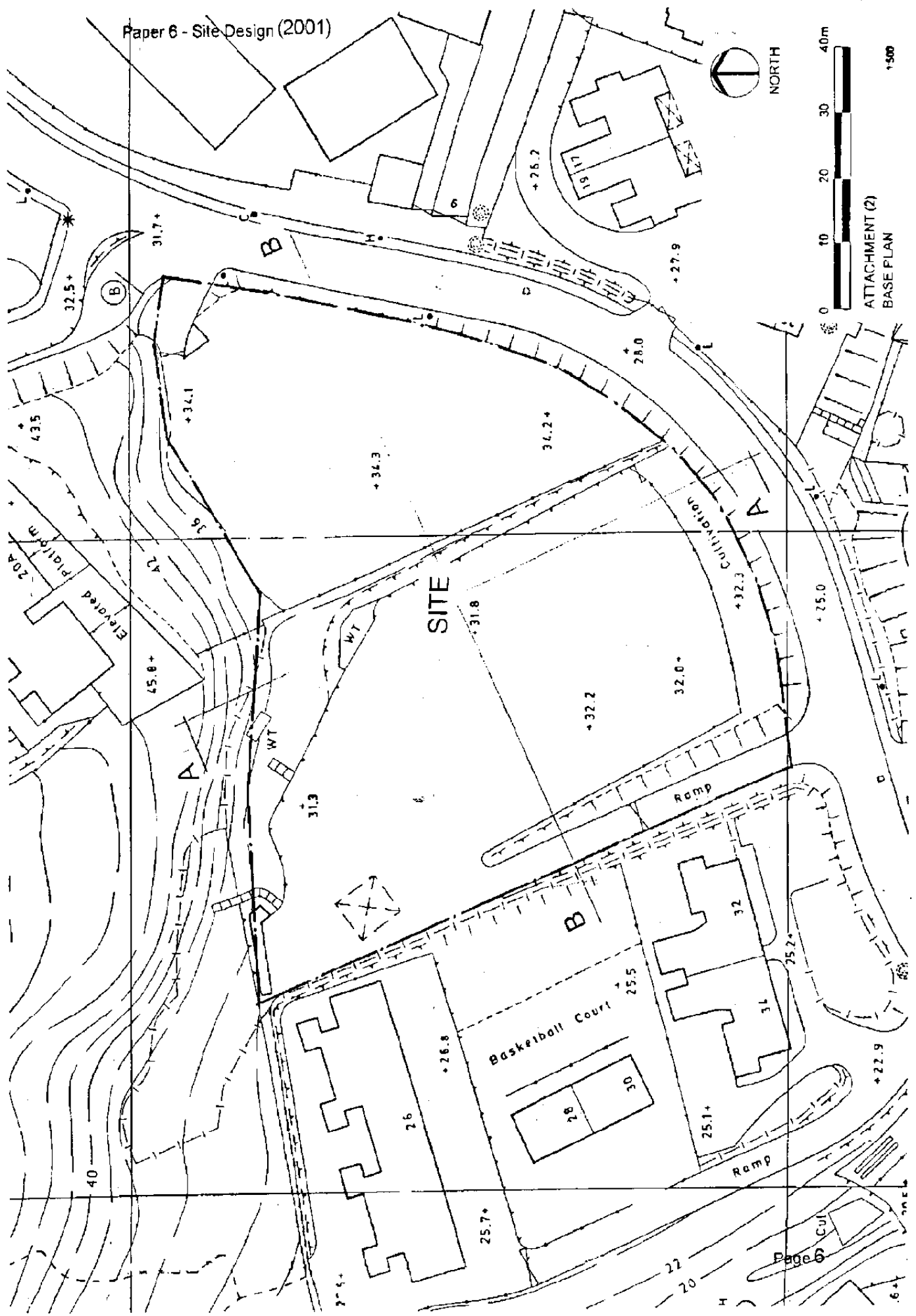
Site design concept and development 50 marks

Total 100 marks

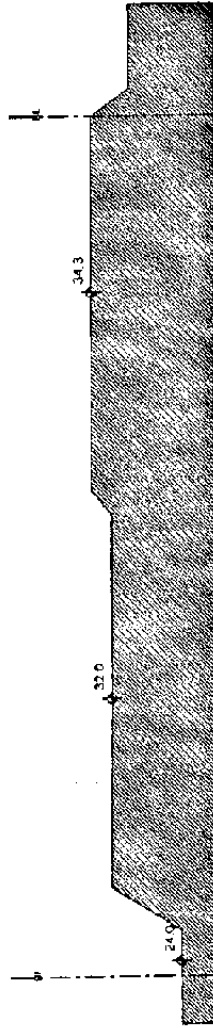
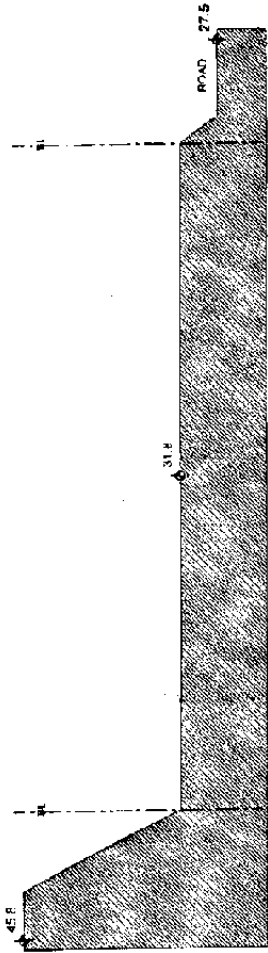
Bonus for design quality 20 marks
(at subject panel's sole discretion)

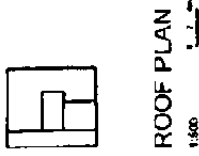


SITE

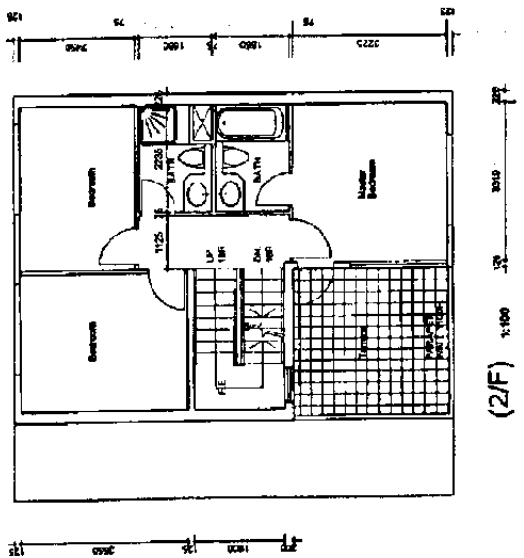
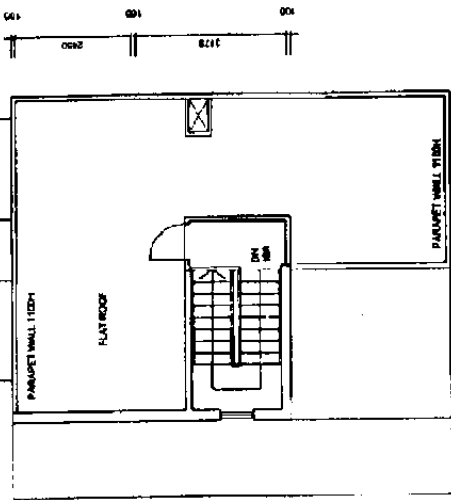
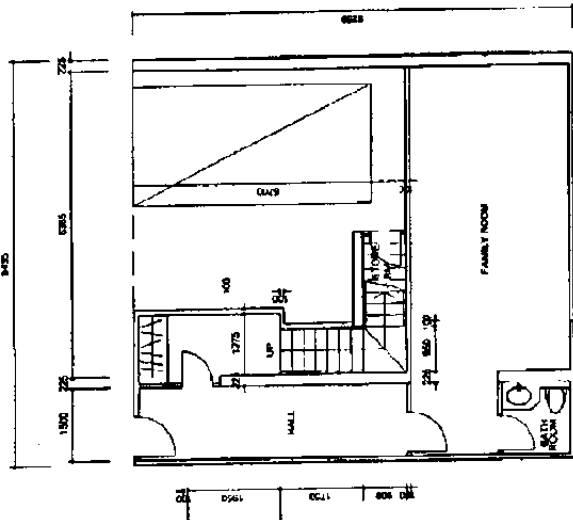
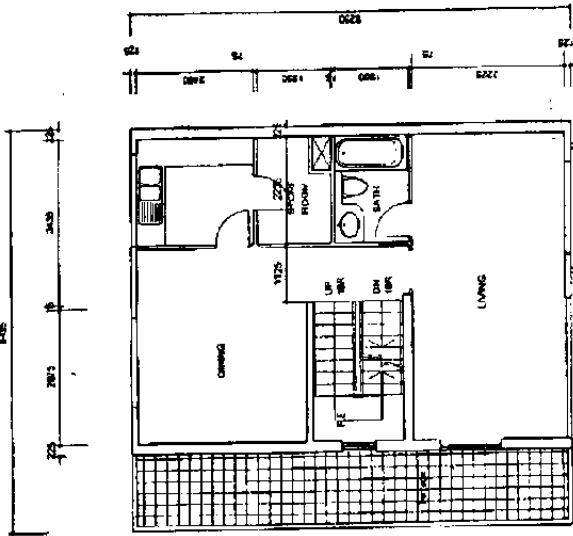
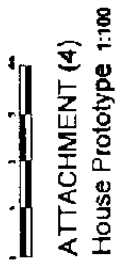


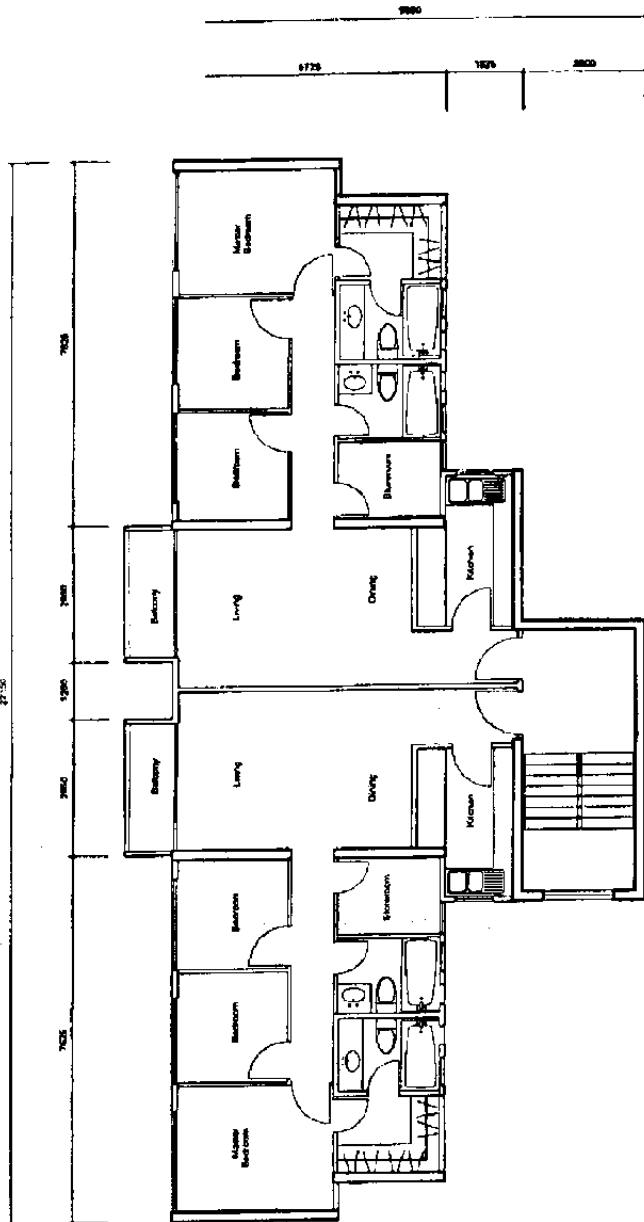
ATTACHMENT (2)
BASE PLAN



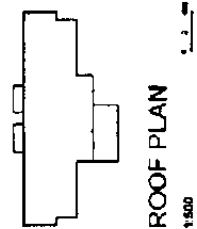


Total GFA = 175 m²
Total covered area = 78 m²





TYPICAL FLOOR PLAN
1:100



ROOF PLAN
1:100

Total GFA = 159 m²
(including balconies)



ATTACHMENT (5)
Flat Prototype 1:100

Paper 6 - Site Design (2001)

Contents

This paper is comprised of the following documents:

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Page 3	Development Issues and Site Design Brief	
Page 4	Submission Requirements	
Attachment 1	Location Plan	Scale 1:5000
Attachment 2	Site Plan	Scale 1:500
Attachment 3	Site Sections	Scale 1:500
Attachment 4	House Prototype	Scale 1:200 floor plans and 1:500 roof plan
Attachment 5	Flats Prototype	Scale 1:200 floor plan and 1:500 roof plan

Total number of sheets: 10 including cover and attachments.