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Tuesday 20 October 2020

Dear Inderpreet,

Thank you very much for talking with us regarding renovation of your lovely restaurant, Lavendra. It is in a unique and beautiful position.

We have put some thought to the project, which we summarise in the following Design Report.

We have created an animation to present our design proposal in the link below.

<https://www.youtube.com/watch?v=KAJDHyi21V0&feature=youtu.be>

We have investigated planning controls, views analysis and internal layout options in order to determine what we think is a workable design solution to take your restaurant into the future.

We look forward to discussing through the ideas in further detail.

Kind regards

Mathew Williams
Architect
NSW Reg. 8645



LAVENDRA





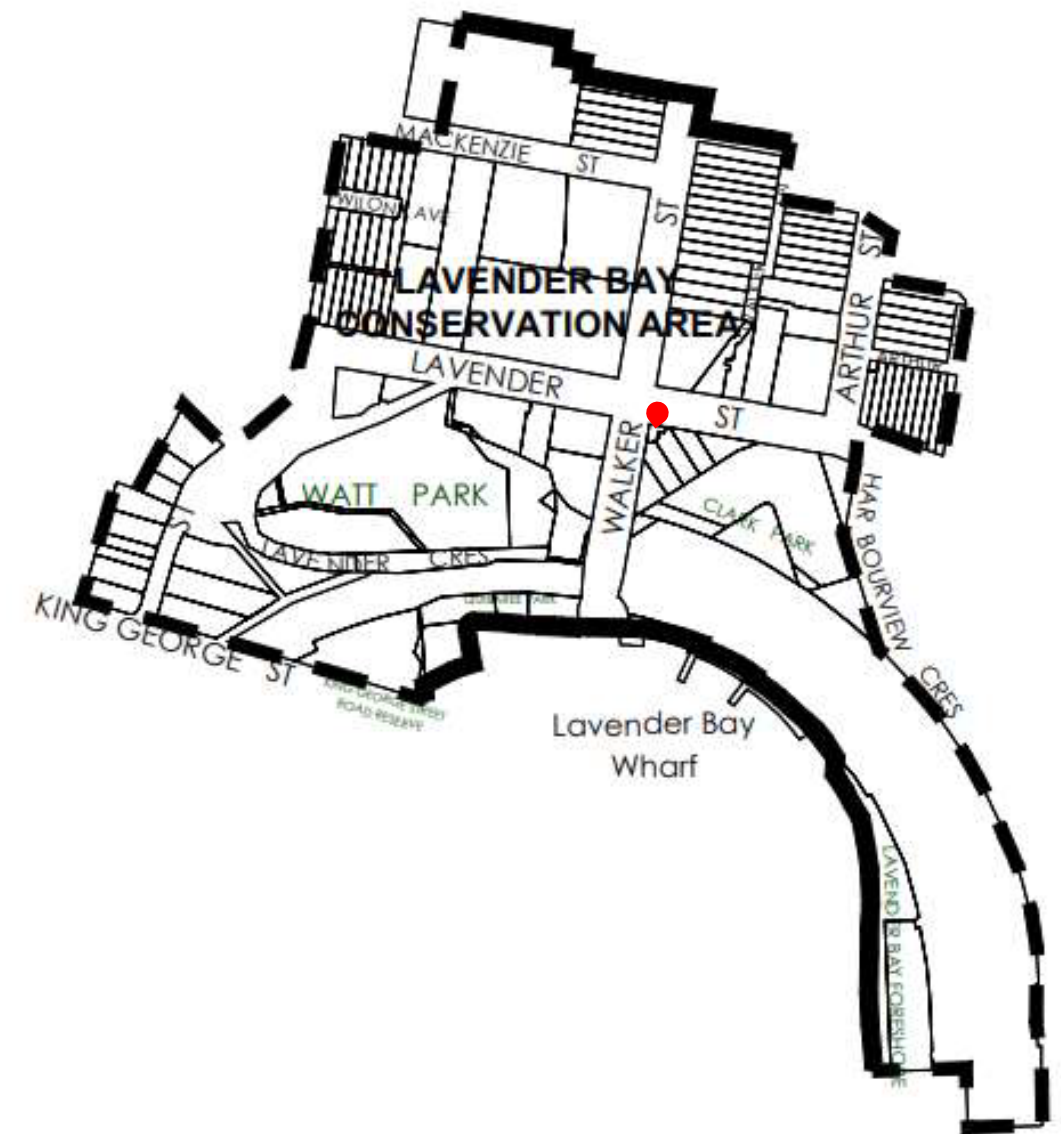
Lavendra

Issue A: 06/10/2020

Address	5 Walker Street, Lavender Bay, NSW 2060
DP/RP	Lot 2, DP 115410
Land zoning (LEP 2013)	B1 - Neighbourhood centre/Business
Site Area	59 sqm (estimated)
Estimated existing building area	Ground – 54 sqm Basement – 54 sqm
Estimated existing building height	6m from North and 8.5m from South
Maximum Building Height (m)	8.5m
Setbacks (Walker Street)	Front - 2-4m Side - Nil-1.5m Rear 10-15m
Existing Structure	Two storey structure, double skin, load bearing perimeter walls, metal framed roof with metal roof sheeting, masonry parapet and awning to north and east frontages, sitting on solid sandstone buttresses. The building is surrounded by gardens, footpaths and some domestic houses. The site lacks easy access but is quite visible from the street. The site has direct and unobstructed access to one of the best views of Sydney.

Building Areas

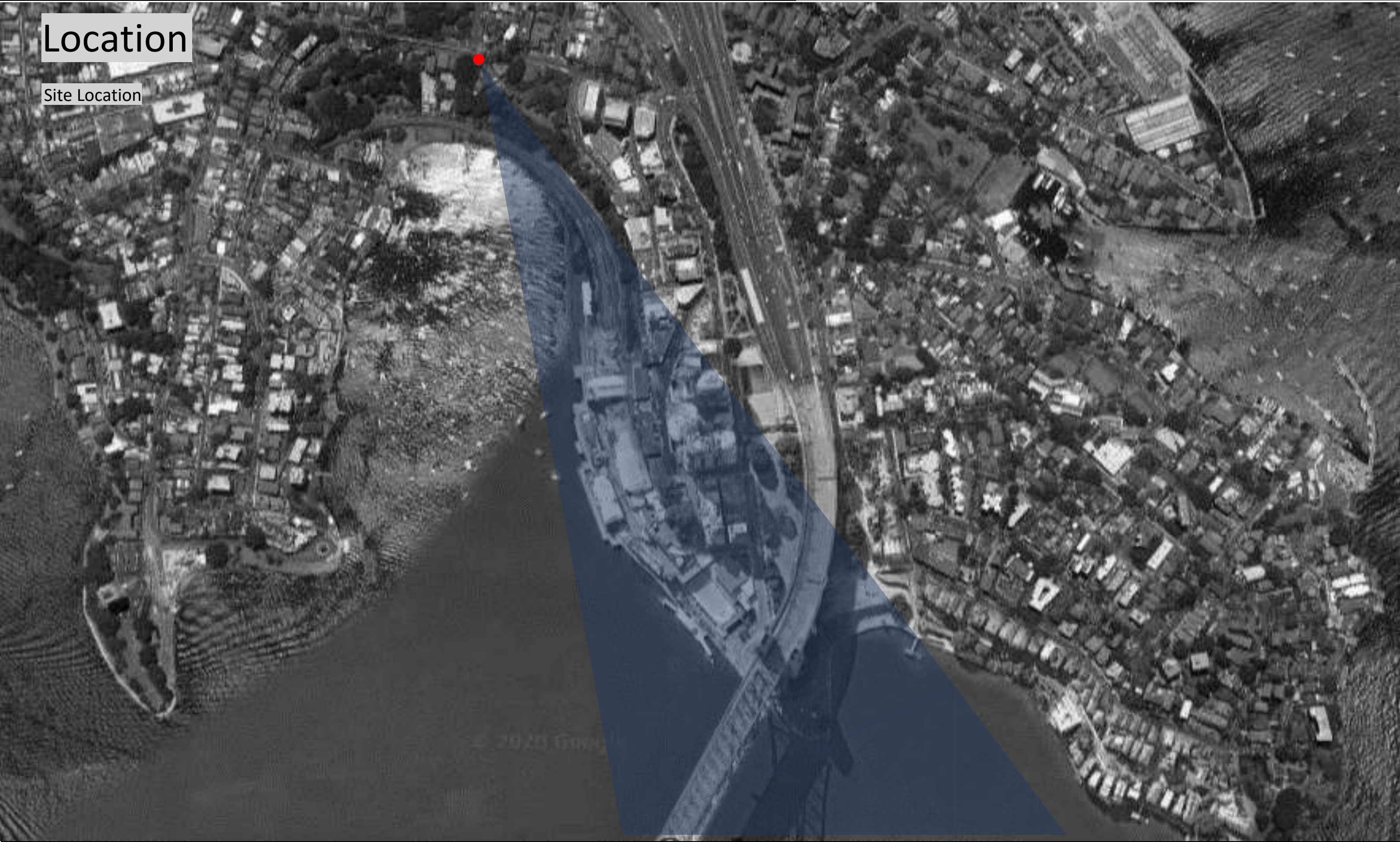
Summary of Major Spaces and Areas required for this Project





Location

Site Location

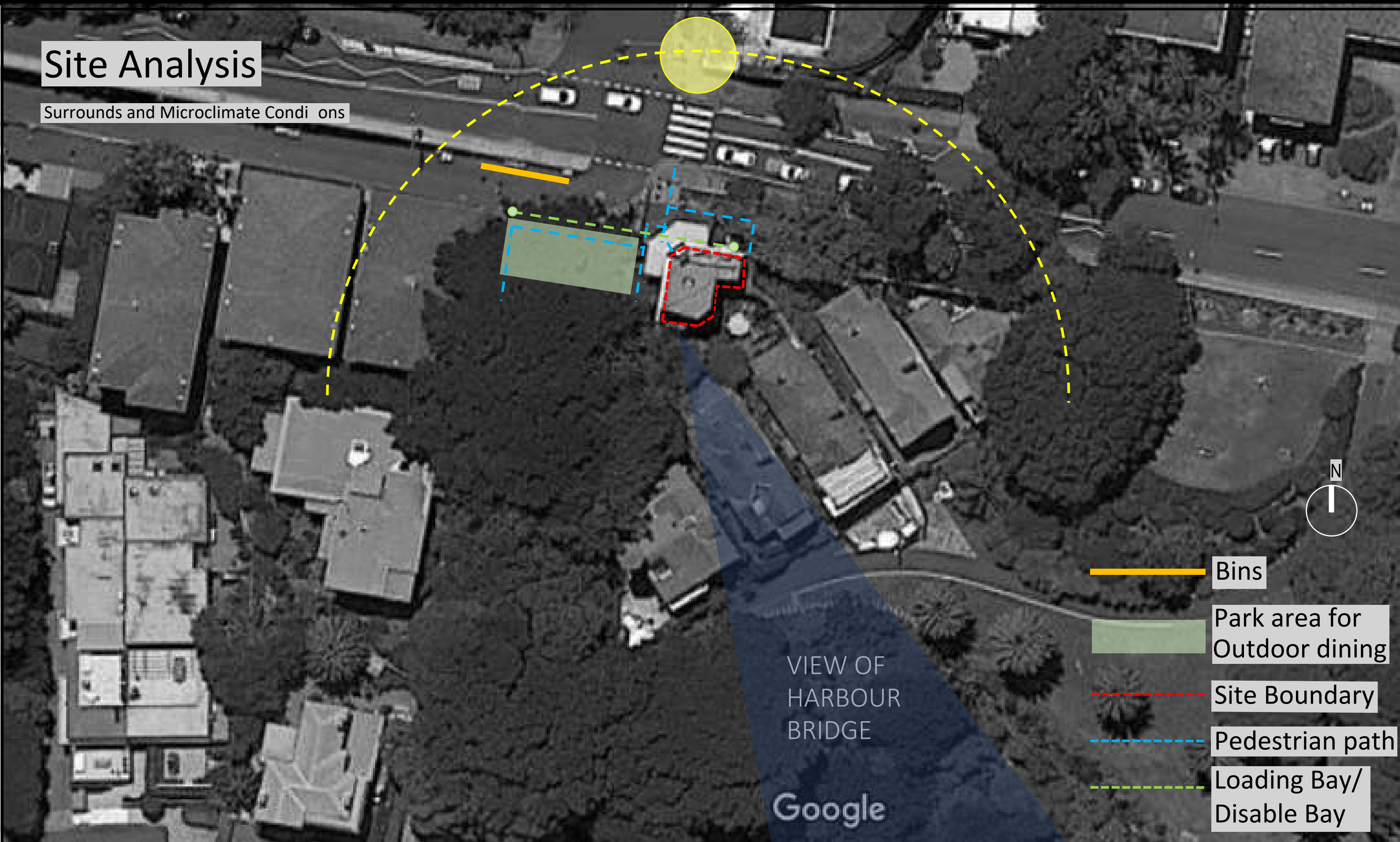


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Site Analysis

Surrounds and Microclimate Conditions



VIEW OF
HARBOUR
BRIDGE

Google

-  Bins
-  Park area for Outdoor dining
-  Site Boundary
-  Pedestrian path
-  Loading Bay/Disable Bay







Critical views for Houses 1 and 2



- House no. 1 Window – The view line from the window remains uninterrupted.
- House no. 2 Balcony – View from the balcony is already interrupted by the tree in the neighbour's plot. There would be minimal loss to views after construction of a floor above the existing structure.
- Therefore, the proposal of one additional floor above the existing structure is possible as it will not have a major impact on the loss of view of the Harbour bridge for the neighbouring buildings.





Shadow impact of Lavendra on neighbouring houses for 21st June 11am, 12pm and 1pm

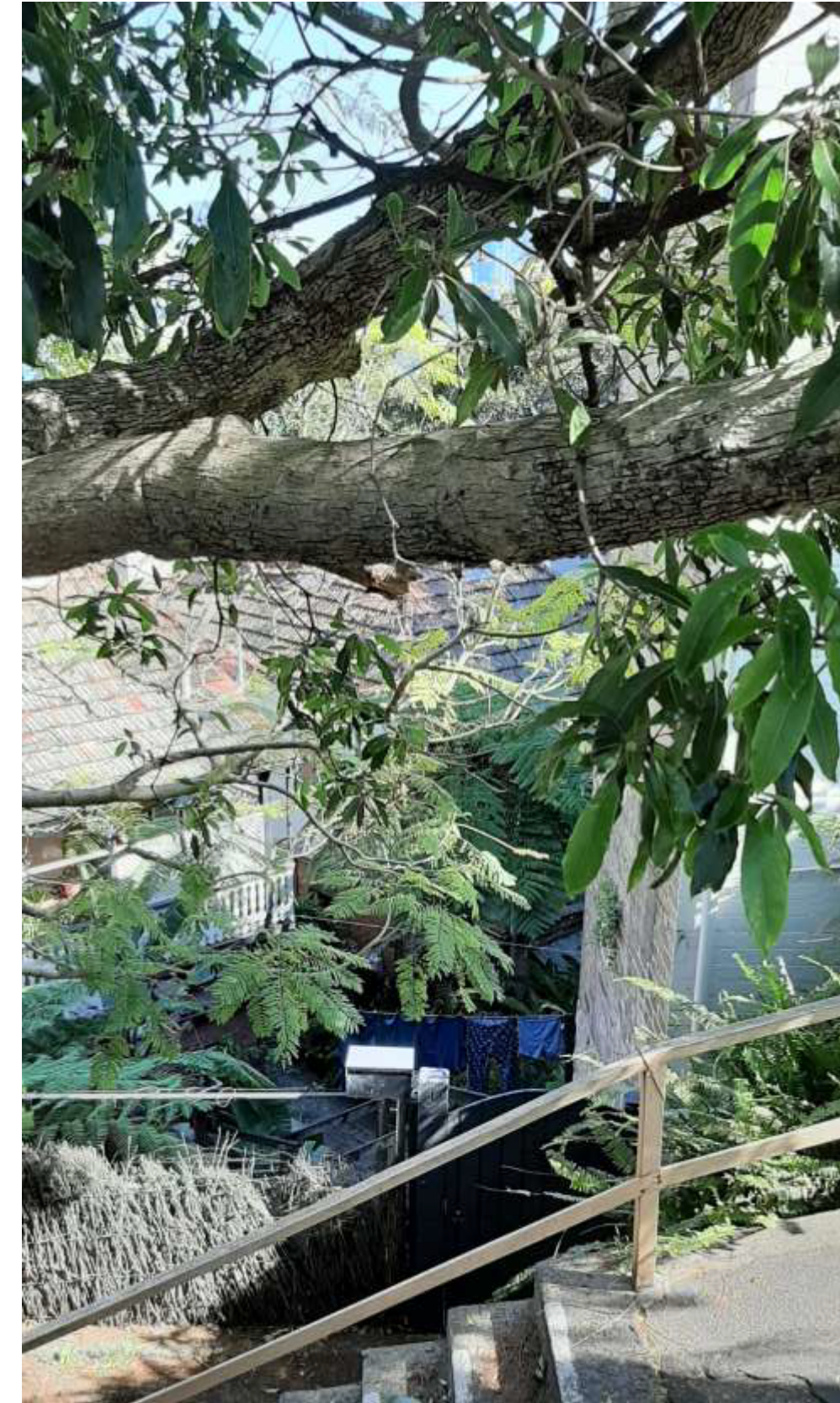


Shadow impact –

- Since the site is facing North, the building blocks the North light for the houses at the rear.
- Trees on the site also block the North light.



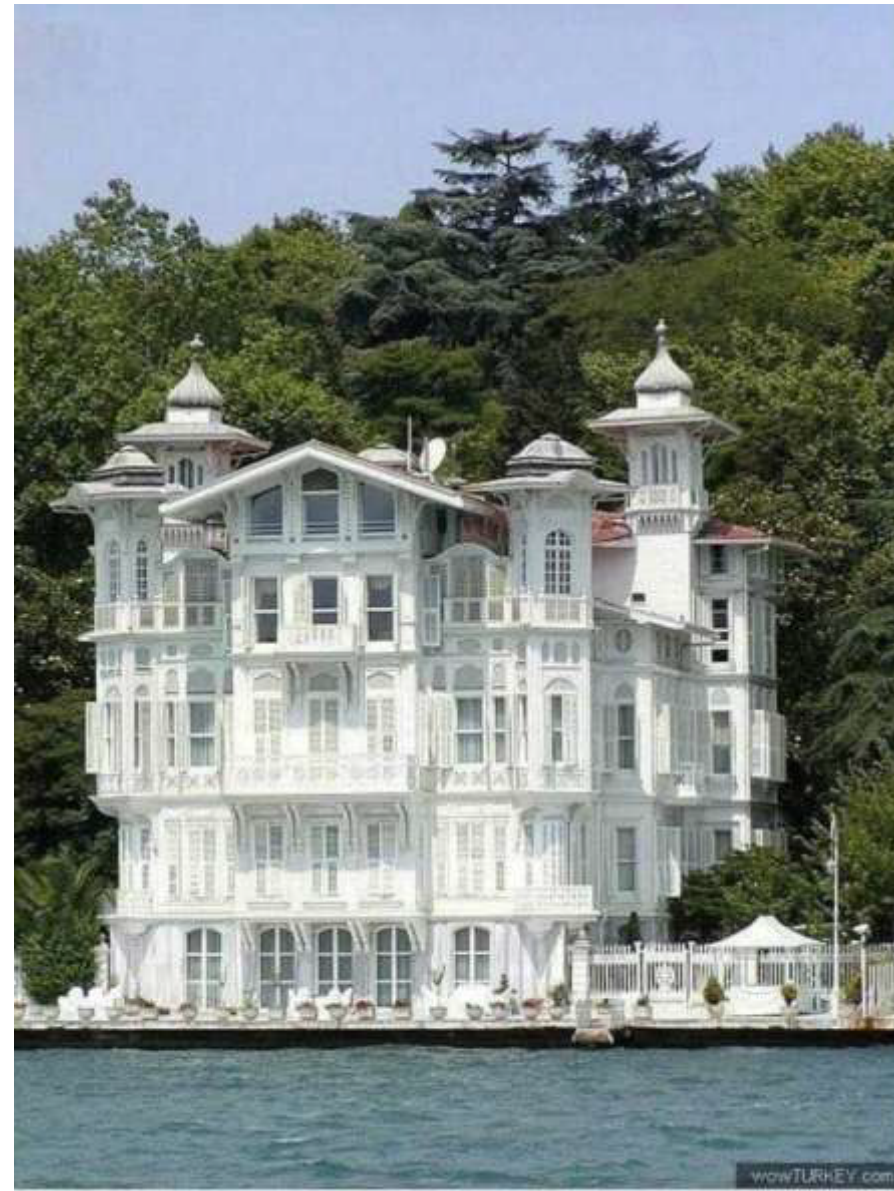
Existing East wall showing change in surrounding natural ground level, North to South



Existing shadows to South of building

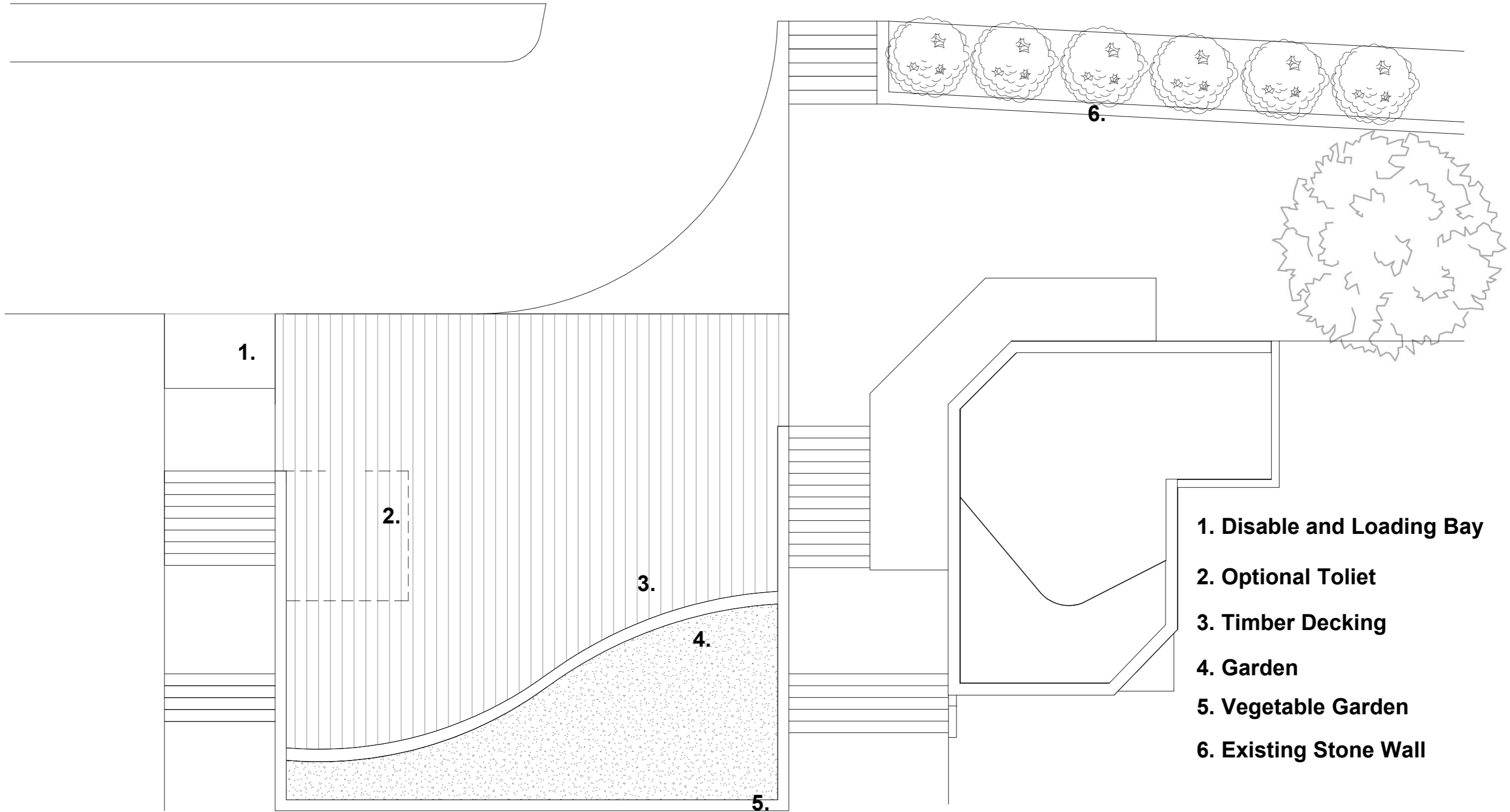


Concept



The dining experience in Lavendra took us on a beautiful journey into the past, which made us feel as if we were dining with kings and queens in their court. The architectural and interior concept was driven by this food experience, highlighting the feeling of royalty, splendour and rich architectural heritage to align with Lavendra's concept of continuing heritage cuisine and experiential dining.

- Incorporating modern interpretation of traditional Indian and Mughal architectural features such as Pavilions and Jaalis (Lattice screen)
- Hierarchy and the concept of gradual transition to unite with the absolute truth has been visualised as we progress through each level. Starting with earthy toned kitchen, rich ground dining level to a white and pure first and terrace level. However, each level is flexible to host different concepts of food experiences.



- 1. Disable and Loading Bay**
- 2. Optional Toilet**
- 3. Timber Decking**
- 4. Garden**
- 5. Vegetable Garden**
- 6. Existing Stone Wall**



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No.	Revision	Date

Context Plan

38 Bay View Street, Lavender Bay, NSW, 2060

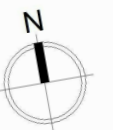
PROJECT NUMBER 200920

Date 5.11.2020

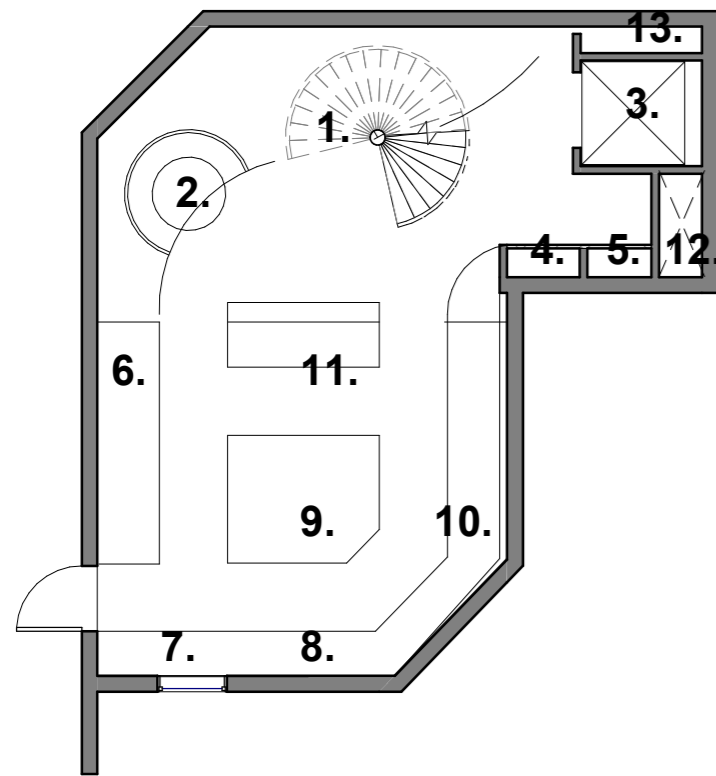
Drawn by Dylan
Checked by Matthew

Scale @ A3 1 : 100

NORTH POINT

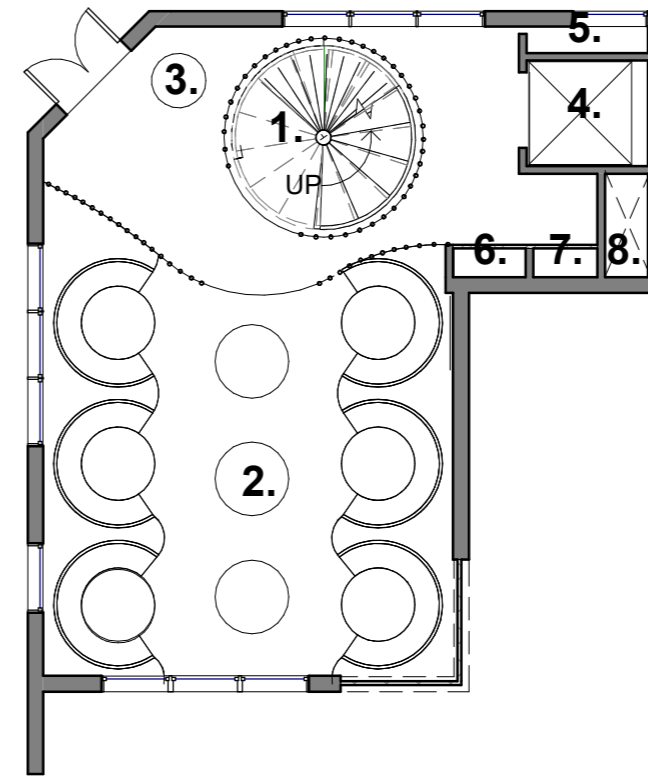


SK- 01



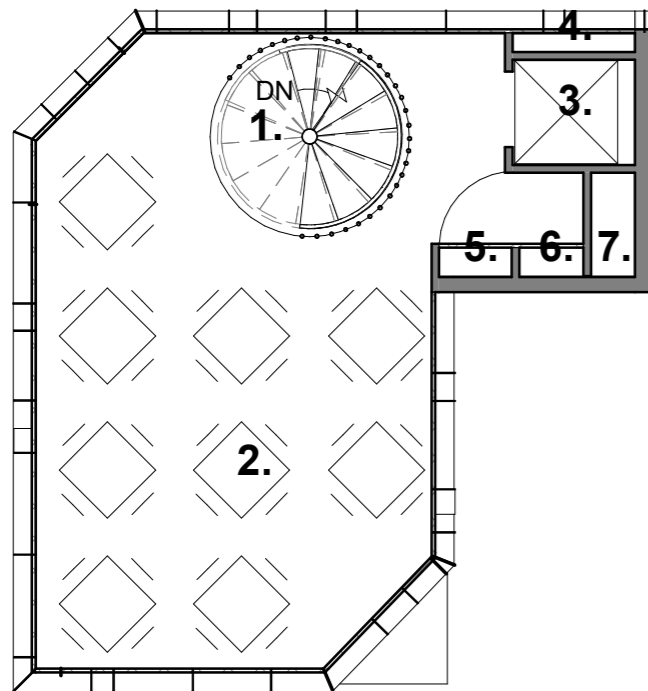
1. Guest Stair from Ground Level
2. Banquette Seat
3. Lift
4. Dumb Waiter - Up
5. Dumb Waiter - Down
6. Scullery
7. Fridge / Freezer
8. Pantry
9. Hot Service
10. Sous Chef
11. Plate Up
- 12 Vent Exhaust
13. Wet Stack

Basement Level - Kitchen



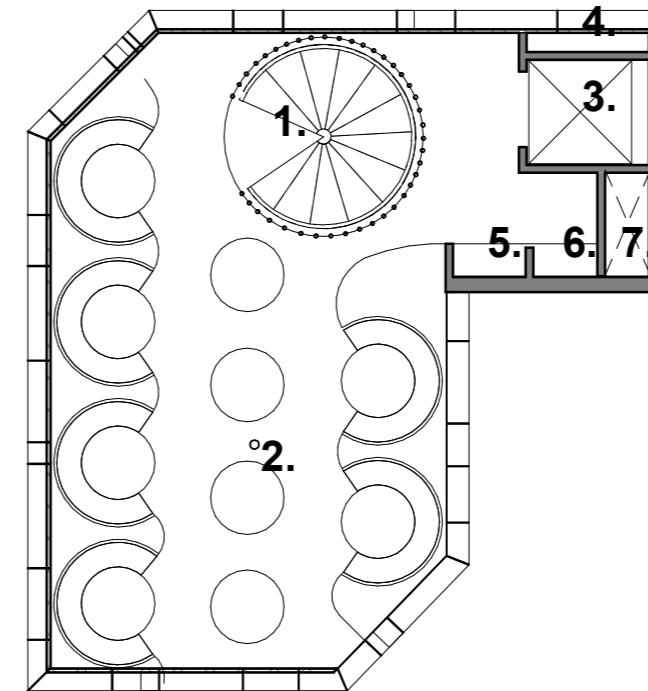
1. Guest Stair from First Floor
2. Dining Space
3. Reception
4. Lift
5. Wet Stack
6. Dumb Waiter - Up
7. Dumb Waiter - Down
8. Vent Exhaust

Ground Level - Formal Dining



1. Guest Stair from Roof Terrace
2. Flexible Dining / Events
3. Lift
4. Wet Stack
5. Dumb Waiter - Up
6. Dumb Waiter - Down
7. Vent Exhaust

First Floor - Flexible Dining / Cocktails & Events



1. Guest Stair from First Floor
2. Causal Eats
3. Lift
4. Wet Stack
5. Dumb Waiter - Up
6. Dumb Waiter - Down
7. Vent Exhaust

Roof Terrace - Causal Eats



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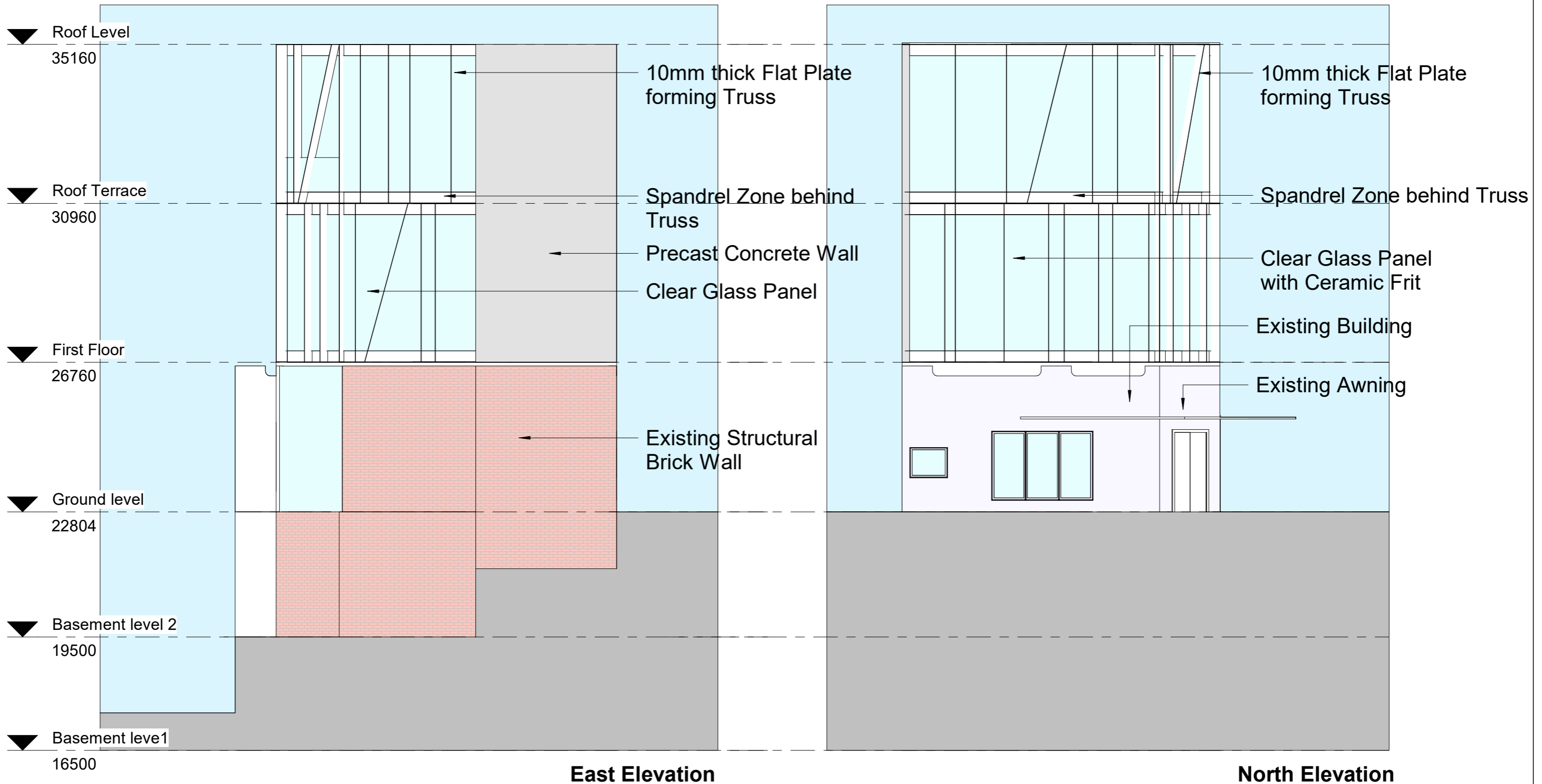
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No.	Revision	Date

Plan		NORTH POINT	
38 Bay View Street, Lavender Bay, NSW, 2060			
PROJECT NUMBER	200920	Drawn by	Dylan
Date	5.11.2020	Checked by	Matthew
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N
↑
NORTH POINT

SK-02



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No.	Revision	Date

Elevations Page 1/2

38 Bay View Street, Lavender Bay, NSW, 2060

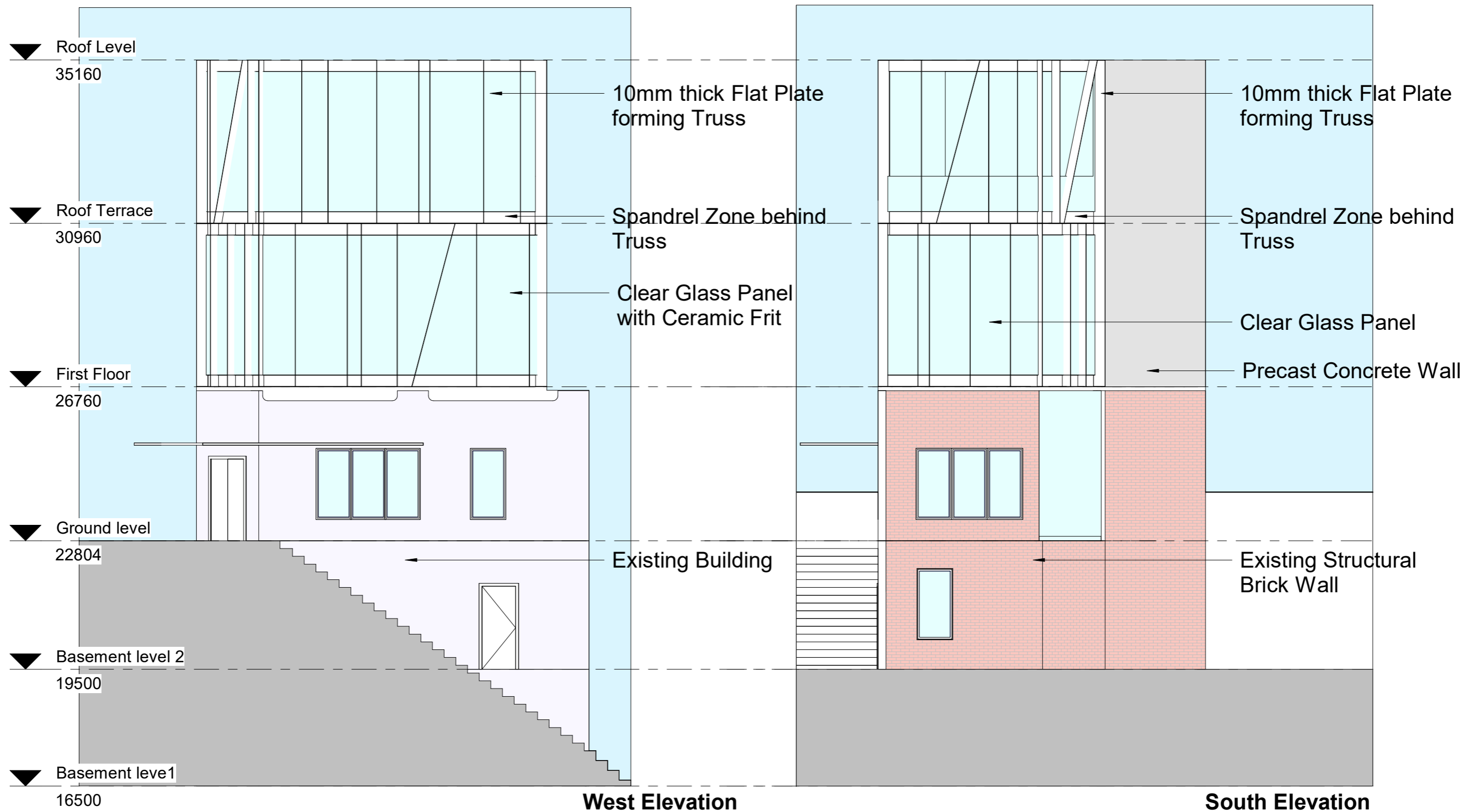
PROJECT NUMBER 200920

Date 5.11.2020

Drawn by Dylan
Checked by Matthew

Scale @ A3 1 : 100

SK-03

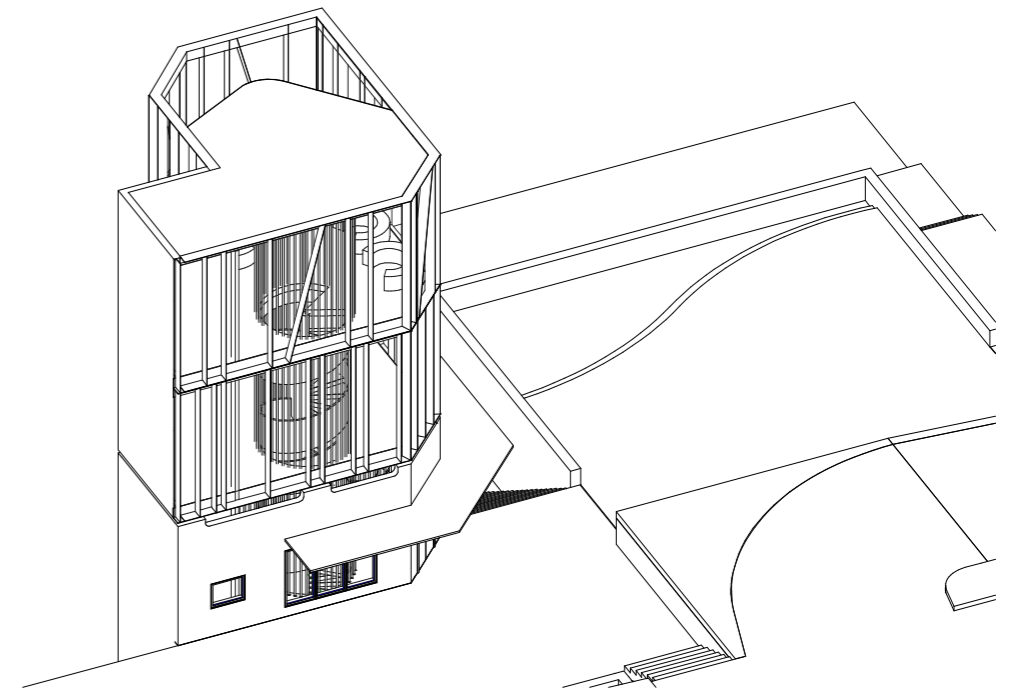
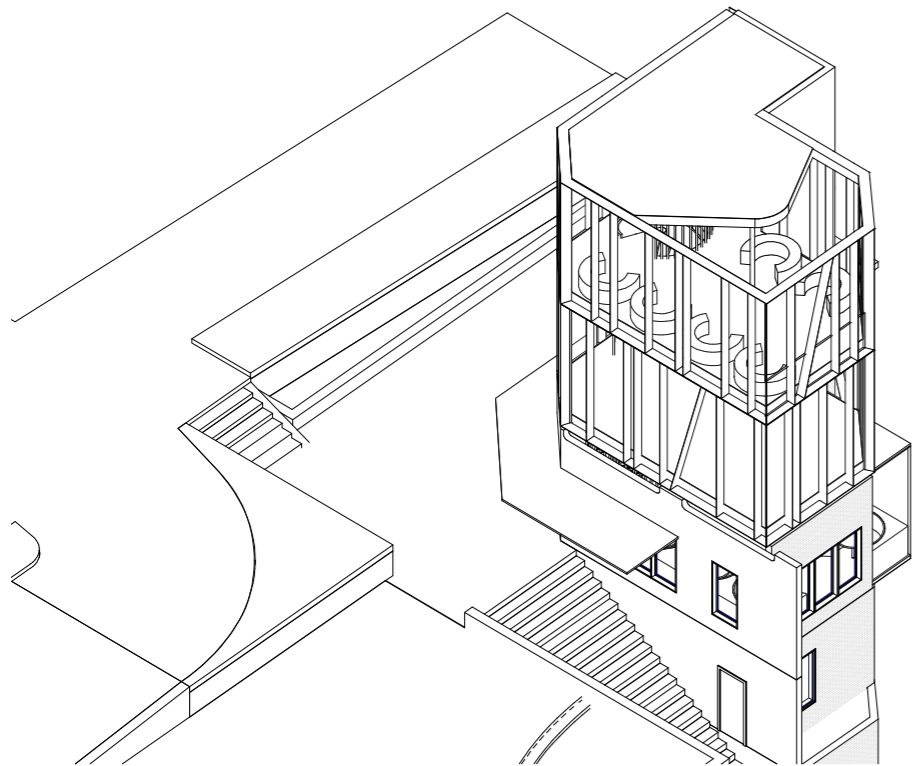
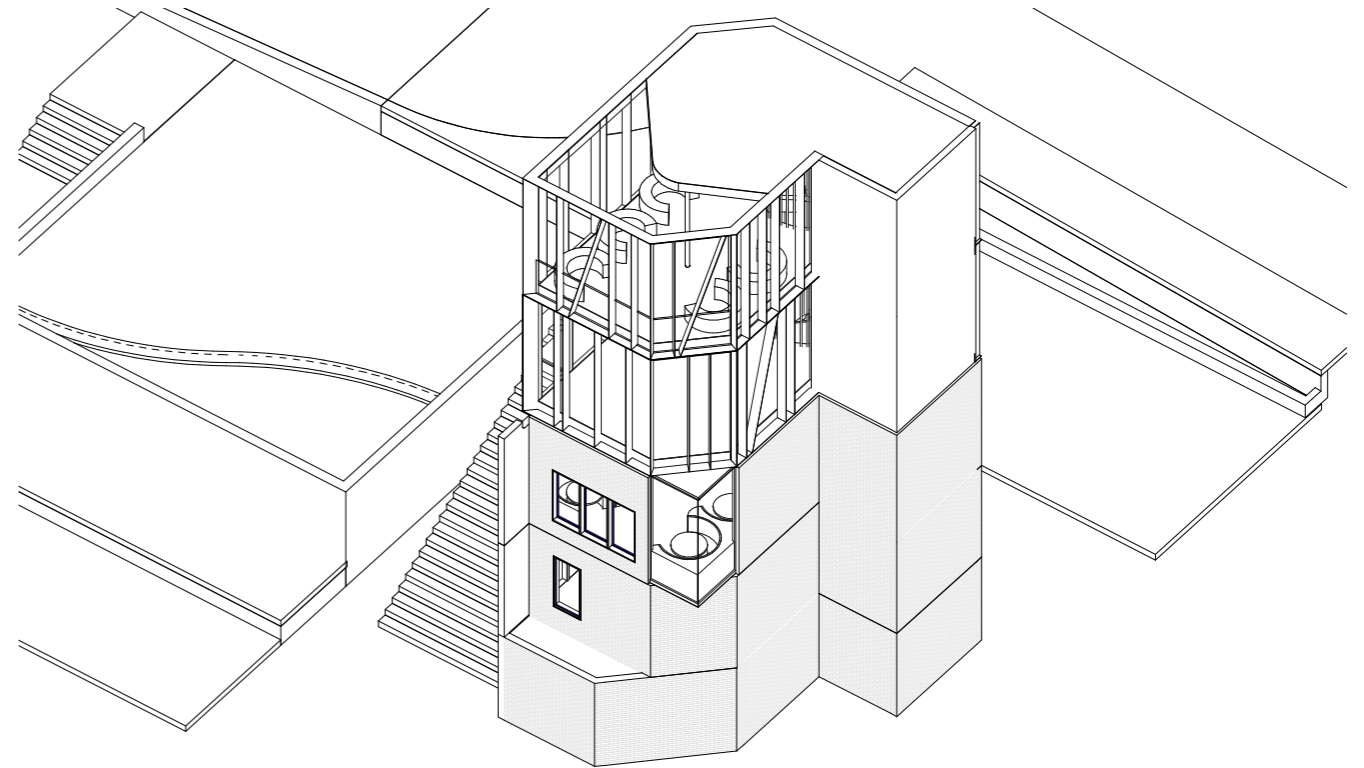
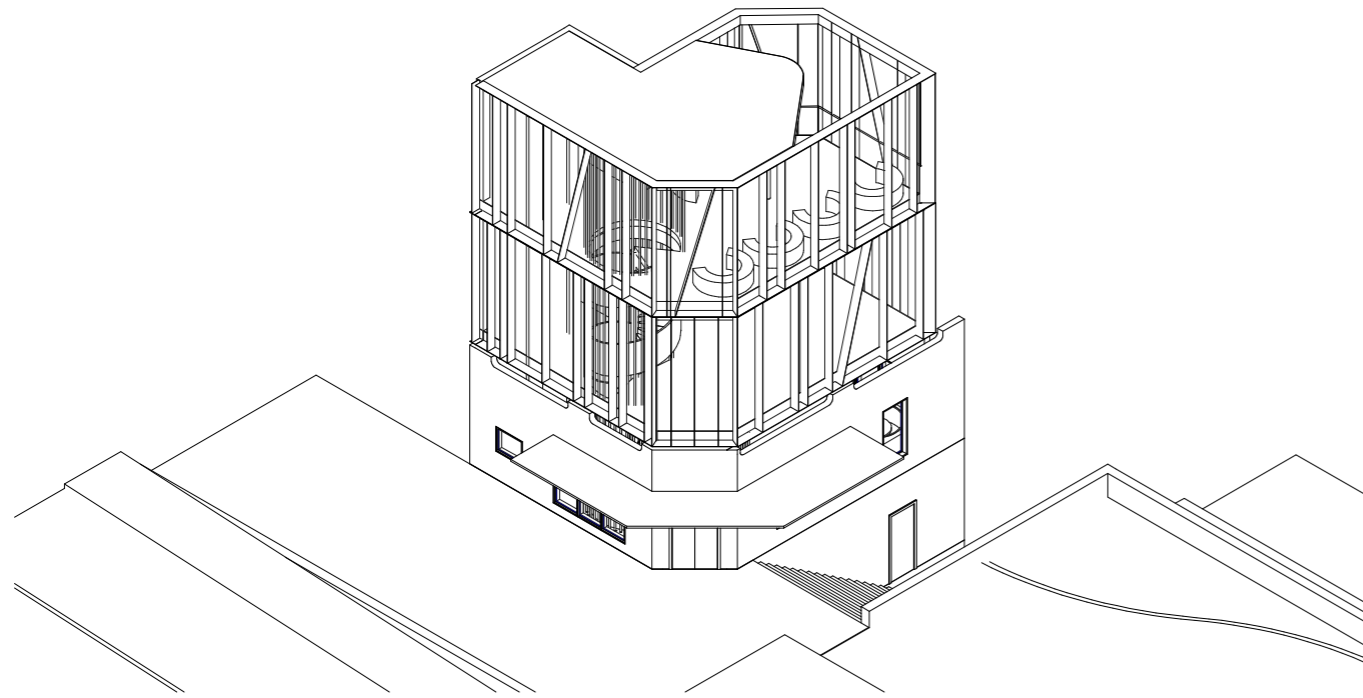


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No.	Revision	Date

Elevations Page 2/2			
38 Bay View Street, Lavender Bay, NSW, 2060			
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Date	5.11.2020	Checked by	Matthew
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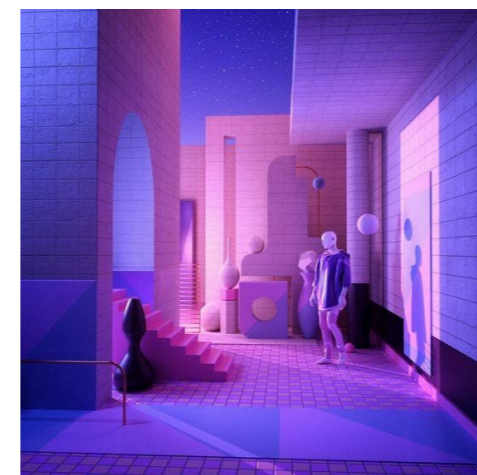
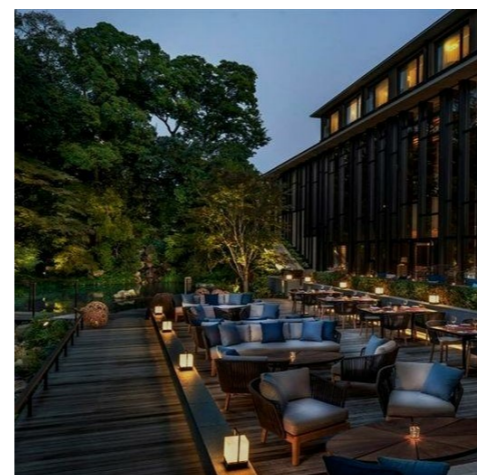
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No.	Revision	Date

3D Views			
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PROJECT NUMBER	200920	Drawn by	Dylan
Date	5.11.2020	Checked by	Matthew
		Scale @	A3

SK-05



Frame
Frits
Neon Light
Backlight
Decking
Garden
Jungle

Exterior & Garden



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No.	Revision	Date

Exterior			
38 Bay View Street, Lavender Bay, NSW, 2060			
PROJECT NUMBER	200920	Drawn by	Dylan
Date	5.11.2020	Checked by	Matthew
		Scale @	A3
			SK-06



Open
Relax
Rugs
View/breeze
Free
Bohemian

Roof terrace: Relax



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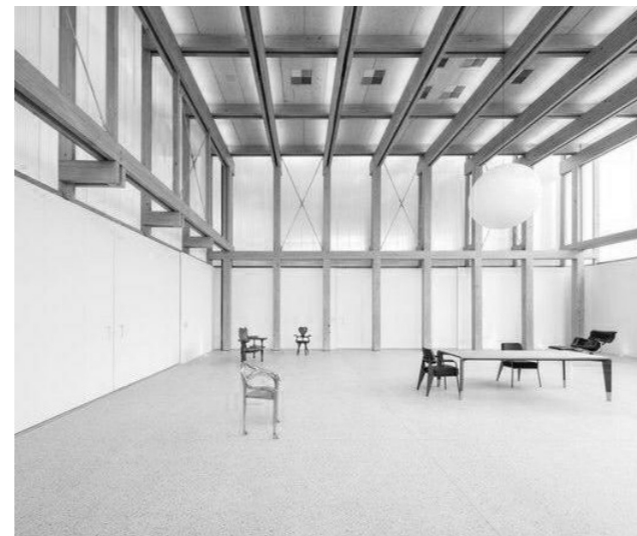
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No.	Revision	Date

Roof			
38 Bay View Street, Lavender Bay, NSW, 2060			
PROJECT NUMBER	200920	Drawn by	Dylan
Date	5.11.2020	Checked by	Matthew
		Scale @ A3	SK-07



- Events
- Flexible
- Cocktails
- Flat Floor
- Removable Furniture
- Drapes



First Floor: Life



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No.	Revision	Date

Level 1			
38 Bay View Street, Lavender Bay, NSW, 2060			
PROJECT NUMBER	200920	Drawn by	Dylan
Date	5.11.2020	Checked by	Matthew
		Scale @	A3
			SK-08



Colourful
Rich
Textured
Fixed
Lighting

Ground Level: Royal



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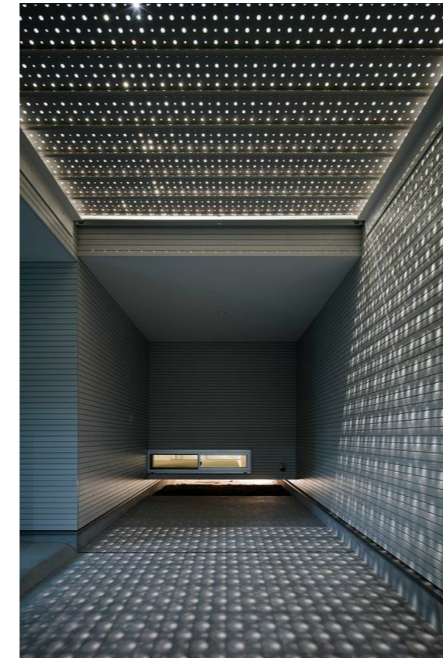
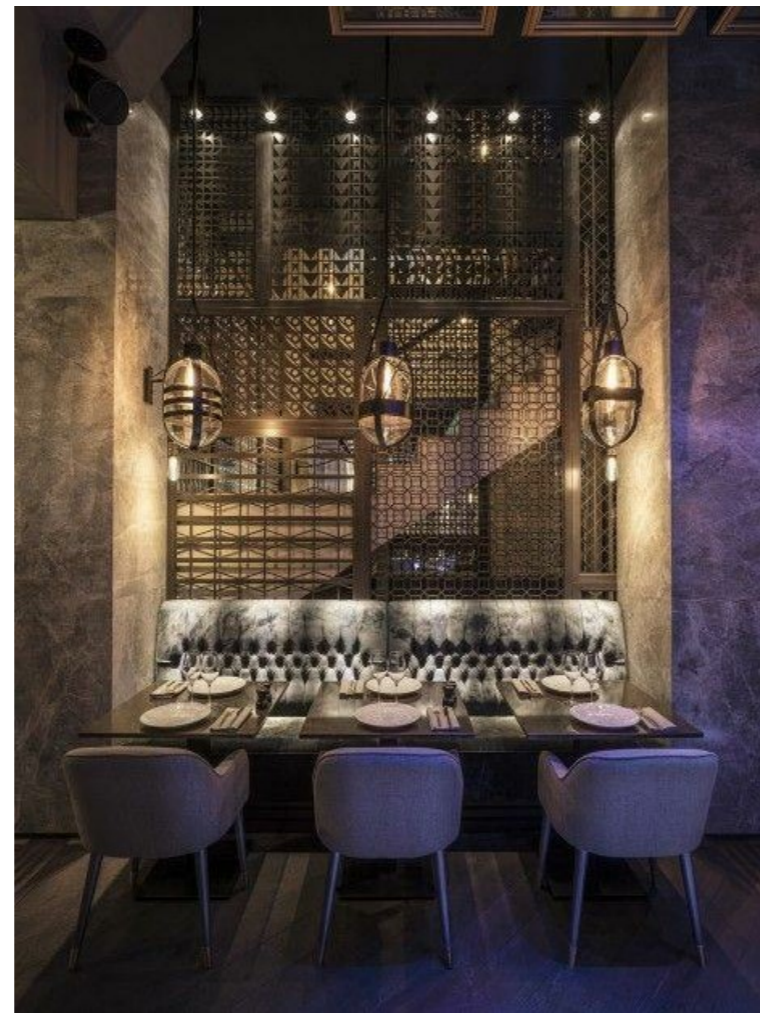
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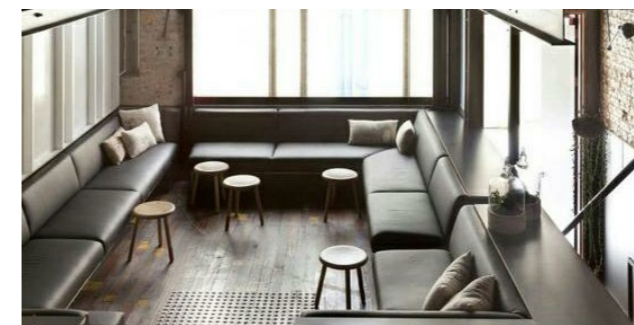
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Ground Floor			
38 Bay View Street, Lavender Bay, NSW, 2060			
PROJECT NUMBER	200920	Drawn by	Dylan
Date	5.11.2020	Checked by	Matthew
		Scale @	A3
			SK-09



Earth
Dark
Subterranean
Cave
Mystery



Basement: Secret



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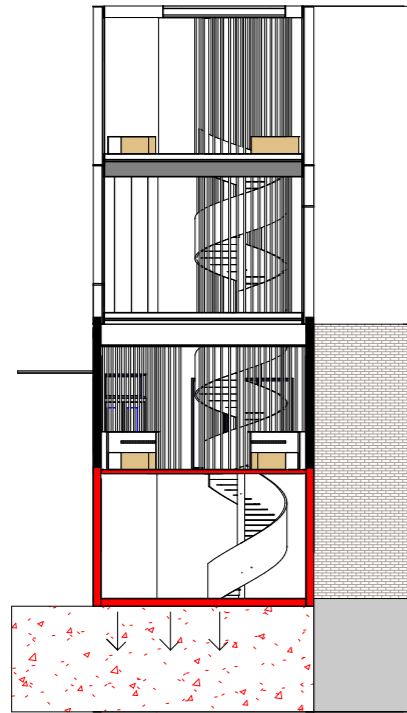
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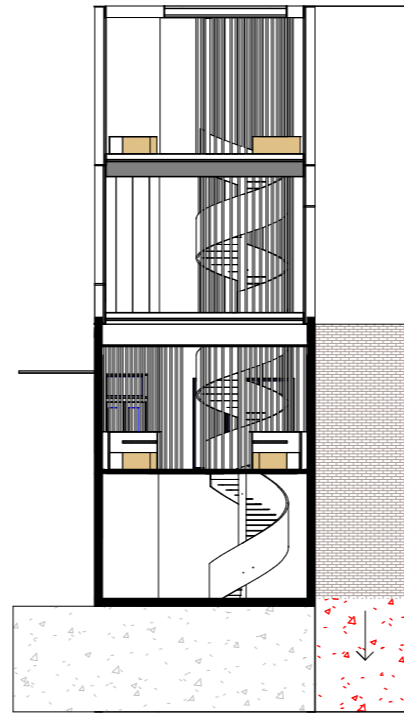
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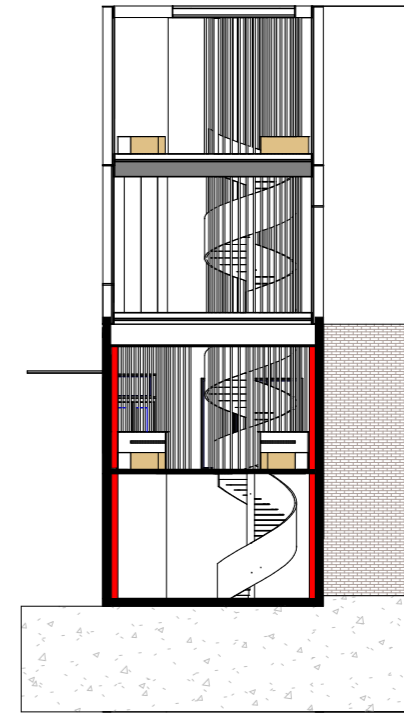
Basement			
38 Bay View Street, Lavender Bay, NSW, 2060			
PROJECT NUMBER	200920	Drawn by	Dylan
Date	5.11.2020	Checked by	Matthew
		Scale @	A3
			SK-10



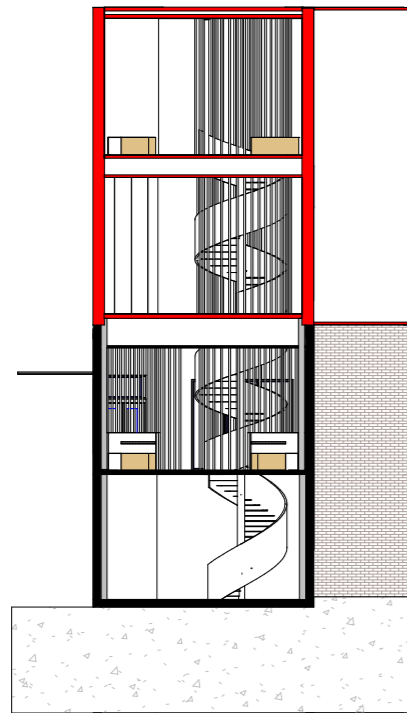
1. Building kitchen in the basement floor and excavate below basement to create footings



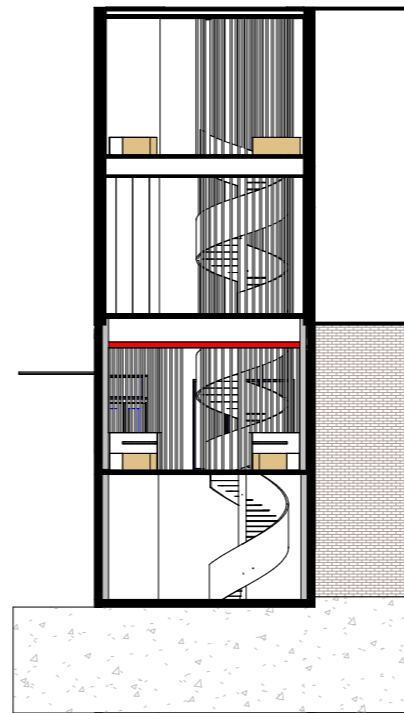
2. Excavate the lift shaft



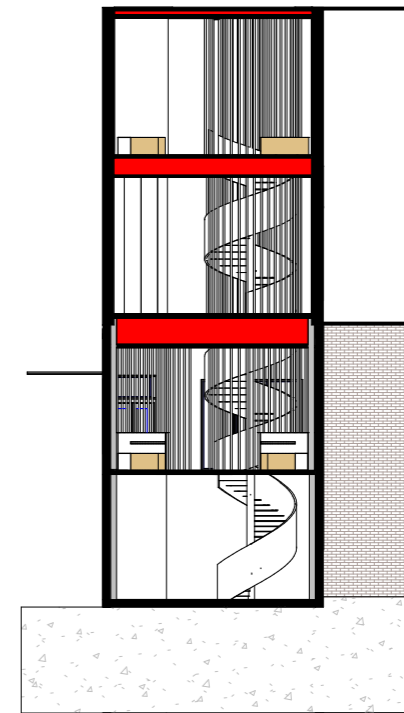
3. Built columns between ceilings and floor levels.



4. Place the Prefab Pods and Construct Service Core



5. Demolish Existing Roof & Ceiling



6. Fitting Services Under Floor And Above Ceiling



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No.	Revision	Date

Construction Sequence			NORTH POINT
38 Bay View Street, Lavender Bay, NSW, 2060			
PROJECT NUMBER	200920	Drawn by	Juhi
Date	22/09/2020	Checked by	MWA
		Scale @ A3	1 : 200
			SK-11