

Hamilton Brown Architects

22 Jeays Street, Bowen Hills - Health Club Extension

Greg Glazewski



22 Jeays Street - Health Club Facility

The proposed extension to the existing health club has been designed as a sensitive yet forward-looking addition that enhances both the functionality of the facility and its presence within the community. The project responds to the evolving character of the surrounding streetscape while creating a more welcoming and engaging public interface.

Hamilton Brown Architects has undertaken a thorough exploration of renovation and extension strategies, assessing opportunities to optimise circulation, expand program areas, and improve the overall user experience. The resulting design creates flexible, contemporary spaces that support a broad range of activities while maintaining clear connections to the existing building fabric.

Particular emphasis has been placed on improving the building's architectural expression.

The design reduces the extent of blank walls through increased façade articulation, varied materials, and carefully considered architectural elements that provide depth and visual interest. New landscaping is integrated throughout the frontage to soften the built form, enhance the pedestrian experience, and strengthen the relationship between the building and the street. Privacy has also been carefully considered through the placement of openings, window hoods, and landscape treatments to ensure a comfortable environment for occupants.

Rather than simply increasing floor area, the extension has been conceived as a cohesive architectural response that improves the building's performance, longevity, and contribution to the local street scape. The proposal delivers a vibrant, accessible, and future-focused facility that reflects the aspirations of the client while making a positive contribution to the surrounding precinct.

Hamilton Brown Architects

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revision: 4 | Planning Approval Issue
10/08/2026

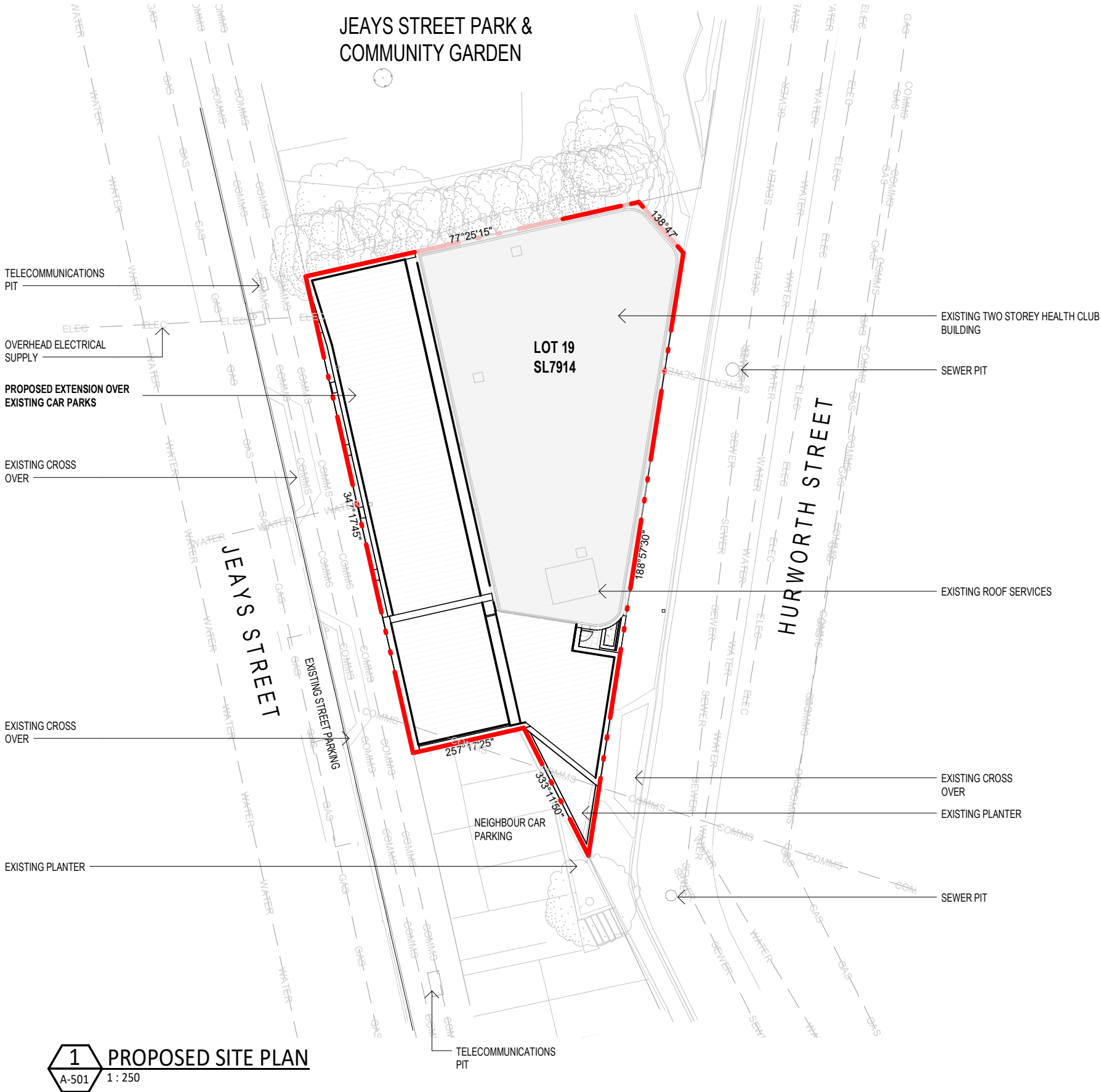
PROJECT STATEMENT
drawing no.: A-03

SITE INFORMATION		
ADDRESS	22 JEAYS STREET, BOWEN HILLS 4006	
LOT PLAN	LOT 19 ON SL7914	
SITE AREA	422m2	

DRAWING LIST		
Sheet No	Sheet Name	Current Revision Date
A-00	COVER SHEET	10/08/2026
A-03	PROJECT STATEMENT	10/08/2026
A-05	SITE PLAN	10/08/2026
A-101	PROPOSED GROUND FLOOR PLAN	10/08/2026
A-102	PROPOSED FIRST FLOOR PLAN	10/08/2026
A-103	PROPOSED ROOF PLAN	10/08/2026
A-501	PROPOSED ELEVATIONS	10/08/2026
A-502	PROPOSED ELEVATIONS	10/08/2026
A-901	AREA PLAN	10/08/2026



LEGEND & NOTES
PROPERTY BOUNDARY LINES, SEWER LINE AND EXISTING BUILDING ARE ALL SHOWN INDICATIVELY. CONTRACTOR TO ORGANIZE DETAIL SURVEY AND LOCATE PRIOR TO COMMENCEMENT OF WORKS.
ALL DIMENSIONS TO BE CONFIRMED PRIOR TO COMMENCING WORKS.

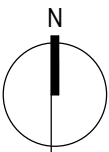


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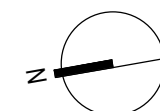
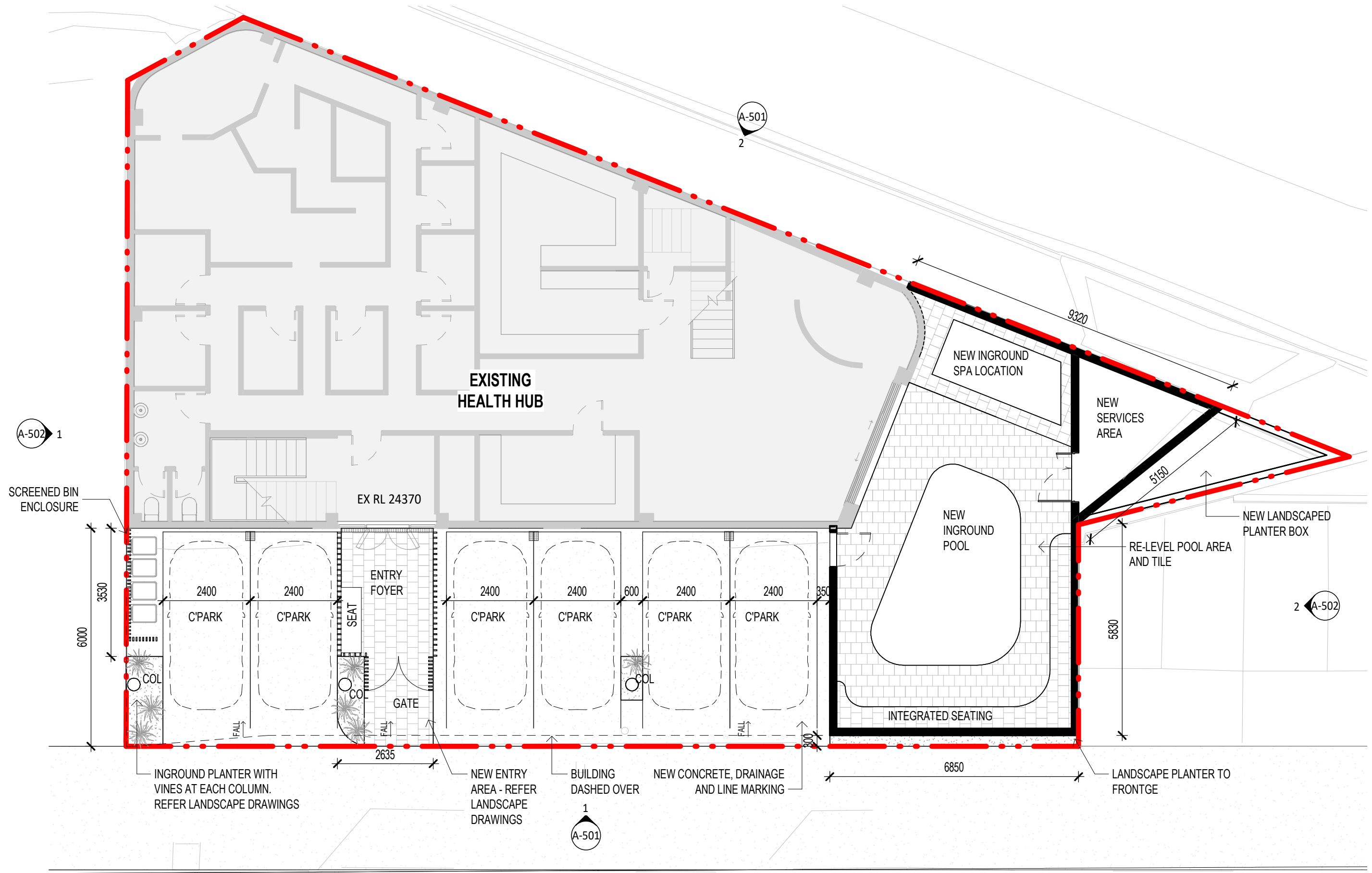
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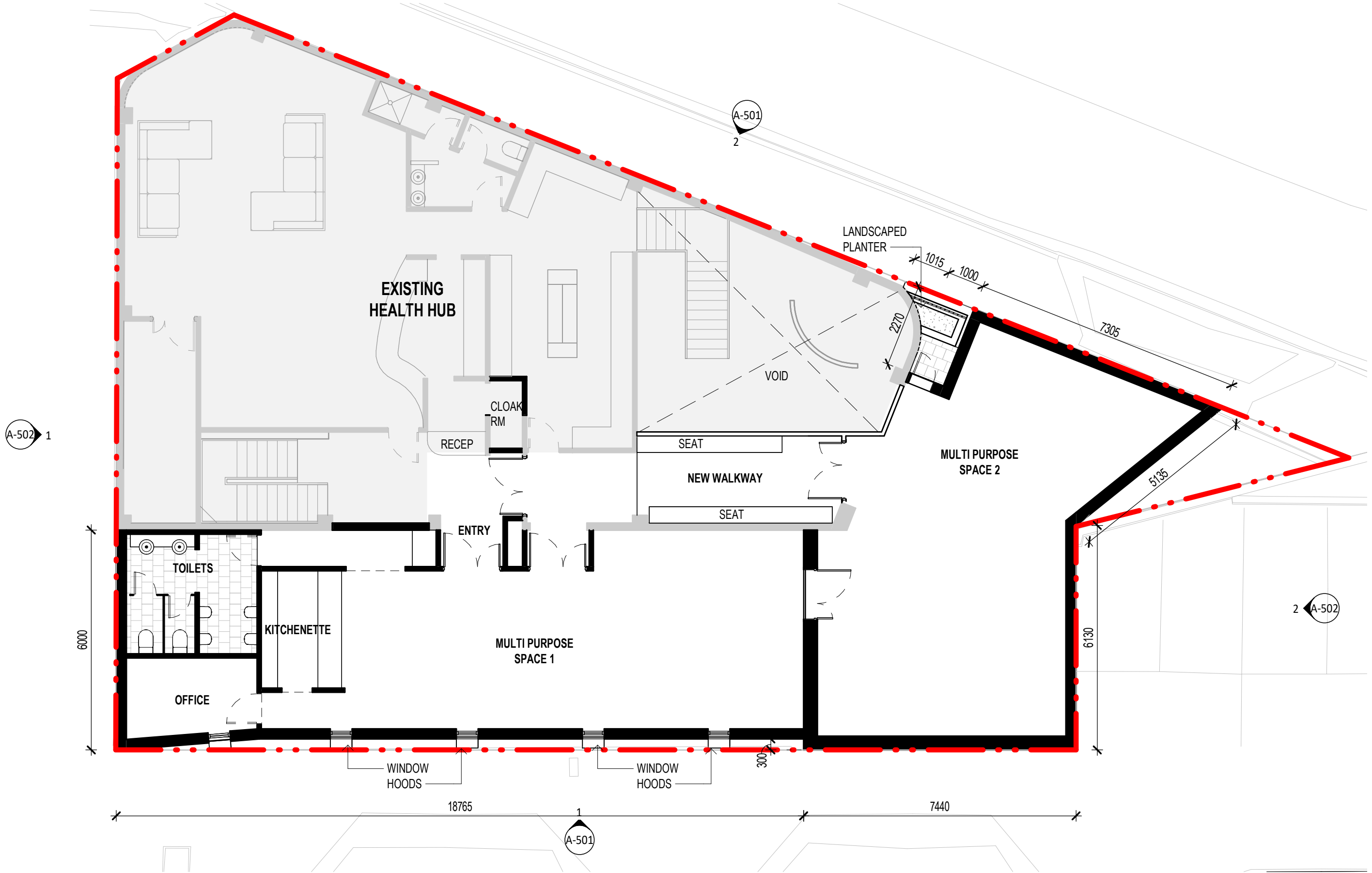
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drawing no.:
scale:

SITE PLAN
A-05
As indicated
@ A3



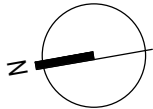


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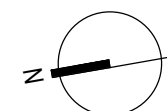
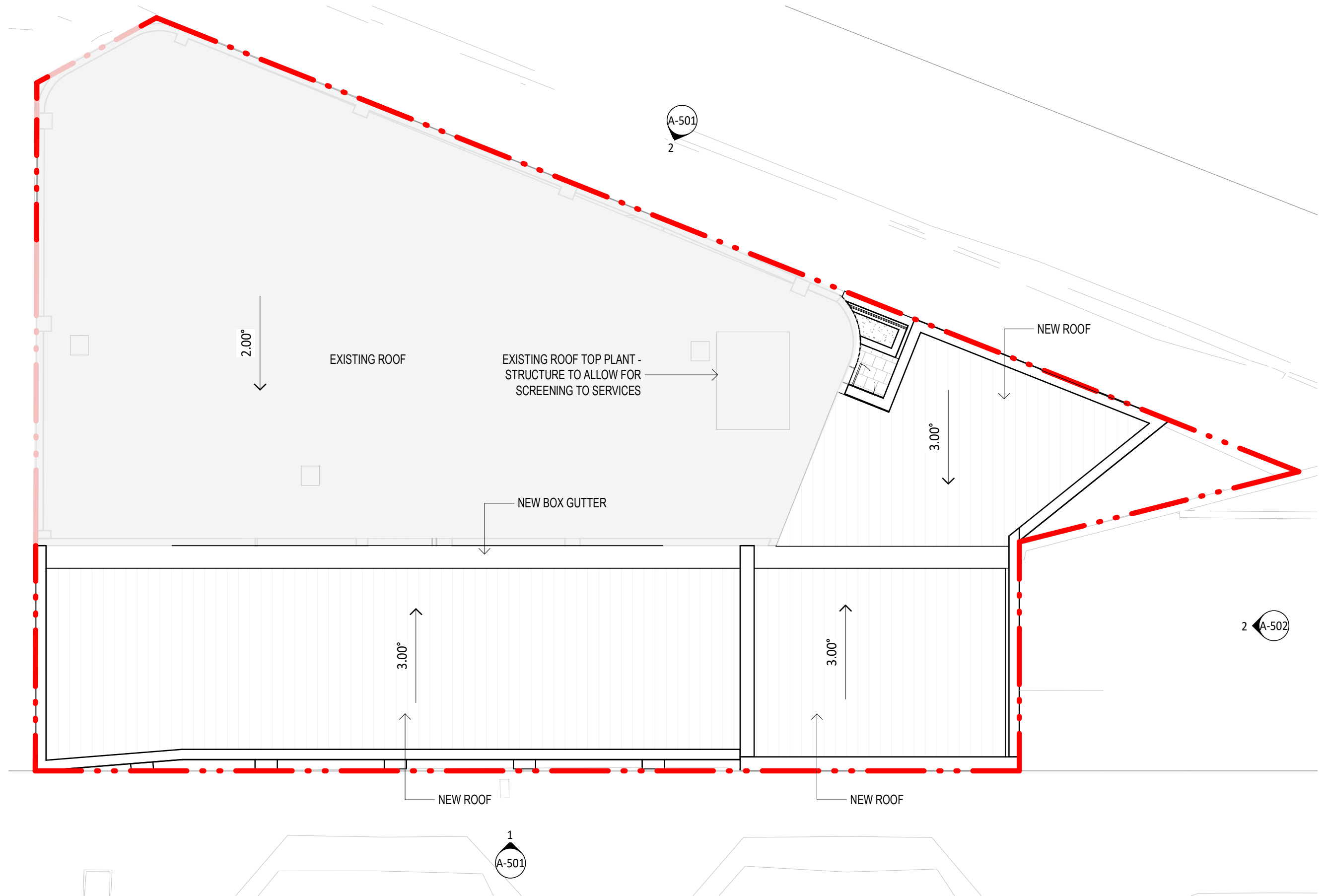
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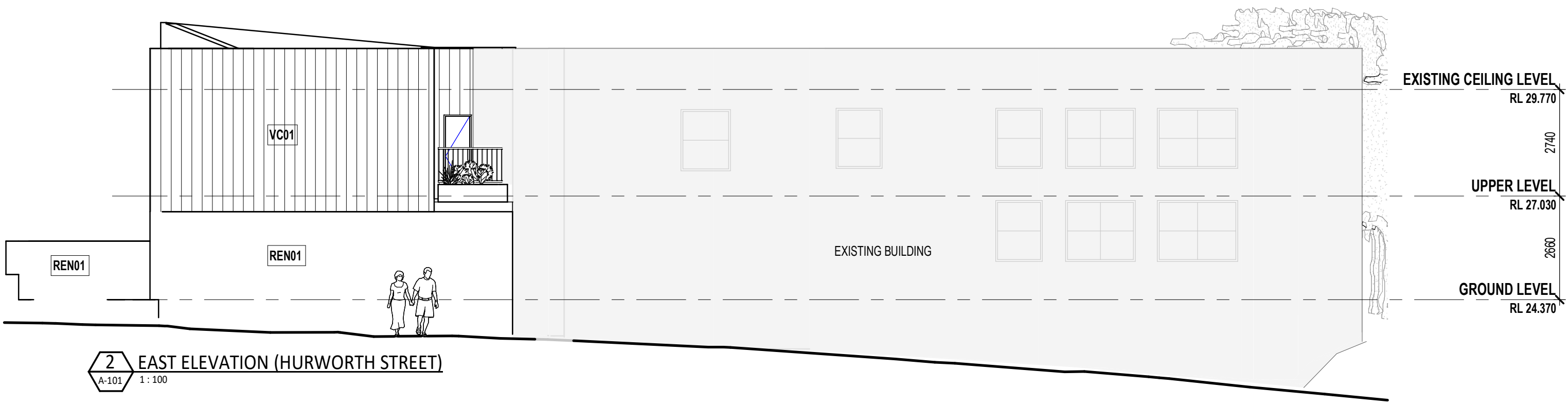
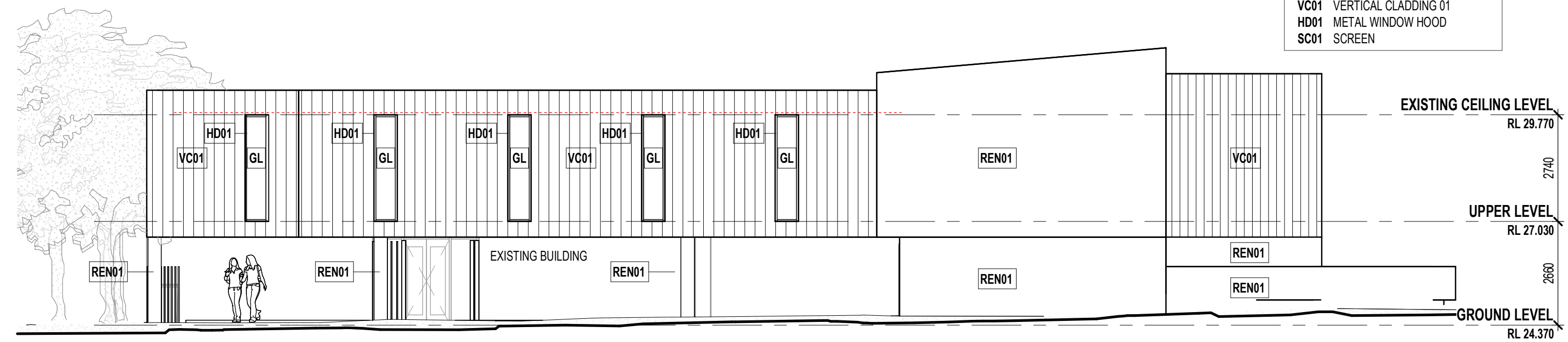
revision: 5 | Planning Approval Issue
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PROPOSED FIRST FLOOR
PLAN
A-102
drawing no.:
scale: 1 : 100 @ A3

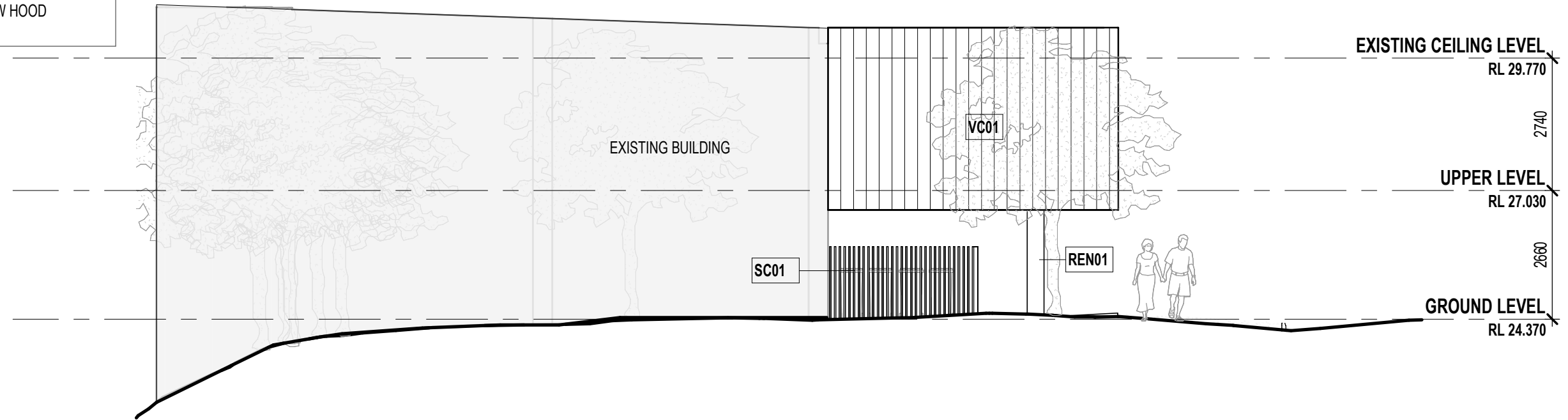


MATERIAL LEGEND	
REN01	CONCRETE 'STUCCO' RENDER
GL	FIXED GLAZING
VC01	VERTICAL CLADDING 01
HD01	METAL WINDOW HOOD
SC01	SCREEN

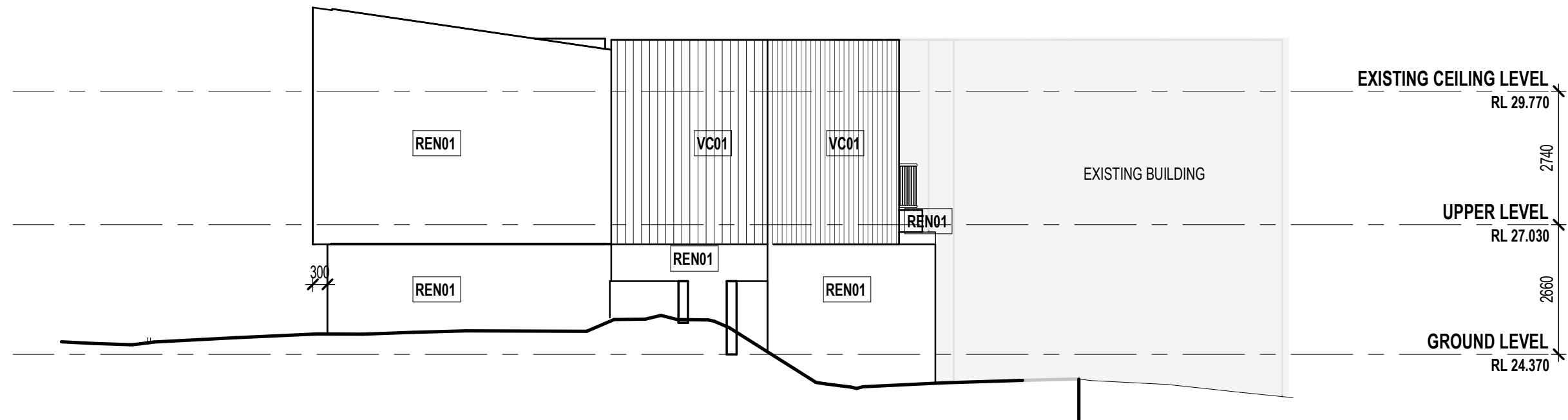


MATERIAL LEGEND

REN01 CONCRETE 'STUCCO' RENDER
 GL FIXED GLAZING
 VC01 VERTICAL CLADDING 01
 HD01 METAL WINDOW HOOD
 SC01 SCREEN



1 NORTH ELEVATION
 A-101 1 : 100



2 SOUTH ELEVATION
 A-101 1 : 100

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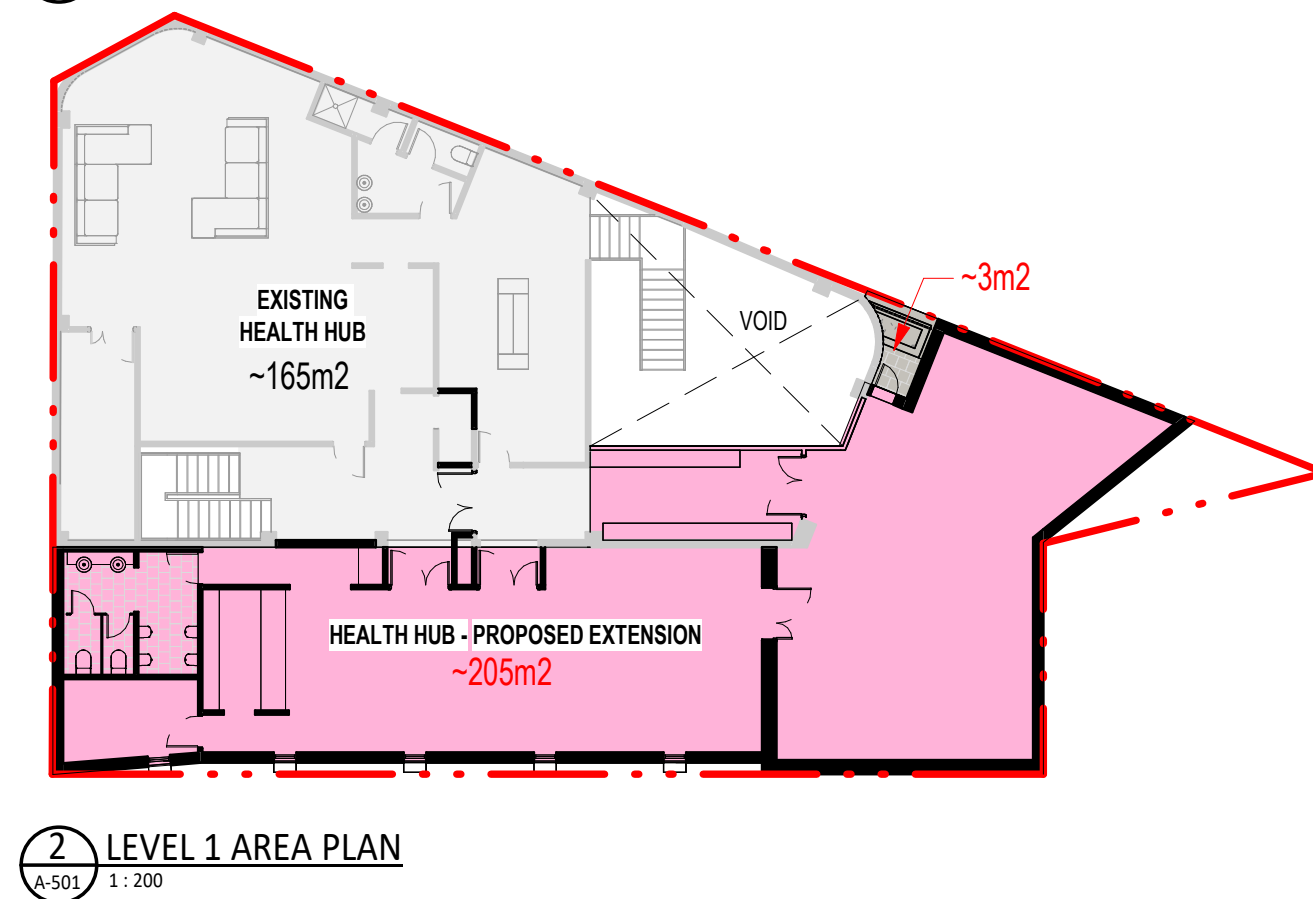
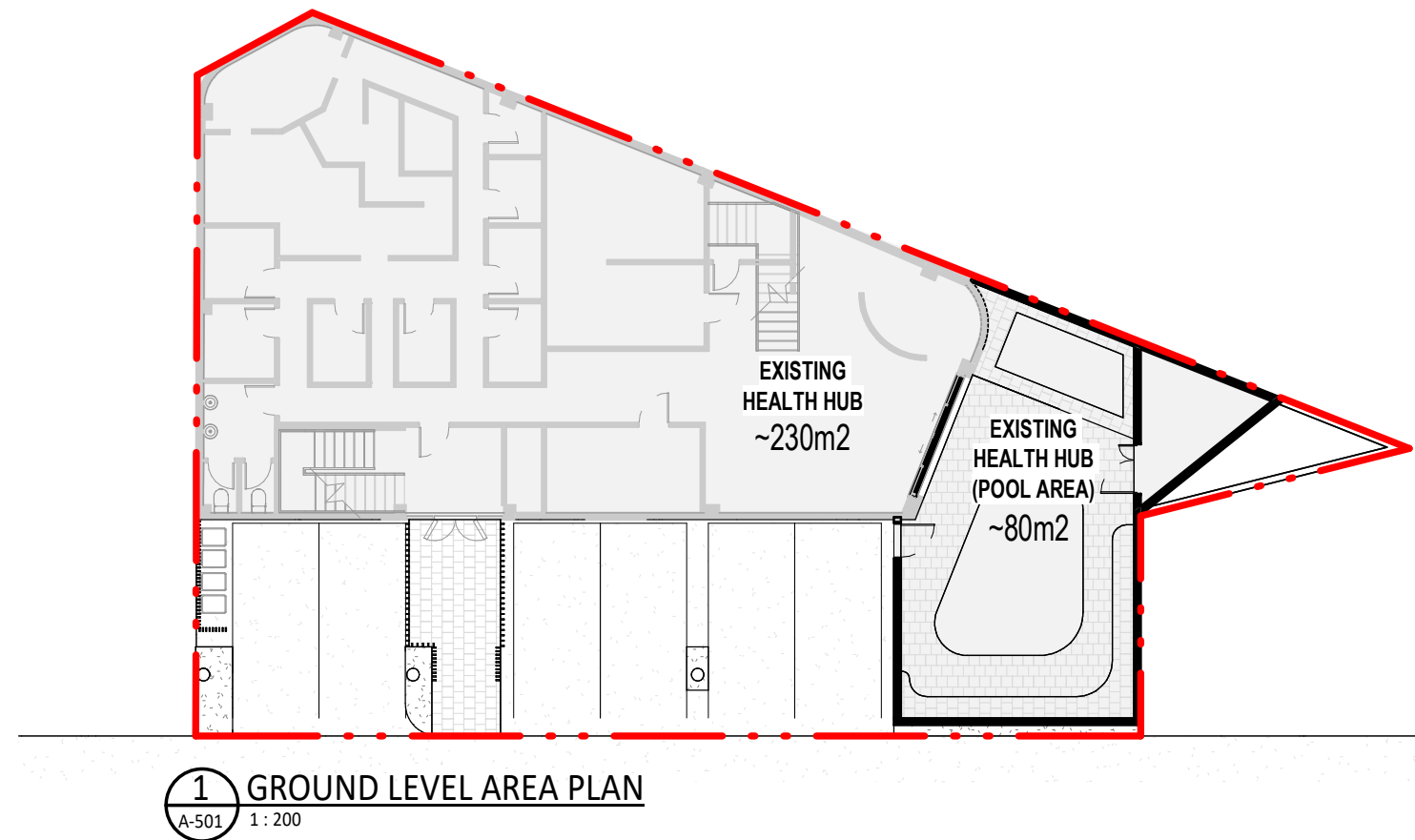
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PROPOSED ELEVATIONS

drawing no.: A-502
 scale: As indicated
 @ A3



GFA AREA	EXISTING	PROPOSED	TOTAL
GROUND INTERNAL	310 M ²	0 M ²	310 M ²
GROUND EXTERNAL	0 M ²	0 M ²	0 M ²
SUB TOTAL			*310 m ²
LEVEL 1 INTERNAL	165 M ²	205 M ²	370 M ²
LEVEL 1 EXTERNAL	0 M ²	3 M ²	3 M ²
SUB TOTAL			*373 m ²
TOTAL AREA	*475 m²	*208 m²	*683 m²
*AREA IS APPROXIMATE			

