

Character Statement

19-23 Douglas Street &
6 Neal Place, Wallsend,
NSW 2287

Revision	Date	Author
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PART 1:
Existing Site Context

PART 2:
Streetscape Character

PART 3:
Proposed built form



Part 1: Existing Context

Wallsend is a western suburb of Newcastle, NSW. The Awabakal and Worimi peoples are acknowledged by the City of Newcastle as the traditional custodians of the land.

Wallsend is predominately a residential area. The dwellings consist mainly of low density single storey detached houses.

The subject site is located within a residential area on the corner of Douglas Street & 6 Neal Place. Douglas Street has an existing two storey LAHC development.

Perpendicular to Douglas Street is Curry Street where a two storey LAHC development is planned. Peters Avenue which is parallel to Douglas Street also a future two storey LAHC development planned. At the corner of Curry Street and Douglas Street is a small triangular pocket park.

The subject site, being a corner site, is visually prominent, coupled with the fact that immediately south of the site is a small triangular pocket park called Mcilvenie Park.



Aerial image of Wallsend

Part 2: Streetscape character

Douglas Street & 6 Neal Place and the surrounding streets have predominately single storey detached dwellings with a mixture of gable roofs and hipped roofs. The main dominant roof geometry is such that the primary ridge line runs east west (parallel to street), with the roof falling down towards the street.

The predominant colour palette and materiality is a cream / light coloured fibro or weatherboard finish, with a red brick base. Some houses exhibit a chimney in red brick. The predominant roofing material is red terracotta roof tiles, with some roofs in corrugated metal.

Dwellings on Douglas Street are approximately set back 7m front boundary, with the dwellings on Neal Place set back approximately 6m. Front setback areas are mostly lawn with some established trees on Neal Place. Opposite to the subject site is an existing two storey LAHC residential development.

Every dwelling along the street has a driveway along the side boundary, with cars parked on the driveway within the front setback area. There are little to no front boundary fences along Douglas Street. On Neal Place follows this parking pattern but features front boundary fencing for added privacy.

The number of materials used for the external walls of each detached dwelling range between 2 – 3 (brick base, weatherboard cladding, and sometimes a second light weight cladding for gable end infill).

Every dwelling's facade facing the street is articulated in some way or the other, either via a porch, a set in entry way, or a pop out element with a hip roof.

Currently on Douglas St & Neal Place, there is only one existing two storey development (opposite subject site on Douglas Street).



Typical dwellings along Douglas Street & Neal Place

Part 3: Proposed built form

The brief calls for the demolition of four detached dwellings (19-23 Douglas Street and 6 Neal Place) and the construction of a two storey residential flat building with 20 dwellings. There will be 10 dwellings on the ground floor and 10 dwellings on the first floor, with a mix of 10 x two beds and 10 x one beds. There will be 9 on grade parking spaces at the rear of the site including 2 accessible park bays.

Along with the LAHC two storey development at Curry Street and Peters Avenue, it is anticipated that these three developments, totalling 49 units, will play a significant part in establishing a new character for Wallsend.



Recent two storey development in Shortland

Looking to nearby suburbs that are currently undergoing similar urban renewal, such as Shortland and Adamstown, it can be seen that new two storey development exhibit contemporary materials such as face brick, skillion roofs, metal roof sheeting, metal window hoods, and metal batten screening and blustering.

The proposed development takes cues from these recent developments that are situated in areas of a similar scale and type of development to Wallsend



Recent two storey development in Adamstown

Part 3: Proposed built form

The proposed development is broken up into two separate buildings, breaking down the overall bulk and mass of the development.

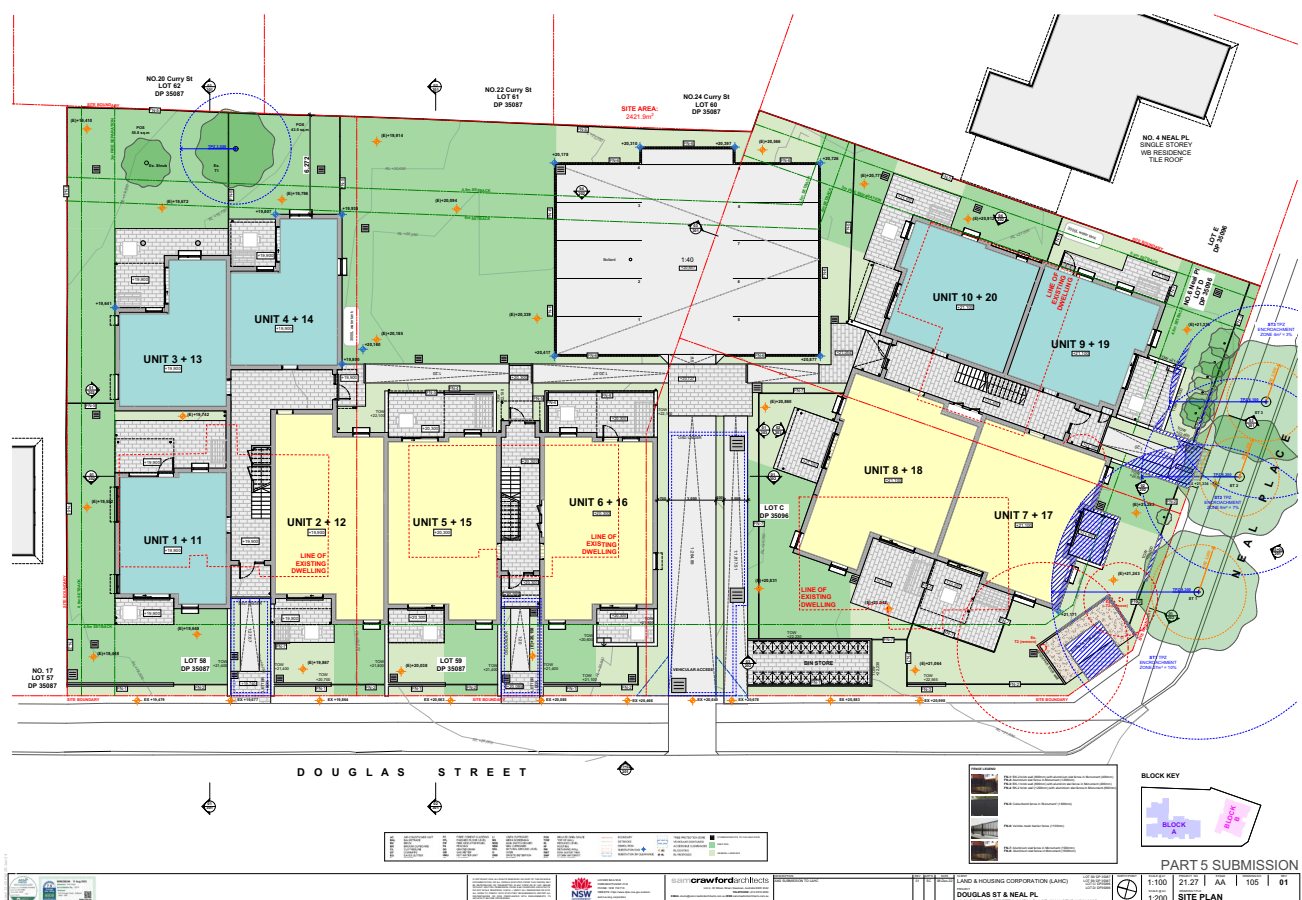
A driveway is located between the north building and the south building, to make use of the existing driveway cross over. The splitting of the two buildings with the driveway helps address both Douglas Street and Neal Place.

The carpark is situated at the rear of the site, ensuring that cars are not visible from the street. Whilst the north and south building have some of their 1F balconies facing the north and east neighbours, every effort has been made to minimise the impacts to the neighbour's privacy. Vehicular access is clearly distinguished from its adjacent secondary pedestrian entry, and a separate pedestrian

entry is provided on Neal Place. There are three shared lobbies to the proposed development, each with their own accessible access of Douglas Street or Neal Street, and are clearly distinguished through the use of low height walls and letter boxes.

As there is not a clear established front setback for the proposed development, a 4.5m front setback has been used as per the DCP. However to mitigate the proposed development's scale and bulk, the dwellings immediately adjoining the north neighbour and east neighbour has been set back further to create a staggered effect to the streetscape.

The design retains significant trees towards the rear of the site, as well as established street trees on Neal Place.



Site plan of proposed development (SCA drawing 105)

Part 3: Proposed built form

Simple materials have been selected that respond to the context, and are contemporary and durable in nature. Face bricks has been selected for their longevity and low maintenance, with metal balustrades providing a contemporary contrast to the timelessness of the brick.

Façade articulation has been introduced to modulate the bulk and mass facing the street. This is achieved by recesses and steps in the building wall, with lobbies separating apartment units setback from the units.

A pattern of light and dark coloured materials creates a repetitious rhythm that reduces the perceived scale of the development. The height of the building steps down for the lobbies, clearly distinguishing the entries to the buildings.

As the street facing 1F balconies are located in front of the front set back area, every effort has been made to

design them to appear as light weight as possible. Street facing dwellings have their clotheslines adequately screened from street view.

Together these responses of façade, roof expression and balcony design all mitigate the scale of a two storey residential flat building allowing the development to be perceived as smaller individual buildings that responds to the surrounding single detached dwellings, particularly with reference to featuring both front and rear private open spaces, material expression and address to the street.

Skillion roofs provide a contemporary form, addressing the future character of Wallsend. The building form clearly addresses the prominent corner of Douglas Street and Neal Place, providing a contemporary response to the streetscape.

