

# Character Statement

47-49 Curry Street,  
Wallsend, NSW 2287

Revision	Date	Author
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**PART 1:**  
**Existing Site Context**

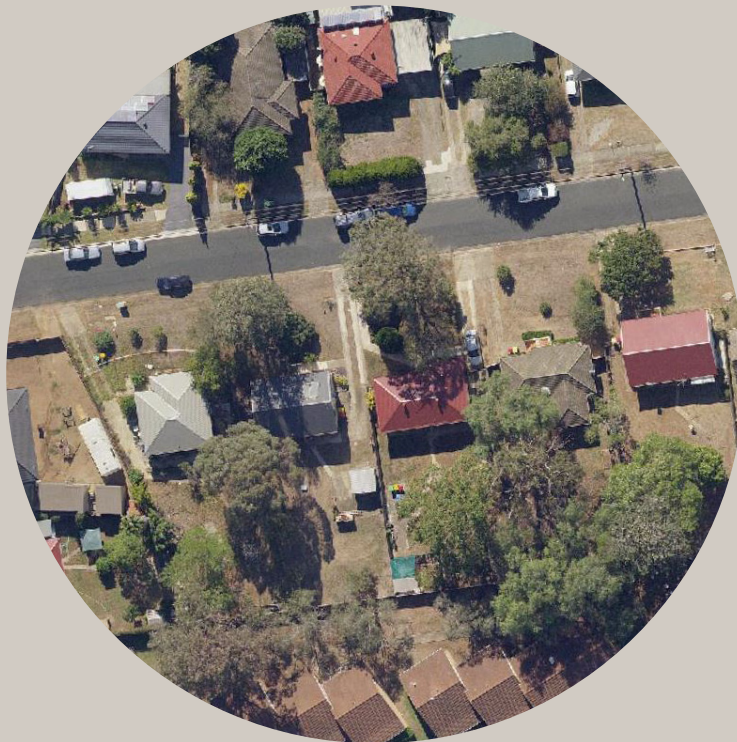
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**PART 2:**  
**Streetscape Character**

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**PART 3:**  
**Proposed built form**

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# 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 Curry Street, which connects Peters Avenue and Douglas Street. Douglas Street has an existing two

storey LAHC development, with a future two storey LAHC development planned. Peters Avenue also a future two storey LAHC development planned. At the corner of Curry Street and Douglas Street is a small triangular pocket park.

Public reserves are located east and west of Curry Street,. Further to the east is an Ausgrid facility, and further to the west is an aged care facility.

The subject site is located towards the middle of Curry Street, which is approximately 130m long.



Aerial image of Wallsend



## Part 2: Streetscape character

Curry Street and the surrounding streets have predominately single storey detached dwellings with gable roofs, with some hips. 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.

Dwellings on the street are set back 5- 7m from the front boundary. Front setback areas are mostly lawn with some established trees. Every dwelling along the street has a

driveway along the side boundary, with cars parked on the driveway within the front setback area.

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 Curry Street, there are no existing 2 storey developments. With this development situated in the middle of Curry Street, a sympathetic approach to surrounding neighbours has driven the design response.



Photos of dwellings along Curry Street exhibiting typical streetscape character of Wallsend

## Part 3: Proposed built form

The brief calls for the demolition of two detached dwellings (47 and 49 Curry St) and the construction of a two-storey residential flat building with 9 dwellings. There will be five dwellings on the ground floor and four dwellings on the first floor, with a mix of five x two beds and four x one beds. There will be five on grade parking spaces at the rear of the site.

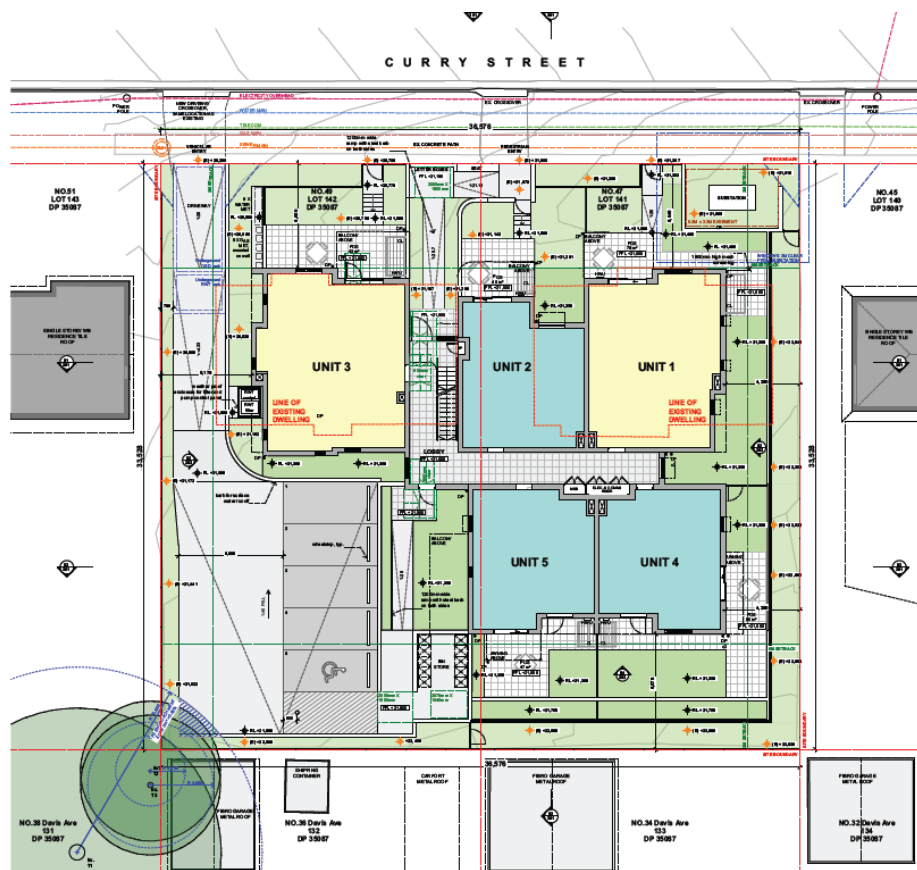
The primary aim of the design is to ensure as an in-fill development that the new building responds sensitively to the context, appearing modest in scale and form, particularly against the context of single storey detached houses.

The proposed building is set back in line with the adjacent neighbours. A driveway along the western boundary

helps provide separation between the proposed building and the eastern neighbour. The carpark is situated at the rear of the site, ensuring that cars are not visible from the street. The proposed building is also set back sufficiently on the east to provide privacy to the eastern neighbour.

There are six dwellings facing north to the street, and four dwellings facing south. Street facing dwellings have their clotheslines adequately screened from street view.

The first floor massing facing south has been pulled away from the eastern boundary to minimise overlooking. Every effort has been made to ensure 1F balconies are set away from adjacent neighbours.



Site plan of proposed development

## Part 3: Proposed built form

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

Façade articulation to the street elevation is achieved by recesses and steps in the building wall. The recesses is achieved with apartment mix of two bedrooms units separated by one bedroom units and common lobby, adding variety and visual interest. Light green face bricks alternate against light grey FC cladding, creating a rhythmic composition that reduces the perceived scale and bulk of the development.

The common lobby utilises a red brick to highlight the shared entry zone, taking colour tone cues from the surrounding terracotta roofs and face red brick foundations and chimneys of neighbouring houses. The corrugated metal gable roof responds to the gable roofs on the neighbouring building in a contemporary material and form.

First floor balconies and roof overhangs maintain the gable form and reduce the scale of the two-storey building as it angles towards the street frontage. Simultaneously these balconies activate the elevation and provide interest in the streetscape.

Together these responses of façade, roof expression and balcony design all mitigate the scale of a 2- storey residential flat building allowing the development to be perceived as smaller individual buildings that responds to the surrounding single detached dwellings.



	<b>BAL - 1</b> Aluminium batten balustrade in Lexicon Quarter or similar finish
	<b>BK - 1</b> PGH Coastal Hampton - Gull Grey
	<b>BK - 2</b> PGH Townhouse - Kent
	<b>FC - 1</b> James Hardie Avon Cladding - Smooth 133
	<b>FN - 1</b> Kohn Pallade Fencing
	<b>MC - 1</b> Flat metal cladding in 'Shale Grey'
	<b>RF - 1</b> Lysaght custom orb 0.42 BMT in 'Shale Grey'. Steel Columns, Fascia, Gutter, Downpipe to be in 'Shale Grey'. Downpipe adjacent to SC-1 to be in Lexicon Quarter
	<b>RW - BK</b> Concrete Blockwork Retaining Wall with face brick
	<b>SC-1</b> Aluminium batten privacy screen in Lexicon Quarter or similar finish
	<b>HEKA HOODS</b> Over windows

External materials & finishes of proposed development