

# Character Statement

6-12 Peters Avenue,  
Wallsend, NSW 2287

Revision	Date	Author
A	02/06/22	Sam Crawford Architects



Land & Housing  
Corporation

sam  
crawford  
architects

---

**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.

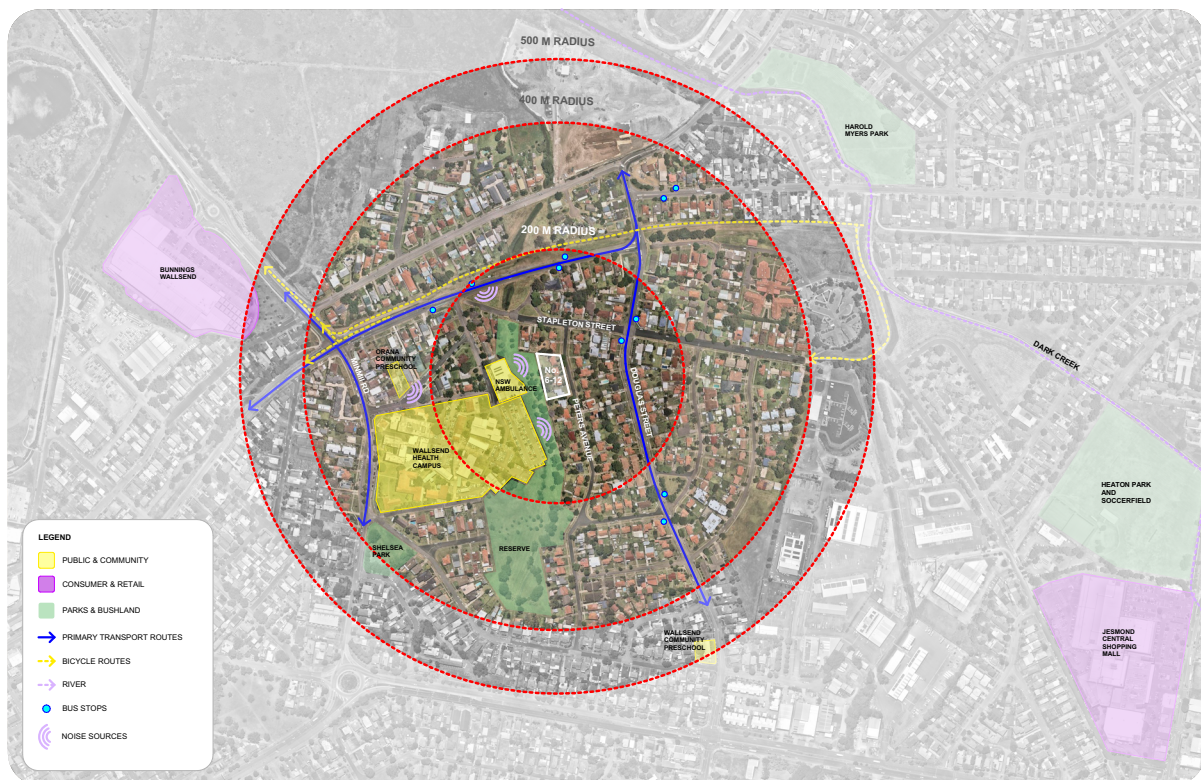
Wallsend is predominately a residential area. The dwellings consist mainly of low density single storey detached houses.

The subject site is located within a residential area on Peters Avenue. The site is located two lots from the corner of Peters Avenue and Stapleton Street.

West of Peters Avenue is a large public reserve which backs onto an aged care facility. The street parallel to Peters Avenue to the east is Douglas Street, a primary

transport route. There is currently a two storey LAHC development on Douglas Street, with another one planned for the future. Perpendicular to Peters Avenue is Curry Street, where there is also a two storey LAHC development planned.

Suburbs close to Wallsend, such as Adamstown and Shortland, are also undergoing urban renewal, with increased two storey residential flat building developments replacing single detached dwellings.



## Part 2: Streetscape character

Peters Avenue 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 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. There are little to no front boundary fences along Peters Avenue.

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 Peters Avenue, there are no 2 storey developments.



Streetscape analysis of Peters Avenue

## Part 3: Proposed built form

The brief calls for the demolition of four detached dwellings (6 to 12 Peters Avenue) 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 8 x two beds and 12 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 Douglas Street, it is anticipated that these three developments, totalling 49 units, will play a significant part in establishing a new character for Wallsend.

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 at Peters Avenue takes cues from these recent developments.



Recent two storey development in Shortland



Recent two storey development in Adamstown

## Part 3: Proposed built form

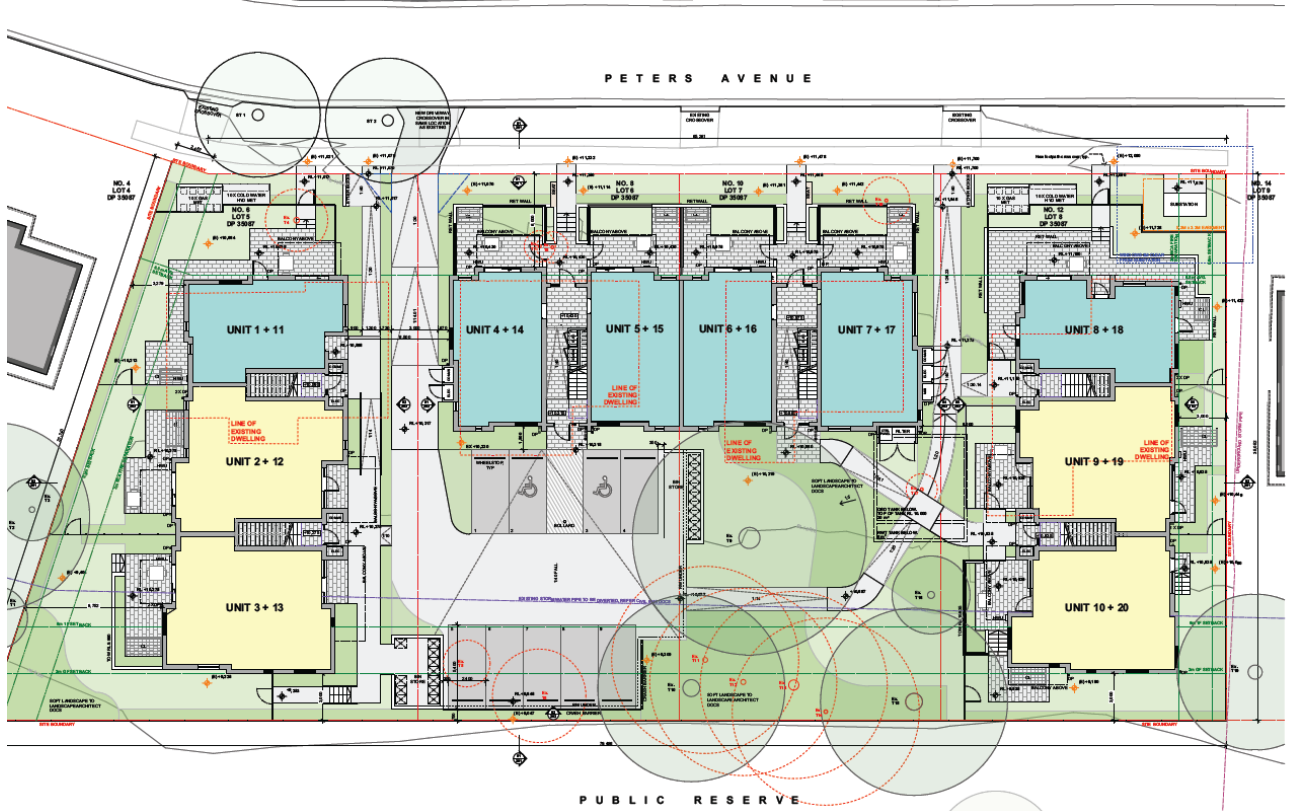
The proposed development is broken up into three separate buildings, breaking down the overall bulk and mass of the development.

A driveway is located between the north building and the central building, due to the existing trees along the street.

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 south neighbours, every effort has been made to minimise the impacts to the neighbour's privacy.

Two principle pedestrian entries are located either side of the central building. Vehicular access is clearly distinguished from its adjacent pedestrian entry. The proposed building is set back in line with the adjacent neighbours.

The design retains four significant trees towards the rear of the site, establishing a pleasant canopied communal area.



Site plan of proposed development

## 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 and glass balustrades providing a contemporary contrast to the timelessness of the brick.

The front elevation of the proposed development runs for almost 68 metres. As such 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.

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.

Skillion roofs provide a contemporary form, addressing the future character of Wallsend. The skillion roofs to the buildings on the south and north fall down to the neighbours respectively, in order to lower the wall heights facing the neighbours.



VIEW FROM PETERBOROUGH AVENUE, LOOKING SOUTH-WEST



VIEW OF ENTRY LOBBY FROM STREET



VIEW FROM PETERBOROUGH AVENUE, LOOKING SOUTH-WEST



VIEW FROM CARPORT AREA, LOOKING SOUTH-EAST



Dark Brick Finish



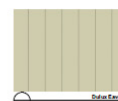
Light Coloured Brick Finish



Metal and Glass Balustrade



Dark Brick Finish



Light Coloured Brick Finish



Metal and Glass Balustrade

External materials & finishes of proposed development