

View 1 West along Agar Grove

Existing streetscape has repetitive semi-detached villas on the southside of the road set back from the pavement with front steps and porches projecting forward. The front walls (replacement for railings removed in the war?) are varied and of poor quality. On the north side of the road a more varied arrangement of post war all brick flat block, a semi detached villa with the two floors of brickwork above 2 floors of stucco, a detached villa with all stucco façade under a just visible pitched roof. The proposal follows the building frontage line of these existing villas some 3m behind the good quality existing front wall. The division into two parts by the recess in the brick upper floors is clearly emphasised by the window spacing. Vertically the windows in their surrounds echo the traditional hierarchy of window sizes upwards from the piano nobile of the upper ground floor.

The brick sits on a single storey rendered plinth of the lower ground floor. The return wall, exposed by the wider gap to the neighbours, is fully fenestrated to enliven it (and provide good views from the apartments). Considerably further beyond the proposed building in the ex Murray Arms pub now flats over a shop. Its outward street corner facing wall is emphasised with corner quoining and pedimented window surrounds in white stucco over a similar material base. The rendered vertical curved corner name panel is just visible through the existing trees.



View 1 West along Agar Grove, Existing

View 2 View from Agar Grove looking south east from the junction with Murray Street

The existing streetscape shows an oblique view of the pedimented, gabled villas on the north side of St Augustine's Road. The fine wall around the site is a strong feature; on Agar Grove is seen the narrower and wider villa and the longer, lower frontage of the post war block of flats. The left hand south side of the road has an ungainly fence on top of the railway bridge parapet wall.

The proposal sits comfortably into the Agar Street continuum, the street front divided by the recess picks up the 2 widths of the neighbouring villas. The stucco faced west elevation takes it cue from similar villa fronts across St Augustine's Road. It is embellished by twin semi circular balconies emphasising the corner, their lovat green/grey metal work enhances the greenery planting of the landscaping. The new elevation will be partially obscured by the proposed new trees of the amenity garden.

unequal width of neighbouring villas to the east. The



View 2 View from Agar Grove looking south east from the junction with Murray Street, Existing