



Existing view from Colonnade



View of proposal from Colonnade

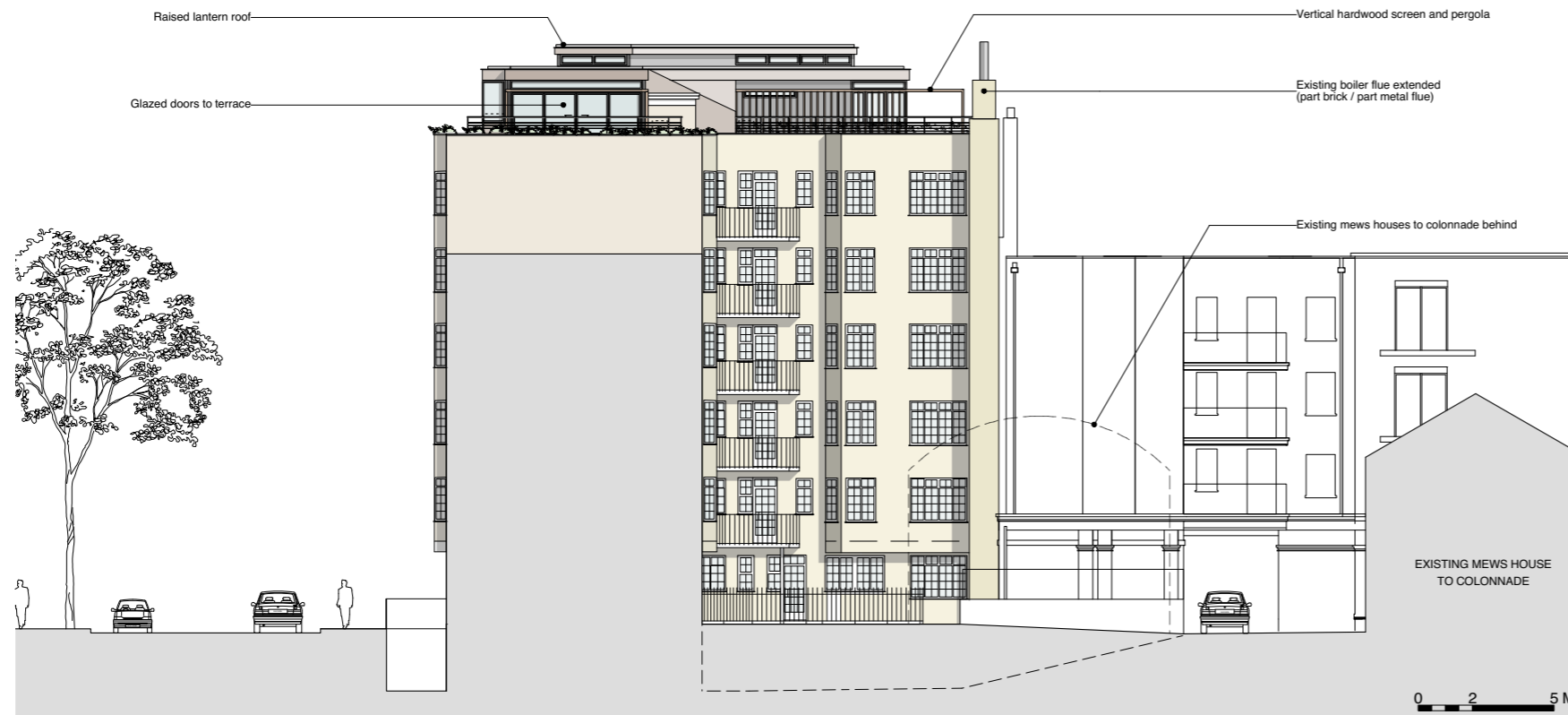
(Scale and massing continued)

On the **rear elevation** the existing wall on part of the south-facing facade at roof level which currently forms part of the water tank/ stair enclosure is retained. The new roof over this section slopes down to the existing parapet height, minimising its visibility from neighbouring properties to the south.

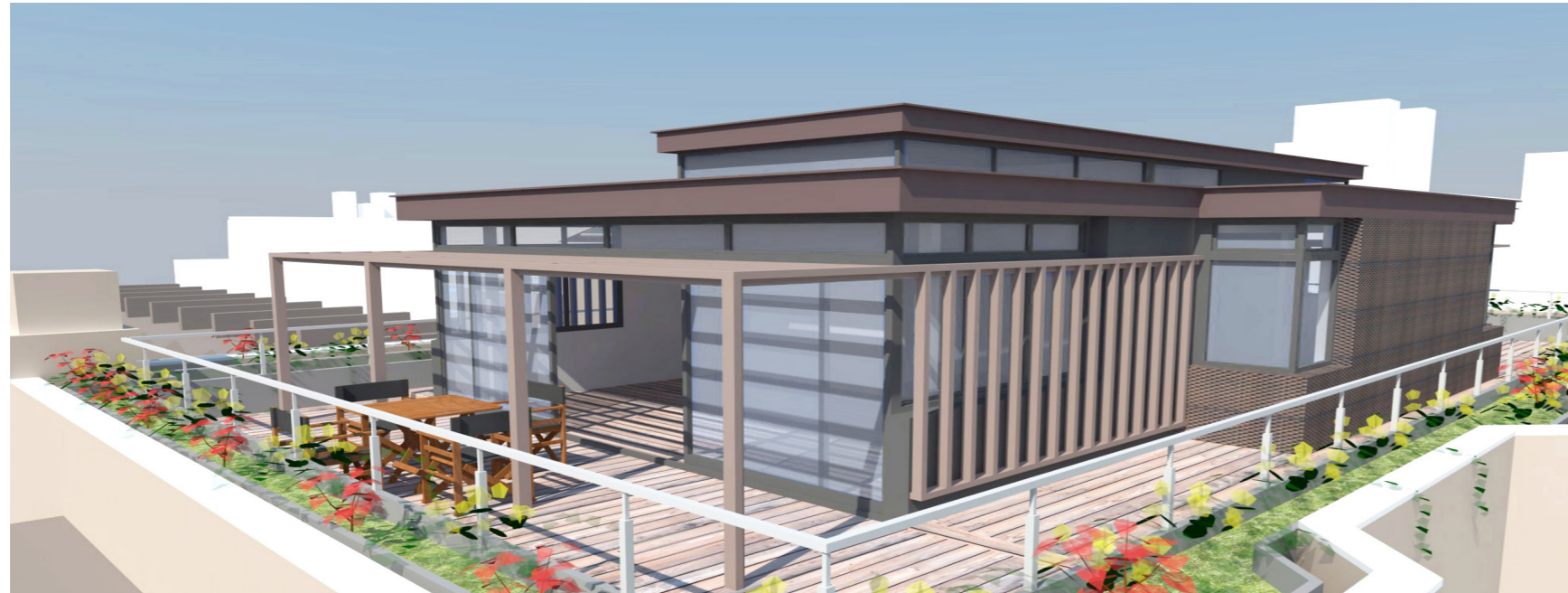
Apart from this section of wall the single storey extension is **set back** from the existing parapets at each side and its height around the eaves level is kept **low** to ensure the minimum impact. The extension will be barely visible from street level.

The existing boiler chimney at the south rear corner of the building has to be extended to meet current standards. The lower section of the extension is in brickwork to match the existing and the upper section is a new metal flue.

To minimise impact the existing lift will not be extended up to access the new level. The new roof to the lift plant space slopes down as a continuation of the adjacent sloping roof.



Proposed West Elevation (from drawing 312.PL.009)



Proposed typical detailed elevation at roof level (from drawing 312.PL.016)

4.6 Appearance and materials

The materials and detailed articulation are also designed to complement the existing building and be of high quality, which will endure and weather well.

The symmetrical central projecting bays on the street sides are articulated more strongly and clad in a **bronze finished** profiled metal facing. The material is chosen to reflect the existing brickwork, being of similar tone and colour, but at the same time to be subtly distinct with a slightly lighter and finer texture. The new construction is all lightweight because of loading constraints.

The eaves of the main roof and lantern are faced in the same material and are articulated above the recessed glazing to appear to float horizontally out from the central bays. The upper edge of the roof fascia has a projecting drip to provide a further delicate shadow line.

Windows are set back from the edge of the existing building and of composite construction with dark metal external finish. Infill between the windows away from the central bays is in dark and recessive cementitious board.

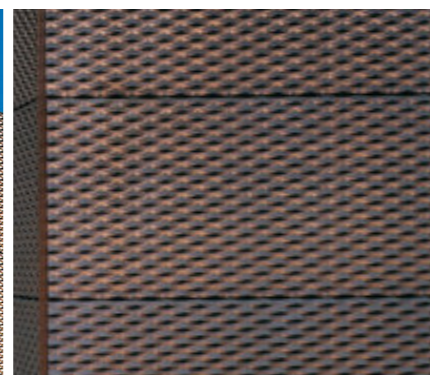
In front of the main level windows and the infill cladding are **hardwood screens**. These provide privacy and solar shading and help unify the elevations as a contrasting element to the metal clad bay and eaves. They establish a fine and delicate rhythmic articulation across the outer parts of the new facades. Pergolas of the same construction outside each living room provide solar shading to the south and west facing glazed elevations.

Timber is durable hardwood (Iroko, or similar), of substantial section size and with a durable finish to retain the natural timber colour. Louvre rails run vertically to control variations caused by water run-off and ultra violet light. Terrace decking is in similar durable hardwood open boarding.

The main roof covering is an extensive **green roof**, as set out in landscape section below (4.7). The planting is kept back from the roof edge to control its appearance. The upper (lantern) roof and sloping roof at rear edge are in bronze finished metal cladding to match the fascias and central bays.



Example of proposed metal cladding: BTV Bank, Innsbruck



BTV Bank, Innsbruck (Tecu 'Bronze')



Examples of hardwood screens: Kooyong House



St Mary Magdalene, Islington