



### Appearance

On the main Belmont Street elevation, the treatment of the new townhouse facades is predominantly London stock brick with feature brick.

The protruding three storey bays provide some relief from an otherwise flat brick elevation, acting as architectural features and are a modern interpretation of the Victorian / Edwardian bay windows currently on the existing building. A darker tone of brick will be used between the French doors to emphasise the recess.

The snaking brick course detail below the parapet mirrors the existing detail on the terrace. To give further articulation to the elevations, corresponding to each floor level are distinctive rendered fascias.

The set back third floor is of a lighter composition with larger areas of traditional fenestration. Piers provide physical and visual separation between the townhouses. The visual appearance is a modern take on a more traditional mansard roof construction.

In terms of the street scene, the two new houses create an improved visual parity between the dominant former piano factory and the smaller terrace of houses, bringing both buildings to a higher level of contemporary design based on traditional residential housing language.

Proposed 10 - 14 Belmont Street west elevation with current approved elevation of 10A Belmont Street