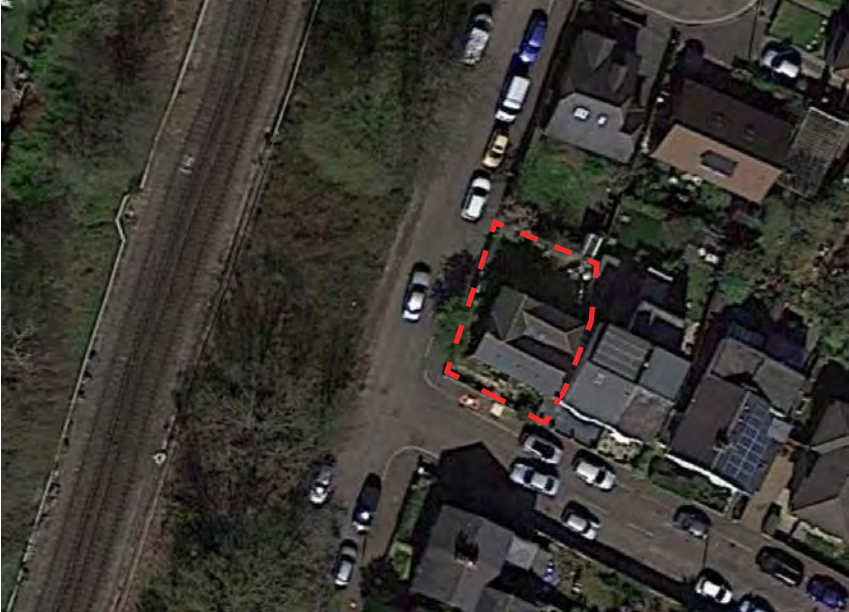


### 38 CROSS STREET

#### Location

The house sits on the corner of Cross Street and Eastbank Road, neighbouring and facing Victorian houses on Cross Street, and facing the railway tracks on Eastbank road. The house height is lower than its surrounding neighbours.



Context  
Cross Street



38 Cross Street



Context  
Eastbank Road



38 Cross Strre (on Eastbank Road)



### South Elevation - Existing Cross Street

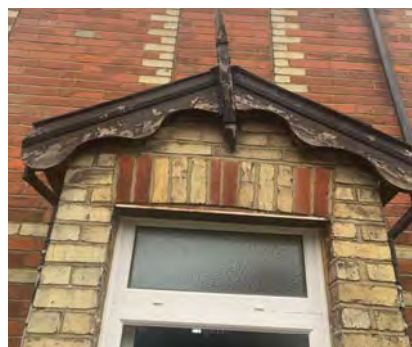


### Existing Condition

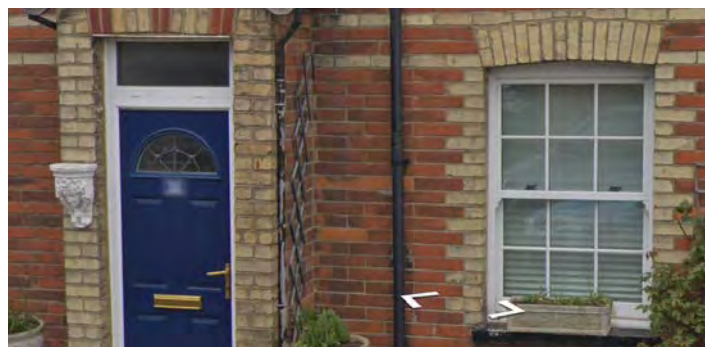
In general, the house is currently in need of restoration.



Proposed enlargement of front porch to provide adequate accessibility. All original details to be restored.



All original detailing to be restored



Front uPVC windows and door to be replaced by heritage types

# South Elevation - Proposed Cross Street



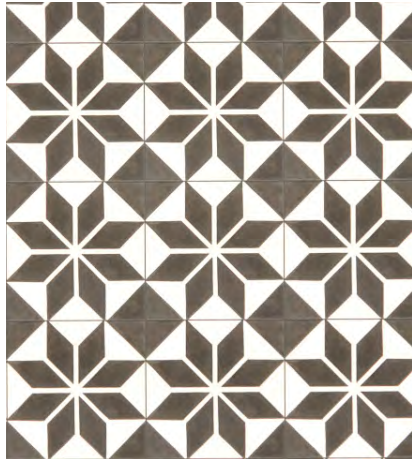
## Material Palette - Proposed



Frame-less picture window



Heritage sash windows painted



Victorian tiles on front path



Soft landscape to provide screening to ground floor



Low brick fence to incorporate cast iron railing