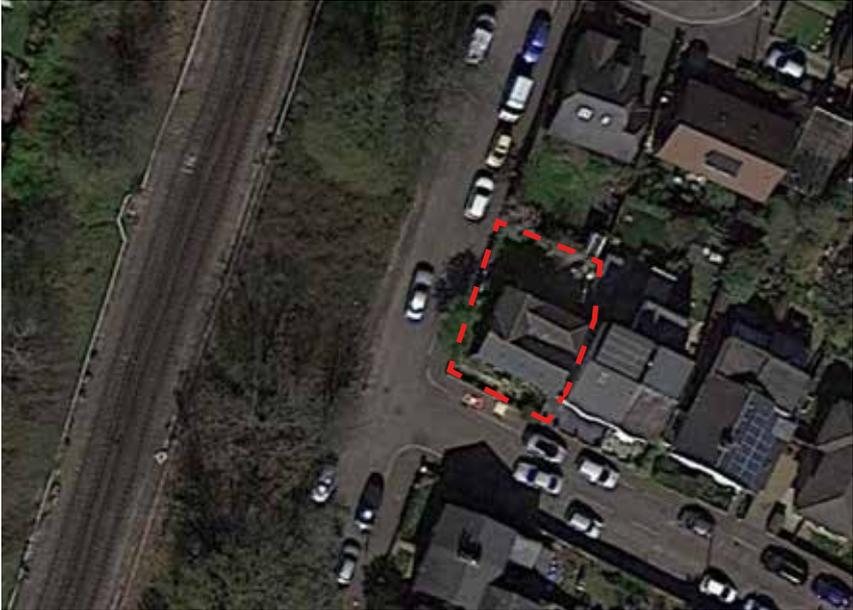


**38 CROSS STREET**

**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

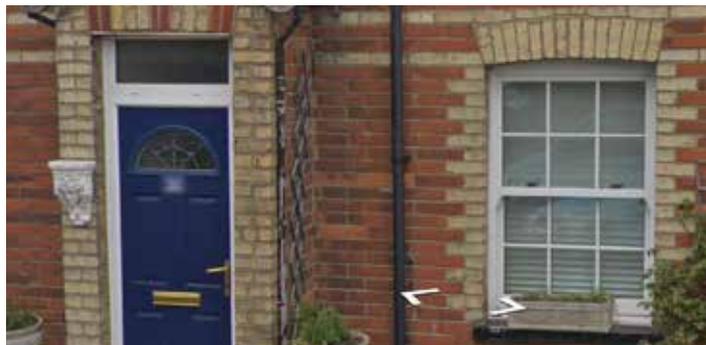
In general, the house is currently in need of restoration.



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



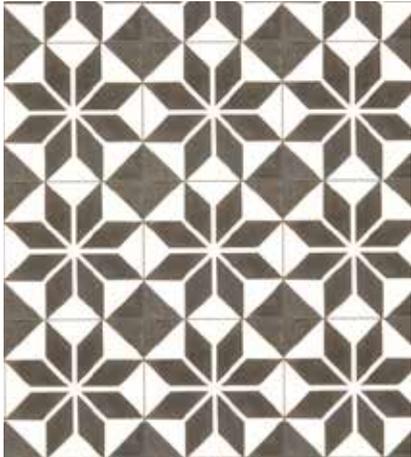
## Material Palette - Proposed



Frame-less picture window



Heritage sash windows painted



Victorian tiles on front path

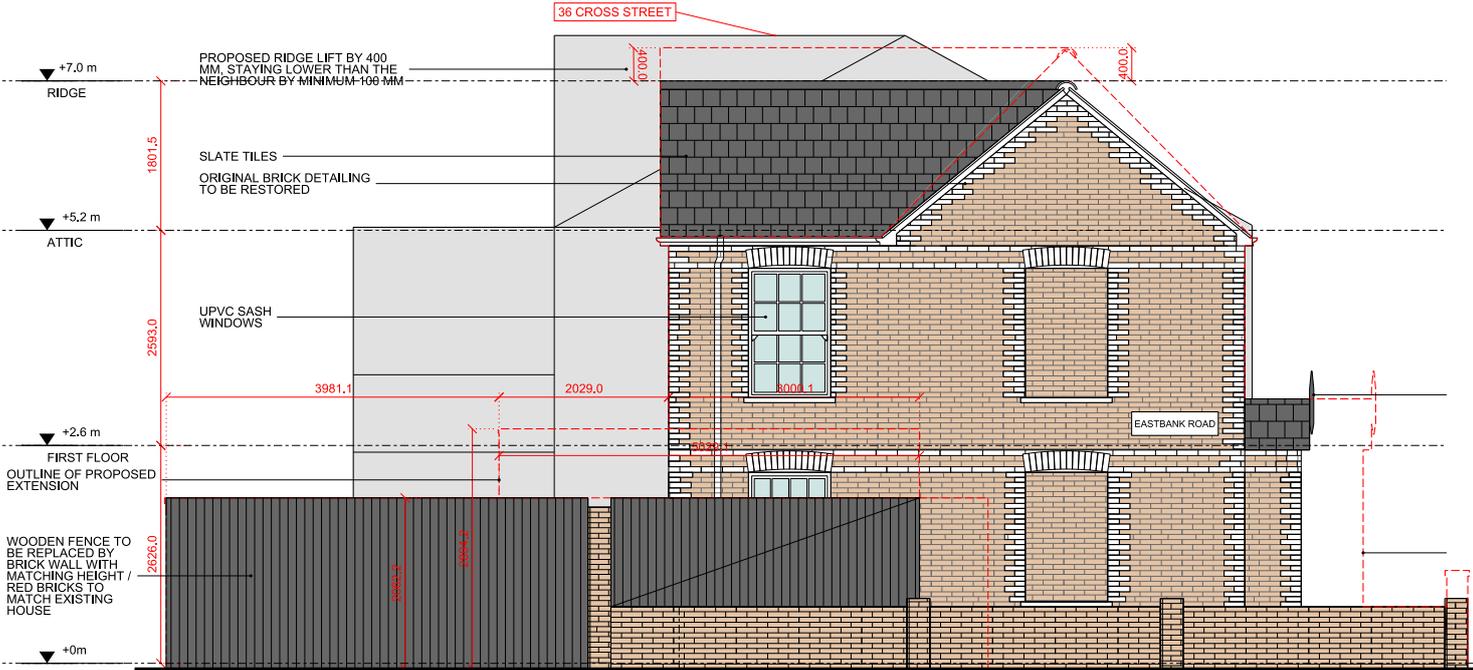


Soft landscape to provide screening to ground floor



Low brick fence to incorporate cast iron railing

# West Elevation - Existing Eastbank Road



## Existing Condition

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



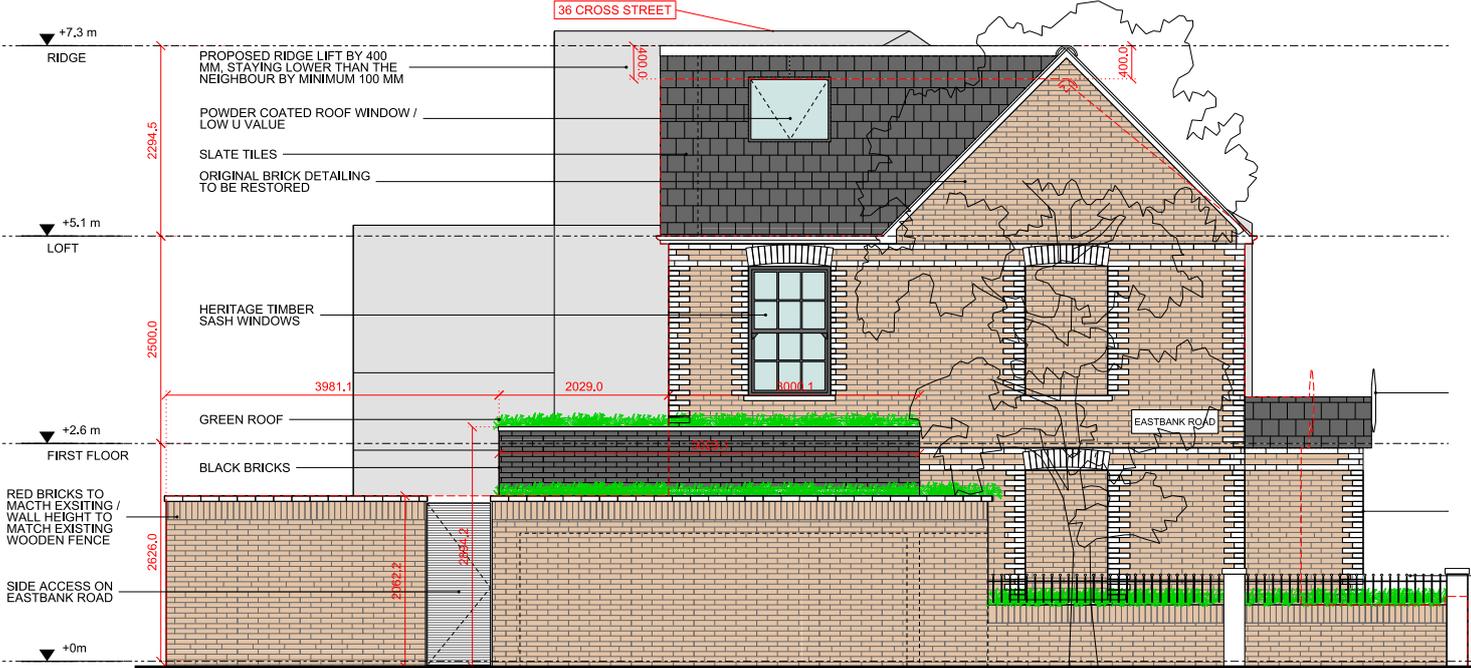
Wooden fence to be replaced by a brick wall of matching height. Original bricks to be re used as much as possible.



UPVC downpipes to be replaced by aluminium



# West Elevation - Proposed Eastbank Road



## Material Palette - Proposed



Semi-intensive green roof planted with a variety of native and ornamental perennials and grasses



Black bricks



Contrast of black bricks and roof garden highlights the original red bricks



Low brick fence to incorporate cast iron railing

### North Elevation - Existing



### Existing Condition

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



Wooden fence to be replaced by a brick wall of matching height. Roof dormer to sit back on rear elevation by at least 500mm.

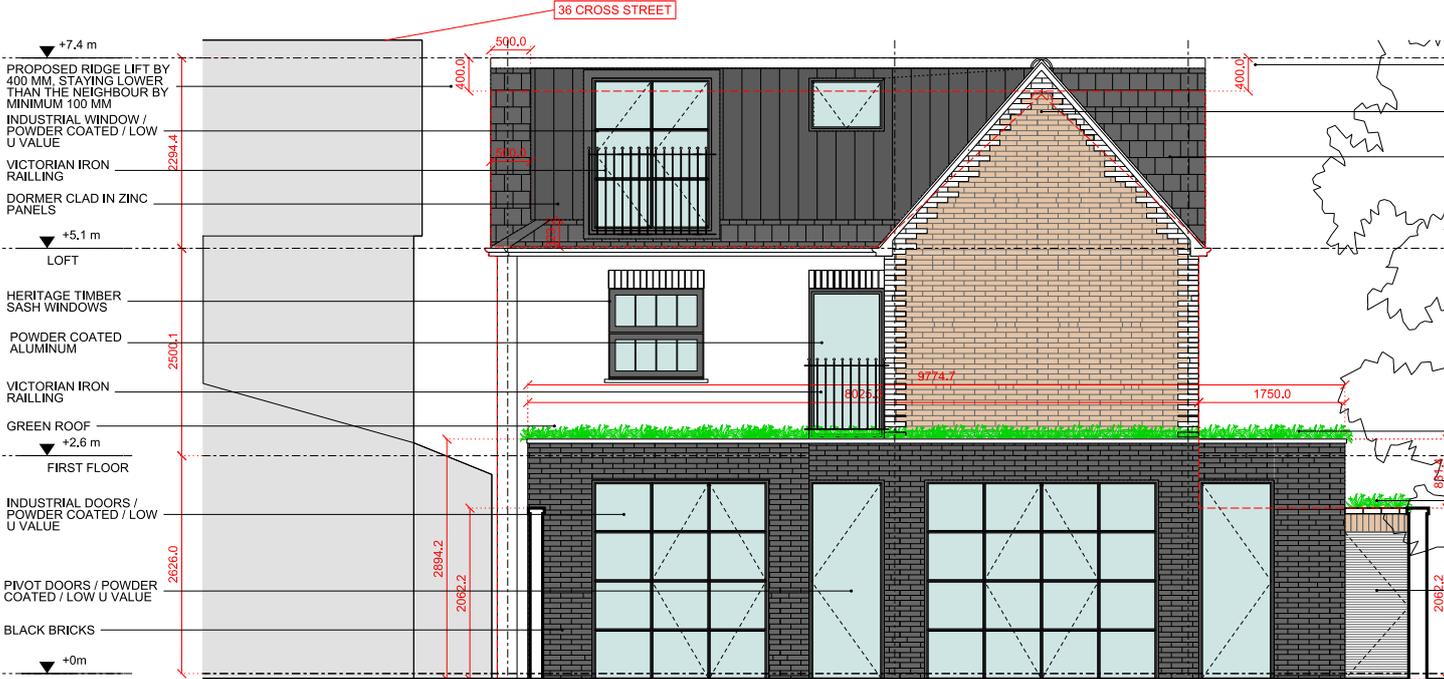


UPVC windows, downpipes and soil pipes



Original roof detail to be restored

### North Elevation - Proposed



### Material Palette - Proposed



Semi-intensive green roof

Zinc cladding on roof dormer



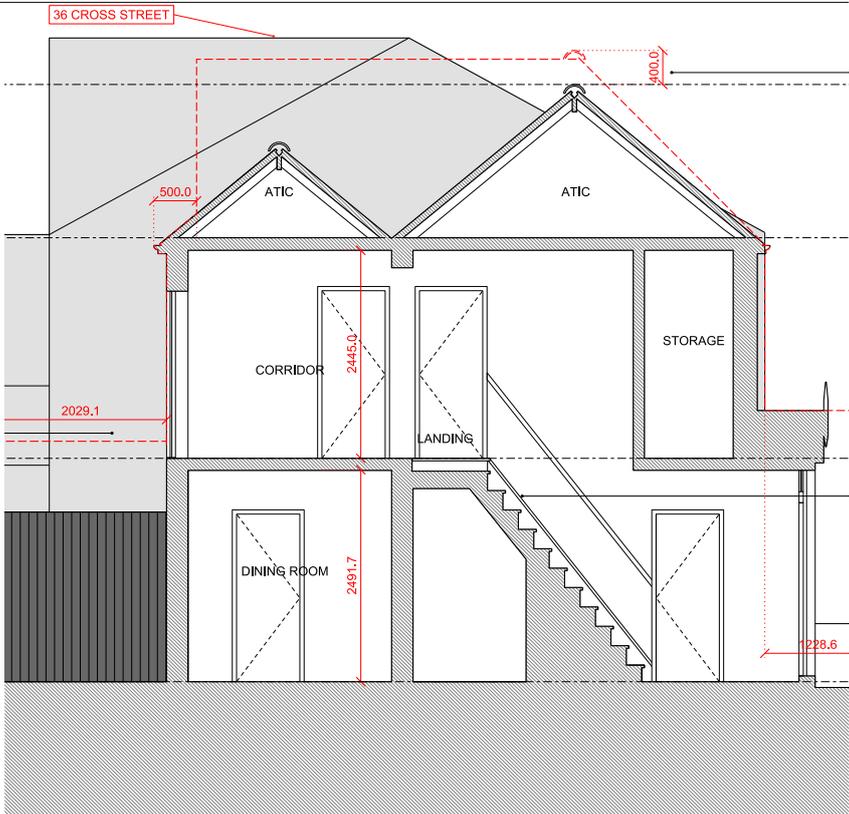
Industrial style / crittal doors



Black bricks and industrial style doors / crittal doors

**Interior Existing Condition**

The current stairs' pitch is over 50 degrees and does not meet current building regulations.



**Interior  
Existing Condition**

Water ingress and structural damage noticed in different areas of the house, on ground and first floor, as well as attic space.

