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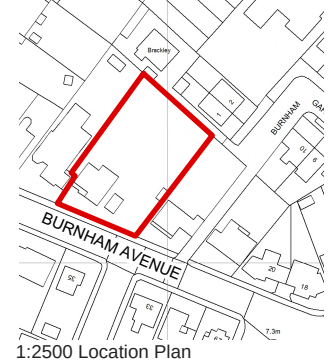
SITE 2

The site is located approximately 30 metres from the junction of Victoria Rd and Burnham Avenue and lies on the northern side of the avenue. The plot is occupied by an existing single dwelling house of 4/5 bedrooms and benefits from an extensive external garden area that surrounds the dwelling. There is some planting of established mature trees to the back of the plot. The dwelling is typical of the kind of residential house built in the 1930's with traditional features such as cat-slide roof and leaded windows with brick ground floor and rendered first floor with exposed fake timber panels. The roof is of terracotta pantiles. There are variations on this theme in the vicinity together with a number of more recent multi-unit developments of mixed tenure. The neighbouring property has served as a nursing home and is currently used as a multi-occupancy unit for asylum seekers and refugees.

The site borders a narrow access lane to the east that serves a multi unit development of single dwellings to the northern boundary of the site. There is good tree coverage that offers a visual buffer between the two. The property borders the multi-occupancy unit to the west and the roadside of Burnham Avenue to the south. There is an existing drop-down curb to the roadside that serves a double garage set back on the plot.

The site is approximately 27.5 metres wide and fronts the road of Burnham Avenue. It includes drop down curb access to the garage volume to the east of the main house.

The house and garage are of standard construction with brick facing ground floor and render and timber beam panels to the upper storey.



Existing Streetscape (1:200)

Plot width approximately 27.5 metres