

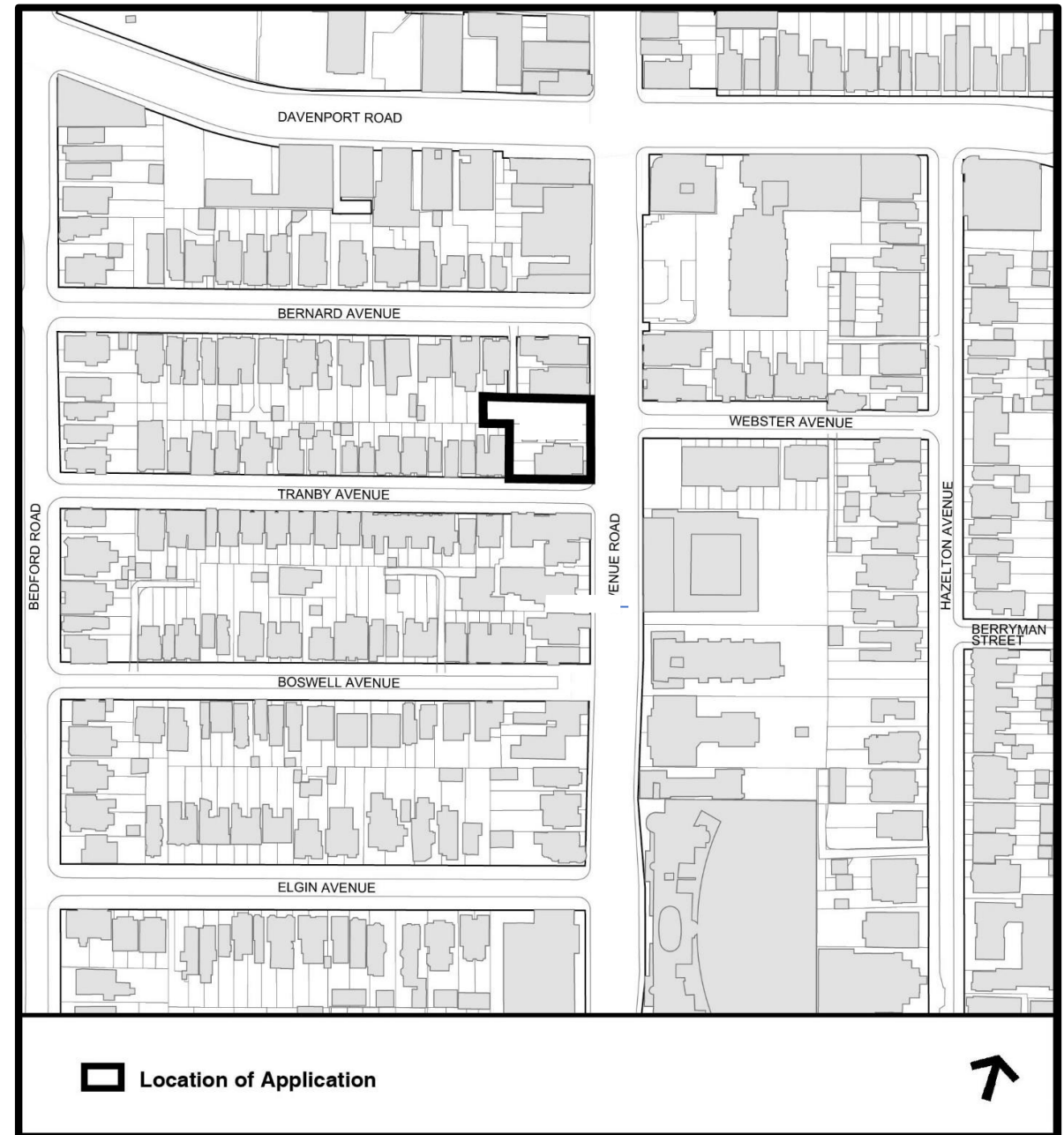


PB36.6

Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 110-116 Avenue Road

PB36.6 110-116 Avenue Road

This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site.



PB36.6
110-116 Avenue Road

East (primary) elevation of 110-112 Avenue Road showing the house with a later single storey addition blocking views of the entry area of 110 Avenue Road
(Heritage Planning, 2022)



West Elevation of 110-112 Avenue with views of the south elevation of the main house and 2 later rear additions (Heritage Planning, 2022)



PB36.6
110-116 Avenue Road

South elevation of 110-112 Avenue Road facing onto Tranby Avenue with view of the east elevation along Avenue Road (ERA, 2021)

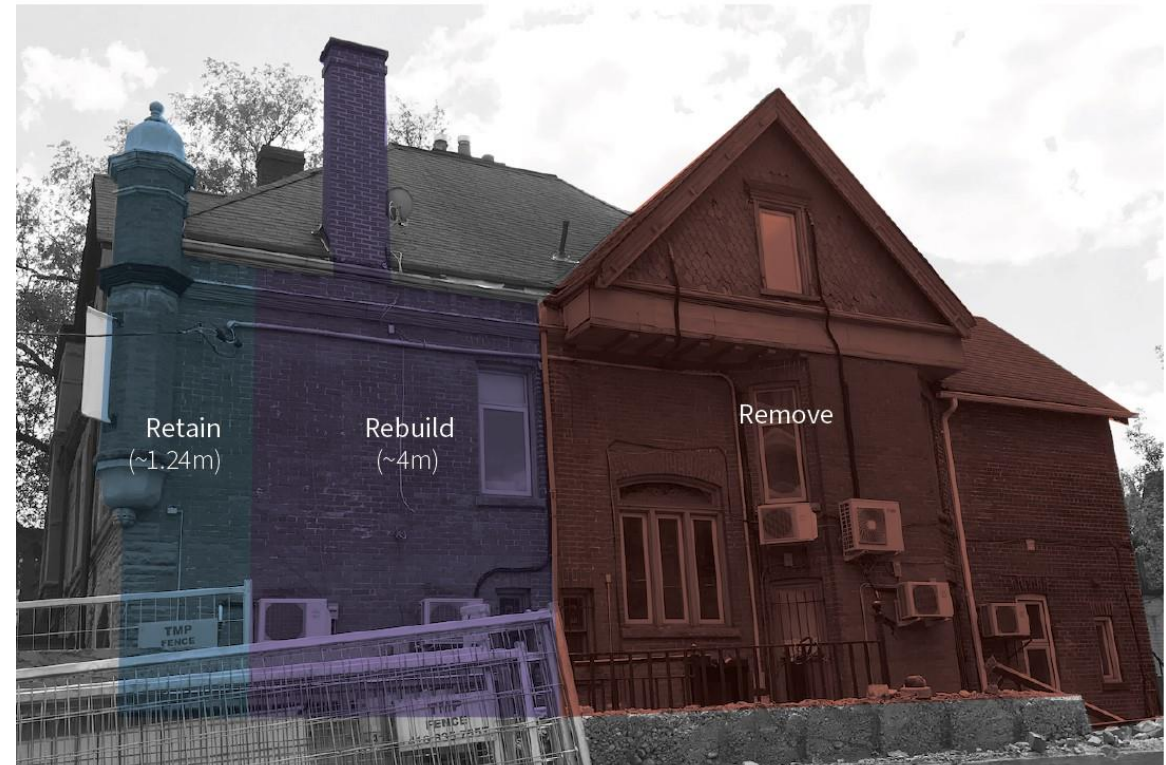
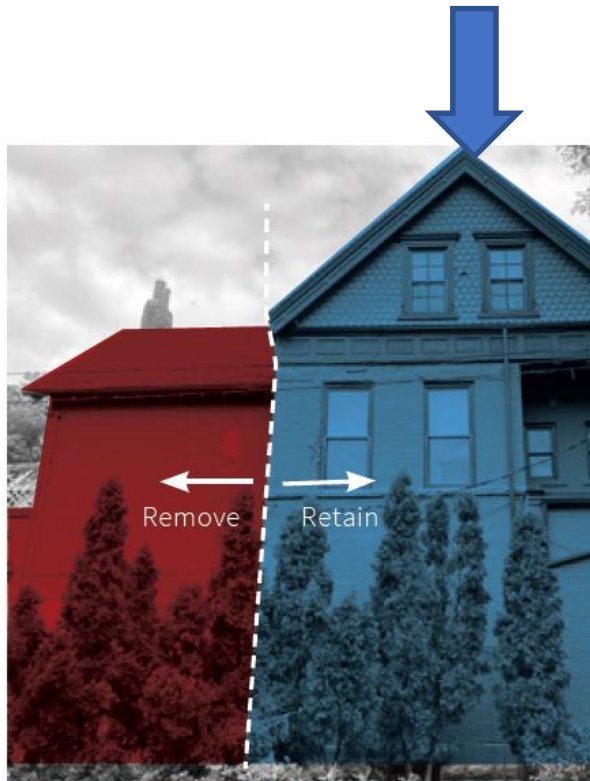


North elevation of 110-112 Avenue Road with partial view of the east elevation (Heritage Planning, 2022)



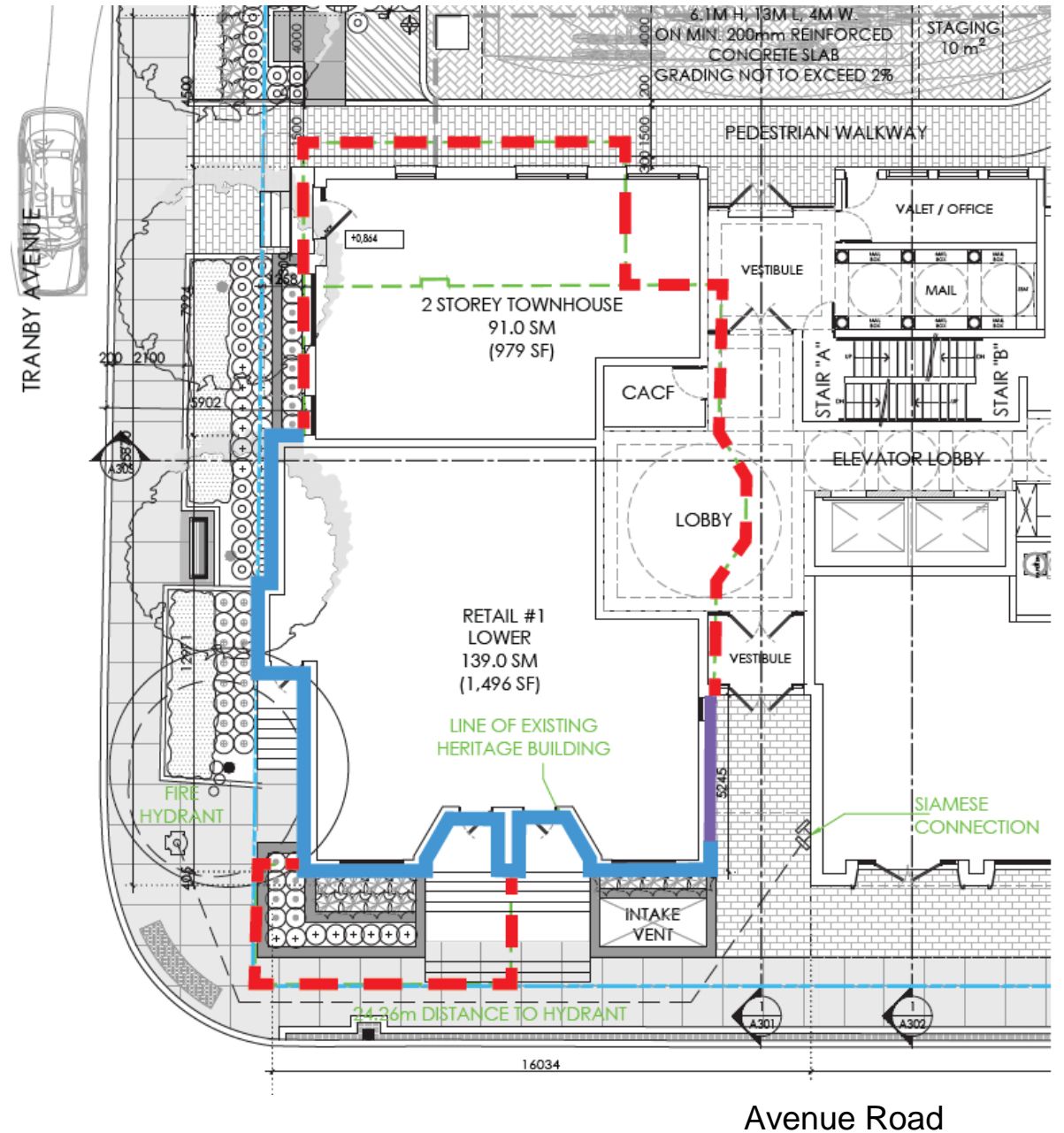
PB36.6 110-116 Avenue Road

North Elevation of 112 Avenue Road and South Elevation of 110 Avenue Road Avenue showing approximation of areas to be retained and removed (ERA Architects May, 2022)



PB36.6 110-116 Avenue Road

Partial ground floor plan showing extent of building retention. The walls marked in blue are to be retained, those in red are to be removed and those in purple are to be reconstructed to match the existing. (ERA Architects May, 2022)



PB36.6 110-116 Avenue Road

Extract from the HIA from ERA Architects illustrating the proposed conservation strategy.



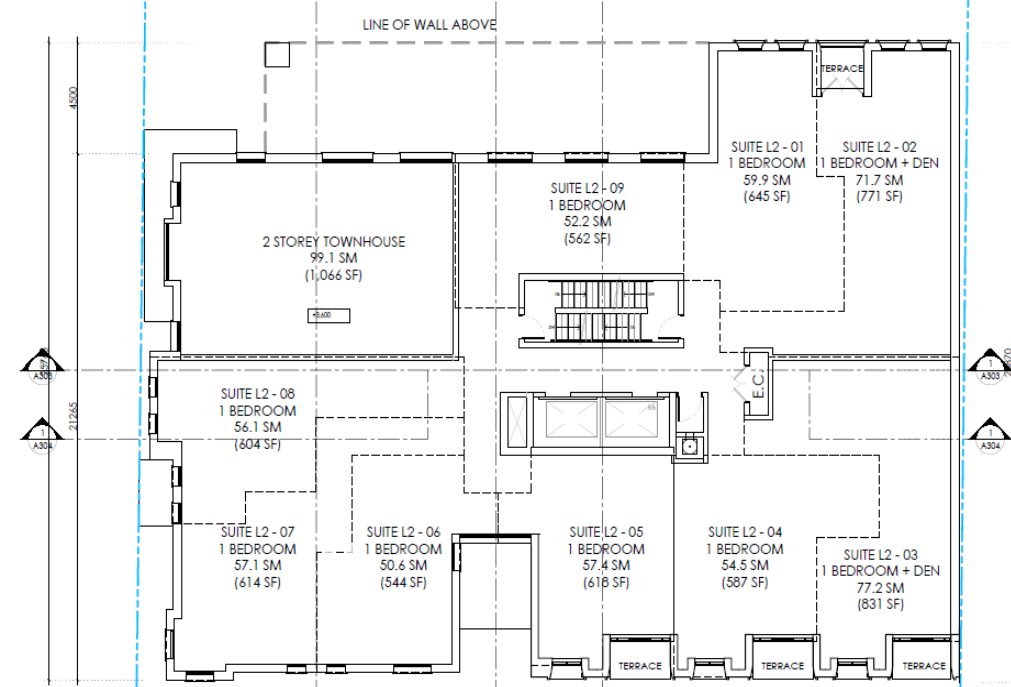
Southeast perspective of the proposed development (Richard Wengle Architect, 2022; annotated by ERA).

- A** Retaining the front portion to include the projected bays.
- B** Removing the unsympathetic front addition, and reinstating the original entrance.
- C** Applying a conservation scope of work to the retained elevations.
- D** Setting back new construction above the retained building, 11m from Avenue Road, and 5m from Tranby Avenue property lines
- E** Incorporating a buffer zone between the new construction and residential neighbourhood on Tranby Avenue
- F** Providing a two-and-a-half-storey townhouse, which matches the height, datum and eaves line of the retained building, and setback of the neighbouring property at 10 Tranby Avenue
- G** Using brick materials that are compatible with and distinguishable from the retained building fabric
- H** Providing increased density on the site to respond the evolved Avenue Road character, including a three-storey streetwall

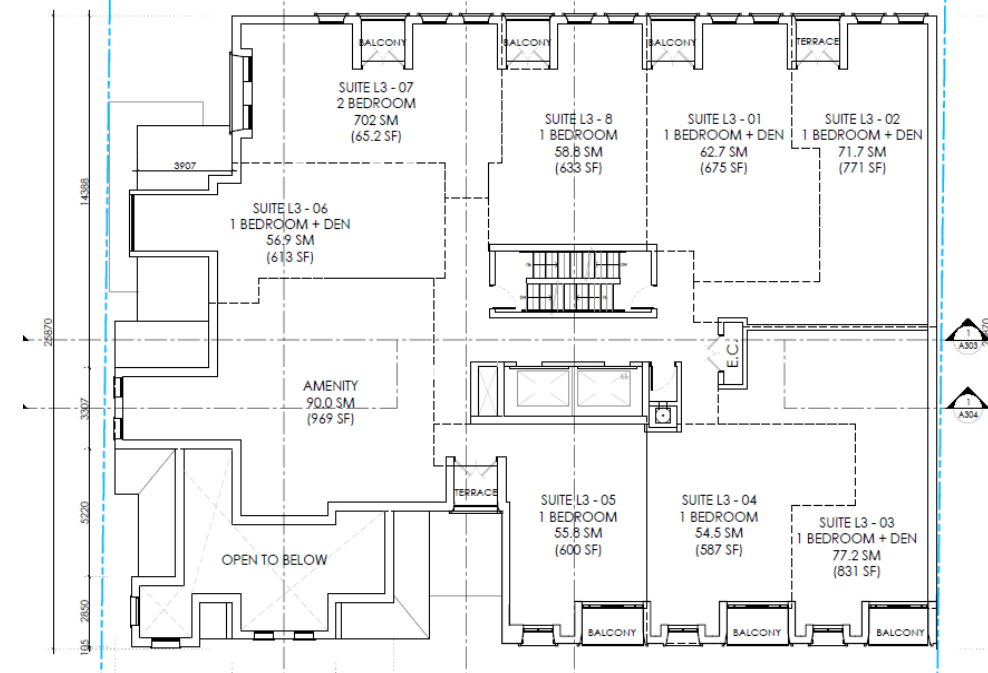
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110-116 Avenue Road

Second floor Plan (Richard Wengle Architects May, 2022)

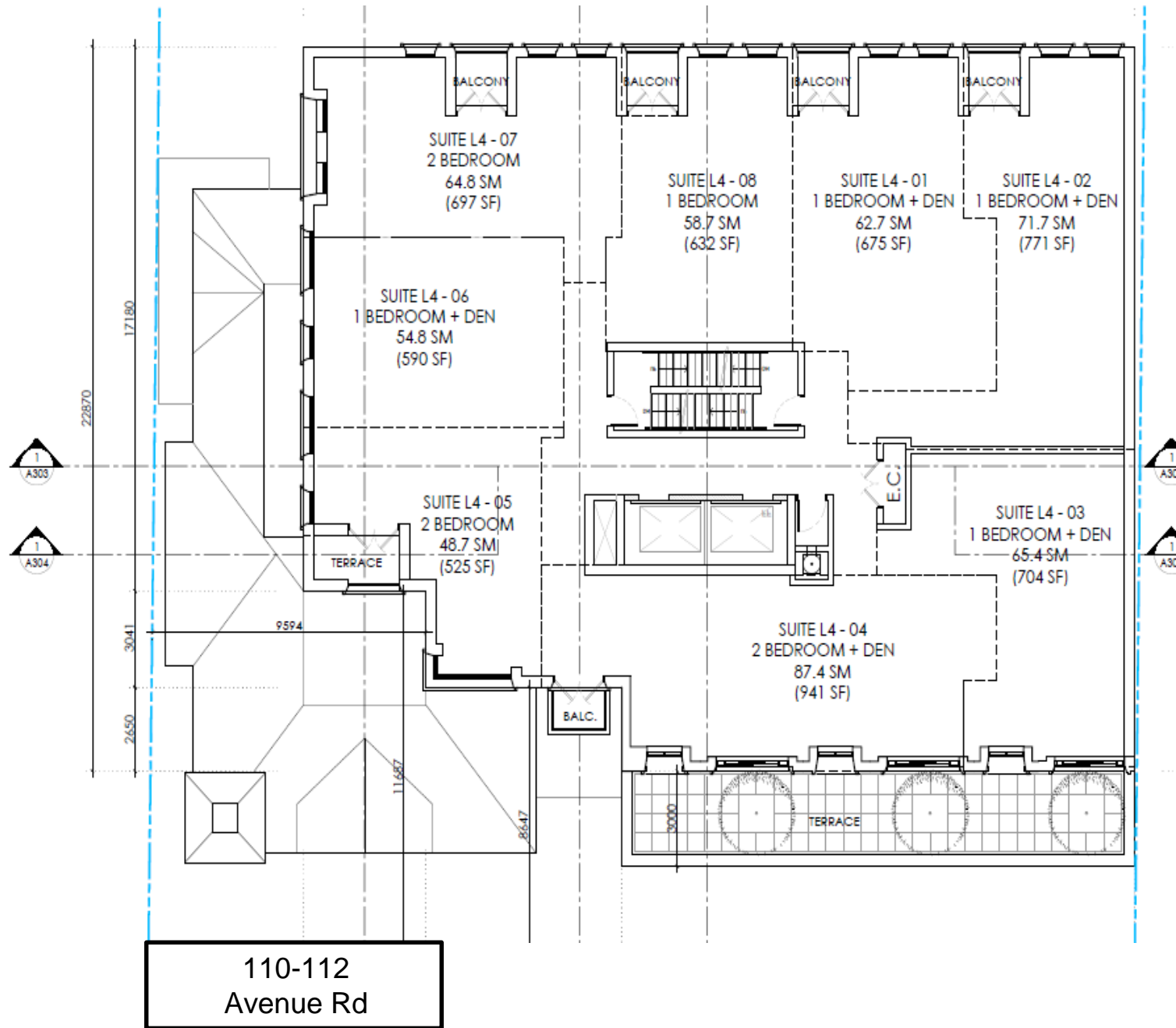


Third Floor Plan (Richard Wengle Architects May, 2022)



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110-116 Avenue Road

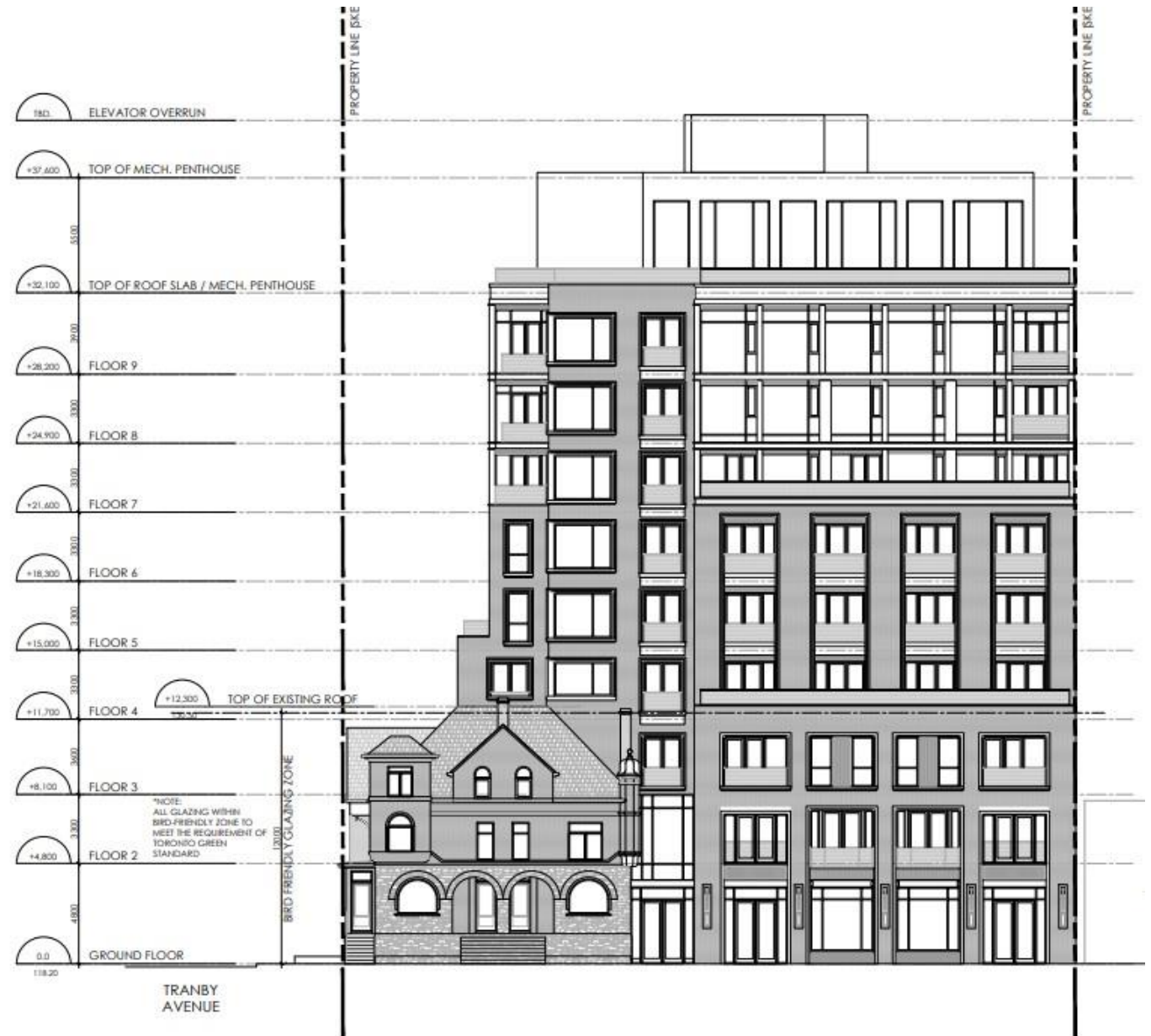
Fourth Floor Plan - showing roof of heritage building at 110-112 Avenue Road (Richard Wengle Architects May, 2022)



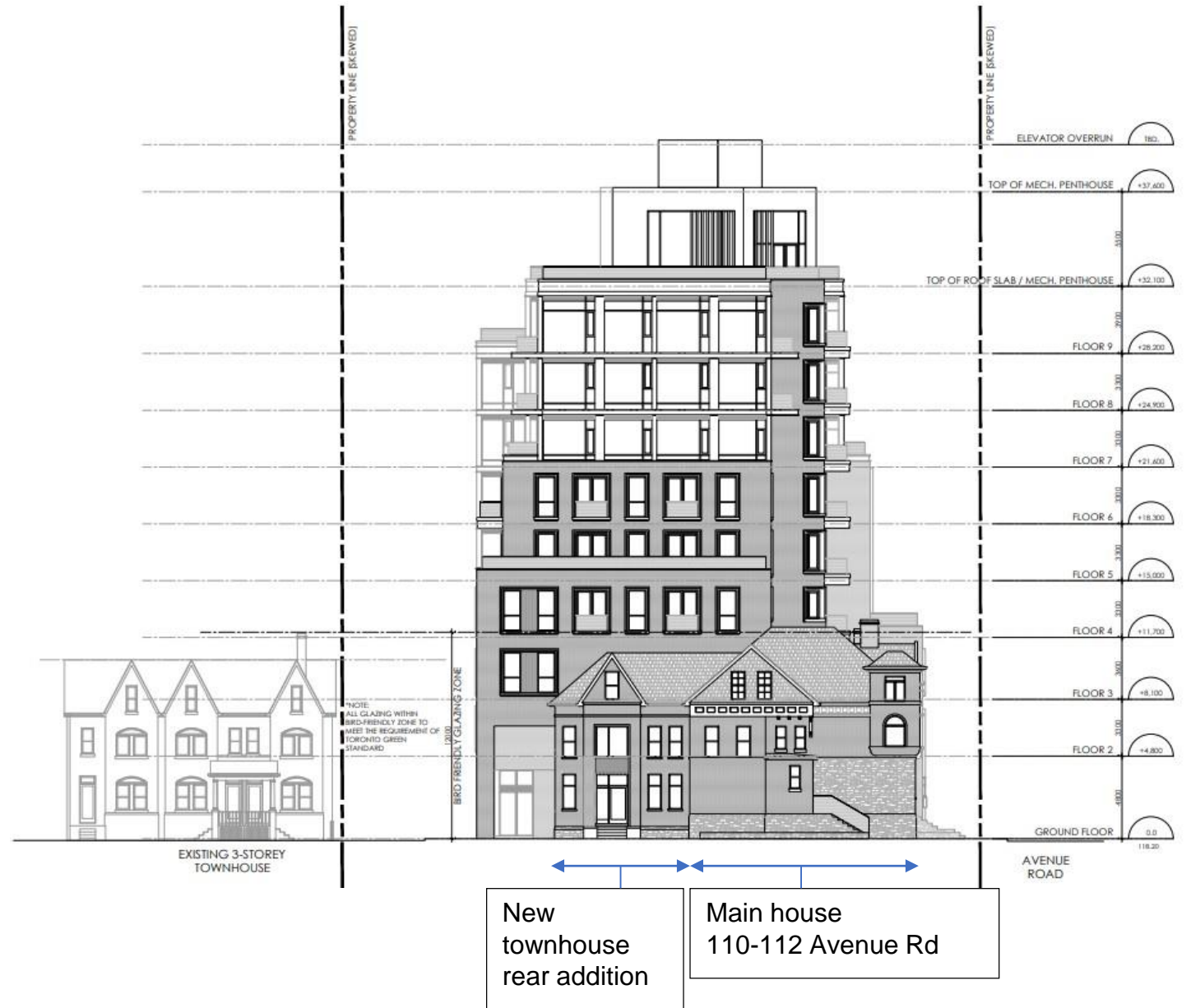
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110-116 Avenue Road

West (primary) elevation facing Avenue Road showing 110-112 Avenue Road to the left, new entry vestibule and new 3-storey townhouse units at base of proposed new building (Richard Wengle Architects, 2022)



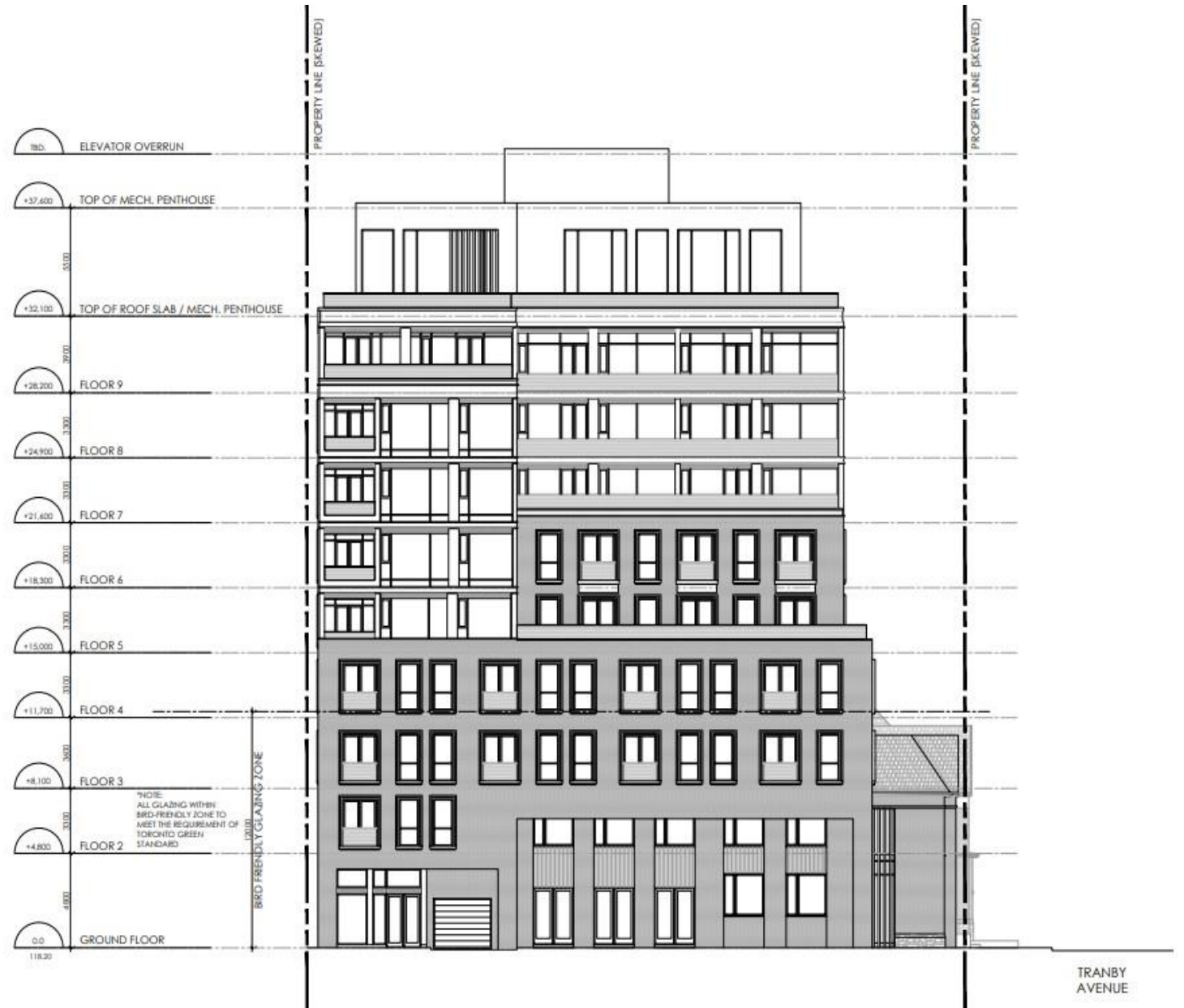
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110-116 Avenue Road



South elevation including adjacent townhouses along Tranby Avenue (Richard Wengle Architects May, 2022)

PB36.6 110-116 Avenue Road

West Elevation-laneway
(Richard Wengle Architects May, 2022)



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110-116 Avenue Road

3D model showing 110-112 Avenue Road within new development- corner of Avenue Road and Tranby Avenue (Richard Wengle Architects May, 2022)



3D model of 110-112 within the new development along Avenue Road (Richard Wengle Architects May, 2022)



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Rendering of East (primary) Elevation along Avenue Road, illustrating 110-112 Avenue Road, recessed new entry vestibule along north elevation of 112 Avenue Road along with new 3-storey street wall building proposed along Avenue Road (Richard Wengle Architects May, 2022)



Rendering of South Elevation along Tranby Avenue
(Richard Wengle Architects May, 2022)

