

03 July 2023

## **94 JUNIPER RD PROPOSAL – MOTIVATION TO AMAFA HOC.**

In response to your letter 12 June 2023 which required “...how the building integrates with the existing context in terms of conservation guidelines.”

The proposed building is designed as a new dwelling using current architectural design principles. Its location is in the “old suburb” of Overport, which started as a low-income area with small houses with little architectural detail or prominence. The context of the period was narrow streets with low garden walls, verandas and bay windows overlooking the street.

With the change in context driven by the needs of modern living and security, the built form and streetscape has completely changed to a narrow street, lined with high walls, punctured with pedestrian and vehicular gates. The small houses have turned their back on the street with verandas enclosed and garages built on the street boundary.

Even though there are a large percentage of (altered) original houses, all that remains of the context of the old suburb are the roof forms that are partly visible above the walls. A number of the original houses have been replaced with double-storey modern buildings, designed to suit the owners needs.

The requirement to defend the design (of a new building) in terms of conservation guidelines is confusing as “conservation guidelines” normally apply to existing building worthy of conservation. New buildings must follow current design principles, otherwise they would be mimicking or slavishly copying a previous era.

Below are some observations from an analysis of the context (refer to streetscape photos) :

- Out of 20 properties, 5 (including the existing) have “permeable” boundary fences ie. post and screens or post and rail type fences where the buildings are partly visible through the fence – the remaining properties have solid walls of over 1.8m in height.
- Out of 20 properties, 5 are double-storey dwellings, 15 are single-storey houses (of varying age).
- The dominant elements in the streetscape are solid boundary walls and driveway gates/ double garage doors
- The dominant morphology of the single-storey houses is hipped or pyramidal roof form and the occasional gable and veranda. Only the roofs are visible from the street. Verandas and architectural features of original house have been modernised.
- The proposal it not unlike new dwellings built in the road (eg. 95-99 and 102-106), differing only through the architect’s interpretation of a modern double-storey house.

L.Napier – Heritage Consultant



94/94/90 JUNIPER RD – architect’s sketch of the proposed in context



102-106 Juniper Rd



95-99 Juniper Rd



110-106 Juniper Rd

