

08-08-2023

477,479 MUSGRAVE RD AND 3 OVERDALE RD – REVISIONS TO ELEVATIONS :

The architects have revised the elevations and façade treatment using cues from the surrounding area. No changes have been made to the plan.

1. BALCONY EXTENSIONS REMOVED.

There is a Cape Dutch building on the adjacent site. The gable walls of the Cape Dutch building place emphasis on the vertical plane. We removed the balcony extensions to reduce the contrasting horizontal emphasis.

2. WINDOW PROPORTIONS RECONSIDERED.

W04 has been changed to a longer window, not only to create a more vertical puncture but also to be in closer proportion to the Cape Dutch windows on the adjacent site.

3. TIMBER LOUVRES HAVE BEEN ADDED TO THE EXTERIOR FACADE.

These louvres place emphasis on the corners of the building. This strengthens the idea of the vertical plane having more exaggeration than the horizontal. Timber shutters are typical to both Cape Dutch and 'Berea' style buildings. Further to this, the louvres modulate the building which is also typical of 'Berea' style.