

The Wallsend Development is a 5 unit housing project in one of the main suburban centres of Newcastle. It sits on the corner of Newcastle road, a main arterial road into the city, and a secondary street lined with standalone housing, commercial food outlet and a church.

The brief for the project was to maximize the capacity of the site into highly efficient 2 and 3 bedroom units each with good independence between dwellings which had individual private outdoor open spaces.

The project achieved 5 units across the site, the maximum allowable under the council controls, arranged in a linear plan. Each unit successfully included private outdoor open space, garaging for 1 or 2 cars and some with private 2nd floor decks.

Units also incorporated a mix of formal landing and entry, living room, kitchen looking over private back yard, laundry, master Bed (with private deck) some with ensuite, 1 or 2 additional bedrooms, bathroom, study nook and second toilet.

Although the project was strongly opposed at development application stage Webber Architects negotiate with objectors and relieved their concerns without reducing the site yield. The project was approved under delegated authority by Newcastle City Council a testament to the quality of the design and documentation

Interestingly the project involved the demolition of an existing building which was required to be formally recorded for heritage purposes. This record was archived for future research. This study was carried out by Webber Architects to the satisfaction of the local council.

The project, constructed in 2010 by Hunter Coast Homes, is shown to be a quality example of urban development in the context of its social fabric and surrounds.

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