

Heritage Consulting

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Jim O'Brien Architect & Northern Beaches Council

Wednesday, 15th March 2023

RE: 166 Pittwater Road alterations and additions with the Heritage Conservation Area

To whom it may concern

I am writing in the capacity of Heritage Advisor and Consultant with a review of the works proposed and revised at 166 Pittwater Road.

The site is located within the Heritage conservation area (HCA) as prescribed in the LEP

I have been fully involved with the Client and Architect over the last 9 months in the design process, in response to the heritage listing of the HCA and advised on several iterations of the character, design, materials and details.

In a response to the DA submission, Council provided a set of points with recommendations for reconsiderations, under the heritage clauses within the DCP.

I have advised the Client and Architect on a set of responses to these issues and the resulting modified drawings and perspectives are available for review.

As the subject building is screened from views from the street and by its proximity to other buildings, and the pavilion approach has been adopted, the key matters I have advised for reconciliation are as follows:

- The second chimney is an element with original fabric on the building and worthy of having its integrity addressed. The revision explored includes both a removal of new building elements from the structure and modification of the roof in the vicinity. This change addresses both the bulk of the roof and the integrity of the chimney. The drawings illustrate that this has been a successful change.
- The changes around the chimney also have the impact of reducing the bulk of the dormer and this also provides an improvement, as the variety with this element being now more remote from the roof, adds character and reduces the overall impact.
- The roof sheeting has been modified away from the contemporary seamed products to the custom orb profile. This textural change makes the roofing less visually dominant and more consistent with traditional materials and details and benefits the scheme.
- The schedule of finishes has been updated to remove the ambiguity which can arise during construction and this series of materials and colours are now endorsed. With the supply chains easing post-covid the need for substitutions should now have abated.
- The vertical cladding to the side and rear portion of the extension, has been retained and not altered to produce a weatherboard profile. I appreciate the character which horizontality provides however in this screened context and without other similar reference materials in the subject property to interpret this cladding, my view is that the vertical boarding is acceptable. I have encouraged the use of a lighter paint colour on the boarding so as to reduce the visual impact of the recessed joints and thereby achieve a more uniform finish which would not be a distraction.

I am comfortable now to support the changes and take the view that they will enhance the fit of the proposal with the building and within the setting and context of the Heritage conservation area.

Regards
David Scobie
Heritage Consultant 15/03/2023