

Heritage Referral Response

Application Number:	DA2022/0670
Date:	08/07/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 953749 , 18 Margaret Street FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is a heritage item and adjoins a heritage item</p> <p>I61 - Group of Dwellings - 2A -25, 27, 29 Margaret Street and 38 The Crescent</p> <p>I62 - Street Trees - Margaret Street</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Manly inventory is as follows:</p> <p>Group of Dwellings <u>Statement of Significance</u> The streetscape has moderate significance for its range of architectural styles and textural interest.</p> <p><u>Physical Description</u> The street contains an interesting range of generally small scale residential architecture with a number of fine examples of particular styles in the period c. 1910 - c. 1940. Notable individual buildings are No. 22 (Strathmore) brick flats with strong vertical elements and decorative brickwork; Nos. 27 and 7 - Federation style cottages and the pair of cottages Nos. 16 and 18, also showing Federation influence. Generally the street is well planted. The streetscape is not yet seriously affected by infill.</p> <p>Street Trees <u>Statement of Significance</u> Listed for its aesthetic importance to the streetscape.</p> <p><u>Physical Description</u> treet tree planting. Mixed tree species; Norfolk Island Pine, Brush Box and Hill's Fig.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register		

RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
<p>This proposal for alterations and additions to an existing dwelling has been referred for Heritage comment as the subject property is one of a group of houses in Margaret Street and The Crescent, Fairlight, which are listed as a Heritage Item, No. i61 in the former Manly LEP. The context in which this dwelling is located constitutes an historic and sensitive, developed setting on whose heritage values the impact of the proposal (if any) must be assessed.</p> <p>The nature of the Group Heritage Item is such that development involving individual sites and houses within it, on the component lots, could adversely affect the heritage significance of the group as a whole, and their combined setting. The way in which individual dwellings are treated in proposals for them is therefore critical to maintenance of the group's values and importance.</p> <p>The proposal involves preparatory demolition and alterations to both levels of the house, a new carport, and a new front fence. The subject house has been altered both externally and internally, so an assessment of the works in heritage terms can be focused on the impact that the proposed changes would have on the building's current condition, and on its perception and appreciation as a part of a group Heritage Item.</p> <p>Firstly, it is proposed to replace an existing flat roofed carport with a pitched roof structure employing a vertically timbered gable to the street. The imposition of such a large form as proposed is regrettable in that it will partly screen the street façade of the house.</p> <p>Attached to the carport and extending across the property is a high timber fence, described as "paling", with a decorative entry gate. While the fence will give privacy and security it will further screen the main façade of the house. If it is thought to be permissible against Council's fencing code and established practice, it should be painted in with the eventual stylistically related and appropriate colour scheme of the house. A lower fence, backed up with garden screen planting would be more appropriate.</p> <p>The proposed first floor changes extend the area of the present upper level, connecting it to the main transverse gable of the house, which is presently used as storage. As well as this enlarging extension, the roof of the upper floor is to be increased in height, affecting the overall scale and bulk of the house, as can be appreciated taking into account its present side elevations. The proposed roof is to be stepped at its front, so as to be set down lower than the existing front ridge, but stepping up quickly to a greater height. The increased height, bulk and scale of the roof will increase its visibility and the visibility of the upper floor, and the visual mass and scale of the house, making the addition much more noticeable.</p> <p>The significantly enlarged form of the first floor is shown using materials which do not relate to those of the original house, which employs quality brickwork. The difference in materials and design expression, particularly with the diverse fenestration, is not conducive to a better heritage outcome, subtly emphasising the different stages of the building's construction – the different levels of the house will look very different and poorly related. The proposed colour scheme, in which the extensions are to be off-white, will emphasise the disconnection.</p> <p>At ground level, in the original brickwork side walls, the number of new windows in the northern side wall is excessive and inconsistent with this building's stature as a heritage item. There is no rigour in the placement of new windows, even in the new attic window which is shown off-centre when given</p>		

the style and formalism of this house, it should at least be shown on the gable centreline. In the southern elevation, the horizontally proportioned highlight windows towards the front of the house are unrelated to the design of this house.

The proposed alterations and effective re-working of the upper level to this house offer an opportunity to improve upon the earlier works that have been undertaken – a chance to improve the way the whole level works and how the house presents in context. To achieve this better outcome the present proposals will have to be reconsidered – essentially in their external treatment. The key measures would be :

- Reduction in the height, scale and bulk of the extension roof form ;
- Reconsideration of the fenestration, materials, and colour scheme of the addition so as to better integrate the addition with the existing building.
- Reconsideration of the proposed additional fenestration shown in the proposals, which should be reduced in the number and diversity of new openings particularly in the original house, that are inconsistent with its design, integrity and heritage interest.

The current proposals cannot be supported as they are inconsistent with the stature and significance of the subject house as a heritage item. The conclusions of the Heritage Impact Statement are not concurred with. The proposals should be reconsidered with a view to achieving a supportable heritage outcome, consistent with council's controls and the Australia Icomos Burra Charter.

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Robert Moore

DATE: 7 July 2022

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.