

# Weir Phillips Heritage and Planning

14<sup>th</sup> September 2022

J5439

**Attention:**                   **General Manager**  
Northern Beaches Council

**Re:**                               **DA2022/01469 – Heritage Impact Statement**  
**1102 Barrenjoey Road Palm Beach**

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This letter addresses the heritage impact of the proposed design modifications relating to DA2022/01469 at 1102 Barrenjoey Road Palm Beach. A detailed Heritage Impact Statement (HIS) accompanied the original DA submission which included the site and surrounding area history and description.

The scheme follows lengthy discussions with Council officers in which all participants have sought to achieve a mutually satisfactory and better heritage outcome for the property and the Palm Beach locality in which it is so prominent. The design team has sought to modify the design to minimise the impact in terms of scale, bulk, height, length, and a design character in relation to Barrenjoey House.

<b>Design Modification</b>	<b>Response</b>
<i>The roof of the proposal has been designed to appear as a true mansard roof with continuous dormer as per the sketches provided by Robert Moore on 15<sup>th</sup> August 2022. The design team has undertaken a minor modification to the dormer proposal and split the design into two forms.</i>	The main roof design has been modified to read as a mansard style with dormer windows inserted as part of a third level. This reduces the visual complexity of the proposal and imparts a more appropriate scale in relation to Barrenjoey House, which follows a two-level form with dormers inset into the roof. To further minimize the perception of a third level, the design team have split the dormer on the primary bay into two forms.
<i>Dormer design modified be constructed of dark Zinc Low-Reflective metal with a flat roof (with discreet fall to assist with drainage).</i>  <i>Fixed sliding louver to mitigate sun impacts set within the dormer windows.</i>	The proposed flat roof dormer design allows the hipped roof of the proposal to remain the central element in the proposal. This differentiates the proposal from the gabled dormers at Barrenjoey House a avoiding any overtly historicist reference.  In addition to mitigating some of the impacts from the western sun exposure the proposed fixed sliding louvres further breaks down the scale of the dormers, to reduce their prominence in the roof plane.
<i>The height of the ridge of the two recessed bays has been lowered and further set back from Barrenjoey Road.</i>	Lowering the height of the recessed bays reduces the overall bulk of the building. Setting the bays further back from Barrenjoey Road breaks the form of the building into three distinct entities. This reduces perceived mass and length of the

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	proposal and creates a more acceptable scale in relation to Barrenjoey House.
<i>Creation of a larger landscaped public area on the northern boundary adjoining Barrenjoey House.</i>	The larger public space between the site and Barrenjoey House increases the visual curtilage around the item to ensure that the view lines towards the item are preserved and its prominence along Barrenjoey Road are retained.
<i>Timber valances to colonnade.</i>	The proposed timber valances help visually humanize the scale of the square arches and soften the overall expression of the masonry building.
<i>Alignment of the eave line to match Barrenjoey House.</i>	Aligning the eave line to the eave line of Barrenjoey House and pitching the roofline back from this point at a similarly steep pitch establishes a key reference and visual measure against of the item. This is contextually appropriate for a building adjoining a heritage item by making an obvious alignment and reinforcing the quality of the streetscape and the setting of the heritage item.

The design modifications developed in consultation with Northern Beaches Council now present a built form which is appropriate for the site adjoining Barrenjoey House. The proposed new building is contemporary in character but demonstrates respect for the key forms, architectural proportions and materiality of the item. The sympathetically designed modern infill supports the ongoing significance of the area as a neighbourhood precinct, will now have an acceptable impact on the Barrenjoey House.

Please do not hesitate to contact me on 02 8076 5317 if you have any questions.

Yours faithfully,



**James Phillips** | Director