

## Statement of Modification- 78 Hudson Parade DA2019/0152

Date	Issue	Revision
06.04.21	For S4.55 (1a)	

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## 1. INTRODUCTION

The following modifications are proposed to the approved Development Application:

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All modifications proposed are designed to increase the amenity of the occupants and improve the environmental quality of the neighbourhood and are all minor in nature. There will be no adverse effects cause to the public or to neighbours as a result of the proposed modifications, nor are any planning controls contravened by them. Section 2 below outlines each proposed modification in detail and assesses them against these criteria.

## 2. PROPOSED MODIFICATIONS AND ASSESSMENT

### 1) Additional skylight

One additional skylight is proposed to the southern side of the upper roof, above the stairs. Installing a skylight in this location will increase the natural light which enters stairs between the first floor and the ground floor. Without a skylight in this position artificial stair lighting would be in use much more often thought out the day. This skylight will not be visible from the public realm or from the neighbouring property

## 2) Addition of west facing window on first floor.

We are proposing an additional 1m wide by 1.7m high window, located to the western façade of the first floor – refer to Architectural Drawings S4.55 02 & 04. The addition of this window will frame the view of Pittwater from the first-floor corridor. Due to the shading above provided by the roof and parapet as well as the surrounding trees the addition of this window would not significantly increase the solar heat gain entering the building. From the neighbouring no.80 Hudson Parade all views to the western doors and windows are obstructed by a southern privacy screen noted in the original development application (DA2019/0152), meaning this addition would have minimal impacts on the neighbouring properties.

## 3) Addition of west facing window on ground floor.

We are proposing an additional 1.9m wide by 1.9m high window, located to the western façade of the ground floor – refer to Architectural Drawings S4.55 03 & 04. This additional window will provide views of Pittwater into the living room on the ground floor as well as increasing the amount of natural light in the living space. Due to the design of the first-floor deck above acting as an awning this provides ample shading for this additional large window. As noted above on modification 2, the same condition regarding the southern privacy screen occurs on this level also, meaning this addition would have minimal impacts on the neighbouring properties.

## 4) Removal of first floor fireplace walls and southern exterior stone walls

The following changes are proposed to the fireplace and surrounding walls:

- i) Removal of walls on the first floor previously enclosing the fireplace flue from the ground floor.
- ii) Removal of exterior stone walls on southern façade.

Regarding point i) The relocation of the fireplace flu from the ground floor has made the walls on the first floor (which previously enclosed the flu) no longer necessary – refer to Architectural Drawing S4.55 02. The removal of these walls on the first floor allows for a small amount of floor space to be gained in the snug and the overall shape of the room to be simplified. The proposed change of the flue location means that it runs up the exterior rendered wall, this location is not adjacent to the neighbouring dwellings windows or building envelope, although the flu will be colour matched to the wall to minimise any aesthetic impact. We do not believe that the neighbour will be adversely impacted on by this change in flu location.

Regarding point ii) Due to the removal of the stacked stone chimney (See modification 5) we are also proposing to remove the stacked stone flute running on the southern façade that acted as an extension of the chimney - refer to Architectural Drawings S4.55 05. These walls no longer are needed as they correspond to the chimney design only and are not structural. With this change the southern façades form and materiality will be simplified as the timber cladding and the cement render finish will tie into one another. Additionally, this location is not adjacent to the neighbouring dwellings windows or building envelope and is believed to have a minimal impact.

## 5) Replacement of stacked stone chimney with flu only

We are proposing the removal of the previous stack stone chimney design and replacing it with the fireplace flu only, illustrated on Architectural Drawings S4.55 01 & 05. The removal of this stone chimney will minimise the use of materials needed in the roof construction, as well as reducing the bulk of the chimney. With this modification there will be greater cohesion in the roof materiality as the colour of the flue when it meets the roof will match the roof sheeting colour, as opposed to the previous chimney design which introduced a different material to the roof. There will be a significant reduction in the height of the chimney, by 1440mm from this we believe the neighbouring no.80 Hudson Parade will not be negatively impacted by this change.

## 6) Removal of northern window on first floor

We are proposing to remove a window on the northern façade of the building at the first floor as illustrated on Architectural Drawing S4.55 02 & 06. This window is no longer deemed necessary and is being removed as a cost-saving measure. The removed window will be replaced with charred timber cladding per the adjacent conditions. As there is ample articulation and fenestration on this façade already it is not thought that the removal of this window will have an adverse effect on neighbours or the character of the area.

## 7) Removal of door to drying area on first floor.

The removal of a door on the southern side of the first floor is being proposed. This door to access the outdoor drying area is no longer deemed necessary due to the alternate access off the laundry, as well as gaining additional joinery space in the corridor. BASIX certificate has been updated to account for the removal of this door and its glazing. Due to the timber screening on this area of the southern façade it is not thought that the removal of this door will have an adverse effect on the neighbouring dwelling.

8) Removal of tree #21

Proposing to remove tree #21. See attached Arborist's report.

9) Relocation of exterior wall and replacement of door type to pool deck.

The following changes are proposed to the pool deck and exterior door:

- i) Relocation of Lower ground floor exterior wall and Pool deck extension.
- ii) Replacement of D02 and W01 with pocket sliding door.

Regarding point i) To accommodate for the change in door type in point ii) the western exterior wall on the lower ground floor is to be set back 1375mm from the edge of the pool, this allows for a new section of pool decking to infill that space.

Regarding point ii) We are proposing the replacement of the D02 and W01 on the exterior western wall of the lower ground floor. The replacement door is to be a pocket sliding door, which would match the same amount of glazing as the previous door and window combination. The reasoning for proposing this change is due to the increased functionality that this door type would have between the Rumpus and the pool deck.

10) Addition of storage cupboard on first floor eastern balcony

We are proposing the addition of a 1.2m x 700mm storage cupboard on in the first-floor eastern balcony. This storage will be in the place of the originally proposed outdoor shower as it is no longer deemed necessary. This addition will have minimal to no visual impacts for the neighbouring dwelling (no.80 Hudson Parade) as the cupboard is location is within the original building footprint and will be finished with the same materials as the house and adjacent screening.

### **3. CONCLUSION**

As outlined in section 2 above we do not believe that any of the proposed amendment to the design will have an adverse impact on the surrounding environment or neighbours. We believe that given the nature of the changes, they should be granted approval subject to council's conditions.