

Statement of Heritage Impact

Date: June 2022

For: Mrs Nina Murray

At: 3 Etham Avenue Darling Point 2027 N.S.W.

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1.0 Etham Avenue Heritage Conservation Area

The residence is located in the Etham Avenue Heritage Conservation area which is characterized by high quality Federation residences and Inter-War buildings of varying styles. The Etham Avenue Heritage Conservation area provides a record of a significant historical time. The avenue has a distinctive character that retains the qualities of a more compact early 20th century garden suburb. The streetscape has a high aesthetic value showing a housing display of quality and distinction of a wide range of Federation styles from the Federation Queens Anne housing, to the English Arts and Craft styles and the American influenced Federation Bungalow. The consistency of the dominant roof forms and stylistic element such as verandas, porches, bay windows and chimneys, front gardens contribute to the strong streetscape qualities of the area.

2.0 Existing situation and site analysis

The residence under consideration is not a heritage item but a contributory item displaying the quality and distinction of Federation style homes. There is not much information about the house and the name of the architect/builder is unknown. According to the Historic Houses Trust data base the first listing goes back to 1910.

The site is referenced as Lot 30 in DP 3864 Section 1 (R3 Zoning) and contains an existing two storeys four bedrooms residence. (See attached survey for more details).

The total existing area of the site is 647.2 sqm. The existing floorplate is 364.5sqm (189.3 sqm on the ground floor and 175.2 sqm on the first floor). The existing soft landscape area is 229sqm and the existing private open space is 158sqm.

3.0 Proposal

The proposed work is to carry out minor alterations to the existing dwelling. In particular on the ground floor, it is proposed to replace the existing pergola with a garage, incorporate a new laundry area in the new storage area, whilst on the first floor, add a new studio area and a small ensuite. Finally, it proposed to replace the existing damaged roof tiles with grey slate tiles which best suit the style of the home.

The general approach to the work has been to propose minimal design changes, which however improve the living standard and better response to the styles and needs of modern life. All proposed work takes into consideration the existing architecture and attempts to make an addition that well blend with the style of the existing Federation architecture.

The residence has undertaken a major renovation in 2011 and we were the architects involved in the complete design of the renovation. At the time unsympathetic additions on the side and back of the building were removed original features of the home were reinstated and sections of the building at the back and side of the home were completed reconstructed to their original glory.

At present the residence is in good conditions however it lacks of few functional amenities such as a proper size garage and laundry area. The existing garage is very narrow, and the laundry area is very small confined under the stairs and does not have an appropriate size for the need of a large family. Currently one car is parked under the open pergola on the side of the house as it does not fit into the garage.

It is proposed to remove the existing open pergola, create a new garage to accommodate 1-2 cars and convert the current garage into a storage area including a separate room for a laundry. Furthermore, on the first floor it is proposed to add a studio area and a small bathroom to address the family needs for extra space for quality recreational activities. Finally, it is proposed to replace the residence damaged roof tiles with grey slate tiles. This work was approved in the previous DA however due to costs reasons; the work was never carried out; The new owners are now prepared to complete any unfinish work, provide the best quality amenities keeping in mind and respecting the residence history, significance, contribution and relationship of the building withing the context of the conservation area.

4. Relevant controls

As mentioned above the property is situated in the Etham Avenue Heritage conservation area and is a contributory item which means the proposal needs to follow the objectives and provisions stated under Chapter B2 Neighbourhood HCAs of Woollahra residential DCP 2015.

B2.1.7 General Development Controls

O1 The objective is to ensure that the significant fabric heritage items and contributory buildings is retained.

The main objective of the proposal is to ensure the new addition has regard to the heritage significance of the area and is compatible with the desired future character of the neighbourhood HCA. In particular the proposal aims to conserve the existing fabric which was restored and reinstated in the previous renovation and provides an addition that blends harmoniously with the old fabric, complementing the existing building architecture.

The proposed external addition on the western side of the building is not altering the original fabric of the building, on the contrary, attempts to complement and finish the North elevation architecture, by reinstating the missing symmetry of the building. Furthermore the addition will provide a visual cohesiveness with the existing fabric by repeating and continuing the same materials, finishes, proportion used in the main residence.

O2 The objective is to ensure that significant internal fabric is retained and conserved

No changes are proposed to the room layout and proportions are retained in the principal building forms. All significant internal features are retained and conserved.

O3 The objective is to retain and promote the significance, contribution and relationship of a building within the context of a pair or group of buildings

The new proposal does not obscure or reduce the visual relationship from the public domain on the contrary it blends with the existing streetscape and residential area context.

O4 The objective is to ensure that the curtilage of heritage items and contributory buildings is retained and enhanced when opportunity arises

No additional storey is proposed to the principal building form.

O5 The objective is to maintain the existing building scale form and height of the main streetscape elevation and ensure the new development is compatible with the streetscape.

The proposal retains the existing building scale, form and height of the main streetscape elevation and is compatible with the streetscape.

O6 The objective is to ensure the rear alterations and additions are of sympathetic design and construction

The proposal complements the character of the principal building form in terms of materials, articulation of the solid to void ratio. The proposal is in character with the architectural style of the building and with the surrounding contributory building in the area.

O7 The objective is to ensure the architectural character of the building is not compromised

The proposal attempts to enhance the existing architectural character of the building and provide an addition that does not compromise in any way the existing building fabric.

O8 The objective is to ensure that alterations and additions are sympathetic to the original building and the predominant streetscape character contributing to the heritage conservation area's significance

The proposed materials and roof forms are in character not only with the architectural style of the building, but also with the other surrounding contributory buildings in the area. The proposed addition intent is to complement the original building. Setback are also retained as existing on the ground floor in order to maintain uniformity with adjoining developments.

O9 The objective is to achieve external materials and finishes and colour schemes sympathetic to the context.

The proposed finishes and color schemes will match the existing which use light and traditional tone, minimizing the apparent bulk of the building. (Please refer to finishes and material schedule for further information).

O10 The objective is to conserve established garden settings including original landscape elements and features.

All existing garden settings are retained, including mature trees, gate fencing.

O11 The objective is to ensure that the landscape character of the streetscape is maintained by preserving existing trees and sandstone kerbs and gutters.

All garden setting, trees and sandstone kerbs and gutters are retained;

O12 The objective is to ensure that on-site parking does not dominate the streetscape.

The proposal is to remove the existing pergola and create a garage in order to remove the current on-site parking visual issue from the streetscape. The new garage is set back behind the front building line in order to look concealed and part of the building. The side set back is retained as existing.

O13 The objective is to ensure that significant fences and sandstone walls are conserved.

All existing sandstone fences and walls are retained and not be breached by additional openings.

O14 The objective is to ensure that fences do not detract from the streetscape.

No changes are proposed to the existing fences.

O15 The objective is to ensure that infill development respect significant fabric, the existing subdivision layout pattern of building separation.

No subdivision or amalgamation are proposed.

O16 The objective is to ensure that infill development maintains the existing streetscape character and rhythm, building form and scale of the building.

The proposal is of a scale, form and character compatible with the surrounding.

O17 The objective is to maintain the streetscape appearance with uniform setback.

The Northern elevation which is visible from the public domain does not incorporate large expanses of glass and opening, on the contrary, continues the existing pattern proposing the same opening sizes and building proportions. The proposal maintains the existing building separation retaining the current setback on the ground floor and opportunity

O18 The objective is to ensure that the pattern of roofscapes is maintained.

The additional new roof form is consistent with the existing in terms of form, pitch and materials to that of the adjacent contributory buildings and the context.

O19 The objective is to promote high quality design, material and finishes and detailing which is appropriate to the architectural style, building type and historical context.

Extensive time has been spent to study and research the best way to address the need of the occupants but at the same time provide an addition which respects, conserves and enhance the character of the existing residence architecture. The development harmoniously and gently

integrates with the existing fabric in a traditional way respecting the past but addressing the needs of a family in the current modern way of living.

5.0. Assessment of Impact/summary.

The overall form of the building is retained and conserved. The proposed work does not affect the character and heritage significance of the conservation area, as a whole. The proposal development aim is to increase and reinstate characteristic elements present in the conservation area in the following way:

1. All significant intact fabric is retained and conserved.
2. The design of the new addition is of high quality and complements the existing architecture blending harmoniously with the existing fabric and addressing the streetscape heritage conservation controls.
3. The proposal utilizes building form, materials and finishes common in the area and sympathetic with the adjacent contributory buildings in the area;
4. During the construction any material found which is able of conservation will be conserved and reused. All timber, original federation style windows will be sourced at the Restoration and Renovation yard to ensure authenticity and overall design coherence.

Yours Faithfully

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