
From:
Sent: Thursday, 24 September 2015 3:51 PM
To: records
Subject: Concerns Regarding DA0434/2015

Launceston City Council,

I am writing in regards to Development Application 0434/2015 - 23 Adelaide Street East Launceston. I have concerns regarding this project specifically relating to the heritage value of the building.

These buildings as a group are known as Bennell Houses and have a specific style and character to them. I feel that the proposed extension to the south of 23 Adelaide Street is not in keeping with the style of this character property. The modern materials (including colour) and scale of the rear extension do not naturally flow on from the 19th Century white brick design of the Adelaide Street frontage.

Another consideration is that this extension will be easily seen from the Stewart Street boundary of the property, allowing for maximum viewing impact.

I believe that this property is on the Tasmanian Heritage Register and as such should be carefully considered when approving any development.

I am not anti-development, but feel that a rear extension to this property could be done in a much more tasteful way and in keeping with the heritage style of the building.

Regards

Nick

Nick Ashley-Jones

From:
Sent: Tuesday, 29 September 2015 2:06 AM
To: records
Subject: Development Application 0434/2015 - 23 Adelaide Street East Launceston
Attachments: DA 13432015 objection (Sam Nichols).pdf

Attention:

Mr Robert Dobrzynski,
General Manager
Launceston City Council

Dear Mr Dobrzynski,

Please find attached our representation relating to Development Application 0434/2015 for additions and alterations at 23 Adelaide Street, East Launceston.

Should you have any queries regarding the attached, representation please do not hesitate in contacting the undersigned.

Yours sincerely,

Sam Nichols
B. Arch [UTAS]

SAM NICHOLS
DESIGN | HERITAGE | CONSERVATION

28th September 2015

Mr Robert Dobrzynski
General Manager
Launceston City Council
Town Hall
Launceston TAS 7250
(via email contactus@launceston.tas.gov.au)

DEVELOPMENT APPLICATION (DA) 0434/2015
PROPOSED ALTERATIONS AND ADDITIONS at 23 ADELAIDE STREET, EAST LAUNCESTON

Dear Mr Dobrzynski,

I write with regard to Development Application 0434/2015 relating to proposed works at 23 Adelaide Street, East Launceston – hereafter referred to as the subject property.

This heritage advice was commissioned on the basis of an objection to proposed works (alterations and additions) to the subject property. The property consists of a conjoined two-storey Victorian Regency overpainted brick terrace house with an original single-storey rear service wing. The south elevation of the service wing and its chimney remains unpainted. The subject property forms a book-end property, at the intersection of Adelaide and Stewart Streets, to a row of largely identical terrace houses constructed from 1869-76.¹

The subject property is included on the Tasmanian Heritage Register (THR) and is located in a Local Heritage Places Overlay of the Launceston Interim Planning Scheme 2015.

1. Proposal

The following document, detailing the proposal, has been referenced in the preparation of this heritage advice:

- 23 Adelaide Street – Design Response Report and associated covering letter (Birrelli Art + Design + Architecture, 31 August 2015).

The proposal comprises the partial demolition and extension of the original single-storey brick service wing at the rear of the townhouse; the service wing forms part of the western streetscape of Stewart Street. The service wing currently contains the kitchen of the subject property.

The proposal details the demolition of the unpainted south gable, including chimney, of the service wing and the construction of a tall gabled annexe. The addition incorporates a glazed wall on the south elevation and a glazed link on the north elevation that acts as a division between the individual built-forms of the existing service wing and the new annexe. The east elevation incorporates a tall glazed entrance flanked by windows over equal height. The original brickwork from the demolished gable and chimney will be used as a brick floor in the glazed link

¹ Eric Ratcliff, *A Far Microcosm: Building and Architecture in Van Diemen's Land and Tasmania 1803-1914* (Vol. Two), 2015, p. 631.

of the annexe. The annexe will be clad externally in black metal sheet. The annexe will incorporate a dining room; the brick service wing will continue to accommodate the kitchen. The proposal includes minor alterations and building maintenance such as the treatment of rising damp and the demolition of an external concrete slab that has assisted in facilitating the rising damp.

2. Heritage listings and planning controls

2.1 Statutory heritage listings

2.1.1 Historic Cultural Heritage Act 1995

Tasmanian Heritage Register (THR)

The subject property is included on the Tasmanian Heritage Register (THR), maintained by the Tasmanian Heritage Council, under the auspices of Heritage Tasmania as Place ID 3712 – House, 23 Adelaide Street, East Launceston.

The inclusion of the subject property on the THR identifies that the property is of historic cultural heritage significance to the State of Tasmania. The property is subject to external and internal heritage controls as a result of this registration.

2.1.2 Land Use Planning and Approvals Act 1993

Local Heritage Places Overlay to the Launceston Interim Planning Scheme

The subject property is individually identified on the Schedule to the Local Heritage Places Overlay of the Launceston Interim Planning Scheme as Object ID 7 – House.

The inclusion of the subject property in the Local Heritage Places Overlay identifies that the property is of local historic cultural heritage significance to the City of Launceston.

3. Heritage listings and planning controls

3.1 Non-statutory heritage listings

Non-statutory heritage listings relate to property listings that have no formal or legal weight in the planning scheme. While having no legal recourse, such listings are customarily taken into account when making planning decisions and are considered to be representative of heritage values in the community by local authorities.

3.1.1 Register of the National Estate

The subject site is registered, along with the adjoining properties at 23-33 Adelaide Street, in the now archived Register of the National Estate (RNE) as Place ID 12268 – Group of Townhouses, 23-33 Adelaide St, East Launceston, TAS, Australia.

The registration for the group of townhouses includes the following Statement of Significance:

A fine group of two storey Regency townhouses built in the 1850's. The houses are unusual in that they have irregular floor plans, a break from Georgian tradition. Situated with extensive views over the city, and with a park opposite, the buildings provide a fine streetscape.²

The group of townhouses were included on the RNE on 21 March 1978.³

² Place ID 12268 - Group of Townhouses, 23-33 Adelaide St, East Launceston, TAS, Australia.

³ Australian Heritage Council, Place ID 12268 - Group of Townhouses, 23-33 Adelaide St, East Launceston, TAS, Australia, accessed 25 September 2015 at: <http://www.environment.gov.au>

3.1.2 National Trust of Australia (Tasmania)

The subject property is included on the now archived Heritage Register of the National Trust of Australia by virtue of its inclusion on the Tasmanian Heritage Register; the Register was steadily developed following the inception of the Trust in 1960.

The Heritage Register of the National Trust of Australia (Tasmania) was merged with the THR and forms the basis on which the THR was developed.⁴

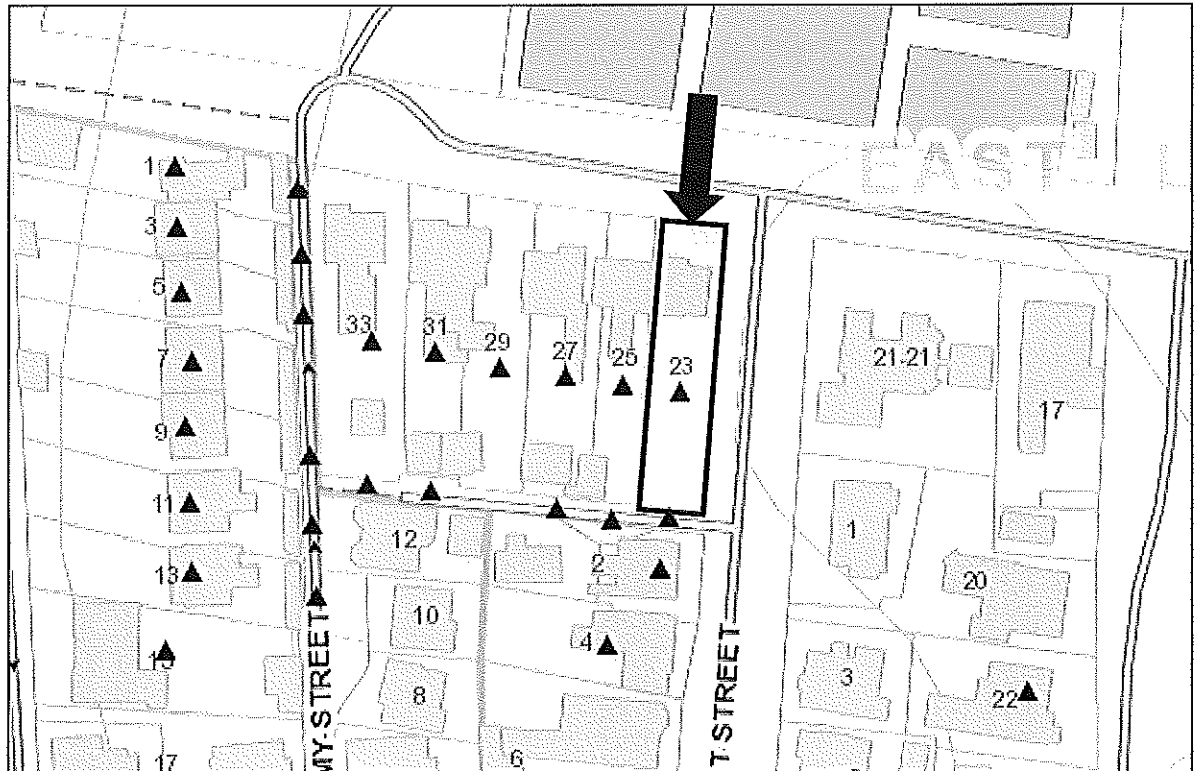


Figure 1 Extract of the Launceston Interim Planning Scheme Local Heritage Places Overlay Map indicating the extent of local heritage places (indicated by the purple triangles) within the immediate context of the subject property. The red arrow indicates the subject property. Source: Launceston Interim Planning Scheme

4. History

The subject property is colloquially known as 'a Bennell house'. This is a reference to the speculative developer, builder and designer James Bennell who was active in central Launceston during the mid to late 19th century. All of Bennell's properties are readily identifiable by their strict conformity to the fashionable Regency style of architecture and their significantly late adoption of this architectural style.

James Bennell designed and constructed the intact row of terrace houses, of which the subject property forms part, at 23-33 Adelaide Street.

⁴ National Trust of Australia website, *National Trust and Government Heritage Registers*, accessed 25 September 2015 at: <http://www.nationaltrust.org.au/heritage-register>

5. Analysis of proposal

The measured impact of the proposal on the significance of the subject property and the adjoining significant heritage places is considered in the context of the largely intact streetscape on the western side of Stewart Street, views of the proposed addition from Adelaide Street and the area's consistent housing stock of predominantly single-storey late Victorian expressed brick and weatherboard houses. It is this built form that is considered significant to the subject property and its immediate context.

The proposal is not considered to have adequately responded to the performance criteria of the following relevant clauses of code E13.0 (Local Historic Heritage Cultural Heritage Code) of the Launceston Interim Planning Scheme at the following levels:

Clause E13.6.1 Demolition

Objective:

To ensure that the demolition or removal of buildings and structures does not impact on the historic cultural heritage significance of local heritage places and their setting. Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting.

Summary:

The physical condition of the rear service wing, with respect to cracking of the chimney and rising damp, is not considered tantamount to warrant demolition of a significant element of that part of the building, in this instance the chimney. The extent and rate of deterioration of the service wing is considered standard with regard to a 140 year old building that has not had issues of poor ventilation and excessive damp in masonry properly addressed previously in its history. Internal cracking of a chimney is not considered to warrant demolition to the extent that the safety of the building or structure has been called into question. The built form of the service wing and its chimney when viewed in the context of a backdrop of similarly detailed townhouses with rear service wings makes a significant contribution to the streetscape of Stewart Street. The retention of the chimney will not significantly impact on the ability to construct the annexe and glazed link at the southern end of the existing service wing. The retention of the chimney is not considered to have an overriding economic impact on the viability of extending the existing service wing by way of a separate annexe connected via a glazed link. In this instance, demolition is not considered the most reasonable option to secure the long-term future of the building, in this instance the construction of an appropriate living area with direct garden access.

Clause E13.6.5 Height and bulk of buildings

Objective:

To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

Summary:

The height and bulk of the proposed addition is not considered compatible with the historic cultural heritage significance of the place and its setting. The addition has no relationship to the existing built-form of the rear service wing. While replicating a gabled form (the same as the service wing), the new gable is considerably larger with no adequate transition in form between the new addition and the existing service wing. The glazed link is not considered an adequate design response in this instance given the variation in built form. The addition is not considered responsive to the character and built form of the service wing. The addition is considerably larger than the service wing and as a result will dwarf the wing, bookending it between the rear of the two-storey section of the townhouse and the addition. The bulk of the addition will have a

significant impact on the historic cultural heritage significance of adjacent places through its obscuring of view lines of the existing built forms of the neighbouring terrace houses and the contribution of these views to the streetscape of Stewart Street. Further impacts on streetscape amenity are perceived in Adelaide Street where the height and bulk of the addition will result in its visibility from the intersection of Adelaide and Stewart Streets, resulting in a significant impact on the intact nature of the Adelaide Street streetscape.

Clause E13.6.9 Wall materials

Objective:

To ensure that wall materials are compatible with the historic cultural heritage significance of local heritage places and their settings.

Summary:

The addition is clad in black corrugated metal sheet. This material type has no precedent within the immediate area which has dominant wall materials of expressed painted and overpainted brickwork and weatherboard. This material type does not respond to, nor compliment, the cultural heritage values of the heritage place and its setting. The material type does not conform to the materials of the dominant building on the site, an expressed brick townhouse. The overall result is in an addition that competes for attention with the historically significant building on the site and the surrounding streetscape character where in actual fact the addition should be respectful and subservient to the pre-existing character of the immediate context.

6. Summary of heritage impact

The proposed additions and alterations as they currently stand will have a significant impact on the individual heritage significance of the subject site and the row of terrace houses as a whole. This is a result of the perceived impacts of the irreversible alteration to the built form of an intact c.1869-76 service wing of the subject property, the obscuring of sight lines of the assorted built forms of the rear elevations of the adjoining row of significant terrace houses and the contribution of these sight lines toward the visual amenity of the streetscape of Stewart Street.

7. Recommendations

Refinement of the design

Further refinement of the design is required including:

- Retention of the original built form of the rear service wing, including chimney.
- Retention of the ability for the collective built form of the rear elevations of the terraced townhouses to be appreciated from Stewart Street and the contribution of these views toward the streetscape.
- Review of scale of the gabled form of the annexe. This could include the adoption of a contemporary design that is less visually intrusive than that currently proposed while still allowing for the annexe to be appreciated as a well-conceived piece of modern architecture that is subservient to the surrounding heritage context rather than attempting to compete with it.
- Adoption of an external material palette that is complimentary to the heritage significance of the subject property and responsive to the surrounding context of detached single-storey brick and weatherboard houses.

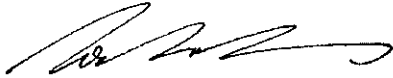
We trust this information is adequate in assisting the Launceston City Council realise an agreeable and positive design outcome that achieves the goals and expectations of the owners of 23 Adelaide Street while achieving a minimal impact on the heritage significance of the subject

SAM NICHOLS
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property, the adjoining terrace houses at 23-33 Adelaide Street and the streetscape amenity of Stewart and Adelaide Streets.

It is hoped that this level of review with respect to the marrying of good architectural design and the heritage significance of the City of Launceston's nationally significant building stock, especially those building's considered to be of significance to the State of Tasmania, will result in a better quality of building that contributes to rather than comprises Launceston's built heritage.

Yours sincerely,



Sam Nichols
Sam Nichols Design | Heritage | Conservation

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Helen Davies
Sent: Tuesday, 29 September 2015 12:09 AM
To: Council
Subject: Comment on application DA0434/2015

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0434/2015
Address 23 Adelaide Street East Launceston TAS 7250
Description Residential - single dwelling; construction of extensions to existing dwelling and associated tree removal
Name of commenter Helen Davies

Comment

My primary concern with this extension is its sensitivity to the original property - a handsome corner house in a set of six, built by well known colonial builder James Bennell in 1870 (not circa 1850 as stated). Please refer to my book "For the Record. James Bennell's Buildings in Early Launceston", chapters 8 and 9 for a detailed reference to this house, its context and history. A copy was donated to the Launceston City Council to help in renovation, restoration and development issues.

Twenty-three Adelaide Street is unique among the others in the row in that it has been altered relatively little in its history, has retained the original rear kitchen wing, and has a substantial side street boundary. It is a remarkable survivor because it has had the good luck of sensitive owners.

Any extension to this property should be sensitive to the original house in height, scale, form and materials.

The scale and gable form of the extension are suitable but the materials are a concern: combining walls and roof in dark toned zinc sheet or iron is a heavy, masculine, even brutalist choice, at odds with the fine proportions of the house's Victorian Regency style so typical of James Bennell.

The floor height of the extension - apparently raised for reasons of damp - has repercussions which are unfortunate. It complicates the link between the old and new buildings and prevents the extension from 'planting' into the surrounding garden without the large block of raised lawn.

Suitable foundations can deal with damp ground without raising floor levels. It has been done successfully in my own Bennell house.

The owners naturally wish to extend their home to incorporate modern living space but it is a shame that the original chimney and southern wall of the existing kitchen wing should be removed entirely for the addition. Cracking brickwork and the lack of a damp course are not reasons for demolition.

A gentler lighter addition is a kinder choice for this beautiful house.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



From:
Sent: Tuesday, 29 September 2015 4:14 PM
To: records;
Subject: Representation 23 Adelaide St Launceston.
Attachments: HPST Inc Representation Letter to LCC Re 23 Adelaide St Launceston.pdf

Dear Sirs

Please see attached representation

Lorraine Green

Heritage Protection Society

HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

29th September 2015

The General Manager,
Mr Robert Dobrzynski
Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250

By email only to contactus@launceston.tas.gov.au

Copied to:
Tasmanian Heritage Council
Department of Primary Industries, Parks, Water and Environment

Attention : Mr Ian Boersma
By email only to

Dear Sir,

Re : DA 0434/2015, 23 Adelaide Street Launceston

We refer to the Notice in The Examiner newspaper on September 16, 2015.

Having perused the documents published on Council's website, we wish to make the following representation.

The HPS(T)Inc. subscribes to the views and philosophies expressed in The Australia ICOMOS Charter for Places of Cultural Significance, ***The Burra Charter***, where the Charter *advocates a cautious approach to change : do as much to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.*

A unique characteristic at 23 Adelaide Street is its relative originality. It was built as part of the speculative group of 13 houses in Welman and Adelaide Streets by James Bennell (No. 23 was completed with 4 others by the end of 1870), and continued to be owned by the Bennell family until 1922, when it was purchased by the Ball Family, it being sold in 2003 following the death of Miss Aida Ball in September 2001. The Ball family and subsequently Miss Aida Ball, kept the house in completely original condition apart from wiring for

Representation to Launceston City Council - Ref. DA 0434/2015 23 Adelaide St.

electricity, but this was disconnected by Aida and her brother Laurie in the early 1970's as a protest against the flooding of Lake Pedder by the HEC, and it was never to be reconnected until after her death and it was eventually sold. The next owners, Paul & Alice Bradbury, renovated the house but showed great restraint with minimising any wholesale modernisation or structural changes, working within the physical constraints of the kitchen wing. They were followed in 2006 by Graham & Judy Dawson, who did nothing further but had the double garage built at the far end of their lovingly-tendered garden stretching along Stewart Street. Last year, advancing ill-health forced them from the home they adored to a single level house further along Stewart St, and once again the property has changed hands.

The present Development Application.

Contrary to *assertions* made in support of this application;

- *overshadowing and visual impacts are nil*
 - The design fails to comply with the Launceston Interim Planning Scheme 2014 at 11.4.1.3 as it is dimensioned at max. 2622mm from the western boundary and no submission has been included for the siting and scale of the proposed building to satisfy the Performance Criteria.
 - Furthermore, it is not *respectful of height constraints* and could easily comply with imitating the height dimensions of the existing kitchen wing. The proposed roof is much higher than 300mm above that of the present kitchen. The raising of the floor level by 300mm, ostensibly to raise the floor above the present ground level and so as to assuage the potential of rising damp, has no physical or technical basis. The present ground and even the paving levels are capable of being lowered, and modern construction techniques can easily cope with damp course construction. The *poor detailing leading to rising damp issues* are really symptomatic of poor building construction arrangements, and these are not likely to be 'cured' by hoping that the proprietary "Westox" chemical injection process will be completely successful. The lowering of adjacent ground and paving levels, removal of concrete floors and pavements and installation of 'air drain' chambers and physical insertion of damp course barrier material, are much more proven and prudent techniques.
 - There is no justification for construction of the 'green' (synthetic grass/carpet?) platform to the eastern side of the proposed extension. This feature could in fact exacerbate the perceived high ground levels, and potentially worsen any directing of rainwater/runoff towards the heritage sections of the building.
- *medium pitch gable 'most appropriate 'to fit with its immediate context*
 - Apart from the present kitchen wing, all roofs at 23 Adelaide Street are hipped, not gabled (main house and the garage). Further afield, the examples illustrated are rather self-serving and a closer analysis reveals a general prevalence for hipped roofs. Yes, there are gabled bays on some buildings, but their parent roofs are mainly hipped forms.
 - The proposed extension fails the test for a sympathetic extension to a heritage building that is subservient to the heritage parent item. The

Representation to Launceston City Council - Ref. DA 0434/2015 23 Adelaide St.

proposed extension dominates both the present kitchen wing and the garden area.

-The applicant is undecided whether the exterior wall/roof cladding is to be flat zinc sheet panels or corrugated galvanised iron. The flat panels are completely out of character and unsympathetic as is corrugated iron for wall cladding in the immediate context. Traditional roofs are corrugated iron sheeting (originally some roofs may have been timber shingles, but long-gone), and walls are mainly face brick, now painted, or horizontal weatherboards. The appearance illustrated for the proposal is more akin to that of a modern Scandinavian ski lodge, quite at odds with the present character of the place and area generally.

- *the added flue beginning to pull away from the back wall* is but a relatively minor structural issue that is easily underpinned and rectified.
 - The enclosure for the Peters fireplace (actually it is a wood-fired stove that would probably contravene contemporary wood-fire bylaws, hence not be capable of re-installation as a working feature), is most properly left in its original brick fireplace enclosure, and should not be positioned as a stand-alone item. In any event, the illustration/location of the stove is confused in the application and is not at the garden end of the proposed new dining area, as described.

In conclusion, we recommend that the current Development and Heritage Applications NOT be approved, and a revised proposal addressing the various points and provisions noted in this representation, be submitted for re-advertising.

We look forward to your consideration and feedback on this project.

Yours faithfully,

Lorraine Green

Hon. Secretary
Heritage Protection Society (Tasmania) Inc.