

48 Forrest Street

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Scale 1:562

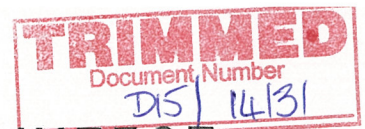
11/08/2015





RONALD BODYCOAT · ARCHITECT

7b Pensioner Guard Road, North Fremantle, WA 6159
M: 0418 917 757
E: ronaldbodycoatarchitect@iinet.net.au



TOWN OF COTTESLOE

30 JUN 2015

RECEIVED

23 June 2015

Ben Bartholomaeus
Chief Executive Officer
DR Capital Pty Ltd
Level 1, 1 Station Street
Cottesloe WA 6011

Dear Ben

RE: 48 Forrest Street, Cottesloe

Following the briefing in your office on 19 June 2015, I submit my report relating to the current 2015 proposal for development at the property at 48 Forrest Street, Cottesloe WA.

The proposed Development 2015 retains the surviving fabric of the 1924 Barsden House, restores the significant external elements of that house and introduces a new wing at the rear northern side to provide an enlarged residence appropriate for family living standards for the present day.

Reference should be made to the HERITAGE ASSESSMENT and the HERITAGE IMPACT STATEMENT for this property; both prepared by Ronald Bodycoat and dated October 2012.

The Heritage Assessment of 2012 records alterations and additions carried out to the fabric in c. 2007. It is important to note those changes in the context of the proposed works 2015. The northern additions of 2007 and the outbuildings have been demolished. Those elements were assessed in the Heritage Assessment to have no relevant heritage value.

The elements assessed and identified to have cultural heritage significance were:

- the external form of the original 1924 section of the house, namely door and window details, bay windows, rendered and painted masonry and the pitched and gabled roof;
- surviving chimneys
- the Classical Revival style verandah to the south side of the house and the west and east returns
- set backs of the house from both street boundaries

The Heritage Impact Statement of 2012 conforms to the assessment of values of the Heritage Assessment of 2012.

It is important to note that the elements assessed to have cultural heritage significance are to be retained and restored in the 2015 Development Proposal. Those elements constitute the distinctive character of the early section of the house.

Further, the northern addition as proposed in the 2015 Development comprise a highly appropriate extension to the surviving 1924 section of the building, expressed in crisp contemporary detailing which acknowledges the form and bulk of the earlier fabric without in any way compromising that fabric. The northern addition takes advantage of the aspect to the west out to the ocean and sea breezes, with balcony and protected glazing, and

provides private open spaces to the north and east side of the addition and the existing fabric.

The main pedestrian and vehicle entry is located on the western side of the extended house - an appropriate approach for access to the property.

Other significant elements of the restoration work on the 1924 section of the house are the necessary replacement of the deteriorated existing terra cotta roof covering with slate, one of the common roofing materials for houses around 1900 and into the early decades of the twentieth century, and a sensitive treatment of the present front door in the south elevation, set well back within the verandah.

Regards



RONALD BODYCOAT AM KSJ LFRAIA
Conservation and Heritage Architect

TOWN OF COTTESLOE

12 AUG 2015

RECEIVED



stephencarrick
ARCHITECTS PTY LTD

12 August 2015

Andrew Jackson
Manager
Development Services
PO Box 606
COTTESLOE WA 6911

Dear Andrew,

**48 FORREST STREET, COTTESLOE
HERITAGE ADVICE**

Thank you for the opportunity to provide heritage advice for proposed alterations and additions to 48 Forrest Street, Cottesloe.

It is understood that the Town of Cottesloe is currently considering a Planning Application for the adaptation of an existing c1924 building and a new two storey addition. 48 Forrest Street is included in the Town of Cottesloe's Municipal Heritage Inventory and Heritage List under the Planning Scheme.

Stephen Carrick Architects has been requested to provide an opinion on the relevant heritage issues.

Consultant Experience

Stephen Carrick is a registered architect with extensive experience and expertise having worked in private practice in Sydney from 1985 to 1992, for the Western Australian Government from 1992 to 2009 and from 2009 in private practice specialising in all aspects of heritage conservation work. He is a former Acting Director of the Heritage Council of WA and was responsible for managing the Development Referrals Program, Assessment and Registration Program, Grant Funding and the Heritage Advisory Program within the Heritage Council. He has previously been responsible for conservation programs for sites such as the World Heritage listed Fremantle Prison.

In July 2013 he was appointed to WALGA's Panel of Heritage Advisory Services.

He is experienced in preparing heritage advice and has completed heritage advice reports for clients with properties in the Town of East Fremantle, the Shire of Peppermint Grove, the City of Stirling, City of Vincent and the Shire of Augusta-Margaret River. He is experienced in State Administrative Tribunal processes and procedures and has appeared as an expert heritage witness. Recent advice has been provided as an expert heritage witness for properties at 53 Tenth Avenue, Inglewood, 27 Clifton Crescent Mt Lawley and 13 Jewell Parade, North Fremantle.

Background Information

The following documentation has been provided to assist with the preparation of this heritage advice.

- 11 August 2015 email from Andrew Jackson to Stephen Carrick Architects
- Drawings date stamped 14 July 2015 by Town of Cottesloe:
 - Dwg No. 4208 Feature Plan, Driscolls Land Surveyors Issue 3
 - Dwg No. A.01 Existing Site Plan – Wright Feldhusen
 - Dwg No. A.02 Basement Plan – Wright Feldhusen
 - Dwg No. A.03 Ground Floor Plan – Wright Feldhusen
 - Dwg No. A.04 First Floor Plan – Wright Feldhusen
 - Dwg No. A.05 Elevations – Wright Feldhusen
 - Dwg No. A.06 Elevations – Wright Feldhusen
 - Dwg No. A.07 Roof Plan – Wright Feldhusen
- Heritage List and Municipal Heritage Inventory information from Town of Cottesloe's website.

On 11 August 2015 Stephen Carrick viewed 48 Forrest Street, Cottesloe from the street and inspected the immediate streetscape to understand the context of the place.

Proposal

The proposal is for a two storey addition, with a basement, to an existing single storey heritage building. Barsden House is located on a prominent corner (Forrest and Broome Streets) and displays aesthetic and streetscape heritage values.

The proposed addition is contemporary in style with a flat roof.

Existing Building

The documentation in the Heritage List records the following information about Barsden House:

1995 Comment: Of great historic and architectural interest in prominent heritage streetscape/precinct.

A large house on a prominent corner in Cottesloe flanked by avenues of Norfolk Island Pines. It was built in 1924 for Joseph Henry Barsden, a solicitor of some note in Cottesloe in the early days. The house of white rendered brick has a romanticised Ionic colonnade supporting an unusual entablature and balustrade to three sides. The splayed windows have bay windows within projecting bays of the verandah formed by the colonnade. Large windows and French doors lead on to the verandah. In the bay window the glass is stained to the six upper lights with plain below.

The roof is gabled to the south with two small louvred sections for air. There is a porthole window by the front door. The door itself is panelled and glazed with a half light to the upper section, three small lights above and half length side lights all stained.

Additional Comment: Since the mid-2000s the place has had various approvals for partial demolition and substantial extensions and conservation works.

Heritage Advice

Following an understanding of the significance of the existing building and site and an analysis of the proposal the following comments are raised with regard to the impact on heritage values:

1. Connection of the additions to the existing building

The existing building has a blank façade to the north following demolition works. Whilst the north façade in itself is not significant as an elevation it does represent the remaining 1924 building fabric and the connection to the addition is an important element.

The proposed addition abuts the north elevation and in my opinion a connection detail that highlights the change from old to new would greatly assist with the junction of the 1924 building fabric and the new building.

This comment is not intended to create a breezeway or courtyard design approach between the old and the new but more simply a transition detail to assist with the interpretation of the heritage fabric and the new addition.

2. Entry Door

The existing significant building has a strong building orientation to Forrest Street. Entry steps to the verandah, projecting bays and the recessed entry door with highlights are important elements that contribute to the architectural and aesthetic heritage values of the place.

The proposal appears to relocate the entry of the place to Broome Street and the previous entry from Forrest Street is altered and forms part of a walk in robe to a master bedroom. It appears that significant building fabric is being removed.

In my opinion more prominence should be attributed to the entry to the 1924 building and the building fabric that comprises the entry should be retained.

3. Chimneys

The chimneys are an important streetscape element that adds to the places streetscape significance. The additions, and specifically the first floor and roof, impact on the vista to the chimney to the west elevation.

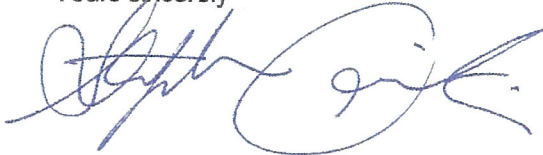
In my opinion further consideration of the impact of the addition on this chimney should be undertaken. The new roof does impact on the chimney and consideration of reducing the footprint of the proposed terrace to the first floor would assist with respecting the chimney as a significant element of the 1924 building.

4. Form of the Proposed Additions

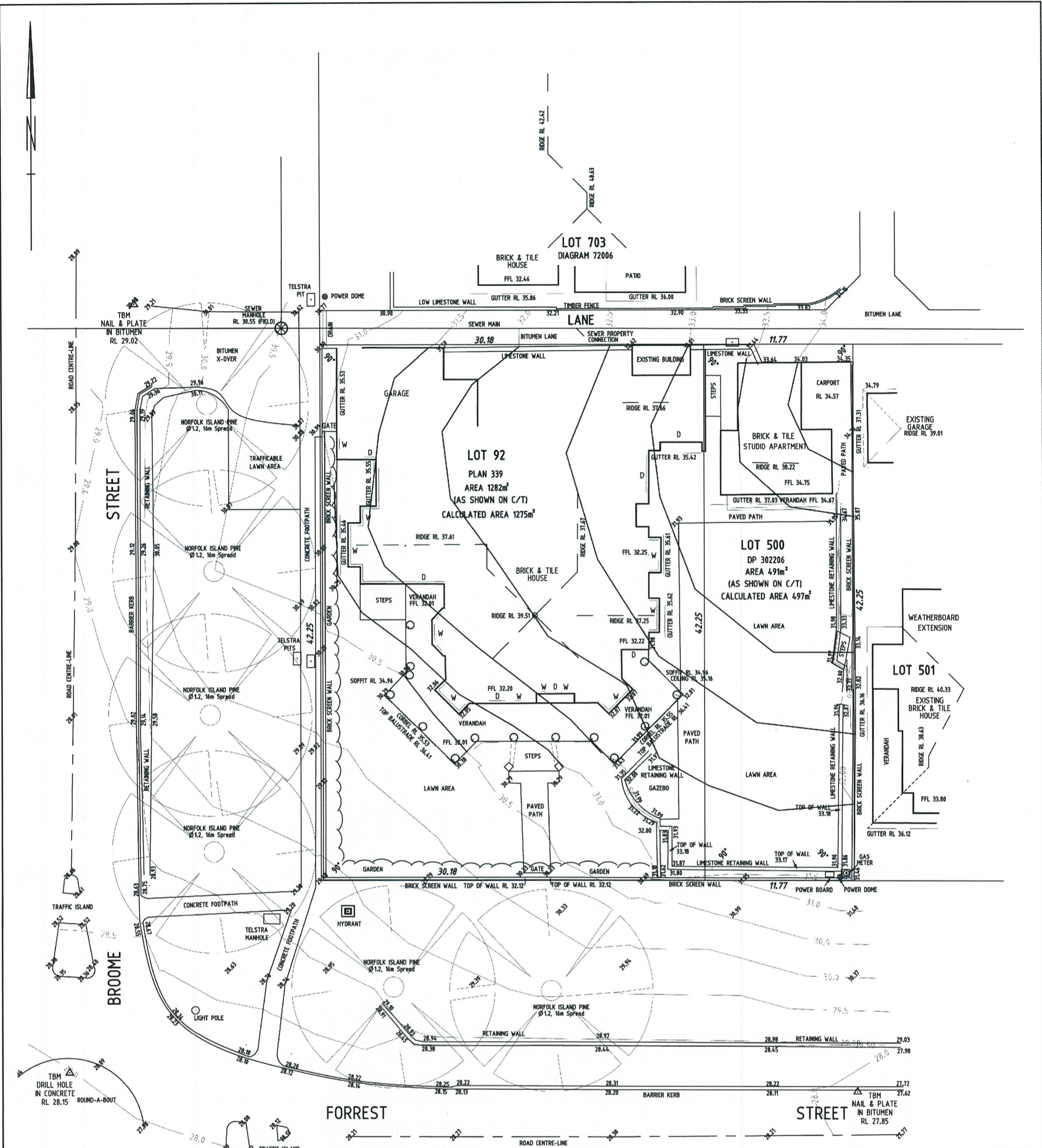
In my opinion the overall form (including the bulk and scale) of the proposed additions are considered acceptable. The detailing and contemporary style of the additions do not detract from the overall heritage values of the existing building and the above comments are raised to assist with the final conservation outcome.

Please do not hesitate to contact the undersigned (email stephen.carrick09@gmail.com or mobile 0457 309 201) if you require any further information or clarification of my comments.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Stephen Carrick', written in a cursive style.

Stephen Carrick
Director
Stephen Carrick Architects Pty Ltd



TOWN OF COTTESLOE

14 JUL 2015

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SCALE 1 : 200 @ A2 SIZE

- NOTES:**
1. VERTICAL DATUM: AHD (BM MWS 635 RL 30.035 AHD)
 2. HORIZONTAL DATUM: BASED ON CADASTRAL BOUNDARY.
 3. SEWER INFORMATION HAS BEEN SUPPLIED FROM WATER CORPORATION PLANS.
 4. ONLY VISIBLE FEATURES HAVE BEEN LOCATED BY FIELD SURVEY.
PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES SHOULD BE CONTACTED TO CONFIRM LOCATION OF ALL UNDERGROUND AND NON VISIBLE SERVICES.
 5. ONLY TREES WITH TRUNK SIZE GREATER THAN 0.3m ϕ HAVE BEEN LOCATED BY FIELD SURVEY.
 6. REFER TO CERTIFICATE OF TITLE FOR ENCUMBRANCES.

SITE DETAILS

Soil: Sandy / Loam / Limestone / Rock
 Retic: Lawns / Gardens
 Power: Overhead / Underground
 Other:

DRISCOLLS
 LAND SURVEYORS
 Suite 7, 237 Stirling Highway, Claremont
 P (08) 9385 1122 F (08) 9384 6689
 E admin@driscolls.net.au

CLIENT:
 DR COMPANY
 atf HILL TERRACE TRUST
 PO BOX 435, COTTESLOE W.A. 6911

DESCRIPTION:
 FEATURE PLAN
 LOT 92 ON P339 & LOT 500 ON DP302206
 No 48 FORREST STREET, COTTESLOE
 CORNER BROOME STREET

Produced for the exclusive use and benefit of our client only.

DWG N°: **4208**
 SHEET N°: **2**
 CAD: 4208 Sh2 Iss3.DWG

AMENDMENTS				
Iss N°	DATE	DRN	DESCRIPTION	CHECKED
1	24.10.2012	TSK	DATE OF SURVEY: 18.10.2012 (SURVEYOR: TSK)	VRS
2	25.10.2012	JWA	MINOR AMENDMENTS	VRS
3	14.07.2015	VRS	CONTOUR INTERPOLATION	

RESTORATION AND ADDITIONS TO 48 FORREST STREET COTTESLOE

Introduction

This application is a revised design for additions to this residence. Despite a current building licence and initial demolition and construction work the project was put on hold whilst the client reviewed the design. A new design has now been prepared to complete the project. The intention is to restore the identified original historically important portion of the residence that has a significant heritage and cultural presence. Despite passing observation this original portion of the house requires significant restoration. Much of the current original colonnade and entablature is in very poor structural condition and will require significant restoration. The remainder of the original residence is in reasonable repair however the scope is to thoroughly restore all areas. The client has substantial resources and the restoration and new build will be of the utmost quality and detail.

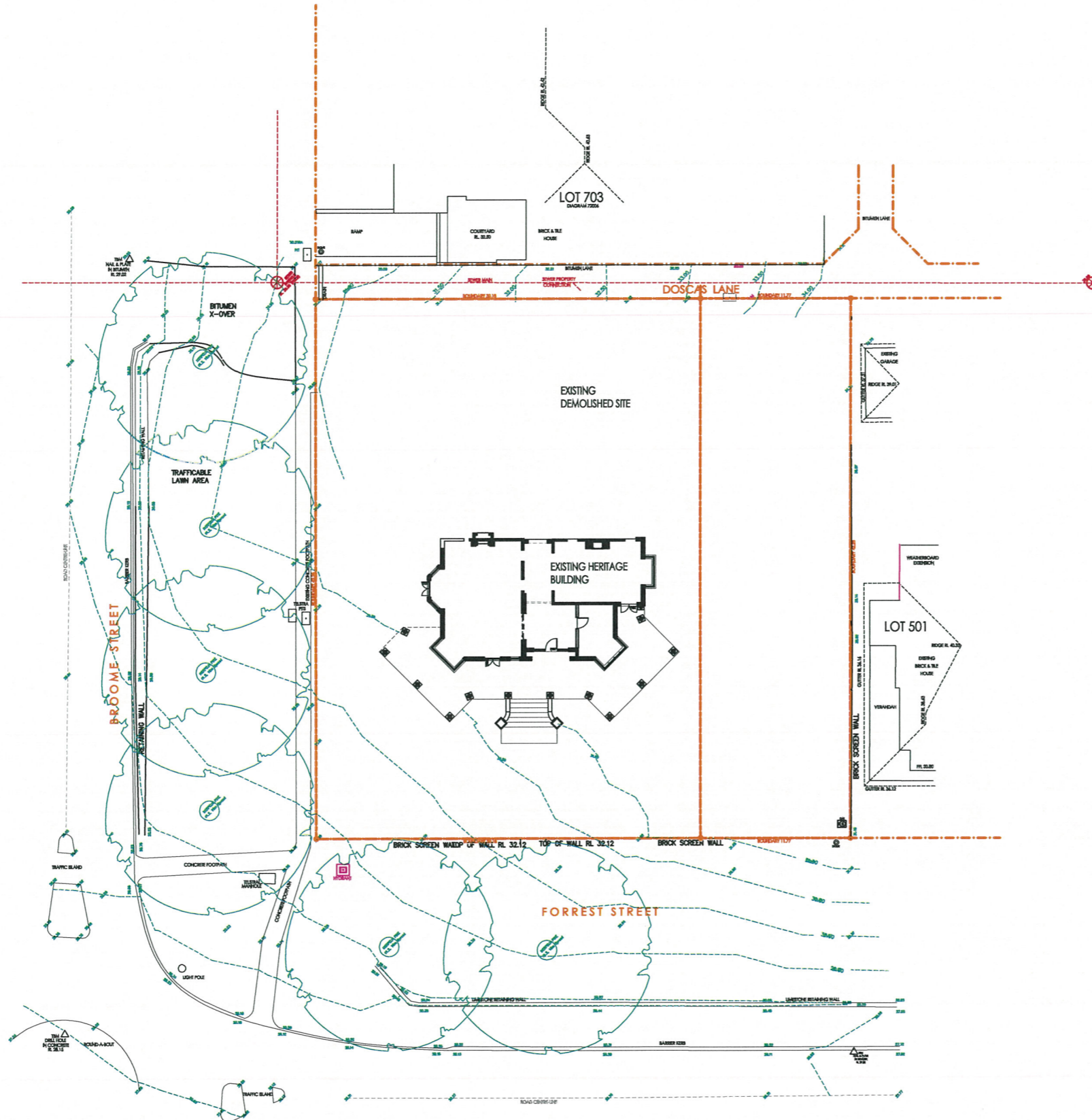
New design

The overwhelming design feature of the existing residence is the colonnade and entablature. This strong veranda colonnade element puts most of the house in shadow. This item forms a very strong horizontal aspect to the residence. The new proposed portion draws on this theme. The horizontal bands, the shadow created by the colonnade veranda are all drawn upon for this design. The second level floats pavilion like above this element.

The program is essentially a ground level living area and kitchen that relates to the northern and eastern garden and also to the views to the south west of the golf course and ocean. The upper level is children's bedrooms. It is important to take advantage of very good upper level views of the golf course and ocean to the south west. For this reason an upper level balcony is included in the design. The roof is designed to appear to hover over the upper level resulting in an elegant lightness.

Building Height

The site datum has been calculated as RL 31.600. This also concurs with the current approval. The current maximum roof ridge of the existing residence is RL 39.510. It is important for the integrity of the new additions to maintain the existing original ceiling heights to the ground floor. This therefore impacts on the upper level height. The intention is to maintain the maximum height of the new work to be no higher than the existing ridge height 39.510. The new floating roof is 39.280.



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SITE PLAN
1: 200

TOWN OF COTTESLOE
14 JUL 2015
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AO ISSUE FOR DEVELOPMENT APPLICATION 01.07.2015

wrightfeldhusen

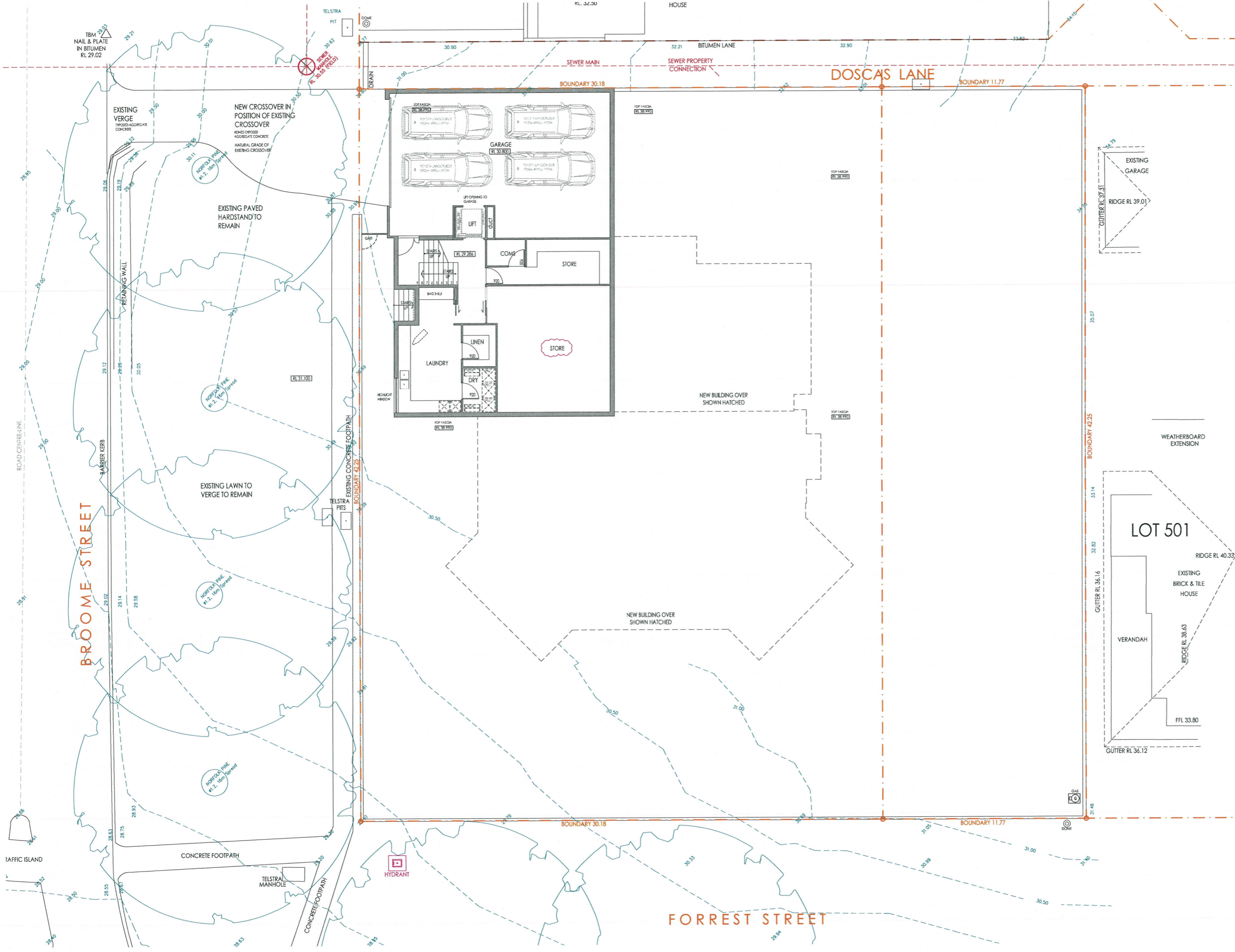
SES styling team
po box 616 cottesloe 6011
western australia

t 9384 6411
e info@wrightfeldhusen.com
w www.wrightfeldhusen.com

FORREST STREET RESIDENCE
LOT 92 AND LOT 500
No. 48 FORREST STREET
COTTESLOE 6011, PERTH WA

EXISTING SITE PLAN

JOB NO.	ISSUE	REVISION	DRAWING
1501	AW	A 0	A.01
SCALE	1:100		
DATE			



TOWN OF COTTESLOE
 14 JUL 2015
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A1 REVISED FOR DEVELOPMENT APPLICATION 13.07.2015
 A0 ISSUE FOR DEVELOPMENT APPLICATION 01.07.2013

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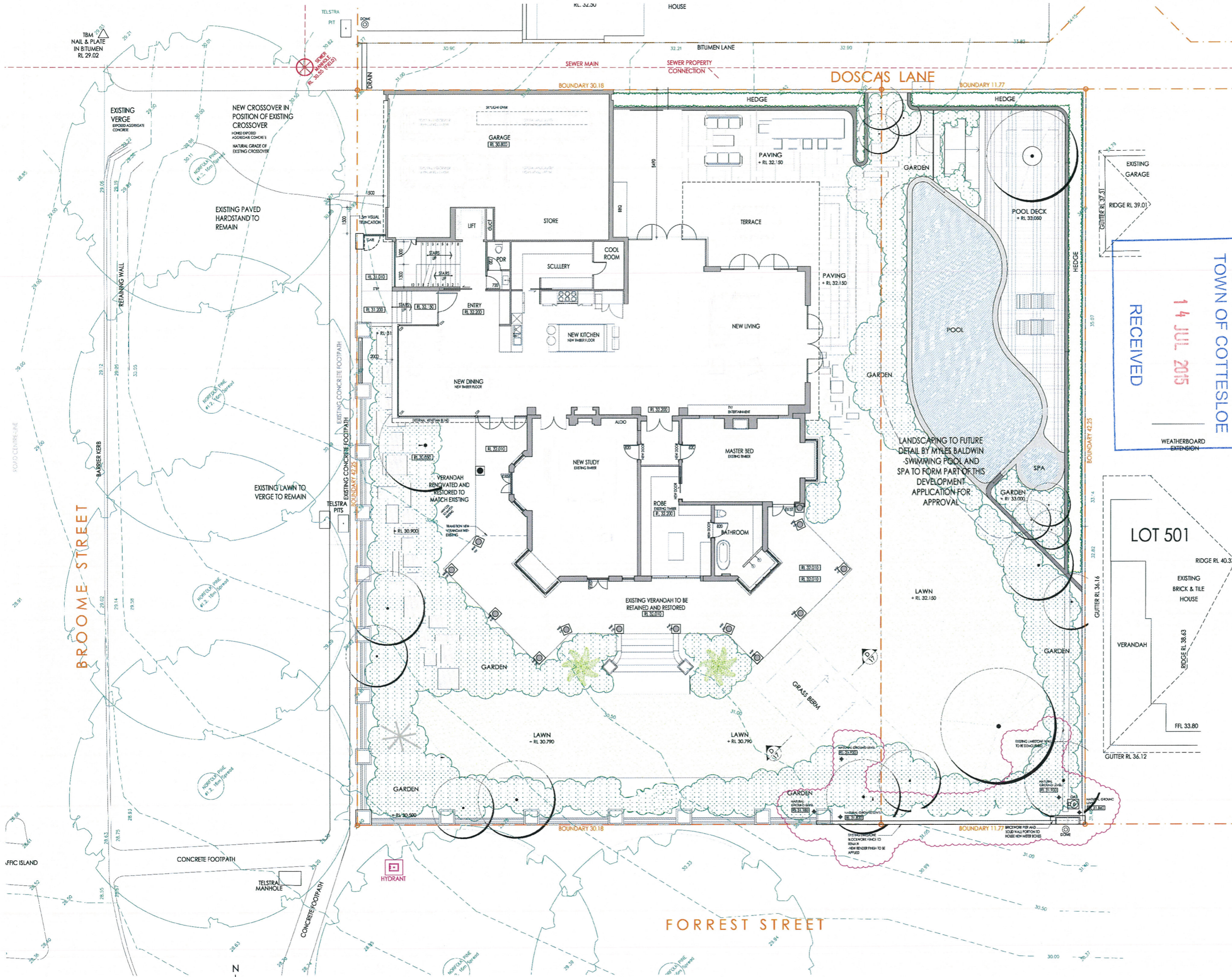
FORREST STREET RESIDENCE
 LOT 92 AND LOT 500
 No.48 FORREST STREET
 COTTESLOE 6011, PERTH WA

BASEMENT PLAN

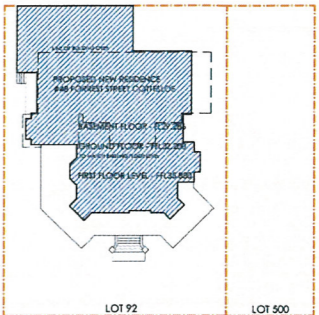
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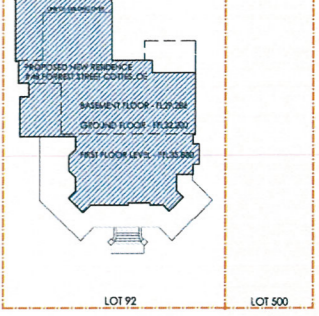
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 BASEMENT PLAN
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FLOOR HEIGHT ANALYSIS

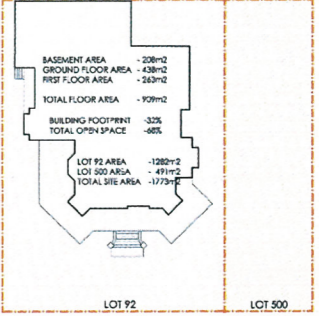


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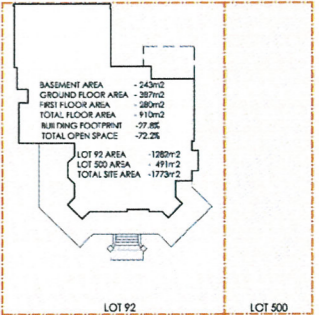


CURRENT PROPOSED SCHEME

AREA AND OPEN SPACE ANALYSIS



PREVIOUS APPROVED SCHEME



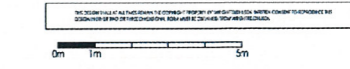
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 A0 ISSUE FOR DEVELOPMENT APPLICATION 01.07.2015
wrighteldhusen
 585 Stirling Hwy
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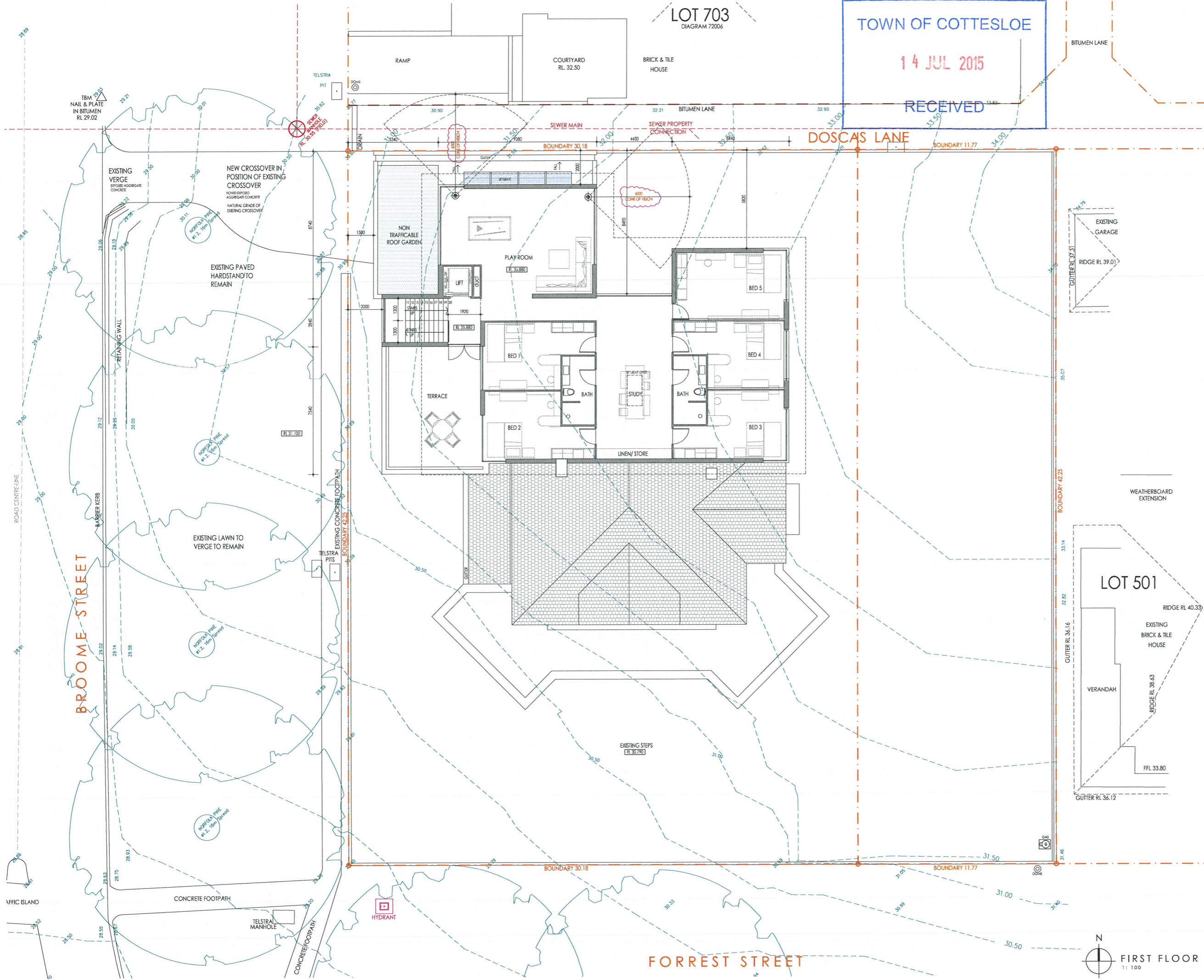
FORREST STREET RESIDENCE
 LOT 92 AND LOT 500
 No.48 FORREST STREET
 COTTESLOE 6011, PERTH WA

GROUND FLOOR PLAN

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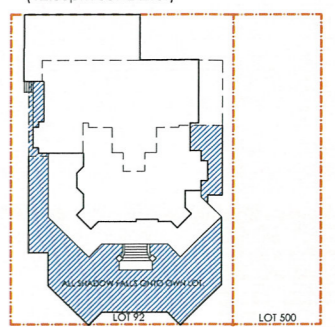
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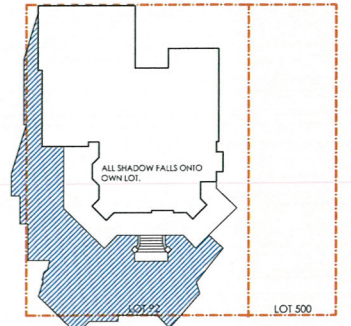
LOT 703
DIAGRAM 72006

TOWN OF COTTESLOE
14 JUL 2015
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OVERSHADOWING ANALYSIS
(12.00pm JUNE 21ST)

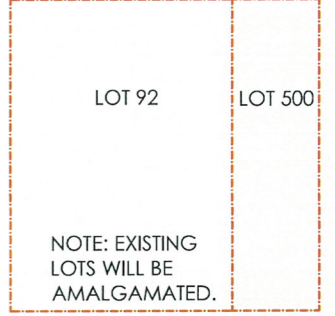


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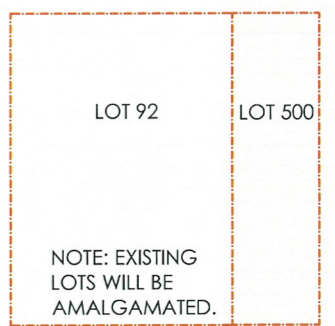


CURRENT PROPOSED SCHEME

SITE ANALYSIS



PREVIOUS APPROVED SCHEME



CURRENT PROPOSED SCHEME

A2	REVISED FOR DEVELOPMENT APPLICATION	13.07.2015
A1	NEIGHBOURING COURTYARD SHOWN	03.07.2015
A0	ISSUE FOR DEVELOPMENT APPLICATION	01.07.2015

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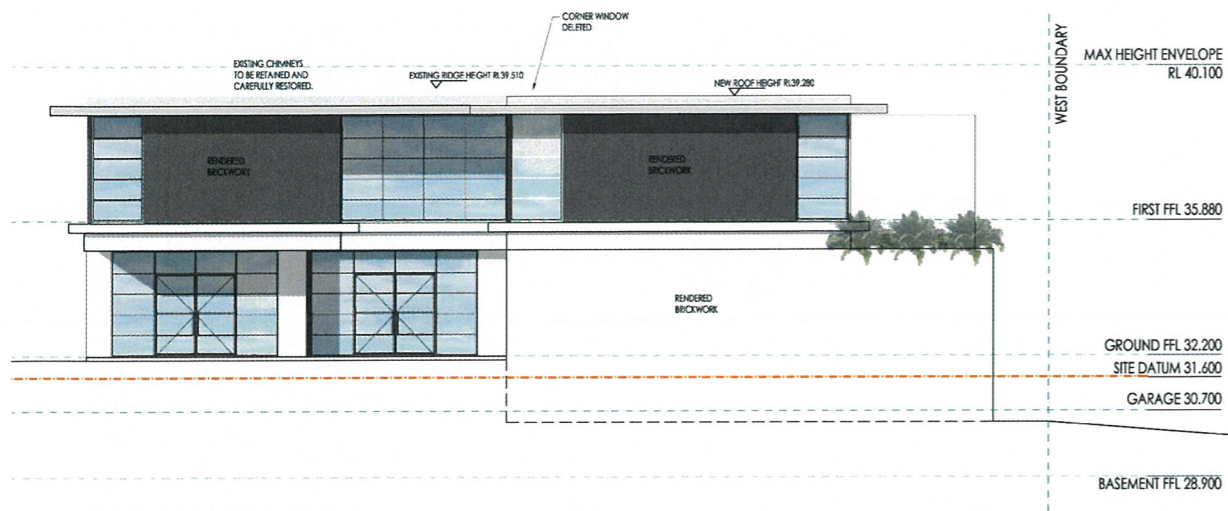
FORREST STREET RESIDENCE
LOT 92 AND LOT 500
No.48 FORREST STREET
COTTESLOE 6011, PERTH WA

FIRST FLOOR PLAN

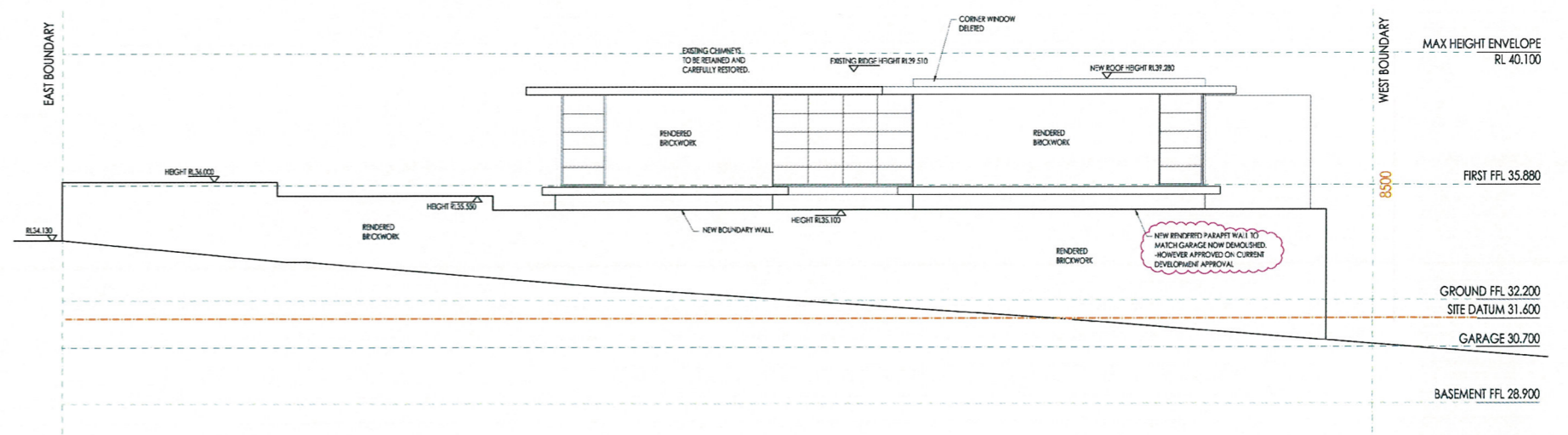
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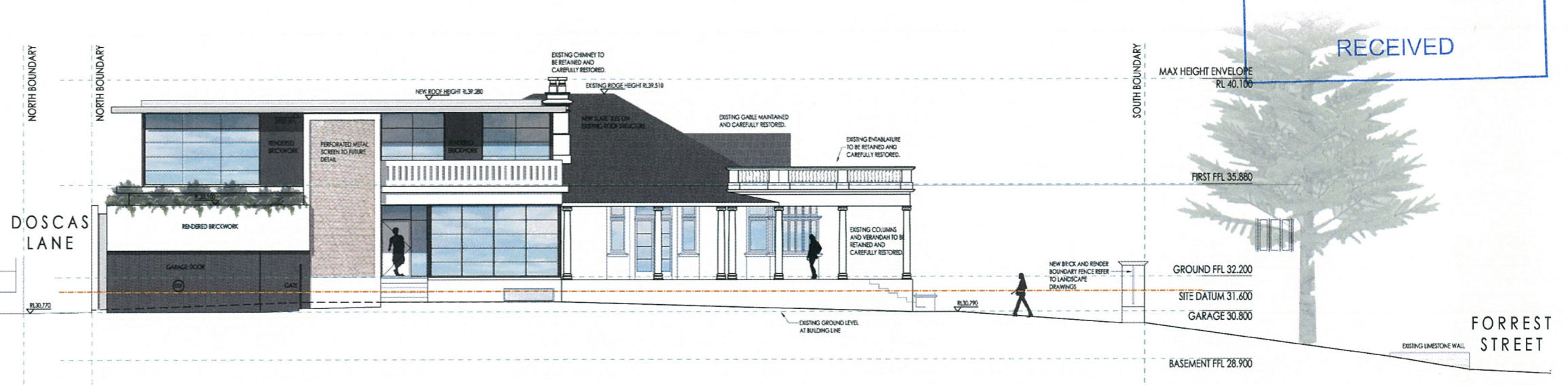
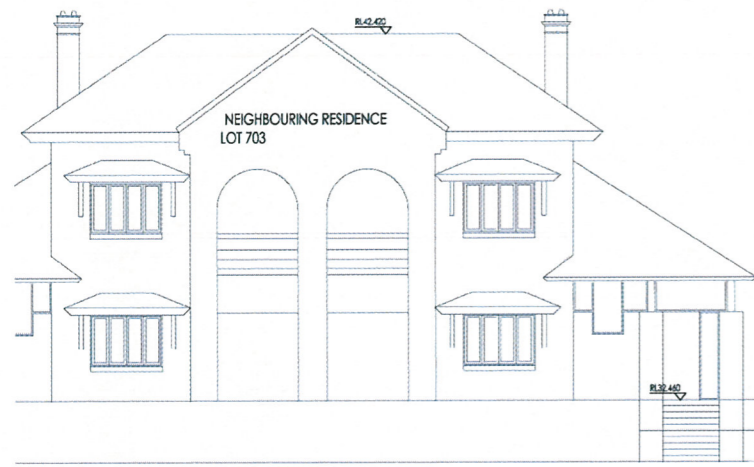


NORTH ELEVATION
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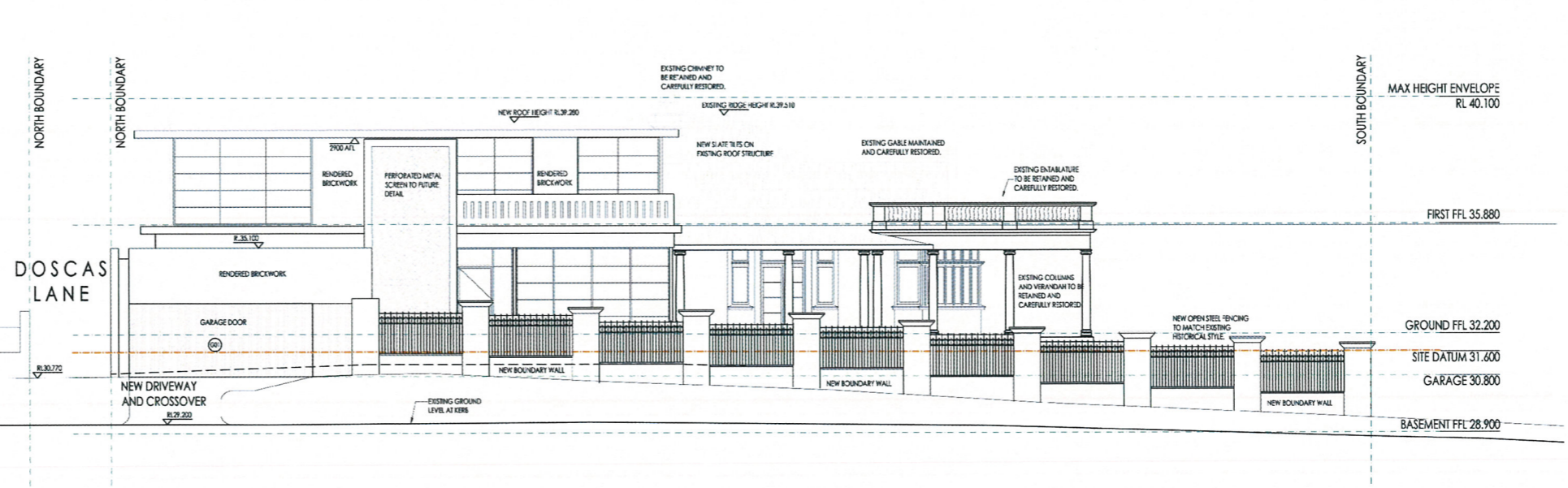
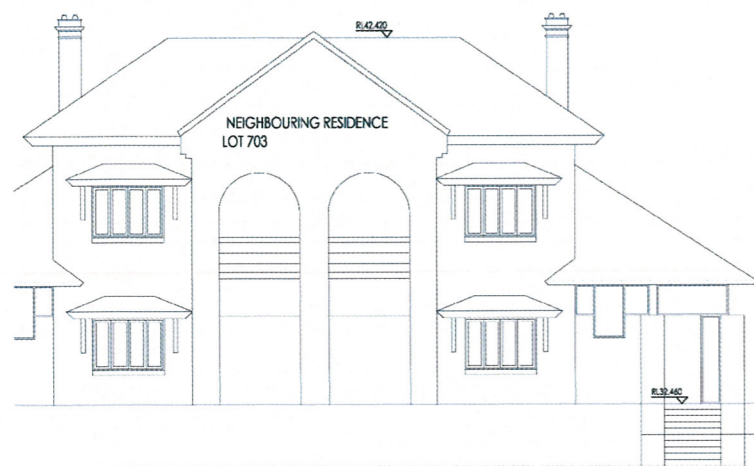


NORTH ELEVATION- FROM DOSCAS LANE
1: 100

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14 JUL 2015
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WEST ELEVATION
1: 100



WEST STREET ELEVATION- FROM BROOME STREET
1: 100

A2	REVISED FOR DEVELOPMENT APPLICATION	13.07.2015
A1	CORNER WINDOW DELETED	03.07.2015
A0	ISSUE FOR DEVELOPMENT APPLICATION	01.07.2015

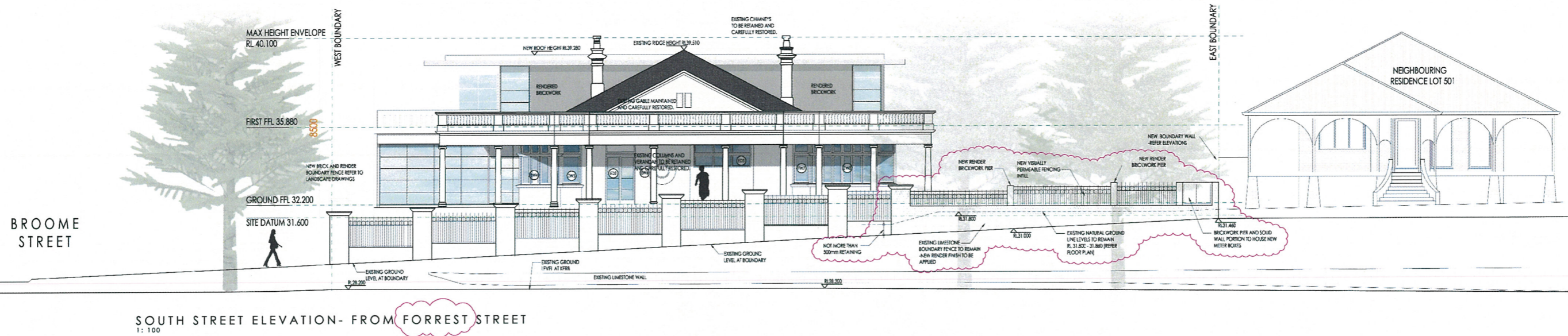
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FORREST STREET RESIDENCE
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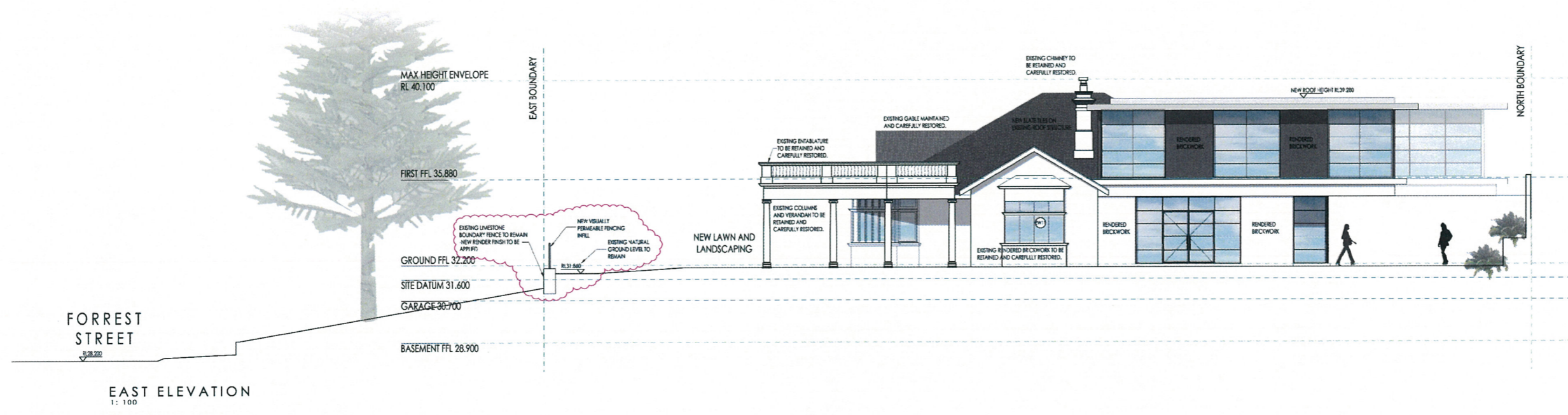
ELEVATIONS

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SOUTH STREET ELEVATION- FROM FORREST STREET
1: 100



EAST ELEVATION
1: 100

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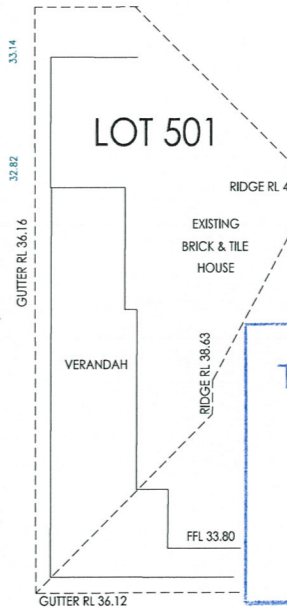
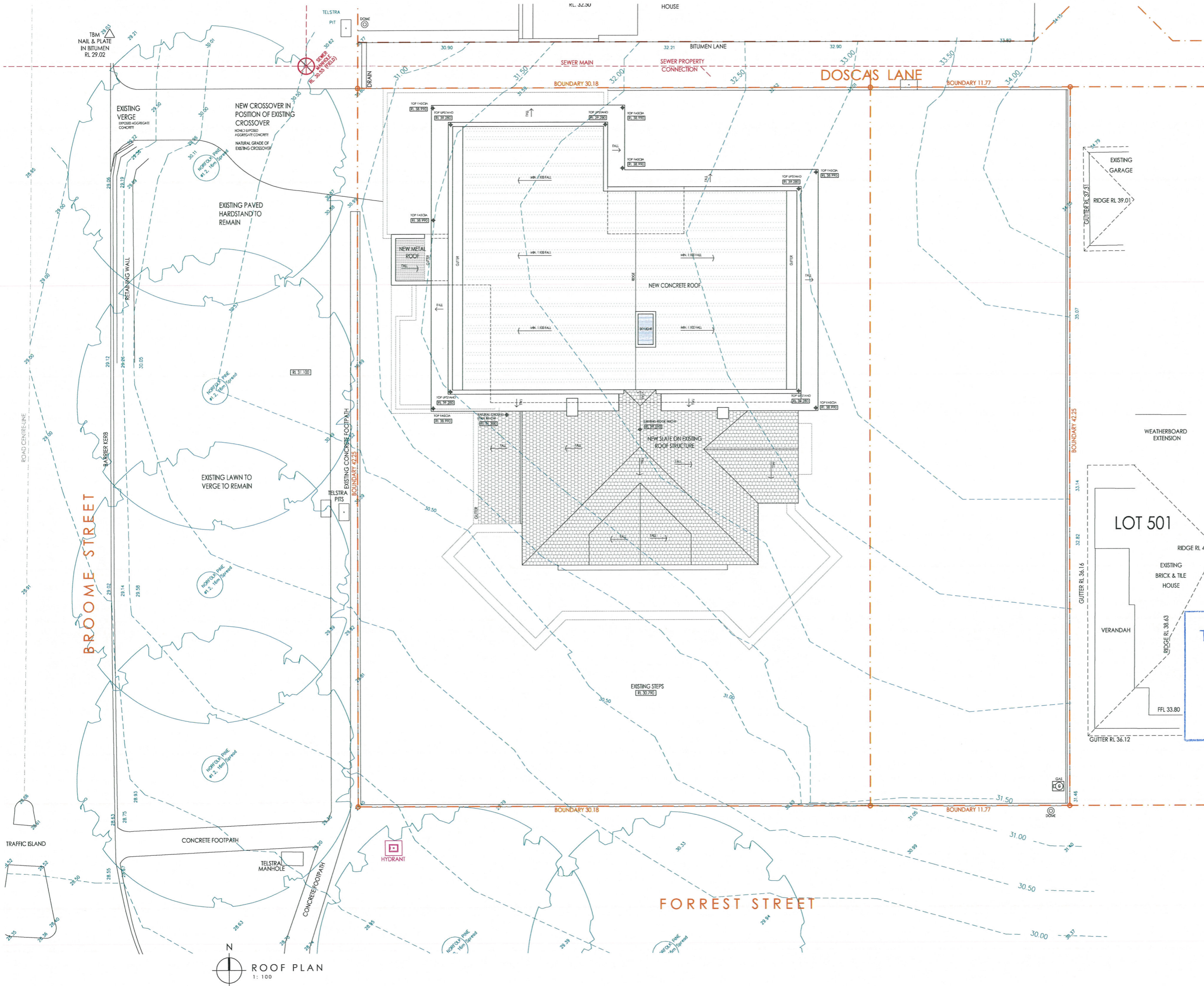
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ELEVATIONS

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FORREST STREET RESIDENCE
LOT 92 AND LOT 500
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COTTESLOE 6011, PERTH WA

ROOF PLAN

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ROOF PLAN
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