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From Colin Brady

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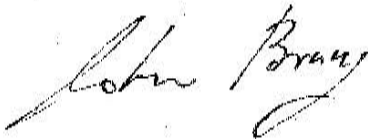
Date 26/09/06

No of Pages Including Cover 4

Message. Re 11-29 The Entrance Road, The Entrance.  
**Heritage Impact Assessment of Proposed Development.**

Please find attached comments on revised application.

Regards



Colin Brady

### 3<sup>rd</sup> Review

#### **11-29 The Entrance Road, The Entrance. Heritage Impact Assessment of Proposed Development.**

**Property Address:**

11-29 The Entrance Road, The Entrance.

**File Ref:**

**Site Description**

The existing site is located at the corner of Oakland Avenue and The Entrance Road West immediately opposite the Entrance Channel and to the west of The Entrance Bridge. A two storey brick and tile building, retaining Inter War Georgian Revival Style form and detailing occupies the corner site. At the commencement of the current application the building was in use as a restaurant.

**Current Status**

The existing building is listed as an item of heritage significance in Wyong Shire Council's LEP.

**Proposed Development**

The building and setting have been the subject of ongoing discussions with the applicant's architects. Discussions have sought to achieve preservation of the site's heritage significance within adaptive reuse. It is intended to incorporate the existing building as a bar within an extensive residential apartment complex. The application proposes retention of limited original fabric with a contemporary construction attached to the southern and western elevations and below the building. Limited restoration of existing exterior fabric is included in the proposal. The proposed works form part of a large-scale development extending across extensive grounds to the west, east and south of the building.

**Comments**

It was previously noted that: the existing building stands as the prominent structure in the immediate setting and remains, with associated open space, the prime reminder of the former Pinelhurst Guesthouse complex.

As the proposed development retains little of the existing building beyond elements of the principle street facades and the existing hipped roof form, it has been recommended that external detailing, building form and relationship to the street be carefully maintained and enhanced by any new development. In discussions with the applicant's architects the following requirements were explained at length:

- i) That to maintain the core character of the building there needs to be a controlled transition from the building to adjacent new works.
- ii) That new works in proximity to the item need to acknowledge the scale, form and detail of the existing building.
- iii) That this does not require replication of style but places importance upon the supportive nature of new work.

To assist the applicant a number of established approaches to listed buildings of this nature were discussed, including treating the building as a two storey open volume with contemporary infill. The later approach requires internal and attached details which defer to the existing building form, external openings and scale. Arguments by the applicants that larger spaces were required to warrant retention were not accepted as the proposed tavern comprises large and small areas the later able to be relocated within the existing volume. It was also noted that as the proposed design provided limited disabled access it was not considered a final or achievable layout.

In the same meeting discussions considered the proposed sub floor excavation of the listed building. The proximity of the item to the waterfront, the likelihood of ground water and sand foundations were all raised as potential threats to the stability of the existing building. The applicant's architect was unable to provide any assurance that these would not impact upon the item during excavation other than to say that excavation would be set back 1 metre from wall lines. It was recommended to the architect that no excavation proceed below the item and that cellar facilities be located beyond the foot print of the item utilising 'python' lines to supply bar servery points. The architect did not accept this.

The current proposal appears to have incorporated limited aspects of previous discussions. Issues of concern are noted as follows:

- i) Two levels of basement are shown beneath the item incorporating extensive plumbing/drainage runs and large water storage tanks.
- ii) The relationship of the new works in close proximity to the item bears no relationship to the scale and alignment of the existing item. Street awnings do not align and new construction adjacent to the listed building does not align or respond to the proportions and height of the existing listed building.
- iii) Works within and attached to the existing building detract from the character and form of the existing building. In particular extension to the western elevation and removal of excessive lengths of the existing wall line to this and the southern elevation substantially impinge upon the understanding and interpretation of the existing building.
- iv) The notion of a clear and transparent transition zone between the existing building and new works agreed in discussions with the applicant's architects has not been provided.

**Recommendations.**

As the applicant appears to have substantially ignored previous recommendations and not provided alternate options, which maintain and enhance the heritage significance of the listed item, the current application is not supported.

Previous recommendations remain and are restated in the interest of an outcome providing long term conservation and enhancement of the listed item and its setting.

This is a very large site and substantial opportunity exists for retention of the building in a meaningful form, with original detail and viable setting.

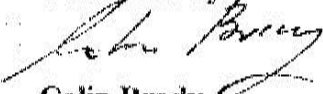
The application should reflect accepted conservation practise. It is recommended that the application be amended to conserve the identified significance of the existing building retaining its form, detail and setting. This can readily be achieved through retention of the existing building including existing roof form and internal detailing adapted to contemporary usage and linked to new works of compatible scale, proportion, finish and detail.

These attributes applied to a linked building of contemporary style would enhance the existing building instead of creating isolated and poorly interpreted original fabric with an unrelated interior. Excavation of cellars should be restricted to the new attached building. Where large open plan bar areas are required these can be achieved in attached construction with the floor area of the existing building employed as a defined area of the complex.

New works in close proximity to the listed item should provide a transition in scale between the existing corner building and the substantially larger structures forming the proposed complex.

Adaptation of the above established conservation practise would serve to enhance the aesthetic and streetscape significance of the existing building and enhance the relationship of the new works to the waterfront setting with its history of small, lake side structures. In a complex of this size the variety offered by retention of the existing building should be utilised to reduce the tendency for repetition of urban forms and detail. The proposed approach has been proven to produce results that date rapidly and become the subject of regular and progressively diluted makeovers.

Comments by



**Colin Brady**  
**Heritage Adviser.**

**Date** 26/09/06