

steven rous + associates architects

ABN 13 627 811 217

09th September, 2022.

Canterbury – Bankstown Council
137 Beamish Street,
Campsie NSW 2194

HERITAGE IMPACT STATEMENT

Ref: Proposed New Single Storey Alterations & Additions to Existing
Dwelling and New Single Car Garage to Rear side of Property.
Address: 54 Second Street, Ashbury.
Lot 42, DP 8054
Owners: Mr Leo Fletcher

Heritage Impact Statement

This property 54 Second Street, Ashbury, Lot 42, DP 8054 is not affected by any heritage listing however it is in a Conservation Area.

Front Façade/ Streetscape

- There are no proposed changes to the front elevation of the dwelling.
- The new additions are at the rear & are of single storey & therefore visibility from the street is minimised & minimal impact to streetscape is envisaged.

The proposed internal alterations and rear additions design involve the following:-

- The proposed rear addition is in the style to compliment the existing house with face brickwork and new timber framed windows to match existing.
- The later rear fibro addition with lean-to skillion roof addition containing laundry, kitchen and WC will be demolished.
- The layout of the main house remains unchanged. Currently the laundry and small insufficient kitchen is in the rear later fibro addition of the house & the new location & layout provide for much improved amenity.
- The proposed new open plan kitchen / Dining / Family area to the rear of the existing house will vastly improve amenity and provide for indoor & outdoor relationship with the principal rear and side courtyard and garden.
- The layout will provide for much needed and improved amenity and contemporary living and provide for desired indoor and outdoor relationship between internal living areas and the new Patio, private rear courtyard & garden.
- The improved rear living area will have direct relationship with the private rear & side courtyards & allow access to winter sun & natural light.

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- Reorganisation of the space at rear of the existing house provides for more effective and functional living areas and effective use of space.
- The proposed design & layout of the new rear family area addition is designed to provide for visual and aural privacy from adjoining properties.

The proposed alterations and additions are directed at enhancing the accommodation of the house and providing some of the features of modern day domestic accommodation like many similar alteration projects which are much admired and enjoyed in today's urban/suburban lifestyles – mostly casual living areas located conveniently to the kitchen and garden access.

The addition of a further rear form has appropriate & sensitive articulation of the new with old & the old is legible and the design of the new additions entails less impact and less concealment of the original form and fabric.

Key issues in retention of the original dwelling :-

Is the keeping of as much as possible of the significant form of the existing dwelling.

- Proposed changes allow the original dwelling and it's façades to be interpreted and understood.
- Retention of the main walls of the original dwelling.
- Retention of the existing original windows.
- Important characteristics and details of the house are retained, maintaining it's heritage values.

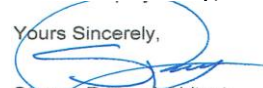
Summary

The new alterations & additions are designed so that it's former condition may be readily interpreted and informed by traditional examples so that the character of this element and the building as an example of a Californian Bungalow, is not irreversibly compromised.

The objective of the proposal as reflected in design & form of the proposed additions, is to keep as much of the existing significant form of the original dwelling as possible. These desired outcomes are achieved without loss of any significant fabric and without the impact upon key characteristics of the house.

The objective of the proposal as reflected in the submitted plans and DA documents, maintains the existing significant form of the original dwelling so that it's former condition can be readily interpreted and understood so that it's character and presentation to the street is not compromised.

Yours Sincerely,

Yours Sincerely,

Steven Rous, Architect.
 Registered Architect No. 7087

Steven Rous
 Registered Architect (Reg. No. 7087)

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