

Heritage Impact Statement

Proposed secondary dwelling

34 Third Street
Ashbury 2193

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1.0 Introduction

The site, at 34 Third Street Ashbury, is located within the Ashbury Heritage Conservation Zone. The proposed development comprises a secondary dwelling with an attached garage located to the rear of the lot and facing an existing drainage reserve. The proposed development has been designed with the qualities of the conservation zone in mind and as such it is compatible with the objectives of the zone and will have no negative impacts on the heritage values.

2.0 The Existing



The existing development consists of a single dwelling facing Third Street with a detached garage and an open shed facing the drainage easement at the rear. The existing dwelling is typical of the predominant style contributing to the character of the area and, like those in the near vicinity, are remarkably intact. The consistent use of marseilles pattern terra cotta roof tiles, street facing gables, and front verandahs contribute to the visual cohesion.

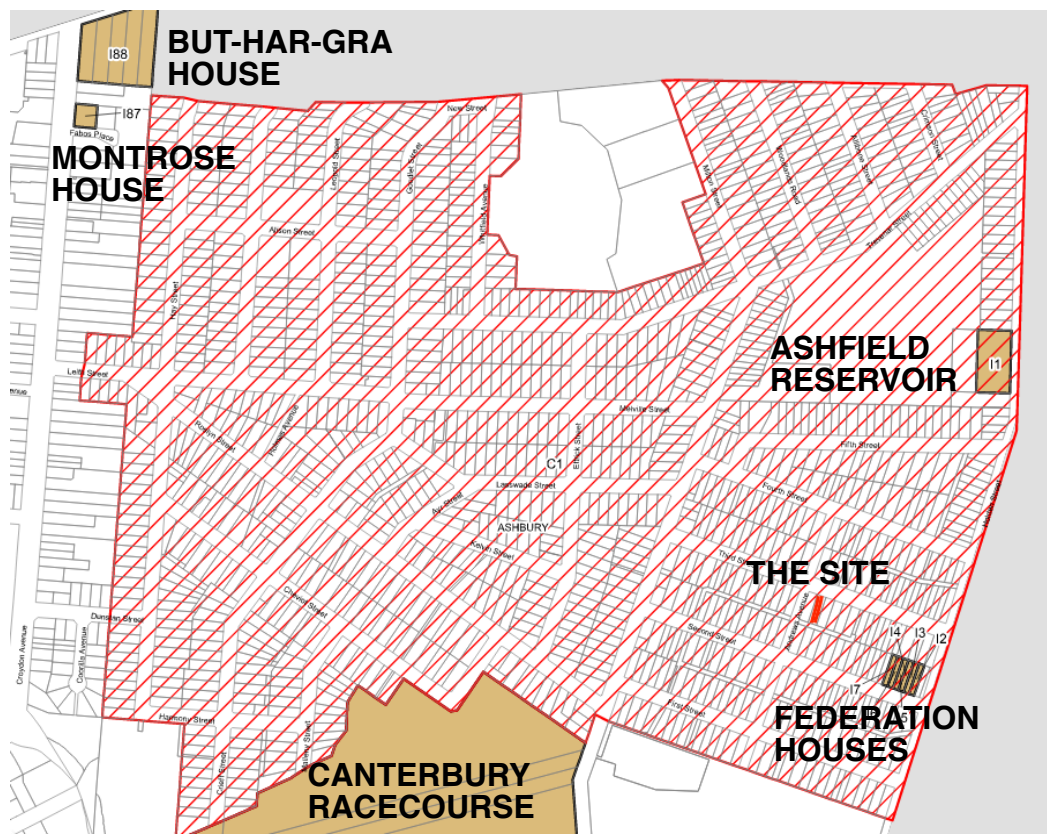


The drainage reserve to the rear of the site has been slowly developed with a combination of secondary dwellings and garages at a scale consistent with the location.



3.0 The Ashbury Heritage Conservation Zone

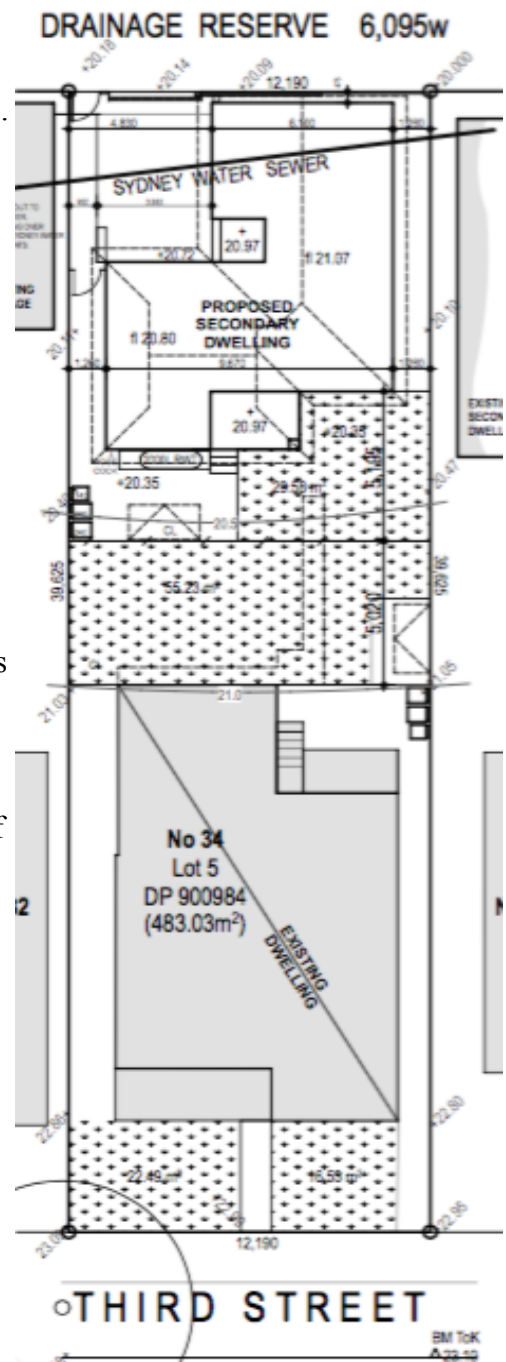
The Ashbury Heritage Conservation Zone is a locally significant area known for its Federation and inter-war building styles, streetscapes, and architectural details.

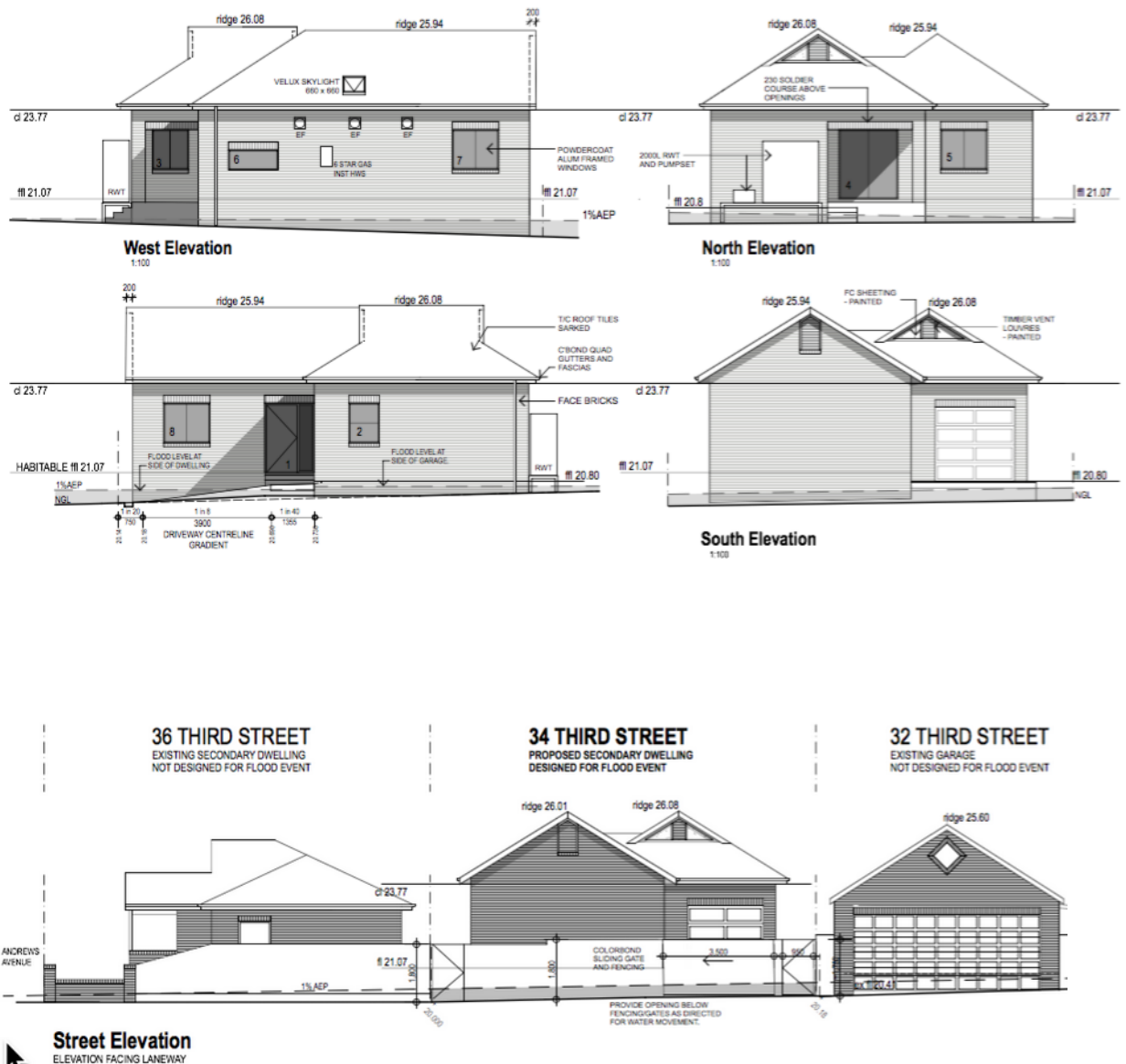


Listed heritage items in and adjacent to the Ashbury Conservation Zone

4.0 The Proposed

Although the drainage easement has evolved with a variety of built forms, it is that variety which lends it a character which is quite separate to that of Third Street, but despite this, the adoption of the more traditional design reinforces the heritage character of the zone generally. The location of the proposed secondary dwelling means that it will never be seen in context with those built elements for which the zone was created, however it is important to reinforce those values, even in this instance.





The proposed dwelling attempts to tie together the existing structures facing the drainage reserve, despite having an artificially higher appearance due to it being subject to recent flood control impacts which the adjacent buildings were not subject to due to their ‘pre-control’ construction.

5.0 Heritage Impacts

There are no negative impacts by the proposed secondary dwelling on the heritage values of the Ashbury Heritage Conservation Zone. The compatibility of its form and materials, together with its location means that it will never be viewed in conjunction with any of the ‘heritage’ dwellings individually or within a streetscape. The proposed dwelling may possibly be seen from the rear of dwellings facing Third Street, however due to those

dwelling being higher, the main element seen will be the roofing, which due to its form and finish will be seen in context with similar existing elements.

6.0 Conclusion

The proposed secondary dwelling will neither prejudice nor negatively impact upon any of the values for which the conservation zone was created. The design, finish, and location of the dwelling will ensure that the proposal has no deleterious on the heritage values of the immediate or wider areas of the Ashbury Heritage Conservation Zone.