



## **DEVELOPMENT SERVICES HERITAGE ADVISOR'S REFERRAL COMMENTS**

ADDRESS:	1-7 Victoria street, Ashfield
ADVISOR	Robert Moore

I refer to the discussion of the proposed development of residential apartments on the subject site, which is part of the proposals for the three sites held by Wests Ashfield. The following are some brief, initial heritage comments, which I hope will assist in furtherance of the application's consideration.

The site, located adjacent to and behind the Caltex Service Station, is also immediately opposite the heritage listed old Ashfield Police Station and Ashfield Fire Station. The recently developed new Ashfield Police Centre also stands opposite. This short section of Victoria Street is this an important civic street with potential yet to be realised as an important "Ashfield City Street", and the effective entry to the heritage listed precincts and individual items further south. In its present scalar treatment, and treatment of materials, bulk and arrangement, the building does not relate to the existing heritage buildings or scale of development in the site's locality. This is not necessary nor inevitable - the building could be massed and scaled so as to work with its neighbours and the existing scale and character of development. This could be done through the treatment of the eastern presentation of the building, where it would be easy to emphasise a two storey scale through extension of the present brick base element, and deletion of the "columns" of face brickwork which will emphasise verticality and height. The simpler southern elevation of the building makes greater use of brickwork and simple forms, to an arguably better scalar effect. It seems a shame that the building's internal courtyard opens to the south, rather than, for instance, the east.

At ground, on the eastern frontage, the proposed walls and fences do not create any sort of character bridging between the residential properties to the south of the site, and its much more intensely developed character. An alternative fence and wall treatment could win a much better, and constructive ground floor character, relating to the established character opposite.

In my opinion, some reconsideration of the above matters could see this building create a new streetscape and a new sense of place, with great benefit for the setting of the heritage items. It should not be difficult - the idea has just to be thought worth addressing, and it seems an obvious potential to me.

Robert Allan Moore