

PROPOSED CAR PARK

AT

MACINTYRE HOUSE

THE SCOTS COLLEGE, BELLEVUE HILL, NSW

HERITAGE IMPACT STATEMENT



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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for an underground car park under the tennis courts to the north of MacIntyre House at the Scots College, Bellevue Hill, NSW. The report has been prepared on behalf of The Scots College.

1.2 THE STUDY AREA

The study area is focused on the Macintyre House at 71 Cranbrook Road while the central Scots College campus is found in Lot 1 in DP 929570, Lot 1 in DP 663629 Lot 1 in DP 1064059 and Lots 10, 11, 12 and 13 in DP 14952, in the Municipality of Woollahra, Parish of Alexandria and County of Cumberland (Figure 1.1).



Figure 1.1 The Study Area

Source: Six Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Woollahra Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL DEVELOPMENT

2.1 COOPER'S POINT PIPER ESTATE (SETTLEMENT AT BELLEVUE HILL)

The property is located within the 1130 acres (457 ha), known as the Point Piper Estate that was granted to Daniel Cooper and Solomon Levey by Governor Darling in March 1830.

In the early 1840s Daniel Cooper with the agreement of a debt laden John Levey arranged for the subdivision and sale of the Point Piper Estate. Surveyor Thomas Livingstone Mitchell prepared the survey necessary for the subdivision in 1844 and he laid out a number of roads and formed 153 allotments ranging in area from three to 20 acres.¹

The 1840s was a period of economic depression and no sales were made prior to 1847 when Daniel Cooper became sole owner of the Point Piper Estate by buying out Levey's debt.² In 1853 Cooper died and the Point Piper Estate was inherited by the oldest son of his nephew, (later Sir) Daniel Cooper.

The trustees began to sell portions of the land at Woollahra, with leasehold title, from 1854. The sales were in leasehold where land was disposed of at a low ground rental to lessees on long-term leases (99 years).

With leasehold a person with limited means such as a horse cab proprietor or a wealthy merchant could acquire a property to suit their income without the premium of freehold.³



Figure 2.1 Detail from the subdivision of 1855 of the Point Piper Estate. Highlighted are the two leaseholds purchased by Joseph Frey Josephson in 1881 (6 acres 26 perches), and in 1885 (2 acres). Josephson built St Killians (now Aspindall House) in about 1883

Source: State Library of NSW (Z/M4 811.1812/1855/1)

¹ Broomham 2001

² Broomham 2001

³ Broomham 2001

2.2 VICTORIA ROAD VILLAS

Victoria Road was put through as a public road by Thomas Mitchell in 1844 in his aborted subdivision of Cooper's Point Piper Estate. It was known initially as Upper Bellevue Hill Road and it connected Old and New South Head roads. Mitchell also set out large blocks of land suited to large villa type development on both sides of the road.

In the more successful 1855 subdivision of Cooper's Point Piper Estate the large villa type blocks were retained on the southern side of Victoria Road, and only a few on the northern side and these were at its northern length. The settlement on Victoria Road began in the 1850s with John Fairfax's Ginaghulla (and now Fairfax House) (1858) on the southern side and later, in 1880, came Walter Lamb's Kambala. On the northern side of Victoria Road was Richard Holdsworth's Aston, the earliest development in being of about 1858, and later, in 1883, came Joseph Frey Josephson's St Killians (now Aspinall House). At the northern most length of Victoria Road there were Robert Tooth's Cranbrook (late 1850s), Edward William Knox's Rona (1883), and Thomas Forster Knox's Leura (1891).

The subdivision of these large estates was undertaken from the 1910s and into the 1920s.



Figure 2.3 Detail from Higinbotham and Robinson's 'Map of the Municipality of Woollahra' published in 1889. The late Victorian estates fronting Victoria Road were shown in this survey, and the combined area of Josephson's St Killians estate (which became The Scots College from 1895) is highlighted

Source: State Library of NSW (Z/M4 811.181/1889/1)

2.3 ST KILLIANS (NOW ASPINALL HOUSE)

The foundation site of The Scots School at Bellevue Hill is the former St Killians. This house was completed in 1882 for Joseph Frey Josephson who purchased the leasehold of about six acres from Sir Daniel Cooper in September 1881.

Josephson (1815-1892) was a barrister, and later, in 1869, became a District Court judge. In the late 1850s and early 1860s he practiced in England, and between 1864 and 1869 he was a Member of the Legislative Assembly in NSW. He seems to have retired from the legal world in 1884 about the time St Killians was built.⁴

The architects for Josephson's St Killians were Mansfield Brothers, the partnership of George Allen Mansfield (1834-1908) with his younger brother Ralph Park Mansfield (d. 1923). The cost of the building project was put at 12,000 pounds.⁵

2.4 THE SCOTS COLLEGE VICTORIA ROAD CAMPUS

2.4.1 Establishment in 1895

After the death of Josephson St Killians became available for letting. In 1895 The Scots College relocated from the New Brighton Hotel at Lady Robinson's Beach, (Brighton-le-Sands) to St Killians. The College had been founded in 1893 by the Reverend Ashworth Aspinall (1846-1929) to provide a Presbyterian based private secondary school education based in Sydney for the boys of pastoralists of primarily Protestant Scottish descent.

In 1901 the Rev Aspinall of the College purchased the leasehold of St Killians, then being a total of eight acres, from the Josephson family.⁶ Subsequently in 1907 the Trustees of the Presbyterian Church in NSW purchased the leasehold from the Rev Aspinall.⁷ From 1907 the College was under the direct control of the Presbyterian Church, and Aspinall continued as the principal until 1913.



Figure 2.4 The former St Killians became The Scots College in 1895, and in 1915 the building was named Aspinall House. The villa was built in 1882 for Judge Joseph Frey Josephson, the architects were Mansfield Brothers. Photograph dated 1914

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

⁴ NSW Parliament biographical entry

⁵ 'New Buildings in the City', *Sydney Morning Herald*, 17/6/1882, p.7

⁶ Old System Assignment of Lease Book 696 No. 506

⁷ Old System Assignment of Lease Book 821 No. 413

2.4.2 Expansion of School facilities

Following the departure of the Rev Aspinall, the Rev James Bee (1865- 1941) was appointed Principal in 1914. During the Bee period, which lasted until 1934, the College entered into an expansionary phase that began in February 1914 with the staged purchase of the freehold of the College grounds for 5,145 pounds (\$596,398 adjusted for inflation). The freehold purchase comprised an area of about 11 1/2 acres⁸ (the existing site area of this campus is about 11 acres (4.47 ha))

With the freehold secured, the College began to erect new buildings. The first was a new classroom block (called Middle School and is now Main School) completed in 1915. The new school was designed by architects Power and Adams. St Killians was retained as a boarding house and renamed Aspinall House.

2.5 MACINTYRE HOUSE

In 1919 a new boarding residence, Macintyre House, was built and designed by Power, Adam and Munnings architects.



Figure 2.7 Macintyre House was the first purpose designed boarder's accommodation block completed at The Scots College in 1919. Photograph is dated 1931

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)



Figure 2.8 The Scots College, Bellevue Hill, Sydney, Power Adam and Munnings Architects

Source: *Building, Australian Architects and Their Work* Power Adam and Munnings, 12 April 1932

⁸ Old System Agreement for Sale Book 1022 No. 373

2.6 LATER BUILDINGS

Kirkland House for the senior boarders was opened in 1926 (Morrow Deputron & Gordon architects). To the west of Kirkland House, the Hospital was opened in 1927, and the Laundry in 1930.



Figure 2.8 Kirkland House was built in 1926 to accommodate the senior boarders. In this instance the architects were Morrow Deputron & Gordon). Photograph is dated 1931

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

Between 1935 and 1955 the Principal of the College was Alexander Knox Anderson. In this period substantial additions to Middle School were completed in 1939 This work enlarged the 1915 build to three storeys with the Assembly Hall on the top floor, science laboratories, staff rooms, classrooms and the Library on the first floor, and gymnasium, change rooms, etc. on the basement floor. The south wing was added, and the clocktower was built.

Overlooking the playing fields, the east elevation included a covered balcony that served as a grandstand. The architects were Adam, Wright, and Apperley.⁹ The Phillip Mullens Memorial Gates were erected in 1949 to commemorate Flight Lieutenant Phillip Mullens, DFC.



Figure 2.10 Middle School in about 1945 seen from the grounds of The Scots College. Built in 1915 and substantially altered in 1939 inclusive of the south wing and clock tower. The architects for the new work were Adam, Wright, and Apperley. A photograph by EW Searle

Source: National Library of Australia (142017716-1)

⁹ 'Scots College', *Sydney Morning Herald*, 2/5/1939, p.9

Principal Anderson died unexpectedly in 1955, and it was not until 1958 when Allen Ernest McLucas was appointed as the new Principal. In the interregnum the War Memorial Chapel/Anderson Hall was completed in 1956. The planning and foundation stone laying were undertaken during Anderson's office, and the design was open to competition and winning architect was Frederick Glynn Gilling.¹⁰ In the later period, alterations and additions were completed with a north wing to Middle School in 1959. In 1964 Aspinall House was added to in the completion of the Composite Building, the architects being Rudder, Littlemore & Rudder.

In 1966 Guthrie Edward Melville Wilson was appointed Principal. In this period the Gymnasium and Pool were built in 1972 between Kirkland House and the Hospital. Middle School was damaged badly by fire in about 1976 and remedial work was undertaken.

In 1980 Graeme AW Renney was appointed Principal. In the Renney era, the Stevenson Library opened in 1988, in 1989 the Dining Hall was built beside the Library, and in about 1988 the northern car park (with basket ball courts) was completed also.

The principal between 1994 and 2006 was Dr Robert Iles, and since 2007 it has been Dr Ian Lambert. The Centenary Centre was opened in 1999, and more recent additions to the College have been the completion in 2008 of the Maths/Science building (Grahame Clark Centre) on the former hospital building site, and in 2012 completion of the upgrade of the Annexe with improved and expanded accommodation.



Figure 2.13 Oblique aerial photograph of The Scots College dated 1940

Source: Donald Ellsmore Pty Ltd, *Fairfax House Conservation Management Plan*, February 2014

¹⁰ 'Scots College Memorial College', *Sydney Morning Herald*, 19/10/1954, p.12



Figure 2.14 Vertical aerial view of the Victoria Road campus of The Scots College dated 1943

Source: NSW Spatial Services

2.7 STEVENSON MEMORIAL LIBRARY

The building of a purpose-designed library had been under discussion for some years prior to design work commencing in 1986.¹¹ The library was designed by Budden, Nangle, Michael & Hudson, and the builder was Kell & Rigby. The tender price was over \$2.5 million (about \$6.5 million today adjusted for inflation). The development necessitated the partial demolition of a dining hall on the site.¹²

2.8 ARCHITECTS – POWER AND ADAM

The architects for MacIntyre House were Power, Adam and Munnings. The practice (as Power and Adam) was established in 1908 by John Sheddon Adam (d. 1941) and Joseph Porter Power (1855-1923). Prior to their partnership Adam had earlier worked in the practice of JB Barlow and later worked in the Government Architect's Office under WL Vernon.

Porter was born in Devon and came to Australia in about 1886 where he joined architect James Hine (where Adam was also articulated). John Sulman in practice where his works include the Walker Convalescent Home, Daking House, additions to the Women's College at Sydney University and the home for Incurables at Ryde. After Sulman retired, Porter went in partnership with John Adam.

The practice is noted for its work in the Federation Gothic and Federation Warehouse styles¹³. Their works include the St John's Uniting Church Wahroonga (1929-1930), the former Royston House in Flinders Lane, Melbourne (1898) and the former Arthur Yates & Co. building in Sussex Street, Sydney. As Power, Adam and Munnings they were also involved in the remodeling of the Church of England Grammar School, North Shore (1934)¹⁴.

¹¹ Woollahra Council BA 86/151 (street card entry)

¹² Sherington, G & M Prentis, *Scots to the Fore*, Hale & Iremonger, 1993, p.170; Woollahra Council BA 86/151 (street card entry)

¹³ Apperly, Richard et al, *A Pictorial Guide to Identifying Australian Architecture*, p. 123 & p. 131

¹⁴ *Building, Australian Architects and Their Work* Power Adam and Munnings, 12 April 1932

3.0 PHYSICAL DESCRIPTION

An inspection of the subject building and the area around the tennis courts was carried out by John Oultram in October 2019. The current site plan is shown in Figure 3.1.

The school occupies two parcels on each side of Victoria Road but the western campus is well outside of the development area and is not described below.

3.1 EASTERN CAMPUS

The school buildings are arranged around the northern, southern and western side of the large oval that occupies the eastern portion of the site.

Major buildings include:

	BUILDING	DESCRIPTION
	Aspinall House	Two/Three storey, Late Victorian Italianate style house set on an elevated site to the west of the oval. The building is in coursed render with extensive stucco decoration including quoins and arched windows and a hipped, slate roof. The main entrance is off Victorian Road with a classical portico flanked each side with bay windows. There is a four storey tower to the east with a faceted, single storey verandah to the north. The house has a landscaped hardstand to the front and a terraced garden to the east and north
	Dining Room	Two storey (with attic) late Twentieth Century addition (or modified original) to the south of Aspinall House in render with a hipped slate roof and dormers. The extension has a link to the rear of the Stevenson Library
	Stevenson Library	See below
	Middle School Building	Two/three storey, Inter War Classical Revival building set to the west of the oval. The building is in render with the western elevation divided with rusticated piers with a central entry pediment to Victoria Road with a clock tower on the axis and a hipped, tile roof. To the oval there is a two storey loggia/verandah flanked by hipped, projecting wings with an open balcony supported on classical columns on rusticated piers
	Business Studies Centre	Two storey, late Twentieth Century building in render with a hipped, copper roof. The building is set to the west of the oval in an excavated site below the road level. The building has two projecting bay to the east with a linking verandah/loggia with a skillion roof supported on columns on rusticated piers
	Kirkland House	Two storey, Inter War Georgian Revival style accommodation in face brick with a pitched, terracotta tile roof. The eastern elevation has projecting side bays with classically detailed gables. There are 12 pane, sash windows elsewhere. The building is elevated from Cranbrook Lane and has a terraced garden to the front with steps to the lane

	BUILDING	DESCRIPTION
	War Memorial Chapel and Anderson Hall	Two storey, Post War, Classical Revival style building set on an excavated site to the west side of the precinct. The building is in face brick with a gabled, terracotta tile roof with a bell tower to the west
	Graeme Clarke Centre	Two storey, late Twentieth Century building set to the north of the Oval in face brick with a hipped, terracotta tile roof. Later lift and stair addition to the south in stone cladding.
	Basketball Court and Gymnasium	Single storey, Post War building set to the north of the oval in face brick with a multi gabled, terracotta tile roof
	19 Aston Gardens	Three storey, Inter War apartment building in face brick with a hipped terracotta tile roof
	Basketball Court and Garage	Single storey, late Twentieth Century structure in concrete and blockwork with an open court above
	Centenary Building	Two/three storey late Twentieth Century Building set in an excavated site off Victoria Road. The building is in face brick with a hipped, terracotta tile roof.

There are a number of smaller, service building outbuildings and sports areas dotted through the campus.

3.2 LANDSCAPING

The site is extensively landscaped and has a variety of playing courts and a swimming pool all set around the perimeter of the oval that is a large, flat area that covers a large portion of the site and that is laid out for sports. The site falls to east and there is a planted bank to the east of the oval with a sandstone retaining wall to Cranbrook Lane.

Landscaping is generally related to the individual buildings on the site with landscaped gardens or paved courts including the main entrance quadrangle off Victoria Road to the east of the Middle School.

The site has been heavily terraced and there are numerous at grade and elevated walkways and terraced gardens to the perimeter buildings.

The site has expansive views to the east to Rose Bay and beyond and there are slot views between and over the buildings from Victoria Road and Cranbrook Road including a view over the main entrance court.



Figure 3.1 The Scots College – Site Plan with the development area shaded

Source: Architect

3.3 MACINTYRE HOUSE

MacIntyre House is a two storey, Inter War Georgian Revival style accommodation block in face brick with a steeply pitched, terracotta tile roof. The northern elevation has projecting side bays with classically detailed gables and rusticated brick quoins. There are bay windows to the wings with 3 sets of double hung, sash windows with fibro weatherboard spandrels. Elsewhere there is a regular pattern of 12 pane, double hung sash windows with flat and arched heads.

There is a projecting, hipped roof bay to the south with double gable, all detailed as per the north elevation with a later, single storey wing off. The gables have faceted bay windows with multi-paned casements and fibro weatherboard spandrels. There is a later stair to the west in brick. The east elevation is to a plainer detail with smaller windows.

The building is set close to the southern boundary of the College and fronts Cranbrook Road with a garden to the road bounded by a low brick wall. The garden has concrete paths and lawns with several raised planters. There is a retaining embankment to the upper section of Cranbrook Road that rises to the northwest towards Victoria Road with low shrubs and a number of large Fig trees. The bank is topped with a modern, palisade fence. To the west of MacIntyre are concrete paths and artificial turf with sleeper retaining walls to the embankment.

MacIntyre is close to Cranbrook Lane to the east and is bounded by a timber fence and a cyclone fence on a low rendered masonry wall with a gate access the concrete path along the northern frontage. The tennis courts are bounded by a high cyclone fence with a metal palisade fence beyond with a gate to the oval.

The tennis courts are set close to the northern frontage and are laid in painted concrete with a cyclone fence all round. To the west is a single storey pavilion in brick with a gabled metal roof with an open verandah facing the courts. The pavilion has a weatherboard enclosure to ac plant. The courts have a gravel path to the west to the front of the Lang Walker Business Centre, a modern two storey building with a double colonnade to the oval.

Figures 3.2 - 3.10



Figure 3.2 MacIntyre House
South elevation to Cranbrook Road



Figure 3.3 MacIntyre House
North elevation to the Oval



Figure 3.4 MacIntyre House
East elevation



Figure 3.5 MacIntyre House
West elevation



Figure 3.7 MacIntyre House
View along Cranbrook Lane



Figure 3.8 MacIntyre House
View to the tennis courts looking south



Figure 3.9 MacIntyre House
Tennis court pavilion and AC enclosure



Figure 3.10 MacIntyre House
View to the tennis courts from Cranbrook Road
looking northeast

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

Macintyre House is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE DIVISION OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by the Heritage Division of NSW Department of Premier and Cabinet maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. No buildings at the College are listed on the Register.

4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The College is listed on the Inventory along with some of the individual buildings including Macintyre House.

SHI	ADDRESS	ITEM	
2711472	Victoria Road, Bellevue Hill	The Scots College	
2711160	17 Ginahgulla Road	Fairfax House part of Scots College	
2711073	71 Cranbrook Road	Building (Macintyre House)	

The listing sheet for Macintyre House (SHI 2711073) contains no information or assessment of significance.

Listing on the Inventory has no statutory implications for development of the site but reflects the listing of the place on the WLEP (see below).

4.3 LOCAL AUTHORITY

The local authority for the area is Woollahra Municipal Council. Three buildings on the property (including Macintyre House) are separately listed as heritage items in Schedule 5 Part 1 of the *Woollahra Local Environmental Plan 2014* (WLEP)¹⁵.

REF	ADDRESS	ITEM	RANKING
67	29-53 Victoria Road	The Scots College—the building known as “Aspinall House” and interiors, with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Road, and the adjoining stone wall surmounted by iron railing; the school building with clock-tower and interiors	Local
22	71 Cranbrook Road	Buildings and Interiors (part of The Scots College) (Macintyre House)	Local
37	17 Ginahgulla Road	Fairfax House (part of The Scots College)	Local

¹⁵ The whole site is identified as a heritage item in the LEP Maps for the area (see Figure 4.1) though the LEP listings only refer to the specific buildings as noted above

The school is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
17	11 Cranbrook Avenue	Norfolk Island Pine	Local
18	13-15 Cranbrook Avenue	<i>St Clair</i> – house and interiors	Local
21	65 Cranbrook Road	House and interiors	Local
66	27 Victoria Road	House and interiors	Local

The school is in the vicinity of a conservation area

REF	ADDRESS	ITEM	RANKING
C1	Bellevue Hill	Aston Gardens	Local



Figure 4.1 Woollahra Local Environmental Plan 2014 Heritage Map HER_002 & HER_003D

5.0 ASSESSMENT OF SIGNIFICANCE – THE SCOTS COLLEGE

5.1 ASSESSMENT OF SIGNIFICANCE

The SHI listing sheet for the school does not include an assessment and statement of significance and it is outside of the scope of this report to carry out a detailed assessment of the school as a whole.

We would propose the following as an indicative statement of significance:

The Scots College is of cultural significance as an example of a private, boys' secondary school that was opened on the site by the Scots College in 1895 in the house St. Killians that they had leased in the same year to allow for the relocation from Brighton-le- Sands.

The site was comprehensively developed from 1914 onwards when a series of purpose-designed buildings were constructed including the Middle School (1915). MacIntyre House (1919), Kirkland House (1926) and the Memorial Chapel/Anderson Hall (1956)

The place is strongly associated with Presbyterian Church that purchased the leasehold of the site in 1907 and that was instrumental in the establishment of the original school in 1893.

The College retains a number of significant, high quality, architect-designed buildings including Aspinall House (formerly St. Killians) (Mansfield Brothers), Middle School and MacIntyre House (Power and Adams), Kirkland House (Morrow Deputron and Gordon) and the Memorial Chapel/Anderson Hall (Frederick Glynn Gilling).

The place has operated as a school since 1895 and would have social significance for the Presbyterian Church that was instrumental in the establishment of the College, the thousands of pupils that have passed through its halls and their families and the numerous staff who have worked there. The school provides a social focus for the local community and continues to provide high quality, secondary education for boys.

The place is of High Significance Locally.

6.0 ASSESSMENT OF SIGNIFICANCE – MACINTYRE HOUSE

6.1 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

6.2 HISTORIC SIGNIFICANCE

6.2.1 Historical Development

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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Macintyre House is an example of an Inter War boarding residence built for The Scots College in 1919. The building was designed by architects Power, Adam and Munnings. Power and Adam had designed the Middle School for the college in 1915.

The building represented the ongoing expansion of the College and was the first purposed designed boarding facility at the school.

Local Significance.

6.2.2 Historical Associations

Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The place is most closely associated with the school body (that arranged for and financed the work) and architects Power, Adam and Munnings. The practice had some associations with the College having designed the Middle School in 1915.

The longer term relationship of architects with educational and religious organisations is a common theme in NSW where there may have been religious links with architects who served as the institutions' architects for a number of years (e.g. Sheerin and Hennessey and the Catholic Church and Sir John Sulman and the Presbyterian Church) and a longer term association is not uncommon.

Local Significance.

6.3 AESTHETIC SIGNIFICANCE

Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
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Macintyre House is an example of an Inter War Georgian Revival style building that was designed by architects Power, Adam and Munnings. The style became very popular in the Inter War period for domestic, institutional and educational buildings and there are numerous examples of the style throughout Sydney.

The building displays all the characteristics of the style with a simple form, a symmetrical front elevation with gabled wings with a 'closed' pediment, face brick, a hipped tile roof and multi-paned, sash windows.

At the time of construction Building magazine noted:

The building is expressive of its scholarly purpose and, if a little severe, is at least architecturally correct and happy in its proportions. In style it follows the classic lines of the Georgian period, but does not preserve the painful symmetry of the time. A slight variation in the treatment of the two bays is an agreeable departure and the front entrance does not happen to be placed stiffly in the centre¹⁶.

The building was not designed with any particular curtilage in mind as it was originally open to the oval and positioned to avoid impact in the grassed playing areas.

The building has little landscape setting as such though the modern tennis courts provide open setting to the north and views to the building from the main oval and other College buildings. The immediate area has few plantings of note apart from the Fig Trees along Cranbrook Road but these are relatively modern plantings and are quite immature on the 1943 aerial of the site.



Figure 6.1 MacIntyre House in 1943

Source: Six Maps

Local Significance.

¹⁶ Building April 12 1932, *Australian Architect and Their Work*, 5 – Power Adam and Munnings, Sydney

6.4 SOCIAL SIGNIFICANCE

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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As part of the Scots College, the place would have special associations with the numerous pupils that have passed through the school since 1919 their families and staff that have worked there. The place would also have associations with the Presbyterian Church that was instrumental in the establishment of the College. However the Stevenson Library in itself is unlikely to be held in high regard by any particular group.

Local Significance.

6.5 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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There were no previous buildings on the site and the subject area has no archaeological potential. The subject building is of no technical significance and could not be considered a seminal work as the style was well advanced by its date of construction (1919). However, the building is an early example of a purpose-designed boys' boarding house.

Does not meet the criterion.

6.6 RARITY

Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The Georgian Revival style was common for buildings in Sydney and beyond. Is not rare.

Does not meet the criterion.

6.7 REPRESENTATIVENESS

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

MacIntyre is an example of a purpose designed, educational building and part of the larger campus of the Scots College.

Does not meet the criterion.

6.8 STATEMENT OF SIGNIFICANCE

Macintyre House is a good example example of an Inter War boarding residence in the Inter War Georgian Revival style built for The Scots College in 1919. The building was designed by architects Power, Adam and Munnings and is an early example of a purposed designed boys' boarding house.

7.0 THE CURRENT PROPOSAL

7.1 CURRENT PROPOSAL

The College would like to construct a car park below the tennis courts to the front of MacIntyre House. The proposals are shown Drawings Nos. DA D01, D02, D10, E01, E02, E03, E04, E05, E10, E11, E12, E13, E14 and E15 (all revision 1) dated September 2019 and prepared by Adair Architects.

The proposals include:

- Temporary removal of the tennis courts
- Excavation for the car park, stores and water storage tanks
- New drive
- New stair access
- New entrance gates
- Reinstatement of the tennis courts and fencing

The car park will be accessed by a sloping drive off Cranbrook Lane with five, stair access points set around the car park with two close to MacIntyre House. The reinstated tennis courts will be slightly larger than their current size and be re-laid in painted concrete.

No works are proposed to MacIntyre House and the kiosk and AC enclosure to the west will remain.

8.0 IMPACT OF THE PROPOSED DEVELOPMENT

8.1 GENERALLY

The Scots College developed from 1895 onwards and was established in the house St. Killians, a large, late Victorian mansion in the Italianate style. A major period of development occurred in the Inter War years with several, large, purpose designed school and accommodation buildings including MacIntyre House. All of the buildings in this period adopted the Inter War Classical Revival and Georgian Revival styles and maintained the arrangement of buildings around the oval.

MacIntyre House is a good example of an Inter War, Georgian Revival style building with many of the features of the style. It was designed to address the oval but its setting to this side has been weakened by the provision of the tennis courts. However, by their open nature they play a reasonably sympathetic role in the sports areas and have not overly impacted on the setting of MacIntyre House apart from the high fencing.

The site has few areas for large scale car parking either at grade or below ground. The tennis courts are an ideal location for an underground structure as construction here will not impact on the grassed ovals and the tennis courts can be readily reinstated above as they have an artificial surface. The area is also close to an existing access point to the ovals from Cranbrook Lane.

8.2 DEMOLITIONS

The current tennis courts will be temporarily removed but these are modern structures of no heritage significance.

8.3 EXCAVATION AND ARCHAEOLOGY

The tennis courts will be excavated for the car park but there are no known archaeological remains in the development area and the excavation is set well away from the built structures. No excavation is proposed under MacIntyre House.

8.4 PROPOSED CAR PARK

8.4.1 Generally

As noted, the site is ideal for an underground car park due to the nature of the tennis courts and the readily available access. The works will recreate the current setting of MacIntyre as the tennis courts will be reinstated on completion. The visible changes will be at the drive and the new services stairs.

The drive is set to the east of the site along the boundary fence to Cranbrook Lane and the main access will be off the lane. The drive will require retaining walls and safety walls but these are low-level structures that will not be prominent in views from the College buildings and grounds. The same comments would apply to the new stair structures that are discretely placed around the edge of the car park and that are open with low balustrades that will have little visual impact.

The works will have no impact on any significant landscape structures or plantings and on completion the appearance of the area will be largely as per the existing. The current trees along the site boundary to Cranbrook Lane will be removed but these are all later plantings of no significance. The area will be re-landscaped on completion.

The majority of the car park elements will not be seen in views from Cranbrook Road and the drive is set some way from the main College buildings.

The new fencing will be a combination of fixed fencing (sides) as per the current arrangement and retractable fencing (north and south) to allow clear views to MacIntyre House in views from the oval.

8.4.2 Impact on the Heritage Buildings on the Site

The site contains a number of significant buildings designed by noted architects.

DATE	BUILDING	ARCHITECT
1882	Aspinall House	Mansfield Brothers
1915	Middle School Building	Power & Adam
1919	MacIntyre House	Power & Adam
1926	Kirkland House	Morrow Deputron & Gordon
1956	War Memorial Chapel and Anderson Hall	Frederick Glynn Gilling

Aspinall House is the most significant and imposing of these being set on the upper levels of the site with expansive views the east. The later buildings were set on the lower level at the oval and are less imposing though the Middle School is the dominant presence.

The impact on Aspinall House and the other buildings to the northwest is mitigated by the location of the works well to the south and the limited, visible elements created for access to the car park.

The impact on MacIntyre House is very limited due to the majority of the works being underground and the placement of the drive away from its primary elevation. The new stair structures are low scale and are generally set away from MacIntyre with those closest being set to the side to ensure clear sight lines to the distinctive, north elevation.

We consider that the proposal will have a very limited and acceptable impact on the setting of the heritage buildings on the site and the expansive oval.

8.4.3 Views

The College is prominent when views from Victoria Road and Cranbrook Road due to the scale of the site and the buildings with Aspinall House being the most distinctive feature due to its raised setting and style. The College has expansive views to the east and the range of school buildings is fully displayed by the open setting provide by the oval.

The College is partly visible from Cranbrook Lane but views are more limited due to the fall of the lane with Kirkland House being most prominent from the lower levels of the lane. There are views to the later accommodation and sports facilities from Aston Gardens but these could not be considered significant.



Figure 8.1 Significant Views

The tennis courts will be reinstated at their current level on completion of the car park and the proposal will have no impact on significant views with the view from the oval improved by the retractable tennis fencing.

8.4.4 Landscaping Works

The works include some re-landscaping works to provide plantings at the drive but the changes are neutral in heritage terms.

8.5 WOOLLAHRA LOCAL ENVIRONMENTAL PLAN (WLEP)

8.5.1 Impact of the Heritage Item

The Scots College contains several buildings that are listed as heritage items in the Woollahra LEP and the site as a whole is shown as a heritage item in the LEP maps (see Section 4.0). Development would be the subject of the heritage provisions in Clause 5.10 of the WLEP that require Council to assess the impact of the works on the heritage significance of the place.

The listing sheets for the items in the eastern campus (The Scots College - SHI 2711472 and Macintyre House - SHI 2711073) do not contain assessments or statements of significance.

Based on the assessment above, we consider that the current tennis courts are not significant in heritage terms and their reconstruction over an underground car park will have no impact on the listed elements at the College.

8.5.2 Impact on Heritage Items in the Vicinity

There are number of heritage items in the vicinity of the College (see Section 4.0).

The item closest to the development site is 65 Cranbrook Road, the two storey, Arts and Crafts house *Inverinate* that was built in 1918.

The listing sheet for the item (SHI 2711255) contains a statement of significance:

'Inverinate' is a large and intact example of the influence of the English Arts and Crafts style of architecture. Architects Manson & Pickering built the house in 1918 for M.R. McRae. The house, which demonstrates the early development of this section of the Cooper Estate, retains a high degree of aesthetic and technical significance in its design and execution and is representative of Upper Middle Class housing in the Edwardian period. The building style is relatively rare within the Woollahra municipality and the Sydney region generally.



Figure 8.2 The rear elevation to 65 Cranbrook Road

The proposed works are largely underground and within the College grounds. The major change will be the drive and new stair shafts but these are set away from the item and are low scale elements. The item faces southeast to Cranbrook Road and the proposed works are to the rear of the house

We consider that the proposals are not at an above ground scale that will impact impact on the setting or significance of the item.

8.6 WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015 (DCP)

8.6.1 Bellevue Hill North Precinct

The College is within the Bellevue Hill North Precinct identified in Section B1.8 of the DCP. The DCP contains a character statement for the area:

The Bellevue Hill North precinct is sited on the slopes and plateau of Bellevue Hill. New South Head Road, the main arterial road, forms the northern edge of the precinct.

The precinct contains three distinct settings:

- . the edge development fronting New South Head Road (between Bellevue Road and Victoria Road) which contains predominantly substantial residential flat buildings set behind sandstone walls, garages and steps;*
- . development opposite the Rose Bay promenade on New South Head Road, typically large detached buildings within a landscape setting; and*
- . the one to three storey dwelling houses and residential flat buildings set in the winding streets that follow the contours of Bellevue Hill.*

As with many of the higher parts of the municipality, significant views and vistas are available from many of the public spaces. This precinct also contains two large private school campuses: Cranbrook School and Scots College.

DCP B1.8.1

The DCP contains no specific controls for development in the area but does contain objectives as to the desired future character.

	<i>Objective/Control</i>	<i>Comment</i>
<i>B1.8.2</i>	<i>Desired future character objectives</i>	
<i>O1</i>	<i>To respect and enhance the streetscape character and key elements of the precinct.</i>	The proposals will have a very limited impact on the local streetscape due to the location and detail of the proposals that have very limited above ground structures
<i>O2</i>	<i>To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.</i>	N/A
<i>O3</i>	<i>To maintain a transition of development scale from the residential flat buildings that address New South Head Road, to the dwelling houses that dominate the majority of the precinct.</i>	N/A
<i>O4</i>	<i>To reinforce a consistent building scale with streets.</i>	N/A
<i>O5</i>	<i>To ensure that development responds in form and siting to the street and subdivision pattern.</i>	The car park is very well placed to limit the impact on the College grounds and its heritage buildings
<i>O6</i>	<i>To design and site buildings to respond to the topography and minimise cut and fill.</i>	The proposal maintains the current site levels and the relationship with the oval
<i>O7</i>	<i>To reinforce the landscape setting and maintain the existing tree canopy which forms a green backdrop when viewed from the harbour and the surrounding districts.</i>	There is only minor alteration to the existing landscaped setting
<i>O8</i>	<i>To retain and reinforce the green setting of mature street trees, private trees and garden plantings and minimise hard stand areas.</i>	There is no impact on mature trees or landscaped areas
<i>O9</i>	<i>To protect important views from the public spaces of the precinct to the harbour and city skyline, including view corridors between buildings.</i>	See below
<i>O10</i>	<i>To ensure that development facilitates view sharing to adjoining and adjacent private properties.</i>	There is no impact on views
<i>O11</i>	<i>To ensure on-site parking does not dominate the streetscape</i>	N/A

8.6.2 Views

The DCP contains a map that identifies significant views including some from Cranbrook Road at the intersection of Victoria Road

MAP 8 Bellevue Hill North Precinct

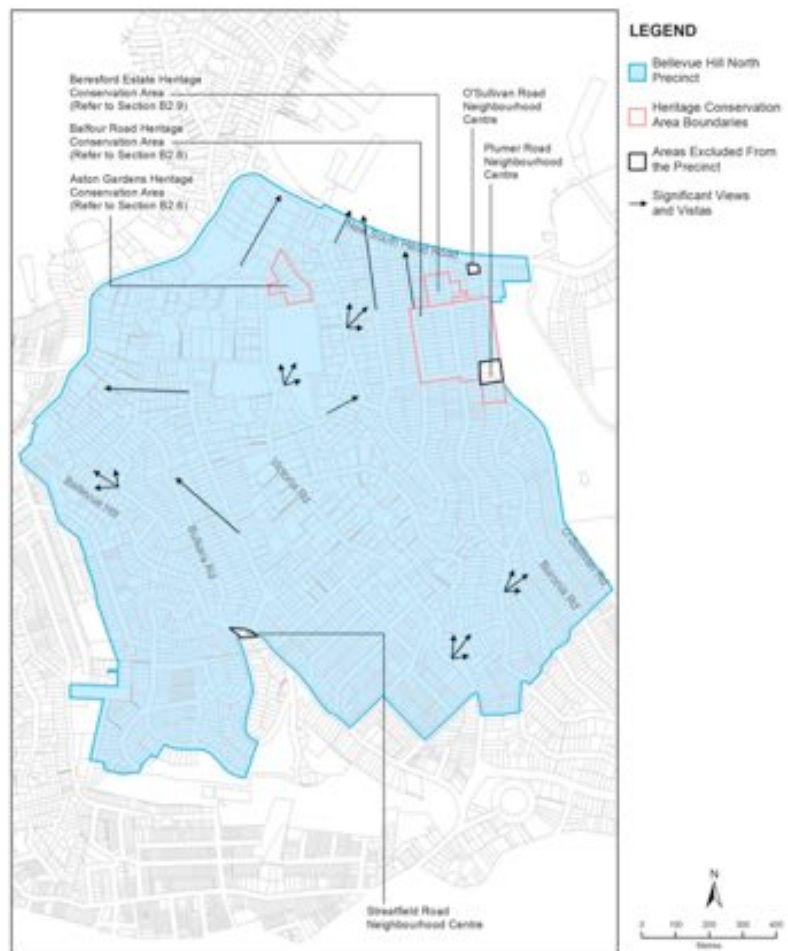


Figure 8.17 DCP MAP of views in the Bellevue Hill North Precinct

DCP B1 p. 23

The proposal will not impact on these views.

8.6.3 Non Residential Development

Section B3.8.9 contains limited controls for non-residential development (including educational establishments) within residential zones with the aim:

Where a non-residential use is proposed, the development must be compatible with the desired future character of the area in terms of building scale, location and design, and the impacts arising from the use must not unreasonably compromise residential amenity

The impact on the Bellevue Hill North Precinct is assessed in Section 8.6.1 above and we consider that the proposals are in accordance with the objectives in the DCP.

9.0 SUMMARY AND RECOMMENDATIONS

9.1 SUMMARY

Overall we consider that:

- The current tennis courts are of low heritage significance and there are no heritage considerations that would preclude their reconstruction
- The development will not impact on significant views both within and from outside of the College precinct
- The proposals will not impact on the heritage items within the College precinct
- The proposals will not impact on the heritage items in the vicinity of the College
- The development will not impact on the cultural significance of the place

In heritage terms we would recommend that the proposals be approved.

9.2 RECOMMENDATIONS

9.2.1 Archaeology

Though the archaeological potential of the site is low, any excavation on the site should be monitored and any finds should be recorded by a suitably qualified archaeologist and the record lodged with a suitable archive (e.g. Woollahra Local History Library).



JOHN OULTRAM

10.0 APPENDIX A – HERITAGE LISTING SHEET

Heritage Division of the NSW Department of Premier and Cabinet

State Heritage Inventory Listing Sheet for MacIntyre House (SHI 2711073)

Building (see also Victoria Road, Bellevue Hill, The Scots College)

Item details

Name of item:	Building (see also Victoria Road, Bellevue Hill, The Scots College)
Primary address:	71 Cranbrook Road, Bellevue Hill, NSW 2023
Local govt. area:	Woolahra

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
71 Cranbrook Road	Bellevue Hill	Woolahra			Primary Address

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woolahra	LEP 1995	10 Mar 95	28	1347
Local Environmental Plan	Woolahra LEP 2014	22	23 May 15		

References, internet links & images

None

Note: Internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name:	Local Government
Database number:	2711073