

David Scobie Architects

Heritage

Mobile: 0412 415010
email scobiearchitect@gmail.com
ABN: 64 079 683 079 David Scobie
Registered Architect NSW Reg 6229
Nominated Architect

Introduction

David Scobie, Heritage Consultant to Blayney Shire Council prepared the following comments and Recommendations.

The relevant statutory control is the Blayney LEP 2012 and the DCP Part H 5.7 (Heritage) and DCP E2.5

1. Millthorpe Public School, Millthorpe

Attention: Dan

Contacts: Claire

Significance: The property is a listed Heritage Item from 1884 and is located within the Heritage Conservation area (HCA).

Proposal



Site Analysis Plan

The evidence from site and the analysis above is that the historic aspects of the school are most evident on Park Street, close to the corner of Victoria street and on the northern boundary facing the Police Station and historic stables building.

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The impact on the Park Street streetscape is clear from the proposed elevation above.

- The scale or height of the new is similar to the existing
- The bulk of the new form has a modelled element standing forward from the larger element behind
- The colours of the materials are broadly similar
- The details are contemporary while making references to the traditional buildings in the setting



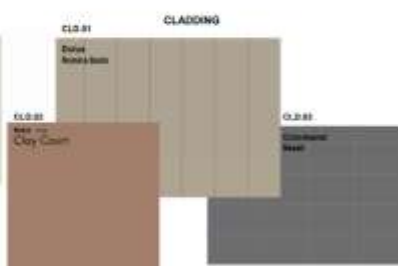
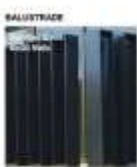
The long northern elevation faces the Police Station and the historic stables

- The elevation is modelled or broken down into separate elements using form, materials, colour and detail. While the detailing and character is contemporary the complexity will ensure that the proposal does not draw excessive attention and the tall set of screening trees will mask the height and character.



EXTERIOR MATERIALS

NOTE: COLOUR PALETTE IS INDICATIVE ONLY AND WILL BE CONFIRMED DURING DETAILED DESIGN.



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Recent materials and finishes boards have been presented to the School.

These have not been presented to Council.

While there are no issues with the Interiors, the concern is that several items appear to be different from those agreed on the above board.

The following elements appear to be alternatives and different:

- The proposed external brick item 1 on the board is not similar to the two bricks identified above. The original bricks Balmenno Blend and Mowbray Blue are superior in character/texture and colour. The Brick 1 is an inferior brick in texture and has an unvariegated colour. The original bricks identified as indicative are supported. The current brick is not supported
- The current colour palette illustrates a soft Shale Grey as 6, an Off white as 4 and as these are very traditional in the heritage context, they are supported
- A colour 5 is a dark Grey or Black and Item 3 appears to be a Teal or Green blue. These colours do not appear to have been in the original mix. The original mix included Romina Basto and Clay Court which are strong deep earthy colours and consistent with the colour palette in the heritage buildings in the school and within the Millthorpe Village Heritage Conservation Area. These colours are therefore supported. Further clarification is therefore requested on the application of the colours to the elements on the buildings.



NEW LEARNING HUB BUILDING FROM PARK ST

The new entry to the school from Park Street offers a paved entry. The entry area would benefit from mature tree planting to celebrate and mark the entry while also providing a focus on the entry as opposed to the bulk, scale and character of the two adjoining buildings where the path passes between. Typically a lytch gate type structure would create a framed entry on the street to offset the bulk of the buildings behind.



The visualisations and the Landscape plan show many low short shrubs and ground covers but few taller trees in the 3-7m height range.

It is important that the new buildings are well screened from the neighbouring sites and that there are trees at the entrance on Park Street to identify and frame the entrance.

Further information is requested on the planting proposed to ensure that there will be sufficient trees on the site to complement the large scale of the development proposal.

Additional trees in this entrance area and a form of traditional or interpreted pergola structure behind the fence/gate in the space between that and the building, are recommended as the current minor grasses and minimal shrubs are insufficient to mitigate the bulk of the new building and the small gap between the two buildings for the entry

Summary

The bulk, scale, character and setbacks provided in the proposal will provide a suitable complement for the school and fit the character and historic setting within the heritage listed school and Heritage Conservation Area, subject to minor changes to the materials, colours and landscaping. The minor changes have been advised previously and do not appear to have been adopted to the extent necessary to mitigate the impact of the proposed classroom block on the heritage significance of the listed item – the school and the setting/streetscape within the heritage listed Heritage Conservation Area.

Recommendations

- Further information is requested on the proposed colour scheme, the materials and the planting programme. This is required to ensure that the proposal will include the appropriate measures to mitigate the visual impact of the substantial new work on the heritage listed site located within the historic Village Conservation Area.
- Further consideration is recommended for the entrance space off Park Street in order that the entry creates the appropriate focus and mitigates the scale and impact of the new building.

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The relevant statutory control is the Blayney LEP 2012 and the DCP Part H 5.7 (Heritage) and DCP E2.5

2. 13 Blake Street, Millthorpe with Nick Reeks

Attention: Daniel

Contact: Nick

Significance:

The site is awithin the Millthorpe heritage conservation Area.

Description of existing with photos and advice



1. Site plan, courtesy SIX Maps



2. View of the site looking west from the roadway. The two major trees are to be removed. This will require an Arborist report to assess their age and condition and for the provision of recommendations for the remaining trees and their protection during and after construction.



3. Close view of the two trees. These generate a good deal of mature character. This character will need to be compensated in the new development.



4. Close view of the northern end of the site and the trees to be retained.



5. A long oblique view to the south-west illustrating the mature trees to be retained.



6. View to the north to illustrate the steep embankment to the verge area. It is proposed to landscape this area despite in being public space. Council Consent will be required. Suitable fencing will be required. Colorbond custom orb profile such as Metroll Corodeck would be acceptable on the western and northern fences while open steel mesh on timber post and rail would suit the street frontages so that the garden planting remains the key element in the presentation.



7. View of the site looking north east. There are several street trees in the public verge to mitigate the visual impact of the dwelling. This Elevation is the proposed frontage as an access & address point.



8. View down Blake Street, illustrating the views which are the focus of the prospect from the new house.



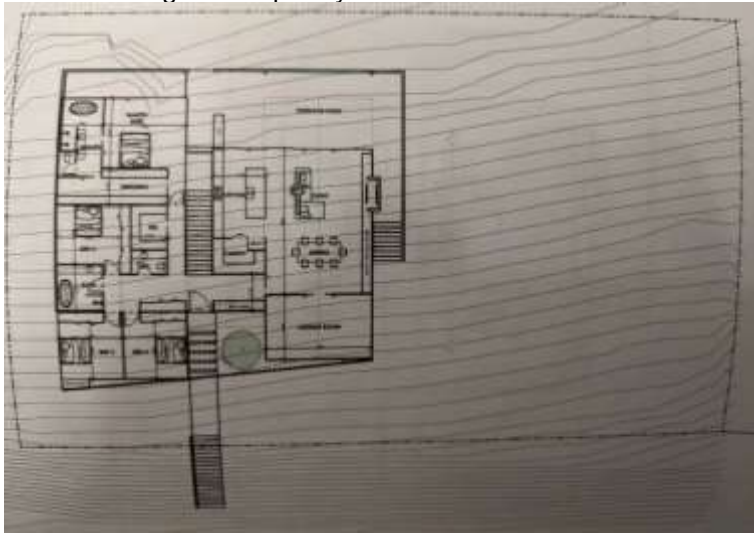
9. View of the address point on the frontage



10. View of the typical property opposite and street trees in the verge. The street trees are not substantial specimens and make minimal contribution to edging the sub-urban area as is evident in this photo.

The Proposal

The vision is a new type of large house which reflects the basic house form of pitched roof on a solid base but using contemporary colours and materials.



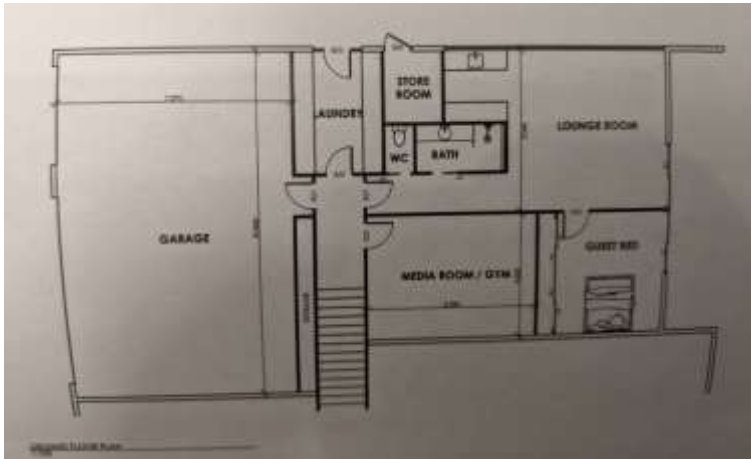
Site Plan

- The developed site plan should indicate dimensions and off-sets to the boundaries
- Any non-compliant off-sets for example to the two street frontages will require justification and mitigation such as tree and shrub planting
- The developed site plan to show all existing trees and any to be removed
- An Arborist report will make reference to and specify tree protection measures
- The plan should indicate any ancillary elements such as fencing, paved areas, driveway and sheds
- The site plan and section should clearly show the extent of cut and fit to the land form



Upper Floor Plan

- The outdoor patio can be interpreted as a traditional terrace or verandah
- There is no off-set or setback on the south elevation to Blake Street



Lower floor Plan

- The garage doors facing the street and one of the most prominent views in the Village will need a strong supporting argument. This should include any options considered for the doors to be on another elevation and why this alternative was discounted. For example the shape of the Lot would support a linear north south building.



View of the massing and details from the north east: The North and East elevations

- The walls are Shugi-ban or similar, Monument aluminium (presumed) double glazed windows and Monument colorbond metal roofing with concrete walls and timber pergola
- The entry from William Street requires a bridge over public land
- The large windows to the East elevation will benefit from shading which may interpret traditional awnings, pergolas or similar

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- This particular view indicates the visual impact which the use of Monument will have on the setting. The depth of this colour and the combined impact of the whole of the top floor being a solid black form will not be supported in this particular setting



View from the neighbour's corner in the north-west looking south east

- The bulk is modelled using gable roofs separated by a flat or recessed hipped element
- The glass in the left gable shown above faces due west
- The expressed chimney and pergola are good traditional elements in the composition
- The Ronstan rigging (<https://www.ronstantensilearch.com/greening-systems/>) will be essential in modelling the areas of wall on the lower level



An example where timber/recycled timber and the trellis moderate the wall behind



Probably, the most important view from Blake Street, looking north east

- Wire or metal mesh lattice supporting creeper planting is proposed for the lower level
- A strong case will need to be mounted for the expansive garages and their doors. If a good case is made, mitigation could include landscape planting, a timber pergola across the concrete elevation and timber clad tilt type doors
- The vertically proportioned windows are traditional and this works well on this elevation

Summary

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The applicant and architect are to be congratulated on the conceptual approach and presentation.

The site on the corner of Blake and William Streets has challenges related to the levels, tree retention and presentation in the prominent setting. The initial proposal has the potential to meet the challenges subject to design development. The key aspects are setbacks, character, materials, details, colour and landscape planting

Recommendations

- **Provide the appropriate information regarding the site levels and trees and impacts of the proposal**
- **Provide evidence that alternatives to the building location have been genuinely considered when compliance with planning guidance is not offered**
- **Indicate the proposed trellis system for the concrete areas**
- **Indicate mitigation measures for the garage doors and timber trellis/pergola**
- **Commission a landscape design**
- **Reconsider the use of the shugi-ban Japanese building and finishing techniques in preference to elements interpreting the local region which will complement the local character, such as Woodland Grey type stained timber boarding**
- **Consider external colours which interpret local colours and materials as opposed to colours considered to be the fashion choice of the day such as Woodland Grey in preference to Black and Charcoal**
- **Approach Council staff for advice on landscaping of public areas, vehicle cross-overs and steps/structures on public land**
- **Consider in detail the local details and materials which can identify and associate the new work with the local character**

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7. Millthorpe Public School – DA, Site visit

Attention: Dan

Contacts:

Significance:

The site is a listed item on the Blayney Shire LEP

Proposal

The proposal has been the subject of a site visit and advice

The recommendation from the panel is that the architects be requested to review the potential for moving the new building away from the alignment of the heritage building on the principle that the significant building must stand forward and remain visually and physically dominant.

The following recommendations are provided by the Heritage Advisor

The pathway which comes from between the new and old buildings is key to articulating the scheme. The skillion angle of the roof over that space is not a successful element to mitigate between the two buildings.

The path and the semi-circular entry space near the fence is positive. Additional planting and possibly additional elements related to the pathway are worthy of further development.

Exterior materials

The proposed face brick – Austral balmenno is darker than the heritage brick but a suitable earth tone. The mortar needs to be oxide coloured so as not to stand out against the brick.

The Zeus colour for the balustrade is suitable in providing a visually recessive element

The Shale Grey in a Matt finish is fine for the roofing

There is a panel material on the elevations which appears Blue. This colour is uncharacteristic and while it may interpret the Basalt appears out of keeping with the traditional colours used on cladding.

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