

Application Referral Cultural Heritage - Response

From:	Sarah Waight
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	7 ALLISON STREET, WEST HOBART 40 HILL STREET, WEST HOBART
Proposal:	Partial Demolition, Alterations and Multiple Dwelling (one existing, one new)
Application No:	PLN-18-88
Assessment Officer:	Richard Bacon,

Referral Officer comments:

This proposal is for a second dwelling to the rear of a house located in the West Hobart Heritage Precinct 3.

This precinct is significant for reasons including:

1. The quantity and quality of late Victorian/Federation period housing stock exemplifies the economic boom period of the late nineteenth/early twentieth centuries many of which are impressive reminders of its primary residential role.
2. A large number of intact individual houses which are examples from the late nineteenth/early twentieth century.
3. The continuous single-storey, mainly painted weatherboard facades and the general uniformity of scale, create a distinctive visual impression and high streetscape value.
4. The number of intact original shops which reflect the commercial network which developed during suburban expansion in the late nineteenth/early twentieth centuries.
5. Individual places have social significance to the local and broader community.
6. The street formations in Lansdowne Crescent and its related network of streets are a unique and distinctive early nineteenth century features of Hobart's town plan.

The existing dwelling was constructed in about 1921, with drainage plans showing a connection in that year. It is one of group of houses located close to the front boundary with large rear yards. It is a weatherboard house with a large open porch and front bay window, a corrugated iron roof and large prominent brick chimneys. No changes to the front house are proposed as part of this application.

A new formed driveway will be constructed along the side boundary on the south east side. The proposed house is single storey on the entry or Allison Street frontage and extends to a two storey structure. It is proposed to be clad in weatherboard and brick with a Colorbond hipped roof.

The proposal must be assessed against clauses E13.8.1 Demolition and E13.8.2 Buildings and Works other than Demolition.

The proposed demolition is limited to the driveway, existing garage and some minor elements in the rear yard. These are not elements which contribute to the heritage significance of the heritage precinct and therefore the demolition will not result in the loss of heritage values. The proposal satisfies E13.8.1 of the Heritage Code of the Scheme.

Even though the proposed rear house is two storey, the subject site slopes away from Allison Street with a small part of the rear side fence bounding the Caldew Park (Train Park) where the topography has significant gradients. While the proposed house will be partly visible between numbers 5 and 7 Allison Street and 7 and 9 Allison Street, overall, it will be visually subservient and not dominate the setting or streetscape as described in the statements of significance. This property is one of nine long and narrow blocks of land that back onto similar arrangements in Warwick Street. In general, but not exclusively, the area is characterised by large rear gardens, but it should be noted that this is not a feature identified in the relevant statements of significance for this precinct. It is also noted that no details are provided in the application in any great detail regarding the colours and finishes of the new house. In summary, when assessed against E13.8.2 P1 and P3, the proposed new house satisfies the relevant provisions of the Heritage Code, and will not result in detriment or detract from the heritage values of the street or precinct. A condition of permit is required for colours and finishes to be provided.

In summary, the proposal satisfies E13.8.1 P1 and E13.8.2 P1 and P3 of the Heritage Code of the Scheme.

Sarah Waight
Cultural Heritage Officer
3 September 2018