

JUSTIFICATIONS, CONSIDERATIONS AND REFERENCE MATERIAL

**THE PROPOSED "PREFERRED (BURRA CHARTER) DESIGN"**

WE PROPOSE THE PREFERRED DESIGN an elegant solution that aligns on an aesthetic, styling, structural and material foundation, whilst retaining the essence of the soul of the character of the original building and rejuvenating various elements that need urgent restorative attention

Details of THE PREFERRED DESIGN can be seen in the attached drawings.

The proposed has been resolved in consideration of

- a) The Current Heritage listing,
- b) The Heritage report compiled by Mcallister (second heritage report and previously submitted to TOEF),
- c) The Aims of the Heritage Scheme
- d) The Desired development outcomes of the heritage
- e) The Federation Filigree Architectural Style

**THE PROPOSED**

- Aligns with the Burra concept of an insert rising up with no alteration to the Buildings existing ridge/line or hipped roof"
- Aligns with the Burra statement that 'the insert is not to distract the ex(s)iting heritage i.e. the roof form & materiality.
- Aligns with the Burra charter requirement that 'The architectural respect of the period is maintained.'

**Further more**

- The proposed loft conversion is congruent with the myriad of roof styles that can be referenced within buildings defined as Federation filigree.
- The roof height has been increased (within 8.1m height limits) to accommodate a comfortable habitable ceiling space within an nominated area of the loft, however the extension is purely at the ridge/line and has 'not' changed the pitch or overall style of the house form the street
- The design is 'within' maximum 8.1m height levels
- Is 'under' the line of sight from the Eastern neighbours upper floor Balcony and
- 'Nominally' impacts the water vista of the neighbours to the East (refer sections and photographs included in the drawing set)
- Does not have no overlooking issues
- The revised proposed roof design also enables the belvedere and chimney to remain as is from the west, whilst being only 'nominally' obscured in part from the east.
- Re sheeting and insulating the existing roof sheets, gutters and downpipes, will be carried out at the time, so that all presents with some contextual continuity and enables the building to be more robust going forward. (as it currently stands there are several different non matching old and mismatched profiled roof sheets.) which will also present well for the neighbours at 8 Bolton Street.
- Windows on the Ground floor will be replaced with new weather tight windows and bought back in line with a configuration more in keeping with the federation filigree style.. ie 600mm wide, thus allowing more light to enter the building; whilst effecting a more thermally and acoustically attenuated building which simultaneously offers improved energy efficiency.

**HERITAGE LISTING**

**STATE HERITAGE OFFICE**

- No. 10 Bolton Street East Fremantle has a **place No. 15801 on the 'inherit database'** at the State Heritage Office. (A copy of this listing is attached in the Full response Report "Attachment" section of this assessment.)
- The Place is listed as having '**No Statutory Heritage Listings**' and has noted under 'Other Listings 'Town of East Fremantle Municipal Inventory' as the only other listing.

**TOWN OF EAST FREMANTLE MUNICIPAL INVENTORY:**

- The residence at No.10 Bolton Street is listed in the **Town of East Fremantle Municipal Inventory** as adopted on 18 November 1997 as a '**Category A**' property.
- Inclusion in an MHI is a reflection of what the community would generally regard as being part of its heritage, which in its turn contributes to sense of place and character.
- Noting the above states that TOEF will provide maximum encouragement to the owner to conserve the significance of the place and that incentives to promote heritage conservations should be considered where desirable conservation outcomes dependant on viability of the project.
- In this case you do not need to convince us of the value in retaining the heritage, we need your support and approval to confirm the validity of the proposal in alignment with the heritage so that we can commence works as soon as possible and before the building falls into further disrepair and discomfort.

**THE AIMS OF THE SCHEME ARE**

- a) To recognise the historical development of East Fremantle and to preserve the existing character of the Town;
- b) To enhance the character and amenity of the Town, and to promote a sense of place and community identity within each of the precincts of the Town;
- c) To promote the conservation of buildings and places of heritage significance, and to protect and enhance the existing heritage values of the Town;

**THE DESIRED DEVELOPMENT OUTCOMES**

- a) Additions and alteration should take into account the significance and character of the existing building and its contribution to the character of the Precinct;
- b) Additions and alterations should be well designed with minimal interference to the existing building;
- c) Single storey additions and second storey additions and alterations to existing dwellings are acceptable. Second storey additions shall be supported but are required to:
- d) Be constructed within the existing roof space, or towards the rear of the dwelling and must not impact upon significant fabric of the dwelling; and,
- e) Not be dominant from the primary street.

**IT IS PROPOSED** that the Resolved Design aligns with all elements noted above.

**BURRA CHARTER**

To enable this project to move forward respectfully a third heritage impact analysis by a highly qualified heritage architect, Mr. Alex Willis was commissioned.

Alex Willis' qualifications listed below;

Masters in Cultural Heritage and a Member of ICOMOS. Masters in Planning (Professional) (Urban Design Specialism). Grad Cert.Bus Pract.Architecture Dip.LTC Int Des and Dip Bld Des Tech Member Planning Inst Aust; and Aff.Inst. Architects.

It should be noted that ICOMOS is the group that reviews and publishes the Burra Charter.

- Mr. Willis states that that 'essentially the insert is not to distract the ex(s)iting heritage i.e. the roof form & materiality. The architectural respect of the period is maintained.'
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999 states regarding new work:
- Article 22. New work
- 22.1 New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.
- 22.2 New work should be readily identifiable as such.

**IT IS OUR POSITION THAT**

- The proposed new work is acceptable within the parameters of the charter as the work proposed does not distort or obscure the cultural significance of 10 Bolton Street, nor do the proposed works detract from its interpretation and appreciation.
- The proposed addition furthermore is a light-weight construction, that could be easily reversed if that was ever so desired. Reversal or removal of the Velux windows would only require their removal and replacement with matching roof sheet.
- The proposed works will better protect the building from the elements overall and thereby better preserve the physical building.

**Client:**

**BOLTON PROJECT**

**Address:**

**Hno.10 Bolton Street, East Fremantle 6158 WA**

**PLANS REFERRED TO IN CONTRACT:**

Owner: ..... Date: ...../...../.....

Owner: ..... Date: ...../...../.....

Builder: ..... Date: ...../...../.....

**REVISION**

DATE	AMENDMENT

**Issued For:**

**ADDITION**

Design by: PJM/IAB  
Angella Moffat

Rev: - Date: 31:1:20

Job no.

**5-2018**

Drawn by: PJM/IAB  
Checked by:

Date: 31:1:20

Sheet no

**24** of 28

Drawing name:

**JUSTIFICATIO**

TOWN OF EAST FREMANTLE  
PLANNING APPLICATION  
No.  
09 MAR 2020 P 0 1 8 - 8 7  
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JUSTIFICATIONS, CONSIDERATIONS AND REFERENCE MATERIAL

**ARCHITECTURAL HERITAGE STYLE**

The style is understood to be - Federation Filigree c. 1890—c. 1915

Architectural distinctions of this style are instantly recognised as Federation for the following features:

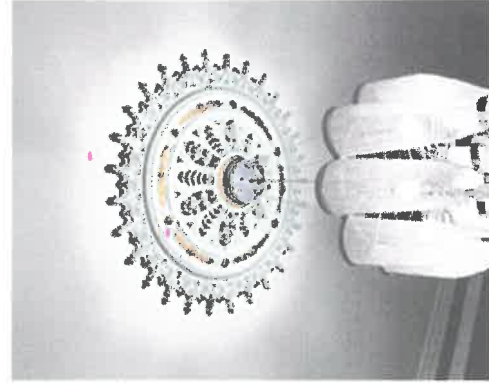
**EXTERIOR**

1. Federation Filigree was designed to create shade while allowing for the free flow of air.
2. Dominant hipped roofs, often broken by false gables
3. Large verandah with screening
4. Balconies screened with decorative balustrading
5. Turned timber verandah columns supplemented by elaborate timber decoration
6. Cast-iron (later: timber) balustrades and brackets
7. (used) common verandah posts, panels, friezes and brackets, which were manufactured products made in Australia,
8. Leadlight or coloured glass windows
9. Bay windows
10. Shingle or tile or corrugated iron roofs

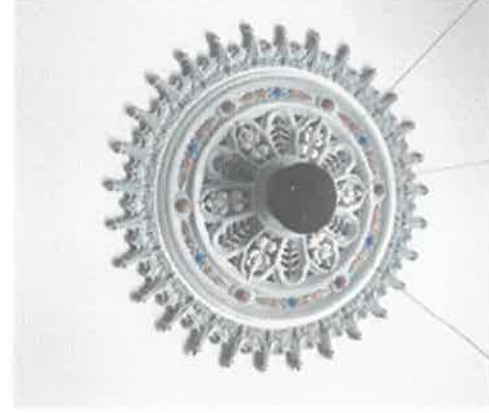
**INTERIOR**

11. High ornate ceilings, predominantly white
12. Lots of light and access to breezes.
13. Ornate cornices
14. Ornate Picture rails
15. Timber floor boards

**All 15 Heritage style distinctions listed above can be positively checked off as retained within both the existing and new works proposed. In fact considerable consideration, care and time has been invested to enable heritage elements to remain a valued component of the residence.**



Original ceiling roses



timber paneling and trims to existing stairwell



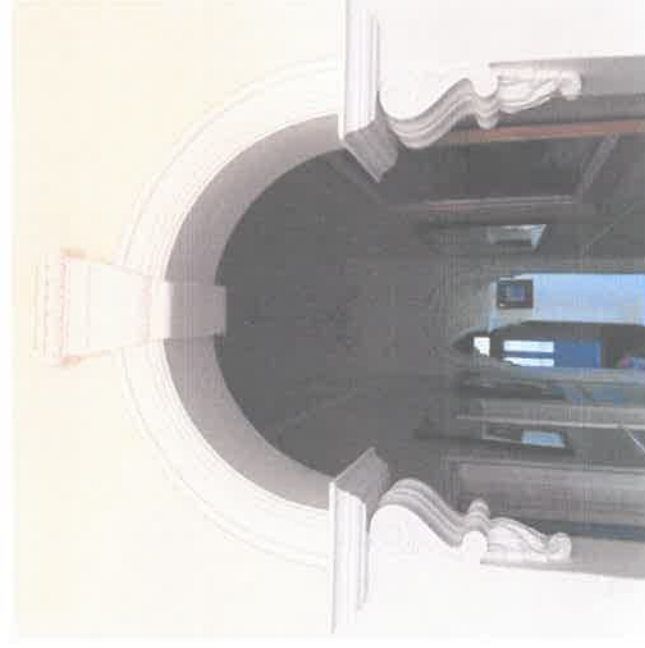
Original Cornices, Picture rails and Vents



Original heritage Skirting boards,



Original Door architraves and Reveal panelling



All Original archways, Corbelling and Trims



Client:

**BOLTON PROJECT**

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**Hno.10 Bolton Street, East Fremantle 6158 WA**

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DATE

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Design by:  
Angella Moffat

Rev: -

Drawn by: PJM/IAB  
Checked by:

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Job no.

**5-2018**

Sheet no

**25** of 28

Drawing name:

**RETAINED HERITAGE 1**

JUSTIFICATIONS, CONSIDERATIONS AND REFERENCE MATERIAL

**ARCHITECTURAL HERITAGE STYLE**

Architectural distinctions of this style are to be retained in the following features:

**INTERIOR**

It is important to acknowledge that interior works have been designed in consideration of retaining as much of the original as possible.

- This includes ornate ceilings, cornices, skirtings, doors, door frames, architraves, hardware and picture rails.
- Windows to be replaced with new weather sealed ones that are more in alignment with the original window formats (eg 600wide) and original in appearance.
- New internal works will enable existing cracking in walls to be attended to and thereby conform to a Heritage Maintenance Plan.



Original Doors + Door Hardware



Original stained glass windows to bathroom



Original Front Door and Stained Glass Features



Original Fire places



Original Chimney will still be visible from outside and inside the house

**ARCHITECTURAL HERITAGE STYLE**

Architectural distinctions of this style are to be retained in the following features:

**EXTERIOR**

It is important to acknowledge that interior works have been designed in consideration of retaining as much of the original as possible.

- Chimney atop main roof
- Existing Roof Shape and ridge line
- Belvedere
- Shingles to front bay window
- Existing – non original windows - to be replaced with new weather sealed ones that are more in alignment with the original window formats (eg 600wide) and original in appearance.

**TOWN OF EAST FREMANTLE**  
PLANNING APPLICATION  
No. **P 0 1 8 - 8 7**  
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09 MAR 2020

Client:

**BOLTON PROJECT**

Address:

**Hno.10 Bolton Street, East Fremantle 6158 WA**

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DATE

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Issued For:

**ADDITION**

Design by: PJM/AB  
Angella Moffat

Rev: - Date: 31:1:20

Job no.

**5-2018**

Sheet no

**26 of 28**

Drawing name:

**RETAINED HERITAGE 2**

JUSTIFICATIONS, CONSIDERATIONS AND REFERENCE MATERIAL

**MAINTENANCE AS PART OF THE PROPOSAL**

The current application dates back over a year now and during that time planned maintenance as part of the project has not been undertaken.

The need to **balance development to modernize living space in a heritage listed building with ongoing maintenance of said building** was encapsulated in the 2004 report **Making heritage happen Incentives and Policy Tools for Conserving Our Historic Heritage**, when they stated:

Specifically, the purposes of heritage incentives are to:

- Ensure that owners are not unduly disadvantaged by the constraints or extra expense that the regulatory system may impose;
  - Leverage private capital investment in conservation;
  - Generate additional conservation activity than would otherwise occur;
  - Counteract land use policies or other government programs that threaten heritage places; and
  - Ensure that as far as possible a 'level playing field' exists between restoration work and new construction
- *Ian Baxter, Heritage Council of Western Australia, was one of the members of The Heritage Incentives Taskforce. The chair was David Conlon, Heritage South Australia.*



**PLANNED AS PART OF THE PROJECT**

- New gutters to approximately 50 % of the property
- Re-painting of the wooden verandah and belvedere
- Restoration work to the external stairs to the belvedere
- Restoration to the woodwork or the verandah

The Town of East Fremantle as stated on the Inherit website, provide “strong encouragement to the owner under the Town of East Fremantle Planning Scheme to conserve the significance of the place. Incentives to promote heritage conservation should be considered where necessary to achieve desirable conservation outcomes in context of permissible development.”

**IT IS OUR POSITION THAT**

- The design and maintenance proposal aligns with TOEF goals....
- The proposal is within height limits, there are no overlooking issues, nor objections from any neighbours to the West with considerable conservation of the significance of the property.



Client: <b>BOLTON PROJECT</b> Address: <b>Hno.10 Bolton Street, East Fremantle 6158 WA</b>	PLANS REFERRED TO IN CONTRACT:		REVISION	AMENDMENT	DATE	Issued For:	Job no.
	Owner: .....	Date: .....				<b>ADDITION</b>	<b>5-2018</b>
	Owner: .....	Date: .....				Design by: P.JIMAB	Sheet no
	Builder: .....	Date: .....				Checked by: Angella Moffat	27 of 28
						Rev: -	Date: <b>31:1:20</b>
							Drawing name: <b>MAINTAINENC E</b>

**JUSTIFICATIONS, CONSIDERATIONS AND REFERENCE MATERIAL**

**EXPLANATION OF PHOTOGRAPHS**

- All photographs of 10 Bolton Street showing perspective or visibility have been taken, with a Nikon D3100 digital SLR camera with a 18 to 250 mm lens set at halfway between 35 and 50 mm. This approximately 43 mm and is advised to be equivalent to the view of the human eye and therefore represents accurately the view of 10 Bolton Street from that point.

**PERSPECTIVE OR VISIBILITY of 10 Bolton Street**

**VIEW OF THE DETAILS of the CURRENT ROOF STRUCTURE FROM BOLTON STREET NEIGHBOURS**

- The change in roof detail is not at the front of the house and are difficult to see.
- This is a loft addition, not a \*second story extension. (\*which are deemed acceptable within the Policy Area)
- Does not significantly impact on the fabric of the dwelling.
- It is not dominant from the primary street; as evidenced by the photos.
- The proposed changes in the application would make minimal change to the appearance of 10 Bolton Street from these views.



**VIEW FROM 3 Bolton Street**  
This is near the intersection of Surbiton Rd (top of hill). Note that only the very front of 10 Bolton Street is visible with the bullnose verandah above the recently built limestone walls adjacent to the footpath of 8 Bolton Street. The belvedere is not visible at all, nor is the bulk of the roof and nor is the current nature of the roof.



**VIEW FROM 5 Bolton Street**  
Part of the roof is only just coming in to view, but the current nature of the roof is not visible at all, and the belvedere is not visible at all.



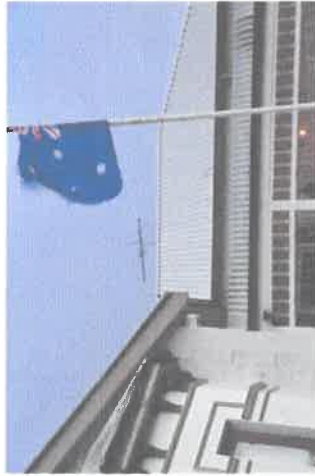
**VIEW FROM 7 Bolton Street**  
Note that the current nature of # 10's roof is not seen from any point on Bolton Street, including this view, and the belvedere is only just coming in to view. The base and the lower guttering being obscured by 8 Bolton Street.  
As the vertical components of the extension up from the unaltered ridge line are glass, the chimney just seen in the photo below will be still visible in the proposed design.



**VIEW FROM 9 BOLTON STREET**  
The stairs to the belvedere are only just coming in to view, the guttering of the belvedere is not visible, nor any of the central roof and specifically, the current nature of the roof is not seen.



**VIEW FROM The Opposite Side of 10 Bolton St**  
Please note that THE PREFERRED DESIGN is below the gutter line at the base of the belvedere. The gutter at the base of the belvedere cannot be seen in either picture and the design is unlikely to reveal a visible change in the visible roof in either photo.



**VIEW FROM The Near Side of 10 Bolton St**  
PERSPECTIVE OR VISIBILITY of 10 Bolton Street



**VIEW From Angwin St – Between # 26 and # 28 Angwin Street**  
Chimney not very clear at all due to the visual clutter around it. The effect of THE PREFERRED DESIGN will be to reduce the visual clutter and enhance the visibility of the chimney from this, it's best vantage point.



**VIEW From Merv Cowan Park**



**VIEW FROM Far side of Merv Cowan Reserve**  
Only top of Belvedere is visible



**VIEW FROM Boat Shed Education; to the North (East Fremantle side of the river)**  
The belvedere can only just be made out to the left of the palm trees in the foreground. It is our position that the change in the centre of the roof will not change this view in any perceptible way.



**VIEW FROM Outside the Front door of The Dome.**  
The belvedere top (only above the lower gutter liner) can be seen. It is our position that the change in the centre of the roof will not change this view in any way



**VIEW FROM The Centre of Stirling Bridge (far side away from 10 Bolton Street).**  
PERSPECTIVE OR VISIBILITY of 10 Bolton Street Belvedere able to be made out between the 2 palm trees, and again we consider the proposed changes will not alter the visibility of the belvedere at all from this perspective.

**VELUX SKYLIGHTS**

The proposed use of Velux skylights allow ventilation, health and comfort benefits, are easily reversible from a building point of view and are significantly less impacting on a heritage building than solar panels that are already approved on heritage listed buildings in the area. Appreciating that Heritage buildings need to be updated to allow modern living, while respecting the heritage and allowing for overall sustainability and maintenance; the Velux skylights were resolved as a low impact and elegant solution with the benefits of implementing a quality product that assists with energy efficiency whilst allowing ingress of light, shading, thermal and acoustic attenuation and being weather tight.



37 John Street, North Fremantle (also known as Benningfield) is a City of Fremantle 18 Heritage listed building the same era as 10 Bolton Street (REFERENCE 7).



37 John Street, North Fremantle (Benningfield) West / John Street View  
It is described on the INHERIT website described as a 'fine example of Federation Filigree style architecture' and a 'high degree of integrity' and 'high long term sustainability'



37 John Street, North Fremantle (Benningfield) West / John Street View

**Client:**  
**BOLTON PROJECT**  
**Address:**  
**Hno.10 Bolton Street, East**  
**Fremantle 6158 WA**

**PLANS REFERRED TO IN CONTRACT:**

**Owner:** ..... **Date:** .....  
**Owner:** ..... **Date:** .....  
**Builder:** ..... **Date:** .....

**AMENDMENT**

**DATE**

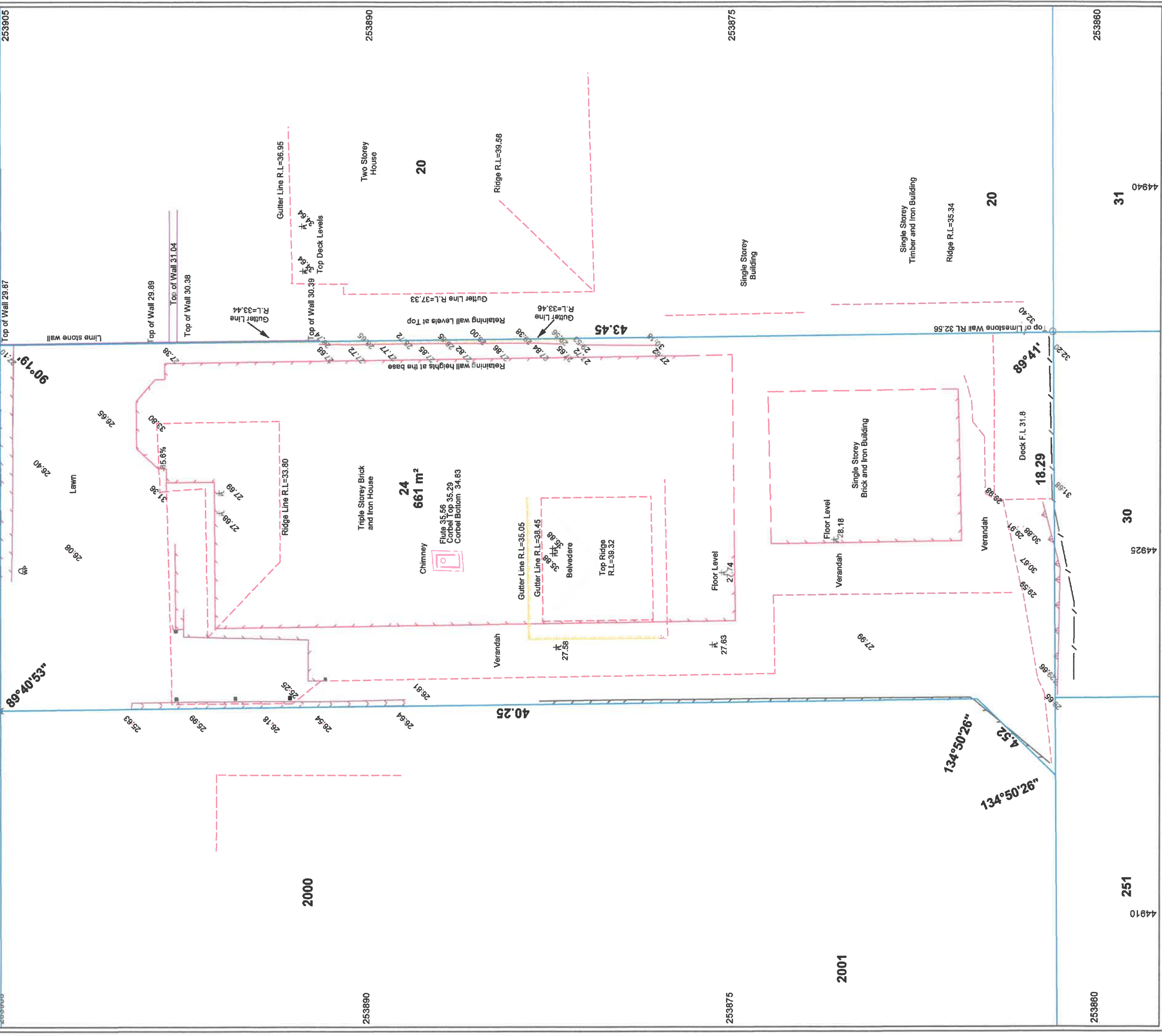
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**ADDITION**

**Design by:** P/JM/AB  
**Checked by:** Angella Moffat  
**Rev:** - **Date:** 31:1:20

**Job no.**

**5-2018**  
**Sheet no** 28 **of 28**  
**Drawing name:** PHOTOS  
**EXPLAINED**

TOWN OF EAST FREMANTLE  
PLANNING APPLICATION  
No. P 018 - 87  
19 MAR 2020  
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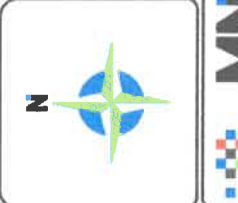
Rev.	Description	Drawn	Date	Checked
B	COMBINED D5109 WITH D6119 AND ADDITIONAL LEVELS	TPV	16/12/2019	ND
A	initial issue	DFR	10/06/2019	NU

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ALL DISTANCES ARE IN METRES		
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Surveyor: TPV  
Survey Date: 13/12/2019  
Preval/Conf: 05/2009

NSW Surveyors Board  
Professional Certificate of Practice  
Professional Number: 565311  
OSH 591267



CLIENT: MARK DUNCAN-SMITH

LOT 24 (#10) BOLTON STREET  
EAST FREMANTLE  
DETAIL SURVEY

The contents of this plan are current and correct as of the date stated within and person adding to or deleting therefrom without the authority of the Surveyor shall be liable to the extent of the loss or damage caused by such alterations.

Project No: DE JANDISON | Datum: PGDA 7 AD  
Job No: 102052 - DE - 002 - B  
Type: Detail

McMillen Nolan Group  
Level 1, 2 Saire Crescent  
Ascot, W.A. 6164  
W. A. 08 9437 6600  
W. A. 08 9437 6601  
Office: Brisbane, Bunbury, Kalamunda, Newman, East Perth

Tel: (08) 6436 1500  
Fax: (08) 6436 1500  
info@mcmlennolan.com.au  
www.mcmlennolan.com.au



24  
661 m<sup>2</sup>

Triple Storey Brick and Iron House

Chimney  
Fills 35.56  
Corbel Top 35.29  
Corbel Bottom 34.83

Single Storey Brick and Iron Building

Single Storey Timber and Iron Building

Single Storey Building

Surveyor: TPV  
Survey Date: 13/12/2019  
Preval/Calc: 05/2009

Surveyor's Seal: TPV DRR 10/06/2019

Client: MARK DUNCAN-SMITH

Project No: MEL DUNCAN | Dthun | PDBN / ASD  
102052 - DE - 002 - B

McMullen Nolan Group  
Level 1, 2 Sireo Crescent  
Bassendean, W.A. 6154  
info@mnggroup.com.au  
W.A. 6994, Australia  
ABN 90 009 883 311  
Office: Broome, Bumbury, Kununurra, Newman, Port Hedland

Scale: 1:50 @ A3  
ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A3 with this paging. Scaling set to None.

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

Rev.	Description	Drawn	Date	Checked
B	COMBINED 05/09 WITH 06/19 AND ADDITIONAL LEVELS	TPV	18/12/2019	ND
A	Initial Issue	DRR	10/06/2019	ND

Initial Issue

0 1:50 @ A3 6

The contents of this plan are current as at the date of issue. The surveyor does not warrant the accuracy of the data provided and persons wishing to utilize this data should satisfy themselves of the true accuracy by contacting the relevant title group.