

**ATTENTION:** Catherine Mainsbridge, Launceston City Council Planning Dept.

**RE:** Request for Further Information, dated 23.11.2017, - DA0616/2017

Response with regard to your ref:

1. Due to the limited access to the front door from the street, both pedestrian and vehicular traffic flow has been established where access into the house is via the side driveway. This pattern has been retained. The original weatherboard cottage has been added to in the past with skillion lean-to extensions - those two sections are to be demolished to expose the form of the original pitched roof cottage. A subsequent gable roofed covered deck has been added as an infill between the building and existing shed. All of these zones are considered as inappropriate spaces not fit for purpose and to be demolished - refer existing plan - whilst the cottage under the original pitched roof line can remain relatively undisturbed to serve as overflow sleeping/living facilities for the proposed new extension. Refer photos.

The rear skillion is an open room classified as a kitchen and laundry not only considered unfit for purpose but blocks out any potential for solar access to the remaining cottage. Refer photo. The intent is to retain the existing brick chimney as a functional element of the new deck area.

Use is made of all existing openings in the original cottage with an added pair of doors facing north onto the new deck to match those existing within the same room.

Access from the cottage to the new is via an existing door beside a chimney - refer photo - the structure linking the two maintains the existing floor level until entering the proposed two storey section.

2. The existing bathroom is considered inadequate for the number of bedrooms possible for the remaining cottage - refer photo - the extension to the end of the bathroom removes the end wall to open into a shower and bath area, wraps around the corner and butts up to the existing exterior wall beside the existing window to adjacent study - the existing window's frame is to be left clear and untouched by the new structure.

This new section of the building is single storey with flat roof at a lower height than the cottage and clad in a contemporary material leaving no doubt of the original cottage's form, particularly from the street. The pitched roof and visible exterior wall will be retained above that section of the wall removed to create larger bathroom, dedicated laundry space and the link to new building.

The intent is to create typical timber stud/weatherboard construction vertical timber stops against the existing weatherboards in the two locations where the new building abutts the existing - both internal corner locations.

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3. The intent of the proposed design is to restore the existing cottage where it can be used as a comfortable sleeping zone whilst the new building can provide to the site a habitable living/dining/kitchen area which has direct access to both solar gain and outdoor recreation.

The removal of the two rear skillions enables solar access to the cottage with direct access to outdoor living area - neither available in its current form. The skillions form a buffer blocking out both light and warmth to the main cottage.

Despite the inner city location, the building in its current form is not considered a desirable habitable space and as a result it is in poor condition and barely maintained.

The rear of the property is orientated to north, where the current outbuildings enjoy prime location - ie. both solar access and visual connection to the mature deciduous tree - a private enclosed area formed by an existing parapet wall, the tree and the cottage shielding from the street.

The proposed two storey structure is designed to utilise a similar footprint as the existing building to create an area for a habitable indoor/outdoor living space to be enjoyed. The existing mature tree, visible from the street, provides a catalyst for the proposed structure to be two storey, beyond maintaining open space - the vertical scale and wide reach of the tree provides a visual balance for the new insertion plus natural shade in summer.

The new building is largely hidden from the street - the existing tree forms an end to the driveway - refer photo - enabling a visually attractive courtyard zone to be developed. Beyond a painting scheme, there are no intended changes to the original cottage discernible from the street. The original form and split face timber weather boards are highlighted on the driveway side by the removal of the 'sunroom' skillion. The scale of the streetscape is maintained.

Demolition: previously noted

Site coverage: Existing (buildings + deck) 148.03 m<sup>2</sup> = 33% site coverage

Proposed (buildings + deck) 156.47m<sup>2</sup> = 34.89%

Height & Bulk of Buildings: maintains existing footprint of buildings, 2-storey as noted

Site of buildings/structures: as existing to reduce visual impact from street

Roof form & materials: New to be flat to minimise height and accentuate existing cottage's retained pitched roof

Wall materials: contemporary weatherboard profile used to echo scale of cottage cladding + painted flat facade system to contrast old & new

4. Clarification of demolition: refer photos.

- Existing storage shed
- Existing gable roofed covered deck area
- Existing sunroom skillion
- Existing kitchen/laundry room skillion
- Existing open deck



Existing elements to be demolished - pitched roof of main cottage to be retained - existing open area to be developed as private open space



**PLANNING EXHIBITED DOCUMENTS**

DA 0616/2017

Date advised: 29/11/2017

Planning Administration *Duyls*

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I 4 DESIGN



Existing covered deck & outbuilding to be demolished  
View from north eastern corner of site - grey pitched roof to be retained



**PLANNING EXHIBITED DOCUMENTS**  
Ref. No: DA 0616/2017  
Date advertised: 29/11/2017  
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I 4 DESIGN



Access to new extension via existing door to right side of fireplace - remove existing firebox & flue. Block off door into existing rear skillion and install new double doors onto new deck - refer plan



Interior view of sunroom to be demolished - internal door opening into original cottage to be retained for access onto new deck in lieu of this room



Rear skillion - kitchen/laundry room - to be demolished



Existing bathroom - to be extended



Existing sitting room leading to street frontage bedrooms

Existing eastern street frontage bedroom



I 4 DESIGN



Existing cottage to Middle Street - view to access drive & mature tree (to remain)

Existing cottage & setback to Middle Street



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**proposed alterations & additions**

at: 10 Middle Street,  
 Launceston,  
 Tasmania, 7250

• DA • 1/6 •

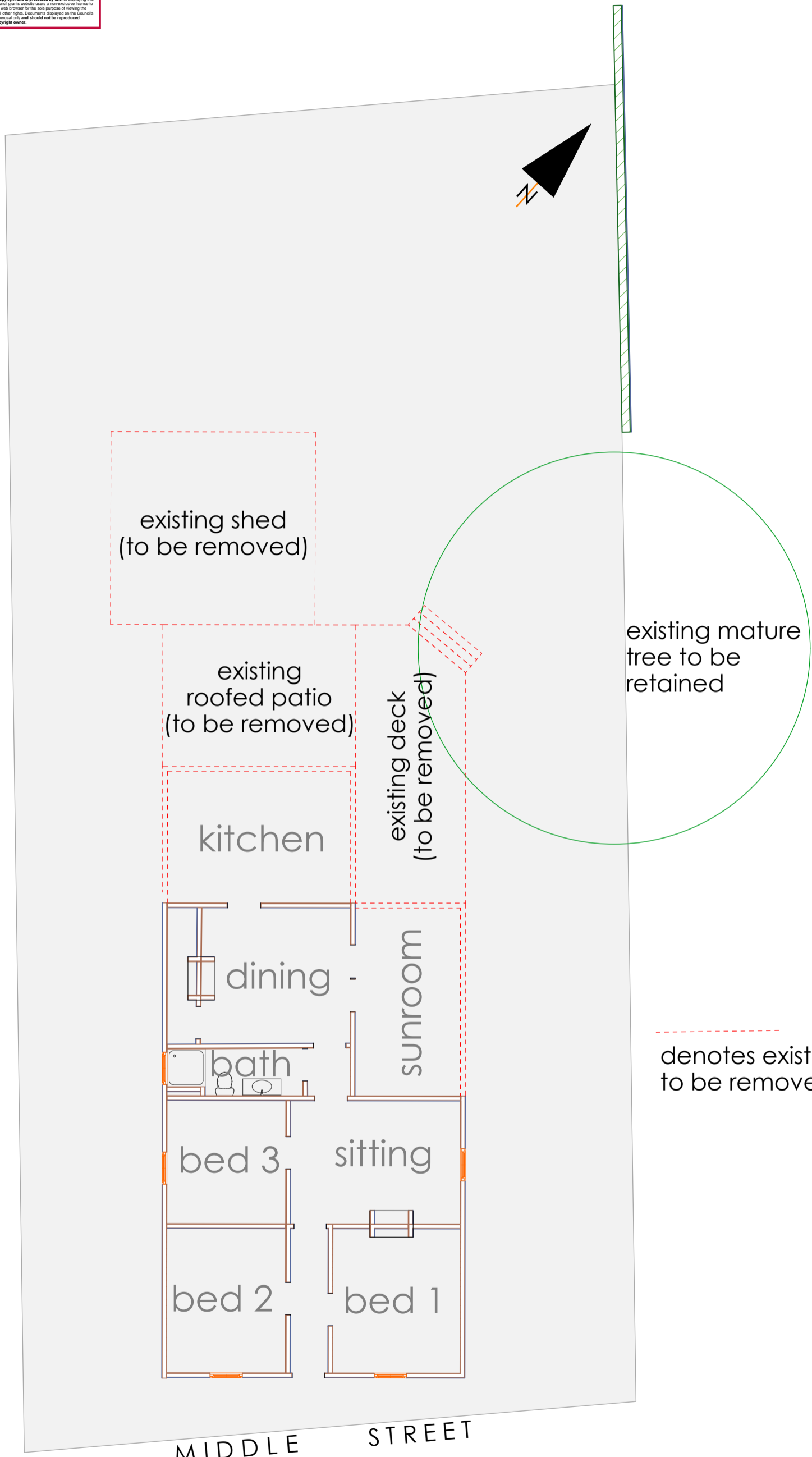
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Planning Application Drawings



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 denotes existing structure to be removed

# existing & demolition

**proposed alterations & additions**

at: 10 Middle Street,  
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• DA • 2/6 •

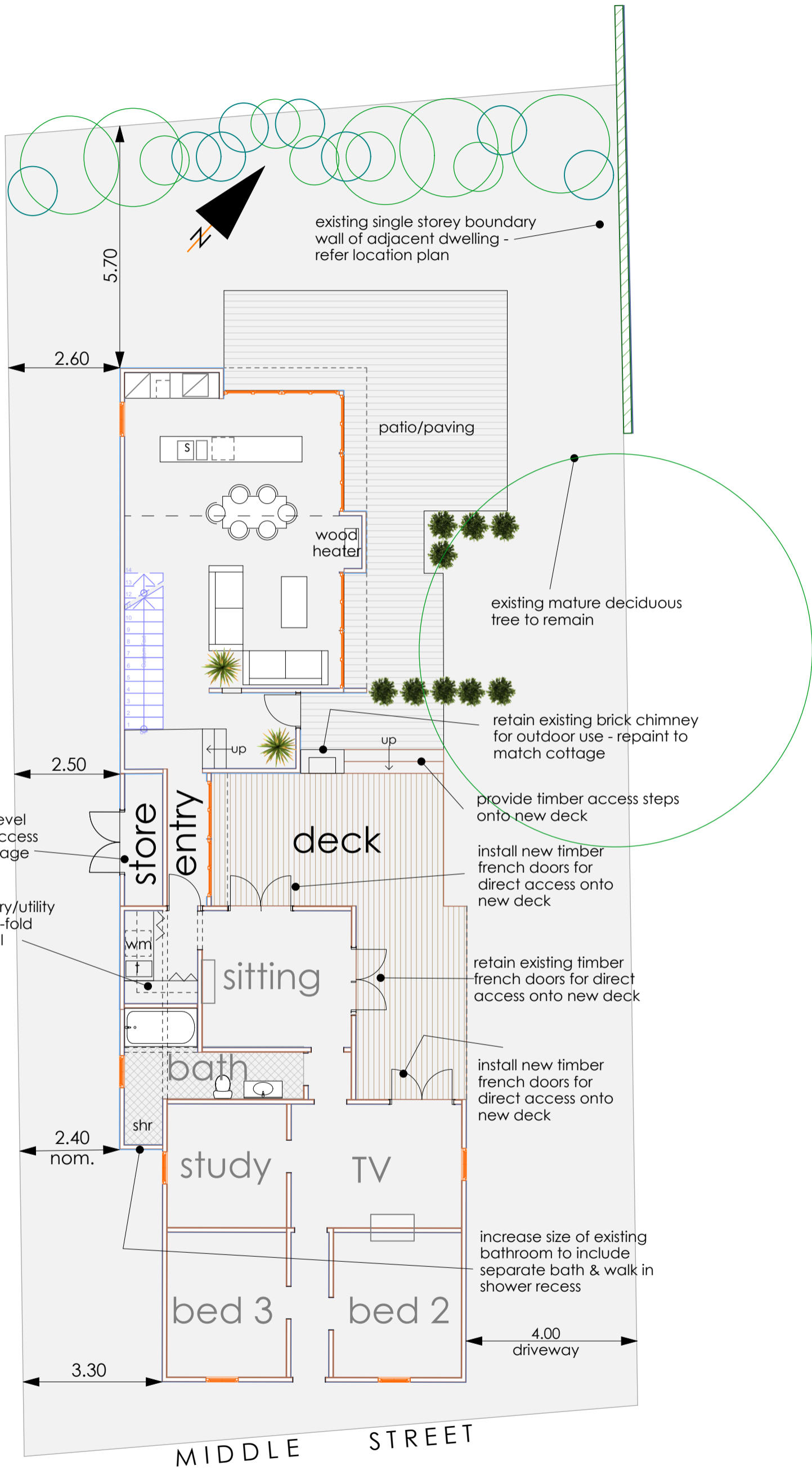
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Planning Application Drawings



provide ground level slab & external access doors to new storage area

install new laundry/utility area - provide bi-fold doors to conceal

existing mature deciduous tree to remain

retain existing brick chimney for outdoor use - repaint to match cottage

provide timber access steps onto new deck

install new timber french doors for direct access onto new deck

retain existing timber french doors for direct access onto new deck

install new timber french doors for direct access onto new deck

increase size of existing bathroom to include separate bath & walk in shower recess

# proposed ground floor

**proposed alterations & additions**

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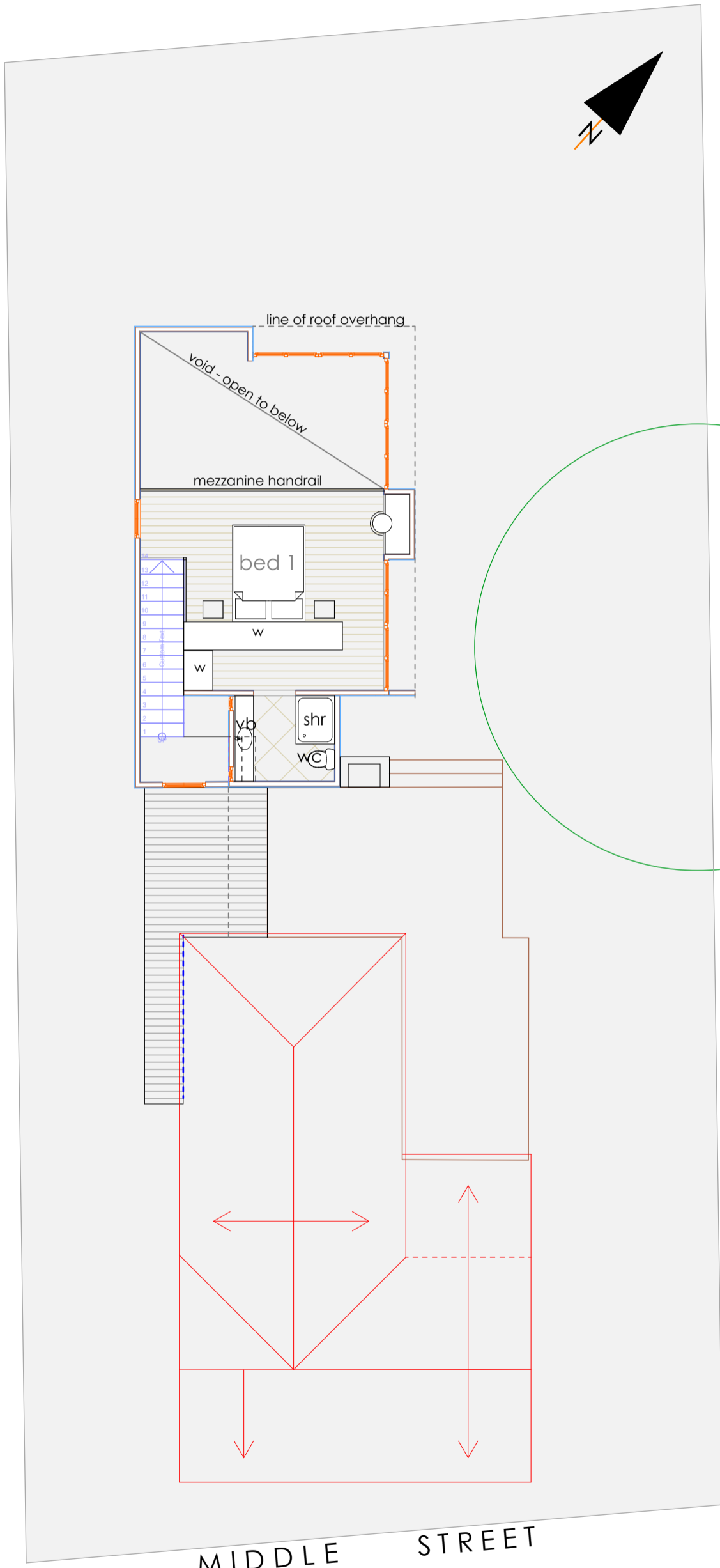
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# proposed upper floor

Planning Application Drawings

**proposed alterations & additions**

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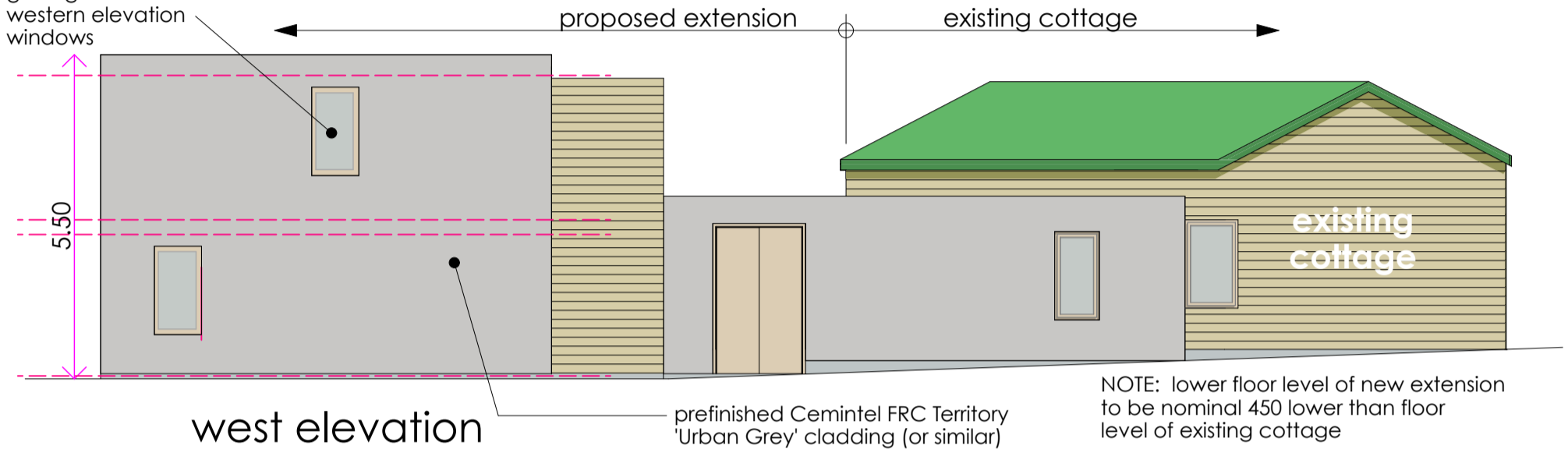
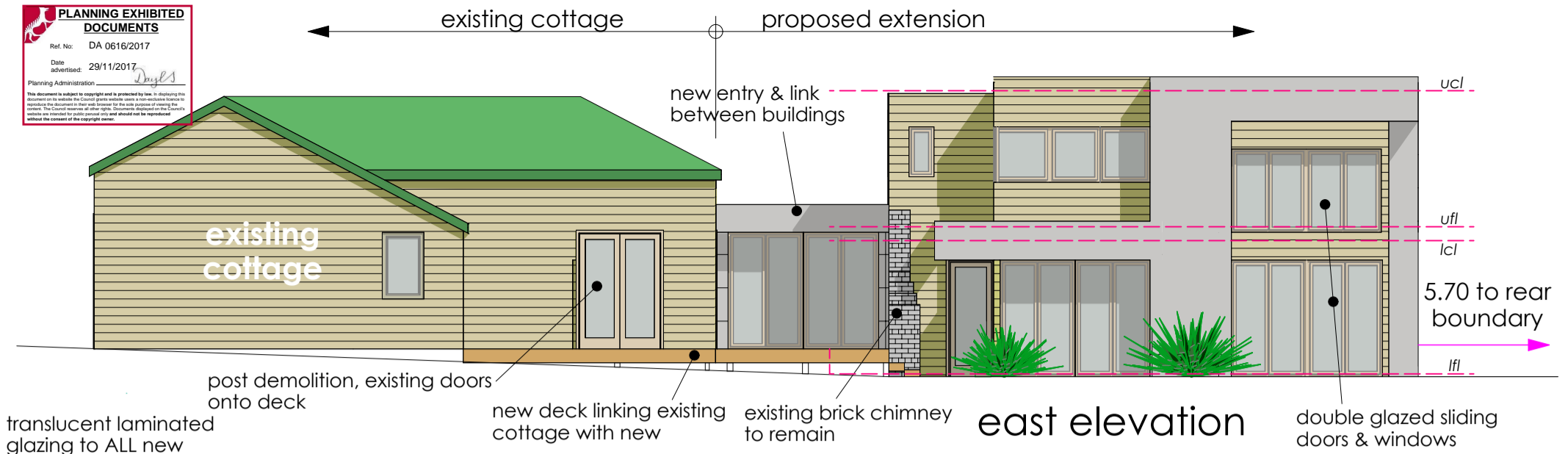
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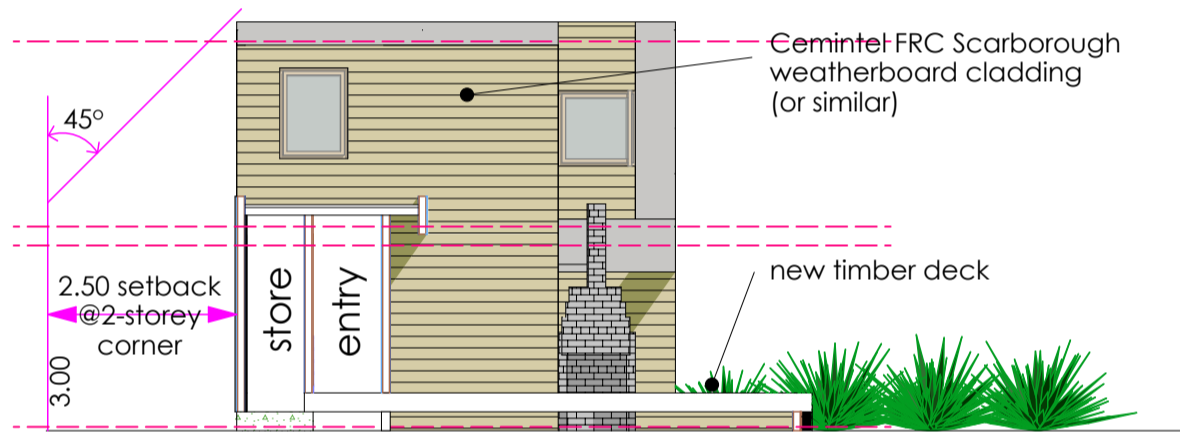
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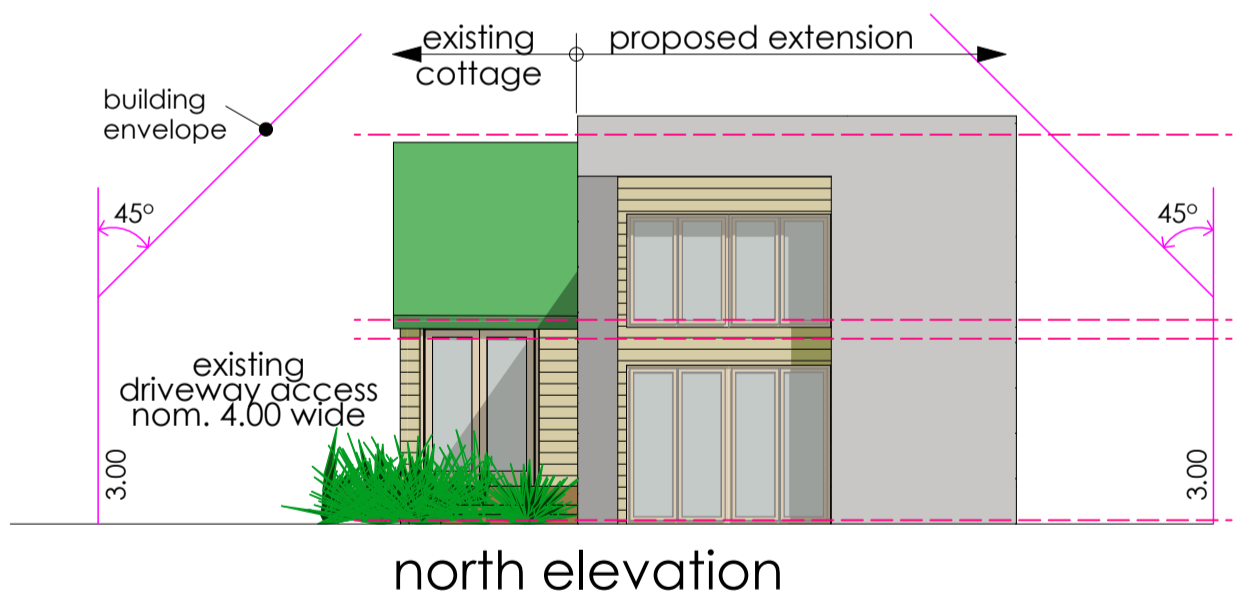
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NOTE: lower floor level of new extension to be nominal 450 lower than floor level of existing cottage



section A/new south elevation



Middle Street elevation (south)

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Planning Application Drawings



- existing cottage
- 10 Middle Street
- STREETScape TO BE RETAINED



- view from driveway



- views from courtyard (rear of site)



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Planning Application Drawings