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5th November 2018

The Scots College

c/o BBC Consulting Planners,

Level 2,

55 Mountain Street,

Broadway,

NSW 2007

Attention: Mr Bob Chambers

Dear Sirs,

Re: Stevenson Library, Scots College Bellevue Hill – Proposed Development (SSD 8922)

We are writing in response to comments received from the NSW Heritage Council in their letter dated 3rd October 2018.

1.0 Roof Form

The letter notes:

The complicated and more massive roof form with its high turret and dormer protrusions and prominent balustrading to the roof terrace would overshadow and diminish Aspinall House.

(It is presumed that overshadowing refers to its massing rather than any solar effect).

The report recommends that:

The roof design be simplified to avoid visual competition with the (sic) Aspinall House

Response: The library has been designed in the Scottish Baronial style under the guidance of Dr. Alastair Disley, a well known UK based specialist in the style. It is intended to be a true reflection of the style in its layout, massing, detail and roof form.

The building is set at the level of the oval, well below the ground floor of Aspinall house that is set on the higher level of the College along Victoria Road. The primary presentation of Aspinall is to the west and north though it has a heavily decorated facade and tower to the oval. The building has very robust elevations and the library will not be visible in views from Victoria Road as it is set at the ridge height of Aspinall House.

The library is set to the southwest following the footprint of the existing library and the replacement building will have a similar relationship to Aspinall House. From the oval there will be no greater intrusion into views to Aspinall than currently exist and views to Aspinall House from the east and northeast will be retained.



Figure 1 View to the current library from the oval with Aspinall House in the background to the right

The simpler roof form to Aspinall House reflects its Victorian origins and we can see no merit in a simpler roof form to the library as this will considerably dilute the design intent and remove the roof features that are reflective of the style and that are intended to be seen in outline against the sky.

We consider it better to provide a faithful representation of the style rather than adopt a less complex roof form and the current design is a very well considered representation of the style.

Yours faithfully,

JOHN OULTRAM
CC JCA ARCHITECTS