

7-27 Circular Quay West, The Rocks

22 June 2018

Issue C



RESPONSE TO SUBMISSIONS

BAY 11 ROOF - SSD7056 MOD 2 MODIFICATION TO CAMPBELL'S STORES 7-27 CIRCULAR QUAY WEST, THE ROCKS

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INTRODUCTION

We refer to the submissions received during the formal exhibition period from state and local government agencies to the proposed modifications to the Bay 11 roof of the Campbells Stores, located within The Rocks precinct.

The Modification proposal is to:

- Use a gas fired system that necessitates larger openings in the new metal roof sheeting, requiring a minimum area of free air. Each of the proposed roof openings on the north side of the roof are also to have the same or similar dimensions, unlike the approved openings.
- Minimise the visual impact of the larger openings by the placement of a fine mesh to cover the area of the openings, the colour of which is to match the new roof sheeting. The plant equipment and any 'exposed' items within the roof space are to be of a similar colour to that of the roof sheeting.

The only agency submission that has questioned the heritage impact is that received from the NSW Department of Planning and Environment (DPE), dated 4/06/18:

The equipment is not to protrude above any part of the roof and adhere to the Construction Management Plan.*

*Note: Conservation Management Plan (CMP).


We also refer to the correspondence from the Heritage Division, as delegate of the NSW Heritage Council, dated 29/05/18, that questions works to the east facade of Bay 11, being:

- The replacement of a flat sheet panel and a louvre, with a new louvre, to the Dutch gable of the Bay 11 roof, east elevation, so as to maximise air intake to the mechanical plant in the roof space. The proposed waterproof louvre is powdercoat aluminium in a charcoal colour.

There was also a public submission that queried the use of a mesh rather than louvres for the roof openings.

AGENCY SUBMISSION

Submission	Heritage Response
Design Modifications	
DPE Comments	
<i>The equipment is not to protrude above any part of the roof ...</i>	Reference to the mechanical services drawing, prepared by Northrop (M08A - Sections A, B, & C), indicates that no part of the new equipment will protrude above the roof line.
<i>Adhere to the Conservation Management Plan</i> With reference to the CMP for Campbell's Stores, The Rocks, prepared by Godden Mackay Logan, July 2014, Section 7.0, the applicable conservation policies are:	
Policy 13 <i>An appropriate physical and visual setting should be maintained for Campbell's Stores by allowing no development within the setting that would adversely impact on the place or on views to and from the place.</i>	The proposed modifications to the Bay 11 roof do not change the original form of Campbell's Stores, and are located in such a position on the roof that they are only evident from a limited viewpoint area, and not from the important eastern aspect. The proposed use of coloured mesh over the enlarged openings mitigates adverse impact, and is an improvement on the currently approved development, which is for roof openings without any form of moderating cover.

<p>Policy 19 <i>The extension or alteration of existing services in Campbell's Stores is acceptable in the context of re-use, but should not have a detrimental impact to the significance of the building components as a whole.</i></p>	<p>The proposed modifications to the Bay 11 roof are to improve the necessary capacity of the mechanical system, thus improving the functioning and reuse of the building as a whole. The amendments however are contained within the original building envelope, are unrelated to original fabric, and will not increase any adverse heritage impacts. The proposed modifications with the addition of a covering mesh provide mitigation by lessening visual impact.</p>
<p>Policy 20 <i>Plant and equipment should be discreetly located and is not to impact on the significant roofscape of the Stores. Ideally plant and equipment should be contained within existing ancillary structures and not impede on the original building envelope.</i></p>	<p>The location of the plant within the Bay 11 roof is the preferable location to avoid penetrations through the slate roofs of the other bays, or other external locations that would be more intrusive. All plant is contained within the existing Bay 11 structure. The original roof structure is to be weather protected by suitably coloured cappings and flashings.</p> <p>The roof openings on the north face of the roof have been designed to be the same size, thus presenting a more consistent appearance than the currently approved openings that may draw attention to their different shapes.</p> <p>The necessary roof openings are less intrusive than the usual, more visually evident ventilation/exhausting methods through the roof fabric. Although the proposed openings are larger than the currently approved openings, the added use of a covering mesh, represents the least intrusive method of achieving heritage mitigation.</p>
<p>Policy 29 <i>Mechanical solutions, following the implementation and analysis of passive solutions, should be designed and selected in consideration of the heritage significance of the place and the objectives of the Sustainability Policy. The design of mechanical solutions should be supported by an options analysis demonstrating that the proposal presents the least impact to the significant fabric of the place and accounts for ongoing energy consumption. Mechanical solutions may not be supported if they present an adverse impact to the significance of the place.</i></p>	<p>The location of the mechanical plant has been achieved after careful consideration of minimising potential heritage impacts for the Campbell's Stores as a whole. In particular, the location of plant within the Bay 11 roof space is using an existing plant room space, which was originally designed to avoid adverse impacts, in an area of lesser significance than the other bays of earlier construction, and with less alterations than Bay 11.</p> <p>The whole project design intent of the mechanical system is based on minimising heritage impact, not only with duct reticulation, and plant location, but methodology of air intake and exhausting. The proposed modification to a gas fired system is taking into account the calculated energy needs of the occupancy.</p>
<p>Heritage Council comment</p>	
<p>Bay 11, east facade louvre replacement to the Dutch gable</p> <p><i>Image Source: JPW</i></p>	

<p>Policy 8 Guidelines, under Roofing:</p> <ul style="list-style-type: none"> <i>The roof form of Bay 11 could either be retained in its current configuration or reconstructed to its original form if this can be determined</i> 	<p>Originally the Bay 11 roof was hipped, but altered to a Dutch gable, possibly after WWI. The CMP Policy 8 guideline indicates that the Dutch gable can be altered to a hip if considered appropriate.</p> <p>The Dutch gable has an existing flat sheet panel with what appears to be a later metal louvre. The proposal is not to alter the form of the gable or barge boards, but to only replace the front face panel and louvre with a charcoal coloured aluminium louvre, thus improving air flow to the plant room. The proposed modification of the gable front to a full louvre system, is therefore acceptable in heritage terms and a visual improvement.</p>
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Public Submission

<p><i>Roof openings should be minimised and provide suitable screening (e.g. via louvres) of all plant equipment contained therein.</i></p>	<p>The use of mesh would be less visually evident than a louvre system, which would more likely draw attention to the openings as it would cast striped light/dark shadows across the roof openings. A mesh provides a more even surface without visual 'indentations'. The use of a louvre system would also give a more obvious appearance of 'mechanical plant' than a 'neutral' mesh.</p>
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Conclusions

The proposal is acceptable in heritage terms and is consistent with the CMP policies for the following reasons:

- Although the proposal is an increase in the area of the roof opening sizes, this is the preferred option rather than an alternative placement of the plant elsewhere
- The proposal is an improvement on the currently approved openings, which have no mesh covering and would be more obvious
- The mechanical plant is contained entirely within the Bay 11 roof form, and does not protrude above the plane of the roof
- The physical and visual setting of the Campbell's Stores is retained (Policy 13)
- The necessary upgrade of the mechanical services as proposed, will not have a detrimental impact on the heritage significance of the building (Policy 19)
- The location and methodology of the mechanical plant in Bay 11 is discrete and does not adversely impact on the roovescape of the building (Policy 20)
- The mechanical and architectural design analysis of the proposal represents the least impact on the significant fabric and visual presentation of the building (Policy 29)
- The location of the proposal in Bay 11 is in an area of lesser significance than the other bays, and involves an approved replacement metal roofing material
- The proposed replacement of the Bay 11, east Dutch gable front face with a new louvre will have an acceptable heritage impact.
- Given the intention to enable a sustainable use of the Campbell's Stores building with a workable mechanical system, the increased size of the covered openings relative to the alternatives, provides mitigation in heritage terms.