

25 April 2024

Council of Sydney

[dasubmissions@cityofsydney.nsw.gov.au](mailto:dasubmissions@cityofsydney.nsw.gov.au)

Attention Costa Dantos

Re: Submission - D/2024/257 - 45 Darghan Street GLEBE NSW 2037

Dear Mr Dantos

The application includes an attic addition with front and rear dormer windows, relocating a window and building a studio addressing Lyndhurst Street and the rear lane. The property is a Contributory item in the Lyndhurst Heritage Conservation Area. It is a corner site with frontages to Darghan Street, Lyndhurst Street and Darghan Lane which makes it visually prominent.

The Society has concerns about the dormer window on the Darghan Street elevation, the design of the rear dormer window and the sill of the new window proposed for the Lyndhurst Street elevation.

The house is one a set of five terraces, originally known as Gladstone Terrace, which were built about 1909. Numbers 45 and 47 read as a pair and numbers 49, 51 53 as a set of three.

The Heritage Inventory Report for the Lyndhurst Heritage Conservation Area notes that the HCA has a *high degree of visual unity*, sets as an objective to *retain and enhance the collective value of terraces* and has a management policy in order to help achieve this to *discourage dormers to street frontage*.

On 24 October 2022 DA/2022/688 was approved for adjoining house at number 47 Darghan Street. The development includes an attic but in accordance with the principles of the Heritage Inventory Assessment it does not have a dormer to the street frontage. As the houses are a pair (see figure 1 below) with substantially intact front elevations, including the terracotta roof, we recommend that the dormer on the front elevation be deleted.



Figure 1 Numbers 45 and 47 Darghan Street are a matching pair of houses. The attic addition which has been approved for number 45 does not include a dormer on the front elevation

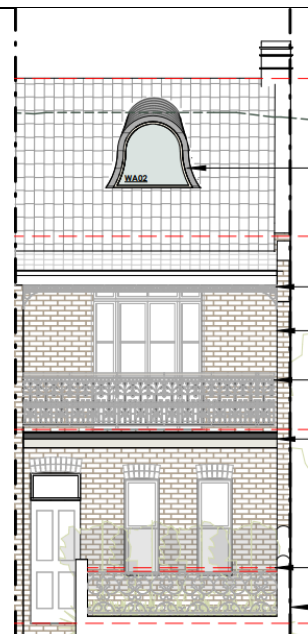


Figure 2 The proposed dormer will destroy the consistency of the front elevation of the pair of houses

## The Rear Dormer Window

The rear dormer will be quite visible from Lyndhurst Street. While these large rear dormers are useful in providing habitable space in small roofs their scale and blandness are contrary to the detail, complexity, shadow and rhythm of Glebe's terraces.

The DCP requirements for leaving part of the roof legible are a positive step but we feel that the design of the rear dormer could be improved. Here, unlike the front elevation of the house, a well-considered, contemporary design solution such as that shown in Figure 4 below would be more appropriate to this corner site.

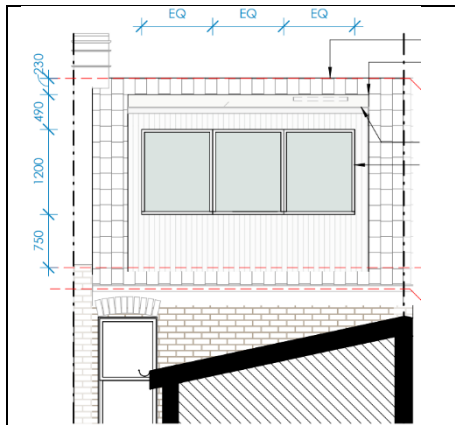


Figure 3 The proposed rear dormer at 45 Darghan Street

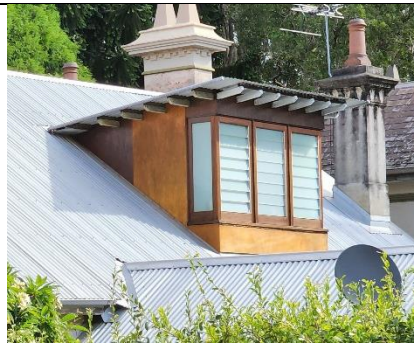


Figure 4 A contemporary design solution to adding a rear dormer on an historic house at 175 Bridge Rd Glebe. Its fine-grained detail and shadow are more sympathetic to the character of the house than the box on roof scheme proposed for number 45 and approved for number 47.

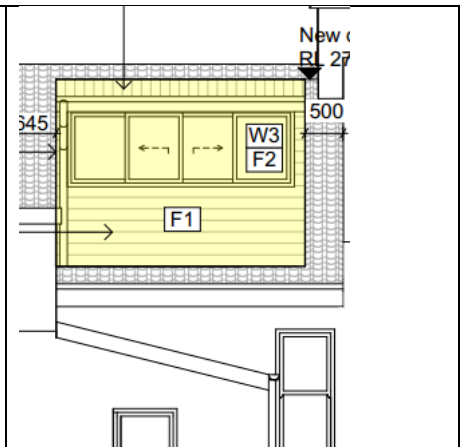


Figure 5 The rear dormer approved for number 47. It has horizontal weatherboard cladding and four windows.

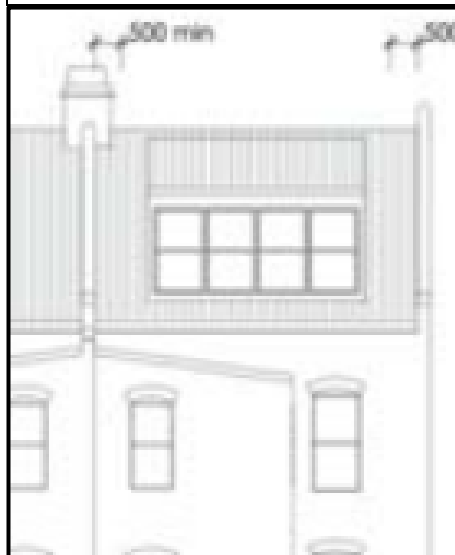


Figure 6 The Sydney 2006 DCP exemplar for rear dormers

## The Side Elevation Window WF04

The Society appreciates the care which is being taken with the relocation of window WF04. While it is proposed to use the original sash and copy the original form of brick lintel the drawing does not include a sill (re Figs 7 and 8). We think the relocated window should have a sill (either the original one relocated or one of similar form).



Figure 7 The window which is to be relocated

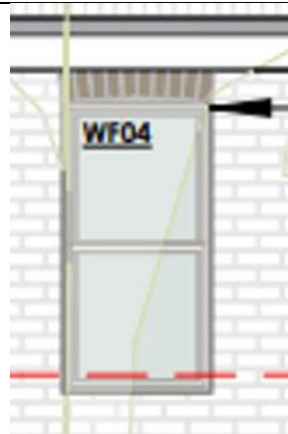


Figure 8 In its new location it has no sill

We recommend that consideration be given to retaining the legibility of the original window by keeping the sill and lintel intact, removing the sash and using it in the new location and bricking up the former window with a single course of bricks with the wall inset so it reads as a blind window (a form which is found in Glebe's houses)

This approach is less disruptive to the fabric of the house, would appear to be less expensive and leaves the original design legible and is more easily reversible should at some future time it be desired to reinstate the window.

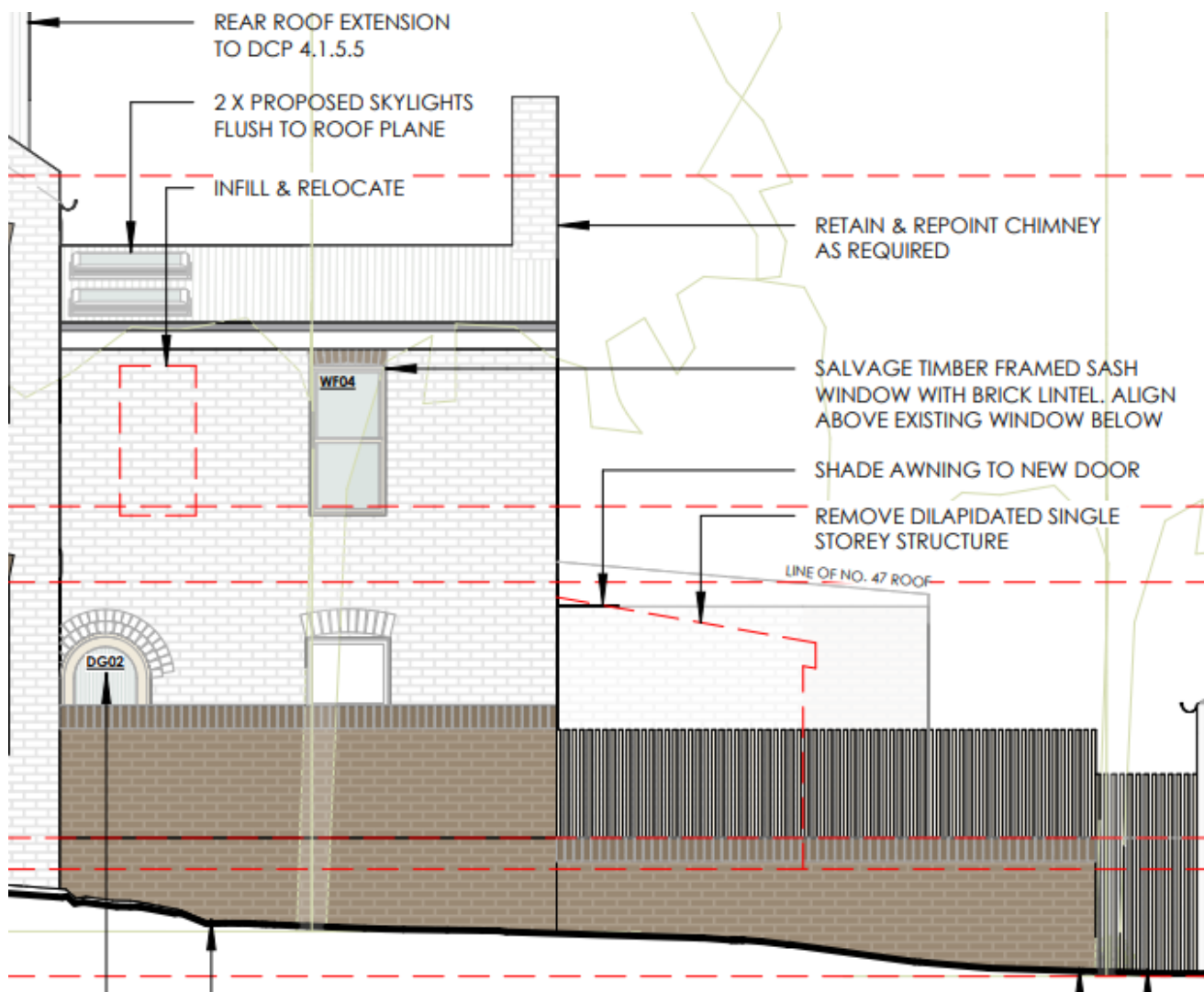


Figure 9 Lyndhurst Street elevation showing window relocation.

## **Fencing**

Timber paling fences are more characteristic of the heritage conservation area and are recommended by the Heritage Inventory Report for the HCA.

## **Recommendations**

To maintain a high degree of visual unity with number 47 we recommend the dormer on the front elevation be deleted. For the rear dormer window, a contemporary design solution such as that shown in Figure 4 above would be more appropriate to this corner site.

We recommend the relocated window have a sill, either the original one relocated or one of similar form & the legibility of the original window be retained.

A timber paling fence is preferred to the proposed timber batten fence.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Duncan Leys', is written on a light green rectangular background.

Duncan Leys  
President