

Project 2055

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Attention : Mr Grazio Maiorano

Dear Sirs

Proposed Dwelling, 92-94 Kermod Street North Adelaide

HERITAGE IMPACTS REVIEW

As requested, I have reviewed the concept drawings for the proposed dwelling at 92-94 Kermod Street, inspected the site and locality, considered the heritage values expressed in the Historic Area Statement for the North Adelaide Cathedral Historic Area (Adel 9) in which it is situated , and provide the following comments regarding the proposed development .

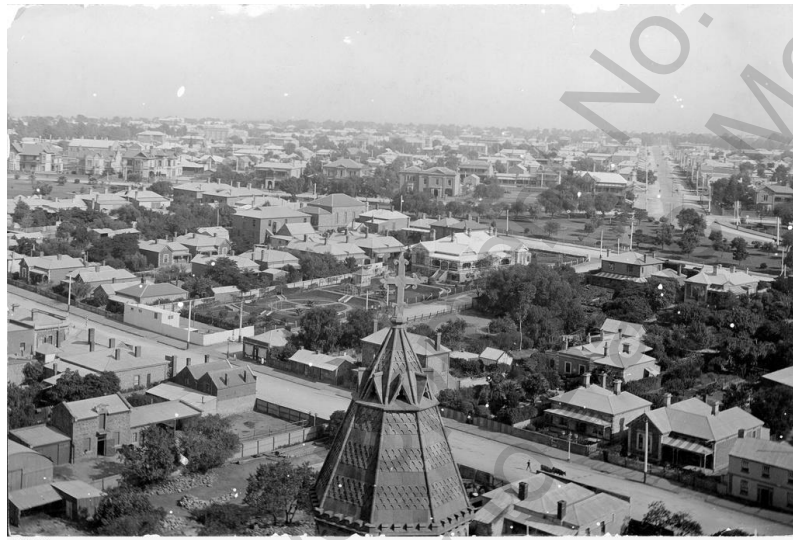
Historical Context of the Area

The section of lower North Adelaide bounded by Pennington Terrace , Palmer Place , Brougham Place and Sir Edwin Smith Avenue was identified in the *Adelaide Heritage Study 1983* undertaken by the Adelaide City Council , and the subsequent *North Adelaide Heritage Survey 2004* by McDougall & Vines, as having significant historical interest warranting its designation as part of the North Adelaide Historic (Conservation) Zone in the former Adelaide (City) Development Plan (2006) . The area is now designated the North Adelaide Cathedral Historic Area (Adel 9) in the North Adelaide Low Intensity subzone of the City Living Zone in the Planning & Design Code 2021.

Laid out by Colonel Light at an angle to upper North Adelaide , it originally contained 24 Town Acre allotments with Kermod Street as the central axis and North Adelaide's "high street" until 1856 when King William Street was extended across the River Torrens and on to upper North Adelaide , and the centre of economic activity moved from Kermod Street to Tynte Street . The early pace of development subsequently slowed , except for the construction of St Peter's Cathedral which was begun in 1869 (and not completed until 1904) and the first building stages of the Adelaide Children's Hospital on the eastern side of King William Road.

During the economic and land boom of the 1870s -80s there was a development upturn , with numerous higher quality residences built on the remaining vacant and/or sub-divided allotments fronting the Park Lands and in Kermod Street . By 1881 when City Engineer Charles Smith

surveyed the extent of development across the City of Adelaide , all of the original Town Acres along both sides of Kermode Street between King William Road and Palmer Place had been subdivided and additional dwellings erected , particularly at the upper end of the area . By the end of the 1880s , the northern side of Kermode Street between Bagot Street and King William Road ad been fully developed , and the now Local Heritage listed places at 98 Kermode Street , the residence at 96 Kermode Street , and at 84 Kermode Street had been completed . However the opposing southern side of Kermode Street remained more open, as can be seen in the c1902 photograph below .



Photograph 1 : View from St Peter's Cathedral over Kermode Street looking towards O'Connell Street c1902. The Representatives property is immediately to the right of the Cathedral spire with its former garden frontage clearly visible (SLSA B3598)

There was little further development in Kermode Street until the turn of the Century , when the now Local Heritage listed semi-detached dwellings at 72-74 Kermode Street were erected (c1900-01) in the newly popular "Federation/Queen Anne" style , and as a consequence , the locality would retain its traditional 19th Century streetscape character until after World War 1, when "modern" building styles began to appear across Adelaide and the traditional Victorian character of North Adelaide's streetscapes gradually began to dissipate .

In the early 1920s St Mark's College was established on the site of the former residence of Sir John Downer in Pennington Terrace and in 1926 the College's first major building was constructed on the site. Named "Newland" it was a three storey red brick dormitory building in an eclectic "Georgian Revival" style, sited on a north-south axis behind the former Downer residence. The building was extended in several stages until completed in 1938 .

Several detached dwellings in contemporary "Inter-War" styles were erected at the upper end of Kermode Street during the 1920s-30s , and the large "Moderne" style Greenway Apartments were erected at the corner with King William Road in 1939 . The onset of World War 2 shortly after reduced development across the City and in North Adelaide to a trickle .

Following World War 2 , St Mark's College embarked on a major expansion program . After purchasing the nearby dwelling "North House" in Kermode Street , the "Memorial Building" was constructed to the east of "Newland" in 1952 . In the early 1960s the College also purchased the several dwellings in Kermode Street adjacent the Queen's Head Hotel , and in stages between 1962-2006 erected further buildings west of the "Memorial Building" to complete its red brick

campus. These three storey buildings along Kermode Street introduced a different architectural style and scale to the southern side of Kermode Street east of the Queen's Head Hotel .



Photograph 2 : Aerial view of the Cathedral Historic Area 1949. Note the extent of undeveloped land on the southern side of Kermode Street at the time .

The largest shift from the traditional built form character of the area west of King William Road and in Kermode Street occurred between the late 1950s/early 1970s with the arrival of the strongly contrasting , modernist “International” architectural style and construction of commercial office buildings in Bagot Street and at its intersection with Kermode Street . Among the first of these was the two storey building with a (near) flat roof and wide frontage at 108 Kermode Street (completed in 1958) , the flat roofed two storey office buildings on the adjacent corner at 1 Bagot Street (completed in 1964) and alongside it at 120 Kermode Street , and several others in Bagot Street .

In the last decades of the 20th Century/early years of the 21st Century , several contemporary dwellings have subsequently replaced some of the older unlisted dwellings in Kermode Street and the area , although unlike the above commercial buildings , these have generally been undertaken in styles sympathetic to the traditional residential built forms in the area .

Prevailing Characteristics of the Historic Area today

The townscape character of the North Adelaide Cathedral Historic Area (Adel 9) was described in the 2004 Heritage Survey as deriving largely from “*the varied residential and institutional buildings...*” it contains including...”*the residential areas in Kermode Street...*” with its “*...concentration of smaller houses at the western [upper] end and more institutional scale of college and apartment buildings on the eastern end.*” Its Park Land frontages , sloping topography and the established tree planting in Kermode Street , were also identified as important attributes of its character . The Historic Area now contains a range of buildings of different ages and types and is characterised by the high number of institutional buildings and statutorily listed State and Local Heritage Places it contains .

West of King William Road , the Historic Area is dominated by St Peter’s Cathedral and the St Mark’s College Campus , but is predominantly characterised by the large number of low scale , detached residences it contains , with their traditional 19th Century built form and features such as pitched and hipped roofs , high solid to void ratios in rendered , brick and/or bluestone facades and garden settings . East of King William Road the area is dominated by the Women’s and Children’s Hospital , Memorial Hospital and Anglican Church complexes and contains no detached residential localities .

The townscape character at the eastern end of Kermode Street near King William Road , is established by the predominantly detached , stone walled , pitched corrugated iron roofs of traditional 19th Century residential building forms and/or contemporary interpretations thereof , in the northern streetscape , and on the opposing southern side , the very different built form character of the St Mark’s dormitory buildings with their larger scale , red brick walls and pitched terra cotta tiled roofs .

As a representative of the “*more institutional scale of college and apartment buildings on the eastern end*” of the area identified in the 2004 Heritage Survey , St Mark’s College has its own separate historical context within the Historic Area however , and is therefore not an appropriate reference for the built form of detached residential development in the wider Historic Area .



Photograph 2 : Kermode Street in the Locality with the site of the proposed dwelling outlined in yellow and nearby Local (red star) and State (Green star) heritage places shown .

Adjacent Heritage Places

There are several Local Heritage Places in Kermode Street in the vicinity of the proposed development . In the northern streetscape these are the Local Heritage listed places immediately adjacent the subject site , namely the Representor’s dwelling at 96 Kermode Street [ID 21003] and the two storey dwelling at 98 Kermode Street [ID 21002]. One property away to the east along Kermode Street is the Local Heritage place at No 84 [ID 663] and further east , the Local Heritage listed semi-detached former dwellings at 72-74 Kermode Street [ID 17523] and Greenway Apartments building at the King William Street corner [ID 1589].

All have been heritage listed under Statutory Criteria (a) – historical and social themes , namely the sub-division of North Adelaide Town Acres for residential development during the 1880s , and (d) –aesthetic merit and design characteristics representative of residential development of the period. The Greenway Apartments were also listed under Criterion (f) for their landmark quality at the King William Road intersection .

On the opposing side of Kermode Street in the vicinity of the proposed development is the Local Heritage listed St Mark’s College and fence (Memorial Building) at 77-91 Kermode Street [ID 17523] . In the case of St Mark’s , the additional Criteria (b) – customs or ways of life as a University residential college , (c) – importance in the lives of local residents , and (e) - association with a notable event eg., the establishment of St Mark’s College , were also cited as grounds for the Local Heritage listing .

In my opinion , other State and Local Heritage Places in Kermode Street and the Historic Area are sufficiently distant from the subject site to be unaffected by the proposed development .

The Proposed Development

The proposed development is a three storey dwelling of strongly cubiform appearance with a 14 metre wide , vertically composed and ornamentally modelled front façade, which incorporates an unusually wide and tall front entrance with oversized deep-set doors . Entry level is 1.28 metres above street level , approached via a prominent flight of steps . The front façade also incorporates slender windows with satin brass “Juliet balcony” balustrades and spandrels , and has a flat roof with an emphasised horizontal concrete cap.

The materials palette includes pale grey textured blockwork above an off-form concrete base to the front and sides, and large areas of textured render walling at the rear .

The front wall of the proposed dwelling will be set back 1.5 metres from the street boundary . Side setbacks will be around 1.0 metre from the eastern boundary and 230mm from the Right of Way on the western boundary .



streetscape elevation

Figure 1 : Archaea elevation of the proposed dwelling illustrating its comparative scale and streetscape context.

The development is more fully described in the Archaea drawings accompanying the Development Application .

Impact of the Proposed Development on the Character of its Locality

Desired Outcome DO 1 of the Heritage Overlay for the North Adelaide Cathedral Historic Area (Adel 9) looks to the design of new development within the area that is contextually responsive to the characteristic features identified in the accompanying Historic Area Statement, “*undertaken having consideration to the historic streetscapes and built form*” (Performance Outcome 1.1); a built form and scale that is “*consistent with the prevailing historic characteristics of the historic area*” (PO 2.1); “*is consistent with the prevailing building and wall heights in the historic area*” (PO 2.2); has an architectural form and detailing which will “*complement the prevailing characteristics in the historic area*” (PO 2.3); has front and side boundary setbacks “*consistent with the prevailing.....setback pattern in the historic area*” (PO 2.4); and is built of materials that are “*consistent with or complement those within the historic area*” (PO 2.5).

The Historic Area Statement identifies the historical context of the area as deriving from the residential architecture of the key periods 1837 -1901 (the Victorian period) and 1920s – 1942 (the Inter-War period), with the diverse range and built form of the 19th Century buildings in particular making the greatest overall contribution to the prevailing character of the area. The predominant built form of low scale, detached residential development consistently set behind landscaped gardens is identified as a key element of the area’s streetscapes, with Kermode Street in particular noted for its development pattern of freestanding residences in landscaped grounds on individual allotments.

On the western side of the proposed development the adjacent Local Heritage place at 98 Kermode Street has a front façade that is set back approximately 2 metres from the street boundary. The contemporary dwelling on the opposite eastern side is set back around 3 metres to its portico and 4 metres to its front façade. Most of the detached dwellings in the street have larger setbacks and are typically between 10 – 12 metres in width, with ground floor levels at or near street level, adopt pitched roof forms, and are physically separated by driveways.

In my opinion, the radically different scale and bulk of the proposed dwelling, its siting forward of the adjacent dwellings, contrasting architectural composition and materials palette, is an inappropriate design response to its local townscape context that ignores almost every aspiration for new development expressed in the Heritage Area Overlay and accompanying Historic Area Statement.

Impact of the Proposed Development on the adjacent Local Heritage Places

The Heritage Adjacency Overlay of the Planning and Design Code looks for development adjacent a State or Local Heritage place that “*maintains the heritage and cultural values of those places*” (Desired Outcome DO 1) and “*does not dominate....or unduly impact on the setting of the Place*” (Performance Outcome PO 1.1).

While the proposed dwelling will not physically encroach upon or have any direct physical impact on the heritage and cultural values of the immediately adjacent Local Heritage places at 96 and 98 Kermode Street, their historic settings will be impacted by the proposed development.

Its street front siting forward of the front façade of the adjacent Heritage Place at No 98, its unrepresentative height as a detached dwelling, radically modern cubiform composition and distinctively different construction materials and finishes will, in my opinion, give it an overwhelming presence in the northern streetscape of the locality, to the detriment of the historically prominent setting of No 98. The scale and bulk of the proposed development will

also reduce the visual presence of No 96 , and further dislocate it from its historical Kermod Street setting .

The nearby Local Heritage place at 84 Kermod Street , and the St Mark's building(s) opposite will in my opinion , be impacted to a similar but lesser extent .

Conclusion

Having identified the prevailing characteristics which underpinned the establishment of the Cathedral Historic Area , assessed the heritage values of the adjacent Local Heritage listed places and their contributions to the streetscape character of Kermod Street in the locality of the proposed development , and considered the site context and design of the proposed dwelling , I conclude that it is at odds with the aspirations for the area as expressed in the Planning & Design Code and would be an inappropriate development in its locality within the North Adelaide Cathedral Historic Area (Adel 9) .

Yours sincerely



Bruce Harry FRAIA

Principal Sources

SLSA Historic photographs collection
Smith Survey of the City of Adelaide 1881
Adelaide Heritage Survey 1983 , City of Adelaide
North Adelaide Heritage Survey 2004, McDougall & Vines
North Adelaide Large Institutions and Colleges DPA , Adelaide City Council
Former Adelaide (City) Development Plan 2017
Planning & Design Code 2021