



DESIGN. CONSTRUCTION. FIT OUT.

Architectural Design Consideration Statement

Macleans Veterinary Clinic
62 River St, Macleans NSW

Prepared and checked by

Sadia Afrose



Accreditation no: 6588
M.Arch, B.Arch



DESIGN. CONSTRUCTION. FIT OUT.

22 Industrial Road
Unanderra NSW 2526
cyclogroup.com.au

16 JULY 2021

62 River St, Macleans NSW

The subject site addressed 62 River St, Maclean is situated in the Maclean Conservation area which includes the historic core of the Maclean, NSW.

The site is situated on the western side of river Street and is adjoined by No.64 River Street on the Southern boundary and 6 Taloumbi Street on the Eastern boundary. The site is a corner block and sits in close proximity to the Clarence river.



Photo: google location view of the site

The commercial character was identified in several precincts of Maclean. However, the adjacent street to this site has been observed more of a residential nature. There are many buildings that have undergone change of uses within existing residential area which were initially timber cottages. The narrow frontages and verandas are a leading but pleasing streetscape of the area.

The architectural characteristics of the neighbourhood are simple and conventional. The adjoining properties to 62 River St that mentioned above are single storey tiles hip roofed brick dwelling with a double garage, and of residential use. The other buildings on River Street have enhanced architectural features such as timber weatherboard exterior walls, and a mix of Hip, Dutch and Dormer roofs.

The most prominent common architectural heritage feature in the precinct is a veranda with thin timber posts in combination with hip or Dutch roof. Another common feature is the brick pier subfloor construction, employed to achieve the levels and mitigate the flood issues within the precinct.

The Clarence Valley Council **business zones** development control plan 2011, part E, recommends that new and infill development needs to be very sympathetic to the heritage values of this conservation area.

The proposed Single Storey veterinary Clinic building has been designed to reflect the character of the neighbourhood heritage and complement the streetscape of either side of road adjacent the site, following the Clarence Valley Council **business zones** development control plan 2011.

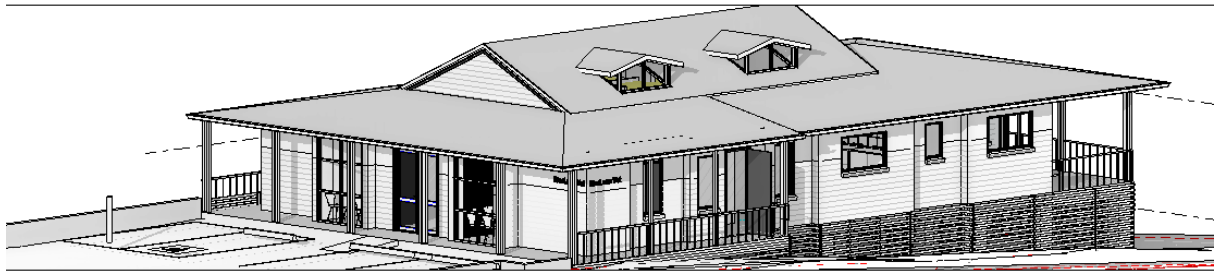


Photo: proposed Development from Street level

As the proposed site is within the vicinity of the precinct where buildings are projecting heritage characters, the design intent was to remain in keeping with these dominant themes. The proposed building presents as a single storied timber weatherboard façade with a combination of dormer and hip roof character. To align with the DCP Part E recommendations, the roof proposed is to be of uncoated Zinalume steel, as this raises no issues with reflectivity.

The front façade of the building has been proposed with a veranda with proportionately thin timber posts supporting the roof structure. The design of the veranda is simple in style yet reflecting the built characters of the historic precincts.

The design contains the architectural elements of Dutch and dormer roof at the front and hip roof at the rear. The front porch has been achieved by the veranda, which also serves as the traditional shading element. T



Photo: Front façade for the proposed Development from River St

The exterior finishes for the proposed building have been chosen to be consistent with the local traditional Australian vernacular. The exterior façade has been proposed with a mix of cladding in 'weatherboard' style and plain timber painted cladding façade. On the North façade, material differentiation is achieved by the use of the weatherboard cladding above horizontal timber slatting as well as extensive glazed elements. These slatted elements allow airflow in the tradition of the 'Queenslander' style and provide a base to the building which is not overly dominant or visually heavy.

The building is placed on piers as noted in surrounding traditional construction, which provides the required elevation at rear to achieve the required levels and allow views to the Clarence River from the rear rooms.

The windows are proposed to be double hung timber framed which provides a strong vertical window proportion. This character of vertical proportions has been proposed in align with the DCP part E to maintain the historic characters of buildings.



Photo: Front façade for the proposed Development from Taloumbi st

The colours and finishes have been chosen in a way that are in align and blends with the streetscape. To keep the conservation value, subtle variation of colours has been proposed, following the recommendations of heritage conservation part E of DCP.

The required parking facilities in front of the building along with front boundary landscaping have created substantial setback space before entering to the building, thus ensured privacy and noise control. The carpark is set into the rising gradient of the block, thus reducing its prominence in the streetscape.

Considering the proposed use of the built form, the side setback has been proposed more than the DCP requirements where there is residential property adjacent to the site. Where the part of the building sits within 3 m of the boundary of adjacent property, it has been proposed with rooms which do not require natural light and hence the design proposal eliminates potential challenges with fire rating, acoustic challenges etc.

Furthermore, the proposal is compliant to the LEP and DCP controls in terms of building height and setbacks, ensuring there would not be any unreasonable impacts to the adjoining properties by the proposed build form. Particularly In winter solstice, the proposed building cast shadows in a way that adjoining properties get more than 3 hours of light inside the building.



photo: Shadow Analysis drawings for the proposed Building

In View of the architectural analysis above, and the response of the design in terms of architectural streetscape heritage characters, we affirm that the proposal is coherent within the context of the streetscape and neighbourhood, and will contribute in a positive way to this important gateway to the city of Maclean.