

# architectural and heritage design statement

**HUTT STREET CENTRE**  
REDEVELOPMENT

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## 01 background

The project is intended to improve the operation of the facility and to enhance its appearance to Hutt Street by forming a more visible, open, clearly defined, easily accessed and welcoming entrance and to internally improve toilet and shower facilities, meeting and service delivery rooms, computer areas and improved landscaped areas.

The project will improve internal functional relationships and movement, as well as visual and physical connectivity between clients and staff.

## 02 subject land

The Hutt St Centre site occupies land on the east side of Hutt Street near the corner of South Terrace.

The Subject Land comprises three interconnected Local Heritage Places (Townscape) on the northern half of the Subject Land and an unlisted, relatively modern building with a domestic scale appearance facing Hutt Street to the southern portion. Refer Figure 1 overleaf.

Buildings on the site are separated by a narrow, gated laneway identified as an easement on Certificate of Title Volume 5779, Folio 103.

The three Local Heritage Places are located across two allotments on Certificate of Title Volume 5557, Folio 448.

All buildings have pitched roof forms visible to the street.



Figure 1: Site Analysis  
Source: Flightpath Architects

## 03 design objectives

The aim of the project is to satisfy the design objectives below by revitalising a highly visible centre on Hutt Street.

The main objectives of the project are to:

- Enhance the services provided at the facility;
- Create a single, defined entry for clients;
- Improve the flow and function of the care and services facility;
- Upgrade facilities for staff and clients;
- Provide flexible spaces, that are suitable for a variety of activities;
- Conserve and enhance the affected portion of Local Heritage Places;
- Continue to actively use the Local Heritage Places;
- Construct a complementary, contemporary architectural addition that is well mannered and located so as to clearly distinguish between old and new;
- Construct the new addition to the west boundary, in line with adjacent neighbouring properties.

## 04 project scope

The proposed work to the three Local Heritage Places (Townscape) involves:

- Conservation work to the Hutt Street facades in the form of stone and crack repair and repainting;
- the infill of one door opening and demolition of a portion of wall (6260mm) to the south side wall of 260 Hutt Street;
- Minor internal modifications, which will not impact on the heritage listed fabric.

The extent of work to the south wall of 260 Hutt Street within the first six metres of the LHP will include:

- removal and rationalisation of services infrastructure;
- removal of the existing solid corrugated fence;
- conserve affected areas;
- fixings to accommodate the new gate and screen to the corner of the LHP;
- the installation of a wall plate fixed with chem anchors to support the new canopy.

The remaining works to infill an existing door occur 8785mm from the front of the LHP.

The proposed works to the facility involve the following scope:

- New entry addition from Hutt Street;
- Landscaping along the Hutt Street Elevation, including new fencing;
- A new canopy and raised platform between existing buildings;
- Internal redevelopment;
- Redevelopment of the existing rear courtyard;
- Façade repairs to the Local Heritage Places.

## 05 description of works

The entry addition is to be constructed on the West elevation facing Hutt Street.

It is proposed to enclose the courtyard facing Hutt Street to enable a clear line of sight and direct access point for Clients to access the facility from the street.

The entry addition will adopt a simple, modern architectural gable roof response to reflect the predominant street facing forms along the east side of Hutt Street between Gilles Street and South Terrace, including the three Local Heritage Places (Townscape).

The roof material to the Entry Addition will be clad in a pre-coloured steel sheet cladding which will be continuous with the walls of the new entry. The wall height will match that of the existing building.

The addition will have vertically proportioned windows to the north and south elevation. It is proposed to have full height glazing to the west elevation, to provide a permeable and welcoming frontage to the west portion of the addition.

Internal redevelopments will improve the overall flow through the building, whilst upgrading outdated facilities and deteriorated amenities.

The proposed redevelopment opens the internal space and creates a strong indoor-outdoor connection, which in turn improves passive surveillance throughout.

The rear courtyard is located to the east of the site. The available outdoor space is well used by clients but is run-down. The proposal aims to improve the environment by re-arranging some internal spaces. The relocation of these spaces will create a central, inclusive outdoor area to encourage Clients into the space and increase well-being.

The existing garage to the Eastern boundary of the Hutt Street Centre will be a bin store. Bin collection will be required to the rear, via Vincent Place. A perforated roller door will be installed to the rear for ventilation.

Portion of the eastern wall and a new fence will be constructed along the rear boundary at 2810mm in height. The new art/ recreation room wall extends beyond the built form to provide compliant fire protection. The height of the rear fence provides privacy to the neighbouring property.

The redeveloped courtyard will provide a flexible space for groups, general gathering, outdoor dining and occasional staff meetings and events.

The existing laneway toward the centre of the site is currently used as a thoroughfare between the two buildings, with north/south connections between multiple doorways and a raised deck with steps to accommodate the change of levels between buildings. There is a conglomeration of services along the length of the laneway and conduits at high level, with bin storage at the Hutt Street end of the laneway.

The demolition of an existing solid corrugated gate will reveal the original wall fabric to the narrow south face of the Heritage Place.

The proposal to improve this area includes the rationalisation of the north to south access by creating a raised level platform along the entire length of the laneway and infill one existing door opening to the south wall of the Local Heritage Place to create one entry for a logical flow between buildings. A simple modern canopy is proposed above the platform to provide shelter and create a more usable space throughout the year.

The services will be removed and rationalised to create a useable space for clients to congregate and relax. An open screen with gate is proposed to the Hutt Street frontage of the lane to increase visibility to the Local Heritage Place from the street.

Landscaping to the Hutt Street Elevation will include paving, new garden beds and fencing. Fencing will enclose two small courtyard/garden areas. The fenced garden area to the South will be accessed by women and children visiting the Centre, whilst the courtyard to the North will be accessed by staff of Hutt Street Centre. The open fencing is proposed as 2100mm in height, to minimise public access. The fencing has been designed specifically to discourage seating and gathering on the Hutt Street footpath. Visibility through the proposed fencing will remain through the design of thin steel blade elements.

Conservation works will include the replacement of damaged stone and brick with matching material and repointing in a lime mortar of colour, strength and pattern to match the original.

## 06 local heritage listing (townscape)

The Local Heritage Places consist of three early buildings 254, 258 and 260 Hutt Street, listed in the Adelaide City Council's Development Plan in TABLE Adel/3 as Local Heritage Places (Townscape).

Property Address	Description of Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPTI ID
254 Hutt Street ADELAIDE	House			CT 1631/44		288
258 Hutt Street ADELAIDE	House			CT 1631/44		1575
260 Hutt Street ADELAIDE	House			CT 1631/44		289



Figure 2: Location Plan, Local Heritage listing identified in blue, Hutt Street Centre highlighted in red

Source: Location SA Viewer

### Physical Integrity

Alterations and additions have occurred to the three Local Heritage Places and previously diminished its Heritage Value and integrity (Refer Figure 3 Chronology of Development overleaf):

Previous works to the LHP's include:

- original bullnose verandahs have been removed and replaced with modern verandahs (258 + 260 Hutt Street);
- Visible services to walls such as air conditioning units and numerous conduits;
- An addition to an original enclosed portico to 254 Hutt Street has been extended, and covers two original windows;

- Additions have also been constructed forward of the Local Heritage Place. The proposal is constructed in line with the boundary and only slightly forward of the LHP;
- The parapet wall of the north adjacent buildings (242 – 252 Hutt St) are constructed approximately a metre forward of the LHP with the verandahs protruded further forward extending across the footpath and approximately three metres forward of the LHP;
- The neighbouring four storey building to the south (280 Hutt St) is also constructed in line with the Hutt Street boundary and includes a cantilevering verandah to the majority of the Hutt Street elevation.

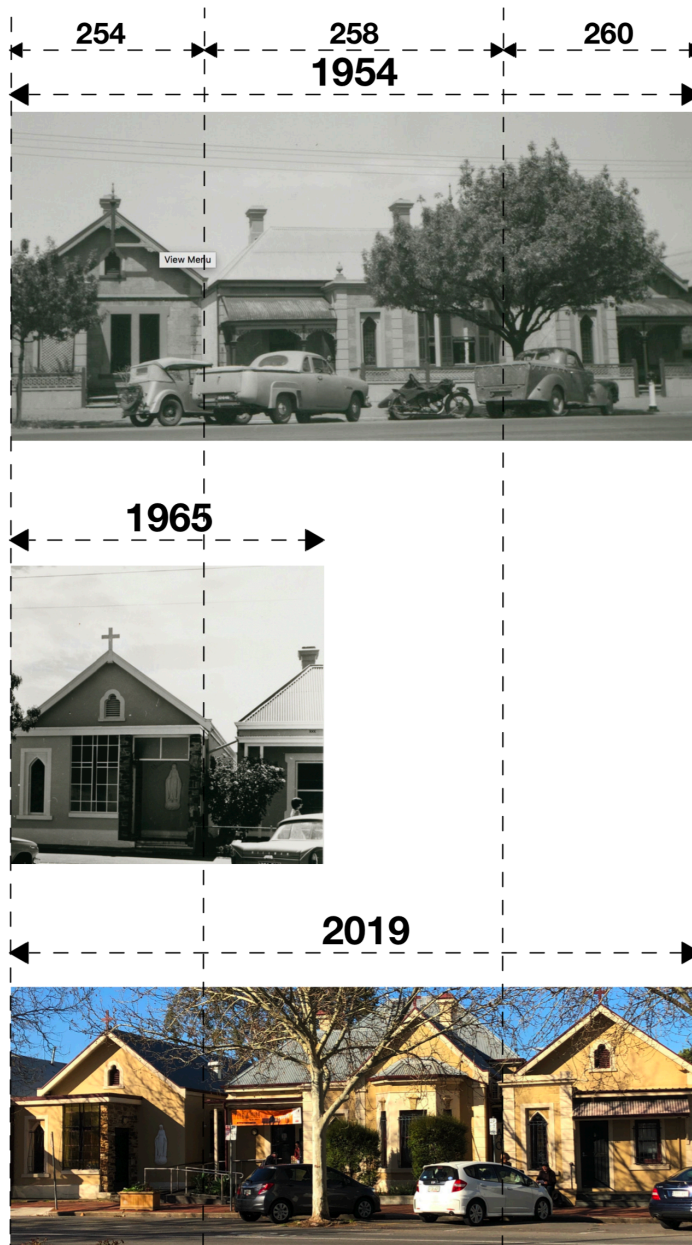


Figure 3: Chronology of Development  
Source: Flightpath Architects

## 07 development plan provisions

The Subject Land is within the MAIN STREET (HUTT) ZONE and the INSTITUTIONAL (ST ANDREW'S) ZONE. As development affecting three Local Heritage Places (Townscape) the following provisions have been considered:

### HERITAGE AND CONSERVATION

OBJECTIVES: 43,44

PRINCIPLES OF DEVELOPMENT CONTROL: 136,137, 138,139,140,141,145,146

### MAIN STREET (HUTT) ZONE

DESIRED CHARACTER

OBJECTIVE: 2,3,4

PRINCIPLES OF DEVELOPMENT CONTROL: 7,9,10,11,12,13,14,15,18,19

### INSTITUTIONAL (ST ANDREW'S) ZONE

DESIRED CHARACTER

OBJECTIVE: 1,2

PRINCIPLES OF DEVELOPMENT CONTROL: 6,7,8

## 08 opinion of design and heritage impact

The proposed development will involve some conservation work to the street facing walls of the Local Heritage Places and the rationalisation of services. The design of the street facing addition is sufficiently separated and respectful of the proportions and composition of the Places. Council Wide Objective 43 is considered satisfied because the heritage value and setting of the heritage places and their built form contribution to the locality will be retained and respected. The proposal also ensures the continued use of the Local Heritage Places satisfying Objective 44.

The conservation work to the street facing walls will conserve the townscape elements of heritage value as contemplated by Council Wide Principle of Development Control 136. The proposal incorporates some minor internal adaptation, additional modest construction, minor demolition to increase door widths and conservation works that will facilitate the continued use, and the additional elements, particularly the separated but complementary gable entrance will utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place.

The elements of Heritage Value visible to the street and side wall returns will not be demolished and the proposed minor demolition works generally affect non-original fabric or existing side doors and windows so as not to concern Council Wide Principles of Development Control 138 and 139.

The proposed work to the south of the Local Heritage Places, particularly the new entrance adopts a gable form and materials that reflect the Local Heritage Places satisfying Principle of Development Control 140. The majority of the proposed works are located to the rear or side of the street facing façade, designed as lower,

subservient elements that retain the prominence and heritage value of the heritage places, satisfying Principle of Development Control 142.

The proposed fencing is not proposed in front of the Local Heritage Places. The fencing is of simple, modern design that will provide some screening to the later buildings to the south and give focus to the proposed complementary entrance structure and retain the visual prominence of the Local Heritage Places satisfying Council Wide Heritage and Conservation Principle of Development Control 145 and 146.

The proposed development will enhance and complement the Local Heritage Places, the group of single-storey Victorian villas, which will retain their prominence as contemplated by the Desired Character of the Main Street (Hutt) Zone. The new gable form entrance will reinforce their visual contribution and the close pattern of development and continuity of streetscape, consistent with the desire for a well-defined low to medium scale built form edge abutting the tree lined public space.

The proposal ensures a visually interesting streetscape with buildings having a high level of fenestration and detail sought by Objective 2 and the repetition of frontage form considered appropriate in Objective 3, satisfying Desired Character described and sought in Objective 4 and contemplated by Principle of Development Control 7.

Importantly the proposal protects and enhances the traditional nineteenth and early twentieth century residential townscape character of Hutt Street satisfying Principle of Development Control 10, and adopts a respectful design approach, where visible ensuring satisfaction of Principles of Development Control 12 and 13. While not within the current brief to achieve a minimum height of two storeys to Hutt Street, contemplated by Principle of Development Control 15, the proposed development goes some way to reinforcing minimal setbacks to the front and side boundaries contemplated by Principle of Development Control 19. The material palette adopted also ensures satisfaction of Principle of Development Control 18, through the use of domestic building forms, colour and materials.

With part of the Subject Land located within the Institutional (St Andrew's) Zone, the proposed visible elements of the development respect the setting and form of the prevailing built form character within the Zone. The gable entry reinforces the horizontal emphasis of the existing buildings, particularly the Local Heritage Places, providing articulation, proportions and composition that provide an appropriate balance of solid to glazed areas, modelling and visual interest. The proposal satisfies Objective 2 and Principle of Development Control 6 and 7 of the Zone.

## 08 conclusion

The proposed development has been respectfully and contextually designed to respond to the accommodation brief and design objectives by proposing an enhanced and welcoming entrance to the Hutt Street Centre.

The proposal is respectful of the three Local Heritage Places (Townscape) and satisfies Council Wide Heritage and Conservation provisions.

Through respectful, well mannered design the proposed development also responds the Desired Character of the Main Street (Hutt) Zone and the Institutional (St Andrew's) Zone, retaining the visual prominence of the three Local Heritage Places (Townscape), specifically noted in Desired Character.