

ADELAIDE HILLS COUNCIL - HERITAGE ADVISORY NOTE

ID Number	N/A – Major Project
Heritage Listing	LHP – Local Heritage Overlay <i>“Cottage, Mount Lofty Golf Club, Former Scent Factory, ‘Le Chateau’, ‘Le Chateau a la Pong”</i>
Address	35 Golflinks Road, Stirling
Proposal	The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping

Heritage Value Assessment	<p>Stone building with brick quoins and surrounds. The gabled roof is clad with corrugated iron and windows are barred. The entrance to a cellar on one elevation has been covered. The building is extensively covered with ivy.</p> <p>The area in the vicinity of the Mount Lofty Golf Club was, in earlier times, used for dairying and mixed farming. By the turn of the century a small portion of this land was devoted to the production of perfume, growing plants from which various essences could be extracted. The Mount Lofty Flower Farm and Scent Factory were established by James Cowan in 1889. This business was associated with M Renaud's perfumery in Adelaide. By late 1896 the perfume factory closed and the property was put on the market. It was later purchased by the Mount Lofty Golf Club. Arthur Harrip lived in the cottage in the early days of the golf club and the building was later tenanted.</p> <p>A remnant of a more unusual horticultural and manufacturing business in the district, that of scentmaking.</p> <p>It was identified as meeting the following criteria: (a) it displays economic themes that are of importance to the local area (Stirling District Heritage Survey, 1997)</p>
Previous Advice	Nil
Description of Proposal	<p>The existing perfumery will be adaptively reused as part of the redevelopment and will entail:</p> <ul style="list-style-type: none"> • Refurbishment of the existing local heritage place to accommodate a multipurpose space for use as café, retail or functions. • Extension to the Perfumery to include a covered outdoor dining area. • Orchard and perfumery garden plantings to reimagine the former use of the building as a “Scent Factory”. • The perfumery building will temporarily house the golf club whilst construction is occurring.

External Works:

- A large modern shed that currently abuts the heritage building will be demolished.
- A small wooden lean-to at the rear of the building will be demolished.
- Three doors which are located at the front, rear and western side of the building will be replaced with new black steel and glass doors.
- All existing windows are to be replaced with new black steel windows.
- Existing cellar access stair to be refurbished

The current metal roof sheeting will be removed and replaced to match existing.

- New half round steel gutter to be installed and replace existing.
- Existing external walls to be sandblasted, refurbished and repointed.
- Paving to be laid around existing building.

Internal:

- New Hardwood timber roof trusses to replace existing,
- Internal timber lining to underside of trussed plus insulation.
- Internal door to be removed and opening retained,
- Existing brick walls to be sandblasted and refurbished,
- Plastered walls to be repaired where cracking occurs,
- Fire place bricks to be sandblasted to expose brick,
- Existing concrete slab to be removed and flooring to be replaced with polished concrete floor.
- The existing ceiling in the rear room (southern end of building) will be removed and replaced with raked ceiling and new trusses which will be exposed.

Structural repairs:

- The roof will be retained with the replacement of some purlins
- The walls do not appear to require structural repairs other than repairs to cracking.

Painting of the exterior of the building will be dependent on the roof colour as the fascias, gutters and downpipes are to match. Potential roof colours are:

Red - Current roof is red corrugated iron - this is most likely the original roofing material. Painting the exterior woodwork red would match the red brick accents and existing roof colour.

Grey - The architectural design plan is to replace the roof with grey Colourbond steel. If this colour choice was to be approved, then the external woodwork will be painted grey to match.

(EBS Heritage Impact Statement)

A new pavilion is also proposed adjacent to the existing LHP, housing a function centre and amenities. The form of this building comprises a strong gable roof form repeated over four bays, with limited wall cladding other than to the amenities which is proposed to be stone cladding (noted as Basket Range sandstone). The roof is proposed as a standing seam profile in black.

<p>Heritage Advice</p>	<p>Generally, the proposed works are supported, as they will see the refurbishment of the building, and removal of non-significant later additions to the stone structure.</p> <p>The following aspects of the proposed works to the LHP should be reviewed and amended:</p> <ul style="list-style-type: none"> - Existing stone walls should NOT be sandblasted, this will damage the stone and mortar. If the walls require cleaning this should be done with low pressure water and stiff bristle brush. Organic growth can be removed with a weak biocide, applied and removed in accordance with the supplier's recommendations, and paint can be stripped with a chemical stripper such as 'Peelaway'; - A moisture barrier should be provided between the stone walls and the new polished concrete floor internally; - The roof can be replaced in either a red Colorbond to reference the original roof colour; alternately a galvanised sheet metal would be an appropriate material; - The proposed steel and glazed doors to the main entry to the proposed gift shop are acceptable to provide some visual connection with the inside of the building, however it would be preferred if all other doors and windows are retained as timber framed glazed windows, which better reflects the construction methodology of the original building. <p>The proposed redesign for the grounds of the heritage place includes a new modern glass, sandstone and metal building situated adjacent to the local heritage place. This is a contemporary design and is located at some distance from the LHP. No heritage issues with the proposed new building and associated landscape and paving works, however it is recommended the black roof be substituted for a lighter colour, as typically black or very dark roofs are not supported in a heritage context.</p>
<p>Comment on design of new facilities</p>	<p>Whilst located at some distance from the Local Heritage Place, we provide the following comments on the design of the main structures proposed as part of the development:</p> <ul style="list-style-type: none"> - The Hotel and Facilities Buildings are located well within the golf club site, and will not be highly visible from adjacent roads; - The scale of the development is extensive, with the both the Facilities and Hotel Buildings rising to 5 storeys from ground, albeit cut into the slope of the ground so that they primarily read as 3 to 4 storeys; - The form of the buildings is also very contemporary, with flat roofs, strong vertical and horizontal articulation of building materials, and curved corners; - Car parking appears to be largely contained within the building footprints, which is contributing to the scale of the buildings; - The proposed material palette appears very stark, with concrete, metal cladding and glass in dark and grey tones – this could potentially be reviewed to better reflect the natural setting of the surrounding area.