

# EXTENT

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## 52 Raglan Street, Manly NSW

### Statement of Heritage Impact

Prepared for Northern Beaches Council

September 2019—Final

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# 1. Introduction

## 1.1 Background

Extent Heritage Pty Ltd (Extent Heritage) has been commissioned by Northern Beaches Council to prepare a Statement of Heritage Impact (SoHI) report for refurbishment works at 52 Raglan Street, Manly NSW. The purpose of the report is to analyse the impacts of the proposed works on the heritage significance of the locally listed item.

## 1.2 Location

52 Raglan Street is located within the suburb of Manly and the Northern Beaches Council Local Government Area. The site includes Lot 2077 of Deposited Plan (DP) 752038 and Lot 2810 DP 726668. Figure 1 provides an outline of the study area, and Figures 2 to 5 provide photographs of the listed heritage item.



Figure 1. Study Area (Extent Heritage 2019).





Figure 2. View of Raglan Street entrance.



Figure 3. View of Kangaroo Street entrance.



Figure 4. View of building facing north-west.



Figure 5. View of building facing north-east.

### 1.3 Methodology

The methodology used in the preparation of this Statement of Heritage Impact is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)* (Australia ICOMOS 2013). This Statement of Heritage Impact (SoHI) will review the relevant statutory heritage controls, assess the impact of the proposal and make recommendations as to the level of impact.

### 1.4 Limitations

The site was inspected and photographed by the authors of this report on 7 August 2018. The inspection was undertaken as a visual study only.

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

This report does not address Aboriginal heritage.

### 1.5 Authorship

The following staff members at Extent Heritage Pty Ltd have prepared this SoHI:

- Corinne Softley, Team Leader - Heritage Places
- Lucy Irwin, Heritage Advisor - Heritage Places

## 1.6 Terminology

The terminology in this report follows definitions presented in the *Burra Charter*. Article 1 provides the following definitions:

**Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

**Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

**Fabric** means all the physical material of the place including elements, fixtures, contents, and objects.

**Conservation** means all the processes of looking after a *place* so as to retain its *cultural significance*.

**Maintenance** means the continuous protective care of a *place* and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

**Preservation** means maintaining a *place* in its existing state and retarding deterioration.

**Restoration** means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

**Reconstruction** means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

**Adaptation** means changing a *place* to suit the existing *use* or a proposed use.

**Use** means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

**Compatible use** means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

**Setting** means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

**Related place** means a *place* that contributes to the *cultural significance* of another place.

## 2. Heritage listings

### 2.1 Statutory listings

#### Heritage status

The site is listed on the following statutory registers:

- Schedule 5 of the Manly *Local Environmental Plan* 2013 (Manly LEP) as 'Memorial Club' (I216) (Figure 6).

The site is not listed on any other statutory or non-statutory registers.

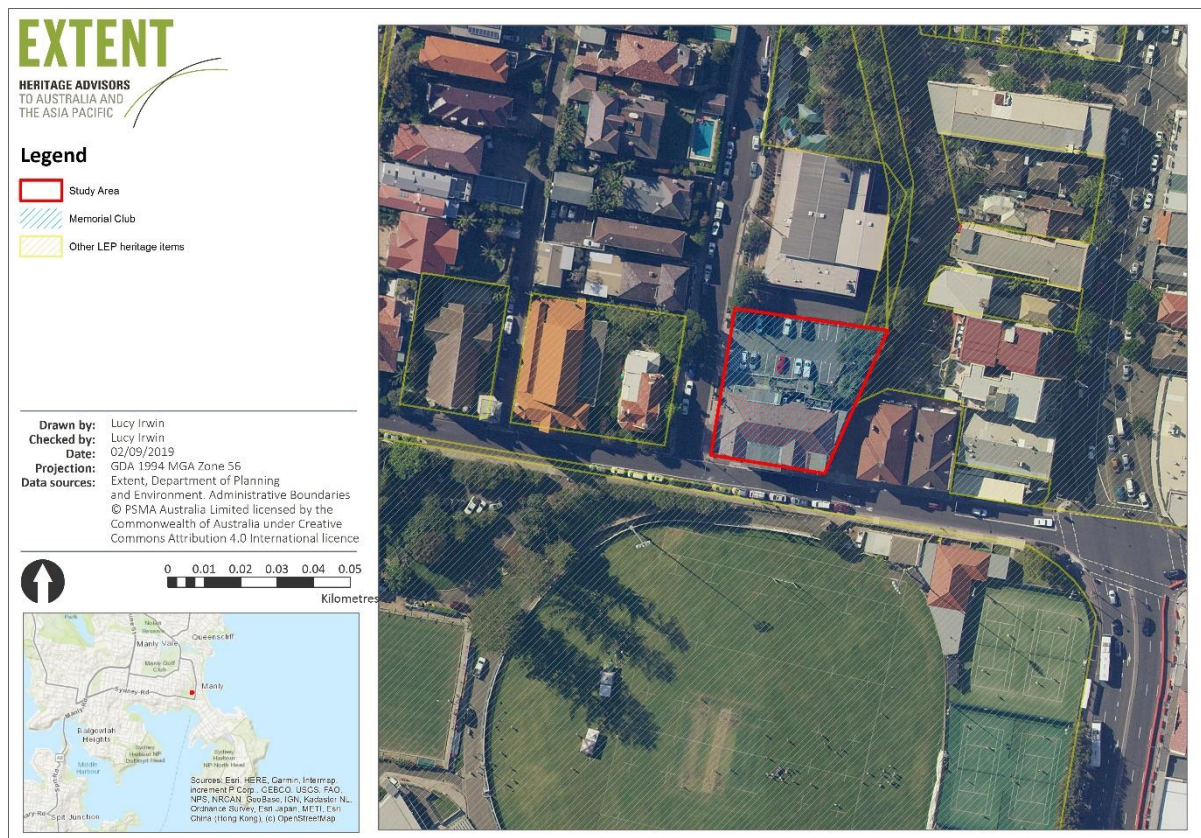


Figure 6. Study Area showing heritage items.



## 3. Heritage significance

### 3.1 Assessment of significance

The NSW Heritage Manual was developed by the Heritage Office and former NSW Department of Urban Affairs and Planning to provide the basis for an assessment of heritage significance of an item or place. This is achieved by evaluating the place or items significance in reference to specific criteria, which can be applied at a national, state or local level (Heritage Office and Department of Urban Affairs and Planning 1996). The significance of the study area is assessed against these criteria below:

**Criterion (a)** An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (b)** An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (c)** An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

**Criterion (d)** An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

**Criterion (e)** An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (f)** An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (g)** An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments. (or a class of the local area's cultural or natural places; or cultural or natural environments)

The following assessment of significance has been included from the *Heritage Impact Assessment, Maintenance Schedule & Policies: Soldiers Memorial Hall 52 Raglan Street, Manly* prepared by Andrew Starr and Associates Heritage Consultants for the Northern Beaches Council in 2018:

Table 1. Assessment of significance (Andrew Starr and Associated Heritage Consultants 2018:50-51).

Criterion	Assessment
Criterion A	<i>No. 52 Raglan Street is a representative of the predominant style of the Inter-War Development of Manly. It relates to other Civic and commercial buildings constructed in the Area. The building also has significance in demonstrating the general development of RS clubs in the years after WWI. There was a rapid development of these clubs in Suburban Sydney and also in regional and Rural NSW.</i>
Criterion B	<i>The building is relevant under this criterion. As a building that contributed to the life of Returned Soldiers it had social significance.</i>



Criterion	Assessment
Criterion C	<i>The building makes a strong contribution to the streetscape because of its Inter-War Georgian Revival features. The building is well constructed and the palette of materials is visually interesting.</i>
Criterion D	<i>It was a socially significant site for war veterans.</i>
Criterion E	<i>The building provides information on the development of the local area in the Inter-War period.</i>
Criterion F	<i>Not relevant under this criterion.</i>
Criterion G	<i>The building is a representative example of a predominant Inter-war style.</i>

### 3.1.1 Statement of significance

The following statement of significance has been included from the *Heritage Impact Assessment, Maintenance Schedule & Policies: Soldiers Memorial Hall 52 Raglan Street, Manly* prepared by Andrew Starr and Associates Heritage Consultants for the Northern Beaches Council in 2018:

*The building provides evidence of the Inter-War development of the area. It makes an aesthetic contribution to the streetscape because of its style and quality of construction. The building has a direct relationship with the Manly Oval. It is designed to look over the Manly Oval. It has social significance the house as an RSL club. It provides some evidence of building technology of the 1920s, and has some technological significance. The building is representative of a predominant style of Manly's Inter-War period. It is not a rare building. (Andrew Starr and Associates 2018:51).*

### 3.1.2 Grading of significant fabric

Grading the relative heritage significance of elements within an item, place or site assists with managing the elements themselves and, in turn, the heritage significance of the item, place or site as a whole. The gradings of significance that have been used for elements within the study area are based on guidelines established in *Assessing Heritage Significance* (Heritage Office 2001).

Table 2. Gradings of significance definitions

Grading	Justification	Status
Exceptional	Rare or outstanding element contributing to an item's local or significance.	Fulfils criteria for directly State listing. local and State
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.

Grading	Justification	Status
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's criteria for local or State listing.	Does not fulfil heritage significance.

Source: NSW Heritage Office (2001).

The following grading of significant elements and spaces has been included from the *Heritage Impact Assessment, Maintenance Schedule & Policies: Soldiers Memorial Hall 52 Raglan Street, Manly* prepared by Andrew Starr and Associates Heritage Consultants for the Northern Beaches Council in 2018:

Table 3. Grading of significant elements and spaces – Exterior (Andrew Starr and Associated Heritage Consultants 2018:54-55).

Element	Significance	Description
Raglan Street façade	Exceptional	<i>The façade has a high quality of detailing. The brick decoration are intact and have retained their original design quality. A section of the sandstone section of the façade shows a significant crack due to land movement. The original signage on the frieze is retained.</i>
Windows ground floor	Exceptional	<i>The frames are in good condition. Frames and window sashes need repainting every five years due to weather damage.</i>
Windows lower ground floor	Exceptional	<i>The frames are in good condition. Frames and window sashes need repainting every five years due to weather damage.</i>
Bay ground floor	Exceptional	<i>Original decorative elements element are retained and significant.</i>
Bay lower ground floor	Exceptional	<i>Original decorative elements element are retained and significant.</i>
Doors lower ground floor	Moderate	<i>The original doors have been replaced and the internal door possibly shifted from the original location.</i>
Tiles	High	<i>Replacement tiles are reminiscent of the original tiles aesthetics are retained.</i>
Awning	Exceptional	<i>An original feature of the hotel.</i>
Sign	Exceptional	<i>An original feature of the hotel.</i>
Kangaroo Street façade	Exceptional	<i>The façade has a high quality of detailing. The porch, frieze and most decorative elements are intact and have retained their original design quality. It shows no sign of cracking. No subsidence is evident. The paintwork is in good condition.</i>

Element	Significance	Description
Signon Frieze	Exceptional	<i>An original feature of the club.</i>
Doors	Moderate	<i>Some doors have changed, been blocked or replaced.</i>
Kangaroo Lane façade	High	<i>Less significant than the other two facades part of a 1950s addition. The façade suffers from vandalism. Graffiti and breakage to some fabric, bricks and ceramic vent hoods. However, this damage is repairable.</i>

Table 4. Grading of significant elements and spaces – Interior (Andrew Starr and Associated Heritage Consultants 2018:55).

Element	Significance	Description
Main hall ground floor room	Moderate	<i>Most internal fabric has either been refurbished or replaced. Shows no patina of age</i>
Hall lower level	Moderate	<i>The floor plan has been changed and internal partitions for smaller rooms have been demolished. Altered many times the existing fabric does not convey the appearance or age of the existing building.</i>
Walls	Moderate	<i>Finish of the walls is due to refurbishment over many years wall generally show no patina of age. This is especially apparent the ground floors. Some smaller room of a corridor on the lower ground floor show more wear and tear, these were rooms used by staff and include a stage room and a walk-in safe.</i>
Bar Lower Ground	Little	<i>Introduced fabric</i>
Floors	Moderate	<i>Carpeted or covered age of the floors cannot be determined.</i>
Restrooms	Moderate	<i>Significant alteration from when first constructed.</i>
Staircases	Moderate	<i>May have been moved from the original location and widened</i>
Ceilings	Little	<i>Recently refurbished new fabric introduced.</i>
Fixtures and Fittings	Moderate	<i>Quality varies most fabric has been replaced.</i>
Ground floor general	Moderate	<i>This floor has been extensively altered. Some original spaces can be read in surviving fabric, such as the observation area</i>
Honour board and Everlast light	Exceptional	<i>Gives evidence of the original club</i>
Bay balcony	Exceptional	<i>Gives evidence of the original floor plan and use of the spaces</i>
Sitting Room	High	<i>Gives evidence of the original floor plan and use of the spaces</i>

## 4. Historic context

The below historic context has been included in order to aid in assessment of heritage impact. For additional information, refer to the *Heritage Impact Assessment, Maintenance Schedule & Policies: Soldiers Memorial Hall 52 Raglan Street, Manly* prepared by Andrew Starr and Associates Heritage Consultants for the Northern Beaches Council in 2018.

### 4.1 Soldiers Memorial Hall

In 1924, the Manly sub-branch of the Returned Sailors and Soldiers' League decided to proceed with the construction of a memorial hall at Manly, to be erected at the corner of Raglan and Kangaroo Streets (Figure 7). An article from the August 23 1926 edition of the *Evening News* states that the memorial hall was under construction and would be ready 'next April' (Figure 8). A photograph from the March 18 1927 edition of the *Sydney Morning Herald* shows the memorial hall completed, with a note that the hall was to be opened on Anzac Day (25 April).

The original memorial hall was understood to have had a large ballroom, billiard room, library, meeting and card rooms, and was designed by architects Trenchard, Smith and Maisey.

#### SOLDIERS' MEMORIAL HALL AT MANLY.

The Manly sub-branch of the Returned Sailors and Soldiers' League has decided to proceed with the erection of a memorial hall, which will cost £4000. At a meeting of the league, at which Lieutenant-Colonel E. J. Munro, D.S.O., presided, it was reported that the sum of £3600 is in hand, and it was decided to take steps to raise the balance.

The hall will be erected at the corner of Kangaroo and Raglan streets, the local council having agreed to the building being constructed on park land at that spot. The foundation-stone of the hall was laid by the Governor-General (Lord Forster) in January last. The Manly Returned Soldiers' League is anxious to have the piece of land vested in the organisation, and it is expected that this will shortly be done.

The league is in a strong position at Manly, and in addition to its social activities, the branch has its own distress fund, and conducts a labour bureau for the benefit of returned sailors and soldiers in the district.

Figure 7. Soldiers Memorial Hall at Manly (*The Sydney Morning Herald* 1924, June 16).

#### MEMORIAL HALL FOR MANLY READY NEXT APRIL.

After six years' hard work in raising funds, Manly returned soldiers are to have a fine memorial hall. Steady progress is being made with the erection of the hall, which is expected to be completed by April next year.

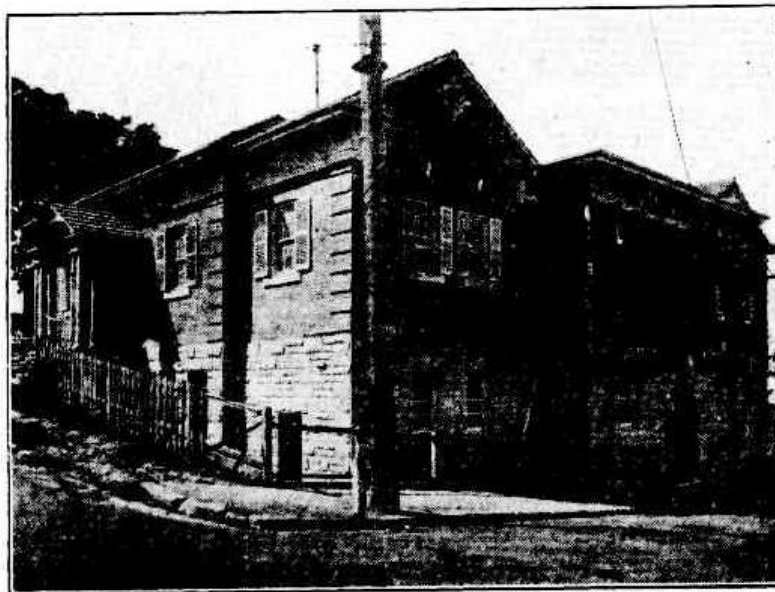
Carnivals, balls, and other functions have resulted in sufficient money being collected for the building of the hall, which will cost £4000. Members of the league were greatly assisted in their efforts by a body of enthusiastic women workers. The effort is all the more commendable when it is remembered that the numerical strength of the league in Manly is not great.

The site of the hall is at the intersection of Raglan and Kangaroo streets, facing Manly Oval. The hall has been designed on the latest lines. There will be a large ballroom, a billiard-room, library, meeting and card rooms. The architects are Trenchard, Smith, and Maisey.

Figure 8. Memorial Hall for Manly (*Evening News* 1926, August 23).



SOLDIERS' MEMORIAL HALL AT MANLY.



TO BE OPENED ON ANZAC DAY AT THE CORNER OF RAGLAN AND KANGAROO STREETS.

Figure 9. Soldiers Memorial Hall at Manly (*The Sydney Morning Herald* 1927, March 18).

In the 1950s, the memorial hall underwent several additions and alterations. In 1953, 26 years after the memorial hall was first opened, Trenchard, Smith, Maisey and Morgan accepted a tender for additions to the 'Memorial Club building, Manly' (Figure 10). A 1957 photograph of the memorial hall indicates that these additions were likely an extension to the eastern side of the building (Figure 11).



Figure 10. Architects (*The Sydney Morning Herald* 1953, May 19).



Figure 11. 1957 photograph of Manly Soldiers Memorial Hall with extension marked with a red arrow (Photographic Illustrators P/L in Manly Local Studies Image Library 001/001488).

Numerous further additions and alterations have been made to the building since the 1950s. Internally, the building has undergone several changes in use, resulting in the removal of original fabric over time.

Plans dated from 1971 indicate that several original floor and ceiling panels were removed and replaced, as well as the demolition of several partitions. At this time, the upper ground floor bathroom was refurbished. An undated 'working drawing' attached to the 1971 plan indicates further works included installation of a timber dais, installation of a kitchen and changes to the observation lounge including new beams and carpeted flooring (Figure 12). It is likely that during the 1971 alterations that the 'observation lounge' was bricked in and the large windows installed. Elevation plans of Raglan Street indicate a design similar to the current Raglan Street façade (Figure 13 and Figure 14).

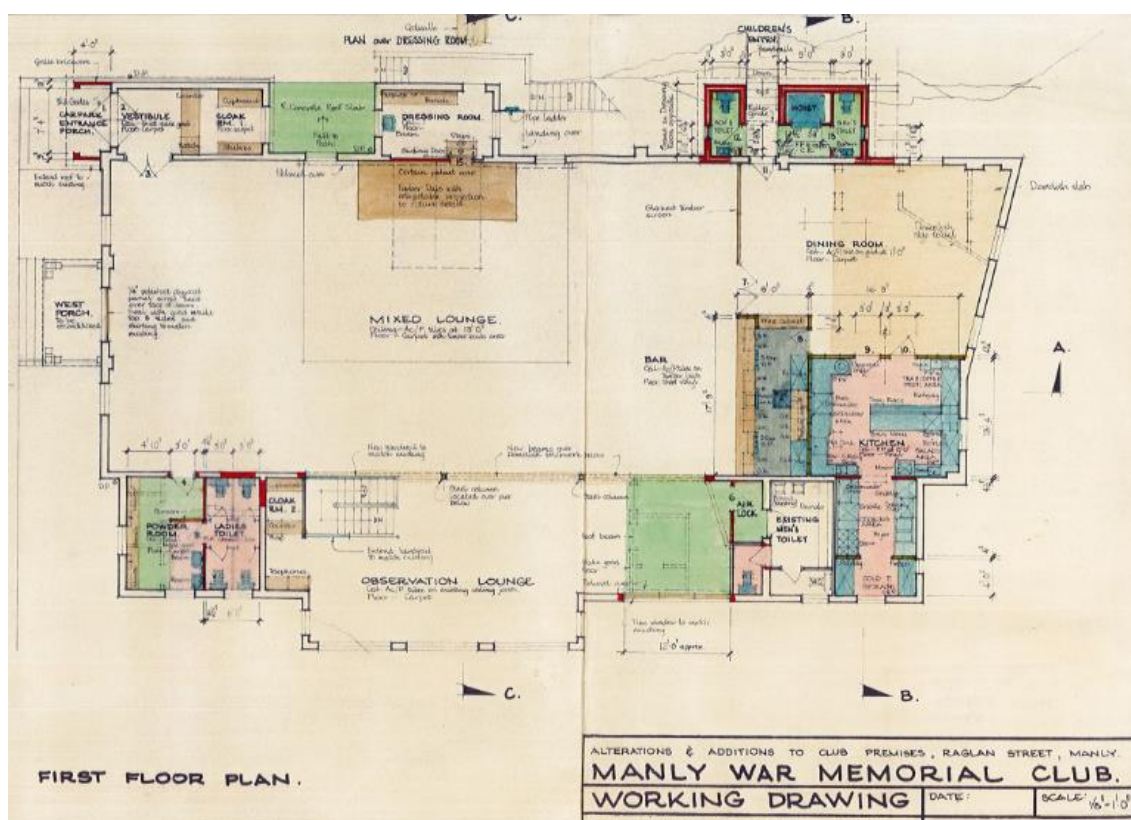


Figure 12 Undated (Likely 1971) working drawing (Unknown Author provided by Northern Beaches Council)



Figure 13 1971 working drawing indicating the 'bricking in' of the Raglan St observation deck and installation of windows (Unknown Author provided by Northern Beaches Council)



Figure 14. 2019 image showing alterations to the Raglan Street exterior (Extent Heritage)

Additional 1971 plans for the lower ground floor indicate that a partition was installed bisecting the room into two portions, one of which was in use as a billiards room and one in use as a 'club room' area. The Raglan Street entrance was reserved for entry into a vestibule which lead to a library, and meeting rooms for the club Secretary and President.

In 1983 additional internal shelving units and cupboards were installed on the lower and upper ground floors. Upper ground floor plans also indicate a refurbishment likely for social purposes. Carpet was installed across the upper ground floor except for a small portion to the west, which was reserved for both a stage and parquet dance floor.

In 1994 construction plans indicate that the lower ground floor underwent significant changes including the removal of the existing ceiling and replacement with a fire rated ceiling, demolition of several walls and reglazing of exterior windows (Figure 15).

In 2011, further internal alterations were undertaken for use by the 'Manly Fisho's Club.' The upper ground floor was heavily altered with the installation of a gaming area and bar. Extensive refurbishment was undertaken to the lower ground floor rooms, with installation of a bar, server, lounge and dance floor (Figure 16).

The venue has had several tenants since 2011 and has been in use as the Manly R.S.L Club, Manly Rugby Union Club, Australian Academy of Sports and Fitness (AASF) and as a karate school. At some stage post-2011 the upper ground floor was refurbished for use as an open plan office space, with the lower ground floor retaining the bar and carpet for use as a club.

This ongoing pattern of renovations and changes of use heavily altered the internal floor plan and removed original internal fabric. The building was also subject to external renovations, including 'bricking in' of the front second-storey verandah to create additional indoor floor space and an observation deck in 1971. This included removal of the key stones above the first-floor windows and extension of the roof guttering, soffits and string course along the Raglan Street elevation either side of the verandah.



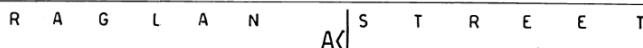


Figure 15 1994 lower ground floor plan (James Clifford, Van Architects 1994)

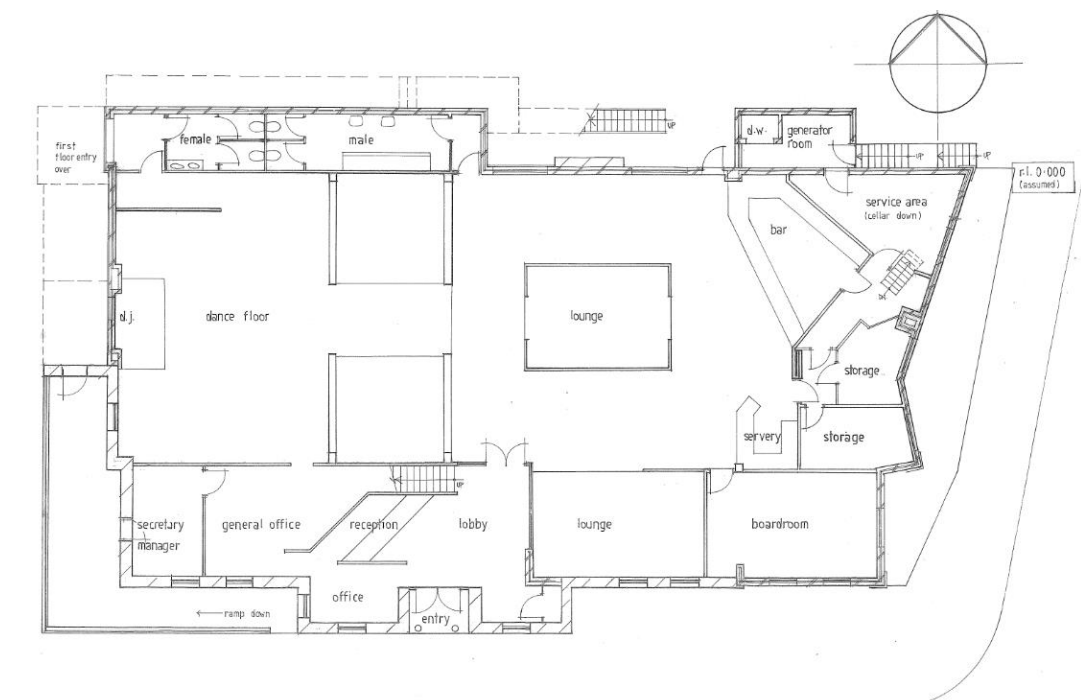


Figure 16 2011 Lower ground floor plan (Unknown Author provided by Northern Beaches Council)



## 5. Physical description

Extent Heritage carried out a physical assessment of 52 Raglan Street, Manly on 7 August 2019. The analysis involved an investigation into the built form and landscape setting. It does not provide a detailed investigation of all fabric but an overview of the elements of the place to assist in an assessment of impact.

Due to the slope of the road, 52 Raglan Street contains two street-level entrances; one at Raglan Street and one at Kangaroo Street. This has resulted in variable naming conventions of floors over time in historic architectural plans, with the Raglan Street floor commonly referred to as 'Lower ground floor' or 'Ground Floor' and the Kangaroo Street floor commonly referred to as 'Ground Floor' or 'First Floor.' This report has utilised the following terminology:

- Raglan Street entrance and lower ground floor, and
- Kangaroo Street entrance and upper ground floor.

### 5.1 Exterior

The item is a two-storey sandstone and brick building with main entry doors on both Raglan and Kangaroo Streets. The eastern face of the building is a later brick addition (c.1950s), as are the Raglan Street windows on the upper observation deck (1971). Previous reporting described the building as being of the Inter-War Georgian Revival style with Federation elements. The building has a symmetrical façade with regular repetitive windows.

The Kangaroo Street exterior doors were in poor condition with evidence of damage from rising damp (Figure 17 and Figure 18). The front entry on Raglan Street has been altered, with installation of a modern door and tiled exterior stairs (Figure 19). Beneath the modern stairs evidence of terrazzo tile (potentially original) was identified. The extent of this tile beneath the modern additions is currently unknown (Figure 20). The exterior sandstone was in fair condition, with evidence of some deterioration of mortar between courses (Figure 21 and Figure 22).



Figure 17. View of two exterior doors on Kangaroo Street.



Figure 18. Close-up of exterior door on Kangaroo Street.

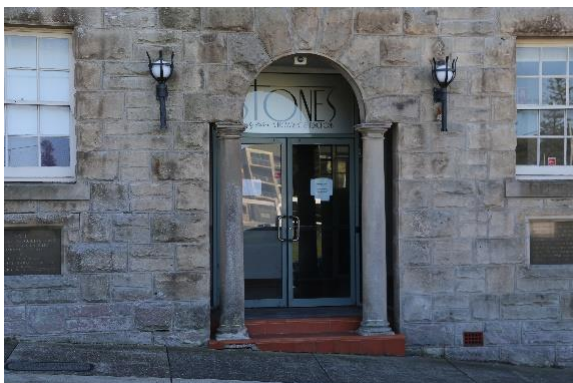


Figure 19. Front entry on Raglan Street.



Figure 20. Detail showing the (potentially original) terrazzo tile beneath the modern stairs at the Raglan Street entrance.



Figure 21 Example of exterior sandstone showing deteriorating mortar.



Figure 22 Example of exterior sandstone and window.



Figure 23 52 Raglan Street South elevation (Building Assets Planning Design and Delivery).



Figure 24 52 Raglan Street West elevation (Building Assets Planning Design and Delivery)

## 5.2 Interior

The ongoing pattern of renovations and changes of use heavily altered the internal floor plan and has resulted in a significant loss of original internal fabric. The internal room configurations have changed significantly over time, with demolition and reconstruction of several internal walls. Currently, the lower ground floor has been refurbished for use as a registered club. This has resulted in installation of a modern door and tiled floor in the vestibule (Figure 25), and refurbishment of the lower ground floor main room for use as a bar. This included installation of carpet and a stage in the westernmost side of the room (Figure 26 and Figure 27). The vestibule also contains a stairwell providing access to the upper ground floor (Figure 28).

Located within the 1950s extension to the east is a cool room and storage area. In this area, the 1950s floorboard of the upper ground floor are visible (Figure 29 and Figure 30). The lower ground floor bathrooms have been refurbished and are of modern construction (Figure 31).

The upper ground floor was previously refurbished and is currently in use by Northern Beaches Council (Figure 32).



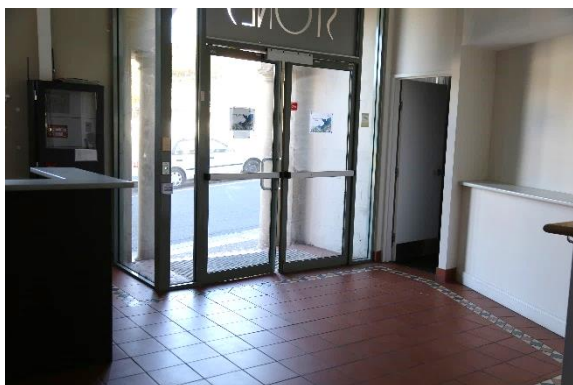


Figure 25. Lower ground foyer.



Figure 26. Lower ground floor main bar.



Figure 27. Lower ground floor main bar.



Figure 28. Lower ground stairwell entry.

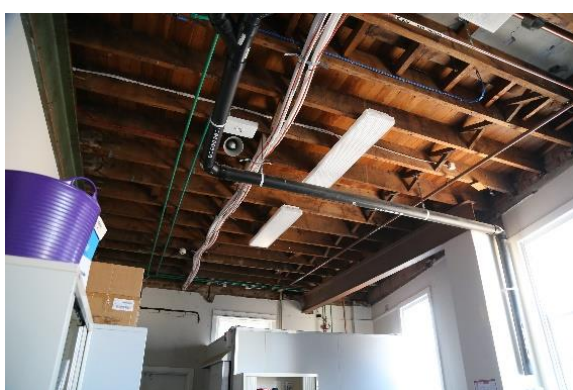


Figure 29. Lower ground cool room showing underfloor

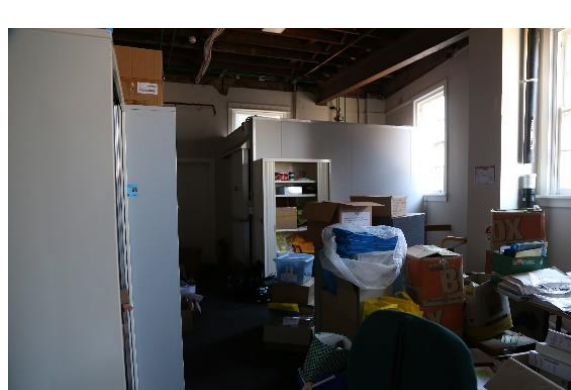


Figure 30. Lower ground cool room.





Figure 31. Lower ground floor men's bathroom.

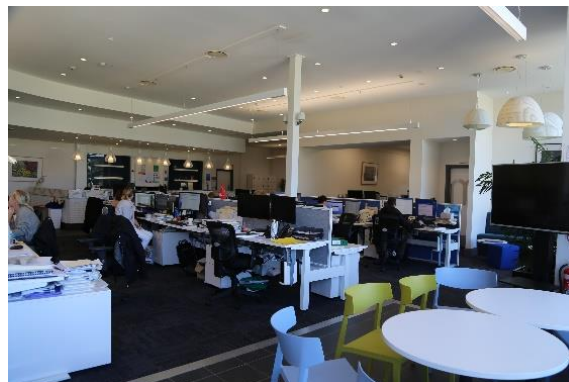


Figure 32. Upper ground floor already refurbished and in use as Council offices.

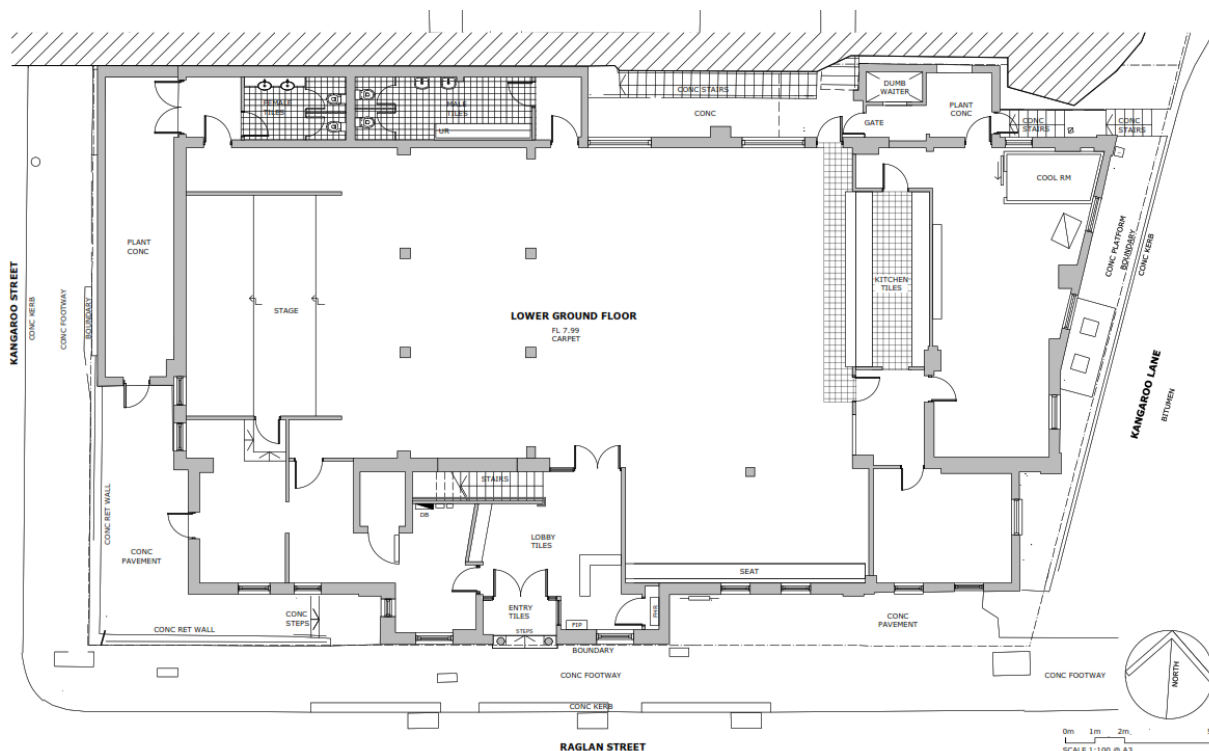


Figure 33 52 Raglan Street existing lower ground floor (Building Assets Planning Design and Delivery)

## 6. Proposed works

Details of the proposed works were provided to Extent Heritage on 7 August 2019 during the site inspection. On 30 August, preliminary heritage advice was provided to Northern Beaches Council on early designs. This advice was provided to facilitate positive outcomes for heritage during the design process. Sympathetic colours, materials and finishes were identified in the design advice, which have been adopted into the design below. The following work is proposed, separated by interior/exterior and location.

### 6.1 Exterior

- Sandstone fixes and repair, as necessary;
- Installation of two temporary secure construction material and waste storage compounds- one in the lower ground exterior and one in the rear carpark;
- Replace the lower ground exterior doors on Kangaroo Street with a like for like replacement;
- Replace the front main door and stairs on Raglan Street with a DDA compliant option:
  - The original columns will be retained; however, the tiled stairs will be replaced with a DDA compliant step ramp;
  - The new door will be a clear glass auto-sliding door in a powder coated aluminium frame in Dulux ironstone, satin finish;
  - Installation of a new steel frame and picket balustrade in paint colour N64 Basalt (AS 2700) satin finish;
  - Installation of a concealed roller grille for after-hours security, brick bond pattern tube and link in Dulux powder coat colour ironstone, satin finish; and
  - New concrete slab to replace existing; this will require demolition of the existing tiles and concrete floor in the vestibule/foyer.

### 6.2 Interior - Lower Ground Floor (access from Raglan Street).

- As outlined above, minor refurbishment as required for DDA compliancy. This includes replacing the current vestibule/foyer with a DDA compliant entry section including a stair ramp. This will require demolition of the existing tiles and concrete floor in the vestibule, the new floor will be a combination of vinyl and carpet tiles;
- Demolition of the stage;
- Demolition of the bar and kitchen and installation of new smaller kitchenette;
- Repair of a large window within the main RSL space, located on the northern wall;

- Pull up the old Registered Club carpet. Floorboards will largely be retained throughout the building with carpet installed overtop for counselling and meeting rooms;
- Refurbishment of bathrooms, including the replacement of two toilets and installation of partitions and grabrails for DDA compliance;
- Removal of cool room and undertake patch repair work to walls, windows and floors as necessary;
- Close off the stairs between the lower ground and ground floor levels with reversible infill wall. This will involve installing a panel in front of the stairs at the lower ground level to block access and extending the floor surface at the ground floor level. This will also involve removal of the existing lightweight balustrade and handrails, and
- Installation of partitions within the main lower ground floor area to facilitate the use of the space for meetings, interview and counselling rooms and as an open plan office.

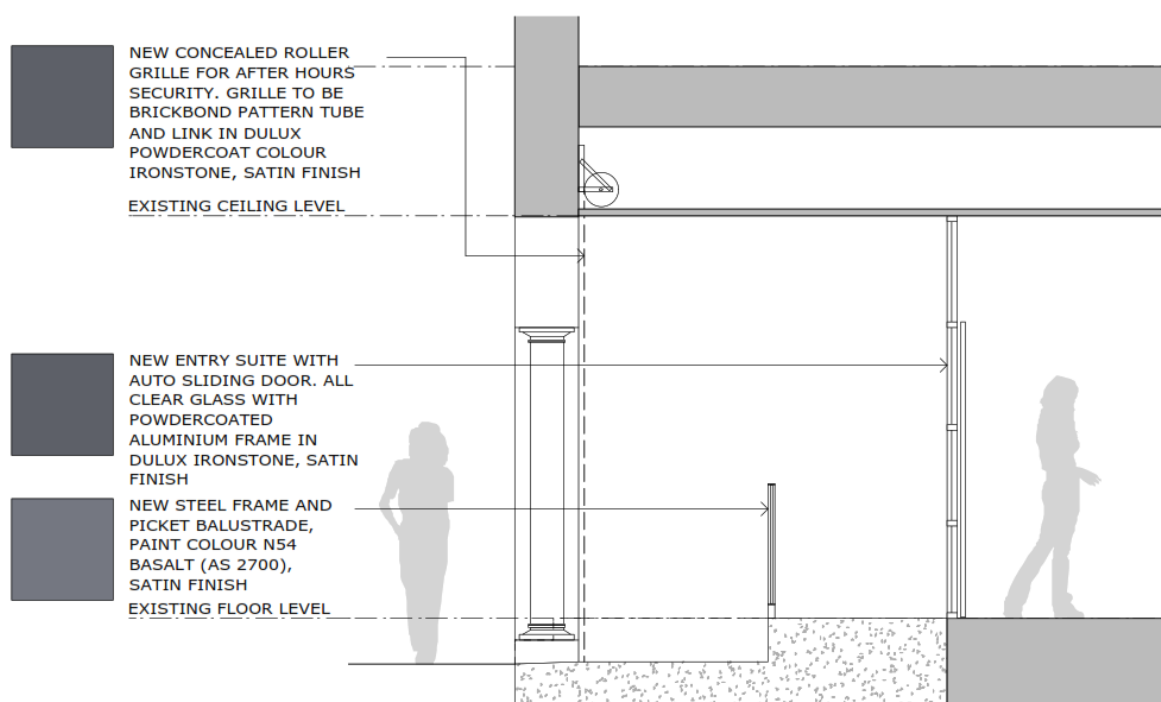


Figure 34 Section Drawing, Lower Ground Floor Entry (Building Assets Planning Design and Delivery Northern Beaches Council).

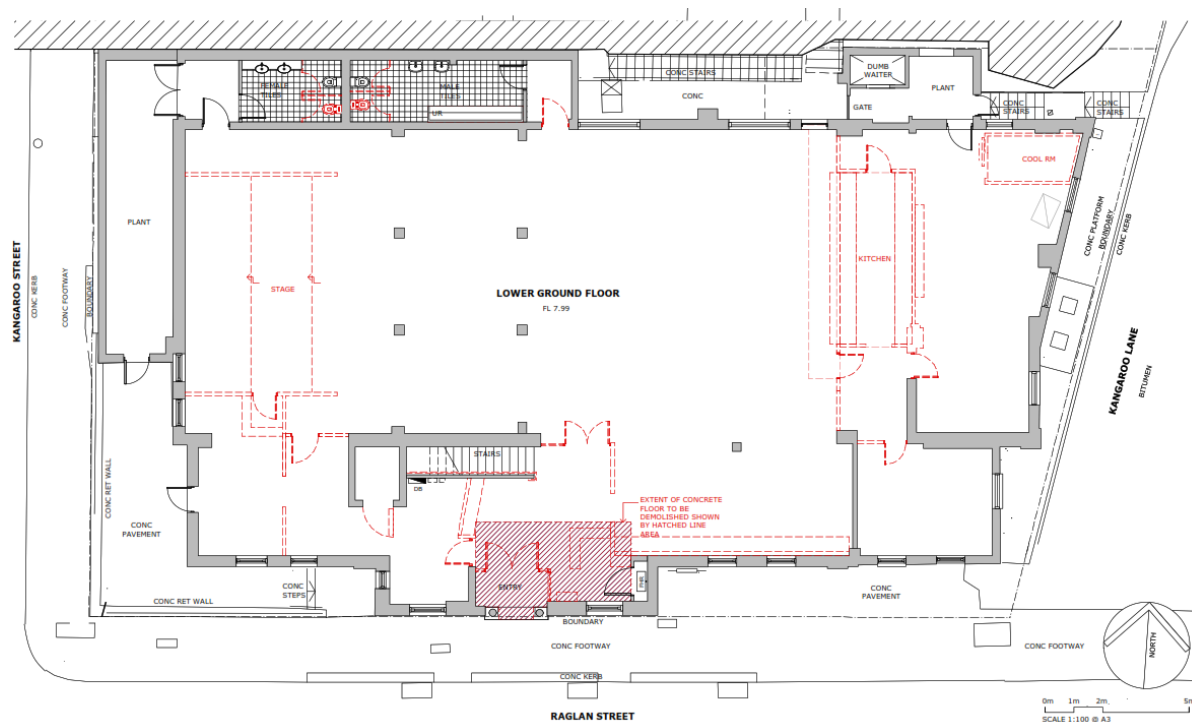


Figure 35 Raglan Street Lower Ground Floor Demolition Plan (Building Assets Planning Design and Delivery Northern Beaches Council).

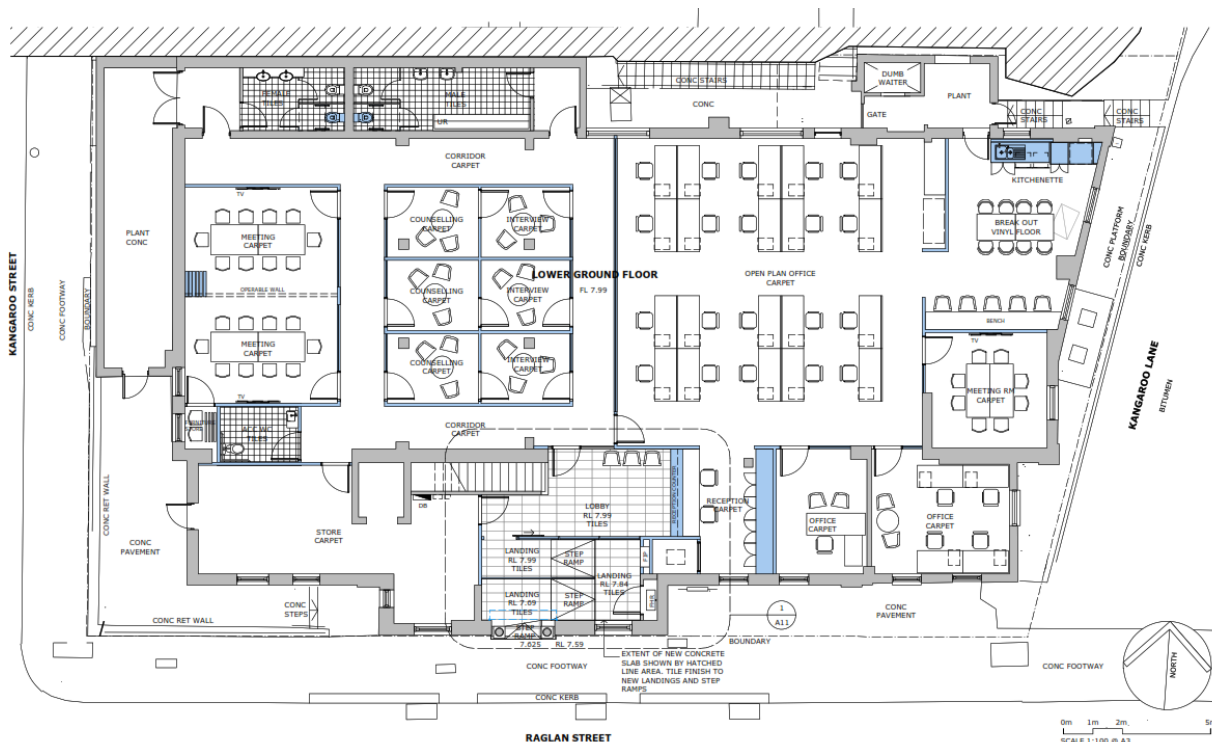


Figure 36 Raglan Street Lower Ground Floor Proposed Community Hub Layout (Building Assets Planning Design and Delivery Northern Beaches Council).



### 6.3 Interior – Upper Ground Floor (access from Kangaroo Street)

- Removal of the existing lightweight balustrade and handrails, and
- Installation of a timber-framed floor and carpet finish overtop the existing stairs.

## 7. Assessment of heritage impact

The assessment of the degree of impacts made in this report has been based on the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011). While the guideline was prepared for the Heritage Impact Assessment for World Heritage properties to evaluate the impact of developments on their outstanding universal value (OUV), the definitions and evaluation matrix can be applied to the values of any heritage significant place.

Appendix 3B of the ICOMOS guideline provides an example guide for assessing magnitude of impact to built heritage and historic urban landscapes. The definitions for gradings of impact specific to this project and the study area are taken from this guideline.

Table 5. Impact Gradings.

Impact Grading	Built heritage or Historic Urban Landscape attributes
Major	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change to fabric or setting.

### 7.1 Curtilage and subdivision

The proposed works will have no impact on the local heritage items curtilage or subdivision.

### 7.2 Views and settings

It is understood that a neighbouring heritage item was recently listed on the State heritage register (*Ivanhoe Park (including Manly Oval) cultural landscape* SHR No. 02029). The proposed works will have a negligible impact on views and settings, either to or from the heritage item. Exterior works are largely confined to repair of elements with a like-for-like replacement, minor fixes to sandstone and slight changes to building elements such as the interior of the Raglan Street main entrance.

These changes will not impact the views and settings of any neighbouring heritage items, including Ivanhoe Park in a way that is more than negligible. Any views into Ivanhoe Park are obscured by vegetation at street level, and the 52 Raglan Street observation deck view to the Oval will not be altered in any way.

## 7.3 Built heritage

Table 6. Built heritage impact assessment

Area	Proposed works	Built Heritage Assessment
Exterior	Sandstone repointing, as necessary.	<p>Undertaking sandstone fixes and repair is considered part of the 'ongoing monitoring and maintenance activities' outlined in previous reporting. Provided the work is undertaken in accordance with best practice, the result of this activity will be a positive impact to the façade of the building. Further recommendations around sandstone fixes and repair have been provided in Section 9.</p> <p>The impact is <b>negligible</b> but also represents a positive change.</p>
	Installation of two secure construction material and waste storage compounds; one in the lower ground exterior and one in the rear carpark.	<p>These are temporary fenced-off areas within the site that construction material will be stored at prior to being removed from site. After the construction is complete, these will be removed and the area reinstated to its existing setup.</p> <p>The impact is <b>no change</b>, this represents a temporary storage of materials.</p>
	Replace the lower ground exterior doors on Kangaroo Street with a like for like replacement.	<p>Replacement of exterior doors with a like-for-like replacement is in keeping with the maintenance policies, which state, '<i>where repairs [...] are required, new material should closely match original materials.</i>' Additionally, the exterior doors are not considered to be an original or significant element. New paint should match the existing exterior colour scheme.</p> <p>The impact is <b>negligible</b>.</p>
	The new Raglan St entrance door will be a clear glass auto-sliding door in a powder coated aluminium frame in Dulux ironstone, satin finish.	<p>The current heavy aluminium frame of the existing door on Raglan Street is considered to be highly intrusive. It is understood the new door will be set back further from the front facade and will be constructed in a charcoal coloured aluminium frame. This is considered to be a less visually intrusive option and is in keeping with the conservation policies outlined in the previous report.</p> <p>The impact is <b>minor</b> but represents a positive change.</p>

Area	Proposed works	Built Heritage Assessment
	Installation of a new steel frame and picket balustrade in paint colour N64 Basalt (AS 2700) satin finish.	<p>The proposed balustrade is visually recessive in look and colour and has been colour-matched to balustrades already in place at the corner of Raglan and Kangaroo Street, which is considered to be a visually appropriate outcome. The impact is required for the building to meet DDA compliance requirements.</p> <p>The impact is <b>negligible</b>.</p>
	Installation of a concealed roller grille for after-hours security, brick bond pattern tube and link in Dulux powder coat colour ironstone, satin finish.	<p>Installation of the concealed roller grille on Raglan Street is required for security purposes. It is understood that the grille will be colour-matched to the new Raglan Street balustrade and steel frame, which is considered to be a visually appropriate outcome which will match the existing colour scheme.</p> <p>Provided that penetrations to surrounding fabric to install the door should avoid impacts to the sandstone, the impact is considered to be minor.</p> <p>The impact is <b>minor</b>.</p>
	<p>The original columns will be retained; however, the tiled stairs will be replaced with a DDA compliant step ramp</p> <p>New concrete slab to replace existing; this will require demolition of the existing tiles and concrete floor in the vestibule/foyer.</p> <p>Minor refurbishment as required for DDA compliancy. This includes replacing the current vestibule/foyer with a DDA compliant entry section including a stair ramp. This will require demolition of the existing tiles and concrete floor in the vestibule, the new floor will be a combination of vinyl and carpet tiles.</p>	<p>Refurbishment will require removal of the modern tile in the vestibule and lobby, and removal of the existing concrete slab. There is no impact to heritage fabric associated with the removal of the modern tile and slab, however previous investigation has shown that original 1920s terrazzo tile may remain under the modern tile. It is understood terrazzo does not have an appropriate slip rating for an entry to a building and that applying a slip coating will alter the look of the tile.</p> <p>Council should investigate the extent of the terrazzo that may remain, and effort should be made to retain this fabric. Recommendations for this are presented in Section 9.</p> <p>The new proposed tiles are dark-grey, a visually appropriate colour which will match the other</p> <p>Provided the mitigation methods outlined in Section 8.4.2 are followed, the impact of this work will be minor. The impact is required for the building to meet DDA compliance requirements, and will be mitigated through salvage and reuse of the terrazzo tiles in an acceptable new location.</p>
Interior – Lower Ground Floor		



Area	Proposed works	Built Heritage Assessment
		The impact is <b>minor</b> .
	Demolition of the stage.	There is no heritage impact associated with demolition of the stage which is not an original element and does not contribute to the item's significance. The impact is <b>no change</b> .
	Demolition of the bar and kitchen and installation of new smaller kitchenette.	There is no heritage impact associated with demolition of the bar and kitchen which is not an original element and does not contribute to the item's significance. The impact is <b>no change</b> .
	Repair of a large window within the main club space, located on the northern wall.	There is no heritage impact associated with repair of the modern window within the club space, which is not an original element and does not contribute to the item's significance. The impact is <b>no change</b> .
	Pull up the old Registered Club carpet. Floorboards will largely be retained throughout the building with carpet installed overtop for counselling and meeting rooms.	There is no heritage impact associated with removal of the existing carpet, which is not an original element and does not contribute to the item's significance. Retention of the floorboards is considered to be a positive heritage outcome. The impact is <b>negligible</b> but also represents a positive change.
	Refurbishment of bathrooms, this will involve replacement of two toilets and installation of partitions and grabrails for DDA compliance.	There is no heritage impact associated with the minor refurbishment of the lower ground floor bathrooms. These have been significantly altered over time and no original heritage fabric is known to exist in these locations. The impact is <b>no change</b> .

Area	Proposed works	Built Heritage Assessment
	Removal of cool room and undertake patch repair work to walls, windows and floors as necessary.	<p>There is no heritage impact to heritage fabric associated with removal of the cool room, which is not an original element and does not contribute to the item's significance. There will be a positive heritage impact on the windows which are currently masked by the cool room and will undergo repair work as necessary. Methods for patch repair are outlined in Section 8.</p> <p>The proposed works have the potential to retain the exposed underfloor of the ground floor floorboards, visible from the lower ground floor cool room. This is aligned with the maintenance policies, which suggests retention of such material in order to 'successfully interpret various stages of use.' This would aid in providing an interpretive element regarding the 1957 addition of the building.</p> <p>The impact is <b>negligible</b> but also represents a positive change.</p>
	Installation of partitions within the main lower ground floor area to facilitate the use of the space for meetings, interview and counselling rooms and as an open plan office.	<p>There is no impact to heritage fabric associated with installation of partitions within the lower ground floor.</p> <p>The impact is <b>no change</b>.</p>
	Close off the stairs between the lower ground and ground floor levels with reversible infill wall. This will involve installing a panel in front of the stairs at the lower ground level to block access, and extending the floor surface at the ground floor level. This will also involve removal of the existing lightweight balustrade and handrails.	<p>The proposed works to the stairs is in keeping with the conservation guidelines outlined in previous reporting. In particular, the general principle '<i>as much as necessary, as little as possible</i>.' Installation of a reversible infill in the form of two panels; one vertical panel at the lower ground floor level and one horizontal panel at the ground floor level will prevent the stairs from being accessed, but will retain the stairs <i>in situ</i> in the event that these stairs need to be utilised at a later stage.</p>
Interior – Upper Ground Floor	Removal of the existing lightweight balustrade and handrails.	<p>The lightweight balustrade and handrails are of modern construction. There is no heritage impact associated with the removal of these modern elements.</p> <p>The impact is <b>minor</b>.</p>
	Installation of a timber-framed floor and carpet finish overtop the existing stairs.	

## 8. Statutory Controls

### 8.1 State Heritage Register

As the subject site is not included on the State Heritage Register (SHR), there are no site-specific statutory controls for the site under the Heritage Act 1977.

### 8.2 Environmental Planning and Assessment Act 1979

The proposed works require a Development Application for approval under the Environmental Planning and Assessment Act 1979, Part 4. Heritage is one of the matters for consideration for a Determining Authority when considering a Development Application.

This report fulfils the assessment requirements in relation to heritage matters.

#### 8.2.1 Manly Local Environmental Plan 2013

The Manly Local Environmental Plan 2013, Clause 5.10 (4) requires that Council must assess the heritage significance of the item or conservation area and take into account the extent of the impact of the proposed works on the heritage significance of the site or area.

This report has been undertaken to assess the impact of the proposed works on the heritage significance of the locally listed heritage item at 52 Raglan Street, Manly. As such, the intent of the above clause has been fulfilled and this assessment presents compliance with the LEP.

#### 8.2.2 Manly Development Control Plan 2013

The Manly Development Control Plan 2013 (DCP) outlines a series of heritage considerations for development within or in the vicinity of heritage items. The DCP's objectives, amongst others, are to retain and conserve heritage including significant fabric, to ensure any modifications to heritage items are appropriate and to integrate heritage management and conservation into the planning development process.

The following relevant DCP controls have been addressed:

Control	Addressed	
3.2.1.1 Development in the vicinity of heritage items	In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.	Effect on heritage significance has been considered and assessed in Section 7 above.
	b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:	Proposed development is not considered to detract or significantly alter the heritage significance of the item. The

Control		Addressed
	<p>i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</p> <p>ii) the heritage values or character of the locality are retained or enhanced; and</p> <p>iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.</p>	heritage values and character will be retained.
	<p>c) The impact on the setting of a heritage item or conservation area is to be minimised by:</p> <p>i) providing an adequate area around the building to allow interpretation of the heritage item;</p> <p>ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</p> <p>iii) protecting (where possible) and allowing the interpretation of any archaeological features; and</p> <p>iv) retaining and respecting significant views to and from the heritage item.</p>	The development does not seek to amend the setting of the heritage item. Views have been assessed in Section 7 above.
3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance	a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.	Alterations are largely situated within the interior of the building, and will not be visible from the public domain. The alterations are not considered to overwhelm or challenge details and character, and in fact represent a removal of intrusive fabric and maintenance of original elements which is a positive outcome.
3.2.2.2 Retaining Significant Features and Landscape Setting.	Alterations or additions to heritage items or buildings within a conservation area must: retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;	All original elements are being retained, proposed new detailing has been assessed and is considered to be sympathetic.



Control		Addressed
	<p>where surfaces are not originally face brickwork:</p> <p>i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building;</p> <p>ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building;</p> <p>iii) contemporary colours are not discouraged, but should be combined in a complementary way; and</p> <p>iv) single colour solutions are not permitted;</p>	<p>External colour schemes for installations to the Raglan Street entrance to facilitate DDA compliance have been assessed and are considered to be sympathetic. Repointing of external sandstone will utilise a traditional lime mortar recipe as opposed to cement render.</p>
3.2.3 Fences for Heritage Items and Conservation Areas	<p>Modifications to the front fence and garden of a heritage item or buildings within a conservation area must be designed and constructed in materials that contribute to and not detract from the historic style of the building and character of the streetscape.</p>	<p>Installation of a fence and balustrade at the Raglan Street entrance to facilitate DDA compliance has been assessed and is considered to be appropriate.</p>

## 9. Conclusion and recommendations

### 9.1 Conclusion

This SoHI has considered the heritage impact of the proposed refurbishment on the significance of the heritage item, 'Memorial Club' (I216) listed on the Manly Local Environmental Plan 2013.

The proposed works can be summarised as:

- Minor refurbishment works as required for DDA compliancy, and to facilitate the use of the building as a community centre.

The results of this assessment are:

Table 7: Summary of heritage impacts

Item Name	Significance	Overall degree of impact
Memorial Club (I216)	Local	Minor

### 9.2 Recommendations

#### 9.2.1 Prior to work

- It is recommended that Northern Beaches Council undertakes a moisture reading of the exterior sandstone. Dependent upon the results of this reading, further intervention to mitigate salt impacts is likely to be required. This would potentially involve a poultice to remove salts and moisture on the exterior sandstone prior to subsequent repair of mortar.

#### 9.2.2 During work

- During works, especially to the Raglan Street entrance and vestibule, columns and other fabric including surrounding sandstone will need to be appropriately protected to avoid any damage.
- Use a traditional lime mortar recipe for any repointing works - typically 1(lime):3(sand). Match the colour and composition of the mortar to that found in the vicinity of the repair. Testing of the existing early or original mortar may be required to obtain a satisfactory match.
- Where a hard, cementitious mortar has been used as a repointing agent, remove and repoint with a traditional lime mortar recipe.

#### *Terrazzo Tiles*

- Council should investigate the extent of terrazzo tiles which may remain under the current exterior stairs at the Raglan Street main entrance. It is understood that this will be undertaken during the removal of the current modern tiles that overlay the potential terrazzo in the lobby and vestibule.

- Effort should be made to retain the terrazzo tiled stair fabric, if possible. This retention could take several forms, depending on the extent and integrity of the tiles, including:
  - Salvage and re-use as a skirting within the vestibule or;
  - If, due to condition or quality of tiles re-purposing is not a viable option, segments of terrazzo at the base of the stone columns can be exposed and repaired. Both above options are aligned with the maintenance policies, which suggests retention of material in order to *‘successfully interpret various stages of use’*.

### 9.2.3 Post work

- After the removal of the cool room, patch repair works should be undertaken in accordance with the methods outlined in the maintenance report. If after removal of the cool room it is determined that there has been a loss of heritage fabric (i.e. the rear window has had the lower half of its frame removed) reconstruction of these features would be considered best practice.

### 9.2.4 Future opportunities

- There is an opportunity to interpret the Memorial Club signage that has been retained on this floor, including the Eternal Flame and Manly Soldiers Memorial Hall Honour Roll. It is recommended that Northern Beaches Council consider the installation of an interpretive device (i.e. signage) to give this heritage fabric context and utilise its interpretive potential.

## 10. References

Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic.: Australia ICOMOS.

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