

HERITAGE IMPACT ASSESSMENT

27 MARGARET STREET, FAIRLIGHT 2094

LOT 1 DP 965733

PROPOSED NEW SWIMMING POOL

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1. SUMMARY

This Heritage Impact Statement has been prepared to accompany the development application for a swimming pool, compliant pool fencing, a paved pool-side terrace and associated landscape works at 27 Margaret Street, Fairlight.

The proposed development is not directly attached to the heritage item in question. All proposed works are located to the rear set-back behind the house and are not visible in any way from the street scape.

Attention needs to be taken during the construction process to set up protection and fencing so not to cause damage to the house. The proposed works once completed will not impact the significance or detract from the heritage item once completed.

2. SITE DESCRIPTION

The site address is 27 Margaret Street Fairlight.

The block is registered as : Lot 1 DP 965733

The site is situated at the northern end of Margaret Street, one lot away from the corner of Fairlight Road, and is on the western side of the street.

The total site area is 652.7m²

The frontage adjoining Margaret Road is 16.89m.

Located on the site is a masonry (brick and stone) house with timber truss and slate roof. The construction date of the house is c1910 and it is a heritage listed item in Manly Local Environmental Plan 2013 (MLEP2013). The block is located as Heritage item 'General' and Margaret Street is Listed as Heritage Item 'Landscape'.

The house is of significant heritage value, and appears to remain mostly unchanged from its original form.

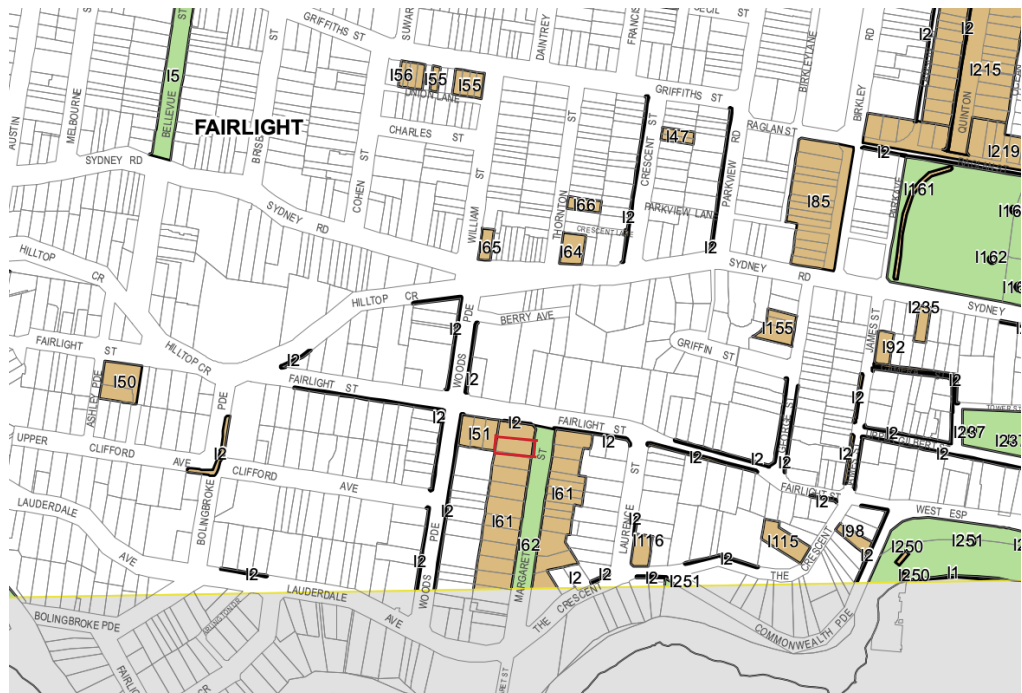
A double lock-up garage has been added to the Margaret Street Frontage occupying the South Eastern corner of the block. This addition has been completed using stone in keeping with the house, and due to the sloping street the garage has been located entirely under the floor level of the house, thus making it of minimal impact to the street frontage.

The property is located in Zone R1 General Residential Zone.

Margaret Street has a moderate slope running from north down towards the south, the lower end of Margaret street meets the harbour reserve of Fairlight. The site land has been leveled previously with low retaining walls and garage structures to all boundaries. The block is generally level East to West and North to South.

There are some significant palm trees in the rear yard, most noticeable *Howea Forsteriana* (Kentia Palm). As part of the proposal these palm trees are proposed to be retained and incorporated into the new development.

3. HERITAGE MAPPING & LOCATION



Manly LEP Heritage Map.



Aerial photo of site - images from Google Earth 15.05.2019

3. SITE PICTURES



Street-scape 27 Margaret Street, Fairlight.



Archway from inside house main corridor, this shape is repeated in the geometry of the swimming pool. The orientation of the pool has also been designed with attention to the existing alignment of walls and views through the house to the garden.

4. PROPOSED DEVELOPMENT

The proposed development involves the construction of a swimming pool, The construction of a small shed to act as pool plant and external sauna, a paved terrace adjacent the pool, a masonry raised day bed and outdoor fireplace and alterations to the existing surrounding landscape to accommodate these structures.

The proposed swimming pool is located along the length of the rear (western) boundary and returning partially along the rear/side (north) boundary

The proposed swimming pool is an irregular shape, the dimensions are approx 12m x 2.8m & 6m x 3m. The total surface area of the pool is approx 43m², the approx volume is 55kL.

The design of the pool and landscape had been influenced by the heritage architecture of the dwelling. The shape of the pool reflects the architectural style, with mostly geometrical rectilinear shapes, while also including an arch that is a repetition of the archways on the inside of the house. The pool has been designed to align with the orientation of the existing house walls to place visual emphasise on the architecture of the house.

The proposed pool is mostly in-ground, There are some parts that are partially above-ground. At the highest point the pool is approx 400mmm higher than the existing ground level. The pool will require approx 1.5m of excavation from existing ground level at the deepest point.

6. HERITAGE IMPACTS OF DEVELOPMENT

Street scape and 'Landscape' Heritage item (Margaret Street Frontage)

The proposed pool is located in the rear of the property behind the building line. The pool will not be visible in any way from the front of the house or from Margaret Street frontage. As such there will be no impact to the heritage significance of the house or to the landscape heritage item of Margaret Street.

Special conditions will need to be taken to protect the front and side of the house during construction and also tree protection measures to the existing *Lophostemon confertus* street tree located in front of the property.

Heritage item (Building)

The proposed works will not be directly attached to the heritage house. They will no impact any form on the existing structure or architecture. As such there should be no impact on the heritage significance of the dwelling.

The style of the pool and garden has been designed with respect to the architecture of the house. The alignment and form of the pool was influenced by the house geometry and orientation. The style of the pool and garden will be in keeping with the house and will compliment the heritage significance of the dwelling whilst providing additional amenity for recreation and outdoor space without any alteration or extension to the heritage building.

DEVELOPMENT CONTROL PLAN - MANLY DEVELOPMENT CONTROL PLAN 2013. AMENDMENT 11

3.2 Heritage Consideration

- The proposed development will not impact negatively on the heritage item:
- b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:
 - i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;
 - ii) the heritage values or character of the locality are retained or enhanced; and
 - 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.

CONCLUSION

The proposed development will have no impact on the heritage item or the street scape character of the property. The proposed design has considered the architecture and heritage significance of the house and has been designed as not to compete with the architecture of the house.

The proposed works will add a recreational amenity to the property, and enhance / extend on the outdoor living and entertaining areas without the need to extend or renovate the existing dwelling. For this reason it is a beneficial to the heritage significance of the house as it enhances the amenity of the house without any impact to the heritage item.