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## HERITAGE IMPACT STATEMENT

To whom it concerns,

We are proposing works at **210 Pittwater Road, Manly 2095**. The proposed works are an internal works only shop fitout for a nail salon.

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This property is subject to heritage controls:

### 5.2 Pittwater Road Conservation Area

#### 5.2.1 Statement of Significance

- a) The Pittwater Road Conservation Area street pattern is distinctive and underpins the urban character of the area. This street pattern comprises the alignment, detailing and silhouette of the street facades and the overall scale of building in Pittwater Road is important. The streets remain unaltered in their alignment, although the names of Malvern, Pine and North Steyne are now names for what were Whistler, Middle Harbour and East Steyne respectively. In particular, the streetscape along Pittwater Road from Dennison Road to Collingwood Street is a fine example of a remaining vista of the early settlement period in the Municipality specifically its scale and architectural interest and mixed use and for its association with the tram route and the major northern transport route.
- b) New development should recognise the linear nature of the buildings in Pittwater Road for their contribution to the visual character of this street. New development should not visually overwhelm the four groups of individual heritage items in that part of the street which is zoned for business purposes in the LEP.

#### 5.2.2 Development fronting Pittwater Road

In relation to development fronting Pittwater Road, Council must be satisfied that DAs will not:

- a) adversely affect the amenity of the locality;
- b) result in excessive vehicular movements to and from the site or in adjacent residential streets;
- c) involve signage or other non-structural change in the appearance of the exterior of the building that is inconsistent with the preservation or restoration of the heritage streetscape in the vicinity;
- d) change in the appearance of the exterior of a building without being in keeping with the preservation or restoration of the heritage streetscape.

## PROPOSED WORKS



Figure 1. Photo along arcade showing subject shop's (on the right) existing signage.

No external works will be carried out except for the update of the existing signage's logo for the new shop's use.

Internal works will cover construction of stud walls in the vacant area to put up beauty treatment rooms with drawers. Existing ceiling and flooring will be kept intact and no demolition works will be done.



## ASSESSMENT

Our proposed works do not change any heritage items. We intend to use existing signage (see Figure 1) to preserve the heritage streetscape. We will make no changes to the appearance of the exterior of the building. Our changes will not affect the preservation of the heritage streetscape in the vicinity.