

Statement of Heritage Impact (V. 1.4.1) for:
29-33 Pittwater Road Manly



This statement forms part of the Statement of Environmental Effects for a development application for the following works:
Alterations to facades, addition of additional floor and internal alterations structural and non-structural

Reference to current listings: *Included in the Pittwater Road Conservation Area C1 (Manly Council LEP 2013)*

Address and property description: 29-33 Pittwater Road, Manly

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AUGUST 2018

For:
JSALT Pty Ltd

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Summary of Assessment

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

Exterior changes:

- *Addition of a third-floor structure, to contain office space.*
This addition is set back from the edge of the building and will not intrude upon the current profile as viewed from the street below. It continues the historic mixed and commercial uses of the building.
- *New and altered window openings at first and second floors along the north elevation.*
The new proposed windows are similar in style to the original windows along Pittwater Road. The existing windows at this elevation are all relatively recent additions and are either of little significance or intrusive. The proposed replacement windows are sympathetic to the item and the conservation area.
- *Small new awning along Denison Street frontage.*
Provides greater amenity at side entrance, near to re-commissioned lift. A narrow profile ensures it does not disrupt or dominate the existing form.
- *New handrail behind roof parapet along north elevation.*
Required by Australian Safety Standards, this handrail will be only 120mm higher than the top of the parapet and set behind it, therefore less visible from the street.
- *Re-opening existing shopfront window on ground floor, east elevation.*
Simply reinstates an existing window that permits the continued mixed use of the building.
- *New shopfront window at east corner of north elevation.*
Part of the establishment of a new shopfront at the ground level, this opening contributes to the continuing historic commercial use of the building. It does not negatively impact the heritage significance.
- *Extension of existing awning at Pittwater Road frontage.*
Part of the design to upgrade the building, intended “to articulate and emphasise the street corner.”
- *New signage ‘blade’ to street corner.*
As part of the addition of commercial suites a new sign is proposed. the location is intended “to articulate the street corner”.

Interior changes:

- *Demolition of existing north-eastern stair and new stairwell to serve upper levels.*
The existing stairway is a recent addition. Its demolition allows greater space for a new shopfront, continuing the historic mixed-use character of the building. The new stairwell will provide the same functionality over a smaller area.

- *Re-commissioning of existing lift and installation of new lift.*
This has no impact on any significant fabric.

The following aspects of the proposal could detrimentally impact on heritage significance:

- *Alteration of existing garage doors to make them wider.*
Wider garage doors will improve the functional use of the garage entrances. They will permit the continued use of these openings and the parts of the building they provide access to, in line with the historic use of the site.
- *Raised roof form as part of third-floor addition.*
A curved roof form was investigated, but a simple gable arrived at because it approximates the earlier form of a rooftop laundry and the existing low-pitched roof.

Introduction

This Statement of Heritage Impact accompanies a proposal for alterations and additions to 29-33 Pittwater Road, Manly.

This report provides a history of the place, a survey of its fabric, a statement of cultural significance, and an analysis of the impact of the proposed works on the significance of the place and its setting.

This report was prepared by Hector Abrahams, who inspected the place on 5th July 2017. The report has been prepared in the form prescribed by the NSW Heritage Office publication Statements of Heritage Impact (2002).

PART ONE

Description

The property is a three-storey building with a short frontage facing Pittwater Road, with a long side elevation to Denison Street and a short rear face to Kangaroo Lane.

The form of the building is a large box, with stepped parapet at each end, and a large low pitched gabled roof through the middle length of it.

The external walls of the building are made of load bearing masonry, and internally it is partly concrete framed.

There are shops and garages on the ground floor, a gym on the first floor and rooms for short term accommodation on the top floor.

A fabric survey and photographs of the building can be found in Appendices of this report. The fabric survey presents a description of the elements of the building and an assessment of dates. Our finding is that the building is not very intact to its original construction in 1925. The original elements are its external masonry walls, internal concrete framing, parapets to Pittwater Road and Kangaroo Lane, four openings on the first floor facing Pittwater Road, and door openings on ground floor to Denison Street.

History

This history was researched and written by Meg Quinlisk.

The building at 29-33 Pittwater Road is situated on Lot 59 and part of Lot 60 of the Brighton Estate subdivision. In the late 19th and early 20th centuries, the section of Pittwater Road between Raglan and Carlton Streets was treated as part of Belgrave Street, and the subject site's street address was originally 21 Belgrave Street. This address persisted until as late as 1950.¹

William Hill Miller, a builder from Chatswood, purchased the site in May 1925. At the time, it contained a late-19th century house known as Woodlands. In August 1925, the construction of a garage and shop at the intersection of Belgrave and Denison Streets was approved, to be built by WH Miller.²

The building was completed by mid-1926, and in February 1927 four leases were registered on the Certificate of Title:

- Colin Edward Hopkins and Alan Cammack, motor garage proprietors: "part of the ground, first and second floors of premises erected on the land within described (together with and reserving rights)"
- Manly and District Newspapers Limited: part of the ground and first floors
- Abraham Burton Hodge of Manly, general engineer: part of the ground floor
- Frank Stuart of Manly, gymnasium owner: part of the second floor

Although no plans have been sourced to show the extent of the original building, it is clear from the above leases that the structure consisted of three storeys. Historic photographs show that the building footprint reached its full extent by 1943, and that the uppermost level contained an open terrace behind the street front rooms.

¹ For example, in the 1950 probate for the estate of David Victor Madell, "late of 21 Belgrave Street" ("Advertising" *The Sydney Morning Herald* 22 August 1950: 12.)

² "Advertising" *Construction and Local Government Journal* 26 August 1925: 2.



Figure 1: 1943 aerial photograph showing the building occupying the full site and roof terrace to part.
Source: maps.six.nsw.gov.au

To fill in the picture of the earliest tenants of the building, some further details have been researched:

- Alan Cammack dissolved his partnership with Hopkins in February 1927 but continued trading as the Royal Motor Service. The business quickly declined. In 1930, his plant, machinery, furniture and fittings were offered for sale by tender in bankruptcy proceedings.³ Cammack's lease was cancelled in 1933 following default on rent payments. Another garage proprietor, Frederick Thomas Bond, took over the lease. Newspaper advertisements of cars for sale indicate that a motor mechanic continued to operate on the site into the 1950s. In 1953, another garage proprietor (trading as the Royal Garage) was declared bankrupt.⁴
- 'Manly Life' advertised a vacancy for a printers machinist at 21 Belgrave Street in December 1926, indicating the likelihood that the building was completed and occupied at least some months before the February 1927 registration of leases on the title. In April 1934, the business was offered for sale: "Manly weekly paper, sold one penny,

³ "Advertising" *The Sydney Morning Herald* 26 November 1930: 23.

⁴ "Advertising" *The Sydney Morning Herald* 10 February 1953: 16.

established over 10 years, genuine printing business. 8 hands permanently employed years, full plant. 2 Linotypes, lease, big jobbing and advertising. A good Business and tradesman fortune assured, good reasons for selling..."⁵ From July 1935, Henry John Skelton, printer, took on the lease.

- B. Hodge, general engineer, sought a good general blacksmith for six weeks work in 1928: "must be experienced spring maker".⁶
- In June 1926, the mayor of Manly presided over the official opening of the Olympic Club in Denison Street.⁷ This was Frank Stuart's new gymnasium occupying part of the second floor of the subject site. Stuart was already a well-regarded instructor of fencing, swords and physical culture, and proprietor of the Swords Club in the city. The Australian fencing championships were held at the Olympic Club in October 1926 under the auspices of the Swords Club, "to mark the extension of its activities to [Manly]."⁸ In February 1927, Stuart advertised physical education for children at the Swords and Olympic Clubs: "A large, well-ventilated school, with big, airy dressing-rooms, hot and cold showers..."⁹

There is no indication from the registered leases or from the Sands Directory that the building initially contained any residential flats. Newspaper searches for the address between 1926 and 1959 resulted in an almost complete absence of advertisements for flats to let. One exception from 1935 provides a flat number, suggesting the existence of additional flats: "MANLY. Furnished FLAT vacant, January 17. Accommodate 4 or 5, close surf and Pool. £3/5/. Burns, No. 1 Flat, 21 Belgrave-st."¹⁰



Figure 2: 1958 photograph showing the subject building from the north. The roof terrace is evident, as are the garage doors along the Denison Street frontage. The terrace does not exist today.
Source: Northern Beaches Council / Manly Library 1100008551

In late February 1927, shortly after completing the building and registering its occupants' leases, William Hill Miller sold it to David Victor Madell of Manly. In turn, Madell mortgaged the building

⁵ "Advertising" *The Sydney Morning Herald* 25 April 1934: 15.

⁶ "Advertising" *The Sydney Morning Herald* 13 April 1928: 20.

⁷ "Grand Opening of Olympic Club, Frank Stuart's Fine Institution" *Manly Daily* 8 July 1926: 2; quoted in Metherell 2006 *Faster: Manly in the 1920s* p. 6. Metherell suggests the Olympic Club may be Manly's first purpose-built gymnasium.

⁸ "FENCING." *The Sydney Morning Herald* 11 October 1926: 15.

⁹ "Advertising" *The Sun* 27 February 1927: 16.

¹⁰ "Advertising" *The Sydney Morning Herald* 14 January 1935: 16.

back to Miller. It appears that Miller was engaged in several speculative building ventures about this time. In June 1927, he made headlines¹¹ for his involvement in setting a new Manly property record, purchasing the Darley Flats building from H.W. Hill [possibly a relative?]. In another part of the same record-setting transaction, Miller sold to Hill the Empire¹² and Austral¹³ Mansions, twin back-to-back residential flat buildings fronting Belgrave and Whistler Streets respectively. The two buildings bear a strong resemblance to the subject building, suggesting that Miller himself was the builder of all three. Miller's accepted tender to construct additional residential flats in Darley Road was advertised in January 1928.¹⁴

David Victor Madell died in August 1950, and ownership of the building passed to his daughters, Queenie Amelia Mavis Salek (of North Bondi), and Maxwell Batley Twigg (of Canterbury). In 1955, Richard Ray Pym (Dee Why, transport officer), Edwin Simper (Harbord, transport officer) and Leslie Barrett (shopkeeper, Manly) purchased the building, probably as an investment. In 1975 Leslie Barrett, as the surviving joint tenant, sold to another group of three Manly locals, Arthur Howard (salesman), Ronald Gurr (retired), and Thomas Douglas Welsh (bus driver), and the following year the property transferred to Viking Books (Holdings) Pty Ltd.

Due to Belgrave Street / Pittwater Road's inconsistent street numbering over time, it is difficult to determine with certainty how the building was used in the decades following the 1930s. One long-term Manly resident recalls the building containing a hall (likely the former Olympic Club gymnasium) which was used by the War Widows Guild to conduct housie (bingo) games.¹⁵ Advertisements for the Manly Nature Shop (trading in birds),¹⁶ Joyce Photographic Studio¹⁷ and Hays Real Estate Agents¹⁸ suggest a continued commercial use. In the late 20th century, works were undertaken to adapt the building to accommodate a fitness gymnasium (possibly the original Olympic Club gymnasium space) and serviced apartments.

¹¹ "£485 A FOOT" *The Sun* 9 June 1927: 17

¹² See <https://is.gd/3RodPi>

¹³ See <https://is.gd/8t2cJr>

¹⁴ "Advertising" *Construction and Local Government Journal* 25 January 1928: 2.

¹⁵ Recollection of Malcolm Smith, conveyed by Bob Pauling, pers. comm. 6 July 2017

¹⁶ "Advertising" *Goulburn Evening Post* 23 January 1946: 4

¹⁷ "Advertising" *The Sydney Morning Herald* 1 December 1951: 40.

¹⁸ "Advertising" *The Sydney Morning Herald* 8 December 1954: 25.

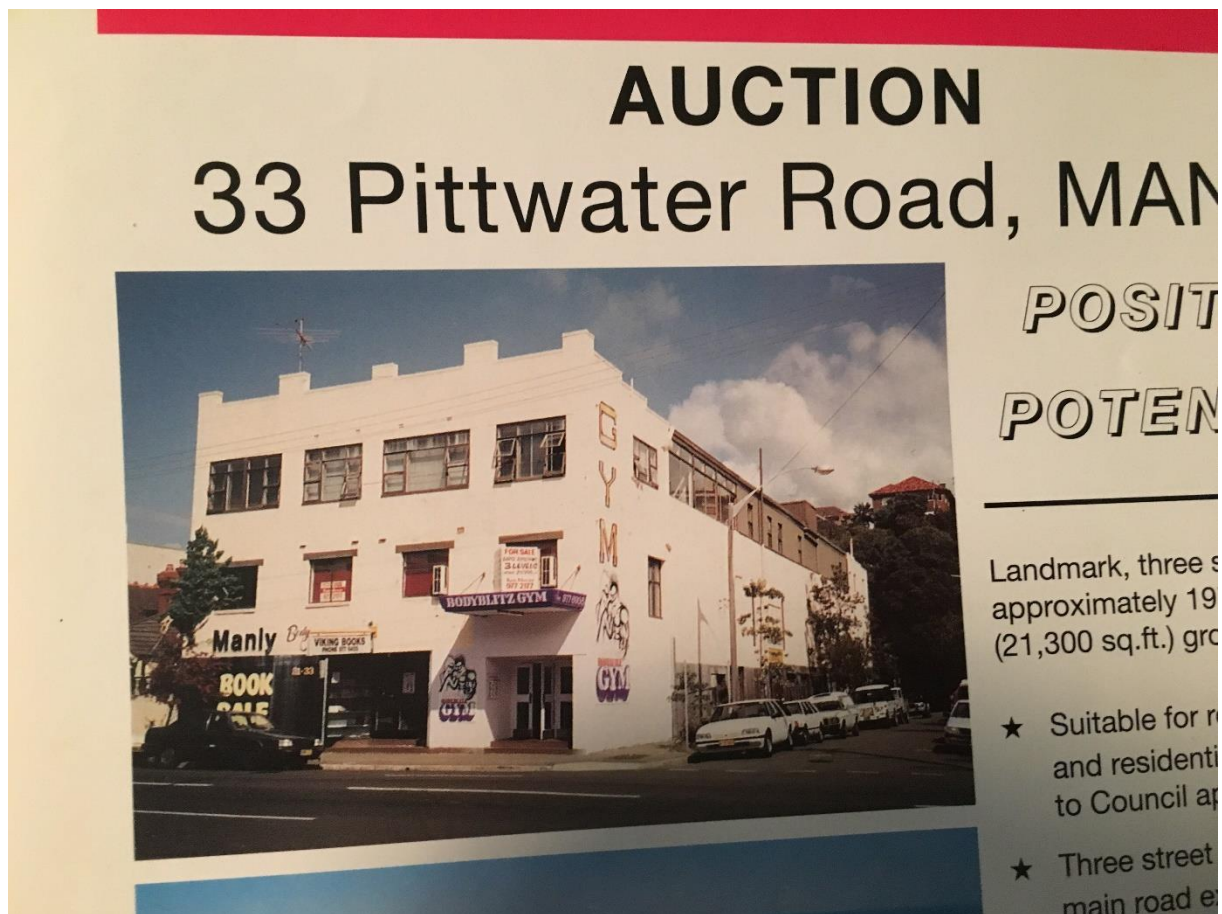


Figure 3: (excerpt from) auction notice 1992 showing the front and side of the building. This shows the roof terrace to have been filled in, and an earlier configuration of the top floor windows facing Pittwater road. Original held by Joe Fiori.

Sources

Historic newspapers via Trove (as footnoted)

Manly Library photographs

Metherell, T. 2006 *Faster: Manly in the 1920s*, via Manly Library Local Studies Collection

Metherell, T. 2003 *Pittwater Road, Manly: 1855-2003*, via Manly Library Local Studies Collection

Sands Directory

Land Titles:

Vol 12910 Fol 100

Vol 7049 Fol 22

Vol 3836 Fol 10

Primary Application 26807

Significance

The following Statement of Significance is given on the NSW State Heritage Register for the Pittwater Road Conservation Area:

This street pattern is distinctive and underpins the urban character of the area. 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.¹⁹

Notes on contribution of 29-33 Pittwater Road to the significance of the Conservation Area

- Is of local historic significance as a notable local development of the 1920s, with notable tenants, and therefore one of the pre-1933 buildings which define the character of the conservation area.
- Is of some local aesthetic urban significance as one of three large and similar buildings evenly spaced along this part of Pittwater Road.

¹⁹ NSW Office of Environment & Heritage, 'Pittwater Road Conservation Area – Item details', State Heritage Inventory,
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2020536>

PART TWO

Proposed Works

The proposed changes to the exterior are documented in the following drawings by Alastair Robb, architect.

- *Elevations*
- *Floor Plans (2) + South Elevation*

The proposed changes to the interior are documented in the following drawings by Alastair Robb, architect.

- *Floor Plans (1)*
- *Floor Plans (2) + South Elevation*
- *3rd Floor & Sight Lines*

Colour schemes are demonstrated in the below photomontage prepared for JSALT Pty Ltd.



Figure 4: Photomontage prepared for JSALT Pty Ltd showing proposed colour scheme – render painted beige, contrasting with dark tiles and face brick.

Heritage Impact Assessment Methodology

The impact assessment methodology used in this case is to

a) Address “Some Questions to be Answered in a Statement of Heritage Impact” in the Heritage Office Publication Table 1.

- b) Assess against the Provisions contained in the Manly Development Control Plan 2013 (DCP)
- c) Assess the impact of the proposed development on the Pittwater Road Conservation Area.

Heritage Impact Assessment

a) Assessment against Heritage Office Table 1 Questions

Proposed Change to Heritage Item	Some Questions to be Answered in a Statement of Heritage Impact	Answers to Questions
Demolition of a building or structure	<ul style="list-style-type: none"> ▪ <i>Have all options for retention and adaptive re-use been explored?</i> ▪ <i>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</i> ▪ <i>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</i> ▪ <i>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</i> 	Only minor partial demolition of some elements is proposed.
Minor partial demolition (including internal elements)	<ul style="list-style-type: none"> ▪ <i>Is the demolition essential for the heritage item to function?</i> ▪ <i>Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? Is the resolution to partially demolish sympathetic to the heritage significance of the item?</i> ▪ <i>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</i> 	Demolition of the interior stairs and removal of windows along the north façade is not essential for the heritage item to function but will nevertheless improve its functionality. No important features are affected.
Major partial demolition (including internal elements)	<ul style="list-style-type: none"> ▪ <i>Is the demolition essential for the heritage item to function?</i> ▪ <i>Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?</i> ▪ <i>Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather</i> 	No major demolition is proposed.

	<p><i>than removing the wall altogether)?</i></p> <ul style="list-style-type: none"> ▪ <i>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</i> 	
Change of use	<ul style="list-style-type: none"> ▪ <i>Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?</i> ▪ <i>Does the existing use contribute to the significance of the heritage item?</i> ▪ <i>Why does the use need to be changed?</i> ▪ <i>What changes to the fabric are required as a result of the change of use?</i> ▪ <i>What changes to the site are required as a result of the change of use?</i> 	No significant change of use is proposed. The site will retain its existing and historic mixed-use character which contributes to its significance.
Minor additions (see also minor partial demolition)	<ul style="list-style-type: none"> ▪ <i>How is the impact of the addition on the heritage significance of the item to be minimised?</i> ▪ <i>Can the additional area be located within an existing structure? If no, why not?</i> ▪ <i>Will the additions visually dominate the heritage item?</i> ▪ <i>Is the addition sited on any known, or potentially significant, archaeological deposits? If so, have alternative positions for the additions been considered?</i> ▪ <i>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</i> 	Minor additions including new windows and a new awning will have minimal impact on the heritage significance of the item. They will not visually dominate the item, will not have any impact on archaeological deposits. Windows are sympathetic as they follow the general pattern and form of original windows at the eastern elevation. The new awning is simply a continuation of the existing awning and does not significantly impact the item.
Major additions (see also major partial demolition)	<ul style="list-style-type: none"> ▪ <i>How is the impact of the addition on the heritage significance of the item to be minimised?</i> ▪ <i>Can the additional area be located within an existing structure? If not, why not?</i> 	The major addition of office space as a third-floor will have minimal impact on the heritage significance of the item as it is to be set back such that its visual impact from street level is low. It will,

	<ul style="list-style-type: none"> ▪ <i>Will the additions tend to visually dominate the heritage item?</i> ▪ <i>Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</i> ▪ <i>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</i> 	<p>therefore, not visually dominate the heritage item. The additional area could not be located within an existing structure because there is no further space in the item. The addition is sympathetic and designed to have minimal impact.</p>
New development adjacent to a heritage item (including additional buildings and dual occupancies)	<ul style="list-style-type: none"> ▪ <i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i> ▪ <i>Why is the new development required to be adjacent to a heritage item?</i> ▪ <i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i> ▪ <i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i> ▪ <i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i> ▪ <i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i> ▪ <i>Will the additions visually dominate the heritage item? How has this been minimised?</i> ▪ <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i> 	<p>No new development adjacent to a heritage item is proposed.</p>
Subdivision	<ul style="list-style-type: none"> ▪ <i>How is the proposed curtilage allowed around the heritage item appropriate?</i> 	<p>No new subdivision is proposed.</p>

	<ul style="list-style-type: none"> ▪ <i>Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?</i> ▪ <i>Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?</i> 	
Repainting	<ul style="list-style-type: none"> ▪ <i>Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?</i> ▪ <i>Will the repainting effect the conservation of the fabric of the heritage item?</i> 	A neutral beige paint scheme is proposed, contrasting with dark tiles on the ground floor eastern frontage and dark face brick at intervals along the north frontage. This paint scheme is appropriate and in accordance with historic photographs that show the render painted in a light colour.
Re-roofing/ Re-cladding	<ul style="list-style-type: none"> ▪ <i>Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?</i> ▪ <i>Is a previous material being reinstated?</i> ▪ <i>Will the re-cladding effect the conservation of the fabric of the heritage item?</i> ▪ <i>Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?</i> ▪ <i>Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?</i> 	New addition over a low pitch roof behind a parapet. The addition will not be visible from street and materials are therefore not at issue.
New services	<ul style="list-style-type: none"> ▪ <i>How has the impact of the new services on the heritage significance of the item been minimised?</i> ▪ <i>Are any of the existing services of heritage significance? In what</i> 	No impact on significant fabric.

	<p><i>way? Are they affected by the new work?</i></p> <ul style="list-style-type: none"> ▪ <i>Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?</i> ▪ <i>Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?</i> 	
Fire upgrading	<ul style="list-style-type: none"> ▪ <i>How has the impact of the upgrading on the heritage significance of the item been minimised?</i> ▪ <i>Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</i> ▪ <i>Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented? Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?</i> ▪ <i>Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?</i> 	N/A
New landscape works and features (including carparks and fences)	<ul style="list-style-type: none"> ▪ <i>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</i> ▪ <i>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</i> ▪ <i>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their</i> 	A handrail is proposed for the roof terrace to comply with Australian Safety Standards. It will be set behind the existing parapet rising only 120mm above it. The impact of this feature will be minimal.

	<p><i>recommendations been implemented?</i></p> <ul style="list-style-type: none"> ▪ <i>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</i> ▪ <i>How does the work impact on views to, and from, adjacent heritage items?</i> 	
Tree removal or replacement	<ul style="list-style-type: none"> ▪ <i>Does the tree contribute to the heritage significance of the item or landscape?</i> ▪ <i>Why is the tree being removed?</i> <ul style="list-style-type: none"> • <i>Has the advice of a tree surgeon or horticultural specialist been obtained?</i> ▪ <i>Is the tree being replaced? Why? With the same or a different species?</i> 	No tree removal or replacement is proposed.
New signage	<ul style="list-style-type: none"> ▪ <i>How has the impact of the new signage on the heritage significance of the item been minimised?</i> ▪ <i>Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?</i> ▪ <i>Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach?' How?</i> ▪ <i>Will the signage visually dominate the heritage item/ heritage conservation area or heritage streetscape?</i> ▪ <i>Can the sign be remotely illuminated rather than internally illuminated?</i> <p>¹A joint publication by the Department of Planning (NSW) & Department of Planning and Housing (Victoria). Published by Department of Planning (NSW), Sydney, 1991</p>	The sign blade will be relatively narrow and set back slightly from the north-east corner of the site. The proposed design has a narrow profile and will not visually dominate the item.

b) Assessment against provisions of the Manly DCP 2013

Consideration of Heritage Significance (section 3.2 of DCP)	Assessment	Complies
3.2.1.1 Development in the vicinity of heritage items, or conservation areas		
3.2.1.1 (a) 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.	The proposed development consists of alterations and additions to a contributory item in a conservation area. This report represents a consideration on the affect of the development on the heritage significance of the item and conservation area.	Yes
3.2.1.1 (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; 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>i) The propose development does not detract from or significantly alter the significance of any heritage items, conservation area or place.</p> <p>ii) The heritage values and character of the locality are therefore retained.</p> <p>iii) Contemporary additions to the item preserve the heritage significance and integrity of the item. The additions have been designed to minimise impact on the item and are very sympathetic to its form, proportions, scale, style, colour, finishes, and building/street alignments.</p>	Yes
3.2.1.1 (c) The impact on the setting of a heritage item or conservation area is to be minimised by:	<p>i) The area around the building is not affected by the proposed development.</p> <p>ii) No landscape features are being altered.</p>	Yes

Consideration of Heritage Significance (section 3.2 of DCP)	Assessment	Complies
<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>	<p>iii) There are no archaeological features.</p> <p>iv) Views to and from the item are retained.</p>	
3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance		
<p>3.2.2.1 (a)</p> <p>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.</p>	<p>The addition of a third-floor office space atop the existing item is a contemporary design which is set back from the Pittwater Road and Denison Street frontages. This addition respects the form and scale of the existing item by reducing its impact from the street with the setback and choice of materials. It does not dominate the existing item.</p>	<p>Yes</p>
<p>3.2.2.1 (b)</p> <p>Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and</p>	<p>The item is not a house. The additions will not overwhelm the building.</p>	<p>N/A</p>

Consideration of Heritage Significance (section 3.2 of DCP)	Assessment	Complies
can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front.		
3.2.2.2 Retaining Significant Features and Landscape Setting. Alterations or additions to heritage items or buildings within a conservation area must:		
3.2.2.2 (a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area	The roof form of the proposed addition reflects the roof form of the existing structure.	Yes
3.2.2.2 (b) 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;	The only existing original roof detailing – the parapet – is to be retained in its entirety. The new railing proposed meets only the minimum height requirement, protruding only 120mm above the parapet, and is therefore complimentary.	Yes
3.2.2.2 (c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;	Existing wall treatments on the upper part of the Pittwater Road façade are to be retained, with new tiling to replace existing tiling below the awning. This will not have a negative impact on the item's significance. New face brick wall bands are to be introduced on the Denison Street façade. This façade is much altered, and the proposal is sympathetic to the overall character of the building and the conservation area.	Yes
3.2.2.2 (d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored,	Brickwork is currently rendered. Some of this render will be retained and some altered and replaced with face brick to "tidy the appearance of the building in relation to the heritage properties opposite."	Yes

Consideration of Heritage Significance (section 3.2 of DCP)	Assessment	Complies
where practical, to its original un-painted state		
<p>3.2.2.2 (e) 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>i) The proposed use of render is consisted with the architectural style. Historic photographs suggest the building was painted in a light colour and the proposed scheme is therefore appropriate.</p> <p>ii) The colour scheme is in keeping with the original character of the building indicated by historic photographs.</p> <p>iii) The use of dark tiling and face brick is complementary to the proposed paint scheme.</p> <p>iv) This is not a single colour solution.</p>	
<p>3.2.2.2 (f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;</p>	Garage doors have had to be widened for compliance reasons. The alteration of this original fabric is necessary for the building's continued function. No original fabric is proposed to be removed entirely.	Yes
<p>3.2.2.2 (g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7</p>	Proposed new windows are of a size, proportion and type compatible with the period, and they bear a strong resemblance to existing original windows at the east façade.	Yes

Consideration of Heritage Significance (section 3.2 of DCP)	Assessment	Complies
3.2.2.2 (h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.	No landscape setting is proposed to be altered.	N/A
3.2.3 Fences for Heritage Items and Conservation Areas		
3.2.3 (a) 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.	No modification to a front fence or garden is proposed.	N/A
3.2.3(b) Original fences must be retained and refurbished, where possible. New fences will be sympathetic in colour, material, height and design and will not detract from the heritage significance of the building or locality.	No new fence is proposed.	N/A
3.2.4 Setbacks of Garages and Carports for Heritage Items and Conservation Areas		
3.2.4 (a) Garages and carports are not to be constructed forward of the building alignment of a listed heritage item or a building within a conservation area.	No garage or carport is proposed to be constructed forward of the building alignment.	Yes
3.2.4(b) Where lanes exist with vehicular access to the rear of the property; driveways, crossings and garages are not to be	No driveways, crossings or garages are provided on the primary street frontage to Pittwater Road. All vehicular access will be from existing access points on Denison Street.	Yes

Consideration of Heritage Significance (section 3.2 of DCP)	Assessment	Complies
provided on the primary street frontage.		

c) Impact on Contribution to the Pittwater Road Conservation Area

29-33 Pittwater Road makes a two-part contribution to the Pittwater Road Conservation Area. The first is that the building is of local historic significance as a notable local development of the 1920s, with notable tenants, and therefore one of the pre-1933 buildings which define the character of the conservation area. The proposed development is sympathetic to the overall character of the building and the conservation area, retaining significant fabric and minimising the visual impact of new fabric.

The second contribution to the Conservation Area is that it is of some local aesthetic urban significance as one of three large and similar buildings evenly spaced along this part of Pittwater Road. The proposed additional level is to be set back, thereby reducing its visibility from the street and retaining the impression of the overall scale of the building in keeping with the others evenly spaced along Pittwater Road. Please refer to the photomontage image below and the photograph of the existing streetscape in Appendix 2.



Figure 5: Photomontage prepared for JSALT Pty Ltd showing a view down Pittwater Road after the completion of the proposed development.

Conclusion

The proposal has been assessed against the criteria of the NSW Office of Environment & Heritage and the Manly DCP. Proposed additions and alterations are sympathetic to the building itself and to the conservation area, retaining the aesthetically significant original fabric on the Pittwater Road façade and continuing the historic mixed-commercial use of the building.

The addition of a third-floor space is the most significant alteration. It will have minimal impact on the form or appearance of the building as it is set-back from the edge of the roof with low visibility from the street. It is of a form generally sympathetic to the existing building and it will not negatively impact the heritage significance of the item.

Other substantial alterations to the north façade, including the removal and replacement of windows, will only effect fabric of little significance or fabric that is intrusive. The only exception to this is the need to widen the garage doors, which is required for compliance reasons.

All original fabric is to be retained, and all other additions and alterations including to interiors concern fabric of little significance.

In heritage terms, the proposed development is supportable.

Hector Abrahams
Hector Abrahams Architects
28 May 2018

Appendices

Appendix 1: Fabric Survey

29-33 Pittwater Road, Manly for Hihati 2 Pty Ltd, 5 July 2017

Element	Description	Date O-Original R-Recent (2000+)
EXTERIOR		
Walls	Load-bearing brickwork garden bond painted Second floor extended c.1994	O 1994
Openings, first floor	Three or four former openings closed in brickwork with cement rendered lintels	O?
Eaves	Folded down pre-painted metal	R
Eaves at west end	Approximately 3 m stepped with small break corbel	1994
Windows	Second floor, approximately 10 openings of large and small size with projecting brick sills	R
Balconies and adjacent walls	Approximately three recessed balconies with gyprock lined columns and infill of original form	R
West façade (Kangaroo Lane)		
Walls	Brickwork	O
Render & paint		R?
Openings, ground floor	Three identical openings without sill and purpose made grills	O? Grills 1994
	One wider opening rendered cement lintel purpose made grill	O? Grills 1994
Openings, first floor	Four identical openings with projecting brick sills	R?
	One former door opening closed in brick with evidence of lifting joists above, original opening closing up in brickwork	R
Openings, second floor	Two small and two large openings with projecting brick sills	R
Eaves	35 x 200 approximately chamfered timber fascia	2017

Element	Description	Date O-Original R-Recent (2000+)
	netting soffit to projecting eaves	R
Gutter	150mm D profile	R
Rainwater head & downpipe	50 x 120 Colorbond Steel	2017
Waste pipe	Cast iron and plastic	No date
Wall vents at first floor, ground floor ceiling level	4 no. terracotta vents	1994
Vent, second floor ceiling level	1 x terracotta vent	No date
Other	Air conditioning unit and exposed conduits	R
Window sashes (all)	Pre-painted aluminium sliding	R
North façade (Denison Street)		
Walls	Rendered masonry generally Rendered masonry on third floor just back from Pittwater Road	O Render 1994 R- third floor just back from Pittwater Road
Openings ground floor	Three garage doors, rendered opening with deep curve to chamfer	O?
	Two western roller doors profile and aluminium panel lift	c.1970
	Eastern door, ribs roller door steel	R
Door openings	4 individual door openings rendered with rendered threshold	O?
	Easternmost door to switch room, chamfered reveal	O
	Concrete threshold	R
	Frame, timber	O
	Leaf transom, flush door	R

Element	Description	Date O-Original R-Recent (2000+)
	Second eastern door fire escape, as for first eastern except fan light timber divided, original to be added to the text	R
	Third and fourth on Western end, frame and transom, timber	R
	Flush leaf and fixed glass in transom	R
Porch	4 x cement steps cement threshold metal frame doors rendered walls	O?
Windows Ground floor	Three large windows, rendered openings, aluminium door and window systems	R
	Small window at west end, rendered opening with splayed sill timber fixed frame timber fixed glazed/divided timber or steel security bars,	O
Windows First floor	Six vertical openings of two different sizes with projecting brick rendered sills	R
	Two horizontal openings, rendered brick sills and aluminium framing, recent	R
Other opening	Rendered opening raking sill and aluminium joinery	No date
Second floor openings	19 openings approximately, rendered openings with projecting brick sills rendered aluminium joinery	R
Parapet	Stepped parapet with large raking section through the centre part all flashed in pre-painted factory metal	No date
Other	Plastic & cast iron piping	R
Vents	Three at ground floor proximately 10 at first floor horizontal terracotta	O?
Signs on wall at east end	Three painted signs	R
Downpipe & rainwater head	50 x 120 Colorbond Steel	R
East façade (Pittwater Road)		
Walls above awning	Rendered masonry	O Render 1994

Element	Description	Date O-Original R-Recent (2000+)
Wall below awning	Tile finish	1994
Parapet	Five little castellations	O
Awning	Box façade awning	2005
Awning suspenders	Steel with slightly interesting fixings	R
Shopfronts, ground floor	Aluminium	R
Windows	Four on first floor openings	O In fill R
Windows	Four on second floor	1994
INTERIOR		
Floor structure	Reinforced concrete with exposed beams in ground floor at rear	O
Columns	Centreline of approximately four polygonal reinforced concrete columns rendered	O?
All other linings	Superficial	R
Fire stair	Concrete with pipe and rail	R
Main stairs, first floor	Extra wide concrete stairs	R

Appendix 2: Photographs of Property

These photographs were taken by Hector Abrahams during his site visit on 5 July 2017.



View from south showing the subject site between two similar forms on the west side of Pittwater Road



North Façade



North Façade showing the one original timber window



West Façade



North Façade where most ground floor but no upper floor openings are original



West Façade all openings are non-original



South Façade



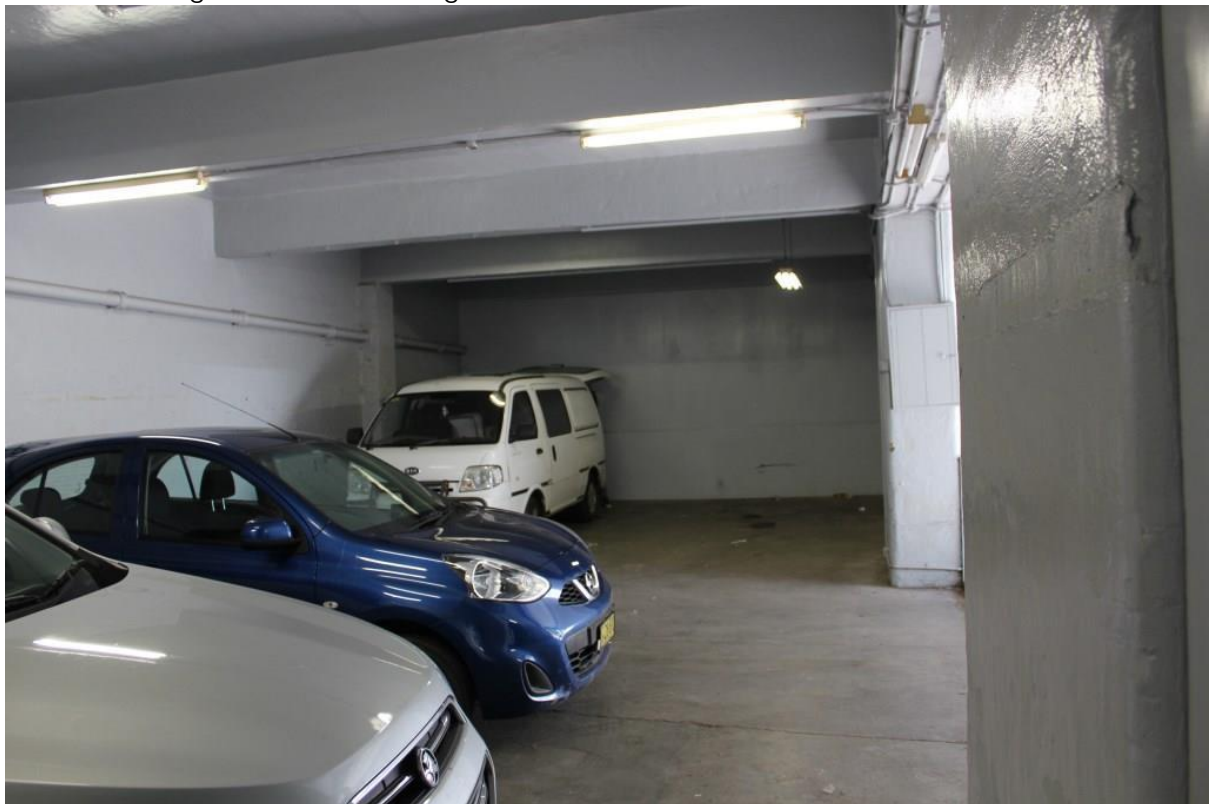
East Façade – the awning, ground floor and second floor openings are post 1992. The first floor window openings and parapet are original



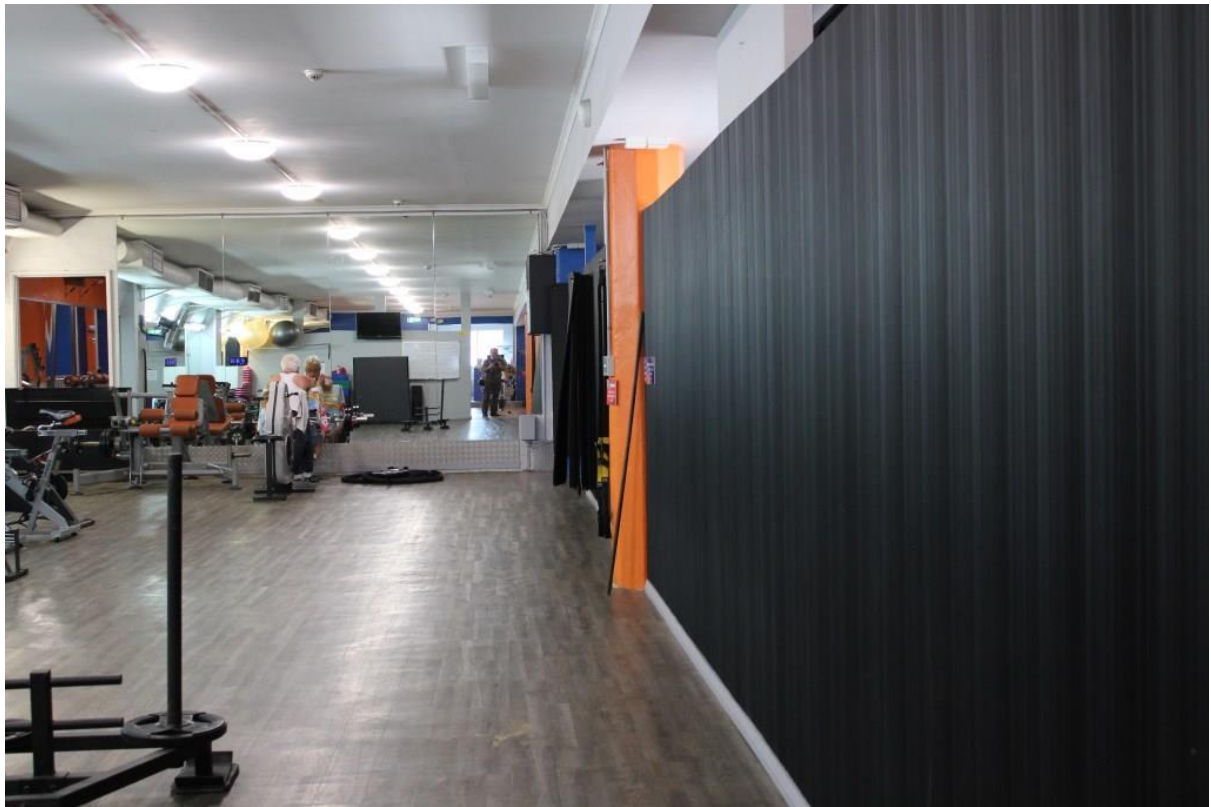
East Façade



View from Kangaroo Street showing three roof forms



Interior – Ground Floor showing reinforced concrete frame



Interior – 1st Floor the gymnasium space with polygonal concrete columns



Interior – 1st Floor



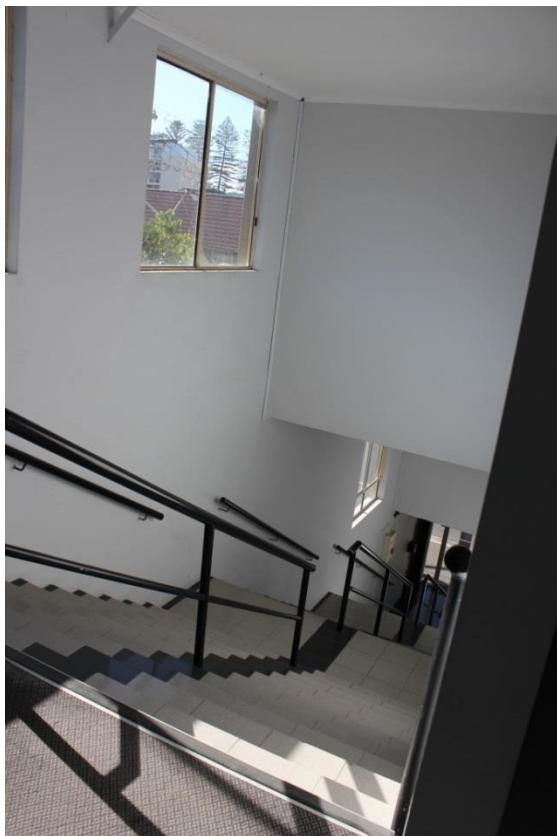
Interior – 1st Floor, all fit out is of recent construction



Interior – 1st floor, concrete stair, not original



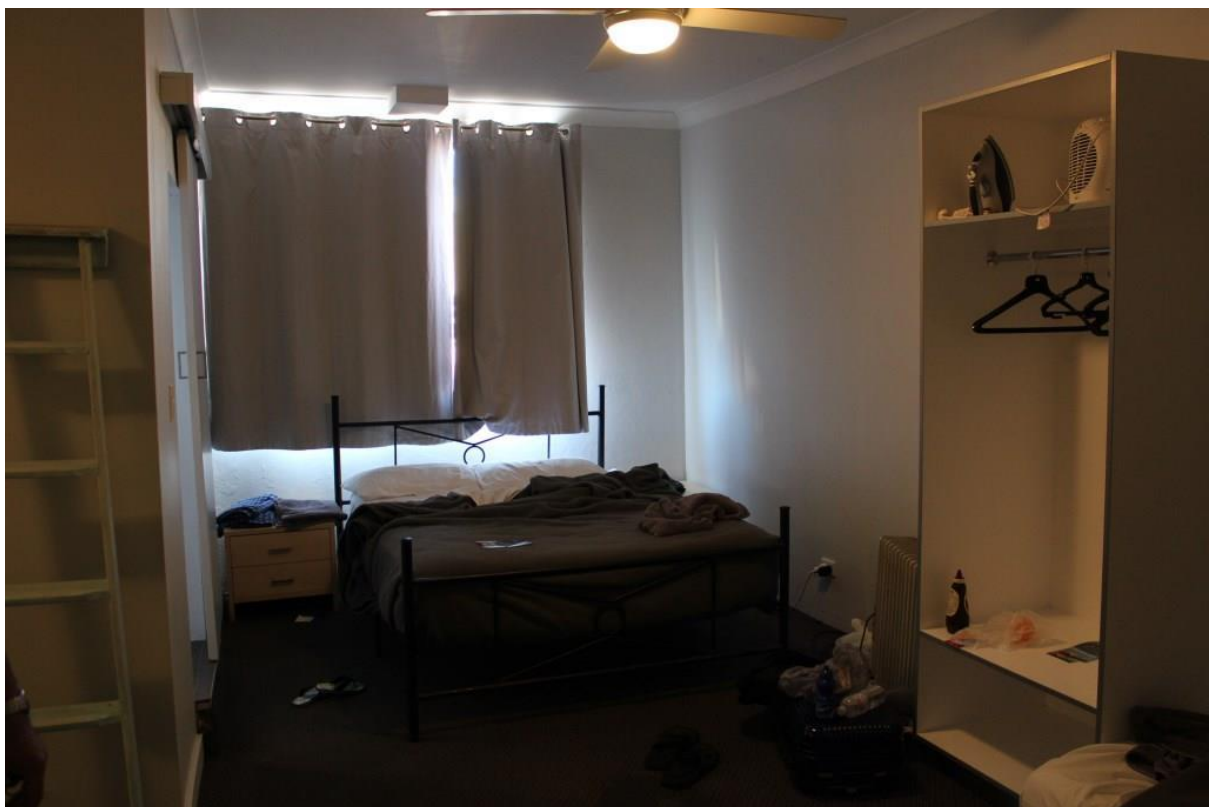
Interior – 2nd Floor, all partitions are recent construction



Interior – 2nd Floor looking down to first. This stair does not appear to be original as a structure



Interior – 2nd Floor



Interior – 2nd Floor, all partitions are recent construction