

STATEMENT OF HERITAGE IMPACT

For
Alterations and additions

At
18 Francis Street, Fairlight, 2094

For
J. & T. Condon



Prepared by
Meriba Architecture
Meriba Pty Ltd ABN 28 002 376 409
Board of Architects Practice Number 95150
ABSA assessor number 20178
58 Barons Crescent Hunters Hill 2110
Ph.0408 551 846 email: condon.len@gmail.com
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1 Introduction

This Statement of Heritage Impact is submitted in support of a proposal for alterations and additions to a dwelling at 18 Francis St. Fairlight 2094

Survey plan prepared by TRUE NORTH SURVEYS dated 5/07/2018

TEL : 94500868 FAX : 94500268 EMAIL: admin@truenorthsurveys.com.au

Architects WATERSHED DESIGN pty ltd tel:9977 1076 EMAIL: nikki@watersheddesign.com.au

2 Locality and Site

The site is 18 Francis Street, Fairlight, 2094 and is located on the eastern side of the street.

This is the high side of the street and the land on the other side of the street is considerably lower.

The land is identified as Lot10, Section B, D.P. 87274.

It has a frontage of 12.19 metres to Francis Street and is 32.155 metres deep with an area of 392 square metres.

The land rises by approximately 4.5 metres from front to rear. The site currently contains a single storey timber cottage with an outbuilding located on the south boundary which contains a laundry, WC and store.

The southern neighbouring dwelling (no.16) is partly built on the common boundary with no.18 for a length of 8.7 metres. The northern neighbouring dwelling is a semi-detached building and is therefore built up to its northern boundary. It extends to approximately 7.5 metres from the rear boundary.

The 3 dwellings nos.16-20 have a setback of between 4 and 5 metres from Francis Street.

Development in the street was originally mostly single storey in height but new dwellings are 2 storeys and recent additions are generally 2 storeys in height.

3 Description

Currently 18 Francis Street Fairlight is a timber cottage included in a group listing described as *..modest single storey cottages*.

Number 18 is located on the high (east) side of the street set in from the side boundaries about 2.3 metres.

It is built in the Victorian style and dated nominally c.1900.

It is a timber cottage with painted weatherboards, windows and doors. The front elevation is symmetrical with a central entry door and a window each side. The roof form is gabled. The garden is established with several trees including a frangipani and palms at the front.

4 Assessment of Significance

Number 18 is described in Manly's LEP 1988, amended 11 March 2011 *schedule 4* and The NSW Heritage Branch register, Section 2 Items under *Items listed by Local Government and State Agencies*. as one of *...Group 6 houses- 12-22 Francis Street*.

It contributes to the consistency of the streetscape which is of local significance.

5 Description of Scope of Work

The development application proposes a rear alteration and addition of one and two storeys in predominantly timber construction. New roof sheeting in a matt colorbond colour windspray is proposed to the cottage, which will return the cottage's roof to Victorian style and will harmonise with the other houses in the streetscape.

The single storey portion to the south replaces the existing laundry/WC/Store which is located on the southern boundary beside the neighbouring house which is also on the boundary at that point. This portion will contain additional living space and family room, an internal laundry, a bedroom with an ensuite. A bay window is proposed for bedroom 3, with clear glass on all 3 sides, this will add a feeling of space and openness to this room. The landscaping will ensure privacy for this room and for the neighbouring house.

The two storey portion of which is predominantly behind the existing cottage will be a parents retreat. The second storey projects approximately 900mm south of the existing house at the rear. The eaves on the north side also project approximately 1m at the rear on both the first and second storeys, with posts supporting the second storey terrace roof. The ceiling height in the existing living, dining, kitchen will be increased to match the ceiling height of the low end of the original Victorian part of the cottage. This will allow for ventilation between ceiling and roof. Behind the side fence on the northern side of the cottage, there will be a new storage shed, approximately 2100mm high and 1200 wide with a low skillion roof.

The proposed materials are: painted timber weatherboards of the same profile as the original cottage, clear finished timber in spotted gum or similar and barestone panel cladding in grey with timber battens. The roof sheeting is to be a matt colorbond colour windspray, over the terrace will be clear roofing. Windows and doors frames are to be a combination of painted timber and clear oiled timber in the more visible areas. The windows will include louvres and solid panels of glass. The doors will be both timber and glass panelled.

6 Assessment of Impact

The visual impact is limited as the alterations and addition will occur behind the existing cottage. New roof sheeting in a matt colorbond colour windspray is proposed to the roofs of the cottage which will maintain the cottage's Victorian style. As the house is on the high side of the street and the land on the other side of the street is considerably lower, the additions will not be seen from eye height directly in front.

When viewed from an angle, portions of the back addition will be visible. The second storey projects approximately 900mm south of the existing house at the rear. The eaves on the north side also project approximately 1m at the rear on both the first and second storeys, with posts supporting the second storey terrace roof. Trees obscure the view from the south end of the frontage, which is predominantly single storey. The overall visual impact will be minimal, as the addition is located a considerable distance from the street and there is established landscaping.

7 Conclusion

The proposal is in harmony with the streetscape and the character of the existing cottage.

The new work on the cottage will restore the gabled roof sheeting to harmonise with the other houses in the streetscape. The original timber cottage will remain unchanged with the central entry door and a window each side and painted weatherboards. The alterations and addition at the rear will have little impact to the character of the existing cottage from the streetscape.



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Group Single Storey Cottages

Item

Name of Item: Group Single Storey Cottages
Type of Item: Built
Group/Collection: Residential buildings (private)
Category: House
Primary Address: 12-22 Francis Street, Fairlight, NSW 2094
Local Govt. Area: Manly

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
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All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
12-22 Francis Street	Fairlight	Manly			Primary

Statement of Significance

A group of modest, single storey cottages spanning the period 1890's-1915.

Date Significance Updated: 13 Feb 02

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical Description: Nos. 12-16 late Victorian rendered brick cottages with symmetrical fronts. Extant elements include slate roof, bullnose verandah and cast iron fringe.
No.18. c. 1900 weatherboard cottage.
Nos. 20-22 stone and rendered brick or stone semi-detached houses with timber addition.

Current Use: Residential

History

Historical Notes: Part of Hollingworth and Lennon Grant (1857); Part of Murray and Wesell's subdivision c.1915.


Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none) -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	(none) -

Assessment of Significance

SHR Criteria a) Suburbanisation.
[Historical Significance]

Assessment Criteria

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan					
Heritage study					

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
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References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

Data Source

The information for this entry comes from the following source:

Name: Local Government
Database Number: 2020502

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the [Database Manager](#).

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Statutory Listed Items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into two sections.

- **Section 1.** contains items listed by the **Heritage Council** under the NSW Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Branch.
- **Section 2.** contains items listed by **Local Councils & Shires and State Government Agencies**. This section may also contain additional information on some of the items listed in the first section.

Section 1. Items listed under the NSW Heritage Act.

Click on an item name to view the full details.

The search results can be re-sorted by clicking on the **(sort)** option at the top of each column.

Item Name (sort)	Address (sort)	Suburb (sort)	LGA (sort)	Listed Under Heritage Act
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There were no records in this section matching your search criteria.

Section 2. Items listed by Local Government and State agencies.

Item Name (sort)	Address (sort)	Suburb (sort)	LGA (sort)	Information Source (sort)
Group Single Storey Cottages	12-22 Francis Street	Fairlight	Manly	LGOV
Streetscape Street Trees	Francis Street (near crn of Arthur St)	Fairlight	Manly	LGOV

There were **2** records in this section matching your search criteria.

There was a total of **2** records matching your search criteria.

Key:

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application,

HS = Heritage Study, LGOV = Local Government, SGOV = State Government Agency.

Note: The Heritage Branch seeks to keep the State Heritage Inventory (SHI) up to date, however the latest listings in Local and Regional Environmental Plans (LEPs and REPs) may not yet be included. Always check with the relevant Local Council or Shire for the most recent listings.