

Statement of Heritage Impact

Alterations and additions- first floor additions
to an existing cottage at
21 Pine Street, Manly, 2095
(Lot 1 in DP936960)



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Table of Contents

1. Introduction	4
2. Heritage Listing	4
2.1. <i>Location & Site Description</i>	<i>4</i>
3. Heritage Significance	16
4. Assessment of the proposed development.....	29
5. Conclusion and Recommendation	36

1. Introduction

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines from the NSW Heritage Office to support the development application submitted to Northern Beaches Council that consists in improvement works by way of first floor additions to an existing attached dwelling/cottage at 21 Pine Street, Manly, 2095 (Lot 1 in DP 936960).

The site is identified as one of five late Victorian cottages that are identified of local heritage significance and fall within the conservation area, *Pittwater Road Conservation Area*, of which are listed in Schedule 5 of Manly Local Environmental Plan 2013.

The development proposal is permissible in the R1- General Residential zone under the provisions of Manly Local Environmental Plan 2013 with development consent.

The main body of this report reviews key heritage considerations for Northern Beaches Council as a consent authority and recommends approval of the proposal.

2. Heritage Listing

2.1. Location & Site Description

The subject site is legally identified as Lot 1 in DP 936960, known as 21 Pine Street, Manly with a total site area of 202.2sq.m.

At the site stands an existing attached single storey cottage of a late Victorian architectural design.

The cottage is one of a group of 5 cottages that are of historical significance for the area in which they are identified as two groups of two terraced cottages and one free standing cottage from the streetscape.

Other improvements include front timber picket style fencing, ancillary landscaping gardens, rainwater tank and storage structures. The site also benefits from rear pedestrian access onto Smith Street from a communal pathway which services numerous properties.



Subject premises- attached cottage.

The cottage fabric is not in open view to the public domain and is screened by the existing landscaping that is situated within the front setback.

The subject site is situated in a well-established residential zone where the surrounding properties consist of other dwelling houses of both 1 and 2 storey-built forms with various architectural qualities.

Further to the east is the commercial centre located on the western side of Pittwater Road with various commercial uses and recently, the BP Service Centre has had an upgrade.

From the Pine Street footway there are no district views or view corridors. Further to the westerly direction, multi storey residential flat buildings are visible.

The dominant streetscape quality at the intersection of Pine Street and Smith Street is the wide road reserve with street tree canopies, roof lines, chimneys, front fencing and landscaping of residential properties.

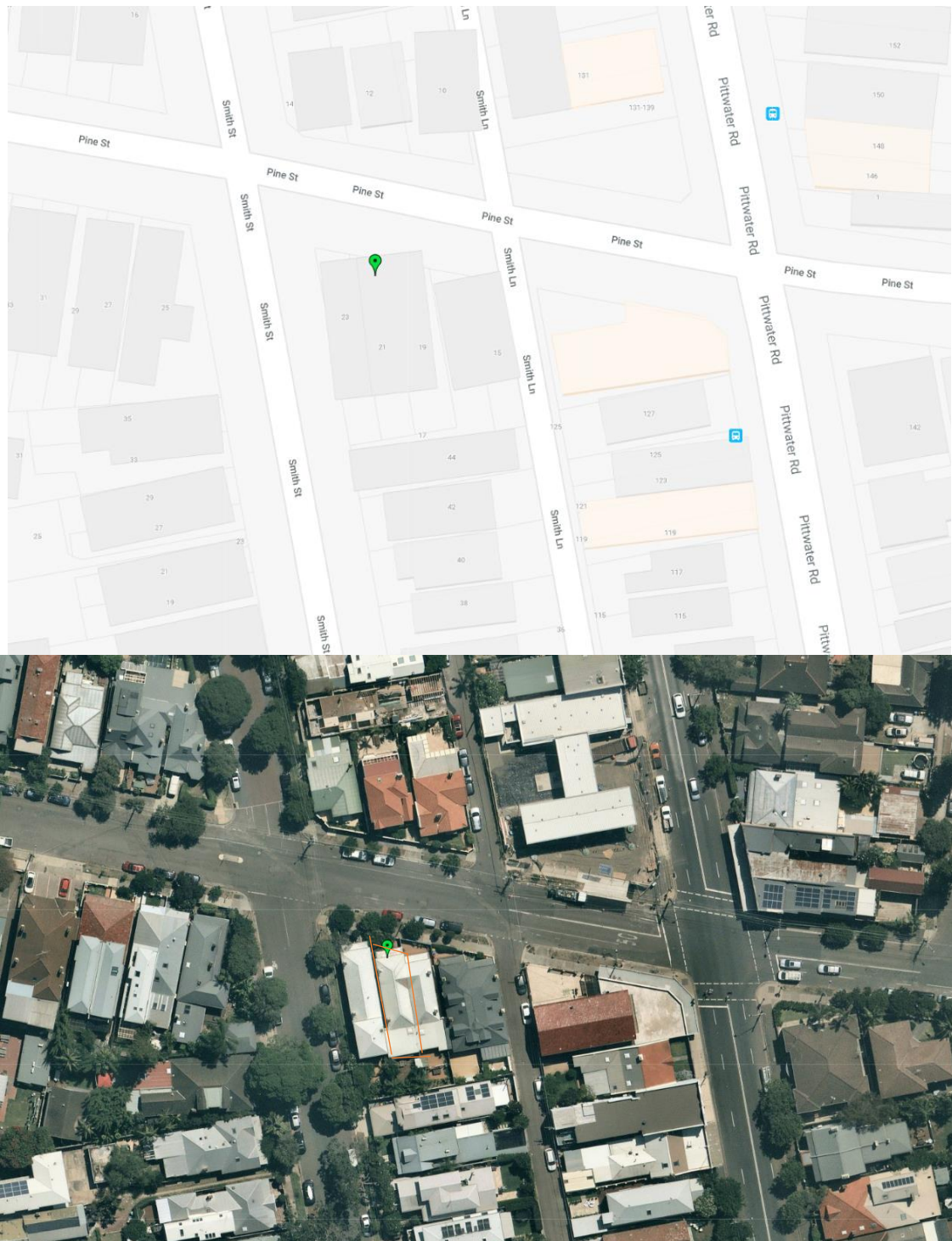
From the built form point of view, the height plane along the streetscape varies from a mixture of 1 and 2 storey envelopes which represents a restrained consistency in development and any development over the subject site would thus be appropriate to be of a similar height.

The land in question is of a low-density land use where the streetscape at the Pine Street and Smith Street is of a satisfactory quality and importance for the conservation area where several pleasing heritage buildings are located.

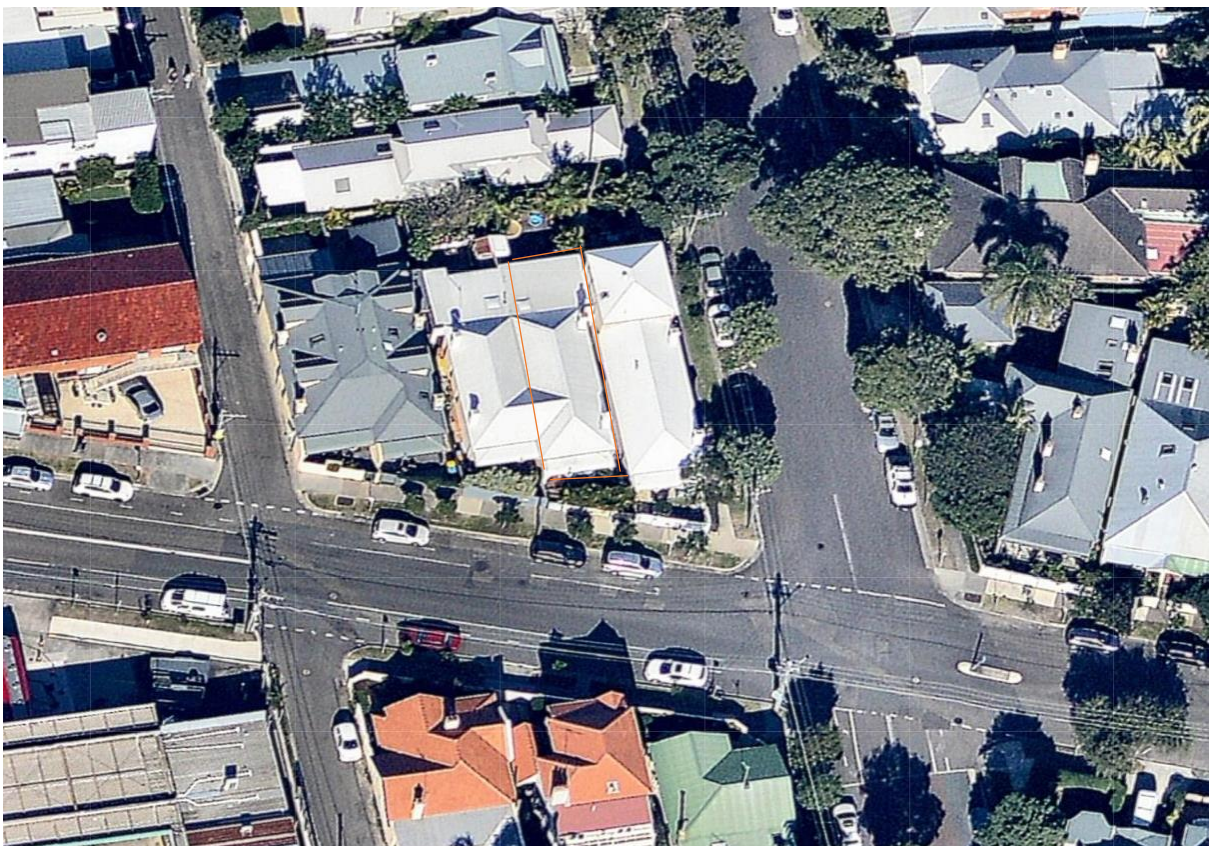
These important and sentimental buildings include:

- *15 Pine Street (Lot B, DP 188242)*
- *17 Pine Street (Lot A, DP 188242)*
- *19 Pine Street (Lot 1, DP 958770)*
- *21 Pine Street (subject property)*
- *23 Pine Street (Lot 2, DP 936960)*

A location plan identifying the subject site is presented below, panoramic views and streetscape photographs.



Location



Panoramic Images courtesy of Google maps



View looking north east for the cottage.



View looking north from the cottage.



View looking north west into Smith Street.



View looking southwards up Smith Street.



View of the heritage cottages looking south east.



Streetscape of heritage cottages, 17, 19 21 and 23 Pine Street. Attic addition shown.



Streetscape of heritage cottages, 15, 17, 19 and 21 Pine Street. Attic addition shown.



Rear first floor addition to 23 Pine Street (looking to the south east).



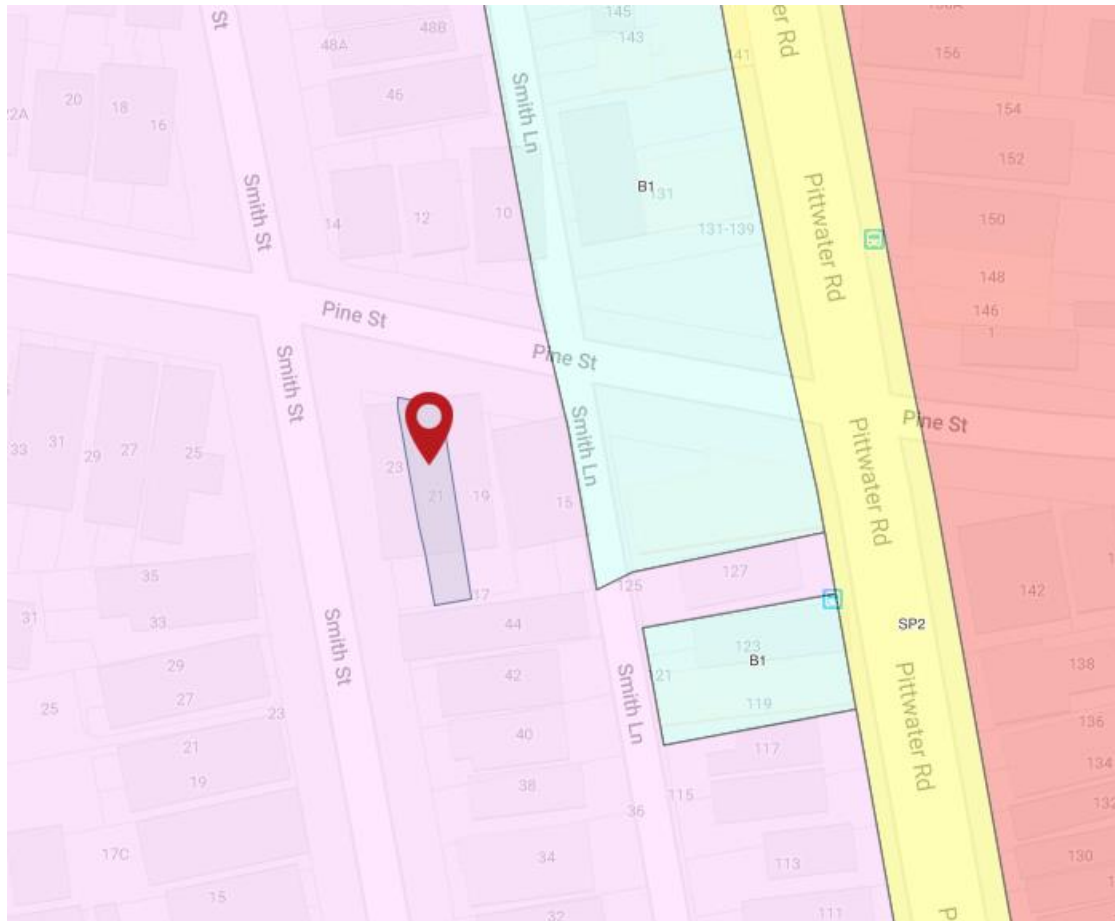
Side view of 23 and 21 Pine Street behind from Smith Street.



Side view of 23 and 21 Pine Street behind from Smith Street and new dwelling constructed at 44 Smith Street.

The site is zoned R1- General Residential zone under the provisions of Manly Local Environmental Plan (LEP) 2013 and the proposal is permissible with development consent.

A zoning map is provided below.



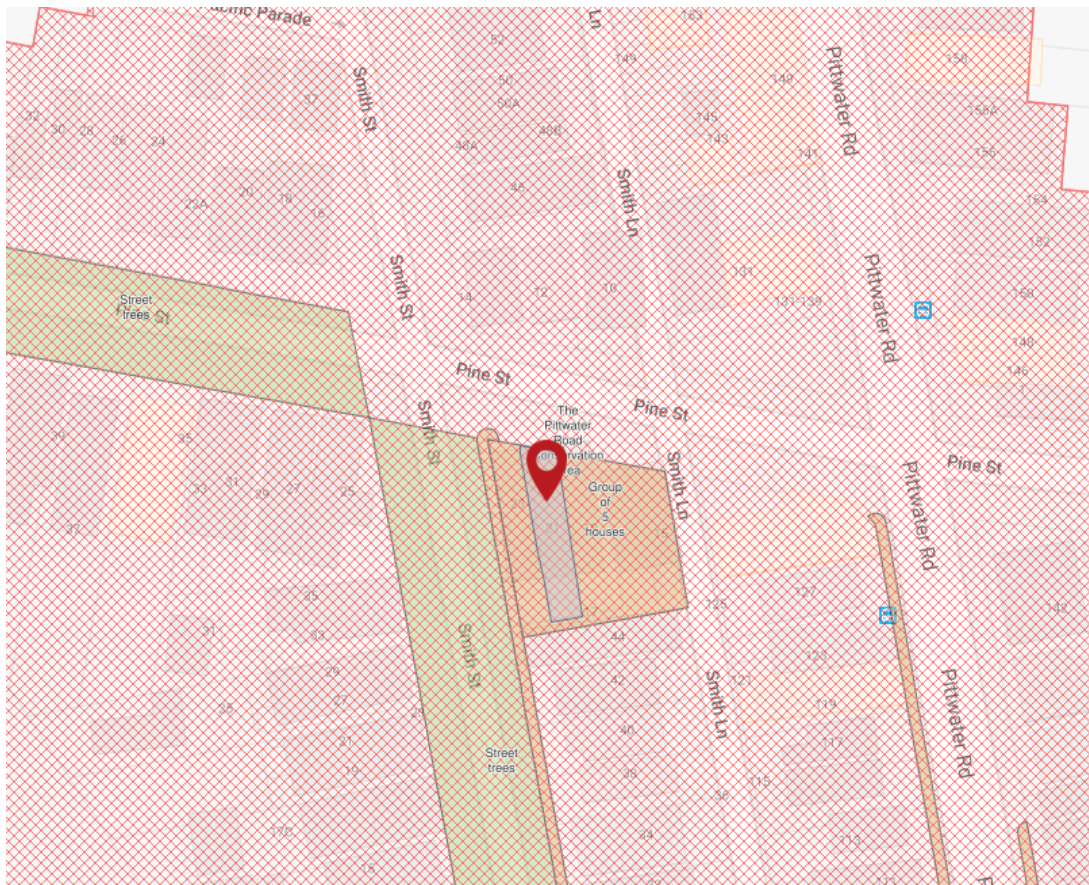
Zoning map (courtesy Council mapping online)

The site is identified as a heritage item- I195 Group of 5 houses in Manly Local Environmental Plan 2013.

The site is located within a conservation area- identified as the *Pittwater Road Conservation Area*.

Below, a heritage map showing the location of the subject site near other heritage items in brown and the cross hatching showing the extent of the conservation area.

The olive green shows the street trees that are also listed as a local heritage item (Item no. I193) Pine Street (from Collingwood Street to Smith Street).



Courtesy Council online mapping

It is evident from the mapping that the subject site shares a common property boundary to the east and west with a local item of heritage significance and many other local heritage items are in proximity. These are described below in more detail.

Common eastern boundary:

- *Semi-detached dwelling at 19 Pine Street (Lot 1, DP 958770)*

Common western boundary:

- *Detached dwelling at 23 Pine Street (Lot 2, DP 936960).*

Other important sentimental buildings and streetscape features include:

- *15 Pine Street (Lot B, DP 188242)*
- *17 Pine Street (Lot A, DP 188242)*
- *Smith Street- street trees and all stone kerbs.*

In this instance, the proposed works will not have any detrimental impacts on the significance of the group of cottages/dwelling houses at 15 to 19 Pine Street and 23 Pine Street.

The reason for this is the property at 23 Pine Street had been altered to include a top floor rear addition and the proposed works would not be uncharacteristic of this introduced built form.

Other local items are not affected by these works given the separation specified above and general dissociation of the subject development site.

3. Heritage Significance

The site is identified as a heritage listed item of local significance- 1195, Group of 5 houses in Manly Local Environmental Plan 2013 and conservation area- identified as the *Pittwater Road Conservation Area* in Schedule 5 of the Manly Local Environmental Plan 2013.

Moreover, Sections 5.10, subclauses 4 and 5 requires that the consent authority assess any potential heritage related impacts that cannot be defined as non-exempt development works and reads:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
 - (b) on land that is within a heritage conservation area, or*
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

Physical description

The building is a small single storey semi-detached cottage of the Victorian era.

Records from the 1943 Sydney aerial photo shows the footprint of the cottage and rear annexure and this is consistent with that found onsite.



1943 Sydney aerial photo (arrow shows site)

The front fabric of the single storey cottage is of important historical value. This cottage is symmetrical in form with the adjoining property at 19 Pine Street. The common fire wall that connects the two dwellings is decorated.

The roof line consists of a main hipped roof steel roof sheeting, bull nose verandah supported on bevelled and decorated timber posts with decorated corner brackets to the timber lintels which are also bevelled.

The external wall construction of the fabric consists of face brickwork, single entry door, a pair of narrow and tall timber windows. A sandstone base/apron wraps around the cottage which is characteristic of the Victorian era.

The building contains 2 period chimneys and a decorative chimney is also visible with a terracotta pot and decorative cement render banding and raises above the ridgeline which presents the cottage with height and draws the eye upwards from the streetscape.

The roof sheeting and gutters do not appear to be original as they are painted. The side wall of the dwelling (western wall) a former brick wall has been painted.

The building is in an overall sound condition except for the common fire wall which has been dislodged and displaced. This is likely due to the failure and inadequate size of the foundation level and inadequate drainage.



Decorative fire wall and chimney.



Front windows, arch and sill detail.



Repaired arch entry above door and top highlight. Note dislodgement of top corner brickwork and sliding away from bull nose verandah rafter.



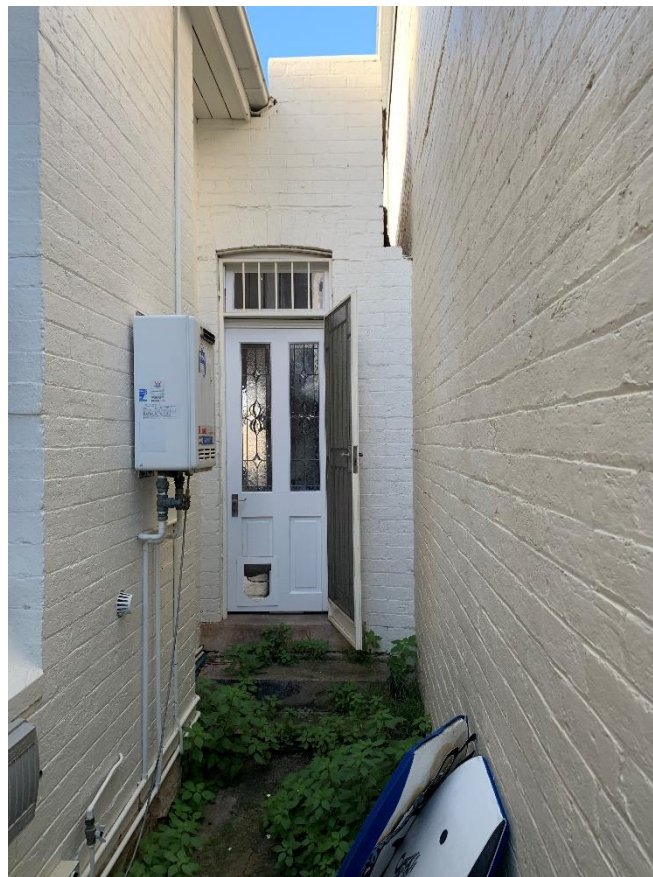
Displaced arch (inside of common blade common fire wall). Note movement from roof rafter at bull nose and attempted unsuccessful repairs to mask displacement. Cracking and movement evident.



Unsuccessful mortar repair work. Note thickness and out of plumb wall.



Rear second chimney. Note side walls have been painted and is to be reclaimed and reconstructed.



Side passage and secondary entry along western boundary line.



Rear of premises.

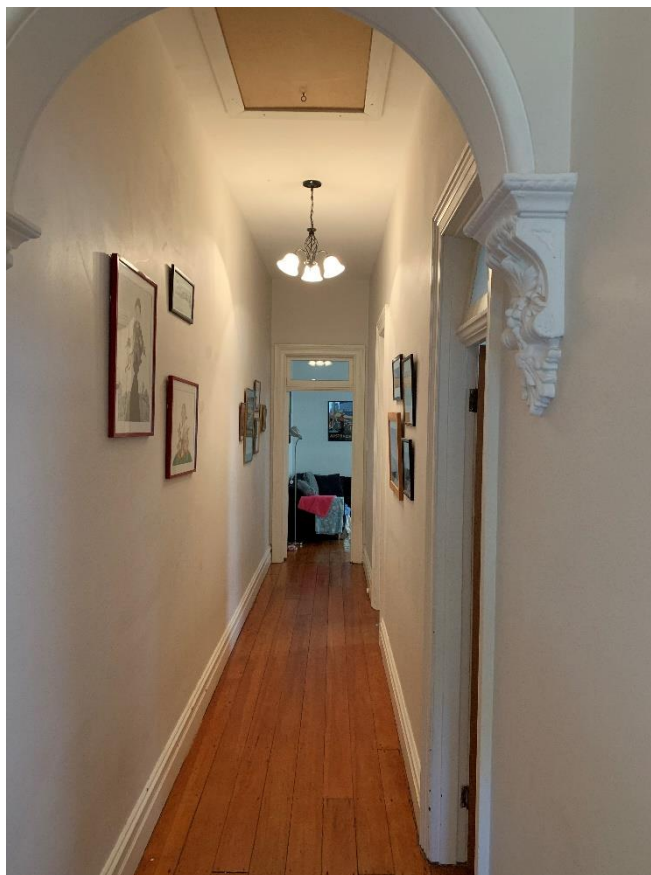


Rear of premises and rear first floor addition to 23 Pine Street.

Interior features:

- The cottage remains in the original gun barrel arrangement except for the rear kitchen areas.

- The building does contain period windows, door jambs, skirting, architraves and fireplaces at various spaces within the main wing of the cottage.
- The main wing of the cottage which would be the original quarters are not affected by the proposed additions.
- The rear annexure addition which are the kitchen quarters are non-original and this area is to be affected by the first-floor addition by accommodating the access stairs to the first floor and given the non-original state, there are no further heritage considerations.



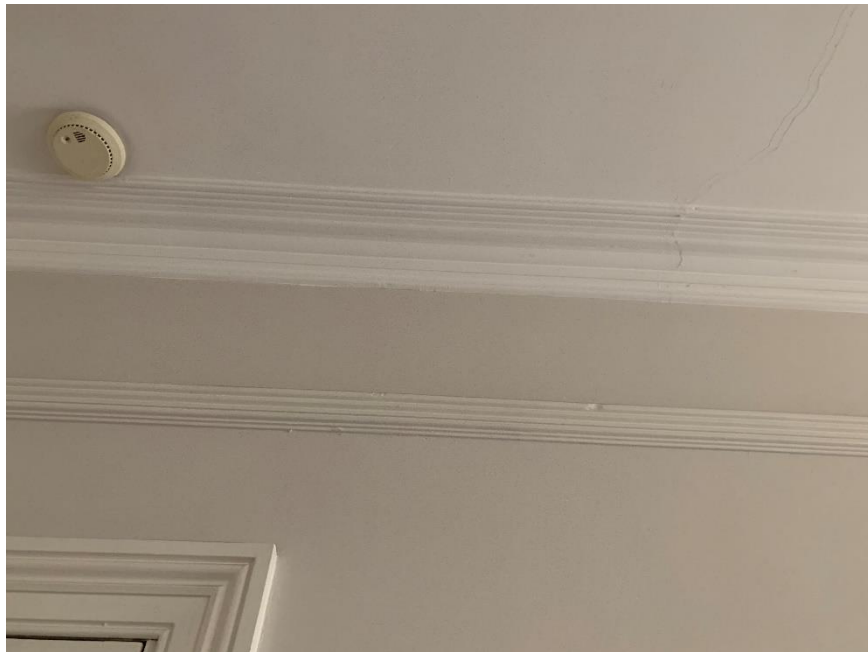
Gun barrel corridor with period floorboards, archway and door jambs.



Example of a period fireplace (front chimney).



Non original fireplace (rear chimney).



Period ceiling, cornices, picture rail, architraves and ceiling rose.



Rear non original kitchen quarters where works are to occur.

Summary of Locality and historical background (Manley Council courtesy)

Manly is located on the land of the Gayemagal people, of whom are the traditional owners.

The Gayemagal people lived in the Manly area and thrived due to the richness of food resources like fish, shellfish and animals. Evidence of these can be found in the middens all over the coastal area.

Early relations between the first colonists and the Gayemagal people quickly soured.

In 1789 a Smallpox epidemic spread through the local Aboriginal population and by the 1830s, only a few Aboriginal people remained in the Manly area.

Recorded Aboriginal sites included shelter, midden sites, rock engravings, open midden sites, shelter cave art and open camp sites.

Manly was visited and named by Captain Arthur Phillip at the same time as Sydney, between 21st and 23rd January 1788. Captain Arthur Phillip was impressed with the confident and manly behaviour of the Aboriginal people of the Cannalgal and Kayimai clans who waded out to his boat in North Harbour when he was exploring Port Jackson in January 1788. He gave the name Manly Cove to the place where they first met but its exact location is uncertain.

Manly remained isolated for many years. It was a long journey of 70 miles by road from Sydney - through Parramatta, Hunter's Hill, Lane Cove and Narrabeen. The other route involved crossing the water by punts at North Sydney and The Spit. There was a very small population which was able to eke out a living from fishing or farming when Henry Gilbert Smith, the founder of the village, arrived in 1853.

In June 1855, Henry Gilbert Smith wrote to his brother in England "the amusement I derive in making my improvements in Manly is, no doubt, the cause of my greater enjoyment, in fact I never feel a dull day while there. I should long ere this have been with you if it had not been for this hobby of mine, in thinking I am doing good in forming a village or watering place for the inhabitant of Sydney".

He purchased large tracts of land with the vision of Manly, with its splendid ocean beach and sheltered sandy coves, becoming 'the favourite resort of the Colonists'. He initiated a ferry service, built hotels and donated land for schools and churches. He also built a camera obscura, a maze and a stone kangaroo to attract visitors. He laid out a grand plan for Manly but changed this later to a more pragmatic design with smaller blocks of land.

Manly Council was incorporated as a local government body on 6th January 1877. Manly's development was slow but by 1880 it had become a thriving seaside resort.

Early grant holders- courtesy of *Heritage Council NSW*.

The subject land is part of the Andrews and Skally grant (1842); and part of Brighton Estate subdivision c.1925.

Themes Represented

The following historical themes, are directly illustrated:

- Modifying the landscape, and
- Suburbanisation.

Streetscape

The dominant streetscape quality at the intersection of Pine Street and Smith Street is the wide road reserve with street tree canopies, roof lines, chimneys, front fencing and landscaping of residential properties.

From the built form point of view, the height plane along the streetscape varies from a mixture of 1 and 2 storey envelopes which represents a restrained consistency in development.

The land in question is of a low-density land use where the streetscape at the Pine Street and Smith Street is of a satisfactory quality and importance for the conservation area where several pleasing heritage buildings are located.

The streetscape at the Pine Street and Smith Street is of a satisfactory quality and importance for the conservation area where a number of heritage buildings are located.

These important and sentimental buildings include:

- *15 Pine Street (Lot B, DP 188242)*
- *17 Pine Street (Lot A, DP 188242)*
- *19 Pine Street (Lot 1, DP 958770)*
- *21 Pine Street (subject site)*
- *23 Pine Street (Lot 2, DP 936960).*

Three of the four buildings mentioned have been refurbishment and alterations occur over time. Both 15 and 17 Pine Street cottages feature roof attic conversions to the rear of the premises, whilst 23 Pine Street has had a rear first floor addition constructed.

These alterations and additions which had occurred on three of the cottages do not offer a consistency in built form, and despite this, the alterations do not dominate the original scale of the appearance of the cottages and this is due to the improvement works occurring towards the rear of the premises and more importantly, the front façade, form and scale resembles a humble cottage from the footway.

The irregular built forms, and inconsistent architectural treatment amongst the three cottages as a result of the additions is consistent with the varying building heights and envelopes in the immediate vicinity along Pine Street and Smith Street. The inconsistency in the architectural styles is creative endeavour and is representative of the settlement of Manly overtime and remains harmonious.

The additions which have occurred on 15 and 17 Pine Street being the attic conversions, and 23 Pine Street featuring a rear first floor addition sets a canny precedent of transition and it would be appropriate and fitting that the subject premises at 21 Pine Street to adopt a similar approach in transition and in this case, the first floor addition as proposed would not be out of character as these cottages still make a positive contribution to the streetscape.

The cottage at 21 Pine Street is generally in a good state and condition, but from a closer inspection the common and front blade fire wall with 19 Pine Street is structurally unsound. There is evidence of displacement and movement with the brick work. There is also evidence of repairs occurring above the front entry door and top leadlight and failed attempts of repairs to the archway.

This structural defect presents an unsatisfactory condition and poses a safety hazard for occupation and should be repaired.

Overall, the external building retains a good appearance and condition despite the only identified structural defects to the blade fire wall.

Condition and integrity

From an external point of view, the building is dilapidated but retains the original scale and character of a cottage but requires immediate refurbishment and improvement works to the blade fire wall. Without immediate restoration works, the blade fire wall would collapse under its own weight.

Statement of Significance

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.

4. Assessment of the proposed development

Identification and assessment of impact

Works

- New alterations and additions- rear first floor addition. These works are to occur on the non-original rear end of the cottage.
- No works are proposed within the original component of the cottage.
- From an external point of view, the roof line is to be removed to accommodate the first floor, wall framing and roof line. This will result in the extension of the existing chimney.
- It is also recommended that the blade fire wall is repaired and restored as part of the development works. This will require the underpinning of the current footing and restoring the brickwork.

The relevant architectural plans, survey plan and other supporting documents accompany the Development Application.

Methodology

The methodology used in this Statement of Heritage Impact is regarded as being consistent with the Heritage Branch of NSW's guideline, Statement for Heritage Impact and Assessing Heritage Significant.

This Report is also consistent with the principles listed in the NSW Office of Environment and Heritage guideline, the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.

Limitations and Terms

The report only addresses the European significance of the Heritage Item and Conservation Area.

State Heritage Register

Under the Heritage Act 1977 (as amended), the Heritage Branch of the NSW Office of Environment and Heritage administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level.

The subject property is not listed on the State Heritage Register.

NSW Office of Environment and Heritage Guidelines

The NSW Office of Environment and Heritage Guidelines for the preparation of Statements of Heritage Impact list a series of questions aimed at directing heritage impact assessments.

These are generally divided into sections to match the various types of proposals that may eventuate on a heritage item, heritage conservation area or in some cases near heritage items.

Below is the list of the considerations that are relevant to the proposed development.

New development adjacent to a heritage item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

The dominant streetscape consideration is the Pine Street frontage. From the streetscape, the dominant façade is to be restored and refurbished to its former condition and the one storey cottage scale and envelope would remain intact.

The first-floor addition is offset and positioned towards the rear end of the cottage. The new design sits comparable in scale, shape and form with the additions that have been completed at 23 Pine Street.

The height of the ridge on the first-floor addition is higher than that of 23 Pine Street however, this is related to the existing topography of the site where the existing dwelling sits higher than the neighbouring property at 23 Pine Street.

The offsetting of the first floor will have a limited visual impact on the streetscape and will permit a clear visual separation between the ground level cottage at the building line and the new first floor addition and reduces the potential for the new first floor to dominate or overwhelm the front component of the cottage.

The cottage is not visible from the Smith Street and the first floor is to sit higher than the ridgeline of the adjoining property at 23 Pine Street. The proposed development will not further reduce the current visual penetration into the property from Smith Street or Pine Street and this is viewed as a moderate change and is related to the topographical nature of the site.

The proposal maintains the unity with other postmodern dwelling additions and other improvement works have been carried out.

- *Why is the new development required to be adjacent to a heritage item?*

The original size and scale of the cottage is to remain, and the new additions are to be integrated as a new first floor addition to the rear of the cottage.

The new additions are necessary to allow a suitable level of comfort and amenity for the owners.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

The first-floor addition does not change the footprint of the existing cottage.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

There are no district views or corridors which affect the property. The main vantage point to the heritage item is from the public domain and the cottage's presentation to Pine Street.

The proposed dwelling is designed to complement the original cottage and the neighbouring first floor additions to the cottage at 23 Pine Street.

This architectural design and approach are appropriate as it is unlikely the first-floor addition would detract negatively from view angles on Pine Street.

The building material choice draws similarities with the original cottage with the use of natural tones and earthy materials combined with modern construction methodologies.

The façade will be painted brickwork and colorbond steel (in lieu of tile) in the similar earthy tone as the original cottage.

The chimney is to be reclaimed and reconstructed to provide architectural relief to the roof line.

The offsetting of the first floor will have a limited visual impact on the streetscape and will permit a clear visual separation between the ground level cottage at the building line and the new first floor addition and reduces the potential for the new first floor to dominate or overwhelm the front component of the cottage.

The cottage is not visible from the Smith Street. The proposed development will not further reduce the current visual penetration into the property from Smith Street.

The proposal maintains the unity with other postmodern dwelling additions and other improvement works have been carried out.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

There are no known archaeological deposits over this site, and no excavation is proposed and thus there is no impact.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

The new additions are located towards the rear of the cottage and based on the current architectural style and presentation found at 23 Pine Street.

The presentation of 23 Pine Street is a good example of integration, and the new rear addition draws inspiration from this.

The new first floor addition is of an appropriate form, architectural rhythm and scale and the cottage will continue to provide the visual element which sets the historic context and low scale and traditional form of the five cottages.

All 5 cottages will each maintain its own leading position within the streetscape and the proposed first floor addition will not change this current setting.

The new additions are of an appropriate form, architectural rhythm and scale.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

All the new works are located and recessed at the rear of the main dwelling and are not likely to dominate the presentation of the cottage.

The new additions do not impact on the neighbouring heritage building as there are no views to and from the heritage item.

The proposed works relate to fabric which is of little significance and views which are of moderate significance. The impact of the proposal is moderate.

This impact can be mitigated through the design and massing, window styling and material selections as specified.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

The proposal will have no significant adverse impacts on the ability of the cottage to contribute to the character of the area.

Re-roofing/re-cladding

- *Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?*

The current roof sheeting is not original and has been replaced over the cottage's life span.

The roof sheeting is to be removed, sarking applied and reinstated within new corrugated roof profile sheeting to suit the period.

Appropriate flashing is to be applied at the interface of the roof line and wall to prevent leaks.

- *Is a previous material being reinstated?*

Yes. As mentioned above.

- *Will the re-cladding effect the conservation of the fabric of the heritage item?*

Yes. As mentioned above.

- *Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?*

Yes. As mentioned above.

- *Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?*

Yes. As mentioned above.

Partial demolition (including internal elements)

- *Is the demolition essential for the building to function?*

Yes. The dwelling is a heritage item and the proposed works are not prohibited by the Council controls.

The existing gun barrel hallway and bedrooms to the side are not affected by the works which is the original floor layout of the cottage.

The rear kitchen area are not rare features and make no meaningful contribution to the cottage.

The internal works have no adverse impacts on the conservation area.

The restoration and additions are necessary to allow the building to function.

- *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*

No. The interior is not significant and is not a rare example. The existing rear chimney stack is to be reclaimed and reconstructed.

Overall, there is no impact on the heritage value of the dwelling or the conservation area as the cottage will continue to retain the front exterior fabric, shape and built form.

- *Is the resolution to partially demolish sympathetic to the heritage significance?*

Yes. The restoration works of the cottage will allow the dwelling to make a positive contribution to the streetscape and is an integral part with the neighbouring dwellings. It is expected that there will be no changes which would reduce the overall cultural significance of the heritage conservation area.

- *If the partial demolition is a result of the condition of the fabric?*

The demolition works are necessary to allow for better living spaces and improve resident amenity.

The restoration works will not damage or denigrate the building fabric from the Pine Street public domain.

Additions

- *How is the impact of the addition on the heritage contribution of the building to be minimised?*

As discussed earlier in the Report, the importance of this site is the Victorian pattern of the cottage and the new additions are located behind the main building line and the works will not distort or obscure the cultural significance of the place.

The new addition at the rear is designed so it appears as new but respects the fabric and tonal qualities and features of the cottage.

The rear addition will be designed so from a distance it appears similar and blends into the cottage, but at close inspection there will be evidence to indicate it is new fabric.

From a streetscape point of view, the new first floor addition is of an appropriate form, architectural rhythm and scale and the cottage will continue to provide the visual element which sets the historic context and low scale and traditional form of the five cottages.

There are no detrimental impacts, and neither are there impacts upon the conservation area.

The proposed additions are consistent with the similarly constructed addition for the neighbouring property and architectural intent.

- *Can the additional area be located within an existing structure? If not, why not?*

Yes. The proposal is within the existing footprint.

The improvement works are to improve the internal amenity and space for the residents and such works cannot be carried out without some level of change.

- *Will the additions visually dominate the contributory building?*

No. It is noted that first floor additions are situated at the rear end of the cottage without intruding on the streetscape.

The front form of the cottage will be retained, and the damaged section of common fire/blade wall is to be restored.

The existing rear chimney stack is to be reclaimed and reconstructed.

The proposed works will not be visually dominating or intrusive to the cottage and will have no impact on the Pine Street streetscape.

- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

No. There is no known archaeological significance associated with this site.

- *Are the additions sympathetic to the contributory building? In what way (e.g. form, proportions, design)?*

Yes. The proposed new additions match the character of neighbouring dwellings. The improvement works are viewed appropriate for the Pine Street setting.

The changes to the dwelling are consistent with Council's previous planning decisions.

5. Conclusion and Recommendation

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines from the NSW Heritage Office to support the development application submitted to Northern Beaches Council that consists in improvement works by way of first floor additions to an existing semi-detached cottage at 21 Pine Street, Manly, 2095 (Lot 1 in DP 936960).

The key findings of the assessment are the following,

- The importance of this site is the Victorian pattern of the cottage and the new additions are located behind the main building line and the works will not distort or obscure the cultural significance of the place.
- The offsetting of the first floor will have a limited visual impact on the streetscape and will permit a clear visual separation between the ground level cottage at the building line and the new first floor addition and reduces the potential for the new first floor to dominate or overwhelm the front component of the cottage.
- The new addition at the rear is designed so it appears as new but respects the fabric and tonal qualities and features of the cottage.

- The dominant streetscape consideration is the Pine Street frontage. From the streetscape, the dominant façade is to be restored and refurbished to its former condition and the one storey cottage scale and envelope would remain intact.
- The new design sits comparable in scale, shape and form with the additions that have been completed at 23 Pine Street.
- The cottage is not visible from Smith Street and the first floor is to sit higher than the ridgeline of the adjoining property at 23 Pine Street. The proposed development will not further reduce the current visual penetration into the property from Smith Street or Pine Street and this is viewed as a moderate change and is related to the topographical nature of the site.
- The front form of the cottage will be retained, and the damaged section of common fire/blade wall is to be restored and the footing is to be underpinned if necessary. Advice from a Structural Engineer is to be obtained prior to reconstruction works occurring.
- The existing rear chimney stack is to be reclaimed and reconstructed as part of the first floor works which is a neutral outcome.
- The architectural language for the new addition is in harmony and unlikely to distract of the original features of the dwelling façade at Pine Street and is consistent with the character of neighbouring dwellings that are of a 1 and 2 storey-built form.
- Other recommendations in lieu of a conservation management plan/specification for the project works.

It is advisable that all works are to be carried out in a manner that minimises alterations and new penetrations/fixings to the fabric of the existing building by way of the following and may form as specifications for the project works:

1. No internal works are to occur to the main portion of the cottage unless these works are maintenance. A preference would be for period cornices, cornices, architraves skirtings are to be applied in future.
2. All period fireplaces and chimneys are to be preserved.
3. The cottage is affected by non-structural and structural defects to the common front fire/blade wall and is to be restored and the footing is to be underpinned if necessary.

Advice from a Structural Engineer is to be obtained prior to reconstruction works occurring.

The common front fire/blade wall presents the building in an unsatisfactory condition and poses a safety hazard for occupation. Temporary bracing is to be applied.

4. All sandstone blocks are to be repointed where loose bedding is found.
5. The fabric and features to be retained and not affected by the proposal must be properly protected during the process of demolition and construction.
6. The existing painted face brickwork found onsite is impractical to remove/restore given its enamel-based properties.
7. It is recommended the owners make formal contact with Council's Heritage Advisor about financial assistance by the Local Heritage Fund on the future upkeep of the property.
8. All conservation and adaptation works are to be in accordance with the Articles of the Australian ICOMOS Burra Charter 2013.
9. Any new services are to be surface mounted rather than chased-in to existing brick no walls to minimise impact on heritage fabric.
10. Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works.
11. New materials for making good and repairs, are to match the existing in terms of colours, finishes, sizes, profile and properties.
12. That repair work is to shall match the original profiles, materials and features found onsite.
13. In terms of maintenance, the owner commissions an appropriate pest maintenance regime with respect to managing termite/borer activity (annual inspections/pest applications) and making the building watertight (i.e. there are no roof leaks or roof plumbing drainage leaks) that allows water to penetrate to the foundations.

In this instance, the proposed works relate to fabric which is of little significance and views which are of moderate significance. The impact of the proposal is moderate and will not have a detrimental impact on the significance of the heritage conservation area and heritage item.

Therefore, there are no heritage constraints to the proposed development and based on these findings, it is recommended that the development proposal be supported.

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