
HERITAGE IMPACT STATEMENT

Development Application

For the change of use to a pilates studio with associated fit-out and signage – 'Feels Pilates'

at Unit 2B, 4-10 Inman Road, Cromer

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PROJECT DETAILS

Subject land:	Unit 2B, 4-10 Inman Road, Cromer
Lot Description:	Lots 1 and 3 within DP 1282038.
Proposed development:	Change of use to pilates studio with signage and fit-out.
Council:	Northern Beaches Council

This Heritage Impact Statement has been prepared as follows:

- In accordance with *Statements of Heritage Impact* and *Assessing Heritage Significance* published by the Heritage Branch of the NSW Office of Environment and Heritage
- In accordance with the principles contained in the most recent edition of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.
- To the best of the author's knowledge the information contained in this report is neither false nor misleading.

1.0 INTRODUCTION

This Heritage Impact Statement has been prepared to accompany a Development Application (DA) to Northern Beaches Council for the change of use to a pilates studio with signage and fit-out at Unit 2B, 4-10 Inman Road, Cromer.

Works to the Heritage Item are being undertaken to provide a pilates studio premises to meet the increasing demand for health and fitness-related uses in the Cromer area.

The purpose of this report is to analyse the heritage impact of the proposed developments on the development site, identified to contain three heritage items. Specifically, the heritage items known as Street Trees (I38), Roche Building (I52), and Givaudan-Roure Office (I53). The proposed pilates studio will be located on the first floor of the Roche Building heritage item.

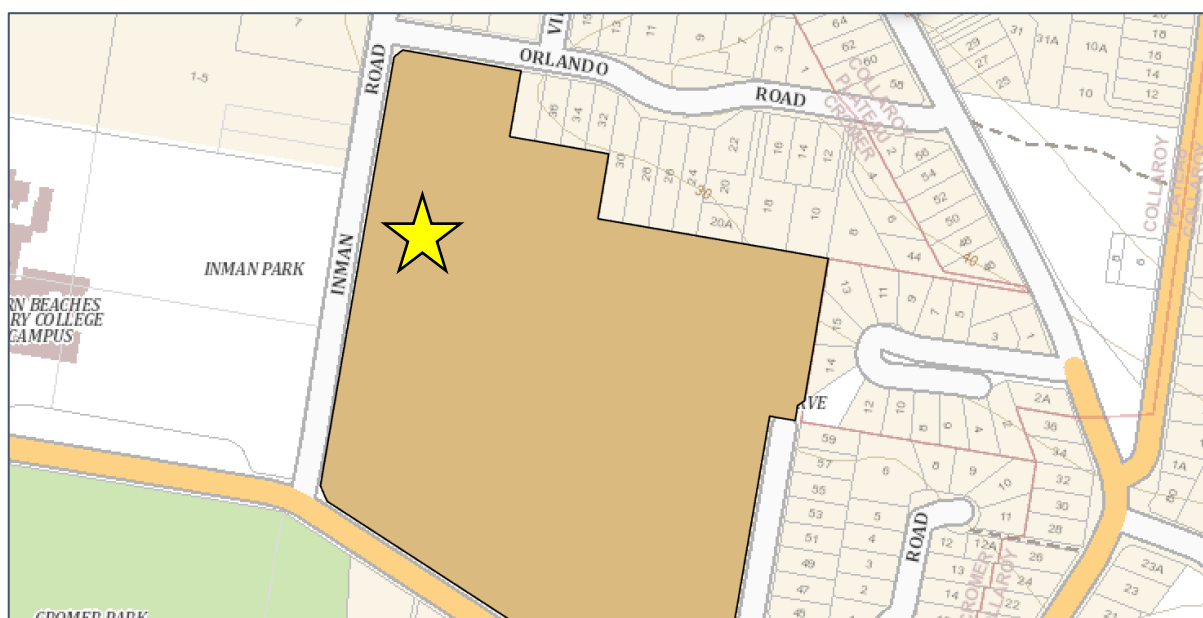


Figure 01: Heritage Map with Unit 2B marked (NSW Planning Portal, accessed 2023)

This Statement provides an overview of the proposed development, and addresses the relevant heritage controls, including the NSW Assessing Heritage Significance Guidelines, Warringah Local Environmental Plan 2011 (LEP) and Warringah Development Control Plan 2011 (DCP).

The Statement does not contain an archaeological assessment. This Statement only addresses the impacts of the proposal on the potential heritage value of the site, neighbouring heritage items, and the surrounding neighbourhood. Statutory planning considerations, including but limited to, land use permissibility, building height, floor space ratio, site coverage, overshadowing and view privacy, landscaping, stormwater, and other non-heritage related matters are not taken into consideration in this statement.

2.0 THE SITE AND ITS CONTEXT

2.1 Site Analysis and Existing Structures

The subject site is located at Unit 2B, 4-10 Inman Road, Cromer and is legally identified as sitting within Lots 1 and 3 within DP 1282038. The area of the subject tenancy is approximately 240m².

The subject site is located on the eastern side of Inman Road on the corner of South Creek Road and Orlando Road. Figure 01 illustrates the context of the site within the locality.

The subject site is irregular in shape and contains an industrial facility.

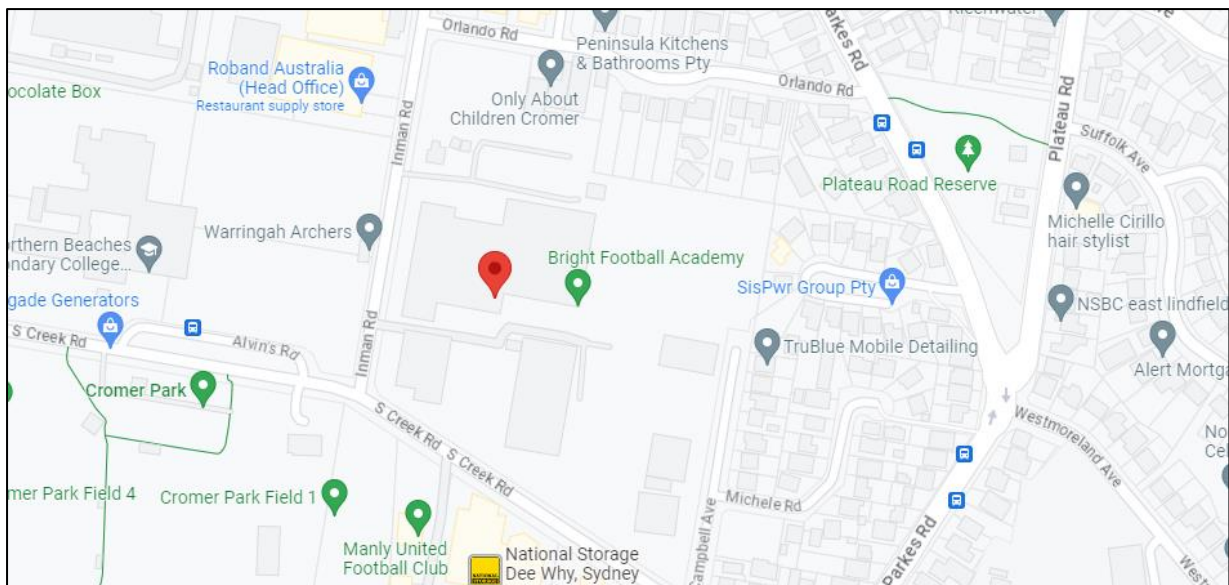


Figure 02: Map of site location (Google Maps, accessed 2023)

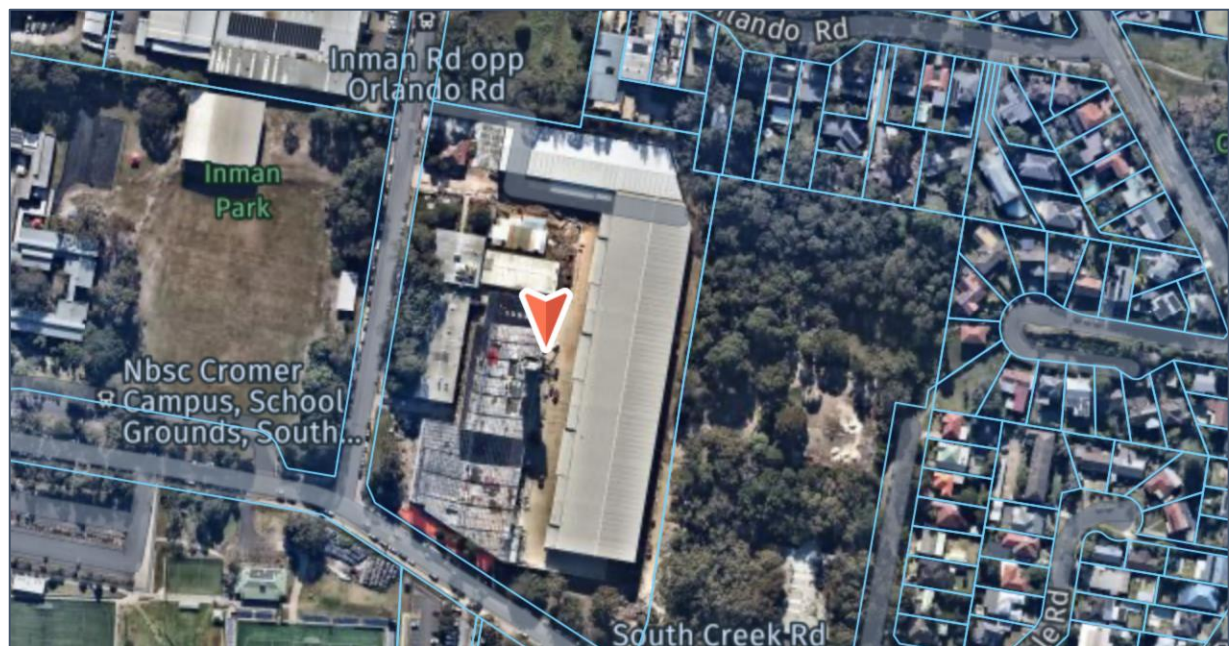


Figure 03: Aerial map of site (NearMaps, accessed 2023)

The subject site was approved for demolition works and alterations and additions to an existing industrial facility, including new warehouse, self-storage, office premises and ancillary café on 17th August 2020 under DA2019/1346. Unit 2B is currently vacant.



Figure 04: Approved development at No. 4-10 Inman Road, Cromer

3.0 PROPOSED DEVELOPMENT

This application proposes works as depicted on the architectural plans prepared by Roberts and Co., including a change of use of the tenancy to a pilates studio known as 'Feels Pilates', which will operate 45-minute group pilates reformer classes. Associated fit-out works and signage have also been proposed in this application. Specifically:

Internal: Construction of internal partitions, fittings and fixtures to create a reformer space, studio room, bathroom with toilet and shower, and reception/lounge space.

External: Addition of three external signage boards, including one flag post sign within the existing courtyard, one vinyl sign on the tenancy entrance along the northern elevation, and one acrylic wall sign along the eastern elevation.

4.0 HERITAGE STATUS

4.1 Listings

The site is identified to contain three heritage items - Street Trees (I38), Roche Building (I52), and Givaudan-Roure Office (I53). Unit 2B is located within the Roche Building. Table 1 provides this in more detail.

Table 1: Applicable heritage listings and statutory requirements

Name	Heritage listing	Heritage significance	Policy requirements
Roche Building	Warringah Local Environmental Plan 2011	Local	Schedule 5 Environmental Heritage, LEP 2011 (statutory); DCP 2011

4.2 Roche Building History

The Roche Building was built in 1965 to a design by Stafford, Moor & Farrington.

4.3 Roche Building Physical Description

The Roche Building is described as an Industrial/office building of off-form concrete with glass curtain walling. It has a symmetrical arrangement with hexagonal tower of off-form concrete with squatter glass-walled tower to east. There are strong horizontal elements provided by the three-storey office wing to west.

4.4 Roche Building Statement of Significance

The NSW Heritage Inventory Sheet provides the following Statement of Significance:

“A substantial & excellent example of an industrial complex in the late 20th Century international style. Displays high degree of integrity. One of first industrial complexes set in substantial landscaped grounds. Socially significant due to landmark nature.”

4.5 Roche Building Assessment of Significance

It can be reasonably concluded that the Roche Building is significant for its well-preserved industrial appearance (reminiscent of a 20th Century industrial complex) and landmark nature.

4.6 Contribution of Unit 2B, 4-10 Inman Road, Cromer to Roche Building significance

Unit 2B, 4-10 Inman Road, Cromer is considered to be contributory to the significance of the Heritage Item as Unit 2B is one of the tenancies constructed within the industrial building. It is visually consistent with adjoining units and retains a commercial/industrial use, contributing to the intactness of the building and employment-generating land use.

5.0 Assessment of Heritage Impact

5.1 NSW Assessing Heritage Significance Manual

In accordance with the NSW Office of Environment and Heritage guidelines, an assessment based on several criteria has been undertaken.

Roche Building

Criterion		Comment
d	Social significance	Socially significant due to landmark nature.
f	Rarity	A substantial & excellent example of an industrial complex in the late 20th Century international style.
-	Integrity/Intactness	Displays high degree of integrity. One of first industrial complexes set in substantial landscaped grounds.

5.2 NSW Heritage Office – Statements of Heritage Impact Guideline

The impact of the proposed works has been assessed in respect to the is discussed with reference to criteria raised by the NSW Heritage Office publication, Statements of Heritage Impact (2002), in respect to '**minor additions**'.

5.2.1 Minor Additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*

The additions are limited to within the subject premises and along the front elevation (signage). They do not detract from the overall building envelope or pattern of industrial uses, protecting the heritage significance of the building.

- *Can the additional area be located within an existing structure? If no, why not?*

Yes, no additional area is proposed outside of the tenancy.

- *Will the additions visually dominate the heritage item?*

No – the site appearance from the streetscape and neighbouring properties will remain the same.

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

No archaeological deposits are known or suspected to be located underneath the item.

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

The internal and signage additions are reasonable in scale and simple in design, allowing the overall form of the Roche Building as a whole structure to be visually dominant.

5.3 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The table below provides an assessment of the proposal against the objectives of Clause 5.10 Heritage conservation of the Warringah Local Environmental Plan 2011.

Objective		Comment
a	To conserve the environmental heritage of Warringah.	The environmental heritage of Cromer is conserved by the proposal as its overall visual appearance will remain generally unchanged, except for reasonable external signage.
b	To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	
c	To conserve archaeological sites	Not applicable to this development
d	To conserve aboriginal objects and Aboriginal places of heritage significance	Not applicable to this development

5.4 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

There are no heritage-specific controls in the Warringah Development Control Plan 2011. Refer to the Statement of Environmental Effects submitted with this Development Application for consideration of other sections of the DCP.

6.0 CONSERVATION MANAGEMENT TECHNIQUES

The significance of the Roche Building Heritage Item is high. As such, the following conservation policies and management techniques, necessary to maintain the significance of the subject site at Unit 2B, 4-10 Inman Road, Cromer, should be followed:

1. Archival recording

The current building be photographically archivally recorded in accordance with the Heritage Division guidelines for digital capture and the record lodged with a suitable archive.

7.0 CONCLUSION

The subject site at Unit 2B, 4-10 Inman Road, Cromer contains a multi-storey industrial building containing the Roche Building Heritage Item. The proposal is sympathetic to the heritage item and locality, and is consistent with the character of the area as the streetscape view is generally retained.

The minor alterations and additions associated with the change of use to pilates studio are designed with appropriate scale, colour, detailing and finishes to maintain the integrity of the heritage item in which Unit 2B is located within, as well as the neighbouring other Heritage Items on site. The development will not bring any detrimental impact to the Heritage significance of the site or wider locality, and therefore the development is considered to be acceptable at Unit 2B, 4-10 Inman Road, Cromer.