

Heritage Referral Response

Application Number:	DA2019/1011
To:	Catriona Shirley
Land to be developed (Address):	Lot 2077 DP 752038 , 52 Raglan Street MANLY NSW 2095 Lot 2810 DP 726668 , 52 Raglan Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it proposes works to a listed heritage item - Item I216 - Memorial Club - 52 Raglan Street, Manly, which is listed in Schedule 5 of Manly Local Environmental Plan 2013.</p> <p>The subject site is also within the vicinity of a number of other local heritage items, the closest being St Andrew's Hall and Manse (54 Raglan Street), St Andrew's Presbyterian Church (56 Raglan Street) and Ivanhoe Park (opposite), which is also listed on the State Heritage Register. The subject site also adjoins the Pittwater Road Conservation Area.</p>		
Details of heritage items affected		
<p>Details of this heritage item as outlined in the Manly Heritage Inventory, are:</p> <p>Item I216 - Memorial Club - 52 Raglan Street, Manly</p> <p><u>Statement of Significance</u></p> <p>The Soldiers' Memorial Hall, 52 Raglan Street, Manly, is of heritage significance for the people of Manly for historic, aesthetic, associative and reasons of rarity and representativeness. The building was created in 1927 as a Soldiers Memorial Hall, following an arduous effort to raise funds and attain the land. the building is an important design by the significant local architect Frederick Trenchard-Smith, also known for his activities in local civic affairs. The building commemorates the First World War and the Soldiers Imperial League of Australia, while the addition on the corner of Raglan Street and Pittwater Lane commemorates the Second World War. The design of the building exemplifies taste of the Interwar period through the Classical Revival architectural style.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

Consideration of Application

This application is for proposed works to the Soldiers Memorial Hall at 52 Raglan Street. These works involve the change of use of the ground floor of this building from a registered club to community uses, along with the fit-out of the ground floor and associated minor buildings works.

The proposed works include fit-out of the ground floor to create offices, meeting rooms, kitchenette etc, along with the creation of an accessible toilet and the blocking off of internal stairs between the ground floor and the upper level. These works are not affecting any original building fabric, as the ground floor has been extensively altered over the years. They are also largely reversible as the fit-out will be creating spaces with partitions rather than new walls. It is considered that these fit-out works will not impact upon the heritage significance of the building. It is understood that these fit-out works will not remove the original remaining elements of the Memorial Club, including the Eternal Flame light and the Honour Board, which are both located on the ground floor.

Other proposed works, including external works to the building, have the potential to impact upon original fabric and the aesthetic significance of the building. These include changes to the front entrance on Raglan Street to create an accessible entry and provision of a retractable security screen. The exterior works also include repair of sandstone and the replacement of the lower ground floor exterior doors on Kangaroo Street with like for like replacement.

The plans have been reviewed along with the Statement of Heritage Impact, by *Exent Heritage Advisors*, dated September 2019. The proposed works have also been assessed in relation to the heritage provisions contained within Manly DCP 2013.

The main changes involve works to the ground floor entrance onto Raglan Street, which is being altered to make the ground floor accessible and secure. Details of these changes, as shown on the plans and described in the SHI have been reviewed and it is considered that the works will not have an adverse impact upon the heritage significance of the Memorial Club. The installation of a concealed roller grille is considered acceptable, as it will be in a recessive colour matching the new Raglan Street balustrade and steel frame. However, installation of this security screen should not involve any penetration into existing sandstone.

Overall, it is considered that these works will have a negligible impact upon the heritage significance of the building, as exterior works are limited to repair and like for like replacement, with the exception of the main entrance on Raglan Street where minor changes to non-original building elements are proposed. Making the building accessible will ensure it can be used in the future by all members of the community and while the proposed use is not for a registered club, these changes will not prohibit the building being used for that purpose in the future.

It is considered that the minor nature of these proposed works will not impact upon the significance of heritage items located in the vicinity nor impact upon the Pittwater Road Conservation Area.

Therefore, having considered the application and assessing it in relation to the heritage provisions contained within Manly DCP 2013, **no objection is raised to this application on heritage grounds, subject to a number of conditions:**

- all re-pointing of sandstone is to be done with a traditional lime mortar recipe, to match the colour and composition of original mortar in the vicinity of the repair;
- all original building fabric in the vicinity of the works to the Raglan Street entrance (e.g. stone columns, light fittings and other fabric including surrounding sandstone) is to be protected from damage at all times during construction;
- the Eternal Flame light and the Manly Soldiers Memorial Hall Honour Board, located on the

- ground floor, should retained in-situ and considered for interpretation;
- Colours, materials and finishes are to be as specified in the Heritage Impact Statement by Extent Heritage Advisors, dated September 2019; and
- an archival photographic record is to be prepared documenting the exterior of the building and the ground floor area, prior to any works commencing.

Consider against the provisions of CL5.10 of Manly LEP 2013

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Janine Formica

DATE: 18 November 2019

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Colours, materials and finishes

Colours, materials and finishes are to be generally as specified in the Heritage Impact Statement by Extent Heritage Advisors, dated September 2019

Reason: To ensure materials and colours are appropriate for the heritage building (DACHECPCC1)

Archival Photographic Record

A simple archival photographic record is to be prepared, which documents the exterior of the building and the ground floor, prior to any works. This record can be in digital form and is to be submitted to Council's Heritage Advisor for approval.

Reason: To ensure there is a record of this heritage building prior to changes being made. (DACHECPCC2)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Re-pointing and repair of sandstone

Any re-pointing of sandstone is to be done with a traditional lime mortar recipe, to match the colour and consistency of original mortar in the vicinity of the repair.

Reason: To ensure that original sandstone fabric is appropriately repaired in accordance with best heritage practice. (DACHEEDW1)

Protection of original fabric - Raglan Street entrance works

All original building fabric in the vicinity of the works to the Raglan Street entrance (e.g. stone columns, light fittings and other fabric including surrounding sandstone) is to be protected from damage at all times during construction;

Reason: To ensure original fabric is not damaged during construction works. (DACHEEDW2)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Retention of Eternal Flame and Honour Board

The Eternal Flame light and the Manly Soldiers Memorial Hall Honour Board, located on the ground floor, should be retained in-situ and considered for interpretation

Reason: To retain original elements of movable heritage in-situ. (DACHEGOG1)