



Heritage Report

Remediation and Replacement Works

1 Quinton Road Manly NSW 2095

Prepared by

NEILLY DAVIES & PARTNERS PTY LTD
Level 3, 55 Chandos St, St Leonards NSW 2065

On behalf of

Heritage Report

Remediation and replacement works at 1 Quinton Road, Manly NSW 2095

30 April 2015

S12187

Prepared By

Neilly Davies & Partners Pty Ltd

ADDRESS Level 3, 55 Chandos St, St Leonards NSW 2065

PHONE (02) 9438 1515

FAX (02) 9438 5546

ABN 71 121 623 550

On Behalf of

Jamesons Strata Management

ADDRESS 60 Harbour St, Mosman NSW 2088

©Neilly Davies & Partners Pty Ltd 2013

The information contained in this document is solely for the use of client personnel. This document may not be reproduced, stored, published, transferred, disseminated or transmitted in any form or by any means without formal written consent from Neilly Davies & Partners Pty Ltd.

Document Version Control

Version	Date	Description	Prepared by	Authorised by	Signature
2.0	30/4/15	Final Report	Raymond Chu	Bala Muhunthan	

Contents

1. INTRODUCTION.....	5
2. HERITAGE SIGNIFICANCE	6
3. SITE AREA AND SCOPE OF WORKS.....	7
4. EFFECTS ON STREETScape HERITAGE.....	10
5. ENHANCING HERITAGE SIGNIFICANCE	10
6. MINIMISING EFFECTS ON STREETScape HERITAGE.....	11
7. MANAGING HERITAGE ASSETS	12
8. CONTACT DETAILS.....	13

1. INTRODUCTION

This Heritage Report is to be accompanied with the Development Application (DA) for the remediation of a front courtyard and the replacement of a boundary fence at 1 Quinton Road, Manly NSW 2095.

The site is listed as an Item of Environmental Heritage in the *Manly Local Environmental Plan (LEP) 1988 under Schedule 4*.

This report has been created for Manly Council to assess the impacts on heritage significance. The *Manly LEP 1988 Part 3 Schedule 19 – Development in the vicinity of an item of the environmental heritage* contains the following description:

“The council shall not grant consent to a development application to carry out development in the vicinity of an item of the environmental heritage unless it has made an assessment of the effect which the carrying out of that development will have on the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the item of the environmental heritage and its setting.”

This report has been prepared in accordance with the Statements of Heritage Impact guidelines set out by the NSW department of Environment and Heritage. This report includes:

- A description of the heritage significance
- A description of the refurbishment works
- A list of features aimed at enhancing heritage significant items
- How the works will affect the heritage area (either positively or negatively)
- Best practices for managing heritage assets

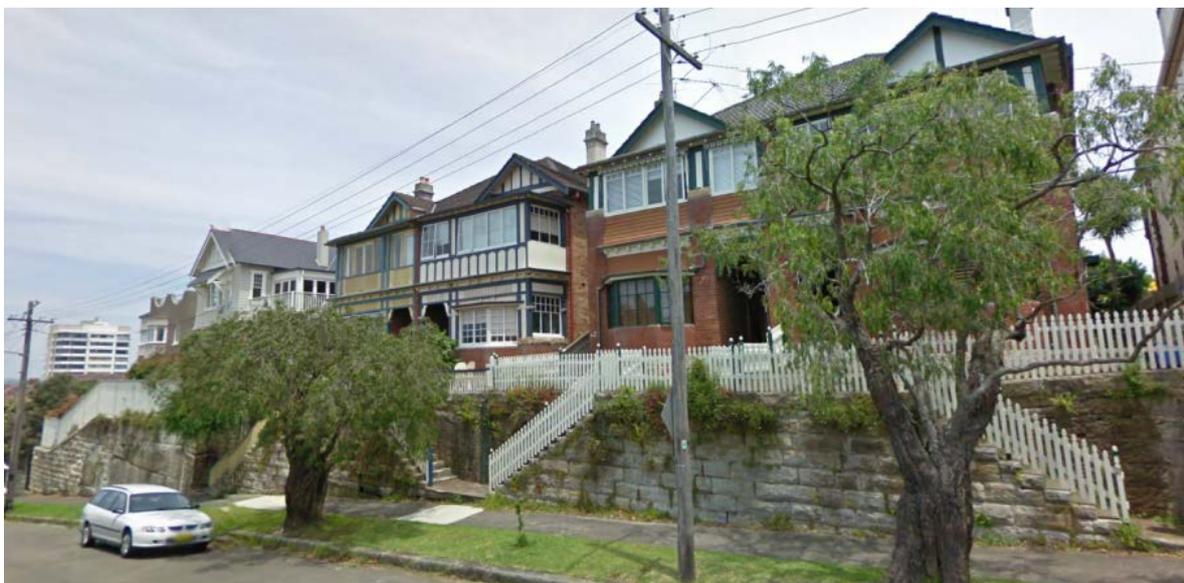
2. HERITAGE SIGNIFICANCE

Under *Schedule 4 of the Manly LEP 1988*, Quinton Road (between Raglan Street and Augusta Road) has been categorised as a streetscape heritage site containing significant historical value. The *draft Manly LEP 2011 Heritage Map (HER_003)* has Identified Quinton Road as a “general” heritage item.

The street provides a wide range of architectural styles including stone cottages and semi-detached dwellings which contain much of their original detail.

Quinton Road appeared on the Brighton Estate Plan circa 1880 and was named after Henry Gilbert Smith’s village in Northamptonshire, England. Pioneer families of Manly constructed homes using locally quarried stone which are still remaining to this day.

By 1913, Quinton Road’s Streetscape was completed in the lower region of Quinton Road. During the Great War and up until Second World War, some of the dwellings on Quinton Road and the surrounding areas were used as boarding houses.



Quinton Road Streetscape Heritage

3. SITE AREA AND SCOPE OF WORKS

The property owner of 1 Quinton Road, Manly NSW 2095 has contacted Neilly Davies & Partners Pty Ltd to prepare DA forms for the repair of the property courtyard and the replacement of the existing fence.



1 Quinton Road

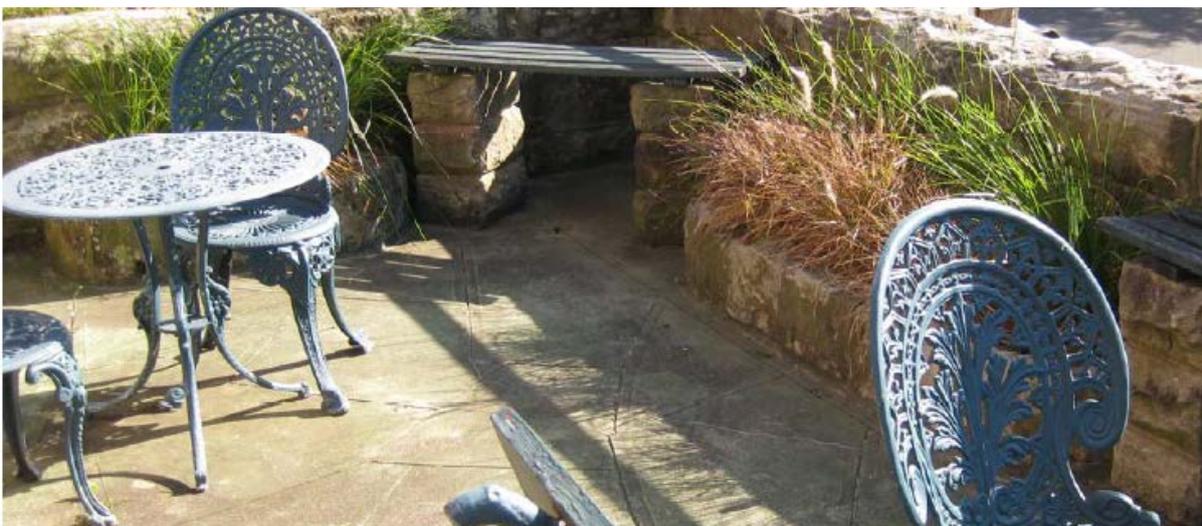
The property for the proposed works is located at the low-end of Quinton Road. The residential building consists of a double brick construction and contains a garage located at street-level. The garage was constructed with cut sandstone blocks with a reinforced concrete slab roof. The property has a staircase at the street-level which leads to the front courtyard and building entrance. Outside of the property, there is a bus stop, pedestrian footpath and a driveway apron leading to the garage.



1 Quinton Road Street Level



Underside of garage ceiling slab



Courtyard above the garage

The property owner has recognised deterioration of the concrete slab between the garage and the courtyard. Impairment is apparent when directing attention to the garage ceiling/underside of the slab. Parts of the concrete slab is missing cement cover, revealing the corroded reinforcement which in-turn has caused the slab to crack, leak and cause draining issues.



Boundary Fence between 1 & 3 Quinton Road

The existing boundary is constructed of wood and wire mesh. The current boundary fence has shown some wear and a new timber slat fence has been proposed that offers improved security and a more modern appearance.

The rectification/replacement works at 1 Quinton Road, Manly involves the following:

- Rectification/Replacement of the front courtyard and associated areas
- Remediation of storm water/drainage, garages, concrete spalling to Unit 3's laundry on level one above lower ground
- Replacement of dividing boundary fence with #3 Quinton Road, Manly
- Upgrade the existing civil ramp to suit new levels from proposed works

4. EFFECTS ON STREETScape HERITAGE

According to the *Manly DCP Residential 2007*, the project falls under *Section 2.1 - Retention, Preservation and Adaptation of Existing Dwellings*. The project involves the replacement/remediation of the garage roof slab. The development will not alter or demolish the existing property, however the existing boundary fence will be altered to adapt to a more modern setting.

Since there will be no changes to the property dwelling nor will there be any changes to the walls of the garage and the front of the property, Quinton Road's streetscape will remain unchanged.

5. ENHANCING HERITAGE SIGNIFICANCE

The works will be non-destructive to the streetscape. The repair of the slab will provide proper drainage to the courtyard and will allow for further improvements to the property.

Remediation of the slab will make future landscape works possible. Improvements to the landscape will enhance heritage features and adapt the property to a more modern setting.

The fence will replace the existing decayed fence. The new fence will be constructed of hardwood timber that will provide improved security and enhance the appearance of the property.

6. MINIMISING EFFECTS ON STREETScape HERITAGE

Effort will be applied to ensure the preservation of Quinton Road's streetscape. Procedures will be applied to reduce wastage, recycle or re-use material and minimise environmental impacts.

The replacement of the courtyard/garage ceiling slab may require the removal of some sandstone blocks during construction. To ensure there are no changes made to the original streetscape:

- All efforts will be made to leave the sandstone blocks undisturbed
- Any material (e.g. sandstone blocks) obstructing the construction process will be removed and reused later after the concrete slab has cured.
- If the original materials are defective, they will be replaced with items that satisfy structural requirements and are similar in appearance to the original material.
- In a situation where sandstone blocks cannot be incorporated into the new structure, they will be stored in a secure area for safekeeping.

The replacement of the existing fence will alter the appearance of the property boundary but will have negligible effect on the visual elements of Quinton Road's streetscape. The following will be applied when removing the existing fence and installing the new fence on the property:

- **Non-destructive removal of fence** - Fence posts will be removed manually by hand. The brick foundation will be removed using a chisel or sledgehammer. The surrounding landscape will be untouched.
- **Excavation** – The removal of soil will be performed manually by shovel. The nearby footpath will be undisturbed. The soil will be re-used for filling voids after the new fence is installed.

7. MANAGING HERITAGE ASSETS

Quinton road's streetscape heritage will be maintained by preserving the original sandstone blocks. Any removal of sandstone blocks or other material will be re-used or stored for safekeeping.

The fence will be removed and disposed of safely to an off-site location. The new fence will not disrupt or alter the appearance of the property streetscape. The proposed works will be in sympathy with the heritage item and the streetscape setting.

8. CONTACT DETAILS

Anyone wishing to contact Neilly Davies & Partners Pty Ltd to discuss the Heritage Report or obtain details of the proposed works at 1 Quinton Road Manly NSW 2095 may contact:

Maryo Faris

Student Engineer

EMAIL: maryo.faris@neillydavies.com.au

PHONE: 02 9438 1515

FAX: 02 9438 5546

WEB: www.neillydavies.com.au

Ragi Awad

Senior Structural Engineer

EMAIL: ragi.awad@neillydavies.com.au

PHONE: 02 9438 1515

FAX: 02 9438 5546

WEB: www.neillydavies.com.au

Bala Muhunthan

Principal Engineer

EMAIL: bala.muhunthan@neillydavies.com.au

PHONE: 02 9438 1515

FAX: 02 9438 5546

WEB: www.neillydavies.com.au