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Northern Beaches Council  
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Attention: Development Assessment

**RE. HERITAGE IMPACT STATEMENT: 43 PITTWATER ROAD MANLY**

This brief Heritage Impact Statement has been prepared in support of the proposed alterations and additions to the rear of 45 Pittwater Road Manly.

The site one of a group of terraces (35-49 Pittwater Road) listed as a heritage item on Schedule 5 of the Manly Local Environmental Plan 2013 (MLEP). The subject listing is 'Group of commercial and residential buildings' (Item No. 11199). The site is also within the *Pittwater Road Conservation Area* (C1), and is immediately adjacent to another heritage item at 26 Denison Street ('Row House' Item No. 1134) at its western boundary.

This Heritage Impact Statement has been prepared on behalf of the applicant and is required as part of the DA to assess the likely impacts of the proposal on the heritage values of the site and surrounds. The works consist of a small 1.3m addition to the rear of the property. This Heritage Impact Statement has been prepared to assess the heritage impact of the proposal and addresses the relevant controls regarding heritage in Clause 5.10 of the MLEP 2013 and the *Manly Development Control Plan* (MDCP) 2013.

## 1. SITE DESCRIPTION

43 Pittwater Road is one of a row of eight terrace buildings at 35-49 Pittwater Road. The group consists of six two storey houses (Nos. 37-47) set back from the street with small front gardens. The terraces are flanked by two storey building at each end, each with the ground level projecting an additional 4m from the middle terraces. The terrace southern end (No. 35) was until recently a florist but is currently vacant. The matching building (No. 49) at the northern end has an enclosed verandah extending to the footpath boundary.

The middle terraces are largely of masonry construction, with the front of the upper storey being clad in weatherboards and the roof clad in corrugated metal sheeting. Uniform features of the group include decorative barge boards at the end of the buildings matching those of the terrace row at 26-38 Denison Street, rendered pediments over the shop fronts, and window hoods over first floor windows and bullnose verandah roofs at the front of the residences with reversed bullnose up to sill level on first floor. Italianate render decoration remains on the ground floor front facades of four of the six middle terraces, but has been removed from numbers 41 and 43.

The front entrance of no. 43 opens into a lounge room which has a fireplace on the southern wall and a step stairway against the northern wall. This leads to the second storey bedroom. The walls of this room are all exposed brickwork, except for the northern wall and western walls which are rendered.

The ceiling is lined with timber boards. The ground floor extends into the single storey portion at the rear, constructed of brick which has been painted white. The skillion roof is corrugated sheet metal. The kitchen, bathroom, and additional living area are in this area, and appear to date from the 1980s – 1990s. It is noted the kitchen cabinets have been recently removed, though real estate imagery confirms this area was also contemporary.

A small door facing south leads to the courtyard garden at the rear. The garden also contains a remnant outhouse structure, adjoining the former soil lane access, which is now used as a laundry/storage area. The garden can also be accessed from the rear garden.

## 2. HISTORICAL CONTEXT<sup>1</sup>

### 2.1. Early European History

The subject property is part of the one hundred acre land grant purchased by John Thompson 1842. In 1853 Henry Gilbert Smith purchased this grant for £800, as part of his intention for the the development of the area as a seaside resort. Pittwater Road, is named, like Pittwater, after William Pitt, Prime Minister of Great Britain in the 18th century. As the second road heading from the Manly area to Pittwater or Broken Bay, the new Pittwater Road departed from Manly township rather than following Jenkins' Road, the original Old Pittwater Road from North Harbour to Balgowlah via Manly Vale towards Brookvale.<sup>2</sup>

The hundred acres purchased from Thompson was to be known as "Ellensville". Subdivision plans were drawn up and the land was Offered for sale. Having failed to attract buyers to the area Smith re-advertised in 1856. By 1858 he Was able to advertise his village as having two hotels, with another Under construction, a number of guest houses, a builder, a baker and a grocery store. He also built a church and school in order to Attract families to take up residence in the area.<sup>3</sup> On H G Smith's original plan for Montpellier and Ellensville in 1855, the 'new' Pittwater Road was shown as an extension of Belgrave Street which then ran from East and West Promenades as far as Carlton Street.<sup>4</sup>

### 2.2. Early Occupation & Ownership of the subject site

The subject site forms part of Block G of the Brighton Estate subdivision. A portion of this block, at the corner of Denison Street and Belgrave Street (which would become Pittwater Road) extended through to 'Kangaroo Reserve' (Kangaroo Lane and Streets).<sup>5</sup> This area was purchased by was sold to Charles Assinder Harding, "architect" in the late 1880s.<sup>6</sup>

*Sands Sydney Directories* first indicate there was a grocer at the corner of Pittwater Road and Denison Street (35 Pittwater Rd) in 1891. By 1894, a stonemason, carpenter and several households with no trade indicated, had moved into the new terraces built from the corner of Denison Street on land subdivided from the "Undercliffe" estate (Belgravia Terrace, later Roslyn Villas).<sup>7</sup> By 1895 further development had occurred in the block from Denison to Carlton Streets on the western side: Jerry Pheloung (mis-spelt Furlong), "Professor of Music" - Manly's famous bandmaster for more than five decades, was now living on the northwest corner of Denison Street. Joining nine other households, including "Undercliffe" and "The Lawn", was the block's first commercial venture, W C Benson's "IXL Laundry" - the beginnings of the commercial strip that would become a defining characteristic of Pittwater Road through the 20<sup>th</sup> century.<sup>8</sup>

<sup>1</sup> NB. Given the nature of the proposal, this Heritage Impact Statement only considers the European heritage significance of the site. It is noted that the place would have been occupied and used for thousands of years prior to European arrival and up until the mid-late 1800s.

<sup>2</sup> 'Pittwater Road', Terry Metherell September 2003, Manly Local Studies

<sup>3</sup> Curby P, *Manly - Seven Miles from Sydney, A History of Manly*, Manly Council, 2001, page 46

<sup>4</sup> 'Pittwater Road', Terry Metherell September 2003, Manly Local Studies

<sup>5</sup> See subdivision plan at [http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps\\_pid=IE7683691&change\\_ing=](http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE7683691&change_ing=)

<sup>6</sup> Land Titles Office, Old System Title: Volume 873 Folio 84

<sup>7</sup> Manly Local Studies, "Pittwater Road" Terry Metherell September 2003.

<sup>8</sup> Ibid

The occupants of the subject terrace at 43 Pittwater Road cannot be conclusively identified until street numbers are recorded in the *Sands Sydney Directories*. The 1902 Sands directory lists the block of terraces as 23-37 Pittwater Road with the six residences at 25-35 Pittwater Road (present day 37-43) being the 'Belgravia Flats'. This name was changed to 'Roslyn Villas' in 1908, and the individual terraces appear to have been known by their own names, but with little distinction between the units and the more substantial properties between Denison Street and Carlton Streets.

The 1908 Sands lists the Roslyn Villas ( "3 Taranuaki" and "4 Carmen"), along with, Aramac, Wodonga, Vine Cottage, Croydon Lodge, and Undercliffe with equal prominence along this block. In 1909, Roslyn Villas includes "1 "Norway", 3 "Taranuaki", and 4 "Carmen". In 1910, street numbers are identified. The corner shop is noted separately, and Roslyn Villas occupies the following:

- 25- Norway
- 27- Taramaki
- 29 (written as "20" but presumably a misprint) – Carmen
- 31- Ormuz
- 33- Omrah
- 35- Aramac
- 37- Wodonga (occupied by the Manly Timber Co)

It is most likely that no. 43 was known as "Ormuz", occupied at this time by Mrs Rankin. It is the first time this number is noted. George H Dethiek is then listed in 1911 and occupied Ormuz until at least 1914.<sup>9</sup>

## 2.3. Construction

The construction date of the terrace row at 35-49 Pittwater Road is 1889-1890. This is supported by photographic evidence of the terraces facing Pittwater Road in 1890 (see Attachment 2) and Sands Directory listings.

## 3. ESTABLISHED HERITAGE SIGNIFICANCE

The following Statement of Significance was obtained from the NSW State Heritage Inventory (SHI) database form for the subject site:

*This item is a group of unusual early Twentieth Century terraced two storey residences with shops at each end. Listed due to its originality and uniqueness of concept, layout and mixture of materials. Significance in contribution to streetscape and in relationship to late 19th century development locally.*<sup>10</sup>

This statement of significance is considered appropriate in the context of 43 Pittwater Road.

The Statement of Significance for the Pittwater Road Conservation Area is as follows:

*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*

<sup>9</sup> NB. The 1913 and 1914 Sands Directory lists the southern part of Pittwater Road- south of Carlton Street- as "Belgrave Street" at this time.

<sup>10</sup> See SHI form at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2020512>

*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.<sup>11</sup>*

The statement of significance for 26 Denison Street is as follows:

*A group of 7 Victorian Rustic Gothic style terraces, aesthetically significant as representatives of the style, and historically significant as early Manly terraces.<sup>12</sup>*

## 4. SCOPE OF WORKS

The proposal is for a 1.3 metre extension to the rear of the existing building which will mirror the building and back yard alignment of no. 45 Pittwater Road. No changes to services or room configuration are proposed, with the DA seeking only to increase the square footage of the rear living area by 3.25m<sup>2</sup> to improve layout and function of the rear addition.

The proposed extension will continue the existing skillion roof in form and materials. It will be of brick construction, painted white to be consistent with the existing structure. At the rear of the new addition, facing west, it is proposed to install new full height timber doors opening into the rear garden. No other changes are proposed, with all existing structures to be retained.

Refer to the full-scale plans submitted with this Development Application for details.

## 5. HERITAGE IMPACT ASSESSMENT

The following paragraphs contain a summary impact assessment of the proposed minor works on the heritage significance of the subject site and the nearby heritage items, in accordance with the relevant controls regarding heritage on the MLEP and MDCP 2013.

### 5.1. NSW Heritage Council – Statements of Heritage Impact

*The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*

- The proposed works follow the same alignment as the rear addition at the neighbouring 45 Pittwater Road. New materials will be consistent with existing materials (roofing and walls), with the installation of a full height glass doors to facing the rear garden. This is considered a minor but positive contribution to the existing terrace, reinstating uniformity with the terrace pair. The existing rear extensions are heavily modified along the terrace group, as shown in the 1917 view of the site (Figure 15). Currently no rear areas referencing another within the terrace group. The reinstatement of a consistent rear alignment in an adjoining terrace pair is considered a positive heritage outcome.
- Similarly, reinstating rear garden access from the living area is considered a positive heritage response, reinstating the original flow through the dwelling as shown in Figure 15.

*The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

- It is noted the opportunities for additions are limited for this terrace group given the narrow nature of the blocks. The only available area for new additions is at a ground floor level towards the rear of the property, where the subject

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<sup>11</sup> Manly DCP 2013

<sup>12</sup> <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2020245>

proposal is located. There is minimal change proposed to the existing footprint of the building. The additions will not be visible from the primary street frontage of Pittwater Road.

- The only adverse heritage impact of the proposal is the minor encroachment of the living area into the rear yard. This is considered acceptable in the context of the proposal, with a loss of only 3.25m<sup>2</sup>. By installing full height doors and windows, the sense of space will be retained while improving connections to the space as well as a providing a more functional living area.
- It is noted there is no archaeological potential in the rear garden, with the area having been previously disturbed for services. It is further noted only minimal excavation for footings is proposed.

*The following sympathetic solutions have been considered and discounted for the following reasons:*

- Given the nature of the proposal, no alternative solutions have been considered or discounted

## **Manly Local Environmental Plan (MLEP) 2013, Part 5.10 Heritage Conservation;**

- This Heritage Impact Statement (**HIS**) has been prepared to accompany a Development Application (**DA**) to obtain Council's consent for the proposed minor alterations to the subject site, in accordance with Clause 2 of Part 5.10 of the MLEP 2013 which outlines a requirement for consent.
- The proposal will conserve the environmental heritage of Manly through the retention of all significant original fabric from the construction period of the building which is concentrated on the Pittwater Road facade and the overall form of the building. As all works are concentrated on the rear of the property, with no changes to the primary two storey dwelling there will be no changes to the significant front facade or overall form of the building.
- The proposed minor works, involving a 1.3m extension to the rear of the property, will have no effect on the setting or views of the site or on the adjoining terraces items which are immediately adjacent, as well as immediately west.
- The proposed works will reinstate uniformity with the adjacent rear extension at 45 Pittwater Road, and are considered to have a positive impact in this regard.

## **Manly Development Control Plan (DCP) 2013**

<b>MDCP 2013</b>	
<b>Section 3.2.2 Alterations or Additions to Heritage or Conservation Areas</b>	<b>Comment</b>
<b>3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance</b>	
a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.	As noted above, the proposed works are limited to the rear of the property. The additions are sympathetic to the heritage item being located to the rear of the site and behind the main roof line. There are no impacts on street views of the Terrace from Pittwater Road.

<p><b>MDCP 2013</b></p> <p><b>Section 3.2.2 Alterations or Additions to Heritage or Conservation Areas</b></p>	<p><b>Comment</b></p>
<p>b) Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front.</p>	<p>As noted above, the minor loss of only 3.25m<sup>2</sup> in the rear garden is considered acceptable. It is a modest addition, and retains the vast majority of the existing garden.</p>
<p><b>3.2.2.2 Retaining Significant Features and Landscape Setting.</b></p> <p>Alterations or additions to heritage items or buildings within a conservation area must:</p>	
<p>a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;</p>	<p>No significant detailing is noted within the area of the proposed works. However, it is noted that the existing wall treatments will be continued in the new addition, and the existing skillion roof will be extended, consistent with current conditions.</p>
<p>b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;</p>	
<p>c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;</p>	
<p>c) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;</p>	<p>There is no evidence to suggest that the rear additions of the terrace group were unpainted face brick, and is likely to have been consistent with current conditions from its construction</p>
<p>e) where surfaces are not originally face brickwork:</p> <p>i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building;</p> <p>ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building;</p> <p>iii) contemporary colours are not discouraged, but should be combined in a complementary way; and</p>	<p>No render is proposed, with the small area of brick proposed to be painted white, with a light bag render and consistent with existing finishes.</p>

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<p><b>MDCP 2013</b></p> <p><b>Section 3.2.2 Alterations or Additions to Heritage or Conservation Areas</b></p>	<p><b>Comment</b></p>
<p>iv) single colour solutions are not permitted;</p>	
<p>f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;</p>	<p>The proposed works do not involve the removal of significant fabric, which is confined primarily to the Pittwater Road side of the property</p>
<p>g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7</p>	<p>The proposed floor to ceiling doors will replace the aluminum framed window which does not contribute to the significance of the subject site. It is a later addition and has no identifiable connection with the history of the terrace. The proposed full length timber framed doors are considered an appropriate design response to improve connectivity with the rear living area and garden, while maintaining the main house in its current configuration and condition.</p>
<p>h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place</p>	

## Section 5.2 Pittwater Road Conservation Area

Section 5.2.1(b) of the DCP states that *"New development should recognise the linear nature of the buildings in Pittwater Road for their contribution to the visual character of this street. New development should not visually overwhelm the four groups of individual heritage items in that part of the street which is zoned for business purposes in the LEP."*

The proposed works are deliberately located at the rear of the property and will not be visible from either Pittwater Road or Denison Street. The works will have no adverse impact on the surrounding heritage items. There are no significant or direct views to and from the site, except for minor views from the second storeys of the neighboring 45 and 41 Pittwater Road Terraces. The visual impact will be negligible from these aspects, given the proposed extension will be consistent with that at 45, and will reinstate visual uniformity of this terrace pair. It is noted that Section 5.2.2 of the DCP relates to development fronting Pittwater Road, which is not applicable for the current proposal.

## 6. CONCLUSION AND RECOMMENDATIONS

The proposal for a 1.3m rear extension to the rear 43 Pittwater Road will have no impact on the established heritage significance of the terrace group, adjacent heritage items, or Conservation Area. The works are concentrated in an area that is a recent addition, which is not original fabric and has undergone a series of changes. Moreover, the proposal reinstates uniformity along the rear of the terrace group, while maintaining existing finishes and conditions. The works will have no impact on the highly significant and intact Pittwater Road facade. The works are not visible from the neighboring area and will not reduce or obscure the heritage significance of the subject building or the nearby heritage items, including views to and from these items. The works are acceptable in heritage terms and are consistent with the relevant controls regarding heritage

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provided in the MLEP 2013 and MDCP 2013. As there is no impact to the heritage significance of the site or surrounding items, the proposal is recommended for approval.

I trust the above brief Heritage Impact Statement will satisfy Council's requirements in the assessment of the proposed works. Should you have any questions or wish to discuss the matter further please do not hesitate to contact the undersigned.

Sincerely,



Susan Kennedy  
Director  
9 October 2019

ENCL. ATTACHMENT 1: IMAGES OF THE SUBJECT SITE  
ATTACHMENT 2: HISTORIC IMAGES OF THE SUBJECT SITE

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## ATTACHMENT 1: MAPS & IMAGES OF THE SUBJECT SITE



**Figure 1: The subject site (marked in red) and surrounding heritage items. MLEP items are shown in brown shading and SHR items in blue (Source: Planning Portal, NSW Department of Planning & Environment)**



Figure 2: Subject site and adjacent terraces



Figure 3: Rear garden and addition to be extended. Note the building alignment for the neighboring property on the left (No. 45), which shows the extent of the addition



Figure 4: Front rooms, looking west, and stairs to upstairs bedroom



Figure 5: Front rooms, looking east



**Figure 6: Kitchen. Cabinetry has recently been removed to be reinstated as part of a previous refurbishment**



**Figure 7: Rear living area, to be extended as part of the proposed works (looking south east)**



**Figure 8: Rear living area, to be extended as part of the proposed works (looking west)**



**Figure 8: Rear living area, to be extended as part of the proposed works (looking north west)**



**Figure 9: Bathroom located in the rear extension, adjacent to kitchen. No changes are proposed as part of this DA.**



**Figure 10: Bathroom located in the rear extension, adjacent to kitchen. No changes are proposed as part of this DA**

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**Figure 11: Upstairs bedroom. No changes are proposed as part of this DA**



**Figure 12: Upstairs bedroom.. No changes are proposed as part of this DA**

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## ATTACHMENT 2: HISTORIC IMAGES OF THE SUBJECT SITE



Figure 13: Manly viewed from Kangaroo Street in 1890. The subject site is shown in the foreground marked in red.  
(Source: Powerhouse Museum)

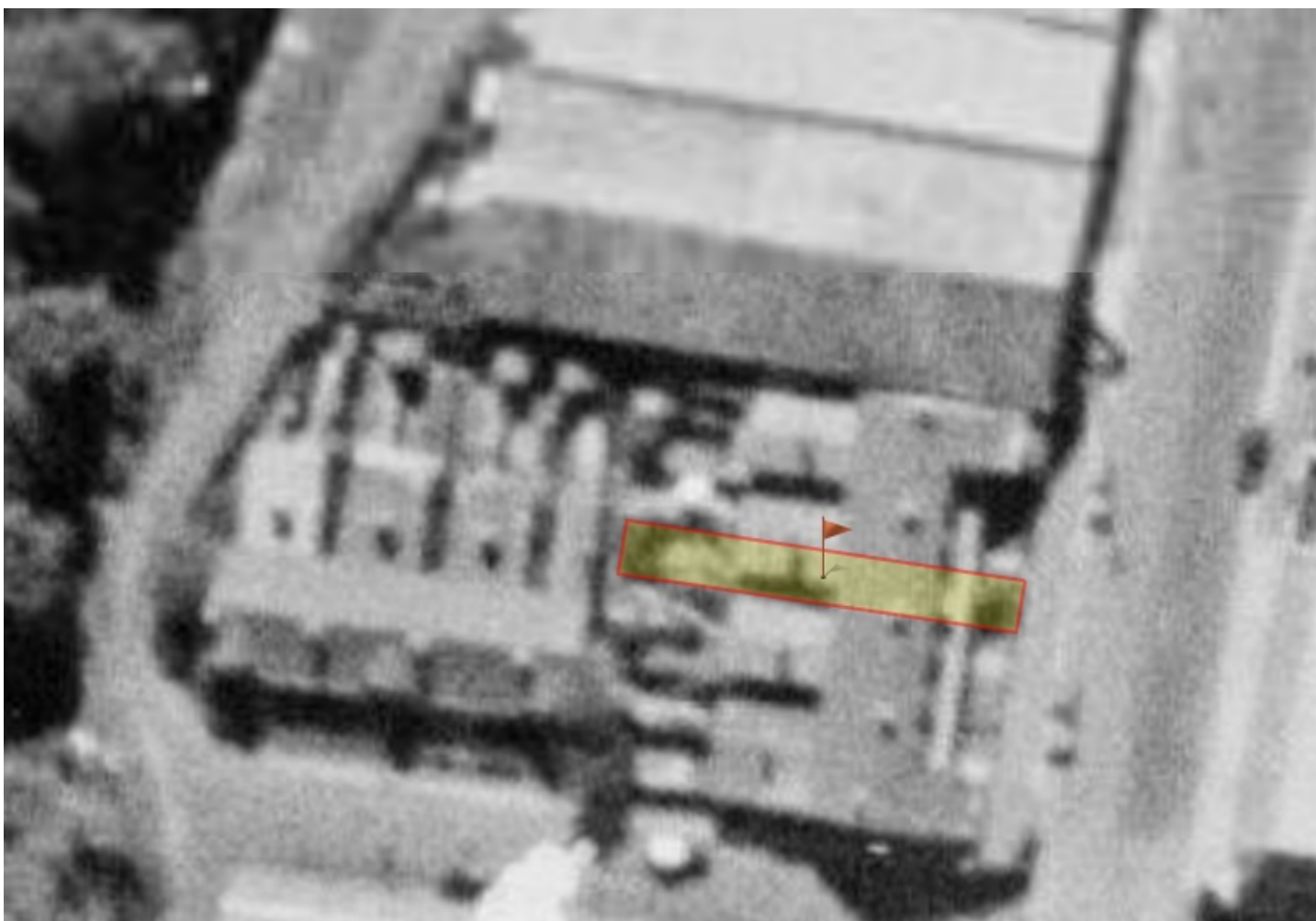


Figure 14: Circa 1906 view of Manly showing the rear of terraces at 35-49 Pittwater Road and 26-32 Denison Street in the foreground (Source: State Library of NSW)

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**Figure 15: The subject site in 1917. Note the changes to west facing window and door configuration than the current site conditions. The chimneys have also been removed in the rear buildings. (Source: National Library of Australia)**



**Figure 16: The subject site in 1943 (Source: SIX Maps)**

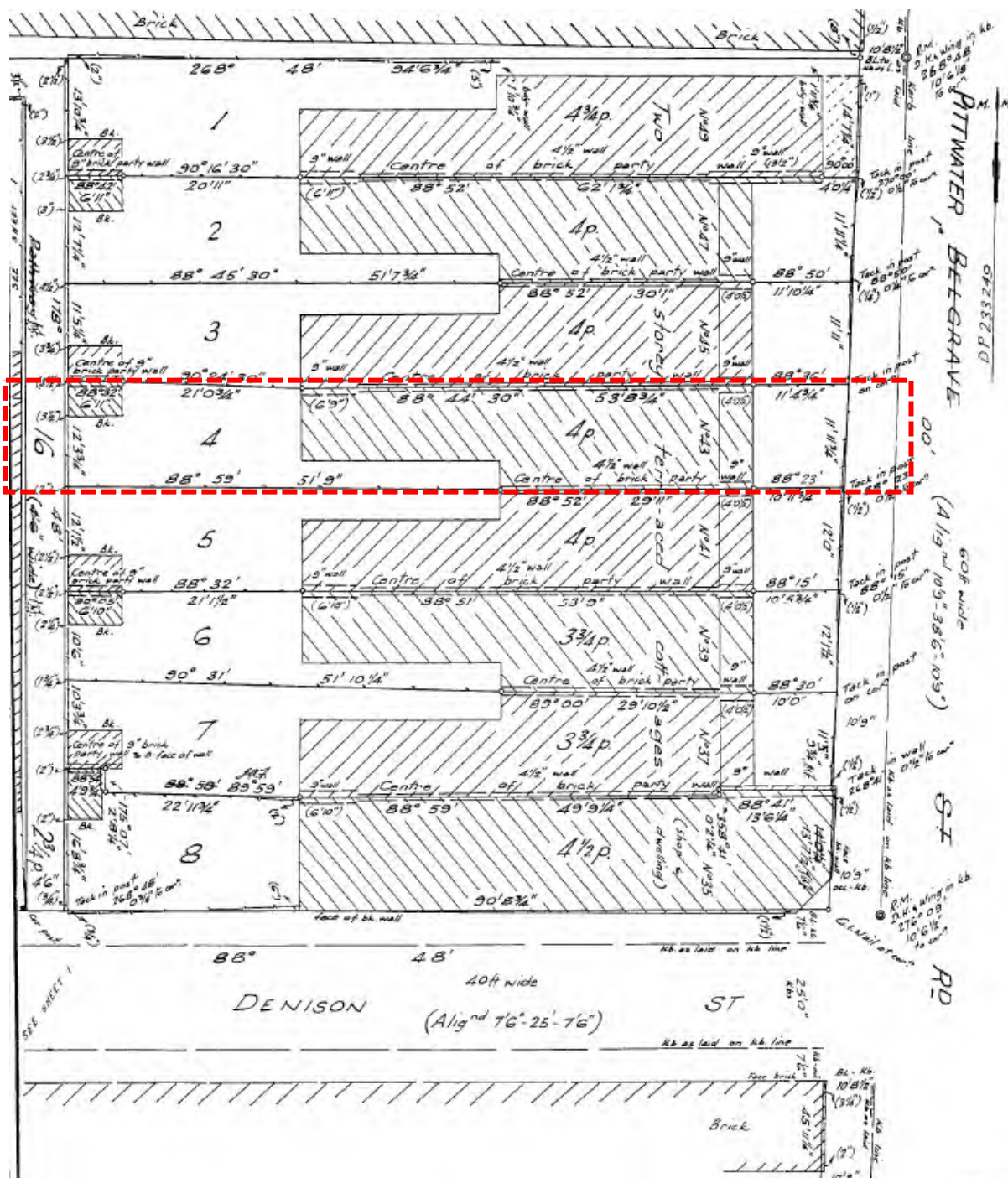


Figure 17: Subdivision Plan of Pittwater Road Row House group at the time of subdivision in 1967. No 43 outlined.