



Heritage Assessment

95 Bower Street, Manly, NSW 2095



**S.4.55(2) Application for modifications to development consent
2021/0668 for 'alterations and additions to the dwelling' to
amend the approved design**

August 2022

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1. Introduction and Overview

This Heritage Impact Statement (HIS) has been prepared to accompany a Section 4.55 (2) Application (DA) for proposed alterations and additions to the subject site located at 95 Bower Street, Manly (Lot 81, Deposited Plan – DP 8076). The subject site forms part of the Local Government Area (LGA) of Manly, on Sydney's Northern Beaches (now the Northern Beaches Council).

Development consent 2021/0668 dated 4 January 2022 consented to alterations and additions to the dwelling at the subject site. The current modifications seek to improve amenity and respond to Council's conditions of consent in respect of design matters.

The subject site is located on the south side of Bower Street and on the corner of Bower and College Street, on a large curved shaped allotment. The site comprises a one and two storey brick and sandstone dwelling with a hipped tiled roof, with a long principal elevation and gabled front to Bower Street. The dwelling is situated in a surround garden with many mature trees providing screening. The site has a principal front deck entry from Bower Street.

The dwelling dates from the mid c1920s (c1924) and comprises an Inter-War period dwelling which references a substantial Inter-War Californian Bungalow. The Inter-War period is defined as the period between the World Wars (between World War 1 and World War II) (c1915-1940). Inter War Architecture referenced an American style of architecture and modernism. The interior is set across one main level (ground floor) and there is a lower-level garage (basement level).

The subject site is not a heritage listed item and is not located within a heritage conservation area; however, the site is in the vicinity of a heritage listed items including *House – 'Bower Hall'* (item I87) at 101 Bower Street, *'Street trees' (Acaucaria heterophylla)* along Bower Street (from Cliff Street to College Street) (item I90) as well as the wider St Patricks Estate (item I131) at 151 Darley Road (alternative address 106 Darley Road).

The approved works under DA 2021/0668 included the conversion of the dwelling into a two-storey dwelling with contemporary modifications. The approved works are quite extensive, albeit that the owners have a desire to work with the original form rather than demolish it and build a new house. As a result many features and original fabric on the existing ground floor level principal elevation will be retained, including the stair and front porch entrance, in addition to the bay window and the existing fenestration along the long elevation, as well as the interpretation of the gable end. Some original brickwork and walls will also be retained internally on the existing ground and first floor level. Key aspects of the main internal rooms will be retained, including the existing living room.

The modification works seek to retain the important elements of the building and introduce new elements and design changes to enhance the appearance of the dwelling and improve internal amenity for the owners.

This report has been prepared to determine the potential heritage significance of the site and assess the impact of the proposed development on identified heritage items in the vicinity.

The terminology used in this report is consistent with *the NSW Heritage Manual*, prepared by the NSW Heritage Office and *The Burra Charter: The Australian ICOMOS Charter for Places of Cultural Heritage 2013* (the Burra Charter).

For this report, desktop historical research has been undertaken, including resources available at Manly Library Local Studies Collection and on Trove (to access State and local resources as well as images under ownership of the State Library).

The format of this report follows the standard for the preparation of Heritage Assessments and Heritage Impact Statements as set out in the NSW Heritage Manual and other recognised conservation methodologies.

1.1. Authorship

This report has been prepared by Damian O'Toole. Damian O'Toole has a Master's Degree in Town Planning and a Post-Graduate Diploma in Heritage Conservation obtained from the University of Sydney and has been engaged by several Councils in Sydney.

1.2. Physical Evidence

A site visit was undertaken in April 2021. A physical description of the site and surrounding area can be found in Section 2 of this report below.

2. The Subject Site and Surrounding Area

2.1. The Subject Site

The subject site is located on the corner of Bower Street and College Street and comprises a single storey brick dwelling with a hipped tiled roof, with a long principal elevation and gabled front to Bower Street. The dwelling is situated in a surround garden with some mature trees. The dwelling and site slopes downwards to the College Street corner. The front fencing curves around the corner of the site with numerous substantial trees - with views to the dwelling from the street, from this corner aspect, limited.

The site comprises a one and two storey brick and sandstone residence with a tiled roof and front deck entrance. The dwelling has a sandstone base with 'purplish' liver coloured brickwork above. There is a main front gable with timber shingles (with a central vent and a main bay window). Attached to the gable end and projecting towards the street is a covered brick carport structure, also with a gable end and timber shingles to the street and a tall timber entrance gate. There is a small front deck entrance with sandstone staircase, wood panelling on some walls and

decorative cast iron screens to some doors and windows. Original doors are timber and multi-paned. The roof is low-pitched and spreading with overhanging eaves with exposed rafters. There is a short side elevation with a double-fronted gable end and additional bay window facing towards College Street. There is dense tree coverage along the rear and northern site boundaries.

The fenestration pattern along the front elevation comprises three bays of three windows. These are timber framed double hung sash windows with the upper pane comprising multi-paned glass (6 panes). There are four windows to the bay window. There is a timber picket fence atop a sandstone base along the front boundary.

The dwelling references the California bungalow style, an alternative name for the American Craftsman style of residential architecture, when it was applied to small-to-medium sized homes in Australia in the 1920s-1930s. The dwelling has some key characteristics of the style as outlined in the history (Section 4 below).

Internally, the floor plan is complex and made up of many smaller rooms. It is likely that changes have been made to the internal floor plan. It is understood from Council records that the site was converted to two dwellings in the 1960s. There is a main entrance hall centrally down the middle, with a main front living room with a bay window and two smaller rooms adjacent to this. At the rear is a bathroom and kitchen in the rear corner. There are an additional four bedrooms to the left of the hall and smaller dining and living room to the far left. At the rear is an additional kitchen and bathroom. Original interior fabric and decoration includes timber floorboards, timber panelling to walls of the main living room, picture rail, cornice and skirting boards, plaster ceilings with some ceilings with plaster decoration, original lights fittings with some ceiling roses. The main original fireplace in the living room is brick with a tiled base. The adjoining cabinetry is original with art deco style glazing. Original internal doors are timber or timber with multi-paned glazing.

The lower-level garage has a tiled floor. There are not notable features in the amenities areas (kitchen and bathrooms).

The dwelling is in a poor condition with some whole areas of plaster ceiling deteriorated with timber roof structure visible.

Based on visual inspection, the internal plan is likely to have been modified. It is probable that the front two bedrooms to the right of the entrance were formerly one large room, an enclosed front verandah or sunroom, with the original external walls evidenced as being the much thicker walls in this space. Further, a door blocked between the dining and middle bedroom is also further evidence that there was one large room around the middle bedrooms to the front of the dwelling. It is also probable that the bedrooms adjacent to the living room were part of the original living room space as one larger living space, with the blocked door between the living area and the bedroom with the bay window evidence of this. It is also noted that two kitchens are unusual in the plan.

Neighbouring Developments:

The site is one of few original dwellings remaining in this section of the Estate of the time period. The immediate neighbouring buildings No's 29-35 all comprise original c1920s-1930s Inter-War period dwellings in this section of the Estate. Many original dwellings have been replaced with more modern dwellings along Fairy Bower.

The site is in the vicinity of three identified heritage items as outlined below on their NSW Office of Environment and Heritage database listing forms. It is noted that there is no listing form for 101 Bower Street as this site now comprises a contemporary development and the heritage map and the LEP may not yet have been updated to reflect this.

101 Bower Street

Now a contemporary building.

'Street trees' (*Araucaria heterophylla*)

*'Norfolk Island pines (Araucaria Heterophylla). Appear to have been planted in the early 1900's.'*¹

St Patricks Estate, Manly

St Patrick Estate is a State heritage listed item:

'St Patrick's Estate is a complex cultural landscape comprising many significant components, including buildings, grounds, gardens and landscape elements (including walls, pathways, and significant trees). It is magnificently sited on the northern slopes of North Head, overlooking Manly and Ocean Beach, and it is a prominent and striking landmark in the Manly area.

Architecturally, the complex comprises a variety of Nineteenth and early Twentieth Century buildings primarily in Gothic Revival style. The most prominent of these is Moran House, a four-storey symmetrical sandstone building with bell tower at the centre, above the main entrance, which is also flanked by a two-storey colonnade. The kitchen wing was added in 1935. Key vistas include looking south east toward the building from the town centre, and from the front of Moran House looking north west towards the town centre.

During its adaptive reuse, numerous modifications were made to the interior, however, key significant elements have been conserved, including the striking black and white checked marble tiling in the entrance hall, stained glass, timber joinery, and monumental staircase. The building is also noted for its use of stone vaults and arches to support the vast ceilings.

Adjoining Moran House to the south west is The Cardinal Cerretti Memorial Chapel, building in 1934-35. Also designed in Gothic Style, it is a single storey building, with a vast vaulted ceiling. It comprises fine timber joinery and parquet floor, decorative

¹ 'Street trees' (*Araucaria heterophylla*), available at: [Street Trees \(Araucaria heterophylla\) | Heritage NSW](#), accessed April 2021.

plaster work, marble alters, stained glass windows and terrazzo flooring in the sanctuary. It remains largely unchanged since its construction.

Also remaining on the northern part of the site are:

- The former Recreation Centre (1910). This is a simple federation style building at the rear of Moran House, though it has undergone a number of changes over time, some of which has compromised its integrity.*
- St Therese's Convent (1934). This is a two storey Edwardian building with rendered walls and stone trim, comprising the main residential area as well as a chapel. An unsympathetic addition was made in 1962.*
- Kelly House (1954). Sited to the north east of Moran House and connected by a walk way, the four storey building is made from a simple face brick, and whilst does not exhibit the detail of the other earlier buildings, it is a neutral addition to the site, and does not detract from the key elements.*

Divided from the main seminarian area of the St Patrick's Estate by Darley Road, the southern half comprises the Archbishop's Residence, and adjoins St Paul's Catholic College. The earliest building on the entire site, and oriented south west towards Spring Cove, the Residence is also designed in Gothic Revival style. It is two storey sandstone building with a slate roof. On the ground floor are six principal rooms plus kitchens and service wing. The building comprises stained glass windows, intricate parquet flooring and cedar joinery, all of which are considered to be of a very fine quality. A well formed cedar staircase from the entrance vestibule leads to five main rooms. Over time verandahs have been infilled and the stable block altered, but the original fabric remains generally intact. The sandstone is of a poorer quality than Moran House and some deterioration is evident. The immediate landscape setting comprises chiefly cast iron gates with stone piers to Darley Road, the driveway, a carriage loop and a vista to the harbour and related plantings to all the above. The building is currently used for administrative purposes in connection with St Paul's Catholic College.

The Archbishop's Residence once had extensive grounds extending south west towards Spring Cove, where there was once a harbor pool, and timber wharf, which was the original access point to the whole St Patrick's Estate. This section of the site has been greatly modified, including the construction of school buildings and hard paved areas to the immediate east of the Archbishop's Residence, as well as the more recent subdivision and residential redevelopment of the south eastern half of the site, currently under construction. Some of the more mature plantings, and the alignment of the original "Archbishop's Walk" have been retained and incorporated into the new development.

St Patrick's Estate also includes extensive grounds, landscaping and significant specimen plantings. The Grotto, located in the south western corner of the northern section of the estate, near the main entrance driveway, is of particular importance, as are the main driveway, and other formal walkways throughout the estate and the associated plantings. There is a large open area located in western extremity of the site, reflecting what was once the oval. The use of Phoenix Caranieris, Eucalyptus sp. Pinus Radiata and Norfolk Island pines throughout grounds is also of note. These features make an important contribution to the significance of the place, adding to

the expansive and established character of the estate.

*Both parts of the site are surrounded by high stone boundary walls. These form a key element of the landscape, particularly as the site is experienced from the outside, by the general public. Different sections of the wall were constructed at different times, reflected in the varying construction techniques and materials. The main walls along Darley Road date to c.1914, when the site was divided by the construction of road. Comprehensive street tree plantings were made in the 1930s. Palms (*Washington robusta*) were planted as an expression of public taste outside St Patrick's College with similar plantings at the Quarantine Station.*

*The isolated cliff top area, located at the north eastern extremity of the site remains undeveloped and consequently is primarily native coastal heath. It is also noted that the whole site has been identified as being significant Bandicoot habitat.'*²



Figure 1: Location of the subject site at 95 Bower Street, Manly, NSW 2095.

² *St Patrick's Estate*, available at: [St Patrick's Estate | Heritage NSW](#), accessed April 2021.

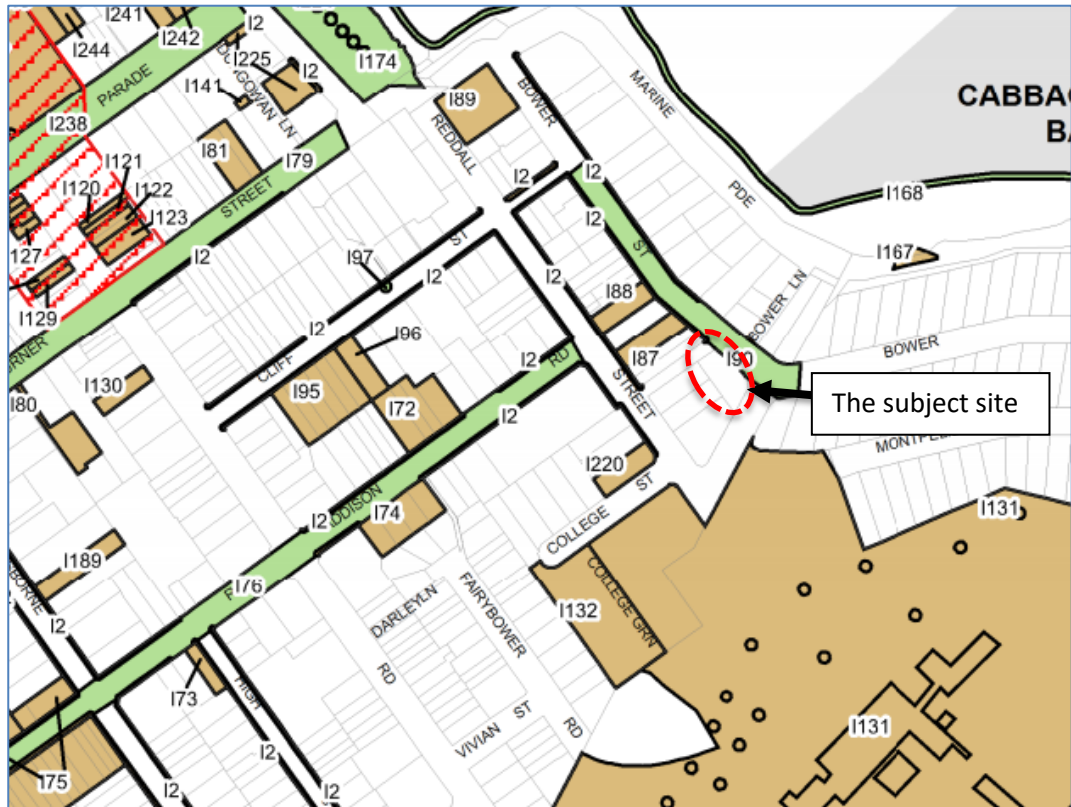


Figure 2: Manly LEP Heritage Map (Source: Manly LEP 2013, Heritage Map, Sheet 006).

3. Site photographs



Figure 3: View to the front of the dwelling from Bower Street.



Figure 4: View to the front of the dwelling from the front lawn.



Figure 5: View to the front carport and front gable from the front lawn.



Figure 6: View of front fencing.



Figure 7: View to the rear elevation and the rear of the garden.



Figure 8: View to the front carport structure from the front balcony.

4. Historical Summary

4.1 Area Development

The following history of Manly is sourced directly from The Dictionary of Sydney and is quoted below:

'As the Manly and Port Jackson Steamship Company's popular slogan trumpeted, the place was 'Seven miles from Sydney and a thousand miles from care'. For most of the nineteenth century, however, Manly, for the majority of people, might as well have been a thousand miles from Sydney. Until bridges and roads connected the municipality directly with the city, Manly remained largely the haunt of the wealthy – including politician and orator WB Dalley, timber merchant WH Rolfe and shipowner William Spier – and their servants and providers. The remnants of Dalley's 'Castle' can be seen today in the form of sandstone walls and carvings on the southern side of Sydney Road opposite Ivanhoe Park.

Later, less eminent residents, like the throngs of tourists, were drawn by the appeal of sun, sand, surf and sea. Such attractions were heightened after World War I following the liberalisation of local bathing by-laws in 1903 and the introduction of surfboard riding in 1915. The development of flats after the World War I added a further enticement, as it did in other fashionable seaside locales. Offering a chic and casual lifestyle for singles, young couples and retirees – too casual for some conservative social commentators – a huge wave of flat and bungalow development

washed across the municipality, burying the Victorian village under a 1920s red- and brown-brick suburb. During that decade, around 400 flats were built in Manly. Of all new flat construction in Sydney municipalities, Manly's was the sixth highest in this period. A similar number were built in the following decade. Many remain.

Manly's geographical isolation engendered the development of an independent, self-contented community. But it was, and continues to be, dependent on tourism. The area's function as a resort has also meant that, from the 1920s on, around half of Manly's population has been semi- or non-permanent. Both tourism and the area's population were stimulated by the construction of the Spit Bridge in 1924 which replaced a punt that had been operating from the nineteenth century. The introduction of government buses from 1932 also facilitated access to Manly.

After World War II, however, aged and deteriorating facilities, combined with changes to the tourist market, led to a significant decline in stopover visitors. This became acute by the early 1960s. The rise of both the car and the backyard swimming pool also undermined harbourside resorts as people flocked to surf beaches or swam at home. A burst from the mid-1970s of civic rejuvenation and successful local protest which reversed the decline of ferry services contributed to a period of urban gentrification which continues in the twenty-first century.³

4.2 The Subject Site

The subject site originally formed part of the larger St Patricks Estate, Manly, Established as the first National Catholic Seminary in Australia in 1889.

The land is part of a 100-acre Crown Grant to Richard Cheers of 1st January 1810. It was Section 7 of the Basset-Darley Estate Manly which in turn was part of one of nine portions of land that were owned by D'Arcy Wentworth in various locations in NSW.

In 1914, a bill was passed through the New South Wales Parliament, known as the St Patrick's College (Manly) Bill, allowing for the subdivision of approximately 21 acres running down to and overlooking Shelly Beach and Fairy Bower' to help meet the upkeep of College costs. The site originally formed part of Lot 81 of the 1915 subdivision of the of the Estate.

A 99-year lease of the subject site, commencing in 1915, was originally taken up by Edward John Kerr of Sydney, architect, and Thomas Kenyon of Sydney, law stationer, under dealing A191626, with an annual rent £36 for lot 81 of DP 8076.

The following leases are associated with the subject site:

³ Dictionary of Sydney, *Manly* by Paul Aston (2008), accessible at: <https://dictionaryofsydney.org/entry/manly>, accessed August 2020.

- Oscar Herbert Craig B152484 28 December 1924;
- John Niel McCallam B322336 12 March 1926 Ian Clark McCallam, John Niel; McCallam & Donald Bruce McCallam F134393 19 December 1949;
- J I D Pty Ltd G757184 19 May 1957;
- Mary Monica New H2429315 15 March 1968;
- 95 Bower St Pty Ltd H773569 8 June 1961; and
- Eric Norman Tushim & Gwenda Alma Tushim J159420 8 August 1962.

The subject dwelling was constructed in the mid c1920s (likely c1924) when the first leasee, Oscar Herbert Craig (above) is associated with the site.

Stylistically, the dwelling is representative of Inter-War Californian Bungalow Style. The California bungalow is an alternative name for the American Craftsman style of residential architecture, when it was applied to small-to-medium sized homes. Californian bungalows originated in California and the first of its kind was imported from Pasadena California in 1916 by an Australian Real Estate Agent who had it erected for a show in the Sydney suburb of Rosebery. The bungalow was the most popular form of housing in Australia in the twentieth century. The style was represented by a rustic ground hugging single storey detached dwelling. By the early 1920s, speculative builders had embraced the style, and it proliferated until around 1930. Typically, the main features of the bungalow were:

- It was usually a one or one and a half storey structure;
- Commonly made of brick, weatherboard, and timber;
- Has a sloped, triangular roof;
- Features stained glass windows;
- Has a front verandah;
- Have balustrades made from wood or exposed/rendered brick;
- Has timber flooring;
- Has bay windows;
- Has simple, open floor plans with casual, laid back interiors;
- Has a visually dominant, low-pitched spreading roof, with wide overhanging eaves;
- Simple rectangular house plan;
- Deep shady verandah under a low pitched or flat roof that is supported by substantial masonry piers;
- Rusticated sandstone is frequently used in foundations;
- A separate garage, typically for a single car; and
- Post and wire fences replaced the timber picket fences associated with the former Victorian and Federation styles.

The 1943 aerial shows no changes to the overall built form of the site.

Original plans and an original architect have not been uncovered for this site. It is

likely that the dwelling was speculatively built by a builder, which was common at the time. Council's archives section has confirmed that no early DA/BA history is available for the site.



Figure 9: Manly Parish Map (Source: Trove).



Figure 10: St Patrick's College Estate, Manly, showing the subject site (circled) (Source: State Library of NSW, Manly Subdivision Plans, 1915).

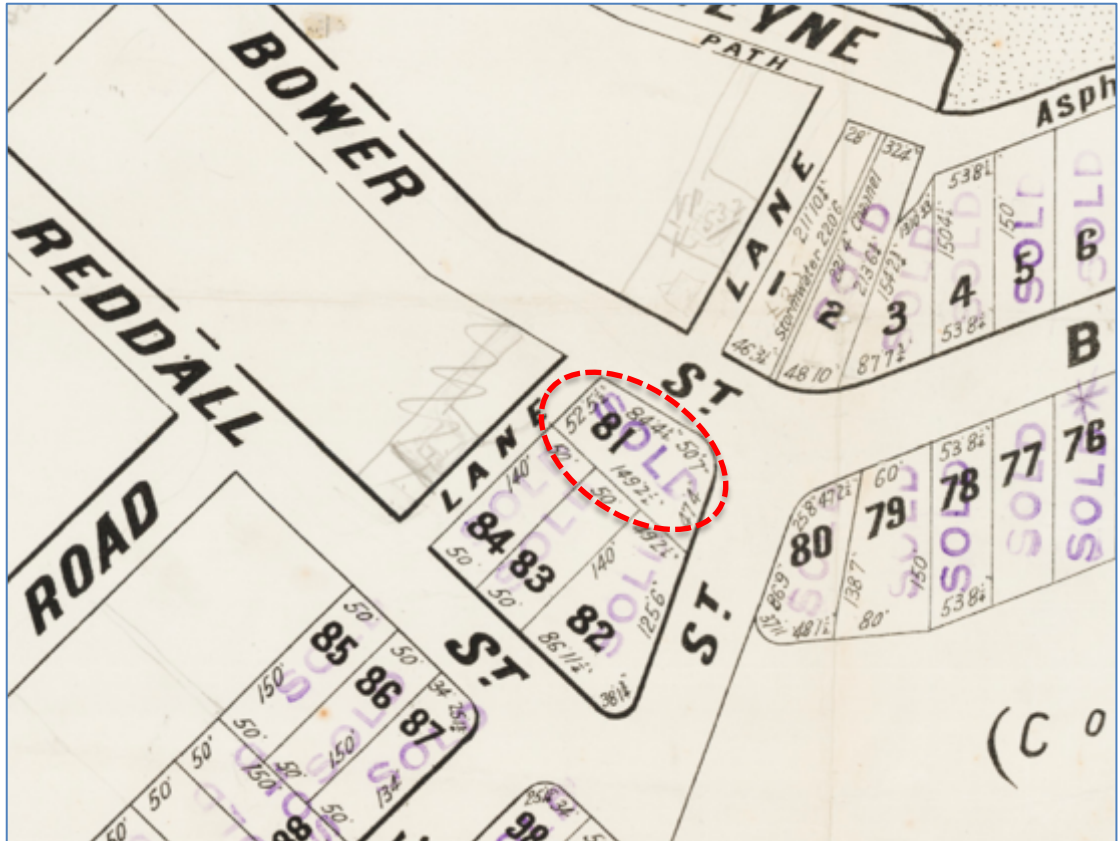


Figure 11: St Patrick's College Estate, Manly, showing the subject site (circled) as Lot 81, indicated as SOLD on this subdivision plan (Source: State Library of NSW, Manly Subdivision Plans, 1915).

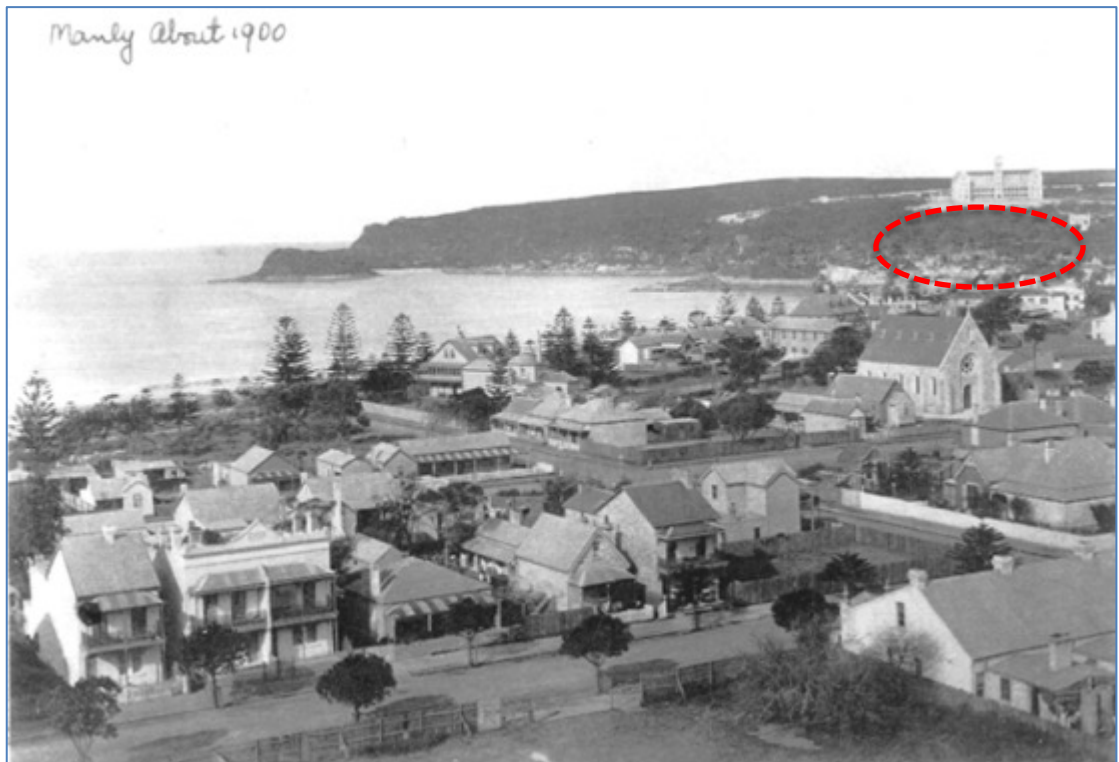


Figure 12: View to St Patrick's College Estate from central Manly, prior to wider residential development around the Estate. (Source: St Patricks Estate, available at: Development – St Patrick's Estate, accessed April 2021).

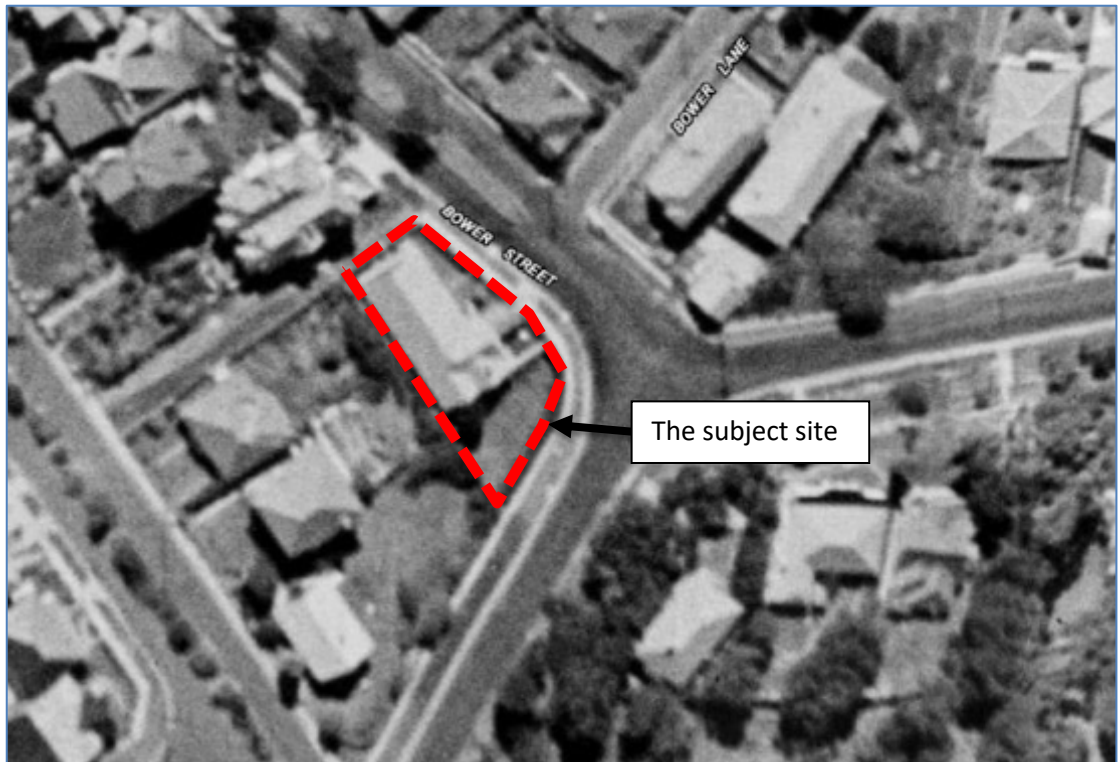


Figure 13: 1943 aerial showing the subject site. (Source: Six Maps).

5. Assessment of Significance

5.1 Statement of Significance

The Subject Site

The subject site has moderate heritage significance as a substantial Inter-War dwelling house which formed part of the original mid-20th century development following the subdivision of the wider St Patricks Estate. Whilst the dwelling is largely intact externally, it is probable, based on visual inspection of on-site fabric, that changes have been made to the internal floor plan that have affected its overall significance.

Whilst the site has moderate aesthetic significance, with many features of the Inter-War period (including internal decoration and details) largely intact, it is noted that there are other better examples of the style in the vicinity, with more substantial features and decoration, and in better condition.

The site does not meet the threshold for Local heritage listing as an individual item.

6. Proposed Development

The proposed modification works seek to respond to condition no.13 of the consent and provide further design changes that have the intention of improving amenity.

The proposed modification works are as follows:

1. The first floor balustrade has been modified to allow for the retention of the ground floor level gable. This allows for improved interpretation of the gable. A greater degree of gable will be provided than that approved, and the top of the new gable will align with the top of the balustrade.
2. The approved gable over the first floor level deck has been replaced with a flat roof form so as not to compete with the gable below.
3. Provide new gable form over the previously approved master bedroom area. This is introduced to give the building greater articulation in this area.
4. Changes to windows and internal layouts that have no heritage or design bearing.
5. Changes to the outdoor deck area, that again have limited heritage or design consideration.

Design Intent

If the site was heritage listed or within a heritage conservation area the changes would warrant significant design discussion. However the site has no heritage statutory protection.

Given the scope of works already approved, which retained some legibility of the original building, but which provided significant alterations, the proposed works are considered to be 'more of the same' in design terms to that already consented to.

To require further design changes would not be reasonable, given the lack of statutory protection, and given that the form of the building being already significant altered.

The works to retain a gable form to the ground level and aligning it with the upper level balustrade is a reasonable response to the works required by Condition No.13 which sought to retain a greater extent of the gable.

The works to the roof form are consistent with the design language of the building. The modified works will not appear out of place.

The works to windows and the interior layout do not affect any significant fabric.

7. Heritage Impact Assessment

7.1 Manly Local Environment Plan (LEP) 2013

Relevant provisions of the LEP 2013 and the proposed works compliance are considered below.

5.10 Heritage Conservation		
(1) Objectives The objectives of this clause are as follows: Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Manly; and (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.	The proposed modification works will no further heritage impact greater than that already consented to. There will be no impact on the overall environmental heritage of Manly.	Complies.
(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): (i) a heritage item, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, exposed, moved, damaged or destroyed. (e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area.	The subject site is not a heritage listed item and is not located within a heritage conservation area; however, the site is in the vicinity of a heritage listed items including '<i>Street trees</i>' (<i>Acaucaria heterophylla</i>) along Bower Street (from Cliff Street to College Street) (item I90) as well as the wider <i>St Patricks Estate</i> (item I131) at 151 Darley Road (alternative address 106 Darley Road).	Complies.
(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	This report has found that the proposed works will have a neutral heritage impact; however, the proposed new development has remained sympathetic in its overall design and appearance to key aspects of the extant dwelling, site and setting.	Complies.

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. 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.	This report is the heritage management document required by Council to ascertain the heritage impact of the proposed works on nearby items.	Complies.

7.2 Manly Development Control Plan (DCP) 2013

Relevant provisions of the DCP 2013 and the proposed works compliance are considered below.

DCP Control	Comments	Compliance
Section 3.2 Heritage Considerations		
3.2.1.1 Development in the vicinity of heritage items, or conservation areas a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area. b) Proposed development in the vicinity of a heritage item or conservation area must ensure that: i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place; ii) the heritage values or character of the locality are retained or enhanced; and iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary	The modification works will not detract from the setting of the nearby identified heritage listed items. The proposed works are a minor change in the setting of these items. The works will appear as 'more of the same' in design terms. There are no direct views with or significant visual association with the site and the Estate. The works are designed to be sympathetic to the existing building and the existing approval on the site. The proposed new modification works has remained sympathetic in its overall design and appearance to key aspects of the extant dwelling, site and setting. Further, the proposed modification works will retain much original fabric and main features externally on the ground floor, with the	Complies. Complies.

and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments. c) The impact on the setting of a heritage item or conservation area is to be minimised by: i) providing an adequate area around the building to allow interpretation of the heritage item; ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item); iii) protecting (where possible) and allowing the interpretation of any archaeological features; and iv) retaining and respecting significant views to and from the heritage item.	proposed new upper floor being contemporary in nature - but retaining a traditional roof form and gable fronted ends. The proposed scale of the building is comparable to the scale of existing contemporary buildings in the area, which are diverse and include higher scale flat developments. Further, the landscape site features, including tree cover and vegetation, will also be retained. There will be no heritage impact on the setting of the street trees as these are a landscape feature.	
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8. Conclusions and Recommendations

This report has found that the proposed modification works will have a **neutral** heritage impact only on the wider setting of identified heritage items.

The works will retain the overall form and character of the dwelling as that consented to.

It is recommended that consent be granted for the proposed modification works.