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Northern Beaches Council
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**M: 0408 462163
Thursday 30th May, 2019**

Attention: Planning & Development

RE: No 39 Pittwater Road Manly – Statement of Heritage Impacts

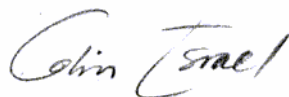
No. 39 Pittwater Road, Manly, is of heritage significance as part of a group of early Manly Terraces and aesthetically significant as representative of the Federation Period.

Additions are proposed to No. 39 comprising mainly to the rear of the existing first floor attic and include a new bathroom and bedroom with access via a new stair. The additions do not alter the existing main roof form or façade as viewed from Pittwater Road. The proposal is similar in form, character and materials to the recent additions carried out to No 37 and would form a consistent pair within the group of Terraces.

These proposed additions to No. 39 Pittwater Road Manly are sympathetic to the heritage character of the historic terrace row and retain its original detailing and presentation to the street. The Roof Attic extensions are sympathetic, closely following the example and detail of the successful modifications to No 37 and compatible with other terraces in the row. The additions involve minimal loss of original fabric and would provide a favourable outcome in heritage terms as well as providing an enhanced level of accommodation for the occupants.

Our recommendation based on our inspection and the DA drawings would be for Council to approve this development application.

Yours truly,



Principal Heritage Consultant

Conservation Management
Plans
Heritage Impact Statements
Heritage Item Assessment
Conservation Area Assessment
Heritage Listings
D.A. Design Advice
Pre-Auction Inspection

Heritage Advisor Service
LEP & DCP guidelines
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Council DA Assessment
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Expert Witness Reports

Statement of Heritage Impact

39 Pittwater Road

Manly NSW 2095

1.1 Statement of heritage impact for:

[Name of heritage item, item within a conservation area or site in the vicinity of a heritage item.]

No. 39 Pittwater Road, Manly. The site is one of eight adjoining terrace houses listed as a group heritage item (I 199) in Schedule 5 of Manly LEP 2013.

1.2 This statement forms part of the statement of environmental effects for:

[A brief description of proposal.]

Proposed first floor additions to existing dwelling behind main ridge line connecting to existing attic level bedroom. This Impact Statement is based on the plans prepared by High Design (building designer) dated January 2019.

1.3 Reference:

[Reference number/s for the heritage item and/or conservation area (name the area), taken from LEP or REP schedule, or heritage study inventory.]

Row houses 39 Pittwater Road, Manly (Lot 10, DP 233249) I199

1.4 Address and property description:

[of heritage item, item within a conservation area or site in the vicinity of a heritage item.]

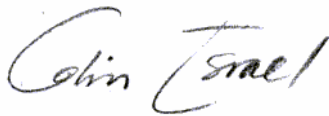
No. 39 Pittwater Road - Lot 6, DP 233249 / Group heritage item – Lots 9 -15, DP 233249

1.5 For:

[Name of client or owner, where manager or owner

Mr. Alex Korolkov (owner)

1.6 Prepared by:



Colin Israel,
Principal Heritage Consultant - Heritage Advice
Date: 30 May 2019

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2 SUMMARY STATEMENT OF HERITAGE IMPACTS

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

The proposed additions to No. 39 Pittwater Road Manly are located to the rear of the site following the pattern of rear additions and alterations to No 37 in particular and to the remaining houses in the group generally. The additions are sympathetic in terms of siting, bulk and scale and will not be visible from Pittwater Road, the principal street façade of the item. The proposed additions do not detract from the heritage significance of the individual item or group. The proposal complies with MDCP 2013 4.1.7.1 - First Floor Additions. It complements the architectural style of the item and retains the principal existing roof form of the terrace house.

2.2 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:

There are no impacts on the Pittwater Road façade and the proposed rear additions essentially mirror those of the adjoining house to the south – No 37. This helps maintain a consistent roofscape pattern within the group. The conjoined chimneys visible from Pittwater Road are retained

The modifications result in the minimal loss of original fabric as the addition is located outside the original building envelope. The ground floor interior has also been modified in the past, including additions to the rear wing.

The main changes to the interior fabric is the removal of the existing stair. This is a very narrow and steep stair that does not conform to building standards and may constitute a hazard. The single feature deserving of retention would be the turned newell post which could be incorporated in the design of the new stair.

The existing original fireplace is retained. The front door is not original and its style contrasts with the Federation character of the house. The front window at ground floor is an original double hung window which is not affected by the proposed work. The original joinery and plaster internally have been replaced in the past but the house retains early wide tongue and groove flooring which is not affected by the proposed.

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

The proposed additions can only be located in the position proposed. The proposal closely follows the pattern set by the adjoining neighbour to the south at No 37. Approval would ensure a consistency between the pair of terraces. The progressive alteration of houses within the row to a similar pattern would result in a consistent treatment with minimal impacts to the streetscape character.

2.4 Conclusions and Recommendations

The proposed additions to No. 39 Pittwater Road Manly are sympathetic to the heritage character of the historic terrace row and retain the original detailing and presentation to the street. The design follows that of the approved DA for No 37.

We would recommend approval of the application as providing for reasonable amenity while conserving the streetscape character of the group and its Pittwater Road setting.

3 PHYSICAL EVIDENCE

3.1 Location

No. 39 Pittwater Road is located on the northern side of Pittwater Road near the junction with Kangaroo Lane, Manly NSW, in the local government area of Manly. The subject property is a single storey terrace style dwelling with attic room and is the second from the east in a row of seven consecutive terraces.

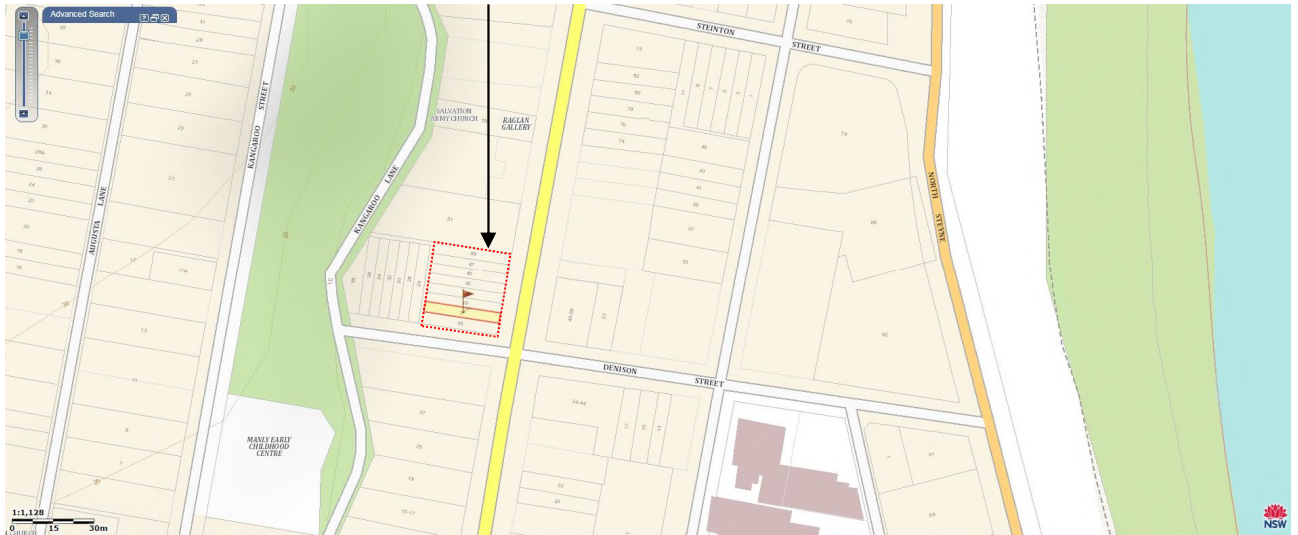


Figure 1: Map indicating the location of No 39 within the The Pittwater Road terrace group.

Source: SIX Maps NSW

3.2 Topography

The site topography is level with a slight slope evident towards Manly Beach, to the east. The major topographical feature in the vicinity is the rock escarpment situated to the west of the site, between Kangaroo Lane (lower) and Kangaroo Street (upper)

3.3 Land Use

The immediate area is characterised by a variety of mixed uses, including residential, commercial, retail and community uses. To the west of the site is a heavily rock escarpment where bushland regeneration is taking place. Nearby on Pittwater Road are another group of intact two storey early Manly terraces.



3.4 Heritage Listings

The site is one of eight intact Federation Terrace Houses aesthetically significant as a coherent group framed at either end by projecting shop terraces set to the alignment of the road.

They are listed as a group heritage item in Schedule 5 of Manly LEP 2013.

Figure 2: Excerpt LEP Heritage Map HER_003 indicating the location of No 39 within the The Pittwater Road terrace group.

Source: LEP Maps NSW



Figure 3: Recent aerial photograph indicating the site (orange outline) within the terrace group (dashed) and the variety of past additions to the rear of the terrace houses.

Source: SIX Maps NSW Department of Lands

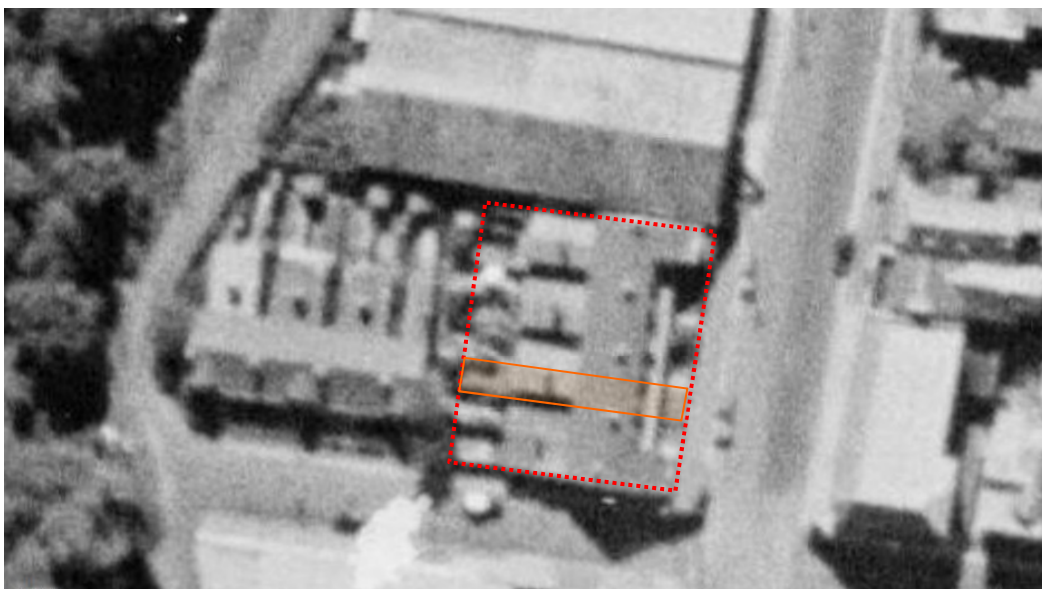


Figure 4: RTA 1943 aerial photograph indicating the location of the site (orange outline) within the terrace group (dashed). The character of the area is generally consistent with the present

Source: SIX Maps NSW Department of Lands

3-5 Subdivision Plan

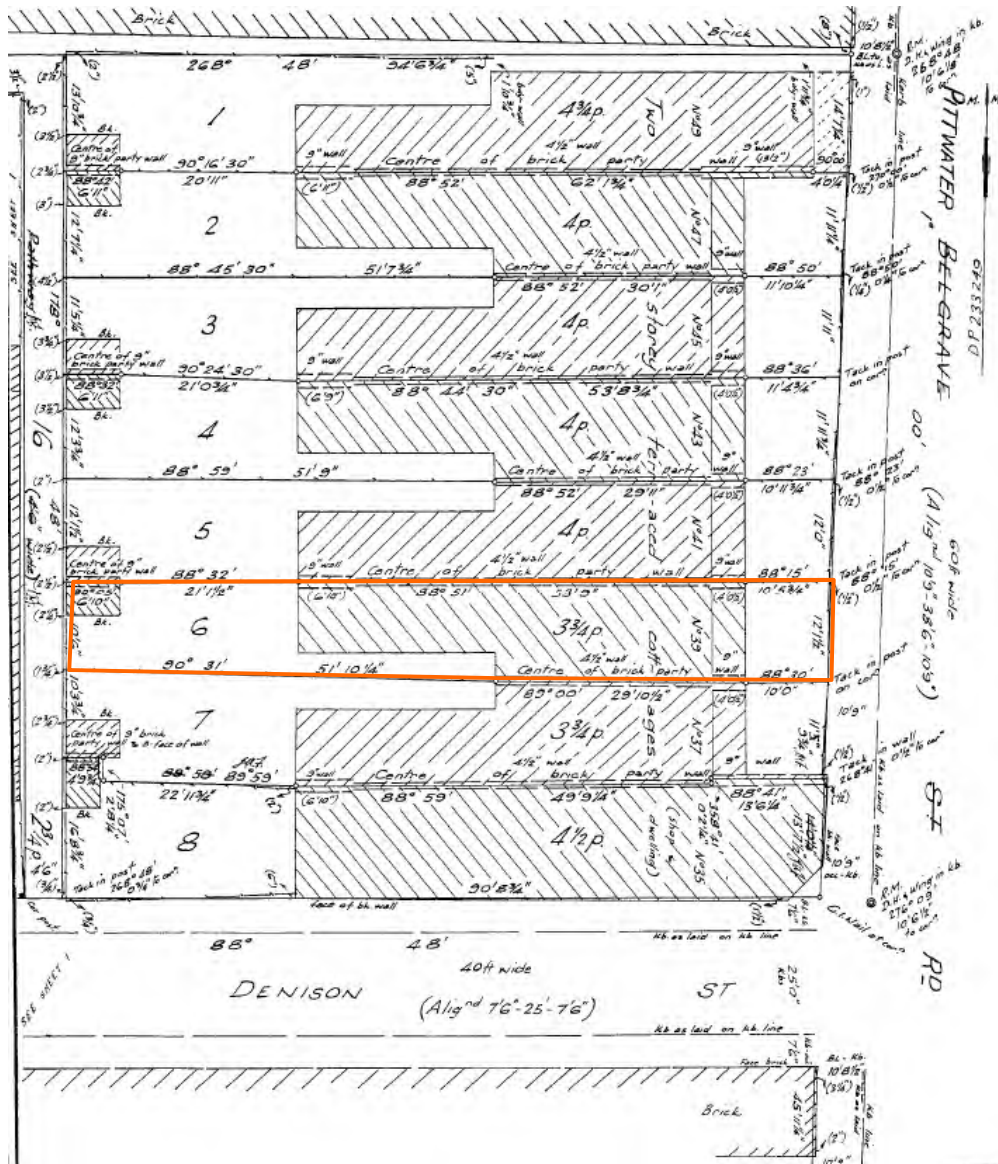


Figure 5: Subdivision Plan of Pittwater Road Row House group at the time of subdivision in 1967. No 39 outlined.

The above figure shows the subdivision plan for the group of Terrace houses lodged in 1967. A separate sheet includes the seven row houses in Denison Street indicating that all 15 of these houses were originally on the one title. This confirms that both groups were constructed by a single owner as speculative housing for rental purposes at about the same time.

This is borne out by the Sands Directory which shows a pattern of occupation consistent with medium term rental tenancies. Based on the consistency of the outline of the individual cottages, one can assume that little or no modifications were made externally to the houses from the time of their construction up to 1967.

Subsequently some of the houses were substantially altered as can be seen by comparing the present footprint and aerial photographs with the subdivision survey.

3.6 Views & Setting

Views Overlooking the Group Item

There are views overlooking the general area from Kangaroo Park above the site. The focus of these views tends to be towards Manly Cove or Beach rather than the items that are below the cone of view. Seen from above, the roofscape of the items is not particularly apparent and does not form a focal point in the dramatic topography.

(See Figure 5 below).



Figure 6: Panorama looking east over Manly Beach from Kangaroo Park.



Figure 7: a. Looking down through vegetation towards the ocean from the stairs leading up to Kangaroo Park.
b The rear of the Pittwater Road Terraces are obscured by intervening development.

The roofs are visible from the steps leading up to Kangaroo Park but are not prominent as they are seen through a dense screen of vegetation. Seen from Kangaroo Park looking east, the cottages group tends to be dominated by the four and five storey units constructed immediately to the north. From Pittwater Road looking west, the cottages are seen against a distant surround of vegetation at Kangaroo Park and within the Pittwater Road streetscape, the terraces are somewhat lost against a context dominated by larger scale developments. As a group the terrace row contributes a consistency of scale and form of lower scale and finer “urban texture” than the surrounds generally.



Figure 8: View of terrace group (No. 39 second from corner shop) with larger scale development on opposite corner to south.

Existing modifications to numbers 37 and 35 (Florist) are not obvious within the Pittwater Road streetscape. Most of the terraces have undergone ground and attic level alterations and additions and internal modifications in the past.



Figure 9: Looking south along Pittwater Road from The Terrace Group showing streetscape of larger scale built to the road alignment.



Figure 10: Looking north along Pittwater Road from opposite The Terrace Group showing streetscape of larger scale built to the road alignment.



Figure 11: Looking west along Denison Street from intersection opposite The Terrace Group showing surrounding development generally of larger scale.



Figure 12: Looking east from front garden of No 39 across Pittwater Road showing streetscape of larger scale Inter-War mixed use buildings - built to the road alignment.

4 HERITAGE IMPACT STATEMENT

4.1 Requirement for a Heritage Impact Statement

Guidelines for development of heritage items in Manly are found in Section 5.102 of the Manly LEP 2013 and include the requirement for submission of a Heritage Impact Statement. Manly DCP 2013 notes:

3.2.1 Consideration of Heritage Significance LEP Clause 5.10(4) requires that Council consider the effect of proposed development on heritage significance of a heritage item or heritage conservation area.

4.2 Statement of Heritage Significance for No. 39 Pittwater Road, Manly

The significance of No 39 Pittwater Road and Group is taken from the SHI Inventory Sheet, Database No 2020512 which states:

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.

Additional Notes: The terrace group was built on part of Thompson's grant of 100 acres Prior to subdivision in 1967 the Terrace group and the Row Houses group in Denison Street were on a single title built in about 1905.¹

4.3 Recent two storey addition to No 37

Recent sympathetic additions to the rear of adjoining terrace at No 37 Pittwater Road outlined. Additions with a similar envelope and materials are proposed for No 39. This would result in a matching pair of terraces within the group.

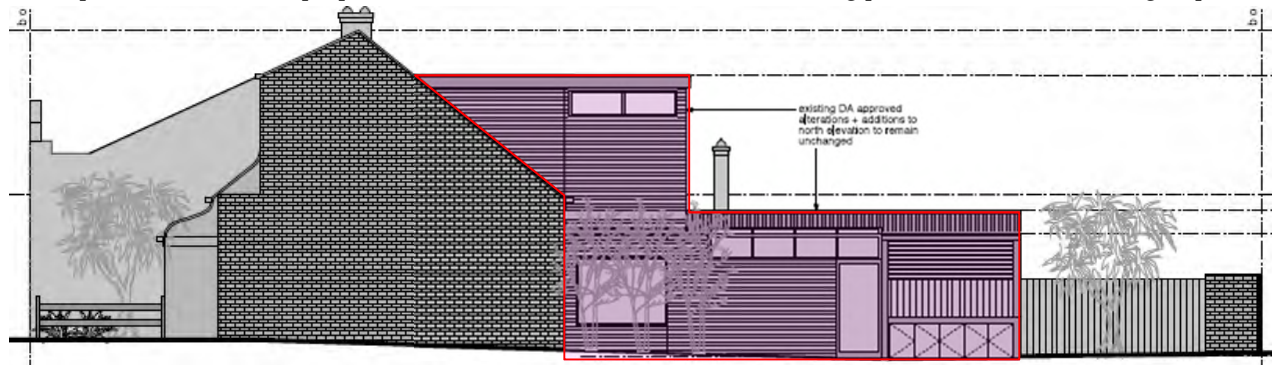


Figure 13: Recent sympathetic additions to the rear of adjoining terrace at No 37 Pittwater Road outlined. Source: Harriet Weir Arch.



Figure 14: Side views of 37 Pittwater Road from rear of No 39 shows attic form of rear additions using sympathetic materials.

¹ Colin Israel – Heritage Advice – “Statement of Heritage Impact - 28 Denison Street, Manly NSW 2095 – December 2011.



Figure 15: End wall of No 26 Denison Street.



Figure 16: View from back door of No 39 to west.

4.4 Interior

Internally the house follows a simple two room layout set under a main roof with the ridge running parallel to the street. A narrow stair leads from the front room to a single room attic. A narrow doorway and passage under the stair landing connects a service wing to the rear setback to the southern side boundary for light.

This wing now contains a bedroom, small bathroom, a small kitchen, back verandah and laundry. Double doors open out onto a covered porch and paved rear yard adjoining the narrow pedestrian lane to the west.

In the case of No 39, this back section has been altered several times but still. More extensive alterations have occurred to No 37 including an extension to the rear of the attic to provide an additional bedroom. (See Figures 40 & 41)

An internal toilet and bathroom has been added, replacing the rear-lane outhouse which has been retained and adapted as a garden store.



Figure 17: French Doors (late 20th Century) on existing rear extension opening to rear courtyard.



Figure 18: Paved rear garden courtyard with polycarbonate awning over rear porch.

4.5

The interior of the house is in good condition and the internal modifications have been sympathetic to the modest origins of the house. The house affords a reasonable level of amenity but is restricted in accommodation.



Figure 19: Original fireplace with cast iron insert and plan joinery surround – to be retained in front room.



Figure 20: Under-stair doorway to hall from living area in front room.



Figure 21: Hallway with original flooring, later skirtings, architrave and cornice.



Figure 22: Ceiling over non-original entry door showing plain plasterboard ceilings and cornice.



Figure 23: Attic room – original door & wide floorboards, later joinery and plasterboard linings.



Figure 24: Remnant stair with turned newel post, plain balusters. Newell post could be incorporated into the proposed new staircase.

4.6 Outline of the Proposal

The proposal is to retain the existing house as a private residence. Substantial alterations are proposed to the rear of the house including first floor additions behind the ridge line of the main roof of a new bathroom, wardrobe, study and bedroom with access to rear deck.

These additions require elevation of the ridge height to allow adequate internal height for spaces to be habitable and allow sufficient fall of the roof from the front to the rear of the property. The additions will be accessible via the existing contemporary staircase. The existing attic level bedroom will be modified to act as a landing connecting to the new spaces.

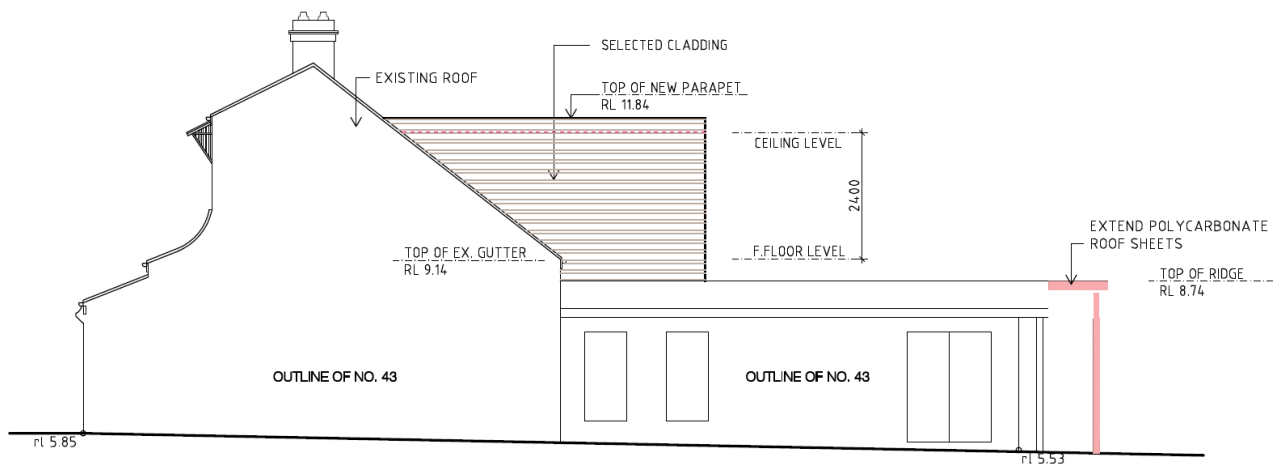


Figure 25: North Elevation showing location and extent of new additions. The front of the house is retained in its current form.

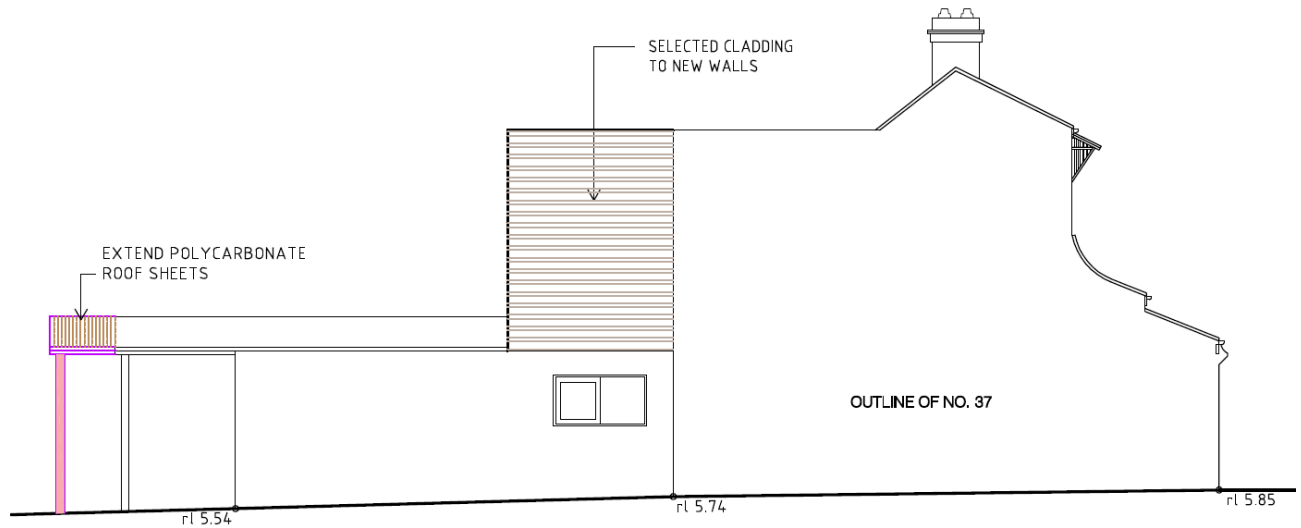


Figure 26: South Elevation showing the form of the first floor additions. The front of the house is retained in its current form.

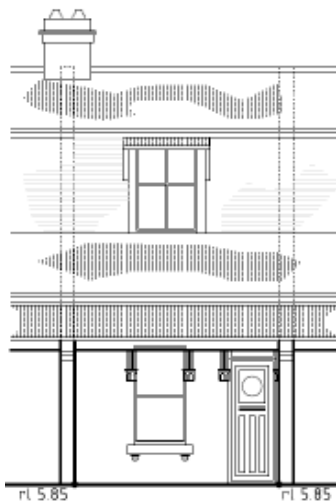


Figure 27: Southern (street) elevation. The ridge height is proposed to be raised to match that of No. 32 (shown far left) with a setback from the existing chimney. This is similar to the approved DA for No 34.

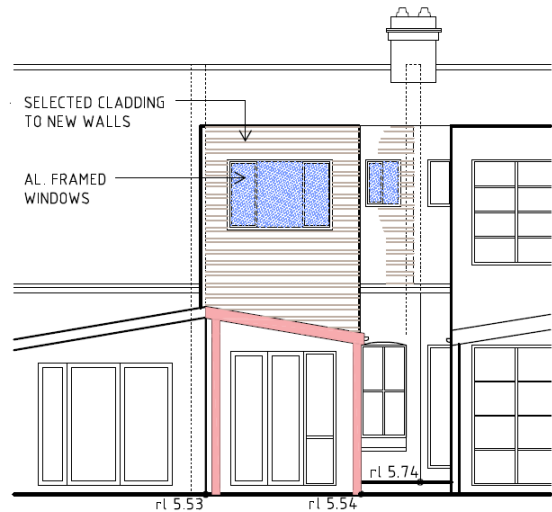


Figure 28: North elevation showing form of rear deck extension and section through new extension and existing building.

4.7 Existing Pattern of Development

4.7.1 Presentation to Pittwater Road

Part of the significance of this row of Terraces is their unity of form and expression within the containment of the end Shop Terraces which project forward to the road alignment and frame the group within the streetscape.

The houses form three pairs with mirrored plans and joined chimneys. These are set between the two end shop terraces which project forward to the road alignment, framing the group within the streetscape and forming its terminations at either end. The corner building at No 35 is more prominent due to its corner location and clear expression of its shopfront.

The ridge lines of the attic storey is consistent along the group. The proposed additions to No. 39 Pittwater Road involve minimal interventions to the street façade of the Terrace, retaining the Federation detailing to the front of the house, original roofline and chimneys.

Based on site surveys, little or no modifications were made externally to the houses from the time of their construction up to 1967. Subsequently some of the houses were substantially altered. The alterations and extensions predominantly take the form of additions largely concealed from public view by the continuous terrace form along Pittwater Road.

More recently, first floor additions have been constructed to the rear of number 37. Additions to the other terraces exhibit a variety of forms and detailing. Located on the rear of the terraces, additions to the group generally act as functional areas and do not have the consistent detailing of the Pittwater Road facades. Generally, additions should be located to the rear of the properties and be sympathetic in terms of bulk and scale. Detailing should be simple. The proposed alterations and additions appear to be consistent with these aims.

Figure 29: Site survey prepared by Waterview Surveying Services with No. 39 in orange tint.

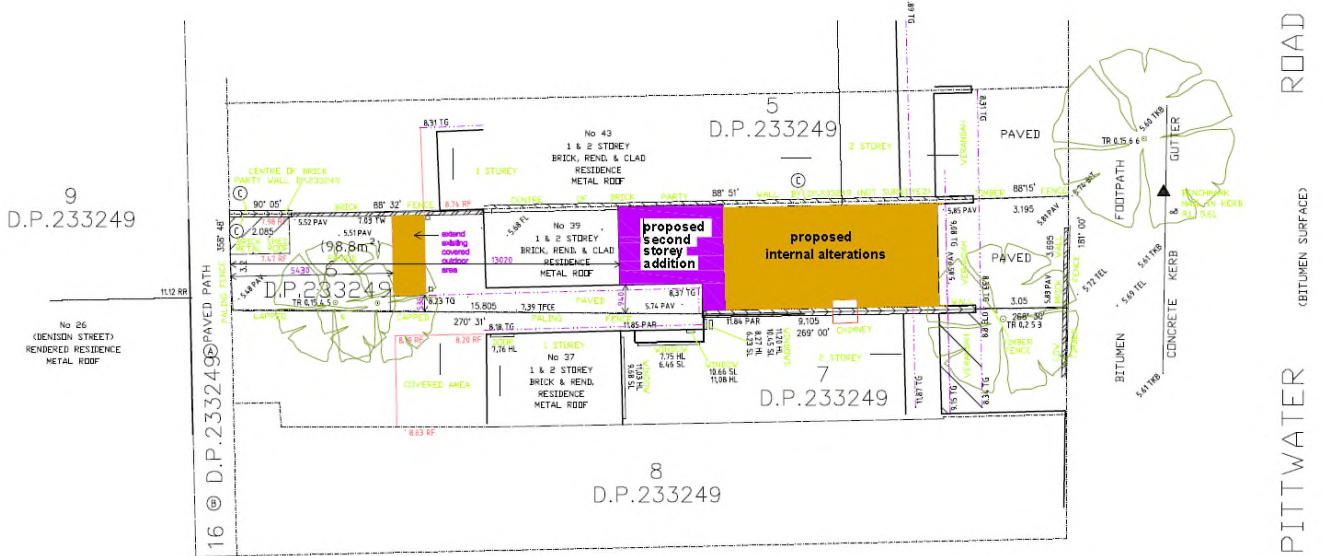
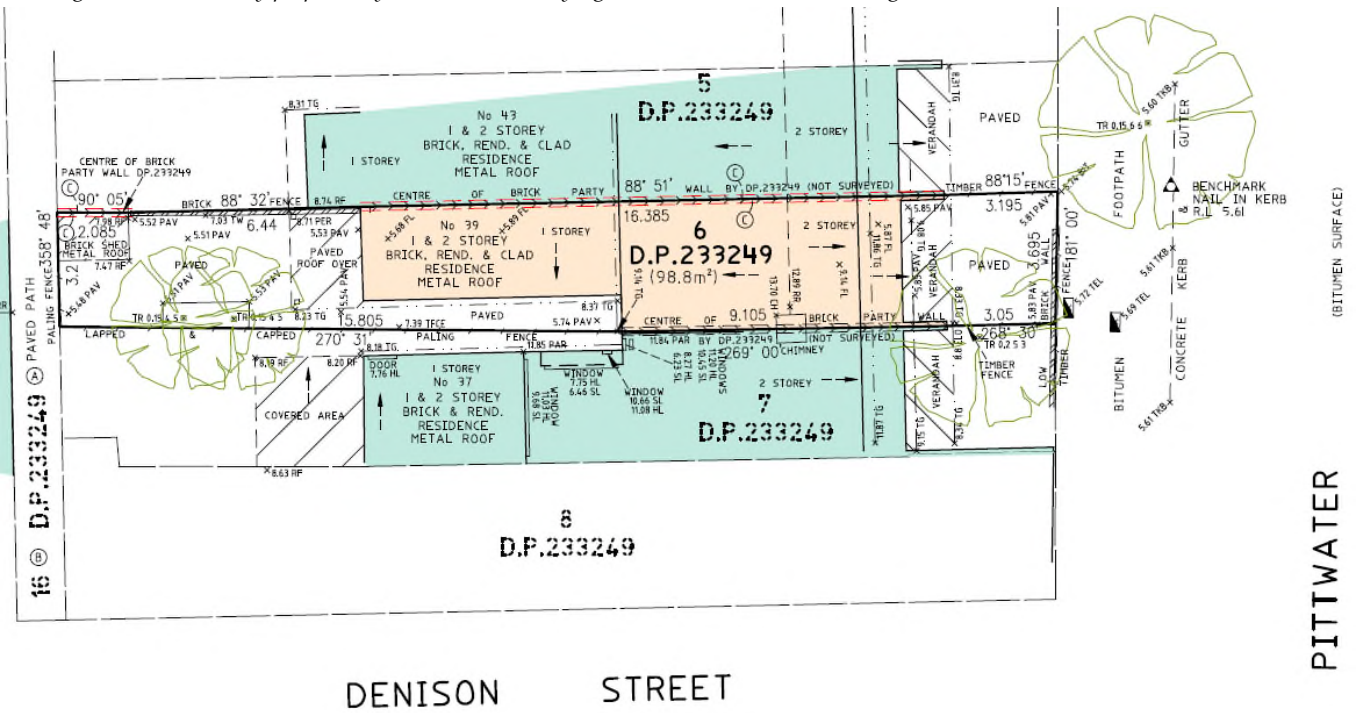


Figure 30: Site & Site Analysis Plan showing location and extent of new additions. The front of the house is retained in its current form.

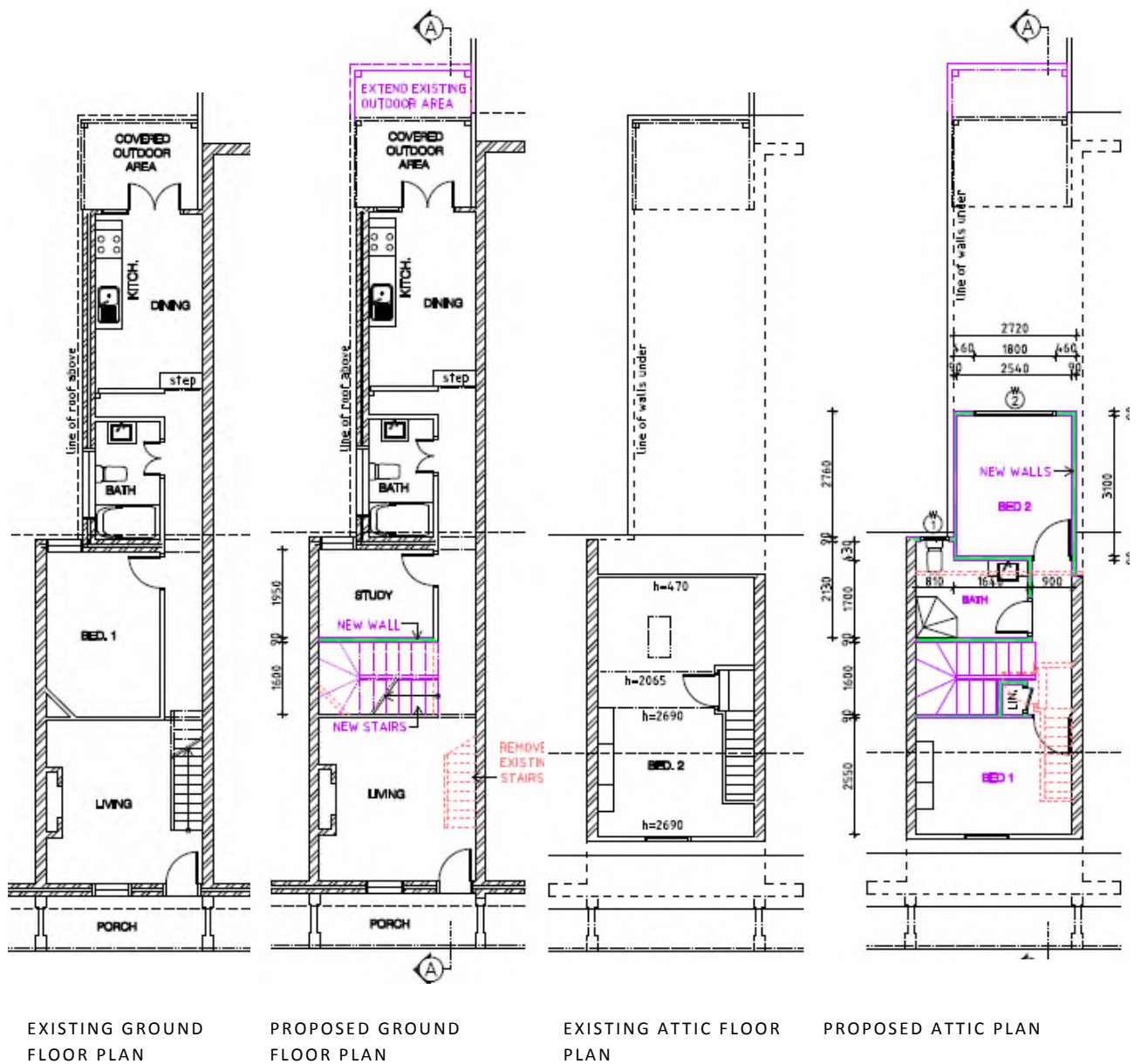


Figure 31: Existing and Proposed Ground and Attic Plans. The front of the house is retained in its current form.

5 REQUIRED QUESTIONS FOR A STATEMENT OF HERITAGE IMPACT

5.1 Minor partial demolition (including internal elements)

5.1.1 Is the demolition essential for the heritage item to function?

The proposed minor partial demolition is to existing roof and ceiling elements behind the main ridge line of the house to allow for first floor additions towards the rear of the property. The additions are proposed to increase the internal area of the house providing bedrooms and a bathroom.

The existing staircase does not comply with building standards and may constitute a hazard due to its narrow and steep design.

5.1.2 Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?

The demolition is limited to the rear of the main roof space and will not impact on fireplaces, original joinery or the street façade. A redundant triangular void marking a corner fireplace previously removed is also indicated for demolition. The original fireplace in the front room is retained together with the paired chimneys above roof level.

5.1.3 Is the resolution to partially demolish sympathetic to the heritage significance of the item?

The partial demolition is proposed to allow first floor additions to be constructed towards the rear of the property. The location of these additions to the rear of the site and the retention of the original façade to Pittwater Road is sympathetic to the heritage significance of this Terrace individually and the group heritage item as a whole.

5.1.4 If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

The partial demolition proposed is to allow the construction of new additions and is not related to the condition of the fabric.

5.2 Major additions (see also major partial demolition)

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

The additions are located towards the rear of the site and are simple in form and detailing. The original roof form and ridge height of the Terrace are maintained, and no interventions proposed to the front façade.

5.2.2 Can the additional area be located within an existing structure? If not, why not?

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 first floor level towards the rear of the property. There is minimal change proposed to the existing footprint of the building. The additions require will not be visible from the principle street frontage of Pittwater Road.

5.2.3 Will the additions tend to visually dominate the heritage item?

The additions are located to the rear of the property. As the terraces adjoin one another the additions will not be visible from Pittwater Road. There is no impact on the street presentation of the heritage item.

5.2.4 Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

The site is not identified or listed as having archaeological features.

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

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.

5.3 Impact on group heritage item

No. 39 Pittwater Road is listed as part of a group heritage item. The proposed additions are sympathetic to the heritage item as a group retaining the Federation façade to Pittwater Road and locating additions to the rear. This maintains original features and a cohesive roofscape.

5.4 Conclusions and Recommendations

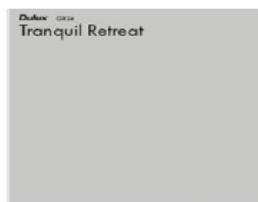
Conclusions and Recommendations are included in the Summary Statement at the beginning of this report.

5.5 Attachment 1: Proposed Colours

39 Pittwater Road
Manly

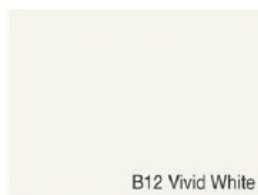
Colour Schedule

Walls-Tranquil retreat



The proposed colour scheme for the new works has been reviewed and is considered appropriate as matching the colours and materials of the recent additions to the rear of No 37, adjoining.

Trims – Vivid White



**Roof and down pipes-
Monument**

