



CITY OF VINCENT

HERITAGE IMPACT STATEMENT FOR
NO. 21 VINCENT STREET, MOUNT LAWLEY



Prepared by:

Hoping Au – Heritage Officer
City of Vincent – 18 December 2014

Owner:

Applicant – Bruce Arnold Architects
Owner – Jeffery W & Lynn H Bennett

HERITAGE IMPACT STATEMENT

1. **Heritage Impact Statement for:** No. 21 Vincent Street, Mount Lawley.
2. **Proposal:**
 - Construction of a two storey residence and carport to the rear of the existing building; and
 - Construction of an addition on the ground floor to the west of the existing building.
3. **Site**



21 Vincent Street, Mount Lawley

4. **Heritage Status**
 - 4.1 **Municipal Heritage Inventory**
Management Category A - Conservation Essential
 - 4.2 **State Register of Heritage Places**
No
5. **Statement of Significance**

The former substation has *considerable historic value* as a physical record of Perth's tram and trolley bus transportation system that operated in Perth from 1899 to 1969 and contributed significantly to the development of the suburbs within the City of Vincent. The former substation has *some aesthetic value* as a good example of a municipal building constructed in the Inter-War Functionalist style. The former substation has *considerable rarity value* as one of few remaining physical structures associated with the tram and trolley bus transportation system located within the City of Vincent.

6. Assessment of Heritage Impact

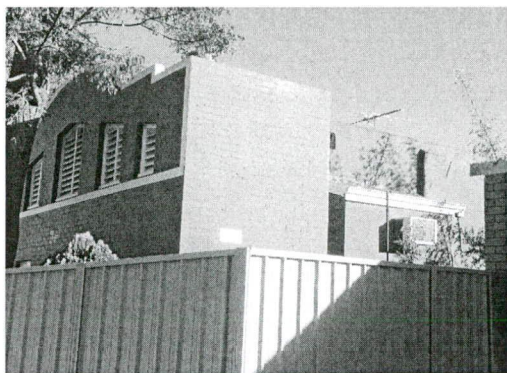
The City's Heritage Policy No. 7.6.1 Heritage Management – Development Guidelines P2 states *“Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.”*

- The new addition is contained to the rear of the site and setback approximately 15 metres from the street frontage behind the existing building. It is considered that the new addition will have no significant impact on the sightline of the existing building when viewing from Vincent Street.
- The proposed addition at the ground floor to the west of the existing building only involves minor alterations to the original fabric of the building. It is noted that the original western elevation will be retained and concealed behind a new wall.
- The materials and finishes of the new additions comprise colorbond metal deck cladding, steel columns and glass. The contemporary style of the additions is supported as the new materials and finishes are distinguishable from the old building and assists in the discernment of the evolution of the place.

7. Recommendations

Overall, it is considered that the proposal has no adverse impact on the cultural heritage significance of the subject place. In light of the above, the application is recommended for approval.

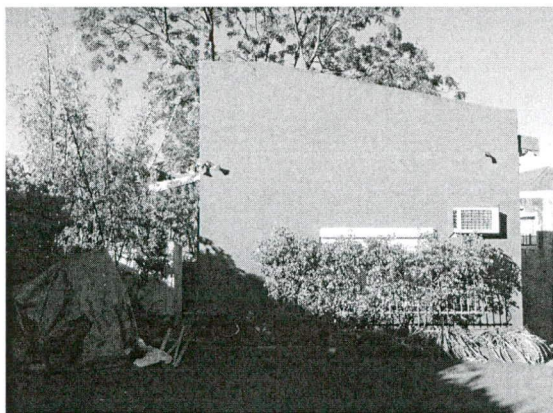
Photographs



West elevation



East elevation



South elevation

Clair Morrison

Sent: Saturday, 13 October 2018 5:09 PM
To: Clair Morrison
Subject: RE: Development application for alterations and additions to consulting rooms at 21 Vincent Street, Mount Lawley

Hi Clair,

Thank you for your 9 October email and for the opportunity to provide comments on the development application for 21 Vincent Street, Mount Lawley.

I visited the site to view the property, from the street, in the context of the streetscape and I have also reviewed the following documents in order to provide my advice:

- City of Vincent Heritage Assessment for 21 Vincent Street, Mount Lawley
- 2014 Heritage Impact Statement, prepared by Hoping Au at the City of Vincent
- 21 Vincent Street D.A. drawings prepared by Bruce Arnold Architects including:
 - SK1 Existing Conditions Site Plan, scaled 1:100 at A3, dated November 2014
 - SK2 Ground Floor Plan, scaled 1:100 at A3, dated November 2014
 - SK3 First Floor Plan, scaled 1:100 at A3, dated November 2014
 - SK4 Elevations, scaled 1:100 at A3, dated November 2014
 - SK5 Sections, scaled 1:100 at A3, dated November 2014

I note the property is a Management Category A – Conservation Essential.

Physical Description

21 Vincent Street is located on the northern side of Vincent Street. The building is single storey with the street frontage on an angle due to the street alignment.

The front of the property is not fenced, has a small grassed area, low plantings adjacent to the building and a mature tree adjacent to the north-west boundary. The brick building is recorded as representative of the Inter-war Functionalist architectural style. It is a late example of the style as it was built in 1954.

The base of the building has been rendered up to 900mm (approximately). The brick has been painted red and the window trims rendered elements have been painted cream. The pitched roof to the building is concealed by a parapet to the north elevation. The parapet is symmetrical with a central curved coping that is stepped to the east and west elevations. To the upper section of the parapet are five (5No.) louvered vent windows that are equally proportioned along the façade. Three (3No.) horizontal proportioned windows are located to the north elevation.

The east elevation of the building has been painted and has a rendered base, similar to the north elevation. A double timber door with highlight glazing is centrally located with an awning roof above the doors. There are two (2No.) horizontal proportioned windows to either side of the entrance.

The south elevation of the building is not visible from the street. There are some view lines to the west elevation of the building.

A concrete driveway is located on the eastern side of the property. The boundary wall of 19 Vincent Street has a rendered wall that has been painted with a mural that faces the driveway.

Significance

The former substation has considerable historic value as a physical record of Perth's tram and trolley bus transportation system that operated in Perth from 1899 to 1969 and contributed significantly to the development of the suburbs within the City of Vincent.

The former substation has some aesthetic value as a good example of a municipal building constructed in the Inter-War Functionalist architectural style. The former substation has considerable rarity value as one of few remaining physical structures associated with the tram and trolley bus transportation system located within the City of Vincent.

21 Vincent Street, Mount Lawley has been allocated a management category A which means that conservation is essential.

Proposal

The Development Application is for alterations and additions to the existing building and a contemporary styled addition, including a first floor addition.

The drawings state that in general existing doors, windows, timber vents, brickwork etc, to remain.

The bulk of the addition will be set back from the Vincent Street elevation. It will include a carport area located to the southern boundary. This carport has steel columns and steel beams that will support the first floor addition.

The first floor addition is a two bedroom residence. The residence will be accessed by a new separate entrance to the south of the existing building and adjacent to the proposed carport area.

The proposal also includes an addition to the ground floor to the west of the existing building that is accessed by the dental surgery. The addition to the ground floor surgery space will be constructed with brickwork.

The first floor addition will have a skillion roof form and will have a metal and fibre cement cladding.

Heritage Impact Statement (2014)

The 2014 Heritage Impact Statement does not reference drawings or documentation for the proposal. For this heritage advice it is assumed that the previous proposal was similar to the current proposal. The document records the following comments:

The City's Heritage Policy No. 7.6.1 Heritage Management – Development Guidelines P2 states "Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place."

The new addition is contained to the rear of the site and setback approximately 15 metres from the street frontage behind the existing building. It is considered that the new addition will have no significant impact on the sightline of the existing building when viewing from Vincent Street.

The proposed addition at the ground floor to the west of the existing building only involves minor alterations to the original fabric of the building. It is noted that the original western elevation will be retained and concealed behind a new wall.

The materials and finishes of the new additions comprise colorbond metal deck cladding, steel columns and glass. The contemporary style of the additions is supported as the new materials and finishes are distinguishable from the old building and assists in the discernment of the evolution of the place.

Advice

Following consideration of all the available documentation and an inspection from the street I advise:

1. No demolition plan has been submitted. The drawings provide a general note on retention; however, specific details on elements to be demolished should be provided for assessment. This is especially relevant for the north and east elevations.
2. The mature tree is to be removed. This is outside my specific area of expertise; however, it is noted in the heritage assessment as part of the streetscape.
3. The bulk, setback and contemporary architectural style of the addition is considered appropriate. The existing building is a strong and functional architectural statement and the proposal responds to the existing through a distinctive form and contemporary material selection.
4. The view lines of the existing building from Vincent Street will not be compromised by the addition.
5. Noting my comments that a demolition plan should be submitted prior to final consideration I am of the view that the proposed alterations and additions to 21 Vincent Street will not adversely impact on the cultural heritage values of the existing building.

Please do not hesitate to contact me if you require any further information or clarification of my advice.