

## HERITAGE IMPACT STATEMENT

56 Lindsay Street PERTH

### Proposed rear addition



<b>Name</b>	<b>Terrace residence</b>
<b>Address</b>	56 (Strata lot 3) Lindsay Street Perth
<b>Date</b>	18 February 2024
<b>Prepared by</b>	Laura Gray, Heritage & Conservation Consultant trading as Heritage Intelligence (WA)
<b>Prepared for</b>	Owners: Melinda and John Fisher
<b>Heritage Listings</b>	Heritage Council's InHerit database No. 8724 (Terraces 54-60 Lindsay Street) City of Vincent: Municipal Heritage Inventory (August 2023) City of Vincent Policy No. 7.6.6 (2005) Heritage Management-The Heritage List (Municipal Heritage Inventory)
<b>Statement of Significance</b>	<p>Extract from Municipal Heritage Inventory</p> <p><i>The terraces at No. 54-60 Lindsay Street demonstrate the suitability of this housing type to satisfy current housing needs a century after their construction. The size and scale of the group contribute to the streetscape.</i></p> <p>Extract from inherit database record notes that:</p> <p><i>Integrity/authenticity: Moderate- 1980s adaptation has reduced intactness.</i></p>

## The context

The terrace residence at 56 Lindsay Street is one of four two-storey terraces between 54 and 60 Lindsay Street, on the east corner of Money Street. Number 56 Lindsay Street is flanked by number 54 on the southwest side and 58 on the northeast side, with a right of way along the rear (southeast) providing vehicular access to each of the four terraces. Along the southeast side of the right of way is a row of garages associated with the buildings that front Beaufort Street to the southeast.

The streetscape of the frontage of the Lindsay Street terraces is mostly obstructed from view by a ambient mature street tree. Views from Money Street show an exposed rear view of the terraces with concrete hardstands at the rear of each terrace, adjoining the right of way with no fences or barriers.

Broader streetscape views of the adjacent Money and Lindsay street residential developments about the south corner reveal face brick and grey colour contrasts including profiled metal sheeting. On the northwest side of Lindsay Street, the residences are more eclectic and on the northeast side of the terraces on the Lindsay Street frontage, there is a contemporary multi storey development.

Other places in the streetscape context make minimal or no contribution heritage that serves to highlight the heritage aesthetic of the Lindsay Street terraces.

## The place

The four terraces that include 56 Lindsay Street demonstrate the Federation style of architecture.<sup>1</sup> The two-storey, one-room frontage of the terrace is asymmetrical with the entry door and surround on the south side, mirrored with the terraces at numbers 54 and 58 respectively.

A low face brick fence with piers and metal spear infill is consistent in material, and form and colour with the remainder of the terraces, forming a continuum.

The terrace buildings have small setback (2.4 metres) from the front boundary. Number 56 has formed a timber decked outdoor room in the space with the entry path along the southwest side.

The four terraces with each divided by a party wall have skillion roofs that extend over the first-floor front veranda. Number 56 has spaced timber board floors for the ground-level and first-floor verandas. The frontage of face brick, timber detailing and other elements are original and in good condition. The first-floor original decorative balustrade is currently off-site being restored.

The rear view shows the one-storey room at the rear wall with a skillion roof. The rear wall, as for the other terraces, is face brick, with non-original openings on the ground floor walls and original double-hung sash-windows at the first-floor level.

## The proposal

It is proposed to:

Construct a first-floor addition over the existing ground-floor building at the rear, cantilevering 1.5 metres beyond the ground-floor wall. A spiral staircase in the east corner will provide access from the first-floor to ground floor level, for convenience and safety.

The existing rear face brick wall will be retained as original (not painted). The bathroom window will be retained insitu with opaque glazing for bathroom privacy. The other window will be removed together with bricks below, to form a doorway

<sup>1</sup>

For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 2002.

from the existing rear room of the first-floor level addition. The bricks will be repurposed on site.

The timber framed addition will be clad with panelled compressed fibro cement (CFC) sheeting.

The cladding colour scheme as presented, in shades of grey as for the existing painted detail on the front of the terrace, and complementing the nearby contemporary residential development.

**Aspects of the proposal that respect the heritage significance of 56 Lindsay Street and the terrace group (54-60 Lindsay Street).**

The proposed addition on the first-floor of the rear wall elevation, above an original ground-floor room, will have a degree of impact on the original fabric, to construct a floor for the first-floor addition. The existing original face brick of the rear wall of the first floor will be retained with the minimal intervention of the window removal for access between the original build and the addition.

The timber-framed and lightweight cladding of the addition presents a removable element should that ever be considered, to reveal the original rear wall that is being retained at this time.

Aesthetically, the proposed addition has no visual or physical impact on the Lindsay Street frontage of the terrace at number 56 or the other three terraces, or the context of the Money/Lindsay streets intersection.

It will not be visible in the Lindsay Street views or looking to the southeast in Money Street. The rear addition will be visible from Money Street between Lindsay and Beaufort streets. It will be somewhat noticeable as the first of the terraces to construct a rear addition.

There are some interventions on the rear wall; the removal of the larger to the two double-hung sash-windows and some bricks below, to make way for a doorway from the existing rear first floor room into the addition. The smaller double hung window will also be retained, although it will be enclosed in the addition, not visible from the exterior.

The form, materials and colour of the addition are consistent with the contemporary residential developments in immediate proximity on the southeast on Money Street, and similar on the Lindsay Street frontage of the east corner of the Lindsay/Money intersection.

The proposed additions are clearly identified as new fabric against the significant original form and fabric of the original terrace residence. The proposal has no impacts on the Lindsay Street streetscape or context, some visual impact from Money Street, although the context of that view is predominately concrete and contemporary garages at the rear of the Beaufort Street buildings and the impact is negligible in that context.

The visual impact of the proposal, is minimised by the starkness of the rear yards concrete context and in providing a meaningful context of colour and form, consistent with the nearby residential development on the Lindsay Street frontage of the east corner of Money Street corner.

**Aspects of the proposal that could have a detrimental impact on the heritage significance of 56 Lindsay Street and the terrace group (54-60 Lindsay Street)**

The proposed additions are in line with best practice whereby additions are clearly identified as new construction to emphasise the heritage significance of the place and provide an honest representation of the place. The proposed additions are removable with minimal intervention to the original external wall or form of the terrace residence.

**What measures (if any) are proposed to ameliorate any adverse impacts? Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?**

The owners have already taken heritage advice and minimised the physical impact of the proposed addition. The light-weight structure of the proposed addition provides for removal of the addition with minimal impact on original fabric or form.

**HERITAGE IMPACT ASSESMENT**

**Terrace Residence**

56 Lindsay Street, Perth

PROPOSED REAR ADDITION 3



### **Alternative solutions that have been considered and why they have been discounted.**

The proposed additions have been through design development taking into account heritage issues and respect for the building and its original fabric. In so doing the access to the addition from the rear of the first-floor building has been reduced to the width of the window to be removed rather than expansive opening that would have meant the loss of considerable face-brick fabric of the rear wall. The proposal maximises the retention of that wall with no further interventions (no painting of the wall).

### **Conclusion about the nature and extent of the heritage impact of the proposal.**

The proposed first-floor addition at the rear of the terrace at 56 Lindsay Street has no impact on the Lindsay Street elevation of number 56, the other three terraces 54-60, or the streetscape context. The addition will be visible in the Money Street context but minimised in the starkness of vast concrete and garages in the rear areas of the Lindsay and Beaufort streets buildings, and the complementary response to the residence about the east corner of Lindsay and Money streets intersection.

### **Recommendation**

It is recommended that the proposed addition be supported.

It has no impact on the Lindsay Street frontage or streetscape, minimal impact on views of the rear of the terraces, from Money Street, minimal impact on the original fabric and is a removable lightweight structure.

The proposed addition provides for the long-term conservation of the place, liveability and amenity for 21<sup>st</sup> century living in the 19<sup>th</sup> century heritage that is retained and enhanced with a high degree of integrity and authenticity.

**PLANS:** Attached

**PHOTOGRAPHS** L Gray 18 January 2024



Front views of the 56 Lindsay Street terrace. (original balustrade infill is offsite being restored).

### **HERITAGE IMPACT ASSESMENT**

#### **Terrace Residence**

56 Lindsay Street, Perth

PROPOSED REAR ADDITION 4





Streetscape view looking east from the Lindsay/Money streets intersection.



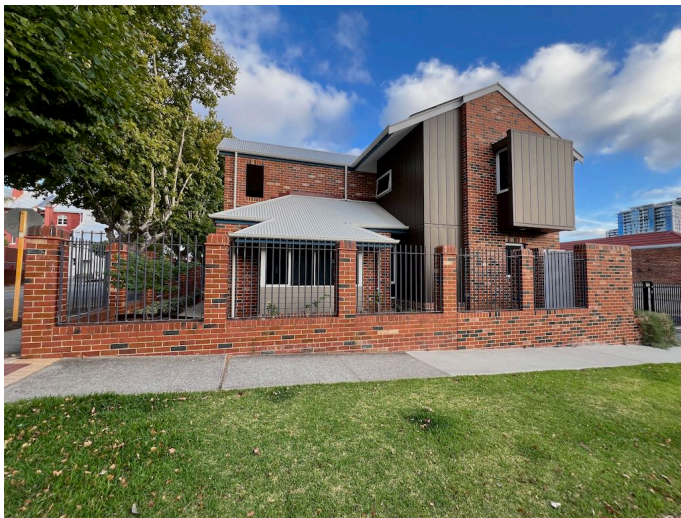
Streetscape view looking northeast in Lindsay Street from the Money Street intersection.



Streetscape view looking north from the Lindsay/Money streets intersection.



Streetscape view looking southwest in Lindsay Street north from the Money Street intersection.



Complementary fabric demonstrated in the Lindsay Street residence on the south corner of Money Street.



Money Street view to the west, from directly opposite the driveway entry to the rear of the terraces.





Streetscape view looking northeast in Money Street "frontage".



Streetscape view looking east in Money Street showing the rear of the Beaufort Street buildings and garages.



Streetscape view looking north in Money Street "frontage".





View looking northeast from Money Street showing the expansive rear area of the terraces and of the Beaufort Street garages (right).



Streetscape view looking northwest, showing the rear elevation of the terraces (No. 56 with vehicle).



Rear (southeast) elevations of the terraces (No. 56 with vehicle).



Streetscape view looking east in Money Street showing the rear of the Beaufort Street buildings and garages.



View to southeast from the rear of 56 Lindsay Street showing the rear of the Beaufort Street buildings and garages.