

Statement of Intent – 56 Lindsay Street, Perth

The purpose of this statement is to provide City of Vincent with detail about the intent for the proposed application from us as the applicants, owners and residents of 56 Lindsay Street, Perth.

Background & Context

Prior to purchasing 56 Lindsay Street, Perth (**the Property**), we had lived for 20 years in our family home at 111 Bourke Street, Leederville. This was a lovely, old, character home built in 1914 and served us well as a home to raise our three children in, and even our first two grandchildren.

We decided to sell 111 Bourke Street, Leederville, as the kids had now grown up and we were looking to downsize and move towards living arrangements better suited to us in our retirement.

We purchased 56 Lindsay Street (**the Property**) in September 2020. We immediately fell in love with its charm, reminiscent of English town houses (note, applicant John Fisher is from London prior to emigrating to Australia in 1988) and it being in the City of Vincent. This was also enhanced by the fact that our long-time close family friends Sally and Michael Vernon purchasing the townhouse next door 54 Lindsay Street, Perth and us being able to be neighbours together for this next chapter of our lives.

Condition and use of property prior to purchase

Prior to purchase we undertook a range of inspections and viewings. The Property had been vacant and unused for 5 years prior to our purchase. Before it had become vacant the property was used for commercial office space. During our inspections it was evident that the Property had become very run down from the lack of use and upkeep. This was evident for example from the wood poles, beams, and floorboards on the front first floor balcony being rotten and unsafe for use. External brick work had fretting. Some of the internal walls had damp and the plaster was crumbling and falling away. The iron lace on the balcony was rusted. As the building had previously been used for commercial office space the entire building had been stripped of any electrical and plumbing services.

Required property works

After we acquired the property, we addressed its poor condition immediately to ensure safety and suitability. We replaced the rotten wood on the balcony with new timbers, re-pointed the external brickwork, restored and powder coated the iron lace on the balcony and addressed the damp and crumbling plaster on the internal walls. We also had the Property re-wired and the plumbing reconnected. We also had plans approved by the City of Vincent for a secure car port at the back to enhance the parking and back access security.

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Our intention for the property

Upon seeing the Property from the first inspection we knew straight away that we wanted to restore it and turn it into our family home for this next chapter of our lives, maintaining its heritage and character that we loved so much in our previous home and made us want to purchase it. We got to work on the plans for the renovation and restoration.

The plans were developed in consultation with our needs as a family and for a bedroom and bathroom to be placed on the first floor. The intention for this is twofold, the first was to provide our son, who works Fly In Fly Out (FIFO) on the mines, with the ability to live with us because of the housing crisis and severe housing shortage here in WA. The second is so we can frequently have our grandchildren over who stay with us when their parents need to travel for work. Adding this extra space would bring the property to a suitable liveable standard for our family.

Actions & Commitment to Maintaining Heritage

After numerous meetings and months of discussions with the Council Planners, (we also meet and consulted with an external Heritage Consultant to obtain a Heritage Impact Statement on advice by the Council Planners) and meeting and discussions with Marc Beattie (CoV Heritage Consultant on 12 March 2024) we have taken on this advice and suggestions each step of the way. This has led to incorporating all suggested amendments to our plans for further minimise the impact the addition will have on the heritage of our property. To summarise, the following changes to the plans have been made in this regard:

- Reducing the 1.5m cantilever over the back to delete the overhang and the back wall of the new first floor addition is in line with the back wall of the existing back wall of the ground floor.
- Using light grey cladding of the new development to tie in with the existing tin roofing colour.
- Minimised demolition of the rear internal wall/window on the first floor to a single doorway and re-using and repurposing of original materials in downstairs landscaping.
- The external back brick wall, of the existing first floor bedroom, which becomes an internal wall, is to be retained as original exposed brick to further minimise the impact of the rear of the building.
- Retaining the existing chimney
- Ensuring the addition is removable in the future and of the smallest/lowest possible impact to the originality of the building.

Impact of not approving the plans

Should these plans not be approved, after long consultation and working with the Council, this will leave us in a very difficult position. We will have a property which will not be completely adequate for our family needs.

We hope the Council will approve this plan so we can move forward with the restoration and development of this beautiful heritage property within the heart of Perth, allowing us to make this our family home and enhance the Lindsay Street precinct.

Thank you for taking this statement into consideration.

Regards

Melinda and John Fisher

Owners and (future) residents of 56 Lindsay Street

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