

STATEMENT OF HERITAGE IMPACT FOR PROPOSED ADAPTIVE REUSE OF FORMER ST ANDREWS CATHOLIC CHURCH, LAGGAN, NSW

Prepared by

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For

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1.0 INTRODUCTION

The former St Andrews Catholic Church is proposed to be adapted as a house. As it is on the Upper Lachlan Council list as a heritage item, a Statement of Heritage Impact has been prepared to accompany the DA.

²

This report has been prepared by Eric Martin AM.

2.0 CURRENT STATUS

The former St Andrews Catholic Church is identified as an item of local significance on the Upper Lachlan Council LEP (item 119).

The citation is included in Attachment 1 with the Statement of Significance being

St Andrews Catholic Church erected in 1924 is highly significant locally for its cultural and social values to the community. It is architecturally representative of the post-war economic gains in rural NSW and has a dominant visual presence in the village.

3.0 PROPOSAL

The proposal is to adapt the interior of the former church as a house with the main change in one bay having a bedroom and bathroom at floor level and a mezzanine bedroom above.

The main section of the church remains as is.

The former confessionals are adapted to a bathroom. The wings will become bedrooms and the former altar area adapted to a kitchen dining area.

The only external change is two skylights on the south side and the addition of a freestanding deck and pergola along the north side.

Car parking in in the street as the level differences and potential impact is considered to be high.

Floor plans and an image are below with further drawings in Attachment 2.



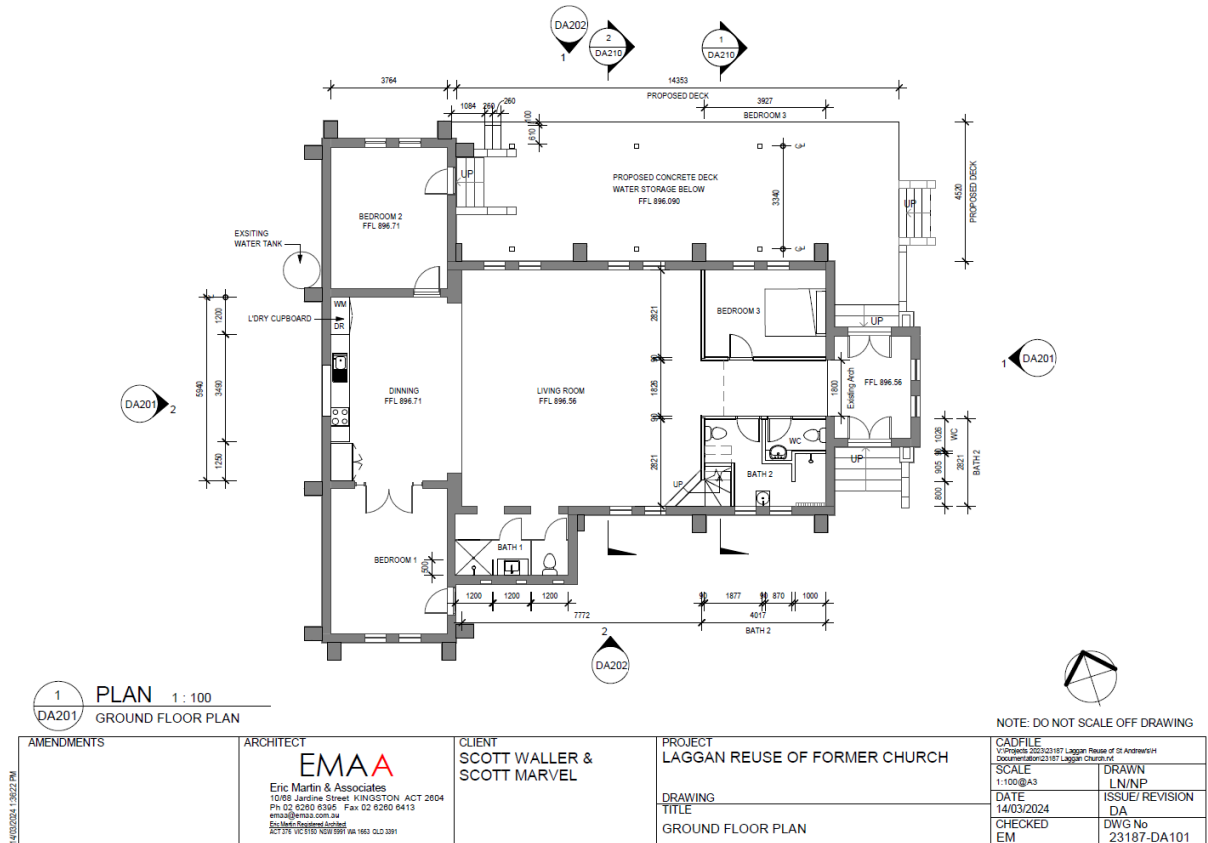


Figure 1 GROUND FLOOR PLAN



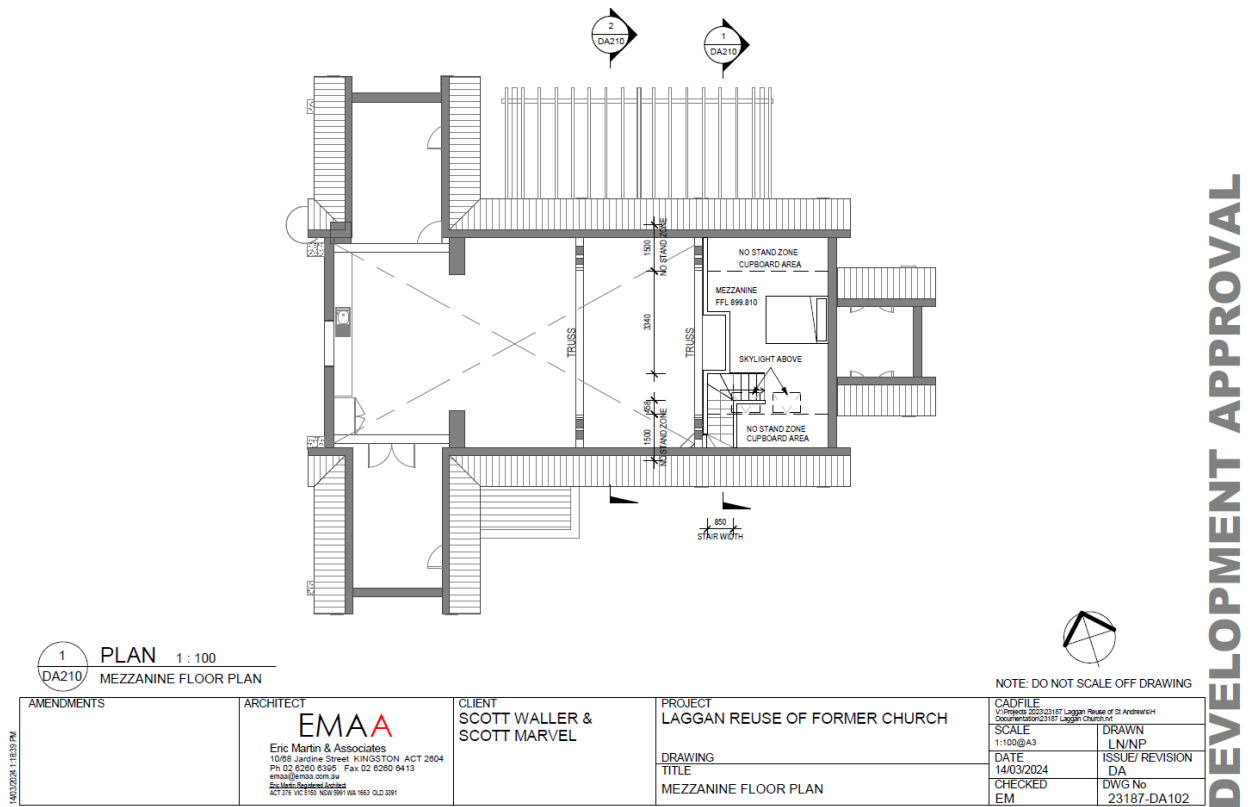


Figure 2 MEZZANINE LEVELPLAN



Figure 3



4.0 COMMENT

The use as a church has ceased so adaptation to a new use is the best means for the ongoing conservation of the building. The use as a residence is possible under the Council planning requirements.

The internal work involves minimal demolition and no change to most of the church so the essential features of the church will remain. The changes to one third of the main section will have an impact as it reduces the volume and is a new item, but this is considered minor in respect to the significance of the building. The other changes to the confessional area and the addition of the kitchen are new fitout with minimal impact.

The one change to the existing external fabric is the addition of two skylights on the south side which will have minimal impact.

The freestanding deck and pergola on the north side will have an impact as they are visible but are lightly framed so the original church remains as the dominant element and the impact on heritage significance is minor.

The non-provision of car parking on site is considered desirable as the impact on the setting of a driveway and then parking and/or carport/garage could be considerable.

5.0 CONCLUSION

The adaptive reuse of the former church as a residence is a positive way to conserve the building.

The adaptive proposal has been sensitively developed to reduce the impact on the building's significance. There is little change to existing fabric but some additions internally and externally which are carefully resolved to reduce impact. The end result is a proposal that has minimum impact on the significance of the former church.



ATTACHMENT 1 CITATION



Item Details

Name
St Andrew's Catholic Church c.1924

SHR/LEP/S170
LEP #I119

Address
Cnr. Peelwood - Redground Heights Roads LAGGAN NSW 2583

Local Govt Area
Upper Lachlan

Local Aboriginal Land Council
Unknown

| Item Type | Group/Collection | Category |
|-----------|------------------|----------|
| Built | Religion | Church |

All Addresses

| Addresses | | | | | | | | |
|----------------------|---|----------------------|------------------|---------|--------|-----------|------------|-----------------|
| Records Retrieved: 1 | | | | | | | | |
| Street No | Street Name | Suburb/Town/Postcode | Local Govt. Area | LALC | Parish | County | Electorate | Address Type |
| | Cnr. Peelwood - Redground Heights Roads | LAGGAN/NSW/2583 | Upper Lachlan | Unknown | Laggan | Georgiana | Unknown | Primary Address |

Significance

Statement Of Significance

St Andrews Catholic Church erected in 1924 is highly significant locally for its cultural and social values to the community. It is architecturally representative of the post-war economic gains in rural NSW and has a dominant visual presence in the village.

Owners

| Records Retrieved: 0 | | |
|----------------------|----------------------|------------------------|
| Organisation | Stakeholder Category | Date Ownership Updated |
| No Results Found | | |

Description

Designer

Builder/Maker

Physical Description

Updated

Physical Condition

Updated

Modifications And Dates

Further Comments

Current Use

Former Use

Listings

| | | | | | |
|--------------------------|---|----------------|-----------------------|-----------------|--------------|
| Listings | | | | | |
| | | | Records Retrieved: 1 | | |
| Heritage Listing | Listing Title | Listing Number | Gazette Date | Gazzette Number | Gazette Page |
| Local Environmental Plan | Upper Lachlan Local Environmental Plan 2010 | l119 | 2/18/2010 12:00:00 AM | | |

Procedures/Exemptions

| | | | | | |
|----------------------|-------------|-------|----------|-------------|---------|
| Records Retrieved: 0 | | | | | |
| Section of Act | Description | Title | Comments | Action Date | Outcome |
| No Results Found | | | | | |

History

Historical Notes or Provenance

Updated

The original Laggan Catholic church was built c.1865 on land donated by Daniel O'Brien, on the site of what is now the Laggan Cemetery. 'Freeman's Journal', 2 July 1864, states "The church at Laggan will cost about £300. It is also to be built of stone, and. its extent, exclusive of the sanctuary, will be 40 feet in length, by 20 in breadth. Although £143 3s. 6d. only has been paid as yet in subscriptions, nearly the whole of the balance has been promised. A tender for the masonry has been accepted for £96. ... Gothic style with plans being prepared by Mr. Gordon, of Goulburn".

Southern Morning Herald, 29 September 1923 reports on parishioners' meeting that considered 2 proposals - to 'either make considerable improvements to the existing church or to build a new church closer to the village of Laggan'. The second option was chosen and the present St Andrew's Catholic Church was erected 1924.The Roman Catholic Church at Laggan was built in the Gothic style,[12] and was opened by Rev. Father McAlroy on 26 March 1865.[13] A new Roman Catholic Church building in McAlister Road was opened on 21 June 1925 by Dr. Barry.[14]The Roman Catholic Church at Laggan was built in the Gothic style,[12] and was opened by Rev. Father McAlroy on 26 March 1865.[13] A new Roman Catholic Church building in McAlister Road was opened on 21 June 1925 by Dr. Barry.[14]

Historic Themes

Records Retrieved: 2

| National Theme | State Theme | Local Theme |
|----------------|-------------|-------------|
| 8. Culture | Religion | Unknown |
| 8. Culture | Sport | Unknown |

Recommended Management

Management Summary

Management

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---------------------|-----------------|--------------|
| No Results Found | | |

Report/Study

Heritage Studies

Records Retrieved: 0

| Report/Study Name | Report/Study Code | Report/Study Type | Report/Study Year | Organisation | Author |
|-------------------|-------------------|-------------------|-------------------|--------------|--------|
| No Results Found | | | | | |

Reference & Internet Links

References

Records Retrieved: 1

| Type | Author | Year | Title | Link |
|---------|---------------------|------|--|------|
| Written | Lambert-Tracey, J., | 2009 | Upper Lachlan Shire Community Heritage Study | |

Data Source

The information for this entry comes from the following source:

| Data Source | Record Owner | Heritage Item ID |
|--------------------|-----------------------|-------------------------|
| Local Government | Upper Lachlan Council | 1480173 |

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to **council@upperlachlan.nsw.gov.au**

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ATTACHMENT 2 DRAWINGS



LAGGAN REUSE OF FORMER ST ANDREWS CHURCH
Peelwood Road LAGGAN NSW 2583



| Drawing List | | | |
|--------------|---------------------------------|------------------|------|
| Sheet Number | Drawing Name | Current Revision | Date |
| DA000 | COVER SHEET | | |
| DA001 | SITE PLAN | | |
| DA002 | EROSION & SEDIMENT CONTROL PLAN | | |
| DA010 | EXISTING FLOOR PLAN | | |
| DA050 | DEMOLITION PLAN | | |
| DA101 | GROUND FLOOR PLAN | | |
| DA102 | MEZZANINE FLOOR PLAN | | |
| DA201 | ELEVATIONS 1 | | |
| DA202 | ELEVATIONS 2 | | |
| DA210 | SECTIONS | | |

AMENDMENTS

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EMA Eric Martin & Associates

LAGGAN REUSE OF FORMER CHURCH

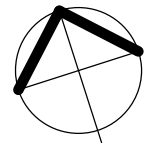


23187-DA000 COVER SHEET
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DEVELOPMENT APPROVAL

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1 PLAN 1 : 200
DA201 SITE PLAN

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| AMENDMENTS | ARCHITECT  Eric Martin & Associates 10/68 Jardine Street KINGSTON ACT 2604 Ph 02 6260 6395 Fax 02 6260 6413 emaa@emaa.com.au <i>Eric Martin Registered Architect</i> ACT 376 VIC 5150 NSW 5991 WA 1663 QLD 3391 | CLIENT SCOTT WALLER & SCOTT MARVEL | PROJECT LAGGAN REUSE OF FORMER CHURCH | CADFILE <small>V:\Projects 2023\23187 Laggan Reuse of St Andrew's\H Documentation\23187 Laggan Church.rvt</small> | |
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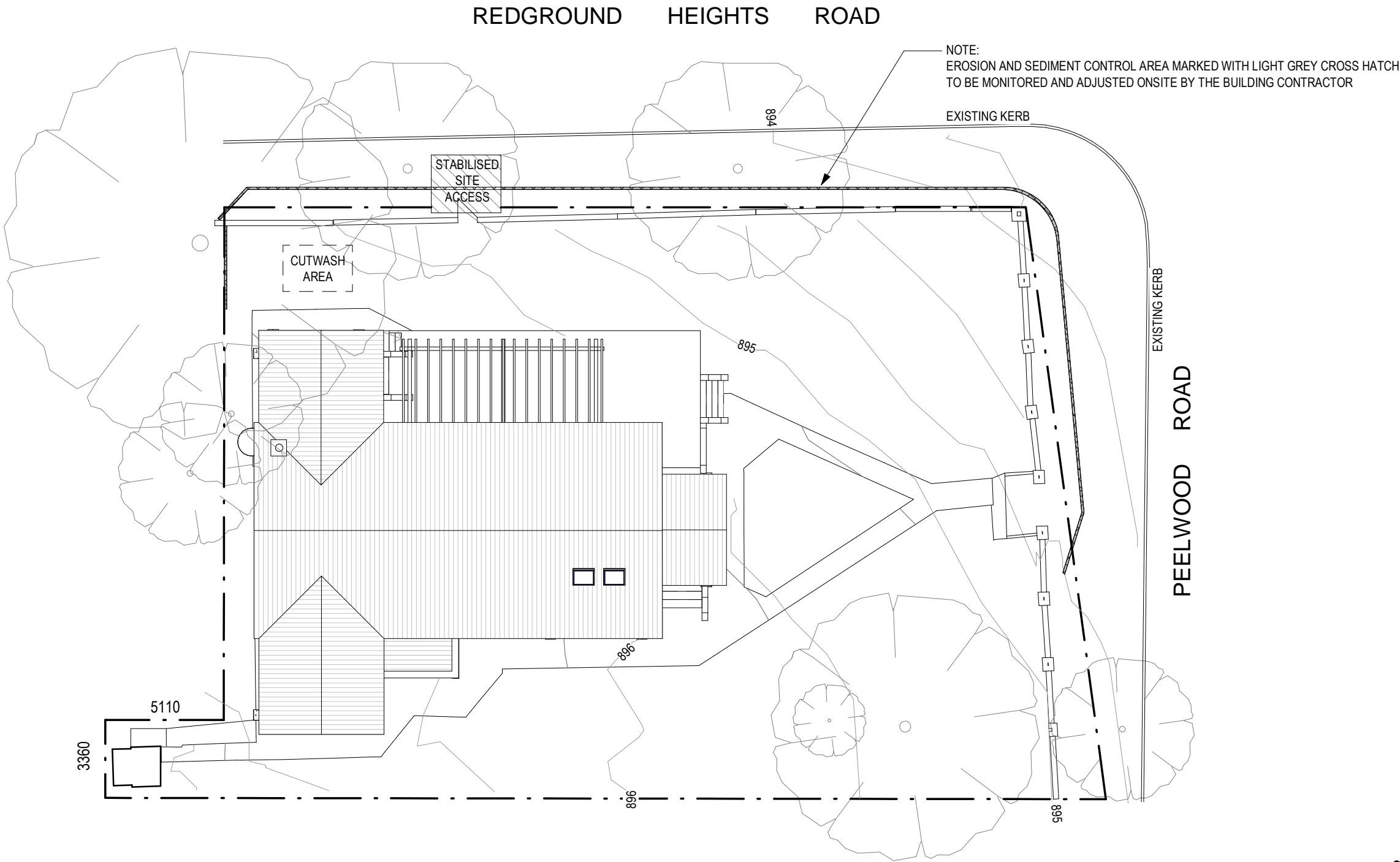
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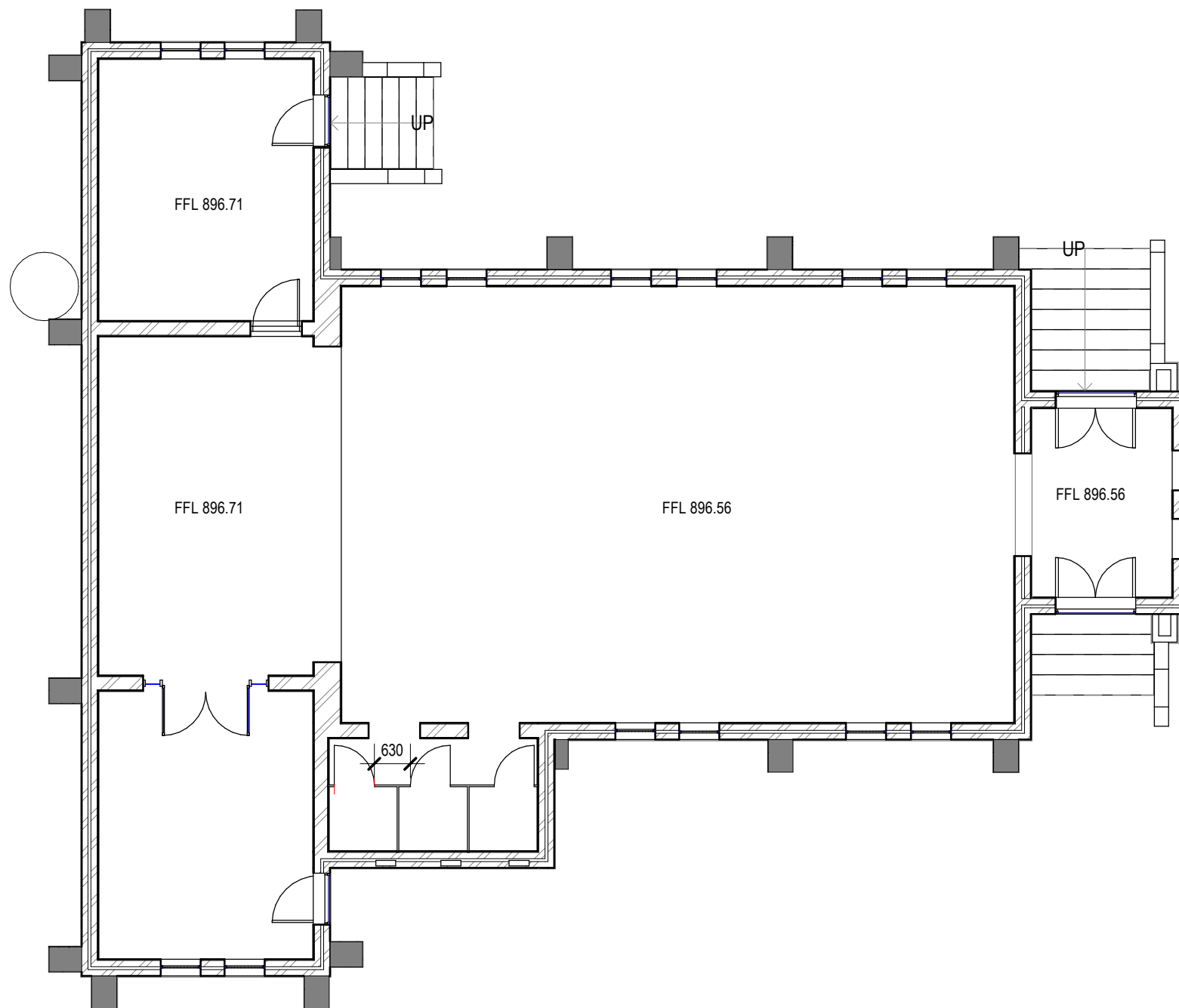
PLAN 1 : 200
EROSION & SEDIMENT CONTROL PLAN

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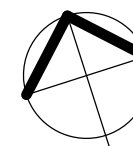


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DA201 EXISTING FLOOR PLAN

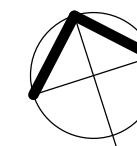
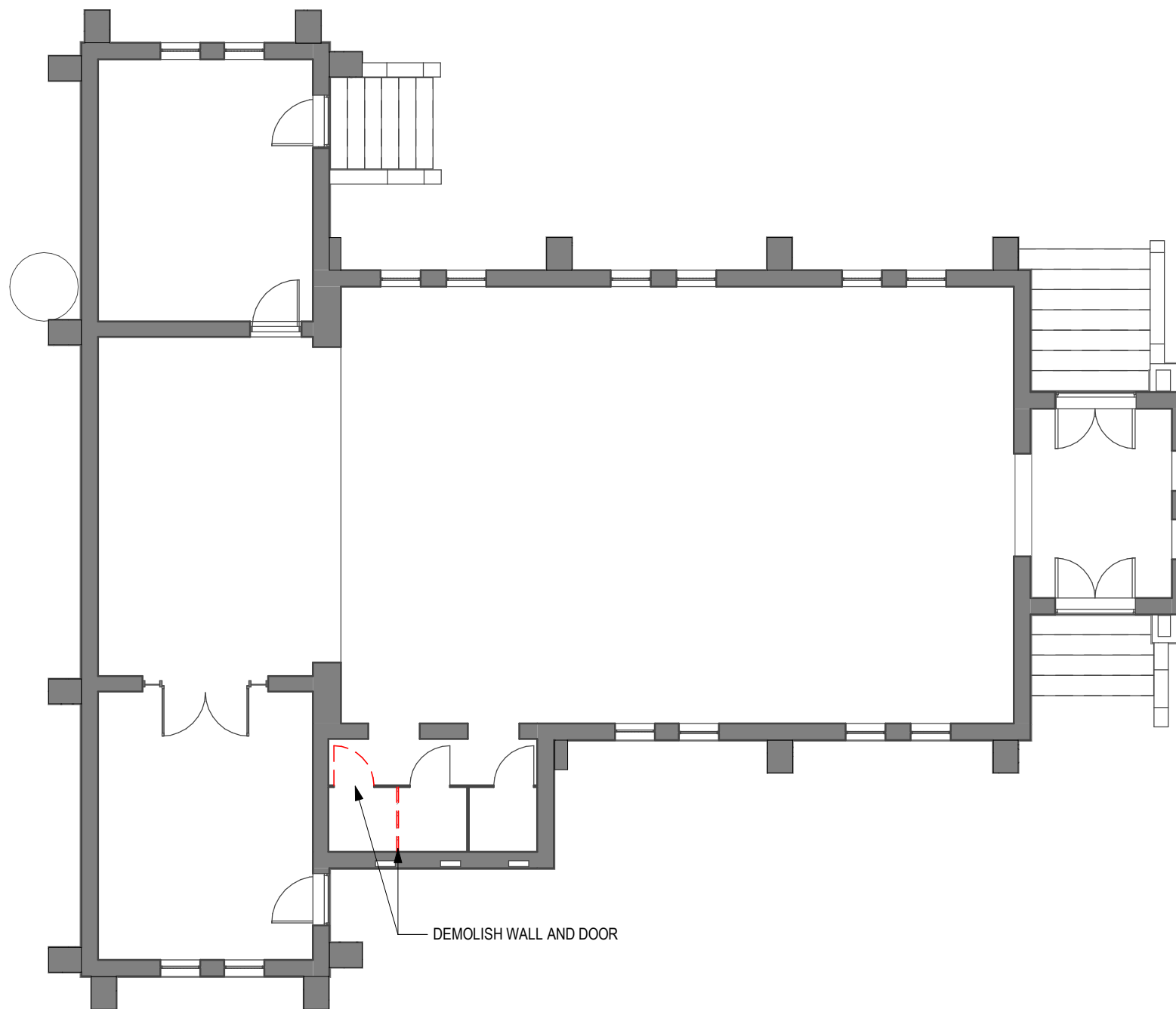


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DEMOLITION PLAN

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PLAN 1 : 100

GROUND FLOOR PLAN

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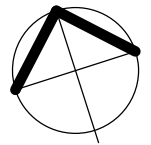
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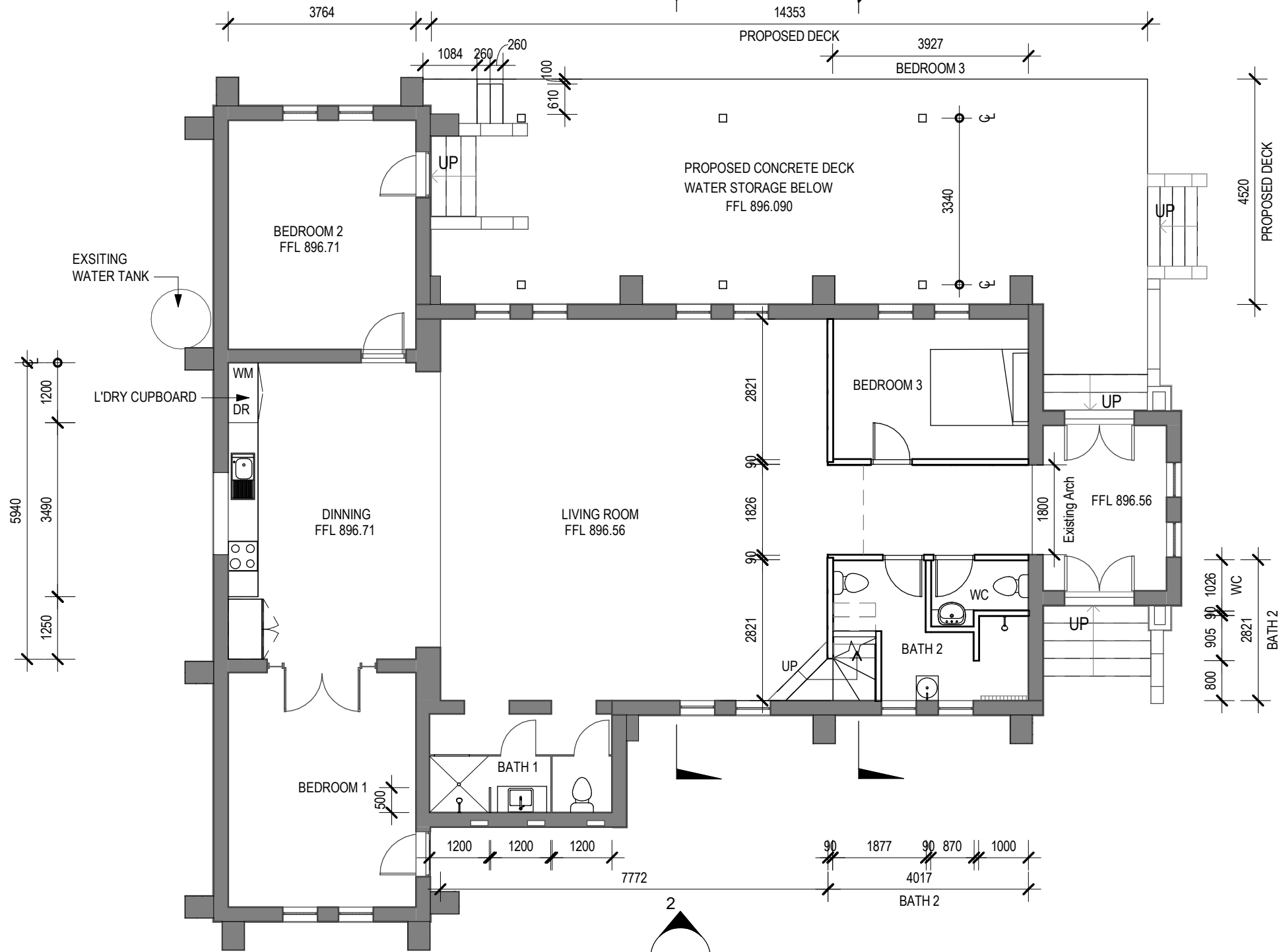
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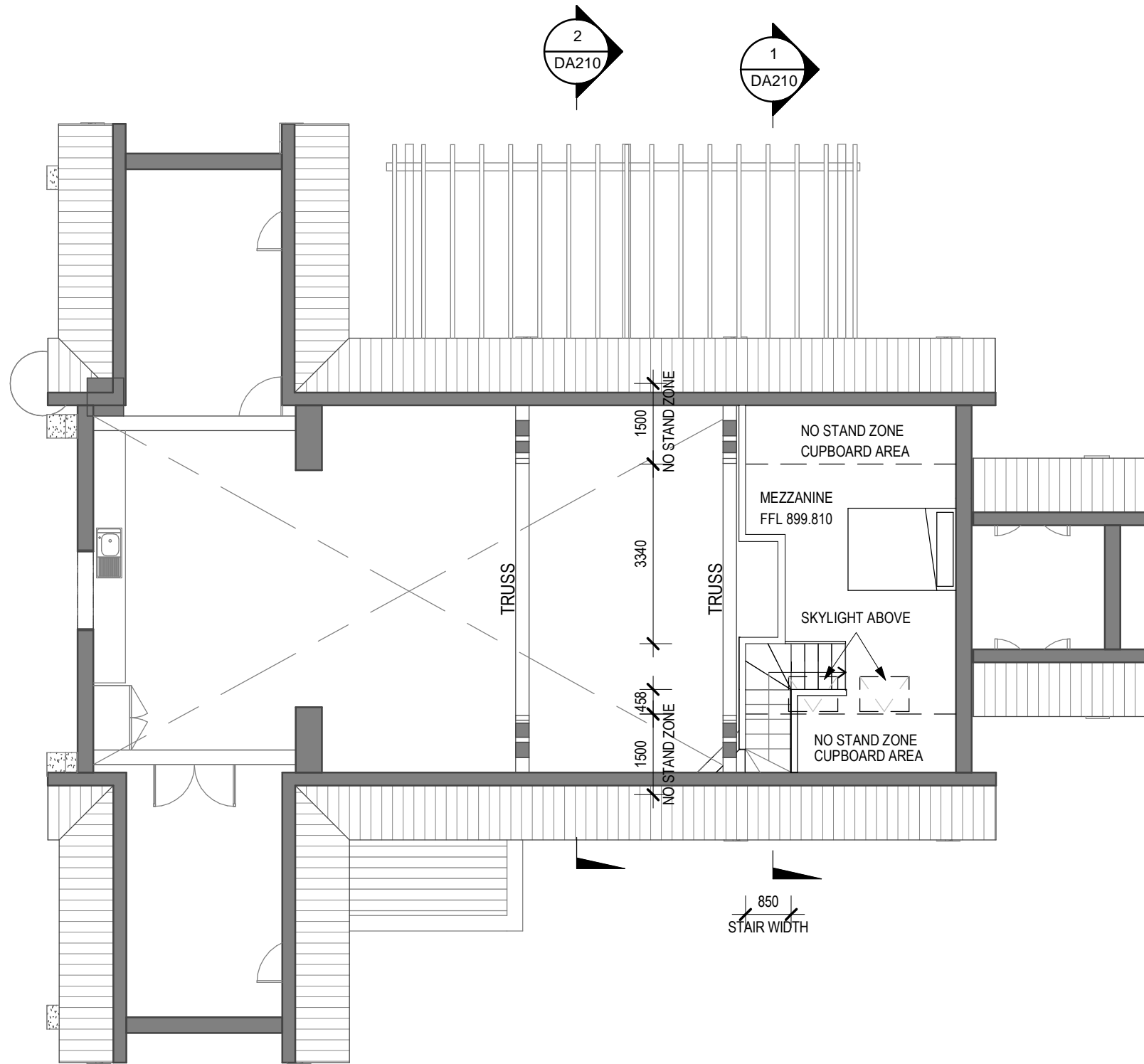
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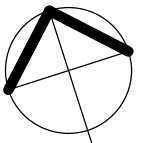


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PLAN 1 : 100
MEZZANINE FLOOR PLAN



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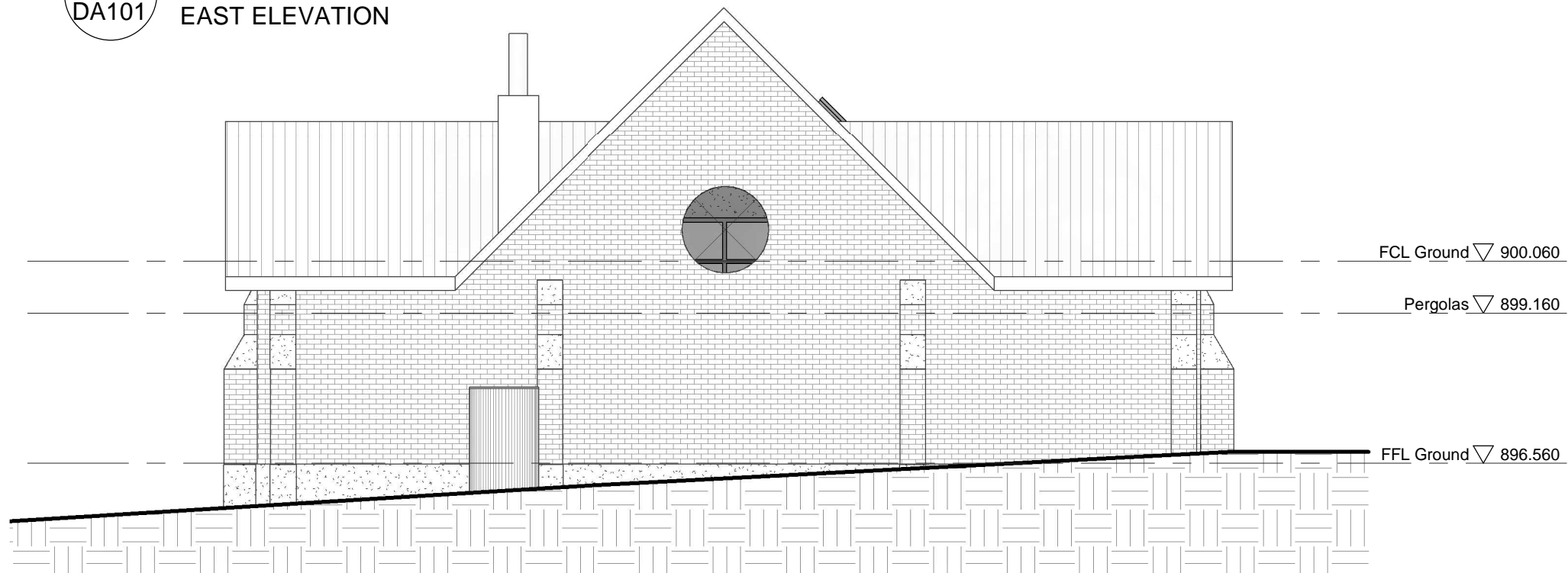
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EAST ELEVATION



2
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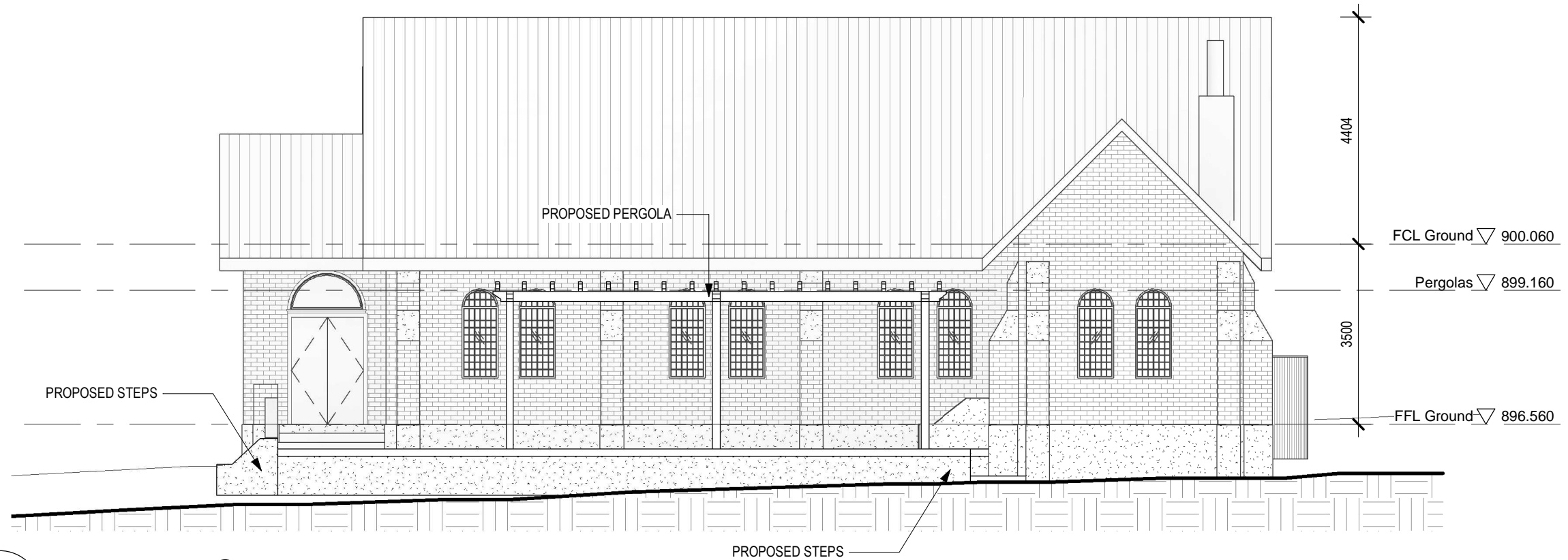
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WEST ELEVATION

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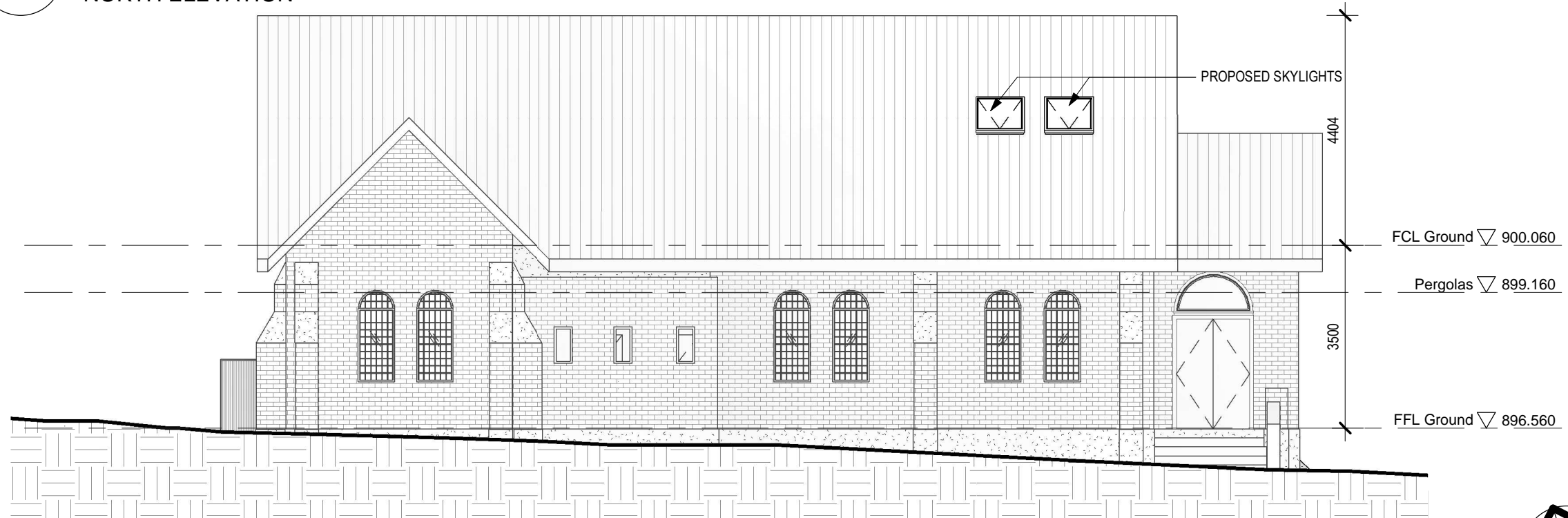
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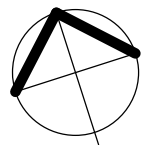
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ELEVATION 1 : 100
NORTH ELEVATION



2
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ELEVATION 1 : 100
SOUTH ELEVATION



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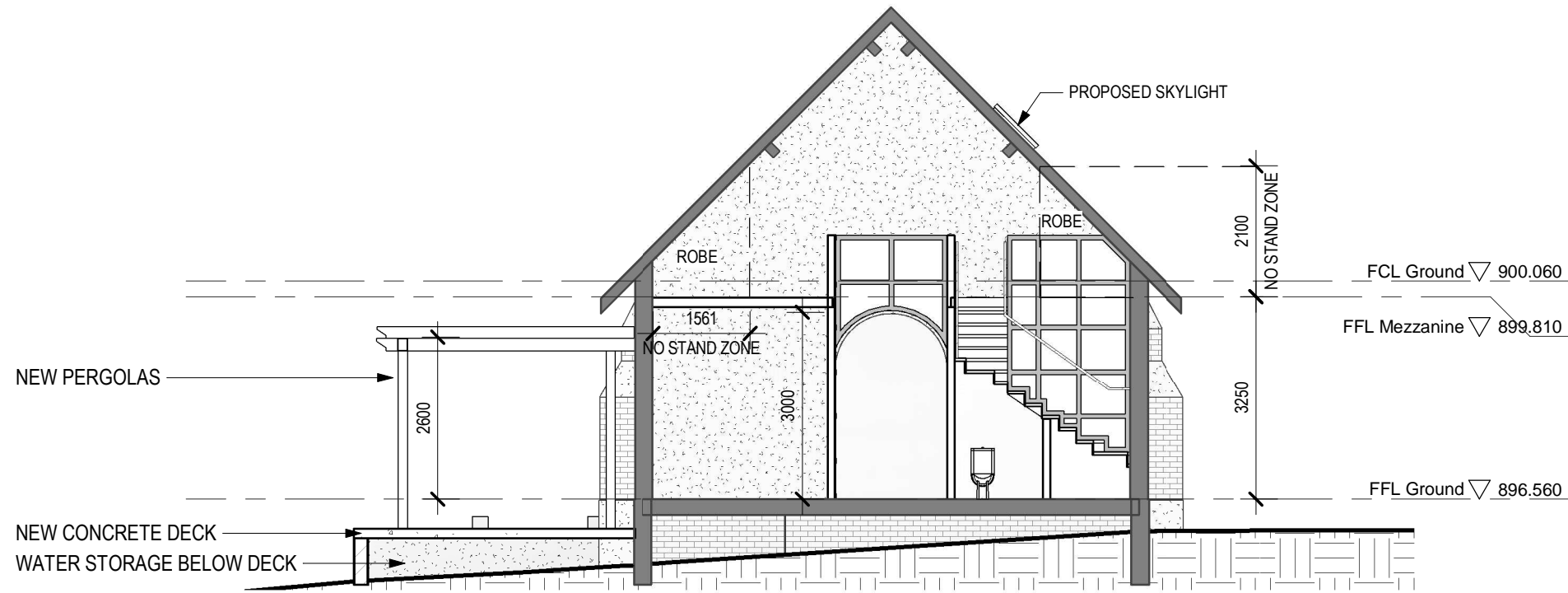
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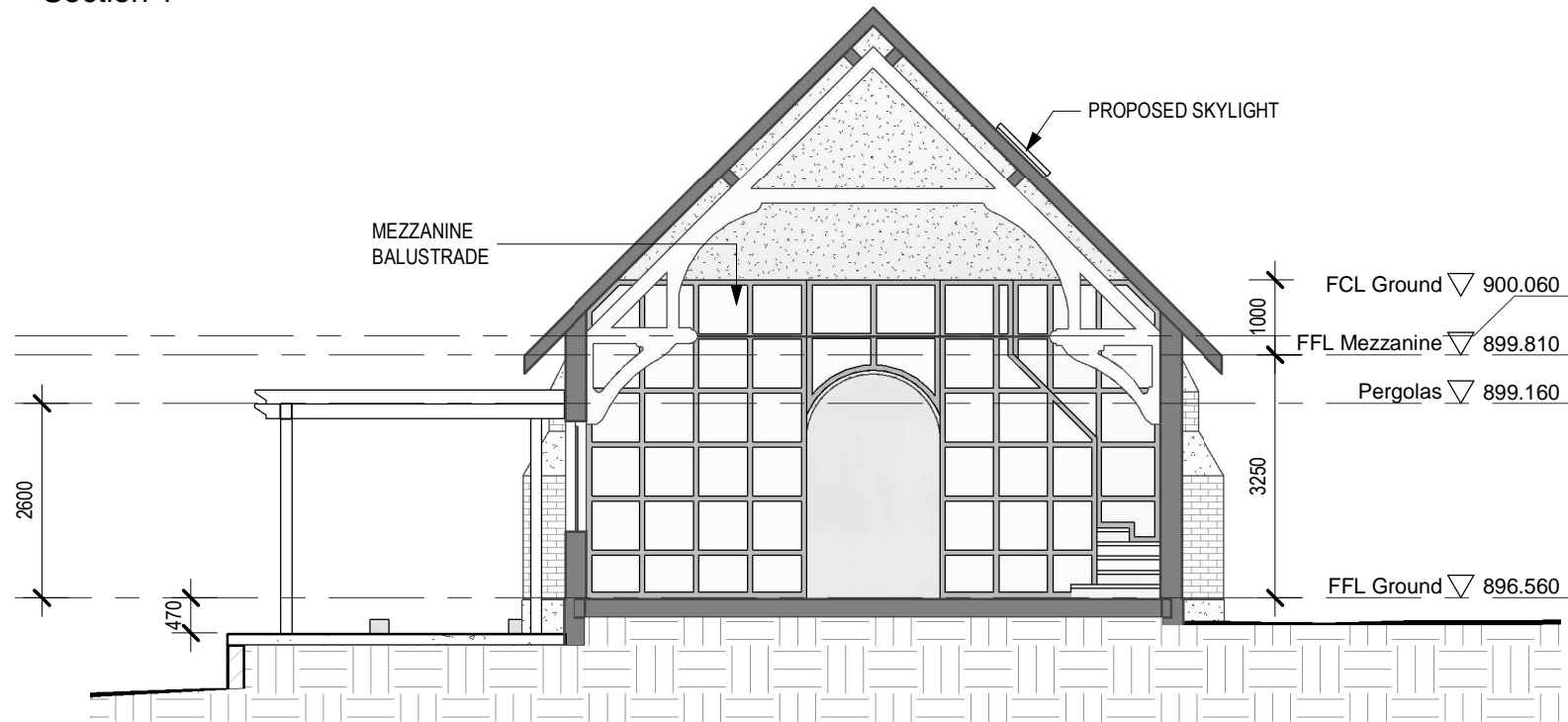
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