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## **ALTERATIONS AND ADDITIONS TO EXISTING SEMI DETACHED RESIDENTIAL DWELLING AT**

**TO**



**2 LAKEMBA STREET, BELMORE**

## **STATEMENT OF HERITAGE IMPACT**

**January 2025**

## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to accompany a development application for alterations and additions at the rear of an existing heritage listed dwelling at 2 Lakemba Street, Belmore. Given the heritage status of the building, Development consent is required for the works.

The site is a local heritage item, I40, listed as "Inter war house". The subject site is not listed on the Register of the National Estate (RNE), the State Heritage Register (SHR), or the heritage register of the National Trust of Australia (NSW).

The site has historical significance comprising a grouping of heritage listed inter war bungalows fronting the southern side of Lakemba Street, bookended by 2 Lakemba Street to the east (facing Ceceila Street and 18 Lakemba Street to the west facing Sudbury Street.

The building has aesthetic significance as a good, and locally rare surviving example of Californian bungalow style , which is largely intact externally and a significant amount of internal details retained intact.. Located on a corner site, the building contributes to the character of the streetscape.

Council requires the submission of a Heritage Impact Statement (HIS) for the proposed works, as the subject site is a heritage item and in the vicinity of several heritage items. This report has been prepared on behalf of the owners to ascertain whether or not the proposed works will have a major, minor, neutral or positive impact upon the significance of the site and the Heritage grouping generally.

### 1.2 THE SITE

The site is legally identified as Lot D in DP416117. The subject site is located on the south-western side of the intersection of Lakemba and Cecilia Street. The site contains an existing single storey dwelling with a detached garage in the rear yard facing Cecilia Street. The subject site has a total site area of approximately 383.9 sqm. The location of the subject site is illustrated in Figure 1.

The building is situated close to public transport links on Lakemba Street, and is surrounded by low to medium to residential dwellings, some smaller scale residential flat building further afield.



*Figure 1:* Location Plan of the site

## 2.0 HISTORICAL SUMMARY

### 2.1 SUMMARY

The following summary is taken from various sources including information from the NSW Office of Environment and Heritage State Heritage Register, local survey and other miscellaneous sources.

### 2.2 SIGNIFICANCE OF LOCAL HERITAGE

#### History of the Locality

The Canterbury Area experienced a significant housing and population boom in the 1920s. Post World War I, influences on Australian architecture were diverse as many Australians travelled overseas or were influenced by the rise of media and communications, notably films and magazines. Post war, many Australians desired stability of home ownership. The dominant residential housing style of this period was adapted California bungalows. This style was heavily influenced by American popular housing through exposure to American culture depicted in movies and magazines of the period. The original prototype was shipped by Richard Stanton from Pasadena Hills near Los Angeles in 1916 and reassembled at growth locations around Sydney.

The Australian version of the style incorporated terracotta tiled and/or slate roofing with brick walls. It is typically identified by the use of low slung gabled roofs facing the street. A verandah is usually be found under one of the gables.



This period also featured styles like Old English/Tudor, Georgian Revival, Spanish Mission and "P&O" or Art Deco. While not as common as the bungalow, there are examples of these designs throughout Municipality.

### **Californian Bungalow**

The Californian Bungalow became popular in the United States at the turn of 20th Century, especially in the warm climate of California. Typically they are supplemented with fine internal detailing. The emphasis was on open planning, simple roof forms and natural finishes. This style gained great popularity in Sydney in the 1920s until World War II, due to American cultural influences and similarity in climate to California. The Bungalow contained a prominent low pitch gabled and tiled roof. The wide eaves and front porch are distinctive trademarks of the style. Bungalows are generally single storey with informal lawns and gardens.

### **Interwar Bungalow**

Interwar bungalows are a common style around Sydney. After World War I, rapid subdivision of older properties was accompanied by substantial building activity.

### **Significance of the Existing Building**

The building is part of a pair of semi-detached dwelling of 2 and 4 Lakemba Street, Belmore. 2 Lakemba is access from the corner of Lakemba and Ceceilia Street but 4 Lakemba Street both pedestrian and vehicular access is only via Lakemba Street.

#### External Form

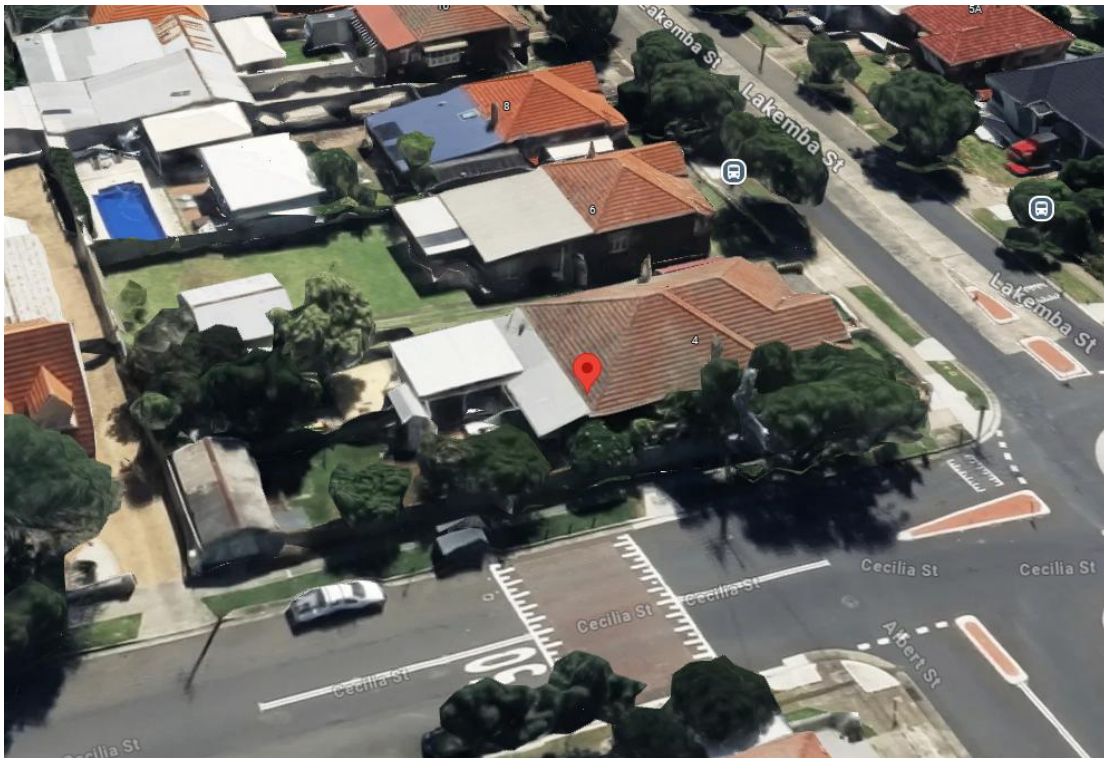
In terms of the main built form, all intended additions will be located towards the rear of the site. The main portion of the building facing Lakemba Street and Ceceilia Streets is to be retained unchanged.



**Figure 2:** Lakemba Street frontage of the site showing the entrance of 2 Lakemba and portion of the



**Figure 3:** Cecelia Street frontage of the site.



**Figure 4:** 3d view of the site.

#### Internal Significance

The portions of the to be retained contain significant internal detail in the form of corncoring and detail to the ceilings of the rooms and hallway. Figures 5, 6 and 7 show this detailing.



**Figure 5:** Front bedroom



**Figure 6:** Front bedroom





**Figure 7:** Main living room ceiling

### **Significance of Nearby Buildings**

Whilst the site lies is not within a conservation area, the site forms the eastern bookend of a group of heritage items all identified for their consistent character of significant inter war dwellings

## **3.0 IMPACT OF THE PROPOSED DEVELOPMENT**

### **3.1 GENERALLY**

The site has historical significance in the form of the grouping of interwar dwelling constructed in the Canterbury Bankstown area. The dwellings of the group display consistency of construction period and built form to the street. A number of them do exhibit significant alterations and additions to the rear of the buildings away from the street.

The building has aesthetic significance as a good, and locally rare surviving example of a collective of inter war dwellings, which are largely intact externally to Lakemba Street. Located on a corner site, the building contributes greatly to the character of the streetscape.

## **4.2 IMPACT OF THE PROPOSED WORKS**

### **4.3 USE**

The use will remain ground floor retail premises with residential accommodation over and general locality in accordance with the zone's intents.

### **4.4 PROPOSED ALTERATIONS**

The design has endeavored to be a separated and subservient built form to the rear of the site in accordance with the recommendation of the Heritage component of the DCP. Physical works to the building are limited to alteration to the rear of the site

The new addition is separated from the fabric of the existing significant building and of a lesser scale to the building to be retained.

The existing building's front form has been retained and the building presents acceptably to the secondary Ceceilia Street frontage of the site and a new and lesser addition to the building and site.

The interior of the heritage building and has been retained as existing.

### **4.5 Impact on the Heritage Item**

In the absence of any wholesale alterations to the primary façade and building, and accordingly there is little in the way of new detrimental impact to the item at 2 Lakemba Street and buildings of the group which as a cohesive, are primarily expressed to Lakemba Street. The new building addition form will not visually dominate the form which give the building the heritage significance.

The preceding analysis has identified that the existing building's level of cultural significance, as part of the heritage conservation area is significant but in the absence of any works of significance or additions directly attached to the building, the impact is stated to be low -negligible. IN accordance with the recommendation heritage management and Burra Charter, the new additions are clearly separated and distinct from the fabric of the original building.

### **4.6 Impact on Heritage Items in the Vicinity**

There are specific heritage items in the vicinity, but the proposal will not alter the building's setting in the locality.

We consider that the proposal will have no material impact on the setting or significance of the heritage items in the vicinity principally due to the new works being located down the secondary frontage of the site and not impacting the primary significant retained form. All existing façade features and interiors of the building which give the building its identified significance will be retained unimpacted.

### **4.7 CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN (DCP)**

Chapter 4 Heritage and 4.2 Heritage Items contains general objectives and controls for the development of heritage items and in conservation areas.



There are no site-specific controls for the item within the Canterbury Bankstown Development Control Plan 2023 only the reference within the LEP. Clause 5.10(4) of the LEP requires that Council must assess the heritage significance of the conservation area and take into account the extent of the impact of the proposed works on the heritage significance of the site or area.

A summary of the major considerations of the DCP is provided in the following table:

Control	Comment
<b>SECTION 2-EXTERNAL FORM AND SETTING</b>	The elements of the existing dwelling to be removed comprise the rear internal fitout and minor skillion roof form at the rear of the dwelling. The additions are design to be subservient to the build form fabric of the significant form of the dwelling. Accordingly, the additions to the dwelling are in conformance with the heritage controls.
<b>SECTION 3-INTERIOR ELEMENTS</b>	As detailed earlier in this statement, significant interior elements will be retained. The existing kitchen does not retain original elements having undergone a more recent renovation for modernise the kitchen dining area. The works will not impact on any existing significant original fabric of the building. There is no alteration to the layout of the retained portion of the dwelling.
<b>SECTION 4-ROOFS, DORMERS, CHIMNEYS AND SKYLIGHTS</b>	Primary roof and any chimneys will not be altered by the proposal.
<b>SECTION 5-VERANDAHS, PORCHES AND BALCONIES</b>	No change to front verandah/porch. No balconies in the existing building or proposal.
<b>SECTION 6-DRIVEWAYS, GARAGES AND CARPORTS</b>	Access at the rear of the site is unchanged. Site has a double width crossover and detached garage to be demolished and replace with a new outbuilding.
<b>SECTION 7-FENCES</b>	No change to existing (significant) front masonry fences
<b>SECTION 8-LANDSCAPE ELEMENTS</b>	Front landscaping is maintained as existing. Space at the rear of the site does not contain any landscaping of significance (original or otherwise)
<b>SECTION 9-OUTBUILDINGS</b>	The existing outbuilding is a non-original and non-significant elements in a poor state of repair. The new form is sufficiently separated from the main form to not have any detrimental impact to the heritage significant form retained on site.
<b>SECTION 10-WINDOWS AND DOORS</b>	Original door and windows of the main built form retained unchanged.
<b>SECTION 11-BUILDING MATERIALS, FINISHES AND COLOUR</b>	Main built form retained in its original colours and finishes. As per the materials schedule, the additions are of a form and utilised materials to be distinct (clearly new) but not diminish the significance of the retained portions of the building
<b>SECTION 12-UTILITY INFRASTRUCTURE</b>	The site has access to all necessary services and infrastructure. No new solar array proposed.
<b>SECTION 13-RETAIL AND COMMERCIAL BUILDINGS</b>	N/A Residential development
<b>SECTION 14-RESIDENTIAL FLAT BUILDINGS</b>	N/A Not a residential flat building development.
<b>SECTION 15-ADAPTIVE REUSE</b>	N/A Proposal is not for adaptive reuse of the building. Existing function maintained.

<b>SECTION 16-SUBDIVISION AND LOT CONSOLIDATION</b>	N/A No subdivision or consolidation proposed.
<b>SECTION 17-DEMOLITION</b>	Minor Demolition of the rear of the building proposed to facilitate additions. The majority of the existing built form is retained unchanged including layout and interiors.
<b>SECTION 18-SECONDARY DWELLINGS</b>	N/A No secondary dwelling in proposal.

## 5.0 SUMMARY & RECOMMENDATIONS

Based on the above, we consider that the proposed works:

- Will have little impact on existing fabric of the publicly visible portion of the building which is significant and contributes to the established character of the heritage group.
- The use is residential as existing not detrimental to the significance of the building or zone intents.
- Will have no impact on the significance of the building particularly the retained façade and interiors.
- The uses and lack of visibility on the primary facades of the new additions works will have no impact on the surrounding heritage items in the vicinity.
- Significance of the building should not be used as a reason to prevent works to the building. The works improve amenity of the building without adverse impacts to the significance of the item.
- The proposal is generally in line with the heritage provisions of the LEP and DCP.

In heritage terms, the proposal should be approved to promote the ongoing use of the building without adverse impact to the established character and significance of the heritage item and group.