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10 April 2025

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Re: Demolition of a lean to on the St Paul's lower Hall.

I prepared a heritage report of the St Paul's lower hall in January 2023 to inform the design process for alterations and additions to the Lower Hall at St Paul's Canterbury. The subject building is the Lower Hall, this was a one room church school constructed in the 1850s. The hall has a heritage listing and is part of a collection of buildings on the site with heritage significance. The hall used as a Sunday school for the church retains heritage significance with surviving heritage fabric. However, the hall has been altered by unsympathetic alterations and additions. Two infill structures were constructed on the NW and NE corners, these have flat roofs and are intrusive infill. These structures possibly date from the 1970s, are poorly constructed and are suffering from damage and dilapidation caused by the poor construction and weather damage.

Heritage significance of the fabric corresponds to the time of construction, the original hall is of exceptional significance, and what survives of the original is the south façade and entrance that faces Canterbury Road, the east facing wall of the original building and the west facing wall of the original building. The Canterbury Road façade retains original window openings, but the windows have been altered. The entrance hall, the floor and the ceiling have high significance. Side infill additions are intrusive.

Proposed is Demolition of a lean to on the St Paul's Lower Hall.

The lean-to is an intrusive addition and its demolition and the repair of the façade will restore an aspect of the original appearance of the hall. This both makes a positive impact on the hall and of the church group. It makes a positive impact on the streetscape and general character of the area.

The alterations to the church hall and changes to its character are demonstrated in plans taken from the church archives.



Fig. 1 Painting of the church and school by Conrad Martens collection of State Library of NSW. 1860

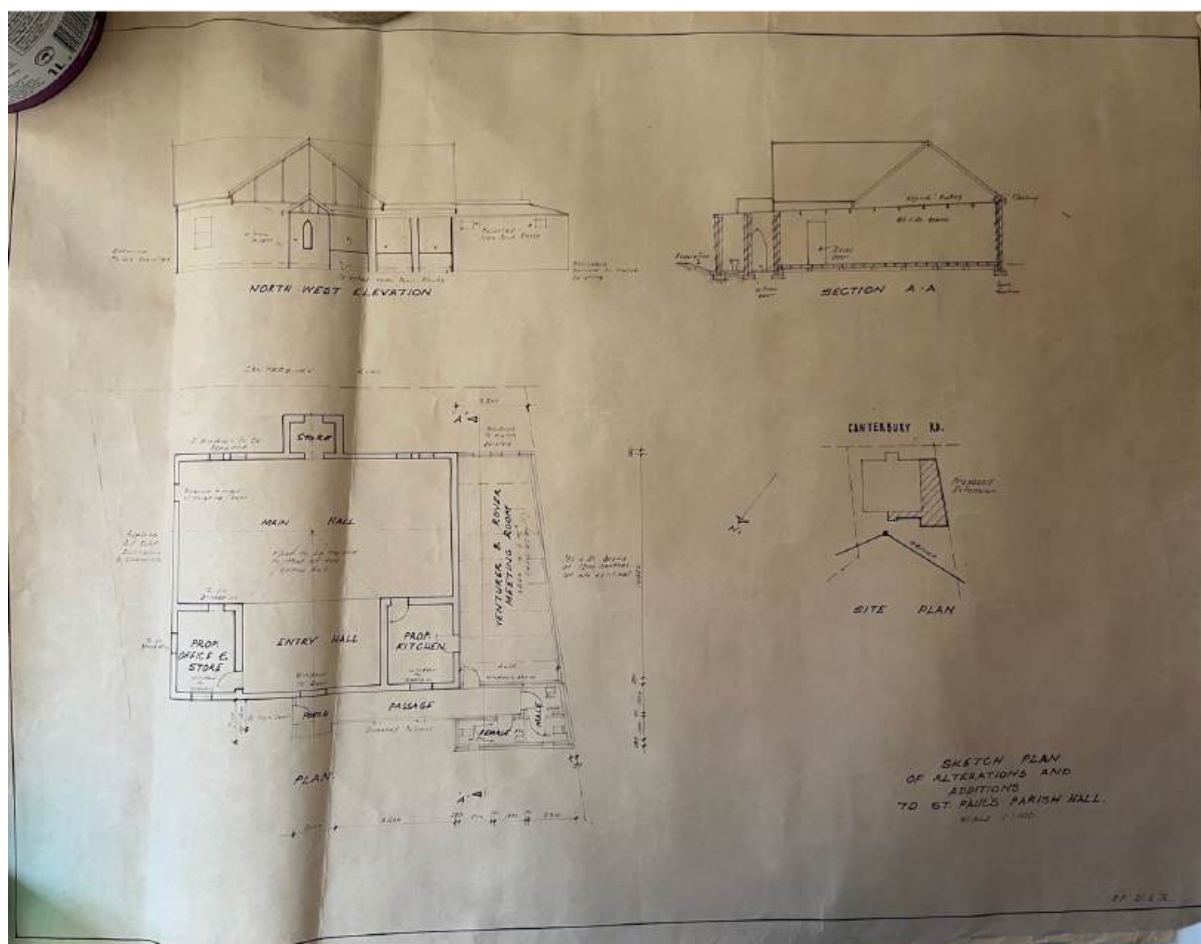


Fig. 2 Plans 1976 for an unbuilt side addition. This shows the existing form of the building. The store area was an entrance to the building. The original dimensions of the building were just the man hall and this entry. The entry hall is a later addition. The kitchen and office were constructed after 1976. This shows the development of the building in three stages. The original hall used as a school was first, later the entry hall was created with demolition of a large section of the original hall. The office store and kitchen additions were later constructions and are intrusive fabric.

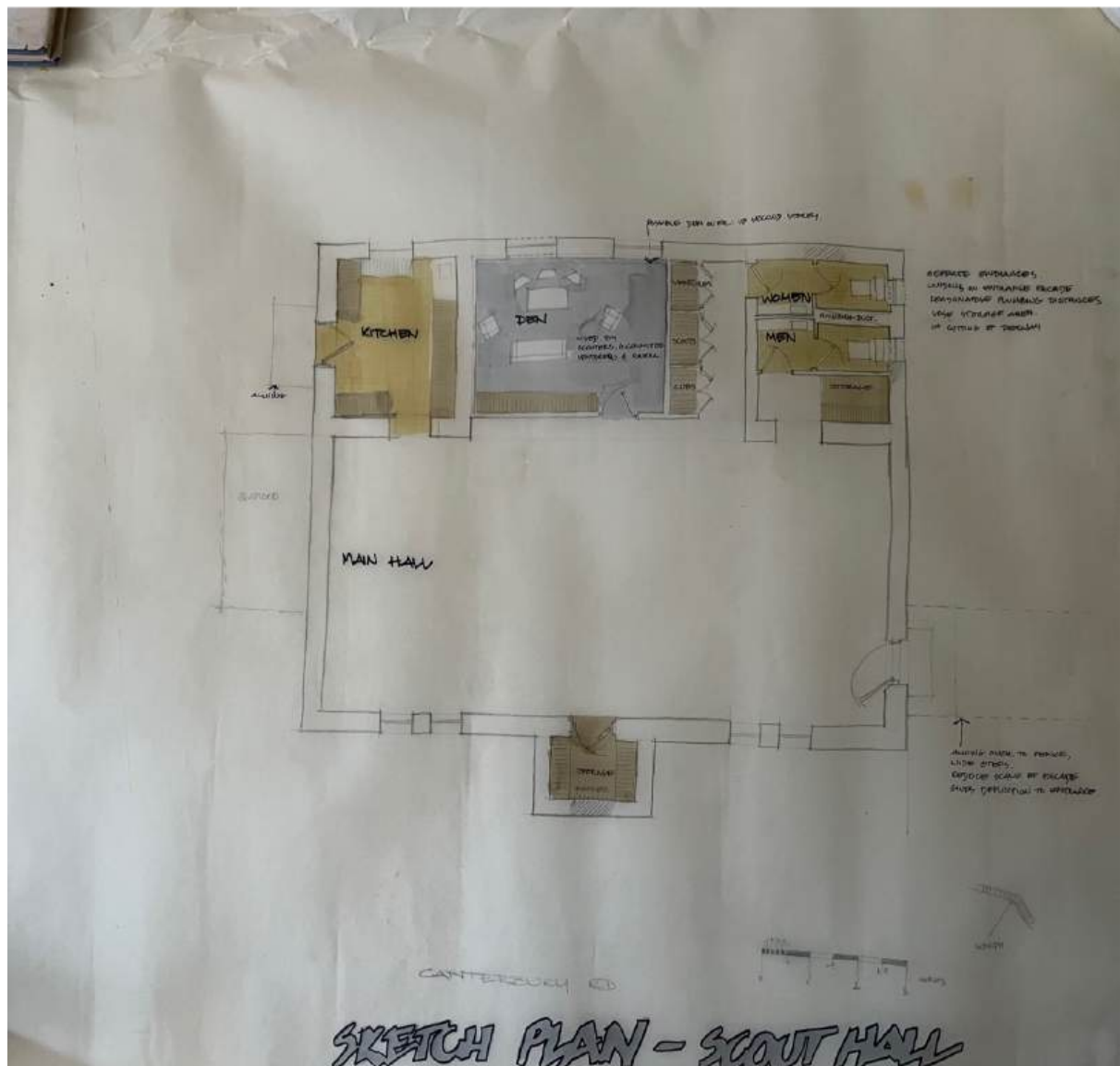


Fig.4 Undated plan. The entrance is used a storage, Restroom have been proposed The Den created. The kitchen has a proposed side entrance that was not constructed.



Fig. 5 Plans for a kindergarten hall (not built) in 1947 shows shape of lower hall. The Entrance hall was not constructed at this time.

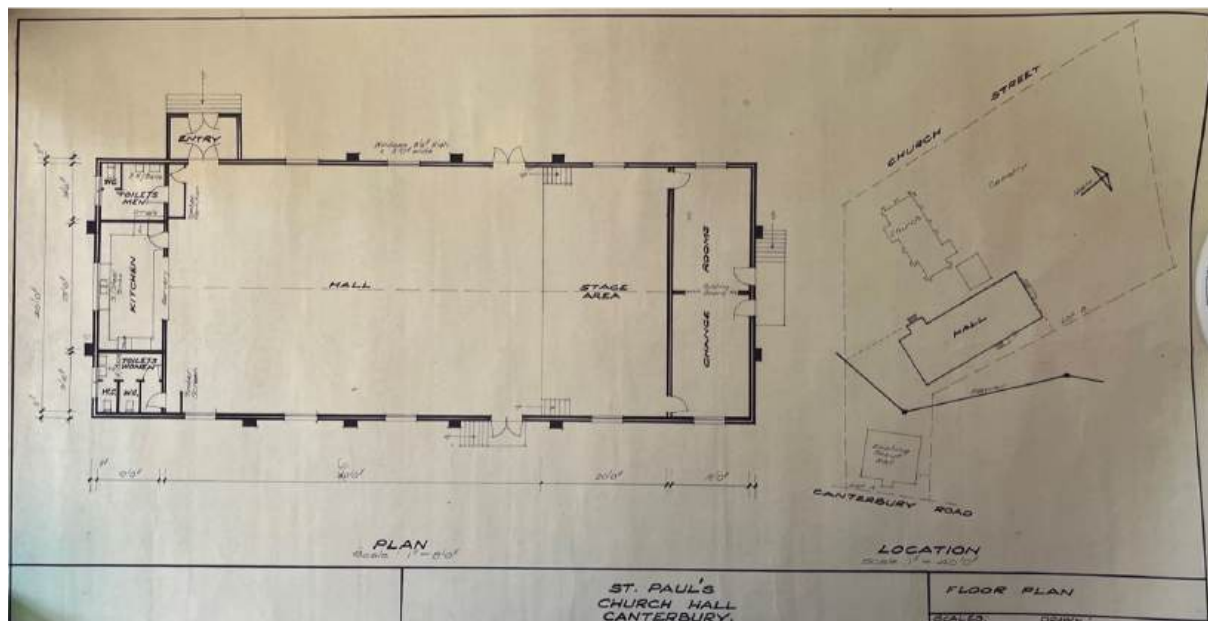


Fig.6 Plans for the new hall shows shape of the lower hall in 1972.

ST. PAUL'S HALL EXTENTION AND RENOVATION (LOWER HALL)

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NOTE:
SLENCY WILL BE ISSUED SEPARATELY

NO.	LAYOUT	SCALE
UHA-0000	COVER SHEET - LOWER HALL	
UHA-0100	EXISTING SITE PHOTOS - LOWER HALL	
UHA-0200	EXISTING SITE PLAN - LOWER HALL	1:250
UHA-0300	DEMOLITION PLANS - LOWER HALL	1:150
UHA-0400	PROPOSED SITE PLAN - LOWER HALL	1:150
UHA-1100	HALL ADDITION GA PLANS	1:150
UHA-1200	SECTIONS AND ELEVATIONS	1:150
UHA-0000	MATERIAL BOARD	

[illegible]

1 PHOTO



2 PHOTO



3 PHOTO



4 PHOTO



5 PHOTO

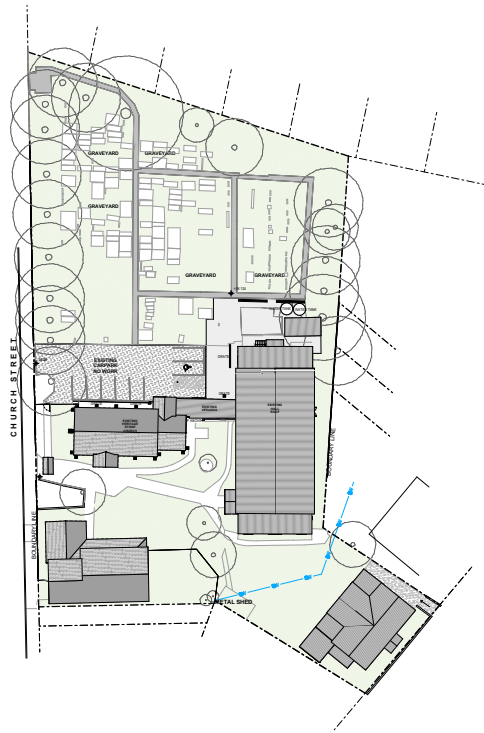


6 PHOTO

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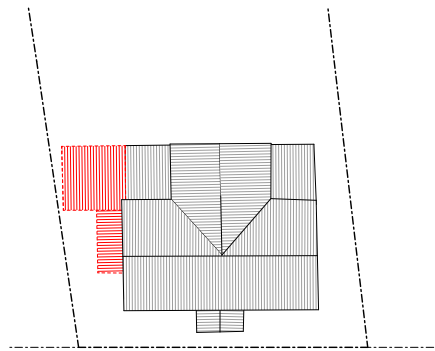
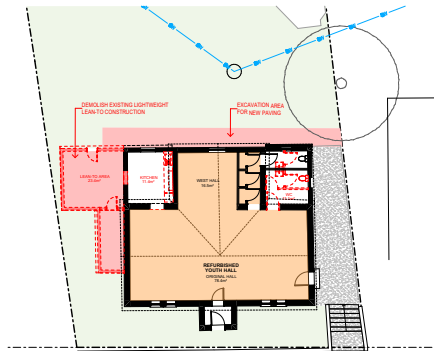
NOTES	
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.	
2. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	
3. ALL MATERIALS TO BE USED MUST BE APPROVED BY THE ARCHITECT.	
4. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS.	
5. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS.	
REVISIONS	
NO.	DESCRIPTION
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2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
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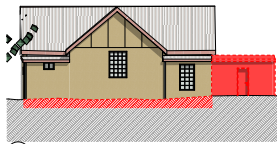
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LEGEND	
[Red outline]	EXTERNAL SURFACES TO BE DEMOLISHED
[Red fill]	AREAS TO BE DEMOLISHED
[Orange fill]	HERITAGE BUILDINGS



1 GROUND LEVEL DEMOLITION PLAN
SCALE: 1:500

2 ROOF DEMOLITION PLAN
SCALE: 1:500



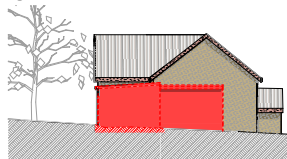
3 DEMOLITION - WEST ELEVATION
SCALE: 1:500



4 DEMOLITION - NORTH ELEVATION
SCALE: 1:500



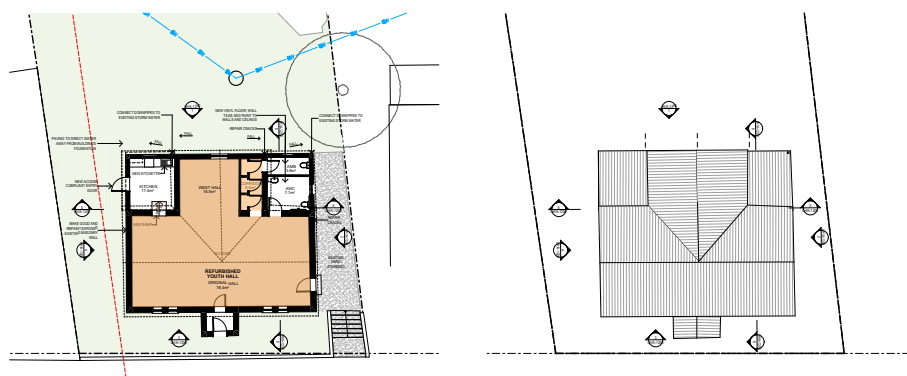
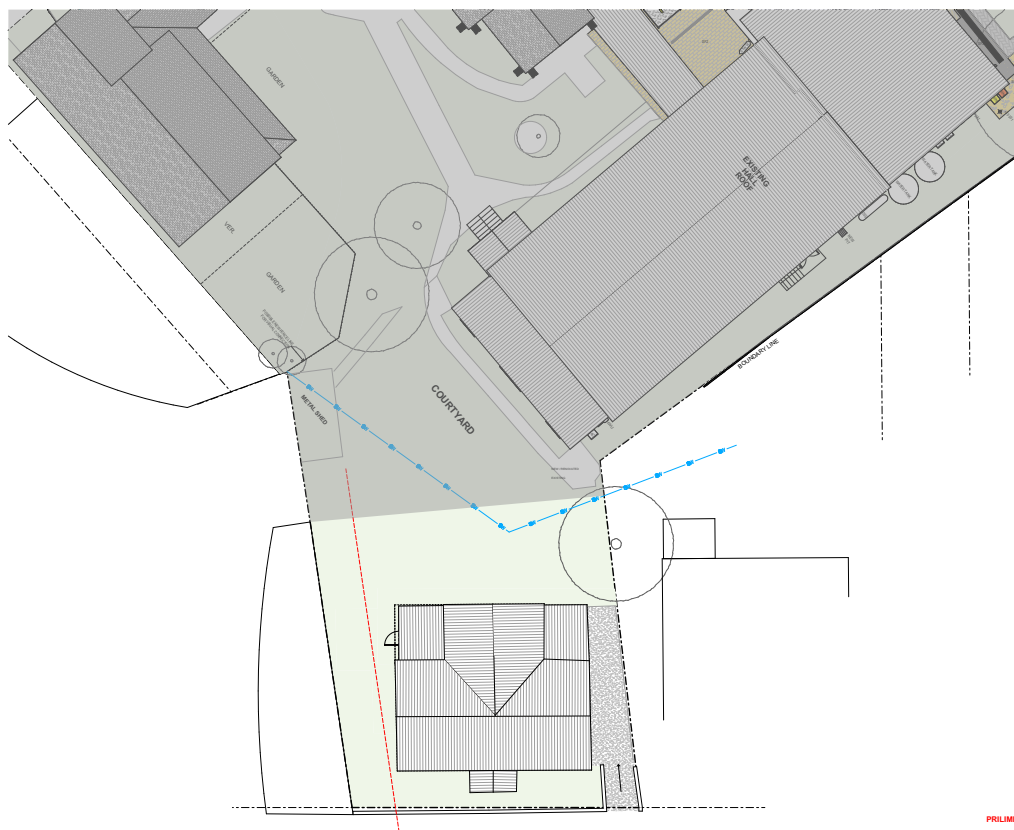
5 DEMOLITION - EAST ELEVATION
SCALE: 1:500



6 DEMOLITION - SOUTH ELEVATION
SCALE: 1:500

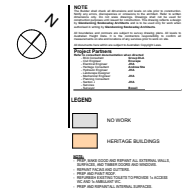
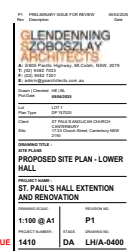
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LEGEND	
[Red outline]	EXTERNAL SURFACES TO BE DEMOLISHED
[Red fill]	AREAS TO BE DEMOLISHED
[Orange fill]	HERITAGE BUILDINGS



1 GROUND LEVEL - PROPOSED
SCALE: 1/100

2 LEVEL 1 - PROPOSED
SCALE - 1/160



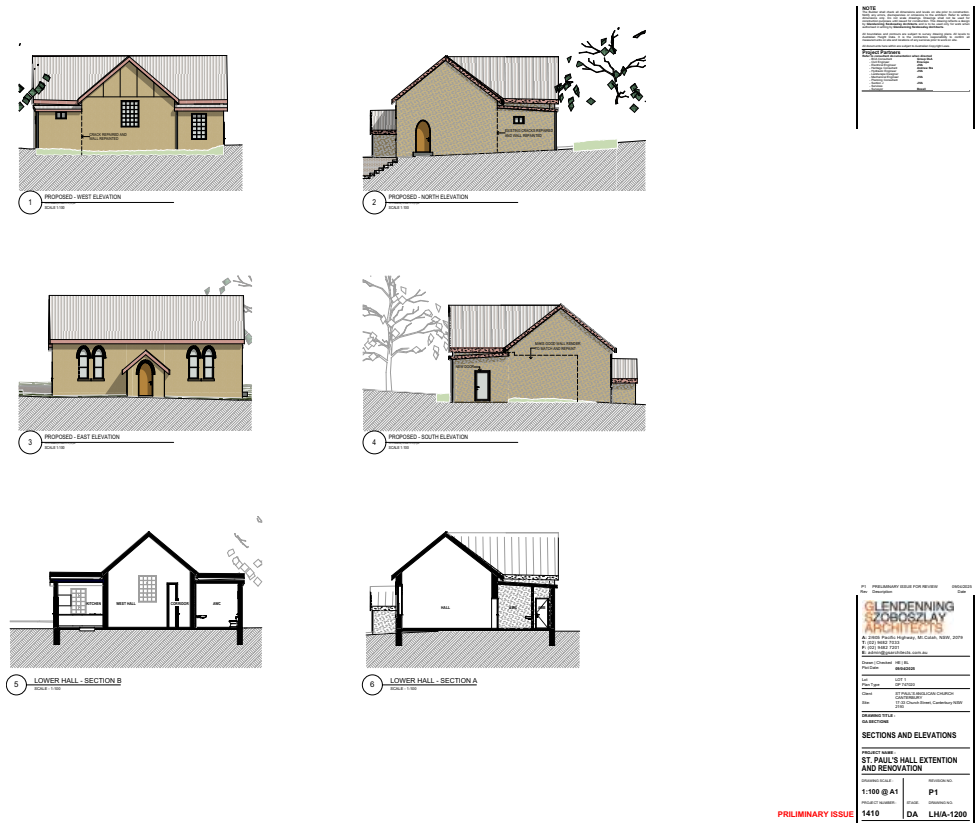


Fig. 7 Canterbury Road façade.

Fig.8 Lawn an entrance Fig.9 East façade door



Fig.10 East façade.



Fig.11 Canterbury Road façade.



Fig. 12 West breezeway.



Fig.13 Canterbury Road facade



Fig.14 Canterbury Road façade



Fig.15 Canterbury Road façade.



Fig.16 North (rear) façade. The building had two infill space infilled sometime between 1947 and 1972. An addition was later built to the west side infilling a section of breezeway.

Fig. 17 New hall south façade from lower hall.



Fig.18 New hall south façade from lower hall.



Fig.19 Looking towards the rectory from the lower hall.



Fig.20 Interior lower hall.

Fig.21 Hall ceiling Fig.22 Hall ceiling



Fig.23 Interior hall.



Fig.24 Windows facing Canterbury Road.



Fig.25 Den.



Fig.26 Door to kitchen on plan fig.2.



Fig.27Original entrance to Canterbury Rd Fig.28 Original entrance.

Fig.29 Entrance (now Storage) Fig.30Area beside the Den



Fig.31 Restroom Fig.32 Restroom

Fig.33 Rest room Fig.34 Cladding addition NE side



Fig.35 Ceiling side addition Fig.36 Sie addition NW corner

Fig.37 Interior side addition Fig.38 Door to kitchen

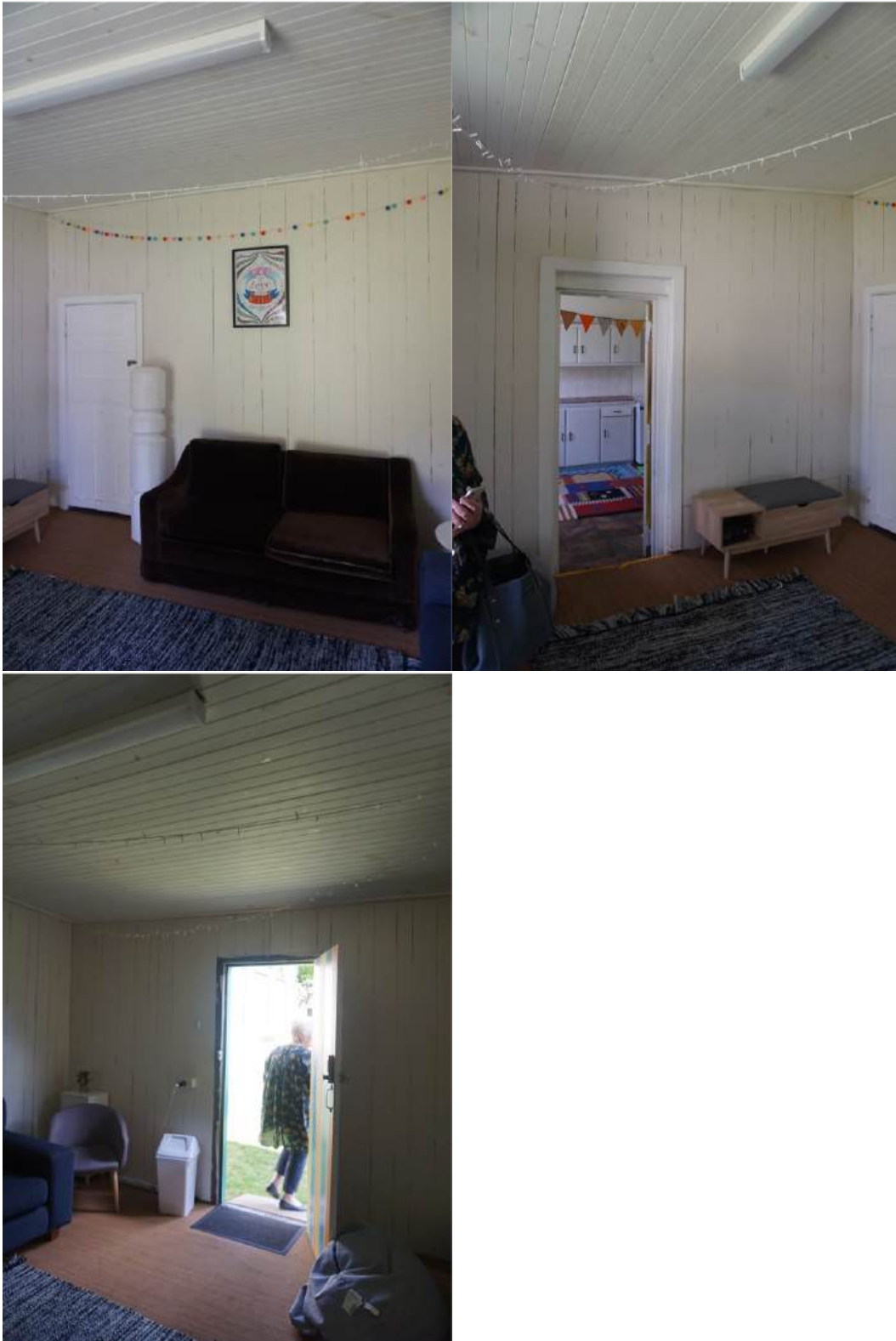


Fig.39 Interior of a side addition. The lining is a vinyl cladding on a timber frame that mimics boards.

Fig.40 Rear façade of new Church hall a lawn separated it from the lower hall



Fig.41 New Church Hall

In conclusion the proposed demolition and rectification work at the St Pauls Church Lower hall makes a positive impact on the heritage item, and the group of church buildings. In general the proposal has a positive impact on the streetscape and the character of the area .

Yours Faithfully

A handwritten signature in blue ink, appearing to read 'Andrew Starr', with a stylized, cursive script.

Andrew Starr

Principal

Andrew Starr and Associates Heritage Consultants

11 Prospect Street Paddington 2021

MOB 0414400224