

HERITAGE IMPACT STATEMENT



Nos. 12-14 Ponsonby Parade, Seaforth

April 2021 | J4705

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1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for the removal of an existing dwelling and the construction of a new seniors' housing development at Nos. 12-14 Ponsonby Parade, Seaforth, New South Wales.

The site is located within the Northern Beaches Council area. The principal planning control for the site is the *Manly Local Environmental Plan 2013 (Manly LEP 2013)*. The site has no statutory heritage listings; however, it lies within the vicinity of heritage items as identified by Schedule 5, Part 1 of the *Manly LEP 2013*.

Under Part 5.10 of the *LEP 2013*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Impact Statement.

The site comprises a c. 1921-22 Inter-War Californian Bungalow at No. 12 Ponsonby Parade and a c. 1972 dwelling at No. 14 Ponsonby Parade. A Heritage Assessment of No. 12 Ponsonby Parade is included as part of this HIS in response to a request made by Northern Beaches Council at a Pre-lodgement Meeting, dated 10 November 2020 (PLM2020/0257). It is noted that consent for the demolition of the dwelling at No. 14 Ponsonby Parade was granted by the Land and Environment Court on 11 December 2019 as part of DA2017/1364. This HIS focuses on the potential heritage impacts of the removal of the dwelling at No. 12 Ponsonby Parade.

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Gartner Trovato Architects.

1.2 Authorship and Acknowledgements

This assessment was prepared by Elliot Nolan, B.A. (Anc.Hist.Hons.), M.Mus.Herit.Stud., M.Herit.Cons. (cand.), and James Phillips, B.Sc.(Arch.), B.Arch., M.Herit.Cons.(Hons.), of Weir Phillips Heritage and Planning.

1.3 Limitations

No Aboriginal or historical archaeology was carried out on the site.

The brief time given for the preparation of this report meant that a full search of Council records was not undertaken.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

A site visit was carried out in April 2021. The photographs contained in this assessment were taken by the authors on this occasion.

1.6 Documentary Evidence

1.6.1 General References

- Blackmore, K. and Associated Consultants, *Heritage Study: Municipality of Manly: Volume 2* (Manly Council and the Department of Environment and Planning, 1986).
- Curby, P., *Seven Miles from Sydney: A History of Manly* (NSW: Manly Council, 2001).
- *Sun*, 'Your Opportunity Is Here', 8 June 1912.
- *Sydney Morning Herald*, 'Family Notices', 22 June 1939.

1.6.2 NSW LPI Documents

- Certificate of Title Volume 3111-Folio 137.

1.6.3 Historic Plans and Photographs

- Aerial Photograph over Seaforth (1943). NSW Lands Department.
- Aerial Photograph over Seaforth (1978). NSW Lands Department.

1.6.4 Planning Documents

- *Manly Development Control Plan 2013*.
- *Manly Local Environmental Plan 2013*.

1.7 Site Location

The subject site is located on the northern side of Ponsonby Parade and has rear frontage to Ross Street (Figure 1). The site is identified as follows:

- No. 12 Ponsonby Parade – Lot 21, D.P. 7577 (the focus of this assessment).
- No. 14 Ponsonby Parade – Lot 22, D.P. 7577.



Figure 1: Nos. 12-14 Ponsonby Parade. The site is outlined in red.

SIX Maps, 2021

Key: 1 = No. 12 Ponsonby Parade.

2 = No. 14 Ponsonby Parade.

2 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

2.1 Original Occupation

While an Aboriginal history is not provided for, it is acknowledged that the traditional custodians of the Seaforth area are the Birrabirrigal people.

2.2 Early European History

European exploration of Middle Harbour began in January 1788, soon after the establishment of the British Colony of New South Wales. Middle Harbour was used as the starting point for explorations to the north-west of Sydney. During these explorations, the steep terrain of present-day Seaforth would have been noted. The northern shores of Sydney Harbour were located well outside the first boundaries of the township of Sydney. Beyond exploration, timber getting and the collection of shells for lime, the area was largely ignored during the first period of settlement.

The first land grants in the former Municipality of Manly (now part of Northern Beaches Council) were made in 1809. Nine grants, ranging in size from 17 acres to 380 acres, were made in the area before 1842. During this period, the Surveyor General Mitchell laid out the Village of North Harbour (later called Balgowlah) at the head of North Harbour (1826). The area, however, remained sparsely populated well into the mid nineteenth century. Only 29 residents were listed in the censuses of 1841 for the Manly/North Harbour area; W.H. Well's *Gazetteer of the Australian Colonies*, published in 1848, indicates that there were only 24 houses and 63 inhabitants in the whole of the Parish of Manly Cove at this time.

The first land grants in present-day Seaforth were made in the 1830s and continued through to the 1850s. The subject site lies on 30-acres granted to John Burton in 1846. What Burton used his grant for, if anything, has not been determined for the purposes of this statement. Although some of the grants in present-day Seaforth were occupied, there was little real development in the area at this time. The Spit provided an effective barrier to settlement. The first regular punt service, which was a private service, did not begin until the 1850s and, even then, was unreliable. The punt operator, Peter Ellery, built a rough road from the punt landing at Seaforth to the top of the escarpment in the 1850s. Hopes for improved transport were raised when the government gazetted the first road from Manly to The Spit (Middle Harbour Road, later Sydney Road). During the 1880s, the government resumed control of the punt, providing a more reliable service.

2.3 The Seaforth Estate and the Early Growth of Seaforth

The first small lot subdivisions were carried out in the present-day Seaforth area in the early 20th-century, thereby laying the foundations for the suburb. During the early 1900s, Henry Halloran acquired a number of the early Seaforth grants. When he subdivided his land into 350 lots and offered it for sale in 1906, he called it the Seaforth Estate, in recognition of the fine views obtained from the estate, thereby giving the area its lasting name.

The Seaforth Estate was offered for sale during a period of expansion across the Manly area. During the first decade of the twentieth century Manly's population more than doubled; from 5,035 people in 1901 to 10,465 people in 1911. In 1909, 185 new buildings were constructed; in 1911 and 1921, 125 and 147 buildings were constructed respectively.¹ The population density increased accordingly, to 4.3 people per acre by 1911. By 1921, the population exceeded 18,500 people.²

The above rate of growth was not isolated to Manly; suburbs across Sydney boomed during this period as the population increased by almost 30%.³ There are a number of reasons why Manly experienced a population boom at this time. One of the most significant contributory factors to Manly's growth was improved public transport service into and out of the area. Wharf facilities were upgraded, and faster steamers launched from 1900; from 1906, a half hourly service ran from Manly to the Circular Quay. From January 1909, an alternative to the ferry was offered as a result of the opening of The Spit to Manly tramway. Growth is also attributable to the relaxation of the strict daytime bathing laws of the Victorian period and the advent of surfing. Manly Council appointed the first professional lifeguard in Australia in 1907.

2.4 No. 12 Ponsonby Parade

No. 12 Ponsonby Parade forms part of Lot 21 from the 1912 subdivision of the Seaforth Estate. The *Sun* advertised the sale on 8 June 1912:

Buy NOW, before the Bridge comes and the duplication of the tramline to Manly takes place, and have the pleasant experience of early Mosman and Manly buyers. Fine Building Sites on the Beautiful Seaforth Estate, Middle Harbor, splendidly situated between Mosman and Manly, glorious views,

¹ Pauline Curby, *Seven Miles from Sydney: A History of Manly* (NSW: Manly Council, 2001), p. 178.

² Kate Blackmore and Associated Consultants, *Heritage Study: Municipality of Manly: Volume 2*, (Manly Council and the Department of Environment and Planning, 1986), p.106.

³ Curby, *Seven Miles from Sydney*, p. 178.

the terminus of the Manly tram, and only 30 minutes from the City via Cremorne. Seaforth must become the perfect waterside suburb of Sydney.⁴

The subject site was purchased in 1920 by Charles Arnold. Refer to Figure 2, which shows the plan from the Certificate of Title for the site dated 1921.⁵

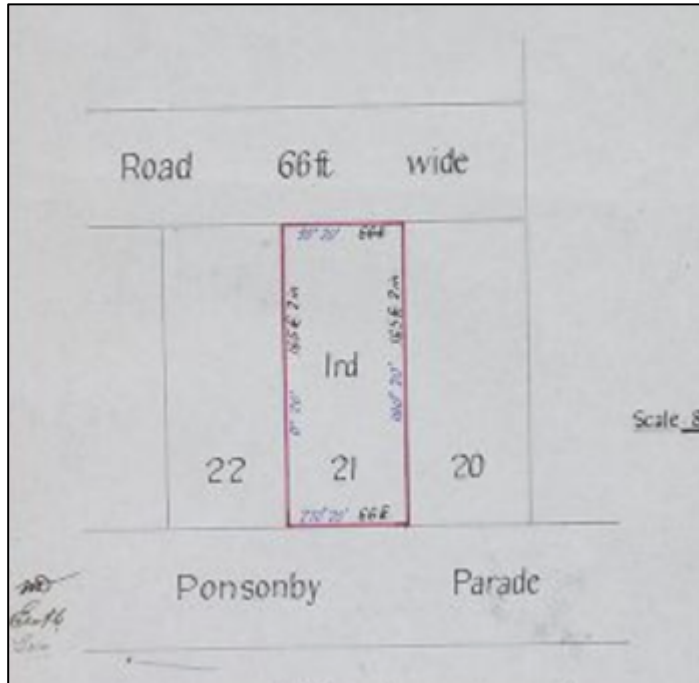


Figure 2: Deposited Plan showing boundaries of site.
NSW LPI

The purchase came with the following building covenant:

The main building of any residence or dwelling which they shall erect upon the said land or any part thereof shall be either detached or semi-detached and shall have its walls made of brick or stone or both brick and stone and shall be roofed with slates or tiles and that every such main building shall be of a finished and complete design and be completed and enclosed with a substantial fence (part of which shall be on the front building line) within one year after the commencement of any building operations on the said land.

The title record shows a mortgage was taken out in 1921, which may have been used to construct the subject dwelling. The dwelling first appears in the 1922 edition of the *John Sands' Sydney, Suburban and Country Directory* where it was occupied by Charles Arnold. At this time, there were only four dwellings in this part of Ponsonby Parade and none of them had yet been assigned a street address. In the absence of street numbering, dwellings were often instead given names to identify them. No. 12 Ponsonby Parade was called 'Weeroona'.

Charles Arnold is listed as living at the subject dwelling through to the last edition of the *Sands' Directory* in 1932/33 and was there until he passed away on 22 June 1939.⁶ Research has not ascertained any information about Arnold, other than that he was a draper, as stated by the title record.

⁴ *Sun*, 'Your Opportunity Is Here', 8 June 1912.

⁵ NSW LPI, Certificate of Title, Volume 3111-Folio 137.

⁶ *Sydney Morning Herald*, 'Family Notices', 22 June 1939.

Following his death, ownership of the dwelling passed by transmission to Albert Arnold and Nellie Lambert in 1940. Albert Arnold died in 1944, after which Lambert became the sole surviving owner and is listed as the last known owner prior to computerisation of records. Figure 3 shows the site and surrounding area in 1943.



Figure 3: Aerial photograph of Seaforth (1943). No. 12 Ponsonby Parade is indicated by the red arrow.

NSW Spatial Imagery

The 1943 aerial photograph shows that No. 12 Ponsonby Parade was one of eight dwellings on the northern side of the street. These dwellings all date from the subdivision of the Seaforth Estate and were constructed in the Inter-War period. Dwellings of other styles in the surrounding area include the Inter-War Functionalist Style (No. 606 Sydney Road and No. 14 Palmerston Place) and the Inter-War Spanish Mission Style (No. 1 Whittle Avenue). Figure 4 is an aerial photograph from 1978.



Figure 4: Aerial photograph of Seaforth (1978). The red arrow indicates No. 12 Ponsonby Parade.
NSW Spatial Imagery

As indicated by Figure 4, many of the dwellings on this side of Ponsonby Parade had been replaced with modern dwellings by 1978. This included No. 14 Ponsonby Parade, which forms part of the subject site. No. 12 Ponsonby Parade had also been extended with a rear addition and a new garage constructed. No historic photographs of the dwelling at street level have been located.

3 SITE ASSESSMENT

3.1 No. 12 Ponsonby Parade

3.1.1 Site

For the following, refer to Figure 5, an aerial photograph over the site.



Figure 5: Aerial photograph of No. 12 Ponsonby Parade. The site is outlined in white.

SIX Maps, 2021

The site comprises a rectangular allotment containing a freestanding dwelling with frontage to Ponsonby Parade and Ross Street. The dwelling addresses Ponsonby Parade and is set back from the street behind a low brick wall with a metal gate. The front garden rises from the street and comprises lawn and low-level plantings along the eastern boundary and at the base of the dwelling. A brick paved footpath runs from the front of the site along the eastern boundary to the rear of the site. The rear garden has a brick garage with a roof clad in corrugated metal set in the northeast corner of the site. The landscaping comprises modern brick paving, lawn and artificial lawn. The total site area is approximately 1,012m².

Refer to Figures 6 to 9 which illustrate the site.



Figure 6: Brick garage at the rear of the site.



Figure 7: Rear garden.



Figure 8: Front garden looking west towards No. 14 Ponsonby Parade.



Figure 9: Looking along the eastern boundary towards the rear of the site.

3.1.2 Exterior

No. 12 Ponsonby Parade presents as a single-storey Inter-War Californian Bungalow. It is constructed from brick on a rendered and painted masonry base and has a hipped and gabled roof clad in terracotta tiles.

The front elevation has a wide projecting bay offset to the east. The bay has a wide street facing gable with wide timber bargeboards. The gable is finished in FC sheeting with vertical line patterning. There is a timber vent in the apex. A shallow three-sided bay projects outwards from the gable. It has timber-framed fixed and casement windows and a flat roof with wide eaves and exposed rafters.

The eastern elevation is constructed from face brick with common brick towards the rear. The front entry is located on this elevation within a semi-enclosed brick porch with a timber-framed bay window with leadlight inserts to either side. It lies under a hipped gable finished in FC with vertical timber battening. The entry porch is accessed by a stair with a modern timber balustrade, terrazzo risers, brick paved treads and rendered and painted brick nosing. The porch is finished in a painted concrete floor and has a painted timber ceiling. The entry is a timber-framed panelled door with stained glass inserts and leadlight sidelights, as well as a modern security gate.

The western elevation is constructed from common brick and has wide lined eaves and timber-framed window openings. The rear elevation of the principal building has a verandah with timber posts and a separate roof clad in polycarbonate sheeting. There is an L-shaped addition at the rear constructed from brick with a hipped roof clad in terracotta tiles and timber-framed awning windows.

Refer to Figures 10 to 16 which illustrate the exterior of the dwelling.



Figure 10: Front elevation to No. 12 Ponsonby Parade.



Figure 11: Eastern elevation showing gabled bay.



Figure 12: Entry porch.



Figure 13: Eastern elevation, showing a bay window adjacent to entry porch.



Figure 14: Western elevation, looking towards the rear of the dwelling.



Figure 15: Western elevation, looking towards the front of the dwelling.



Figure 16: Rear elevation, showing later additions.

3.1.3 Interior

For the following, refer to Figure 17, a current floorplan of the dwelling.



Figure 17: Layout of No. 12 Ponsonby Parade.
Real Estate

The interior of the dwelling is accessed from the entry porch on the eastern elevation. It opens into a hallway with bedrooms and living spaces to the north and south, as well as a bathroom to the west. The hallway has a timber floor, rendered masonry walls, splayed timber architraves and plate rail, timber skirting boards and a decorative plaster ceiling with moulded cornices.

To the south of the hallway is the front of the dwelling which contains a living room, main bedroom (currently used as a gym) and sunroom. The living room has similar finishes to the hallway, as well as a timber window seat with storage, a fireplace with blue tile surrounds and a timber mantelpiece with leadlight inserts. The sunroom has a timber floor, painted brick walls and a battened fibre cement ceiling. The main bedroom also has a timber window seat with storage and timber picture rails. The main bathroom off the hallway has a decorative plaster ceiling with moulded cornices, tiled floors and walls and a non-original fit-out.

To the north of the hallway is the dining room and bedroom 2. These rooms are similarly finished to the front rooms of the dwelling. The dining room has a fireplace with brown tile surrounds and a timber mantelpiece. Bedroom 2 has a window seat with storage. The entry door from the dining room to the family room has a slate threshold, which indicates it may have originally been an external door. The family room has a timber floor, rendered masonry walls, plasterboard ceiling (with a beam across), timber architraves and skirting boards.

To the west of the family room is the rear wing, containing the kitchen, which has a timber floor, plasterboard walls and ceiling, timber architraves and a modern fit-out. The remainder of the rear wing comprises two bedrooms and a bathroom and laundry. The bedrooms have plasterboard walls and ceilings and carpeted floors. The bathroom and laundry have a tiled floor and walls and modern fit-out.

Refer to Figures 18 to 28 which illustrate the interior.



Figure 18: Hallway, looking towards the front entry door.



Figure 19: Main bathroom.



Figure 20: Living room showing the sunroom in the background.



Figure 21: Sunroom at the front of the dwelling.



Figure 22: Living room, looking towards the hallway on the left.



Figure 23: Main bedroom at the front of the dwelling, currently used as a gym.



Figure 24: Bedroom 2, to the north of the hallway.



Figure 25: Dining room.



Figure 26: Dining room, looking towards the rear of the dwelling.



Figure 27: Family room at the rear.



Figure 28: Bedroom 3.

3.2 No. 14 Ponsonby Parade

3.3 Site

For the following, refer to Figure 29, an aerial photograph over the site. This property was viewed from the public domain only.



Figure 29: Aerial photograph of No. 14 Ponsonby Parade.
SIX Maps, 2021

The site comprises a rectangular allotment containing a freestanding dwelling with frontage to Ponsonby Parade and Ross Street. The dwelling addresses Ponsonby Parade and is set back behind a low brick retaining wall with a metal gate. The front and rear garden have lawn and established trees. There is a brick outhouse, FC shed and FC garage at the rear of the site. A concrete paved footpath runs from the street along the eastern boundary. The total site area is approximately 1,011m².

3.4 Exterior

No. 14 Ponsonby Parade presents as a single-storey c. 1970s dwelling. It is constructed from face brick and has a hipped and gabled roof clad in concrete tiles. There is an existing approval for the demolition of this dwelling which is not described further for the purposes of this statement.

Refer to Figure 30.



Figure 30: The front elevation of No. 14 Ponsonby Parade as viewed from the street.

3.5 The Surrounding Area

3.5.1 The General Area

For the following, refer to Figure 31, an aerial photograph over the site and the surrounding area.

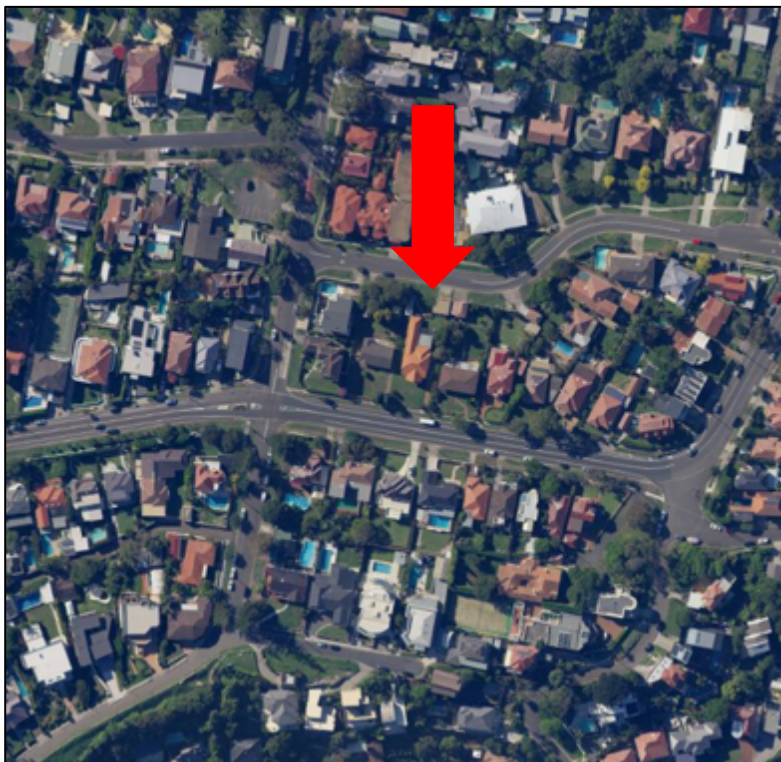


Figure 31: Aerial photograph over surrounding area.
SIX Maps, 2021

The site is located within a residential area comprised of large lot subdivisions with predominantly one and two-storey dwellings.

3.5.2 Ponsonby Parade

Ponsonby Parade runs east-west between Seaforth Crescent and Ethel Street. The road is wide and carries two-way traffic with provision for parking on both sides of the road. There are concrete footpaths with grass verges on the north side and grass verges on the south side. There is irregularly spaced street trees.

This part of Ponsonby Parade is residential and characterised by one and two-storey dwellings ranging from the Inter-War and Post-World II periods, as well as later modern infill. The adjacent dwelling to the west of the site is No. 16 Ponsonby Parade. To the east lies No. 10 Ponsonby Parade. Both are two-storey modern dwellings. Directly opposite the site are Nos. 13 and 15 Ponsonby Parade. The former appears to be an Inter-War single-two-storey dwelling and the latter is a two-storey modern dwelling.

Refer to Figures 32 to 35 which illustrate the streetscape.



Figure 32: No. 2 Ponsonby Parade to the east of the site, a single-storey Inter-War period dwelling.



Figure 33: Looking towards No. 13 Ponsonby Parade.



Figure 34: Looking towards No. 16 Ponsonby Parade to the west of the site.



Figure 35: No. 10 Ponsonby Parade as viewed from the street.

3.5.3 Ross Street

Ross Street runs east-west between Panorama Parade and Sydney Road. The road is wide and carries two-way traffic with limited parking on both sides of the street. There are concrete footpaths with grass verges on the north side and grass verges only on the south side.

This part of Ross Street is residential. The south side of the street shows the rear frontage of dwellings addressing Ponsonby Parade. The north side is largely characterised by modern infill. This comprises a two-storey townhouse development at No. 14 Ross Street. It is noted that this site includes a single-storey brick cottage listed as a heritage item that has frontage to Panorama Parade. The townhouses block views to and from the item.

Refer to Figure 36 which illustrates Ross Street opposite the subject site.



Figure 36: Looking towards the modern development at No. 14 Ross Street. The heritage item on this site is completely concealed from Ross Street.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

Nos. 12-14 Ponsonby Parade, Seaforth:

- Is not listed as a heritage item by Schedule 5, Part 1 of the *Manly LEP 2013*.
- Is not located within a Heritage Conservation Area by Schedule 5, Part 2 of the *Manly LEP 2013*.
- Is not listed as a heritage item by the *NSW Heritage Act 1977*.

4.2 Heritage Items in the Vicinity of the Site

Refer to Figure 37, a detail of the heritage map from the *Manly LEP 2013*. In this plan, heritage items are coloured brown or green and numbered. The subject site is coloured red.



Figure 37: Detail, heritage map showing heritage items in relation to the site.
Manly LEP 2013

4.2.1 State Listings

There are no State heritage items within the vicinity of the site as identified by the *NSW Heritage Act 1977*.

4.2.2 Local Listings

There are two heritage items within the vicinity of the site as identified by Schedule 5, Part 1 of the *Manly LEP 2013*:

- **‘House’, No. 14 Ross Street (off Panorama Parade), Seaforth**

This item is identified as ‘I278’ in Figure 37 above. While the curtilage for the item includes to the whole allotment, the focus of the listing is on a Victorian or Federation period dwelling which addresses Panorama Parade. It is separated from the subject site by Ross

Street and intermediate buildings of up to two-storeys in height at a distance of approximately 55m. There are no existing view corridors between the site and item.

The State Heritage Inventory provides the following Statement of Significance for this item:

Small brick cottage unique in age, style and social association for the area; unique to context of local area architecturally. Major significance historically.⁷

Refer to Figure 38.



Figure 38: Looking towards the heritage item from Panorama Parade.

- **‘Street Trees’, from Edgecliff Esplanade to Ponsonby Parade, Seaforth**

This item is identified as ‘1275’ in Figure 37 above. The focus of the listing is on the Norfolk pine trees which are separated from the subject site by Ponsonby Parade. The nearest tree is approximately 35m away. The item can be seen from the subject site and vice versa.

The State Heritage Inventory provides the following Statement of Significance for this item:

Listed for its aesthetic importance as a Streetscape.⁸

⁷ Heritage NSW, ‘House’, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2020378>, accessed 21 April 2021.

⁸ Heritage NSW, ‘Street Trees’, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2020445>, accessed 22 April 2021.

Refer to Figure 39.



Figure 39: Looking south towards Panorama Parade. The street trees are to the left and right of the street.

4.3 Integrity

No. 12 Ponsonby Parade demonstrates a moderate degree of integrity. The following changes are noted:

4.3.1 The Site

- The front path from the street to the dwelling and rear of the site has been refinished with modern brick paving.
- The landscaping to the rear garden is modern, including all hard surfacing.
- The garage appears to date from the 1970s.

4.3.2 The Dwelling

- The front verandah has been enclosed to form the sunroom.
- The dwelling has been extended to the rear on the western side. Based on physical evidence, it appears to date from the 1970s.
- The existing roof cladding comprising terracotta tiles is not original.
- The chimneys have been removed.
- The kitchen has a modern fit-out and finishes.
- The main bathroom within the principal building has modern fit-out and finishes.

4.4 View Corridors

The principal view corridor towards the site is obtained from directly outside and across the street on Ponsonby Parade. The front elevation and principal building to both dwellings are highly visible as the front fences are low and there are no surrounding structures which would obscure views. The dwellings have less visibility on approach from the east and west along Ponsonby Parade as they are set back further from the street than adjacent dwellings

which are up to two-storeys in height. The rear of the site is visible from Ross Street and at its intersection with Panorama Parade.

The main views from within the site are to the south, where there are narrow view corridors towards the Spit Bridge.

Refer to Figures 40 to 43 which illustrate view corridors.



Figure 40: Looking towards the site from the west along Ponsonby Parade.



Figure 41: Looking towards the site from the east along Ponsonby Parade.



Figure 42: Looking towards the rear of the site from Panorama Parade. Due to vegetation, only No. 14 Ponsonby Parade is visible.





Figure 43: Looking towards the site from the east along Ross Street.

4.5 Comparative Analysis

The following table illustrates a sample of the Inter-War period dwellings listed as heritage items in the Northern Beaches Council area showing the typical degree of detailing and quality of construction of listed examples.



Item	Description	Photograph
<p>'House'</p> <p>No. 1 Whittle Avenue, Seaforth</p> <p><i>Manly LEP 2013, Item No. 1285.⁹</i></p>	<p>Two-storey Spanish Mission Style dwelling constructed c. 1930s.</p> <p>It is constructed from stuccoed brick and has a gabled roof clad in terracotta tiles. Other features include decorative quoining, semi-circular and square headed windows and fish-scale pattern stucco decoration.</p>	

⁹ Heritage NSW, 'House', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2020362>, accessed 22 April 2021.

	Moderately intact. Dormers have been added to the front roof plane.	
<p>'House'</p> <p>No. 14 Palmerston Place, Seaforth</p> <p><i>Manly LEP 2013</i>, Item No. I274.¹⁰</p>	<p>Single-storey Functionalist Style dwelling constructed c. 1930s.</p> <p>It is constructed from rendered brick and has a flat roof concealed by a parapet. Other features include a porthole front door, curved corners and low rendered brick front fence.</p> <p>Highly intact.</p>	
<p>'Avalon'</p> <p>No. 40 Bellevue Avenue, Avalon Beach</p> <p><i>Pittwater LEP 2014</i>, Item No. 2270372.¹¹</p>	<p>Single-storey Californian Bungalow built c. 1921 and associated with A.J. Small, who planned the first subdivisions of Avalon.</p> <p>The dwelling is constructed from painted brick and has a low pitched roof clad in corrugated metal. Other features include a deep verandah with a masonry and shingle wall supported by timber posts, casement windows, decorative shingles and prominent gable verge.</p> <p>Highly intact.</p>	

¹⁰ Heritage NSW, 'House', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2020379>, accessed 22 April 2021.

¹¹ Heritage NSW, 'Avalon', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2270372>, accessed 22 April 2021.

<p>'House'</p> <p>No. 401 Pittwater Road, North Manly</p> <p><i>Warringah LEP 2011</i>, Item No. I111.¹²</p>	<p>Single-storey Californian Bungalow built c. 1920s.</p> <p>The dwelling is constructed from brick and has a gabled roof clad in terracotta tiles. Other features include a front verandah with columns on solid brick piers, half-timbering and leadlight windows.</p> <p>Highly intact.</p>	
<p>'House'</p> <p>No. 405 Pittwater Road, North Manly</p> <p><i>Warringah LEP 2011</i>, Item No. I113.</p>	<p>Single-storey Californian Bungalow built c. 1920s.</p> <p>The dwelling is constructed from brick and has a gabled roof clad in terracotta tiles. Other features include timber shingles and leadlight windows.</p> <p>Moderately intact.</p>	

This Comparative Analysis has provided five examples of heritage listed items in the Northern Beaches Council area. Three of these are Californian Bungalows, while two others demonstrate different styles. The table shows the degree of design integrity and detailing that is typical of heritage listed items in the Council area.

No. 12 Ponsonby Parade was one of many Californian Bungalow Style dwellings constructed in the Inter-War period throughout the Northern Beaches Council area. Typical external features of the style include leadlight windows, gable roofs clad in terracotta tiles, open front verandahs and decorative shingles, as demonstrated by three comparative items on the above list.

The subject dwelling is moderately intact; however, the front verandah has been enclosed, the roof cladding replaced and the chimneys removed. Alterations include the extension to the north. No. 12 Ponsonby Parade is a typical Californian Bungalow that is very modestly detailed when compared to listed examples. The setting is further compromised by two neighbours of different style and period.

4.6 Assessment Under NSW Heritage Division Criteria

The subject site is assessed for heritage significance under the following criteria of Heritage NSW to determine if it meets the threshold for listing as a heritage item on the *Randwick LEP 2012*. The Guidelines for Inclusion/Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

¹² Heritage NSW, 'House', <http://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2610104>, accessed 20 April 2021.

In order to be listed, a site must fulfil at least one of the following criteria. A site may meet the threshold for listing under a number of criteria.

4.6.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows evidence of a significant human activity 	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes
<ul style="list-style-type: none"> is associated with a significant activity or historical phase 	<ul style="list-style-type: none"> provides evidence of activities or processes that are of dubious historical importance
<ul style="list-style-type: none"> maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> has been altered so that it can no longer provide evidence of a particular association

No. 12 Ponsonby Parade is a typical example of an Inter-War Californian Bungalow and was one of many constructed during the 1920s in the local area. As set out in this HIS, the dwelling is moderately intact but has been altered. The dwelling does not demonstrate a level of integrity that fully identifies it with this period.

No. 12 Ponsonby Parade does not meet the threshold for listing under this criterion.

4.6.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows evidence of a significant human occupation 	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events
<ul style="list-style-type: none"> is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> provides evidence of people or events that are of dubious historical importance
<ul style="list-style-type: none"> maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> has been altered so that it can no longer provide evidence of a particular association

The architect (if it was architect designed) and builder have not been identified. Identified residents of the property are not of more than ordinary significance.

No. 12 Ponsonby Parade does not meet the threshold for listing under this criterion.

4.6.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement 	<ul style="list-style-type: none"> is not a major work by an important designer or artist
<ul style="list-style-type: none"> is the inspiration for creative or technical innovation or achievement 	<ul style="list-style-type: none"> has lost its design or technical integrity
<ul style="list-style-type: none"> is aesthetically distinctive or has landmark qualities 	<ul style="list-style-type: none"> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
<ul style="list-style-type: none"> exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> has only a loose association with a creative or technical achievement

No. 12 Ponsonby Parade is a typical example of a Californian Bungalow Style dwelling that has undergone some alterations and additions. The subject dwelling has less integrity when compared to the heritage item at No. 401 Pittwater Road, North Manly, which retains its open front verandah and brick piers, timber shingles to the front gable, as well as its original chimneys. The removal of the chimneys and the enclosure of the verandah takes away from the aesthetic integrity of the dwelling.

No. 12 Ponsonby Parade does not meet the threshold for listing under this criterion.

4.6.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is important for its association with an identifiable group 	<ul style="list-style-type: none"> is only important to the community for amenity reasons
<ul style="list-style-type: none"> is important to a community's sense of place 	<ul style="list-style-type: none"> is retained only in preference to a proposed alternative

Insofar as research has determined, No. 12 Ponsonby Parade does not have any known association with an identifiable group, nor is it considered to be important to a community's sense of place.

No. 12 Ponsonby Parade does not meet the threshold for listing under this criterion.

4.6.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information 	<ul style="list-style-type: none"> has little archaeological or research potential

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is an important benchmark or reference site or type 	<ul style="list-style-type: none"> only contains information that is readily available from other resources of archaeological sites
<ul style="list-style-type: none"> provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history of culture

No. 12 Ponsonby Parade is a typical example of a modest Inter-War Californian Bungalow. It was one of many constructed throughout the Council area in the Inter-war period. As it has lost part of its design integrity and has no known association with any designer, it is not considered to be an important benchmark for its type. It does not provide information not readily available from other sources.

No. 12 Ponsonby Parade does not meet the threshold for listing under this criterion.

4.6.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process 	<ul style="list-style-type: none"> is not rare
<ul style="list-style-type: none"> demonstrate a process, custom or other human activity that is in danger of being lost 	<ul style="list-style-type: none"> is numerous but under threat
<ul style="list-style-type: none"> shown unusually accurate evidence of a significant human activity 	
<ul style="list-style-type: none"> is the only example of its type 	
<ul style="list-style-type: none"> demonstrate designs or techniques of exceptional interest 	
<ul style="list-style-type: none"> shown rare evidence of a significant human activity important to a community 	

As set out above, the quality in detail and fabric of No. 12 Ponsonby Parade is not considered to be higher than for other dwellings of this period and style in the Northern Beaches Council area. It is not the only example of its type.

No. 12 Ponsonby Parade does not meet the threshold for listing under this criterion.

4.6.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

Cultural or natural places; or
cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • is a fine example of its type 	<ul style="list-style-type: none"> • is a poor example of its type
<ul style="list-style-type: none"> • has the potential characteristics of an important class or group of items 	<ul style="list-style-type: none"> • does not include or has lost the range of characteristics of a type
<ul style="list-style-type: none"> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity 	<ul style="list-style-type: none"> • does not represent well the characteristics that make up a significant variation of type
<ul style="list-style-type: none"> • is a significant variation to a class of items 	
<ul style="list-style-type: none"> • is part of a group which collectively illustrates a representative type 	
<ul style="list-style-type: none"> • is outstanding because of its setting, condition or size 	
<ul style="list-style-type: none"> • is outstanding because of its integrity or the esteem in which it is held 	

While No. 12 Ponsonby Parade is an example of an Inter-War Californian Bungalow Style dwelling, it is not a fine example of its type, nor is it a significant variation. It is not outstanding because of its size or setting.

No. 12 Ponsonby Parade does not meet the threshold for listing under this criterion.

4.7 Discussion

No. 12 Ponsonby Parade is a typical example of an Inter-War Californian Bungalow Style dwelling that was constructed c. 1921-1922. It was one of many dwellings of this style to be built in the Council area. The front elevation has been modified, the chimneys removed and the rear extended.

The dwelling is not the work of a designer, nor has it been found to have any association with individuals of local prominence. No. 12 Ponsonby Parade, overall, does not meet the threshold for listing as a heritage item as identified by the *Manly LEP 2013*.

5 THE PROPOSAL

The following should be read in conjunction with the plans prepared by Gartner Trovato Architects that accompany this application:

It is proposed to remove all existing structures at Nos. 12-14 Ponsonby Parade and to construct a new seniors' housing development. The following is proposed:

- Remove existing dwellings and all associated site structures.
- Construct a new two-storey seniors' housing development to comprise two separate buildings in the following configuration
 - 1 x 2-bedroom unit.
 - 8 x 3-bedroom units.

- Basement car parking for 19 vehicles.
- Plant new vegetation, where marked on the plans.

Materials and Finishes

- Weatherboard in horizontal narrow paint light grey/dark grey/mid grey.
- Sandstone cladding.
- Painted render in warm dark grey/off white/light grey.
- Painted cladding/render in mid-grey brown.
- Roof cladding in Colorbond Monument.

It is noted that consent for the demolition of the dwelling at No. 14 Ponsonby Parade was granted by the Land and Environment Court on 11 December 2019 as part of DA2017/1364.

6 EFFECT OF WORK

6.1 Methods of Assessment

6.2 Effect of Work on No. 12 Ponsonby Parade

As set out by this HIS, No. 12 Ponsonby Parade is a modest example of an Inter-War Californian Bungalow Style dwelling. Alterations include but are not limited to the following:

- The front verandah has been enclosed.
- The dwelling has been extended to the rear.
- The bathroom and kitchen both have modern fit-outs and finishes.
- The chimneys have been removed.
- There are no mature garden elements.

These alterations have diminished its aesthetic integrity. The dwelling has no known association with any individuals of local prominence, nor has been identified to be the work of an important designer. There are other, better examples of the Californian Bungalow Style to be found in the Council area that have a greater degree of integrity or are aesthetically more interesting. The removal of No. 12 Ponsonby Parade as part of this proposal will thus have an acceptable impact.

6.3 Effect of Work on Heritage Items Within the Vicinity of the site

‘Street Trees’, from Edgecliff Esplanade to Ponsonby Parade, Seaforth

The proposed works will have an acceptable impact on this heritage item for the following reasons:

- The heritage item comprises street trees which are separated from the subject site by a distance of approximately 35m. Due to this physical separation, there will be no physical impact on the trees.
- There will be no impact on view corridors towards the heritage item because these are principally obtained from Panorama Parade and Edgecliff Esplanade.
- The buildings will be two-storeys which is consistent with the setting of the heritage item.
- The proposed building nearest the item will be separated by external louvres in the centre which will help to break up the massing and enable it to present to Ponsonby Parade and the heritage item as two distinct buildings.
- The proposed finishes of the building, comprising sandstone cladding, weatherboard, and glass balustrades will sit comfortably in the setting of the heritage item.

- The proposed vegetation to the front of the site will help contribute to the setting of the heritage item and enable the proposed development to integrate into the streetscape.
- The proposed works will, overall, have no impact on the ability to understand the historic and aesthetic significance of the heritage item.

‘House’, No. 14 Ross Street (off Panorama Parade), Seaforth

The proposed works will have an acceptable impact on this heritage item for the following reasons:

- The heritage item is separated from the subject site by a distance of approximately 55m. There will be no impact on the fabric of the heritage item.
- There will be no impact on view corridors towards the heritage item because these are all obtained from Panorama Parade.
- The buildings will be two-storeys which is consistent with the setting of the heritage item.
- The proposed building will be separated by external louvres which will help to break up the massing and enable it to present to Ponsonby Parade and the heritage item as two distinct buildings.
- The slope of the land to the south will assist in the integration of the two-storey building next to this item, the proposed building will be recessive to the heritage item.
- The proposed finishes of the building, comprising sandstone cladding, weatherboard and glass balustrades will sit comfortably in the setting of the item.
- The proposed vegetation to the rear of the rear will help contribute to the setting of the heritage item and enable the proposed development to integrate into the streetscape.
- The proposed works will, overall, have no impact on the ability to understand the historic and aesthetic significance of the heritage item.

7 CONCLUSION

This Heritage Impact Statement has been prepared in conjunction with a Development Application for the removal of all existing structures and the construction of a new seniors’ housing development at Nos. 12-14 Ponsonby Parade, Seaforth, New South Wales. The site has no statutory heritage listings, however, lies within the vicinity of heritage items as identified by Schedule 5, Part 1 of the *Manly LEP 2013*.

The removal of the existing dwelling at No. 12 Ponsonby Parade will have an acceptable impact because it is a modified, modestly detailed example of an Inter-War Californian Bungalow Style dwelling. It has no known association with anyone of local prominence and is not the work of an important designer. There are better examples of the style to be found in the Council area.

The proposed works will have an acceptable impact on heritage items within the vicinity of the site as they are sufficiently separated from the site of the proposed works. Where visible, the proposed buildings will sit comfortably in the setting of these heritage items as they are consistent with the surrounding character of the streetscape. The proposed buildings are well-designed with a well-articulated façade that manage the massing. The new landscaping will help the buildings to integrate into the streetscape.

The proposed works fulfil the aims and objectives of the *Manly LEP 2013* and the *Manly DCP 2013* by improving the quality and diversity of seniors’ housing in Seaforth while respecting the heritage significance of the area in which it lies.

7.1 **Appendix 1**
Site Survey

Building:	Location: Front Garden	
Address: No. 12 Ponsonby Parade		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Fence	Low brick wall with metal gate.	Original.
Paving	Brick.	Not original.
Vegetation	Small plantings along the base of the front elevation. Lawn.	
Other Features		

Photographs



Figure 44: Looking towards Ponsonby Parade from the front garden.



Figure 45: Looking towards the front fence from outside on Ponsonby Parade.

Building:	Location: Rear Garden	
Address: No. 12 Ponsonby Parade		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Fence	Lapped and capped timber fence.	Not original.
Paving	Brick paving.	Not original.
Vegetation	Small plantings. Lawn, natural and artificial.	
Other Features	Brick garage with roof clad in corrugated metal and separate metal roller doors.	Not original.

Photographs



Figure 46: Rear garden, looking north.



Figure 47: Brick garage at rear.

Building:	Location: Eastern Boundary Garden	
Address: No. 12 Ponsonby Parade		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Fence	Timber paling fence.	Not original.
Paving	Brick paving with raised stone walls.	Not original.
Vegetation	Lawn.	
Other Features		

Photographs



Figure 48: Looking north along the eastern boundary.

Building:	Location: Western Boundary Garden	
Address: No. 12 Ponsonby Parade		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Fence	Timber paling fence.	Not original.
Paving		
Vegetation	Lawn.	
Other Features		

Photographs



Figure 49: Looking south along the western boundary.

7.2 **Appendix 2**
Exterior Fabric Survey

Building:	Elevation: Front	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21

Element	Materials/ Comments	Integrity
Roof	Unglazed terracotta tiles.	The cladding has been replaced.
Walls	Tuckpointed face brick with a painted brick base. FC battens to gable and timber vent.	Original.
Doors		
Other Features	Services on wall including plumbing. Subfloor wall vents. Subfloor access.	Not original.

Photographs



Figure 50: Front elevation.

Building:	Elevation: Rear	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21

Element	Materials/ Comments	Integrity
Roof	Unglazed terracotta tiles and polycarbonate roof.	The cladding has been replaced.
Walls	Common brick.	Not original.
Doors	Modern security gate and door.	Not original.
Other Features	Modern verandah.	Not original.

Photographs



Figure 51: Rear elevation showing principal building form to the left and rear wing to the right.

Building:	Elevation: Eastern	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21

Element	Materials/ Comments	Integrity
Roof	Unglazed terracotta tiles.	The cladding has been replaced.
Walls	Tuckpointed face brick with quoining and painted brick base. Common brick to the north of entry.	Original.
Doors	Entry door with concrete skirting, threshold terrazzo and timber entry handrail.	Not original.
Other Features	<ol style="list-style-type: none"> 1. Entry stair tiled with brick pavers. 2. Gable/widows peak lined with FC and battens. 	<ol style="list-style-type: none"> 1. Not original. 2. Original.

Photographs



Figure 52: Looking towards the entry on the eastern elevation.



Figure 53: Looking towards the rear of the eastern elevation.

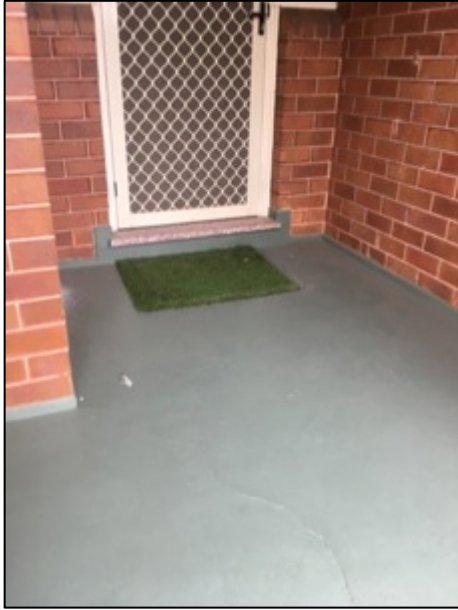


Figure 54: Entry porch floor.



Figure 55: Entry porch stairs.

Building:	Elevation: Western	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21

Element	Materials/ Comments	Integrity
Roof	Unglazed terracotta tiles	The cladding has been replaced.
Walls	Common brick.	Original to the principal building, but not the modern rear wing.
Doors		
Other Features	Services and plumbing on wall. Subfloor wall vents.	Original.

Photographs



Figure 56: Looking towards the rear of the western elevation.



Figure 57: Looking towards the front of the western elevation

7.3 **Appendix 3**
Interior Fabric Survey

Building:	Room: Sunroom	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber. Appears to be Western Red Cedar.	Replacement.
Skirting	Quarter round timber.	Not original.
Walls	Painted brickwork.	Original.
Doors	Timber-framed multi-paned French door.	Original.
Windows	Infill glazing to verandah.	Not original.
Cornice	Quarter round plaster cornices.	Original.
Ceiling	Battened fibre cement.	Original.
Wall Vents	Plaster	Original.
Fireplace		
Lights		
Other Features		

Photographs



Figure 58: Sunroom at the front of the dwelling.

Building:	Room: Living Room	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber. Appears to be Kauri Pine.	Original.
Skirting	Cedar chamfer.	Original.
Walls	Painted rendered masonry. Plate rail.	Original.
Doors	Four panel solid door and painted hardware.	Original.
Windows	Bay window with leadlight.	Original.
Cornice	Decorative plaster.	Original.
Ceiling	Decorative plaster ceiling.	Original.
Architrave	Timber.	Original.
Wall Vents	Plaster.	Original.
Fireplace	fireplace with painted timber and blue tile floor with leadlight door cupboard.	Original.
Lights	Gas bayonette and light with light pull.	Not original.
Other Features	Window seat with storage.	Original.

Photographs



Figure 59: Living room.

Building:	Room: Bedroom 1	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber. Appears to be Kauri Pine.	Original.
Skirting	Cedar chamfer.	Original.
Walls	Painted rendered masonry with timber picture rail.	Original.
Doors	Four panel solid door and hardware.	Original.
Windows	Timber-framed casement bay window with leadlight.	Original.
Cornice	Decorative plaster.	Original.
Ceiling	Decorative plaster ceiling.	Original.
Architrave	Timber.	Original.
Wall Vents	Plaster.	Original.
Fireplace		Original.
Lights	Lighting with light pull.	Not original.
Other Features	<ol style="list-style-type: none"> 1. Window seat with storage. 2. Wardrobe 	<ol style="list-style-type: none"> 1. Original. 2. Not original.

Photographs



Figure 60: Bedroom 1, currently used as a gym.

Building:	Room: Bathroom	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Tiles.	Not original.
Skirting		
Walls	Tiles.	Not original.
Doors	Four panel solid door and hardware.	Original.
Windows	Awning window.	Not original.
Cornice	Decorative plaster.	Original.
Ceiling	Decorative plaster ceiling.	Original.
Architrave	Timber.	Original.
Wall Vents	Plaster.	Original.
Fireplace		
Lights	Lighting with switch.	Not original.
Other Features	Modern fixtures and fittings.	Not original.

Photographs

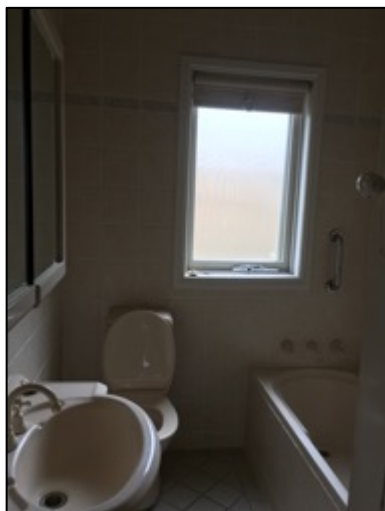


Figure 61: Main bathroom.

Building:	Room: Hallway	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber. Appears to be Kauri Pine.	Original.
Skirting	Cedar chamfer.	Original.
Walls	Painted rendered masonry with plate rail.	Original.
Doors	Entry door multi-paned and glazed with leadlight both sides.	Original.
Windows		
Cornice	Decorative plaster.	Original.
Ceiling	Decorative plaster ceiling.	Original.
Architrave	Timber.	Original.
Wall Vents	Plaster.	Original.
Fireplace		
Lights	Lighting with switch.	Not original.
Other Features	Modern storage.	Not original.

Photographs



Figure 62: Hallway, looking towards the front.

Building:	Room: Dining room.	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber. Appears to be Kauri Pine.	Original.
Skirting	Cedar chamfer.	Original.
Walls	Painted rendered masonry with timber picture rail.	Original.
Doors	Four panel solid door and hardware.	Original.
Windows	Timber-framed sliding window.	Not original.
Cornice	Decorative plaster.	Original.
Ceiling	Decorative plaster ceiling.	Original.
Architrave	Timber.	Original.
Wall Vents	Plaster.	Original.
Fireplace	Fireplace with brown tiles and painted timber surrounds.	Original.
Lights	Lighting with light pull.	Not original.
Other Features		

Photographs



Figure 63: Dining room.

Building:	Room: Bedroom 2	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber. Appears to be Kauri Pine.	Original.
Skirting	Cedar chamfer.	Original.
Walls	Painted rendered masonry with timber picture rail.	Original.
Doors	Four panel solid door and hardware.	Original.
Windows	Timber-framed casement bay window with leadlight.	Original.
Cornice	Decorative plaster.	Original.
Ceiling	Decorative plaster ceiling.	Original.
Architrave	Timber.	Original.
Wall Vents	Plaster.	Original.
Fireplace		
Lights	Lighting with light pull.	Not original.
Other Features	<ol style="list-style-type: none"> 1. Wardrobe. 2. Window seat and storage. 	<ol style="list-style-type: none"> 1. Not original. 2. Original.

Photographs

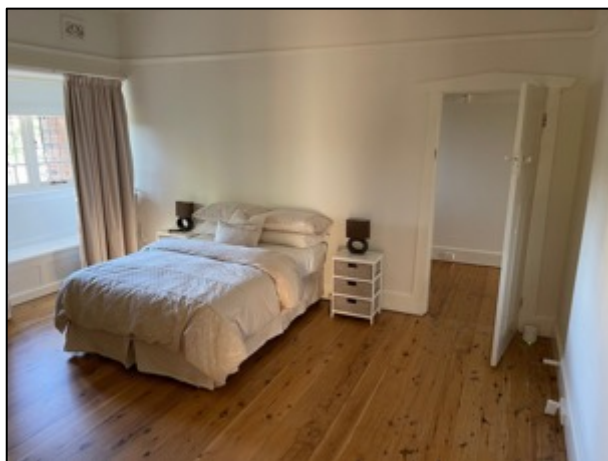


Figure 64: Bedroom 2.

Building:	Room: Kitchen	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber.	Not original.
Skirting		
Walls	Painted rendered masonry.	Original.
Doors	1. Four panel solid door and hardware. 2. Sliding door.	1. Original. 2. Not original.
Windows	Timber-framed sliding window.	Not original.
Cornice	Plasterboard	Not original.
Ceiling	Plasterboard	Not original.
Architrave	Timber	Not original.
Wall Vents	Plaster.	Original.
Fireplace		
Lights	Modern lighting.	Not original.
Other Features	Modern joinery and fixtures.	Not original.

Photographs

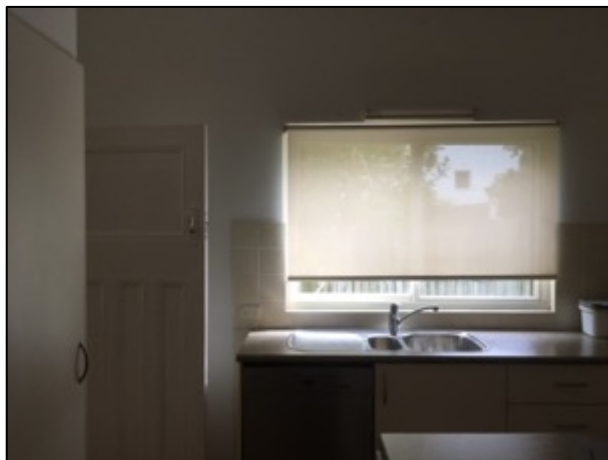


Figure 65: Kitchen, looking west.

Building:	Room: Family Room	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber.	Not original.
Skirting	Timber.	Not original.
Walls	Painted rendered masonry.	Original.
Doors	Timber panelled.	Not original.
Windows	Timber-framed awning windows.	Not original.
Cornice	Plasterboard	Not original.
Ceiling	Plasterboard	Not original.
Architrave	Timber	Not original.
Wall Vents		
Fireplace		
Lights	Modern lighting.	Not original.
Other Features		

Photographs



Building:	Room: Laundry plus bathroom	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting		
Walls	Tiled.	Not original.
Doors	Timber.	Not original.
Windows	Timber-framed sliding window.	Not original.
Cornice	Plasterboard.	Not original.
Ceiling	Plasterboard.	Not original.
Architrave	Timber.	Not original.
Wall Vents		
Fireplace		
Lights	Lighting with switch.	Not original.
Other Features	Modern fixtures and joinery.	Not original.

Photographs



Figure 66: Detail, fittings in laundry plus bathroom.

Building:	Room: Rear Hallway	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber.	Not original.
Skirting	Timber.	Not original.
Walls	Plasterboard stud walls.	Not original.
Doors	Timber.	Not original.
Windows	Timber-framed awning window.	Not original.
Cornice	Plasterboard.	Not original.
Ceiling	Plasterboard.	Not original.
Architrave	Timber.	Not original.
Wall Vents		
Fireplace		
Lights	Lighting with switch.	Not original.
Other Features	Timber stair with balustrade.	Not original.

Photographs

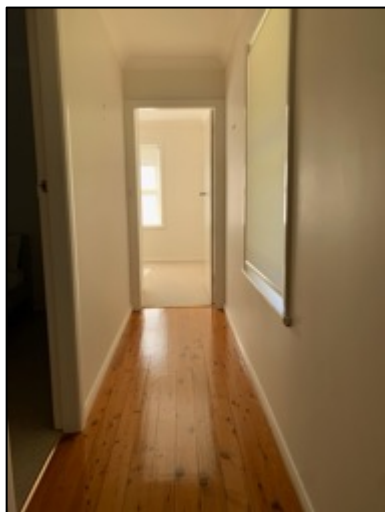


Figure 67: Rear hallway, looking north.

Building:	Room: Bedroom 3	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber with carpet cladding.	Not original.
Skirting	Timber.	Not original.
Walls	Plasterboard stud walls.	Not original.
Doors	Timber.	Not original.
Windows	Timber-framed awning window in set of four.	Not original.
Cornice	Plasterboard.	Not original.
Ceiling	Plasterboard.	Not original.
Architrave	Timber.	Not original.
Wall Vents		
Fireplace		
Lights	Lighting with switch.	Not original.
Other Features	Wardrobe.	Not original.

Photographs



Figure 68: Bedroom 3.

Building:	Room: Bedroom 4	
Address: No. 12 Ponsonby Parade, Seaforth		Date: 16/04/21
		Notes: None.

Element	Materials/ Comments	Integrity
Floor	Timber with carpet cladding.	Not original.
Skirting	Timber.	Not original.
Walls	Plasterboard stud walls.	Not original.
Doors	Timber	Not original.
Windows	1 x timber-framed awning window in set of four. 1 x timber-framed window in set of two.	Not original.
Cornice	Plasterboard.	Not original.
Ceiling	Plasterboard.	Not original.
Architrave	Timber.	Not original.
Wall Vents		
Fireplace		
Lights	Lighting with switch.	Not original.
Other Features	Wardrobe.	Not original.

Photographs



Figure 69: Bedroom 4.