

PEER REVIEW: STATEMENT OF HERITAGE IMPACT

Proposed development at
2-22 William Street
GRANVILLE



Job No. 2854
April 2017

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Cover page: Subject site at 10 William Street, Granville (Image by Heritage 21, 06.04.17)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Initials
1	Draft issued (D1) for comment.	19.04.17	AK
2	Report issued (RI) for development application lodgement.	26.04.17	AK

1.0 INTRODUCTION

1.1 Background and Purpose

This report has been prepared on behalf of Project Tourism International Pty Ltd ('PTI') in the context of a development application lodged with the Council of the City of Parramatta.

The purpose of this report is to provide a peer review of the Statement of Heritage Impact which accompanies the development application, so as to allow Council to ascertain whether the SOHI submitted with the application has provided a thorough analysis and assessment of the proposed works – which entail the demolition of a site listed as an item of environmental heritage in Schedule 5 of the *Parramatta Local Environmental Plan 2011* (PLEP) – from a heritage perspective.

1.2 Site Identification

The subject site is located at 10 William Street, Granville, which falls within the boundaries of the Parramatta Local Government Area. It is located on the southern side of William Street, as indicated in Figure 1 below. The site comprises Lot 27, Section 2 of DP 2371 and is zoned as R4 (High Density Residential).

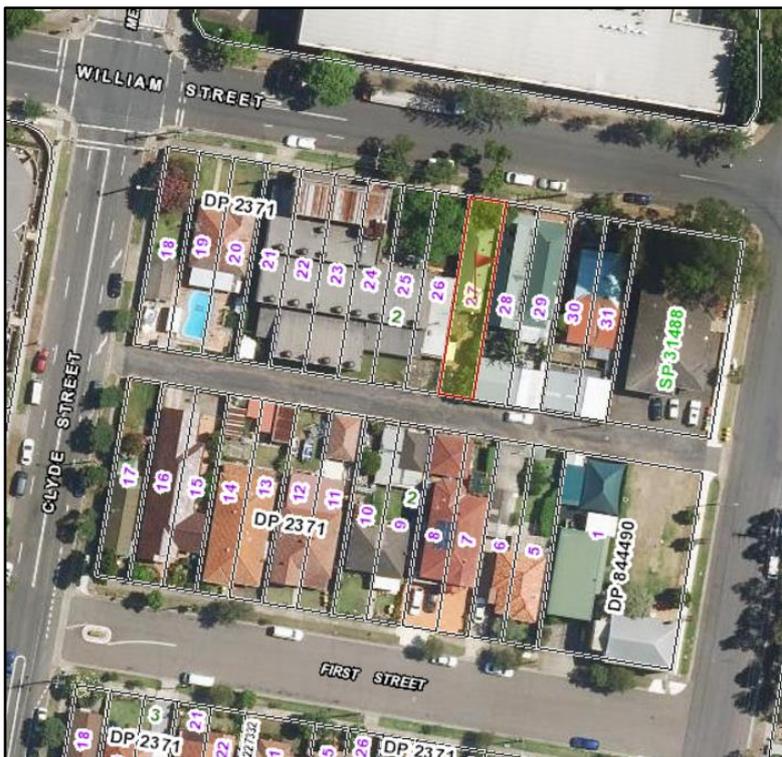


Figure 1. Aerial view of the subject site with the boundaries of the subject site outlined in red (Source: NSW Land & Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>).

1.3 Heritage Status

The subject site at 10 William Street is listed as an item of environmental heritage in Schedule 5 of the PLEP. The details of this listing are as follows:

Item Name	Address	Significance	Item Number
William Street Cottages Group	10 William Street	Local	I205

The “Group” of cottages which comprise the listing refers to three detached dwellings located at 6, 8, and 10 William Street. Today, the only surviving property of the original group of three is the subject site, located at number 10 William Street.

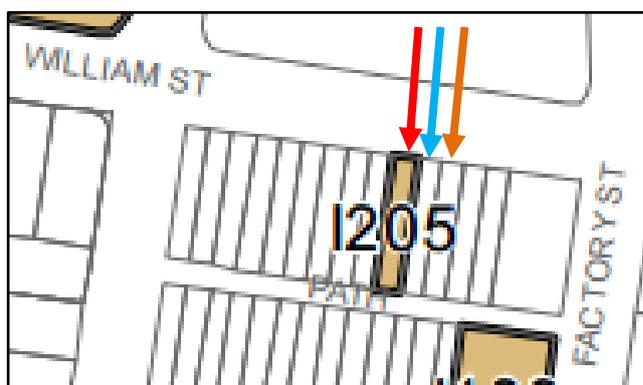


Figure 2. Detail of Heritage Map *HER_011*, showing subject site at 10 William Street (indicated by red arrow), 8 William Street (indicated by blue arrow) and 6 William Street (indicated by orange arrow). Of the three cottages in the original “William Street Cottages Group”, only the subject site at 10 William Street survives (Source: PLEP 2011, <http://www.legislation.nsw.gov.au/#/view/EPL/2011/540/maps>).

The subject site is listed in the vicinity of the following items of environmental heritage, as found in Schedule 5 of the PLEP:

Item Name	Address	Significance	Item Number
Former Shop	6-8 Factory Street	Local	I109
Granville Swimming Pool	1 Memorial Drive	Local	I150
Granville War Memorial	1 Memorial Drive	Local	I151
Granville RSL Club	5 Memorial Drive	Local	I152

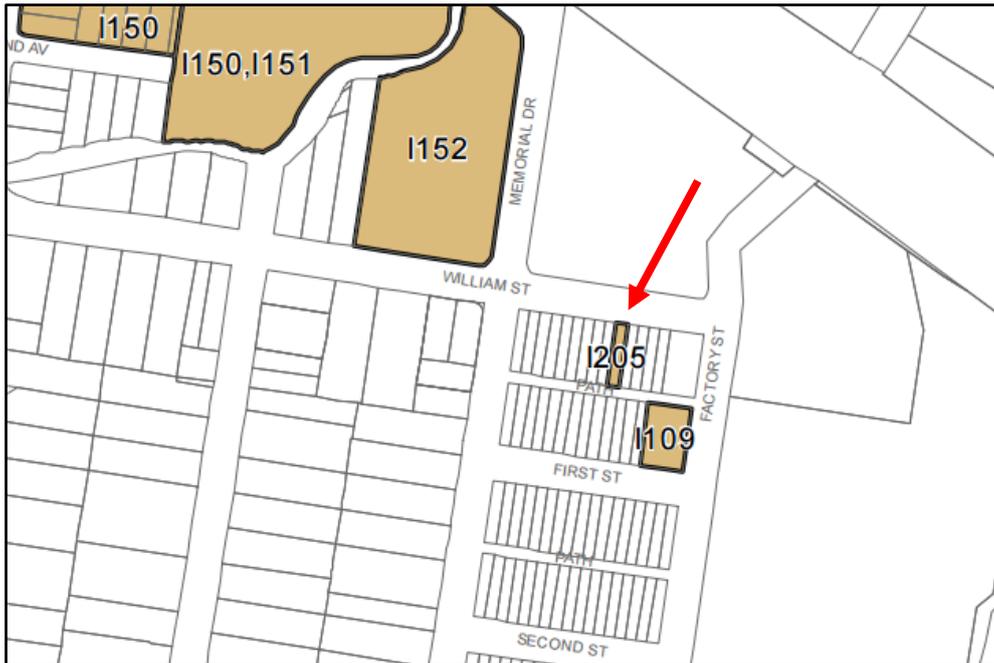


Figure 3. Heritage Map HER_011, showing subject site (indicated by red arrow) and heritage items in the vicinity (Source: PLEP 2011).

1.4 Methodology

This report has been informed by a review of the documentation provided to Heritage 21 by Project Tourism International Pty Ltd on 23 January 2017, phone conversations between the proponent and Heritage 21 on 04 and 10 April 2017, a physical inspection of the subject site which was undertaken by Heritage 21 on 06 April 2017, and additional research as required.

The following documentation was reviewed:

Document	Produced by	Date
'Statement of Heritage Impact 22 William Street Granville for Project Tourism International Pty Ltd'	Archnex Designs	December 2015
'Planning Proposal 2-22 William Street, Granville'	Project Tourism International Architecture Pty Ltd	26 September 2016

Additionally, this report has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.5 Authors

This report has been prepared by Anthony Kiliias and overseen by Paul Rappoport of Heritage 21, Heritage Consultants.

1.6 Limitations

- This report is based on an assessment of heritage issues only and does not purport to have reviewed or in any way endorsed decisions that are of a planning or compliance nature. Similarly, this Report does not purport to determine or assess any BCA requirement, services related issue, contamination issue, structural integrity issue, legal matter or any other non-heritage issue.
- This report essentially relies on secondary sources with historical research limited to that which had already been undertaken by Architectural Projects Pty Ltd. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site.
- Heritage 21's assessment is based on a physical inspection of the subject site with regard to its setting and exterior views. An inspection of the interior and views from within the buildings was not undertaken.

1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the report's name, date and Heritage 21's authorship.

2.0 HISTORICAL EVIDENCE

In order to thoroughly analyse and assess the conclusions of the Statement of Heritage Impact, it is necessary to first understand the historical, physical, and heritage context of the subject site. This background is provided in the following section.

2.1 Local History

The area now known as Granville is part of the traditional lands of the Burramattagal people of the Dharug nation.¹ For much of the early Colonial period, Granville remained a peripheral, sparsely populated and undeveloped locality. Settlement patterns and land use only intensified in the wake of the construction of the Sydney to Parramatta railway over the 1850s. By the late nineteenth century, Granville had emerged as a centre of industry and developed into a blue-colour working-class township. During the Post War period, Granville's built environment expanded rapidly to meet the housing needs of the baby-boomer generation as well as British and 'New Australian' migrants. Since the late-twentieth century, much of the Granville's industrial presence has retracted and the suburb has witnessed several phases of infilling, consolidation and, in some parts, gradual gentrification. During the 2000s, perceived civic and amenity deficiencies across the suburb have been targeted by several revitalisation schemes.²

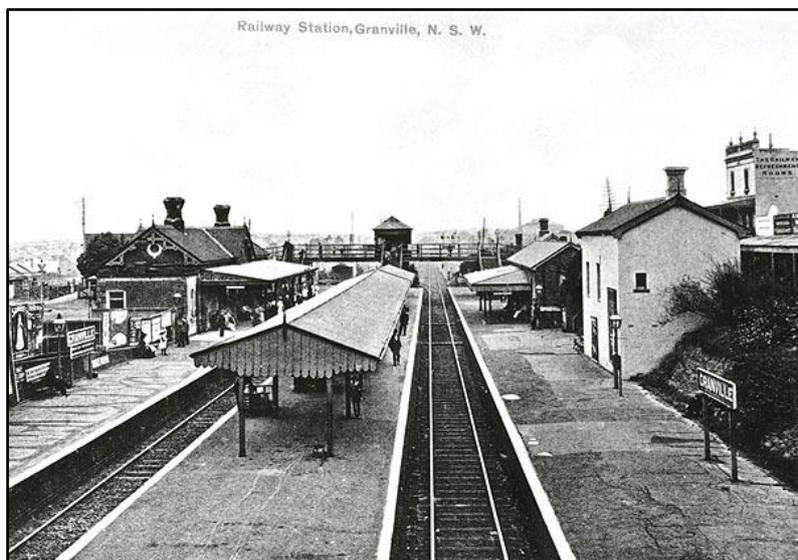


Figure 4. Granville railway station, 1890 (Source: NSW State Archives & Records, https://www.records.nsw.gov.au/image/17417_a014_a0140001174).

¹ Granville Historical Society, 'Granville History', website, (date unknown), para. 1, <http://www.granvillehistorical.org.au/granville-history.php>.

² Dictionary of Sydney staff writer, 'Granville', *Dictionary of Sydney*, 2008, <http://dictionaryofsydney.org/entry/granville>.

2.2 Site History

The following history is taken from the listing sheet for the subject site on the NSW State Heritage Inventory:³

Land auctioned for Hudson Brothers as "Clyde" in December 1884. An earlier building had been erected on lot 29 by 1914. Between 1914 and 1929, this building was removed and all three cottages built. Lots 27 & 28 held by John Fergus until his death in 1919. Lot 29 devised to Roseanna Young, wife of D'arcy Young, Leichhardt, tram driver in 1915. She took out two mortgages over the land in April 1916 which probably financed the erection of the cottage (No. 6 - not included in listing) The other two cottages appear to have been built for Fergus at the same time.

The following land title history of the site is taken from the Statement of Heritage Impact:⁴

The land is part of a 250 acre grant to William Lawson and William Charles Wentworth of 29th January 1840.

It was converted to Real Property by Henry Hudson, Robert Hudson and William Hudson under Primary Application No 7198, dated 14th December 1887. It was subsequently subdivided under Deposited Plan 2371, dated 6th Sept 1889.

The land of which the subject property forms part was transmitted to The Perpetual Trustee Company in October 1892 (Certificate of Title Volume 1072 Folio 164 [CT 1072-164]), and Lots 27 and 28, Section 2 sold to John Fergus of Clyde, storekeeper, in January 1893. CT 1089-72 was issued to Fergus in January 1893 and he held the land until it was transmitted to his widow, Margaret Fergus, in September 1919. It was transmitted to Mary Josephine Anschau in November 1942, and then transmitted to Constance Helen Denning and Margaret Caroline Fergus in October 1948. It was sold to Ernest William Saunders of Turramurra, freeholder, in April 1950 and then sold to Eileen Floyd in October 1953. Floyd sold Lot 28 to Vinny Jessie Young in October 1953, but held Lot 27 for which CT 6757-99 was issued in December 1953. Lot 27 was transmitted to Douglas Eric Floyd in November 1982 and he sold it to Douglas Campbell Laughton in May 1984.

The title was converted to Computer Folio in November 1989, and the property was again transmitted in September 1991. There have been 5 transfers since, the most recent being in January 2015.

³ NSW Office of Environment and Heritage, 'State Heritage Inventory', *Search for NSW Heritage*, n.d., <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.

⁴ Archnex Designs, 'Statement of Heritage Impact 22 William Street Granville for Project Tourism International Pty Ltd', December 2015.

3.0 SITE INVESTIGATION

3.1 Setting

10 William Street is located approximately in the centre of the southern side of William Street, on the block bound to the east by Factory Street and to the west by Memorial Drive and Clyde Street. William Street itself runs east-west and has a varied streetscape. The section of the street that is the subject of the current development proposal contains both low-scale residential properties and large factory buildings. The residential properties seem to date from various periods of the twentieth century. One factory, located to the west of the subject site, seems to date from the 1960s-70s, while the other factory building directly opposite the subject site was likely constructed in the later decades of the twentieth century.

This block is in close proximity to Clyde and Granville train stations and to other main roads in the area and is a somewhat prominent thoroughfare. The streetscape is well-treed with grassed verges on the north and south sides of the street.

(The images of the site presented in Sections 3.1, 3.2, and 3.3 below were taken by Heritage 21 during a site inspection undertaken on 06.04.17.)



Figure 5. William Street, as viewed facing east from the intersection with Memorial Drive. The approximate location of the subject site is indicated by the red arrow.



Figure 6. William Street, as viewed facing west from the intersection with Factory Street. The approximate location of the subject site is indicated by the red arrow.



Figure 7. Subject site (indicated by the red arrow), as viewed facing south on William Street.

3.2 Exteriors

The listing sheet for the subject site on the State Heritage Inventory describes the dwelling as follows:

Originally a group of three single fronted single storey cottages, now only No. 10 survives. No. 10 is a weatherboard cottage with hipped roof clad with corrugated iron and bullnosed front verandah. The verandah is supported on turned timber posts, and has concrete floor and corrugated iron roof. Weatherboards are partly replaced with vinyl cladding. Timber picket fence and gate. Front door is modern.

The rear yard has a path of brick pavers leading to a rear access lane, and an enclosed, flat-roof Colorbond shed.



Figure 8. Subject site as viewed facing west on William Street.



Figure 9. Front veranda displaying bullnose roof, turned timber post, and lattice on western side.



Figure 10. View towards William Street from front veranda.



Figure 11. Side access at east of dwelling.



Figure 12. Detail of front elevation.



Figure 13. View facing north from side access.



Figure 14. Rear elevation of dwelling.



Figure 15. Garden at rear of dwelling, with recently-added Colorbond shed.



Figure 16. View facing east from access lane at rear of property.



Figure 17. View facing west from access lane at rear of property.

3.3 Interiors

The eastern side of the front of the dwelling contains a hallway, off which two sizeable bedrooms open. The rear of the dwelling contains a living room which spans the width of the building, and at the rear a kitchen and bathroom.

It is noted that the interior of the dwelling **does not** form part of the property's listing as an item of environmental heritage under Schedule 5 of the PLEP.



Figure 18. Hallway at front of dwelling, facing towards rear.

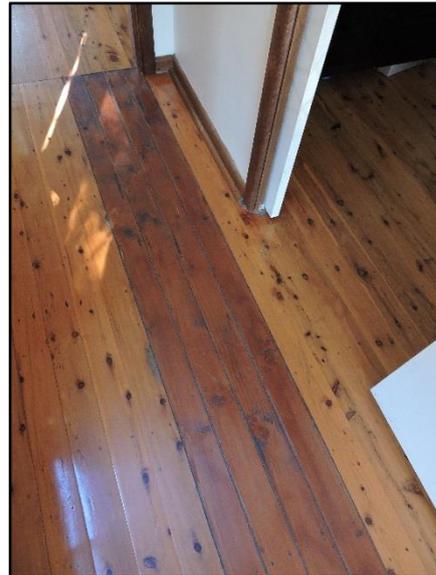


Figure 19. Floor of hallway.



Figure 20. Fenestration in front bedroom.



Figure 21. Ceiling of front bedroom.



Figure 22. Second bedroom.



Figure 23. Ceiling of second bedroom.



Figure 24. Ceiling in hallway.

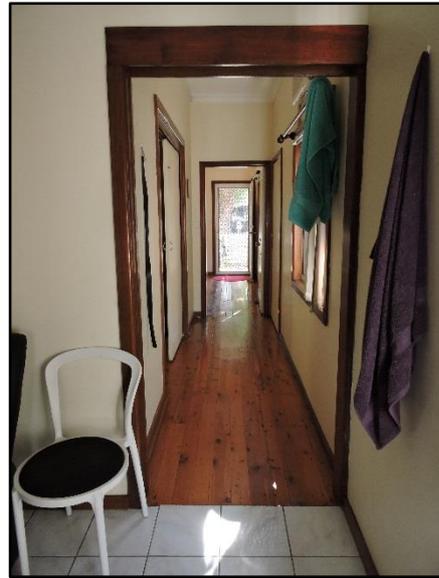


Figure 25. Hallway, facing towards front of dwelling.

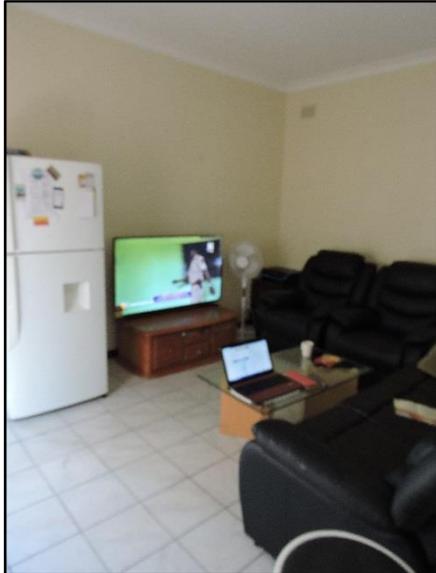


Figure 26. Living room.



Figure 27. Living room ceiling.



Figure 28. Kitchen at rear.

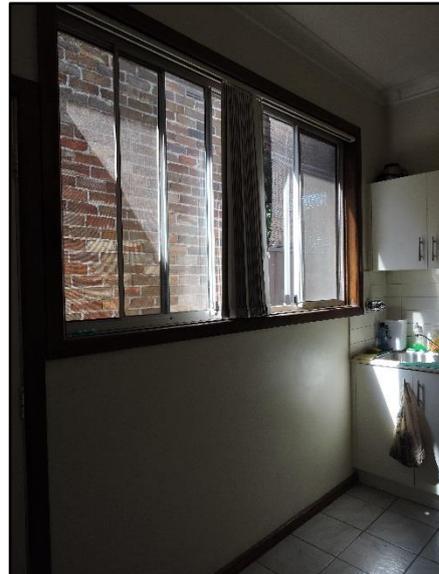


Figure 29. Fenestration in kitchen.



Figure 30. Door to bathroom, at western side of kitchen.



Figure 31. Bathroom at rear of dwelling.

3.4 Condition & Integrity

3.4.1 Subject Site

The dwelling at 10 William Street seems to be in fair condition. There is some mould on some upper walls and ceilings, which suggests some moisture retention within the structure.

The exterior of the dwelling – which constitutes the site’s listing as a heritage item in the PLEP – has been modified over time. These modifications have rendered the dwelling’s original form and presentation only partly legible. Modifications to the property include:

- Replacement of original hip-roofed front and flat-roofed rear with new hipped roof throughout;
- Removal of original chimney from rear flat roof;
- New timber picket fence at front of property (earlier fence was timber frame and chainwire);
- Replacement of some original weatherboards with vinyl cladding; and
- Original or early ‘open-work’ veranda posts with turned timber posts.

It was noted at Heritage 21’s site visit that much of the internal fabric has also been progressively modified, such that evidence of the original materiality of the residence no longer remains. As mentioned above, the interior of the residence **does not** form part of the site’s listing as a heritage item on the PLEP, as and such is not relevant for the purposes of this report and this proposal.

3.4.2 William Street Cottages Group

Of the three original cottages which form part of the “William Street Cottages Group” listing, only the dwelling at 10 William Street – the subject site – remains. The William Street Cottages Group no longer exists in any meaningful sense.



Figure 32. 1943 aerial image of subject site (indicated by red arrow), displaying hip-roofed front and likely flat-roofed rear with chimney. The neighbouring dwelling in the cottages group, no. 8 William Street, is indicated by the blue arrow. 6 William Street (indicated by yellow arrow) is no longer extant by this date (Source: NSW Land & Property Information, ‘SIX Maps’).



Figure 33. Recent image of subject site (indicated by red arrow), now displaying hip roof throughout structure. Note also the disappearance of the neighbouring cottage at no. 8 William Street (indicated by blue arrow), as well as the original third cottage at no. 6 William Street (indicated by orange arrow) (Source: NSW Land & Property Information, ‘SIX Maps’).



Figure 34. 1992 image of the three properties comprising the original “William Street Cottages Group”. The subject site (indicated by red arrow) still displays original or early features at this time, including roofing, chimneys, front fence, and verandah posts. The neighbour cottage at no. 8 William St (indicated by blue arrow) is still extant at this time, although the original cottage at 6 William St (indicated by orange arrow) had been demolished (Source: City of Parramatta, *8-10 William Street, Heritage Study*, 1992).

3.5 Established Heritage Significance

The following Statement of Significance for the site is taken from the listing card available on the State Heritage Inventory:⁵

The cottage at 10 William Street is of significance for the local area for historical and reasons of representativeness, as an example of modest workers cottages in the area built c. 1900.

The site has been assessed as fulfilling the criteria for **historical** and **representative** significance, although no discussion is provided as to how the site specifically meets these criteria.

As mentioned above, the interior of the dwelling **does not** form part of this listing.

⁵ NSW Office of Environment and Heritage, 'State Heritage Inventory'.

4.0 WORKS PROPOSED

It is understood from the Planning Proposal prepared by PTI that the following works are proposed as part of the development:

- Demolition of all structures located between 10 and 22 William Street (inclusive); and
- Construction of new 7-level (excluding basements) residential building, including landscaped areas



Figure 35. Photomontage of proposed development, as viewed facing east on William Street from the Granville RSL Club, near the intersection with Memorial Drive (Source: PTI, Dwg. P343.1/ 39D).

5.0 REVIEW OF STATEMENT OF HERITAGE IMPACT

As indicated in Section 3.0 above, the proposed development would entail the demolition of a heritage item – the subject site at Number 10 William Street. The demolition of a heritage item which is statutorily protected is a delicate matter, and should only be permitted if the approval authority is satisfied that the place no longer has the potential to display the significance which has led to its listing, whether such significance is tangible or intangible.

The following section of this report responds to the conclusions reached in the Statement of Heritage Impact prepared for the proposal by Archnex Designs in December 2015, and is based on the site investigation presented in Section 2.0 of this report.

5.1 Conclusions of Report

The Statement of Heritage Impact prepared by Archnex Designs made the following conclusions regarding the proposed demolition of the subject site:⁶

The item “William Street Cottages Group” no longer exists in any meaningful sense and the sole survivor has been so altered that it no longer demonstrates the nature of modest workers cottages.

There is virtually no extant visible fabric that dates from the presumed period of construction, with the works seemingly having been done comprehensively sometime in the late 20th/ early 21st centuries. The sub-floor is of limited access, and it is well-nigh impossible to gain a proper understanding of what has happened to the cottage without substantial intrusive investigation. In the event that the changes can be determined, the extent and degree of introduction of new material to “reconstruct” the cottage is such that its cultural value would be negligible.

The resultant building would be something of a variant of Theseus’s paradox as represented in the apocryphal George Washington’s axe, wherein an item is presented as George Washington’s axe with an explanation to the effect that the head has been replaced twice and the handle, thrice (or variations on this) since in the possession of George Washington [see “The Same Ax, Twice- Restoration and Renewal in a Throwaway Age” by Howard Mansfield (ISBN 1-58465-028-1)]. The question is: is it still George Washington’s axe? The answer would logically be no – as is the case with the validity of the reconstruction of the subject cottage.

⁶ Archnex Designs, ‘Statement of Heritage Impact’.

In my opinion, the building could possibly be earlier than the c.1900 date attributed to it on Inventory Sheet 2240621, as the Sands directory evidence points to the site being occupied as early as 1893, although the 1992 heritage study attributes a post-1916 construction date.

Notwithstanding this, the physical cultural value of the building has been totally obliterated and in my view it would be just as instructive to record the cottage and allow its removal, rather than present it as a sham item, which has no ability to demonstrate its former nature.

5.2 Response to Report

On the whole, Heritage 21 can agree with the conclusions made in the Archnex report, which has assessed that the demolition of the existing dwelling is an acceptable outcome. Our response is based on two aspects of the site in its present state: its setting within the “William Street Cottages Group”, and its extant fabric.

5.2.1 Setting

The subject site at 10 William Street is the last remaining of a group of three cottages, the “William Street Cottages Group”. Figures 32, 33, and 34 above show the site together with its neighbouring cottages at 6 and 8 William Street, most recently in 1992. The cottages at 6 and 8 William Street have, however, since been demolished, and new constructions now stand in their place. These new residences show no relationship to the remnant cottage at Number 10 William Street, nor do they display any evidence of ever having been part of a group of neighbouring workers’ cottages. As such, Heritage 21 can support the finding from the Archnex report that *“the item ‘William Street Cottages Group’ no longer exists in any meaningful sense”*.



Figure 36. Subject site (indicated by red arrow), 8 William Street (indicated by blue arrow), and 6 William Street (indicated by orange arrow). These three properties form the original “William Street Cottage Group” (Source: ‘Google Maps’, <http://maps.google.com>).

5.2.2 Extant Fabric

The Archnex report found that *“there is virtually no extant visible fabric that dates from the presumed period of construction”*. The images and discussion presented in Section 3.0 of this report indeed illustrate that there is little, if any, remnant original fabric in the dwelling. The house shows signs of internal and external modification which date from around the mid-twentieth century to the present day.

Importantly, the external modifications – which form the material basis for the site’s listing as a heritage item in the PLEP – have altered the site to the extent that there are virtually no individual elements or components at the exterior which are in themselves of any heritage significance (notwithstanding the dwelling’s continued presentation as a modest cottage). These changes, which are detailed in Section 3.4 above, have greatly diminished the site’s heritage significance, inasmuch as the original character of the dwelling is no longer readily legible.

As previously mentioned in this report, the interior of the residence does not form part of the site’s listing as a heritage item. Heritage 21 can confirm that the majority, if not all, of the internal fabric is not original, and as such the absence of the interior from the listing is warranted, as these spaces do not display heritage significance.

Given the demonstrably diminished significance of the property as a result of extensive modifications over time, Heritage 21 can support the finding that the site as a whole is no longer of any meaningful heritage significance.

5.3 Other Considerations

5.3.1 Design

The report produced by Archnex is supportive of the design of the proposed development at the subject site. Heritage 21 is equally satisfied that the proposal would, from a design perspective, not be detrimental to the surrounding streetscape. As outlined in Section 2.2.1 of this report, the locale is characterised by wide streets and other large structures, of both a residential and an industrial nature. Generally speaking, the design proposed by PTI would be easily readable as contemporary and generally responsive to the surrounding built forms.

5.3.2 Shadow Impact

The report produced by Archnex contains discussion about shadow impact as a result of the proposed development on the heritage item in the vicinity of the subject site, the former shop located at 6-8 Factory Street. The report finds that there would be some shadowing on this nearby item, although the distance between the location of the proposed development and the location of the former shop on Factory Street is sufficient that the impact would be minimal. Heritage 21 can support this finding.

5.3.3 Views

The Archnex report makes mention of the views that exist between the heritage items in the vicinity of the subject site, namely the Granville RSL Club at 5 Memorial Drive and the former shop at 6-8 Factory Street. It is established that no significant views exist between these two items – owing mainly to the large distance between them – and as such the proposed development would not have any impact from this aspect.

The proposed design is assessed in the Archnex report as using appropriate stepbacks of the upper levels in order to reduce the bulk of the building, and to minimise the visual impact of the new structure from the perspective of the two nearby heritage items.

Following a site visit on 06.04.17, Heritage 21 can confidently agree with the above analysis, and can similarly assess that the impact on views between nearby heritage items would not be impacted by the proposed development, owing to the distance between them and to the appropriate mitigating aspects of the proposed design.

6.0 CONCLUSION

The purpose of this report has been to review the Statement of Heritage Impact prepared by Archnex Designs pertaining to the proposed development at 2-22 William Street, Granville, which would entail the demolition of a building which is listed in Schedule 5 of the *Parramatta Local Environmental Plan 2011* as an item of environmental heritage (the subject site, located at 10 William Street). The Archnex report supports the demolition of this property as part of the proposed development.

This report, prepared by Heritage 21, has produced the following findings:

- The listed item, “William Street Cottages Group”, no longer meaningfully exists, due to the demolition of the original cottages at numbers 6 and 8 William Street;
- Little, if any, original fabric remains at the subject site, and as such its significance has been greatly diminished;
- Views between nearby heritage items would not be impacted as a result of the proposed demolition of the extant property, or as a result of the proposed new structure; and
- The proposed design of the new building is assessed as being appropriately responsive to the surrounding streetscape.

For these reasons, Heritage 21 is satisfied that the Statement of Heritage Impact produced by Archnex Designs – which has made largely the same findings as those outlined in this report – has adequately assessed the potential heritage impact that would be a result of the proposed development. Heritage 21 can therefore support the proposed development, and the resultant demolition of the heritage item located at number 10 William Street.