

Statement of Heritage Impact

**for Tamworth Public School
additional buildings and renovations to existing former Principal's
Residence**

Date: September 2018

- References:**
1. Tamworth Regional Council LEP
Schedule 5 Heritage Item No. 1487
 2. Tamworth Public School 1855-2005 150 Years of
Education, A History, Compiled by Rodney Hobbs
 3. Tamworth- a pictorial history, by Warren Newman
and Lyall Green, 1998
 4. Office of Environment and Heritage
Tamworth Primary School, item details (undated)
 5. Tamworth Heritage Inventory SHI no. 2470012 by
Jonathon Falk Planning Consultant Pty Ltd in
association with Rodney Jensen and Associates
Pty Ltd, 1986

Address and property description:

Upper St Tamworth and 126 Brisbane St Tamworth
Lot 1-11, Sec. 54
DP 758951;
Lots 418 and 419
DP 821635

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1. PREAMBLE

- .1 This Statement has been based on the Concept Design Report drawings prepared by Billard Leece Architects, together with site inspections.
- .2 The work proposed is generally -
To construct two new buildings, a Communal Hall and a new Teaching Block, and to convert two existing buildings to new uses.
- .3 Two existing buildings (marked Block D and Block M on the School Site Plan) are listed as Heritage Items of local significance, in the Tamworth Regional Council Local Environment Plan. The whole of the school site is a Local Conservation Area.

2. HISTORY OF THE SITE

- .1 The explorer John Oxley discovered and named the Peel River in 1818 and Henry Dangar arrived in the District in 1831. Rural development then followed and in 1876 the first municipal Council was formed. Development and trade had already developed by this time and educational facilities followed.
The first school, the Tamworth National School, was built in 1855 on the corner of Darling and Peel Streets. The school, then called Tamworth Public School, moved to Upper St in 1877, with the construction of a single storey school building of 3 large and 3 small classrooms. A residence for the Principal (now Block M) was built in the same year at 126 Brisbane St.
- .2 Major additions to the original 1877 Classroom Block (Now Block D) were made in 1881 and 1885. A 1909 drawing and subsequent photograph of the 1881 additions exist but those additions were demolished for the current Boys Department building opened in 1935. An Infants Department building had been constructed in 1923. An addition was made to the 1885 building in 1912 and this still exists.
- .3 Major additions were built on the easterly side of the Principal's Residence in 1911 adding several rooms. In the 1950's all the windows were changed to the way they are now (after removal of all original windows).
- .4 The main School administration and classroom buildings (now marked as Block A) were built in 1918 and consist of two storeys of brick with timber windows and corrugated steel roof. The buildings were built for the Tamworth High School, which occupied the buildings until 1961 when the School was located in other site. The buildings were then occupied by the current Public School.
- .5 Note that the School (called the Tamworth Public School since its move to this site in 1877) is listed on the Tamworth Regional Council LEP as "Tamworth Primary School and Residence".

3. DETAILS OF THE 1877 SCHOOL CLASSROOM BUILDINGS (NOW BLOCK D ON PLAN) AND 1877 PRINCIPAL'S RESIDENCE (NOW BLOCK M ON SITE PLAN)

- .1 The Principal's Residence is in the grounds of the Tamworth Public School, close to the Brisbane St frontage. It is a single storey brick house of Victorian Gothic Revival form, with twin gables fronting the street. It was built in 1877, with additions in 1911. Although the building is in need of maintenance and renovation and appears in only fair to poor condition, the building should not be demolished, and is well worth maintaining and renovating. Subsequent modern accretions (such as the rear carport, and adjacent sheds) should be demolished.
- .2 The Classroom Block was also built in 1877 (a damaged 1876 foundation stone can be found in the School grounds, near the building). It was single storey built of brick with a corrugated iron roof and a verandah. Two large matching Wings, one at each end of this original building were added, one in 1881 and one in 1885 and another smaller wing, possibly in 1909, as School enrolments increased. The 1881 and 1909 Wings were subsequently demolished for the construction of the two storey brick Boys' Department building in 1935. This was added to in 1953 in the same style. These buildings are well maintained and in good condition and should not be demolished.

4. SOCIAL SIGNIFICANCE:

The buildings are part of the very early education system in Tamworth

5. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

The buildings were designed by G.A. Mansfield (1834-1908) a significant, well-known and well-regarded architect of the Victorian era. He designed several schools in NSW, among a large number of other commercial buildings. Ten buildings designed by him are currently listed as NSW State Heritage Items.

6. PROPOSED NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM

- .1 The following new building work is proposed on the site (see Billard Leece Concept Design Report September 2018, Revision A):
 - .1 Single storey Communal Hall with brick walls and coloured fibre-cement walls and 'Colorbond' steel roof; to be constructed north-west of Block M (Heritage listed) and east of Block F
 - .2 Two storey Teaching Building with Ground Floor walls in face brick. First Floor walls in coloured fibre cement, and 'Colorbond' steel roof; to be constructed north-east of Block M
 - .3 Convert existing Hall (date unknown) to Staff Facilities, adjacent to 1918 Admin. Building.
- .2 The whole School site (bounded by Brisbane, Napier, Bourke and Upper Streets) is listed in the Tamworth Regional Council LEP as a Conservation Area.

7. DETAILS OF THE EFFECTS OF NEW WORK ON EXISTING HERITAGE ITEMS OR ON THE CONSERVATION AREA

.1 The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area:

- The new buildings height is restricted to two storeys (the height of most of the existing school buildings)
- The new buildings' Ground Floor walls are constructed partly of face brick to generally match the existing Tamworth face brick of the 1877 to 1953 School Teaching and Administration Buildings and partly of painted fibre cement that match or complement existing colours on some existing School buildings and the landscape
- The demolition of some modern small toilet blocks and similar buildings

.2 The following aspects of the proposal could detrimentally affect the heritage significance. The reasons are explained and the measures taken to minimise impacts

- The curtilage around the new buildings is necessarily restricted by the nearby Heritage buildings because of the required linkages of the new buildings to existing teaching and administration buildings.
This will be alleviated by provision of new landscaping and improvements to existing landscaping around and between buildings
- The roofs of the new buildings, because of their large floor area would be much larger and taller than existing nearby buildings. This will be alleviated by constructing new roofs in different planes reducing the height and plan size of each section of new roof.

.3 Views to and from the existing buildings on Brisbane and Napier Streets is not compromised, as the new buildings are generally behind the existing buildings when viewed from the streets. The new buildings will not visually dominate the existing buildings and the public will still be able to view and appreciate the existing buildings when viewed from the street, and from the public entrance to the new Community Hall.

APPENDIX A - PHOTOGRAPHS



1. Original Principal's Residence (1877) with 1911 addition (on left)



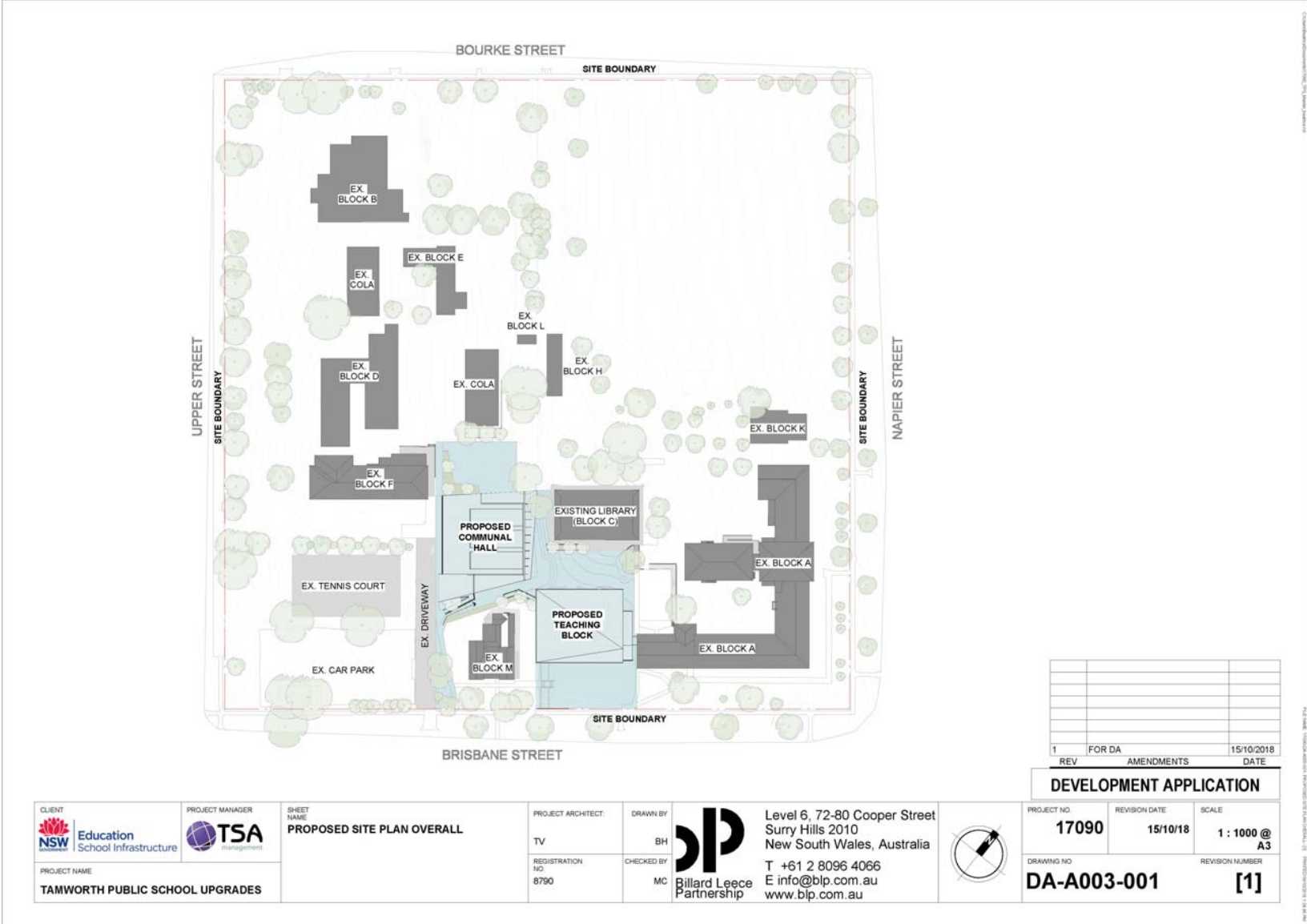
2. Original 1877 Classroom building, with 1885 Wing (on left)

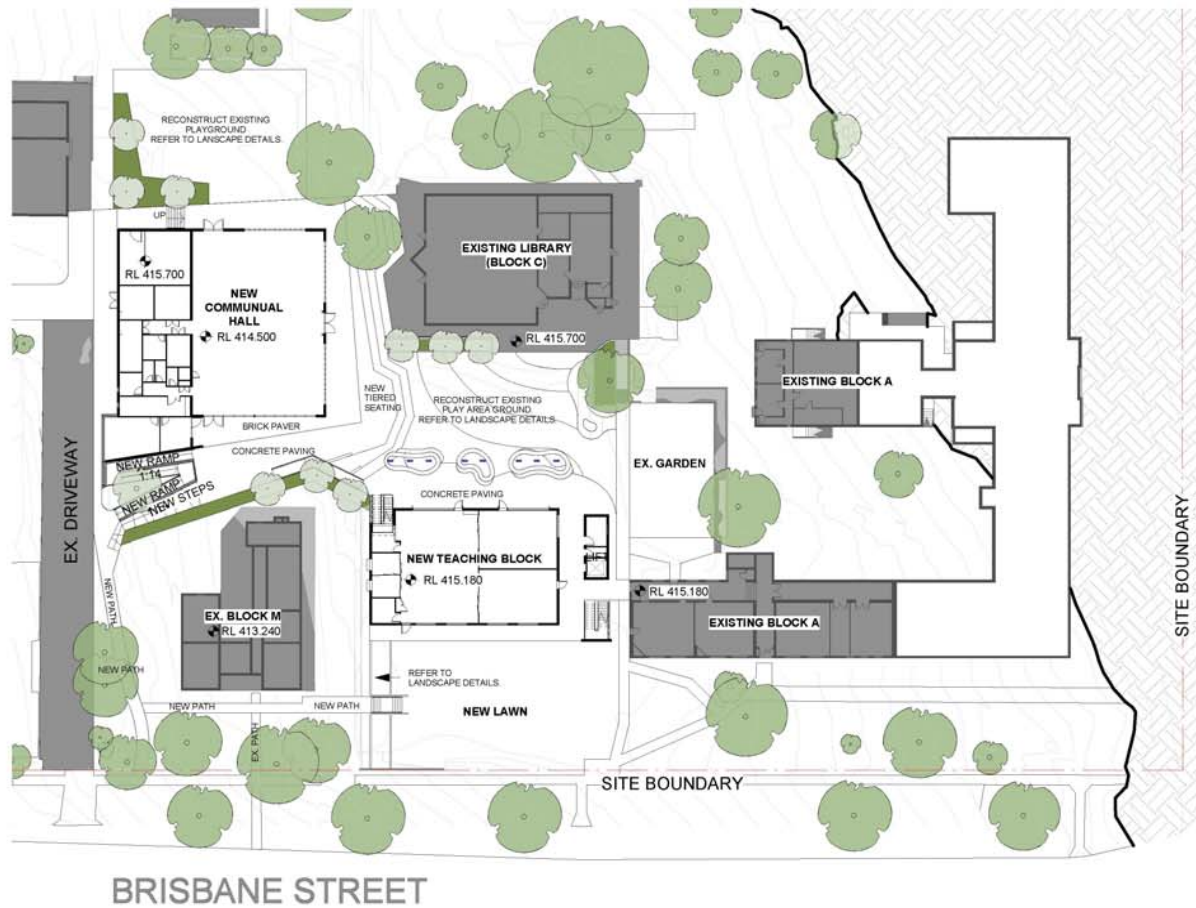




3. 1885 building

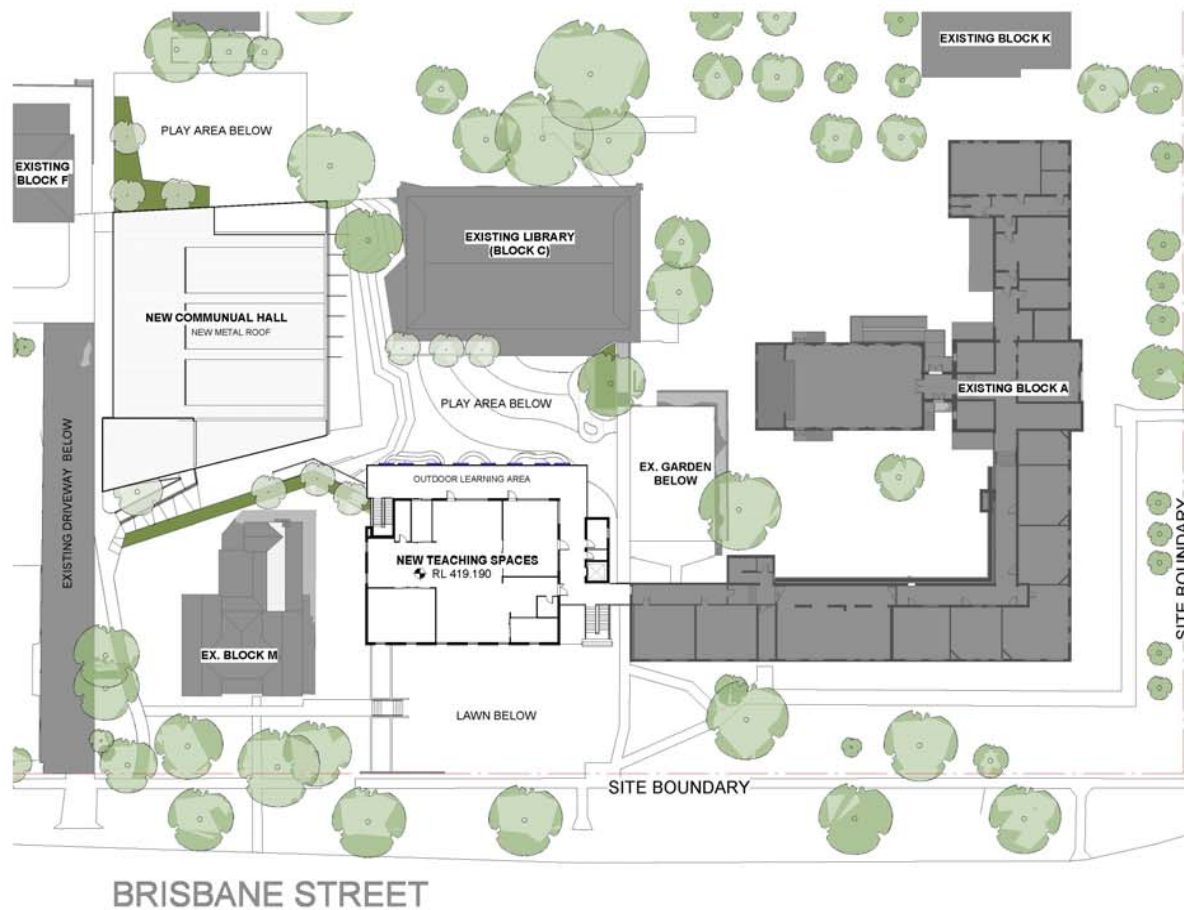
APPENDIX B – MAP

Sketch site plan showing locations of existing and new buildings (prepared by Billard Leece Partnership). Former Principal’s Residence is Building M on plan. Original Classroom Building (subsequently altered) is Building D on plan.





<div>CLIENT</div> <div> Education School Infrastructure</div>		<div>PROJECT MANAGER</div> <div> TSA Management</div>	<div>SHEET NAME</div> <div>SITE CONTEXT PLAN - PROPOSED LEVEL 1</div>		<div>PROJECT ARCHITECT:</div> <div>TV</div>	<div>DRAWN BY</div> <div>BH</div>	<div> Level 6, 72-80 Cooper Street Surry Hills 2010 New South Wales, Australia T +61 2 8096 4066 E info@blp.com.au www.blp.com.au</div>	<div></div>	<div>PROJECT NO.</div> <div>17090</div>	<div>REVISION DATE</div> <div>15/10/18</div>	<div>SCALE</div> <div>1 : 500 @ A3</div>
<div>PROJECT NAME</div> <div>TAMWORTH PUBLIC SCHOOL UPGRADES</div>			<div>REGISTRATION NO.</div> <div>8790</div>	<div>CHECKED BY</div> <div>MC</div>	<div>DRAWING NO.</div> <div>DA-A003-002</div>	<div>REVISION NUMBER</div> <div>[1]</div>					



CLIENT Education School Infrastructure	PROJECT MANAGER TSA management	SHEET NAME SITE CONTEXT PLAN - PROPOSED LEVEL 2	PROJECT ARCHITECT TV	DRAWN BY BH	Level 6, 72-80 Cooper Street Surry Hills 2010 New South Wales, Australia T +61 2 8096 4066 E info@blp.com.au www.blp.com.au		PROJECT NO. 17090	REVISION DATE 15/10/18	SCALE 1 : 500 @ A3
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APPENDIX C – HERITAGE INFORMATION FROM OFFICE OF ENVIRONMENT & HERITAGE



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School Residence

Item details

Name of item:	School Residence
Type of item:	Built
Group/Collection:	Education
Category:	Staff housing
Primary address:	126 Brisbane Street, Tamworth, NSW 2340
Local govt. area:	Tamworth Regional

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
126 Brisbane Street	Tamworth	Tamworth Regional			Primary Address

Statement of significance:

Excellent example of a late Victorian house.

Date significance updated: 12 Apr 01

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEHS copyright and disclaimer](#).


Description

Physical description:	Single storey brick house with twin gables fronting street and separate verandah between. Features fretted barges and Gothic arched vents in gable ends.
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History

Historical notes:	Possibly built 1877, as a teacher's residence.
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Assessment of significance

SHR Criteria c) [Aesthetic significance]	The item is architecturally significant.
SHR Criteria d) [Social significance]	The item is socially and culturally significant.
Assessment criteria:	Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory

protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	School Residence				
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Tamworth Heritage Study	1986	94	Jonathan Falk Planning Consultants Pty Ltd		N o

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Jonathan Falk Planning Consultants Pty Ltd	1986	Tamworth Heritage Study	

Note: internet links may be to web pages, documents or images.



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Data source

The information for this entry comes from the following source:

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Database number: 2470012

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Tamworth Primary School

Item details

Name of item:	Tamworth Primary School
Type of item:	Built
Group/Collection:	Education
Category:	School - State (public)
Primary address:	Upper Street, Tamworth, NSW 2340
Local govt. area:	Tamworth Regional

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Upper Street	Tamworth	Tamworth Regional			Primary Address
Brisbane Street	Tamworth	Tamworth Regional			Alternate Address

Statement of significance:

A survivor from the earliest development of the town, important for its educational contribution.

Date significance updated: 03 May 01

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description:	A single storey brick building with Gothic pointed arch windows fretted barge boards and iron gable ended roof. Foundation stone in school grounds 1876.
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History

Historical notes:	Tamworth Infants School opened here in 1877, gable ended additions in 1885.
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Assessment of significance

SHR Criteria a)[Historical
significance]

The item is historically significant.

SHR Criteria d)

[Social significance]

The item is socially and culturally significant.

**Assessment
criteria:**

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Tamworth Primary School				
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
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References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Jonathan Falk Planning Consultants Pty Ltd	1986	Tamworth Heritage Study	

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1/19/2018

Tamworth Primary School | NSW Environment & Heritage

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17 October 2018

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