

STATEMENT OF HERITAGE IMPACT

The Chambers – St Marys Former Council Chambers Alterations and additions to Former Council Chambers Toilet and Entrances.

INTRODUCTION

This Statement of Heritage Impact has been prepared by Rosemarie Canales, BArch., M.Herit.Cons., Architectural Supervisor from Penrith City Council.

The statement has been prepared to accompany a S96, Modified Development Application for alterations and additions at the Former Council Chambers within St Marys Corner - Community and Cultural Precinct, located at the corner of Great Western Highway and Mamre Road, St Marys.

Study Area

The subject site is located on the land known as the "St Marys Corner"

St Marys Corner is located on the corner of Great Western Highway and Mamre Road. The site contained by four (4) buildings; Chambers (former Council Chambers), Memorial Hall, Senior Citizen and Community Centre, and St Marys Arts and Craft Centre (CWA Building) located around a central open multi function space known as the "St Marys Piazza". The multi function space/Piazza, also acts as a 22 car park spaces. Don Bosco also part of St Marys' corner is located to the south of the site.

St Mary's Corner is contained by the following:

Lot1/DP261871, Lot1/DP1129978, Lot2/DP261871, Lot7/974985, Lot8/DP974985, Lot 10/DP835109, Lot5/DP38566, Lot4/DP38566, Lot2/DP38566, LotA/DP154442, LotB/DP184442, Lot9/DP38566, Lot8/DP38566, Lot7/DP38566, Lot6/DP38566, Lot11/DP603827, Lot2/DP202236, Part 11/DP202236.

The Former Council Chambers is located within the following allotments:
Lot 6 Sec 1 DP 974985, and Lot 1 DP 1129978.

Limitation

The site was inspected in October 2014.

A physical and visual inspection of the building's interior and exterior was carried out.

This report was prepared between October 2014 and January 2015.

Historical research was contained to desktop research limited to online public documents.

Methodology

This statement follows the general guidelines set out in the Heritage manual 2000, prepared by the Heritage Office and the Department of Planning.

Authorship

Photographs included in this reports were taken by Rosemarie Canales, from Penrith City Council, unless otherwise noted.



HISTORICAL DOCUMENTARY

The following provides a timeline of specific dates that assist to define the heritage significance of the item. Additional information may be sourced from Penrith City Council Library - Local Studies.

Timeline of Former Council Chambers

1890	Council (St Mary's) elected
1890's	Land purchased for future St Marys Council Chambers.
1934	Construction completed
1934	Opening of Council Chambers
1934	Two jacaranda trees planted along west elevation
1949	Amagations of three municipals Councils - St Marys, Penrith and Castreagh
1950	Baby Health Care Centre moved into building
1950's	Alterations to building
1960's	Alterations to building
1961	Building reskinned with smooth yellow bricks
1961	Baby Health Care Centre relocated
1961	Mechanics Institute relocated into building
2014	Building occupied by St Marys & District Historical Society.
2015	Building occupied by St Marys & District Historical Society.

PHYSICAL DESCRIPTION

The building is a cream brick institutional building with a 21m frontage to Mamre Road, 8m deep, with a 2.5 m deep by 13m rear extension. It has a simple mottled Marseilles pattern tiled gable roof, with an eccentric gabled façade and projecting rear hip. There are 5 front multilight, double-hung, timber windows, 3 to the South and 2 to the North (matching), and random openings to the rear.

As well, there is a formal front loggia with steps and ramp, and a simple steel balustrade. There are 2 well established Jacaranda to the front of the building and some simple concrete paths to the rear.

The interior comprises of 4 large central rooms, being the former Council Chamber, 10m x 6m, an annex room, 5m x 5m, kitchen, and to the North of the hall, 2 long rooms, room 2, 4m x 10m, and room 3, incorporating a store.

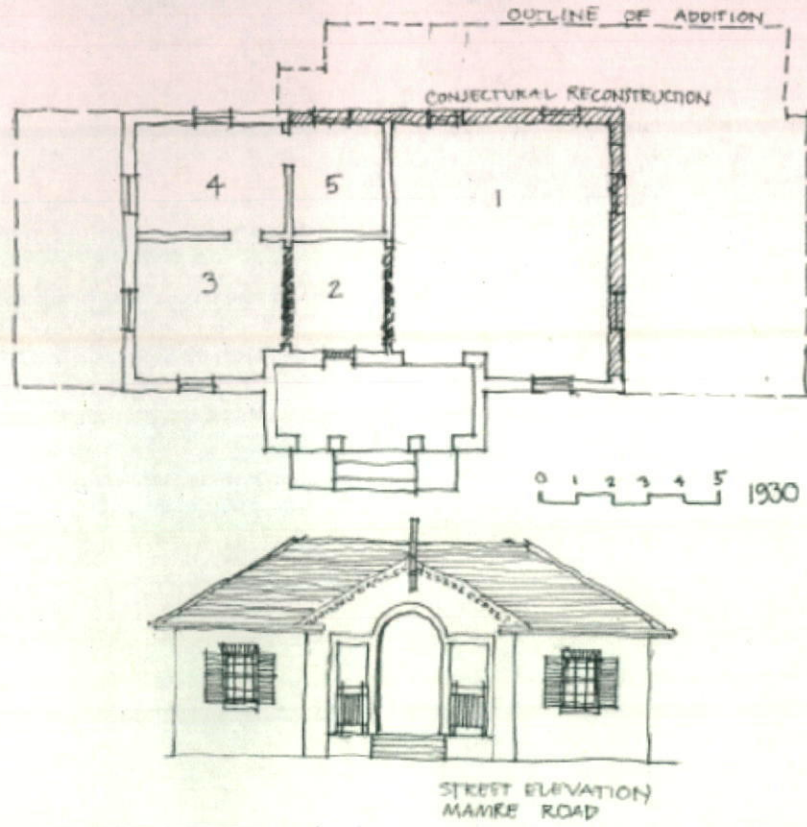
The floor to ceiling height is approximately 3m, the floors are polished hardwood bearers and joists, and in some areas with a variety of floor coverings.

The walls are all finished plaster and painted, and the ceilings are mostly plaster sheet, skimmed and painted. The cornices vary greatly, providing the historical development of the building. The architraves, skirtings and picture rails are polished maple throughout.

The kitchenett is small with an inbuilt pantry cupboard. Immediately from the Kitchenett is a toilet with small powder room and shower with an additional 2 toilets accessed from the outside.

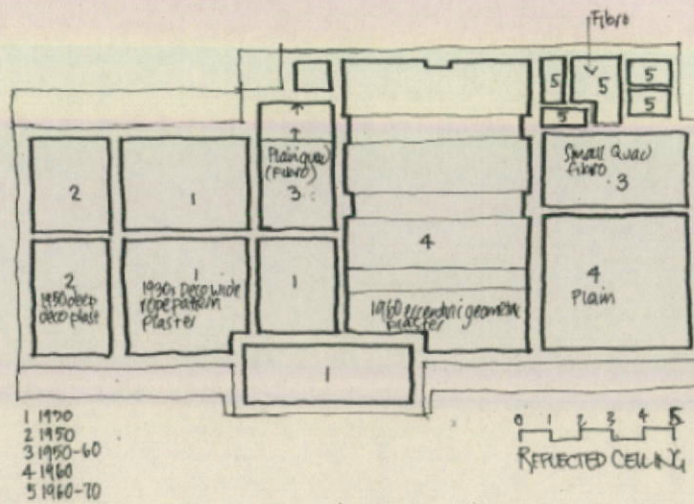
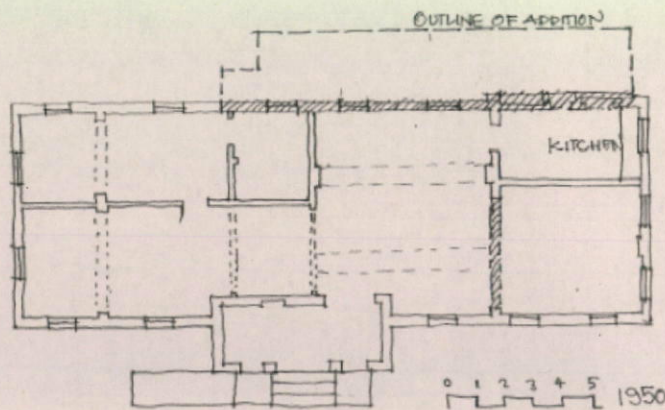
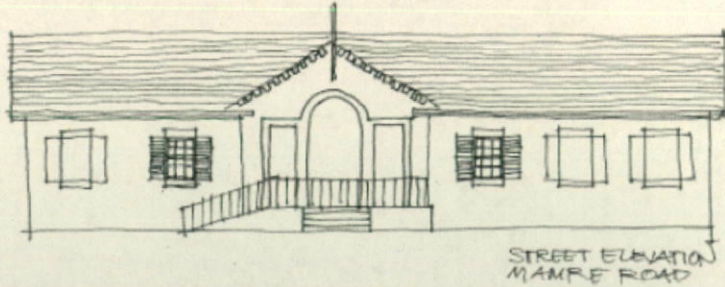
Former Council Chambers 1930

In building was originally a five room structure.



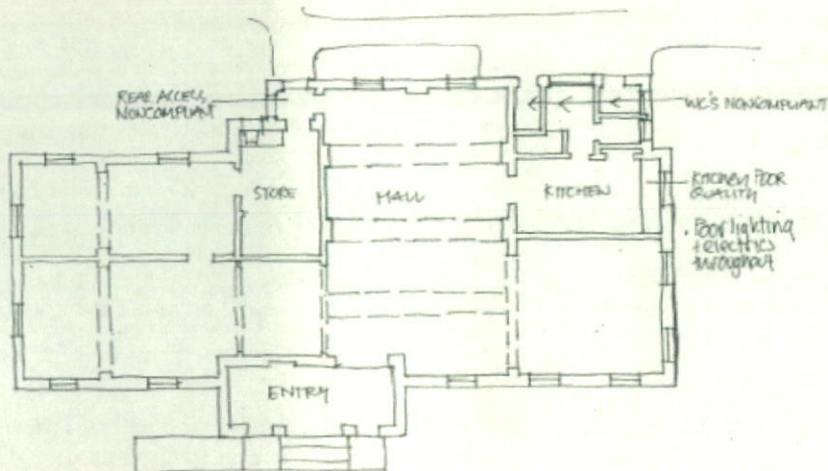
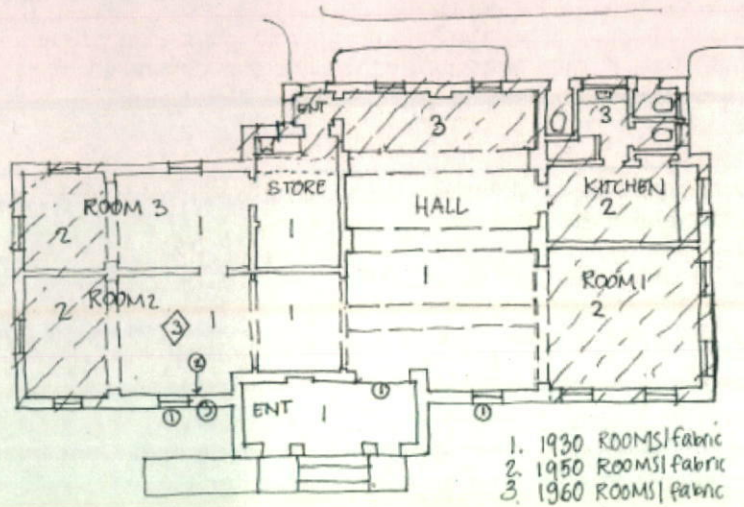
Former Council Chambers 1950

In 1950 the building was altered including an additional bay to the north and south, to accommodate for Kitchen, and meeting rooms.



Former Council Chambers 1960

In the 1960's the building was altered again incorporating a secondary entrance along the east elevation and toilets.



STATUTORY CONTEXT

The heritage item is located within the Penrith City Local Government Area, due to its sitting and listing the following planning policies and controls apply:

Penrith Local Environment Plan (Urban) 1998.

The site is administrated under Penrith Local Environment Plan (Urban) 1998. The land is zoned 6(a) defined as Public recreation and community uses, requiring Council consent for the proposed construction of shade structure.

Penrith Local Environment Plan 1991 (Environment Heritage Conservation)

Clause 8 – Heritage Items

The Chambers (former Council Chamber) built in c1940's is listed as an item of heritage significance, within schedule 2, Part 1 – SM16 – Former Council Chamber.

The works will involve the part demolition, alterations and additions to the heritage item.

Penrith Local Environment Plan 1991 (Environment Heritage Conservation)

Clause 9 – Development in the vicinity of heritage items

There are a number of heritage items listed in the LEP, schedule 2, part 1, that are within the vicinity, they are as follows:

Former Tannery Site (SM8)	crn Mamre and Great Western Highway.
Mourilyn (original section of house)	333 Great Western Highway.
Cottage (SM25)	Lot 2a DP134, 57 Saddington Street.

The Former Tannery site is located approximately 50m west of the subject site. The proposed development will not physical impact the heritage item nor its setting.

The Mourilyn is located approximately 75m north of the subject site. The proposed development will not physical impact the heritage item nor its setting.

The cottage is located on Saddington Street, approximately 150m south west of the subject site. The proposed development will not physically impact the heritage item nor its setting.

As an identified heritage item, built works to the building and or site will require Council approval as stated in Penrith LEP 1991 (Environmental Heritage Conservation). A S96 Development Application has been prepared including Architectural Drawings of the proposed works.

In addition Part 2 Clause 8 .2) items identified as heritage items will require a Statement of Heritage Impact to accompany the application.

STATEMENT OF SIGNIFICANCE

The statement of significance has been extracted from the Former St Mary's Council Chambers - Conservation Management Plan 2007, prepared by Cranknell and Longeran Architects and Heritage Consultants.

The place is significant, as the remnant of the first Municipal Chamber of St. Mary's Council. The Council lasted a relatively short time (1890 – 1948), and the building functioned as Council Chambers for only 18 years.

Since 1948 the building has continued to serve the community in a range of different community uses, involving baby health care, CWA, local/branch library, arts and craft centre, and has proved to be a good meeting place for local groups and organisations.

The fabric is not significant, and does not demonstrate well integral links to its significant use

The two Jacarandas at the front of the building are significant, planted by Mr and Mrs J Jackson MLA, to mark the opening of the Council Chambers

PROPOSED WORK

The proposal involves the following:

1. Demolition of ramp along west elevation.
2. Demolition of existing toilets and store and construction of new internal accessible toilet.
3. Construction of new entrance along the eastern elevation with steps and accessible ramp

ASSESSMENT OF IMPACT AND MEASURES TO MITIGRATE IMPACT

Demolition of Ramp to west elevation:

The existing ramp is not part of the original fabric. Documentary evidence illustrates the ramp appeared between 1930-1950.

The ramp is non-compliant with AS1428.1

Therefore to ensure there are no safety issues it is proposed to remove the ramp.

The removal of the ramp will not impact the assessed heritage significance of the building in particular the social significance and its associations as the first Council Chambers. The removal of the ramp will have a minimal impact on the original fabric in-particular the junction between the brickwork and concrete ramp. Care will be taken to ensure the existing brickwork is not damaged.

The existing handrail will be reused to make good the existing balustrade following the demolition of the ramp.

Demolition of existing toilets and store and construction of new internal accessible toilet.

The existing toilets and store are not part of the building's original fabric. Documentary evidence illustrates the existing toilets to have been built between 1960-1970's.

The external toilet and store both can be accessed externally, while the existing internal toilet has internal access. Both toilets are non-compliant.

The demolition of the area will not impact on the assessed significance of the building, nor original fabric. The demolition work will be contained within the building footprint and external walls.

The demolition of the external toilet and store and internal toilet will not impact the building's assessed heritage significance, nor original fabric.

Construction of new entrance along the eastern elevation with steps and accessible ramp

The proposed works will be contemporary in design and will utilise similar design details and materials to other recent constructed covered entrances to buildings facing the Piazza forecourt, ie/ Arts and Craft building, Senior Citizens, and Memorial Hall.

The subject building has an elevated finished floor level therefore a ramp is required to provide accessible access, while the new steps will provide direct access to the Piazza forecourt.

The proposed location of the new works will be located adjacent the 1960-1970's elevation. Minor demolition is required including closing the existing entrance and removing the concrete steps, and enlarging an existing window to create a new entrance.

The proposed ramp will run from the north to the south and onto the covered entrance, while the steps will run from the east, Piazza forecourt, up to the covered way. The covered entrance will be constructed from a metal structure with limited fixings into the existing fabric.

The proposed works will have no impact on the assessed heritage significance, or original fabric.

RECOMMENDATIONS

The following note recommendation for the works:

- 1) Photographic archival recording of the area immediately affected.
- 2) Savage bricks for future repairs.

CONCLUSION

In my opinion the construction of proposed demolition and new works, will have no impact on the assessed significance of the building.

The works will permit the building to continue to be occupied by community groups requiring accessible access.

Rosemarie Canales
Penrith City Architectural Supervisor
Architect Registered NSW #7769