



CITY OF VINCENT

**HERITAGE IMPACT STATEMENT FOR
NO. 39 (LOT 27) KNEBWORTH AVENUE, PERTH**



Prepared by:
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City of Vincent
29 July 2014

Owner:
Applicant – WABCA Pty Ltd
Owner – Grant and Ivy Johnson

HERITAGE IMPACT STATEMENT

1. **Heritage Impact Statement for:** No. 39 (Lot 27) Knebworth Avenue, Perth.
2. **Proposal:** The proposal involves the construction of a new three storey grouped dwelling, which is separated from and at the rear of the existing dwelling at No. 39 Knebworth Avenue, Perth.
3. **Site**



No. 39 Knebworth
Avenue, Perth

4. **Heritage Status**
 - 4.1 **Municipal Heritage Inventory**
Management Category B - Conservation Recommended
 - 4.2 **State Register of Heritage Places**
No
5. **Statement of Significance**

The house at No 39 Knebworth Avenue is a good example of the Late Colonial Georgian style and the survivor of three identical neighbouring houses.

6. Assessment of Heritage Impact

6.1 Aspects of the proposal that could detrimentally impact on the heritage significance of the item/place/area. Reasons and the measures to be taken to minimise impacts:

Proposal

The plans dated 23 June 2014 indicate that the application involves work which is briefly described below:

- Construction of a new three storey grouped dwelling situated at the rear of the existing residence.

Impact on Principal Façade

The City's Heritage Management – Development Guidelines for Heritage and Adjacent Properties Policy No. 7.6.1 5 P1 states "*New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.*"

The new dwelling is proposed to be located at the rear of the existing heritage place. The significant depth of the lot allows the location and mass of the upper storey of the proposed dwelling to have a limited impact on the original presentation or principle façade of the subject dwelling when viewed from Knebworth Avenue.

Materials and Finishes

The City's Heritage Management – Development Guidelines for Heritage and Adjacent Properties Policy No. 7.6.1 5 P2 states "*New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.*"

One of the preferred approaches for a successful inclusion of development adjacent to heritage places is to design new work in a contemporary manner that relates to the adjacent place in terms of form and materials but does not imitate, replicate or mimic historical architectural styles. This ensures new additions are in keeping with the context and setting of the place but do not detract from the traditional elements of the adjacent heritage listed place.

The proposed new dwelling at the rear of the existing heritage place comprises contemporary components such as rendered walls and aluminium finishes, contemporary roof form and three storey configuration. It is considered that the proposed dwelling is clearly separate and distinguishable to the original adjacent Colonial period dwelling.

In light of the above, the proposed addition is supported as it maintains the visual prominence and rhythm of the existing heritage listed place.

Scale and Mass

The City's Heritage Management – Development Guidelines for Heritage and Adjacent Properties Policy No. 7.6.1 5 P2 states "*New development is of a scale and mass that respects the adjacent heritage listed place.*"

The proposed three storey dwelling complies with the above requirement as it is proposed to be setback approximately 23 metres from the front lot boundary at the rear of No. 39 Knebworth Avenue. The location and mass of the upper stories are at the of the existing heritage dwelling, well behind the principal façade and will subsequently have a limited impact on the original presentation of the subject dwelling and its associated *aesthetic value* when viewed from Knebworth.

It is also noted that the City at its Ordinary meeting held on 28 May 2002, approved a new dwelling at the rear of No. 39 Knebworth Avenue, which was consistent in bulk and scale to the subject proposal.

In light of the above, the proposed new addition at the rear is supported as it will have minimal impact to the existing adjacent heritage listed place on Knebworth Avenue.

7. Recommendations

Overall, there are no aspects of the proposal that would detrimentally impact on the heritage significance of the place. The proposed new dwelling is confined to the rear of the existing dwelling. The proposal does not require alterations to the existing dwelling and is not considered to have impact on the heritage significance of the place or cultural group. The proposal will provide a means to integrate older style buildings with new development for modern needs.

In light of the above, the Heritage Services have no objection to the subject proposal subject to standard conditions.

Should you have any enquiries regarding the above matter, please do not hesitate to contact me on 08 9273 6501.

Appendix



Contextual elevation – Knebworth Street