



Heritage Impact Statement

31 Gladstone Street, Mudgee NSW 2850
Lot 1 DP 197176

Alterations and Additions to an Existing Dwelling & New Secondary Dwelling
Prepared by Cameron Anderson Architects

REVISION A

27th April 2022



01 INTRODUCTION

This report has been prepared for the submission of Development Application with Mid-Western Regional Council (MWRC). The proposal is for the alterations and additions to an existing dwelling house and new secondary dwelling.

02 SUBJECT SITE

- 31 Gladstone Street, Mudgee, NSW 2850
- Lot 1 DP197176
- Local Government area of Mid-Western Regional Council.
- The subject site is zoned R3 Medium Density Residential under the 2012 LEP.
- The site is within the Mudgee Heritage Conservation Area.
- The site area is approximately 613 m²
- The proposed works are permissible with Development Consent.
- The site contains an existing dwelling house with a swimming pool.



Figure 01 – Subject Site: SIX Maps (nsw.gov.au)



03 EXISTING DWELLING

Cameron Anderson Architects completed an extension to the existing dwelling in 2013. The project won the Residential Alterations & Additions award at the 2014 Australian Institute of Architects, NSW Country Division Architecture Awards.



Figure 02 – Existing condition – Front Façade



*Figure 03 – Existing condition
– Courtyard View*



*Figure 03 – Existing condition
– Rear View*



04 SUMMARY OF DEVELOPMENT PROPOSAL

The proposed development is a single stage development that incorporates the following:

- New secondary dwelling (studio space) with bathroom and outdoor undercover BBQ area at ground level;
- Alterations & additions to the existing attic with an additional bedroom & bathroom.

05 SURROUNDING CONTEXT

The surrounding area is predominantly medium density residential dwellings is zoned R3 Medium Density Residential. The neighboring dwellings are typically single storey suburban houses. The site sits within the Mudgee Heritage Conservation Area.

06 HERITAGE CONSERVATION

The site is located within the Heritage Conservation Zone but is not itself a heritage item. The proposed alterations and additions have been designed to respond to their prominent street front site and to sit comfortably within their neighborhood.

Although the proposal includes studio at ground level and attic extension the alterations and additions do not have an adverse impact on the neighboring properties or the existing streetscape. The design is a contemporary response to a heritage area and does not attempt to mimic past styles.

The design of the new roof also respects the solar access to the site and living areas, as well as the neighboring properties. The high-quality materials such as timber cladding will ensure that this development is a positive contribution to the urban fabric of Mudgee. The new extension is a sensitive addition that adds much needed area for the needs of a young family.

Overall, the development address the following points in the MWRC LEP

- (a) to conserve the environmental heritage of the Mid-Western Regional local government area, and*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings, and views.*

We trust the above is an adequate explanation of the proposed development. If there is anything else required, please don't hesitate to contact us to discuss.

07 CONCLUSION

The proposed alterations and additions to an existing dwelling and a new secondary dwelling are designed to sit quietly behind the form of the main house, allowing the heritage character of the street to be unchanged.

The new development will ensure a high quality addition to the local built environment and a home which is built to last for many generations.