

Development Application for
Serviced Apartment
located above
Elton's Mudgee

**Proposed Serviced Apartment
For Elton's, 81 Market Street, Mudgee
Heritage Impact Statement**

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LOCATION AND DESCRIPTION:

The site is 81-83 Market Street Mudgee. Lot 4 DP 240238.

The building comprises a two storied former shops once a pharmacy on the LHS and built circa 1890s.

The whole of the building has been altered and extensively renovated since construction. First as a restaurant connected with the Cox family and more recently for the Eldred family.

Elton's Café now occupies the entire building. The façade remains as originally described above, but the Counter and Display Cases from the Pharmacy have been removed

The zoning is Business B3 Commercial Core.

The building is a commercial building containing shops and services. The building is two storied. No change to the current use is proposed.

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FIGURE 2 VIEW OF THE BACK YARD OF ELTONS FACING THE TOILETS

Under the MWRC LEP 2012 the Objectives of the B3 zone are:

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To promote the central business district of Mudgee as the major focus for retail and commercial activity in Mid-Western Regional.
- To consolidate business development in the Mudgee town centre and avoid unnecessary or inappropriate expansion of business-related land uses into surrounding residential neighbourhoods.
- To ensure that new development is compatible with the historic architectural character and streetscapes of the Mudgee commercial core area.

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- To ensure that the form and layout of new development is designed to encourage free pedestrian movement and connectivity within the commercial core.

The existing use of the building and the proposed rear addition meets with the objectives of the zone, and in particular promotes the central business district of Mudgee by making this restaurant even more attractive and useful in all weathers, and does not detract from the heritage of the building nor affect the aesthetics of the historic streetscape.

HERITAGE LISTING

Elton's Restaurant is located in a heritage listed building, and was listed on the 21st August 1998. The listed items is described in the following terms:

Two fine shop fronts & one interior in period state. Shop Fronts from 1920's but extravagant late Victorian Building from 1890's, Brick with roughcast sandstone arches. Upper level façade and parapet feature a complex array of pilasters, string courses and miniature temple like forms. The grand rusticated stone arches are notable and unusual reminiscent of the American Romanesque Revival.. Once fabulous verandah has unfortunately gone. The shop front from the 1890's remains on No 83 in a substantially original state with timber framings and geometrical pattern leadlight glazing above transom height. The 1920's front of No 81 is also noteworthy with black square & lilac tiles and fine bronze glazing bars and fine arised glass pattern work. The glazed doors are in this Art Nouveau Style.

The building was constructed as a rare purpose-built pharmacy and generations of Elton's served in the Community. Among the many chemists who served Mudgee were the original Harold Elton, his son Basil Elton, Peter Elton, Ebenezer Shepherd, Messrs McFarlane, Lawler and Gawthorne. The chemist shop remained known as Elton's Pharmacy over many successive chemists and decades.

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The chemist shop was central to much of community life as a place where tickets to functions in the Town hall were sold and as a vital part of the war effort of WWII for fund raising for the Red Cross.

The verandah was removed from the building in the late 1960s under a direction from the state government and local council, as verandahs were considered a dangerto parking vehicles.

The building was locally heritage listed for its exceptional façade and the original counter and interior finish. No alteration to any of the significant areas of the building is affected by this development application.



FIGURE 3 FRONT FAÇADE OF ELTONS RESTAURANT

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FIGURE 4 INTERNAL REAR VIEW LOOKING BACK AT ELTONS CAFE

8. HERITAGE IMPACT

By 'Impact' the following table covers any effect that may alter the historic significance of a place. It can be a visual or physical effect. It can be a small effect or large. Having an 'impact' on a heritage item or place does not mean that such a proposal cannot proceed. The description of the impact will enable council staff to determine whether to approve such a development, and if the impact is acceptable.

This place is a listed item, and is located in the Mudgee Conservation Area.

The questions used are provided by the guidelines "Statement of Heritage Impact" issued by the Heritage Branch of the Office of Environment and Heritage.

1. why the item is of heritage significance	The item is a significant heritage building of exceptional façade detail and some intact interiors. It was a Mudgee pharmacy building known by the foremost pharmacist there – Mr Elton and his son for many decades.
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	<p>A fine shop front facing Market Street presents as an extravagant late Victorian Building from 1890's, with roughcast sandstone arches. Upper level façade and parapet feature a complex array of pilasters, stringcourses and miniature temple like forms. The façade is substantially intact, state with timber framings and geometrical pattern leadlight glazing but lacks its verandah which was removed in the 1960s under Councils direction. The glazed doors are in this Art Nouveau Style.</p>
<p>2. what positive impact will the proposed works have on its significance.</p>	<p>The proposed works will make the restaurant more accessible in inclement weather giving diners more options for al fresco dining at the rear of the premises.</p>
<p>3. what negative impact will the proposed works have on its significance.</p>	<p>The only negative effect will be a rear view that will partially obscure the original back wall from passers by.</p>
<p>4. what measures are proposed to mitigate the negative impacts</p>	<p>The work has no effect on original fabric. The structure is not supported on any fabric that forms part of the listing and the structure is entirely removable.</p>
<p>5. why were more sympathetic solutions not viable.</p>	<p>Possibly a flat roof lining would be less noticeable but does not enhance the space as much as the proposed artisan hand- made timber trusses.</p>
<p>6. Why is the new development required.</p>	<p>The development is required to allow outside dining under cover.</p>
<p>7. Is the space around the heritage item large enough to allow for the retention of its significance?</p>	<p>Yes – the heritage item will retain its significance. The space around the building has been infilled only on the ground level many decades ago.</p>

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8. Does the new development affect views to, and from, the heritage item or the streetscape?	Yes the development affects the view of the item from the rear. There are already many obstructions to that view and it is believed these handmade trusses will be an improvement on the existing shade structures.
9. Does the new development affect archaeological deposits assoc. with the heritage item?	No. There will be minimal disturbance of the ground with post footings only and there are no known archaeological deposits in this vicinity. Standard clauses with respect to disturbing a relic can apply.
10. Is the new development visually sympathetic to the heritage item?	No material effect on the place or the Market Street streetscape .

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11. Signage	No signage is proposed
13. Demolition	NA
14. Additions	No additions are proposed
15. Colours	NA