

Statement of Heritage Impact

Proposed Addition

53 Denison Street,
Mudgee NSW 2850

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Date: 25th August, 2022

Table of Contents

Introduction

Site Description

Background History

Statement of Cultural Heritage Significance

Physical Analysis

Description of the Proposal

Statement of Heritage Impact

Introduction

This Heritage Impact Statement was prepared on behalf of the owners of the residence of 53 Denison Street, Mudgee.

The existing residence sits on an approximately 693m² corner block, consisting of a three-bedroom dwelling, separate garage and carport.

Proposed is a 62m² extension to the existing residence.

The Heritage Impact Statement is to be read in conjunction with Habitat Design and Drafting Plans. Download with the DA Application.

Site Description

The Site is located within the MWRC LGA at 53 Denison Street, on the corner of Lewis and Denison Streets, Lot 1, DP 794928.

The Site sits within the boundaries of the Mudgee Heritage Conservation Area and is not Heritage Listed under Schedule 5 of the MWRC LEP 2012.

Background History

The existing building was constructed in approximately 192 (as per heritage advice from MWRC) and has served as a residence only since then and still is.

Statement of Cultural Heritage Significance

The proposal is ancillary to the existing Building and therefore no Cultural Heritage Assessment or Heritage Inventory (Site Card) has been undertaken.

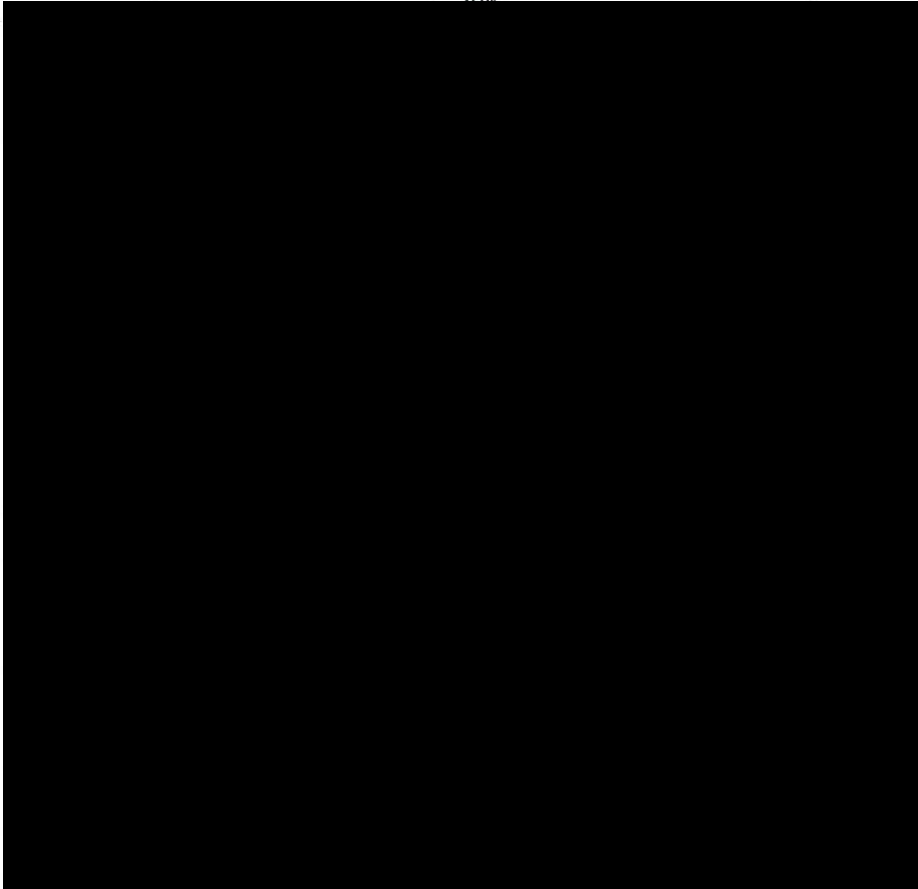


Physical Analysis

The original Building consists of a two-bedroom Double Brick and Rendered Construction with galvanised iron pitched roof over main dwelling and front veranda.

Bedroom three and sunroom consists of a single brick skillion roofed extension on the western side, added approximately mid 1970's.

A Spanline room and Pergola were added on the Northern side approximately mid 1980's (see attached existing Floorplan and Photos).



EXISTING FLOOR PLAN

1:80

<p>Do not scale drawing. Plans are to scale of A3. The drafter is responsible for checking all dimensions and ensuring their use when accepting this drawing for construction. All existing items on the plan are subject to verification by an engineer. This drawing is based on information from the owner. It is subject to verification by a registered surveyor or other professional consultant. The responsibility of engineering & surveying rests with the owner. This drawing is not to be reproduced without the permission of the author.</p>	<p>Client: M MATTHEWS + J DUFFY Site Address: 53 DENISON STREET MUDGEE NSW 2850 Drawing: EXISTING FLOOR PLAN Date: 7 Nov 2021</p>	<p>Plans Drawn by: GCHB GCHB</p>	<p>Chartered Member Number 1187-10</p>	<p>Habitat DESIGNS & DRAFTING 46 Morisset St • PO Box 824 Mudgée NSW 2850 Phone: 08 469 469 469 gchb@habitatdesign.com.au</p>	<p>Sheet No: 2 Revision</p>	<p>Project No: A.005</p>
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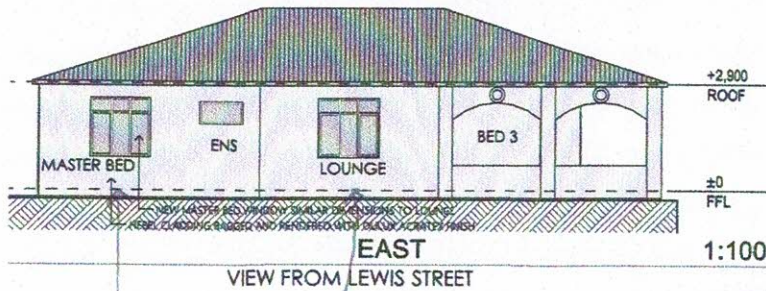
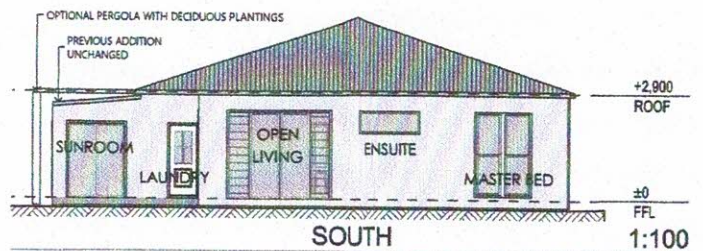
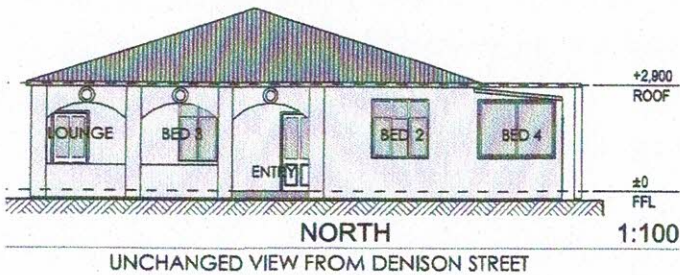
EXISTING SKETCH

Description of Proposal

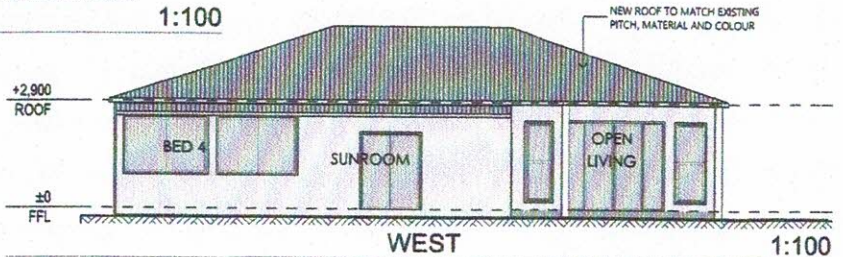
The proposal consists of the demolition of the existing Spanline room and Pergola on the northern side, as neither hold any significant historic value (see attached Demolition Plan) with a proposed 60m² extension to this southern side, consisting of a Master Bedroom, Bathroom, Ensuite, open living and Alfresco.

The proposal will be constructed from and including Concrete Slab, Hebel Cladding finished with Cement Render, Galvanised Corrugated Pitched Roof, at approximately 18 degree's to match existing roof.

The proposal on the eastern side facing Lewis Street, will have Heritage Render detailing to match the existing, including window sill details, the windows 5 and 6 on the eastern side will be constructed to match the existing windows on the east side. The eaves on the east side will consist of exposed pointed rafters to match the existing eave (see attached photos and East Elevations on the plans)



NEW WINDOW
TO MATCH
EXISTING



ELEVATIONS

Do not scale drawing. Points are to scale of A3.
All care has been taken to ensure that this drawing is correct.
The builder or supervisor are responsible for checking all aspects and dimensions and ensuring their use when accessing this drawing for general use.
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ACCREDITED
BUILDING DESIGNER
Chartered Member No.
1187-10

Client
M MATTHEWS + J DUFFY
Site Address
**53 DENISON STREET
MUDGEE NSW 2850**

Drawing
ELEVATIONS
Date
7 Nov 2021
Sheet No.
5
Project No.
Lot 1 DP794928
Revision
A.201/A



EAST SIDE

Statement of Heritage Impact

The proposal is ancillary to the existing building and has little or no negative impact to the Heritage Significance of the existing building and is designed to have a positive impact by matching the original elements on the eastern side and enhance the existing and not detract from any heritage value.

In conclusion, the addition to the existing dwelling will have little impact on the cultural significance of the existing, but will improve its useability as a dwelling and the aesthetics.