

# FORMER DICKSON'S WAREHOUSE

Alterations to the existing carport at 1 Lewis Street Mudgee

## Statements of Heritage Impact (SOHI)

Client: Matthew Rayner

Date: 17 January 2024



Figure 1 The Lewis Street Former Warehouse façade. 15 Jan 2024. BjH

This statement of heritage impact has been prepared for the proposed change to the existing carport at the 1 Lewis Street being part of dual occupancy at the former Dickson's Warehouse.

The Statement of Heritage Impact is required because the place is a heritage item which is listed as an item of local significance, No 1 99, at Lot 1 Section 2 DP 593835, in the Mid-Western Regional LEP 2012. The item is also within the Mudgee Conservation Area and in the vicinity of another heritage item, the Former Doctor's Residence at 19 Short Street, Item no. 1178.

By 'Impact' the report covers any effect that may alter the historic significance of that 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 proposed change is an extension to the width and depth of the current 2-car carport. The carport does not presently easily accommodate two vehicles. The change will only be seen by the residents within the north side garden.



Figure 2 Aerial image showing the location of the locally listed Heritage Item Former Dickson Warehouse and the nearby 'Doctor's Residence'.

## Summary

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The former warehouse is a dual occ. residential building. This readaptation included full restoration and conservation works and enabled the building to remain a vital landmark building contributing to the Lewis streetscape in Mudgee. The present proposal is to enlarge the front carport which does not easily accommodate the owners 2 cars. This carport building is freestanding and is not attached to the historic Warehouse. In summary there is

- No affect to existing significant building fabric.
- No change to the important visual contribution the building makes to the site and its setting within the Mudgee Heritage Conservation Area.
- There will be negligible visual change to the front façade of the listed property from the Streetview.
- The carport that is being enlarged, is not part of the significant item and could be removed in the future.
- Having a building in this space is in keeping with is historic past. A shed building stood in this space in the 1860s. Refer to historic image 5.



Figure 3 The Lewis Street Carport façade. 15 January 2024

The proposed works will have a positive impact on the liveability of the premises with no, or very minor effect on significance.

- The adjacent listed property at 9 Short Street, 'Forgandenny House', is listed on the LEP as 'Doctor's Surgery' and residence, listing no 1178. This property will not be adversely affected by the proposed development.
  - It is screened from the development by advanced plantings and distance.
  - Views to and from the item will not change.



Figure 4 View of the carport and its relationship with the former Warehouse 15 January 2024

## Abridged History: Lewis Street Warehouse

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Mudgee was gazetted as a town in January 1838. The land on which the warehouse is built is on Section 3 of the town map and among the first land that came into commercial use. Sections 1,2 and 3 sit alongside a public recreation area now known as Lawson Park.

The land was initially purchased by James Sloan who was probably buying the land as an investment. Then in 1856 Mr. And Mrs William Redford<sup>1</sup> purchased the land. He probably did not 'improve' the land but may have used it as a paddock or for stabling.

The first developers of the land were possibly David and James Dickson, formerly of West Maitland. In 1852 they acquired land in Market Street where they established their main retail outlets.<sup>2</sup> They later purchased this block in Lewis Street, in 1862, probably from Readford.

John Dickson,<sup>3</sup> originally from Scotland, came to Mudgee to manage the Mudgee enterprise. He later shared this business with his son-in-law Henry Burrows, who married his eldest daughter, Grace.

Dickson and Dickson and Son ran their successful commercial store in Mudgee from the early 1850s until around the later part of the 19<sup>th</sup> C. The warehouse building was built in c. 1863-64. It was to serve the various Dickson's stores which then stood on the northwest corner of Market and Lewis Streets until c. 1900.

The business was well integrated with imported goods and local produce, grown for the store along Lawson Creek. Later Dickens added a Flour Mill at the corner of Market and Lawson Street.

The large warehouse building was visible for a considerable distance being two storied. The warehouse stored the goods for the main shops including groceries, tea, wine, spirits and tobacco, household merchandise, glassware and crockery and men's and women's clothing. The warehouse also accommodated some manufacture with a cabinet makers shop producing furniture and an agricultural store supplying pastoral stations and farms with produce and farming implements. The firm became a very extensive business reaching into all manner of merchandise. They also had business in Dubbo and Hargraves.

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<sup>1</sup> Old system documents from S. Flynn solicitors.

<sup>2</sup> John Broadley : Dickson's Store and Roth's store Mudgee

<sup>3</sup> John Broadley : Dickson's Store and Roth's store Mudgee



Figure 5 The Dickson and Burrows Warehouse c. 1860s . Garaging sheds located on the boundary in this image.

However, they were in financial difficulties in the 1880s. After John Dickson's death a clearing sale as held in Mudgee in May 1890. This included an extensive list of the properties belonging to the family company.

The Warehouse went on to provide space for numerous commercial and sporting activities:

1929-1933 Grain and Hay storage

1933- 1935 Sportsman's Club including boxing

1937-1939 Miniature Rifle range

1939-1945 POW reporting centre

1945-1948 Police Boys Club

1949-1955 CMF training centre and Depot

1955-1959 L. Lawson Plaster works, Nelson Roth's Grain & Hay store

1959-1969 Fermass PL Farm Machinery

1969 –2016 Lewis Street Tyre Service.

2017-2020 – Residential adaptive reuse.

The building has been repaired, conserved, and readapted for residential purposes.

## Statement of significance

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The brick warehouse was associated with the early firm of Dickson and Son. The building demonstrates their great confidence and entrepreneurship in the new township of Mudgee and the region in the 1860s.

This is an excellent example of large country commercial warehouse illustrating the then commercial heart of the town and is now a rare early Victorian era survivor.

It is an exceptional fine early Victorian two storied brick warehouse demonstrating the materials and workmanship of the day. Constructed of local brown brick in Flemish and English bond with a base course of roughhewn sandstone and timber framed bays. Large timber posts are dressed, stop chamfered and morticed to the floor and roof beams above.

The building has a strong association with the agricultural community of Mudgee having been purposed for over 70 years in the supply of agricultural products and machinery, including as a tractor outlet in the 1960s. It also holds a strong community interest as a varied sporting and training facility from 1933 to 55.

The former warehouse now adapted as a residential duplex provides excellent streetscape presence and is an exceptionally rare building.

## Heritage Objectives and the MWRC LEP 2012

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The Lewis Street Warehouse is a listed item on the LEP, is located within the Mudgee Conservation Heritage area, and is adjacent to another heritage listed item: 'the former Doctors Residence' now 'Forgandenny House' in Short Street.

The MWRC LEP 2012 , section 5.10 provides information with respect to the management of Environmental Heritage. **Relevant clauses are highlighted below**

### 5.10 Heritage conservation

(1) Objectives The objectives of this clause are as follows—

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

(2) **Requirement for consent** Development consent is required for any of the following—

- (a) **demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance).**

Therefore, as this place is located on land containing a heritage item and is within a heritage conservation area, the consent authority must, before granting consent under this clause, in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.

A heritage adviser has examined the proposal and finds that:

Although the proposed work is located on a site containing a listed heritage item, the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and the proposed development would not have any significant adverse effect on the amenity of the surrounding area. Refer summary page 3.



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# Statement of Heritage Impact

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**Prepared for :** Matthew Rayner

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**Address and property description of the proposed development:** No 1 Lewis Street Mudgee.

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## **A brief description of proposal.**

The proposal is to enlarge the existing modern carport that was constructed in c. 2018-20.

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## **Summary & Recommendations**

The proposed extensions to the carport located on the site of the listed heritage item, a former commercial Warehouse, will not affect the significance of the Warehouse nor will it affect the significance of Mudgee Conservation Area or the adjacent item in Short Street: The Doctor's Surgery and Residence.

The proposed change is an extension to the width and depth of the current 2-car carport, bringing it closer to the front boundary. The carport does not presently easily accommodate two vehicles. The change will only be seen by the owner-resident in the north side garden. The existing front fence will be retained.

Refer to summary on page 3.

## STATEMENT OF HERITAGE IMPACT.

This document assesses the extent to which the carrying out of the proposed development will affect the heritage significance of the heritage item, its setting in the heritage conservation area and any heritage item in its vicinity.

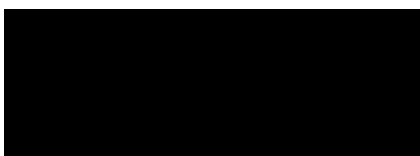
Most of the repair and conservation work for the adaptive re-use residential building was carried out in by July 2020. No further work to the heritage item building is proposed.

<p><b>1. why the item is of heritage significance</b></p>	<p>The listed former warehouse was associated with the early firm of Dickson and Son. The building demonstrates their great confidence and entrepreneurship in the 1860s in the new township of Mudgee and the region. It is an excellent example of large country commercial warehouse illustrating the then commercial heart of the town, and now being a rare Victorian era survivor.</p> <p>The building has a strong association with the agricultural community of Mudgee having been purposed for over 70 years in the supply of agricultural products and machinery, including as a tractor outlet in the 1960s. It also holds a strong interest as a varied sporting and training facility from 1933- to 55.</p> <p>The former warehouse was fully repaired and readapted as a residential duplex providing excellent streetscape presence in the Mudgee Heritage Conservation Area.</p>
<p><b>2. what positive impact will the proposed works have on its significance.</b></p>	<p>The carport is to be enlarged. This will allow better access for the owner-occupiers of the site. It enables the building to remain relevant but without any change to the Warehouse building. The site once contained a shed in the vicinity of this very carport as shown in historical images. The external fencing established in the last few years is retained. There is no change to the view of the site.</p>
<p><b>3. what negative impact will the proposed works have on its significance.</b></p>	<p>There are no negative effects.</p>
<p><b>4. what measures are proposed to mitigate the negative impacts</b></p>	<p>Retaining the external fence mitigates any visual effect.</p>

<b>5. why were more sympathetic solutions not viable.</b>	This is a suitable and sympathetic solution.
<b>6. Is the space around the heritage item large enough to allow for the retention of its significance?</b>	Yes. Only negligible change. On site the south side of the carport will be filled in allowing for a simpler view of the carport and improved back drop to the garden.
<b>7. Does the new development affect views to, and from, the heritage item? Or of the neighbouring listed Doctor's surgery.</b>	No. Change in the carport structure will not affect of the Warehouse building nor the nearby Doctors surgery and residence.
<b>8. Does the new development affect archaeological deposits</b>	There are no known deposits and no proposals to disturb a relic. The alterations are a relatively minor addition to the site.
<b>9. Existing landscape elements</b>	A residential landscape is still being established.
<b>10. Signage</b>	No new signs are proposed.
<b>11. Demolition</b>	No demolition to the warehouse building is proposed
<b>12. Colours</b>	NA. No change.

## CONCLUSION

Refer to Summary on page 3. Although the proposed work is located on a site containing a listed heritage item, the proposed development will not adversely affect the heritage significance of the heritage item, including its setting, and the proposed development would not have any significant adverse effect on the amenity of the surrounding area, the adjacent item, (The Doctors Residence) or the Mudgee Heritage Conservation Area.



Barbara Hickson HERITAGE ADVISER 15 January 2024