

# STATEMENT of HERITAGE IMPACT

PROPOSED REMEDIAL WORK

1-3 CHURCH STREET MUDGEE



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A Statement of Heritage Impact is a report that assesses the heritage impacts to a place or item when changes are proposed. It will consider the cultural heritage significance of the place, the type and nature of any proposed development and the impact that the development will have on the significance of the place.

## MID WESTERN REGIONAL COUNCIL'S OBJECTIVES

The objectives of this clause are as follows—

- to conserve the environmental heritage of Mid-Western Regional,
- to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- to conserve archaeological sites,
- to conserve Aboriginal objects and Aboriginal places of heritage significance.

## THE SITE

The site is 1-3 Church Street Mudgee, known as the Lawson Park Hotel, the building transverses two lots, Lot 1 DP82856 & Lot 1 DP86378. The building has a local heritage listing, it being Item 11. The original portion of the hotel is a two storey masonry structure with timber framed and metal clad roof and timber framed verandas with metal lace work. The building has had a number of alterations to the interior and additions to the rear over time, not all sympathetic to the heritage fabric of the building. The Church and Short Street facades are predominantly original fabric and are major contributor to the heritage fabric of Mudgee.

In 1864 James Coleman, farmer, of Pipeclay, near Mudgee, purchased Allotment 5 and the western portion of Allotment 4 (comprising 1 rood 24 yds) for £518. This price suggests that there was a structure on the site. In 1867 James Coleman mortgaged the property for £800 to prominent Mudgee grazier Nicholas Paget Bayly of Havilah, perhaps for the purpose of building a hotel. The hotel was completed by early 1870 and was known as the Tattersall's Hotel. The hotel was renamed the Lawson Park Hotel in 1980

## CONSTRUCTION ACTIVITIES

The proposal is to carry out remedial work to veranda and replace the metal exit stair to the rear of the building. A number of posts, handrails and flooring to the veranda have been identified as having white ant and wet rot damage and would require removal and replacement. The new members would have a paint finish which would match the existing colour. The proposed work would require scaffolding to the Short and Church Street elevations and partial closer of the footpaths.

The existing metal stair to the rear of the building is to be replaced with a new metal framed stair which would comply with current Fire Safety requirements. The existing stair and walkway would be disassembled on site and removed. The proposed new stair and walkway would be constructed from metal, prefabricated offsite in portions and craned in. The proposed work would require temporary closure of the footpath and a portion of Short Street.

## HERITAGE IMPACT ASSESSMENT

Impacts to the heritage fabric of an area arise from changes in available views of a townscape or landscape that occur as a result of development. The visual impact is determined through a subjective assessment of sensitivity of visual receptors. In this case

the compatibility with the forms associated with the general Mudgee Commercial Business District. Mudgee has a variety of architectural forms, ranging from the local and state heritage listed structures to more recent additions.

The proposal to replace the identified timber member to the Veranda is replacing kind for kind and would be considered to have negligible impact on the heritage fabric of the building and the amenity of the area.

The metal stair to the rear of the building is a more recent addition and of little heritage value and its removal and replacement would be considered to have negligible impact on the heritage fabric of the building.

The proposed remedial work would not alter the Integrity, Streetscape or Heritage Significance of the Lawson Park Hotel and in this regard, the proposed works would meet the Mid- Western Council's objectives.



Image 01 Site (Six Maps)





Image 02 Existing Metal Stair



Image 03 Existing Balustrade