

Heritage Referral Assessment

DA 10.2017.280.1



32-34 Byron Street, Bangalow

18 July 2017

Heritage Item I016: Bangalow House
Bangalow Heritage Conservation Area
Byron Shire LEP 2014

32-34 Byron Street. Bangalow
Lot 1, DP 1062312

Prepared by
Deborah Wray, B.A Hons, (Planning) M.P.I.A.M.ICOMOS
Heritage Advisor
For Byron Shire Council.
Ref 10.2017.280.1

Officer	Paul Mills, Byron Shire Council
Date	18 July 2017
Proposal	Alterations and additions to existing commercial building, including sub ground floor restaurant, and three x one bedroom motel units.
Plans	Bureau SRH Architecture NP _100A, NP 101A, NP_102A dated 10.6.17
Property	32-34 Byron Street, Bangalow NSW.
Photos	Deborah Wray

1. Introduction

This report reviews the proposed development and the likely potential impacts of the proposal on the heritage significance of the heritage item, adjoining heritage items and the Bangalow Heritage Conservation Area.

2. Heritage Status and policies

This property is a heritage item located within the Bangalow Heritage Conservation Area in Byron Shire LEP 2014. It also lies within close proximity to many other heritage listed properties in this historic precinct of Bangalow including both neighbouring sites.

The Statement of Significance for the subject item is as follows:

Bangalow House is one of the oldest surviving buildings in the township of Bangalow. It was built by Robert Campbell as his home. It later became the first bank building in Bangalow dating from the first generation of settlement of the town. As Campbell's House the place is connected with a prominent family of the district. The building represents an interesting façade to the main street of Bangalow and provides a strong visual link with the early town and pattern of development of civic infrastructure." Extract SHI Inventory 1260063.

Adjoining the site is the Bangalow Post Office at 30 Byron Street, which is a single storey brick interwar building, and to the east at 36-38 Byron Street, is a rare single storey timber 19th century commercial building. Both are listed individually as heritage items.

The Heritage Conservation Area which includes the whole main street precinct, has assessed historic, historic associative, aesthetic and social significance and the summary statement of significance is as follows:

“A rare, largely intact, early twentieth century village built in a picturesque setting of green hills and sub tropical vegetation, with a main street of high quality public and commercial buildings grouped on both sides and an unusually steep sloping street.

The village area has a high concentration of quality dwellings, public buildings, streets, back lanes, street trees and landscaping which taken together illustrate an identifiable pattern of domestic, industrial and commercial settlement in Bangalow by pioneering settlers and a pattern of development of civic infrastructure.” Extract SHI Inventory 1260056.

Council must consider the effect of the proposed development on the heritage significance, fabric, setting and views of the heritage item, adjoining items and the Heritage Conservation Area.

The Byron Shire LEP and DCP 2014 contain provisions which require new development to be sympathetic to the significance and setting of a Heritage Item and the Heritage Conservation Area. This does not preclude contemporary design provided that scale, form, bulk, and detail of the development does not detract from the scale, form unity, cohesion and predominant character of the heritage item or conservation area. (Ref Clause C1.5.1 3 DCP)

These guidelines are consistent with the Australia Icomos Burra Charter which is a nationally recognised set of principles for the conservation and management of places of cultural significance. The articles in this document should also be observed.

3. Background

A heritage referral was provided on a previous Development Application 2016.235.1 which was subsequently withdrawn. A review of pre DA amended plans was also provided in February 2017. The submitted proposal is largely in accordance with that advice.

4. Site Context Assessment

The building is a prominent historic building in the precinct. It is also located within a section of the streetscape containing a group of three single storey heritage listed buildings framed by a backdrop of vegetation.



Streetscape view from the northern side of Byron Street showing the building in context.



View from the main intersection of Byron and Station Streets looking uphill.



Rear of site with car park in close proximity to rear of building.



Laneway views.

5. Comments on Proposal

Scale, Bulk, Height and Impact on setting of existing heritage item.

Views and vistas of the site and the historic streetscape are available from a variety of locations and need to be carefully considered when assessing the impact of the additions on the setting of the heritage item and the Heritage Conservation Area.

In terms of scale, bulk and height, it is considered that the proposed addition does not dominate or overwhelm the original heritage item. The proposed ground floor has been lowered into the rear of the site to minimise the height of the addition and the roofline of the building addition does not exceed the height of the heritage item. Only a small part of the addition will be visible from an uphill perspective and from the side of the building from Byron Street, and it is not considered to be dominant to the setting of the item. From the laneway and eastern perspectives, it is considered to be acceptable and will be softened by landscaping.

Although the proposed additions are close to the rear of the existing building, the rear of the site is currently developed with a sealed car park and does not display any visible remnants of an earlier relationship with the heritage item such as gardens or early outbuildings. Open space will be created for a proposed garden outdoor eating area on the eastern side which will retain some views to the rear elevation of the heritage item, and the café area also maintains some transparency.

Roof Form

A simple low pitched gable roof is proposed to minimise height and harmonise with the existing gabled and hipped roof of the heritage item. This is not likely to detract from the original item. In accordance with the DCP policies, the incorporation of eaves to the proposed roof is suggested to be more in keeping with the established built character of the Conservation Area and existing heritage item.

Materials

The proposed weatherboard and timber screen walls with a metal roof have a lightweight character and are complementary to the existing weatherboard heritage item. The use of vertical weatherboards and cedar cladding in a sealed timber finish to the lower level, provides a subtle contrast with the existing item, whilst retaining a compatible material finish.

Colours and finishes

The proposed exterior is composed of white painted weatherboards, stained timber screens and a white mini orb roof. It is noted that the existing heritage building has been repainted white and re-roofed in dark grey colorbond which is not a traditional paint scheme or roof colour for buildings of this era.



Councils adopted DCP, clause C1.4.5 states that black and white paint finishes are not to be used on external surfaces.

The proposed white finishes will be potentially bright and reflective, and it is suggested that the colour palette is softer to integrate the infill building into the Conservation Area and the setting of the heritage item. A light neutral wall colour is suggested and a roof in a galvanised grey colour would be more appropriate within the heritage precinct, rather than the proposed white mini orb roof, in *Whitehaven*.

A traditional colour scheme for the existing building could also be considered in the future and may be eligible for heritage grant assistance.

6. Heritage Assessment

SHR Criterion a) Historical significance:

Heritage Item

The building is associated with early settlement of the township of Bangalow. It was built by a prominent identity and it became the first bank in the township

Conservation Area

Show evidence of early settlement of Bangalow by pioneers, including a pattern of settlement characteristics of new settlers in a largely undisturbed landscape which came to be known as The Big Scrub, and whose European Settlers depended on a now locally defunct mode of transport.

Comment-

The existing building is highly significant as one of the oldest surviving buildings in the township of Bangalow. The proposed additions are considered sympathetic in the relation to the setting of the item, subject to final colours, and are not likely to have an adverse impact upon the Historical Significance of the site.

Criterion b) Historical (Social /Associative) Significance

Is associated with a group of early settlers and civic officials of Bangalow and the Shire, including police, Shire Councillors, Court Officials, teachers, doctors, and nurses as well as business and tradespersons.

The building is historically significant for its association with an early pioneer and banking and is of assessed historical social significance. It is considered that the proposal would not have an impact upon historical significance (Social/ Associative).

Criteria c) Aesthetic significance

Bangalow is a picturesque township in a green valley setting. The main street, which is the focus of the town, is unusually steep with verandahed premises on both sides. The top end is dominated by the large Roman Catholic Church on the hill and at the other end the picturesque Anglican Church at the end of Byron Street closes this vista.

This 1880s historic single storey weatherboard building is a landmark element within the historic main street precinct and is framed by a green backdrop. Landscaping and the views and vistas from the town to the green backdrop also contribute to the aesthetic significance of the precinct.

It is considered that the proposed development is sympathetic subject to final colours, and is not likely to have an adverse impact upon the aesthetic significance of the heritage item, adjoining heritage items, and streetscape views of the Bangalow Heritage Conservation Area. The landscaped backdrop is an important element within the Conservation Area and the proposed development provides setbacks to the laneway and side boundaries which allow for landscaping to be integrated and soften the new structure.

SHR Criteria f) Rarity

"Shows evidence of priorities of early settlement,(food and shelter, law, health, public order, recreation) as well as features of early domestic and civic design.

Comment-

The proposal demonstrates rarity as one of the oldest surviving buildings in Bangalow. It is considered that the proposal would not have an adverse impact upon the 'rarity' criteria of heritage significance as it is respectful of its setting.

Integrity and Intactness

The quality and cohesion of the built environment in this area is variable but the group retains a character (such as in traditional plot sizes and setbacks, gabling styles, building materials such as corrugated sheet metal, horizontal weatherboards, timber framed window joinery, and low fences , as well as brick and stone construction, setbacks on all four sides of new or existing buildings and extensions and scale and bulk) identifiable with early settlement of Bangalow'

Source Byron Community Based Heritage Study SHI Data Sheet -Item 1260056

Comments

The proposed development is not likely to have an adverse impact upon the integrity and setting of the heritage item and the group of single storey historic buildings within the Bangalow Heritage Conservation Area.

7. Conclusion

The proposed additions are considered sympathetic and are not likely to have an adverse impact upon the significance or setting of the subject heritage item or the setting of the Bangalow Heritage Conservation Area, subject to final colours.

8. Recommendations

1. A light neutral wall colour and a roof in a galvanised grey colour would be more appropriate within the heritage precinct, than the proposed white walls and white roof. Black and white paint colour schemes should be avoided in accordance with the C1.4.5 of the DCP due to boldness and sharp contrasts.
2. A traditional colour scheme for the existing building could also be considered in the future and may be eligible for heritage grant assistance.
3. Incorporation of eaves to the proposed roof would be more in keeping with the established built character of the Conservation Area and existing heritage item in accordance with C1.4.1 5 of the DCP.

References

1. *Australia ICOMOS The Burra Charter - Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013*
2. Byron Shire Local Environmental Plan 2014
3. Byron Shire Council, Byron Community Based Heritage Study Co-ordinators Report 2007
4. State Heritage Inventory- Heritage Item -SHI 1260063 data sheet. Bangalow House 32-34 Byron Street, Bangalow.
5. State Heritage Inventory- Heritage Item -SHI 1260077 data sheet. Shops 36-38 Byron Street, Bangalow.
6. State Heritage Inventory- Heritage Item -SHI 1260064 data sheet. Bangalow Post Office 30 Byron Street
7. State Heritage Inventory- Heritage Item -SHI 1260056 data sheet. Bangalow Conservation Area
8. Heritage Office and Department of Urban Affairs and Planning; Conservation Areas : Guidelines for Managing Change in Heritage Conservation Areas 1996 ISBN 7310 6224 8

Deborah Wray

B.A Hons, M.P.I.A. M.ICOMOS

Heritage Advisor

PO Box 1759, GRAFTON, NSW 2460

E. clarenceheritage@gmail.com

M 0427 425558

P 02 66 444 000

ABN 49 678 627 689
