

Brief Statement of Heritage Impact  
for additions to an existing Residence at  
6 Court Street Mudgee



*Figure 1 6 Court Street Mudgee BH*

Client name: Tara and Simon Flynn

Date: 16 October 2023 UPDATE 15 JUNE 24

**Name of the item:** House

**LEP 2012 heritage schedule item number**

The residence at 6 Court Street Mudgee is not a listed item but is located withing the Mudgee Heritage Conservation Area.

**Address and location:** 6 Court Street Mudgee

**Statement of heritage impact for:** Additions to the side and rear of the house.

**SoHI prepared by:** Barbara Hickson architect and Heritage Adviser.

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**Prepared for:** Tara and Simon Flynn

Date: 16 October 2023

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Figure 2 Corner view of the residence at 6 Court Street Mudgee

**This Statement of Heritage Impact** is required because the development application applies to an existing house located within the Mudgee Heritage Conservation Area. This house will be altered and extended, principally with new additions facing Short Street. This is a secondary elevation. The house sits opposite a listed heritage house at 8 Court Street.

By 'Impact' the report covers any effect that may alter the historic significance of the heritage listed place, or the Conservation Area. 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 **Statement of Heritage Impact** is based on the revised Guidelines for preparing a Statement of Heritage Impact (SoHI) as updated by the NSW Dept of Planning and Environment on 19 June 2023. A SOHI is an assessment report that examines how proposed works to a heritage item, or near to it, may impact the item's heritage values.

## 1.0 SITE DESCRIPTION

The residence is located on the corner of Short and Court Streets. Its principal entry and façade faces Court Street. It is located in the Mudgee Heritage Conservation Area.

The land is quite level where the house is sited then slopes towards the north and the river. The house is set well back from Court Street but only 2 m from the Short Street Boundary.



Figure 3 Aerial view, 6 Court Street highlighted.

## 2.0 STATUTORY HERITAGE LISTING

As noted above, the house is not a listed item. It is, however, a good example of a late federation house and contributes to the streetscape.

It is located opposite a heritage listed house at 8 Court Street.



Figure 4 View towards the heritage listed house at 8 Court Street. This view is the secondary view of the residence.

*The house at 8 Court Street is significant because it is possibly the oldest residence in Mudgee dated c. 1842 built on land originally owned by Patrick Dunn of Parramatta. The first part of the house faced Short Street and then the property was sold to William Blackman in 1843. He built the Court Street wing. In the period 1874-78 it was used as a convent and girls school run by the Sisters of Mercy. The building has had other purposes including possibly as a hotel and a store.*

*Now addressing Court Street, and set close to the street, the face brick house in English bond has a steeply pitch iron roof with dormer windows. There is a full width verandah, an extension of the main roof, supported on chamfered timber posts. Openings are double hung windows with 6 panes per sash and French doors opening onto the verandah. The cottage garden and timber picket fence enhance the setting of the building that contributes strongly to the two streetscapes. (MWRC Snapshot Study)*

### 3.0 HISTORY

The land in this vicinity was developed early, and was originally owned by John Blackstone. John Blackstone was an early settler in the Mudgee area. His ownership of this land was in the 1860-70s. It may have been used for agricultural purposes.

The land has been subdivided since the original plan of Mudgee.

No information is known at this stage about the first owners of the house at 6 Court Street.

### 4.0 PHYSICAL DECRPTION

The house is a single storey brick residence dating from the mid federation period to the 1920s. It has an asymmetrical façade addressing Court Street.

Set in a leafy garden this generous house has a high-pitched corrugated iron roof, hipped, with a secondary flat roof over the verandah front and return. To the south side is a gable, decorated with plaster arched motifs in relief. Below a pair of timber double hung sash windows set under an awning. Original windows are timber framed, generally of narrow proportions, and set in pairs with decorative rendered sills. The house retains an original chimney. The south side return has a similar pair of windows under a gabled roof.



Figure 5 Facade detail facing Court Street.

### 5.0 PROPOSED ADDITIONS

The house already has additions to the west and the proposal is to add further to there. Space is limited in that direction, so a *western* addition is planned with views to the north.

Care has been taken to be considerate of the original house design and the addition is designed to adopt the same setback as the existing residence and to echo the house design in the first few metres with a steeply pitched corrugated iron gabled roof, matching the existing original gable in pitch and length. This will break up the bulk and scale of the new addition.

Similar scaled windows will also face the passing street on both levels.

There is sufficient space for garden plantings to be established between the new addition and the street fence.

## 6.0 SIGNIFICANCE IMPACT ASSESSMENT SUMMARY

The house opposite is a listed item. It faces Court Street. Reger to Figure 4 above. The new additions will not affect the significance of the listed house at No 8, nor will it affect views to and from that building.

The proposed additions are sympathetic in style and character to the existing house. The setting of the house regarding the streetscape is maintained. The additions are level with the building line. The material effect on significance is nil to very low.

The house at 6 Court Street will remain a contributor to the streetscape, especially to the corner and Court Street views. The additions will not have a detrimental effect on the significance of the Mudgee Heritage Conservation Area.

## 7.0 HERITAGE IMPACT ASSESSMENT

### Matters for consideration.

1. Do the proposed works include removal of unsympathetic alterations and additions?	In some ways yes. The additions will provide the house with an addition that is more sympathetic aesthetically to the original house. This will benefit the view of the house from Short Street.
2. Does this proposal relate to any previous works?	Previous works included less sympathetic additions which will be incorporated into the new additions. This will have a positive effect on the streetscape.
3. Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values?	No
4. Are there any other approvals or a separate process to evaluate the potential for impacts is required	No
5. Do proposed works trigger a change of use classification under the National construction code.	No
6. Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated	No

### Partial Demolition

7. If partial demolition essential for the heritage item to Function?	Yes. However, there is minimal effect on the original house.
8. Are important features and elements of the heritage item affected by the proposed partial demolition.	No

### Alterations and additions

9. Are the proposed alterations/additions sympathetic to the heritage item?	It is not a heritage item. The new additions are sympathetic to the original Federation House.
10. Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape etc	No

## Change of Use

N/A

## Re-roofing, recladding

11. Are roof details consistent with the heritage significance of the heritage item (guttering and downpipes, cladding profiles, fixings, etc.)	Yes. Additions to the roof of the same pitch and style. However, the new construction is to be simplified and modern.
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## New Landscape works and features.

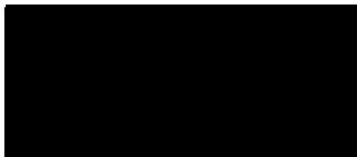
NA

## Fire protection

NA

## Response to Climate Change

12. Are the proposed works intended to improve the energy efficiency of the heritage item?	Yes. The inclusion of passive solar design improves the energy footprint of the building.
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Barbara Hickson. Heritage Adviser