

Statements of Heritage Impact (SOHI)

176 Gladstone Street Mudgee

Lot 12, DP770287

Client: Luke and Olivia Mitchell



FIGURE 1 FRONT VIEW OF EXISTING HERITAGE RESIDENCE AT 176 GLADSTONE STREET MUDGEE

Date: 22 January 2025

FINAL

THE ADDRESS: 176 Gladstone Street Mudgee. Lot 12, DP770287

THIS DOCUMENT WAS PREPARED BY:

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THIS DOCUMENT WAS PREPARED FOR

Luke and Olivia Mitchell

STATEMENT OF HERITAGE IMPACT

This Statement of Heritage Impact is required because the building to be renovated is a heritage listed item. The subject land is proposed to be subdivided, and a secondary dwelling will be added to the proposed lot containing the heritage item.

By 'Impact' the report covers any effect that may alter the heritage significance of the place. It can be a visual or physical effect. It can be a small effect or large. Having an 'impact' on a heritage 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.

SUMMARY

The c. 1896 residence is an excellent example of a late Victorian Cottage. It has been much altered internally with additions to the side and rear but has considerable integrity in the layout of the main house and kitchen and the façade. The original fabric is easily discernible. The proposal is to remove some intrusive additions and re model internally to better respect the house as it was. There will be some recovery of significance and conservation work, enabling this cottage to be a useful residence well into the future.

The client sought detailed advice on site prior to proceeding with plans, so that the proposal has the heritage consultant's full support.

Retaining the significant house fabric but removing or rebuilding the non-significant fabric, allows space for the house to be better planned without loss of significance. The removal of non- significant sheds at the rear will also allow for another residential development on this site. In this case a proposed small secondary dwelling is proposed as a well setback 'infill' building. Its modest design and placement do not compete with the setting of the original Victorian cottage. The proposed new car parking for both dwellings will be set behind the front building line under a gable roof of similar scale and proportions to the original house.

The subject land is proposed to be subdivided. The subdivision will leave the existing house and the new secondary dwelling on a suitable sized block addressing Gladstone Street. The new rear lot will address a rear lane. The subdivision and secondary dwelling will not affect the significance of the listed house, nor will it affect the views to the item from the streetscape. The listed house retains a comfortably large backyard.



Figure 2 Aerial image (Image courtesy Six Maps).

BRIEF HISTORY

This land is in part of the settlement of Mudgee, was once known as West End. It was the first settled area in Mudgee surrounding the earliest hotels such as the first 'Mudgee Hotel' on the west side of the Courthouse Hotel today. The west end was self-sufficient with stores like a baker and butcher, first hotels and numerous employment opportunities.

176 Gladstone Street was originally part of a Government Grant of 995 acres to George Cox. Because of this the whole area comes up on Parish Maps as simply owned by George Cox.

However, on the 8th of October 1896, after considerable subdivision of the land by the Trustees of George Cox estate, Lot 12, in section 6 was sold to Roland Henry Nipperess. Roland was then the publican of the Railway Hotel from that year 1906. Roland is likely to have had this house built for himself and his family and retained it for 10 years.

The Railway Hotel.¹

In our to-day's issue will be found an announcement from Mr. R. Nipperess, well and favorably known in this district, that he has taken over the Railway Hotel, in Lewis-street. He has already stocked up a large supply of the best brands of spirits.



FIGURE 3 MUDGEE
GUARDIAN IMAGE –
OLD MUDGEE
HOTELS

On the 20th of December 1906 RH Nipperess sold the house and land to Joseph Wade, a farm labourer, from Havilah. After just three years there he sold the house to Hilda Mary Miller, and Joseph moved back to Havilah where he lived until at least 1930.

Hilda Mary Miller, who was born in Mudgee in 1885 at Hilda Norberry, lived from 1909 until 1970 in this house. She was married to Frederick Harold Miller who died in 1957. Interestingly the house was in her name, which was rare at that time. Frederick and Hilda had a large family of five children. Her husband Fred was a timber miller and worked in a timber yard on Gladstone St. During his working life he had an accident falling under a lorry and breaking his kneecap in 1936.

In 1970 Hilda sold the house and land to John Henry Cox for \$2,500. JH Cox was a Mudgee Council employee, sold the house in 1975 to Maureen Isabel Branson. Then resold the house five years later in 1980 to Richard Albert and Maureen Faucett.

¹ Mudgee Guardian 9 August 1906

PHYSICAL DESCRIPTION

This late Victorian era house contains most, and possibly all, its original spaces.

The front façade is typically symmetrical, and the front door links the verandah to two rooms. A sitting room and a bedroom. Behind this front pavilion are two more rooms, originally bedrooms, once accessible from a verandah. This is now an extended and enclosed living area, which was poorly built. It also acts as the primary entry space.

Behind the bedrooms there is a space (breezeway) connected by a timber clad frame to the original kitchen/dining room.

The past changes to the house – the enclosure of the side verandah, the removal of an internal wall, the change of the entry door from the front to the side, and the joining up of the front house to the kitchen space has altered the functions but they are still ‘readable’, and some restoration of function is possible.

Beyond this towards the rear, skillion roof covers a variety of later ablutions, and then leads to the rear sheds of a variety of ages but generally not significant. See concept diagram of recommended repairs and alteration.

Recommendations for the conservation and repair of this building are

1. Reinstate the front door.
2. Rebuild the eastern space. This extension to a former open verandah is not well constructed. This space should be rebuilt and can accommodate amenities.
3. Reinstate bedrooms 2 and 3.
4. Retain the kitchen space but install suitable kitchen.
5. Retain the Chimney.

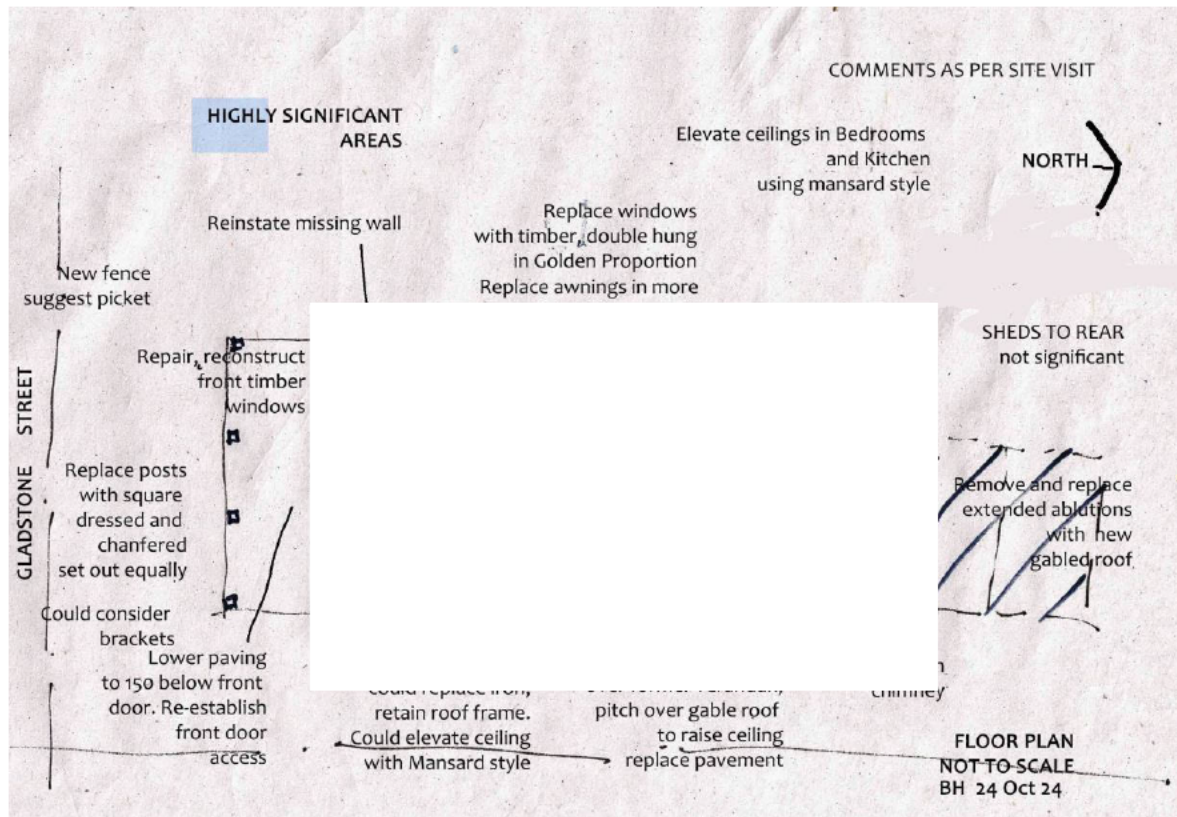


Figure 4: Sketch of initial Heritage recommendations



FIGURE 5 SIDE VIEW

LISTING

This house is a listed local heritage item on the Mid-Western Regional Council's 2012 LEP at item 170.

The Statement of Significance (with amendment or additions in italics)

Mid Victorian modest timber framed, and weatherboard clad cottage built circa 1896 and constructed in 'West End' Mudgee, at the end of the *Victorian* period. The house is a small late Victorian residence with a symmetrical façade, central door and window each side. Windows are double hung timber, with 6 panes per sash.

The roof is hipped roof with a separately supported straight iron verandah on timber posts with stopped chamfers, across the façade.

Built for early Publican Roland Henry Nipperess and was for many decades the family home of Hilda and Frederick Miller.

The house contributes to the range of eras and styles of heritage homes listed in West End Mudgee. It contributes well to the Gladstone Street Streetscape.

HERITAGE OBJECTIVES AND THE MWRC LEP

The MWRC LEP 2012 provides the following information with respect to the management of Environmental Heritage. The most relevant clauses to this SoHI in this case are in bold.

(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,**
- (c) to conserve archaeological sites,

(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):
 - (i) **a heritage item,**
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) **altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,**
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(3) When consent not required

(4) Effect of proposed development on heritage significance

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. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans.

COMMENT ON THE MWRC HERITAGE OBJECTIVES

The MWRC heritage objectives are met through this Statement of Heritage Impact. The proposed removal of non-significant or intrusive fabric, and additions and alteration to create a healthy well repaired home, will not adversely affect the heritage significance of the listed item. Some recovery of significance will occur through this process.

An additional small-scale cottage is proposed behind the setting of the Victorian cottage and will not affect views to and from the item, not affect its setting.

The proposed subdivision of the land will not affect the heritage significance of the listed house. In physical terms it has long been separated from the rear land by the large sheds built later. The house does not have views of the land that will comprise the new lot.

PART B STATEMENT OF HERITAGE IMPACT

Address and property description: of the Proposed

The affected heritage place is the **Victorian era Residence** at 176 Gladstone Street Mudgee.

Prepared by:

Barbara Hickson Heritage adviser. PO Box 610 Mudgee NSW 2850

Owner of the proposed development site: Luke and Olivia Mitchell

A brief description of proposal: restoration and reinstatement of an existing listed Victorian era cottage, a new secondary small-scale dwelling behind the setting of the original cottage, a shared parking space in a small pavilion, and the subdivision of the rear land to the north-east. The proposed new lot will have its own access.

Matters for consideration.

1. Do the proposed works include removal of unsympathetic alterations and additions?	YES. Lean-to additions on the original house altered side verandah and any poorly built and unsympathetic changes to the original cottage will be removed.
2. How does this benefit or impact the heritage item and its significance?	This will enable the cottage to be altered and extended to better design and quality and closer to its original plan.
3. Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item or the cultural landscape in which it is sited?	No. The views to and from the site will be largely unchanged. The setting will not be detrimentally affected.
4. If the proposed works are to a local heritage item, are the requirements of	N/A

any development control plans considered?	
5. Will the proposed works result in adverse heritage impact.	No

Partial demolition

6. If partial demolition is proposed, why is it necessary?	The only demolition is of non-significant fabric such as lean to additions, sheds or deteriorated fabric. The demolished item either need renewal or reconstruction and do not warrant retention.
7. Are important features and elements of the heritage item affected by the proposed partial demolition.	No. Important features of the cottage are retained.

Alterations and additions

8. Do the proposed new works comply with Article 22 of The Burra charter, specifically Practice note article 22	YES
9. Are the proposed alterations and additions sympathetic to the heritage item?	Yes, in form and in materials choice.
10. Will the proposed works impact on the significant fabric, design or layout, setting or any significant views?	Some original characteristics can be re-established. e.g The front entrance to the house will be reinstated. Non-significant sheds that have been built behind the house will be removed.
11. How have the impact of the alterations/additions on the heritage item been minimised?	They have been minimised by early inspection and advice by a heritage consultant.
12. Are the additions sited on any known or potentially significant archaeological relics?	No

Change of Use

13. Does the existing use contribute to the significance of the house.	It has always been a house. No change is proposed.
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Re-roofing, recladding

14. Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)	Not necessary to investigate. The house is timber framed and clad. Some weatherboards are in poor condition, and some have been added. New weatherboard cladding will match the existing as close as practical. Roofing fabric that is sound will be retained.
15. Will previous significant material be reinstated?	No. Significant fabric will be retained where sound.
16. Will re-cladding affect conservation of the heritage item.	No. New cladding will match the existing
17. Are roof details consistent with the heritage significance of the heritage item (guttering and downpipes, cladding profiles, fixings, etc.)	Yes. Roofing retained or replaced with matching profile where necessary.

Response to Climate Change

18. Are the proposed works in response to a threat posed to the heritage item from a changing climate?	No
19. Are the proposed works intended to improve the energy efficiency of the heritage item?	As per current building requirements the energy efficiency of the home will be improved.

Subdivision

<p>20. Will the proposed subdivision of the land containing the heritage item affect its significance?</p>	<p>No. The land is to be subdivided off from the rear of the lot. The curtilage or setting of the house remains intact.</p> <p>The existing Victorian house was for decades separated visually from the north-east end of the site by the existing sheds.</p>
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SUMMARY

The 1896 residence is an excellent example of a late Victorian Cottage. It has been much altered since construction but has considerable integrity in the layout of the house and kitchen and the original fabric is easily discernible. (refer Figure 4 and shaded areas in blue).

This timber framed and clad house will be restored and reconstructed to produce an excellent residence in the future but retaining the most significant fabric and features, and adding new amenities including kitchen fit out, bathroom and laundry.

After removal of nonsignificant rear sheds there is ample space to allow other development on site. A proposed secondary dwelling will be added to the west side of the site behind the setting of the Victorian house. The rear lot will be subdivided off without affecting the setting or significance of the heritage item.

Parking will be accommodated between houses in a new gabled pavilion designed to be in scale and sympathetic to the setting. Set behind the building line and at right angles to the street this simple shelter will not detract from the original mid-Victorian cottage.

Barbara Hickson

RELEVANT DEFINITIONS

Information is sourced from the Heritage Act 1977, Environment Planning and Assessment Act 1979 and The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.

Consent authority: The person or body with whose approval that act, matter or thing may be done or without whose approval that act, matter or thing may not be done.

Conservation: Conservation means all the processes of looking after a place so as to retain its cultural significance (as defined in The Burra Charter).

Development: The erection of a building, carrying out work, use of or subdivision of land.

Heritage significance: Term used in the assessment and understanding of heritage items that have significance in relation to their historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

Moveable heritage: A moveable object that is not a relic.

Relic: Any deposit, artefact, object or material evidence that is of state or local heritage significance.

Setting: The area around an item, which may include the visual catchment.