

STATEMENT OF HERITAGE IMPACT

Allambi Care

PROPOSED ALTERATION OF 59 CARRINGTON ST WEST WALLSEND



Prepared by:

John Carr Heritage Design
Final Report Rev B
9 August, 2021

TABLE OF CONTENTS

	Page No
1.0 INTRODUCTION	3
1.1 Background	
1.2 Site Location	
1.3 Methodology	
1.4 Statutory Requirements	
1.5 Authorship	
1.6 Limitations	
1.7 Documentation	
1.8 References	
2.0 HISTORICAL CONTEXT	5
2.1 Development of West Wallsend	
2.2 Development of the Subject Site	
3.0 PHYSICAL EVIDENCE	7
3.1 Site Context	
3.2 Description of the Building	
3.3 The Interiors of the Building	
4.0 ESTABLISHED HERITAGE SIGNIFICANCE	14
4.1 The building & Nearby Items	
4.2 The West Wallsend Heritage Conservation Area	
4.3 The West Wallsend Area Plan	
5.0 THE PROPOSED DEVELOPMENT	16
5.1 Evaluation of the Alteration works	
6.0 STATEMENT OF HERITAGE IMPACT	17
6.1 Introduction	
6.2 Assessment of Heritage Impact	
6.3 Statement of Heritage Impact	
7.0 CONCLUSION & RECOMMENDATIONS	18

Cover: A photo of the existing former Clyde Inn at West Wallsend. (JCHD 6989)

(Photographs in this report are by John Carr unless otherwise noted.)

1.0 INTRODUCTION

1.1 Background:

This Statement of Heritage Impact (SoHI) has been prepared for Allambi Care for the submission of a Development Application associated with some minor internal refurbishment works for educational purposes.

The existing building was purchased by Allambi Care in 2008 to provide a community facility.

A Development Application (DA 2152/2008) was approved for a change of use to the ground floor of the former Clyde Inn on 12 June 2008 to a Community Facility. DA2152/2008/A was approved on 23 November 2020, this application was for the correction of development description, to be consistent with original application and referenced within the assessment report being a 'commercial premises'.

It is relevant to note, at the time of possession the use of a Group Home (on first floor) was permitted without consent under the provisions of Division 11 Housing, Subdivision 2 Group Homes of the State Environmental Planning Policy (Infrastructure) 2007 ("SEPP 2007"). At the time, Clause 60(2) of SEPP 2007 permitted use of the first floor without consent and as such use of the first floor did not form part of the change of use DA and did not require assessment by Council.

A Construction Certificate (CC) was approved on 3 July 2009 for a youth refuge (group home) on the first floor, and commercial premises on the ground floor.

1.2 Site Location:

The subject site is located on the northern side of a commercial area fronting Carrington Street in West Wallsend's Heritage Conservation Area.

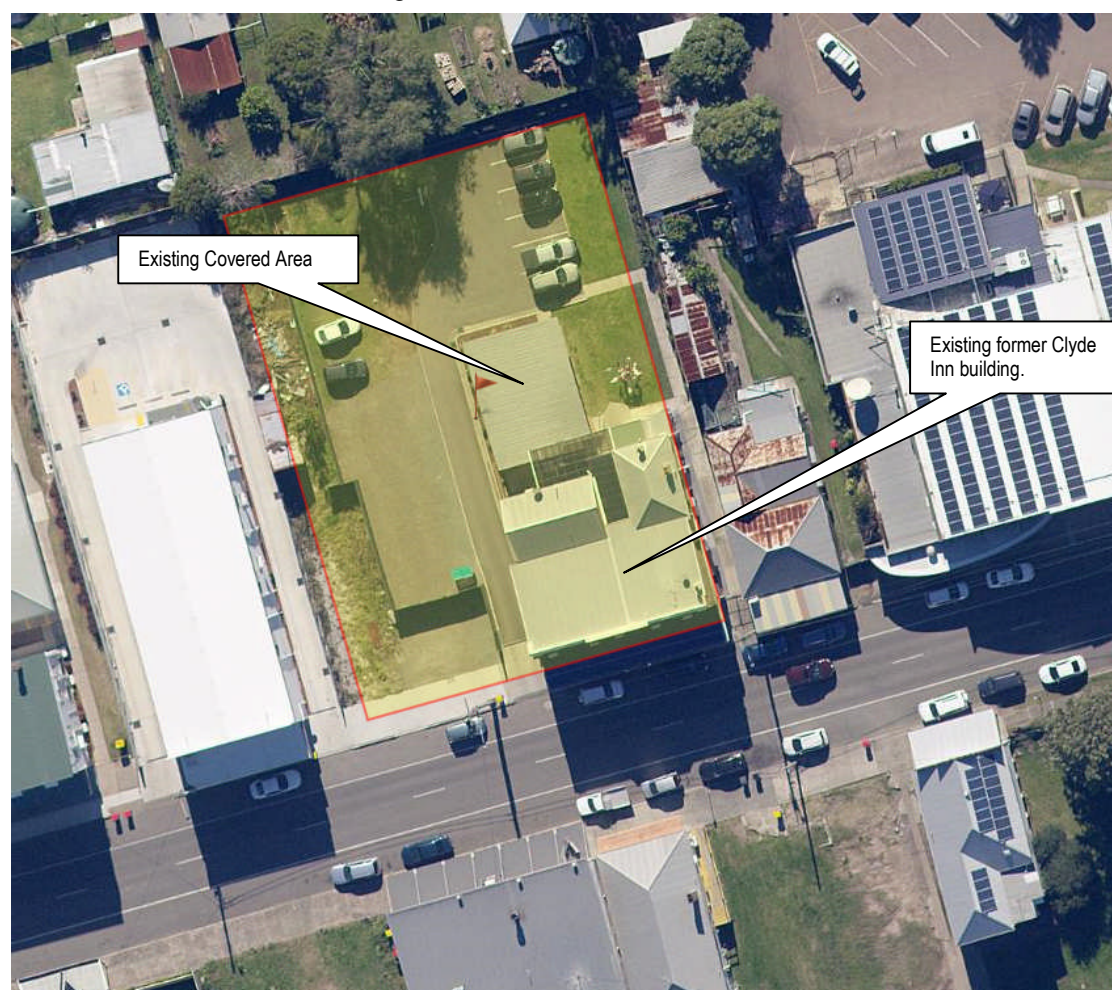


Plate 1: The existing site (shown in yellow) in Carrington Street, West Wallsend. (Six Maps accessed 5/08/2021)

1.3 Methodology:

This Heritage Impact Statement has been prepared in accordance with the guidelines published by Heritage NSW (Department of Premier and Cabinet) publication, the NSW Heritage Manual, and the guidelines set out in the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as The Burra Charter.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, are as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 Statutory Requirements:

Environmental Assessment and Planning Act 1979

The building on the subject site is listed an item of Local heritage significance under Lake Macquarie Council's Local Environmental Plan (LEP) 2014 and is located within the West Wallsend Heritage Conservation Area and near to items of heritage significance. All work to, and development of, the building will be subject to the LEP and should be developed in accordance with the relevant policies of the Development Control Plan (DCP) and associated Area Plans. Application may be required under the EP&A Act if the works do not fall within the exempt and complying provisions as defined by the Act and Lake Macquarie Council's LEP.

1.5 Authorship:

This report was prepared by John Carr, Heritage Consultant & Architect, using local historical information written about the former Clyde Inn.

1.6 Limitations:

John Carr Heritage Design is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the subject building, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only and do not comment on the capacity, adequacy, or statutory compliance of any building services.

1.7 Documentation:

This Statement of Heritage Impact assesses the impact of the proposed development at the subject site, as described on the following Development Application drawings prepared by CKDS Newcastle, Project No 21066 dated 28/07/2021:

SK 1003 Rev 3	SK 1101 Rev 3	SK 2001 Rev 1	SK 2002 Rev 1
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1.8 References:

- Statements of Heritage Impact - Office of Environment & Heritage.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- Lake Macquarie City Council LEP 2014
- Lake Macquarie City Council DCP 2014
- Lake Macquarie City Council Heritage Guidelines 2013
- Identifying Australian Architecture - Apperly Irving Reynolds
- Tonks Ed - Smelters Haven to Artist's Rest The Hotels of Lake Macquarie

2.0 HISTORICAL CONTEXT

2.1 Development of West Wallsend:

West Wallsend's origins are in coal mining, the main concern being West Wallsend Colliery, from whose boundaries the old town grew. The West Wallsend Coal Company was formed in 1885 with a capital of £90,000 sterling. It secured 2,972 acres (12.03 kms²) of freehold land at and around where the township now stands.

Early land grants included portions 98, 99 and 100 (Teralba Parish) encompass the present area of the town. The portions were applied for by George Henry and Mary Lane and gazetted to them on 11/4/1888. These portions passed into the hands of the West Wallsend Coal Co. on 8/1/1889.

The first subdivision was D.P.2252, declared on 17/4/1886 and included Wilson, Brown, Carrington, Withers, Hyndes, Robertson and Brooks Streets. Related to portion 99. D.P.2253, includes South, Wallace, Carrington, Laidley, Brown and Bridge Streets and Teralba Road. Related to parts of portions 98, 99 and 100. D.P.3805, declared 1901 was an extension of West Wallsend related to portions 99 and 100. It included Fegan, Edden, Price, South and Watkins Streets. Fegan, Edden and Watkins Streets are named after local members of Parliament

The first Post Office opened 1 July 1888. The first postmistress, Miss Blanche Clinton, was appointed in July 1888, followed by Alexander McKinnon in August 1888 and Millicent Woods on 1st January, 1889. Henry Woods became her assistant on 8 January 1889. In 1891 a Telegraph Station and Money Order office was opened.

Public School opened in November 1889. It became a school with both primary and secondary departments in April 1913. Its status changed to a public school in 1932; to a district rural school in 1934; a public school in 1938; a central school in 1944; and a public school in 1964. Mr. W. Jarvie was the headmaster from 1892-1899. In 1892 the school had 153 pupils, and by 1899 this number had risen to 355. West Wallsend Evening operated as an evening public school from 1891-1892, and from 1905-1911. It operated as an evening continuation school from 1911-1931, and from 1933-1934.

The first police station in West Wallsend was established in 1889. At that time police were stationed in rented premises, with the first purpose built station not officially opened until 13 September 1951. It is believed that this station, on the corner of Withers and South Street, was closed some time in 2006.

During 1886-88 some 40 workers were employed on shaft sinking and foundation work for the start of the coal mines. They were housed in huts clustered around the two mines. The first house built in the area was sited in Teralba Road. West Wallsend was at its peak just after the turn of the century when all four mines were operating and some 6000 people were resident in the district. An explosion in 1979 wrecked West Wallsend Colliery but there was no loss of life. In 1933 a mile of stone curb and guttering was laid by the unemployed on the dole. It was called "The Golden Mile"

In 1891 a few workers who were residents of West Wallsend formed a local Co-operative Society. The first meeting was held in William Harden's home and the West Wallsend Co-operative Society Ltd was formed with 22 shareholders. Foundation members were:- J. Stenhouse, A. Leckie, D. McNeil, J.L. Gray, J. Snedden, A. Anderson, W. Campbell, R. Snedden, W. Harden, J. Oakes, J. Swan, T. Wilkinson, J. Donnelly, T. Robertson, R. Blakeley, J. Rees, M. Fleming, J. Hughes, A. Henderson, D. Wilkinson, R. Wilkinson and E. Lewis. J. Stenhouse later became the first President of the Lake Macquarie Shire Council (1906).

Carrington Street was named after Charles Robert Wynn Carrington, the Governor of NSW, 1885-1890. It had previously been called Minmi Road in 1886. Bob O'Donnell owned the West Wallsend dairy farm.



Plate 2: An early view of the Clyde Inn taken in 1898. (Snowball - Barney Collection Uni of Ncle)

2.2 Development of the Subject Site:

The has had two substantial hotels on it, the first constructed and opened in 1893 as a two storey building with a narrow verandah to Carrington Street (see plate 2 above). Over time the Clyde Inn was extended and modified and the verandah enlarged from the original to almost span across the footpath to the sandstone kerb & gutter.



Plate 3: A streetscape view of the Clyde Inn. (LMCC Collection Ref 720)

In 1929 the earlier Clyde Inn was replaced by a new building designed by Frederick George Castleden who had also designed a number of hotels in the Newcastle Lake Macquarie area including the Cricketers Arms in Cooks Hill (1910), the Prince of Wales in Merewether (1917), the Oriental in Cooks Hill (1928), the Royal in Cardiff (1930) and the Northumberland in Lambton (1936).¹

¹ Ed Tonks - The Hotels of Lake Macquarie. (p 108 to 111)

The West Wallsend Colliery closed in the early 1920s which must have had an affect on the town's hotel trade. The Clyde Inn continued to trade until early 2007 when the building was advertised for sale. The building was purchased by Allambi Care and adapted for use as Community Facility and Group Home.



Plate 4: The 1929 former Clyde Inn today. (JCHD 6989)

To the west of the Clyde Inn is a vacant block that has now been absorbed into the overall site of the Allambi Care property. There were two buildings comprising a narrow shop and possible residence on the first floor and next to this, the Royal Hotel described in the LMCC LEP as Item 203 "House".



Plate 5: The shop and former Royal Hotel west of the Clyde Inn. (Noel Butlin Archive Centre ANU N60-YC)

3.0 PHYSICAL EVIDENCE

3.1 Site Context:

The site is located in Carrington Street within the heritage conservation area. The street contains a number of listed heritage items as well as buildings that contribute to the heritage significance of the area.



Plate 6: The Carrington Street aspect of the building with other items in the background. (Google)

The above photograph shows a gap to the west of the building and a single storey cottage/shop to the east.

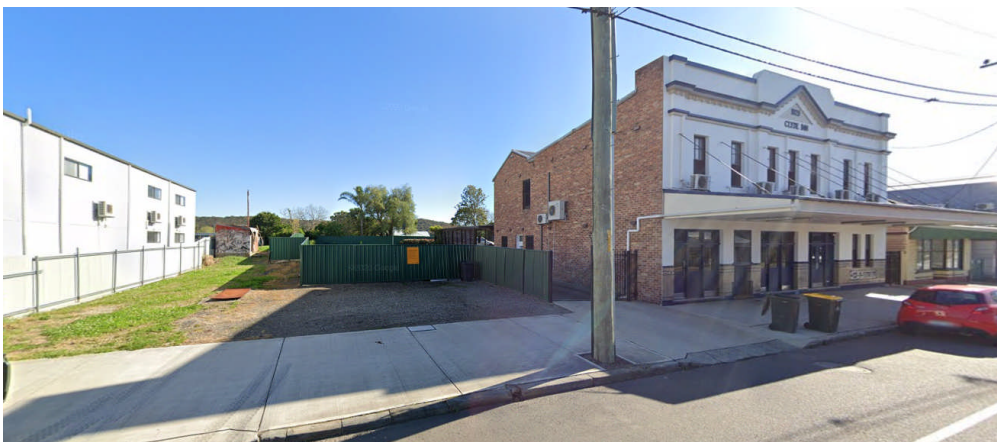


Plate 7: This vacant land (former Item 203) now forms part of the overall subject site. (Google)



Plate 8: The view on Carrington St east of the subject site. (Google)

Further eastward is the contemporary design of the Workers Club and Soldiers Memorial Park and diagonally opposite the park is the Post Office.



Plate 9: The view on Carrington St west of the subject site. (Google)



Plate 10: The group of shops opposite the subject site. (Google)

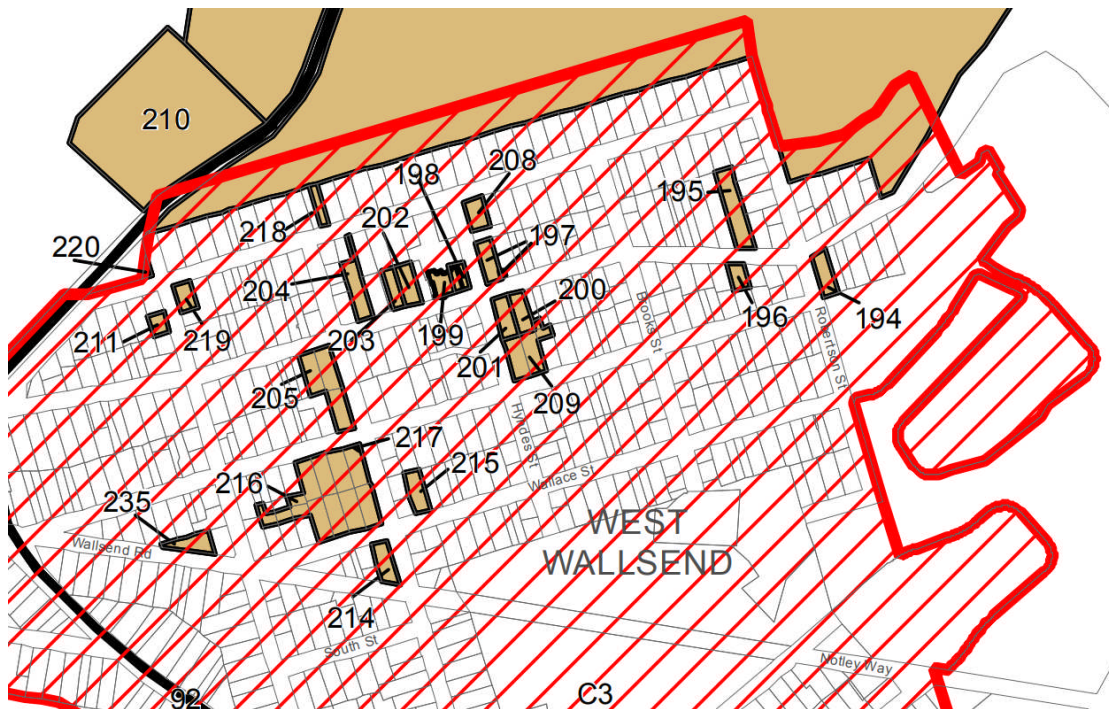
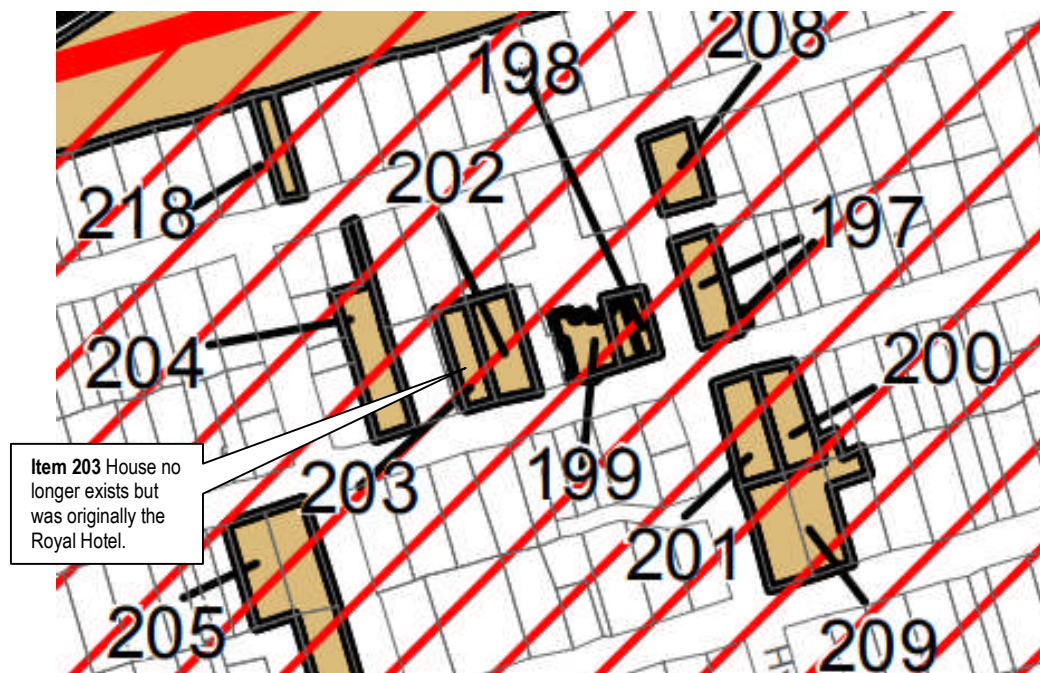


Plate 11: The West Wallsend HCA with Item 202, the former Clyde Inn. (LMCC LEP HER 008B)



Item name	Address	Property description	Significance	Item no
Soldiers' Memorial and park	49 Carrington Street	Lot 1, DP 301342	Local	198
Workers' Club	51 Carrington Street	Lot 11, DP 863266	Local	199
Former shop and house	52 Carrington Street	Lot 2, Section G, DP 2252	Local	200
Post office and residence	54 Carrington Street	Lot 1, Section G, DP 2252	Local	201
Clyde Inn Hotel	57 Carrington Street	Lot 12, Section B, DP 2252	Local	202
House	59 Carrington Street	Lot A, DP 382915	Local	203
Former school of arts	65 Carrington Street	Lot 21, DP 875161	Local	204

Plate 12: Detail of the HCA around Item 202, the former Clyde Inn. (LMCC LEP HER 008B)



Plate 13: A 2008 photo of the missing item 203 "House" at 59 Carrington St. (Allambi Care)
The "House" shown above was originally the Royal Hotel and the narrow building a shop.²

Assessment of Impact:

The works to the former Clyde Inn building are mainly internal with some minor work to the external northern facade entrances. None of the works can be seen or affect the nearby heritage items or the surrounding heritage conservation area.

² Ed Tonks - The Hotels of Lake Macquarie. (p 114)

3.2 Description of the Building:

Like many of its neighbouring buildings in Carrington Street, the former Clyde Inn can be best described as a relatively plain building with a highly decorative facade facing the street. The design style is Inter-War Georgian Revival which was at its peak from 1915 to 1940. Designed by F. G. Castleden and constructed in 1929 the building is constructed in load bearing brickwork with the Carrington Street facade cement rendered for decoration in a symmetrical design which included a central false pediment, four main pilasters, seven double hung windows to the top floor with vertical proportions and top six light sashes.



The pilasters are not continuous to the ground floor indicating the lower facade may have been altered, however the tiling returns into the reveals of the openings. The ground floor openings also don't attempt to align with the first floor openings indicating later alterations.

Plate 14: Google streetview of the facade.



Plate 15: The ground and first floor facades differ in decoration. (Allambi Care)

The face brick sides and rear elevations to the building are very plain with essentially no applied decoration. The windows and door appear to be consistent with the front of the building and are important elements in reflecting the era of its construction.



Plate 16: West Elevation with sealed doorway. (JCHD 6985)



Plate 17: Existing north elevation. (JCHD 6967)



Plate 18: Decorative metal awning. (JCHD 6988)



Plate 19: Unused doorway to western facade. (JC 6977)

3.3 The Interiors of the Building:

The bulk of the works is to the ground floor interior of the building to convert a large long room to two Classrooms and form a small reference Library off Classroom 2. The Breakout Space involves removal of a raised platform installed to cover over the area where the former bar space and services was located.



Plate 20: Services area in the main Bar. (Allambi Care)



Plate 21: Servery area in the main Bar. (Allambi Care)



Plate 22: Main Bar area decorative ceiling. (JCHD 6970)



Plate 23: Terrazzo floor in Main Bar area. (JCHD 6983)



Plate 24: The former Main Bar area of the Clyde Inn for use as a Breakout Space. (JCHD 6982)

The above photo shows the former bar area of the Clyde Inn noting the decorative metal ceilings. There is also evidence of a decorative floor finish. Both floor finishes and decorative ceilings are an important style key of the building's era of design.

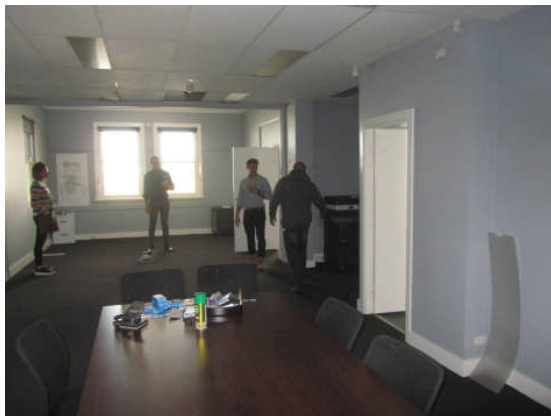


Plate 25: Area to be converted to two Classrooms. (6972)



Plate 26: The Classroom area has a false ceiling. (6571)



The area proposed for conversion to two Classrooms has an existing false ceiling which will remain in situ. Above this ceiling is the original decorative metal ceiling which will remain preserved for any future works that may result in removal of the false ceiling.

Plate 27: The original metal ceiling is preserved over the Classrooms. (JCHD 6969)

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 The Building & Nearby Items:

The Clyde Inn is listed as being an item of Local heritage significance on the LMCC's LEP 2014. The building is also sited within the West Wallsend Heritage Conservation Area. In addition the building is sited near other items of heritage significance in Carrington Street.

The item is representative of hotels in country mining towns for which West Wallsend had six different hotel operations in its heyday.

4.2 Significance of the items in the vicinity:

The following nearby heritage items are also in Carrington Street.

- The former School of Arts;
- The Workers Club;
- The Soldiers Memorial Park;
- The Post Office & Residence.

The above nearby heritage items are all listed as being of Local heritage significance.

Discussion:

The alterations to the former Clyde Inn are mainly to the interior of the building and to the rear northern wall ground floor entry area. The works are hidden from public view and do not affect the surrounding HCA.

A detailed description of the works is set out in the next section of this report.

4.3 The West Wallsend Area Plan:

The suburbs of West Wallsend and Holmesville developed as a result of coal resources. Although coal mining ceased with the closure of the coalmine in 1923, the towns have continued to develop as a residential area in a semi-rural and environmental setting.

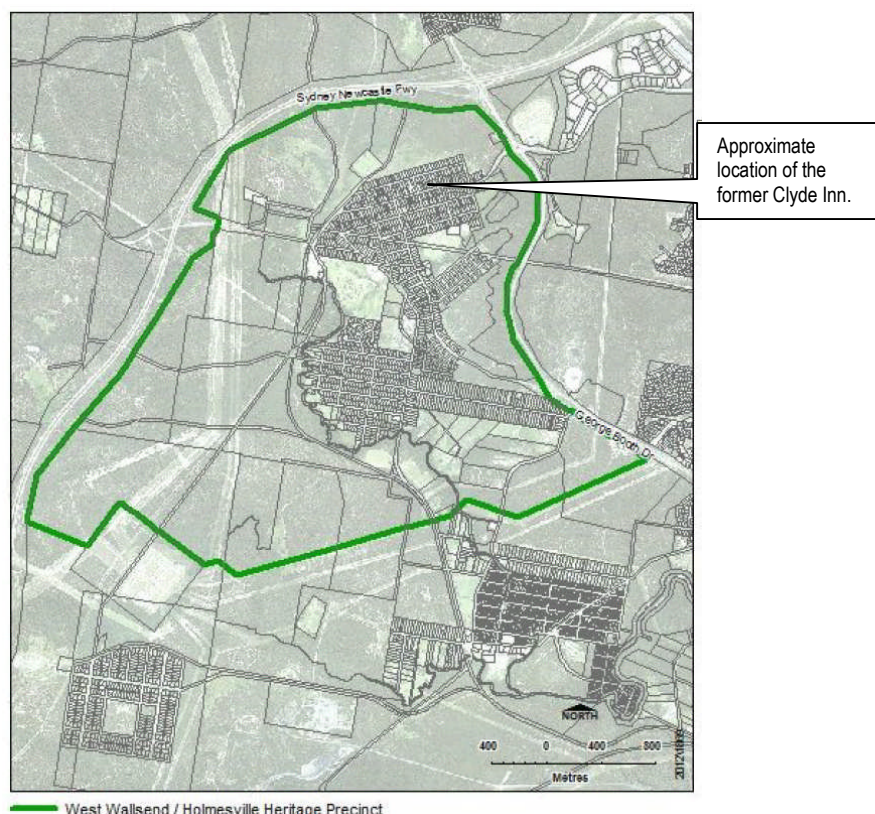


Plate 28: The West Wallsend/Holmesville Heritage Precinct. (LMCC)

The objectives of the Context & Setting of the area are to:

- (a) To safeguard the heritage and cultural values of the West Wallsend and Holmesville Heritage Precincts.

(b) To ensure that development complements the existing streetscape, local architectural style, decoration and adornments.

(c) To ensure that development does not detract from the significance of the dominant cultural and natural elements of the area

The Controls include

1. A detailed analysis of the streetscape;
2. Incorporate bulk, form, scale and landscaping consistent with the area.

These controls are not applicable to this development which is limited to internal alterations to the building.

Similarly the Site Coverage control is not applicable as the existing building is not being extended.

5.0 THE PROPOSED DEVELOPMENT

It is proposed to undertake minor internal refurbishment works to the ground floor of the building to provide for two Classrooms, a small Library room and a large Breakout space for the centre.

5.1 Evaluation of the Alteration Works:

The plan shows the retention of the existing spaces and finishes with the introduction of partition walling fixed to the existing floor, walls and suspended false ceiling. The main work is in the Breakout space to provide a level floor area following removal of the remains of the previous hotel bar service area under the existing timber raised floor covering (noted as a stage area).

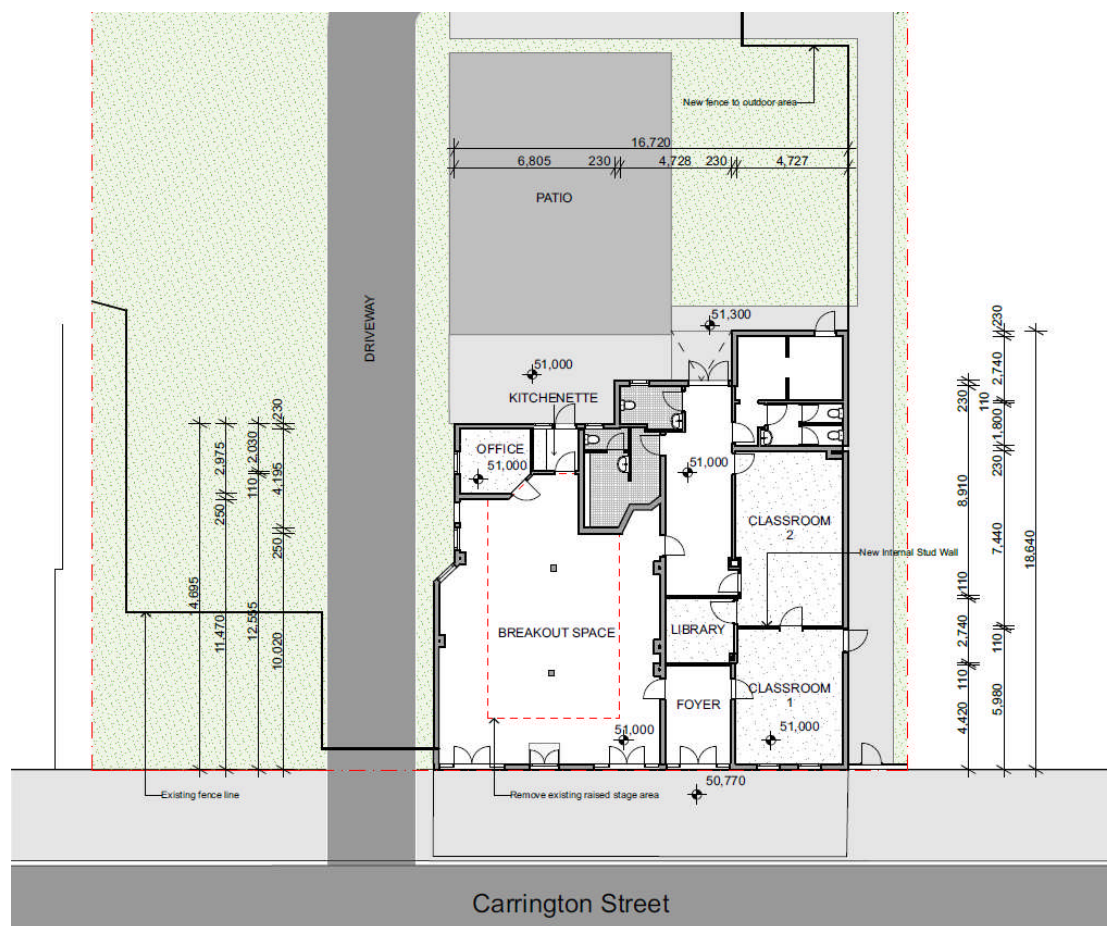


Plate 29: The Ground Floor Plan Alterations. (CKDS Architecture Newcastle)

The existing decorative metal ceilings are to be retained as are all timber windows and doors. No work is required to the existing Toilets. While the suspended false ceilings are retained for this project they will be protected from damage as they may be re-exposed in a future renovation.

The proposed works do not affect the external appearance of the heritage building.

6.0 STATEMENT OF HERITAGE IMPACT

Statement of Heritage Impact for:	Alterations to a building of Local heritage significance within a conservation area and nearby to other heritage items.
Date:	This Report was completed on 9 th August 2021.
Reference:	The former Clyde Inn is part of a group of the West Wallsend HCA and listed on the LMCC's LEP 2014, (item 202).
Address & Property Description	The site is located at 57-59 Carrington Street, West Wallsend NSW 2286. The property description is currently: ➤ Lot 12, Section B in DP 2252.
Prepared by:	John Carr, a Heritage Architect trading as John Carr Heritage Design, compiled this report.
For:	The report has been prepared for Allambi Care.

6.1 Introduction:

The former Clyde Inn building was purchased by Allambi Care in 2008 to create community facility for youth requiring care.

The proposed works are to provide an area for in-house education facilities.

6.2 Assessment of Heritage Impact:

The following aspects of the proposal respect or enhance the heritage significance of the item or area for the following reasons:

- The works are mainly inside the building with no affect on the external appearance of the structure on Carrington Street and surrounds;
- The works preserve the heritage detail and character of the building.

The following aspects of the proposal could detrimentally impact on the heritage significance of the item or area for the following reasons:

- There are no aspects of the proposed works that will impact on the heritage significance of the building.

The following sympathetic design solutions were considered and discounted for the following reasons:

- No other design options were considered due to the minor nature of the works and the availability of area within the ground floor of the existing building.

6.3 Statement of Heritage Impact:

The proposed alterations to the ground floor of the former Clyde Inn at West Wallsend will have minimal impact on the heritage significance of the building and surrounding HCA due to:

- the minor nature of the work;
- the works are mainly interior fitout;
- the preservation of all original fabric and finishes;
- the detailing of the new work to be reversible.

7.0 CONCLUSION & RECOMMENDATIONS

The former Clyde Inn building was a replacement for the earlier 1893 building, constructed in 1928. As a mining town, West Wallsend had up to six hotels however this changed after the coal company closed in the early 1920s.

The Clyde Inn kept trading until early 2007 after which it was advertised for sale. Allambi Care purchased the building in 2008 for a Group Home, which at the time was allowed under the Housing SEPP 2007.

The proposed minor works associated with this DA are internal alterations which have been assessed as having a minimal impact on the heritage significance of the building with no changes to the external fabric and therefore no impact on the surrounding Heritage Conservation Area.

Recommendations:

The following recommendations should be considered for this project:

- Care should be taken in removing the "stage area" in the Breakout Space. An early package to remove the cover will allow early and considered methods of rectifying what is under the covering to retain a flat floor area and preserve surviving terrazzo floor finishes. *Reason - to provide quality detailing and finishes to the floor.*

Yours faithfully,

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9 August 2021	B	Issue for DA lodgement
7 August 2021	A	Draft for comment.
Date	Rev	Description

(End of Report)