

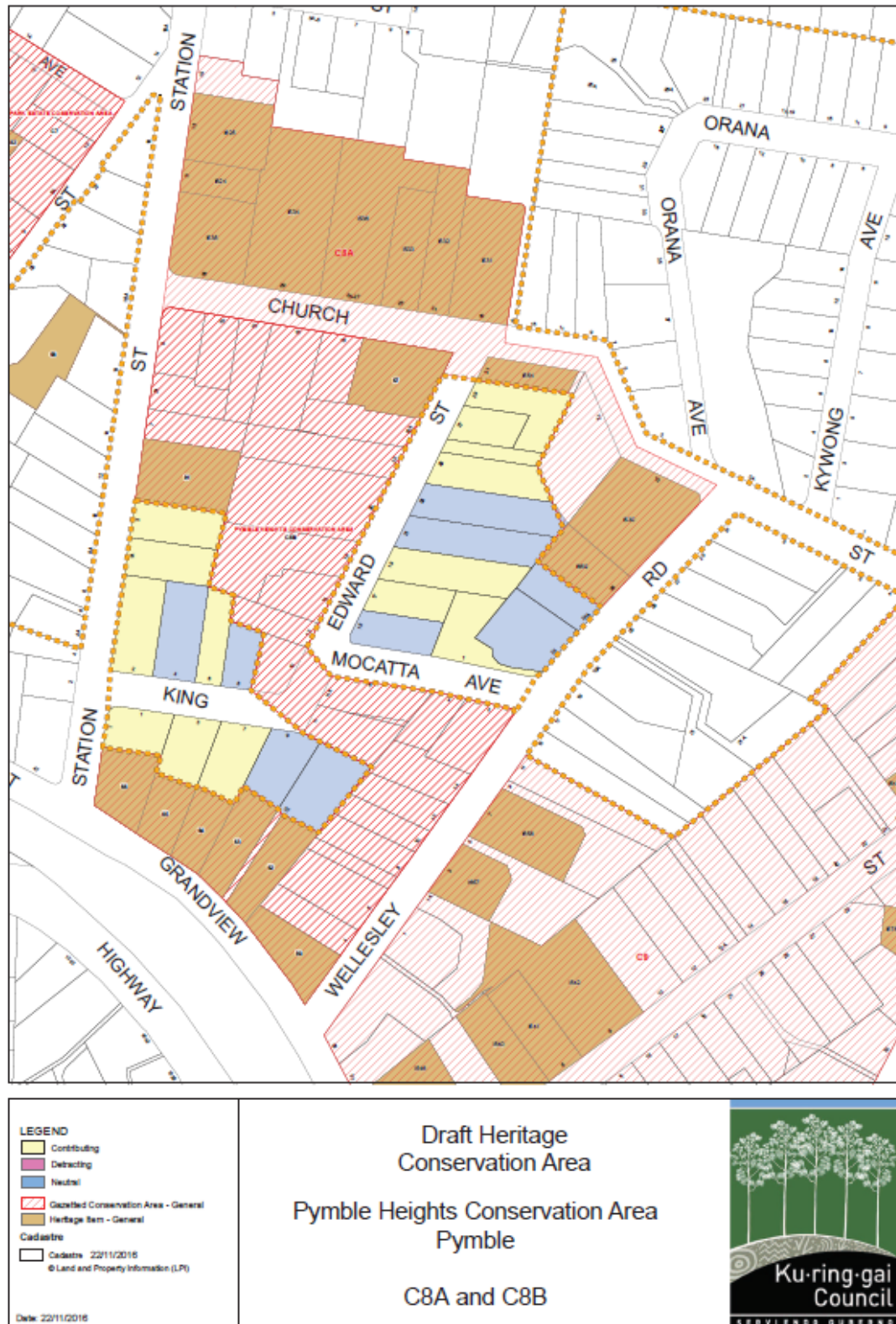
Pymble Heights Conservation Area (C8A & C8B)

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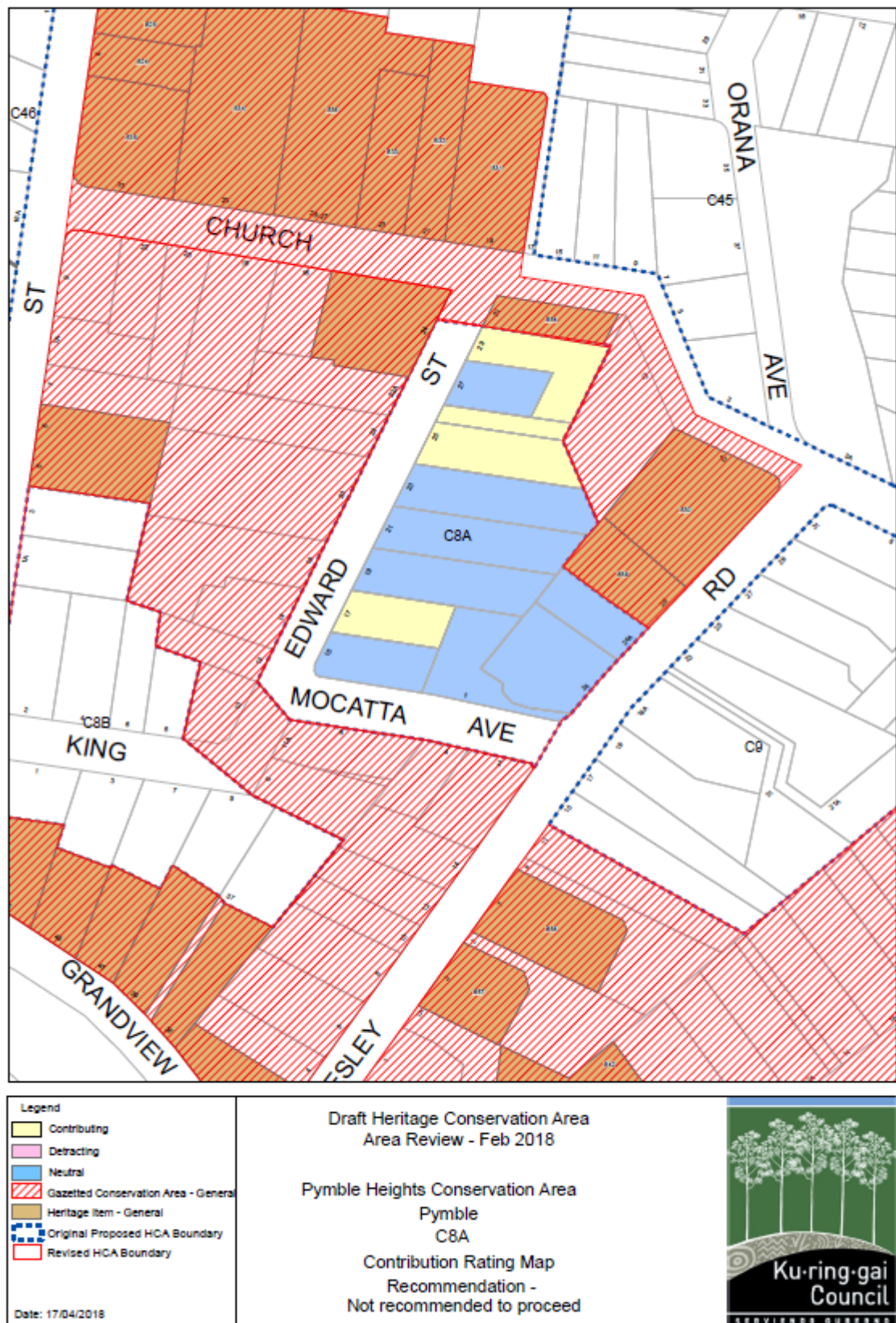
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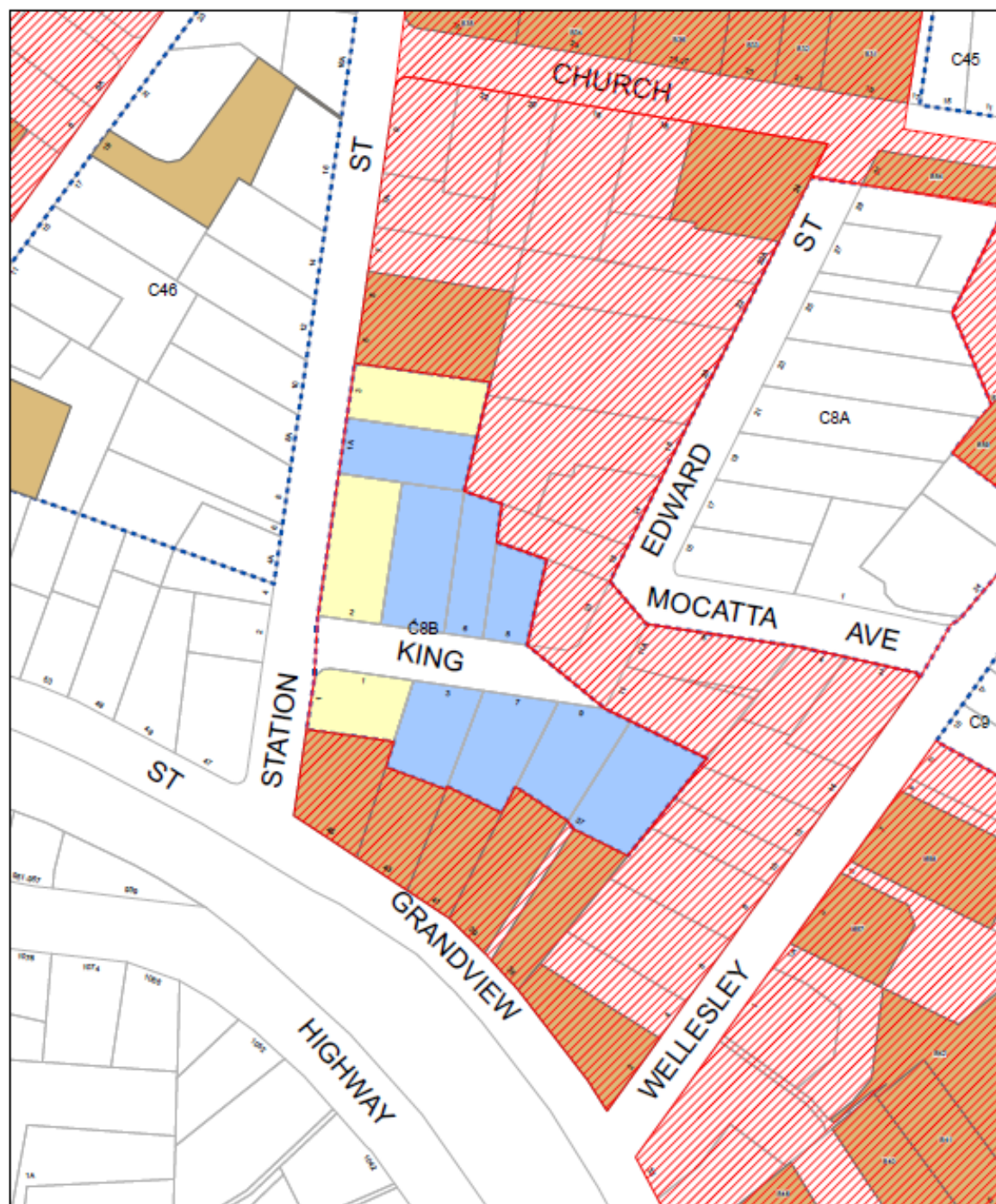
Maps

1. Exhibited rating map



2. Revised rating maps





Legend

	Contributing
	Detracting
	Neutral
	Gazetted Conservation Area - General
	Heritage Item - General
	Original Proposed HCA Boundary
	Revised HCA Boundary

Date: 17/04/2018

Draft Heritage Conservation Area
Area Review - Feb 2018

Pymble Heights Conservation Area
Pymble
C8B

Contribution Rating Map
Recommendation -
Not recommended to proceed



Comments

The area reviewed is the draft Pymble Heights Conservation Area (C8A and C8B) that includes 22 properties located on Station Street, King Edward Street, Mocatta Avenue and Wellesley Road Pymble.

The area was identified for listing as a Heritage Conservation Area by Perumal Murphy Alessi in 2015 as part of the larger Pymble East Heritage Conservation Area. The statement of significance prepared to support the listing states:

The Pymble East study area is of local historic and aesthetic significance retaining streetscapes of good, high quality and mostly intact, representative examples of single detached houses from the Federation, Inter-war and Post War periods constructed following the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890. The street alignments and subdivision patterns significantly reflect the early boundary lines and connections between the early estates and subdivisions north of what is now the Pacific Highway and railway corridor.

The predominant early 20th century development of the area also reflects the evolution of rail and road networks and particularly improvements of the rail network in the late 1920s and 1930s. The early patterns generally remain discernible, however, are now overlaid with subsequent land amalgamations and subdivisions which reflect the ongoing growth and development of the area. The built context is enhanced by the natural topography, street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area.

As a result of the statutory public exhibition process, 3 submissions were received and 2 were objections and 1 was unclear. It should be noted that 3 submissions were received in support of all the heritage conservation areas considered in the peer review.


Issues raised in the submissions included the lack of heritage significance as buildings are not from the key development periods or have undergone unsympathetic change. These issues are addressed in the submission summary table below.


In light of the community submissions the area was reviewed again which included several site visits and historical research by Council officers.

The extension to the Pymble Heights Conservation Area is **not recommended to proceed**. Based upon submissions and review of Council held information the rating of seven previously contributory properties in this draft HCA were changed to neutral. These changes were made due to unsympathetic additions including second storeys and demolition rebuilds. Given the small size of these potential extensions to the Pymble Heights Conservation Area these few changes had a large impact on the significance of these streetscapes. The area does have character in terms of the gardens and the streetscape but does not read as an intact heritage area. The


inclusion of these properties will have no additional benefit to the existing heritage conservation area.



Submission summary table - Pymble Heights Conservation Area (C8A & C8B)




No	Issue/Concern	Comment
39	<p>Opposed to HCA.</p> <p>Many dwellings in the HCA constructed post 1940 and others are more recent or have recent renovations, as such do not represent the key development periods.</p> <p>The streetscape is not cohesive give then stylistic and historical differences of buildings across the draft HCA.</p> <p>The few buildings that are of heritage values are not dependent on the others to retain their cultural significance. Individual listing would protect their value.</p>	<p>An assessment of the 1943 aerial has shown that of those properties on the 1943 aerial many have been altered. Several ratings have been changed to neutral to reflect this. The 1943 aerial is only indicative of development periods from the Inter-war and earlier. There may be significant buildings constructed in the post-war period of development that could be significant i.e. 1950s or 1960s. Please refer to the revised rating map above. It is not recommended that this HCA proceed.</p>
220	<p>Opposed to HCA.</p> <p>Our house is only ordinary. There is no heritage significance.</p>	<p>24 Wellesley Road</p> <p>The house is rated as a neutral</p> 
106	<p>Opposed to HCA.</p> <p>Dislikes rating and wants it reconsidered to neutral. Notes how surrounding properties have been replaced and are rated as neutral.</p> <p>Has previously provided comment to Council on dwelling changes and rating.</p>	<p>6 King Edward Street Pymble</p> <p>Opposition noted.</p> <p>It is agreed that the house has changed, and no longer resembles the single storey inter-war bungalow it once was. The house is no longer intact to such an extent it should be considered contributory and should be rated as</p>



		<p>neutral.</p> 
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Rating review

Address	HCA Review Rating	Recommended rating	Comment
1 Mocatta Ave	C	N	<p>The house was a modest 1960 bungalow but construction of approved DA0248/17 has commenced and it has alterations and addition, now 2 storeys.</p> 
15 King Edward Street	N	N	Unchanged
17 King Edward Street	C	C	Unchanged: 1950s bungalow
19 King Edward Street	C	N	Building has been altered. Appears as faux Federation.

Address	HCA Review Rating	Recommended rating	Comment
			
21 King Edward Street	N	N	Unchanged
23 King Edward street	N	N	Unchanged
25 King Edward Street	C	C to BL	<p>This house has been altered but much of the original detailing is evident and what is original and what is new is discernible. The type of form of additions would not be permissible if the house were in original condition however the early date of the house would make an important historical contribution to an HCA.</p> 
27 King Edward Street	C	N	The house is not in original form and has several unsympathetic additions. The significant historic layer is no longer discernible.

Address	HCA Review Rating	Recommended rating	Comment
			
29 King Edward Street	C	C	<p>The southern wing has doubled in size and two dormers added. The house was originally two storeys and the change is discernible and not considered unsympathetic to the scale of the building.</p> 
1 King Edward Street	C	C	<p>Unchanged</p> 
3 King Edward Street	C	N	<p>House has been altered. Single storey on 1961 aerial photograph. Addition is not a significant layer and not a sympathetic addition.</p>

Address	HCA Review Rating	Recommended rating	Comment
			
7 King Edward Street	C	N	<p>New build.</p> 
9 King Edward Street	N	N	Unchanged
37 Grandview Street	N	N	Unchanged
2 King Edward Street	C	C	Unchanged
4 King Edward Street	N	N	Unchanged
6 King Edward Street	C	N	<p>The house has changed, and no longer resembles the single storey inter-war bungalow it once was. The house is no longer intact to such an extent it should be considered contributory and should be rated as neutral.</p>

Address	HCA Review Rating	Recommended rating	Comment
			
8 King Edward Street	N	N	Unchanged
1A Station Street	C	N	The house cannot be viewed from the street. The roofline has been altered since the house first appears on the 1961 aerial with additions to the side, a separate building forward of the front building line and a pool in the front yard.
3 Station Street	C	C	Unchanged