

HERITAGE IMPACT STATEMENT

Development Application

PROPOSED HALL ADDITION

ST MICHAELS & ALL ANGELS ANGLICAN CHURCH

Spearwood



Name	ST MICHAELS & ALL ANGELS ANGLICAN CHURCH Referenced by City of Cockburn as <u>Parish Hall</u>
Address	15 Mell Road, Spearwood
Prepared by	Heritage Intelligence (WA)
Prepared for:	Andrew Macliver Architect of behalf of Anglican Church Diocese of Perth
Date:	17 March 2025
Heritage Listings	InHerit database No 2718 City of Cockburn Local Government Inventory (2021): Place No. 48. Local Planning Policy 4.4 Heritage Conservation Design Guidelines. Town Planning Scheme 3 Heritage List: Management Category B: Very important to the heritage of the locality. Conservation of the place is highly desirable. Any alterations or extensions should be sympathetic to the heritage values of the place.
Statement of Significance	Excerpt from <u>City of Cockburn Local Government Inventory (2021)</u> : <i>Parish Hall, Spearwood is significant for its architectural style and features as well as for its cultural and historical importance to the local community.</i> <i>Parish Hall, Spearwood reflects the rise, decline and resurgence of the Anglican Church in the area.</i>

The proposal

The proposal is to consolidate and conserve the Church to establish functionality and ensure the long-term future for the local community. The contemporary design of the proposed addition deliberately minimises the scale and differentiates the materials to highlight the scale, form and stone structure of the Church, with the existing pine trees, Radiata and Norfolk, contributing to the existing residential streetscape context.

The proposal includes;

Retention of:

- the Church-minimal physical impact
- all existing mature pine trees on the front (north) and east and west sides of the Church

Removal of:

- the timber lean-to at the rear (south) of the Church building
- the informal bitumen carpark and extraneous items including the seatainer, shed, and 3 trees at the rear of the site

Construction of an addition to the Church to provide appropriate functionality and services:

- the front of the west side addition protrudes from the front alignment of the Church
- it presents with decorative brick work contrasted with glazed panels
- the glazed porch connection visually connects across to the Church entry
- the contemporary cross is a continuum of the glazed connection
- an entry foyer and adjacent office is the front of the addition at the north end of a corridor along the west side of the Church
- on the west side of the corridor is a row of offices and services
- the corridor reveals the original stone and brick quoined west wall of the Church
- the west addition adjoins the hall in the southeast corner of the overall building
- the hall is the southwest addition that extends to the west boundary with a gable form wall similar to the north and south ends of the Church
- an expansive timber deck on the north of the hall is accessed by pairs of doors
- there are service rooms along the south side of the hall
- the south wing immediately adjoining the rear (south) wall of the church, includes the vestry, sacrist, toilets and rear entry from the carpark into the building

External elements

- Expansive entrance forecourt around the existing central Norfolk pine tree
- Curved staircase on the northeast corner entry up to the Church entry level forecourt
- Ramp up to the Church entry level forecourt
- Landscaping around the existing mature pine trees to form a courtyard in the northwest of the site
- Turnaround and drop off area at the front of the Church
- Expansive carpark at the rear of the Church and south addition

Relevant Policy; Excerpts from City of Cockburn's LPP 4.4 Heritage Conservation Design Guidelines:

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The key objectives of this Policy are:

- (1) To ensure that works, including conservation, restoration, alterations, additions, changes of use and new development, respect the heritage significance associated with heritage places;*
- (2) To encourage opportunities for interpretation where it can enhance understanding and enjoyment of heritage places, and strengthen the relationships between the community and its heritage.*

Development Control Principles for Places on the Heritage List (Management Category A and B) the following policy provisions shall apply to these places:

1. External Alterations and Extensions

- (i) Alterations and additions to a heritage place should not detract from the heritage significance and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place.*
- (ii) Alterations and additions to a heritage place should involve the least possible change to the significant fabric.*
- (iii) Alterations and additions should sit well within the significant fabric rather than simply copying it, and new work that mimics the original should be avoided.*
- (iv) New work should be easily distinguishable from the significant fabric, except where the proposal constitutes restoration work of original fabric.*
- (v) Alterations and additions should respect the original roof pitch and roof form.*
- (vi) Alterations and additions should not obscure or alter elements that contribute to the heritage significance of the place.*

Openings and Doors

- (i) New openings in the principal elevation (addressing the primary street) that will be visible from the street should be avoided. If openings are proposed they should be proportional in size relative to original openings of the heritage place and consistent in terms of materials, finishes, textures and colours (appropriate to its architectural style).*

Landscaping Elements

- (i) Where landscape elements such as plantings or hard landscape treatments form part of the heritage significance of a place, or are important to its setting, all proposed extensions and modifications should be designed and sited to minimise the impact on these elements.*
- (ii) All new landscaping, external works and site elements should be well considered and respectful to the heritage significance of the place.*

Partial demolition of a building on the Heritage List may be supported provided that:

- (i) The part(s) to be demolished do not.*
- (ii) The proposed demolition will not have a negative impact on the significant fabric of the place.*
- (iii) Sufficient fabric is retained to ensure structural integrity during and after development works, and the onus rests with the applicant to demonstrate that this is achievable.*
- (f) Demolition of ancillary buildings or structures that do not relate to the heritage significance of the place will generally be acceptable.*
- (g) Where full or partial demolition is supported this may be subject to appropriate interpretation to acknowledge the cultural heritage significance of the heritage place.*

Response To Policy

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The proposed hall addition respects the significance of the Church and has minimal, if any, physical impact on the fabric of that place. The proposal highlights the Church by contrast, enhancing rather than detracting from what the Church represents.

The proposed addition has minimal, if any, impact to the original fabric of the Church. The siting, scale, architectural style and form, and materials and external finishes of the Church remain. The proposal does not mimic or copy the Church; the scale, material and form are contemporary and easily distinguishable from the significant fabric of the Church and don't obscure the Church.

By way of respect, the proposal has a low-pitched roof that serves to highlight the dominance of the gable roof of the Church.

The contemporary front addition on the west side of the Church opens to the east, not impacting the north elevation (front addressing the street) of the Church with its central double door entry.

The proposed landscaping is well considered and respectful to the heritage significance of the place; the front forecourt forms a turn around and drop off around an existing Norfolk Pine tree, in an expansive forecourt that includes a curved staircase on the northeast front, leading up to the entry level into the Church, with a ramp that also provides the required access. On the west side of the front and down the south side, the group of existing pine trees will be retained and a courtyard formed to provide an aesthetic setting. The rear carpark provides for the practicality and function of the place.

The timber-framed lean-to at the rear of the Church is in poor condition, non-functional and of minimal significance to the Church's heritage significance. The proposed demolition of the lean-to allows for the provision of appropriate facilities without impact to the fabric or the significance of the Church.

The proposed addition to St Michaels & All Angels Anglican Church is compliant with the policy requirements.

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The Heritage Impact Statement is undertaken in reference to the Heritage Council of Western Australia guidelines with regard to issues of significance of the place and context.

Aspects of the proposal that respect or enhance the heritage significance of the place.

The cultural heritage significance of St Michaels & All Angels lies predominantly in its history, its architecture and its presence that makes a positive contribution to the residential streetscape context.

The proposed addition is a well-considered contemporary response to the Church, deliberately at a scale and form that is diminutive to the Church that remains dominant on the site.

The proposed addition has a minimal street frontage, with the majority of the built form across the south (rear) and the southwest of the site, obscured from the street view by the landscaped group of existing pine trees and proposed courtyard down the west side from the front.

The west side trees and landscape courtyard, and the expansive forecourt turnaround featuring the existing Norfolk pine at the front of the Church, contributes to the enhanced aesthetic and dominance of the Church in the streetscape context.

St Michaels & All Angels Anglican Church retains its cultural heritage significance. The proposed additions serve to highlight the presence of the Church, and importantly make it relevant for the long-term functional integrity and conservation of the place.

The proposed contemporary addition in the diminished scale, contrasting fabric and minimal street frontage, together with the retention of existing mature pine trees and enhanced entry forecourt, is honest in the statement that complements the Church by the considered understated architectural presence of the addition.

Aspects of the proposal that could have a detrimental impact on the heritage significance

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There is no perceived detriment to the fabric or the heritage significance of the Church arising from the proposed addition.

Alternative solutions that have been considered and why they have been discounted

The proposal has been well considered through design development and consultation to provide the requirements of the Church and the community.

That diligent consideration of the Church and community requirements and the significance of the place has resulted in a well-designed architectural outcome with minimal impact and enhanced appreciation of the Church, its significance and its streetscape presence.

Conclusion about the nature and extent of the heritage impact of the proposal.

The proposed addition to St Michaels & All Angels Anglican Church is compliant with the City's policies, has a respectful low-scale architectural designed addition that is distinguishable from the Church in its contemporary style form and fabric, and enhances the Church within the site and residential streetscape context. The well-considered proposal retains the cultural heritage significance, enhances the functional integrity, long term conservation and the site and streetscape presence.

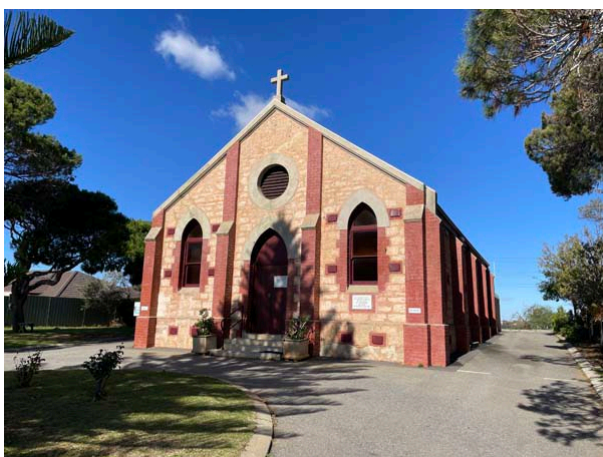
Recommendation

The proposed addition to St Michaels & All Angels Anglican Church is recommended for approval. It is compliant with policy objectives by way of respecting the cultural heritage significance associated with place and enhancing the understanding and appreciation of the Church that strengthens the relationships between the community and its heritage.

There is minimal if any physical impact on the Church. The architectural response is respectful and contemporary and serves to highlight the presence of the Church in the residential streetscape context, and retain and enhance the cultural heritage significance.

Plans Attached

Photographs Architect: Andrew Macliver



Front view (north elevation)

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View looking to southeast showing neighbour proximity.



View looking to southeast showing west side pine trees that are to be retained within a courtyard (right).



View looking to south showing the centre front pine and west side pines (right).

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View looking to southwest.



View looking to south showing the east neighbour proximity.



Front view looking to southwest.

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View of the west side showing the north end of the proposed courtyard.



View showing area of the proposed courtyard area (left) and the west wall of the Church-proposed addition.

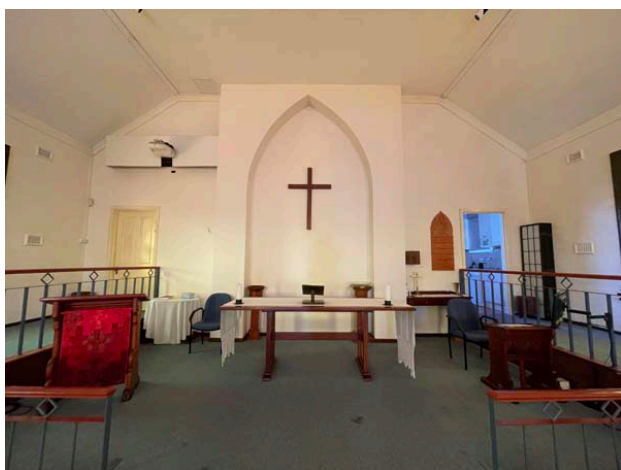
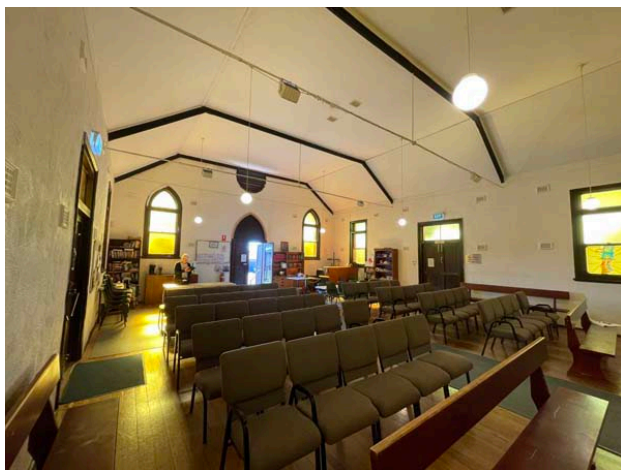


View showing the east side of the Church and the rear lean-to.

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Interior views of the Church.

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