



MIXED USE DEVELOPMENT

LOT 50 (22) ST QUENTIN'S
AVENUE, CLAREMONT

Development Application

Heritage Impact Statement

Prepared for:

URBIS

On behalf of

SYNICAST PTY LTD C/- KURALAND

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Griffiths Architects



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

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Cover: Render of proposed mixed-use development at 22 St Quentin Avenue, Claremont. Courtesy Pennock Architects 2021.

Revision History

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Introduction

22 St Quentin's Avenue on the earliest sewer plans was originally 127 Stirling Highway and was occupied by a manse and tennis court, with the Methodist Church and Hall to the west. The latter now serves as the Claremont Community Hub and Library at 325 Stirling Highway. The rear of the church site and the former manse and tennis court site is occupied by a two storey retail and office building, with the bulk of the land being occupied by a bitumen surfaced car park.

All of the improvements on the proponent's land are to be removed, and some improvements that encroach on the land from the west at the Claremont Community Hub and Library, are to be removed as part of the work.

The 1922 building that accommodates the Claremont Community Hub and Library is on the land to the west and this report considers the heritage impact on the former church, as well as discussing some conservation works to the church that would be conservation and community benefits. This place was included in the Municipal Inventory in 1995 and is on the Town of Claremont's Scheme List as a Category B individual place.

As part of the proposed work, some conservation of the Claremont Community Hub and Library is proposed, together with some improved access and significant landscape upgrades.

As the proposed development is adjacent to a heritage place, this heritage impact statement was prepared.

This report is designed to accompany the development application for a 16 storey mixed development with underground parking.

This Heritage Impact Statement has been prepared in accordance with the standard brief published by the State Heritage Office and draws on the stated precinct values to gauge impacts the heritage area.



Development Approach

The development is set within an immediate context of low rise retail development to the west on Stirling Highway, the Claremont Community Hub and Library (former Methodist Church) to the west, a low rise development in St Quentin's Avenue to the north, with the higher rise Claremont Quarter on the north side of the street.

The development proposes the removal of all the improvements on the applicant's subject site.

This revision to the Heritage Impact Statement (HIS) was prepared in response to further development of the design and to accompany the development application, following a number of iterations with stakeholders including the State DRP.

The new development is set back from Stirling Highway to allow the significant heritage place, Claremont Community Hub and Library, to be read in the procession along Stirling Highway in both directions, with development within this context being responsive to this context and enhancing that setting.

The development has a podium that relates to the scale of the Claremont Community Hub and Library, with a generous landscaped forecourt. The tower portion of the development is set back from the line of the former church and the bulk of the development is related to St Quentin's Avenue to the north of the Hub and Library.

The design approach is entirely contemporary and an expression of early 21st century architecture. As part of the development, it is proposed to enhance the Stirling Highway approach and legibility of the Claremont Community Hub and Library and complete a range of conservation works.

Impacts

The only remaining fabric of importance is the former church itself. All of the other early elements associated with the church, such as the church hall and manse were removed. Other than accretions of the Claremont Community Hub and Library onto the subject land (stairs and landing), there are no direct negative impacts on the heritage place. With the lower development adjacent to this building, visual impacts are mitigated by the development setbacks and landscaped setting. In fact these are enhancements to the presentation of the former church.

The proposed setting improvements and conservation works to the Claremont Community Hub and Library will have a positive heritage impact and community benefit, added to which the review of the setting will make the presentation from Stirling Highway a more pleasant experience.

Assessment Conclusion

The demolition of the existing improvements is not an issue and the minor accretions that encroach from the Hub and Library have no heritage value, and their removal has no heritage impact. In fact, the new development will provide a better approach to the Hub.



This assessment concludes that the scale, layout, architectural language and detailing of the new development, contributes to it having no adverse impact on the heritage value or presentation of the Claremont Community Hub and Library and will deliver some benefits to access, setting and the conservation of the significant building.

The development is compliant with Town of Claremont LPP 124, Retention of Heritage Property and Assets.



Location

The site is located at 22 St Quentin's avenue, with the former church to the west of the development site, a Hungry Jacks outlet to the east and retail and office development to the north, with St Quentin's avenue along the north boundary and Claremont Quarter beyond.



Figure 01: Aerial photograph of location. Subject lot highlighted in red. *Google Maps, Griffiths Architects 2020.*

Heritage Listings

The place has no specific listings:

- State Register of Heritage Places: no listing
- Town of Claremont Heritage Inventory: Category B
- Town of Claremont Heritage List: Included Category B.



Background

Development of the Site

Designed by James Hine, and built as the Methodist Church for Claremont, (the Claremont Community Hub and Library) served its church purpose from 1922 to 1980. Originally, a timber church was located on this site from 1896 (demolished), and it most likely became the church hall, as was frequently the case, when the masonry church was completed. If the general tradition of Methodist churches was followed, the manse would be the house indicated on the lot to the east of the church in the 1925 sewer plan, now the site of the Hungry Jacks outlet.

In the council's place record it says that it is an important cultural feature in the town centre that was adapted to serve as a Town Hall in 1982.

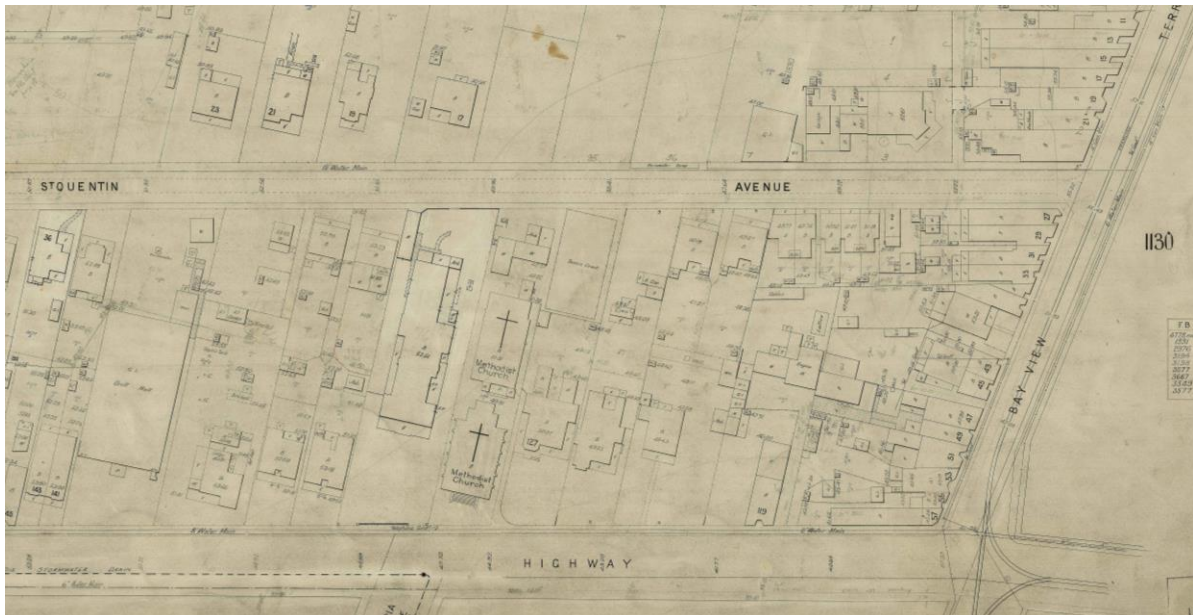


Figure 02: Sewer Plan of the church and its environs in 1925 SROWA_series634_cons4156_item1138.

Aerial photography in 1981 indicates that all of the features indicated on the 1925 plan remained in place, but that the Hungry Jacks outlet was completed on the site of the manse. The 1983 aerial photograph indicates that the early buildings to the rear of the church were removed and the new additions to the former church were complete, as was the parking area and present improvements on the development site. The additions for the Community Hub and Library were the last significant works to be completed on the former church site.



Statement of Significance

The applicable statement of significance for this place is taken from the Town of Claremont Heritage Inventory and Scheme List.

Wesley Church (fmr) is considerably significant as a representative example of Interwar Gothic architecture, for associations and events with the Wesleyan Church, and as the focal civic centre for the Town of Claremont.

The statement of significance provides guidance on what is important about the place to assist with the evaluation of likely impacts of development.

Conservation Policy

The treatment of heritage places is guided by Town of Claremont LPP 124, Retention of Heritage Property and Assets.

The purpose of the policy is to ensure that the heritage places, areas and precincts that contribute to the cultural heritage significance of the Town are retained and that, where adaptations or additions are necessary to ensure their ongoing sustainability, development does not reduce the heritage value of the heritage places, areas or precincts.

The objectives are to:

- conserve and enhance the heritage significance of heritage places, areas and precincts within the Town of Claremont;

- provide design and development guidance to ensure that development does not adversely affect the heritage significance of heritage places, areas or precincts;

- ensure that heritage places, areas and precincts are developed in a manner that ensures their long-term use and viability;

- To ensure that heritage significance is given due consideration in the planning decision making process;

- provide guidance to landowners and the community about the planning processes for heritage identification and protection in the Town of Claremont;

- encourage the conservation of heritage places, areas and precincts through the provision of planning and financial incentives;

- protect the heritage characteristics of streetscapes within the locality and where possible accommodate modern development trends; and



within each of the heritage Management Categories (A – Exceptional Significance, B – Considerable Significance and C – Some Significance) there is a presumption against removal or demolition of a heritage property.

The place the subject site and former church fall outside the commercial heritage precinct, so that the former church is considered as an individual heritage place, with none of the improvement on the development site having heritage value.

In the policy statement, a number of principles apply and while only one of them applies to the new build, the others apply to the proposed enhancements of the former church and its presentation:

- significant heritage fabric should be retained, protected and restored with 'like for like' authentic restoration to original detail wherever possible;

- Original front elevations and features should be retained wherever possible;

- Intrusive finishes and elements where they conceal or negatively impact upon the heritage significance of a building may be removed;

- Work that can be reversed in the future is desirable. Work that cannot be reversed may be supported, provided the heritage significance of the building is not compromised;

- The location of 'new technologies' on a heritage building should be undertaken in an unobtrusive manner so they do not negatively impact upon the heritage significance of the building;

- Additions should not overwhelm the existing building in terms of bulk, form and scale.

- Additions should be designed so the existing building remains the dominant structure on the site when viewed from the street.

- Additions should be designed to respect but not copy or mimic features or the design of the heritage place.

- Additions should be designed so there is a clear distinction from the existing heritage building.

- Additions may be designed in a contemporary style that is respectful to the existing heritage building.

- New development within the immediate locality of a heritage area or precinct should be respectful of the heritage area or precinct and not detract from its heritage significance.



Proposals

A. Existing Conditions

Context

The development is set within an immediate context of properties that is a highly eclectic one, with the former church to the west, a fast food outlet to the east and a comparatively recent series of retail developments to the north. In this context, only the church has aesthetic, historic and social value.

B. Construction

Setting

The setting to the north is urban, while the setting to the south maintains some of the openness that has been in place since the first development of the land along Stirling Highway. The setting for the church is maintained and is to be enhanced and the setting to the south of the site is to be an improved landscape environment with hard and soft landscaping, allowing the east wall of the former church and entrance to the Claremont Community Hub and Library to remain revealed in an improved landscape setting, with improved lighting for safety and presentation.

The new development masks the eastern side of the addition that was made for the Claremont Community Hub and Library in the 1980s.

The setting to the north of the development site is less important from a cultural heritage point of view, but it responds to the south piazza of the Claremont Quarter.

Building

The proposal comprises four levels of basement accessible from Church Lane, a piazza on St Quentin's Avenue to the north and a generous landscape setting to Stirling Highway, and ground floor commercial and retail premises facing the two streets and lane, together with the lobby for the accommodation over. There is a podium of a further three floors, a floor of stores, and then a residential tower at the northern end of the site, extended from levels 3 -14, with a penthouses on level 15-16.

The development responds the historic Claremont Community Hub and Library at the southern end of the site and related to the Claremont Quarter to the north. A hard and soft, well treed forecourt to Stirling Highway delivers a fitting setting for the historic building to the west.

The architectural expression of the new building is a contemporary one that contrasts with the historic context and relates to the Claremont Quarter to the north.

From an architectural and heritage perspective, the way in which church and podium interact is most important. As the contextual images indicate, this relationship is successfully reconciled.



Conservation of the Adjoining Building

In recognition of the importance of the existing former church, the following community and conservation benefits are proposed by the applicant.

- the development of a new landscape setting for the former church on the Stirling Highway frontage;
- a new ramped 1:20 grade footpath entry at 1:20 pitch, to the Library portico, to replace the stair and the 1428.1 non-compliant ramp;
- provision of a new Library portico and signage;
- restoration of the façade of the former church ie. repointing; and,
- provision of lighting of church's façade for security and to improve presentation of the church, while creating a welcoming space that feels safe and comfortable.



Impacts and Mitigation

In this assessment, the proposals have been measured against the heritage values outlined in the Town of Claremont inventory entry for Wesley Church (fmr).

Heritage values from the Inventory statement of significance	Potential Impact Analysis	Degree and Intensity of Impacts
Wesley Church (fmr) is considerably significant as a representative example of Interwar Gothic architecture.	Beyond the changes made to achieve the Claremont Community Hub and Library, there are no further changes beyond landscape, lighting, presentation and conservation works proposed. The new building allows the church to be viewed in a similar manner to the present, with only the later Hub and Library addition being obscured.	The impacts are minor and positive in nature. Improvements to the setting will better reveal the historic building.
It is significant for associations and events with the Wesleyan Church.	While for the present, this remains true, the value will diminish with time and the passing of people holding those associations. The proposal will not further diminish this value.	Neutral impact.
It is significant as the focal civic centre for the Town of Claremont.	The minor landmark value this implies will remain and for the time it remains serving the present functions. The proposed works will mean some underpinning of the physical fabric of the place, and improvement in the arrival, setting and access approach to the church.	Minor positive impact.

Conclusion

The demolition of the existing improvements is not an issue and the minor accretions that encroach from the Hub and Library have no heritage value, and their removal has no heritage impact.

The development is compliant with Town of Claremont LPP 124, Retention of Heritage Property and Assets.

This assessment concludes that the scale, layout, architectural language and detailing of the new development, contributes to it having no adverse impact on the heritage value or presentation of the Claremont Community Hub and Library and will deliver some benefits to access, setting and the conservation of the significant building.

The improved setting offered by the development has a positive impact.



References

Town of Claremont LPP 124, Retention of Heritage Property and Assets Certificates of Title.

Drawing set Mixed Use Development Pennock Architects

Town of Claremont Heritage Inventory



Photographs



Photograph 1: View looking north-east towards Wesley Church (fmr). *Griffiths Architects 2019.*



Photograph 2: View looking north towards proposed site. Wesley Church (fmr), Church Lane & neighbouring Hungry Jacks Restaurant visible. *Griffiths Architects 2019.*



Photograph 3: View looking north-west towards Wesley Church (fmr). *Griffiths Architects 2019.*



Photograph 4: View looking north-west towards Wesley Church (fmr). *Griffiths Architects 2020.*



Photograph 5: View looking west towards Claremont Community Hub & Library entrance. *Griffiths Architects 2020.*



Photograph 6: View looking south-west towards rear of Community Hub. Pedestrian access lane visible. *Griffiths Architects 2020.*



Photograph 7: View looking south-east towards Wesley Church (fmr) west elevation. *Griffiths Architects 2020.*



Photograph 8: View looking north towards Claremont Optometrist and Brinkhaus Jewellers, located immediately west of the proposed site. The existing retail building at 22 St Quentin Avenue is visible. *Griffiths Architects 2020.*



Photograph 9: View looking south-west towards Wesley Church (fmr), existing retail building visible. *Griffiths Architects 2020.*



Photograph 10: View looking west towards proposed site and existing retail building. *Griffiths Architects 2020.*



Photograph 11: View looking south-west towards proposed site, corner of Church Lane & St Quentin Avenue visible. *Griffiths Architects 2020.*



Photograph 12: View looking south-west towards proposed site and existing retail building frontage to St Quentin Avenue. *Griffiths Architects 2020.*



Photograph 13: View looking south-west towards proposed site and existing retail building, Claremont Quarter piazza area visible. *Griffiths Architects 2020.*