



St James Anglican Church- Development Proposal

17 Tank Street
Morpeth NSW 2321

Statement of Environmental Effects

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1 Introduction

This Statement of Environmental Effects forms part of a Development Application for alterations to 17 Tank Street, Morpeth, and should be read in conjunction with the following documents:

- Heritas, Architectural Drawings; C-01, C-02, C-03, C-04, C-05, C-06, C-07, C-08, C-09 (all Rev B)
- Heritas; Statement of Heritage Impact dated 20 November 2017
- Lindsay Perry Access; Proposed Handrail to entry stair, dated 21 September 2017

SITE DETAILS

Address of site

17 Tank Street, Morpeth

Real Property Address

Part Lot 63 DP 755205

APPLICATION DETAILS

Applicant & Development Application Contact

Applicant: Heritas Architecture

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PLANNING INSTRUMENT & DEVELOPMENT CODES

The works detailed within this submission have been undertaken with reference to the following documents (current at the date of submission).

- Maitland Local Environmental Plan 2011
- Maitland Development Control Plan 2011 (MDCP)
- MDCP Section C.1- Accessible Living
- MDCP Section C.4- Heritage Conservation
- State Environmental Planning Policy No. 60 – Internal Alterations to Commercial Uses: (SEPP 60)

2 Planning Instruments & Development Codes

Maitland City Council Development Control Plan (2011) Section C1.3.8 Accessible Living- Handrails, outlines the following controls to which this proposal adheres.

Control	Action
1. Wherever there are one or more steps, handrails should be installed on both sides. This is particularly important in outdoor areas where rain on the surface of the stair treads and poor lighting can be hazardous.	Handrails will be installed on either side of the stairs as shown on drawing C-09.
2. Full round handrails are the preferred option. They should be between 30mm and 50mm in diameter and any exposed edges should be rounded off to provide maximum ease of use and safety for people who must rely on them for support or guidance.	The handrails included are to be round and 50mm in diameter. All exposed edges will be rounded off. Refer to the document 'Proposed Handrail to entry stair' prepared by Lindsay Perry Access for details regarding AS 1428.1 compliance.
3. The top of handrails should be between 865mm and 900mm above their tread of floor to provide best support for the greatest number of people.	The handrail will be 865mm above the nosing line of the stairs as shown on drawing C-09.
4. The clearance between the wall and the inside edge of the handrail should be a minimum of 50mm from any wall with at least 600mm of clearance above the top of the handrail.	A minimum clearance of 50mm will be maintained between the handrail and the wall. The clearance above the top of the handrail is unobstructed.
5. Handrails should be securely fixed and rigid so they can easily support a person's weight with their ends turned downwards for at least 100mm and then returned in towards the side wall.	The handrail will be supported as shown on drawings C-09, fixed to the ground, to have minimum impact on the existing sandstone walls. Prior to fabrication, shop drawings will be obtained from the fabricator to ensure the stability and strength of the handrail.
6. There should not be any obstruction to the passage of a person's hand along the rail.	There are no obstructions along the length of the handrail.
7. It is preferred if handrails are to be colour contrasted with surroundings (light colour contrasts)	The handrail will be made of bronze and as such will contrast the existing sandstone walls of the church.

Maitland City Council Development Control Plan (2011) Section C1.3.9 Accessible Living- Stairways, outlines the following controls to which this proposal adheres.

Control	Action
1. There should be a strip of contrasting colour or texture at least 25mm wide on the tread at the nosing. It is preferable for each step to have either a white or yellow strip to accommodate for visually impaired or blind persons.	25mm wide black carborandum strips will be recessed into the existing steps. Black has been chosen in lieu of white or yellow to contrast the step (which will be painted a light stone colour) and also compliment the proposed colour scheme.
2. Handrails should be continuous throughout the flight of stairs and around landings.	The handrail is continuous as shown in the accompanying drawings.
3. Wherever the handrail cannot continue without obstruction, a raised warning that the rail is coming to an end should be provided. This warning should be in the shape of a domed button for visually impaired or blind people at the top of the handrail 300mm before that obstruction.	Not Applicable
4. Handrails which end at the top or bottom of a	The handrail complies with this requirement, however

flight of stairs should extend at least 300mm from the riser at the top of the stairs and at least 300mm plus one tread width from the riser at the bottom of the stairs.	the extension at the top of the stair is restricted by the location of the existing door. Refer to the document 'Proposed Handrail to entry stair' prepared by Lindsay Perry Access for details regarding AS 1428.1 compliance.
5. At no time should the top or bottom step, handrail or balustrade encroach into circulation spaces.	The handrails will be installed on either side of the stairs as to not encroach into circulation paths.

Maitland City Council Development Control Plan (2011) Section C4.4.1 Heritage Conservation – General Requirements for Alterations and Additions- Sympathetic Design, outlines the following controls to which this proposal adheres.

Control	Action
1. An alteration or addition must consider the characteristics of the existing building, and buildings in the surrounding area, and sit comfortably in this context.	The proposed works to the porch have considered the existing characteristics of the building in the following ways: <ul style="list-style-type: none"> a) The proposed paint colours compliment the colours found in the existing decorative tiles found in the porch and isle. b) The timber joinery and brass details (including the brass handrail) are materials that aesthetically complement the existing sandstone walls of the church and maintain a neutral palette that sits comfortably in the context.
2. New work should generally not precisely mimic the design and materials of the building, but be recognisable as new work on close inspection.	The proposed alterations are designed to be sympathetic with the original structure however incorporate modern details. This allows for the modifications to be distinguished as new.
3. Mock historical details should not be applied as they will not be of any heritage value themselves, and confuse our understanding between the 'new' and the 'old'.	No mock historical details have been included in the design.
4. Alterations and additions should blend and harmonise with the existing building in terms of scale, proportion and materials.	The scale, proportions and materials of the proposed works have been driven by the existing conditions. For example, the proportions of the joinery relate to the length and height of the porch (as well as meeting functional requirements). Furthermore, the book installation within the porch utilises the existing wall niche and makes use of a redundant feature within the existing structure, therefore enhancing the existing features and proportions of the space. The external painting works will contrast the existing sandstone walls and enhance the windows as key features of the front façade of the church. The bronze handrail will also contrast, yet complement the existing sandstone.
5. Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables.	The proposal does not include the destruction of any important elements.

Maitland City Council Development Control Plan (2011) Section C4.4.7 Heritage Conservation – General Requirements for Alterations and Additions- Materials and Colours, outlines the following controls to which this proposal adheres.

Control	Action
1. Timber windows should be retained in existing buildings.	Original frames and glass will be retained.
2. New doors and windows should be made of materials characteristic to the existing building, locality or an approved alternative.	No new doors or windows proposed.
3. Additions should employ colour schemes which do not detract from traditional colour schemes in the area.	Colours have been selected to be sympathetic with existing features.
4. Colour schemes suitable to the period of the building should be used.	The chosen colours have been selected from the original features of the building, in particular the decorative tiles to the porch and isle.
5. Unpainted brick or stone should remain unpainted.	Original stone blockwork will not be painted.

Maitland City Council Development Control Plan (2011) Section C4. Heritage Conservation – Appendix Maitland’s Historic Environment- General Conservation Guidelines- 2.4 Conserving Building Elements, outlines the following controls to which this proposal adheres.

Control	Action
1. Original external features such as timber windows and doors should be retained in their original configuration and dimensions.	All original timber windows and doors will be preserved and new paint will be applied to these surfaces for maintenance purposes.
2. Timber was generally painted externally, not varnished. Priming undercoat and top coat should be executed to provide optimum protection against weathering.	A priming undercoat will be applied prior to the painting of the proposed surfaces as a protective measure.
3. Original details such as panelling, ceilings, skirtings, architraves or remaining door and window furniture, should be retained.	All original details will be retained. The 1960’s dado rail to the porch will be removed as it is considered an unsympathetic addition.
4. Repainting of buildings should occur as part of general maintenance. Colour schemes should be in keeping with the period of the building to enhance its character and the surrounding area.	The chosen colours have been selected from the original features of the building, in particular the decorative tiles to the porch and isle.

Maitland City Local Environmental Plan (2011) Part 5- Miscellaneous Provisions- Clause 10- Heritage Conservation, outlines the following controls to which this proposal adheres.

Control- Requirement for Consent	Action-
1. 2 (a)(i) Demolishing or moving or altering the exterior of any heritage item including making changes to detail, fabric, finish or appearance.	No demolition proposed
2. 2 (b)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.	No excavation proposed
Control- Consent not Required	Action-
3. 3 (a)(i) Development is of a minor nature or is for the maintenance of the heritage item	-

The State Environmental Planning Policy No 60 – Internal Alterations to Commercial Uses, outlines the following assessment criteria, to which this proposal adheres.

Assessment Criteria	Action
<p>1 Internal Alterations to Commercial Buildings:</p> <p>1.1 Will the proposal result in no increase to the total floor area of the building?</p> <p>1.2 Is the total floor area of the building 2000 m2 or less?</p> <p>1.3 Will the altered building comply with existing Development Consent conditions?</p>	<p>1.1 No increase to total floor area</p> <p>1.2 Yes</p> <p>1.3 There is no known existing development consent</p>

2 Site Suitability

The site at 17 Tank Street is located within a General Residential R1 Zone in Morpeth. This property is listed as a heritage item of local significance under Schedule 5 of the Maitland Local Environmental Plan (2011). Situated on the corner lot Tank and High Street, St James Church is surrounded by residential dwellings. The existing church is constructed in an old gothic picturesque style with pointed arch motifs and medieval detail. The proposal maintains the current function of the site and building, therefore is deemed suitable.

3 Present & Previous Uses

The site has been used as a church since the foundation stone was laid in 1837. As detailed in the Heritage Impact Statement, there have been a number of subsequent works to the church since this time, however the use of the site has remained unchanged.

4 Social Impact

The proposed alterations to the porch will significantly enhance the experience of entering the church from Tank street. The handrail will allow for equal and safe access of members who experience visual impairments, blindness and disabilities. The proposal is considered to have a positive social impact.

5 Privacy, Views & Overshadowing

The proposed modifications will not have any affect upon privacy, views or overshadowing as all works are within the existing building envelope and there is no change to the building function.

6 Waste

The proposal does not involve any demolition and is not expected to produce any unnecessary waste or expose any hazardous building waste. Minimal waste is likely to be produced during installation of the handrails, joinery and repainting of surfaces however where it does occur, it will be disposed of via the designated Council waste collection bins and recycled or re-used if possible.