

HERITAGE IMPACT STATEMENT

93 Terrace Road, Guildford

Extent of Contributory Fabric

Prepared by Heritage Intelligence (WA)

Prepared for **REDACTED**

Heritage Listings Residence, 93 Terrace Road Guildford is located within the boundary of the Guildford Historic Town.

 Guildford Historic Town: Heritage Council: Register of Heritage Places.

 Heritage Council's InHerit database No.2915

 93 Terrace Road Guildford: Heritage Council's InHerit database No.14724

 City of Swan: Town Planning Scheme 9 (TPS 9)

 Guildford Heritage Area Policy

 POL- LP – 1.16 Guildford-Mandoon Heritage Area:

 Policy Statements (Part A)

 Character Statements (Part B)

 Local Heritage Survey

 Residence, 93 Terrace Road Guildford: No.341

 referenced as "Old Bakehouse": Category 3.

 Residence, 93 Terrace Road Guildford is a contributory place within the North Character Area.

The inHerit listing (No.14724) does not provide a Statement of Significance. However the "Physical Description" notes:

Single-storey bakehouse, home and shop, built 1869. Exterior of building is in very original condition with its two tone Flemish bond brickwork, bullnose verandah, verandah post and hitchings. Original brick wall intact. The double block gives the home a sense of place.

"History" notes:

A bakery dating from the 1870s is located at no. 93 Terrace Road in a single-storey brick and iron Victorian Georgian building, now a residence.

It is noted that:

Around the same time as the establishment of the Padbury, Loton & Co's new store in Terrace Road, Henry Devenish opened a new bakery and general store in 1871. The house has been used for a variety of purposes including a school.

As noted in the October 2025 HIS:

In 1905 the shingle roof over the original building was covered with corrugated iron sheeting, and in 1926, the baker's oven was demolished with no evidence remaining other than the door entry on the front wall, after almost 100 years. Considerable interventions and additions occurred in the 1930s, while retaining the form and much of the fabric of the original building.

There is a range of dilapidated outbuildings around the rear of the residence that has been vacant for a lengthy period.

The October 2025 HIS stated;

The proposed demolition/removal of the non-contributory intrusive elements at 93 Terrace Road will make a considerable contribution to the aesthetic of the setting, and consistency and character of Terrace Road, in keeping with the predominant pattern of its wide street and verges with street trees and garden plantings. The proposed demolition/removals of intrusive elements and re-roofing will make a significant contribution to the residential integrity of the place, its historic aesthetic and the character of the North Character Area.

Response to the Request from City of Swan dated 24 August 2026:

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The west side lean-to shed and intrusive elements at the rear were consequently demolished with approval that Development Application.

- The original four rooms of the 1870s *bakehouse, home and shop*, comprises original fabric determining the Contributory place. The adhoc additions across non-contributory rear of the building, is distinguished by poor materials, intrusive interventions and the form and layout, including lower floor level and low ceilings and 1970s fitouts. All in poor condition and mostly irretrievable.

Those elements have a significant negative impact on the heritage significance of the original 1870s contributory *bakehouse, home and shop*.

- The non-contributory elements are adhoc combinations of the 1930s, impacted by the 1950s and later the 1970s, all evidenced by the materials and form of those interventions, all at the rear of the original four rooms of the *bakehouse, home and shop*.
- The basis of determining a classification of the non-original fabric is the materials, heights, design dated from the 1930s, 50s and 70s, that are obviously inferior to the fabric and form of the original 1870s *bakehouse, home and shop*, from 100 years beyond the original build.
- The heritage implications of the demolition of the remaining intrusive elements across the rear of the original 1870s contributory *bakehouse, home and shop*, is the enhancement of its significant presence in the Terrace Road streetscape.
- In response to Clause M 1.3, the proposed additions and interventions for demolition are non-contributory to the original 1870s contributory *bakehouse, home and shop*.
- The overlay of the site misrepresents the extent of the original 4 room *bakehouse, home and shop*, that evidence significant original fabric. The rear third of the overlay behind the original 4 rooms of the *bakehouse, home and shop*, comprises additions and interventions dating from the 1930s, 50s and 70s, predominately irredeemable due to an extensive period of vacancy. The fabric is evidenced by low ceilings, poor materials, layout, damage and intervention.
- The contributory *bakehouse, home and shop*, have retained their form and considerable original fabric, that is differentiated from the form and fabric of the non-contributory additions.

The original *bakehouse, home and shop* makes a considerable positive contribution to the streetscape aesthetic and character, reinstating the scale and heritage integrity of the residential context, to the cultural heritage significance of the North Character Area of Guildford Historic Town.

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View of the lean-to skillion shed on the west side at the rear of the residence. (A. Carter) now demolished.



Views of the deteriorated, damaged, and irretrievable somewhat adhoc non-contributory fabric of the rear area of the original contributory 4 room bakery/shop/dwelling.

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