



5 Water Street, Guildford

Heritage & Character Impact Statement

By



HOCKING HERITAGE + ARCHITECTURE

11 March 2026

Cover Illustration:

Figure 1 View of the main entrance from Water Street.
Courtesy of Google Map accessed 26 Feb 2026.

COPYRIGHT

This Heritage & Character Impact Statement for *5 Water Street, Guildford* is copyright to Ralph Cipro and Hocking Planning & Architecture Pty Ltd trading as Hocking Heritage + Architecture. This report cannot be reproduced, in whole or part, for any purposes apart from those permitted under the Copyright Act or used for professional or financial benefit by other professional consultants and/or building trade contractors without prior approval of Ralph Cipro and Hocking Planning & Architecture Pty Ltd trading as Hocking H+A.

HHS Job No. 202606

Rev No	Author	Approved	Date
-	Dolly Pang	Dinah Mujati	11 March 2026

CONTENTS

1.0 INTRODUCTION 5

1.1 The Site 5

1.2 Heritage Listings..... 6

1.3 Statement of Significance..... 7

2.0 DESCRIPTION OF THE PLACE 8

3.0 PROPOSED CHANGES TO THE HERITAGE PLACE..... 10

4.0 ASSESSMENT OF IMPACT 13

4.1 Character assessment 13

4.2 Heritage Impact Assessment 14

5.0 CONCLUSION..... 14

FIGURES

Figure 1	View of the main entrance from Water Street.....	2
Figure 2	Bird's eye view of 5 Water Street, Guildford.....	5
Figure 3	Location of 5 Water Street Guildford in the East area of the Guildford-Mandoon Heritage Area.	6
Figure 4	The front of the main residence with access to the carport under the verandah on the right.	8
Figure 5	A timber lattice screen encloses the store at the rear of the carport on the west.....	9
Figure 6	View of the existing sitting room addition to have a new alfresco roof and posts attached above the paved area.....	9
Figure 7	View of the south elevation of the granny flat to have a new skillion roof and posts creating a verandah.	10
Figure 8	Demolition Floor Plan with areas being changed highlighted by colour.	11
Figure 9	Proposed Floor Plan with additions circled for clarity.....	11
Figure 10	Existing Front Elevation marks out the elements to be removed which would affect the streetscape.	12
Figure 11	Proposed Front Elevation presents the elements to be added on.....	12

1.0 INTRODUCTION

5 Water Street, Guildford has a single-story timber weatherboard and iron residence constructed around 1910 and designed in the Federation style of architecture. There is a former stable at the rear, which has now been converted into a granny flat with an extension for the living areas. The owner is seeking to install addition outdoor areas to the main residence and granny flat and to undertake minor internal alterations to both buildings.

This Heritage Impact Statement assesses the impact of the proposed addition and internal demolitions against the cultural heritage significance of the place.

1.1 The Site

5 Water Street Guildford is a rectangular block, with the north side facing Water Street. The site is bounded by residential blocks on both east and west sides. The front boundary is boarded by timber picket fence, with a tall hedge along the western boundary. Bushes and trees line the east boundary. Both the front and rear of the site have lawns surrounded by garden beds. Paved vehicular access is located at the west end of the site. Large trees at the rear of the site are visible from the front.

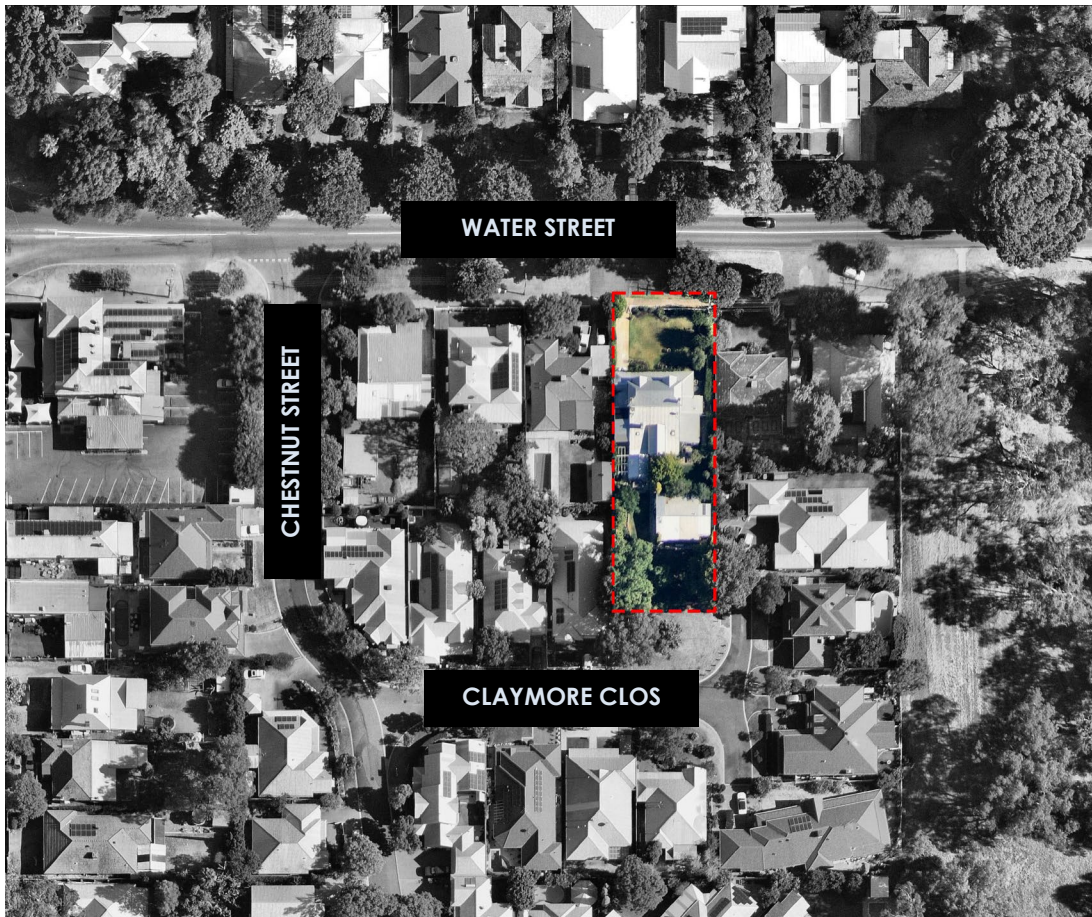


Figure 2 Bird's eye view of 5 Water Street, Guildford.
Courtesy of Nearmap, accessed 27 February 2026.

1.2 Heritage Listings

5 Water Street, Guildford is entered in the inHerit database as Place Number 14702 with the following listings:

Other Heritage Listings and Surveys:

Type	Status	Date	More information
Municipal Inventory	Adopted	15 Dec 2010	Significant, City of Swan
Municipal Inventory	Adopted	30 Aug 2017	Category 3, City of Swan

The property is also recognized as a contributory place to the City of Swan's, Guildford-Mandoon Heritage Area.

The City of Swan's, Guildford-Mandoon Heritage Area is entered in the inHerit database as Guildford Historic Town, Place No. 02915. with the following listings:

Statutory Listings:

Type	Status	Date	More information
State Register	Registered	02 Jul 2019	

Other Heritage Listings and Surveys:

Type	Status	Date	More information
Register of the National Estate	Permanent	18 Apr 1989	
Classified by the National Trust	Classified	30 May 1984	

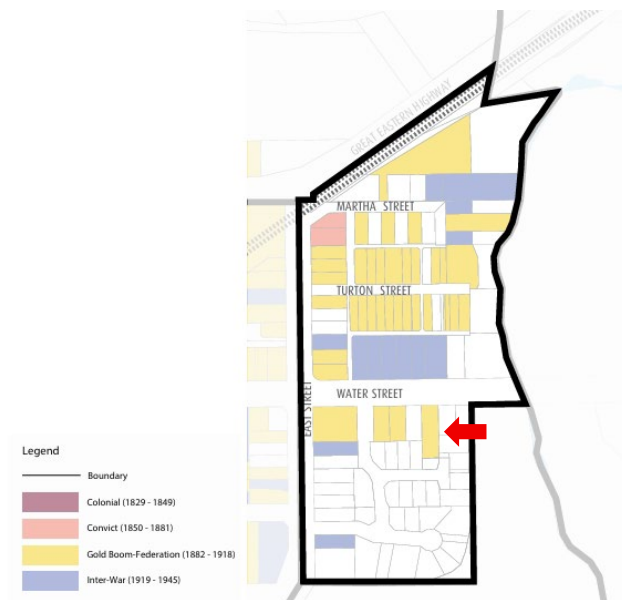


Figure 3 Location of 5 Water Street Guildford in the East area of the Guildford-Mandoon Heritage Area. Courtesy of *Guildford-Mandoon Heritage Area - Character Statements (Part B)*, City of Swan.

1.3 Statement of Significance

The following Statement of Significance is drawn from the Register Entry for Guildford Historic Town (No.02915). Acknowledgement is extended to the author of this document.

Guildford Historic Town, established in 1829 on the confluence of the Swan and Helena Rivers on Whadjuk Noongar land whose people maintain a continuing cultural connection to the place, and comprising a central church square and a grid street pattern lined with mature street trees, a core of civic and commercial buildings with surrounding residential areas, and river front lots primarily developed in the Colonial, Convict, Gold Boom and Federation eras through to the Inter-War period, all encircled by openly wooded undeveloped riverine floodplain, has cultural heritage significance for the following reasons:

The highly authentic built fabric of the place illustrates at least five key periods in the State's history, with simple Georgian buildings of the foundation of the Colony, brick public buildings of the Convict era, imposing and opulent buildings of the Gold Boom, and fine examples of residential and civic buildings of the Federation and Inter-War periods, all of which together form a cohesive precinct;

As one of three towns established in 1829 in the Swan River Colony, including the seaport (Fremantle) and the administrative centre (Perth), Guildford was central to the agricultural and horticultural development of the Colony, as the first (and only) inland port in Western Australia, providing an essential transport node, firstly by river and then by rail, linking the Colony's seaport to the hinterland;

The place is an excellent representative example of a highly intact nineteenth-century town, designed on the regulated British colonial town planning model, that includes a purpose-designed public square containing the town's main church, and which retains its original grid street layout aligned to cardinal points and its public reserves;

The place contains remnant long, narrow ribbon grants perpendicular to the banks of the Swan and Helena Rivers which are tangible evidence of agricultural land allocation envisioned by the founders of the Swan River Colony to provide each settler with access to water and the richer alluvial soils;

The town plan of the place is notable for incorporating one of the earliest purpose-designed public squares in Australia, and is rare for remaining clearly evident;

The place is unique in the metropolitan area for retaining a strong sense of being a distinct town, separate from the surrounding suburbs, as a result of its encirclement by the openly wooded, undeveloped riverine floodplain along the banks of the Swan and Helena Rivers;

Much of the place's character derives from its highly picturesque combination of low scale residential areas that have remained largely unchanged since the Inter-War period, and the variations between the wide streets with large lots, many with mature street trees and a variety of housing types from simple Colonial era cottages to the grander homes of the Gold Boom and Federation eras, and the narrower highly uniform streets of small-scale cottages on smaller lots;

The place has a high degree of potential to reveal archaeological evidence relating to the history and occupation of the area from its foundation to the early twentieth century, most notably for the early settlement period;

The place retains many original plantings, including a large number of mature Sugar Gums that were planted throughout Guildford from the late 1890s to early 1900s as part of a tree planting program, many of which comprise formal avenues;

The place is associated with many significant individuals, including Government officials, early pioneers and merchants, and well renowned Government and private architects; and,

The place is highly valued by the local and wider community, including the Whadjuk Noongar people who know it as Mandoon, and who maintain a continuing cultural connection to the place, members of the Swan Guildford Historical Society as evidenced by their work since 1962, and members of the Guildford Association since 1975, both of which were formed to

preserve the history and character of the area, and by the classification of the place by the National Trust of Australia in 1984.

Elements of secondary significance, or those considered intrusive, are noted in the zones of significance diagram for Guildford Historic Town.

2.0 DESCRIPTION OF THE PLACE

The existing residence is single storey, with timber weatherboard cladding and an iron roof in the Federation style of Architecture.

The front façade is symmetrical with a Dutch-gabled roof clad with corrugated iron. The walls are clad in weatherboards. The verandah is under a separate corrugated iron skillion roof, supported by timber posts and balustrades with X pattern.

A door with sidelights is flanked by two projecting bays each with a pair of 8-pane glass windows. The verandah on the east side ends with a timber weatherboard addition.

On the south side of the residence is the former stable which has been converted to a granny flat use. It has painted brick walls and lightweight framing with weatherboard-look cladding under metal roofing. French timber doors faced the rear garden.



Figure 4 The front of the main residence with access to the carport under the verandah on the right.
Courtesy of Quality Design Solutions.

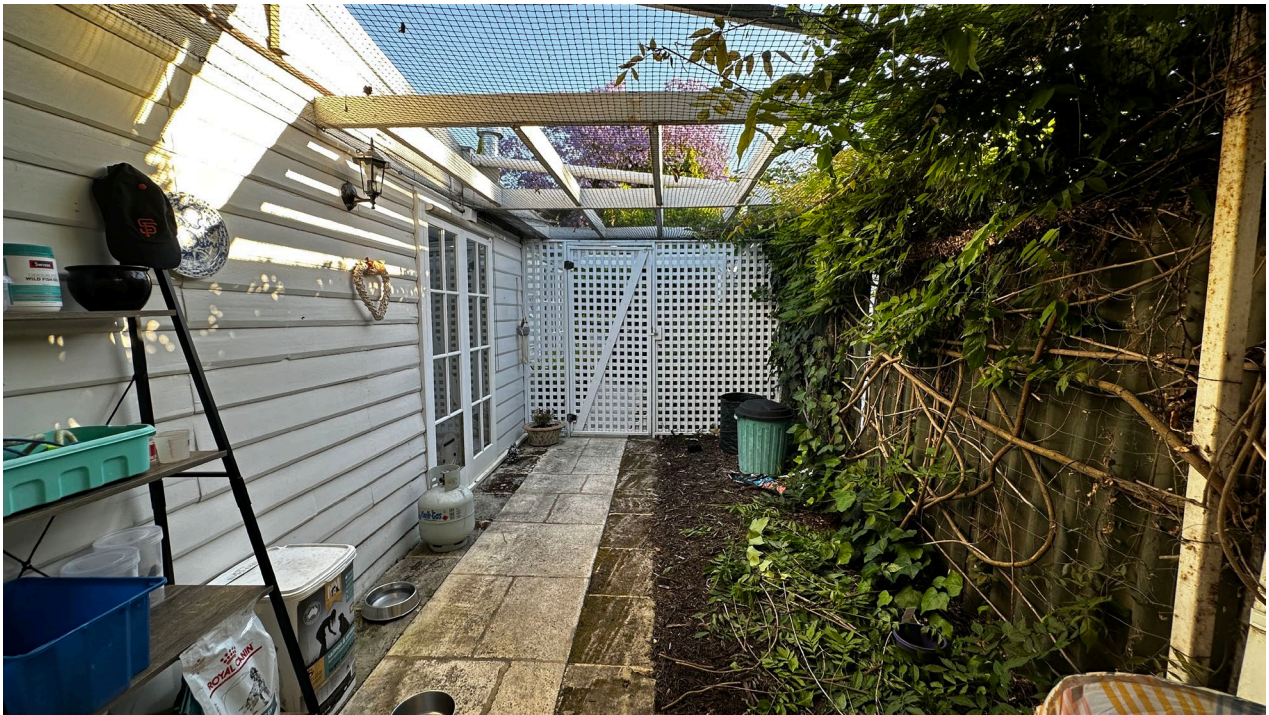


Figure 5 A timber lattice screen encloses the store at the rear of the carport on the west.
Courtesy of Quality Design Solutions.



Figure 6 View of the existing sitting room addition to have a new alfresco roof and posts attached above the paved area.
Courtesy of Quality Design Solutions



Figure 7 View of the south elevation of the granny flat to have a new skillion roof and posts creating a verandah.

Courtesy of Quality Design Solutions

3.0 PROPOSED CHANGES TO THE HERITAGE PLACE

The proposed works are as follows:

Main Residence:

- Removal of the existing lean-to roof and walls to store at rear of carport.
- Adaptive re-use of the side lean-to from a store to a scullery and laundry.
- Internal alterations to install a powder room.
- Addition of a timber pergola at the rear of residence.
- Replacement of bargeboards, finial and new roofing to the sitting room to match existing.

Former Stable (Granny Flat)

- Installation of a new verandah to the south side.
- Reconfiguration of amenities in the former stable to install a new kitchen and laundry by removing an internal wall and creating a door opening in one.

The design drawings which detail the proposed works to 5 Water Street, Guildford are as follows:

Page Title	Page No & Revision
Cover Page	A0; Rev. E
Survey	A1; Rev. E
Existing / Demo Site Plan	A2; Rev. E
Proposed Site Plan	A3; Rev. E
Demo / Proposed Floor Plan	A4; Rev. E
Existing / Demo Elevations	A5; Rev. E
Proposed Elevations	A6; Rev. E

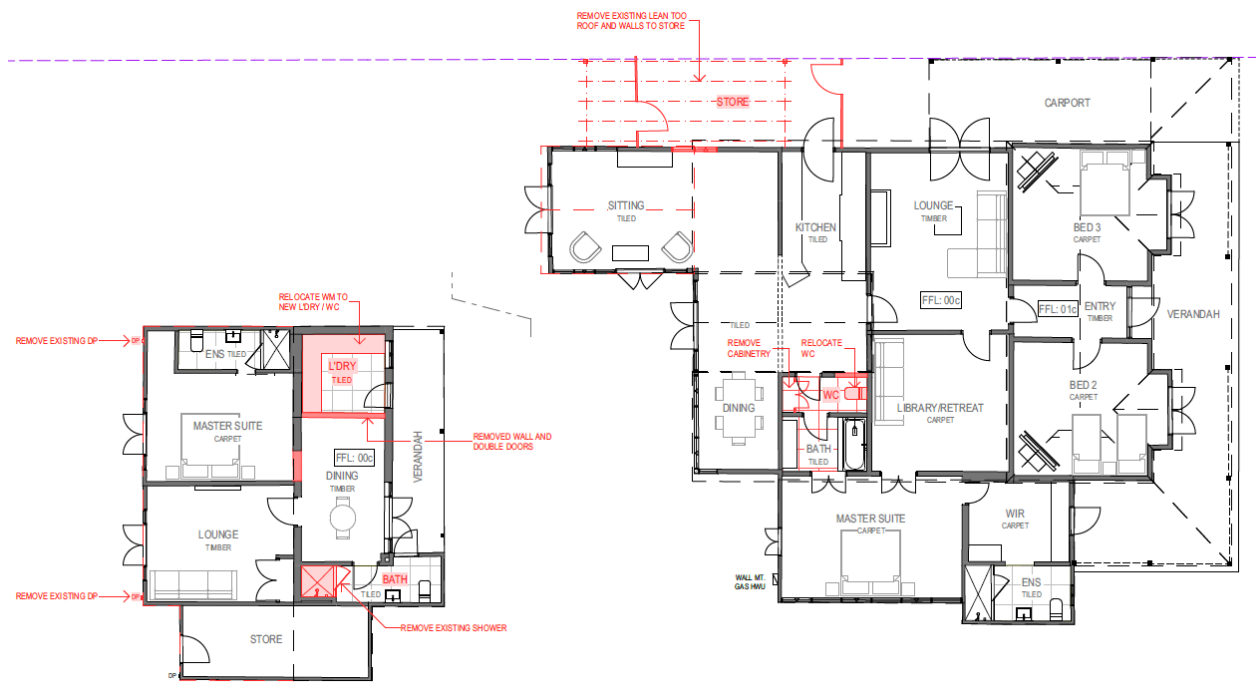


Figure 8 Demolition Floor Plan with areas being changed highlighted by colour.
Courtesy Of Quality Design Solutions.

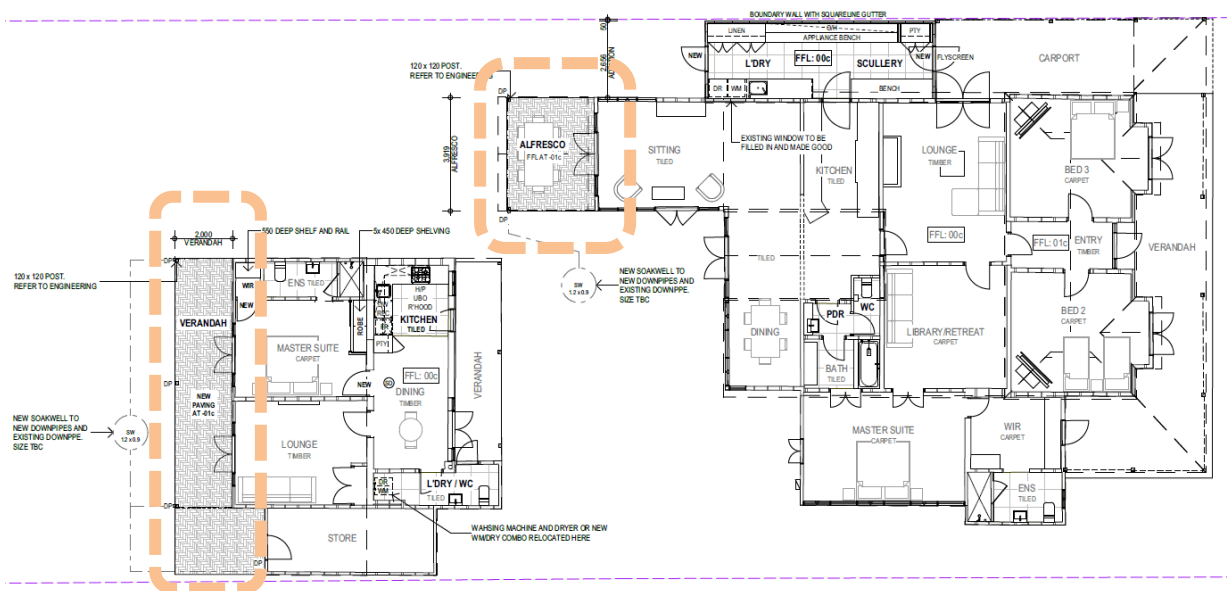


Figure 9 Proposed Floor Plan with additions circled for clarity.
Courtesy Of Quality Design Solutions.



Figure 10 Existing Front Elevation marks out the elements to be removed which would affect the streetscape.
Courtesy Of Quality Design Solutions.

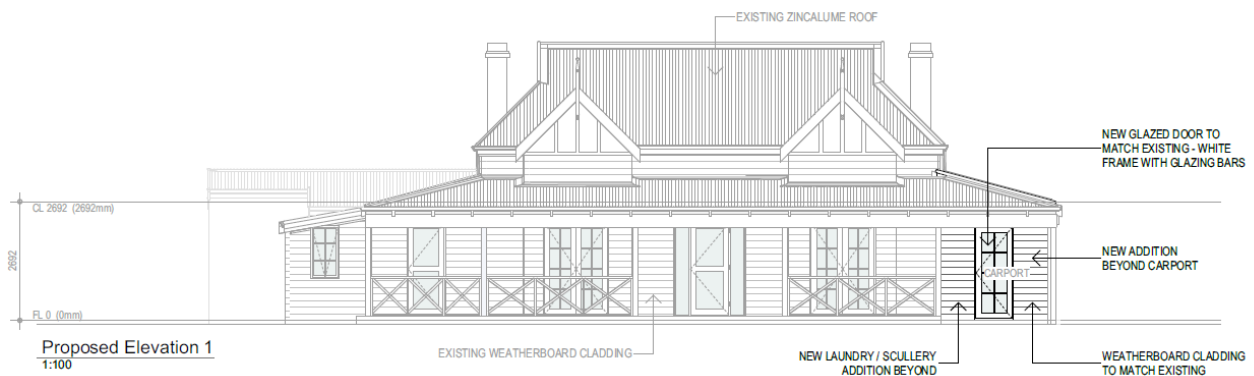


Figure 11 Proposed Front Elevation presents the elements to be added on.
Courtesy Of Quality Design Solutions.

4.0 ASSESSMENT OF IMPACT

4.1 Character assessment

5 Water Street Guildford is situated within the East area of the Guildford-Mandoon Heritage Area. The Streetscape Character is defined as follows:

Water Street leads to the riverine floodplain and remnant bush at the river, giving the street a distinctly country feeling. The Street has an intact row of Interwar era dwellings on the north side and federation era dwellings on the south side and has 10m - 12m wide verges with homogenous street plantings.

- Residential buildings exhibit largely consistent setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries.
- Lots are larger and the size of the houses reflects this, however buildings still present as are modestly sized and as single storey to the street, with traditional plate heights, steeply pitched roofs and modest articulation to facades.
- Inter war era dwellings incorporate verandahs, predominantly asymmetrically in the California Bungalow style under the main roof, supported on square timber posts.
- Windows are vertically oriented, and often arranged adjacently to create wider openings of a simple rectangular form, consistent with the Inter-War period.
- Roof materials are primarily galvanized iron or clay tile.
- Primary building material is painted weatherboard, painted in a variety of muted colours, red brick and some compressed fibre cement sheet.
- Buildings are simple and free of ornamentation consistent with the Inter-War period, however some contain detailed timber fretwork over verandahs, or simple timber detailing on gable frontages.
- Federation era dwellings exhibit skillion verandahs and overhanging gables, ornate timber decoration and ornate lead lights.
- Front fences are predominantly low permeable white timber picket or brick.
- Car parking is incorporated within traditional site planning of lots to the side of dwellings with carports set back behind the building line. Lots to the north are rear loaded. Vehicular infrastructure visible from the streetscape is either uncovered or covered by a carport but visually recessive. There are no garages and crossovers are single width or collocated, contributing to the intact nature of the street.
- Residential buildings incorporate setbacks to side boundaries, and low visually permeable fencing allows views of landscaping elements in private gardens and significant tree canopy within the town.

Non-contributory elements include a lack of fencing, interrupting the streetscape, new builds that don't reference the character of the street (i.e. reference the architectural features of the nearby contributory buildings such as through materiality plate height and roof pitch).¹

Assessment:

The enclosure of the rear store and re-use as a scullery and laundry will have negligible impact on the streetscape, as it is located further back behind the existing carport and its roof will be shielded by the existing verandah roof that extends to the western boundary. The prominent symmetrical presentation of the residence is not affected.

¹ Excerpt from City of Swan, WA, Guildford-Mandoon Heritage Area - Character Statements (Part B) [Part-B-October-2022-Draft-Guildford-Mandoon-Heritage-Area-LPP-Character-Statements-Council-Adopted.pdf](#)

4.2 Heritage Impact Assessment

In assessing the heritage impact of the proposed development, the following relevant section of the Guildford – Mandoon Heritage Area Policy Statements has been considered:

8.3 Alterations and Additions

INTENT: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of the Guildford Heritage Area. Acceptable new alterations and additions do not visually intrude on Contributory Places or the overall streetscape and are consistent with the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.²

Assessment:

- The new additions creating outdoor living areas will be constructed of materials that match those of the residence, that is timber barges, beams, posts and Zincalume roof. This satisfies the City of Swan heritage policy.
- The installation of the powder room in the main residence involves a new opening in a partition wall, which is a minor change with minimal impact to the cultural heritage significance of the place.
- The removal of parts of internal walls of the former stable will result in the loss of what is likely original fabric. The works are necessary to improve the amenity of the former stable now granny flat, which currently does not have a kitchen. The negative impact can be mitigated by keeping photographic records prior to demolition, retaining nib walls or bulkheads representing the location of previous walls, and retaining any salvageable fabric for re-use in the current proposal or in the future.

5.0 CONCLUSION

The proposed additions and alterations to the residence at 5 Water Street, Guildford have been assessed as adhering to the *Guildford-Mandoon Heritage Area* character statement and heritage policies.

The physical changes are predominantly at the rear and to the side behind the carport, with negligible impact to the streetscape character. The additions are consistent with the materiality, scale and form of the existing residence and former stable with no negative impact to the cultural heritage significance of the place.

The internal changes to the former stable do not compromise its overall form and spatial relationship to the main residence. It is encouraged that photographic records are maintained prior to the changes and that interpretation of previous partitions are considered in the fitout.

It is our recommendation that the proposal is approved.

² Except from City of Swan, WA, *Guildford-Mandoon Heritage Area Policy Statements (Part A)* [Part-A-October-2022-Draft-Guildford-Mandoon-Heritage-Area-LPP-Policy-Statements-Council-Adopted-5-October-2022.pdf](#)