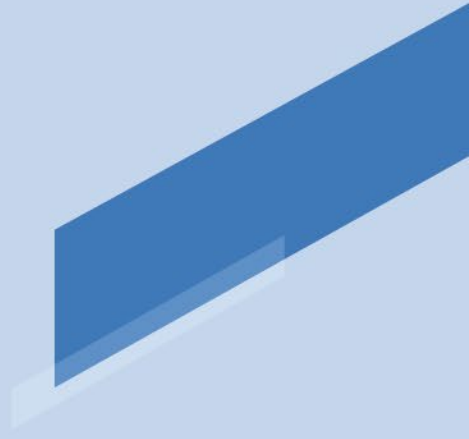


Appendix E

Heritage Impact Statement





Proposed Retail Development 124 Swan Street, Guildford

Heritage Impact Statement

Prepared for Taylor Burrell Barnett

November 2024

Griffiths Architects





Griffiths Architects is a leading architectural firm in Perth, Western Australia. *Griffiths Architects* was born out of a practice of which Philip Griffiths was a co-director for over 20 years.

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The practice has won architectural, planning, and heritage awards for a wide range of projects located throughout the state.

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Cover: Artistic render of proposed development. Courtesy Zarq. Architects 2024.

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Introduction

This Heritage Impact Statement (HIS) relates to the proposed construction of a market/green grocer to the place at 124 Swan Street East in Guildford, arranged around a historic warehouse. This report forms part of a submission to the City of Swan.

The subject site is currently occupied by a double-storey brick and iron warehouse connected to a more recent brick and iron building, with frontage to both Swan and Meadow streets. The original double-storey warehouse was built in 1854 as part of a larger market/warehouse complex as shown on the 1939 Metropolitan Sewer Plan. The latter building was constructed in the mid to late-1970's, and extended in the late 1980's.

The double-storey brick and iron warehouse, also known as *Barker's Store and Warehouse* is included on the State Register of Heritage Places as Place No. 2483, and on the City of Swan Municipal Inventory – identified as being contributory to the greater context of Guildford. The place falls into the curtilage of the Guildford Historic Town which is included on the State Register of Heritage Places as Place No. 2915.

Part of the development approval process as outlined in the Guildford-Mandoon Heritage Area Local Planning Policy (GHA LPP), requires the applicant to provide a development approval package including architectural drawings, Heritage Impact Statement, and a Character Impact Statement. Drawings completed by Zarq. Architects serve as guiding documents for this report.

In this HIS, the proposed works are assessed against the heritage values identified in the Statement of Significance for the *Guildford Historic Town* and for *Barker's Store and Warehouse* to consider the impact that these works will have on the existing site and its heritage values. The HIS considers the requirements of the Guildford-Mandoon Heritage Area Local Planning Policy that was adopted by the City of Swan in 2022.



Summary

The heritage values identified in the Statement of Significance for the *Guildford Historic Town* and *Barker's Store and Warehouse* will remain largely unimpaired by the proposed works and they will have little to no negative impact on the presentation of the buildings their immediate context.

The new development will have impacts on the presentation of the site, as the extant setbacks and lot arrangements will be altered. The proposal seeks to reduce street setbacks to better engage with Swan Street and Meadow Street, likely having a positive impact in this respect.

Barker's Store and Warehouse is included on the State Register of Heritage Places, with the proposed development containing conservation works to improve the presentation of the building and aid the ongoing future use and maintenance of the structure. Generally, the proposed development and introduction of a market/greengrocer introduces a land use in keeping with the original use of the site, a positive outcome.

Important views and vistas of key landmarks such as the riverine floodplain, Stirling Square and St Matthew's Church will not be impacted by the proposed works, aligning with what has been discussed in Section 8.10 of the GHA LPP, Views and Vistas.

The general scale and materiality of the proposed development is in line with what has been outline in Section 8.4 of the GHA LPP which discusses New Built Form. The development will not negatively impact on the values of Guildford Historic Town, or those associated with the North Character Precinct, Swan Street and the adjacent section of Meadow Street.



Location

The subject site of this report is located at 124 Swan Street in Guildford, Western Australia. In its immediate context, the site is situated on the corner of Swan and Meadow streets, and has frontage to both streets. The place is bordered by *St Charles Seminary* to the north, the Swan Valley Visitors centre across Swan Street to the south, residences across Meadow Street to the west, and other commercial buildings to the east. The site falls within the *Guildford Historic Town* curtilage, with the whole of *Guildford Historic Town* (Heritage Place Number 2915) included in the State Register.



Figure 01: Location Plan, 124 Swan Street, Guildford. Subject site curtilage shown red. Extent of double-storey warehouse shown blue. Landgate, 2024.

The *Guildford Historic Town* has been subdivided into eight Character Precincts as part of a collaboration between the City of Swan and the Guildford Historical Society within the GHA LPP. The purpose of these Character Precincts is to capture the history, character and quality of these individual precincts, while assisting designers with generating sympathetic designs for additions, alterations or new buildings.

Swan Street is located within the North Precinct, which was formerly referred to as the Civic Precinct in earlier iterations of the LPP. The precinct includes the colonial town centre of Guildford, and is representative of much of the structure of the town laid out in the 1829 plan, speaking to the authenticity of the town.



The North Precinct description of Swan Street has been drawn from the Guildford-Mandoon Heritage Area Local Planning Policy: Part B - Character Precinct Statements and is as follows;

Swan Street runs east-west for most of the width of Guildford from East Street to Fishmarket Reserve, and is divided into Swan Street, Swan Street West, and Swan Street East, which is east of the railway line.

Swan Street (Central) continues east from Johnson Street to Allpike Street and is a wide street with substantial verges planted with mature Sugar Gum trees (*Eucalyptus cladocalyx*).

On the north side of Swan Street, opposite Stirling Square, is a modest single-storey weatherboard and iron Victorian Georgian cottage, and a double-storey brick and iron Victorian Georgian residence (c.1870), both set amongst mature gum trees on a large lot stretching to the floodplains. Next door is Riversleigh (1896; P2485 Crossland House [fmr]), an ornate brick and iron Federation Queen Anne residence with a decorative turret on a large lot with landscaped gardens located at no. 132 Swan Street. There is a small brick and iron Federation Queen Anne dwelling located at no. 130 Swan Street, and a brick and iron Federation bungalow at no. 128, both of which are set in well-manicured gardens. A large contemporary house is being constructed at no. 136 Swan Street.

Swan Street includes some early buildings dating from the 1850s, including P3275 Residence (fmr Independent Chapel; RHP) at no. 49, a single-storey brick and iron building which was originally constructed in 1852 and has been in use as a residence since 1872 (School Precinct). The large double-storey Rose and Crown Hotel, a brick and iron hotel in the Colonial Georgian style, is located at no. 105 Swan Street (c.1840-1880s) and is a landmark in the street. No. 124 Swan Street is the location of the double-storey Barker's Store & Warehouse (1854; P2483).

There is a small commercial strip on the northern side of Swan Street, extending eastwards from Meadow Street into Terrace Road. The buildings along the northern side are largely late twentieth-century, in simple Federation and Victorian replica styles, with a small, single-storey brick and iron Victorian era store with simple decorative parapet, re-entrant doorway and skillion verandah over the footpath, opposite the Rose and Crown Hotel.

On the southern side of Swan Street in this vicinity there is the Swan Valley Visitor Centre with its complex of historic buildings on the corner of Meadow Street, the side elevation of the twentieth century group dwellings that address Sutherland Close North, and the Rose and Crown Hotel complex.

Housing in this portion of Swan Street is located between Terrace Road and Station Street (School Precinct), and includes Victorian Georgian cottages, Federation Bungalows, Queen Anne style cottages, and Inter-War bungalows. Houses are on various sized blocks with differing setbacks. The street is wide, with broad verges and brick paved footpaths, with mature street plantings combining to create in this portion of the street a sense of overall unity.

As the proposed development also presents to Meadow Street, the South-East Precinct description of Meadow Street has also been drawn from the Guildford-Mandoon Heritage Area Local Planning Policy: Part B - Character Precinct Statements and is as follows;



Meadow Street runs north-south from the Swan River, terminating at the polo grounds on the Helena River meadows (River Precinct). North of the river it becomes West Swan Road (Caversham).

This area contains a number of civic buildings that are individually entered in the State Register. These include the Mechanics' Institute (1865), a single-storey brick and iron Victorian Gothic building resembling a church; Stirling Square, a flat open square with formal plantings; St Matthews Church (1873), a brick and tile Victorian Academic Gothic church; Guildford Post Office (1897), a substantial rendered double-storey masonry building with corner tower in the Victorian Italianate style; and Guildford Court House and Gaol (fmr) (1841, 1866), both simple brick and iron Colonial Georgian buildings.

The northern section extends to the traffic bridge over the river, and comprises residential dwellings on the western side, and St Charles Seminary (formerly Garden Hill, c.1890s; c.1918), a complex of Federation buildings located in a riverside setting not far from the former Guildford Town Wharf on the eastern side. This includes a large, ornately detailed, Federation Queen Anne residence overlooking the river.

On the western side of Meadow Street, opposite St Charles Seminary, is an intact row of Victorian and Federation era houses, including bungalows and Queen Anne cottages, some of which are substantial residences on large lots. A notable residence is P2476 Moulton's Cottage (RHP; c.1842), a brick and iron Victorian Georgian dwelling, one of the earliest examples of a settler's cottage in Guildford.

Meadow Street north of the railway is a wide street with central median strip planted with small trees. The verge along the eastern side is grassed, with a paved brick footpath. North of Swan Street the road narrows as it approaches the bridge, with paved verges.

Meadow Street has a mixed character, traversing as it does from the river in the north, through the original town centre (now bisected by the railway), and terminating at Kings Meadow Reserve on the Helena River, now home to the Perth Polo Club (River Precinct).



Heritage Listings

The place at 124 Swan Street, Guildford has individual heritage listings under the name *Barker's Store and Warehouse*, which includes the double-storey brick and iron warehouse. The place is included on the State Register of Heritage Places and is noted as having contributory heritage value to the locality. The facility is located adjacent and opposite to contributory heritage places in the immediate streetscape, and is located within the Guildford Historic Town.

The Guildford Historic Town (Parent Place) is included on the following statutory heritage lists;

- State Register of Heritage Places – included on 02 July 2019.
- Classified by the National Trust – included on 30 May 1984.
- Included on the Register of the National Estate (Defunct) – included 18 April 1989.

Barker's Store and Warehouse (subject site) is included on the following statutory heritage lists;

- State Register of Heritage Places – included on 15 December 2010.
- Classified by the National Trust – included on 05 March 1976.
- Included on the Register of the National Estate (Defunct) – included 21 March 1978.
- City of Swan Municipal Inventory – included 31 March 1998 – Exceptional Significance.

Background

The following historic background is drawn from the register entry assessment documentation for the *Guildford Historic Town*, along with a brief description of Swan Street and the place at 124 Swan Street, *Barkers Store and Warehouse*.

The Guildford Historic Town

Guildford Historic Town, known as Mandoon to the Whadjuk Noongar, was established in 1829 on the confluence of the Swan and Helena Rivers, and comprises a central church square and a grid street pattern aligned to cardinal points, 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, up until the Inter-War period, encircled by openly wooded undeveloped riverine floodplain.

Colonial Era (1829-1849)

By the end of 1829, the townsite of Guildford had been surveyed by Assistant Surveyor H.C Sutherland, and was named after the English town represented by James Stirling's father-in-law, James Mangles, who sat in the House of Commons. At this time, Stirling was assigned a 4,000-acre land grant adjoining Guildford, which he named Woodbridge after his wife Ellen's birth place in England.

Guildford was designed on the highly regulated British colonial town planning model, using a regimented grid pattern plan aligned to cardinal points which was considered the most economical,



efficient and flexible. The standard grid plan allowed for a frontage on the main streets to as many allotments as possible, and was aligned to cardinal points, with the plan for Guildford adapted to cater for its riverine surrounds. In 1829, with the major expansion of urban settlement in New South Wales, this plan was standardised across the Australian colonies to codify big square blocks and wide streets, with an emphasis on uniformity, regularity and rectangularity, which remain the physical characteristics of Australian country towns today.

Guildford was one of the earliest townsites in Australia to include the siting of the town's main church in a central public square. This square (P2478 Stirling Square; RHP) was surrounded by substantial areas reserved for the construction of civic and government buildings.

Plans for the Guildford townsite also included a school, library, large meadows on the river foreshore (Kings Meadows), and a bridge over the Swan River. The meadows were Crown land for government use, but the people of Guildford soon began the ad hoc use of the land for grazing stock. However, it was not until 1877 the land was officially gazetted as commonage.

The original town plan shows the town square stretching from Swan Street in the north to Helena Street in the south. However, in the 1840s, the town square was halved forming the current Stirling Square, which was bisected by James Street. The remaining southern allotments were sold privately, except for an area enclosed by Johnson Avenue and Helena Street, which remained as public open space. In the 1840s, the original large ribbon grants on the western side of the Swan River opposite Bridge Street, were subdivided into 26 smaller lots in an area that became known as West Guildford. This area does not form part of Guildford Historic Town.

The church in Stirling Square was the true focal point for the new town. The original church, constructed in 1836, was replaced by a new church in 1860. However, this was destroyed by a hurricane in 1872 and the current church (P2482 St Matthews Church; RHP) was constructed in the same year. Other notable buildings constructed in the town around this time include P2481 Rose and Crown Hotel (c.1840; RHP), P2479 Guildford Courthouse and Gaol [fmr] (1841, 1866; RHP), Welbourne House (c.1840s) part of P2466 Fairholme Group (RHP) and the former Commissariat Store and Quarters (P2469 Garrick Theatre, c.1854; RHP).

From its early days, Guildford became an important centre for agriculture and horticulture for the Colony. The Agricultural Society of Western Australia was founded in 1831, and the first agricultural show in Western Australia was held in November 1834 at the Cleikum Inn opposite the Bridge Street ferry in West Guildford. A Vineyard Society was established in 1842, and experiments growing various types of wine grapes were carried out on the Swan south of Guildford. Thomas Waters, a trained botanist was one of the first to establish a vineyard in the district. The land granted to Waters is the current location of P18879 Olive Farm Cellars, South Guildford (RHP) which continued to operate as a winery until 2005. However, life for many colonists remained difficult due to their lack of agricultural knowledge, particularly when applied to Australian conditions, isolation due to poor transport links, and scant food supplies. By August 1830, bad press back in England saw immigration to the Colony almost cease, and many of the first arrivals had either returned to England, or moved to other Australian colonies.

Other industries that evolved with the development of the district included brick making as many early buildings in Guildford were constructed of brick. By 1842, a timber brick making shed was established on



the floodplain portion of Guildford Lot 165. Later, Turton's Brickworks and clay pits, located in what is now East Guildford, were producing drain pipes which had become an important early secondary industry in Guildford by the 1890s.

Convict Era (1850-1881)

In 1851, a Convict Hiring Depot was established at Guildford, under the control of twenty-one-year-old Lieutenant Edmund DuCane of the Royal Engineers. DuCane arrived in the Colony in December that year with a party of 65 Sappers and Miners and their families and was assigned to design and supervise the construction of convict works in Guildford. Subsequently, convict labour was used to construct roads and bridges in the district, contributing to the growth and prosperity of the area. The Depot, constructed along Meadow Street on a Government reserve facing the church square (Stirling Square), originally included accommodation for fifty ticket-of-leave men, and a cottage for a warder. By 1852, the Depot also included an office, stables, two wells and a cookhouse. Around this time, John Wenbourne opened a new hotel called the Stirling Arms (P4085), in Meadow Street opposite the Convict Depot, which was also built with ticket-of-leave labour.

In the late 1860s, a robust programme of public works saw Guildford experience a further building boom, which was also supported by the construction of a number of new commercial buildings, such as P4105 Padbury's Stores & Residence (RHP) on Terrace Road, and by 1876 the population had risen to 1,151.

With the extension of the railway from Fremantle to Guildford in 1881, and then to York by 1885, Guildford became a desirable place to live due to rail access to the city. Large elaborate houses were constructed along the riverside for the colonial elite, including P10181 Bebo Moro, Guildford (RHP) designed for local merchant Bertie Gull by renowned Perth architect J J Talbot Hobbs. The establishment of the railway also saw the development of James Street as Guildford's commercial centre, with prominent buildings such as the double-storey Guildford Hotel constructed in 1885/86, and Guildford Post Office in Stirling Street in 1897. From 1883 to 1904 an annual show was held by the Agricultural Society at Fauntleroy Park.

Gold Boom Era

Guildford's prosperity continued with the Gold Boom of the 1890s. By this time the town was well established with wide major roads, and facilities that included a state school, hospital, courthouse, post office, and a library. Further developments at this time included the establishment of Guildford Grammar School (P2470) in 1896, by Charles Harper on his Woodbridge Estate, and the Peerless Roller Flour Mill in 1898.

In the mid-1890s, the Guildford Municipal Council embarked on a tree planting program in order to beautify the town. On advice from the Department of Agriculture, it was decided that the most suitable trees for street planting would be Sugar Gums (*Eucalyptus cladocalyx*), which were native to South Australia, and seedlings were ordered from Newman and Sons Nursery in Adelaide. In 1896, 450 Sugar Gums were planted in Victoria, James, and Meadow Streets, and Terrace Road, and in 1897, further avenues of Sugar Gums were planted in celebration of Queen Victoria's Diamond Jubilee. By this time, John Ednie-Brown, Conservator of Forests in Western Australia had developed a State tree nursery near



Guildford which provided seedling trees to schools and councils. *Guildford Historic Town* received 60 trees from this nursery for its school children and 200 for its Jubilee celebrations.

Guildford's residential areas were also expanding as the town became a desirable place to live for people choosing to commute to Perth by rail for work, attracting not only the elite but the middle classes. While Market and Helena Streets contained the stately homes of early successful pioneering families, streets such as Hubert and Olive were characterised by more modest cottages.

After the turn of the century, development in Guildford slowed significantly, and it was considered small in comparison with the growth of other metropolitan areas, with the semblance of a sleepy country town. In 1912, J.S. Battye described Guildford as being the 'prettiest little town in the coastal area', frequently likened to an 'old-time hamlet in the country of its founders.' With its village green, tree-guarded church, and its quaint old-time buildings, Guildford 'smacked of the Old Country'.

Inter-War Period

In the Inter-War period, the population of the Swan Valley steadily increased as both immigrants and returned soldiers chose to settle in the area. The character of the area had begun to change with the subdivision of agricultural land and the growth of orchards and vineyards. This type of development progressed rapidly with the first influx of post-war European immigrants into Western Australia. In particular, migrants from the former Yugoslavia, most notably those from Croatia, were employed in large numbers to work in the vineyards and they were to greatly influence the future of the winemaking industry in the Swan Valley.

New residential estates sprang up on the old original estates around Guildford, including Herne Hill, Caversham and Sandalford. Remaining vacant land was gradually taken up in Guildford Historic Town, but further expansion of the town was limited by its natural barriers of the Swan and Helena Rivers. However, the advent of the Great Depression hindered progress and it was not until the 1930s that Guildford began to slowly recover economically. This period saw a brief revival of the gold mining industry in Western Australia, which had been in steady decline since the turn of the century, and boosted the State's economy until 1939 when the production of gold fell again.

A sign of Guildford's prosperity during this period was evident in the construction of the town's first purpose-built Town Hall in 1938 (P2460 Guildford Town Hall & Library; RHP). Located adjacent to the existing Council Chamber's on James Street, the Town Hall was designed in the Inter-War Art Deco style, by prominent architectural firm Eales, Cohen and Fitzhardinge, and was capable of accommodating 600 people. The Council Chambers was also remodelled at this time in keeping with the architectural style of the Hall.

Other buildings constructed during this period include the Inter-War Functionalist style P8806 Guildford Fire Station & Quarters (1934; RHP) in Meadow Street. Prior to this, the Guildford Volunteer Fire Brigade occupied the former convict-built Commissariat Store. In 1932, the Garrick Theatre Club was established, and in 1934 moved to the former Commissariat Store and Quarters of the Guildford Convict Depot. Garrick Theatre continues to operate in 2019, and is the longest continually running amateur theatre group in metropolitan Western Australia. Also during this period, the government removed a number of Aboriginal camps in Guildford, however fringe camps continued to exist at the edges of the Guildford area into the post-WWII period.



Post-WWII

Following WWII, the State's population increased rapidly due to post-war immigration, and a baby boom, which resulted in a housing construction boom. New State Housing Commission estates sprung up around Midland Junction and private estates were established in Swan View, Greenmount, parts of the Helena Valley and around Midland. However, while other municipalities were experiencing postwar growth, Guildford did not share in this expansion and instead entered a period of decline. By the 1950s, the decrease in the local population was impacting on the viability of the James Street shopping precinct, and an increase in non-rateable properties, such as private hospitals and nursing homes, meant that the municipality needed revenue. Consequently, in 1960 the Guildford Municipality and the Swan Roads Board merged to form the Shire of Swan Guildford. In 1970 the Shire amalgamated with the Town of Midland to form the Shire of Swan.

In 1962, the Swan Guildford Historical Society was formed by a group of individuals seeking to preserve the history of the area. The Society is the custodian of a collection of historical artefacts, photographs, machinery and documents that represent the history of Guildford and the Swan Valley, many of which are on public display in some of the town's historic buildings.

In May 1975, the Guildford Association was established by a group of local residents committed to the preservation of Guildford's 'rural character' and its historic buildings. One of the group's first tasks was to lobby the local government to clean up the roads, footpaths and verges, some of which still had wooden kerbs. In the 1970s the Association successfully opposed a rubbish dump being established on Kings Meadow Oval, and in the 1990s they supported the development of the Guildford Conservation Policy and contributed to the development of the Guildford Building Design Guidelines. In recent years, the Association has lobbied for the protection of significant trees within Guildford, and the conservation of the Guildford Hotel.

In 1984, the National Trust of Australia (WA), classified Guildford Historic Town, describing it as:

..a rare and comparatively intact nineteenth century town within a relatively undisturbed topographical setting. The basic character and structure of the town remains as it has been since the period of railway development. It is relatively unimpaired from encroachment of the metropolitan Perth.

In April 1989, Guildford Historic Town was permanently entered on the Register of the National Estate (RNE closed 2007).

In 1992, the City of Swan adopted the Guildford Conservation Policy for the Guildford Conservation Precinct under the City's Town Planning Scheme, which states that residential density codes for Guildford are R5. In 2006, this policy was expanded to include Design Guidelines to provide more detailed guidance for future development in line with the principles of the Policy.

In 2017, the City of Swan conducted a survey of owners and tenants in Guildford to determine the level of support for the nomination of Guildford Historic Town to be included on the State Register of Heritage Places. Following overwhelming support from the community, the City formally nominated Guildford Historic Town to the Department of Planning Lands and Heritage in March 2018.



Swan Street, Guildford

Swan Street runs east-west for most of the width of Guildford from East Street to Fishmarket Reserve, and is divided into Swan Street, Swan Street West, and Swan Street East, which is east of the railway line.

Swan Street continues east from Johnson Street to Allpike Street and is a wide street with substantial verges planted with mature Sugar Gum trees (*Eucalyptus cladocalyx*).

On the north side of Swan Street, opposite Stirling Square, is a modest single storey weatherboard and iron Victorian Georgian cottage, and a double-storey brick and iron Victorian Georgian residence (c.1870), both set amongst mature gum trees on a large lot stretching to the floodplains. Next door is Riversleigh (1896; P2485 Crossland House [fmr]), an ornate brick and iron Federation Queen Anne residence with a decorative turret on a large lot with landscaped gardens located at no. 132 Swan Street. There is a small brick and iron Federation Queen Anne dwelling located at no. 130 Swan Street, and a brick and iron Federation bungalow at no. 128, both of which are set in well-manicured gardens. A large contemporary house is being constructed at no. 136 Swan Street.

Swan Street includes some early buildings dating from the 1850s, including P3275 Residence (fmr Independent Chapel; RHP) at no. 49, a single-storey brick and iron building which was originally constructed in 1852 and has been in use as a residence since 1872. The large double-storey Rose and Crown Hotel, a brick and iron hotel in the Colonial Georgian style, is located at no. 105 Swan Street (c.1840- 1880s) and is a landmark in the street. No. 124 Swan Street is the location of the double-storey Barker's Store & Warehouse (1854; P2483).

There is a small commercial strip on the northern side of Swan Street, extending eastwards from Meadow Street into Terrace Road. The buildings along the northern side are largely late twentieth-century, in simple Federation and Victorian replica styles, with a small, single-storey brick and iron Victorian era store with simple decorative parapet, re-entrant doorway and skillion verandah over the footpath, opposite the Rose and Crown Hotel.

On the southern side of Swan Street in this vicinity there is the Swan Valley Visitor Centre with its complex of historic buildings on the corner of Meadow Street, the side elevation of the twentieth century group dwellings that address Sutherland Close North, and the Rose and Crown Hotel complex.

Housing in this portion of Swan Street is located between Terrace Road and Station Street, and includes Victorian Georgian cottages, Federation Bungalows, Queen Anne style cottages, and Inter-War bungalows. Houses are on various sized blocks with differing setbacks. The street is wide, with broad verges and brick paved footpaths, with mature street plantings combining to create in this portion of the street a sense of overall unity.

Barker's Store and Warehouse, 124 Swan Street East, Guildford

The following documentary evidence is a brief history of the place and is accompanied by a short analysis of aerial photography to highlight developments and changes over time.

Samuel Barker, a well known and astute business of early Guildford came to the colony in 1834 and took up land in the York district. He left farming for the merchant life by establishing a business in 1851. In 1854 he shifted the location of operations to a site at the corner of Swan and Meadow Streets, a complex of six buildings. In 1861 formed a success business partnership with Thomas Gull, a relative. This decision proved to be a wise one as, during the period from 1861-1880, Barker and Gull's was one of the most retail/wholesale



businesses in Guildford. Of the six buildings making up the complex, only one is left standing at the time of writing.

The Metropolitan Sewer Plan of 1939 below shows a number of buildings as being extant on the subject site at the time, though it is difficult to confirm if the buildings shown were part of the original complex as this map was prepared some time after the business had reached peak operations. The existing double-storey brick and iron structure is visible on the sewer plan, with an annotation of the word 'basement' identifying the structure as having a cellar.

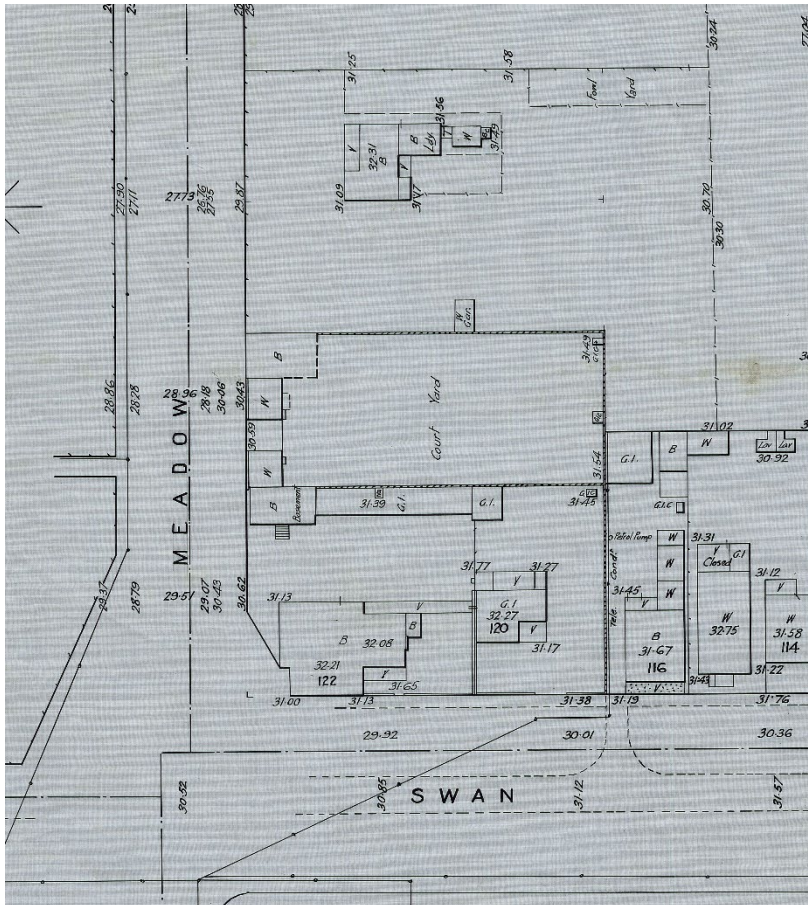


Figure 02: Metropolitan Sewer Map 3096 showing the 124 Swan Street, Guildford site containing a number of structures. c. 1939. SROWA.

An aerial photograph taken in March of 1965 (Figure 03), show multiple structure on the subject site at 124 Swan Street. This photograph is similar to what is shown in the 1939 Metropolitan Sewer Map, with a long galvanised iron structure adjoining the east end of the double-story brick warehouse. The area labelled "court yard" on the map is a large open space with little vegetation visible at this time.



Figure 03: March 1965 aerial photograph showing multiple structures on the subject site. Layout similar to that shown in the 1939 Metropolitan Sewer Map. Courtesy Landgate, 2024.

By June of 1977 (Figure 04), most of the structures shown in the 1965 photo and sewer map had been demolished and removed from the subject site. The double-storey warehouse to the west of the lot had been retained, and an adjoining brick and iron structure built to its east. A small structure straddling the east boundary of the site was also built at this time, with the majority of the site left clear. Residences to the east of the subject site were also cleared and replaced with commercial premises/warehouses. The layout of the Swan Street and Meadow Street is also starting to take shape at this time.



Figure 04: June 1977 aerial photograph showing the removal of multiple structures from the subject site and the construction of the adjoining brick building to the east of the double-storey warehouse. Courtesy Landgate, 2024.



The 1985 aerial photograph (Figure 05) shows minimal change to the subject site outside the construction of a shed structure to the northeast corner of the site. The roundabout to the intersection of Swan Street and Meadow Street is also visible.



Figure 05: June 1985 aerial photograph showing the construction of a shed structure to the northeast corner of the lot, and further developments of Swan and Meadow Streets. Landgate, 2024.



Figure 06: December 1989 aerial photograph showing the extension of the adjoining brick building to the east of the double-storey warehouse and improvements to the car parking areas of the subject site. Courtesy Landgate, 2024.

The 1989 aerial photograph (Figure 06) indicates that the building adjoining the double-storey warehouse was extended further south, and the carpark layout was altered, with line markings visible.



Figure 07: September 2003 aerial photograph showing the redevelopment of the sites to the east of the subject site. Courtesy Landgate, 2024.

The aerial photograph from September 2003 once shows little change to the immediate study area, with the major changes being the redevelopment of the sites to the east. The development known as Guildford Landing, is a commercial centre with large bitumen hardstand/car parking area to its frontage, accessible from Swan Street.

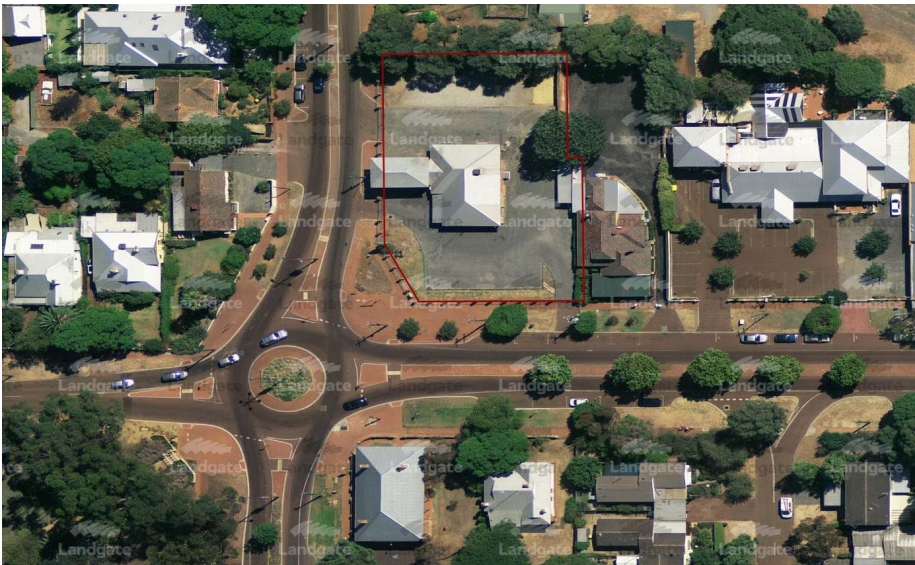


Figure 08: May 2010 aerial photograph showing the demolition of the shed structure to the northeast corner of the site and further works to the Swan and Meadow Street intersection. Courtesy Landgate, 2024.

The 2010 aerial photograph shows the demolition of the shed structure to the northeast corner of the site along with further changes and development of the Swan Street and Meadow Street roundabout/intersection.



Figure 09: April 2012 aerial photograph showing the resurfacing of the bitumen to the site. Courtesy Landgate, 2024.

The aerial photograph from April 2012 indicated that the bitumen carpark areas on the subject site were resurfaced at this time, along with an extension of the commercial property located adjacent to the east of the site. In 2014, solar panels were installed to the roof of the brick and iron building which adjoins the double-storey brick warehouse.



Figure 10: February 2014 aerial photograph showing the installation of solar panels atop the latter building at 124 Swan Street. Courtesy Landgate, 2024.



Figure 11: February 2023 aerial photograph showing large shipping container located adjacent to the east of bottle shop. Courtesy Landgate, 2024.

The 2023 aerial photograph is largely representative of how the subject site and immediate surrounding areas exist currently.

Physical Description

The following physical description is drawn from the registry page for *Barker's Store and Warehouse*, and is a brief and general summary.

Two-storey brick and iron warehouse with stone cellar built 1854. Referred to as Baker & Gull's Warehouse, it is the only remaining building of a store, warehouse and house complex that once stood on this site. Building had a loading hoist above an upper door facing Meadow Street. The single storey blonde brick building to the rear is a relatively recent construction and does not contribute to the overall significance.

The double storey warehouse has been adapted for use as part of the bottle shop, with the loading hoist currently supporting a branded sign. The spiral staircase to the upper level storage area, and staircase to the cellar are protected internal by a glazed wall containing glazed door openings.

There are no ceilings to the accessible areas of the warehouse, with the timber upper floor structure visible. The internal masonry walls have also been painted white in various areas.

The single storey building has wall mounted and parapet style signage along its western and south elevations. There are a pair of shipping containers used as refrigerator units which are located abutting the east elevation of the building.

The site is bound by a masonry pier and galvanised iron fence to the west and south boundaries, with a cement sheet fence along the northern boundary.

There is a high masonry wall bounding the north-eastern corner of the site.

Generally, the site and its fabric are in fair to poor condition.



Proposed Works

Demolition/Removal

- Partial demolition of the 1970's building inclusive of roof structure, sections of external walls and additions.
- Removal of shipping container/refrigerator units to east side of bottle shop.
- Demolition of selected existing site elements including existing masonry pier and steel picket infill fencing, bollards, bitumen toppings to carpark, kerbing and gravel landscaping.
- Demolition of small brick building to the east boundary of the site.
- Demolition of an existing masonry wall to the north-east corner of the site.

Proposed Works

- Construction of a new market/green grocer building to adjoin existing heritage building. The building is comprised a large shop floor area, a small office, back of house areas for storage and staff amenities.
- Retention and conservation works to the existing *Barker's Store and Warehouse* building including the installation of new gutters and downpipes.
- Car parking area and right-of-way access lanes including ACROD, Motorcycle and Bicycle bays.
- Landscaping, fencing and public furniture items.

The proposed works include a suite of conservation works consistent with the practices outlined in Section 8,2 of the GHA LPP, as well as the ICOMOS Burra Charter. The works include the introduction of gutters and downpipes, along with remedial works to the rendered masonry sections around the base of the double-storey warehouse. The conservation works will improve the presentation of the building and aid the ongoing future use and maintenance of the structure.

The proposed market building is to be constructed in brick masonry to match the materiality and textural appearance of the retained double-storey warehouse. The colour of the bricks used vary slightly to that of the double-story warehouse to provide a subtle contrast to enable identification as a modern construction. The use of brick and timber in the proposal is in keeping with the extant materials palette of the precinct, and is also in line with the design guidelines.

The new development will have impacts on the presentation of the site, as the extant setbacks and lot arrangements will be altered. The proposal seeks to reduce street setbacks to better engage with Swan Street and Meadow Street, likely having a positive impact in this regard.

In terms of scale, the proposed building will present as double-storey to the street and continue at a similar height as the double-storey warehouse building. The setbacks and scale of the building are consistent with what has been outlined in the Precinct Character Statements, and the policies described in Section 8.4 of the GHA LPP Part A which discusses New Built Form.



The proposed introduction of street furniture and awnings is generally consistent with Section 8.6, Public Realm, as well as with the character statements of the Swan Street commercial areas. The use of skillion awnings and timber bench seats are representative of acceptable outcomes as described in the GHA LPP Part A.

The general lot arrangements and locations of car parking are also in line with what has been outlined in the North Precincts description of Swan Street, with a preference for car parking and vehicular access to be located to the rear and sides of the envelope. This is also reiterated in Section 8.9 of the GHA LPP Part A covering Parking and Vehicle Access.

Important views and vistas of key landmarks such as the riverine floodplain, Stirling Square and St Matthew's Church will not be impacted by the proposed works, aligning with what has been discussed in Section 8.10 of the GHA LPP, Views and Vistas.

In summary the proposed works are in line with the policies outlined in Part A of the GHA LPP, and furthermore the works to 124 Swan Street, Guildford, will not have negative impacts on the extant values of *Guildford Historic Town*, or those associated with the North Character Precinct, Swan Street and Meadow Street.



Statement of Significance

In this assessment, the proposed works are measured against the heritage values drawn from the Statement of Significance for the Guildford Historic Town. These statements are found within the register entry and are as follows;

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.

The Statement of Significance for the Barker's Store and Warehouse are found on the registration page and are as follows;

The place forms part of remnant building stock which makes up historic town's fabric. Centre for passing and receiving goods during colonial period of the town.

Conservation Policy

There is no conservation management plan for the place so precinct policies outlined in Section 8.2 of the GHA LPP Part A, and good conservation practice is to accord with Australia ICOMOS Burra Charter principles guides practice.

The construction of the proposed mark/green grocer at 124 Swan Street is generally in keeping with the design guidelines and measures outlined in Section 8.4 of the GHA LPP Part A, which covers New Built Form.



Impacts and Mitigation

In this section, the proposed works are assessed against the heritage values identified in the Statements of Significance to consider the impact that these works may have on the existing site and heritage values. Where applicable, a mitigation strategy is recommended to reduce negative impacts on identified heritage values.

Guildford Historic Town

Heritage Values	Impact Analysis	Mitigation
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.	This historic value is not impacted by the proposed works.	No mitigation required.
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.	This historic value is not impacted by the proposed works.	No mitigation required.
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.	This historic value is not impacted by the proposed works.	No mitigation required.
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.	This historic value is not impacted by the proposed works.	No mitigation required.



Heritage Values	Impact Analysis	Mitigation
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.	This historic value is not impacted by the proposed works.	No mitigation required.
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.	The proposed works will have no impact on the riverine floodplain.	No mitigation required.
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.	This value is not impacted by the proposed works. The proposed works occur to a site in a commercial area.	No mitigation required.
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.	This value is not impacted by the proposed works. The proposed works occur within a parcel of land that has been cleared and developed over an extended period of time.	No mitigation required.
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.	This historic value is not impacted by the proposed works.	No mitigation required.
The place is associated with many significant individuals, including Government officials, early pioneers and merchants, and well renowned Government and private architects.	This historic value is not impacted by the proposed works.	No mitigation required.



Heritage Values	Impact Analysis	Mitigation
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.	This value is not impacted by the proposed works.	No mitigation required.

Barker's Store and Warehouse

Heritage Values	Impact Analysis	Mitigation
The place forms part of remnant building stock which makes up historic town's fabric. Centre for passing and receiving goods during colonial period of the town.	The extant double-storey brick and iron warehouse is being retained and conserved as part of these works. The proposed works introduce and continue a use that is in line with the original intent of the site.	No mitigation required.



Photographs



Photograph 01: View looking south along the western boundary fence of 124 Swan Street. Double-storey warehouse visible. Griffiths Architects, November 2024.



Photograph 02: View looking south-west across the Swan and Meadow street roundabout intersection towards Stirling Square. Griffiths Architects, November 2024.



Photograph 03: View looking east along Swan Street. Southern boundary fencing of 124 Swan Street visible along with mature street trees. Griffiths Architects, November 2024.



Photograph 04: View looking north towards 124 Swan Street from the corner of Swan and Meadow streets. Double-storey warehouse and more recent bottle shop visible behind fencing. Griffiths Architects, November 2024.



Photograph 05: View looking north towards vehicle access gate of 124 Swan Street.
Griffiths Architects, November 2024.



Photograph 06: View looking north-east toward the west elevation of the double-storey warehouse.
Branded signage hung from former hoist visible.
Griffiths Architects, November 2024.



Photograph 07: View looking north showing subject site at 124 Swan Street, noting the smaller masonry structure along the eastern site boundary and large amount of bitumen coverage. Griffiths Architects, November 2024.



Photograph 08: View looking north showing subject site at 124 Swan Street, noting the shipping container refrigerator units located adjacent to the bottle shop. Griffiths Architects, November 2024.



Photograph 09: View looking east showing the rear car parking area to the subject site at 124 Swan Street, noting the masonry wall along the eastern site boundary. Griffiths Architects, November 2024.



Photograph 10: View looking south-east showing subject site at 124 Swan Street and existing masonry structures. Griffiths Architects, November 2024.



Photograph 11: View looking north toward the southern elevation of the double-storey warehouse. External hatch door to cellar/basement visible.. Griffiths Architects, August 2024.



Photograph 12: Photograph showing the existing condition of the northern masonry wall and render band of the double-storey warehouse. Griffiths Architects, August 2024.



Photograph 13: Photograph showing the existing condition of the northern masonry wall band of the double-storey warehouse. Existing roof sheeting visible. Griffiths Architects, August 2024.



Photograph 14: Photograph showing the existing condition of the southern masonry wall and render band of the double-storey warehouse. Griffiths Architects, August 2024.



Photograph 15: Photograph showing the existing condition of the northern masonry wall and render band of the double-storey warehouse. Cellar trap door visible. Griffiths Architects, August 2024.



Photograph 16: Photograph showing the existing condition of the original access door to the double-storey warehouse. Griffiths Architects, August 2024.



Photograph 17: Internal view showing condition of internal walls within the double-storey warehouse. Griffiths Architects, August 2024.



Photograph 18: Internal view showing access stairs to cellar. Stairs behind glazed wall. Griffiths Architects, August 2024.



Conclusion

The heritage values identified in the Statement of Significance for the *Guildford Historic Town* and *Barker's Store and Warehouse* will remain largely unimpaired by the proposed works and they will have little to no negative impact on the presentation of the buildings their immediate context.

The new development will have impacts on the presentation of the site, as the extant setbacks and lot arrangements will be altered. The proposal seeks to reduce street setbacks to better engage with Swan Street and Meadow Street, likely having a positive impact in this respect.

Barker's Store and Warehouse is included on the State Register of Heritage Places, with the proposed development containing conservation works to improve the presentation of the building and aid the ongoing future use and maintenance of the structure. Generally, the proposed development and introduction of a market/greengrocer introduces a land use in keeping with the original use of the site, a positive outcome.

Important views and vistas of key landmarks such as the riverine floodplain, Stirling Square and St Matthew's Church will not be impacted by the proposed works, aligning with what has been discussed in Section 8.10 of the GHA LPP, Views and Vistas.

The general scale and materiality of the proposed development is in line with what has been outline in Section 8.4 of the GHA LPP which discusses New Built Form. The development will not negatively impact on the values of Guildford Historic Town, or those associated with the North Character Precinct, Swan Street and the adjacent section of Meadow Street.

References

Architectural drawings completed by Zarq. Architects dated October 2024.

City of Swan. 2022. Guildford-Mandoon Heritage Area Local Planning Policy – Policy Statements (Part A).

City of Swan. 2022. Guildford-Mandoon Heritage Area Local Planning Policy – Character Precinct Statements (Part B).

Heritage Council of Western Australia. 2019. Register of Heritage Places: *Guildford Historic Town* – Assessment Documentation.

Heritage Council of Western Australia. 2019. Register of Heritage Places: *Guildford Historic Town* – Register Entry.