

## 4.0 Heritage Statement

### 4.5 Summary Statement of Significance and Significance Plans

The site itself has a medium to high significance, as despite the changes to the surrounding sites and buildings, the actual site has changed very little since the buildings were first constructed.

The main building can also be considered to be of high significance, although with some later additions considered medium and some areas that are detrimental to the significance.

In terms of the potential for change, as noted above, areas that are deemed detrimental can be removed without any harm occurring and the removal of such elements would enhance the building. Areas considered to be a high significance do not have a great deal of potential for change and should generally only be repaired. These spaces are considered to contribute greatly to the character and form an essential part of understanding the value of the building. Areas of medium significance have slightly more potential for change, but these changes should still be carefully considered to ensure that the value is not being harmed by the proposals.

The following pages show the existing floor plans of both main building and the outbuilding and the significance on an 'area-by-area' basis. This is a slightly broad-brush approach but provides a good starting point at which to assess future options for new proposals as it illustrates clearly which areas are able to be changed and which areas less so.

#### 4.5.1 Main Building - Ground Floor

The Ground Floor Plan to the right (J), shows the vast majority of the building as having a high significance, with some of the later additions to the rear and replacement walls either side of the entrance hall having a medium significance. The much later rear porch and modern internal partitions within the corridor and office are deemed detrimental to the significance and their removal is recommended. It can be seen that in terms of changing the layout there is fairly little potential for change, but where proposals are suggested, any harm caused would need to be outweighed by the overall benefits.



J Main Building - Ground Floor Plan as Existing - Significance Ratings