

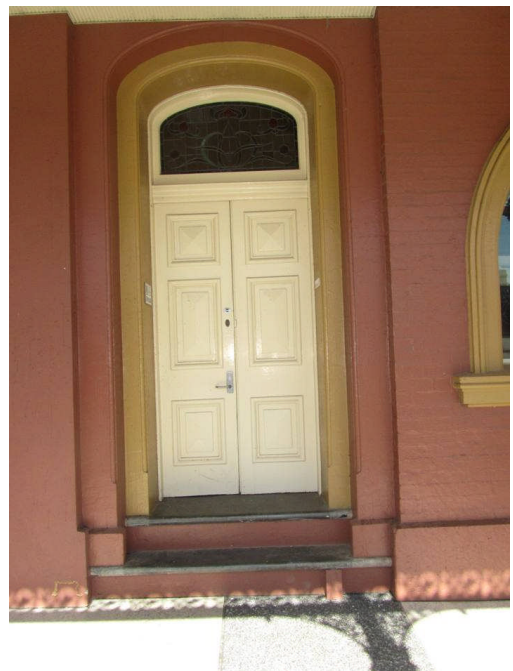
# STATEMENT OF HERITAGE IMPACT

Muswellbrook Shire Council

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## REFURBISHMENT OF PART OF THE CAMPBELL'S CORNER BUILDING COUNCIL OFFICES SECTION

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Prepared by:

John Carr Heritage Design  
Final Report      Rev B  
24 January, 2023



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**Cover:** *The entry door to the ground floor on Brook St, Muswellbrook. (JCHD 7834)*

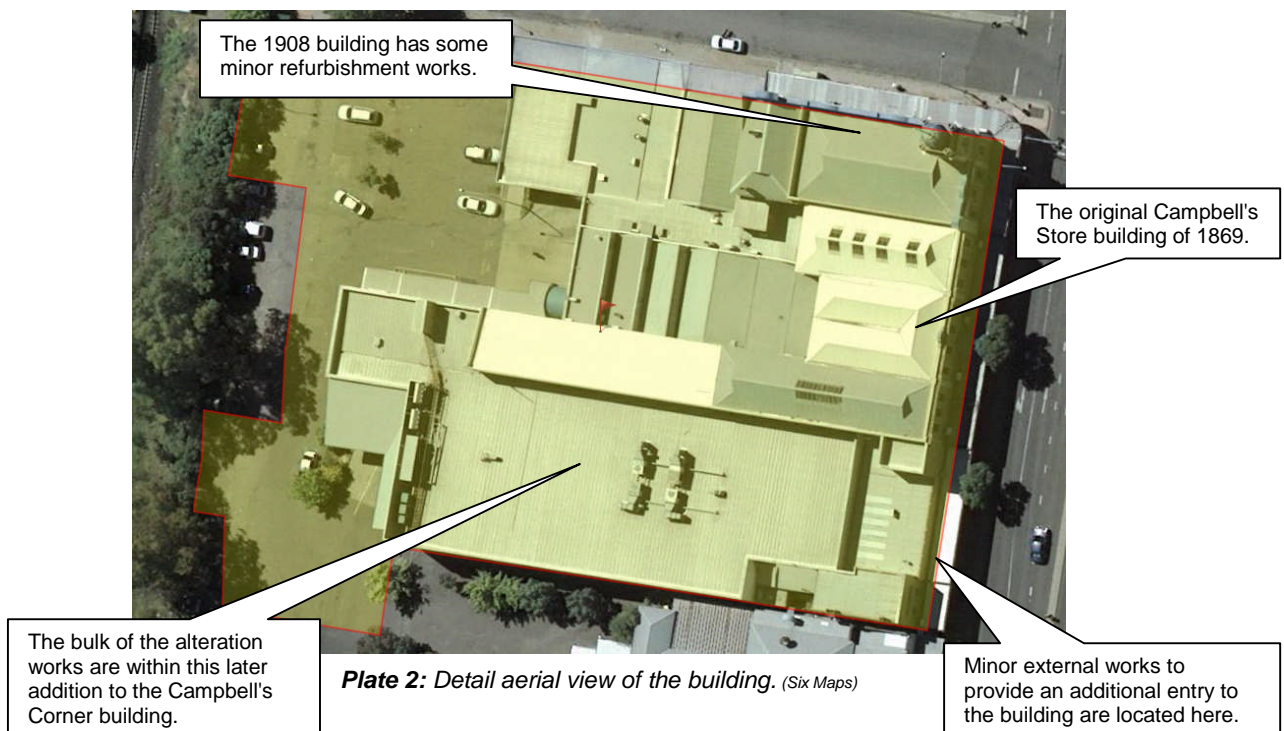
*(Photographs in this report are by John Carr unless otherwise noted.)*

## 1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed refurbishment of part of the former Campbell's Corner Store, for use as additional office accommodation for the Muswellbrook Shire Council. Guidelines published by the NSW Office of Environment & Heritage (now Heritage NSW) have been used to produce the Statement of Heritage Impact. John Carr Heritage Design has been engaged by Muswellbrook Council to prepare the SoHI to accompany a development application prepared on behalf of Muswellbrook Shire Council by A&H Eco Group Pty Ltd for their additional office accommodation requirements within part of the listed heritage item formerly occupied by an IGA Supermarket.



**Plate 1:** Aerial view of the site and neighbouring buildings. (Six Maps accessed 27/08/19)



**Plate 2:** Detail aerial view of the building. (Six Maps)

## 2.0 STATEMENT OF HERITAGE IMPACT

**Statement of Heritage Impact for:**

The alterations to a site containing a heritage item of "Local" heritage significance and nearby to other heritage items within a heritage conservation area.

**Date:**

This Report was completed on 23<sup>rd</sup> January 2023.

**Reference:**

The Campbell's Corner building is listed on the Muswellbrook LEP 2009 as having local heritage significance (**item 67**).

**Address & Property Description**

The sites are located at 60-82 Bridge Street, Muswellbrook.  
The property descriptions is:  
➤ Lot 101 in DP 606303.

**Prepared by:**

John Carr, a Heritage consultant trading as John Carr Heritage Design, compiled this report.

**For:**

The report has been prepared for A&H Eco Group Pty Ltd on behalf of Muswellbrook Shire Council.

**Documentation:**

This Statement of Heritage Impact assesses the impact of the proposed alterations to this portion of the former Campbell's Corner building in Muswellbrook.

The Statement summarises the development proposal as described on the following Development Application drawings prepared by A&H Eco Group Pty Ltd, Project No 001/22 dated 12 August 2022:

**INDEX** (All sheets issued as Revision D)

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**Limitations:**

John Carr Heritage Design is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the subject building, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only and do not comment on the capacity, adequacy, or statutory compliance of any building services.

**References:**

- Statements of Heritage Impact - Office of Environment & Heritage.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- The Muswellbrook Shire Council LEP 2009
- The Muswellbrook Shire Council DCP 2009
- Identifying Australian Architecture - Apperly Irving Reynolds
- Reedman L. - Early Architects of the Hunter Region
- EJE Architecture - Muswellbrook Heritage Study 2000
- NSW Office of Environment & Heritage - former Campbell's & Co Store Inventory listing.
- Sharp W. Watson - Australian Methods of Building Construction



## 2.1 HISTORICAL BACKGROUND:

Scottish retailing pioneer Malcolm Campbell purchased his first store in Muswellbrook in 1862 in Sydney Street. He moved to the current site in Bridge Street in 1869 following construction of the railway as he believed Bridge Street would eventually become the centre of the town's retailing area. The building was designed by JW Pender. Bridge Street already had a Court House (1850) and Police Station on land reserved for public buildings. These were followed by a two storey brick Post Office in the style of a design developed by the Colonial Architect James Barnett in the 1870's.

The Campbell's Corner building was constructed in stages over several decades, beginning in 1870 with a two storey building with large windows to the ground floor and four double doors opening onto a cantilevered balcony. These doors were late replaced by double hung windows evenly spaced to the top floor. The building was constructed in solid face brickwork with cement rendered caps and quoins to each corner.



**Plate 3:** The 1870 Campbell's Store with the first floor cantilevered balcony. (Muswellbrook Historical Society)

Additions were undertaken to expand on either side of the original store in 1879 and 1892.



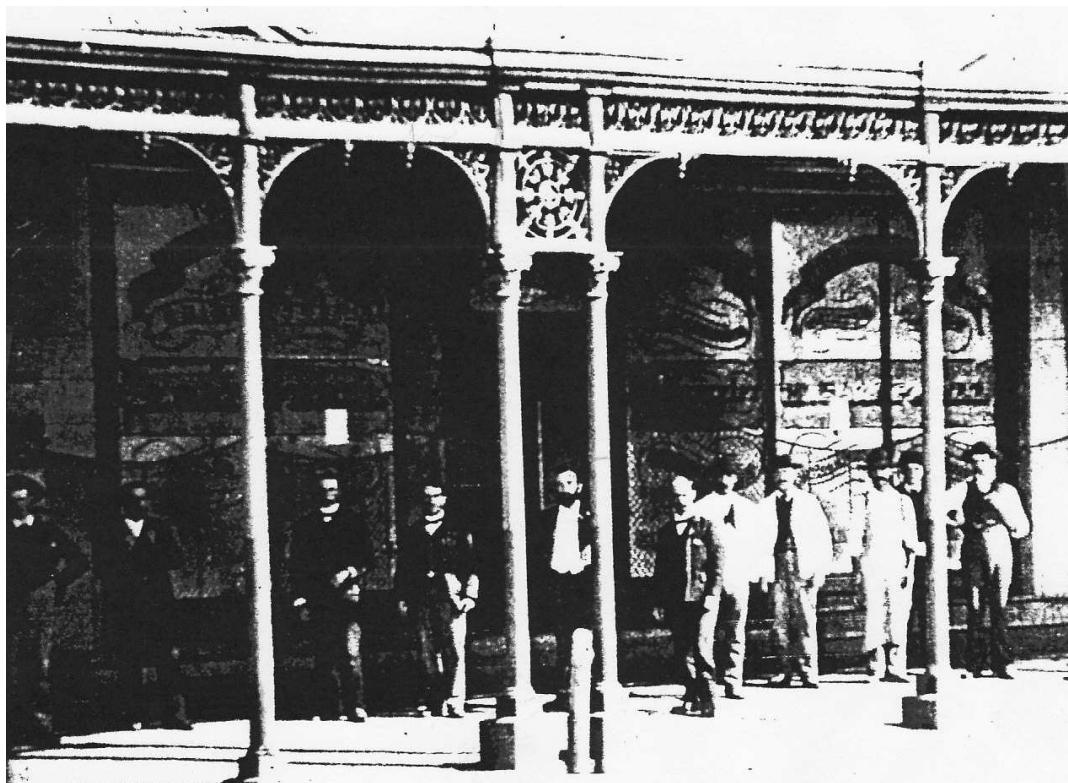
**Plate 4:** Photograph Circa 1903 of Campbell's Store with the two additions. (Muswellbrook Historical Society)

The roof ventilator and skylight can be seen on the ridges of both the added wings of the building together with the removal of the balcony and conversion of the doorways to four double hung windows.



**Plate 5:** The store in 1903 from the north at the intersection with Brook St. (Muswellbrook Historical Society)

The building shown in Plate 3 has a pitched dark roof which could either be an expensive welsh slate or a cheap timber shingle, more commonly used in the 1860's and 70's particularly in country towns. This roof was an extension and may have continued the use of shingles on the original roof.



**Plate 6:** Detail of the cast iron columns, lacework and decorative windows. (Muswellbrook Historical Society)

The roof light is of curved corrugated iron commonly used in workshop roof ventilation registers. This would have been replaced when the roofs were later reconfigured, possibly at the time of the major additions to the northern corner (1909-1911).

The store was extended to the north with a design by John Charles Luscombe in the Federation Free Classical style. This section of the site had a smaller boundary to Bridge Street and a long boundary to Brook Street resulting in the design being deliberately asymmetrical. The design was highlighted with an imposing tower at the corner of Bridge and

Brook Streets. Campbell had by this time expanded his retailing empire to include stores in other towns such as Scone. He lived on a large rural property owned today by the Department of Corrective Services and known as St Helliers Corrective Centre. The house, used originally as a residence for the prison Governor, is now used as an Administration building.



**Plate 7:** The Campbell's Corner building in 1911. (Muswellbrook Historical Society)

The grand awning was removed in the early twentieth century, most likely due to a traffic ordinance that deemed verandah posts at or near the road gutter presented a danger if struck by a moving vehicle. This saw the removal of many two story verandahs in NSW, particularly those of cast iron columns and decorative lacework. They were usually replaced with a simple awning fixed to the building's wall and suspended by rods from the upper façade.

In the case of the Campbell's Corner Store in Muswellbrook, The major refurbishment of the ground floor in the 1990's allowed for steel beams to cantilever from the building to support a new awning.



**Plate 8:** The Campbell's Corner building in 2014. (Andy Warren)



In 2016 Muswellbrook Shire Council completed the refurbishment and adaptive re-use of the building for the Upper Hunter Conservatorium of Music. The work involved the preservation of the heritage building fabric both externally and internally together with reconstruction of the awning to bridge & Brook Streets based on the photographic records held by the Muswellbrook Historical Society.



**Plate 9:** The Campbell's Corner building in 2016. (Andy Warren)

**Dates for construction of the early shops:**

The EJE Architecture Inventory Sheet lists the dates of construction for the original complex of buildings as - 1870; 1879; 1891-92; 1893-94; and 1910.

**Recent construction works:**

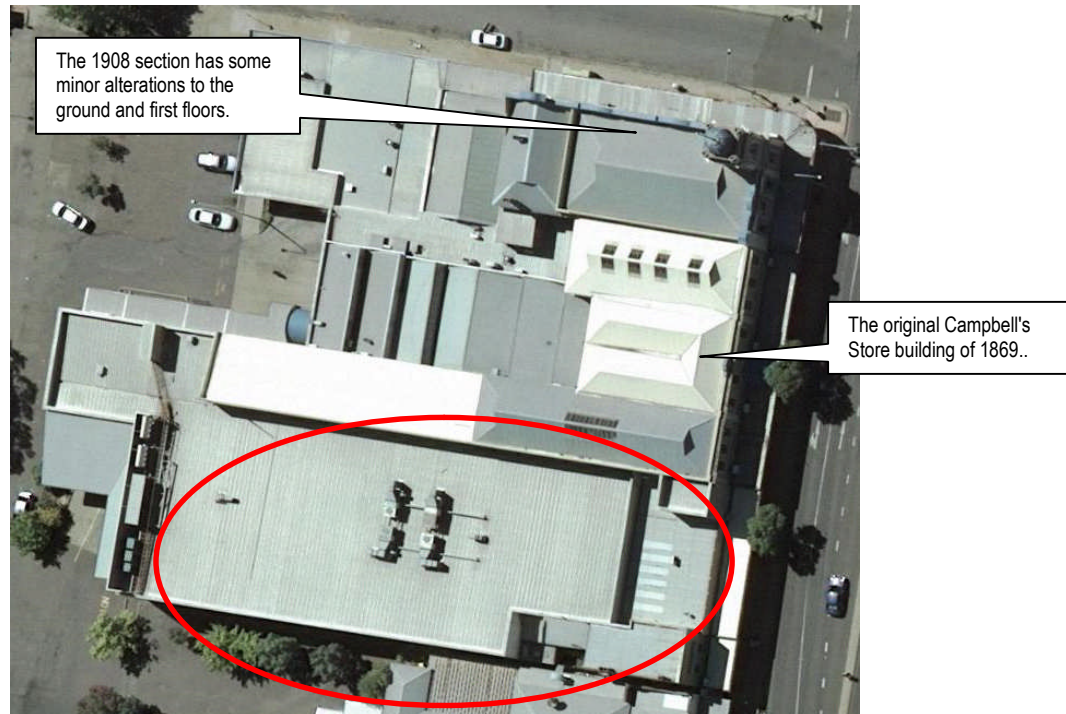
In 2019 Muswellbrook Council commissioned Collins & Turner Architects to prepare plans for council office accommodation within the Campbell's Corner building complex to move their offices from Muswellbrook South to the central township of Muswellbrook following their purchase of the building and plans for the future of the immediate area surrounding the intersection of Bridge & Brook Streets.

This initial refurbishment was located on the ground floor and first floor of the southern portion of the listed heritage building, beside the then leased supermarket area.

The IGA Supermarket ceased trading in the building at the end of May 2022, vacating the area for a new use.

## 2.2 HERITAGE SIGNIFICANCE:

The proposed work for the additional Council offices mainly involves the former supermarket area added in the late twentieth century as well as a single commercial room on Brook Street and a ramp to the internal passage immediately outside the commercial room. The majority of the areas to be altered for reuse have little or no heritage significance as they were constructed or altered in the late twentieth century.



**Plate 10:** Aerial of the Campbell's Corner complex with the former supermarket circled in red. (Six Maps)



**Plate 11:** The majority of the alteration works occur in the contemporary addition. (JCHD 7842)

### **Statement of Cultural Significance:**<sup>1</sup>

*The Campbell's Corner – Inventory 2000 in the Muswellbrook Heritage Study provides the following Statement of Significance:* (words in italics have been changed or added to the statement).

Campbell's Corner is representative of the development of the commercial precinct of Muswellbrook over 130 years. The building has expanded significantly since its establishment. The building still comprises major components of all its development periods. It is an outstanding example of a continuously evolving commercial development in the town; the building is of Local Historic significance.

<sup>1</sup> EJE Architecture - Muswellbrook Heritage Study 2000 - Inventory listing sheet

With the only corner tower structure along the main street in Muswellbrook, Campbell's Corner represents a rare aesthetic contribution to the town's commercial centre in terms of streetscape and is a nodal landmark, *however is not rare when considering other town centres in NSW*. The level of aesthetic significance is rare to the town as the building is a unique example of a combination of Victorian and Federation styles of Architecture. The building's proportions (especially the later corner addition) are large, giving a "civic" presence to the street. The massing of the forms is composed to "build-up" to the corner emphasising the monumental gesture of the tower. The period detailing of the building along with special material treatment such as the metal shingled dome place importance on the overall aesthetic value. Internally there is very little of the original building's character left to value of any aesthetic significance *to the ground floor*. One area remaining in tact, but in poor condition, is the entrance corridor and stair to the upper level off Brook Street. *Additionally the two small and one large room with marble fireplaces and decorative metal ceilings provide added insight as to what the original interiors may have been throughout the building.*

Original period detailing of the external components of the building and tower along with the structural component of the tower itself represent Local Aesthetic Significance.

The strong presence of the building provides the local community with a sense of identity. The "Campbell" name has a strong association with a history of service to the town's people and toward the town's development. As an ongoing representation of a commercial centre to the people of Muswellbrook the building is of Local Social Significance.

### **Statement of Cultural Significance<sup>2</sup>**

Historically the building has regional significance for being an example of the chain of stores which first brought professional retailing to the region in the late 19th century.

Socially the building has significance to generations of local Muswellbrook residents as being pivotal to the development of 19th century quality retailing in Bridge Street.

Scientifically the building has local significance for its potential to reveal information which could contribute to an understanding of the scale, form and phases of development of retailing activity in Muswellbrook in the latter 19th and early decades of the 20th centuries.

Aesthetically the building is representative of type at a regional level. Architectural style is described as Victorian for the oldest section and Federation Free Classical for the 1908 addition.

### **Additional Heritage Significance:**

The Campbell's Corner building is of *associative significance* for its association with architects John Wiltshire Pender and John Charles Luscombe. It is also of *associative significance* for its association with Scottish retailing pioneer Malcolm Campbell who began in Muswellbrook and eventually had subsidiaries operating in Muswellbrook, Scone, Aberdeen, Murrumbidgee, Moonan Flat, Rouchel, Merriwa and Denman.

### **Grading of significance:**

There are five gradings of heritage significance for heritage items. These gradings can be different for portions of a heritage item or site. Due to the later alterations and additions to the western wing of the complex it is assessed as being of Moderate significance as it has been modified and enclosed to the degree that the public find it difficult to interpret from the outside. Internally the first floor retains its structure and limited detail that is worthy of retention.

### **Significance of later additions:**

The additions to the southern end of the building made in the late twentieth century in an industrial warehouse style are of little heritage significance when compared to the character and style used by Campbell in the original buildings. These additions, while simple in design, are not regarded as being intrusive on the design styles of the more decorative listed heritage item.

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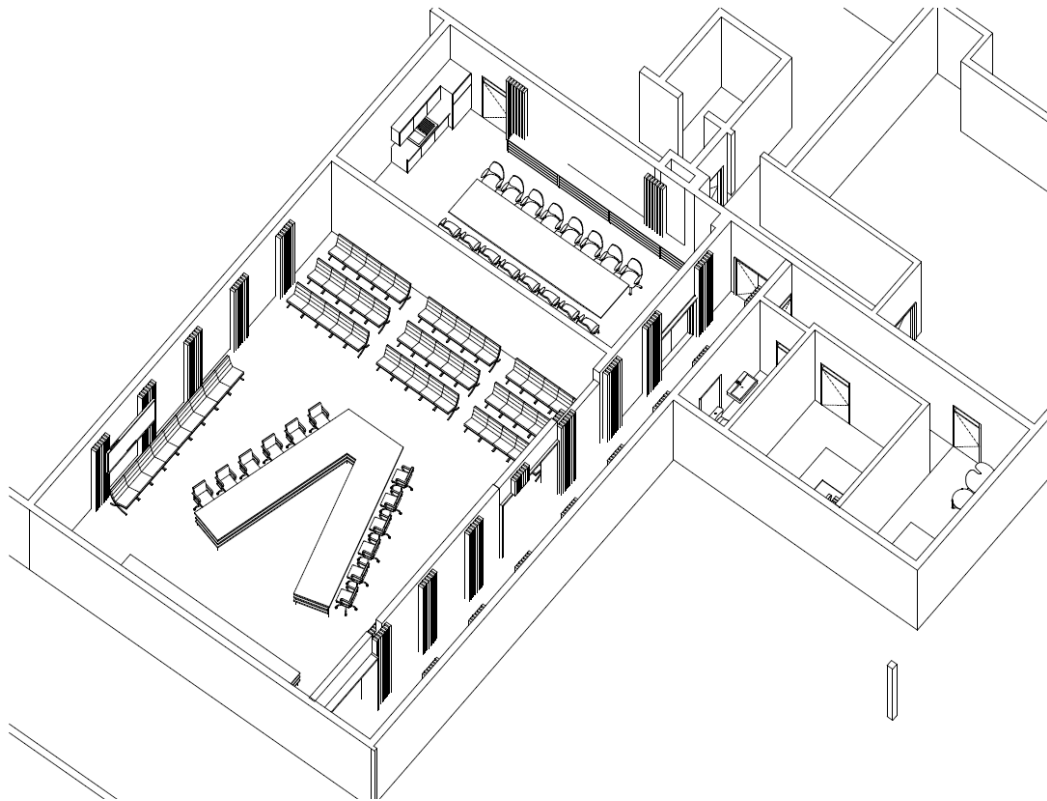
<sup>2</sup> OEH Data Sheet - Former Campbell's & Co Store

### 2.3 THE PROPOSED DEVELOPMENT:

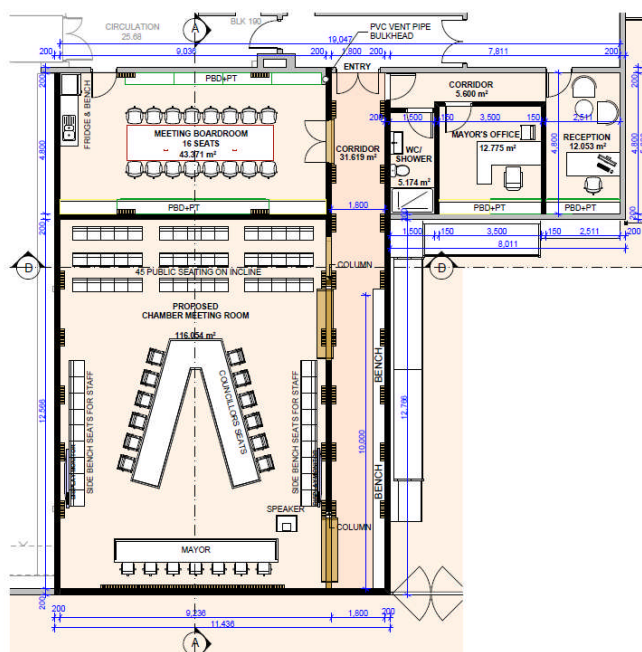
The proposed development seeks to extend the council offices from the existing west wing of the original building into the area of the former supermarket which was recently vacated. The area of the original building that will be the subject of a new fitout is a small room on Brook Street that had been previously renovated.

#### **Proposed Council Chamber & Meeting Room:**

The work involves provision of a new Council Chamber meeting room, a large Meeting & Boardroom area and a Mayor's Office with Reception Room. The whole of this area fits within the former supermarket area with the balance remaining used for a new Green Grocer's shop.



**Plate 12:** The Axonometric view of the Council Chambers, Meeting Rooms & Mayor's Office. (A&H Eco)



The new meeting area and Mayors Office link to the existing administrative space however is secured by limited and lockable entry doors.

#### Assessment:

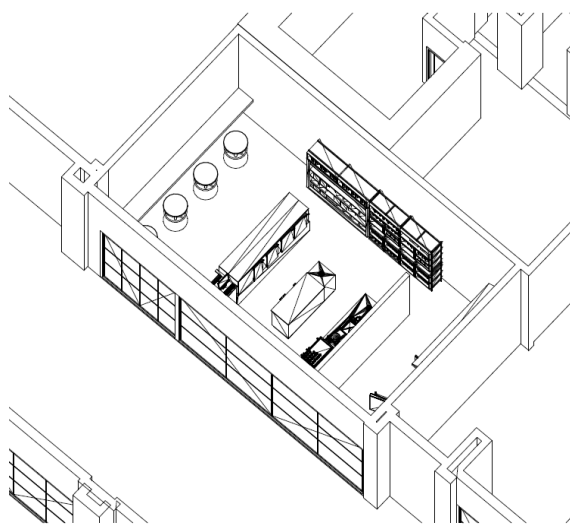
The whole of these works are confined to the southern addition to the Campbell's Corner complex. The construction works has little impact on the heritage significance of the heritage item due to this aspect.

**Plate 13:** Plan from Sheet 10. (A&H Eco)

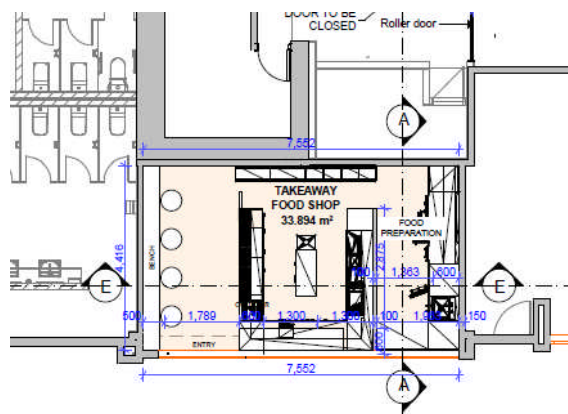


**Shop 6 1908 Building:**

This is a refit of an existing contemporary shop within the complex.



**Plate 14:** Axonometric of the refit to the existing Shop 6.



**Plate 15:** Plan of the Shop 6 refit. (A&H Eco)

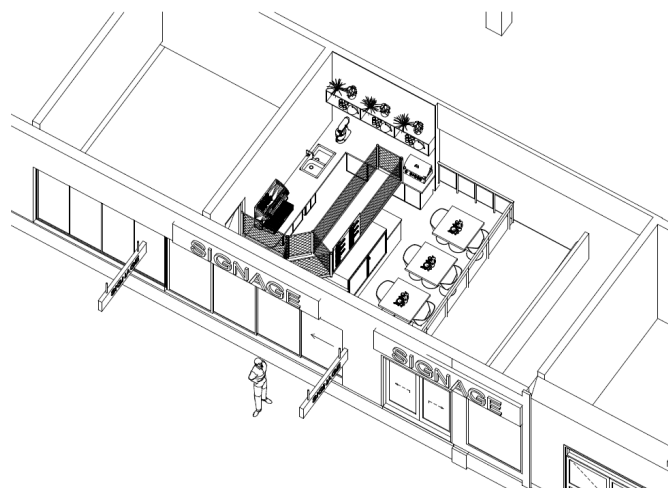
**Assessment:**

The existing shop 6 within the main Foyer area of the Campbell's Store complex backs onto the 1908 heritage section of the building. The construction or retention of an existing partition wall covering the thick masonry wall of the 1908 building will allow the running of services or the installation of shelving which will not require fixing to the heritage masonry wall.

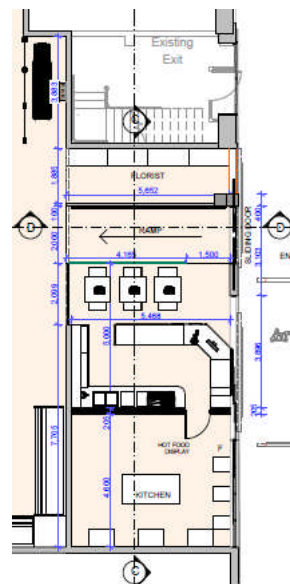
This work will not impact on the heritage significance of the building due to Shop 6 being cocooned within its own partition walls allowing the works to be reversible in future alterations/re-uses of this area.

**New Entry & modifications to the existing Cafe off Bridge Street:**

This work provides access to the commercial shop directly off Bridge Street with a new ramp for disability access into the complex.



**Plate 16:** Axonometric of the New Entry & Cafe. (A&H Eco)



**Plate 17:** Plan of Entry & Cafe. (A&H Eco)

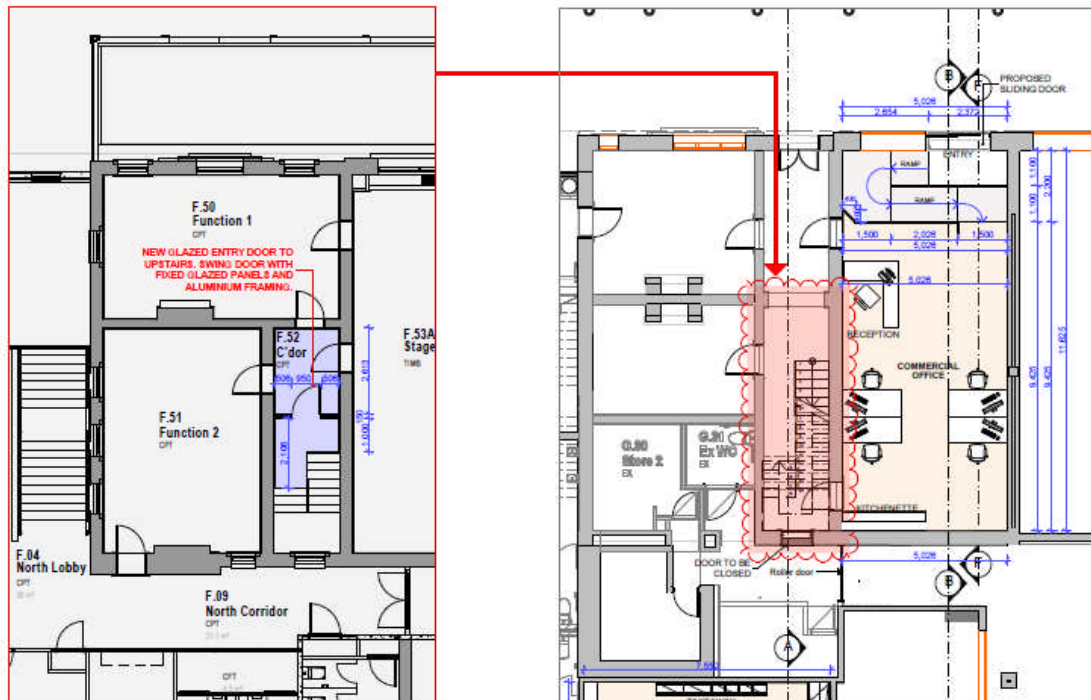
**Assessment:**

The new ramp installation and Cafe alteration is wholly within the southern contemporary section of the Campbell's Corner complex. The works will have no impact on the heritage significance of the building due to the location and minor nature of the work.

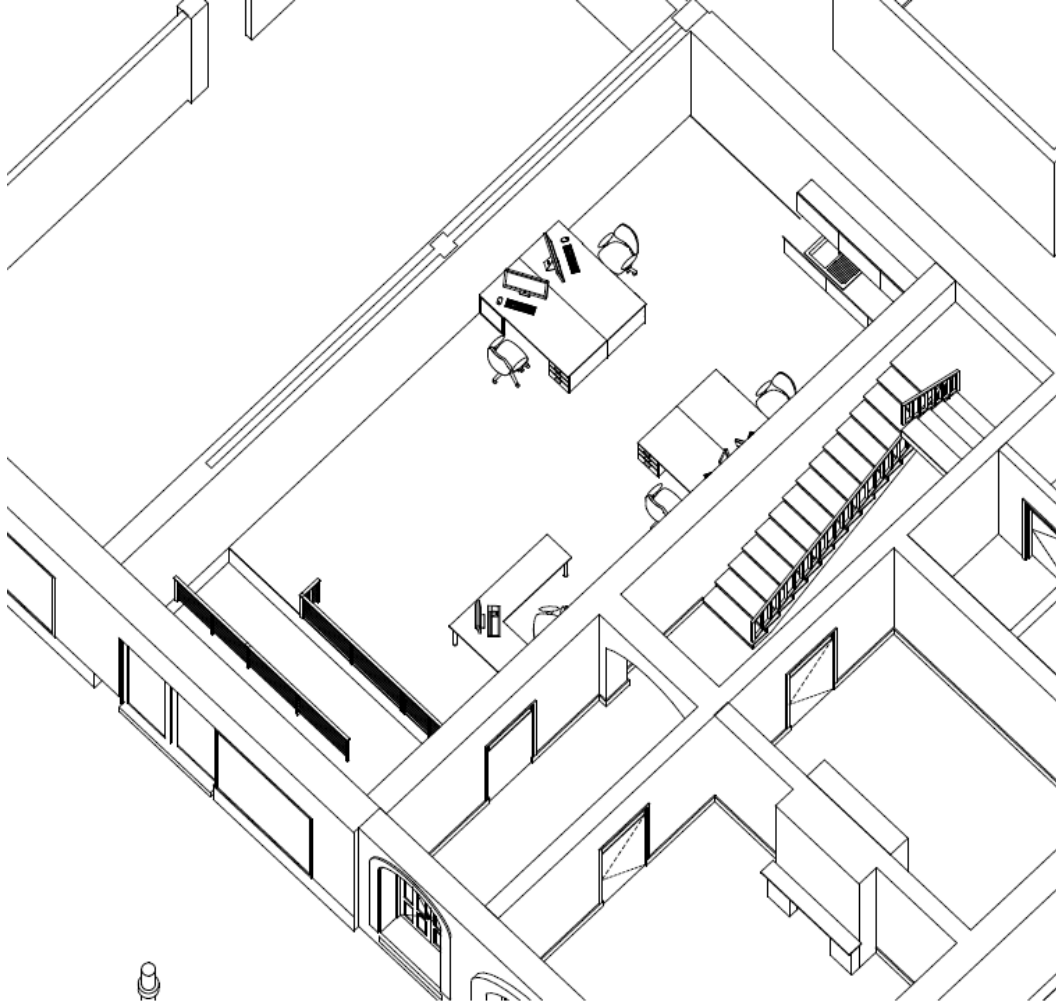


**Proposed Commercial Office Layout & Level One Entry Door:**

This work is within the 1908 section of the Campbell's Corner complex.



**Plate 20:** Plan of the new doorway (left) and Commercial Office (right). (A&H Eco)



**Plate 21:** Axonometric of the new Commercial Office. (A&H Eco)

The work to the Commercial Office involves adapting the current area which is accessed off Brook Street via a couple of steps, to provide disability access. In addition, the works offers the opportunity to expose the existing original decorative ceiling currently hidden behind a lowered false ceiling arrangement. The front facing Brook Street will have a portion of its timber floor replaced with a new ramp and the existing aluminium doorway replaced with new automatic doors.



The current suspended ceiling will be removed and the existing ceiling repaired where damaged by the suspension rods, and new lighting installed.

Further detailing is required once the suspended ceiling is fully removed showing the full extent of work and the type of cornice required. This will also include required service runs within the room.

Recommendation: Heritage advice on the detailing should be obtained at Construction Certificate stage. *Reason - to ensure original materials are retained and suitable details are used where required.*

**Plate 22:** Concept showing the repaired ceiling. (A&H Eco)

#### Assessment:

The proposed adaption of the Commercial Office space appears reasonable in this 1908 building area having the benefit of re-opening a currently sealed door to the stairwell. Further development of the detail at the CC stage will benefit the project. The adaptive re-use of this Commercial Office will have minimal impact on the heritage significance of the room due to the minor nature of the alterations and the benefit of re-exposing the original ceiling.



**Plate 23:** Doorway & ceiling height. (JCHD Aug 2011)

The work associated with the introduction of a new doorway to the first floor landing of the main heritage staircase shows the location only on plan. The ceiling height is not only substantial but is decorative along with the existing cornice.

The height is broken up into the door and highlight, above which is a picture rail. It is suggested that either the top of the door & highlight match the new doorway, or if needed, the new doorway be designed up to the bottom of the picture rail.

This detailing could be included with other heritage detailing to be signed off at Construction Certificate stage.

The detailing will require preservation of the skirting boards and picture rail where the new doorway meets the walls to enable minimal repairs when the doorway is removed in the future.

#### Assessment:

The introduction of a new doorway will have minimal impact on the heritage significance of the first floor internal staircase landing provided it is installed in a "reversible manner" for future removal and heritage advice is provided when deciding on the most appropriate detailing at the CC stage of documentation.



**Proposed Heritage Tile Display:**

An existing single door entry off Brook Street has survived various renovations as the access was required for a fire hydrant. The door threshold is considered to contribute to the heritage significance of the building because it incorporates a slate threshold step together with a decorative pattern tile layout and the name "CAMPBELL & Co Ltd".

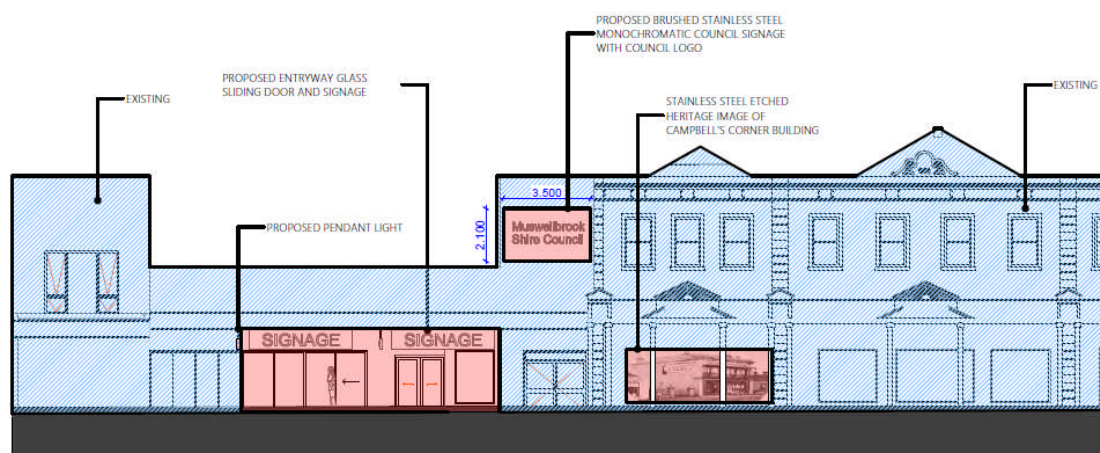


**Plate 24:** The doorway threshold and signage on Brook St. (JCHD 7832)

The existing aluminium door frame and sidelight are to be replaced with a new outward opening frameless glass door to display the wide slate threshold, the decorative black & white ceramic tile pattern and the floor signage. The display will be cleaned and painted for the public to admire. It may also be possible to provide a large print of the building on the rear wall of this area.

**External Signage:**

New signs are proposed for the Bridge and Brook Street elevations of the Campbell's Corner complex. It is also recommended that a "blow-up" copy of the 1908 building be installed on the back wall of the Heritage Tile Display Room (Plate 24 above).



**Plate 25:** The Eastern Elevation on Bridge St showing the signage and image locations. (A&H Eco)



**Plate 26:** The existing Bridge St part elevation. (JCHD 5365)

The external signage to Bridge Street is shown located over doorway entries to the building with the main Muswellbrook Shire Council signage located on the blank wall beside the heritage facade.

Recommendation: The height of the signage should correspond with and align to the window and architrave on the adjacent heritage facade.



**Plate 27:** The Northern Elevation on Brook St showing the signage locations. (A&H Eco)

#### Assessment:

The location of the signage zone aligned with the window and architraves of the heritage item is suitable as they form a strong aesthetic statement in the facade of this building. Carefully designed signage in this manner should have minimal impact on the heritage significance of the item and surrounding HCA.

The council and commercial signage to the car parking area on the western side of the complex will have minimal impact on the heritage significance of the building due to its location near the contemporary additions in this area.



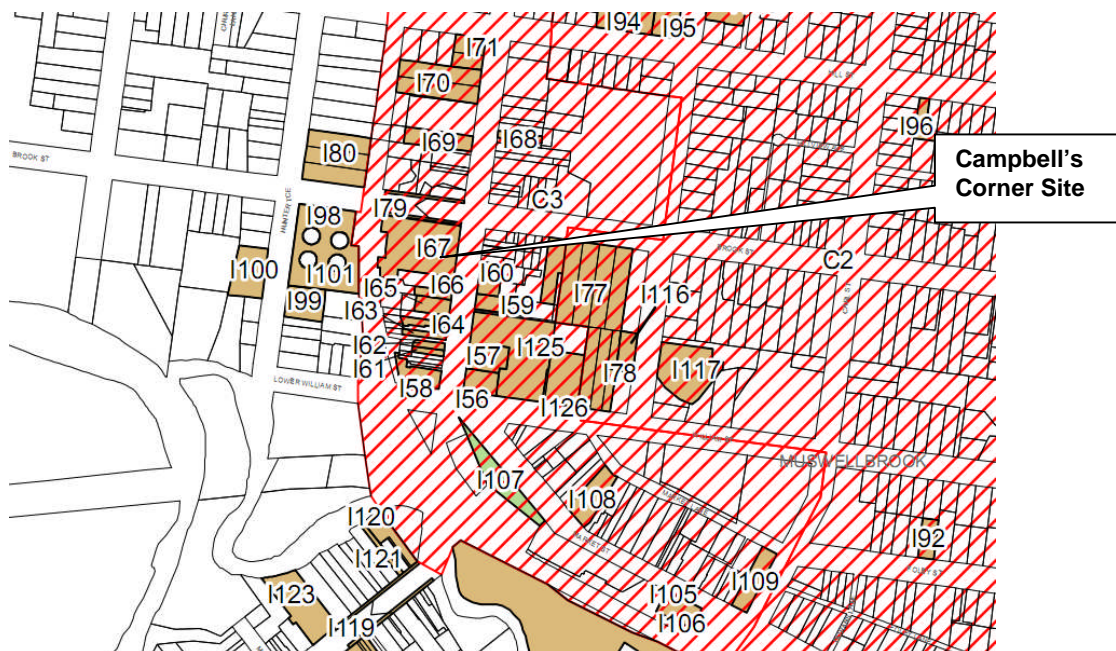
## 2.4 THE SETTING:

### **Muswellbrook Shire Council's Heritage Map**

There are six items of STATE significance listed under the NSW Heritage Act as follows:

Item I 70 – Weidmann Cottage  
 Item I 71 – Loxton House  
 Item I 77 – St James RC Church

Item I 80 - St Alban's Anglican Church  
 Item I 105 – Railway Stn  
 Item I 106 – Signal Box



Item name	Address	Property description	Significance	Item no
Former picture theatre	17 Bridge Street	Lot 51, DP 850159	Local	I59
Westpac Bank building	19 Bridge Street	Lot 60, DP 847718	Local	I60
Former Campbell's and Co store	52 Bridge Street	Lot 201, DP 736071	Local	I66
Campbell's Corner	60 Bridge Street	Lot 101, DP 606303	Local	I67
St Alban's Anglican Church	20 Brook Street	Lots 18–20, Section 6, DP 758740	State	I80
St Alban's Anglican Rectory	Corner Hunter Terrace and Brook Street	Part Lot 1, DP 810740	Local	I98
St Albans Sunday School	15 Hunter Terrace	Part of Lot 1, DP 810740	Local	I101

**Plate 28:** Detail from the town map of Muswellbrook with the conservation area shown in red.  
 (Source – Muswellbrook LEP 2009)

### **Heritage Impact on the Setting:**

The works associated with the expanded council meeting spaces involves very minor alterations to the existing building and include items such as slight changes to the Bridge Street fenestration to the southern area which is a modern addition to the heritage item.

The view of these alterations from the street is minor but does provide another entrance into the complex. A proposed Green Grocer/Fresh Produce outlet is to be located in part of the former Supermarket area and new food outlet will be associated with the new entry.

**Assessment:** The proposed works will have no impact on the listed heritage items within the HCA as the works are mainly inside the Campbell's Corner building. The minor changes to the external facade of the modern section of the building will have minimal impact on the heritage significance of the HCA as the aesthetics of this twentieth century addition largely remain the same.

## 2.5 DEVELOPMENT CONTROL PLAN 2009:

The following information is found in Section 15 Heritage Conservation which forms part of the Muswellbrook Council's DCP 2009:

### **Muswellbrook CBD HCA - Statement of significance**

*This area is significant for the Upper Hunter region as a physical expression of 150 years of commercial activity in the region. It is highly visible from both a major regional highway and the northern railway as well as from outside the area. While the earliest built features of the streetscape have disappeared, existing buildings provide a tangible link to the commercial history of Muswellbrook, particularly to the interwar period of sustained growth. A variety of building styles is represented but, because most buildings date from the first half of the twentieth century, their form and materials tend to be in harmony. Many of the more modern buildings are modest rather than brash, and respect the earlier era character of the precinct. Street and private plantings tend to modulate the intrusive effect of other 'modern' buildings.*<sup>3</sup>

As discussed in Section 2.4 The Setting, the proposed works incorporate only minor changes to the external appearance of the Bridge Street facade elevation of the Campbell's Corner building. These changes primarily involve existing openings to the brick walls for ease of access to the complex and are similar to what can be observed now from the surrounding HCA. These works have been assessed as having minimal affect on the heritage significance of the HCA due to the minor nature of the alterations and the extent of previous additions near the southern area of the Bridge Street facade.



**Plate 29:** The proposed Cafe & ramp entry off Bridge Street showing the new signage locations. (A&H Eco)

<sup>3</sup> Muswellbrook Council DCP 2009 - Section 15 Heritage Conservation.



## 2.6 ASSESSMENT OF HERITAGE IMPACT:

**The following aspects of the proposal respect or enhance the heritage significance of the item or area for the following reasons:**

- The proposed fitout works associated with the expansion of the Council Offices are confined to the area of unused floor space within the ground floor vacant supermarket area.
- The work to the Brook St area of the building preserves the early twentieth century wing which was the final addition to the main store using a different design and details.
- The refit to existing internal shop areas required for minor change of use requirements allows the complex to remain operational in the long term as retail and commercial requirements change.
- The majority of the fitout work is reversible thereby minimising any future damage to significant heritage fabric for future alterations within the complex.

**The following aspects of the proposal could detrimentally impact on the heritage significance of the item or area for the following reasons:**

There are no aspects of the proposed alterations that would impact on the heritage significance of the item, the surrounding heritage conservation area or other nearby heritage items due to the minor nature of the works within the heritage item and the majority of the works being internal and in the southern contemporary area of the building.

**The following sympathetic design solutions were considered and discounted for the following reasons:**

A proposal to introduce a new doorway under the staircase landing to an existing Toilet area was abandoned due to the risk of damage to the thick brick wall and lime floating plaster set finish to the stairwell area.

### **STATEMENT OF HERITAGE IMPACT:**

The proposed adaptive re-use of the southern contemporary wing of the former Campbell's Store in Bridge Street, Muswellbrook will have minimal impact on the heritage significance of the place, the item and the surrounding heritage conservation area for the following reasons:

1. The fitout of the twentieth century former supermarket addition to the original store buildings to provide additional meeting room accommodation for council use of the areas is within the building assessed to be of *moderate or no* heritage significance due to its contemporary design style;
2. The works are largely limited to the inside of the subject building complex;
3. External works are limited to the minor changes to contemporary fenestration.
4. Recommendations have been made for further heritage input at Construction Certificate stage to ensure preservation of significant building fabric.

### 3.0 CONCLUSION & RECOMMENDATIONS

Scottish retailing pioneer Malcolm Campbell purchased his first store in Muswellbrook in 1862 in Sydney Street. He moved to the current site in Bridge Street in 1869 following construction of the railway as he believed Bridge Street would eventually become the centre of the town's retailing area. The building was designed by JW Pender.

The Campbell's Corner building was constructed in stages over several decades, with the 1870s building enlarged several times, culminating in the major addition on the corner of Bridge & Brook Streets in 1908, known as Campbell's Corner.

The mid to late twentieth century saw great changes to the shop as it was altered from a major store to an early form of shopping mall. This included major additions to form a supermarket as well as additions for other specialist shops. The main central staircase was removed and the use of the first floor area gradually fell away.

In 2016 Muswellbrook Shire Council completed the refurbishment and adaptive re-use of the first floor area of the building for the Upper Hunter Conservatorium of Music. The work involved the preservation of the heritage building fabric both externally and internally together with reconstruction of the awning to bridge & Brook Streets based on the photographic records held by the Muswellbrook Historical Society.

More recently the council arranged the adaptive re-use of the western wing of the building, itself an addition to the original shop, for use as office accommodation for themselves. It uses both levels and part of the adjacent supermarket.

This SoHI has assessed the proposed design for additional accommodation for council in the former supermarket area and found that the overall alteration work has minimal impact on the heritage significance of the Campbell's Corner building, the nearby individually listed heritage items and the surrounding heritage conservation area.

#### **Recommendations:**

The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item:

**Recommendation 1:** Heritage advice on the detailing of an appropriate cornice as well as detailing the provision of services within the Commercial Office should be obtained at Construction Certificate stage. *Reason - to ensure original materials are retained and suitable details are used where required.*

**Recommendation 2:** Appropriate detailing of the new doorway to the first floor landing could be included with other heritage detailing to be signed off at Construction Certificate stage. The detailing will require preservation of the skirting boards and picture rail where the new doorway meets the walls to enable minimal repairs when the doorway is removed in the future perhaps as a change of use. *Reason - to ensure original materials are retained and suitable details are used where required.*

**Recommendation 3:** It may also be possible to provide a large print of the building on the rear wall of this area. *Reason - to provide the public with a large print of the 1908 additions.*

**Recommendation 4:** The height of the signage on Bridge St should correspond with and align to the window and architrave on the adjacent heritage facade. *Reason - to align the new sign with the adjacent heritage windows including their architraves.*

Yours faithfully,

John Carr  
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B. Sc. (Arch), B. Arch.  
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Date	Rev	Description
24 January 2023	B	Issue for DA lodgement
23 January 2023	A	Draft for comment.

(End of Report)