



Lang Street HCA Photographic Survey December 2008



Introduction

Document Overview

This document provides a photographic record of buildings in the Lang Street Heritage Conservation Area (HCA), Mosman. The comprehensive record of the Lang Street streetscape and built form provided by the photographic survey will assist in informing any review of existing planning and development controls such as Council's local environmental plan (LEP) review and plan making project and review of the Development Control Plans.

The photographic record also provides an historical record of the streetscape to be used to benchmark and compare changes in the built form over time.

Statement of Significance for Lang Street

"The small Lang Street Conservation Area is notable for several things. First it is aesthetically very pleasing on account of simple street plantings, the group at the south end being a significant stand of mixed Eucalypts, by a treed median strip and by wide grassed verges. Its architectural components are modest and varied in type and style presenting a cohesive visual character predominantly of an representative of the early twentieth century but they possess much idiosyncratic interest and have been less seriously tainted by obtrusive modifications than those in many other conservation areas such as high front fences, painted brickwork and inappropriate first floor additions and unsympathetic garages and carports."

Explanatory note

This document is divided into two parts –

Part A – Western side of Lang Street No.s 1-51 and 82 Ourimbah Road

Part B – Eastern side of Lang Street No.s 522 Military Road, 2-36 Lang St and 80 Ourimbah Road

Each page contains a boxed key which, for each photograph, identifies –

- Street address
eg. 29 Lang Street
The street address for an individual building is identified in addition to the corner street if applicable. Streets, laneways and passages are also shown
- Building title
eg: Balcutha
The building title is identified from building façade signage, usually for multiple dwellings
- Heritage item Y/N
The Lang Street Heritage Conservation Area is identified in Schedule 2 of the Mosman Local Environmental Plan 1998 (in force at the time the photographic survey was undertaken) and Schedule 5 of the Draft Mosman LEP 2008. It contains a significant collection of early twentieth century dwellings less tainted by obtrusive modifications than those in many other HCAs within the LGA. The only identified *individual* heritage item in the Lang Street Conservation Area,

under the 1998 Plan and the Draft Mosman LEP 2008, is the Lang Street Divided Road (Road Reserve).

– HCA Ranking

eg: 2

The HCA Ranking (based on a scale of 1 to 4) has been identified from the Mosman Heritage Review 1996 (Godden Mackay Pty Ltd). A key to the conservation area rankings is provided below.

– Other comments

eg: Multiple dwelling

Other comments provide additional information of interest. For example, may state that the building is semi-detached or part of a series of photos taken to catch some detail otherwise not shown in one photograph

– Date of photograph

eg: 21 November 2008

The date the photograph was taken is indicated. Most photographs were taken on 21 November however, due to obstruction by traffic or weather or other constraints some additional photographs were taken on 25/26 November.

Extract from the Mosman Heritage Review 1996

The following is an extract from the Mosman Heritage Review 1996 (Godden Mackay Pty Ltd), pages 91-92 of the main report. It is a key to the conservation area rankings (based on a ranking scale of 1 to 4) for each building identified in this photographic survey.

Ranking	Description	Objectives of development control
1	A building with a high degree of intactness which contributes to the character of the area in the terms given in the definition of a Conservation Area	Maintain heritage characteristics and streetscape intactness
2	A building which contributes to the character of the area but whose significance has been reduced by loss of original materials or detail (e.g. roofs, chimneys, fences), unsympathetic additions (e.g. verandah infill) or inappropriate decorative treatment (e.g. painting of face brickwork).	Reconstruct original features by removing unsympathetic additions or using more appropriate decorative treatment
3	A building whose impact on the heritage character of the area is neutral	Maintain benign impact
4	A building which has an adverse impact upon the area because of its scale, design, assertiveness, materials or the like, or because its original qualities have been mutilated or removed	Encourage the ultimate replacement of the building with one less assertive, or amelioration of its adverse impact by sympathetic alterations, plantings, more appropriate colour scheme or other treatment

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**Part A -
Western side of Lang Street No.s 1-51**



Street address	Mackie Lane
Building title	
Heritage item Y/N	
HCA ranking	
Other comments	
Date of photograph	26 Nov 2008



Street address	1 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	
Date of photograph	21 Nov 2008



Street address	3 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 Nov 2008



Street address	5 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	
Date of photograph	21 Nov 2008



Street address	7 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1 House 4 Fence
Other comments	Photo 1 of 2
Date of photograph	26 Nov 2008



Street address	7 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1 House 4 Fence
Other comments	Photo 2 of 2
Date of photograph	26 Nov 2008



Street address	9-11 Lang Street
Building title	Balclutha
Heritage item Y/N	N
HCA ranking	4
Other comments	Multiple dwellings
Date of photograph	21 Nov 2008



Street address	13 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 2 Multiple dwellings
Date of photograph	26 Nov 2008



Street address	13 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 2 Multiple dwellings
Date of photograph	21 Nov 2008



Street address	15 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	
Date of photograph	21 Nov 2008



Street address	17-19 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	
Other comments	Multiple dwellings
Date of photograph	26 Nov 2008



Street address	19A Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	4
Other comments	
Date of photograph	26 Nov 2008



Street address	21 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Carport
Other comments	
Date of photograph	26 Nov 2008



Street address	23 - 25 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 3 Semi-detached dwellings
Date of photograph	21 Nov 2008



Street address	23 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 3 Semi-detached dwelling
Date of photograph	21 Nov 2008



Street address	25 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 3 of 3 Semi-detached dwelling
Date of photograph	21 Nov 2008



Street address	27 Lang Street (showing inside front fence)
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 2
Date of photograph	21 Nov 2008



Street address	27 Lang Street (from the street, including car port)
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 2
Date of photograph	21 Nov 2008



Street address	29 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 2
Date of photograph	26 Nov 2008



Street address	29 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 2
Date of photograph	26 Nov 2008



Street address	31 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 Nov 2008



Street address	33 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	
Date of photograph	21 Nov 2008



Street address	35 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 Nov 2008



Street address	37 - 39 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 3 Semi-detached dwellings
Date of photograph	21 Nov 2008



Street address	37 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 3 Semi-detached dwelling
Date of photograph	26 Nov 2008



Street address	39 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 3 of 3 Semi-detached dwelling
Date of photograph	26 Nov 2008



Street address	41 - 43 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 Dwellings 4 Fence for No. 43
Other comments	Photo 1 of 3 Semi-detached dwellings
Date of photograph	21 Nov 2008



Street address	41 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 3 Semi-detached dwelling
Date of photograph	26 Nov 2008



Street address	43 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	Photo 3 of 3 Semi-detached dwelling
Date of photograph	26 Nov 2008



Street address	45 - 47 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	Semi-detached dwellings
Date of photograph	26 Nov 2008



Street address	49 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	
Date of photograph	8 May 2009



Street address	51 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 2
Date of photograph	21 Nov 2008



Street address	51 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 2
Date of photograph	26 Nov 2008



Street address	82 Ourimbah Road - corner Lang and Ourimbah Road (showing back fence taken from Lang Street)
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 3
Date of photograph	26 Nov 2008



Street address	82 Ourimbah Road - corner of Lang and Ourimbah Road (taken from Lang Street)
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 3
Date of photograph	21 Nov 2008



Street address	82 Ourimbah Road facing Ourimbah Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 3 of 3
Date of photograph	21 Nov 2008



Street address	Lang Street Road Reserve (looking north, outside 51 Lang Street)
Building title	
Heritage item Y/N	Y
HCA ranking	
Other comments	
Date of photograph	6 Jan 2009



1

Street address	Lang Street Road Reserve (looking south)
Building title	
Heritage item Y/N	Y
HCA ranking	
Other comments	
Date of photograph	6 Jan 2009

**Part B -
Eastern side of Lang Street No.s 2-36**



Street address	522 Military Road - corner Military Road and Lang Street
Building title	
Business Name	Surfection
Heritage item Y/N	
HCA ranking	2
Other comments	Photo 1 of 4
Date of photograph	9 May 2009



Street address	522 Military Road - corner Military Road and Lang Street
Building title	
Business Name	Surfection
Heritage item Y/N	
HCA ranking	2
Other comments	Photo 2 of 4
Date of photograph	25 Nov 2008



Street address	522 Military Road
Building title	
Business Name	Surfection car park
Heritage item Y/N	
HCA ranking	
Other comments	Photo 3 of 4
Date of photograph	25 Nov 2008



Street address	522 Military Road	Associated rear buildings & store
Building title		
Business Name		
Heritage item Y/N		
HCA ranking	4	
Other comments	Photo 4 of 4	
Date of photograph	25 Nov 2008	



Street address	Rear access lane to 522 Military Road
Building title	
Heritage item Y/N	
HCA ranking	
Other comments	
Date of photograph	21 Nov 2008



Street address	2 Lang Street
Building title	Winchester Building
Heritage item Y/N	N
HCA ranking	4
Other comments	Multiple dwellings
Date of photograph	21 Nov 2008



Street address	6 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 Nov 2008



Street address	8 & 8A Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 Nov 2008



Street address	10 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	2 Flats
Date of photograph	21 Nov 2008



Street address	12 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 3
Date of photograph	21 Nov 2008



Street address	12 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 3
Date of photograph	21 Nov 2008



Street address	12 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 3 of 3
Date of photograph	21 Nov 2008



Street address	14 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	
Date of photograph	21 Nov 2008



Street address	16 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Carport and fence
Other comments	
Date of photograph	21 Nov 2008



Street address	18 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	Photo 1 of 2
Date of photograph	21 Nov 2008



Street address	18 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	Photo 2 of 2
Date of photograph	21 Nov 2008



Street address	20 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 Nov 2008



Street address	22 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 3
Date of photograph	21 Nov 2008



Street address	22 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 3
Date of photograph	21 Nov 2008



Street address	22 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 3 of 3
Date of photograph	25 Nov 2008



Street address	24 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 2
Date of photograph	25 Nov 2008



Street address	24 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 2
Date of photograph	25 Nov 2008



Street address	26 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 3
Date of photograph	21 Nov 2008



Street address	26 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 3
Date of photograph	25 Nov 2008



Street address	26 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 3 of 3
Date of photograph	25 Nov 2008



Street address	28 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 Nov 2008



Street address	30 & 30A Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 2 Semi detached dwellings
Date of photograph	25 Nov 2008



Street address	30 & 30A Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 2
Date of photograph	21 Nov 2008



Street address	32 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 2
Date of photograph	25 Nov 2008



Street address	32 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 2
Date of photograph	21 Nov 2008



Street address	34 - 36 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 4 Semi-detached dwellings
Date of photograph	21 Nov 2008



Street address	34 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 4 Semi-detached dwelling
Date of photograph	25 Nov 2008



Street address	36 Lang Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 3 of 4 Semi-detached dwelling
Date of photograph	25 Nov 2008



Street address	36 Lang Street and garden fence
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	Photo 4 of 4 Semi-detached dwelling
Date of photograph	25 Nov 2008



Street address	80 Ourimbah Road - corner of Ourimbah Road (taken from Lang Street)
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	Photo 1 of 3
Date of photograph	21 Nov 2008



Street address	80 Ourimbah Road – corner of Ourimbah Road (taken from Lang Street)
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	Photo 2 of 3
Date of photograph	21 Nov 2008



Street address	80 Ourimbah Road taken from Ourimbah Road
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	Photo 3 of 3
Date of photograph	26 Nov 2008

