

Alroy

Ward 5 Property 16



Ward 5 Property 16 - Alroy

PROPERTY NAME	Alroy
ADDRESS	Rooty Hill Road North Plumptre. Lot 11 DP 1024861
DESCRIPTION	A large single storey brick residence with two main sections. The main roof section is gable ended with Italianate detailed barge boards and three (3) subsidiary gables, two (2) of which jut out from the corner of the roof at forty-five degrees to the axis of the ridge. The smaller section of the house forms a secondary gable ended extension to the house proper. A deep bull-nose verandah surrounds the main section with an unusual entrance portico expressed both in the verandah roof (semi-circular arching) and in the roof proper (triangular gable end). An extremely elaborate house, complete with a servants' wing at the rear, it is very unique in the area.
HISTORICAL CONTEXT	This building holds important historic associations in that it is one of the Lamb family houses on the Woodstock estate. It was constructed c 1888 by Thomas Bowering for Edward William Lamb, brother of Walter Lamb. The land was originally part of a stock reserve established by Governor King in 1802.
LISTINGS	Blacktown City Council LEP
STRENGTHS	<ul style="list-style-type: none">• Main road frontage• Exterior restored• Larger residential building• Links to Walter Lamb and Woodstock• Money to be spent by developer on internal restoration• Caretaker resides in portable building
WEAKNESSES	<ul style="list-style-type: none">• Conservation Management Plan now fourteen (14) years old

OPPORTUNITIES	<ul style="list-style-type: none"> • Tavern use to restore interior • Possible refreshment or lunch stop for any proposed heritage tour • Possible cross promotion with Woodstock • If not used as a Tavern it could have other commercial or community use
THREATS	<ul style="list-style-type: none"> • Previous community opposition to use of site as a Tavern may affect success of business • Tavern may create noise problem as set in residential area.
CONCLUSION	Council has committed to the building being used as a Tavern and works have commenced on this project. They are due to be completed late 2005.
RECOMMENDATIONS	<ol style="list-style-type: none"> 1. Monitor the take up of the lease for use as a Tavern and ensure any heritage obligations are met 2. Review the success of the leasing arrangement as a test case examining the appropriateness of using Council owned heritage properties for commercial uses (by December 2007)
REFERENCES	<ul style="list-style-type: none"> • SHI1140058 • Jonathan Falk Planning Consultants P/L et.al. <i>Blacktown Heritage Study</i>, 1988. • Local Studies Files – Alroy • Graham Edds & Associates. <i>Plan of Management and Guidelines for Expression of Interest for The Proposed Lease and Restoration of “Alroy”</i>. February 1998. • Graham Edds & Associates. <i>Feasibility Study for the Restoration and Future use of Alroy</i>. March 1990.

Budgetary allocations not required