

18 December 18

Heritage Victorian  
8 Nicholson St.,  
East Melbourne Vic 3002

and by email to: [VCAT-Admin-Division@justice.vic.gov.au](mailto:VCAT-Admin-Division@justice.vic.gov.au)

Dear Ann,

**Property number: H1002**  
Alfred Health - The Stables

The site is included on the Victorian Heritage Register as property number H1002 for its historical and architectural significance to the state of Victoria. The extent of the registration includes three buildings on the site, (B1, B2 and B3) and the land marked L1 on the plan at Figure 1. The subject building is identified as Building 2 as part of the former Royal Victorian Institute for the Blind (RVIB) (refer Figure 1).

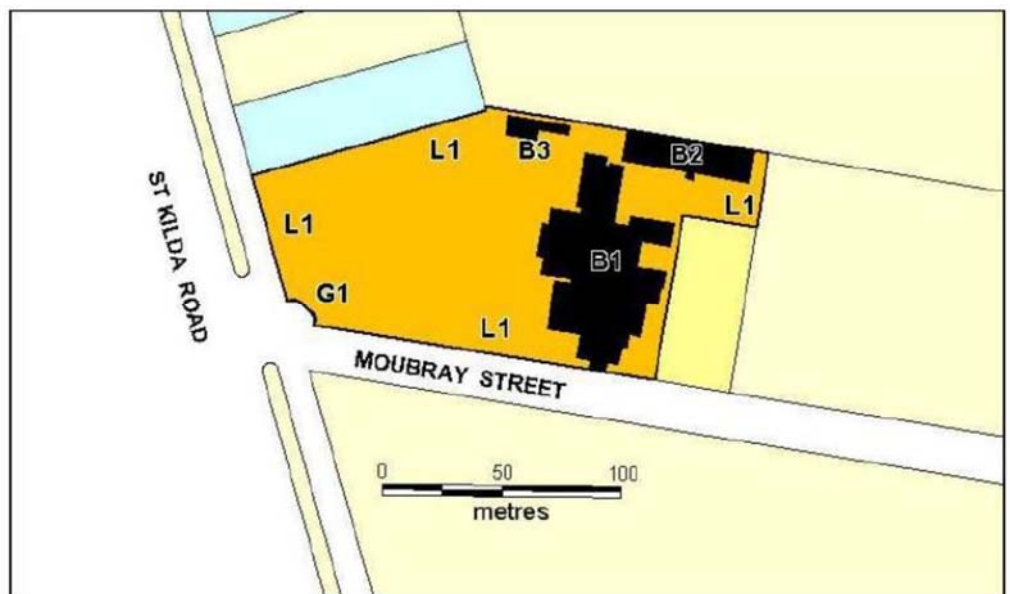


Figure 1 Extent of registration for the Royal Victorian Institute for the Blind with the subject building marked as B2

Source: Victorian Heritage Database

## **Site description**

The subject building is a three-storey face red brick and bluestone structure with a corrugated steel clad hipped roof. The walls contain louvred and multiplane steel framed fixed and openable sash windows, some with fixed hoppers. The glazing comprises original opaque wired glass and later clear glass.

The principal entry to the building is via a non-original sliding door on the northern side. On the southern side are two fire escapes and an existing lift which is external to the main hipped roof. A face red brick chimney is located centrally at each end of the building.

The northern façade and western end at ground level are constructed in bluestone with cream bricks to corner quoins and window surrounds. This section of the building formed part of the original stables associated with the RVIB, which were widened in 1925 when they were adapted for use as a single storey factory. The red brick upper storey additions were constructed in 1931-32.

Currently this building is occupied by the engineering and maintenance division of the Alfred Hospital.

## **Proposal for a Permit**

The proposed works for permit comprise the refitting of the ground and first floor and associated works to accommodate an office space.

This includes demolition of non-original partitions, floors and ceilings at all levels. Also proposed is remedial work to existing steel framed windows and timber doors (like for like). Doors to remain operable will be fitted with secure swipe access otherwise fixed shut.

The proposed design includes new DDA compliant toilet facilities at Ground floor and level 1 to the south east corner. These services are to work with the existing plumbing located in the areas.

New internal partitions have been proposed that work sensitively with the existing fabric and where possible emulate the structural rhythm. In order to achieve modern Australian Standards in particular relation to earthquake codes, a structural has determined a design that includes additional steel columns at every second existing brick and or concrete column as well as localised concrete footings.

New mechanical upgrades have also been proposed to service the entire building. External units have been located at ground to the south of the building. An enclosure has been designed around this that has been kept separate to the building. It has been an important design initiative to utilize existing openings in the external building fabric to service these units. Similarly, the adjustment of the existing fire sprinkler system will be made to cover the new internal areas.

The internal fit out will involve the introduction of an acoustic ceiling at Ground floor and insulation to the roof at Level 2. Please refer to architectural construction set for details

### **Comments on heritage impacts**

The VHR citation for the Royal Victorian Institute for the Blind site includes a permit exemption policy and a suite of permit exemptions. In relation to Building 2, the permit exemption policy identifies the following works as permit exempt:

#### **Factory building (B2):**

- Emergency or safety works which do not involve original building fabric.
- Removal of non-original partition walls, bulkheads, ceiling and wall linings and doors.
- Construction of light-weight partition walls, ceilings and bulkheads provided they do not intersect with windows.
- Refurbishment of toilets, wet areas and kitchens including installation, removal or replacement of sanitary fixtures and fittings, kitchen equipment, wall tiling and hot water systems.
- Installation and painting of new built-in cupboards or shelving provided no alteration to the structural fabric is required.
- Installation, removal or replacement of hydraulic, pneumatic, electrical, fire and lift services.
- Painting of previously painted surfaces provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.
- Installation, removal or replacement of hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and the central plant is concealed.
- Removal or replacement on non-original door and window furniture including hinges, locks, knobsets and sash lifts.
- Installation, removal or replacement of carpets and/or flexible floor coverings.
- Installation, removal or replacement of curtain tracks, rods, blinds, signs, handrails.
- Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors etc. Installation of bulk insulation to the roof space. Installation of smoke detectors.
- Removal of extraneous air conditioners, pipework, wiring, antennae, aeri-als and making good. Installation, removal or replacement of electric clocks, public address systems, detectors, alarms emergency lights, exit signs and luminaires on brick and plaster surfaces

The suite of permit exemptions generally relates to minor external and internal works to the building, regular site maintenance and painting (refer attached citation).

#### *Demolition*

The proposed demolition works include removal of the existing entrance door, removal of the exiting goods lift (at north east corner), demolition of partitions, removal of services and removal/ repair of original and later glazing. These works do not present as impacting on the significance of the building and it is anticipated that they are likely to be acceptable to Heritage Victoria. The greatest sensitivity will be in relation to the windows where some original broken wired glass will be removed

and replaced with a similar wired glass. In doing so the replacement glazing will retain the existing division of panes within the windows. It is understood that the existing louvered windows to the wet areas will be retained.

#### *Alterations*

It is understood by Alfred Heath (owner) and Architects EAT that works which impact on original or added fabric and there will be a sensitivity to their impact.

On the internal works generally, these present as either permit exempt under the existing permit exemptions policy or potentially as warranting a permit exemption, as they will not result in any adverse heritage impact on significant fabric.

#### **Conclusion**

Based on your review, we hope the proposed works to the former stables do not give rise to any significant heritage concerns.

For further information, refer to the following Architectural drawings and photographs for reference.

Kind regards,  
**Architects EAT**



**Emma Gauder**  
General Manager – Architect