

AIRLIE

HERITAGE IMPACT STATEMENT

452 St Kilda Road, Melbourne

December 2023

Prepared for

SNOWY SEA FAMILY TRUST

Prepared by

LOVELL CHEN



ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

Airlie is located on the lands of the Bunurong people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
9994	1	Heritage Impact Statement	21/12/2023	MK

Referencing

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1.0 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared on behalf of Snowy Sea Family Trust to accompany a permit application to Heritage Victoria for the partial demolition of the rear of the dwelling and new works including some internal refurbishment to Airlie, at 452 St Kilda Road, Melbourne which is located on Bunurong Country (Figure 1).

In preparation of this report, reference has been made to the following:

- Architectural drawings prepared by Lovell Chen, dated 15 November 2023 and numbered A0.00, A1.00-A1.04, A2.00-A2.06, A2.50-A2.51, A2.53, A3.00-A3.01, A4.00-A4.03 (Revision DD2)
- Menu of methods of repair, prepared by Lovell Chen, dated July 2023
- Schedule of conservation works, prepared by Lovell Chen, dated 15 November 2023
- *Airlie Conservation Management Plan*, prepared by Lovell Chen, dated 2005

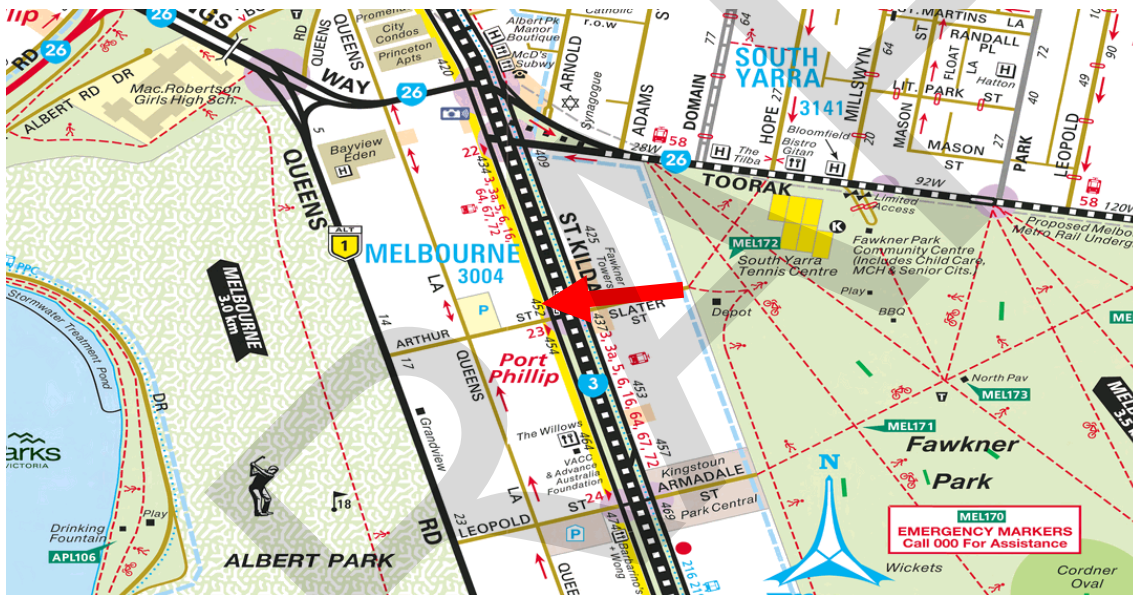


Figure 1 Plan showing the location of the subject site, indicated by the red arrow

Source: www.street-directory.com.au

1.1 Background

Pre-application discussions were held with Heritage Victoria in relation to a previous proposal for an addition to the heritage place. The following comments were received from Heritage Victoria following these discussions.

The proposal to construct a 4 storey with rooftop deck extension to the rear of the site is unlikely to be approved. The scale of this extension would dominate the original house, further reduce the buildings curtilage, and remove any breathing space to the rear. The site has already undergone a large scale development and therefore any further development which increases the harm is unlikely to be approved. In addition, Heritage Officers have concerns regarding the proposal to enclose the rear of the house as this would obstruct significant features such as the original lead light windows and would distort the ability to read the original configuration of the place. A refurbishment to the existing 1930s extension could

be considered or a new extension of the same scale. Any increase in scale to the existing extension, both to the footprint and height, causes a high level of concern. Any works should be subservient in terms of scale and setback and not detract from the original house. It should not form a mediating piece between the apartment building and original house, this would not be a positive heritage outcome for the two areas to read as one.

The proposed internal works as presented in the meeting appear to be minor and present positive heritage outcomes through the restoration of heritage features. We expect that any demolition is minimal and that the original configuration of the place is maintained. Further detail will be required in any permit application which demonstrates the original conditions and proposed conditions. Where there is sufficient evidence of original condition we would expect that these areas are restored. In regard to the lead light, it is understood that evidence of the original may not be available and therefore a modern interpretation will be considered.

The proposal to include a glass conservatory in the front garden is highly unlikely to be approved. The proposed location would obstruct the front facade of the building and introduce a non-original element to the front garden. As outlined above, the site has undergone extensive development and there are limited areas in original condition. The front primary facade should be retained in as close to original condition as possible. Unless it can be demonstrated that the place had an early or original conservatory in this location it is unlikely to be supported due to the potential visual harm.

The proposed landscaping works include returning the lawn to original level and introducing a car turning circle to the side garden. In the application, further evidence of the original levels must be provided to support the proposal. Items such as any additional stairs or impact on pathways was not discussed at pre-application; this must be detailed in the application. Heritage Officers require further evidence of the original conditions of the side lawn proposed for a car turning circle, if this area was originally garden or lawn this is unlikely to be supported as it increases the amount of hardscaping surrounding the building. Additionally, the existing house has access to 6 car spaces and therefore additional car spaces is unlikely to be rationalised with reasonable use arguments.

The proposal to include an acoustic fence should be further resolved in terms of design and materiality. It would be useful to hear details which may support a reasonable use argument to support the inclusion of an acoustic fence in this area. We encourage you to investigate options for this fence to reduce the visual impact. It may be a condition of any permit that the retention of a hedge between the original fence and acoustic fence is covenanted to the title to ensure the visual impact is reduced.

The proposal for the heritage place has been amended following these discussions. As a result, some of the comments above are no longer relevant to the proposal. Where a response to the comments is relevant to the current proposal, this is provided at Section 6.2.

2.0 HERITAGE CONTROLS AND LISTINGS

2.1 Victorian Heritage Register

Airlie is included on the Victorian Heritage Register (VHR) as place number H0722, and is of architectural and historical significance to the State of Victoria. The statement of significance for the place as included on the Victorian Heritage Database (VHD) is as follows:

This handsome two storey building at 452 St Kilda Road, known originally as "Airlie", was built for Frederick J Neave, solicitor, to the design of the architect Anketell Henderson.

The building is a good example of a late 1880s "boom" Italianate style building as to both its interior and exterior aspects. The architect has made novel use of renaissance and mannerist elements, including a symmetrical main front elevation with two storeys of loggia arcading through which a polygonal bay window breaks through on ground floor level. This is emphasised by the use of engaged roman ionic columns and a pediment. The interior, despite some alterations, retains mosaic hall flooring, much original joinery, an impressive staircase and a fine stained glass stair window.

Despite some alterations the building is in good condition. The first floor verandah arcade has been enclosed and a large extension added on the Arthur Street side to the rear. The building remains impressively sited. The original cast iron fence still exists at the front of the building and the side entrance from Arthur Street remains impressive with encaustic tiles and a flight of stairs to the front door.

Other important occupants include the merchant JM Bruce of the firm of Paterson, Laing and Bruce. In the 1890s Airlie was the boyhood home of Stanley Melbourne Bruce (later Lord Bruce), Prime Minister of Australia from 1923 to 1929.

Airlie is of architectural and historic importance for the following reasons:

- as one of the last surviving Victorian period mansions of St Kilda rd which from the late 1870s became renowned for its large residences along a major entrance to the city.
- as a notable example of a late Victorian period mansion town house, the residence of a wealthy Melburnian family of the Victorian period and expressing their lifestyle.
- as a notable work of the architect Anketell Henderson.
- for important Victorian period interior and exterior detailing, including the cast iron fence, statuary, encaustic tiles, stained glass windows, mosaic tiles and other elements.
- as the sometime house of the prominent Melbourne merchant JM Bruce and for being the boyhood home of Stanley Melbourne Bruce, Prime Minister of Australia from 1923 to 1929.¹

¹ Victorian Heritage Database, 'Airlie', available at: <https://vhd.heritagecouncil.vic.gov.au/places/11122>

The VHR extent of registration for Airlie is included at Figure 2 and described as follows:

Airlie, 452 St. Kilda Road, Melbourne -to the extent of the whole of the land shown hatched which is included in the Register Book Certificate of Title Volume 8242 Folio 462 and the building to the extent hatched and delineated in red on the plan (Appendix A) held by the Ministry for Planning and Environment.²

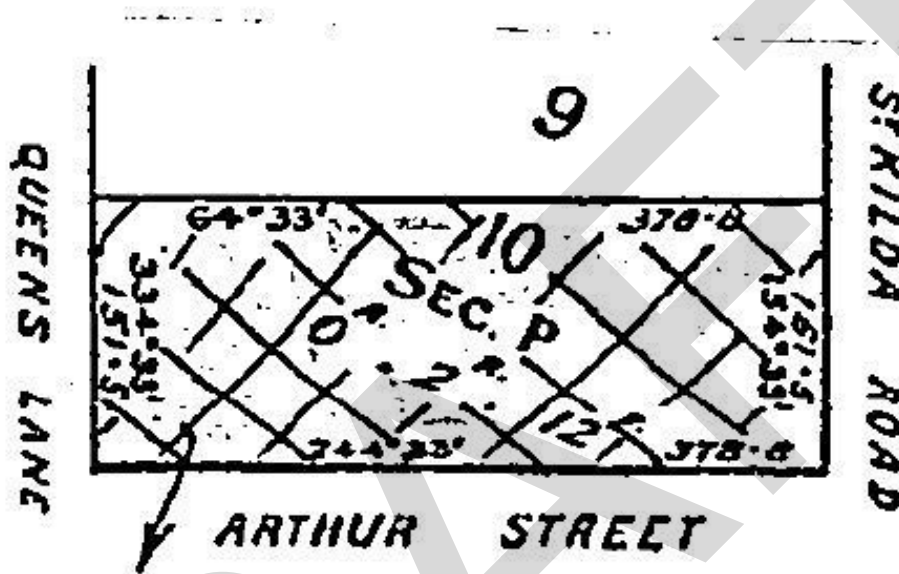


Figure 2 Plan showing the extent of registration for Airlie
Source: Victorian Heritage Database

2.2 Port Phillip Planning Scheme

Airlie is individually identified as HO253 in the Schedule to the Heritage Overlay of the Port Phillip Planning Scheme. The extent of the heritage overlay matches the VHR extent of registration for the place. It is noted that under Clause 43.01 of the Port Phillip Planning Scheme, no permit is required for works or to develop places on the VHR (with the exception of applications for subdivision).

² Victorian Heritage Database, 'Airlie', available at: <https://vhd.heritagecouncil.vic.gov.au/places/11122>

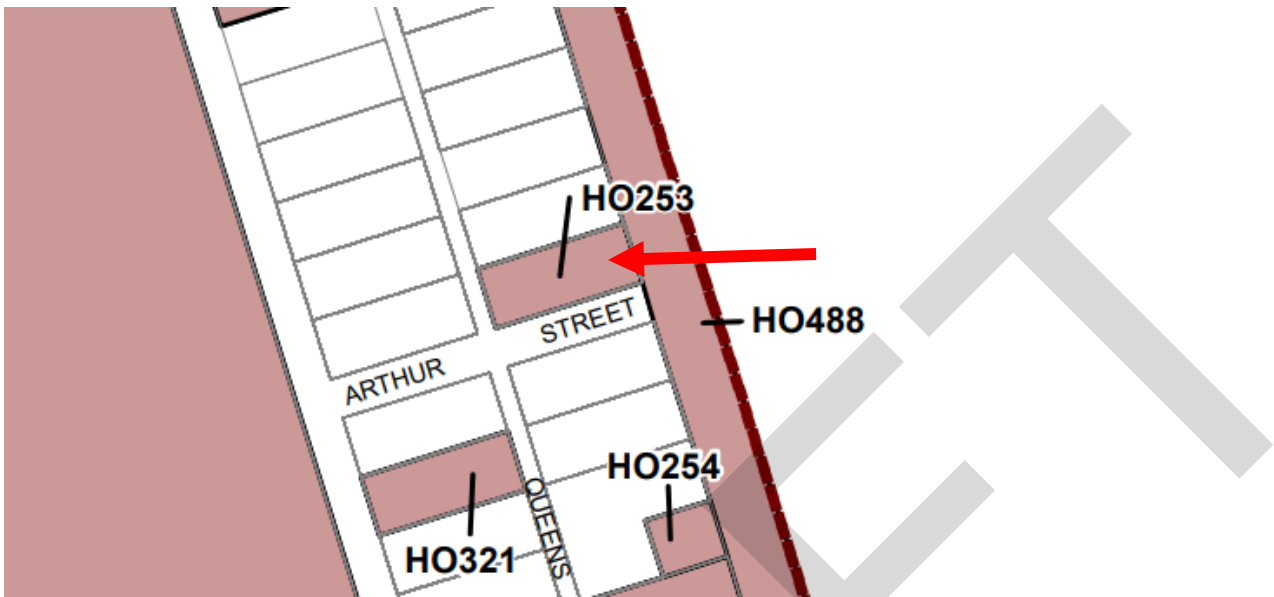


Figure 3 Detail of 4HO map showing the inclusion of Airlie in the heritage overlay as indicated by the red arrow
Source: Port Phillip Planning Scheme

2.3 National Trust of Australia (Victoria)

Airlie is also classified by the National Trust of Australia (Victoria) as a place of regional significance. The statement of significance, as prepared by the National Trust of Australia (Victoria) is as follows:

A mansion of 1891 in which the influential architect Anketell Henderson made novel use of Renaissance and Mannerist elements, including a symmetrical main facade with two storeys of loggia arcading, through which a polygonal bay window breaks through at ground floor level, emphasised by the use of engaged Roman Ionic columns and a pediment, but tied back to the facade by a continuous modillionated cornice. Other idiosyncratic features are the banded columns and the giant volutes on the corner piers. The interior, despite alterations, retains mosaic hall flooring, a considerable amount of the heavy newel posts, a fine three-light stained glass stair window, and some etched and coloured glass elsewhere. The house is of historical interest as the boyhood home of Stanley Melbourne Bruce, later Lord Bruce, Prime Minister of Australia from 1923-29.

There are no statutory implications as a result of this listing.

3.0 BRIEF HISTORY AND DESCRIPTION

Airlie is located on the north-western corner of St Kilda Road and Arthur Street, South Melbourne, with façades addressing both streets and the main entrance located on Arthur Street (Figure 4).

Airlie was constructed in c. 1890 to designs by Anketell Henderson. At the time the property was owned by Frederick J Neave and was noted as a two-storey residence with 14 rooms and stables, with the property being named Airlie at this time. This early presentation can be seen in the MMBW plan at Figure 5. Neave remained as owner, but relocated to the adjacent property at 454 St Kilda Road in 1896, tenating Airlie to the Bruce family who remained at the property until 1901. Following this, the

property was occupied by John Ferguson (1902-1903), vacant (1904-1905), Annie Johnson (1906-1921) and Mabel and Catherine Garrett (1922-1926).

By 1927, the property had been purchased by Gustavus and Helena Mayer, who converted Airlie into a guest house. In 1930 the Mayers undertook major construction works to the south wing increasing the number of rooms from 14 to 24. The property remained a guesthouse until 1951, at which time it was purchased by the Victorian Government (on 13 June 1951) for use by the Health Commission. Airlie remained vacant until 1954 when the Royal District Nursing Society took up residence, undertaking alterations in 1956. These alterations included an extension to the kitchen at the rear of the property, the construction of a brick double garage linking the original north wing and the 1930s south wing. The first-floor loggia was also enclosed by the Royal District Nursing Service.

The property was sold to Airlie Corporation in 1997 and was used as offices, with minor alterations undertaken prior to this use. The property was subject to a larger development scheme in 2005, with the construction of a tower to the rear of the site, and removal of much of the rear wings retaining largely the 1891 fabric and some of the 1930s fabric (Figure 6 & Figure 11).

The two-storey mansion is constructed of rendered brick with a hipped tiled roof. The roof is largely concealed behind a parapet on the north, south and east façade. The mansion has a verandah and first-floor balcony extending around the south and east elevations (Figure 7).

The verandah loggia comprises three arches to each level at the eastern end, and a single arch at each level framing the principal entrance to the mansion. The St Kilda Road facade essentially continues the arrangement of the Arthur St (south) façade. It is arranged symmetrically and comprises three distinct sections around a central bay. The main entrance is located on the southern elevation with an arching, forming part of the loggia. A flight of bluestone steps provides access up to the front door. The mansion has timber framed sash windows to the full extent of the principal facades of the property.

Along the south (Arthur Street) elevation is a single storey façade which was added to the original building in the 1930s (Figure 8 - Figure 10). All other additions from 1930 and 1956 have been removed as part of the 2005 works (Figure 6).

Internally, the mansion has an L-shaped hall with six principal rooms at ground floor level. The main stairs and first floor lobbies provide access to six rooms at first floor level. To the north of the main stair is a servants stair and access to the rear open courtyard with comprising a suspended concrete slab. A small brick-lined cellar identified on the 1895 MMBW plan (Figure 5) is accessed via a floor hatch and stair below the main stair.

The site is bounded along St Kilda Road and the eastern end of Arthur Street by a decorative cast iron spear fence set on a bluestone plinth (Figure 13). A matching gate, set between bluestone piers with decorative caps provides access to the property from Arthur Street, using a paved pathway, with half of the path in tessellated tilework (Figure 12). The garden comprises lawn, shrubs and small trees with an established hedge extending around the perimeter fence. The existing ground has been elevated across the front extent of the property.

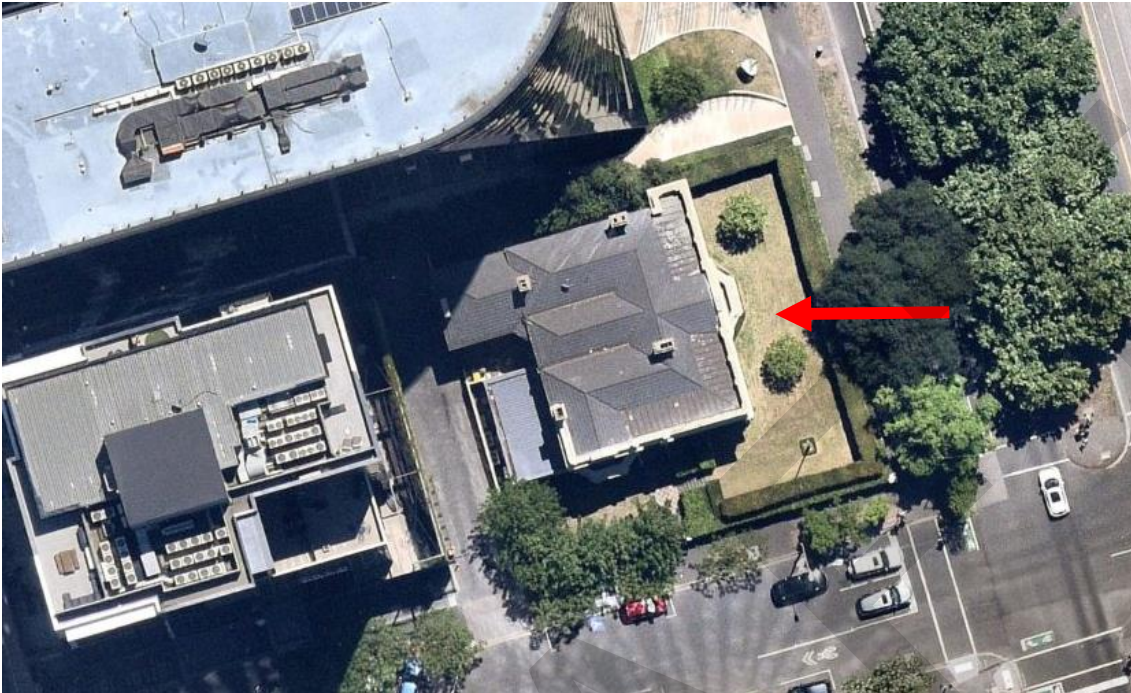


Figure 4 Recent satellite imagery, with Airlie indicated by the red arrow
 Source: Nearmap, November 2023

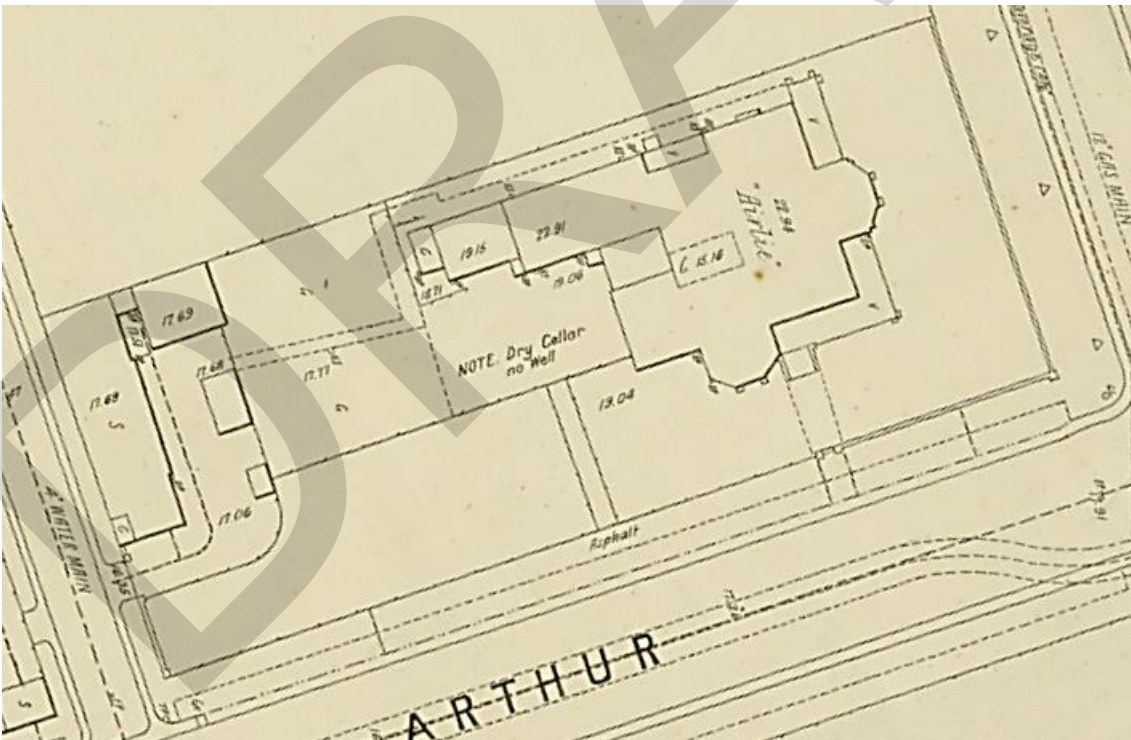


Figure 5 1895 MMBW detail plan no 641 showing the building envelope and site layout at this time
 Source: State Library of Victoria Pictures Collection



Figure 6 Plan showing the surviving extent of the of the ground floor (left) and first floor (right) of the mansion, as shown by the development era indicated (north is at left)
Source: Lovell Chen

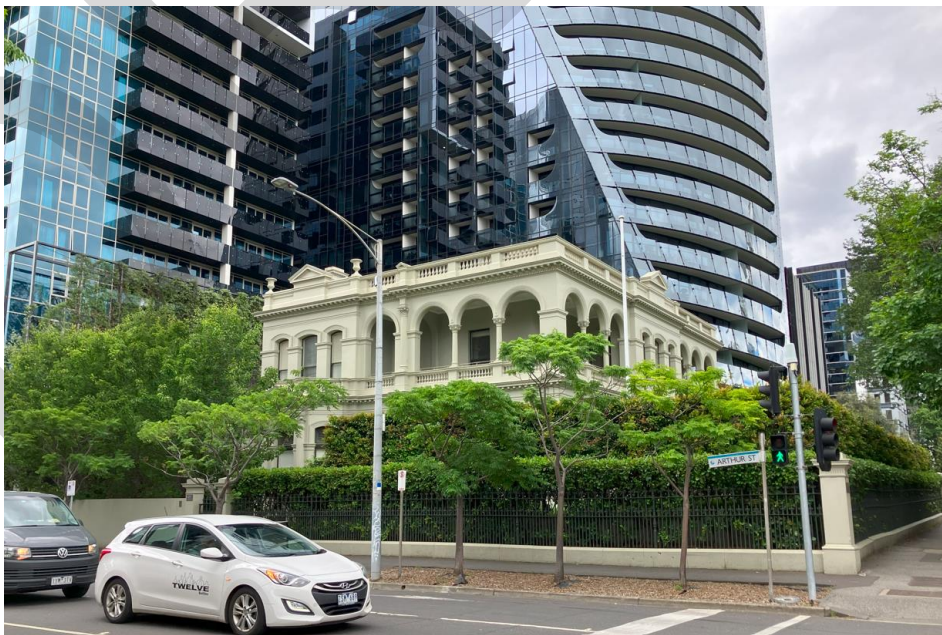


Figure 7 View to the principle south and east elevations from the opposite side of Arthur Street



Figure 8 View to the rear of the south elevation showing the 1930s addition to the original building



Figure 9 View to the rear of the modified single-storey rear component of the building; the leadlight windows on the rear elevation are visible in this image



Figure 10 Interior of the modified single-storey rear component of the building



Figure 11 View of the new access ramp and to the parking at the rear of the mansion

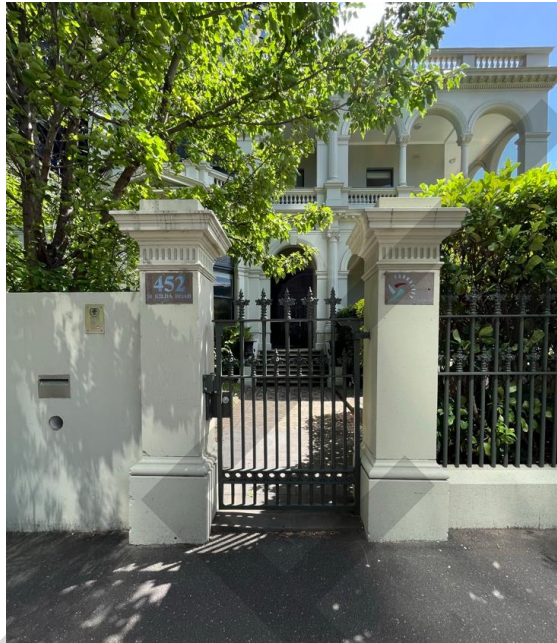


Figure 12 Entry on the south side of the mansion showing the front door and gate



Figure 13 The cast iron fence (left) and detail of the existing retaining wall behind the cast iron fence

4.0 PROPOSAL

The proposed works comprise the partial demolition of the existing mansion with 1930s addition and the construction of a new single storey addition, wet kitchen and garage to the rear of the mansion. The proposed works will remove some internal works added in previous adaptations of the building, make alterations to the existing landscaping and construct a basement level to the rear and partially beneath the existing mansion.

The demolition work includes the removal of the existing single storey component to the rear of the building, which comprises part remnant original/early fabric which has been modified, and part later addition dating from the 1930s. A new addition will be constructed, largely occupying the footprint of the existing single storey element.

Further demolition work relates to the partial excavation of the subfloor area to enable the extension of the existing cellar into a basement. The construction of a basement involves the temporary removal of existing floorboards, and timberwork including joists and bearers, and partial demolition to enable underfloor excavation. Advice from a structural engineer has been sought in relation to the introduction of a basement level beneath part of the mansion. These works would be undertaken by way of underpinning of the existing walls and footings, and the introduction of shotcrete walls to the faces of the underpins.

Landscaping works are proposed to remove the existing fill and return the ground to the original level. Additional landscaping works include the removal of existing trees and the installation of a new acoustic wall in the front setback to the rear of the existing fence.

The proposed works are described in detail below.

4.1 Works to the existing mansion

The proposed works to the existing mansion comprise:

- Demolition of the internal features and lightweight walls within G1
- Demolition of existing lightweight walls, nibs and bulkheads in G2
- Demolition of a non-original door to the east elevation within G3
- Removal of the existing tile cladding to first floor balcony and installation of a new timber floorboards to the extent of the verandah on a lead tray roof
- Removal of the existing tiles to the bay windows and installation of a membrane roof to address issues of water ingress
- Demolition of the existing ensuites at first floor level
- Introduction of a powder room and stairs at the western end of G1 as a raised level to enable entry from the car park, retaining the existing floor
- Introduction of a new glazed timber door in an existing opening from G3 providing access onto the verandah
- Introduction of new nibs and bulkhead concealing the existing beam supporting the wall above to G2 to provide indicative location of the original walls
- Construction of service risers in G5 for water and sewer from above levels, to be concealed in joinery
- New timber door with highlight window to be installed on the south wall of the northern wing to provide access into the new wet kitchen
-

- Removal of a section of floor and timber joinery below the service stair to enable the continuation of the stair down to the new basement level, installation of a new beam to support the existing stair and the retained floor adjacent
- Installation of new timber stair between ground floor and basement level including new timber balustrade and handrail beneath existing service stair
- Construction of new steel beams in G9, with the floorboards, bearers, joists and skirting reinstated over the steel
- New partition walls to create bedroom and ensuite in the north-west corner (F1)
- new services to be installed (new aircon units and ducts in subfloor and roof space of existing house, new lighting and electrical throughout), requiring the temporary removal of the select floorboards and roof tiles to enable access, with reinstatement following the installation

4.1.1 *Conservation works to the mansion*

Conservation works are proposed to the mansion building, predominantly internally and with some external works as follows:

- External façade cleaning, with render and crack repair as required
- Removal of redundant services and replacement of rainwater goods including downpipes and rainwater heads
- Paint removal from bluestone sills and repair as required
- Paint removal to timber windows and doors
- Repairs to window sash, sill or frame and glazing replacement to improve thermal and acoustic performance
- Recast and replace missing corbels and decorative urns
- Replacement of broken glass and repairs to leadlight windows
- Tile and stonework repair
- Hard plaster repair, including crack repair and repair/replacement of moulded cornice
- Crack repair to lath and plaster ceiling
- Damp remediation, patch repair of existing plaster and making good the existing fabric where required
- Replastering of walls where required to repair fabric damaged as a result of water ingress
- Replacement of skirting to match existing where required as a result of water ingress
- Conservation works to the cellar including salt removal and removal of paint
- Repainting works to cast iron elements, timberwork, hard plaster and render

4.2 **Construction of additions**

To the rear of the mansion, on the western side, it is proposed to construct a single storey addition with roof terrace and lift, replacing the existing single storey addition and courtyard. The works include:

- Demolition of the existing single storey component and courtyard, including the cantilevered diagonal (linking) element on the west elevation of the mansion and construction of an addition to provide a kitchen, wet kitchen, lift and garage
- The addition will be constructed of timber and steel frame with a rendered masonry veneer to the exterior of the western wall, rendered wall to the south façade with a bay window, with a decorative metal screen to the extent of the window
- New lantern roof with widows walk over the new kitchen, with a new cast iron balustrade to the extent of the widows walk
- Construction of a new steel stair and terrace over the wet kitchen

- Introduction of a lift providing access to all levels of the mansion, including the new basement, connected to the existing mansion by way of a new infilled corridor
- Infill the existing openings between the addition and G7, retaining a single arched door-width opening at the southern end with a new timber door
- Introduction of a garage in the north-east corner of the site, at the top of the ramp, with a new timber door providing access from the garage to the rear of the mansion, with plant located on the roof of the garage

4.3 Construction of a basement

It is proposed to construct a new basement level beneath the existing extent of the south-west corner of the mansion to match the floor level of the existing cellar. The works include:

- Dismantling floorboards, joists and bearers within G9 and retention for later reinstatement
- Excavation of the below floor area beneath G7, G9 and existing addition
- Excavation of the basement retaining the existing footings to a depth in the order of 2.5 metres, using a combination of a small excavator such as a dingo/bobcat and hand shovel/bucket to removal soil
- Underpinning of the existing building and application of shotcrete where required with a barrier between the existing and shotcrete to ensure there is no damage to the existing walls, and a waterproofing membrane to the entirety of the basement
- Pouring of a concrete slab to the extent of the new basement to for the new floor
- Construction of a new timber staircase beneath the existing servants stair to provide access to the basement with the connection to the existing stair being by way of the existing corridor, retaining the existing stair in full

4.4 Landscaping

- Demolition of the existing rendered wall on the north boundary
- Demolition of the existing concrete retaining wall in the east setback
- Removal of all trees, vegetation and added/excess soil in the east setback
- Demolition of the bluestone pavers to southern entry path and replacement with tessellated tiles to match the existing pattern
- Paint removal from the bluestone fence plinth
- Prepare and repaint cast iron fence
- Installation of rectangular concrete pavers around the mansion, abutting the edge of the bay windows
- Introduction of additional trees, open lawn, and garden beds adjacent to the mansion
- Introduction of a new acoustic wall in the front setback varying in height from approximately 2m to 2.2m with a rendered finish, to the extent of the retained cast iron fence, with a hedge planted between the wall and the cast iron fence
- Construction of a water feature in the northern courtyard
- Construction of an internal stair on the western boundary to provide secondary access to the basement level, with a cast iron balustrade at ground floor level
- Construction of new staircase at the northern end of the verandah providing access from the lawn

5.0 REASONS FOR THE WORKS

The mansion is located in a changed context with substantial development to the rear of the site comprising a tower, the basement parking and a new access ramp, which resulted in the removal of the later additions to the mansion and truncation of the broader site. As part of these works, the mansion was adapted for use as an office. The proposal is to return the mansion back to use as a dwelling, and includes the removal of some of the existing fabric, including non-original partition walls and fitouts, and the creation of new openings to support residential use.

The proposal to return the mansion to residential use includes conservation works to repair and remediate the original fabric of the mansion to improve its overall longevity and appearance.

The construction of additions are proposed to provide additional space and facilities for the occupants of the mansion, to return the mansion back to use as a residence, while providing updated amenities and spaces suitable for use as a twenty-first century residence. The existing single storey addition, while largely matching the location of the proposed addition, will need to be demolished to enable the construction of the basement below.

6.0 ASSESSMENT OF HERITAGE IMPACTS

6.1 Permit exemptions

There are no place specific permit exemptions in place for Airlie. The general exemptions that apply to all registered places include minor repairs, including repair/replacement of damaged fabric and repairs to masonry and mortar. Much of the suite of conservation works proposed to Airlie are consistent with the permit exemption/conditions for minor repairs.

6.2 Information to support an assessment against sections 101(2) of the *Heritage Act 2017*

Section 101 of the *Heritage Act 2017* sets out the considerations which must be made in determining permit applications. As relevant to the proposal, the primary considerations of the Executive Director in determining a permit under Division 2, Section 101(2) are:

- (a) The extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object:
- (b) The extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object.

6.2.1 *The extent to which the cultural heritage significance of the place or object is affected by the proposal [s101(2)(a)]*

The following assessment of heritage impacts has regard for the cultural heritage significance of the registered place, as described in the VHR statement of significance.

Assessed significance of the place

The VHR statement of significance states that Airlie is of architectural and historical significance to the State of Victoria:

- As one of the last surviving Victorian period mansions on St Kilda Road which from the late 1870s became renowned for its large residences along a major entrance to the city.

- as a notable example of a late Victorian period mansion town house, the residence of a wealthy Melburnian family of the Victorian period and expressing their lifestyle.
- as a notable work of the architect Anketell Henderson.
- for important Victorian period interior and exterior detailing, including the cast iron fence, statuary, encaustic tiles, stained glass windows, mosaic tiles and other elements.
- as the sometime house of the prominent Melbourne merchant JM Bruce and for being the boyhood home of Stanley Melbourne Bruce, Prime Minister of Australia from 1923 to 1929

In considering the assessed significance of the registered place, the proposal will have little to no impact on Airlie as surviving mansion, or on the presentation of the place, as related to the original fabric. Importantly, the key elements identified above will be retained, with improvements to the appearance of the place resulting from the proposed works. The form and presentation of the mansion will remain legible and intact, with conservation works restoring some of the original details to improve the understanding of the original presentation.

The historical association with notable figures will not be impacted by the proposed works.

The approach to the works has had consideration for the values of the heritage place, with the intent to improve the overall character and presentation of the building, and return it back to a residential use. The works retain the significant fabric of the place and will reinstate original elements including the landscaping level, original internal volumes, tessellated tilework and timber verandah which have been removed or altered as part of earlier works to the property.

Conservation management plan

A Conservation Management Plan (CMP) for Airlie was prepared by Lovell Chen in 2005. Recognising that substantial works have been undertaken to the property since the preparation of the CMP, including the demolition of most of the additions to the property, this report identifies the significant fabric of the place and includes a suite of policies to assist with the ongoing management of the place.

Levels of significance

The CMP identifies the existing fabric as being of primary, secondary or of no significance to the place. These are mapped and described below.

The CMP identifies the following fabric as being of primary significance (as relevant to the proposal). Note that the rooms numbers as identified in the CMP and the drawings submitted with this permit application do not align. The numbers below are those as identified in the CMP, with the current room numbers following (in brackets):

- external fabric, including walls, arcaded verandahs and loggias, balustrades, floor tiles, front steps, floorboards, timber-framed, double-hung sash windows, and all original doors, to all four elevations of the 1891 mansion, but not including the service wing or the loggia infill;
- all chimneys to the 1891 mansion, not including the service wing;
- roof to the 1891 mansion, including form, structure and original materials, but excluding the tiles;
- the original plan form of the 1891 mansion;
- the stairs and all the rooms (G1, G2 [G6], G3 [G5], G4 [G4], G5 [G3], G7 [G8], G8 [G2], G19 [G7], F1, F2 [F9], F3 [F4], F4 [ensuite, no number], F5 [F2], F6 [F11], F9 [F5], F10, F11 [balcony, no

number], F12 [F6], F13 [ensuite, no number], and F14 [F8]) of the 1891 mansion except the service wing; and

- all original ceilings, cornices, roses, architraves, sills, skirtings, doors and window joinery.

The CMP identifies the following fabric as being of contributory significance (as relevant to the proposal):

- external walls and roof, including form, structure, timber-framed, double-hung sash windows and all original doors to the service wing of the 1891 mansion (Rooms G9, G10, G11, G12 [G1], F7 and F8 [F1]); and
- Room G20 [room with 1930s modifications proposed to be demolished as part of this permit application], including the west wall

The CMP identifies the following fabric as being of no significance (as relevant to the proposal):

- the laundry (Room G18) [since removed; this is now external open space]

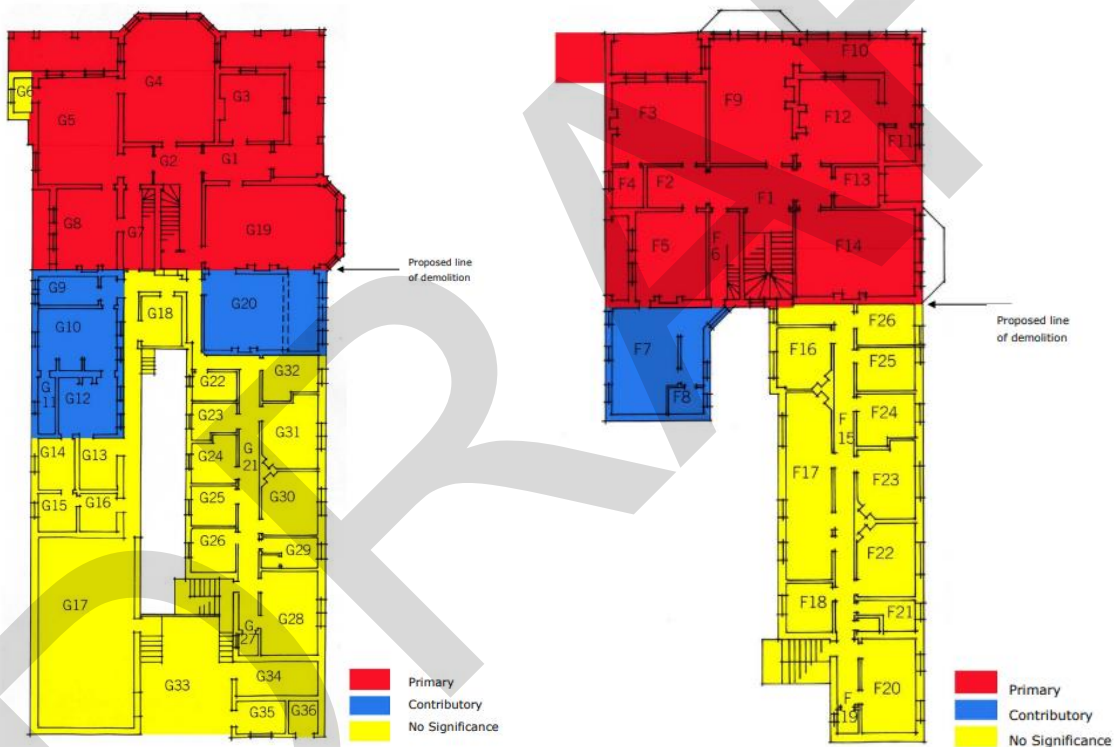


Figure 14 Significance plan of the ground floor (left) and first floor (right); note the plans show the former extent of the mansion

Source: Airlie Conservation Management Plan, Lovell Chen

Conservation policy

In addition to policies which recognise the assessed significance of the place and seek to conserve significant fabric, the relevant policies in relation to the proposed works as included in the CMP are as follows:

Use, adaptation and new works

Use and adaptation of the place should have regard for those factors which have been identified in the statement of significance as contributing to its significance and should not detract from the identified cultural significance of the place.

Airlie was originally built as a residence in 1891, but was converted to offices in 1956. Similar Victorian mansions along St Kilda Road have either been demolished or converted to office/commercial use in the latter half of the twentieth century. At present it is proposed that Airlie will continue to be used as commercial offices. The reinstatement of the residential use of the building would also be an appropriate alternative.

The compatibility of alternative uses for the building should be determined by the extent of adaptation or change to physical fabric required to support the use. Previous alterations to the 1891 mansion to accommodate office use have generally been respectful and the plan form and historic fabric is considerably intact. This approach should be continued in the future.

As a general principle, all new work to the existing building should involve minimal intervention on existing significant fabric and should be reversible, i.e. they should touch the building fabric lightly. New works should be distinguishable from original building fabric within the context of the Burra Charter, and all new work and fabric should be respectful in terms of scale, materials and colours to the 1891 mansion.

[...]

In the event of elements of contributory, or no significance, being removed, the retained walls and roofs should be made good and matched as closely as possible to the original details where they are evident. This is particularly applicable to the infilled loggia. If any further adaptation of the 1891 mansion is required it should be undertaken in a manner which involves little loss of significant fabric and which will enable reversibility....

Site Development and Change

Site development and change should ensure that the heritage significance of Airlie is not diminished as a result of inappropriate development.

...In designing a new development to the rear of Airlie, the following issues should form the main parameters for determining the nature of any proposed development while retaining the heritage significance of Airlie:

- appropriate setback from Arthur Street;
- appropriate separation from the 1891 mansion;
- the height, bulk and scale of the new building in relation to Airlie;
- the architectural treatment of the new building (design, materials, balconies, fenestration, etc.); and
- the impact of the new development on views to the 1891 mansion from the south and east.

The proposed works to the existing mansion are predominately conservation and fitout works with some minor alterations to adapt the mansion for residential use. The fabric identified as being of

primary significance, where it exists, will generally be retained in full, and reinstated where possible, noting the minor loss of original/early fabric to the single storey element.

The works to the existing mansion are generally minor works to accommodate a modern living arrangement and amenities, while largely retaining the original spaces and layout of the place identified as being of primary significance. The original form and room layout will be retained as far as possible ensuring an understanding of the six principal rooms at each level is legible by existing walls or nibs to provide this context, and minimal introduction of new partition walls. This approach was generally supported in the pre-application comments for the place.

Alterations within the mansion including the addition of partition walls and alterations to existing openings, and the introduction of new openings to improve the access and flow of the spaces have been kept to a minimum, ensuring the early layout is understood while providing the required and expected amenity of a twenty-first century residence. These changes result in only minor loss of original fabric which will not substantially alter the presentation of the place nor the identified significance of the place.

Conservation works will ensure original fabric will be maintained and kept in good condition, while rectifying fabric impacted by water ingress and salt efflorescence. The conservation works will also reinstate original elements including the timber floorboards to the first floor balcony, missing corbels and decorative urns as well as patch repairs of existing fabric where required, which is a positive heritage outcome.

Additions

As a component of the proposed works, it is proposed to remove the remaining single-storey element to the south-west corner of the site, and construct a new addition of a similar scale and footprint. As noted in the CMP, the existing room proposed to be removed is an element of contributory significance, and there have been further changes to this element since the preparation of the CMP. This is a secondary element within the site, to the rear of the main mansion and generally concealed in views from the public domain.

While it is noted that the demolition of the existing single storey addition will result in the loss of some original/early fabric, this is limited to fabric that has undergone significant modification, including the construction of a new façade extending the room to the south. The refurbishment or replacement of this element at a similar scale was identified in the pre-application comments as an action which could be considered for the place.

The new addition has been designed to be sympathetic to the original design intent of the mansion, through the use of a single storey height with terrace above, and a presentation which matches the rendered presentation of the mansion, while adopting a more contemporary appearance through the inclusion of a rectangular bay profile with metal screen to the bay window and lantern roof profile. The low scale of the addition also ensures the stained glass windows within the staircase hall remain visible in views to the rear of the building, as recommended in the pre-application comments. As such, an addition in this location will ensure the overall appreciation of the significant form and elements of the original mansion remains prominent. Internally, the addition will have limited connections to the main mansion, with existing openings relocated/reduced to ensure the principal rooms remain understood as such. This also assists in reducing the loss of 1891 fabric as far as possible, utilising the existing openings where possible.

The introduction of a wet kitchen and lift within the former laundry/now courtyard is an appropriate location, with the lift located in proximity to the stairs to enable vertical access and ensure there is not impact on the tiled roof as a result of a lift overrun. The introduction of new works in this location to the rear of the mansion will require only limited intervention into the original fabric of the place, including one new opening. The area west of the lift will be infilled with a single storey wet kitchen, which, similarly to the adjacent proposed addition, adopts a low profile with limited visibility in views to the place. The courtyard at the mansion, while being open space in the original intent of the place, has undergone significant changes and as a result of the development to the rear of the site is no longer understood in the context of separating the northern and western wings of the mansion. Infilling this area, largely at ground floor level only, will still ensure legibility of the original upper level of the rear wing and the original form of the heritage place.

At first floor level, the addition and area to the rear of the lift will include terraces accessed from the mansion. These terraces will be discreet introductions on new built and will provide additional open space for the residence with only the balustrade extending above roof level of the additions. The additions to the rear of the mansion will enable the introduction of additional amenities to support the use of the mansion as residence.

The proposed new garage will be located in the extent of the rear development, and will have access to the mansion by way of a timber door however will not be directly connected to the original fabric. The garage will be single-storey, with plant above concealed by the parapet. Vehicular access to the garage will be via the existing shared driveway from Arthur Street. As such, there is no impact on the significant fabric or identified values of Airlie from the garage as proposed.

The additions, located to the rear of the site, will have limited visibility in key views of the property from within the intersection of Arthur Street and St Kilda Road, with no visibility from St Kilda Road. Views of the addition will be limited to oblique and rear views of the place. The low profile and simple detailing of the additions will ensure these are legible as secondary elements and which do not detract from the significance of the mansion.

Basement

The introduction of a basement level, in part beneath the south-west extent of the mansion is a discreet introduction into the space, which introduces a connection to the original cellar and allows for additional space within the mansion without introducing taller built form to the site.

The majority of the proposed new basement level is predominantly outside of the footprint of the original mansion, in the location of the proposed single-storey addition and wet kitchen. Where the proposed basement level will extend beneath the existing residence (limited to the south-west corner of the building), construction works will require intervention into the existing fabric of the mansion, including for underpinning, which will be accessed by way of temporary removal of original flooring. Structural advice indicates that underpinning and the introduction of shotcrete will enable the retention of the existing dwelling in situ, with no compromise of the existing fabric. This approach will retain the existing footings and walls intact, enabling the excavation either by Dingo/bobcat or shovel and bucket, depending on the access available, to ensure there is no damage to the existing fabric. Retaining walls will be introduced in the subfloor space where required to ensure there is no compromise to the existing fabric. The underpinning and waterproofing works will ensure the basement excavation works do not undermine the existing fabric and structure of the mansion. Following the excavation works, the removed material will be reinstated and made good, including the reinstatement of timber floorboards,

joists and bearers on new steel beams, and reinstatement of timber skirtings, ensuring there is limited impact on the presentation of this space at ground floor level.

The construction of a basement level will also reactivate the cellar space, through expanding this level and making it a central part of the below ground space. Currently the space is underutilised due to its small size and limited access. The works will retain the original stair access to the cellar while alternative pathways will be provided through the extended basement. This will achieve additional space to the mansion while reducing the impact on the external presentation of the place.

The proposed works include conservation works to the basement to ensure the original fabric is restored and remediated which is a positive outcome for a previously largely unused space. The construction of the basement to the south and west of the cellar will be achieved by a considered structural approach which seeks to retain the existing fabric and provide a secure and stable system of excavation to prevent any destabilisation of the existing building.

Landscaping works

Landscape works within the garden setback include the reduction of the ground level within the front setback by way of removal of the added fill, tree/vegetation removal, and the reinstatement of the tilework to the entry path. These works will restore the original ground level to the place. The trees to be removed are recent plantings and none date to an early landscape scheme.

The existing cast iron fence will be retained, with paint to be removed from the bluestone plinth, with a new cast iron pedestrian gate proposed on the south property boundary.

The proposed acoustic wall will have some level of visibility from the street, however will have small setback and simple design which will read as a secondary element within the site. The acoustic wall will comprise rendered panels of varying height, in the order of 2m and 2.2m, which will alternate in presentation to provide a jagged appearance. This approach will disrupt the legibility of the wall as a single long wall, with no articulation.

The acoustic wall is essential in reducing the noise associated with traffic along St Kilda Road, to enable the use of the east setback, as the only private open space. This intervention, while inhibiting views through the existing fence to the mansion, is essential to the use of the place as a residence, and will improve the overall enjoyment of the property. The acoustic wall will be understood as a secondary element, adopting a contemporary profile to ensure it is understood in this changed context, and the original cast iron fence remains prominent. The acoustic wall is an element that can be removed at a future date, should it be required, with no impact on significant fabric. To conceal this element, it is intended to plant a hedge in the space between the acoustic wall and the cast iron fence to obscure views of the acoustic wall as recommended in the pre-application comments. The current condition with a large hedge behind the cast iron fence at the existing higher ground level inhibits views of the lower part of the mansion, with views of the mansion not further inhibited by the introduction of an acoustic wall.

6.2.2 *The impact on reasonable and economic use [s101(2)(b)]*

In considering reasonable and economic use of the registered place, the works relate to the proposed residential fitout and construction of additional spaces which is required to support the ongoing use of the place.

The reasonable use of the registered place is as a residence. While previous uses have included guesthouses, a nursing facility and office space, the current approach will return this place to its original use. The works will provide the necessary updates to the existing building to support the twenty-first century needs of the occupants achieved through the construction of small-scale and recessive new additions, to support the original use of the building. Accordingly, improvements to the amenities by way of renewal with a minimally and discreetly expanded footprint as proposed are aimed at increasing the overall spaces for the occupants and to provide additional living space and facilities, while largely maintaining the form and layout of the spaces at ground and first floor level.

Refusal of the application would impact on the use of the registered place to provide the required improvements, which support the occupation of the place as a residence. With regard to the rear additions, the works are considered to be appropriate in terms of a secondary location and recessive form and presentation which will improve the functionality of the place for occupants. The proposal does not seek to alter the fabric or significant external presentation of the original building.

More broadly, the proposed works are directed at providing an improved outcome for the place in terms of liveability, vertical movement, and the required amenity for its occupants. This is balanced against the proposal to provide for the protection of the original fabric of the place through a suite of conservation measures including repair works and the reinstatement of fabric and details to match the original, which is a positive heritage outcome.

A case for economic use has not been presented for this application.

7.0 CONCLUSION

The proposal is for adaptation and refurbishment works to the existing mansion which will largely retain the significant fabric of the place, reinstate original details that have previously been removed or altered and return the mansion back to a residential use.

Where the works will make alterations to the existing presentation, the additions to the west have been carefully designed to ensure these do not present as intrusive in this location. Required to assist with the contemporary needs of the place as a residence, the addition/wet kitchen adopt a presentation which ensures they will be evident as secondary elements to the place. The proposed works are considered acceptable in heritage terms.