

Lovell Chen Ref: 9994

Mr Steven Avery
Executive Director
Heritage Victoria
Level 10, 2 Lonsdale Street
Melbourne VIC 3000

Attn: Ms Katrina Dernelley

5 March 2024

Dear Katrina

Re: Permit Application P38562 – Airlie, 452 St Kilda Road, Melbourne (H0722)

I refer to a request for further information (RFI) received from Heritage Victoria, dated 25 January 2024, in relation to permit application P38562 for works to Airlie, 452 St Kilda Road. The following information was requested in the RFI:

- A copy of the 2005 Conservation Management Plan prepared by Lovell Chen.
- Renders showing the proposed new acoustic wall (without vegetation), conservatory and carport.
- Outline of the options considered for the location of the lift and associated impacts.
- Outline of impacts associated with the proposed basement entrance under the rear (servants) staircase
- Existing conditions photographs of the location of the following proposed works:
 - basement entrance under the rear (servants) staircase
 - areas impacted by the lift
 - the location of the glazed doors with side panels at first floor
 - ensuite on the first floor (front room).
- Proposed Landscape Plans

This correspondence has been prepared on behalf of Snowy Sea Family Trust to provide the additional information requested in the RFI.

Accompanying documentation

Documentation submitted with this response is as follows:

- A copy of the Airlie Conservation Management Plan, prepared by Lovell Chen in 2005
- Landscape details prepared by T.C.L, 452 St Kilda Road Sketch Design, dated 15 February 2024
- Renders prepared by Lovell Chen showing the following proposed works:

- the new acoustic wall, both with and without vegetation to provide the details as required as well as an indication of the final presentation of the fence/wall as viewed from the public domain (attached and at Figure 1 - Figure 2)
- the garage in the north-east corner of the site (attached and at Figure 3)

As related to the garage, it is noted that there has been a change to the detail and materiality of the proposed garage door following the submission of the permit application. This relates to the requirements for fire rating of the structure and the provision of ventilation into the garage, and accordingly this has been amended to a fully louvered presentation as shown in the render attached and at Figure 3. This revision is shown on the enclosed drawings prepared by Lovell Chen (numbered A3.00 & A4.00, dated 5 March 2023, Revision DD3) which are submitted to replace the previous application drawings.

The RFI also requests renders of the conservatory. It is assumed that this relates to reference to a glass conservatory in the front garden as described in the pre-application comments for P38562 provided by Heritage Victoria on 23 August 2023. It is confirmed that no conservatory is included as part of the proposed works. The accompanying landscape documentation details the scope of landscape works as proposed.

Options considered for the location of the lift

In terms of options considered for the location of the lift as proposed, the following table details alternative locations that were considered for the lift and provides an explanation for why these options were not pursued. This is predominantly because the alternative locations would require the removal or extensive alterations into the existing fabric of the building, or would require a greater extent of new basement works to ensure the lift would reach all levels of the building. The location of the lift as proposed is the least impactful in terms of loss/alteration/concealment of original fabric.

Location Considered	Impacts on Existing Fabric
Option 01 - Proposed Location (in location of existing link between main house and service wing)	The proposed location results in removal of the link between the main house and the original 1891 service wing. The link structure is thought to be early fabric however it is unclear whether it is original. To mitigate the visual effect of the lift and overrun external to the house, it is proposed that the low-pitch roof detail used on the existing link is replicated over the lift. This option also does not conceal the stained glass windows on the west elevation of the building.
Option 02 - Within building, in location of service stair	In this option, the lift would be located in the narrow corridor / service stairwell. This would connect all levels of the building but would result in removal of the existing original service stair. An alternative location would need to be provided for a new stair between the ground floor and basement level. Additional internal alterations would also be required in order to connect the main house and the former service wing as the full width of the corridor would be taken up by the lift.
Option 03 - Within building, in former service wing	In this option, the lift would be located in the original service wing. By locating the lift within the existing house, the basement would

	need to be extended to allow the lift to serve all levels. This would also result in additional internal alterations in the former service wing to accommodate the lift.
Option 04 - To south of existing link between main house and service wing	A final option was explored with the lift further south of the proposed location, to avoid the existing link structure. While this may allow for the retention of the link structure, it would obscure both the link and the existing stained glass windows in the west elevation from which the currently proposed location is kept clear.

Proposed basement stairs

The below methodology describes the works required to install the new stairs below the existing stairs. Works will be confirmed by way of site investigation works approved by permit exemption P39374.

1. The existing service enclosure below Stair 3 will be removed. The lower section of this appears to be non-original, as detailed in the attached photographs. The upper section is heavily altered and is proposed to be removed.
2. Floorboards to be carefully lifted without damage, where possible.
3. Existing stair propped to prepare for removal of existing brick piers, timber bearer and timber joists supporting the stair at the newel post.
4. New beam installed running North-South between existing masonry walls below the existing newel post to pick up the loads of the existing stair.
5. New beam installed running East-West between the existing masonry wall to the West and new beam to the East to pick up the reinstated floor structure.
6. New timber floor joists installed between the North wall of the corridor and the new beam. New timber stairs installed below the existing stairs supported by the new basement floor slab and the new timber beams at ground floor level.
7. New timber balustrades installed to the new stairs and within the corridor to prevent falls.

The proposal will retain the existing service stairs and allow for the introduction of new stairs below to the basement level. The stair enclosure will be removed, but this appears to be heavily altered or non-original fabric and the existing details of the stairs, including the balustrade, will otherwise be retained.

Existing conditions photographs

Existing conditions photographs are provided below to the following locations:

- basement entrance under the rear (servants) staircase
- areas impacted by the lift
- the location of the glazed doors with side panels at first floor
- ensuite on the first floor (front room).

Basement entrance under the rear (servants) staircase



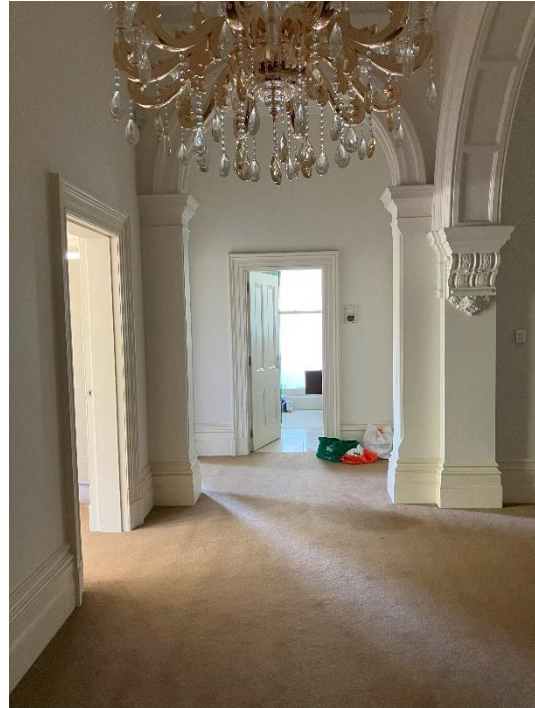


Area of the proposed lift





First floor location of the glazed doors with side panels



First floor room showing the location of the proposed ensuite





I trust the information submitted provides the additional information as requested, but please contact the undersigned on (03) 9667 0848 or at mknehans@lovellchen.com.au should any additional information be required.

Yours sincerely
Lovell Chen

MM Knehans

Michelle Knehans
Senior Associate



Figure 1 Render showing the proposed acoustic wall to the rear of the existing fence with no vegetation



Figure 2 Render showing the proposed acoustic wall to the rear of the existing fence with vegetation included to indicate landscaping works as proposed

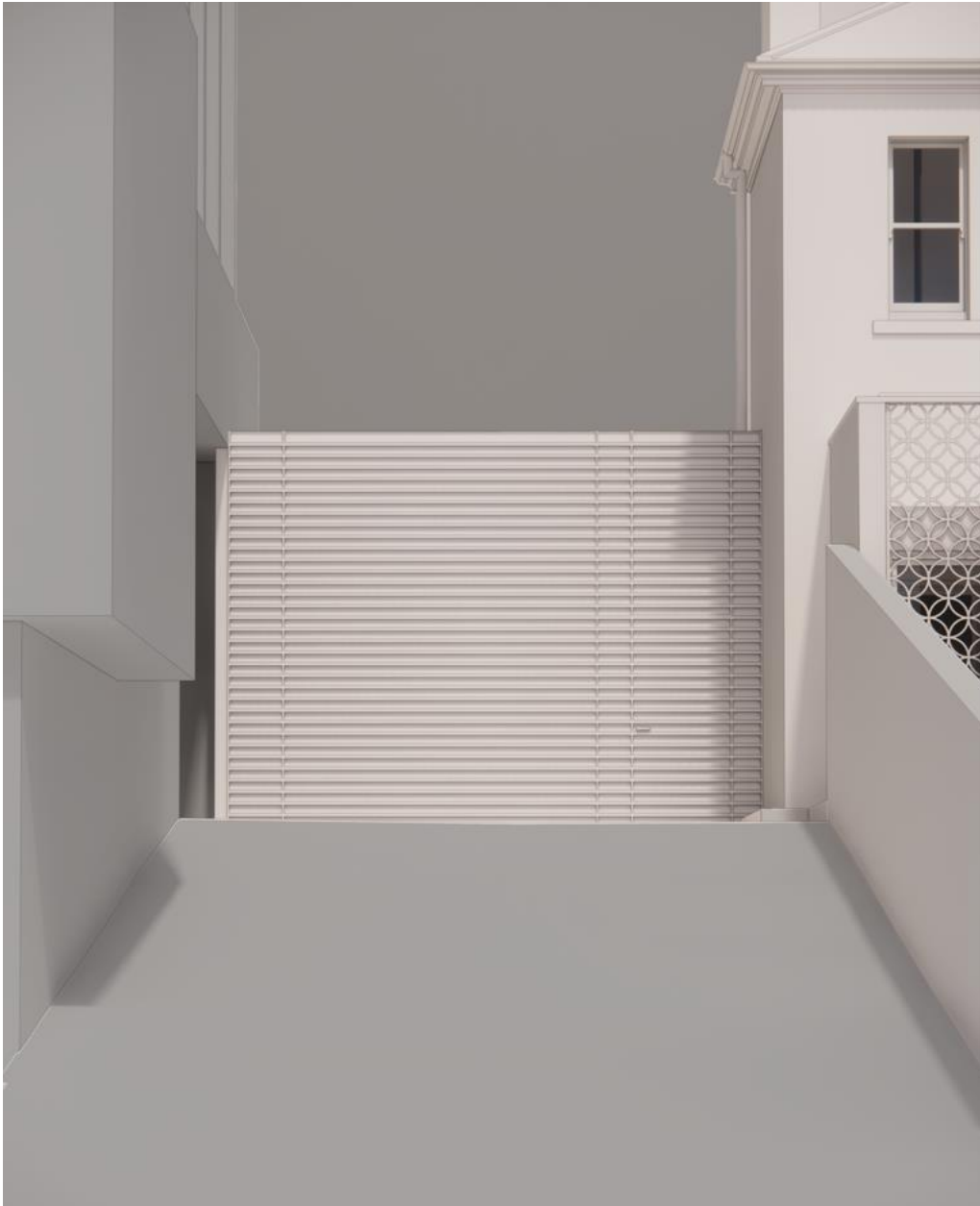


Figure 3 Render showing the proposed louvered garage door/elevation in the north-east corner of the site