

95 DRUMMOND STREET, CARLTON

HERITAGE IMPACT STATEMENT

March 2024

Prepared for

REGHON PTY LTD

Prepared by

LOVELL CHEN



ACKNOWLEDGEMENT OF COUNTRY

This report relates to a property located on, and 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.

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
20230191	1	Heritage Impact Statement	27/03/2024	KW

Referencing

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Cover image: Drummond Terrace from Drummond Street

Source: Lovell Chen

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1.0 INTRODUCTION

This Heritage Impact Statement has been prepared on behalf of Reghon Pty Ltd to accompany a permit application to Heritage Victoria for alterations to 95 Drummond Street, Carlton, which forms part of the broader Drummond Terrace (H0872) at 95-103 Drummond Street (Figure 1). The proposal involves internal alterations to create five office tenancies, a general refurbishment throughout and minor external conservation works to the exterior.

In preparation of this report, reference has been made to the architectural drawings prepared by Stoll Architecture, dated 9 November 2024 and numbered TP01 to TP04.

It is noted that a permit (P36571) was issued by Heritage Victoria on 11 October 2022 for a similar suite of works to the neighbouring terrace at 97 Drummond Street. The overall intent of the proposed works to 95 Drummond Street is consistent with those works approved for 97 Drummond Street and the internal alterations will enable both buildings to provide small office tenancy spaces. There will, however, be no internal connections between the two terraces. Due to the similarity between the two applications, the content of this HIS reproduces the relevant descriptive content and some of the analysis from the HIS prepared for 97 Drummond Street, Carlton. In addition, as the scope of works is broadly the same as those approved at 97 Drummond Street, a pre-application meeting was not held with Heritage Victoria but some written pre-application advice was provided in email format on 26 February 2024. This is reproduced below:

- Heritage Victoria would be supportive of the proposal to remove non-original elements, and the use of nib walls where walls are proposed to be demolished, noting we would want to see as much original fabric retained as possible. The physical impacts presented by proposed demolition of original fabric would need to be justified with a reasonable or economic use argument (see dot point below). Any application should include an analysis of the significance of internal elements that are proposed for demolition.
- Any permit application should include clear reasonable and economic use rationales. Under s101(2)(b) of the Heritage Act 2017, these are matters which we must consider in our assessment of permit applications. You may wish to discuss how the proposed new commercial use will provide for the ongoing use and conservation of the place.
- Any application should also provide detailed information regarding the impacts of the proposed fit-out and new services.

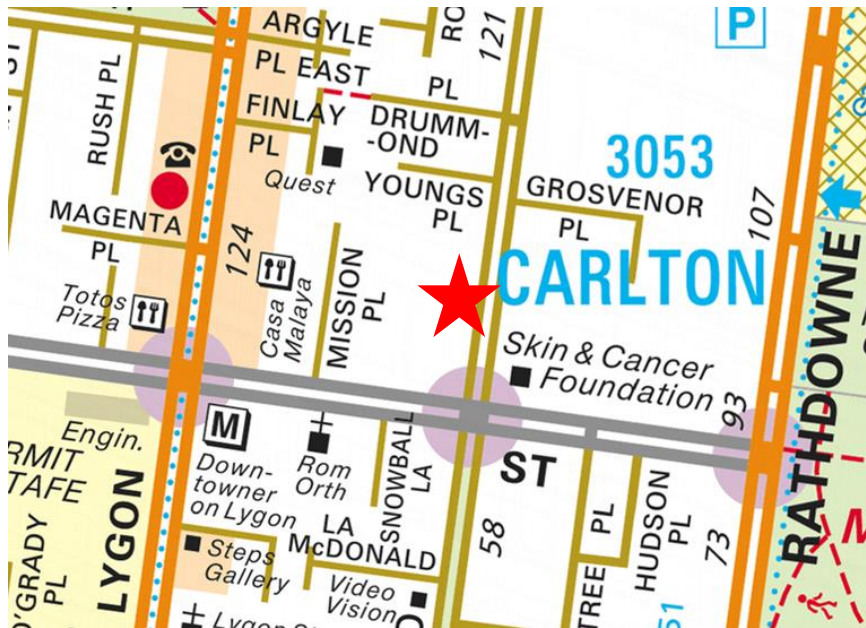


Figure 1 Plan showing the location of the subject site, indicated by the red star
 Source: www.street-directory.com.au

2.0 HERITAGE CONTROLS AND LISTINGS

2.1 Victorian Heritage Register

The property is included on the Victorian Heritage Register (VHR) as part of the broader listing of Drummond Terrace as place number H0872. The extent of registration includes all seven buildings that form the terrace and the land indicated at Figure 2. A parcel of land adjoining Mission Place at the rear of the terrace row falls outside the VHR extent of registration.

The statement of significance for Drummond Terrace is as follows:

What is significant?

The terrace of seven houses at 93-105 Drummond Street was erected in 1890-91 by the owner and architect Walter Scott Law. Law did not occupy any part of the terrace but built it as a speculative venture. Drummond Terrace was designed in the so-called boom-Classical style. The three storey rendered brick structure with bay windows on the ground floor has a three tiered arcade along the street facade. The upper two storeys of the arcade are balustraded. The capitals of the arcade piers are decorated with moulded foliated anthemions from which spring the arches of the arcade. The terrace is symmetrically arranged as seven bays with a system of arcuation and trabeation repeated on all three storeys. The parapet has linked chain balustrading and a large pedimented name plate over the central bay. Six subsidiary finials crown each of the remaining bays. Stepped walls divide the small front garden of each bay. The bay windows have curved glass sidelights. There are leadlight sidelights and fanlights to the entrance doors. At the rear of the terrace each bay has a three storey service wing.

How is it significant?

Drummond Terrace is of architectural significance to the State of Victoria.

Why is it significant?

Drummond Terrace is architecturally significant as one of the longest and grandest three storey terraces in Melbourne. The repetitive arcading is an unusually austere but highly distinctive example of the so-called boom-Classical style. Unusually for terraces of this period there is no decorative cast iron. Contributing to the boom classicism of the terrace is the elaborate and unusual chain link parapet, the curved glass side lights to the bay windows and the foliated anthemions at the top of the piers. The three storey rear wings are highly unusual for Melbourne terraces. The terrace at 93-105 Drummond Street is a prominent feature of the Drummond Street precinct and as a three storey terrace represents a highly unusual example of its type in Melbourne. It is one of the grandest examples of the work of the architect WS Law, who also designed the house known as Benvenuta at 48 Drummond Street.

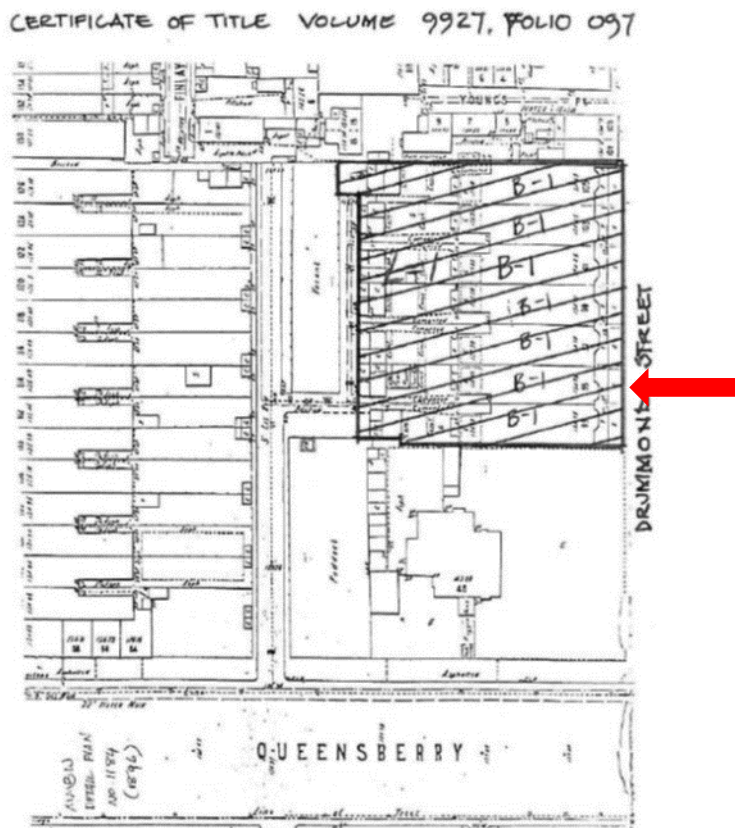


Figure 2 Extent of registration shown shaded and titled B-1. The subject site is indicated by the red arrow
Source: Victorian Heritage Database

2.2 Melbourne Planning Scheme

Drummond Terrace is individually identified as HO39 in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme (Figure 3). The extent of HO39 differs from the VHR extent of registration for Drummond Terrace as the mapping incorporates the subject property in its entirety and includes the portion of the property along the western boundary adjoining Mission Place.

In accordance with Clause 43.01 no permit is required under the Heritage Overlay to develop a heritage place which is included on the Victorian Heritage Register, other than an application to subdivide. It is noted that works outside the extent of registration, at the rear of the property, would require a permit under the HO provisions of the Melbourne Planning Scheme (noting that no works in this area of the site are proposed as part of the current scheme).

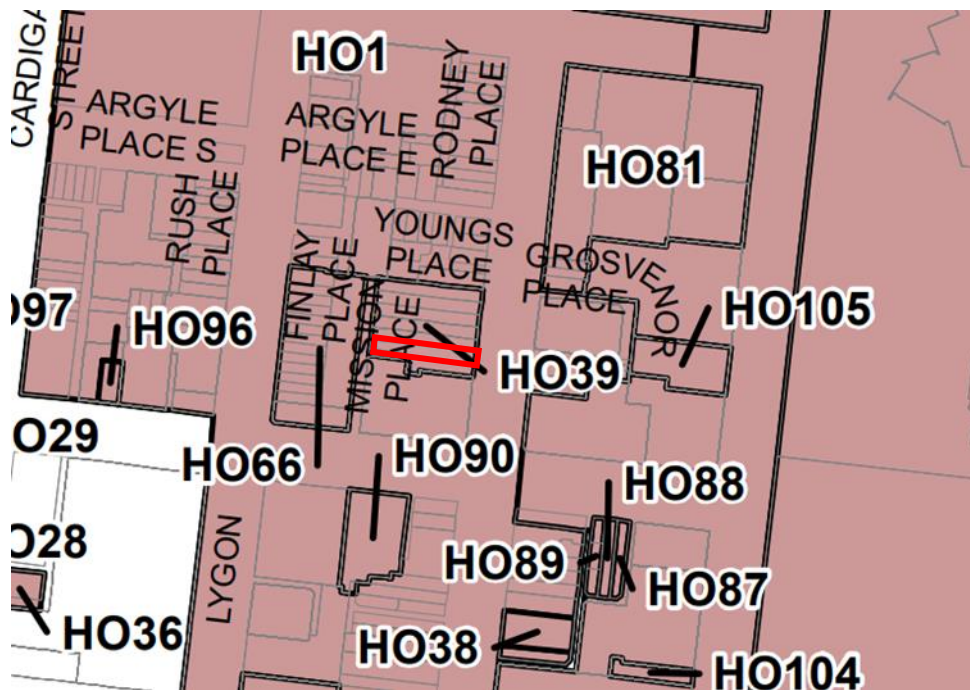


Figure 3 Detail of the HO plan showing the extent of HO39
Source: Melbourne Planning Scheme

3.0 HISTORICAL OVERVIEW AND DESCRIPTION

Drummond Terrace was built in c.1890 to the design of architect Walter Scott Law in the boom-Classical style. The MMBW detail plan of 1896 at Figure 4 provides an indication of the early building footprint of the terrace and the various outbuildings to the rear (west). In 1903, the terrace was described as follows:

[...] A Terrace of seven 3 storey brick houses, verandah and balcony in front, and each containing in all 16 rooms with 2 bathrooms and 2 water closets [...] There is a stable to the northern house.¹

The row was constructed as a speculative venture and each terrace was let to tenants from the time of construction to approximately 1925, as recorded in the Sands and McDougall Directory of Victoria. It has since changed use several times, though served as student accommodation for a large majority of that time. Accordingly, the internal planning of the terrace has been considerably altered over time, fabric replaced, and upgrades have been undertaken for code compliances, including the installation of fire services and introduction of more recent bathroom and kitchen facilities.

¹ 'Terrace in Drummond Street, Carlton', Secretary & Treasurer of St Matthews Trustees, March 1903, held in the Anglican Diocese of Melbourne Archives.

From 1942, nos. 93-97 were leased by the Education Department and operated as the Melbourne Teachers College Hostel. In that year an application was made to provide communication openings between 93, 95 and 97 Drummond Street. The floor plan sketch indicates an opening between nos. 93 and 95 at ground floor and another opening between nos. 95 and 97 on the landing of the first floor (Figure 5). It is evident that the terraces were once fully connected via openings in the party walls, some being in the rear wing, though all openings have since been infilled.

Correspondence from the Department of Education confirms that the balconies were enclosed with louvres on the first and second floors of nos. 93-97 in 1953. Further correspondence dated 1954 indicates that a permanent and watertight solution was required (replacing the louvres) as the balconies were used as sleepout accommodation.² A photograph dated 1976 shows the enclosed balconies (Figure 6) and a c.1986 image shows them still in place (Figure 7), though the infill has since been removed. Water ingress from the roof and resulting ceiling damage and repairs were also repeatedly noted in various correspondence held in the Anglican Diocese of Melbourne Archives.

The fire escape stairs to the rear of the terrace row were erected in 1972. An image dated c.1986 shows the rear of the terraces with the stair in place (Figure 8). In the image, the rear windows of no. 95 comprise multi-pane sashes. Since this time, the rear fire stair has been upgraded with a new stair and the windows have been replaced with two-pane sash windows with metal security grills. An access ladder has also been constructed between nos. 95 and 97 to provide roof access.

In 1981 it was noted in correspondence held in the Anglican Diocese of Melbourne Archives that nos. 93-97 had recently become vacant and had fallen into a poor condition, requiring extensive upgrades. Seven marble fireplaces were also noted as having been stolen. The three terraces, however, were subsequently occupied by St Jude's Anglican Church from 1983. In correspondence dated 1986, the use of no. 95 by St Jude's is indicated as 'our Discipleship School, which provides lay training for 10 members and is also a centre for hospitality'.³

More recently, no. 95 has been adapted for office use with recent fitouts to kitchen and bathrooms and spaces internally altered. The building is currently vacant.

² 'Melbourne Teachers College Hostel', February 1954, PROV FL 3853/P0001

³ Matthews Church Lands file, Letter to the Brotherhood of St Lawrence from St Jude's Anglican Church dated 13 May 1986, held in the Anglican Diocese of Melbourne Archives.

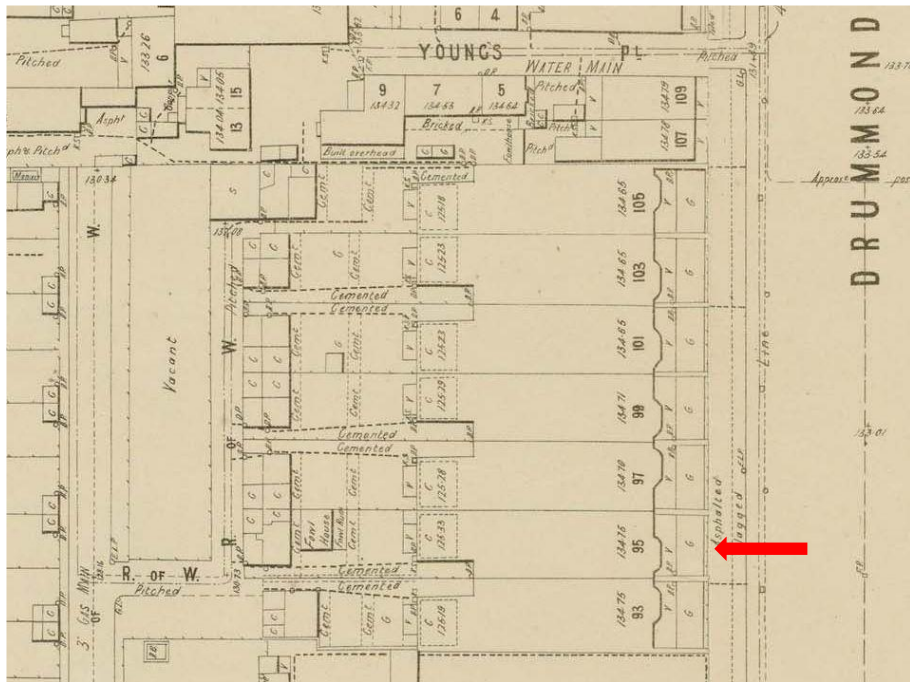


Figure 4 MMBW Detail Plan 1184 dated 1896 with the subject site indicated
Source: State Library Victoria

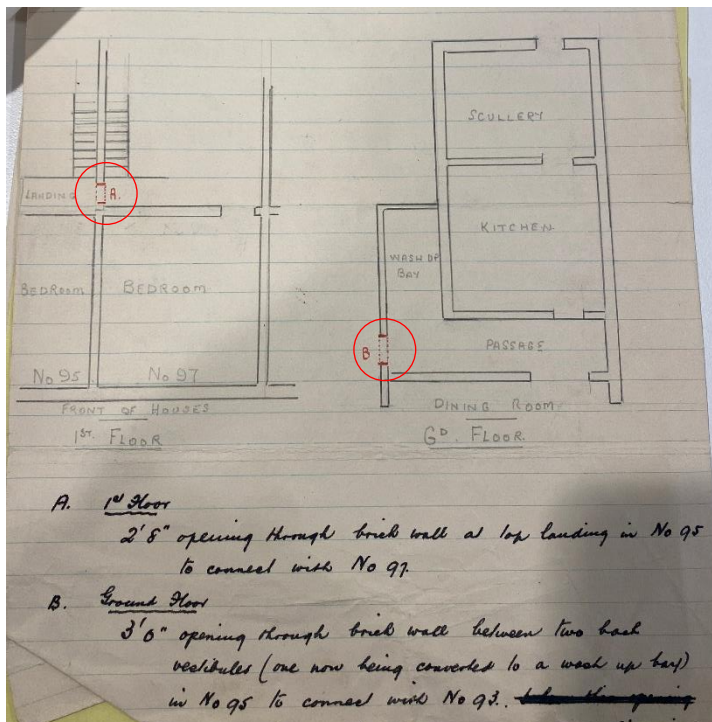


Figure 5 Sketch plan dated 1942 of the proposed opening between no. 95 ad 97 Drummond Street
Source: Anglican Diocese of Melbourne Archives



Figure 6 Drummond Terrace, dated 1976. The subject site with infilled balconies is indicated
Source: SLV image no H94.200-62



Figure 7 Drummond Terrace, c.1986. The balconies remained infilled, no. 95 is indicated
Source: Anglican Diocese of Melbourne Archives



Figure 8 Rear elevation of Drummond Terrace with later (since replaced) fire stair. No. 95 (indicated) has multi-pane windows that have since been replaced
 Source: Anglican Diocese of Melbourne Archives

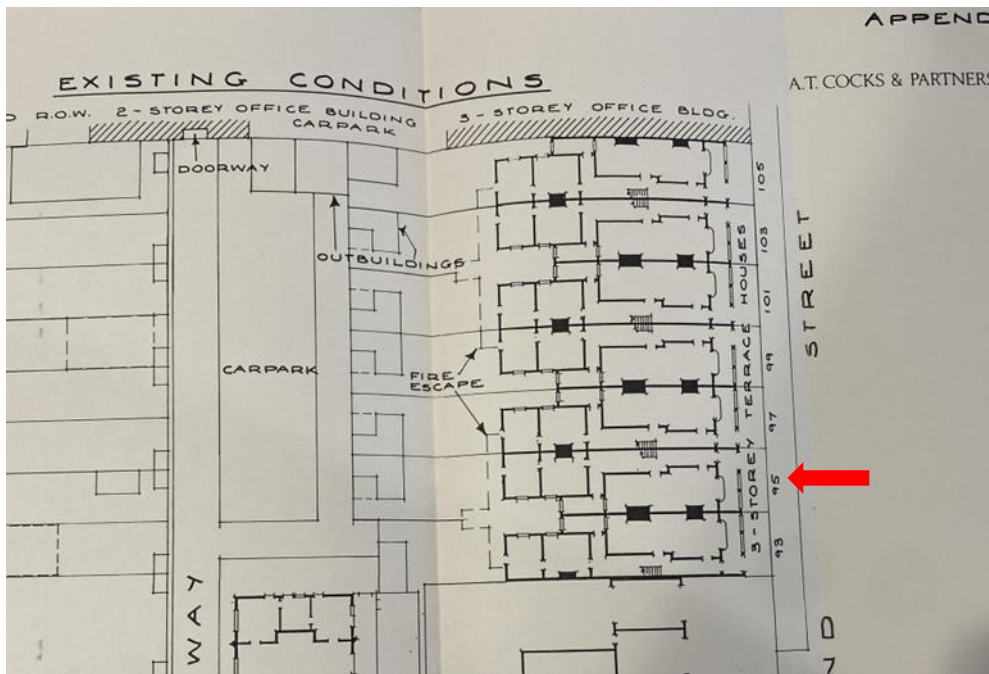


Figure 9 Ground plan of Drummond Terrace, c. 1986, with the subject site indicated. The middle fireplaces are inaccurately shown on the south wall instead of the west wall
 Source: Anglican Diocese of Melbourne Archives

3.1 Building description

Drummond Terrace is located on the west side of Drummond Street, between Queensberry Street to the south and Drummond Place to the north (Figure 10). The subject property, 95 Drummond Street, is one of seven, three-storey Victorian terrace houses which together form Drummond Terrace at numbers 93-105 Drummond Street (Figure 11 and Figure 12).

The terrace is constructed of rendered masonry to the Drummond Street façade and face brick to the rear external elevations. The Drummond Street facade is largely intact, including the parapet with central pediment and arcaded arrangement of verandahs and balconies. The ground level verandah features tessellated tiling and the timber door case incorporates decorative stained glass (Figure 13 and Figure 14). The row originally comprised slate clad hipped roofs, which have since been re-clad with corrugated iron and the brick chimneys appear to have been retained for the most part. An original decorative cast iron fence set above a bluestone plinth extends across the full extent of the terrace row, and a narrow garden bed is located within the front setback. A tree in this garden bed partially obscures the façade (Figure 12).

The existing footprint of the terraces appear largely consistent with that identified in the 1896 MMBW plan (Figure 4), aside from the introduction of fire escape stairs to the rear.

Internally the building retains some early or original features. The significant original features to the ground floor level include the projecting bays to the front room, the entry arch, ceiling roses, fireplaces and moulded decorative cornices and skirtings to these rooms (Figure 15 to Figure 18). It is noted that the sliding internal partition to the ground floor rooms (which remains within no. 97) appears to have been removed. The ground floor retains early timber joinery surrounding the rear of the stairs, including cupboards and a dumb waiter (Figure 19). A partition wall has been partially removed within the services wing which has been adapted as a kitchenette and comms/storage room with a modern fit-out. A bathroom is also located within the adjoining lean-to (Figure 20).

The upper levels of the building have undergone a greater level of change. There are a number of anomalies in the planning of the building that suggest change has occurred. The service wing is currently partitioned into three smaller rooms and a bathroom to the rear at first floor level and two rooms and a bathroom at second floor level (Figure 21 to Figure 24). The layout is inconsistent between levels one and two, particularly around the arrangement of the bathrooms and westernmost room. The joinery in the front rooms to the upper levels appears non-original and likely dates from the early twentieth century. Several rooms lack cornices, presumably having false ceilings below the existing cornice, with modern lighting and replica ceiling roses. All original mantelpieces were marble, however, as identified above, some were stolen during a period of vacancy in the 1980s (Figure 26 to Figure 28). They have been replaced with timber mantelpieces of various styles. Openings in the external party walls that formerly existed between the terraces are also evident throughout.

There is a narrow storage room/kitchenette located between the two main rooms on the first floor and a larger storage room (likely a former bathroom) located between the two main rooms on the second floor (Figure 25 and Figure 27).



Figure 10 Recent aerial photograph of Drummond Terrace showing the general building footprints of the building; the subject site is indicated
Source: Nearmap, February 2022



Figure 11 Drummond Terrace, with the subject site indicated



Figure 12 95 Drummond Street, showing tree in front garden bed which screens the view of the façade



Figure 13 Ground level presentation of no. 95 including the fence, tessellated tile path and verandah and timber door case/bay window

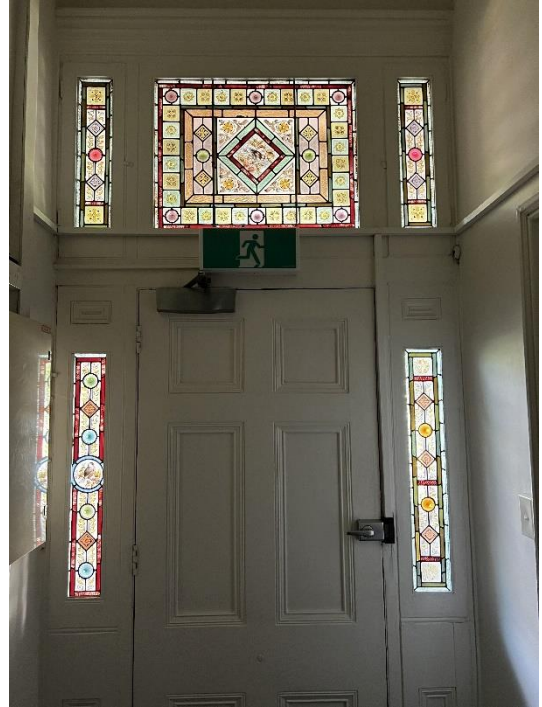


Figure 14 Timber door case showing stained glass side lights and fanlight



Figure 15 Ground floor front room showing bay window and retained decorative plaster frieze, cornice and ceiling rose



Figure 16 Mable mantelpieces to chimneys in the ground floor front rooms

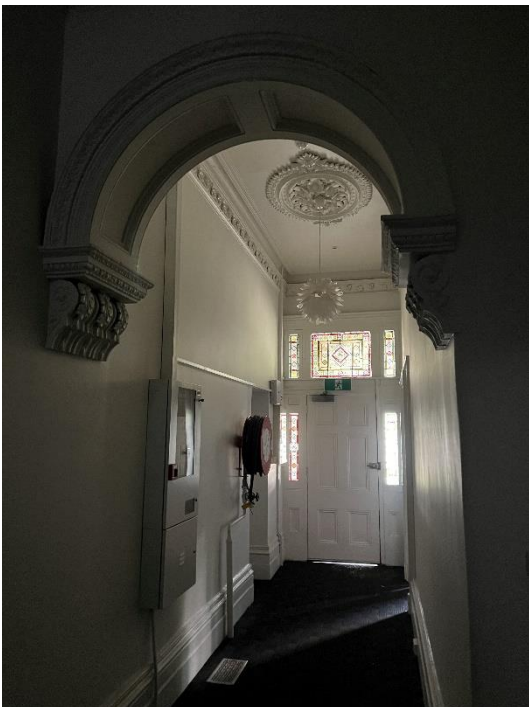


Figure 17 Main entrance and stair hall showing original staircase and plaster ceiling ornamentation

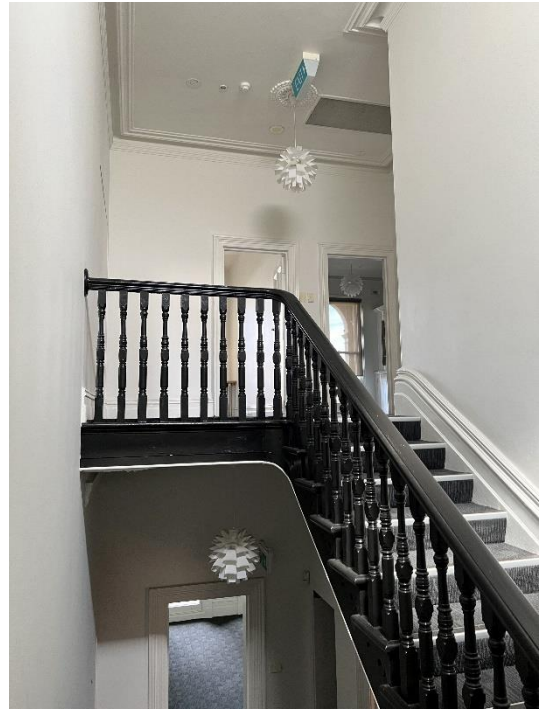


Figure 18 Staircase as viewed from second floor level



Figure 19 Timber joinery beneath the stairs and within the servery, including a dumb waiter



Figure 20 Kitchenette and comms room (left) and bathroom in the rear wing at ground floor level

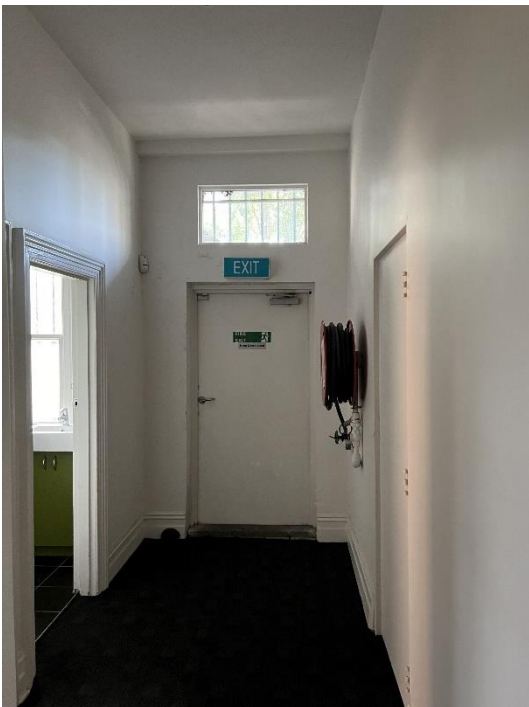


Figure 21 First floor level corridor and bathroom within the service wing, noting the non-original fire door and blocked up connection through to no. 97 evident in the image to the left



Figure 22 Examples of the smaller rooms in the service wing to first floor level



Figure 23 Corridor at second floor level within the service wing and fire door and former connection to no. 97 (right)



Figure 24 Rear bathroom and altered room at second floor level within the service wing



Figure 25 One of the front rooms to first floor level with timber mantel and original cornice and ceiling rose (left) and narrow storage room (right)



Figure 26 Front room to first floor level showing timber mantle to fire place and plaster ornamentation to ceiling and cornice



Figure 27 One of the front rooms showing simple timber mantle and timber joinery (left) and storage room at second floor level



Figure 28 Front rooms to second floor levels showing inbuilt timber joinery (left) and altered front room/space, noting the lack of cornice (right)

4.0 PROPOSED WORKS

The proposed works involve partial demolition of internal walls, a new internal office fitout and conservation works to improve the external condition and presentation of the terrace.

3.2 Demolition

The proposed demolition is primarily focussed on the upper levels and in areas of previous change, to provide a functional layout, enabling an open plan office use. Aside from the replacement of non-original fire doors to the rear and removal of the non-original tiles to the verandah balconies, no demolition is proposed to the principal (east) façade, any external walls or the roof form. All original and significant interior features will be retained and protected.

Throughout the building later floor finishes including the floating timber floor on the ground level, carpet and tiling will be removed. All ducted heating units and vents will be removed along with any redundant service risers unable to be reused, to allow for new air-conditioning pipe works to be run in the existing riser ducts.

At ground level, the modern kitchenette within the services wing and bathroom fit-out within the lean-to are proposed to be demolished along with the external fire escape door to the rear wing. Other demolition works involve the removal of recent fixtures and fittings associated with the former office fit-out.

At the first-floor level no demolition is proposed to the front two rooms, aside from the removal of a service riser in the storage room and the removal of the non-original floor finishes and tiled hearth in the front room. In the rear wing it is proposed to create openings between the three rooms and to the

hallway to create an open plan layout, retaining 300mm nibs to the walls and ceiling. The existing bathroom fit out on this level will also be removed.

At second floor level, the demolition in the rear wing is similar to the level below, creating openings between the rooms and hallway, retaining 300mm nib walls and the removal of the modern bathroom fit outs. The existing service risers will also be removed. In the front room, the partition wall dividing the space will be removed, retaining a 300mm nib wall. In addition, the non-original joinery will also be removed.

3.3 Alterations to the existing building

Alterations to the existing building involve a general fit-out and refurbishment and alterations to create five office tenancies. The changes are predominantly internal, aside from the upgrade of some doors and windows within existing openings. At ground floor level the front two rooms will be adapted to an office tenancy and the rear wing will be used as communal kitchen and dining facilities for the building. There will be two office tenancies to each of the upper levels, one in the front portion of the building and one in the rear wing. New services and facilities are to utilise the location of existing services and wet rooms as far as reasonably possible to ensure minimum impact to original fabric. The works proposed to each floor level are outlined below.

All levels:

- New masonry infill to the non-original openings between nos. 95 and 97 with a hard plaster finish, skirting to be replaced to match the original design
- New carpet to the staircase, within all office tenancies and to the hallways of upper levels. All remnant floorboards discovered beneath the existing carpets will be retained in situ

Works to the ground floor include:

- The insertion of a new accessible bathroom within the rear wing
- The updating of the existing bathroom within the lean-to
- Infill to the non-original opening adjacent to the fireplace in the front room

Alterations to the upper floors include:

- Replacement of the non-original skylight to the lean-to above the ground floor bathroom
- The fit out of the existing bathroom on level 1
- Installation of a glazed door within the corridor to the rear wing to provide for separation of the rear tenancy from the stairwell

3.4 Conservation works

Externally, the principal (east) façade of the terrace will be retained as existing, aside from conservation works. The conservation works will be to repair deteriorated fabric and improve the presentation of the building.

The works to the exterior will involve the following:

- Minor hair line cracks in drummy render to the front façade will be repaired and made good prior to painting
- The render will be repainted to match the adjacent terraces

- The windows to the west façade are to be reglazed with clear laminated glass
- The existing double hung windows to be retained and refurbished or replaced to match existing detail (only if existing condition necessitates replacement)
- Damaged tiles to front verandah to be replaced to match existing
- Removal of the non-original tiles to the balconies, retention of the original timber flooring and replacement of the timbers as necessary and to match existing
- Existing bluestone and wrought iron fence to be retained and repaired (as required) and repainted
- Existing iron roof flashings, box gutters and fascia gutter to be inspected and made good as required

Works to the interior will involve the following:

- The existing internal stair and balustrade is to be retained and made good
- The existing fire grate is to be retained and made good and the marble mantelpiece retained in the front room of the ground floor
- The existing fireplace grate is to be repaired and timber mantelpiece retained and painted to the upper levels, with the missing mantle replaced to compliment the existing timber mantles
- Repainting throughout

All conservation works will be undertaken on a like-for-like basis to match the original detail.

4.0 ASSESSMENT OF HERITAGE IMPACTS

4.1 Rationale for the proposed works

The existing building is currently vacant and although it has been altered and upgraded overtime, it is currently in a dated and run-down condition, having previously been used for a commercial purpose. The owner is seeking an outcome consistent with others in the terrace row, being its adaption into office tenancies to secure the property's long-term use and conservation. The works currently proposed are almost identical to those previously approved for the adaptation of the neighbouring terrace at 97 Drummond Street.

In order to enable an office use and attract tenants, a level of intervention is required to adapt the building to meet contemporary expectations for office spaces. In addition to contemporary facilities and services, of primary importance is the provision of spaces with greater functionality and flexibility for furniture layouts. This is a challenge of adapting any heritage building and is one which has been undertaken in the adaption of others in the terrace row.

The aim of the proposal is to therefore achieve a sense of flexibility within each tenancy while retaining an ability to read the existing layout of the interior and minimising impact on original fabric. This is particularly difficult to achieve in the upper floors of the rear wing, which are currently partitioned into small rooms, a bathroom, and a hallway. The current layout, incorporating small and separate spaces, provides extremely limited opportunities for a viable use and occupation of the building.

In relation to reasonable and economic use of the place, Section s101(2) of the *Heritage Act 2017* provides the following:

(2) In determining whether to approve an application for a permit, the Executive Director must consider the following:

(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;

The owner requires the building to be tenanted in order to secure funding for its ongoing maintenance and management. The investment in the building's conservation, including the conservation and repair works currently proposed, are reliant on the revenue generated once the building can be fully occupied by multiple office tenancies. In considering the impacts of refusal of the application on the reasonable and economic use of the place, the inability to undertake some alterations to the internal layout would restrict the ability of the building to meet current tenant expectations and impact on the potential to lease the building. If the building is not leased, it would likely remain in its current state and deteriorate further. Providing a long-term use for the building is imperative to avoid further deterioration and to secure its longevity.

Adaptation to an office use requires no external alterations nor any additions to the building. The works are predominantly internal and will retain the external presentation of the terrace and all of its significant architectural features. External works are limited to conservation works and repairs where necessary and aim to improve the presentation of the building, and more broadly, the cohesion of Drummond Terrace as a whole. The outcome of the proposal is one which will maintain the significant architectural qualities of the place and as much original fabric as possible (together with conserving and reinstating fabric to match the original detailing of the interior), while providing a new use that will enable the building's long-term conservation.

4.2 Demolition

It is proposed to demolish the later fit outs of the kitchen and bathrooms, later joinery, and create openings in the internal walls on the upper two floors, predominantly within the rear service wing. Demolition works are focussed in areas of previous change as far as reasonably possible and are proposed to enable the functional use of the building for office/commercial purposes.

Although the original plans could not be sourced, it is evident from historic correspondence and a physical analysis of the building that change has occurred. Moreover, correspondence held in the Anglican Diocese of Melbourne Archives indicates that fabric has repeatedly been replaced over time, including some ceilings due to water ingress, some wall sheeting, wet rooms and services, flooring, doors, windows, and other finishes throughout. There are also anomalies in the layout which suggest changes to the internal planning, such as inconsistent and uncharacteristic partitions to the larger front rooms at second floor level and the varied layouts in the rear wings.

A large portion of the fabric to be removed is non-original, such as the bathroom fit outs, the kitchenette, floating timber floors, carpet, modern joinery, and services. Removal of non-original fabric will have no impact on extant original fabric internally, the external presentation of the terrace, or the significance of the row more broadly. Many of the later additions such as joinery and service risers are redundant since the building is no longer used as student/hostel accommodation, and their removal will enhance the internal spaces.

Early but non-original fabric to be removed includes the upper-level joinery in the front rooms. It is evident from a visual inspection of their style and appearance that these elements likely date from the

early twentieth and Interwar periods. Although they comprise early fabric, it is not fabric that dates from the initial period of construction, nor is it fabric which demonstrates a particular use or occupation of the building. The significance of this joinery in the overall context of the terrace and the internal character of the spaces is therefore considered to be negligible, and the removal of the joinery would not result in an adverse impact.

Where alterations to the internal planning is proposed, the level of demolition is considered to be a more sensitive approach than others in the row, where wholesale demolition of internal layouts has occurred. It will result in some changes to the internal layout, however, the adopted approach for providing a more flexible interior is one which proposes punched openings as opposed to wholesale removal of walls. Through the retention of wall nibs and bulkheads, the works will retain the ability to read the existing room layout and reinstate it in future, should it be required.

To parts of the interior with greater heritage sensitivity, being the front rooms, the layout will be reinstated on the ground level and largely kept intact on the first floor level. The second floor has less integrity, the east room partition potentially being a later addition and a storage space between the two original rooms. This level likely contained two large rooms originally, as is typical for Victorian terraces and which would be consistent with the level below. As such, it is proposed to partially remove the partition in the front room, though retaining wall nibs as evidence, as well as introduce two punched openings to the storage space and enlargement of the entry opening to the landing. The punched openings between rooms will be single door width. Due to the limited size of the openings, the existing layout of the front rooms to the second floor level will remain fully legible.

Most changes to the internal layout are proposed within the rear wing on the first and second floors. In these areas, it is proposed to create larger openings to enable a more functional floor space, introducing openings that retain 300mm wall nibs and nibs within the ceiling. As above, this is the most challenging part of the building to adapt to office use due to its existing layout comprising four small rooms and a hallway. The proposal will essentially remove the smaller rooms and hall, though through the retention of wall and ceiling nibs, the ability to interpret the existing layout will remain. It is noted that the second floor level has already undergone a level of change with one of the partition walls removed.

In considering the key aspects of the terrace's significance, the internal planning of the rear wing, while important and comprising some original fabric, is considered to be of a lower order than the architectural features of the Boom classical style which characterise Drummond Terrace and the arrangement of the larger and more intact rooms in the front (east) portion of the building.

In summary, the proposal contemplates the removal of some early and original fabric and will alter the existing layout of the upper-level rear wings; however, this will not adversely impact the assessed architectural significance of Drummond Terrace as the external presentation, defining architectural features and cohesion of the row will be retained. Where demolition is to occur internally, wall nibs will interpret the existing layout and enable future reinstatement if required, and a large portion of the fabric to be removed is non-original.

4.3 New work

The new works generally comprise internal alterations and a general refurbishment throughout to upgrade the interior, define five individual tenancies and provide facilities for commercial office use. These works are almost identical to those approved for the adaptation of the neighbouring terrace at 97 Drummond Street.

The later openings within the party walls will be infilled to reinstate a flush wall finish throughout the building. All party wall openings have previously been infilled; however, they retain a recess of the former opening. The recesses will be infilled with masonry and a hard plaster finish to restore the smooth wall finishes throughout. The reversal of later additions is considered to be a positive outcome.

New services and facilities will utilise the location of existing services and wet rooms as far as reasonably to limit intervention and ensure minimal impact on fabric. The kitchenette in the ground floor rear wing will be retained as a communal lunch space and refurbished, the bathroom within the single-storey lean-to at ground level will be retained and a new fitout provided. A similar approach will be taken for the later toilet between the two front rooms on first floor level.

A new accessible toilet to be constructed of lightweight stud walls with plaster sheeting to the ground floor rear wing. The rear wing is a more utilitarian space, having been the original kitchen, and has been altered through the introduction of a more recent kitchenette, comms/storage room and enclosure of the fireplace and basement stair. The introduction of a new accessible toilet within the already altered space will have limited overall impact.

The fit-out of bathrooms and the kitchen will reuse existing plumbing stacks and risers within the building where possible. Where this is unable to be achieved, services reticulation will be run through the floor cavity which will avoid chasing into the walls and allows any flooring fabric to be reinstated following installation. This limits the need for additional penetrations into original fabric.

New electrical and mechanical services will use existing penetrations and wiring where possible and will not chase into original walls. New lighting is proposed throughout and will be cut into existing ceilings, located in place of existing light fittings where possible. It is also noted that some ceilings have been replaced due to water ingress and damage, as reported in historic correspondence, and all ceilings have been previously altered to accommodate modern light fittings, including downlights and light fixtures to ceiling roses. Any new lighting will retain and protect significant ceiling features such as ceiling roses and cornices, and they will be made good as required. The existing mechanical services will be removed to allow for new air-conditioning pipe works to be run within existing riser ducts where possible. The new electrical and mechanical services are generally low impact and will be fully concealed both internally and externally.

The proposal involves the creation of five office tenancies within the building. To discretely define the individual tenancies, two new frameless glass doors will be installed on the rear wing landing at first and second floor levels. They will read as subtle and contemporary glazed insertions and will not obstruct the appreciation of the internal architecture or layout. The glazing will be custom cut to sit around the existing skirting boards and therefore does not require the removal of any fabric to accommodate the doors. Fixings have been minimised as best as possible, requiring single fixings to the floor, ceiling and walls. A similar detail was installed at no. 99, see Figure 29.

The remainder of the new works generally involve conservation works, upgrades to existing fabric or reversal of later additions and will not introduce any new elements to the building. These include reglazing of the windows to the west elevation within the existing timber frames, installation of jarrah tongue and groove boards in place of modern tiling to the balconies, and installation of a timber Victorian mantel to the second floor level that will complement the Victorian character of the terrace. These works will not impact on the architectural detailing or significance of the terrace, are low impact, and are considered to be a positive outcome that is consistent with the period of the building. The works will improve the overall internal and external character of the terrace.



Figure 29 Frameless glass doors installed to define the office tenancies in no. 99

5.0 CONCLUSION

The proposal broadly involves modifications to the internal fit-out of the building at 95 Drummond Street and conservation works. The proposed works are almost identical to those approved for 97 Drummond Street.

The works do not involve any external alterations or additions aside from conservation works which will improve the condition and appearance of the building and the broader terrace row. The proposal will result in some alterations to the existing layout, however new work is focused predominantly in areas of previous change and within the rear wing. Importantly, in the areas where demolition of wall partitions is to occur, the retention of wall nibs and ceiling bulkheads will retain an understanding of the original layout. The new works involve minimal intervention to the interior, and predominantly focus on reversing recent changes to original fabric and reusing modern services and wet rooms. The proposed interventions will not result in an impact on the assessed architectural significance of Drummond Terrace, and the overall presentation and cohesion of the terrace row will be enhanced by the conservation works.