

heritage impact statement

114 Paterson Street, North Carlton

August 2022, rev Jan 2023



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heritage impact statement

Heritage Impact Statement for:

114 Paterson Street North Carlton

This Statement forms part of a permit application for:

Part demolition and extension to the existing dwelling

Date : 24 August 2022, revised 05 January 2023

Reference: VHR number H0083

Previous permits for site: Nil

Address and Property Description

114 Paterson Street North Carlton - residential dwelling

Prepared by:

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For:

Client: Sarah Stone & Michael Davis

Why is the place of cultural heritage significance

The dwelling is one of a group of ten terrace houses built by Jurtus Wombach. The dwellings were built from 1889 to 1894. The significance arises from the group form, as an example of terrace houses built by speculative builders in the late 1800's.

The Terrace at 100-118 Paterson Street Carlton North is of architectural significance as a notable example of boom style terrace architecture. The unusually long row is composed of ten repetitive units with some variation in the parapets. The polychrome brickwork on the ground floor, the rendered cornice and parapet and the cast iron gallery comprise a typical boom period composition. The cast iron palisade railing between the front gallery and footbath is an original feature of the terrace.

Current use of the registered place

Residential dwelling

Existing condition of the registered place

The building is in good condition.

The cultural heritage significance of the place or object, including setting

The subject dwelling is one of a group of ten. The group is significant as an example of terrace houses built by builders in the late 1800's as a group. The dwellings in the group of ten display typical Victorian architectural features such as polychromatic brickwork and verandahs with wrought iron detail.

What physical and/or visual impact will result from the proposed works? ie.: what will be the effect on the cultural heritage significance of the place

The objective of the project and the greatest impact will be to enable the continuance of the designed use of the place as a dwelling. The project offers a catalyst for a maintenance catch-up and an upgrade of the standard and amenity to align with today's regulatory requirements and expectations, while respecting and preserving the heritage character of the place. Without the project, the standard of the dwelling will become further divorced from contemporary expectations.

The front façade and front two rooms and hall are retained, albeit a slight lowering of the ceiling to the second bedroom is proposed. The eastern party wall is retained for its length and the western wall for the duration of the existing living room. The bathroom and kitchen with its chimney and fireplace would be demolished – note this chimney is not visible from Paterson Street, and the fireplace has been enclosed within building fabric, so its status is unknown. The building fabric proposed to be demolished has been altered over its life and is not considered having cultural heritage significance, nor does it make any contribution to the current heritage listing.

The proposed works will not be visible from Paterson Street but will be visible immediately behind the subject property from the rear lane, and momentarily partially visible from Arnold Street through a gap between the studio of 116 Paterson St and the rear extension of 118 Paterson Street.

The visibility of 114 Paterson Street from Arnold Street is limited. 114 Paterson Street is separated from Arnold Street by two properties, each with recent additions to the rear which are both visible from Arnold Street. An extension and fence to 118 Paterson Street, constructed in black steel, porcelain, timber and glass adjoins Arnold Street. 116 Paterson Street is set back 5m from Arnold Street and consists of a contemporary addition to the rear of the heritage dwelling and a studio built at the north end of the property. The studio is defined by a substantial red brick wall running along the boundary with 118 which is clearly visible from Arnold Street. These extensions and additions to 118 and 116 Paterson Street effectively blinker and minimize the view of the rear of 114 Paterson Street. It is proposed to clad the additions to 114 Paterson Street with black toned materials which are visually recessive, particularly in context of the red brickwork of the existing walls at 114 and 116 Paterson Street. The addition will be a dark silhouette complimentary to the visual language established at 118 Paterson Street along Arnold Street.

The view from the lane is a series of discrete, partial glimpses with no comprehensive view of the rear of the properties. The 2.75m width of the lane, combined with the screening of 1.9-2.2m high fences and outhouses as well as extensive trees and vegetation effectively obscure the rear of the properties. The view from Bagung Lane enables a diminishing aspect of the eastern few terraces.

The cultural heritage significance of the place is generated by the Paterson Street facades and neither the rear elevation nor side aspect make any meaningful contribution to the cultural significance of the place, and in themselves would not constitute listing. The appreciable heritage value arises from the presentation of the Paterson Street elevation of ten almost identical facades, which is not appreciated from any other disposition.

If there are detrimental impacts, provide reasons why the proposal should be permitted

The proposal provides for an extension to the existing heritage dwelling that allows for adaption to contemporary living standards. This allows for the dwelling to meet contemporary requirements and improved thermal and energy performance. In this way the ongoing use and maintenance of the building as a dwelling is secure.

Heritage Victoria's Statement of Significance is not impacted by the proposed works. The statement refers to the repetitive character of the ten terraces and how they are viewed from Paterson Street but makes no reference to the view from the rear laneway. With the existence of large trees to the rear gardens, extensions, irregular outhouses and 1.9-2m high rear fences sometimes with a 600mm creeper covered lattice fence, and 2.2m high brick privies fronting a 2.75m wide lane, the repetitive character of the houses is not discernable nor identifiable from the rear lane. The view of the property from the rear lane is limited including that of the rear brick chimneys.

Has the design been influenced by, or had to address any Local Planning Scheme provisions?

A heritage overlay H209 applies to the property, and the property sits within the H329 precinct. *In addition the scheme has responded to building bulk, overshadowing and overlooking provisions delineated in Yarra Planning Scheme/Rescode. Yarra's stormwater regulations have necessitated the incorporation of a rainwater tank and permeable paving.* These provisions have directed the design to provide a form in keeping with the immediate character. The height of walls and of the ridgeline are informed by the existing conditions.

What measures are proposed to mitigate the detrimental impacts?

The design maintains the front façade, front two rooms and hall of the existing dwelling. The proposed addition is setback 9.8m from the street and over 12m from the street on the east boundary. The ceiling heights have been kept to a minimum for the two storey section to minimize the building bulk.

The raised lantern is limited to behind the existing chimney and existing parapet. It will not be visible from Paterson Street or Arnold Street. The roofing material will be galvanized corrugated metal roofing to match existing roof.

The materials proposed for the addition are dark and monotonal. Texture and articulated construction detailing enrich the architectural composition into a crafted entity which forms a recessive silhouette to the existing building. *This is complimentary to the precedent set at 118 Paterson Street.*

Conclusion

It is submitted that the proposal provides an appropriate addition to a heritage building in a manner that balances the heritage values and sustainable ongoing use as a dwelling. There is no impact on the Paterson Street façade.

The rear extension is contemporary design and provides a clear contrast between the heritage building and the new building form in accordance with the principles of the Burra Charter. The dark colour, materials and detailing of the additions are recessive contrasting with the existing red brickwork of the rear of the house where the new and old structures are seen together.

Table 1: Some Questions to be addressed in a Statement of Heritage Impact and Supporting information that may be required

1. **Total demolition/destruction of a heritage registered place** – not applicable
2. **Demolition/destruction of one of a number of heritage registered buildings** – not applicable

3. **Part demolition/destruction of a heritage registered place, including interiors, fixtures and fittings, identified as significant:**
 - a. It is proposed to retain the front **two** rooms and front facade
 - b. The advice of a heritage consultant has not been sought as the proposal is in keeping with the Statement of Significance.
 - c. The proposed works are in the best interests of the conservation of the registered place as they seek to enhance the ongoing utility of the dwelling and add to its environmental efficiency, without detracting from the primary heritage value in the front elevation

4. **Construction of substantial extensions to a heritage registered place**
 - a. The proposed works are in the best interests of the conservation of the registered place as they seek to enhance the ongoing utility of the dwelling
 - b. The addition will not dominate the registered place or its setting as the addition is not seen from the Paterson Street elevation.
 - c. The proposed works will have no impact on the landscape
 - d. The proposed additions are sympathetic to the registered place.
 - e. The impact of the addition on the registered place: There is no impact on the front elevation.
 - f. The advice of a heritage consultant has not been sought as the proposal is in keeping with the Statement of Significance.
 - g. The additions are not knowingly to be sited on any known or potentially significant archaeological deposits.

5. **Construction of new buildings, car parking, within the grounds of a heritage registered place - not applicable**

6. **Subdivision of a heritage registered place - not applicable**

7. **Physical change to a fabric/feature identified as being of cultural heritage significance - not applicable**

8. **Demolition/destruction of a non-significant building within the grounds of a registered place – not applicable**

9. **Part demolition/destruction of and/or changes to a registered place, including interiors, not identified as significant.**
 - a. It is proposed to demolish the rear of the dwelling behind the two main front rooms
 - b. It is proposed remove part of the central section of roof behind the chimney.

10. **Repainting using new colour scheme**
 - a. No change to the colour scheme is proposed

11. **Reroofing/recladding**

It is proposed to raise the roof of the existing dwelling behind the chimney by 600mm to form a roof lantern with glazing to east and west sides. The lantern roof pitch and roofing material will match the existing roof and limited to the central section of the roof behind the parapet. The roofing material will be galvanized corrugated iron. The proposed lantern will not be visible from the street

12. New Services

- a. The proposed impact of the new services on the heritage significance of the place is minimized.

13. Fire protection/services upgrade

- a. Not proposed

14. New landscape works and features

- a. The proposed landscape works are low scale and contained to the rear of the property thus not impacting the Paterson Street streetscape

15. Tree removal or replacement

- Not applicable

Table 1 responses concluded