

# Heritage Impact Statement

Little Milton  
26 Albany Road, Toorak

Permit Application  
December 2023

# Contents

1.0	Introduction.....	2
2.0	Methodology.....	2
3.0	Sources of Information.....	2
4.0	History.....	3
5.0	Description.....	11
6.0	Heritage Listings.....	28
7.0	Significance.....	31
8.0	Proposal.....	32
9.0	Heritage Impacts.....	33
10.0	Conclusion.....	35



## 1.0 Introduction

The following assessment of heritage impacts has been prepared on behalf of the owners of the residence at 26 Albany Road, Toorak, known as 'Little Milton'. It concerns a proposed suite of works to the interior and the external setting of the registered building (VHR H1738).

This report, prepared by Martin Turnor and Chloé Espiard of Bryce Raworth Pty Ltd, comments on whether the proposed works are appropriate in character and detail, and acceptable in terms of their impact upon the significance of the registered place. It is intended that this report be read in conjunction with the drawings by Alta Architecture and other documentation submitted with respect to this application.

## 2.0 Methodology

This heritage impact statement has been prepared with regard to the *Burra Charter* and its guidelines, as amended in 2013, and in general accordance with Heritage Victoria's guidelines for preparing heritage impact statements (June 2021). It seeks to respond to several key matters that are set out on page 3 of that document:

- Why a place or object is of cultural heritage significance to the State of Victoria*
- What options were considered in developing the proposal*
- What impact (positive and/or negative) the proposed works will have on that significance,*
- If a negative impact is proposed, why the proposed option was chosen and why other more sympathetic options were not feasible, and*
- What measures are proposed to minimise and mitigate negative impacts.*

## 3.0 Sources of Information

The analysis below draws upon site visits and a review of the *Victorian Heritage Register* documentation for the registered components of the subject site. It also draws upon the following additional sources.

- Victorian Heritage Database, <https://vhd.heritagecouncil.vic.gov.au>
- City of Malvern Heritage Study* (Nigel Lewis Richard Aitken PL, June 1992).
- Historic newspapers (various), accessed via Trove Online, <https://trove.nla.gov.au>
- Sands & McDougall Directories*, State Library of Victoria.
- Stonnington History Centre Catalogue, [www.stonnington.vic.gov.au/Library/Visit-us/Stonnington-History-Centre/Search-History-Centre-catalogue](http://www.stonnington.vic.gov.au/Library/Visit-us/Stonnington-History-Centre/Search-History-Centre-catalogue)
- Australian Dictionary of Biography*, <https://adb.anu.edu.au/>
- Historic property service plans, Yarra Valley Water.
- Australian Home Beautiful*.
- Royal Victorian Institute of Architects Journal*.

## 4.0 History

The residence known as Little Milton was built in c.1926 for Arthur Leslie Moran. It occupies an unusually shaped block at the corner of Albany Road and Whernside Avenue, originally comprising allotments 23 and 22 of Whernside Estate subdivision of 1916.

Leslie Moran [1882-1966] was one of the heirs to the Moran & Cato retail empire, the largest chain of grocery stores in Australia in the late nineteenth and early twentieth century. Moran & Co was founded in 1881 by Leslie's father Thomas alongside his cousin Frederick John Cato.<sup>1</sup> Leslie and his wife Adeline greatly admired the Cotswolds villages in England and desired a house which adopted a similar architectural style. They tasked the design of their house to architect and family friend Muriel Stott (1889-1985), believed to be the first woman in Australia to establish her own architectural practice.



Figure 1 Whernside Estate subdivision plan with the existing property boundary of 26 Albany Road outlined in a dashed red line. Source: Stonnington Local History Catalogue.

<sup>1</sup> Victorian Collections, Accounts 1910-1927 . <https://victoriancollections.net.au/items/5a33707f21ea6817c0a8265b>

Stott prepared plans for the Moran's house in 1925-26, working in association with established architectural firm Stephenson and Meldrum.<sup>2</sup> Edna Walling was responsible for the garden design, featuring softly undulating lawns evoking an English meadow, and a herringbone brick path separated from the house by a wide flower bed.<sup>3</sup>

The house was completed by 1927 and described at length in the June 1928 edition *Australian Home Beautiful*.

*With a piece of land having a frontage on to Albany Road, Toorak, of 200 feet and running down Whernside Avenue to the length of 156 feet, Mr Leslie Moran possessed a very unusual site for a house, and, realising this, he decided that the building itself would have to be of unusual character to do justice to the land.*

*Both he and Mrs Moran have always been keenly interested in house planning, and at the outset they made a decision that the house should maintain an English type of architecture somewhat reminiscent of the straggling-built-on-looking houses that they both admired so much in the Cotswold villages in England.*

*... Now it is one thing to want a Cotswold type of house and quite another thing to achieve it. There is the necessity of explaining to one's architect that, although the lovely grey, stone slates of the old country house that are unobtainable here, and therefore must be represented by red tiles, and in these days of highly paid labor hewn stone is out of the question, and that the only material that can be economically used is brick ... Again as for the surroundings, the cider orchards, and primrose covered banks of the Cotswolds must give place to the streets of a metropolis and spacious gardens be reduced to the limits of a narrow strip of land, yet, while all these material changes must take place, it is the obligation of the architect to still produce for his client "a Cotswold house."*

*In spite of the apparently insurmountable difficulties, Miss Muriel Stott, one of Victoria's best known women architects, attacked the problem, and after many interviews with Mr and Mrs Moran, and much discussion, she produced the sketches from which Messrs Stephenson and Meldrum made the plans and working drawings. As a result the spirit of the old country house has been captured ...*<sup>4</sup>

Little Milton and its Edna Walling garden were further described in the Herald, as follows:

*(..) a picturesque gabled house, with a mellow red tiled roof, yellow cream walls and attached lead-paned windows. (...) It is built on the slope of a little hill and has a glorious view of the Dandenong Ranges. Beautiful trees surround it and green lawns slope gently down to it form the road at the front and away from it at the back, where the tennis courts are situated. Overlooking the tennis lawn at one end there is a terrace where orange trees and miniature loquat trees in green tubs look decorative and gay. At the other end there is a comfortably furnished porch which an extra room*<sup>5</sup>

<sup>2</sup> Malvern Building Plan No. 8260, Stonnington History Centre.

<sup>3</sup> Garden Design for Mrs Leslie Moran, [Little Milton] Albany Road Toorak, c1927, State Library of Victoria. Refer also *Australian Home Beautiful*, 1 November 1927, pp.20-21.

<sup>4</sup> *Australian Home Beautiful*, 1 June 1928, pp.33-37.

<sup>5</sup> *Herald*, 11 April 1935, p.26.

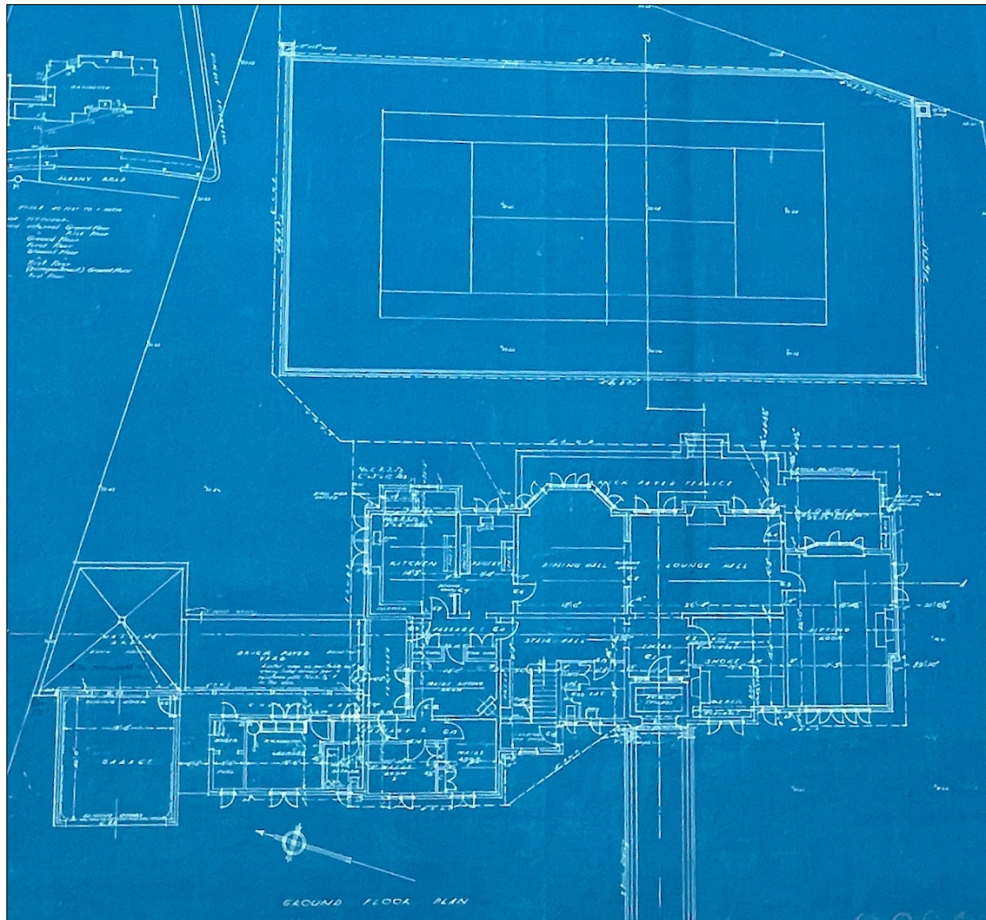


Figure 2 c.1926 Ground floor plan of Little Milton with tennis court at the rear. Source: Stonington History Centre.

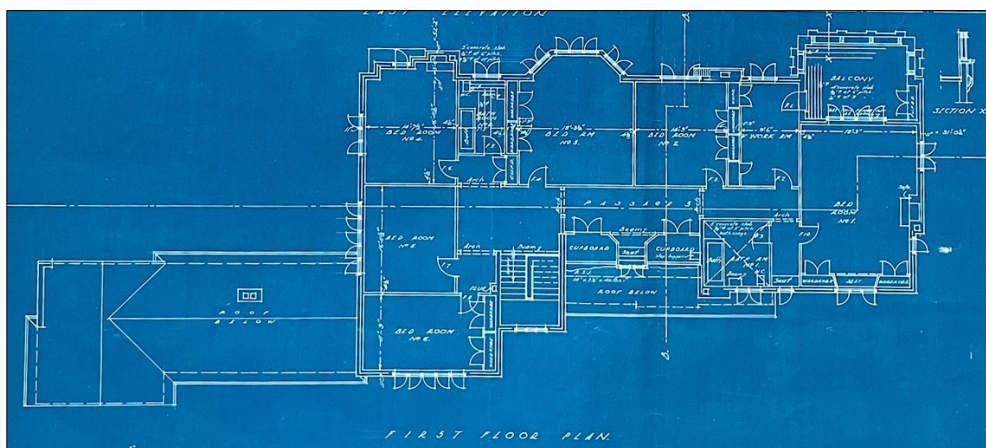


Figure 3 c.1926 first floor plan. Source: Stonington History Centre.

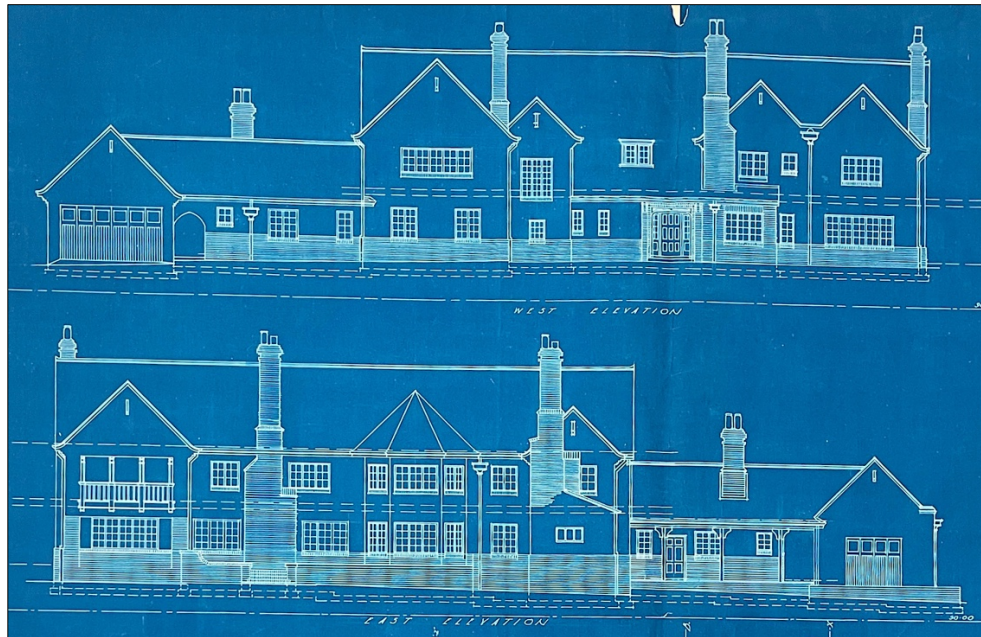


Figure 4 c.1926 First floor plan and east elevation of Little Milton. Source: Stonington History Centre.

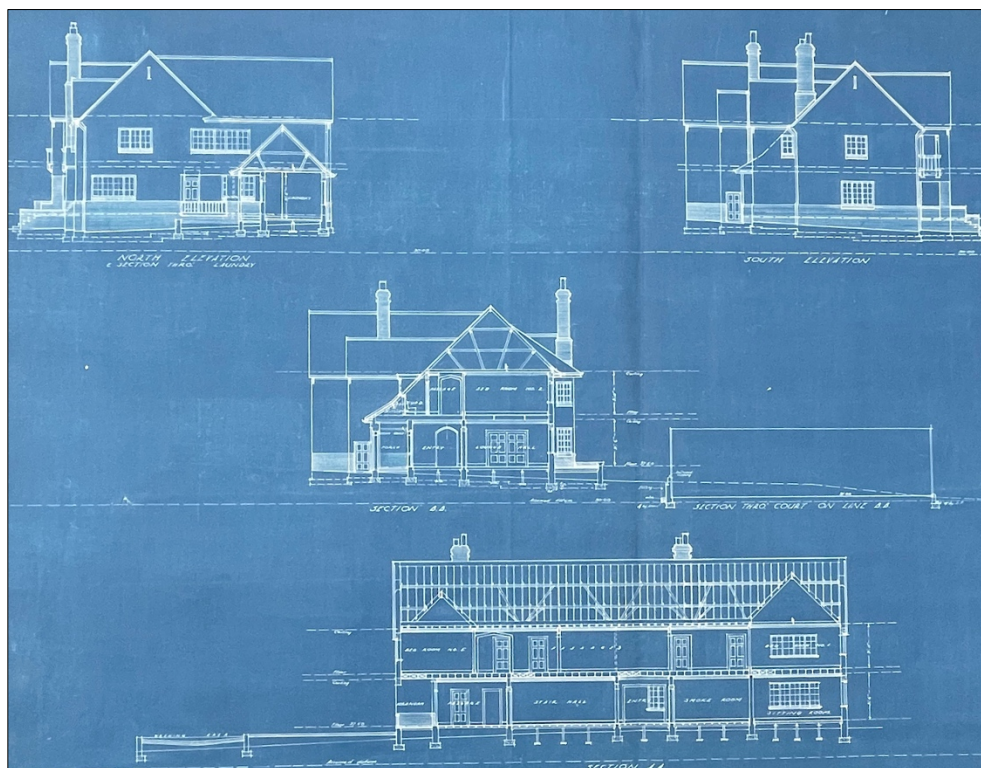


Figure 5 c.1926 North and south elevations, in addition to two cross sections of Little Milton. Source: Stonington History Centre

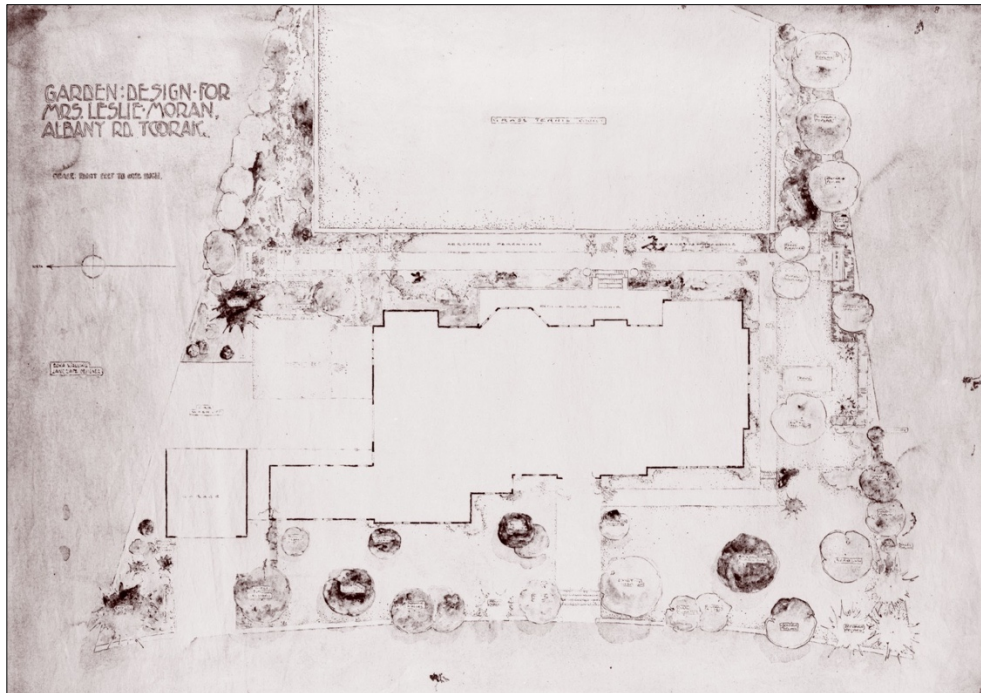


Figure 6 c. 1927 Edna Walling garden design, Toorak. Source: State Library of Victoria.



Figure 7 Little Milton, c.1927, taken from the north end of the garden showing the front entrance, timber picket fence and Moreton Bay fig. Source: Australian Home Beautiful, November 1927.





Figure 8 A c1927 photograph of the drawing room interior with open log burning fire-place with black and white marble hearth. Source: *Australian Home Beautiful*, November 1927.



Figure 9 A c1927 photograph of the lounge room, which overlooked a terraced garden and tennis courts. The room was described as having a hardwood floors (...) with "a border of mixed woods shown to great advantage by having but a few Persian rugs laid on it". Source: *Australian Home Beautiful*, November 1927.

Leslie Moran passed away in 1966 and Adeline Moran remained at Little Milton until her death in 1975.<sup>6</sup> In October of that year the house was offered for sale at auction.<sup>7</sup> Alterations were undertaken c1975 for new owners Mr and Mrs D Cain, including a new verandah roof and sliding glass doors to the north elevation.<sup>8</sup> The timber floors to the dining room and family room at the northern end of the house were replaced with a concrete slab. More substantial changes were made to the property in c2007-2009 when the original tennis court was excavated to create a below ground swimming pool and garage, covered over by a new synthetic tennis court. Concurrent with these works, the Edna Walling brick path was re-laid closer to the east side of the house.

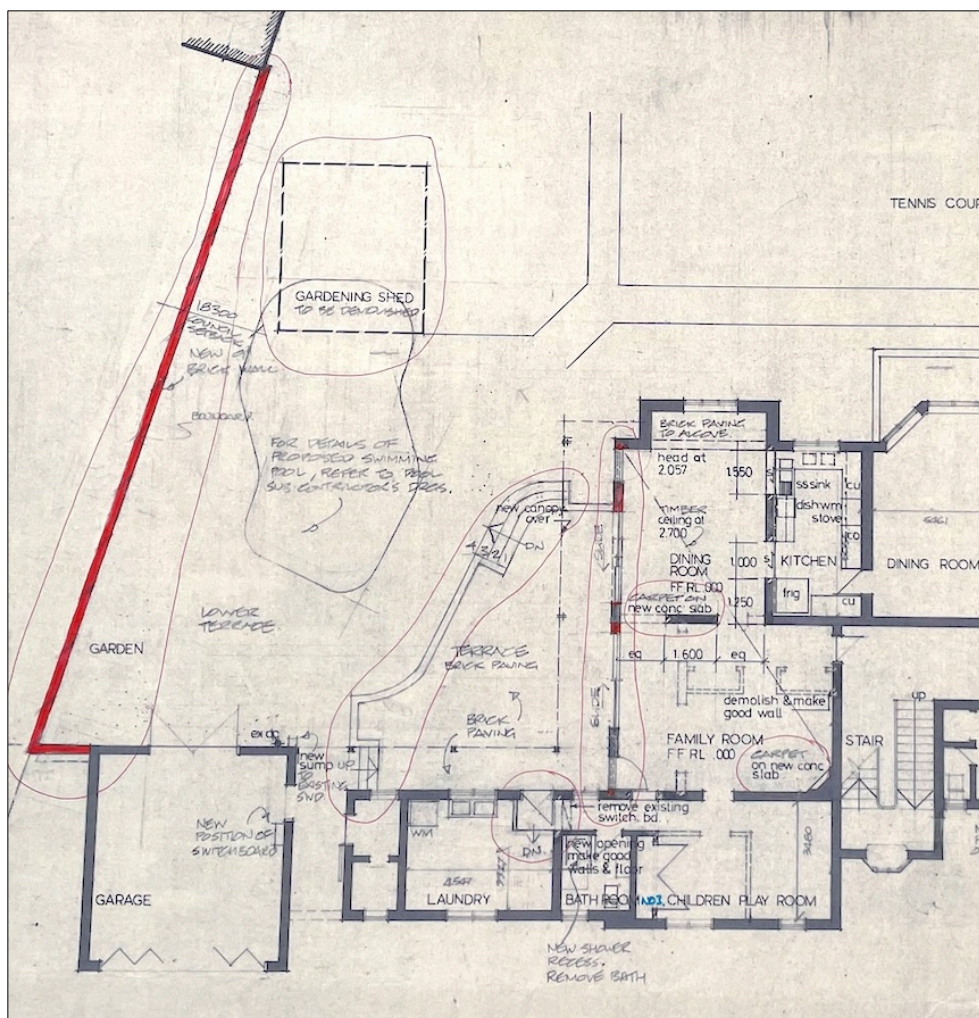


Figure 10 Extract from 1975 drawings by McIntyre McIntyre & Partners showing works to the northern end of Little Milton. Source: Stonington History Centre.

<sup>6</sup> Sands & McDougall Directories.

<sup>7</sup> Age, 1 October 1975, p.29.

<sup>8</sup> Malvern Building Plans, Stonington History Centre.

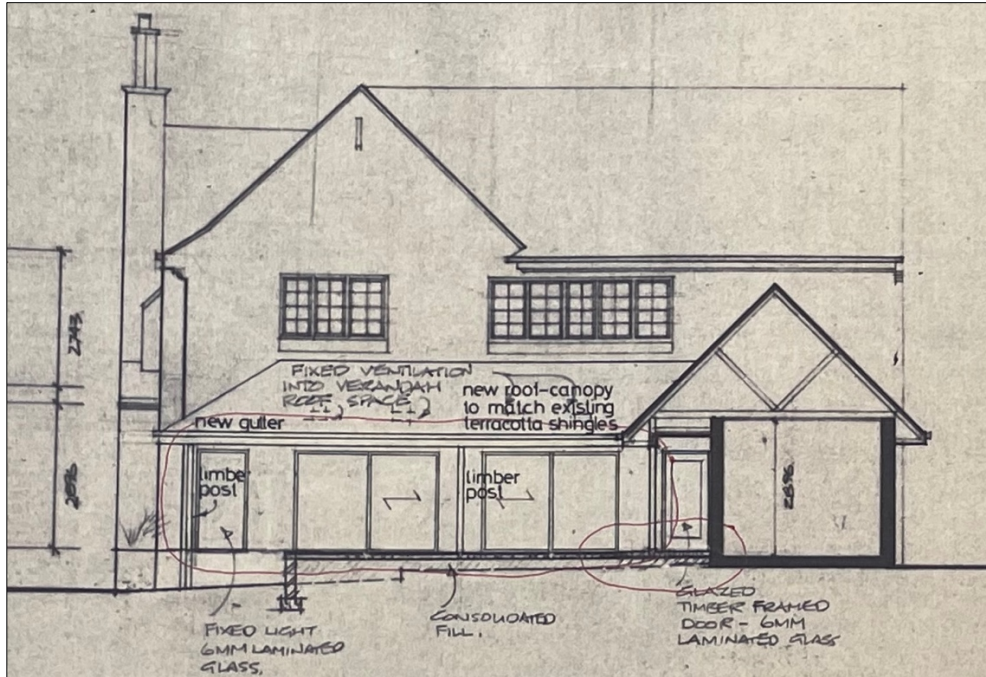


Figure 11 Extract from 1975 drawings by McIntyre McIntyre & Partners showing a new verandah roof and sliding doors to the north elevation Little Milton. Source: Stonington History Centre



Figure 12 The below ground garage under construction, 2009. Source: Google Street View.

## 5.0 Description

Little Milton occupies an irregularly shaped allotment on the north east corner of Albany Road and Wherside Avenue. The house is located close to the Albany Road frontage with the orientation of the principal living and bedrooms overlooking the rear garden – most of which is taken up with the tennis court that sits above the below garage.

The house was designed in an English Domestic Revival/Arts and Crafts style and is predominantly double-storey with a single story service wing and garage on the northern end. It has picturesque gabled and hipped roof clad in terracotta shingles and punctuated by tall, brick chimneys with pairs shafts and terracotta pots. External walls are rendered with a (presumably original) ochre coloured wash, and clinker brick accents. Windows are typically steel framed casements with lead light glazing in a simple grid pattern.



Figure 13 Aerial photograph of Little Milton. Source: Google Maps.

Little Milton remains highly intact externally apart from the following relatively minor changes:

- A modern garage door replacing the original panelled timber garage door.
- Verandah erected c1975 on the north elevation with a terracotta tile roof matching original detailing.
- Glazed sliding doors to the north elevation.
- Spiral staircase to the south elevation, accessed via a new first floor door opening.
- French doors installed at the northern end of the east elevation.

The timber picket fence along the Albany Road and Whernside Avenue boundaries was entirely rebuilt c2009-2013, generally replicating the original detailing (albeit at a slightly increased height), but retaining the original timber pedestrian gate. Little remains of the Edna Walling garden design apart from the brick paths to the west and south sides of the house and the brick pond, also to the south of the property. The semi-circular brick walled pond to the north boundary is relatively recent. The original brick paving to the east side of the house, and timber pergola (identified in the registration documentation as B6) have been removed. The brick path was re-laid closer to the house in a different pattern.

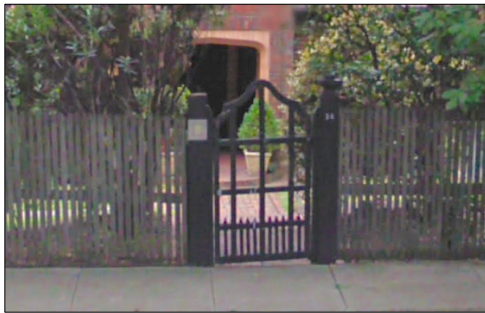


Figure 14 (left) The front fence and gate, 2007. Source: Google streetview.



Figure 15 (right) Recent photograph of the rebuilt fence.

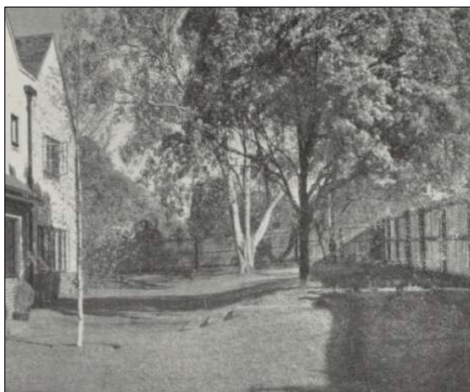


Figure 16 (left) 1927 photograph of the front garden showing informal trees plantings (including the Moreton Bay fig) and undulating lawn. Source: Australian Home Beautiful.



Figure 17 (right) Current photograph showing most the lawn replaced by garden beds with rock border (created by the previous owner).

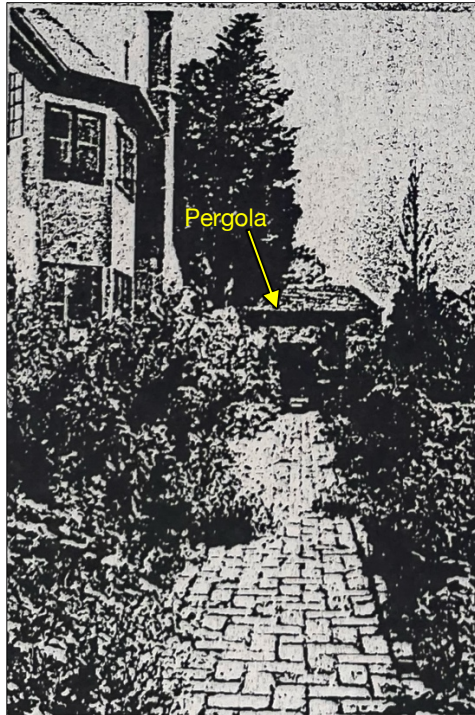


Figure 18 (left) A 1929 photograph showing the herringbone brick path to the east side of the house. Source: Australian Home Beautiful.



Figure 19 (right) Current photograph showing the brick path re-laid closer to the house is a different bond.



Figure 20 The Albany Road façade.



Figure 21 The rear (east) elevation..



Figure 22 (left) Extract from the 1926 architectural elevation showing the northern end of the east elevation..



Figure 23 (right) Current photograph showing non-original French doors to the east elevation.



Figure 24 The north elevation as shown on the 1926 plans.



Figure 25 Current photograph of the north elevation showing the non-original verandah and sliding glass doors.





Figure 26 *View looking south east towards the tennis court.*



Figure 27 *The entrance to the below ground swimming pool and garage.*



Figure 28 *The house viewed from Whernside Avenue. Note modern driveway gates.*



Figure 29 *The Edna Walling pond to the south side of the house. The timber pergola is non-original*

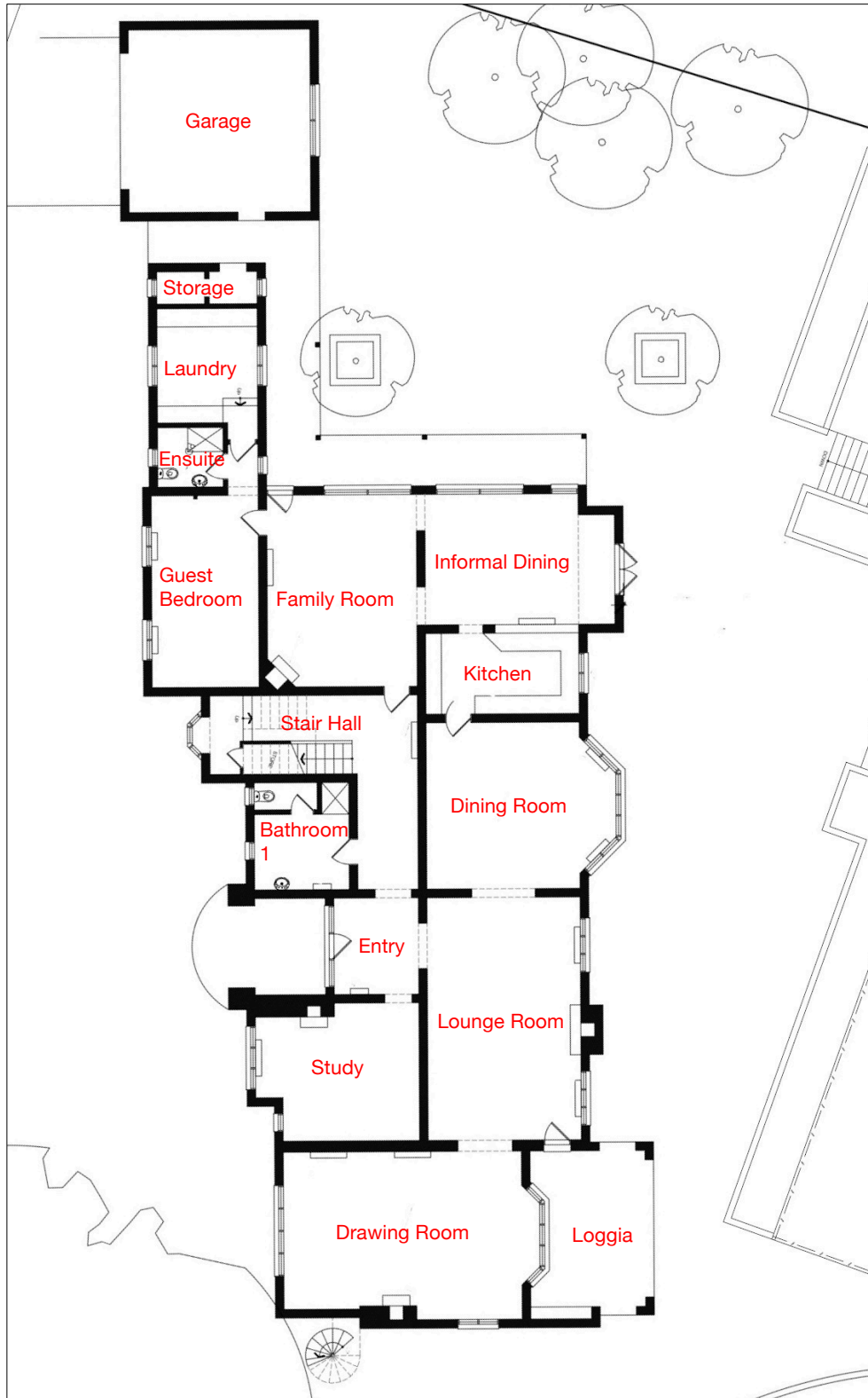


Figure 30 Ground floor plan.

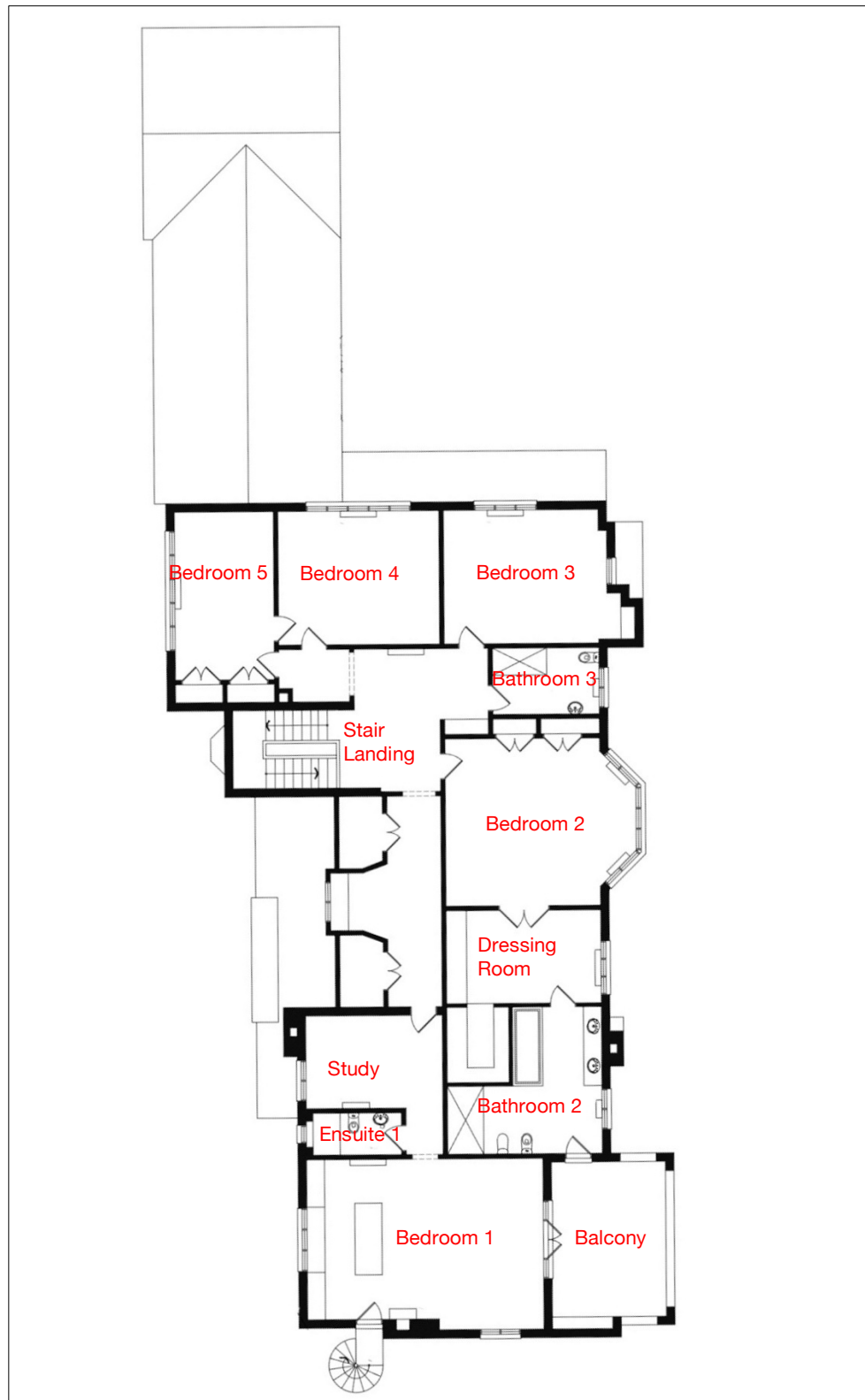


Figure 31 First floor plan.



Figure 32 (left) Entry Hall



Figure 33 (right) Dining Room. Curtains and light fittings are modern.



Figure 34 Lounge room. The original parquet floor has been stained a dark brown colour. Light fittings, curtains, and the mirror above the fireplace are non-original.



Figure 35 (left) Kitchen and informal dining. Originally the kitchen and pantry, these rooms have been entirely refurbished. Floors and ceilings have been replaced.

Figure 36 (right) Family Room. Originally a maid's sitting room with passage to the east, and verandah to the north. Internal walls have been demolished and the verandah infilled. Floors and ceilings have been replaced.

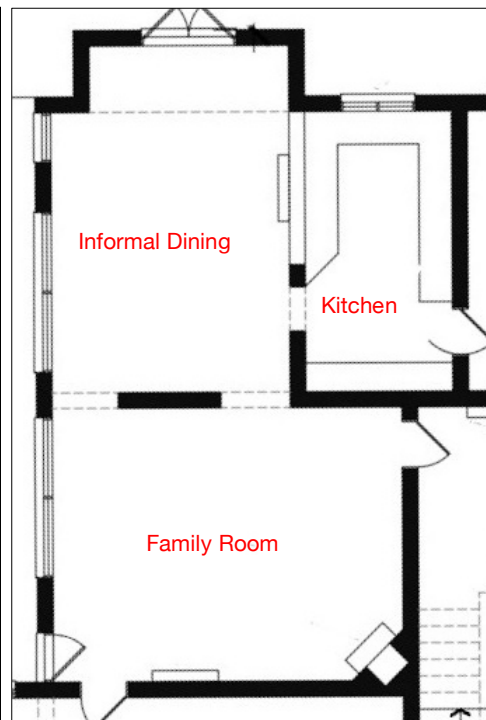
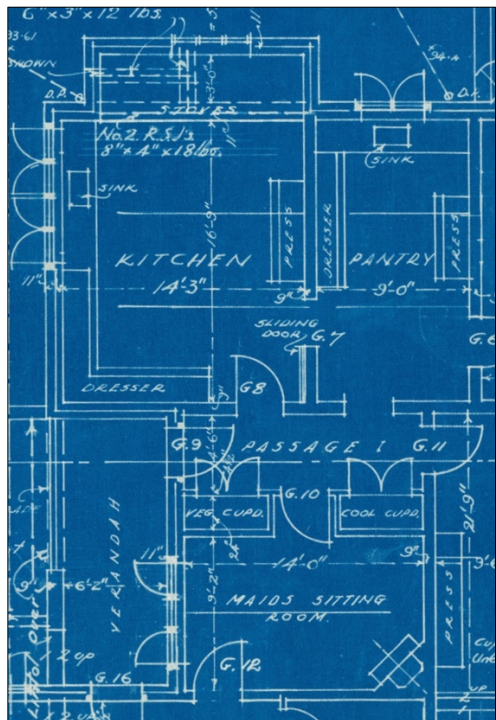


Figure 37 (left) Extract from the 1926 floor plan.

Figure 38 (right) Current floor plan.



Figure 39 (left) Bathroom 1. Fittings and fixtures are modern and the parquetry floor is non-original.  
Figure 40 (right) Guest room. It was originally divided into two maid's rooms with a connecting passage but has been entirely refurbished and provided with new timber flooring.

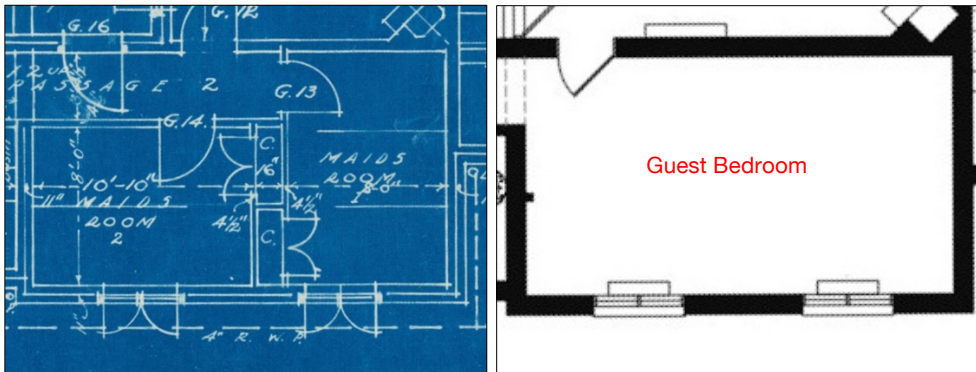


Figure 41 (left) Extract from the 1926 floor plan.  
Figure 42 (right) Current floor plan.

|



Figure 43 (left) Ensuite. All fixtures and fittings are modern.

Figure 44 (right) Laundry. All cabinetry, fixtures and fittings are modern.

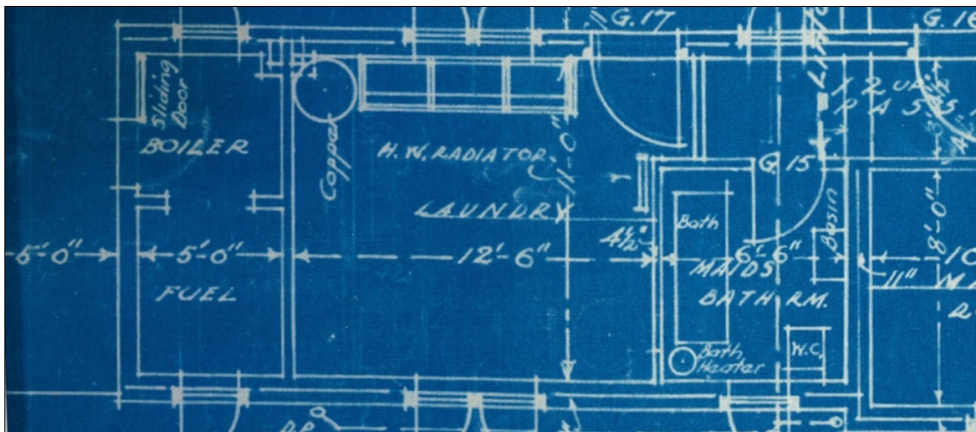


Figure 45 Extract from the 1926 ground floor plan showing the original service wing.

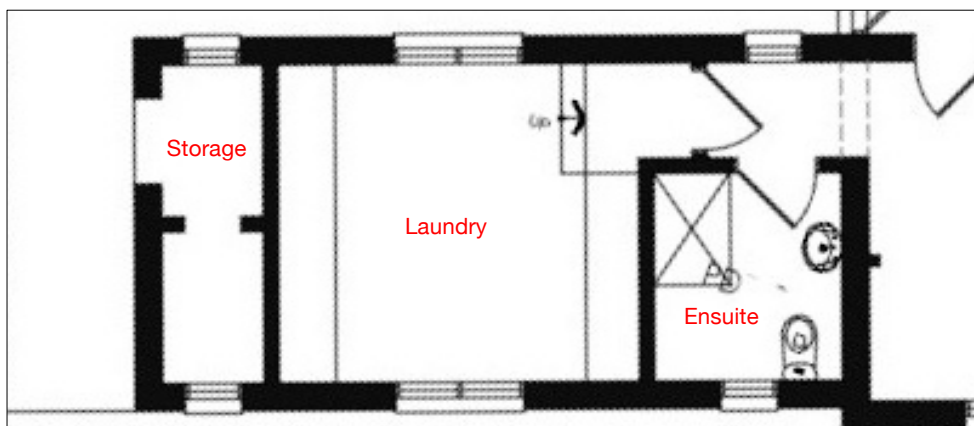


Figure 46 Current floor plan.





Figure 47 A c1928 photograph of bedroom 1 looking east.



Figure 48 Current photograph of bedroom 1 looking east. Note the French doors replacing the window visible in figure 47 above.



Figure 49 A c1928 photograph of bedroom 1 looking west.



Figure 50 (left) The original fireplace to the south wall of bedroom 1. The non-original door to the right opens onto the external spiral staircase.



Figure 51 (right) The west side of bedroom 1 showing a bench and cabinets replacing original window seat.



Figure 52 (left) First floor study, which was originally a bathroom. It has been stripped of all fittings fixtures and opened up to the east side by demolition of an internal wall.

Figure 53 (right) Ensuite1, was originally a niche with a window seat, converted into a an ensuite with all fixtures and fittings of recent origin .

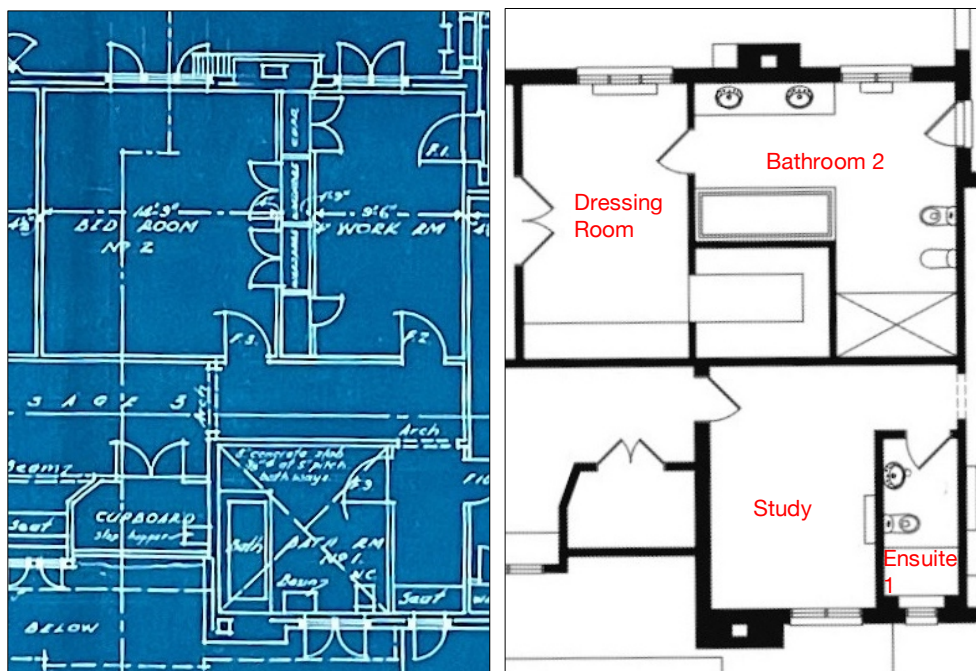


Figure 54 (left) Extract from the c1926 first floor plan.

Figure 55 (right) Current floor plan.



Figure 56 (left) Bathroom 2. Originally a 'work room' (or study) and part of a bedroom. The bathroom was created through demolition of an internal wall with built-in cabinets.

Figure 57 (right) Modern walk-in-robe in the dressing room.



Figure 58 (left) First floor stair landing.



Figure 59 (right) Bedroom 2.



Figure 60 (left) Bedroom 5.



Figure 61 (right) Bedroom 3. The built-in wardrobe is non-original.

## 6.0 Heritage Listings

### *Heritage Victoria*

Little Milton is included on the *Victorian Heritage Register* (H1738). The extent of registration is described as follows:

*Extent:*

1. All of the buildings or structures marked as follows on Diagram 608230 held by the Executive Director:  
B1 (house), B2 (gate), B3 (timber paling fence to Albany Road and Whernside Avenue.), B4 (brick paths and steps), B5 (brick pond), B6 (timber pergola), B7 (rock wall).
2. All of the land marked L-1 on Diagram 608230 held by the Executive Director being all of the land described in Certificate of Title Volume 9189 Folios 909 and 91

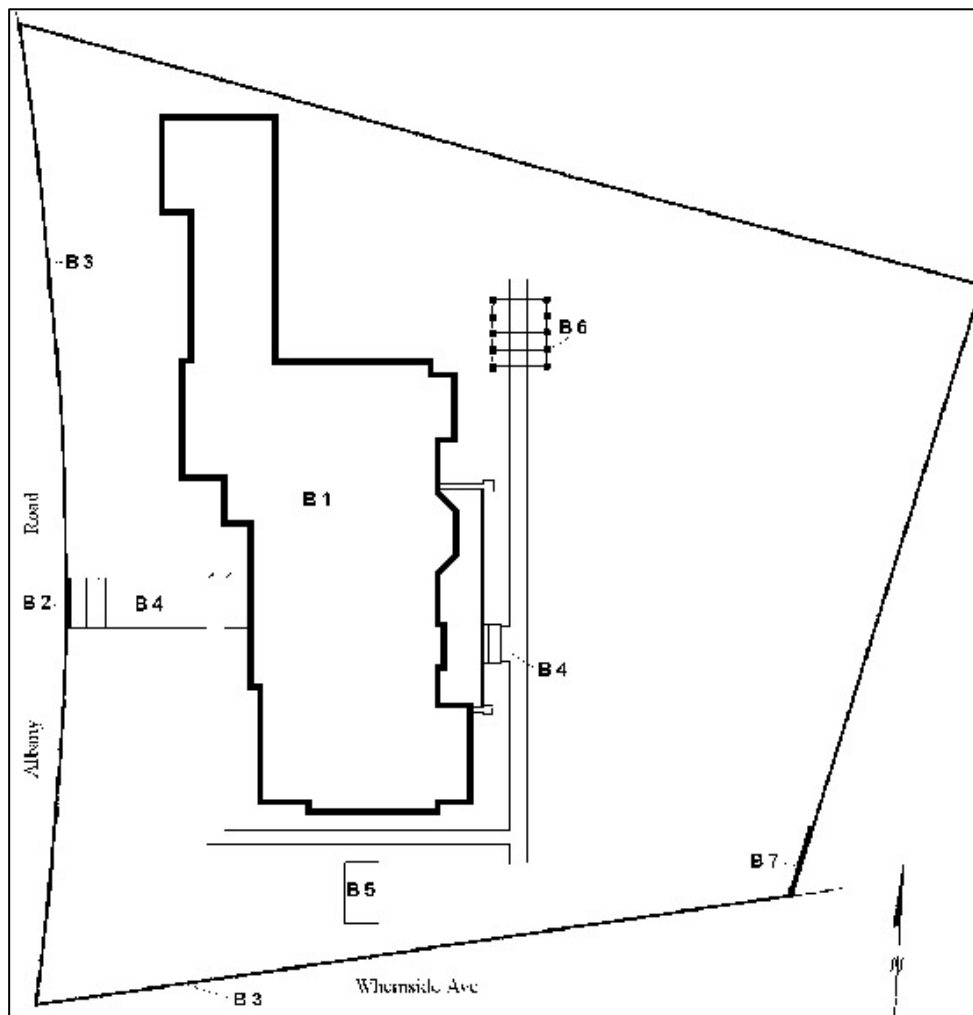


Figure 62 *Heritage Victoria's Extent of Registration.*

Heritage Victoria provide the following permit exemptions policy and permit exemptions for Little Milton.

**LITTLE MILTON - Permit Exemption Policy**

*The following permit exemptions are based on the fact that the primary significance of the place is contained in the house and its relationship to the Walling garden. The original interior decorative scheme was not particularly important and has been obscured by later schemes anyway. The main important internal features are the fireplaces and dormer window seat. The Walling garden remains in the form of its hard landscape elements, particularly the paths, steps, slate pavers, rock wall, pergola (poor condition), brick pool (infilled), and mature plantings. The remainder of the shrubs, ferns and minor plantings are not integral to the significance. The area extending from the rear of the house and the existing paved terrace through to the north and east boundaries is not integral to the significance of the site and is available for a new landscaping treatment although the retention of the mature elms and poplar is encouraged. The patio and pool area is of no significance. The former kitchen wing of the house facing the patio has been structurally altered.*

**Permit Exemptions**

**General Exemptions:**

*General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.*

*Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.*

**Specific Exemptions:**

**General Conditions:**

- 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the significant fabric of the registered place or object.*
- 2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.*
- 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.*
- 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.*
- 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.*

**Exterior:**

- Repairs and maintenance which replace like with like.*
- Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.*
- Removal of external spiral staircase, reinstatement of window in place of the later door and making good*
- Installation or repair of damp-proofing by either injection method or grouted pocket method.*
- Installation of canvas blinds to first floor sleep-out.*

- Repair or replacement of timber paling fences and gates which replace like with like.*
- Removal, refurbishment or replacement of the existing swimming pool and safety fencing.*
- Removal, refurbishment or replacement of the existing pool patio paving.*
- Erection of small, plain (not "period") outbuildings including sheds, aviaries, kennels and the like provided that they are not visible from the front and side gardens and provided that no new outbuilding is larger than 10 square metres in floor area or 2.4 metres in height.*
- Removal, refurbishment, replacement or realignment of the existing tennis court including the construction of a concealed garage beneath.*
- Demolition of the timber carport.*

*Interior:*

- Painting of previously painted walls and ceilings.*
- Removal of paint from originally unpainted or oiled joinery, doors, architraves and skirting.*
- Installation, removal or replacement of carpets and/or flexible floor coverings.*
- Installation, removal or replacement of curtain track, rods, blinds and other window dressings.*
- Installation, removal or replacement of devices for the hanging of mirrors, paintings and wall mounted artworks*
- Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.*
- Refurbishment of kitchens including installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.*
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.*
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.*
- Installation, removal or replacement of bulk insulation in the roof space.*
- Installation, removal or replacement of smoke detectors.*

*Landscape:*

- The process of gardening, hedge clipping, mowing, mulching, bedding displays, removal of dead plants, disease and weed control, emergency and safety works and landscaping in accordance with the original Edna Walling concept.*
- Replanting of -plant species to conserve the landscape character.*
- Management of trees in accordance with Australian Standard Pruning of Amenity Trees AS 4373.*
- Installation, removal or replacement of garden watering systems.*
- Repairs conservation and maintenance to hard landscape elements: brick and slate paving, paths walls and steps, pergola/arbor and other garden structures which replace like with like.*
- Landscaping works which are in accordance with the landscape concept plan produced by Nigel Lewis Conservation Architecture Landscapes Planning dated 2 April 1998 and held by the Executive Director except that the area described "permit exemption zone" shall be as amended in red on the plan.*

*National Trust of Australia (Victoria)*

Little Milton is classified by the National Trust of Australia (Victoria) as a place of significance (File B6899).

*City of Stonnington*

26 Albany Road, Toorak is subject to an individual Heritage Overlay control under the *Stonnington Planning Scheme* (HO345), the curtilage of which corresponds to Heritage Victoria’s extent of registration. It is nonetheless recognised that the Responsible Authority regarding heritage matters within the extent of registration is Heritage Victoria, and that the City of Stonnington will have a role as a referral body.

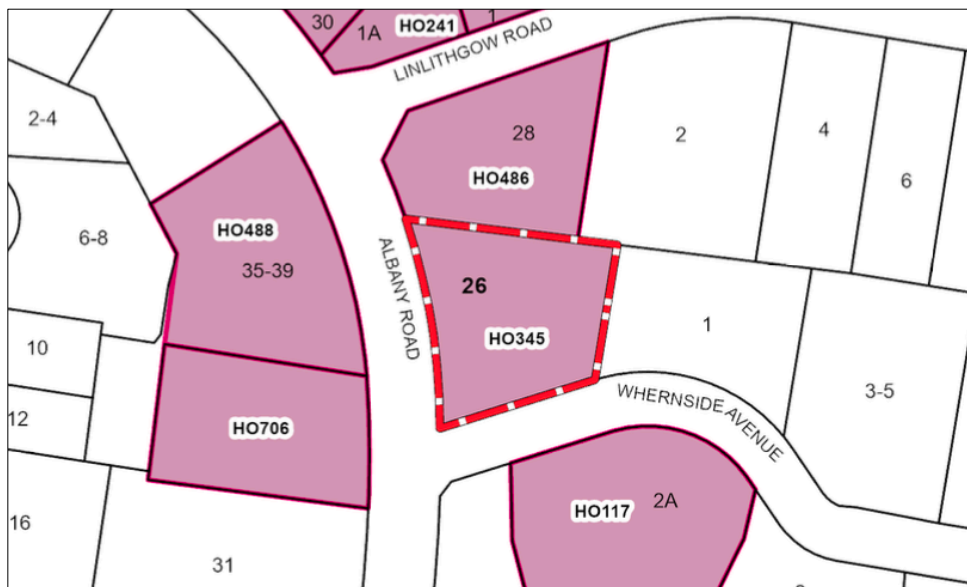


Figure 63 Heritage Overlay plan extract showing the Heritage Overlay applying to the registered building (HO345) and its context adjacent to 28 Albany Road (HO486) to its north, 35-39 Albany Road (HO488) and 33 Albany Road (Interim control HO706) to its west and 2A Whernside Avenue (HO117) to its south.

## 7.0 Significance

Heritage Victoria’s statement of significance for Little Milton is reproduced as follows:

*What is significant?*

*Little Milton was built in 1926 on two allotments subdivided from the former Whernside estate. The house was designed in the Old English/Arts and Crafts style by Muriel Stott (1889-1985) in association with the architectural firm Stephenson and Meldrum for the Moran family who were prominent in the grocery business. It is claimed that Stott, whose family conducted a business college, modelled the house on Great Milton, a large residence in the Cotswolds. She had previously designed Rainbow End (1918) in Olinda for the Morans who were family friends. Little Milton was her largest commission and her last work in Australia before she emigrated to South Africa. The two storeyed house is of brick with ochred stucco. The roof is tiled. There is an attached garage to the north which forms an integral part of the design. The landscape*



*design is by Edna Walling and features the extensive use of red brick paving. There is a timber pergola which is about half its original length and in poor physical condition. Apart from mature larger trees, some of which predate the house, the garden planting has not survived.*

*How is it significant?*

*Little Milton is of architectural, historical and social significance to the State of Victoria.*

*Why is it significant?*

*Little Milton is of architectural significance as an outstanding example of an Old English/Art and Crafts style, inter-war mansion. Its massing and detailing are skilfully executed and the house sits comfortably in its landscaped environs, although, perhaps unusually, it makes no attempt to capitalise on its corner siting; instead it sits rather demurely behind a high, but open, timber paling fence screened by relatively dense perimeter planting. The house is the most important work of architect Muriel Millicent Stott who was one of only a handful of women architects working in Melbourne in the 1920s. It is also architecturally significant for its surviving landscape elements by Edna Walling the most celebrated landscape designer of the era.*

*Little Milton is historically significant for its fifty year association with the Moran family of the famous grocery firm Moran and Cato. It is socially significant as an outstanding example of an inter war mansion which typified the breaking up of the large 19th century Toorak estates such as Whernside. It is also of social interest in that, unusually for the time, its architecture and landscape design were executed by women.*

## 8.0 Proposal

The proposal is for the refurbishment of the interiors of Little Milton, landscaping works, and the construction of a single-storey pavilion occupying the northern end of the tennis court. The pavilion adopts a minimalist, contemporary architectural expression with a flat roof and glazed walls overlooking the garden. The stairs leading down from the garden to the below-ground swimming pool and garage would be enclosed with a flat roofed structure with rendered walls. The northern half of the garage would be converted into living quarters.

Works to the exterior of Little Milton are limited to the following:

- Reinstatement of the original garage door.
- Demolition of the modern sliding glass doors to the north elevation and part of the adjoining wall, and replacement with new glazed doors with detailing that references the original leadlight windows.
- The ground floor loggia and first floor balcony would be converted into sunrooms with openings enclosed by single pane glazing.
- Removal of the spiral stair case and associated first floor door opening and making good.

In terms of the interiors, the principal ground floor rooms (i.e. the entry hall, stair hall, dining room, lounge room, study and former drawing room) are subject to minimal change. These rooms will retain the existing skirting boards, pocket sliding doors, plaster cornices, mantelpieces and parquetry flooring. Modern carpets will be taken up and light fittings replaced.

All of the existing bathrooms and ensuites would be stripped out and the kitchen would be replaced. The existing garage would be converted into a nanny's room.

At the first floor, the existing stair landing is retained with minimal demolition works. The existing bedrooms are to be stripped of floor coverings and joinery, some internal walls will be demolished and new bathrooms and ensuites installed. The non-original steel-framed French doors to bedroom 1 are to be replaced with new bi-fold doors opening onto the sunroom/balcony. The mantelpiece in bedroom 1 is retained and a window seat reinstated to the west wall.

## 9.0 Heritage Impacts

As noted, this heritage impact statement has been prepared in general accordance with Heritage Victoria's guidelines for such assessments. With respect to the permit application works, it seeks to respond to the several key questions, as previously set out in Section 3.0.

### What options were considered in developing the proposal

The proposal has been developed having regard for the significance of the place and for an understanding of the manner in which it has been altered in the past. This has enabled the proposed changes to be focussed upon areas house and garden that have already been altered. The overarching objective of the design was to minimise change to the highly intact and highly significant exteriors of Little Milton.

Consideration was also given to the pre-application advice offered by Heritage Victoria. This has resulted in a reduction in the scope of works to the principal ground floor rooms, such that these rooms are now proposed to be retained with minimal change to their original plan form and fabric. The wide Tudor arched openings to the first floor stair landing are also being retained.

### What impact (positive and/or negative) will the proposed works have on the significance of the place?

While the proposal involves a degree of change to the interiors of Little Milton and to the setting of the rear garden, there are no detrimental impacts upon the overall significance of place associated with these works. Positive impacts arise from the reinstatement of the original garage door, the removal of the modern spiral staircase from the south elevation, and replacing the visually incompatible sliding doors to the north elevation with new doors of a more sympathetic design.

In respect to the impacts of the internal works, it needs to be recognised that the interiors are generally unremarkable for a house of this era. Heritage Victoria's statement of significance makes no reference to the interiors – ie they are not the basis for the registration. Further to this, Heritage Victoria's permit exemptions policy states that the primary significance of the place is contained *in the house and its relationship to the Walling garden*. The policy goes on to describe the original interior decorative scheme as 'not particularly important' and notes that it has been obscured by later schemes.

Many of the proposed internal works are permit exempt, including repainting of walls and ceilings, replacement of carpets and flexible floor coverings and refurbishment of the kitchen and bathrooms. The impacts of the internal works has otherwise been given appropriate consideration. As noted, the principal ground floor rooms and stair hall are retained with minimal change to their original plan form and fabric.

The new landscaping scheme adopts an informal 'cottage' design that compliments the Old English architectural of the house. The original herringbone pattern brick paths to front and south sides of the house are retained, along with the Edna Walling pond and all mature trees.

The contemporary design adopted for the pavilion and stair enclosure is appropriate to their location in a part of the garden that was entirely redeveloped to accommodate the below ground pool and garage. The pavilion and stair enclosure will not be incongruous to the interwar character of the place, in that the rear garden retains little if anything of the original Edna Walling design.

*What measures are proposed to minimise and mitigate negative impacts?*

The key measures taken to mitigate the potential for negative impacts upon the cultural significance of the place are as follows:

- The extent of works are limited to interiors and elements of the building that are of low significance and/or which have already undergone alteration.
- Changes to the external presentation of the house are minor and generally confined to the already altered parts of the north elevation. The loggia and balcony to the east elevation are to be enclosed with single-pane windows to be as visually unobtrusive as possible.
- New living accommodation is provided in the below ground garage, obviating the need for additions to Little Milton.
- New above ground structures (ie the pavilion and stair enclosure) are modest in scale and confined to the rear of the property – an area which has undergone substantial change in the past. The pavilion is designed to be visually unobtrusive, with its glazed walls blending into the surrounding landscape.
- The new landscaping scheme will provide an appropriate setting to Little Milton and represents an evolutionary, rather than radical, change relative to the existing domestic landscaping character. The few surviving elements of the Edna Walling garden design are retained.
- The works will ensure the continuing ongoing residential use of Little Milton by providing a high degree of amenity to its occupants in keeping with contemporary lifestyle expectations.



## 10.0 Reasonable or Economic Use

The proposal will need to be considered within the broad ambit of considerations under the *Heritage Act*, which are intended to support the sustainability of places and also take into account economic impacts. Under the *Heritage Act* the Executive Director must consider economic impacts and the impact associated with the refusal of any such proposal:

*101 Determination of permit applications*

[...]

*(2) In determining whether to approve an application for a permit, the Executive Director must consider the following — [...]*

*(b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;*

[...]

It is noted that the Executive Director must take into account the effect of refusal on reasonable use and economic use if factors relevant to both are present. In the present instance, matters pertaining to economic use are not relevant.

It may be reasonably expected that a prestige Toorak property with a dwelling of this size and significance provide a high degree of amenity to its occupants, in keeping with contemporary lifestyle expectations. Overall, the proposal strikes an appropriate balance of outcomes in terms of relatively modest changes and heritage impacts on the heritage place along with non-heritage issues, primarily those associated with the provision of modern standards and amenity to a dwelling of this scale.

## 11.0 Conclusion

In summary, the proposal scheme has been carefully developed on the basis of a detailed appreciation of the significance of Little Milton. The highly significant and virtually intact exteriors are left unaltered apart from carefully targeted changes (principally involving removal of modern elements). The principal ground floor rooms and main circulation spaces are also left largely unaltered. The interior works are otherwise focussed on elements and spaces that are of low significance or have already undergone modification.

Having regard for the above, the proposal has been developed with due consideration for the provisions of the *Heritage Act*.