

## HIS ADDENDUM (PERMIT APPLICATION P39237)

**PROJECT** 25 St Vincent Place South, Albert Park

**CLIENT** Franco & Jess Muser

**PROJECT NO.** 2024.16

**DATE ISSUED** 25/07/2025

### PURPOSE

This addendum to the Heritage Impact Statement (also authored by RBA Architects + Conservation Consultants, dated 8 October 2024) has been prepared as a result of the Request for Further Information (RFI) issued by Heritage Victoria (HV) on 1 November 2024. It relates to permit application **P39237** for 25 St Vincent Place South, Albert Park (the subject place).

The purpose of this addendum is to review changes to the proposal for changes to the rear that have been made in response to HV's feedback.

The subject place is included in the Victorian Heritage Register (VHR) as part of the *St Vincent Place Precinct* (H1291) and is locally listed in the corresponding *St Vincent Place Precinct* (HO258) under the *Port Phillip Planning Scheme*. A detailed historical, physical, and significance assessment of the place is provided in the original HIS.

### BACKGROUND

In February 2024, a pre-application meeting was held between Spacemaker Home Extensions and HV to discuss the potential for change at the rear of the site. Following this meeting, a revised scheme was submitted as part of the formal permit application submitted in October 2024.

On 1 November 2024, HV issued an RFI identifying several heritage concerns with the proposed works, particularly regarding the extent of demolition, the design response, and the impact on the legibility of the original rear wing. Key excerpts from the RFI are as follows:

There are concerns with the proposal. The extent of demolition of the original Victorian service wing to the rear is considered excessive and would erase the original extent of the dwelling. The existing rear configuration of the terrace is characteristic of the area and a typical treatment of Victorian terraces. While the subject site is not subject to internal controls, all external fabric is part of the current permit assessment and retaining legibility of the original rear form is consistent with Burra Charter principles and good conservation practice.

Any rear additions should seek to retain an understanding of the depth of the secondary space via retention of original walls, secondary chimneys and preferably any corresponding chimney breasts. Retention of the ground and first floor south facing windows, within rear open space or enclosed courtyard, is a commonly accepted design response that assists to protect an understanding of the original setting, form and scale of both primary and secondary spaces. The proposed two storey, full width addition to the rear of the site does not appear to be sympathetic in design or scale to the terrace, obscuring the ability to understand the original dwelling proportions. Consideration should be given to modifying the design to provide a side setback along one elevation.

## PROPOSAL

The revised scheme, prepared by Spacemaker Home Extensions and dated 2 July 2025, has sought to address the concerns raised by HV. The proposal now reduces the extent of demolition and refines the scale and form of the rear addition to more appropriately respond to the heritage values of the place. As a result, the form of the original rear wing will be largely retained. The key changes are summarised below, with further discussion provided in the sections that follow:

- Retention of the southern brick party wall of the rear wing.
- Partial retention of the rear wing (part of the first floor and roof). While the rear wing is to be deconstructed to facilitate basement excavation, it will be reconstructed in its original configuration using the salvaged materials and windows retained on site.
- Reduction in the scale of the rear addition, which is now primarily single-storey with a smaller two-storey component located along the northern edge.
- Additional setback from the original main wing. The rear addition is to be recessed 1.58 metres from the south wall of the main wing, and the original south-facing windows at both ground and first floors are to be retained.
- Change in materiality of the proposed pergola from cement sheeting to a lighter weight metal alternative.

## DISCUSSION

### PARTIAL DEMOLITION

The revised proposal reduces the extent of demolition of the rear wing to retain a portion of the ground floor, the majority the first floor (including the southern window and return) and its hipped roof. Demolition of the rear wing is now limited to most of the ground floor, part of the northern wall to the first floor, and a section of gutters to the north. This approach supports the legibility of the form and configuration of the original rear wing by retaining key aspects and visibility.

### PARTIAL DISMANTLING AND RECONSTRUCTION

The revised scheme presents a more appropriate heritage response by accommodating partial retention of the original rear-built form and fabric through careful deconstruction and reconstruction, in contrast to the full demolition previously proposed.

Whilst the party wall can be retained in situ, the remainder of the rear wing will need to be dismantled and reconstructed. Engineering advice from Basement Construction Services (received 22 July 2025) has confirmed that retaining the rear wing in situ is not feasible due to the spatial and safety requirements associated with installing boundary protection systems and undertaking basement excavation. The dismantling of the rear wing is therefore necessary to proceed with the works without compromising site safety or the structural integrity of neighbouring properties.

In response to these constraints, the revised scheme includes the salvaging of the original materials, including bricks and windows, for reinstatement in their original configuration. This will enable the form of the rear wing, its first floor and hipped roof, to be conserved and legible as part of the Victorian-era dwelling.

### PROPOSED ADDITION

#### GROUND FLOOR

At the ground floor level, the proposal includes a single-storey addition extending the full width of the site (5.75 metres) to a depth of approximately 11.4 metres. It is recessed 1.58 metres from the south wall of the main wing, creating a light court that enables visibility of the juncture between the two original sections and retention of the south-facing windows at both ground and first floor levels. A metal pergola is also proposed to the addition's southern extension.

The external walls of the addition are to be finished in a cement render that references the tooled render visible on the rear of the main wing. The roof is to be a skillion, clad in dark grey tray deck sheeting. This roof form contrasts

with the expressed roofs of the original structure, while the darker colour is complementary to the original slate cladding. The proposed pergola, now specified in metal, is more visually recessive, thus assisting to minimise the visual impacts of the proposed addition.

The reduced scale, setback, and simplified form of the ground floor addition has provided for visibility of the rear wing's first floor and roof as well as its relationship to the main wing. The light court further facilitates the legibility of the Victorian-period residence in allowing for the retention of original fenestration and visibility of the tooled rendered wall.

## FIRST FLOOR

The first floor of the proposed addition has been reduced in scale so that it now extends only from the north elevation of the original rear wing. It would be setback 1.26 metres from the south wall of original rear wing, allowing the return wall and roof form to remain visible and legible.

The proposed roof is a low-pitched skillion, clad in dark grey tray deck to match the ground floor roof.

Due to site constraints, particularly the projection of the neighbouring property's eaves, it is necessary to introduce a box gutter at the eastern edge below the overhang from no. 23. The ceiling height requirements have resulted in the rear skillion roof needing to intercept the original section.

The walls are to be finished in a textured cement render, which will clearly differentiate the new addition from the original brick and rendered fabric.

By confining the additional two-storey volume and stepping it back from the original building form, the revised design reduces its visual impact and avoids dominating the heritage fabric.

## CONCLUSION

The revised proposal for 25 St Vincent Place South demonstrates a more considered heritage approach, responding to the concerns raised by HV.

The reduction in the extent of demolition has allowed for the retention of key aspects of the original Victorian residence, including the majority of the rear wing's first floor and its hipped roof. These elements are important to the understanding of the place's original form and its relationship to the adjoining terraces which form a group of three including nos 23-27. The revised proposal also enables the retention of original south-facing windows to the main wing and the spatial relationship between the two original sections.

The rear addition has also been reconfigured to reduce its scale and visual impact, with setbacks and a light court introduced to preserve views of the original rear form.

Through these changes, the revised proposal offers a more sympathetic response to the heritage values of the site and enables the retention of the most visible parts of the first floor of the rear wing so that its central position within the group of three terraces can be appreciated.

*End of addendum*