

15 ST. VINCENT PLACE SOUTH, ALBERT PARK. (10.06.26).

Architectural Design Statement

Design Approach

The initial intention is to reinstate original elements to the front facade, such as the bluestone plinth to the ground level verandah, sanding and sealing verandah floorboards, rendering the entire front façade (as no.11 has done, the most eastern residence of three that make up 'Belgrave Terrace'). Patching and filling weathered timber work and re-painting an approved 'heritage colour' scheme, preferably to match no.11 St. Vincent Place south.

The existing front form presents as entirely painted a cream and white scheme similarly to no.13 of Belgrave Terrace next door currently. The original historical view of these three residences, from the gardens would have been a render finish, like so many in the precinct.



Existing view of no.15 from the front of 15 St. Vincent Place South. It is proposed to retain the fence and façade structures and generally repair and patch as required, either through rendering, or painting works by specialist trades.



A view of frontage and streetscape that includes the three residences of Belgrave Terrace (no.15 on right). The original features of the 'Terrace' remain largely intact.

The proposed additions at the rear of the residence, will not be visible from either St. Vincent Place South, or from Bevan Street behind. The changes are relatively 'modest' by comparison, to other renovations going on in the precinct currently.

We seek to demolish a 'non-original' single storey Living room, rear section of the residence due to its inefficient plan size and very low perimeter ceiling height. The space is not efficient in many ways and we seek to make it more 'livable' and 'inspiring' by today's standards and expectations in the Albert Park area. As such we seek to increase the wall heights (largely abutting both no.13 and no.17), similar to those of no.13 and no.17 next door to the west. This will increase the sense of Living space and introduce some sunshine into what is a south facing 'Living zone' orientation.

Secondly we seek to demolish a 'concealed' 3m wide section of the first floor rear wall of Bed 2 (retaining approx. 1200mm of the original wall brickwork). This is a tiny bedroom that does not function efficiently by today's standards. We seek the addition of a 'modest' approx. 1m only additional length, to fit a double bed into this room. It is proposed to form the walls up from lightweight timber framing and clad them with a natural 'weathered copper' sheeting. This is a natural material and ages well with a patina and natural appearance, that will be respectful of the original brickwork.

*It is proposed that this addition will not change the original roof/gutter lines at all, retaining the built form of the main building. However it will require the 'voussoir' brickwork lintel over the rear window to be concealed by the addition. Priority has been given to maintaining the original slate hip roof and fascia lines, by lowering the new roof/ceiling addition. Due to sight lines from the proposed ground floor Living room addition, this element will not be at all visible from the rear courtyard. The addition will be modest in height (2400mm) and sit under the original roof structure (refer to drawing elevations) and fascia/gutter. We do not seek to dismantle and reconstruct any heritage or structural elements, as outlined in the Heritage Act (2017) Principle 4. **There will be a clear delineation to the additions.***

*Both no.11 and no.13 (known as Belgrave Terrace) have undergone modifications to the rear and changes over the decades and we are seeking the same. No 11. has been significantly modified and extended beyond original recognition. Like no.13 we seek a more modest change, theirs has just been re-mortared (not original) and to retain the outline of the original rear first floor wall and roof areas. **Again this is unseen to any street, public space, or even the rear courtyard of no.15.***



Photo of the existing rear area of the proposed project at no.15, note that the Living area does not extend back as far as either no.13 or no.17 adjoining. We seek to extend the footprint to a similar alignment, to both these properties (see plans) and the height generally to match no.17 (left of photo) and the neighbourhood character.

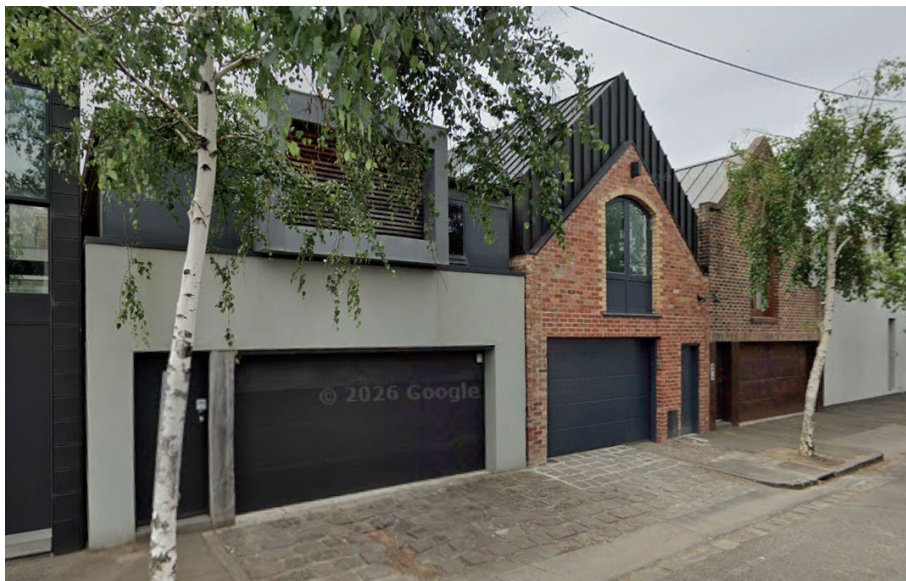
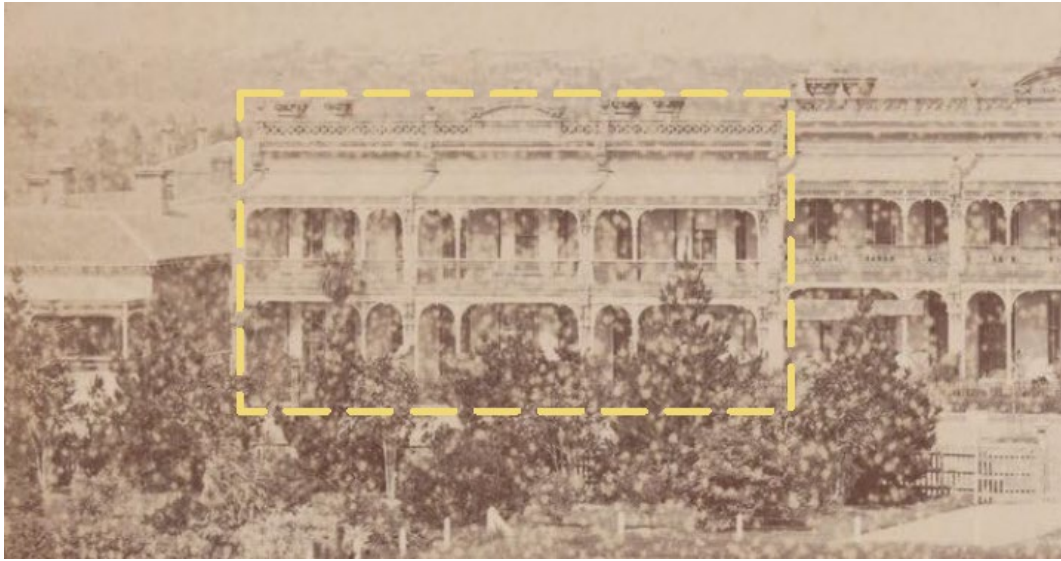


Photo rear no's.11/13/15 St. Vincent Place South (no.15 cream rendered is on the left), from Bevan Street where viewing of the rear courtyards, of the proposed residence/addition is not

possible. As there are adjoining two-storey garage/studios built on the rear boundaries, typically along the northern side of Bevan Street.!



An early and original photo of Belgrave House on St. Vincent Place South, where it is likely the three residences would of all been render finished.

We seek your support for this project and feel the proposed changes are respectful and modest, in light of other major projects going in in the precinct. We seek to make both the Living room and the first floor Bedroom more functional for today's Living expectations.

Feel free to contact me on (03) 9686 0555 with any queries and I'll be happy to assist.

Notes by:

Warren McVean
Director. B.Arch(Hons)
Studio 35 Architecture P/L