

Heritage Impact Statement

Application for Permit

48 Howe Crescent, South Melbourne

25 May 2026



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1.0 Introduction

This assessment of heritage impacts has been prepared at the request of Goldby Architects, on behalf of the owners of 48 Howe Crescent, South Melbourne. It concerns the proposal to retain the front portion of the dwelling and construction of a new two storey addition to the rear. The two-storey rear addition will be facilitated by the demolition of the existing part one and part two storey rear wing. The existing garage will also be demolished and replaced with a two storey outbuilding with ground level vehicle accommodation.

This report reviews the contribution made by the existing dwelling on the subject site to the significance of the registered place. It then comments on the proposed development, and whether it is appropriate in character and detail, and acceptable in terms of its impact upon the retained building and the character and significance of the registered place.

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 Guidelines for Preparing Heritage Impact Statements* (June 2021). As per the guidelines, this report addresses the following questions:

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

3.0 Sources of Information

The analysis below draws upon site visits along with a review of the relevant Victorian Heritage Register documentation for the site. Reference has also been made to the *Port Phillip Heritage Review* (Version 36, December 2021).

This report has been prepared by Sally Beaton and Fiona Erskine and is intended to be read in conjunction with the drawings and other documentation prepared by Goldby Architects dated May 2026 as well as landscape concept drawings prepared by Keogh Design and submitted with this application.

4.0 History and Description

The subject site is located on the north-west side of Howe Crescent, with a rear laneway boundary to Martin Street. It is occupied by a two storey residential terrace, the southernmost in a group of three Italianate style dwellings constructed in 1865. Built to a design by the prominent architect Charles Webb, the three dwellings are collectively known as Hazelwood Terrace.

MMBW plans from the 1890s show the dwelling to be of masonry construction with an L-shaped footprint. The main rear wing appears to include both double and single storey envelopes, plus a secondary narrow wing containing a water closet at the northern end.

The street facing portion of the dwelling is generally intact to its nineteenth century form and detailing. The citation produced within the *Port Phillip Heritage Review* provides a description of the terrace, which can be paraphrased as follows. The three terraces are rendered with an unusual composition, with a single storeyed balcony spanning the facade. The balcony has a render, chain-like balustrade and is supported on arched porches framed with Corinthian pilasters that are set in front of the three entrances. The facade beyond the verandah has bold mouldings in render, providing an embellished effect, with foliated consoles flanking the pedimented windows at both levels, raised quoins dividing the three houses and a balustraded parapet spanning above. The first floor windows have valences.

Beyond the primary envelope, the secondary rear wing has been demolished, and the main rear wing altered and extended. Alterations include the introduction of new or enlarged fenestration to the south elevation, including a wide sliding door at ground floor level. The northern plane of the slate tiled hipped roof to the two storey rear wing has been extended in a skillion form over a single storey extension that occupies the width of the lot. To the northern end of the site, a modern garage with double roller door and slate tiled pitched roof is accessed via Martin Street.

The other dwellings in Hazelwood Terrace, nos 46 and 47, have also had their rear wings altered, with the front portion of each terrace remaining intact.

To the south side of the terrace group, 49 Howe Crescent is a single storey, double fronted Victorian villa with a deeper setback than the subject terrace row. Opposite the terrace row is the Howe Crescent Reserve, a small grassed open space.



Figure 1 MMBW Detail Plan showing the subject site in 1894.
Source: University of Melbourne.

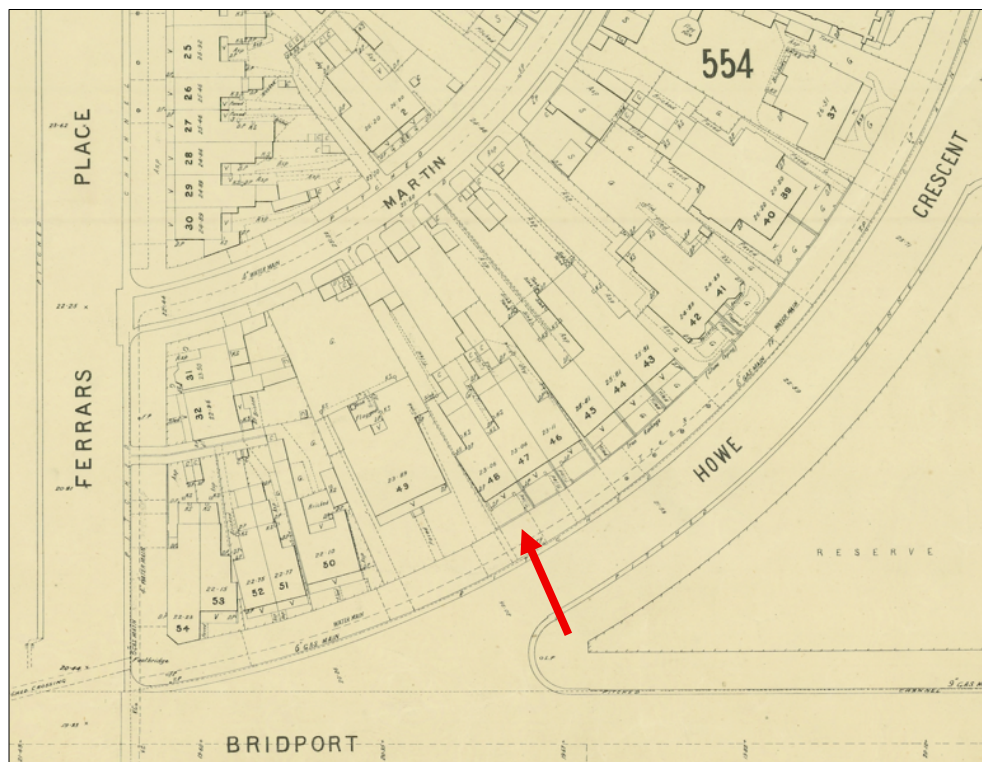


Figure 2 MMBW Detail Plan showing the subject site in 1895.
Source: State Library of Victoria.

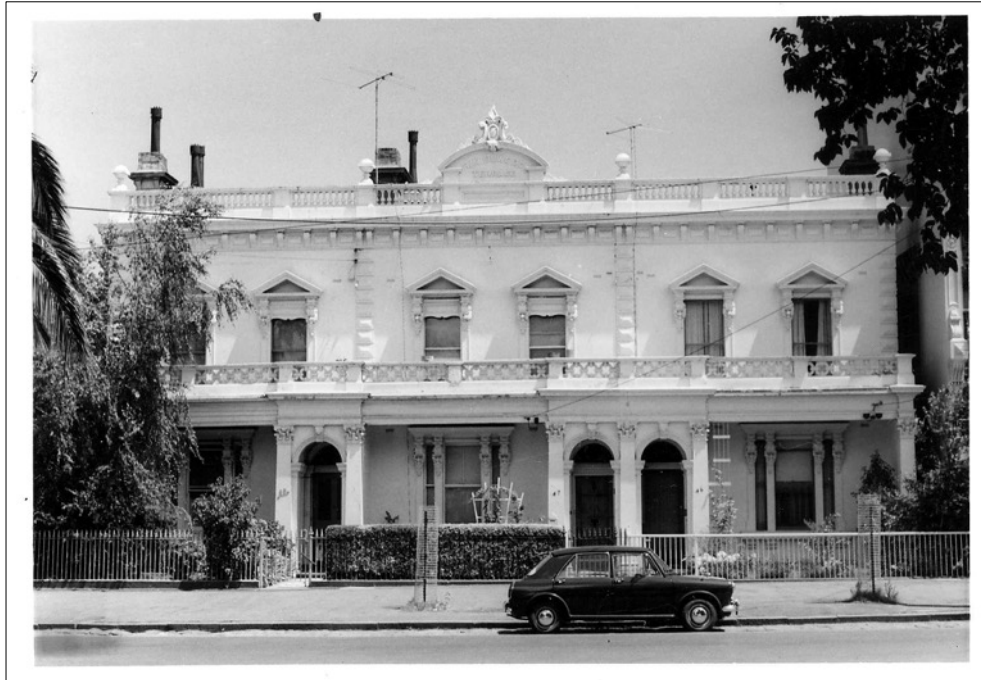


Figure 3 *The subject site (left in image) c. 1967.*
Source: State Library of Victoria.



Figure 4 *Current view of the subject site, 48 Howe Crescent, South Melbourne.*



Figure 5 View toward the southern or side elevation of the terrace row, across the front of 49 Howe Crescent.



Figure 6 The rear wing, which has been altered. Note the double storey wing to the adjoining residence at no. 47 is also a non-original element.



Figure 7 (left) Views to the rear elevation of the main terrace.



Figure 8 (right) View along the southern side of the rear wing. As evident, there is only narrow access along this elevation.



Figure 9 Rear of the house as seen from near the garage.



Figure 10 49 Howe Crescent, to the south side of the subject site.



Figure 11 View toward the garage at the rear of the subject property, along Martin Place.

5.0 Heritage Listings and Significance

Heritage Victoria

The three dwellings that form Hazelwood Terrace are included in the Victorian Heritage Register (VHR No. H0223). The statement of significance for this place is as follows:

Hazelwood Terrace a group of three double storey stucco on brick town houses at 46, 47, 48 Howe Crescent, South Melbourne, was erected in 1865 as an investment for George Black.

The traditionally planned Victorian Italianate style terrace is enhanced with classically detailed entry porticos, continuous balustraded first floor balcony and contrasting parapet and enframed pedimented windows.

Hazelwood Terrace is an elegant and exceptional Victorian Italianate design of unknown architectural origin. Despite the widespread proliferation of the Italianate style in the 1860s Hazelwood Terrace stands out clearly as an original and distinctive terrace form which was repeated in Melbourne. The continuous terrace row facade, plainly reminiscent of earlier British planning traditions, forms part of an identifiable Howe Crescent streetscape. Hazelwood Terrace facade is intact and of high integrity. The interiors have been sympathetically altered.

It is noted at the time of registration the architect of the terrace group was not specified. The citation in the *Port Phillip Heritage Review*, however, identifies Charles Webb as the architect.

The extent of registration is noted as:

City of South Melbourne. No. 223. Hazelwood Terrace, 48 Howe Crescent, South Melbourne. [Victorian Government Gazette No 100 Wednesday, October 9 1974 p.3649]

Heritage Victoria has a permit exemption policy and permit exemptions for the place, which is outlined below:

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.

City of Port Phillip

The property is identified as a significant graded place identified as HO157 in the Port Phillip Planning Scheme. The *Port Phillip Heritage Review* provides the following brief Statement of Significance:

'Hazelwood Terrace' is of significance as one of the first buildings to have been built in Howe Crescent, and for remaining in a substantially intact state. It is an important terrace by the prominent architect Charles Webb and is of significance for the atypical form and boldly applied render decoration across the façade. It is an integral part of the Victorian character of the Howe Crescent streetscape.

It is nonetheless recognised that the Responsible Authority with regard to heritage matters within the extent of registration is Heritage Victoria, and the City of Port Phillip will have a role as a referral body.

National Trust of Australia (Victoria)

Hazelwood Terrace is classified by the National Trust of Australia (Victoria) as a place of state significance (File No. B1942). While being classified on the list does not afford statutory protection, the classification of a heritage place by the National Trust of Australia (Victoria) is an advocacy tool that provides community attention to the special importance of the place in the state's heritage.

6.0 Proposed Development

The proposal for the subject site involves the retention of the front portion of the dwelling and construction of a new two storey addition to the rear. The two-storey rear addition will be facilitated by the demolition of the existing part one and part two storey (main) rear wing.

The existing garage will also be demolished and replaced with a two-storey outbuilding with ground level vehicle accommodation.

The addition will adopt a contemporary rectilinear design approach, utilising red brick for the ground floor level, and gold toned metal cladding for the first floor level.

Beyond the works to the rear, five new window openings are proposed for the southern elevation of the retained front envelope. Four of these windows will be of timber and double hung, with one smaller window at ground floor only. The window frames will be painted burgundy to match the existing colour of the windows to the facade. Provision has also been made for the repair and/or replacement of the existing timber windows in a like-for-like manner if this is required.

Landscaping works will include new plantings in the front setback to the rear of the retained front fence, including a feature tree and low hedging.

7.0 Heritage Impacts

Applications for works to places on the Victorian Heritage Register are considered within the broad ambit of considerations under the *Heritage Act 2017*, which seek to conserve the significance of place, whilst also support their sustainability and taking into account economic impacts. Inter alia, the *Heritage Act* provides the following directions regarding the matters to be considered in the determination of permit applications:

101 Determination of permit applications

(1) After considering an application the Executive Director may—

(a) approve the application and—

- (i) issue the permit for the proposed works or activities; or*
- (ii) issue the permit for some of the proposed works or activities specified in the application; or*
- (b) refuse the application.*
- (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;*
 - (c) any submissions made under section 95 or 100;*
 - [...]*
 - (f) any matters relating to the protection and conservation of the registered place or registered object that the Executive Director considers relevant.*
- (3) In determining whether to approve an application for a permit, the Executive Director may consider—*
 - (a) the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is—*
 - (i) included in the Heritage Register; or*
 - (ii) subject to a heritage requirement or control in the relevant planning scheme; or*
 - (b) any other relevant matter.*

The above considerations include the extent to which the application, if approved, would affect the cultural significance of the registered place, being Hazelwood Terrace, and the extent to which the application, if refused, would affect the reasonable or economic use of the registered place.

The proposed works, while relatively substantial within the property itself, will not have an adverse impact on the identified significance of Hazelwood Terrace. The place is significant, *inter alia*, as a group of three double storey Italianate style rendered town houses, erected in 1865. Despite the widespread proliferation of Italianate style terraces constructed in the 1860s, Hazelwood Terrace stands out clearly as an original and distinctive terrace essentially on the basis of the presentation of the front parts of the terrace, and the associated fine detailing designed by Charles Webb, rather than in terms of the relatively conventional and previously altered rear wings. The proposed changes to the rear wings of the retained dwelling will ultimately not impact upon the identified significance of the place. The proposal has nonetheless been prepared with appropriate regard for the potential impacts on the property itself, as well as the broader heritage streetscape.

Guidance provided by Heritage Victoria's document *Principles for considering change to places in the Victorian Heritage Register* advocates for a cautious approach to change at places in the Victorian Heritage Register – as stated in the Burra Charter, '*do as much as necessary to care for a place and to make it useable, but otherwise change it as little as possible so that its significance is retained*'. For works to a residential building, it is acknowledged that such an approach would

generally not encourage demolition of original or early fabric such as the two-storey component of the rear wing.

This said however, the *Principles for considering change* also seek an understanding of the significance of the place and how significance is embodied. The statement of significance for Hazelwood Terrace makes it clear that it is the front portion of the building to Howe Crescent, and the facade with its fine Italianate detailing, that is of significance. This element will be retained. The statement of significance notes that the interiors are altered and does not mention the rear wings at all.

This accords with the character of the rear wing to the subject site, which is of conventional construction, lacking the fine detail of the front of the building. It has also been subject to minor alterations. Furthermore, it is noted that works have previously been undertaken to the rear of the other dwellings in the terrace row, including what appears to be complete demolition of the rear wing of no. 46 Howe Crescent and construction of a new addition. This is no longer an intact terrace row in terms of its rear wings and presentation to the rear laneway, and as such the remnant rear wings are of lesser interest. Given this context, the demolition of the rear wing is supported.

The document *Principles for considering change* provides the following guidance in relation to new works:

- *Locate new buildings to avoid adverse visual or physical impacts on the place.*
- *Ensure scale and massing of new built form is appropriate to the scale and massing of the place.*
- *Apply a respectful, high quality design approach to architectural expression, materials and finishes.*

The proposed addition comprises a new wing sited to the rear of the retained envelope, avoiding adverse visual impact in the chief streetscape views. The flat roofed two storey form appropriately aligns with the eave height of the heritage envelope, such that it will have no visibility in views from directly opposite the subject site. Materials and finishes are respectful, utilising red brick for the ground floor level and gold toned metal cladding for the first-floor level.

Demolition of the non-original garage and construction of a new two storey outbuilding is also supported. The east side of Martin Street in the vicinity of the subject site has a rear laneway character where car accommodation predominates. There is also one example of a modern two storey outbuilding to the north at the rear of 45 Howe Crescent. The proposed flat roofed two storey outbuilding is appropriate and in keeping with this context.

The proposed addition also responds in a positive manner to Council policy objectives and guidelines, which encourage the retention and conservation of significant heritage places, and for new development to respect and be harmoniously integrated with surround character.

With regards for the new windows proposed for the south elevation of the main front portion, they are sympathetic in design detail to historical fenestration patterns and will not have an unacceptable adverse impact upon the character and identified significance of the place. At the same time, they are appropriate in providing a greater degree of modern amenity than is presently the case, which assists in the long term conservation of the place as a residence. It is nonetheless

accepted this change involves works to the front envelope and will be visible in views from the streetscape given the generous setback of the single storey villa to the south west.

The provision for repair of the existing historical windows, or replacement of this fabric in a like-for-like manner, will ensure that the character and presentation of the place is maintained into the future.

Proposed landscaping works, including the introduction of a feature tree and low hedging, will also assist in the maintenance of the streetscape presentation of the place.

8.0 Summary of Key Considerations

As per Heritage Victoria's guidelines for heritage impact statements, this report seeks to address the following questions:

- *Why the place 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 have on the significance of the place.*
- *If a negative impact is proposed, why the proposed option was chosen and why were other more sympathetic options were not feasible.*
- *What measures are proposed to minimise and mitigate negative impacts*

The cultural heritage significance of the place

The cultural heritage significance of the place is outlined in detail above, and is identified in the Statement of Significance for the place. In considering the above, the place is identified in the Heritage Victoria statement of significance as being of architectural significance as an '*elegant and exceptional Victorian Italianate design of unknown architectural origin*', noting that since the citation was written the architect has been identified as Charles Webb. As discussed above, the significance of the place is clearly associated with their distinctive terrace character, essentially on the basis of the presentation of the front parts of the terrace and the associated fine detailing designed by Charles Webb, rather than in terms of the relatively conventional and previously altered rear wings.

Each of the dwellings within Hazelwood Terrace have been modernised at various points, which is understandable within a residential setting where the terrace is upwards of 160 years old. Prior works to the subject site and the other two dwellings have occurred in a manner whereby the three-dimensional character of the place of the front portions of the terrace row, as they present to the public realm, has not been interrupted.

When considering the merits of the proposal, it is noted that the proposed works to the place allow the house to evolve to meet the new owner's requirements, while maintaining the place's character and presentation within the broader heritage setting.

Consideration of options in design

The current owners, along with their architect explored the concept of retaining the existing rear double storey wing as part of initial design discussions. Factors such as the rear wings age, the standard of previous alterations and complex floor levels between the front, primary portion of the dwelling and the rear wing made it cost prohibitive to maintain the existing wing, while completing a substantial degree of alterations to sensibly connect the primary front portion of the dwelling, with new works.

Acknowledging the desire for modernising the place, the current scheme has been developed to have limited impact upon the heritage place. The partially altered rear wing, which is of conventional construction will be impacted, while the remaining fabric to be demolished and/or developed is later fabric that are of no contribution to the identified significance of the place.

Impacts (positive or negative) on the significance of the place

As set out in detail in sections 6 and 7 above, the impacts upon the registered place are minimal and considered. There is no appreciable change to the dwelling as seen from Howe Crescent, other than the introduction of timber windows to the side elevation, with the major building works generally confined to the rear of the retained dwelling.

The addition of windows to the side elevation is seen to be a low impact change due to the compatible detailing that has been adopted – the windows are modest in extent and will not look out of place on this elevation, and as a result will be of low visual impact.

The provision for repair or replacement of the existing windows in a like-for-like manner is a positive action that will ensure the conservation of the place into the future.

Proposed new landscaping treatments retain original features of note, including the front fence and paving, while introducing new plantings that are sympathetic to the character of the building.

The rationale for any negative impacts

The general assessment of this heritage impact statement is that the negative impacts associated with this proposal are negligible. To the extent that it might be argued that the loss of the rear wing for a new wing is a negative impact, it can be commented that within a hierarchy of significant fabric in the place, the rear wing is of relatively low interest.

To the extent it might be argued the proposed windows to the southern elevation of the front portion of the place is a negative impact, the window insertions are modest in scale, follow historic fenestration patterns and will be painted to match those to the facade. As outlined in section 7, they will be visible, however they will not have an unacceptable adverse impact upon the Italianate character of the terrace row.

Beyond this, the rationale for change lies with the need to upgrade this residence to a satisfactory degree of modern amenity, as this is an important conservation action with regard to any historic house.

Measures taken to minimise and mitigate negative impacts

The key measures taken to minimise and mitigate negative impacts are those associated with the retention and ongoing use of the fabric of identified significance (i.e. retaining the front and most original portions of the property), while constructing new elements to the rear.

To this end, negative impacts have been kept to a minimum and are not of any substantive nature.

Relevant heritage requirement or control in the relevant planning scheme

The proposal has been prepared with regard for the retained heritage fabric of the place itself and for the neighbouring dwellings within Hazelwood Terrace, to protect its significant character and appearance in a manner that is in accordance not only with general heritage principles and Burra Charter principles, but also with the policies and guidelines of Clauses 43.01 and 15.03-1L of the *Port Phillip Planning Scheme*.

The additions have been designed having regard for the specific policies for rear additions to buildings as set out in Clause 15.03-1L. It is not anticipated that the City of Port Phillip would have any concerns in relation to the present works, and it is understood that the proposal will be referred to Port Phillip to confirm this.

9.0 Conclusion

Having regard for all the above, the proposed development will not result in an unacceptable or inappropriate heritage impact, with the proposed works having been developed on the basis of an appreciation of the significance of the dwelling within this fine group of terraces. The scheme will not adversely impact upon the character, setting or significance of the registered place and will result in little visible change to the public presentation of the dwelling within its primary streetscape. The changes to the rear represent an incremental evolutionary change that is consistent with the changes seen to the rear of the site in the past and with the changes made to the rear of the other terraces in this registered group.

The proposal should therefore be considered appropriate having regard for the identified significance of the registered place and the provisions of the *Heritage Act 2017*.