

heritage impact statement

114 Paterson Street, North Carlton

22 August 2024



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w a g n e r

ARCHITECTS

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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 : 10 July 2024,

Reference: TBC

Previous permits for site: Nil

Address and Property Description

114 Paterson Street North Carlton - residential dwelling

Prepared by:

Atelier Wagner Architects
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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 footpath 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 purpose of the proposed alterations and addition to the existing residence is to improve the environmental performance of the building fabric and upgrade the standard of living to contemporary levels. The alterations are not visible from the street with building height limited to the ridgeline of the existing front rooms of the dwelling which is further concealed by the pediment parapet façade of the historic building.

The existing front rooms are not altered in this proposal and will remain as bedrooms. The existing rear hipped building form and chimneys will be retained and will be discernable from the rear lane. The first floor rear bedroom 1 volume is set back 1m from the side boundaries maintaining visibility of the existing building fabric from the lane. To achieve the amenity within the constrained building envelope it is proposed to excavate and underpin the existing rear hipped building volume.

The proposed building materials at ground level will be brick and at first floor will be roofing metal siding. The additions will be monochromatic and dark forming a silhouette and contrast to the red brick and galvanized metal roofing of the historic building. The form of the first floor volume will be pitched reflecting that of the historic building albeit modified to accommodate town planning building envelope requirements.

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

The proposed addition and alterations are clearly discernible from the existing building fabric in accordance with the principles of the Burra Charter. The gable pitched form echoes that of the historic building fabric. The existing building fabric is still visible from the rear lane including the hipped roof and chimneys. It is proposed to remove the heavily modified fireplace in the rear building volume however the chimney will be propped and retained.

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.

The building envelope to the rear addition is subject to Rescode requirements for building bulk, overshadowing and overlooking provisions under city of Yarra Planning Scheme. This has resulted in the faceting of the first floor gable roof. In addition a stormwater detention has been incorporated to address peak load of council stormwater systems.

What measures are proposed to mitigate the detrimental impacts?

The front rooms and street façade of the dwelling remain as existing and significant proportion of the existing rear hipped roof volume is maintained. Internally within the existing rear hipped volume the floor levels have been modified and existing external walls underpinned to enable a two storey building volume. The service zone which can have minimal ceiling heights have been located over other with volume given to the principal habitable spaces- bedroom1, living room and dining.

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 and the original building fabric at the rear of the property is still discernable from the rear lane.

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 façade, front two rooms, chimneys and significant proportion of the rear building envelope including brickwork and east side of the hipped roof which is partially visible from the rear lane.
 - b. The design resolution has been subject to significant pre-application consultation with Heritage Victoria following the rejection of an earlier scheme. Pre-application meeting 04.10.23 with Heritage Officers Fiona Stevens and Jess Antolino. Meeting notes attached, see appendix
 - c. The advice of a heritage consultant has not been sought as the proposal is in keeping with the Statement of Significance.
 - d. 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 and the existing rear building volume will still be discernable from the rear lane.
 - c. The proposed works maintain a rear garden space.
 - 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 street elevation. The rear addition is recognizable as a contemporary addition but is sympathetic in form and bulk and the existing rear building envelope will remain discernable from the rear lane.
 - f. The advice of a heritage consultant has not been sought.
 - g. The additions are not knowingly 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.**
 - i. It is proposed partially demolish the rear of the dwelling
 - ii. The front rooms, front façade, parapet walls and roof to the east including chimneys will be retained.
 - iii. Masonry walls of the existing rear building envelope will be underpinned.
10. **Repainting using new colour scheme**
No change to the colour scheme is proposed
11. **Reroofing/recladding**
No change to the existing roof or cladding to the retained building envelope is proposed
12. **New Services**
The proposed impact of the new services on the heritage significance of the place is minimized.
Reverse cycle AC condenser units will be located at ground level in the light well and will not be visible from the lane or street.
13. **Fire protection/services upgrade**
Not proposed
14. **New landscape works and features**
The proposed landscape works are low scale and contained to the rear of the property thus not impacting the Paterson Street streetscape and consistent with the historical format of rear utility yard/garden
15. **Tree removal or replacement**
Not applicable

Table 1 responses concluded

appendix

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n o t e s

Present

Fiona Stevens	Heritage Victoria	
Jess Antolino	Heritage Victoria	
Sarah Stone		
Michael Davis		
David Wagner	Atelier Wagner	

**HV
HV
SS
MD
AW**

AW tabled preliminary drawings (as earlier emailed):

- 2110SK111 proposed plans – alternative C
- 2110SK112 proposed elevations & sections – alternative C
- 2110SK113 proposed elevations & sections – alternative C

AW reported:

- Proposed external finishes to extension would be of contemporary character such as ceramic tiling to external walls
- Elevations presented are simple forms to explain strategy and will be developed up in submission
- Part of roof of existing second volume will be visible from rear
- Proposed to remove existing heavily modified fireplace in centre of second volume (chimney above roof to be retained)
- Two penetrations made to external wall to facilitate connection to main bedroom and living room extension
- Small section of roof raised at rear of second volume but kept at or under existing parapet level
- Third chimney on rear elevation should be deleted

HV commented:

- The review of the preliminary scheme drawings has been positive
- They have not been able to highlight anything that creates a problem
- Great improvement from the previous scheme
- Report should address:
 - loss of the fireplace & hearth and balance against retention of second volume fabric generally
 - retention of existing building fabric and where there has been loss
- Potential permit conditions would include:
 - structural details including underpinning
 - finishes
- AW comfortable with these conditions
- Another pre-application meeting would not be necessary
- Restoration of existing front facade (floor tiling and verandah roofing):
 - may fall under HV general exemption conditions as published late last year (refer website, HV to email link)
 - mention either proposed or previously undertaken restoration in the report as restoration can be set out to mitigate impact of alteration to existing fabric

project: house extension

address: 114 Paterson Street,
North Carlton

venue: 503 Brunswick Street

date: 4 October 2023

AW to progress application drawings and report for submission

AW

meeting closed