

# Carlton North Primary School

## H1626

Proposed new multi-purpose hall, internal alterations and landscaping

60 Lee Street, Carlton North, Yarra City

HERITAGE ACT 2017 PERMIT APPLICATION

HERITAGE IMPACT STATEMENT

7 October 2024



## 1. Project details

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### 1.1. Heritage Impact Statement for:

Carlton North Primary School  
60 Lee Street, Carlton North, Vic 3053

### 1.2. This Heritage Impact Stage forms part of a Heritage Act 2017 permit application for:

- Construction of a new multi-purpose hall.
- Internal alterations.
- Landscaping.

As described by the “H” series drawing set prepared by Foreground Architects and submitted as part of this permit application.

### 1.3. Prepared for:

Foreground Architecture

### 1.4. Prepared by:

Michael Taylor Architecture & Heritage.  
Level 6, 443 Little Collins Street Melbourne.

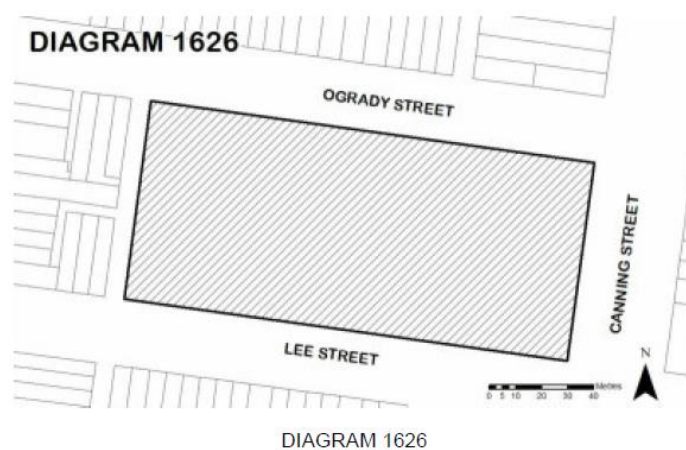
### 1.5. Date: 7 October 2024

## 2. Significance of the place or object

### 2.1. Heritage Listings

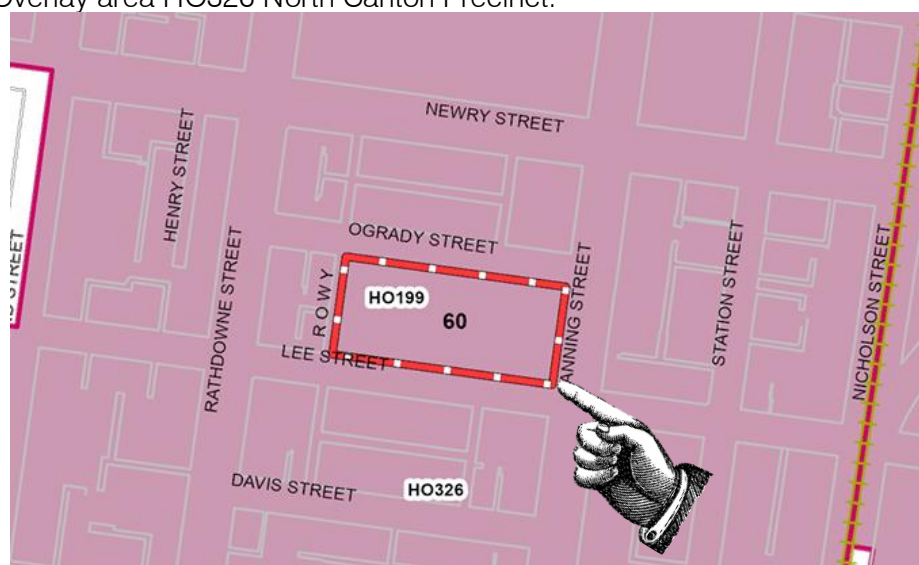
#### *Heritage Act 2017/Victorian Heritage Register*

Carlton North Primary is included on the Victorian Heritage Register as H1626. The extent of registration as shown in Diagram 1626. The registration includes all the buildings and all the land.



**Figure 1** Carlton North Primary School extent of Heritage Act 2017 registration, VHD  
<https://vhd.heritagecouncil.vic.gov.au/places/2969>

The school is also included on the City of Yarra Heritage Overlay as HO199 and is amidst the Heritage Overlay area HO326 North Carlton Precinct.



**Figure 2** VicPlan map showing HO199 <https://mapshare.vic.gov.au/vicplan/>

## 2.2. Cultural heritage significance of the place or object

Carlton North Primary School is of architectural and historical significance to the State of Victoria. The Victorian Heritage Register (VHR) citation for the place notes the school's significance as follows:

*Primary School No.1252, better known as the Lee Street School, Carlton North, was based on a generic public school design by the architect W.H. Ellerker, that had been prepared for a design competition held by the new Department of Public Instruction in 1873. Built during 1877 in the Gothic Revival style, it features a vast slate roof, relatively short walls, Gothic-style windows and buttresses, and huge windowless gabled ends. It was arranged along a central axis with two end wings. The school was opened by the Minister for Education on 28 June 1878.*

*Primary School No.1252 is of historical and architectural significance to the State of Victoria.*

*Primary School No.1252 is of historical significance as a very early State School and because of the connections of the school and its site to Carlton's earliest colonial history. The existing school is significant in its own right as an indicator of the development of education in Victoria. The school's design was the result of a competition, a demonstration of the importance accorded by the new Department of Public Instruction to its role of educating the colony's children. The need for the new school and its size point to the rapid growth of Carlton in the latter decades of the 19th century.*

*The school site is also of great historical significance because of its former uses. The present school covers most of the site of the former Collingwood Stockade, which was established in 1853 to house convicts who worked in nearby bluestone quarries. When the stockade was closed in 1866, the site was acquired by the Mental Hygiene Department as an asylum for 'harmless imbeciles'. The transfer of patients to the new Kew Asylum in 1873 saw the opening of a school on 28 July 1873, utilising the existing buildings (after extensive fumigation with sulphur!). These were patently inadequate, however, and were almost entirely demolished when the existing school buildings were constructed in 1878. Elements of the old structures such as some bluestone foundations were incorporated in the new school. Other evidence of the old institutions such as several underground cells, now covered by the infant school built in 1913 has been discovered over the years.*

*Primary School No.1252 is of architectural significance as one of a group of schools designed by leading Melbourne architects as a result of a competition held by the newly formed Department of Public Instruction in 1873, and erected in the period 1874-81. Designed by architect WH Ellerker (1840-1891) the building's design is a very successful Gothic Revival composition and stands largely intact. The adjoining infant school of 1913 is typical of the Edwardian period and is externally intact. Ellerker's school designs for the Department were very influential for a number of years, his most important being the design for the school at Buninyong.<sup>1</sup>*

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<sup>1</sup> Carlton North Primary School Statement of Significance, VHD



## 2.3. Existing condition of the place

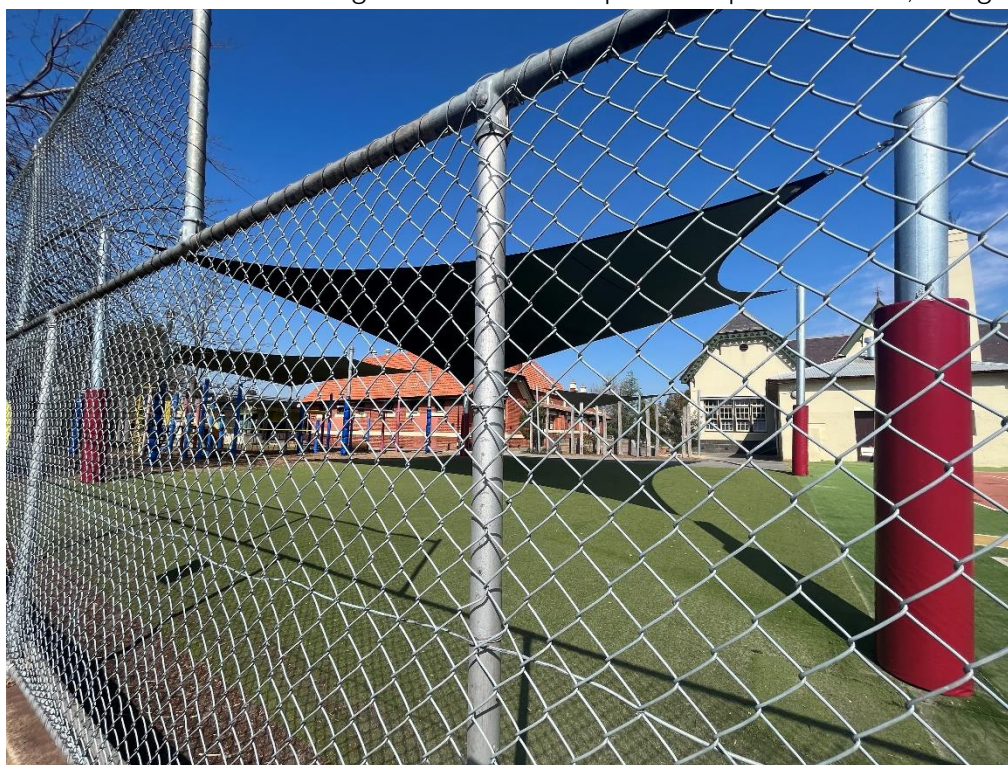
### Location and Setting

Carlton North Primary School is located between Lee Street and OGrady Street to the West of Canning Street. The school sits amongst a predominately residential area which is notably characterised by single and double storey Victorian era terrace houses.

Carlton North Primary School features two main buildings:

- 1878 Gothic Revival building a.k.a. *Upper Building*.
- 1914 Edwardian style Infant School a.k.a. *Infant Building*.

To the north and west of the buildings there is an outdoor play area which includes faux-turf sports fields, a basketball court and a playground. A second playground is located on the Lee Street edge of the school as well as a path and perimeter garden. Between the two main buildings lies a concreted path with planted areas, along with



**Figure 3** Carlton North Primary School from OGrady St showing both buildings (19/09/2023)

an outdoor sitting area covered by shade cloths. A small brick storage building is in the north-west corner of the site

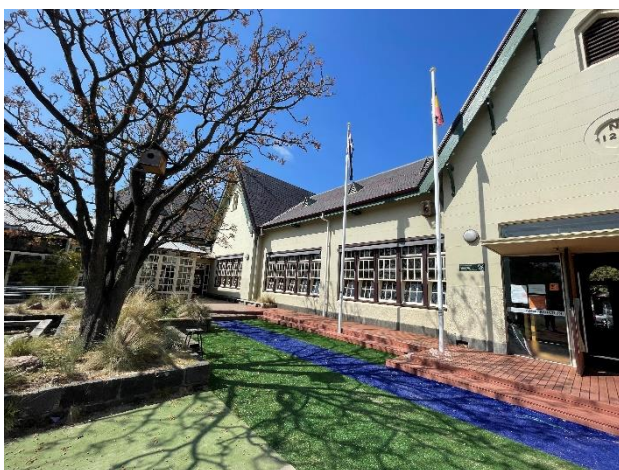
### 1878 Building, *Upper Building*

The main school building constructed in 1878 is located centrally on the south boundary and is characterised by a Gothic Revival style school building, with long central axis and two end wings, making a 'U' shape. The roof is hipped and gabled, clad in slates with metal dormer ventilators. The rear of the building features two later interwar era additions with hipped corrugated iron roofs and a tall, rendered chimney

on the north east boiler room. A deck and accessible ramp have been added to the northern side (figure 4).

The interior of this symmetrical building is composed with central entry hall/foyer with recent c. 2000 glazed entry and original flat ceiling lined with beaded edge timber boards. The building has a single east-west corridor running on the building's south side. The west wing contains three classrooms currently used for Grade 5, the transverse section of the west wing houses music and art rooms, science lab and kitchen. The east wing houses reception, admin offices, principal's office and Staff room. The transverse section of the east wing houses the library.

The interior has varying degrees of additions and modifications for school use. The central entrance foyer has been altered with new glazed doors installed on the north and light weight partition walls and dropped suspended ceilings installed.



**Figure 4** North facade of 1878 building (28/09/2023)



**Figure 5** Library, 1878 building (19/09/2023)

### 1914 Infant School/Infan Building

The 1914 Edwardian style building is in the south-west of the block and is constructed in red brick with rendered banding. The building features a terracotta tiled hipped and mansard roof with rendered moulded cappings and terracotta chimney pots. Windows are timber framed with hopper high lights.



The interior features a central hall with a high timber lined ceiling and decorative hammer beam exposed trusses. Stained glass windows illuminate the hall from the north and south ends and features Australian flora and fauna. Classrooms radiate off the central hall with internal windows facing into the hall. The east end of the building has been fitted with a contemporary BER addition which includes a decked area, glazed doors and windows, and a folded architectural roof form. A detached masonry accessible toilet block has been added near the Canning Street entrance.



Figure 7 1914 building (19/09/2023)



Figure 6 1914 building main hall (28/09/2023)

The overall condition of both buildings is sound, but both have ongoing ventilation and water leak issues.

#### 2.4. Current use of the place

Carlton North Primary continues use as a as a public primary school for prep to grade six children. The grounds are also used as a farmers' market on Saturday mornings.

The school can take up to 300 enrollments, current enrollments are near this figure.

The school does not have an assembly hall sufficient to accommodate up to 300 students (seated on the floor), 50 parents; and staff.

Preps are currently accommodated in the east BER section of building. This is remote from the main entry, admin offices and staff rooms.

Current staff room is small and does not include a staff meeting/planning room.

Assistant Principal's office is located on the east side of the east building. It is remote from the administration area and Principal's office.

### 3. Proposed Works

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#### 3.1. The proposed works

##### Demolition

- Demolition of brick storage building at north-west
- 1878 building
  - Demolition of existing timber deck to north of building
  - Demolition of some internal partitions
  - Demolition of raised floors in classrooms
- 1914 Building
  - Removal of wall-mounted heaters

##### Construction and alterations

- Multi-purpose hall
  - Development of a new, detached, single level multi-purpose hall in site's north-west corner.
- 1878 building
  - New outdoor deck to north of building.
  - Re-modelling of current reception, admin offices, Principal Office.
  - Minor widening of selected existing openings to internal masonry walls to achieve doorway-width compliance.
  - Adaptation the current library for use as a staff room with kitchen/tea point facilities.
  - Alterations to the three Grade Five classrooms at accommodate two Prep classrooms and a library.
  - Acoustic treatment to classroom ceilings.
- 1914 building
  - Interior renovation of hall to accommodate new library space.
- Landscaping works to site including at main entry.

##### Repairs

- 1878 building
  - Fascias and timber work repairs
- 1914 building
  - Repointing of brickwork
  - Lintel repair
  - Crack repair
  - Re-leveling of some timber floors and floor framing.

#### 3.2. Options considered

##### Multi-purpose hall-location

At early stage feasibility planning the south-west corner was considered for the new hall. Heritage Advice at that time identified the front of the school to the south side and the rear being to the south. The south side and the rear south-west corner were nominated as a suitable deferential location regarding heritage values. The functional



considerations were that the hall has good interface to the school's main outdoor space, and preserves use of the south west area as running lanes and basket ball court.

#### **4. Information to support an assessment against section 101(2)(a).**

### **4.1. Impact of the proposal on the cultural heritage significance of the place or object**

#### **4.1.1. Physical impacts**

##### **New multi-purpose hall**

The proposed demolition on site is limited to the small brick storage building on the north-west of the site. This building is completely detached from the 1878 school building and the 1914 Infant school. The building whilst located on the land is not mentioned in the Statement of Significance and does not contribute to the stated significance of H1626.

The proposed construction of the multi-purpose hall in place of the brick storage building will carry no physical implications for either of the original school buildings.

##### **1878 School building**

###### **Internal works**

The proposed works to the 1878 school involve the demolition of the raised floor and steps in some class rooms and the widening of openings in some partition walls. The proposed areas of demolition mainly involve no original or early fabric and are focused on later and more recent light-weight partitions and walls for demolition, adaptation and alteration.

###### **Staff Room**

The proposed Staff Room shall maintain the interior and volume of this later room. Kitchen bench and storage joinery have been designed to be low level and composed like pieces of furniture within the room.

##### **1914 Infant School building**

###### **Hall adaptation**

Works to the existing hall in the Infant building have been considered as to avoid detrimental physical impacts to the building. No works or penetrations are proposed to the existing timber-paneled system and instead new lighting is designed as a catenary system using light-weight cables fixed to the walls. Lightboxes are proposed to be installed behind the currently covered stain glass windows. Both proposed lighting systems are designed to be reversible in future without detriment to the heritage fabric

The proposed re-levelling of floor involves minor alterations to heritage fabric.

V-Joint acoustic paneling integrated with existing dados. Plain cream coloured acoustic paneling to walls up to window head height. The wall panels are required to reduce the reverberation time in the room to 1 second (refer page 39 of the Acoustic Engineers' report which has been lodged with

the Heritage Act Permit Application). The acoustic paneling shall be surface mounted and be readily removable at the completion of functional life.

All proposed joinery and furniture are loose as not to make any permanent changes to the space should it be reverted to a hall in future.

### **External repair works**

No physical modifications are proposed to the exterior of the building other than minor restoration and repair works.

## **4.1.2. Visual impacts**

### **New multi-purpose hall**

#### **Location and siting**

The proposed development of the new hall is limited to the north-west corner of the site and will remain completely detached from the original buildings. The proposed new building is separated from the 1878 building by at least 6 metres.

Views to the secondary west facade of the 1878 school buildings will be partially obstructed by the new building, however no other views to principal facades will be affected. From the school's primary entrance on Lee Street the new hall will not be visible at all.

#### **Form & architecture**

The new hall is designed as a single-storey building with a gable roof. In plan the building is rectilinear with rounded corners at the north-east and south-east to create two external decks. The building typology is based on the 1878 building's typology being a single level, symmetrical, gable roofed building with brick walls and a clear delineated expression between walls and roof.

The architecture of the new hall utilises contemporary architectural language through its gestures as to distinguish itself from the heritage buildings on site. The scale of the proposed building is modest in height in keeping with the hierarchy of the heritage building adjacent and the scale of the surrounding neighbourhood. In contrast to the original school building the new building is unornamented and facade detail is plain and restrained.

#### **Materials**

The material selection of the new building deploys brick, glass, aluminum and corrugated roof sheeting. The new hall's material language takes a lead from the existing school buildings using brick and demonstrates a consideration and reference to the masonry construction of the heritage buildings while still being clearly read as a contemporary building. The simplicity of the materials and the light, neutral colour pallet chosen will further distinguish the building from the 1878 and 1914 buildings. The use of corrugated metal roofing, whilst departing from the existing pallet on site does not detract from the existing heritage buildings, instead enhancing them by allowing the detail of the slate and terracotta rooves to remain dominant.

## 1878 Building

### Internal works

The internal works will improve the zoning of spaces for both staff and students. By retaining features such as external windows and implementing contemporary iterations of the internal bay windows, the heritage character of the 1878 will remain legible internally.

## 1914 Infant School

### Hall Renovations

The proposed new library in the Infant School will have positive visual impacts on the building's interior including:

- New perimeter up-lights draw attention to the timber-paneled ceiling and celebrate the heritage details of the room.
- The stained-glass windows at north and south to remain as key features of the room along with the timber-paneled ceiling.
- West stained-glass windows are to be uncovered and backlit to highlight these as important existing room
- Acoustic panels colour-matched to dados and walls to minimise visual presence in this room.

## 4.2. Reasons why the proposed works should be supported under s101(2)(b)

### 4.2.1. Reasonable Use s101(2)b

The project has raised several functional shortcomings in the school current facilities functional zoning and layout. The proposed works are addressing all of these to enhance the school's use.

The multi-purpose hall is required to provide an indoor assembly area for all 300 students and up to 80 parents and staff. The hall would also provide a wet weather play and PE area.

Prep classrooms are currently remote from the school's centre, staff and admin area. It is proposed to move the preps and a small prep library to the 1878 building to allow closer contact with staff, admin; have improved supervision and inclusion in the school community and enhanced pastoral care for the youngest of students.

Reception, admin offices, Principal's and Assistant Principal's offices, staff room are being reordered to improve visibility between main entry and reception counter. The conjoining of these areas shall improve communications, incidental contact and collaborative work practices.

The current staff room is very small, poorly serviced and does not include staff storage or a staff planning room. The larger staff room in the current library will better accommodate staff breakout and planning functions.

Infant Building hall is too small for a whole of school assembly. It's current use for PE or any other group activity is noisy and disruptive to the adjoining classrooms which have shared windows. The use of this space as a library, a typically quiet use, will reduce acoustic disruption of other classes and position the library amidst the building containing most classrooms and students.

#### **4.2.2. Economic use s101(2)b**

#### **4.2.3. Effect on the ability of the public authority to perform a statutory duty's if the proposal was refused s101(2)(d)**

Refusal of the application would encumber the Primary School in carrying out its statutory duty of compulsory education.

#### **4.2.4. Matters relating to the protection or conservation of the place s101(2)(f)**

The proposed works will maintain the heritage building by providing an upgrade internally to the building. All significant heritage fabric is to be retained.

#### **4.2.5. Impacts on adjacent or heritage places s101(3)**

The site is located adjacent to the Heritage Overlay area HO326 *North Carlton Precinct*. Whilst proposed works will introduce a contemporary structure to the streetscape, the scale, form, height and materials are in-keeping with the precinct's pattern of development, character and appearance. The new building will have no adverse effects on the precinct's heritage significance.

## **5. Conclusion**

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### **5.2 Summary of impacts**

- Non-contributory building on site to be demolished
- Development of a contemporary hall designed with a sympathetic approach to the heritage site.
- Interior renovation works with retention of key heritage features to both the 1878 School Building and the 1914 Infant School.

### **5.2 Conclusion**

- Carlton North Primary School is included in the VHR as H1626
- The proposed new building will have no adverse impacts on the cultural, historical or architectural significance of H1626.
- The proposed internal and repairs works to the 1878 School and 1914 Infant School will have no adverse impacts on the cultural, historical or architectural significance of H1626.
- The proposed works are required to facilitate improved and reasonable use of the place as a primary school.
- The proposed works are suitable for a permit approval under the Heritage Act 2017.



## 6. Recommended conditions and staging

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Pending the approval of a *Heritage Act 2017* permit, the following conditions are recommended:

1. The permission granted for this permit shall expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit or are not completed within four (4) years of the original date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
2. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. Prior to the commencement of any of the works approved by this permit an *Issued For Construction/IFC* set of architectural drawings must be submitted for the endorsement of the Executive Director, Heritage Victoria and when endorsed becomes part of the permit.
4. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged for assessment by the Executive Director who will advise on the approach to be taken to address these matters.
5. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director, Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
6. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted, and the site is to be immediately cleared of all personnel.
7. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.