

189 BANK STREET, SOUTH MELBOURNE

HERITAGE IMPACT STATEMENT

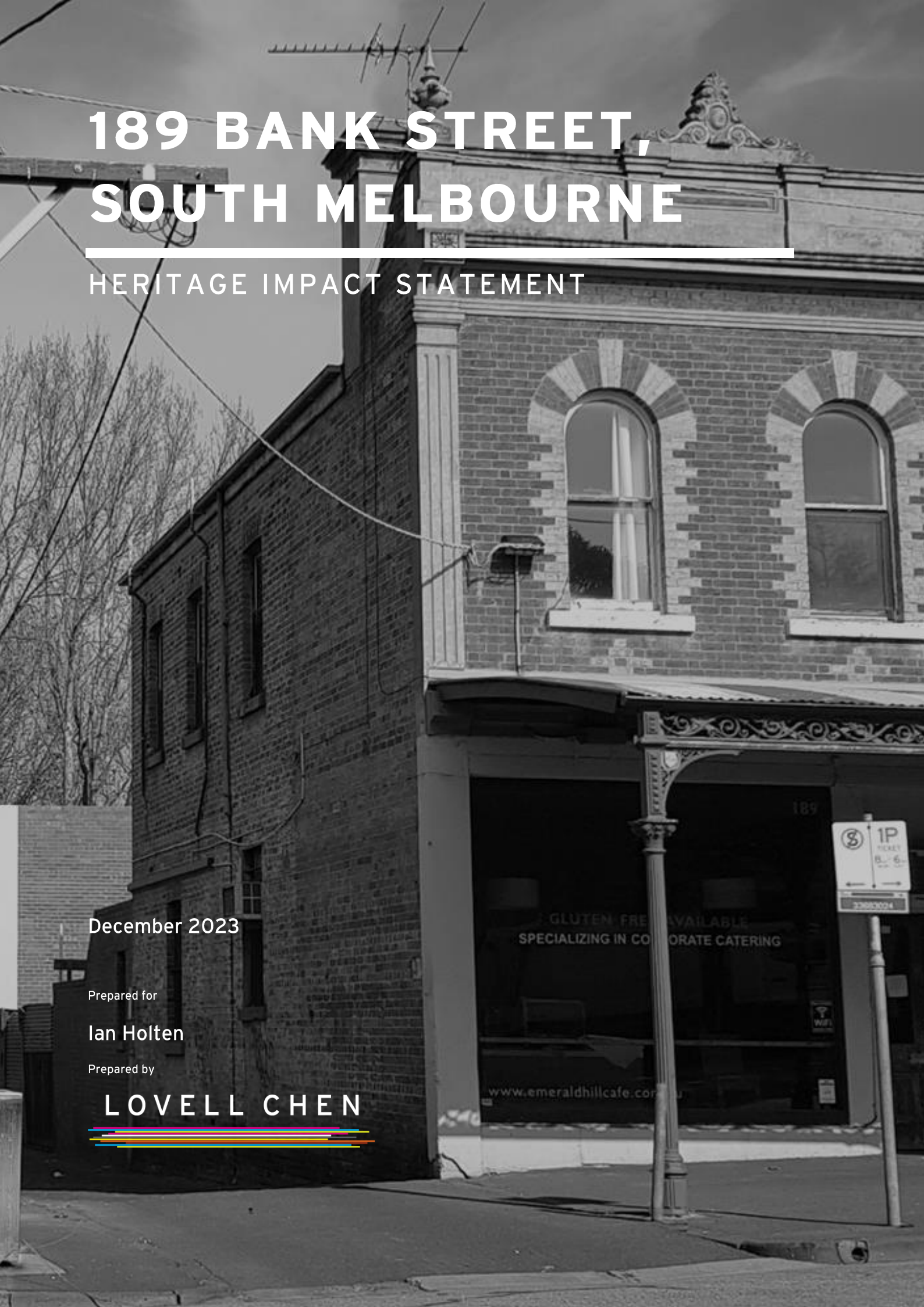
December 2023

Prepared for

Ian Holten

Prepared by

LOVELL CHEN



Quality Assurance Register

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| Project no. | Issue no. | Description | Issue date | Approval |
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ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

189 Bank Street is located on the lands of the Bunurong people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

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1.0 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared for Ian Holten to accompany a heritage permit application to Heritage Victoria in relation to the property at 189 Bank Street, South Melbourne (Figure 1). It addresses the redevelopment of the property consisting of partial demolition to the rear of the existing building, alteration of the heritage building and the construction of a four-storey (and basement) rear extension.

In preparation of this HIS, reference has been made to the following architectural documentation:

- Architectural drawings prepared by JAK Architecture & Robin Williams Architect numbered TP.00.1, TP.01.1 to TP.01.22, TP.02.1 to TP.02.4, TP.03.1, TP.07.1 to TP.07.3 and dated 24 October 2023.

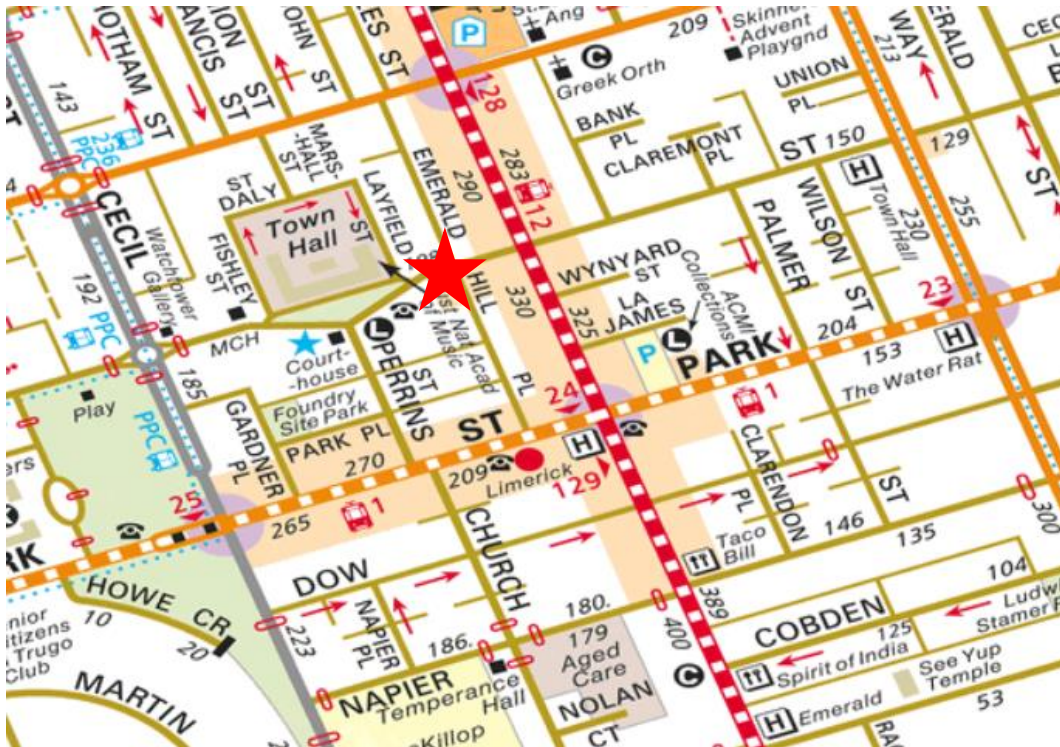


Figure 1 Plan showing the location of the subject site, indicated by the red star

Source: www.street-directory.com.au

2.0 STATUTORY HERITAGE CONTROLS

2.1 Heritage Act 2017 (Victoria)

The subject site is included in the Victorian Heritage Register as part of the Emerald Hill Estate which is identified as place number H1136. The extent of the registration for the Emerald Hill Estate is indicated at Figure 2 and described as follows:

All the buildings known as 284-326 Clarendon Street, 328-362 Clarendon Street, 242-244 Park Street, 248- 264 Park Street, 268-286 Park Street, 292 Park Street, 159-179 Cecil Street, 181 Cecil Street, 183-203 Cecil Street, 39-255 Dorcas Street, 259-273 Dorcas Street, 277 Dorcas Street, 2 Marshall Street, 3-11 Perrins Street, 6-14 Perrins Street, 189-193 Bank Street, 190-198 Bank Street, 227-239 Bank Street, and 230-238 Bank Street South Melbourne marked on Plan 603410 endorsed by

the Chair, Historic Buildings Council, and held by the Director, Historic Buildings Council.

All of the land described in Certificate of Title Volume 10254 Folios 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, and 960 and marked L1 to L13 on Plan 603410 endorsed by the Chair, Historic Buildings Council, and held by the Director, Historic Buildings Council (Figure 2).

The Emerald Hill Estate is identified as being historically, socially and architecturally important to the State of Victoria. The Statement of Significance from the Victorian Heritage Register is reproduced below:

What is significant?

The Emerald Hill Estate encompasses a block that was occupied by the Melbourne Protestant Orphan Asylum from 1855 until 1877, when it sold the freehold of part of the land for new municipal buildings and the leasehold of the remainder for a term of 50 years. This unusual method of sale has resulted in an essentially intact precinct of mainly two storey, 1880s, brick, commercial and residential buildings. The majority of buildings on the estate were purchased by the state government in 1974, some time after they had returned to the control of the by now Melbourne Family Care Organisation. Many of the shop verandahs have since been reinstated and the residences refurbished for use as public housing.

How is it significant?

Emerald Hill Estate is historically, socially and architecturally important to the State of Victoria.

Why is it significant?

The Emerald Hill Estate is historically and socially important for its extraordinary development as a leasehold rather than freehold precinct. This is a direct manifestation of its associations with the Melbourne Protestant Orphan Asylum that insisted on this form of development, thereby ensuring its survival as a unique and homogeneous precinct. The commercial buildings in particular collectively represent an extraordinary example of an 1880s shopping precinct with a high degree of intactness unmatched in extent anywhere else in Victoria.

The Emerald Hill Estate is architecturally important as an extraordinary example of municipal planning during the 1880s boom. The symmetrical and mannered arrangement of commercial and residential blocks around a municipal precinct is unique in Victoria. While the architectural importance of the Emerald Hill Estate lies mainly in its cohesion as a precinct, the former Harcourt and Perry drapery (1885), 256-264 Park Street, is notable in its own right for its unusual Gothic treatment and its Omaru limestone facade.

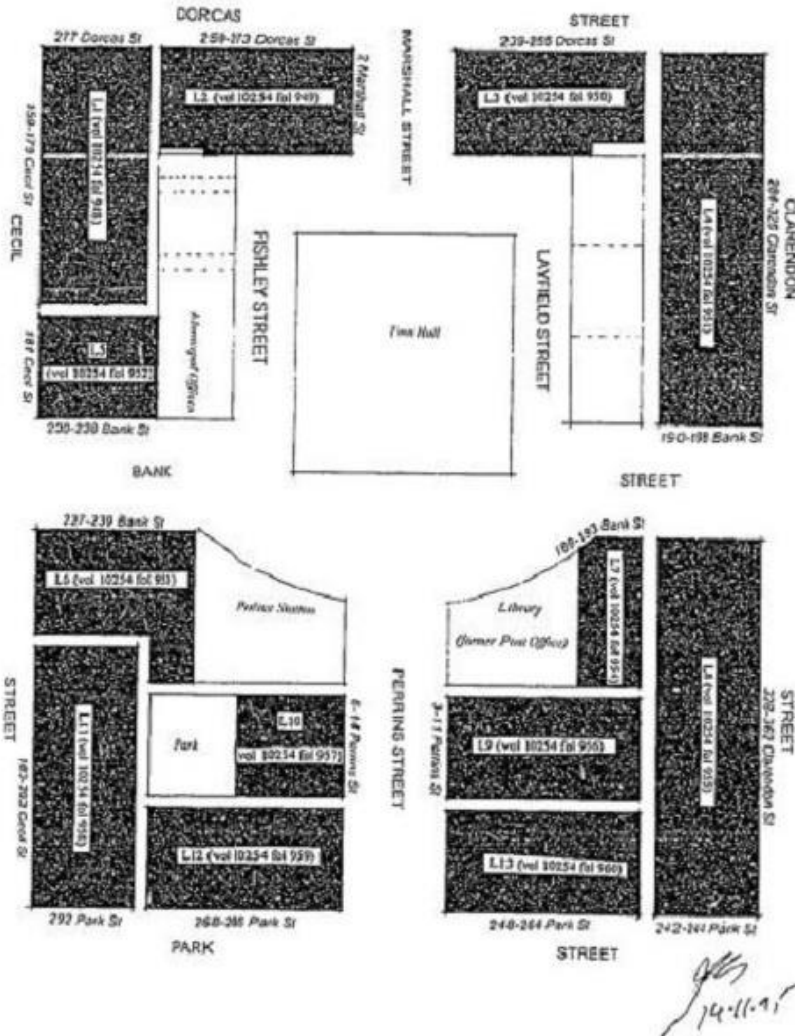


Figure 2 Extent of Registration for H1136, Victoria Government Gazette No. G47 30 November 1995 p.3351

Source: Victorian Heritage Database

2.2 Planning and Environment Act 1987

The property is also included in the Emerald Hill Estate which is identified as HO30 in the Schedule to the Heritage Overlay (HO) of the Port Phillip Planning Scheme. The extent of HO30 is consistent with the VHR registration for the Emerald Hill Estate. The surrounding area, including road alignments, is included in the Emerald Hill Residential Precinct which is identified as HO440 in the Schedule.

In accordance with Clause 43.01-2 of the Port Phillip Planning Scheme, no planning permit is required under the Heritage Overlay to develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide.

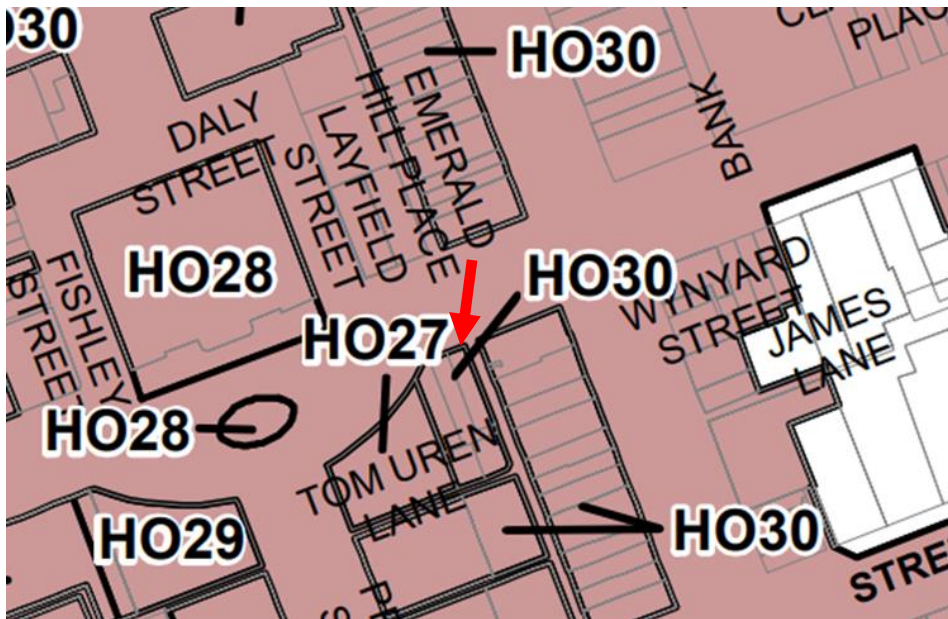


Figure 3 Detail of HO Map with the subject site indicated as part of HO30
Source: Port Philip Planning Scheme

3.0 HISTORY AND DESCRIPTION

3.1 Brief history¹

The Emerald Hill Estate is bound by Clarendon, Park, Cecil and Dorcas Streets, South Melbourne. Following the original land sales at Emerald Hill in August 1852, the Estate was reserved for use of the Melbourne Orphan Asylum in 1854 (Figure 4). The orphanage occupied the site until the 1870s, by which time the suburb had developed to such an extent that the Government received considerable pressure to make the site available for subdivision. An alternative site was found for the orphanage at Brighton in 1876.

In October 1875 the South Melbourne Town Council acquired the central part of the site, and as a result of a competition for a new Town Hall, Charles Webb was appointed to design the building which was constructed between 1879-80. Town Surveyor of Emerald Hill, Sydney W Smith, was in charge of the estate development and prepared the plans for the broader subdivision.

The grouping of buildings at 189, 191 and 193 were constructed in c. 1885. 189 Bank Street (formerly No. 46) was the residence of plumber William Norman.² The MMBW plan of 1894 provides an indication of the building footprint with the two-story brick building facing Bank Street and a weatherboard structure, open yard and various outbuildings to the rear (Figure 5). Interestingly the MMBW plan does not indicate the verandah to Bank Street. The early photograph of the shop row dating from c.1889, however, indicates a verandah was present at 189 Bank Street (Figure 6). This verandah was modified at some stage and extended to the kerb edge, as the 1967 photograph of the building group indicates a continuous verandah form across both 189 and 191 Bank Street (Figure 8).

¹ Allom Lovell and Associates, *Emerald Hill Estate: Conservation Study and Policy*, June 1983, P. 4.

² Allom Lovell and Associates, *Emerald Hill Estate: Conservation Study and Policy*, June 1983, P. 102.

The original verandah was replaced with a suspended canopy fixed to the facades of 189-193 Bank Street in the late 1960s or early 1970s (Figure 9 and Figure 10). The Urban Renewal Program for the Emerald Hill Area took place in the early 1980s as documented in Allan Willingham's *Emerald Hill, South Melbourne: Reinstatement of Street Verandahs* (1979). The document encouraged the sympathetic reconstruction of the original cast iron verandahs which resulted in the existing verandah at 189-191 Bank Street.³

With the exception of the changes to the verandah/canopy forms, the overall presentation of the building in each of the historic photographs appears unchanged.

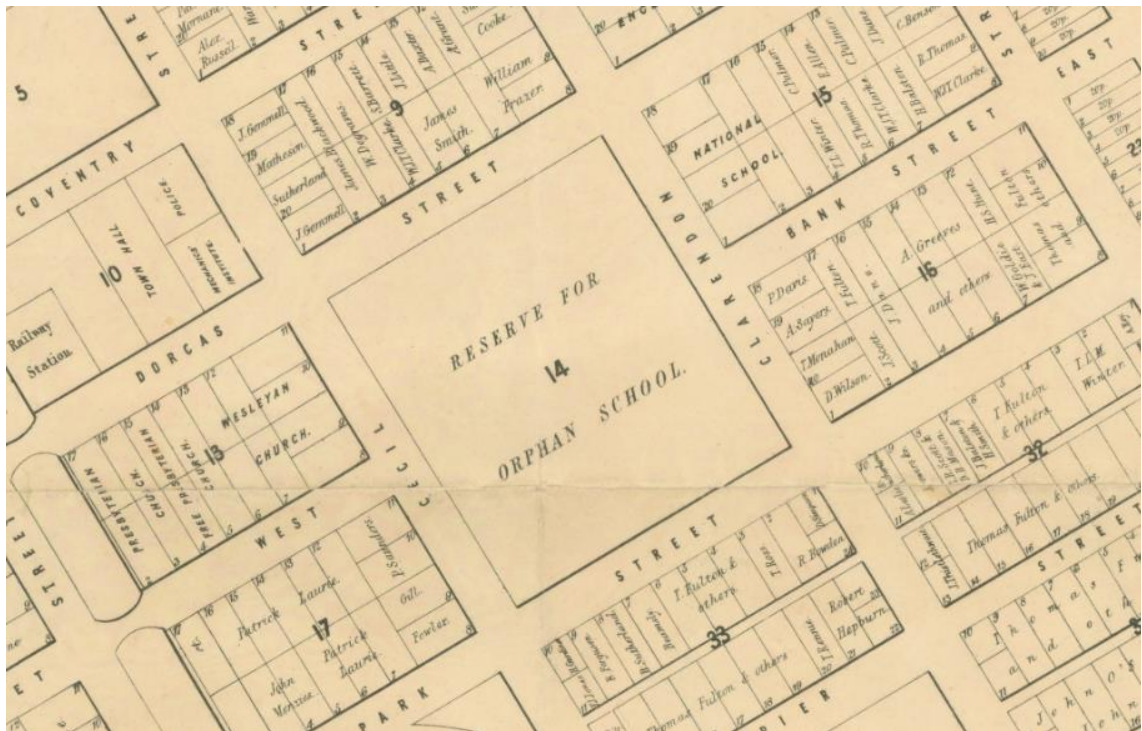


Figure 4 1857, Department of Crown Lands and Survey, Plan of building lots in the Municipality of Emerald Hill
Source: State Library of Victoria

³ Allan Willingham, *Emerald Hill, South Melbourne: Reinstatement of Street Verandahs*, 1979, p. 79.



Figure 5 1894, MMBW no. 19, South Melbourne, 189 Bank Street indicated
Source: State Library of Victoria



Figure 6 1889-90, David Wood, Oblique aerial of 189-193 Bank Street
Source: *Emerald Hill Estate: Conservation Study and Policy*, 1983



Figure 7 1945, aerial of South Melbourne
Source: State Library of Victoria



Figure 8 1967, 189-198 Bank Street
Source: State Library of Victoria



Figure 9 1974, Committee for Urban Action, 189-198 Bank Street
Source: State Library of Victoria



Figure 10 1974, Committee for Urban Action, Bank Street and Emerald Hill Place
Source: State Library of Victoria

3.2 Description

The building at 189 Bank Street is located on the south side of Bank Street and to the west of Clarendon Street (Figure 11). A bluestone laneway (Emerald Hill Place) extends along the east side of the property.

Exterior

The grouping of two-storey commercial buildings at 189, 191 and 193 Bank Street are some of the few in Emerald Hill Estate that have a polychrome brick façade (Figure 12).⁴ Distinguishing features of these buildings include round headed windows decorated with striped brickwork and rendered ornamental pilasters, upper cornices and parapets. The verandah to 189-193, though a later addition, emulates the original cast iron verandah (Figure 12 and Figure 6). The roof of 189 Bank Street is hipped and clad in slate, though recent aerials show that the west portion of the roof has been replaced with corrugated metal sheeting and the red brick chimney to the west has been removed.

The shop front has undergone minor changes to the proportions of the front window and an air conditioning unit is positioned above the front door in the location of the fan light (Figure 14). Early photographs show a plinth below the main window and a glazed panel above, which has been replaced with a full height panel of glass (Figure 8).

To Emerald Hill Place the east elevation is of red brick with five window openings to which there are rendered concrete lintels (Figure 13). The window on ground floor closest to Bank Street does not appear to be an original opening.

The single-storey weatherboard wing to the rear of the main building incorporates a brick wall to laneway (east) boundary, while the remainder of the wing is clad in weatherboard to the south elevation. This wing is in poor condition and has been altered including the introduction of new openings (Figure 15 and Figure 17). The rear yard is used for carparking and is accessed via roller doors from Emerald Hill Place.

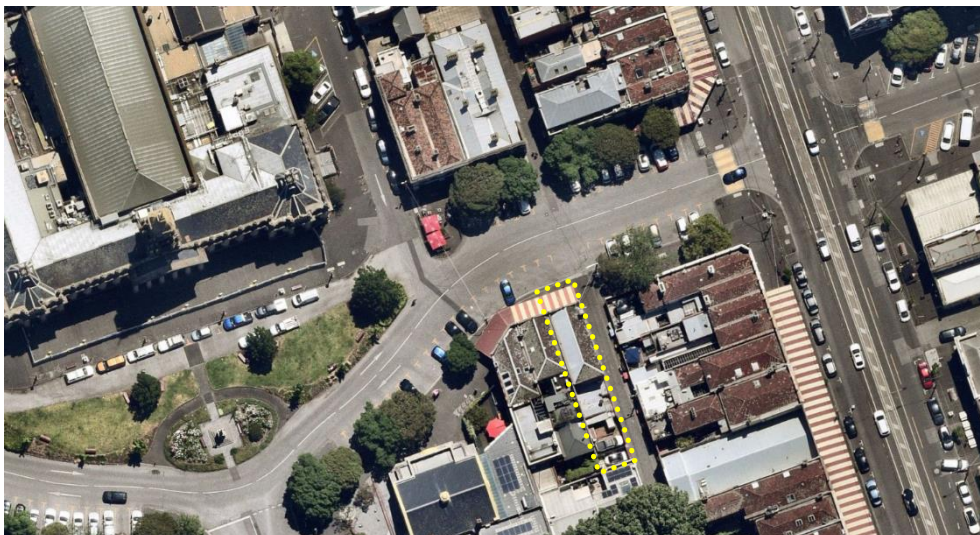


Figure 11 Aerial image with 189 Bank Street indicated, November 2023
Source: Nearmap

⁴ Allom Lovell and Associates, *Emerald Hill Estate: Conservation Study and Policy*, June 1983, P. 102.



Figure 12 Front (north) elevations of 189, 191 and 193 Bank Street with Emerald Hill Place to the centre left



Figure 13 East elevation of 189 Bank Street



Figure 14 Ground floor shopfront of 189 Bank Street



Figure 15 Emerald Hill Place with rear of 189 Bank Street visible to left



Figure 16 Rear wall of 189 Bank Street with round headed window visible above single-storey weatherboard wing and roller doors to Emerald Hill Place



Figure 17 Rear weatherboard wing

Interior

The interior of the building accommodates commercial tenancy space at ground level, with back of house areas located within the rear wing, while the upper level incorporates a layout consistent with the original residential use of this level.

The ground floor incorporates a large open tenancy space addressing Bank Street. The shop interior is clad with ornate pressed metal to walls, cornice and ceiling (Figure 18 and Figure 19). Sections of the pressed metal have been interrupted by new openings to the rear of the shop and are obscured by electrical surface mounted conduits and timber panelling at dado height along the southern wall. A more recent tenancy fit out remains within the space and an internal wall separating the original tenancy space and a rear room has been partially removed creating a larger open plan space. A timber mantel piece remains in the rear room (Figure 20). The building has retained its original staircase (a narrow staircase with a turned timber balustrade) to the rear of the shop and the hearth of a fireplace is also located to the rear (Figure 21). The interior of the rear single-storey wing has been extensively modified and fitted out with a toilet, kitchen and storage space.

The first floor layout incorporates three rooms accessed from a main corridor to the west, though it is evident that the proportions of the interior rooms have been modified and false ceilings have been added. This is apparent in the junctions between the original and introduced walls and the misaligned layout of the corridor (Figure 22). The master bedroom retains its original ornate plaster ceiling rose, however the mantel piece to the fireplace has been removed (Figure 23). A modern bathroom has been added to the south with introduced openings. Original detailing to window openings remain and original cornice detailing is seen in the main bedroom and the hallway.

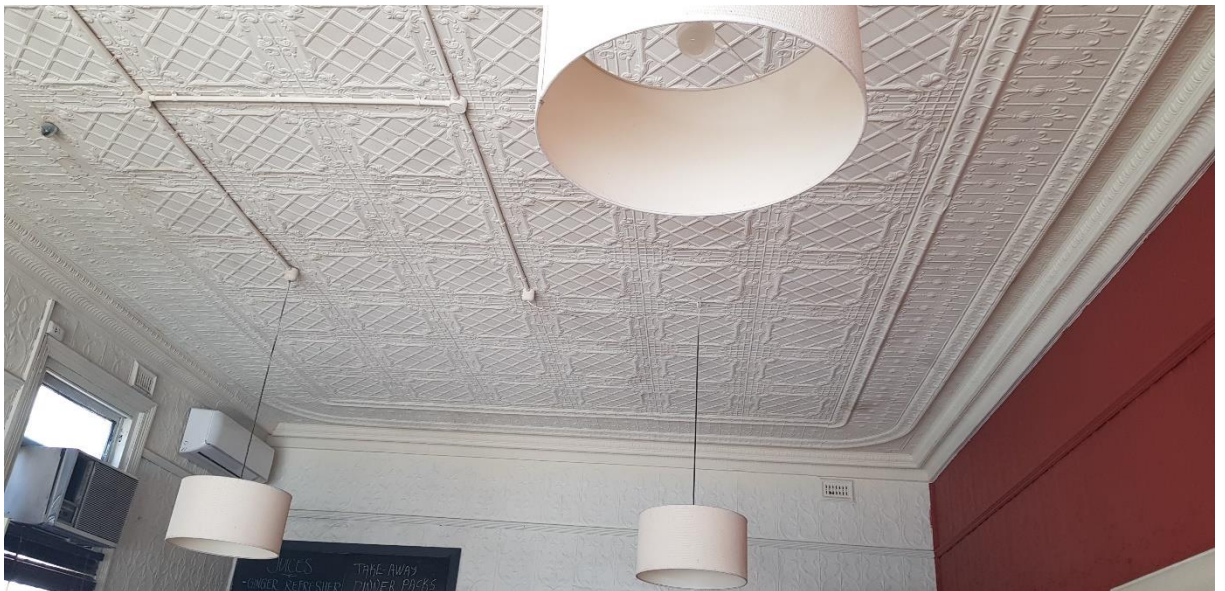


Figure 18 Pressed metal ceiling in ground floor tenancy space



Figure 19 Pressed metal to walls, cornice and ceiling



Figure 20 Ground floor rear room showing timber mantel piece

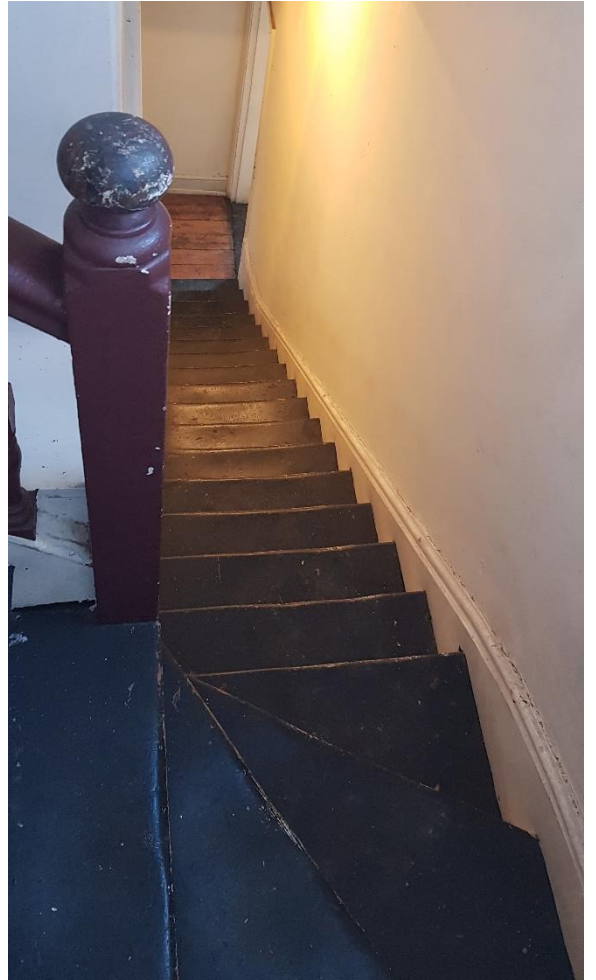


Figure 21 Original staircase to rear of tenancy



Figure 22 Original cornice of master bedroom terminates at introduced wall



Figure 23 Master bedroom showing fireplace with missing mantelpiece

3.2.1 Streetscape context

Bank Street forms the main east-west thoroughfare through the Emerald Hill Estate, with the South Melbourne Town Hall the central focal point on the north side of the street, while the former police station/court house and post office were located to the south (now accommodating different civic uses). To each side of the civic core, the streetscape of Bank Street incorporates predominately face brick or render commercial and residential buildings. The buildings are predominately one and two-storey, constructed between 1877 and 1887 with a generally consistent fine grain character. Earlier buildings are distinguished by their Renaissance revival style and ruled render façade treatment, whilst later development is distinguished by the use of polychrome brick and ornate 1880s boom period detailing.

Many of the terrace houses in the area have had modest residential extensions to the rear which are responsive in scale and materiality to the heritage context (Figure 25, Figure 26 and Figure 27). This is particularly evident in the more recent red brick extensions along Emerald Hill Place to the south of 189 Bank Street (Figure 26). Few upper-level additions along the streetscape are visible (Figure 28).



Figure 24 The intersection of Perrins Street and Bank Street



Figure 25 Low scale modern extensions along Tom Uren Lane to the south of the subject site

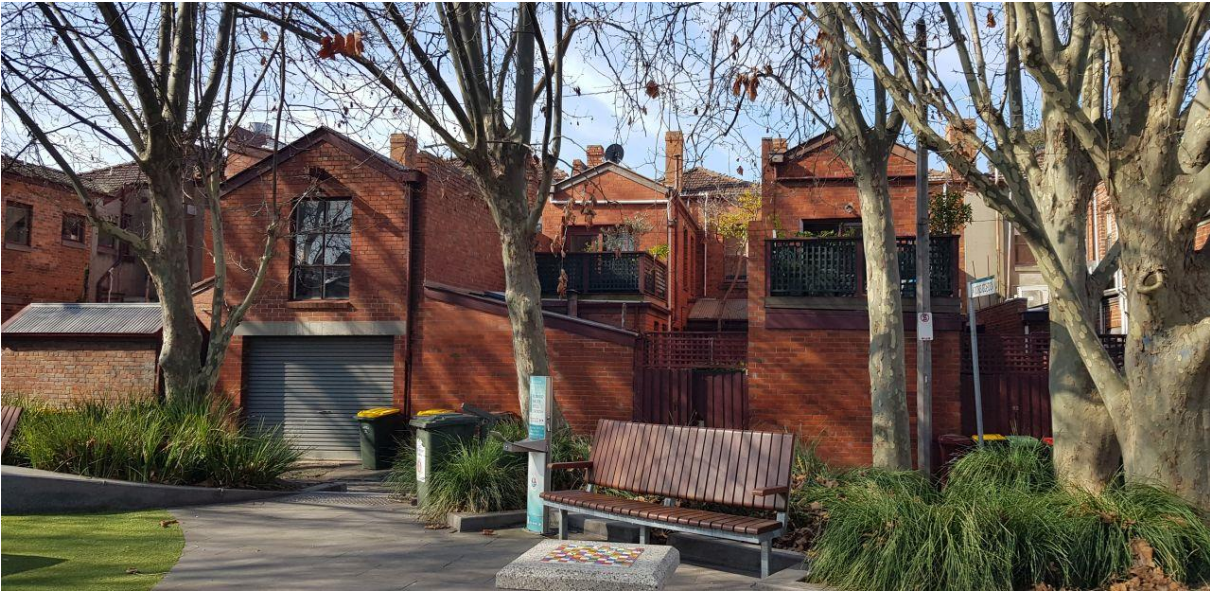


Figure 26 Rear extensions along Emerald Lane to the rear of the heritage buildings on Clarendon Street

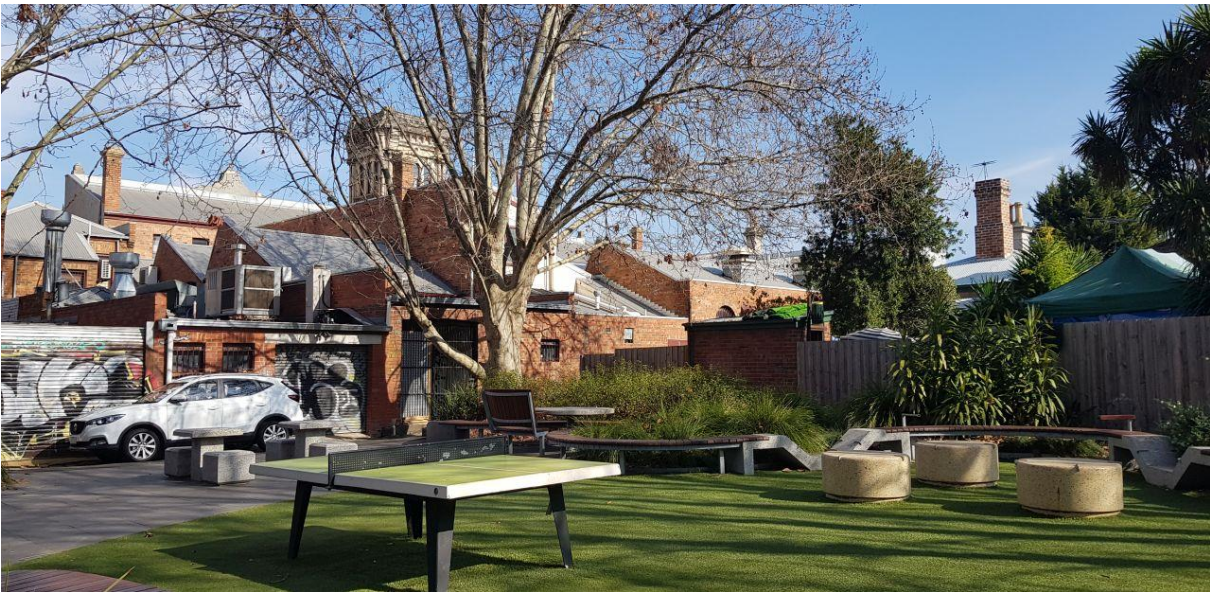


Figure 27 Extensions along Park Lane



Figure 28 Two-storey addition with roof-top terrace visible at 193 Bank Street from South Melbourne Town Hall

4.0 PROPOSED WORKS

It is proposed to undertake partial demolition to the rear of the existing building to enable the construction of a four-storey residential addition. Further, it is proposed to undertake conservation works to the existing building and to undertake minor internal alterations to allow for a medical practice use. The works are described in more detail below.

4.1 Demolition

The proposed extent of demolition incorporates the removal of the single-storey weatherboard and brick wing at the rear of the main building and the removal of the south round headed window and a portion of wall to the upper level of the south elevation. The existing roller doors to Emerald Hill Place will also be removed.

Internally, demolition proposed to the ground floor includes the removal of the remaining portion of wall between the main tenancy space and the rear room, the removal of the chimney breast and mantel piece in the rear room and the demolition of the original staircase and attached internal wall. Demolition works to the first floor include the removal of the upper chimney breast, the internal walls enclosing the bathroom, the removal of the framed opening to the hallway and the creation of new/widening of existing openings.

4.2 Alterations to existing building

The new fit out to the ground and first floor of the two-storey building is to provide for consulting rooms for a medical practice. The consulting rooms to the ground floor are to be constructed as freestanding pods within the tenancy space to ensure that the pressed metal cladding is maintained. A new internal wall is to be installed in the location of the original internal wall between the former tenancy space and rear room.

The first floor will generally adopt a similar room arrangement, with two new bathrooms installed. The consulting rooms will be fitted out with new cabinetry and sinks. Access to this level will be provided via

a lift from ground level and a staircase. Both the lift and staircase are to be located within the new rear addition (refer below) which abuts the rear wall of the existing building.

To the exterior of the building, it is proposed to undertake a suite of conservation works which will generally involve repainting of existing painted fabric, repair of render, removal of redundant services, reglazing of timber framed windows (within existing timber frames), and replacement of damaged bricks.

Addition

The proposed addition is to be located to the rear of the two-storey heritage building. It will abut the south elevation of the existing building and will be constructed to all property boundaries. The addition is to accommodate four levels and will rise to a height of 10.46 metres which is consistent with the ridge height of the heritage building. The addition will incorporate a three level glazed staircase/atrium space as it abuts the rear wall of the heritage building with a terrace above to provide a transition to the four-storey residential wing at the rear. Behind the atrium space (to the west of the site) a concrete lift core is proposed to be installed to provide access to the upper levels of the heritage building.

The residential wing will include carparking on the ground floor concealed behind sliding louvred screens with bedrooms located on the mezzanine and first level. The kitchen and dining are located on the upper level. The whole of the east and north elevations to the residential wing will be clad in a metal louvre system which will be powdercoated in 'Manor Red', while the south elevation and lift overrun will be in face brick.

The addition will have a flat roof form which will be clad in solar panels.

5.0 ASSESSMENT OF HERITAGE IMPACT

Section 101 (2) of the *Heritage Act* 2017 (Vic) sets out the considerations which must be addressed by the Executive Director of Heritage Victoria in determining whether to approve a permit application. These include:

- (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

In addition to the above, the VHR documentation for the Emerald Hill Estate includes a permit exemption policy and suite of specific and general permit exemptions for the place. The specific exemptions which relate to buildings within the Emerald Hill Estate are reproduced below (some of which are relevant):

Interior painting or papering to walls and ceilings, provided the preparation work does not remove evidence of the building's original paint or other decorative scheme.

Removal, replacement or installation of carpet or flexible floor coverings (for example vinyl or lino)

Installation of window coverings, curtain tracks, rods and blinds.

Refurbishment of kitchens, bathrooms, toilets and laundries including removal, replacement or installation of sanitary fixtures, piping, wiring, mirrors, benches, fittings, fixtures and appliances.

5.1 Pre-application advice

An initial pre-application meeting was held with an officer of Heritage Victoria in mid-2023. Written advice following this meeting was provided on 8 June 2023 (P38427), a summary of which is provided below:

Based on the documentation provided, it appears that the design response may not have taken onboard the entire heritage values of the place. As such, I have significant concerns regarding the design and its potential impact on the significance of the building itself and larger Estate. It is considered the current design may detrimentally impact the place by:

- interrupting the setting by obscuring views of the original dwelling from the rear laneway
- imposing a three storey structure that is not sympathetic to the character of the existing heritage listed building
- introducing a new build scale that is disproportionate to the original fabric being removed
- demolishing a portion of the southern roofline (the eastern elevation appears to be slate from aerial images) to accommodate an outdoor terrace for the proposed apartment and proposing the use of modern materials not compatible with the age of the place.
- demolishing the interior configuration of rooms and construction of new without any understanding or reflection of the original layout or fabric

I recommend, consistent with Burra Charter principles and the State level significance of the place that:

- the scale and massing of the proposed extension relates to the existing building
- the design of the proposed extension references heritage elements of the place, rather than being highly contemporary which is starkly different to the heritage elements.
- the proposal avoids demolition of heritage elements

On the basis of the initial advice, the design of the proposed redevelopment scheme was revisited to address some of the concerns raised. A further pre-application meeting was held in November 2023 and a more positive response was provided. A summary of the comments provided in relation to the amended scheme is provided below:

It was noted that the revised plans for the site have absorbed the previous advice by:

- Lowering the height of the extension to be consistent with the height of the original roof ridge and below the height of the chimneys and parapet.
- Introducing a glazed link between the new build and original building to assist with its visual separation and provide a view of the original southern elevation.
- Changing the new southern wall from concrete to red brick.

- Reducing or removing the portion of the southern roofline to be demolished.
- Introducing internal pods to the original interior to avoid intersection with the original pressed metal ceilings.

At the meeting there was also discussion regarding a balustrade on the new, rear roof for outdoor space. Any roof top terrace should be well setback from the east elevation. It was also noted that the balustrade at the top of the glazed link could be improved by a slightly greater setback and/or removal of the handrail to provide a lighter touch at the top. This would further improve glimpses of the original rear roof and assist with some articulation between the original and new build.

Further to the meeting discussions, I wish to advise that a future permit application should detail any demolition of the rear elevation or roof for the lift. It is unclear from the plans if any slate is required to be removed, or if it is overhang only. The loss of the southern round headed window, as well as the internal demolitions should be fully detailed and justified in a Heritage Impact Statement. A permit application would also be expected to detail restoration or conservation works required and proposed.

5.2 Heritage Policy

The *Emerald Hill Conservation Study and Policy* was prepared in 1983 for Emerald Hill Estate by Allom Lovell and Associates. This document included recommendations in regard to interior alterations:

i) Room Layout

The fabric of almost all the buildings in the Estate is sufficiently intact to display the type of use originally intended for each room. The conservation of the Estate as an intact example of a late 19th century development is not only dependent on the retention of the external facades but also on the internal layout of each building. This is because there was a distinct zoning of uses within each building. The shop interior was kept separate from the rear rooms and the residence above was again a distinct zone.

It is recommended that this hierarchy of spaces be kept intact and in some areas reinstated. The most important contributing factors are the retention of original staircases, wall lines, door openings, windows/skylights and ceiling/floor levels.⁵

With specific reference to 189 Bank Street, it was recommended that:

The pressed metal to the shop interior be retained and future alterations to the shop be designed not to damage or alter it.⁶

⁵ Allom Lovell and Associates, *Emerald Hill Estate: Conservation Study and Policy*, June 1983, P. 8.

⁶ Allom Lovell and Associates, *Emerald Hill Estate: Conservation Study and Policy*, June 1983, P. 104.

5.3 Analysis of heritage impacts

5.4 Demolition

The proposed extent of demolition focuses on the removal of fabric to the rear of the existing two-storey building component and the removal of internal fabric to enable the adaptation of the building for a medical practice.

5.4.1 *External*

The rear single-storey wing is in a location where an earlier rear wing is indicated on the MMBW. The existing fabric of the wing, however, is in a poor condition and has been modified including the construction of the boundary brick wall and the insertion of new penetrations. Internally, this wing accommodates a new fitout and provides little evidence of the original use in this portion of the site. While some original fabric may remain within the existing rear wing, it is limited in extent and has been substantially altered. The removal of the rear wing will have little overall impact on the understanding or presentation of the heritage building, and the broader Emerald Hill Estate.

It is also proposed to remove the round headed window and a portion of wall to the upper level of the southern elevation to enable the installation of a lift to provide access to the upper level of the heritage building. This fabric is original to the heritage building, however, is located to the rear elevation of the heritage building in an area of the site which has undergone change over time. It is acknowledged that the removal of the window/wall will result in the loss of original fabric, however in considering the overall presentation and heritage value of the building the loss and impact on significance is limited. The window and portion of wall are not prominent elements and the extent of the intervention will not affect the overall presentation of the external façade from Emerald Hill Place. The principal presentation of the heritage building to Bank Street, together with the secondary elevation to Emerald Hill Place will be retained and the existing roof form will be maintained. In considering the significance of the Emerald Hill Estate overall, the removal of one window and a portion of wall fabric to the rear elevation of the heritage building will not result in an adverse impact.

5.4.2 *Internal*

The internal demolition works include the removal of the staircase, minor change to internal wall layouts and removal of chimney breasts and a mantelpiece.

The existing staircase is original to the building, however it is narrow and steep and does not meet current accessibility standards. Within the existing space there is no ability to modify the staircase to provide compliant access, and accordingly it is proposed to remove the staircase. A new staircase is to be installed within the rear addition, which will provide appropriate and compliant access to the upper level of the heritage building. It is acknowledged that the removal of the staircase will constitute a loss of heritage fabric, however the loss is considered to be acceptable as the staircase is not identified as a feature which makes a particular contribution to the overall significance of the heritage building or the broader Emerald Hill Precinct.

The demolition of the internal chimney breast and mantle piece to the rear room of the heritage building will similarly involve the removal of original or early fabric, however these are elements which make a limited contribution to the overall understanding and presentation of the heritage building and the significance of the Emerald Hill Estate.

The proposed widening of existing doorways and introduction of new doorways into the wall fabric to the first floor level will involve the further modification of wall fabric which has been added/changed in

the past. The overall room layout will be retained and the extent of demolition will have no heritage impact.

5.5 Alterations to existing building

The proposed alterations to the existing building involve conservation works to the external building fabric and a new fitout to the interior.

The building is currently in good condition and accordingly a limited scope of conservation works is required to the existing external fabric. The conservation works will maintain and enhance the existing fabric and ensure its longevity.

The internal fitout of the ground floor of the building proposes to retain the existing pressed metal to the main tenancy space. The ground floor fitout will be installed as pods within the space so that visibility of the pressed metal ceiling will be maintained and no penetration of the metal cladding will be required. To the rear of the main tenancy space a wall will be installed in the location of a former wall, which will reinstate a division between the tenancy space and the rooms to the rear (albeit that a corridor will provide access between the two spaces). The proposed fitout takes into consideration the significant elements within the ground floor tenancy space and seeks to maintain this fabric, while also reinstating a wall which will reintroduce the original tenancy space at ground level. The ground floor fitout is largely reversible and will have no impact on the significance of the heritage building.

In relation to the fitout to the upper level, the existing layout will largely be maintained with new bathrooms introduced. Where remaining, the plaster cornicing and ceiling roses will be retained as will the chimney breast to the front room. The upper level has previously been modified and the further modification of this space will have no impact on the overall understanding or significance of the building.

5.6 New addition

The proposed new addition is to be located to the rear of the site, and will rise to a height to match the ridge line of the heritage building. As with the existing building, the addition will be constructed to the property boundaries. The height and scale of the proposed addition will not dominate the presentation of the heritage building, nor will it intrude on or detract from the fine grain and rhythm of the broader heritage streetscape. The addition will have no visibility in front on views from Bank Street, but will have some visibility in oblique views along Emerald Hill Place. Where visible in these oblique views, the addition will present as a contemporary insertion. The proposed louvred screen system will be powder coated in a colour which is appropriately muted and responsive to the heritage context and will blend with the existing face brick of the heritage building. The incorporation of a red brick wall to the rear of the south extension also enables the addition to blend into its heritage context from the rear. The addition will be understood as a secondary element to the rear of the heritage building and a neutral backdrop in views along Emerald Hill Place. Importantly, the design of the addition does not seek to compete with or detract from the prominence of the heritage buildings to Bank Street.

The interface with the rear of the heritage building has been carefully considered and a glazed staircase/atrium is proposed to provide a lightweight linking element between the brick heritage building and the louvre clad addition. This linking element will provide a clear visual separation between the heritage building and ensure that views of the existing face brick rear wall will be maintained. This is an appropriate response which manages the transition between the old and new fabric and ensures the three-dimensionality of the heritage building will be maintained. A terrace is to be installed above the

atrium space which will have a frameless glazed balustrade. This approach enables the existing roof form to terminate adjacent to the upper terrace. The installation of a lift to the western side of the atrium will not require the removal of roof slates, but will involve the modification of guttering. Accordingly, there will be no impact on the existing slate cladding or the hipped roof form.

6.0 CONCLUSION

The proposed redevelopment of 189 Bank Street provides a balanced outcome that is responsive to both the heritage significance of the existing building and the surrounding heritage context. The proposed works have been carefully considered and an appropriate design approach has been taken to ensure that the significant heritage building is maintained and that the new works adopt a simple contemporary form and presentation. In broader consideration of the Emerald Hill Estate, the assessed significance of the heritage place will not be adversely impacted as the significant characteristics of the heritage building are to be retained and enhanced.