

## **HERITAGE IMPACT STATEMENT**

### **PROJECT DETAILS**

**Heritage Impact Statement for:**

Ranelagh Estate

**Victorian Heritage Register Number:**

H1605

**This Heritage Impact Statement forms part of a permit application for:**

This application is for a part-demolition and extension to the rear of an existing single storey building. It is currently used as a social club known as the Ranelagh Club.

**Pre-application meeting number:**

P40019

**Address and location description:**

3 Rosserdale Crescent, Mount Eliza VIC 3930

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**Prepared for:**

Ranelagh Club

**Date:**

13/12/2024

## **SIGNIFICANCE OF THE PLACE OR OBJECT:**

### **The cultural heritage significance of the place or object:**

The Ranelagh Estate holds significant cultural value, reflecting the historical and social evolution of the Mount Eliza community. Initially conceived as a country club-style residential area, it was designed to attract professionals seeking a tranquil retreat from urban life. This vision fostered a sense of community among residents, promoting a lifestyle centred around nature, leisure, and social engagement. The estate's layout, with its parks and recreational facilities, embodies a vision of communal living that values open space and active lifestyles, which remains relevant in Mount Eliza today. This sense of community and active leisure was greatly contributed by the employment of significant Architects and urban planners.

The architectural heritage of the Ranelagh Estate also contributes to its cultural significance. Engaging prominent architects Walter Burley Griffin & Marion Mahony Griffin, known for their innovative urban design and landscape architecture, add an artistic dimension to the estate. Saxil Tuxen, who was an established the town planner and surveyor was also instrumental to the design and establishment of the Ranelagh Estate. The preservation of historical features, such as the original homestead guest house, reflects the community's commitment to maintaining its unique identity and heritage. This blend of natural beauty and thoughtful design makes the estate a point of interest for historians, architects, and those passionate about sustainable community living.

Furthermore, the ongoing involvement of the Ranelagh Residents Association illustrates a strong civic spirit and dedication to preserving the estate's values. The association has played a crucial role in advocating for the community's interests, especially against overdevelopment threats, emphasising the importance of local governance and community voice in urban planning. This active participation highlights the cultural narrative of resilience and collective identity among residents, ensuring that the legacy of the Ranelagh Estate continues to thrive as a model of community-orientated living in a changing suburban landscape.

### **Ranelagh clubhouse**

The main clubhouse was built in 1964 and has served as an integral part of the historical and cultural significance of Ranelagh Estate. The clubhouse building maintains an emphasis on modest, modernist design that respects the surrounding coastal environment. Characterised by its low-profile skillion roofs, yellow-painted masonry walls, and clean architectural lines, the structure was intentionally designed to integrate with the natural slope of the land, preserving unobstructed view of Port Phillip Bay.

The clubhouse continues to be a central gathering point, fostering social and recreational activities that attract families to Mount Eliza. The clubhouse extends as an event hire space for functions, weddings and business conferences to the wider community. While the original estate by the Griffins emphasised harmony with the natural environment, later additions and modifications like the clubhouse, have adhered to these principles.

**Existing condition of the place and object:**

The Ranelagh Club is located on Lot B on Diagram 1605 A is north of the estate and overlooks Ranelagh Beach. As a sporting club, lot has a myriad of sporting facilities and a restaurant which overlooks the beach. The roads in the estate wraps around the tennis club and around the estate with its landscaping, very well maintained.

**Current use of the place or object:**

Ranelagh club functions as a social sporting and event space for its members. The clubhouse has a commercial kitchen to serves its member and is also an event hire space for the wider community.

**Constraints and opportunities resulting from the significance of the place or object:**

There is an opportunity to strengthen the community and sociability of the locals with upgraded facilities.

**PROPOSAL:**

**The proposed works**

This application seeks approval for the demolition of an existing outbuilding, including attached roofed areas to the rear (south), and the construction of an extension to the rear of the main building. The proposed rear extension will accommodate a larger kitchen and additional back-of-house storage space.

The new extension will not be visible from the front entrance and will be obscured by the existing embankment and the existing retained clubhouse. The building height and its flat skillion roof will be lower than the embankment and maintain views to Port Phillip Bay from the tennis court carpark. The external walls will feature vertical composite cladding in muted colours, designed to withstand coastal conditions and maintain sympathetic to the existing clubhouse. The roof will use Trimdek to match the existing roof.

The proposed extension will provide improved amenities for members and the wider community. It will accommodate a larger kitchen and back-of-house area to better support the growing community and its growing needs. The extension will enhance the operational efficiency, enabling the continued delivery of outstanding service that has historically made the clubhouse a landmark in the area.

The impact on the surrounding landscape, particularly vegetation, is minimal, with site cutting limited to the back of the clubhouse. Regarding sightlines, the extension is located at the rear of the clubhouse and backs onto an embankment. It will not be visible from the frontage or any patron areas. From the top of the embankment, where the tennis court car parking is located, views of the extension will be minimal, showing only the roof. The proposed roofline is designed to sit lower than the existing roof.

As a result, the design of the extension has little to no impact and does not detract from the cultural or aesthetic significance of the clubhouse or Ranelagh Estate.

## Materiality

The existing clubhouse features yellow-painted masonry walls with shallow-sloping Trimdek skillion roofs that respect the natural slope of the land. The existing building maintains unobstructed, panoramic views of the Port Phillip Bay, as shown in the accompanying photos. The existing outbuildings proposed for demolition share the same roof style, with yellow-painted weatherboard walls.

The proposed extension aligns with the original design of the clubhouse, incorporating a shallow-sloping roof to preserve the unobstructed views. The new roof will also feature Trimdek cladding to match the existing material. The external walls of the extension will have vertical cladding, painted in muted colours. The contrasting finish will distinguish the addition as a contemporary extension while complimenting and respecting the character of the existing building.

Below are 2 images looking from an oblique angle to show where the club sits with reference to fall of the land and the heritage components of this estate.







## **INFORMATION TO SUPPORT AN ASSESSMENT AGAINST SECTIONS 101(2) AND 103(3) OF THE HERITAGE ACT 2017**

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

#### Positive:

- Improves facilities for local club members and boosts social significance of place.
- Facilitates a healthy growth of the social club.
- Consolidates outbuildings which have aged faster than the main building as it is open.
- Ensures longevity in its use and maintenance.
- Cohesive design with the main building.
- Maintains the cultural significance of the heritage place.
- Extension is not visible from any public streets.

#### Negative:

- Removal of 1 shrub.

**Provide reasons why the proposed works should be supported. Reasons must address the matters which the Executive Director is to consider under s101(2) including:**

The proposed extension is reasonable and should be supported as the location does not impact the urban planning and landscape of the estate. The proposal is not visible to any public streets and is in an area which is typically accessed by staff and not any members, or members of the public.

**Reasons may address the matters which the Executive Director may consider under s101(3) including:**

Heritage team at Mornington Peninsula Shire, namely Greg Xiang and council heritage advisor has noted they are not the authority for the permit application. Should be noted as proposal does not affect other heritage places.

## **INFORMATION TO SUPPORT AN ASSESSMENT AGAINST SECTIONS 101(2) AND 103(3) OF THE HERITAGE ACT 2017**

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

The Ranelagh Estate has heritage significance primarily for its historic and aesthetic appeal. Historic for its association with prestigious Architects Walter Burley Griffin, Marion Mahony and Saxil Tuxen who were instrumental in social evolution of Mount Eliza. With its distinctive long curved roads, recreation reserves and communal facilities, the subdivision has been designed to harmonise with the typography. The proposed extension does the same. The location of the extension is at the rear of the main building and is flanked by a slope. The design of the building will blend in with the landscape with use of retaining walls. With demolition of existing out buildings, the new extension will be consolidated under one roof. The extension will facilitate a larger kitchen and staff areas that will further enhance its use as a social sporting club for the community.

## Photos:

### Existing photos of the Clubhouse:



Photo: View of the rear of the Clubhouse from the tennis club carpark. Only the roof of the main Clubhouse can be seen with views of the Port Phillip beyond.



Photo: Photo taken from the top of the steps that lead down to the main Clubhouse. View is of rear of the main building showing the embankment is higher than the roof of the Clubhouse. Proposed extension is located in this area. Outbuilding with the blue roof on the left will be demolished for new extension.





Photo: Photo taken from the top of the embankment. Roof line of the building lower than the embankment. Blue roof building at the forefront is to be demolished for the new extension.



Photo: Photo taken at the rear of the Clubhouse. Extension of the building will be seen at this level with demolition of the outbuilding.





Photo: Photo taken from the roading to Clubhouse entry. View of the entry of the Clubhouse. From here the extension will not be visible as it is located at the opposite corner. Roof to new extension will be lower than the existing roof seen here.



Photo: Photo taken from the Clubhouse carparking. No views of the extension can be seen from this view. Parts of this building will remain the same.



Photo: Photo taken from the Clubhouse carparking. No views of the extension can be seen from this view. Parts of this building will remain the same.



Photo: Photo taken from driveway further north of the embankment. Views of the clubhouse roof is just visible. The new extension will not be visible from this view.



Photo: Photo taken from the driveway leading to the clubhouse. Views of the extension will not be visible from this view.