

HERITAGE IMPACT STATEMENT

HAMBLETON HOUSE

44 ST VINCENT PLACE NORTH,

ALBERT PARK

ADDITIONS AND ALTERATIONS

NOVEMBER 2024



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Traditional Owners and their Elders past, present and emerging, as the original custodians of the land and waters we work across and recognise that sovereignty has never been ceded. We support the Uluru Statement from the Heart to achieve justice, recognition, and respect for all First Nation people.

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Contemporary and historical sources utilised in the preparation of this Heritage Impact Statement are acknowledged and referenced in footnotes and/or figure captions.

REPORT REGISTER

The following report register documents the development and issue of the Heritage Impact Statement for Heritage Victoria as prepared by RBA Architects + Conservation Consultants in line with its quality management system.

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PRELIMINARY SCHEDULE OF CONSERVATION WORKS FOR *HAMBLETON HOUSE (2024)*,
RBA ARCHITECTS AND CONSERVATION CONSULTANTS

1 INTRODUCTION

1.1 PURPOSE

This Heritage Impact Statement (HIS) accompanies a permit application for proposed alterations and additions at *Hambleton House*, 44 St Vincent Place North, Albert Park. It has been prepared for AI and Rebecca Yazbek the owners of the place by RBA Architects + Conservation Consultants. The subject place is listed on the Victorian Heritage Register (VHR) as part of the *St Vincent Place Precinct* (H1291).

The proposal seeks to redevelop the rear portion of the site. Existing 20th century additions and outbuildings would be demolished, and a smaller two-storey contemporary addition and a freestanding garage would be constructed. The proposal also includes a suite of conservation works to the original 19th century mansion and landscaping works to the front garden.

This report provides an independent assessment of the potential heritage impact of the proposed works on the identified heritage significance of the subject place.

1.2 LOCATION

The *St Vincent Place Precinct* has a semi-oblong layout, featuring central gardens surrounded by residential housing. The subject site is located in the north half of the precinct at the intersections of St Vincent Place North, Montague Street, and Draper Street, directly across from St Vincent Gardens. The precinct is primarily characterised by one-to two-story Victorian-era terrace houses, with a limited amount of more recent infill development and a considerable amount of contemporary rear additions.



Aerial photograph of the subject site with boundaries highlighted (dashed red)
(Source: Nearmap, October 2024)



Aerial photograph of St Vincent Place with arrow indicating location of the subject place
(Source: Nearmap, October 2024)

1.3 METHODOLOGY

The terminology and principles utilised in this report are informed by sound heritage management practice, namely as expressed by *The Australia ICOMOS Charter for Places of Cultural Significance: The Burra Charter*, (rev. 2013). This report also generally adopts the approach set out in Heritage Victoria's *Guidelines for Preparing Heritage Impact Statements* (rev. June 2021).

This report relies upon and draws from a Conservation Management Plan (CMP) of *Hambleton House*, 44 St Vincent Place North prepared by RBA in July 2024.

RBA carried out non-invasive inspections of the subject place in March 2024 and June 2024. Unless otherwise specified, the images included in this report derive from this investigation.

1.4 HERITAGE STATUS

VICTORIAN HERITAGE REGISTER

The *St Vincent Place Precinct* is included in the VHR as H1291. The extent of registration encompasses the St Vincent Gardens and the housing which surrounds it. The whole footprint of the precinct is shown in the Extent of Registration Diagram below.

The extent of registration includes:

All of the St Vincent Place Precinct Albert Park comprising all the land, gardens, buildings and works within the heavy line marked on Diagram 600821 held by the Director of the Heritage Council and including the places known as St Vincent Gardens East, St Vincent Gardens West, Numbers 2-94 St Vincent Place North, Numbers 1-99 St Vincent Place South, 10 Merton Street, the Albert Park Bowling Club, the Albert Park Tennis Club, the roadway and footpath of St Vincent Place, and the roadway and footpath of Montague Street between the property lines of St Vincent Place North and St Vincent Place South.

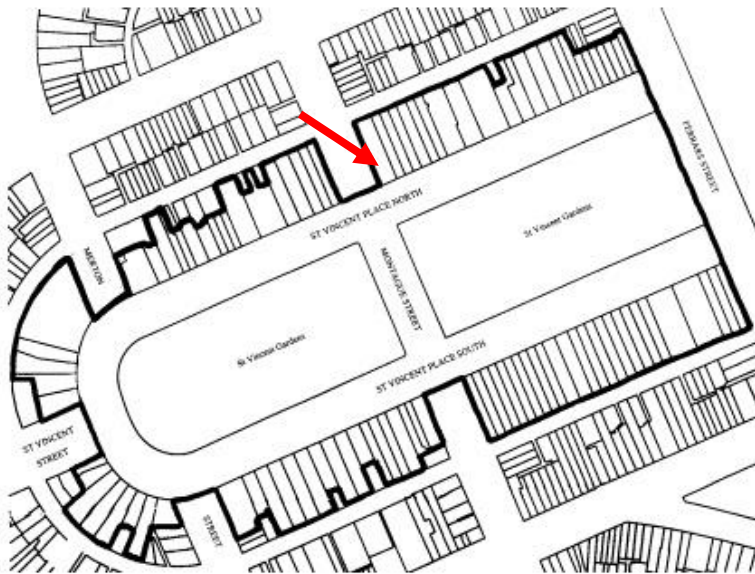


Figure 1: Extent of Registration Diagram 600821 with the black border indicating the precinct's boundaries. The arrow indicates the location of the subject place.
(Source: Victorian Heritage Database)

The VHD provides the following Statement of Significance for the *St Vincent Place Precinct* with key portions underlined:

What is significant?

The St Vincent Place precinct was first designed in 1854 or 1855, probably by Andrew Clarke, the Surveyor-General of Victoria. The current layout is the work of Clement Hodgkinson, the noted surveyor, engineer and topographer, who adapted the design in 1857 to allow for its intersection by the St Kilda railway. The precinct, which in its original configuration extended from Park Street in the north to Bridport Street in the south, and from Howe Crescent in the east to Nelson Road and Cardigan Street in the west, was designed to emulate similar 'square' developments in London, although on a grander scale. The main streets were named after British naval heroes. The development of the special character of St Vincent Place has been characterised, since the first land sales in the 1860s, by a variety of housing stock which has included quality row and detached houses dominated by Rochester Terrace (Heritage Register Number 813), and by the gardens which, although they have been continuously developed, remain faithful to the initial landscape concept.

How is it significant?

The St Vincent Place Precinct is of aesthetic, historical, architectural and social significance to the State of Victoria.

Why is it significant?

The St Vincent Place Precinct is aesthetically important for the outstanding quality of its urban landscape. The major elements that reflect this importance are the gardens with their gardenesque style layout and fine collections of mature specimen trees, and the harmonious relationship of the gardens with the residential buildings facing them around St Vincent Place.

The St Vincent Place Precinct is historically important as the premier 'square' development in Victoria based on similar models in London. It is significant as the largest development of its type in Victoria and for its unusual development as gardens rather than the more usual small park as at, for example Macarthur, Murchison, Lincoln and Argyle Squares in Carlton. The precinct is also historically significant for its associations with Surveyor General Andrew Clarke, and more particularly with Clement Hodgkinson, a prolific and influential surveyor engineer in early Melbourne.

The St Vincent Place Precinct is architecturally important for the consistent quality of its built form and its high degree of intactness from its earliest phase of development, characterised by a mixture of one and two storey terraces and detached houses.

The St Vincent Place Precinct is socially important as a reflection of the aspirations of middle class residents in South Melbourne. Because of the shared outlook on and use of the gardens, the precinct has developed a sense of community cohesion unusual in the Melbourne context. The gardens are also socially important as a

focus of community life for the surrounding district with the maintenance of their amenity a priority of municipal government since their inception. The existence of the tennis and bowls clubs in the gardens for over a century is a further manifestation of this social importance.

The precinct is also classified by the National Trust of Australia (Victoria) at the National level (*St Vincent Place & Gardens, Historic Area*, Place no. B2231) and is also part of the Australian Heritage Council's archived Register of the National Estate (*St Vincent Place Conservation Area*, Place ID 5460). There are no statutory implications associated with these listings.

PORT PHILLIP PLANNING SCHEME

The *St Vincent Place Precinct* is noted as HO258 in the Schedule to the Heritage Overlay (HO) of the Port Phillip Planning Scheme. 44 St Vincent Place is graded 'Significant' within the precinct.¹

In the Schedule to the Heritage Overlay for the subject site there are no specific controls on the building as it is included on the VHR.

There is an early citation (No. 1031) for 'Hambleton House and Terraces' included in the *City of Port Phillip Heritage Review (Version 15)*, which has been retained from an early conservation study undertaken in 1987 by Allom Lovell Sanderson. This includes a comment on the significance of the residence:

'Hambleton Terrace', is of significance for the coherency of design and intact nature of its five houses and for the impact they have on the coherence of St Vincent Place generally. They are an integral component of the Victorian building stock within St Vincent Place. The front fences add to the significance of the row, however the external stair to Hambleton House detracts.

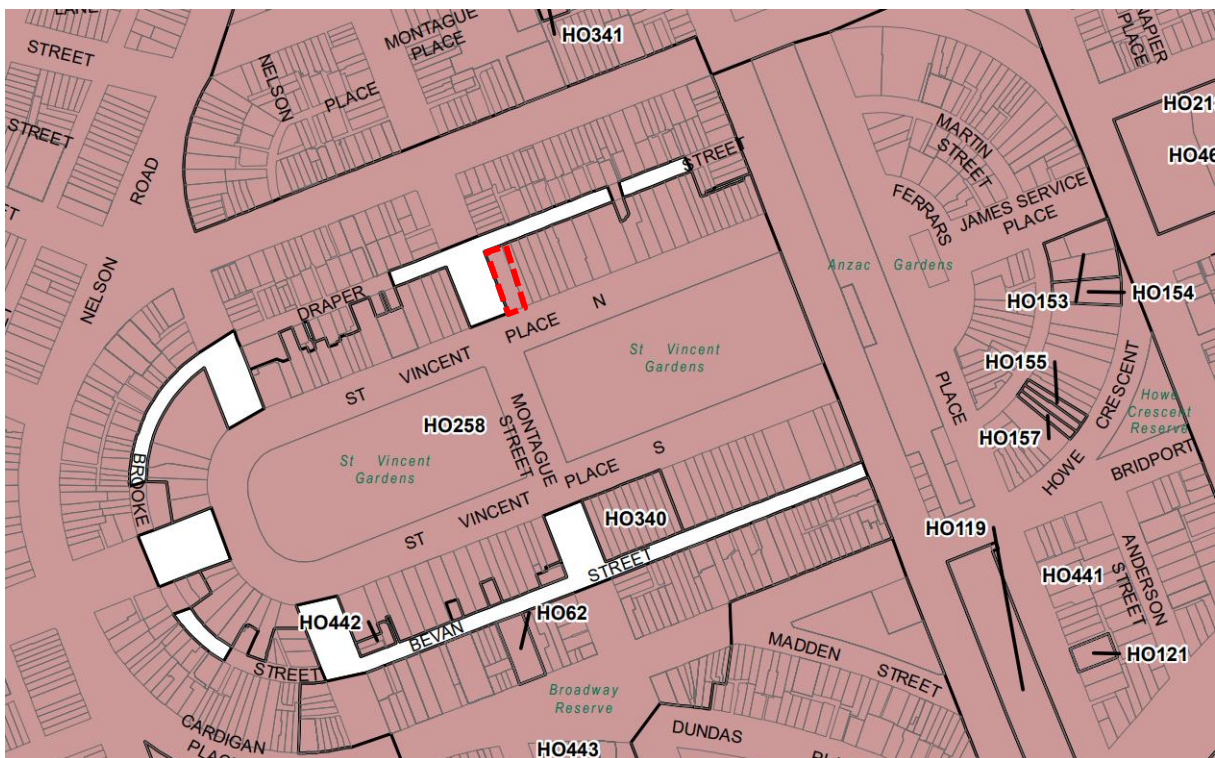


Figure 2: Heritage Overlay diagram with subject site indicated (dashed red)
(Source Map 3 HO, Port Phillip Planning Scheme)

¹ City of Port Phillip Heritage Policy Map (Map 1 of 9), December 2022, Amendment C161port Pt2 - Gazetted Version

2 SUMMARY HISTORY

This summary history for *Hambleton House*, derives from the history chapter in the Conservation Management Plan for the place (CMP, p5-16) prepared by RBA in 2024.

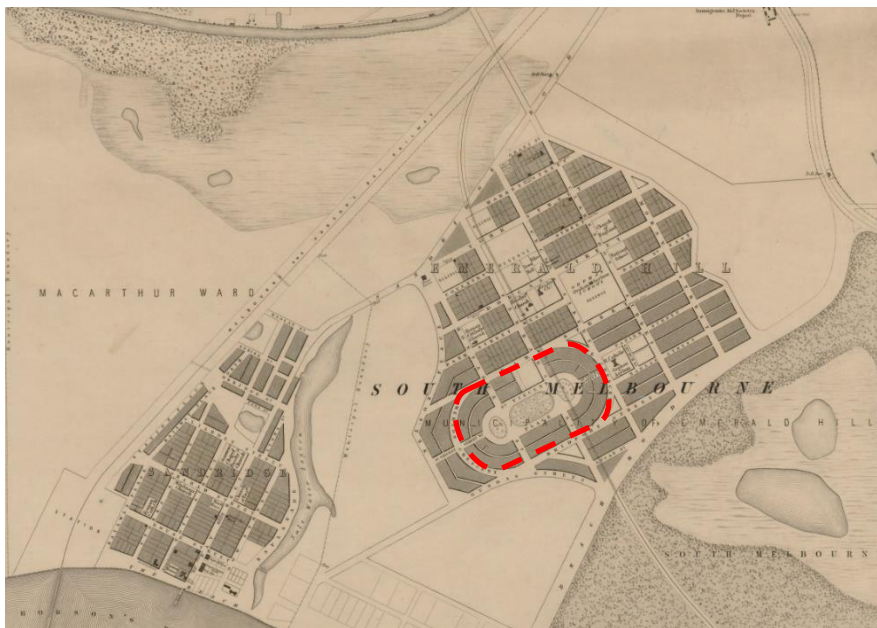
2.1 CONTEXTUAL

St Vincent Place is situated in Albert Park and South Melbourne, south of Melbourne's city centre, within an area originally comprising swampland and the elevated volcanic outcrop of Emerald Hill. This area is an important site traditionally used as a camp place or *willam* by the original owners, the Yalukit Willam clan of the Boon Wurrung people, and was where inter-tribal corroborees were regularly held.² The strategic location and prominence of the site made it attractive to European's arriving to Australia in the 1830s and was one of the earliest areas to be surveyed by the Crown.³

St Vincent Place is organized around a central garden square bordered by two rows of houses on either side, oriented to take advantage of sunlight: morning for St Vincent Place North and afternoon for St Vincent Place South.⁴ Surveyor Clement Hodgkinson designed the area, inspired by the Georgian garden squares of London, Bath, and Bristol, though claims of its shape reflecting a former racecourse lack supporting evidence.⁵

The design evolved under Captain Andrew Clarke, surveyor Robert Hoddle's successor, with contributions from draftsman James Kearney and engineers David Miggy and James Brown. Clarke revised the plan following the 1857 St Kilda train line extension, which interrupted the area and altered Hodgkinson's original garden layout.⁶

Land sales within the precinct began in December 1864, with housing development following in 1866 and the central gardens established by 1868.⁷ The earliest housing developments were in St Vincent Place North, though much was redeveloped in later years. Nos. 56-58 and 'Rosebank' at No. 30 are among the earliest surviving examples from this initial phase.⁸ By the 1880s, the area was mostly developed with grand Victorian terraces, many architecturally designed.



1855 survey map of South and Port Melbourne with St Vincent Place. The plan shows the geographic features of the area prior to its widespread development and the original design of St Vincent place before it was altered.

(Source: James Kearney, Port & South Melbourne map, no. 3, 1855, SLV)

² Meyer Eidelson, 'Yalukit Willam: The River People of Port Phillip,' *City of Port Phillip*, 2014

³ 'South Melbourne,' *Victorian Places*, Monash University, 2015: <https://www.victorianplaces.com.au/south-melbourne>

⁴ John Watts, 'A History of St Vincent Place, South Melbourne,' Undergraduate Thesis, University of Melbourne, 1976, p12

⁵ Max Nankervis, 'St Vincent Place Gardens: Where landscape becomes townscape,' *Australian Garden History*, Vol. 35, no. 4, April 2024, p12

⁶ *St Vincent Gardens Conservation Analysis & Management Strategy*, City of Port Phillip, 1997, p5

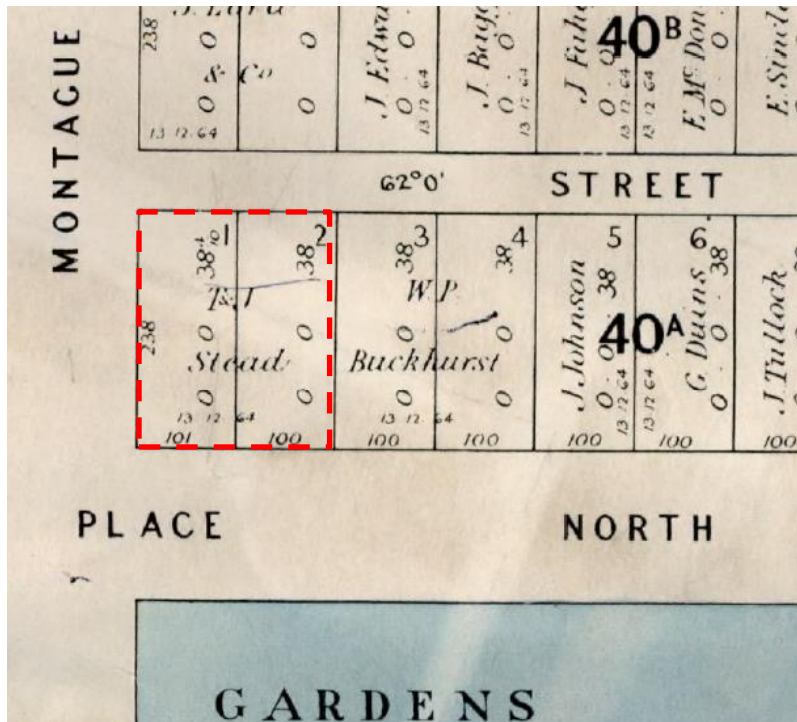
⁷ *St Vincent Gardens Conservation Analysis*, 1997, p6

⁸ Watts, 1976, p12

2.2 LAND SALES AND THE FIRST HOUSE

In December 1864, Joseph and Thomas Stead, local businessmen with a timber and ironmongery business on Park Street, purchased Crown allotments 1 and 2, Section 40A, in St Vincent Place.⁹ Each lot measured 38 perches (roughly 0.2 hectares in total) on which they constructed two brick residences (now demolished), each with six rooms.¹⁰ Constructed in 1865, these were among the earliest built on St Vincent Place and were initially identified as 23 and 24 St Vincent Place North.¹¹

In 1876, Joseph Stead acquired full ownership of two parcels (the subject site) in St Vincent Place from his brother, Thomas.¹²



◀ Crown allotments purchased by Joseph and Thomas Stead in 1864. (Source: Parish Plan, City of South Melbourne, PROV M333 (36))

2.3 PLACE-SPECIFIC

The CMP identified three key phases of development at the subject site beginning with the construction of the main residence in 1877, the changes undertaken by the second owner, John Thomas Sealey from during the 1910s and 1920s, and the changes relating to its use as a boarding house/hotel beginning in the 1930s. The CMP provided a floorplan with each phase identified as follows. A summary outlining each stage of the building's development is also provided.

⁹ Parish Plan, City of South Melbourne, PROV M333 (36)

¹⁰ 1867 Emerald Hill Rate Book, Block 40A, nos 2696 and 2697

¹¹ Sands & McDougall Directory, 1872, p165

¹² Certificate of Title, Vol. 902, Fol. 339



Hambleton House, phases of development
 (Source: RBA Architects, *Hambleton House CMP*, 2024 p10)

1877 PHASE - EXTANT HOUSE AND TERRACE GROUP

By 1877, construction began on a terrace group featuring five brick residences. The largest, with 13 rooms, became known as *Hambleton House*, where Joseph and his family lived, while the four adjoining terraces, each with eight rooms, were leased.¹³ The terraces were likely architect-designed, with Robert Adamson, a local architect active nearby, possibly responsible. An 1875 tender notice he issued for 'foundations for 5 residences' may refer to this project as it is the only terrace group of five within the precinct.¹⁴

By 1878, construction of the terrace group was completed.¹⁵ The earliest image of the property, taken a decade later in 1888, shows the original detailing of the house which no longer survive including the striped verandah roof, the urns and orbs to the parapet, and the rendered wall finishes.¹⁶ The surrounding landscape, also captured in this image, initially featured a hedge along the front boundary behind the surviving palisade fence.

¹³ 1877 Emerald Hill Rate Book, nos 74-78

¹⁴ Record No. 32367, *Australian Architectural Index* (AAI)

¹⁵ 1878 Emerald Hill Rate Book, nos 65-69

¹⁶ David Wood, 'Hambleton House and terraces,' 1888, City of Port Phillip Heritage Collection: SM0462

CITY OF SOUTH MELBOURNE.



DAVID WOOD, Photo.

South Melbourne.

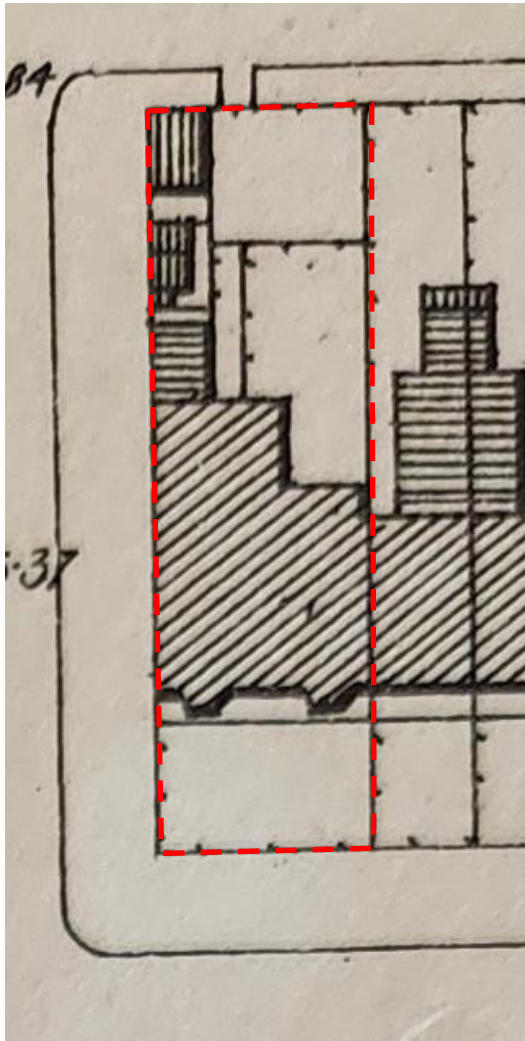
Hambleton Terrace, St Vincent Place North.

'Hambleton House' and terraces in 1888 (David Wood)
(Source: City of Port Phillip Heritage Collection: SM0462)

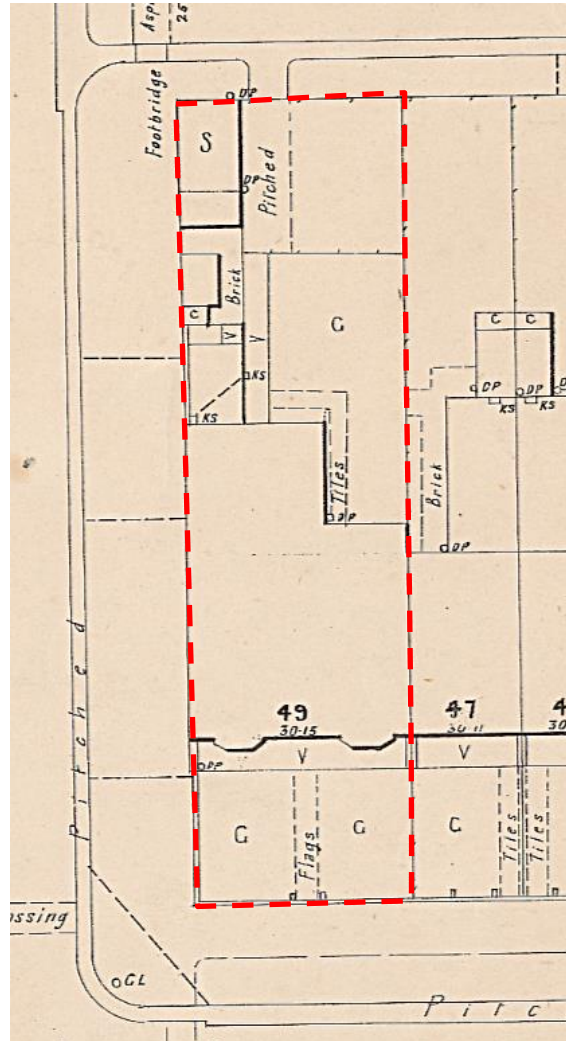
According to later 1894-95 MMBW plans, the property's layout included an L-shaped main residence with several smaller timber-framed outbuildings at the rear, such as a kitchen (identified by KS or kitchen sink), closet/toilet (C), and stable (S).¹⁷ There was a pitched basalt crossover at the rear of the site on Draper Street and another pitched area in front of the stables. The outbuildings were arranged along the western boundary of the site in an ad hoc manner with the remainder of the site comprising a fenced paddock and garden.

The plan also depicts the arrangement of the front garden with central flagstone path (possibly slate) not able to be seen in the earlier 1888 image.

¹⁷ MMBW Plan no. 19, 1894; MMBW Detail Plan no. 33, 1895



1894 plan showing brick residence (diagonal hatching) and timber outbuildings (vertical/horizontal hatching).
(Source: MMBW Detail Plan no. 19, 1894, SLV)



1895 plan identifying house, then no. 49, gardens (G), and outbuildings including stable (S), water closet (C), kitchen (KS), and verandahs (V).
(Source: MMBW Detail Plan no. 33, 1895, SLV)

EARLY 20TH CENTURY

In 1912 the terraces were subdivided with dentist John Thomas Sealey (1880-1950) purchasing *Hambleton House*, where he lived for nearly 30 years.¹⁸ The adjoining terraces remained under the Stead family's ownership until they were sold between 1916 and 1918.¹⁹ In 1913, Sealey made the first changes to *Hambleton House* by constructing the kitchen addition (where it is still located) and internalising the bathrooms, previously separate from the main structure.²⁰

To accommodate his dental practice, a nine-room addition was built in 1921-22, creating surgeries and waiting rooms accessible from the original side entrance, bringing the total rooms to 23.²¹ Prior to, or concurrent with, the construction of this rear addition were a series of alterations to the original residence including the introduction of two windows along the western elevation with another two possibly relocated from the rear, and the introduction of decorative leadlight to the front windows on the primary elevation at the ground level.

¹⁸ Certificate of Title, Vol. 603, Fol. 189

¹⁹ Certificate of Title, Vol. 846, Fol. 189

²⁰ Drainage Plan, South East Water, 1913

²¹ Drainage Plan, South East Water, 1921; 1930 Emerald Hill Rate Books, no. 335

An aerial taken in circa 1925 shows the newly constructed addition and the introduced/altered windows to the western elevation.²²



Ca. 1925 aerial photograph (Charles Pratt) capturing the Montague Street elevation with 1921 addition (red), likely not original windows (blue), and known window alterations (yellow) highlighted.

(Source: Reproduced with annotations from *Hambleton House CMP*, H91.160/1590, SLV)

The aerial also provides the earliest image of the rear of the site with two outbuildings visible along the northern and western boundaries which presumably correspond to those described in the 1921 drainage plans above.²³ Over the next two decades these outbuildings were altered and added to in an ad-hoc manner.

Sealey lived and practiced from the residence until 1939 when he sold it to Jack Hamilton Phillips, who resided nearby at 94 St Vincent Place.²⁴ St Vincent Place was suffering the effects of the depression during this period with residents like Sealey appealing their rates to mitigate its financial impacts.²⁵ This likely influenced his decision to sell the property.

MID-LATE 20TH CENTURY

After serving as a large family residence for roughly 60 years, *Hambleton House* transitioned into a boarding house, remaining as such for approximately 80 years. During this period, incremental modifications were made to support its new use. Sold by Sealey in 1939 to Jack Hamilton Phillips, the property was soon advertised as a boarding house with amenities such as heated water, individual kettles, a phone, and a garage.²⁶

A 1945 aerial photo and later drainage plans reveal some of these alterations, including the enclosure of the kitchen porch (now the laundry) and the addition of a rear porch, both of which reflect the building's current configuration.²⁷

²² Charles Pratt, 'Albert Park showing St Vincent Place,' ca. 1925, SLV: H91.160/1590

²³ Drainage Plan, South East Water, 1921

²⁴ Certificate of Title, Vol. 3603, Fol. 720482

²⁵ 1930 South Melbourne Rate Book, no. 335

²⁶ 'Rooms Vacant,' *Age*, 17 November 1939, p15

²⁷ Melbourne Metro Area Project, Project No. 5, Run 20, Frame 58, 429; Drainage Plans, South East Water, 1960



◀
1945 aerial with subject site highlighted
(Source: Melbourne Metro Area Project, Project No. 5, Run 20, Frame 58, 429)

In 1960, Valerie Lorraine Flint purchased Hambleton House, remodelling it as a private hotel with accommodations for 37 guests.²⁸ This likely prompted internal partitioning to maximize capacity, as evidenced by a 1968 drainage plan that shows new basins in rooms on the ground and first floors.²⁹

Images from the early 1970s document the addition of external stairs to both the front verandah and the rear of the building.³⁰ By this time, the original hedges had been replaced with roses, though the adjacent terraces retained theirs, with only no. 36 still featuring a hedge today. The central flagstone path seen in the 1895 MMBW plan was retained but later covered with bricks, while the lawn area was filled with pebbles.



Hambleton House (left) and terraces.
(Source: Committee for Urban Action, 1970-1974, SLV: CUAMSM251/1, Image 2)

²⁸ Wanted – Cook, *Age*, 24 June 1963, p15

²⁹ Drainage Plans, South East Water, 1968

³⁰ Committee for Urban Action, 'St Vincent Place North, Albert Park from Montague Street,' ca.1970-1974, SLV: CUAMSM251/1, Images 1-3

3 PLACE DESCRIPTION

3.1 ST VINCENT PLACE PRECINCT (H1291)

The *St Vincent Place Precinct* (H1291) is important for the ‘outstanding quality of its urban landscape.’³¹ This includes the gardenesque style layout and mature specimen trees of the St Vincent Gardens and the shared outlook of the surrounding residential buildings.

Hambleton House is part of a terrace group with four adjoining terrace residences (nos 36-42) which have direct views of St Vincent Gardens to the south. There is a strong connection between the terraces, the formal front garden layouts, substantial street trees and the main gardens opposite.



St Vincent Gardens



View from gardens towards the subject terrace

The earliest buildings within the precinct generally date to the 1870s and consist of one and two storey terraces and detached houses. Larger groups of terraces such as the subject building are typically concentrated in the eastern part of the precinct, to the east of Montague Street.

The subject terrace group is unique within the broader precinct, being the only group of five and the only one with an asymmetrical arrangement with *Hambleton House* situated on a larger and prominent corner site. The scale of *Hambleton House*, being approximately twice the width of the other terraces along with refined detailing to the parapet, reinforces the prominence of *Hambleton House* within the terrace group and reflects Stead's upper-class status and prestige of the surrounding precinct.

The formal front gardens are indicative of the Victorian period and generally consist of a straight entry path and adjacent lawn, perimeter hedging behind a cast iron palisade fence and basalt edging.



Subject terrace and front gardens. *Hambleton House* is far left of image.

Other terrace groups along St Vincent Place North and within the precinct include nos 46-50 located on a large corner site directly west of the subject terrace and Buckingham terrace (nos 2-14) at the far east end of the

³¹ VHD Statement of Significance

precinct. Both terrace groups have two-storey verandahs with cast iron elements, tripartite timber windows and front yards with palisade fencing and basalt edging.

Contemporary additions

Contemporary additions within the precinct are not uncommon. At 46 St Vincent Place North a contemporary two storey rear addition has been built to the rear of the main house and a solid fence/wall constructed on the side boundary. To the rear of the site along Draper Street is a contemporary two-storey building with garage which has a curved roof.

At 48 St Vincent Place North is a contemporary two storey rear addition with metal cladding. A two-storey gabled roof addition with garage has also been built on the rear boundary of the site.



46-50 St Vincent Place North



46 and 48 St Vincent Place North – rear additions
(Source: Nearmap, August 2022)

3.2 HAMBLETON HOUSE

OVERVIEW

Hambleton House, constructed in 1877 for Joseph Stead, is an Italianate, two-storey mansion terrace that occupies a prominent corner allotment in St Vincent Place North, with a secondary frontage along Montague Street and rear access from Draper Street. Its original L-shaped layout includes a formal front section with a narrower rear service wing.

The hipped roof is clad in slate, with corrugated metal sheeting in the central valley. A projecting cornice with paired eave brackets lies beneath the timber fascia, though the quad gutters and soffit sheeting are later additions. There are five chimneys with rendered, corbelled caps retaining visible tool lines, although the render shows signs of deterioration.

An elaborate parapet inscribed with 'Hambleton House' is adorned with intricate Italianate detailing and, originally, a series of urns and orbs. While the orbs have not survived, one urn remains at the southwest corner, albeit missing its finial, and other urns have been replaced with non-original types atop the wing walls.

The house is of brick construction with rendered walls and a basalt plinth along its street-facing elevations. Visible to the northern rear elevation is exposed brown brick in an English garden wall bond. This rear section includes an original cream brick lintel to two of the windows and several original vents, though some quatrefoil vents have likely been replaced.

ORIGINAL TERRACE MANSION AND REAR WING (1877)

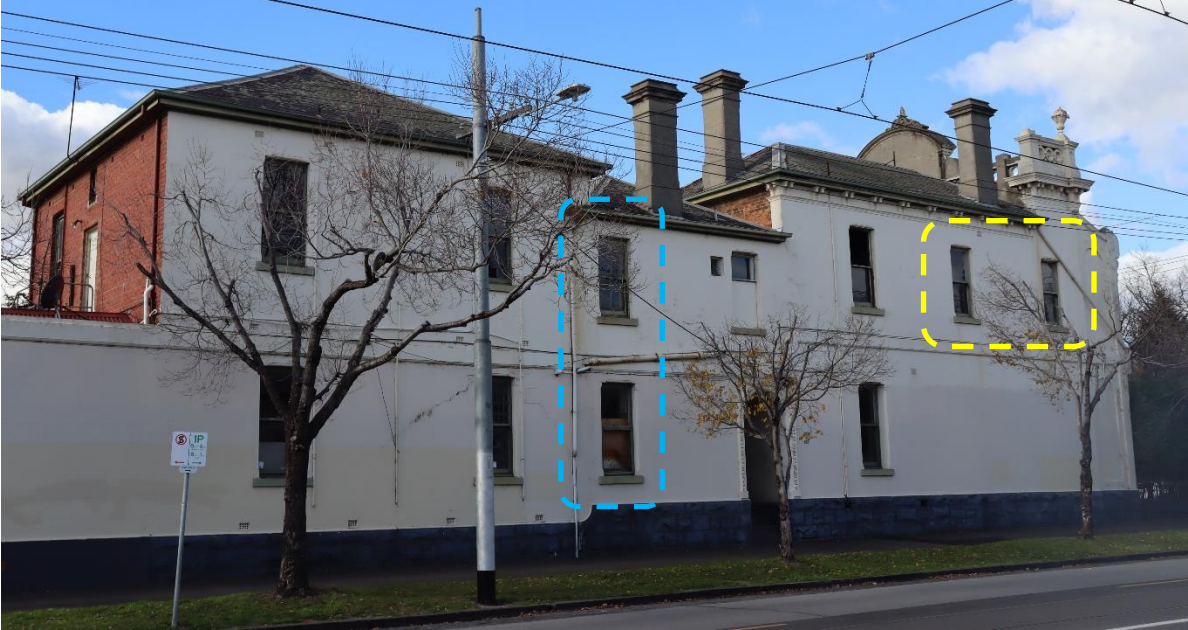
A two-storey verandah spans the width of the primary elevation and has a concave, corrugated roof supported by cast iron posts and wing walls with blind niches. The upper-storey verandah includes a cast iron frieze and balustrade consisting of floriated motifs and interlocking circular elements and a timber rail. A portion of the balustrade has been removed to accommodate a non-original external staircase.

Some original cast iron verandah elements are missing or have been replaced including the capital to one of the upper storey posts and three of the four cast iron end half capitals. To the upper section of the ground floor verandah is a moulded timber fascia with a dentillated band.

The primary entrance at ground floor comprises a central doorway featuring an architrave with multiple arched mouldings and a prominent keystone. The original timber framing remains intact, although the door leaf and decorative leadlights are a later addition from the early 20th century.

Flanking the main entrance are bay windows topped by a dentillated cornice. The decorative glass was similarly introduced in the early 20th century. The verandah flooring has tessellated tiles bordered by basalt edging.

The windows are all timber-framed, double-hung sashes with basalt sills (although these have been painted). The façade windows feature elaborate moulded architraves with chamfered beading, while windows on the secondary Montague Street elevation display simpler chamfered beading. Two of the Montague Street window openings are confirmed as non-original (dashed yellow) with another two likely altered (dashed blue) as shown in the image below.



Window alterations to 1887 mansion (yellow) and likely altered windows 1887 rear wing (blue)

At the rear of the mansion and concealed from St Vincent Place North and Montague Street, are two surviving original windows with cream brick lintels and voussoirs.



Rear window with cream brick lintel

The secondary entrance along Montague Street is recessed within an arched porch entry, which features original egg-and-dart moulding. Though the door, sidelights, and highlights were likely replaced during early 20th-century modifications, the configuration and timber framing survive.

The front garden is enclosed by a cast-iron palisade fence on a basalt plinth. The central path has been paved over with red brick, though the original flagstone below likely survives. The garden's ground level has been raised with the addition of white pebbles over the former areas of lawn and a row of pittosporum introduced along its west edge. The original hedges have been replaced with rose bushes.

KITCHEN ADDITION (1913)

Circa 1913 a large kitchen addition was constructed to the rear of the main residence. The single-storey addition has a skillion roof and adjoins the service wing to its east. The addition is not visible from St Vincent Place North or Montague Street.

The adjoining, northern section was internalised during the postwar period to accommodate a laundry. The windows, vents, and coping to the previously external northern brick wall of the main house remain.

DENTAL SURGERY (1921-22)

The former dental surgery is a substantial, two-storey brick addition constructed in 1921-22 for then-owner John Thomas Sealey. The building imitates the original Victorian sections and has a hipped roof clad in slate, rendered walls and basalt plinth along the Montague Street elevation, timber sash windows with chamfered beading and basalt sills (although these have been painted).

The rear (north) and east (side) elevations differ slightly in their design and have red brick walls in a stretcher bond configuration and flush rendered sills which demarcate this section as an early 20th century construction.

Numerous services, including ad hoc wiring, have been added to the rear elevations, and a later-installed external steel staircase, partly obstructs one of the rear windows.

OUTBUILDINGS + REAR YARD (1921-1945)

The date of the two buildings has not been confirmed but range between 1921 and 1945. These outbuildings have evolved in an ad-hoc manner and are generally in poor condition.

4 THE PROPOSAL

4.1 BACKGROUND TO THE APPLICATION

A pre-application meeting (P40381) with Heritage Victoria was held on 31 October 2024 in which the proposed works described in preliminary drawings titled *Alterations and Additions to 44 St Vincent Place North* by O'Connor and Houle Architects were discussed.

Heritage Victoria provided the following comments in the letter dated 7 November 2024:

At the meeting I advised that I had no substantial concerns and that an application for a permit should be prepared. This advice still stands, however closer review of the plans did raise the following minor issues:

- The new contemporary chimney does not appear to connect to a fireplace and is therefore unnecessary and competes with the existing chimneys. If the chimney is intended to be functional, consideration should be given to shortening or lowering it, as well as providing justification for its inclusion in the proposal.
- There is still comfort with the proposal to brick up/alter the upper western window in the current upper floor living area next to the fireplace. The proposal to create a shadow window in the western boundary wall is not supported however as it is an unnecessary alteration.

Since that time, RBA have continued to assist the architects to ensure Heritage Victoria's concerns have been understood and thoughtfully considered.

4.2 SUMMARY OF PROPOSAL

The proposed works are described in the drawings *Alterations and Additions to 44 St Vincent Place North – Version H2* by O'Connor and Houle Architects. The proposal would re-establish the earliest 1877 building as a single-family residence consistent with its original function.

A two-storey contemporary addition with basement would be constructed to the rear of the 1877 building and a single storey garage constructed on the rear Draper Street boundary. The addition has been designed to reduce the current building footprint and scale of the extant two storey addition and more closely reflect the building's original 19th-century footprint.

The proposal can be summarised as follows:

- Conservation works to the original 1877 terrace mansion and front yard including the removal of the intrusive front staircase
- Demolition of the 20th century additions to the rear of the 1877 mansion. This would include the two-storey main addition, kitchen and laundry addition, and timber outbuildings
- Alterations to three existing openings on the west elevation for privacy
- Construction of a smaller two-storey contemporary addition and basement
- Construction of a freestanding garage including roof garden on the rear site boundary
- New internal courtyard, pool and roof garden above the proposed kitchen

5 ASSESSMENT OF HERITAGE IMPACT

5.1 RELEVANT HERITAGE POLICY

As *Hambleton House* is part of the VHR listed *St Vincent Place Precinct* (H1291), Heritage Victoria is the responsible authority. The following provisions from Section 101 of the Heritage Act (2017) are relevant in relation to determining applications:

(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.

Heritage Victoria provides guidance for considering change to a place in the Victorian Heritage Register in accordance with Part 5 of the Heritage Act 2017. The document Principles for considering change to places in the Victorian Heritage Register (December 2022) provides a basis for sound conservation and management activities based on the Burra Charter:

Principles for managing change

There are several best practice principles consistent with the Burra Charter that should be addressed when considering change to a place in the Victorian Heritage Register. While every place is different and every application is assessed on its own merits, the following principles are considered by Heritage Victoria when determining heritage permit applications and should also be considered by applicants.

Principle 1. Understand why the place is significant

The heritage values and physical characteristics of a place must be clearly understood and articulated before contemplating change. The statement of significance is a useful starting point, but a more thorough analysis is often required.

Principle 2. A cautious approach

In accordance with the Burra Charter, Heritage Victoria supports a cautious approach to change at places in the Victorian Heritage Register: *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*. As stated in Article 15, change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The significance of a place should always be respected.

Principle 3. Protect significant settings and views

Places in the Victorian Heritage Register cannot be separated from the setting and often derive significance from it. [...]

Before considering any type of change it is important to understand all elements of the place in the context of their setting including:

- The historical, visual and physical connections between the place and its setting.
- The historical, visual and physical relationships between elements of the place including buildings and landscape features, and how they all work together.
- The significance of the spaces between buildings and landscape features

Principle 4. Respectful change and new built form

Once an appropriate level of change has been established, consideration should be given to any new built form proposed as part of that change. The development of new built form should consider:

- Setting
- Scale
- Massing
- Setback
- Architectural style and expression
- Materials and finishes
- Structural and engineering capacity of the place

- Impacts of the building code compliance, seismic strengthening and environmentally sustainable design requirements

Inappropriate setting, scale or massing cannot be compensated for by architectural style, expression, materials and finishes. Any new built form should present as a well-designed companion building(s) which defers to the place. The presence of a place should not be diminished, and the emphasis should always remain on the heritage elements. New built form should:

- Be proportionate to other buildings and structures at a place. It should not dominate, challenge, disrupt or compete with the heritage elements.
- Reference the heritage elements of the place without replication or mimicry.
- Avoid highly contemporary design which is starkly different to the heritage elements.
- Avoid cantilevering or extending into airspace over the place.
- Retain important views to and from the place.
- Reflect the State level significance of the place through the quality of the new design, materials and finishes.
- Avoid demolition of heritage elements.
- Avoid the need to dismantle and reconstruct heritage elements.
- Avoid structural interventions that may harm heritage elements.

Principle 5. Provide for upkeep

The use of a place in the Victorian Heritage Register is important for its ongoing maintenance and retention of its cultural heritage significance. The reasonable use and economic use provision of the Heritage Act helps to determine this but should not be used to justify change which is inappropriate. In determining whether to approve an application for a permit, Heritage Victoria must balance the impacts an approval may have on the cultural heritage significance of a place against the impacts a refusal may have on the reasonable use or economic use of a place.

PERMIT EXEMPTIONS

The specific permit exemptions for places within the *St Vincent Place Precinct*, excepting those which are individually included in the VHR, includes 'All internal works to buildings.'

5.2 PORT PHILLIP PLANNING SCHEME

The place is affected by Heritage Overlay (HO258 – *St Vincent Place Precinct*) in the *Port Phillip Planning Scheme*. The extent of the heritage overlay coincides with that of the VHR listing. The heritage provisions are principally outlined at Clause 43.01 (Heritage Overlay), Clause 15.03-1S (Heritage conservation) and Clause 15.03-1L (Heritage policy).

5.3 CONSERVATION MANAGEMENT PLAN

The CMP for *Hambleton House* (2024) prepared by RBA Architects assessed the cultural significance of *Hambleton House* and provided an analysis of the individual elements and attributes of the place and their contribution to its significance for use in future management and decision making. A hierarchical system was employed with each element being graded as being of Primary Significance, Limited Significance, or as being Intrusive. The definitions of and the elements which fall under each of these gradings is as follows:

PRIMARY SIGNIFICANCE

The fabric, elements and areas of primary significance are considered essential to the ability to understand and interpret the cultural heritage significance of the place. These sections date to the original phase of construction (completed in 1877) of the extant building and are largely intact. They relate to the key phase of the development of Hambleton House under the ownership of Joseph Stead.

- Original roof form with remaining slate cladding,
- Five chimneys with moulded caps,
- Walls with tooled render over basalt plinth,
- Front entry – general configuration and panelling sidelights,
- Original windows to front and side elevations,

- Rear window/s, one with cream brick lintel,
- The tessellated tiles to the front verandah and entry hall (ground level).
- Cast iron palisade fence and basalt plinth to front,
- Remnant stone flags to front central path (to be confirmed/likely concealed by brick pavers).

LIMITED SIGNIFICANCE

Elements of limited significance make only a minor, if any, contribution to the ability to understand the cultural significance of the place. They tend to be associated with later phases of development, which are of lesser or little interest from a heritage perspective.

The following parts of *Hambleton House*, which date to the early to mid-20th century and generally relate to the changes undertaken for John Thomas Sealey, have been assessed as of limited significance:

- Non-original windows to the original sections,
- Front entry - door only,
- Decorative stained glass from the early 20th century to street façades (windows and surrounding lights associated with the doors),
- Timber panelling in front entry hall
- Rear 1921 wing,
- Rear boundary brick wall along Montague Street
- Kitchen and laundry,
- Gable roof outbuilding,
- Skillion roof outbuilding.

INTRUSIVE

Elements that are intrusive detract from the ability to understand the cultural significance of the place and/or are detrimental to the ongoing conservation of the place.

The following parts of Hambleton House have been assessed as of being intrusive:

- Stairs to façade/south elevation,
- Red bricks over the likely original stone flags to the front central pathway.

5.4 DISCUSSION

5.4.1. CONSERVATION WORKS

1877 building (main house and rear service wing)

The *St Vincent Place Precinct* (H1291) is 'architecturally important for the consistent quality and high degree of intactness from the earliest phase of development.'³² The mansion dates from the Victorian period and is a largely intact two storey house situated on a prominent corner site. A suite of conservation works is proposed that would substantially improve the presentation of the place and its contribution to the precinct.

A preliminary schedule of conservation works has been prepared by RBA Architects and is included as an appendix to this report.³³ The schedule should be read in conjunction with the 'Action Plan' chapter of the CMP.

All recommended conservation works categorised as of 'immediate' priority in the 'Action Plan' would be carried out. This would include full reinstatement of the existing deteriorated slate clad roof with new slates and repair of the existing stormwater system and downpipes. A considerable number of 'urgent' and 'essential' works would also be undertaken. This includes but is not limited to replacement of all deteriorated roof flashings (sheet lead and galvanised steel), repairs to rendered chimneys, reinstatement of missing orbs and finials to the parapet, and replacement/repair works to the street facades and two storey verandah.

³² VHD Statement of Significance, *St Vincent Place Precinct*

³³ Schedule of Conservation Works for Hambleton House, RBA Architects, 2024. The works are informed by the Action Plan section of the CMP.

Additional 'recommended' works that would reinstate the original presentation of the house would be carried out such as the removal of non-original paint to the street facades to reveal the original render finish and basalt sills, as well as further investigation of original colour schemes.

Although internal controls do not apply at the site, additional internal conservation works to retain and restore key original internal features such as tessellated tiling, ceiling mouldings, and marble fireplaces would be undertaken.

External stair

The external stair to the front of the property is intrusive to the heritage place and would be demolished significantly improving the legibility of the St Vincent Street façade from the public realm. Missing sections of the balustrade at first floor level would be reinstated.

Landscaping

The garden square design and formal front yards of the terraces/detached houses that face the gardens is a defining feature of the *St Vincent Place Precinct*.

The policies outlined in the CMP for the place state that the 'landscape/setting of *Hambleton House* should complement its significance' with their maintenance encouraged as part of the interpretation of the place.

The proposal would restore original landscaping elements at the site that are indicative of the Victorian period, reinforcing its significance within the St Vincent Gardens and broader precinct. The intrusive red brick paving to the central path would be removed to reveal the original slate flags. Repair would be undertaken to the metal palisade fence such as the realigning of deformed sections, replacement of missing cast iron spearheads to match the original type, removing corrosion and repainting.

The original level of the former lawns has been raised and white pebbles have been introduced. Further investigation would be undertaken to determine whether this raised level is causing damage to nearby heritage fabric.

The proposed suite of conservation works to the house and front yard would largely reinstate the original appearance of the Victorian-era house and re-establish the prestige and grandeur that is characteristic of the *St Vincent Place Precinct* (H1291).

5.4.2. DEMOLITION

1877 Building (main house and rear service wing)

The original roof form of the 1877 building including slate cladding and five chimneys are of primary significance in the CMP.

The eastern portion of the hipped roof to the rear wing (and associated east wall) would be demolished and the hipped roof reconstructed as a necessary measure to improve the stormwater drainage system of this wing.

An original timber window with a cream brick lintel on the rear face of the 1877 house and surrounding brickwork would be removed and replaced with a new window.

Such minor modifications to the 1887 mansion and rear wing would be restricted to the rear of the building limiting heritage impact. These elements are not visible from St Vincent Place North and Montague Street and have only partial visibility from Draper Street to the rear. Critically, the primary street elevations would appear largely unchanged.

It is noted that all original chimneys would remain.

20th century additions

It is proposed to demolish the 20th century additions which are of limited significance, including the main 1921-22 addition (while retaining the western boundary wall at ground level which would be integrated into the new addition), the kitchen dating from 1913, and timber outbuildings built between 1921-1945.

As outlined in policy 5 of the 'Guiding Change Policies' section of the CMP 'fabric from this phase is not crucial to the significance of the precinct and could be adapted or removed.' The Montague Street elevation was designed to imitate the original Victorian era building. In this instance, the mimicking of earlier elements distorts the understanding of the place from the public realm and makes it difficult to distinguish between the two phases. This

is at odds with the Burra Charter (2013) which states that new work should be readily identifiable, and imitation should generally be avoided.³⁴

Furthermore, the imposing scale of the 1921 addition which is 2.7m taller and 4.1m wider than the original rear wing, detracts from and crowds this wing. This unsympathetic junction between the two roofs is visible from Montague Street. Typical Victorian design maintained a hierarchy in which additions were proportionate and either continuous with or stepped down from the primary form.

Should demolition of the 1921 addition be approved, there would be an opportunity to improve the legibility of the 1877 rear wing and construct a new addition that does not overwhelm the primacy of the original Victorian sections.

The kitchen addition and timber outbuildings are not visible from the primary street elevations. These structures have developed over the 20th century in an ad hoc manner and are of limited heritage significance in the CMP. The proposed removal of these later accretions would have minimal impact on the heritage values of HO258 – *St Vincent Place Precinct*

5.4.3 MODIFICATIONS

1877 Building (rear service wing)

Modifications are proposed to the street facing timber windows on the upper floor of the rear service wing (dashed red) for privacy as internally this area is proposed to become a bathroom and laundry. It is noted that while the opening of the southernmost window is original, the current awning window is not original. The northernmost window is also likely not original have being relocated from the rear of the building.

The lower portion of the northernmost window would be partly bricked in and converted into a blind niche with a timber awning window above, to match the configuration of the adjacent window. The original opening including chamfered beading and basalt sill would remain.

The timber door (blue arrow) including sidelights and highlights to the recessed secondary entry along Montague Street is of limited significance in the CMP and was likely introduced during the early 20th century. These elements would be replaced with a new timber door and smaller sidelights. The decorative egg and dart arched entry would be retained.



Montague Street elevation - rear service wing (1877). The highlighted windows (dashed red) would become partial blind niches. The non-original side entry door (blue arrow) would be replaced.

³⁴ The Burra Charter (2013)

1921 addition + boundary wall

It is proposed to fill in the northernmost ground floor window of the 1921 addition. Internally, this part of the site would become an outdoor courtyard and it would therefore be logical to fill in this opening for privacy. The chamfered beading and basalt windowsill would remain as a reminder of the staged construction of the site.

The projecting horizontal band along the existing boundary wall would also remain, unifying the Montague Street elevation. The decorative curved detail to the extant horizontal band and along the basalt plinth would be subtly referenced in a proposed detail at the top of the boundary wall, 'framing' the elevation.



Montague Street elevation - rear service wing (1877). The highlighted window (dashed red) would become a blind niche.



Decorative curved detailing would be subtly referenced in the new design.

5.4.4 NEW WORKS

PROPOSED ADDITION

The proposed works would reinstate the original function of the building as a single-family residence. This is consistent with Policy 4 of the Guiding Change Policies in the CMP which states, 'use of *Hambleton House* should be compatible with significance' and is the optimal use for the place.

Massing and scale

The addition would be notably smaller in scale than the current 1921 addition. The proposed Montague Street frontage of the addition would be 5m which is significantly reduced from the existing 9.1m frontage of the 1921 addition. The new addition would also have a smaller frontage than the original 1877 rear wing which is 6.1m.

This considerable reduction in scale and footprint seeks to emphasise the primacy of the significant two-storey mansion and reinstate a hierarchy between the front and rear, where traditionally the rear/servants wing tapered or narrowed towards the rear of the site as was the case at the subject site.

The addition of the proposed basement would further allow for reduced building footprint above ground and a proposed footprint that more closely reflects the building's original 19th-century footprint.

A 300mm gap/buffer between the rear wing of the original building and the proposed addition would enable the existing hipped roof form and rear eave to be legible. This would be a significant improvement on the current situation where the original portion of the roof is engulfed by the 1921 addition. The existing stormwater drainage system would also be rationalised.

Roof form and chimney

The proposed roof of the new addition would reference the hipped roof form of the 1877 section albeit in a contemporary manner as it would have a slightly steeper pitch. The proposed chimney would be functional and connect to a fireplace at basement level.

The Victorian-era chimneys contribute to the architectural character of the precinct and are a feature of the roofline. There is a relationship between the height of the chimney and the ridge height of the roof which allows the chimneys to retain their prominence.

It is noted that the height of the proposed chimney is 260mm lower than the adjacent existing chimney and would not impose on this element.

The proposed chimney is currently 1m above the proposed ridge. While consideration could be given to lowering the height of the proposed chimney as mentioned by Heritage Victoria (noting that the minimum statutory height is 600mm), this could make the element appear disproportionate and have an impact on the balanced composition of the roofline.

Materials

The roof and walls of the proposed addition would be clad in zinc to distinguish it from the original brick construction. This cladding type serves as a contemporary interpretation of light-weight timber structures that were traditionally found at the rear of the site and often clad with corrugated sheeting. Thus, zinc is considered an appropriate and complementary choice for the new addition.

It would not be dissimilar to other contemporary additions within the precinct, such as 46 and 48 St Vincent Place North on the opposite side of Montague Road, which both have contemporary two storey additions to the rear of the main house.

Internal layout

Internally, the layout of the proposed addition would take design cues from the original 1877 section. A double height atrium/corridor in the proposed addition would align with the central axis/corridor of the original section.

GARAGE

It is proposed to construct a freestanding single-storey garage with roof garden on the rear boundary of the site. The garage would be 3.58m high and would sit below the western boundary wall such that it would not be visible from Montague Street.

The proposed garage would be the full width of the Draper Street rear boundary. The existing basalt crossover would be widened by an additional 2 metres, albeit shifted slightly to the east. This would not be dissimilar to the properties at 46 and 48 St Vincent Place North where freestanding contemporary buildings (two storeys high) with garage have been built on the rear boundary and crossovers encompass the full width of the site.

LANDSCAPING

Conservation works proposed for the front yard have been discussed in section 5.3.1.

Historically, the subject site featured a modest rear garden, now paved in asphalt. As such, new roof gardens above the proposed kitchen/butler's pantry and garage would be incorporated into the design and reinstate former garden areas within the site in a contemporary manner.

5.5 CONCLUSION

The proposed partial demolition of the imposing 1921-22 section which is of limited significance, would provide the opportunity to construct a new addition that is sympathetic to the 1877 sections.

The proposed contemporary addition would be a well-designed companion building that would not overwhelm the primacy of the original mansion. The new addition would be of an appropriate scale and sit comfortably alongside the earlier Victorian sections and within the *St Vincent Place Precinct* (H1291) more broadly. The building footprint would be considerably reduced and more closely reflect the building's original 19th-century footprint.

Design cues would be taken from the original sections and referenced in the addition in a contemporary manner. The contemporary appearance of the new additions would not be dissimilar to other contemporary additions within the precinct.

While some original windows would be removed and modified, this would be mitigated by the extensive suite of conservation works that would be undertaken to the 1877 mansion and front yard. Such conservation works would largely reinstate the original appearance of the house and reinforce the grandeur and level of prestige evident in the precinct. It would also re-establish the original function of the house as a single storey family residence.

The proposal is a thoughtful and well-considered design that would be a positive outcome for *Hambleton House* and the *St Vincent Place Precinct* (H1291). Where aspects of the scheme have the potential to impact the heritage values of the place, these would be mitigated by the extensive suite of conservation works to be carried out to the building.

End of report

APPENDIX

PRELIMINARY SCHEDULE OF CONSERVATION WORKS FOR *HAMBLETON HOUSE (2024)*, RBA ARCHITECTS AND CONSERVATION CONSULTANTS



PRELIMINARY SCHEDULE OF CONSERVATION WORKS

HAMBLETON HOUSE

**44 ST VINCENT PLACE NORTH,
ALBERT PARK**

2024



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Traditional Owners and their Elders past, present and emerging, as the original custodians of the land and waters we work across and recognise that sovereignty has never been ceded. We support the Uluru Statement from the Heart to achieve justice, recognition, and respect for all First Nation people.

◀ Cover Image:

*Hambleton House (St
Vincent Place North
façade)*

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Contemporary and historical sources utilised in the preparation of this report are acknowledged and referenced in footnotes and/or figure captions.

REPORT REGISTER

The following report register documents the development and issue of the Preliminary Schedule of Conservation Works as prepared by RBA Architects + Conservation Consultants in line with its quality management system.

PROJECT NO.	VERSION	ISSUED TO	DATE ISSUED
2024.06	Final	Client	27 November 2024

1 INTRODUCTION + PURPOSE

This preliminary schedule of conservation works accompanies a permit application to Heritage Victoria for proposed additions and alterations at *Hambleton House*, 44 St Vincent Place North, Albert Park (P40381).

The subject place is listed on the Victorian Heritage Register (VHR) as part of the *St Vincent Place Precinct* (H1291). *Hambleton House* is a two storey Victorian terrace house and is one of five adjoining terrace houses. It is also included in a precinct-based Heritage Overlay, *St Vincent Place Precinct* (HO258) under the *Port Phillip Planning Scheme*.

This schedule has been prepared for Al and Rebecca Yazbek the owners of the place, by RBA Architects + Conservation Consultants. It has been prepared to outline the conservation works that would be undertaken as part of the proposal.

RBA have undertaken non-invasive preliminary investigations of the building facades from ground level. The preliminary schedule of conservation works has been informed by and should be read in conjunction with:

- The *Conservation Management Plan (CMP)* prepared by RBA Architects (September 2024) and specifically the *Action Plan* chapter which outlines recommended conservation works to the place
- Architectural drawings titled *Alterations and Additions to 44 St Vincent Place North – Version H2* dated 18 October 2024 by O'Connor and Houle Architects


2 LEVELS OF PRIORITY

The recommended conservation works in the CMP were previously prioritised according to the level of urgency (immediate, urgent, essential, recommended). The priority levels and timeframes as per the CMP have been reproduced below and within the schedules.



Priority	Recommended Time Frame as per the CMP	Details
Immediate	As soon as possible	These include investigations and temporary solution to address fabric at risk of rapid deterioration.
Urgent	Preferably within 12 months	Urgent conservation works are required to arrest further deterioration and provide appropriate protection of significant fabric.
Essential	Preferably within 1-3 years	Essential conservation works are crucial although their implementation does not have the same degree of urgency as the previous category.
Recommended	Preferably within 5 years	Recommended conservation works are not crucial to ongoing maintenance, but their implementation would enhance the interpretation of the place by reinstating original features or detailing. Whilst the time frame is broader, it is often more practical to implement this group whilst undertaking the more critical (urgent and essential works).



3 SCHEDULES

3.1 ROOF CLADDING



Element + Priority	Defect	Recommended Conservation Works	Image
Roof, general Immediate	Loose or missing slates Delaminated slates	Replace full extent of existing roof with new slates. This includes the rear valley roof which currently has metal sheeting.	
Metal flashings Urgent	Rusting	Replace all deteriorated flashings including both sheet lead and galvanised steel.	

3.2 RENDER

Element + Priority	Defect	Recommended Conservation Works	Image
Rendered chimney caps Essential	Crazing, cracking and loose render	Investigate extent of cracking. Repair render.	
Parapet (including missing and incorrectly replaced elements) Urgent	Cracking Missing decorative elements	Structural engineer to undertake detailed investigation of parapet to determine extent of repair works. Reinstate missing decorative elements including urns and orbs. Install bird spikes to front of parapet as necessary.	

<p>West and south walls, general Recommended</p>	<p>A cream-coloured acrylic paint has been applied to the original walls.</p>	<p>The original rendered finish was variegated with tooled/ashlar lines. Remove acrylic paint to reveal originally unpainted façade. This would also include removing paint from the original basalt windowsills to reveal the original unpainted finish.</p>	
<p>Rendered west wall, south end Essential</p>	<p>Cracking</p>	<p>Structural engineer to undertake detailed investigation of south-west corner. Repair render</p>	





3.3 STORMWATER


Element + Priority	Defect	Recommended Conservation Works	Image
<p>Stormwater drainage system and downpipes Immediate</p>	<p>Downpipes are missing or disconnected</p>	<p>Review and repair drainage system and repair as necessary.</p>	
<p>Reinstate ogee profile gutters Recommended</p>	<p>-</p>	<p>Reinstate original gutter profile with straps (possibly had a lions head). Reference 1888 image - galvanised metal profiles are available.</p>	

3.4 TIMBER ELEMENTS



Element + Priority	Defect	Recommended Conservation Works	Image
Timber soffit and fascia, west elevation, south end Urgent	Deteriorated timber	Replace elements to match existing. Prepare and repaint.	
Timber frames to windows and doors, general Urgent	Peeling paint, rot and deterioration Loss of putty	Further investigation to determine whether a replacement member is required. Repair timber element. Prepare and repaint. Reinstate missing putty.	
Timber windows, general	-	Repair and refurbish existing windows or replace with new timber sash windows to match existing for improved thermal and acoustic performance.	
Timber elements and mouldings to verandah Essential	Rotted timber to fascia, scotia, balustrade railing. Missing sections	Repair and/or replace timber elements. Additional sections to be replaced may be revealed upon closer inspection.	

3.5 METAL


Element + Priority	Defect	Recommended Conservation Works	Image
Cast iron elements to verandah	Rusting	Remove corrosion and repaint.	
Cast iron elements to verandah Recommended	Missing decorative elements	Reinstate 2x missing capitals at first floor and 3x half capitals to ground floor frieze. Reference surviving elements in their reproduction.	
Metal palisade fence Essential Recommended	Deformed sections Missing cast iron spearheads	Dismantle, repair and realign fence. Replace spearheads to match the original type.	
Metal palisade fence Essential	Rusting and peeling paint.	Remove corrosion and repaint. Investigate original colour scheme.	

Element + Priority	Defect	Recommended Conservation Works	Image
Window lintels, west elevation, south end Urgent	Several windows have damaged lintels (including exposed metal).	Undertake further investigation to determine extent of repair works. Cut out damaged and defective render. Repair damaged substrate and re-render to match the original.	


3.6 PAINTED FINISH

Element + Priority	Defect	Recommended Conservation Works	Image
Metal verandah roof Recommended	-	Reinstate striped finish as evident in the 1888 image of the house.	
Cast iron and timber verandah elements Metal palisade fence Recommended	-	Reinstate original/sympathetic colour scheme Undertake paint scrape analysis of elements to inform colour scheme.	


3.7 LEADLIGHT WINDOWS

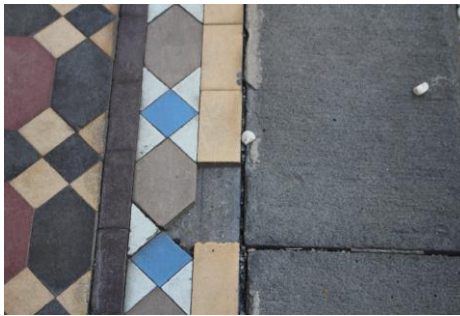

Element + Priority	Defect	Recommended Conservation Works	Image
Leadlight window, west wall, south end Urgent	Cracked and missing panes to the lower sash of two windows	Reinstate glass panes	

3.8 POINTING/MORTAR

Element + Priority	Defect	Recommended Conservation Works	Image
Basalt plinth Essential	Mortar loss (particularly along Montague Street elevation)	Remove loose mortar and repoint with an appropriate likely lime-based mortar.	

3.9 OTHER

Element + Priority	Defect	Recommended Conservation Works	Image
External stair addition Recommended	-	Remove non-original stair and reinstate missing section of first-floor balustrade.	

Element + Priority	Defect	Recommended Conservation Works	Image
Tessellated tiles to verandah Essential	Loose and missing tiles	Refix loose tiles. Source new tiles to match existing.	
Slate flags to front path Recommended	-	Remove non-original red brick paving to reveal original slate flags.	
Landscaping Essential		Original level of landscaping has been raised. Investigate build-up to ascertain if it is causing damage to adjacent/nearby heritage fabric (basalt edging, tessellated tiles).	