

Former Kew Cottages 115 Princess Street, Kew

STAGE 3A & HERITAGE CORE HERITAGE IMPACT STATEMENT



Prepared for Kew Development Corporation Pty Ltd

by HLCD Pty Ltd

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1.0 INTRODUCTION

This Heritage Impact Statement has been prepared by HLCD Pty Ltd for Kew Development Corporation Pty Ltd (KDC). It addresses the proposed Stage 3A & Heritage Core development of the former Kew Cottages site (Victorian Heritage Register H2073), Princess Street, Kew and forms part of a Heritage Victoria permit application.

Originally an institution known as Kew Cottages and more recently as Kew Residential Services (KRS), the site will provide care to KRS residents in modern, purpose designed community houses within an integrated community. This application is for Stage 3A consisting of 2 KRS dwellings and an additional 10 private houses in residential development similar to Stages 1 and 2 already permitted and nearing completion. The proposal for the Heritage Core includes the restoration and adaptation of three historic buildings, B1, B3 and B6; construction of a new building to house a gymnasium and pool; and removal of two heritage trees (407 and 409). Access to this part of the development is via the continued use of Main Drive, part of Boundary Drive and a new roadway from Boundary Drive. A section of Lower Drive that crosses the green spine of the development is restricted to pedestrian use.

Approval is sought from Heritage Victoria for development of Stage 3A & Heritage Core to the extent shown on the accompanying plans. The application includes subdivision, new development and removal of 2 heritage trees. Some works that are within the area have already been permitted by Heritage Victoria through permit exemptions or conditions on Permit P9639 and therefore do not form part of this application.

The conservation works proposed to the heritage buildings are the implementation of the *Former Kew Cottages Conservation Management Plan (CMP)*, 2008 prepared by HLCD Pty Ltd, as previously approved by Heritage Victoria. Hence the documentation accompanying this permit application should be read in conjunction with the CMP and includes the following:

- Drawings by dKO Architecture as per the drawing register in Appendix 1;
- Landscape Concept Plan, Site Image, LA03A-01.01 (D); and
- Arborist's Assessment of Trees for Removal (Letter from Rob Galbraith submitted separately).

2.0 EXISTING HERITAGE LISTINGS

VICTORIAN HERITAGE REGISTER

The former Kew Cottages (Kew Residential Services) is included on the Victorian Heritage Register H2073 with the following extent of registration:

General: The landscape, plantings, avenues, concrete lamp-posts.

1. All of the buildings and features marked as follows on Diagram 2073 held by the Executive Director:

B1 Cottage (Unit 10) (1887, 1954-60)

B2 Cottage (House Hostel) (1887, 1954-60)

B3 School House (Parents Retreat/Chapel. (1887, 1901-02)

B4 Cottage (Unit 11) (1891, 1954-60)

B5 Female Hospital Block (Unit 9) 1898-1900, 1954-60)

B6 Dining Room (STAD Building) (1917)

F1 Fire Memorial Column (1996)

F2 Long Term Residents' Memorial (1991)

F3 Residents' Sculpture (c. 1995)

F4 Main Drive

F5 Boundary Drive

F6 Lower Drive

F7 Oak Walk

2. All of the Land marked L1 on Diagram 2073 held by the Executive Director.

The Registration Report for H2073 includes the Statement of Significance, Permit Exemptions and a plan showing the Extent of Registration. A permit is required under the Heritage Act 1995 for development of the land.

BOROONDARA PLANNING SCHEME

The Boroondara Planning Scheme lists the former Kew Cottages Site in the Heritage Overlay as follows:

HO485 Former Kew Cottages (Kew Residential Services), Princess Street, Kew

It is identified as being included on the VHR.

The historical landscape features on the site are included as a Vegetation Protection Overlay, VP02, Kew Residential Services Significant Vegetation Protection.

There is also a Development Plan Overlay which covers the former Kew Cottages site, DPO3 Kew Residential Services (KRS) and includes the Walker Development Plan - Kew.

The Minister for Planning is the responsible authority for the planning scheme for this site.

ABORIGINAL AFFAIRS VICTORIA

The Scar Tree is a Registered Item number AAV7822/3/019 with Aboriginal Affairs Victoria (AAV). It is not within the Stage 3A & Heritage Core development area.

REGISTER OF THE NATIONAL ESTATE

The former Kew Cottages is not included on the Register of the National Estate.

NATIONAL TRUST OF AUSTRALIA

The National Trust of Australia (Victoria) has classified the former Kew Cottages site (File no. B7265).

3.0 STAGE 3A & HERITAGE CORE PROPOSAL

The Premier announced in May 2001 that the KRS site would be redeveloped to provide better services and housing for KRS residents. In line with Government policy and contemporary practice for the support of people with an intellectual disability, community houses are integrated into a broader residential development. The design is determined by the needs of those residents and in accordance with good planning amenity under the approved Urban Design Framework.

Because of the scale of the development and the need to house existing KRS clients during the process, a staged development was necessary. Stages 1 and 2 of the development are nearly complete.

Stage 3A & Heritage Core is a residential and community area designed to retain significant trees, historic buildings and use the existing historic road layout. A good level of accessibility across the development for people of all abilities is required. The land has a substantial fall from southwest to northeast. A key determinant of the design has been the retention of cultural heritage features and the provision of public access to those. The retention of significant landscape, including avenue plantings, nineteenth century plantings, individual plant specimens and related features, such as the concrete lamp posts, has been achieved.

As part of Stages 1 and 2 already permitted, the continued use of Main Drive and Lower Drive has been integrated with new development. For Stage 3A & Heritage Core, Main Drive and the southern part of Boundary Drive will continue to provide vehicular access. Detailed plans will be provided at a later date however it is not anticipated that any heritage tree removal will be required as the road use already exists. The new road to access the Heritage Core has been carefully planned to avoid the loss of heritage trees but will also be subject to detailed engineering and landscaping plans to be submitted later.

For Stage 3A & Heritage Core, vehicular access along Boundary Road will be ended at the junction with the new road. The remainder of Boundary Road will be unchanged and available for pedestrian movement. The closure to vehicles will be achieved with bollards and landscaping to be submitted in detail at a later date. The section of Lower Drive included in this application will also be only available to pedestrians and similarly closed to vehicles. The avenue plantings along Main Drive, Boundary Drive and Lower Drive will be augmented with inter-planting of the same species to reinforce the historic landscape character.

The proposal involves the integration of 2 new community houses for the KRS residents with the proposed 10 private houses designed in a manner similar to Stage 1 and 2.

The Stage 3A & Heritage Core Subdivision Plan shows the extent and sets out streets, individual allotments and the public land. The 2 heritage trees proposed for removal are shown on the Tree Protection Plan.

The new residential development proposed for Stage 3A will continue the same approaches to built fabric and new landscaping already approved and nearing completion in Stages 1 & 2. Drawings are included to illustrate the design of the new houses within the area, including plans, elevations, materials, and setbacks. Landscape design information sufficient to show

the general approach to new design to work with the culturally significant landscape of the site is also included on the Landscape Plan but further details will be submitted as required.

4.0 MERITS AND IMPACTS OF THE PROPOSAL

4.1 LANDSCAPE

The whole of the land of the former Kew Cottages is included on the Victorian Heritage Register. As part of the addition to the Register, a landscape policy was included as follows:

Landscape Policy:

The landscape is important for its historical function as part of the therapeutic regime for mental patients in the nineteenth century and relates to the establishment of the adjacent Kew Lunatic Asylum (Willsmere). The management of trees and plantings may be guided by the John Patrick Tree Identification and Retention report for the site (July 2003). However there are some additional significant trees and plantings mentioned below but omitted from the Patrick report. The significance of the Kew Cottages landscape lies principally in the double avenue (four rows of trees) of English Elms (inner avenue) and Algerian Oaks (outer avenue) and an avenue of alternating Moreton Bay Figs and English Elms along Main Drive, the Algerian Oak avenue along Boundary Drive, and an English Oak and Algerian Oak avenue along Oak Walk and Lower Drive, the collection of conifers, three rare Holly-leaved Cherry trees, Wigandia stand and remnants of the original flora, River Red Gums (and saplings), two Yellow Box trees and a Lightwood. Future works and developments should ensure the protection of the designed landscape and significant trees.

North of Lower Drive is a landscape featuring many eucalypt species, including trees of outstanding form, contrasting features and aesthetic value, and some trees rare or uncommon in cultivation. These trees provide a valuable addition to a more recent landscape layer and are worthy of retention.

Concrete Lamp Posts and lights

The 13 concrete lamps lining the footpath to the south of Main Drive and along Oak Walk, and extending into Willsmere, and two separate lamps, north of Oak Walk and near the Workshop are very significant. No other examples of this type of lamp are known in Victoria.

Heritage Trees

In addition, individual heritage trees were mapped with John Hawker, Horticulturalist at Heritage Victoria and trees were also included in the Schedule to Vegetation Protection Overlay (VPO2). Trees in Stage 3A & Heritage Core which require a permit under the Heritage Act and the VPO2 for removal are shown on the Tree Protection Plan; being Trees 407 and 409.

These trees are shown in photographs in Appendix 2 and comments provided by the arborist, Rob Galbraith are included in a letter to be submitted separately.

Tree 407 is proposed for removal to allow a road on the western side of the Heritage Core. Road access and disabled parking is required for the community facilities. The alignment of

this road has been carefully planned to reduce the impact on the heritage trees in the vicinity. Tree 407 is a mature Canary Island Pine in good condition however it is one of many trees of this species on and close to the site and its loss is considered acceptable. The removal of its competing canopy will also enhance the growing conditions for remaining heritage trees in its vicinity.

Tree 409 is a mature Lightwood in good condition. It has arboricultural value as a rare survivor of a species that would have been prevalent pre European settlement. There is only one other mature specimen of this species on the site. However, after discussion with John Hawker, Horticulturalist at Heritage Victoria, it is proposed to remove the tree for practical and interpretation reasons. The tree is south of Building B3. It is planted on a rise and its roots have created an added mound. The southern end of Building B3 is a timber addition from 1901-2 and of primary significance. It is located at a much lower level than the tree. In the past this has led to damp conditions with run off and shade which has accelerated deterioration of the timber features. Removal of the tree at the time of repair and restoration of the significant timber features will enhance the longevity of the timber. In addition, interpretation on the site will make use of the c1902 photograph looking north to Building B3 and others (refer to CMP Appendix 9.2, Image 5). Regrading of the ground level after tree removal will allow comparison of the current view with that in the historic photograph.

As stated earlier no removal of heritage trees is envisaged for the continued use of Main Drive and the southern section of Boundary Drive. Tree 407 is the only heritage tree likely to be removed for the new roadways. The avenue plantings along Main Drive, Boundary Drive and Lower Drive will be augmented with inter-planting of the same species to reinforce the historic landscape character. Detailed landscape plans will be provided as a condition to the permit.

Two dwellings are proposed close to, or within, the canopy protection zones of historic trees. Tree 350 is adjacent to Lot 136 and Tree 298 is adjacent to Lot 131. The trees remain on public property. In both cases, advice has been provided by the arborist about protection of the trees during construction of the dwellings. Ongoing protection of the trees is proposed via permit conditions similar to that used in Stages 1 and 2 of the Kew development and previously approved by Heritage Victoria.

Views and open space, new plantings

New plantings will be largely confined to new residences and along the new roadway, clear of the Heritage Core. This is to retain the historically open grassed setting for Buildings B1, B3 and B6. In the Conservation Policy Section 6.3.1, Views & Open Space, it states:

The retention of the spaces and views between the historic buildings, along with the existing pathway alignments, will conserve the spatial aspect of significance...

The following views and open spaces have been identified as significant and should be conserved:

- *The view to B3 looking north from the tree mound with B6 in the distance;*
- *The view looking north past B1 down the walkway; and*
- *Views of open space between B3 and B6, B1 and B3.*

- *The view from the retaining wall immediately south of B6, looking at the spatial arrangement of B1, B2 and B3. Note that B2 may be demolished in the future but existing views of the space between B2 and B3 should be retained.*
- *Views to the significant trees, east of B6 and in the VPO in the planning scheme.*

In addition, there is the potential for the following views to be substantially improved by future development:

- *Views from the north looking up the hill towards B6; and*
- *Views down the pathways after removal of the canopies.*

These policy objectives have been achieved in the proposal. New landscaping elements are largely confined to new development areas, for example within private dwellings and as part of the new off street parking. Selection of species will ensure that they will not be confused with historic plantings.

Retention of the historic pathway alignment has been problematic because the steep slope of the site means that it does not comply with access requirements. For this reason, a diagonal path has been introduced. As with other paths following non historic alignments, it will be detailed to read as a new element.

4.2 BUILT FABRIC AND SETTING

Existing Permits & Permit Exemptions

Permit P9639 was issued by Heritage Victoria under the Heritage Act 1995. Stages 1 and 2 of the development have subsequently been permitted by Heritage Victoria under this head permit. The CMP for the site has also been accepted by Heritage Victoria.

With regard to the Stage 3A & Heritage Core proposal, the following has previously been permitted:

- Demolition of buildings other than B1, B3 and B6 after recording,
- F1 Fire Memorial to be relocated within the Heritage Core,
- Material from F3 Residents' Sculpture to be relocated or interpreted within the Heritage Core,
- An Archaeological Watching Brief to be maintained as per CMP Section 6.6,
- Restoration and adaptation works to Buildings B1, B3 and B6 to comply with the CMP, and
- An Interpretation Plan to be developed for the whole KRS site.

Historic Buildings B1, B3 and B6

As part of the Stage 3A & Heritage Core proposal, Building B1 will be used as medical consulting rooms, Building B3 as a community centre and Building B6 as a kiosk/café. These uses allow the buildings to be restored and adapted in line with the Conservation Policy in the CMP and facilitate public access. This is an important heritage outcome for the proposal as, along with interpretation to be provided on site, it will increase the opportunity for appreciation of the significance of this fabric from the establishment period of the former Kew Cottages.

The CMP Section 6.2.2 provides detailed guidance for the reconstruction of heritage fabric for these buildings which is being undertaken as part of this proposal. In particular, the extent of reconstruction of Building B1 is substantial but this is because it provides an excellent opportunity to recreate the appearance of the original cottages. Fortunately both drawings and photographs mean that this can be achieved accurately. Openings on the rear wall of this building have been altered substantially and are not sufficiently documented for reinstatement to be possible. Hence new window and door openings of the same proportions are proposed but they will be detailed in a modern way to avoid any suggestion that they were original features.

For all three buildings, the adaptation and development proposed meets the Conservation Policy as set out in Section 6 of the CMP and includes the conservation works as set out in Section 7.0 Management Strategy. The only place that this has not been achieved is on the northwest elevation of Building B3, labelled Elevation C of the community centre. In this case, two of the openings –a door and a window- have been reversed to allow access to the community centre reception. This is considered to be a minor and acceptable alteration to this building.

Historic Monuments F1 and F3

The Fire Memorial F1 was temporarily relocated as part of Stage 2. It is now proposed to be permanently located near the medical consulting rooms so that it is in a public location but still allows for quiet reflection. Memorial F1 will be relocated in line with the Conservation Policy in Section 6.7 of the CMP. A detailed landscape plan of this area will be submitted for approval prior to this occurring.

Residents' Sculpture F3 is more problematic. As discussed in Section 3.2.3 of the CMP, the sculpture is in poor condition because of corrosion of its metal frame and the likelihood that the ceramic tiling adhesive has reached the end of its life. It was also never completed. In accordance with the CMP, Section 6.7, it is now proposed to present the fabric of primary significance, being the ceramics and the plaque acknowledging contributors, in another manner. This is proposed as the incorporation of this fabric into a terraced seating wall as shown on the Landscape Plan. Consultation with KRS is required to establish if this is acceptable so this proposal will be subject to further detailed submission at a later date.

It should be noted that the Long Term Residents' Memorial F2 is not proposed for relocation within Stage 3A & Heritage Core area so does not form part of this application.

New buildings

Section 6.4.2 New Building Development in the CMP stated:

Development of new structures in the vicinity of the three buildings is permitted on this site provided that new structures are:

- *sited in locations clearly removed from the historic fabric identified as being of primary significance;*
- *sited so as to retain views which have been identified as being of significance;*
- *sited so as not to impact on significant trees or plantings;*
- *sited so as to avoid overwhelming the understanding of the original scale of the cottage development; and*
- *sited so as to respect the need for a watching brief on the parts of the site with pre-1920s historical archaeological potential.*

Proposed new buildings must not render the existing buildings of heritage value redundant and it must be demonstrated that any functional requirements for new buildings cannot be appropriately accommodated within the existing buildings before new buildings are approved.

New buildings should not be attached to buildings except where set out in the Conservation Plans in Appendix 9.4, Section 9.4.3 and should require minimal change to significant fabric.

New design should not replicate the appearance of the significant buildings. Good contemporary design that respects the character of the site and does not dominate significant aspects of the site is encouraged.

It should be noted that Heritage Victoria has already given in principal approval for new buildings in the vicinity of the heritage core, subject to detailed design development, a heritage impact statement and other conditions, on permit P9639.

The proposed development of Stage 3A & Heritage Core meets this policy. The 12 residences proposed east of the Historic Core are a mixture of single and double storey buildings following the slope of the land. They have been designed in a similar manner to housing already approved by Heritage Victoria for the Kew site and so that the KRS houses which have special requirements blend within the streetscape. Particular care has been taken with the interface to the public land containing the Heritage Core. Landscape treatments, fencing and the houses are all designed to create a low key interface with the Historic Core. The massing and scale have been broken down to relate to the domestic scale of the historic development.

This is also evident on the Streetscapes + Sections drawing which shows the proposed new buildings in the context of the historic buildings. It shows that the spatial and scale relationship important to the original set out are still maintained with the proposed new residences and recreational centre.

The current proposal represents a substantial improvement to the scale of development previously approved under Permit P9639 issued by Heritage Victoria.

5.0 RECOMMENDATIONS

This proposal has great merit in that it allows for the conservation of Buildings B1, B3 and B6 in their important setting and the sympathetic inclusion of Monuments F1 and F3 within the Heritage Core. The proposal provides a new community use for the Historic Core which will allow greater appreciation of the cultural heritage of the site, especially in conjunction with the interpretation strategy.

The continuation of the historic use of Main Drive and Boundary Drive is an important aspect of the proposal. The proposal includes a new roadway to facilitate access and parking for the historic buildings. The loss of two heritage trees is acceptable in this context. The section of Lower Drive within the extent of the application will be maintained for pedestrian access with the reinstatement of the avenue planting which has been lost in this area.

Stage 3A & Heritage Core is a continuation of the residential development of the former KRS site in a similar manner to that already approved, and almost completed, in Stage 1 & 2. The proposal has been developed to provide for the retention and incorporation of the valued landscape components, including open space and setting for the historic buildings.

The Stage 3A & Heritage Core works proposed are in line with those previously permitted by Heritage Victoria under Permit P9639.

Approval is sought from Heritage Victoria for the Stage 3A & Heritage Core works as outlined in this application. The following conditions requiring further information to be submitted for approval could be included in the permit.

Detailed landscape plans for Stage 3A & Heritage Core are to be submitted, including details of the road design for Main Drive, the southern part of Boundary Drive included in the application and details of the proposed road closures to part of Boundary Drive and the provision of pedestrian access to the section of Lower Drive included in this application.

Detailed landscape plans should include all new planting proposed and provide details of the relocation of the Fire Memorial F1 and new treatment of the Residents' Sculpture F3. Details of the consultation undertaken regarding F3 are to be submitted.

An archaeological watching brief as described in the CMP shall be undertaken throughout all works in this application.

An interpretation plan should be completed for the Kew site and submitted for approval. Interpretation resulting from an approved plan should be in place on the site at the commencement of operation of the community facilities.

APPENDIX 1 – STAGE 3A & HERITAGE CORE DRAWING REGISTER

Plans by dKO Architecture

DRAWING	TITLE	COVERSHEET	SCALE	REVISION NUMBER
AR03A.20.01	Superlot Stage 3A	Cover Sheet		3
AR03A.21.01	Superlot Stage 3A	Design Response	1:500@A1	3
AR03A.21.02	Superlot Stage 3A	Site Plan	1:200@A0	3
AR03A.21.03	Superlot Stage 3A	Ground Level Plan	1:200@A0	3
AR03A.21.04	Superlot Stage 3A	Upper Level Plan	1:200@A0	3
AR03A.21.05	Superlot Stage 3A	Tree Protection Plan	1:500@A1	3
AR03A.22.01	Superlot Stage 3A	Street Scapes + Sections	1:200@A0	3
AR03A.23.01	Superlot Stage 3A	Shadow Diagrams 9.00am	1:200@A0	2
AR03A.23.02	Superlot Stage 3A	Shadow Diagrams 12.00pm	1:200@A0	2
AR03A.23.03	Superlot Stage 3A	Shadow Diagrams 3.00pm	1:200@A0	2
AR03A.125.24.01	Lot 125 - Type H	Plans + Elevations	1:100@A1	3
AR03A.126.24.01	Lot 126 - Type OS21	Plans + Elevations	1:100@A1	3
AR03A.127.24.01	Lot 127 - Type GJ1	Plans + Elevations	1:100@A1	3
AR03A.128.24.01	Lot 128 - Type GJ2	Plans + Elevations	1:100@A1	3
AR03A.129.24.01	Lot 129 - Type GH	Plans + Elevations	1:100@A1	3
AR03A.130.24.01	Lot 130 - Type B5	Plans + Elevations	1:100@A1	3
AR03A.131.24.01	Lot 131 - Type B6	Plans + Elevations	1:100@A1	3
AR03A.132.24.01	Lot 132 - Custom 10	Plans + Elevations	1:100@A1	3
AR03A.133.24.01	Lot 133 - Custom 11	Plans + Elevations	1:100@A1	3
AR03A.134.24.01	Lot 134 - Type OS22	Plans + Elevations	1:100@A1	3
AR03A.135.24.01	Lot 135 - Type GH	Plans + Elevations	1:100@A1	3
AR03A.136.24.01	Lot 136 - Type GH	Plans + Elevations	1:100@A1	3

ARHER.BB1.24.01	Heritage Core	Plans + Elevations (Health + Well Being Centre)	1:100@A1	3
ARHER.BB3.24.01	Heritage Core	Plans + Elevations (Community Centre)	1:100@A1	3
ARHER.BB6.24.01	Heritage Core	Plans + Elevations (Cafe)	1:100@A1	3
ARHER.BA1.24.01	Heritage Core	Plans + Elevations (Recreation Centre)	1:100@A1	3

Plan by Site Image Landscape Architecture

<u>DRAWING</u>	<u>TITLE</u>	<u>COVERSHEET</u>	<u>SCALE</u>	<u>REVISION NUMBER</u>
LA03A-01.01 (D)	Landscape Concept Plan		1:500 @ A1	

APPENDIX 2 – HERITAGE TREES



Image 1: Tree 407, January 2009
Source: Walker Corporation Pty Ltd



Image 2: Tree 409, January 2009
Source: Walker Corporation Pty Ltd