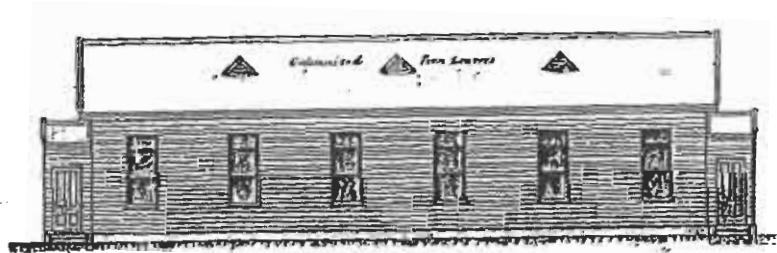
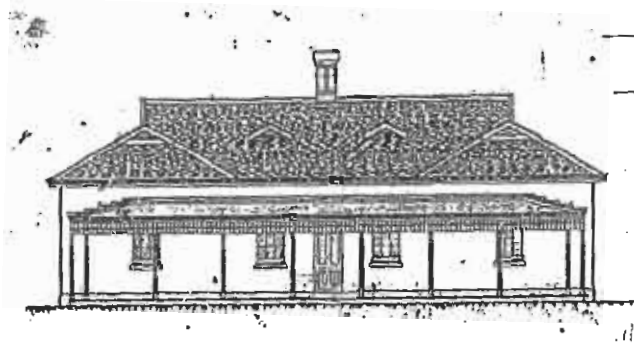


**FORMER KEW COTTAGES
115 PRINCESS STREET, KEW**

**PROPOSED DEVELOPMENT
REPORT ON SUBMISSIONS**



Prepared for the Department of Human Services

by HLCD Pty Ltd

ABN 63 083 840 724 email: hlcd@hlcd.com.au
96 Pelham St Carlton VIC 3053 ph 03 9347 5522 fax 03 9347 5511

July 2005

CONTENTS

Executive summary	2
1.0 Introduction	6
2.0 Significant fabric	7
2.1 Buildings	7
2.2 Trees	13
3.0 Significant views	15
3.1 Significant views within and from the site	15
3.2 Significant views to the site	17
4.0 Design considerations	18
4.1 Masterplan for the site	18
4.2 Design of the Heritage Core	19
5.0 Conclusion	22
6.0 Appendices	23
6.1 Historical documents	
6.2 Photographs of Buildings B1, B2, B3 and B6	
6.3 Architectural drawings by dKO	

Executive summary

This report provides further information on the proposed development of the former Kew Cottages site (H2073), Princess Street, Kew, with regard to the permit application submitted to Heritage Victoria by DHS in May 2005. It is to be read in conjunction with the information already provided and responds to submissions and matters discussed with Heritage Victoria.

Heritage Buildings and Site Establishment

The permit application proposed a Heritage Core area as a key feature of the public open space which retains three registered buildings B3 School House (Parents Retreat/Chapel), B6 Dining Room (STAD Building) and B1 (Unit 10), as well as interpretative information and relocated significant monuments and memorials.

All six buildings on the Victorian Heritage Register are unable to be retained because of the financial implications, difficulties for reuse and the concern about the effect on KRS residents. The three buildings were chosen for retention because of the evidence which remains in their current physical fabric and is able to be restored or reconstructed and interpreted. Along with the walkways, important views, landscape, trees and spaces, they depict the cultural heritage of the KRS site and, with documentary evidence, can be clearly interpreted.

A submission by Louise Godwin, dated 20 June 2005, proposed retention and restoration of three buildings: B1 (Unit 10), B2 (House Hostel) and B3 (School House) along with some other features back to 1887 conditions. She further recommended that all later extensions should be removed from buildings and that there is little relevance in the retention of the 1917 B6 Dining Room (STAD Building).

This position is not supported for two reasons: firstly it is not good heritage practice; and secondly, insufficient physical evidence remains to enable it to be achieved.

It is not good heritage practice because the conservation of a place should not have unwarranted emphasis on any one value at the expense of other aspects of the significance of the site. Ms Godwin's submission proposes the restoration of the 1887 period at the expense of the later stages of development on the site already recognised by the Victoria Heritage Register Citation H2073 as significant. In addition it neglects other aspects of significance, for example the importance of function rather than age, shown in the 1917 B6 Dining Room (STAD Building).

A further major problem with the Godwin proposal is that while it is based on a desire to show the earliest history of the institution, insufficient physical evidence remains to enable it to be achieved. Development of the site over the last 120 years means that information about the establishment of the institution is now more accurately represented in documentation rather than in the physical fabric of the place. This documentation is being researched and will result in interpretative material to be publicly displayed on site.

The retention of B1 (Unit 10) retains sufficient evidence of the form, appearance and layout of the original cottages. The cottages were repeated designs and providing two, with B2

(House Hostel) rather than just one, does not provide further information. B1 (Unit 10) can be restored to show its earliest form based on substantial remaining physical evidence and still demonstrate significant changes in the 1950s. However, restoration of B2 (House Hostel) would need to be based on documentary rather than physical evidence and involve too great a level of conjecture. It would result in the loss of evidence of the later significant periods because the built form is not so clearly articulated into the original building and additions as B1 (Unit 10). The lack of physical evidence remaining on site with B2 (House Hostel) means it does not reveal interesting aspects of the original cottage development shown in documentary evidence, such as the divisions of males and females.

Ms Godwin's proposal for the depiction of the 1887 block with its original landscaping and footprints of the two 1887 cottages (demolished in the 1970s) is not supported. It would result in a loss of other aspects of cultural significance for the site and would rely too greatly on conjecture. In fact, the block plan proposed by Godwin does not accurately reflect documentary evidence and is a selective reinstatement of evidence. It does not add to our knowledge of the site and could be misleading.

In addition, measures have been proposed as conditions in the DHS permit application to ensure that the site sufficiently interprets the original cottage establishment using the available physical evidence remaining on site and without detracting from the significant later periods.

Tree information

As discussed with John Hawker on site, some further landscape information has been provided and minor amendments have been made to the proposal. This includes that a significant Holly Leaved Cherry will be relocated to another position, that two young *Arbutus canariensis* will be retained, and the clump of the uncommon *Wiganda caracasana* will be relocated. As agreed on site, the road alignment where the new road comes off Main Drive will result in Trees 134A, 133 and 134 to be removed and Trees 103 and 127 to be retained. These changes have been updated on drawings.

Significant views

An analysis plan of existing views within the site, especially around the Heritage Core area has been provided. Existing views to the six buildings on the Victorian Heritage Register are very limited because of other surrounding buildings, the landscape and topography.

The approach has been to identify significant views and to make sure that they are retained in the proposed development. Key views to be retained include those between heritage buildings, along major avenues, into the Heritage Core, and those from the KRS site to the Willsmere Towers.

In addition, some existing views will be opened up by the development, including those up and down the central green spine, including to and from the Heritage Core, and those from the connector road around the Heritage Core into its centre.

Further information has been provided regarding the impact of the proposed apartment buildings on the KRS site in relation to the adjacent landmark former Willsmere Hospital (H0861). Due to the distance from the Willsmere Towers and the lower height proposed,

the KRS development will not detract from the landmark value of the former Willsmere Hospital site.

Design Considerations

Further information is provided in this submission about the issues which informed master planning of the site. These include compliance with the principles of the UDF (October 2003) and Planning Scheme Development Plan Overlay Requirements.

The Masterplan was developed with an overall lower density approach that aids the integration of the single storey Community Houses for KRS clients with the detached housing. There was also a desire for the provision of diverse housing types across the whole of the site. The higher density elements were planned along the open space spine so that apartments achieve an optimum commercial location and also overlook open space rather than private homes. They are sited to diminish overshadowing.

The design provides a high quality public domain to support social interaction. This is achieved with public open space along a central spine connecting through the site into the Yarra Bend open space network.

The establishment of a primary road circuit from Main Drive around the green space and Heritage Core helps to emphasize the importance of this precinct. It provides for a strong sense of arrival as it connects to the central spine, apartment precinct and Heritage Core. The central focus of the development is around the retained heritage buildings and it makes strong use of the existing historic avenues of trees.

A different approach was put forward in the Kew Cottages Coalition (KCC) Precinct Proposal, part of a submission to Heritage Victoria, dated 23 June 2005. This proposal is not supported as it isolates the Heritage Core, making ongoing viable use of heritage assets and provision of public interpretation difficult. The KCC proposed relocation of apartment buildings within the open space spine to the North East corner of the site and this is not supported. Due to the steep topography of the site, higher development in this location creates severe overshadowing. The UDF did not allow for higher density within this sector. The KCC proposal doesn't take into account the existing site conditions, such as topography. For example, some of the changes to roads proposed would make them very steep, limiting pedestrian access by KRS residents and potentially impacting on significant vegetation.

The Masterplan contained in the permit application is a more practical approach which creates an inclusive neighbourhood for the community. It utilises the key heritage assets of the site, both built fabric and landscaping, and the natural assets of the hillside location with its proximity to other public open space.

The Heritage Core

The Heritage Core was established as a central hub in the neighbourhood, retaining the heritage buildings within the public open space. The design allows for the retention of physical evidence on site which demonstrates aspects of the site's cultural significance. It allows for the retention of significant views, landscape and open space.

The works within the Heritage Core include the establishment of a viable use for the retained buildings and the addition of surrounding apartment buildings. The new buildings

are carefully placed to respect existing spatial arrangements and allow for greater opportunity for appreciation of the heritage assets than currently exists on site. New building envelopes for the proposed apartments allow part of the former building footprints to be revealed and included in interpretation.

A sensitive design response to the built form and scale of the proposed apartment buildings will ensure integration with the retained heritage buildings. This will be achieved through setback of upper floors and façade articulation. The actual design of the apartment buildings has not been finalised and would be subject to further consideration by Heritage Victoria. The façade treatments for the proposed apartment buildings will include an appropriate palette of materials to respond to the existing heritage buildings. The apartments will be designed to both face the surrounding road and to face inwards towards the Heritage Core.

The retention of B2 (House Hostel), as proposed in submissions, would compromise some design outcomes. It would not add to our understanding of the cultural significance of the site. It would detract from the creation of the Heritage Core as the central hub of the site because of its orientation away from the Heritage Core and sunken level in relation to surroundings.

Some submissions suggested the relocation of the apartment building proposed to replace B2 (House Hostel) northwards onto the site indicated for public parking or its relocation onto the open space section further north of this. These suggestions are not supported as they result in negative impacts for the cultural heritage of the site which outweigh the value in retention of B2 (House Hostel). Any movement of the apartment building northward results in further separation of the central spine open space from the surrounding neighbourhood. This reduces permeability and lessens views through the spine up towards the Heritage Core.

The current location of the carpark is advantageous as it allows the retention of three significant trees in the VPO whilst providing parking necessary to facilitate the re-use of the B6 (STAD Building) for a public function. Parking in this vicinity, along with the retention of open space to the north, adds to the viability of the reuse of the heritage building.

The design submitted in the permit application is sensitive and site responsive. It allows the retention of the heritage buildings, significant trees, important views, pathways and open spaces. The Heritage Core is made the key component of the site, a focus for public use and interpretation. Parameters have been established for the placement, scale and articulation of the proposed apartment blocks but their future design is subject to further detailed submission.

1.0 Introduction

The former Kew Cottages site (H2073), Princess Street, Kew, is now known as Kew Residential Services (KRS). The site is owned and managed by DHS, who submitted a permit application pursuant to the *Heritage Act* 1995, to Heritage Victoria in May 2005.

This report provides further information on the proposed development as requested by Heritage Victoria in a letter dated 8 July 2005. It is to be read in conjunction with information already submitted to Heritage Victoria, including the Heritage Impact Statement, prepared by HLCD Pty Ltd for the Department of Human Services (DHS), dated May 2005.

Heritage Victoria has provided copies to DHS of responses made to the public notice given under S.68 of the *Heritage Act*. This report addresses matters raised in these submissions, comments from the Boroondara City Council and matters discussed with Heritage Victoria on site on 28 June 2005 and at a meeting on 1 July 2005.

The report is divided into the following sections: Significant fabric, including buildings and trees; Significant views, within and outside of the site; and Design considerations.

The following drawings prepared by dKO Architects form part of this submission:

- HVS_01 Existing Conditions & Cultural Significance Plan
- HVS_02 Stage 1 - Masterplan
- HVS_03 Site Concept Plan
- HVS_04 Heritage Core Concept Plan
- HVS_05 Heritage Core Views
- HVS_06 Heritage Core - Site Sections
- HVS_07 Heritage Core - Views from outside the site