

# HERITAGE IMPACTS STATEMENT

46-74 Stanley Street and 23-35 Napoleon  
Street, Collingwood

Prepared for

**Urban Inc.**

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## 1.0 Introduction

This statement of heritage impacts relates to a proposal to redevelop 46-74 Stanley Street Collingwood, a two storey brick warehouse and grade car parking area. The property extends northwards through the block to also have a frontage to 23-35 Napoleon Street. The proposal is to construct a six to eight level residential development with basement level car parking. While the redevelopment of the subject property does not in itself trigger consideration of heritage issues, it is sited across Stanley Street from the significant Foy & Gibson complex of buildings to Stanley, Oxford, Cambridge and Wellington Streets. The statement addresses the issues of perceived heritage impact of the proposal on this significant historical manufacturing and warehousing precinct. The statement has been prepared for Urban Inc.

The report refers to the Urban Context report and architectural drawings, prepared by Elenberg Fraser Architects, 23 August 2011.

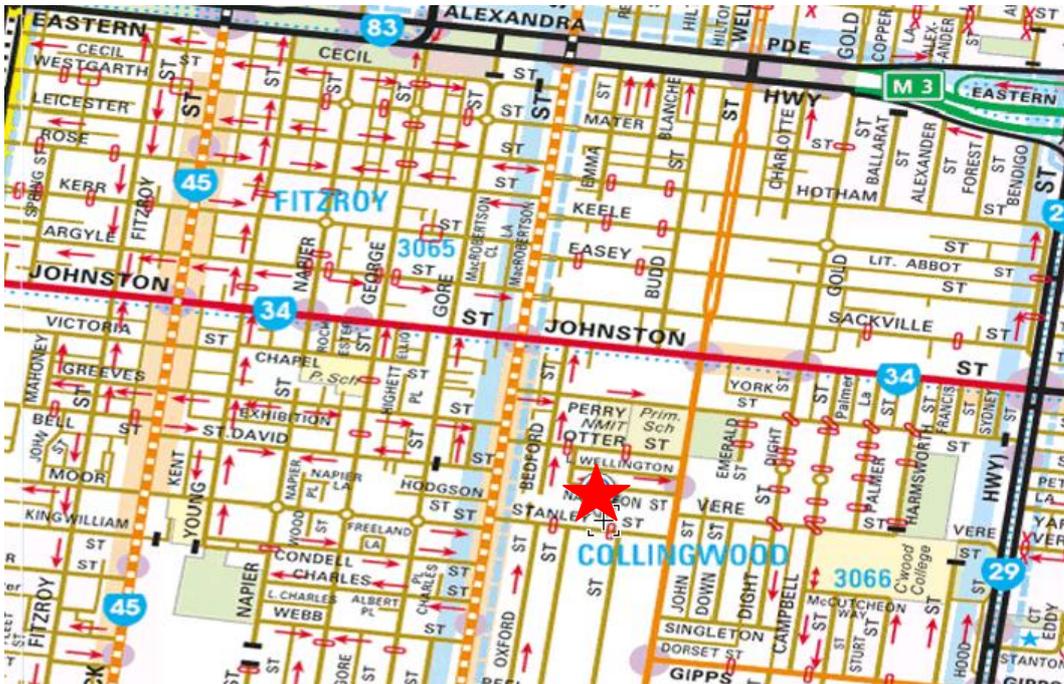


Figure 1 The location of the site is indicated by the red star.

Source: [www.street-directory.com.au](http://www.street-directory.com.au)

## 1.0 Heritage Listing and Classification

The properties at 46-74 Stanley Street and 23-35 Napoleon Street are not included in the Victorian Heritage Register or the Register of the National Estate, nor have they been classified by the National Trust of Australia (Victoria). Further, the properties are not included in the Schedule to the Heritage Overlay of the Yarra Planning Scheme.

### 1.1 Heritage Considerations

South of the subject site on the opposite side of Stanley Street, between Little Oxford and Wellington streets, is located the former Foy and Gibson manufacturing and warehousing complex. Parts of this complex are included in the Victorian Heritage Register (VHR nos. H755, H896 and H897) and are identified as HO127, HO128 and HO129 in the Schedule to the Heritage Overlay of the Yarra Planning Scheme. The entirety of the complex is located within the larger 'Collingwood Slope Heritage Overlay Precinct' (HO318). The proximity of the subject property to the heritage overlay precincts is indicated at Figure 2.



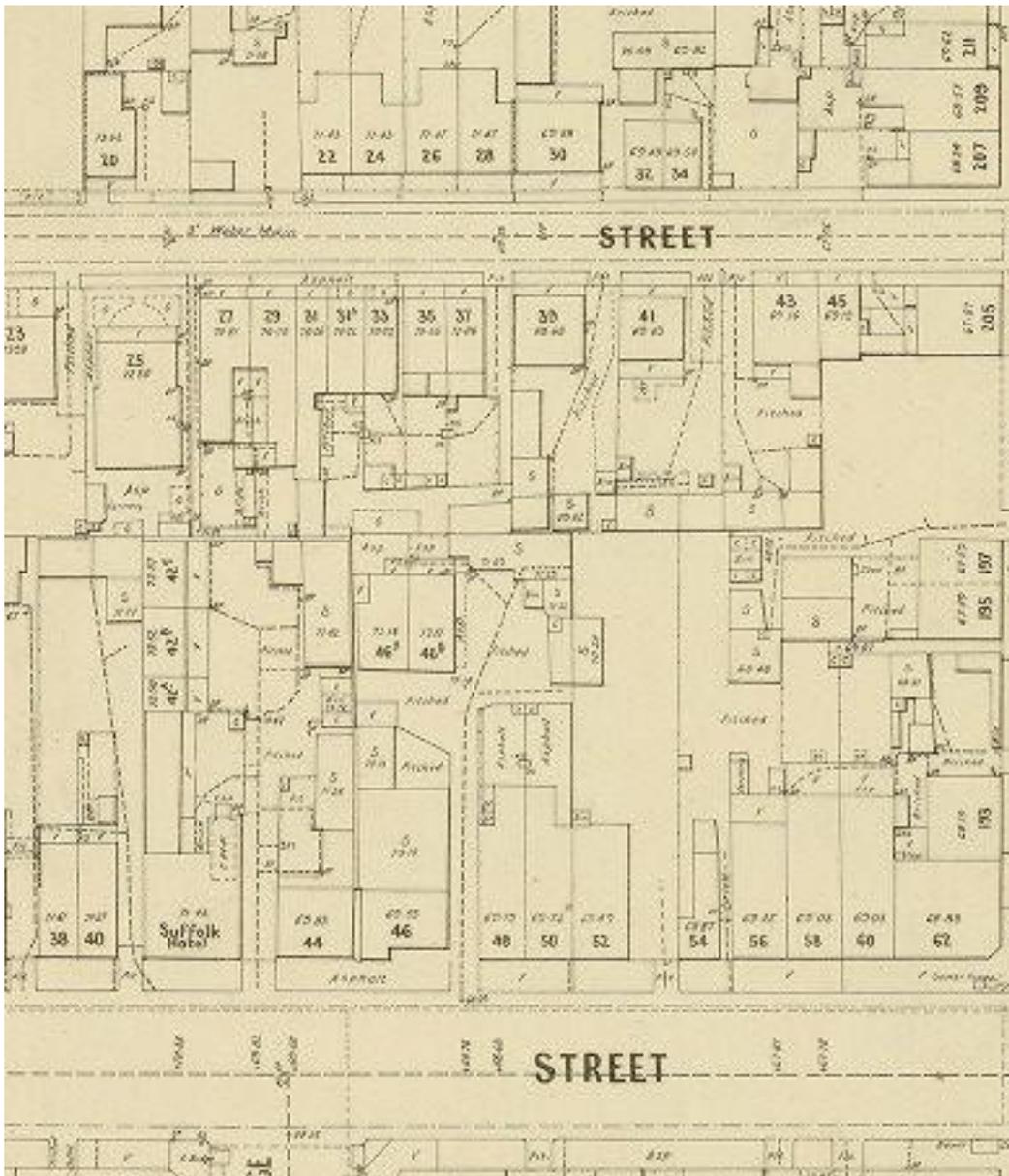


Figure 3 Extract from MMBW Detail plan no. 1196, dated 1900 showing Stanley and Napoleon Streets. The street numbers have changed since this map was prepared and the subject property spans (approximately) 38-54 Stanley Street and 25-41 Napoleon Street.  
Source: State Library of Victoria.

Most recently all of the site buildings have been the premises of Max New (Australia) craft supplies wholesalers. As with Stanley Street, there is an area of vacant land in Napoleon Street to the west, most recently used as a contractor's site associated with the neighbouring development at 34-44 Stanley Street (Figure 7).



Figure 4 46-60 Stanley Street. The former ABC Ace Bedding Co. factory.



Figure 5 60-76 Stanley Street. Part of this site is the former Dobbings bottle yard. The view looks north.



Figure 6 23-35 Napoleon Street, looking south-west.



Figure 7 Vacant land, also forming part of the Napoleon Street property. The east elevation of the adjoining 34-44 Stanley Street development.



Figure 8 Napoleon Street looking east. Former warehouse and factory premises, some of which are converted to residential uses, adjoin both older housing and new apartment developments.



Figure 9 Napoleon Street looking east, showing the north elevation of the adjoining 34-44 Stanley Street.



Figure 10 Earlier housing, 12-18 Napoleon Street opposite the subject site.



Figure 11 4 Stanley Street, replacing a former auto mechanic's premises.



Figure 12 18-22 Stanley Street, a redevelopment of a former warehouse allotment.



Figure 13 34-44 Stanley Street, a recently-completed six level apartment development. Similarly, to the subject proposal it extends through to Napoleon Street.



Figure 14 26-32 Stanley Street, former worker's cottages, indicative of the form and scale of the early housing in the surrounding streets. 34-44 Stanley Street is at right.



Figure 15 2A and 2 Stanley Street (at right). 2 Stanley Street is subject to a site-specific heritage overlay under the Yarra Planning Scheme (HO137).



Figure 16 Oxford Street, looking south. Note the staggered heights of the buildings.



Figure 17 Stanley Street looking east – the former Foy & Gibson Whiteworks -the large red brick building in the middle ground - dominates the streetscape.



**Figure 18** Stanley Street looking west, showing the chimney stacks of the Foy & Gibson boiler house, and the Whiteworks building behind.



**Figure 19** The former Foy & Gibson warehouse, Stanley Street, recently part-rebuilt. Contained within the Collingwood Slope heritage overlay precinct (HO318), the building is directly opposite the subject site.

### **3.0 Setting and surroundings**

The area surrounding the subject site is varied in character, with pockets of typically low-scale narrow frontage cottages and some medium and larger scale industrial and commercial buildings as well as some contemporary apartment developments all within close proximity to the site. Napoleon Street in particular demonstrates this hybrid character (Figure 8, Figure 9 and Figure 10).

The northern side of Stanley Street is also undergoing a transformation with a number of medium-height residential developments supplanting the sites of former service garages and former factory buildings (Figure 11, Figure 12 and Figure 13). These include the four level residential and showroom development at 4 Stanley Street, the four-level residential development at 18-22 Stanley Street, and the recently completed 6 level (ground plus 5 upper levels) residential/showroom development to 34-44 Stanley Street, which directly adjoins the subject site's west boundary (Figure 11, Figure 12 and Figure 13). Stanley Street retains four narrow-fronted single storey former worker's cottages at 26-32 Stanley Street, one of which has been converted to a commercial use (Figure 14). There is a double-storey Victorian-era polychrome brick residence – now converted to a commercial use – at 2 Stanley Street which is subject to a site-specific heritage overlay – HO137 – in the Yarra Planning Scheme (Figure 15).

The south side of Stanley Street between Little Oxford and Wellington Street, and the adjoining Cambridge and Oxford Street streetscapes comprise the multi-storey red brick and render former factories and warehouses associated with the former Foy & Gibson department store. These are significant heritage elements, with large parts of this multi-street complex of buildings included on the Victorian Heritage Register, as well as subject to planning protection under the Yarra Planning Scheme. These are also the largest buildings in the vicinity of the subject site, forming largely contiguous streetscapes to Oxford, Cambridge and Little Oxford Streets (Figure 16). Many of these buildings have since been converted to residential use with some retaining light industrial and commercial uses. Where upper levels have been added to these buildings, these are typically set back from the street and are constructed of building materials at variance with the original brickwork. These include coloured rendered masonry, metal cladding and extensive areas of glazing. The elements of greatest height are the two chimney stacks rising from the former boiler house to the east side of the corner of Stanley and Oxford Streets. These are counter-balanced by the significant height and bulk of the former Whiteworks building on the opposite corner, which, sited further up the slope towards Smith Street, is the predominant elements in the Stanley Street streetscape when viewed from Smith Street (Figure 17). In this view the chimney stacks are largely concealed by the Whiteworks building, where as from Wellington Street, they are clearly significantly taller than the surrounding built form (Figure 18).

Directly opposite the subject site across Stanley Street was a single storey red brick post WW2 Foy & Gibson warehouse building which extends along Stanley Street from Cambridge and returns along Wellington Street. Contained within the Collingwood Slope heritage overlay precinct HO318, in late 2010 the Stanley Street elevation of this building was rebuilt in coloured concrete (Figure 19).

### **4.0 Description of proposal**

The proposal is for the construction of a residential development adopting a podium form with three medium-height residential tower modules rising above, facing to Stanley Street. These are staggered in height with the west module being seven levels, the centre module nine levels and the east module eight levels, including the ground floor level. The height of the west module broadly accords with the height of the adjoining apartments to 34-44 Stanley Street. To Stanley Street a number of the apartments have balconies to the street

and there are three pedestrian entry lobbies, and a small café tenancy, accessed by steps from both the lobby and from Stanley Street. The vehicular access to the two levels of basement car parking is from Stanley Street, to the east end of the elevation. There is additional vehicular access from Napoleon Street, to the west end of the development. The Napoleon Street component of the building is staggered to address the slope down from west to east, variously three and four levels in height, with an additional level set back behind, respectively four and five levels. At levels three and four there are rooftop terraces atop the lower building components to Napoleon Street. There is a single pedestrian foyer entry and the previously mentioned vehicular entry at the west end of the building.

The building's internal mass is broken and articulated by five garden zones – an elongated garden which runs east-west through the development, effectively dividing the development into two halves. There are two central garden zones, accessed from the Stanley Street lobby entries and thus visible from the street as well as two landscaped light courts to the east and west boundaries of the building.

To Stanley Street, the building finishes include extensive areas of glazing, including balcony balustrades, and precast concrete, impregnated with charcoal, white and black hues, and adopting both smooth and textured finishes. The lower podium form adopts darker hued finishes in concrete and tinted glazing, with the modules above rendered in clear glazing with light coloured concrete finishes. Similarly to the podium levels of the Stanley Street component, the Napoleon Street elevation adopts darker-hued finishes and tinted glazing.

To both street elevations, the buildings are constructed hard to the street line, thus conforming to the historic nature of the commercial/residential buildings in the surrounding area.

## **5.0 Assessment of heritage impacts**

### **5.1 Heritage policy framework**

In assessing the proposed development of 46-74 Stanley Street Collingwood, the following relevant policies in the Yarra Planning Scheme have been considered:

- Clause 22.10 (Built Form and Design Policy) of the Yarra Planning Scheme applies to 'all new development not included in a heritage overlay';

In addition, reference has also been made to the *City of Yarra Built Form Review 2003*, a reference document at Clause 22.10, and to the *Smith Street Structure Plan*, adopted by Yarra Council on 18 November 2008.

### **5.2 Comment on heritage impacts**

The proposed development adopts finishes and materials which are wholly contemporary, thus reading as new elements within the changing Stanley Street streetscape. The use of extensive areas of glazing gives the building a permeability and lightness that stands in contrast to and does not unduly compete with the robust red brick character of the Foy & Gibson complex across Stanley Street.

The proposed building adopts a podium form, built to the street line, referencing the surrounding urban form, including that of the Foy & Gibson complex of buildings, sited opposite. The podium height accords with and continues the strong horizontal of the adjoining development at 34-44 Stanley Street. Similarly the upper levels, here rendered as three individual modules with staggered heights, are set back from the street line, thus aligning with the approach taken with the upper levels of 34-44 Stanley Street. The massing of the proposed building draws reference from the building profiles of the Foy and Gibson complex, notably the west elevation of Oxford Street where larger masses are set at

intervals interspersed with single and two storey elongated facades, which form a two level contiguous podium form to Oxford Street.

Thus, the Whiteworks (125 Oxford Street) and the adjoining building (115 Oxford Street) both six and four level buildings are separated by the two level Bohemian apartments (109 Oxford Street) from the six level Gibsonia building (103 Oxford Street) which adjoins the originally two level Powerhouse (99 Oxford Street) (Figure 16). Significantly, a number of the Foy & Gibson buildings have one and two level rooftop additions, rendered in contrasting building materials, as detailed previously. The form and the contrast in the colour and materials palette of the upper floor modules enable the proposed building to be read as two distinct forms, according with the manner in which later additions to the Foy & Gibson buildings have been handled.

The new development 'closes' the view north from Cambridge Street, with the height of the podium sitting comfortably with the parapet height of the two buildings which occupy the east and west corners of Cambridge and Stanley Street. The tallest element, the nine level centre module is a distinctive element visible down Cambridge Street, but its staggered profile and contrasting materiality is not considered to unduly compete with the red brick character of this streetscape. To Napoleon Street similarly, the building sits in harmony with the form of the adjoining north component of 34-44 Stanley Street, adopting a similar scale, height and rhythm of openings, albeit rendered in a suite of finishes and materials which contrast with the earlier development.

The proposed building is considered to accord with the principles of the *Smith Street Structure Plan 2008*, encouraging new residential development in mixed use zones and providing development which demonstrate high standards of architectural design and adopt a scale transition to low-rise residential areas, such as the smaller-scale buildings in Napoleon Street. The Plan encourages new buildings within the 'Mixed Use-Otter Precinct' of generally five to six storeys. It is true that this building does exceed this height, but accords with the guidelines in that it complements the predominant street frontage height of the nearby and abutting properties and its upper levels are set back. The broad width of the subject site permits the construction of three staggered-height modules, with sufficient set back from Stanley Street and separation between them to enable them to be read as separate but related elements in the streetscape, with a resultant benefit of a well-articulated building profile.

## **6.0 Conclusion**

It is considered that the proposed development sits comfortably in the surrounding streetscape and its form, height and materiality will not compete with or detract from the valued heritage character of this rapidly changing area, or the nearby significant Foy & Gibson manufacturing and warehousing complex.