

City of Yarra Heritage Advice

Application No.:	PLN16/0755
Address of Property:	150 Yarra Boulevard, Richmond
Planner:	Nish Goonetilleke
Yarra Planning Scheme	STATE POLICY:
References:	<ul style="list-style-type: none">• Clause 15.03 Heritage LOCAL POLICY: <ul style="list-style-type: none">• Clause 21.05-1 Built Form (Heritage)• Clause 43.01 Heritage Overlay• Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay
Heritage Overlay No. & Precinct:	HO299 - Former Park Keeper's Cottage, The Boulevard Richmond, The Boulevard Parklands.
Level of significance:	Individually significant (within HO299) constructed 1838-1930s (Appendix 8, City of Yarra Review of Heritage Overlay Areas 2007- updated Sep 2015)
General description:	Alterations and additions to existing building for new restaurant.
Drawing Nos.:	Set of 12 x A3 drawings prepared by MIM Design, received by Council and date stamped 23 January 2017
Reference information:	<p>"Conservation Management Plan: Former caretaker's cottage Burnley Park, Burnley" Lovell Chen, 30 April 2015.</p> <p>John Patrick Pty Ltd and Allom Lovell & Associates. "Richmond Park Conservation Management Plan", 2007. Available: http://vhd.heritagecouncil.vic.gov.au/places/103863</p>

WHY IS THE PLACE INDIVIDUALLY SIGNIFICANT?

THE BOULEVARD PARKLANDS

Richmond Park, Burnley Park, and Yarra Boulevard are of local historic and aesthetic significance to the City of Yarra.

The Boulevard Parklands are historically significant as one of the oldest reserves in Victoria and demonstrates how large areas of land were set aside for parkland as part of the first surveys of Melbourne. The surviving nineteenth century fabric including the buildings and plantings associated with the Horticultural Society gardens, the remnants of the Dutch Elm Avenue, mature Sugar Gums and the **park keeper's cottage** are of particular significance as evidence of the development of the park during the nineteenth century. (Criterion A)

It is significant as an example of the large informal reserves created during the nineteenth century park, that contain sections of naturalistic landscapes with remnant indigenous vegetation combined with introduced plantings and hard landscape elements. (Criterion D)

It is historically and socially significant as **the oldest park within Richmond** and as a place of passive and active recreation that has been in continuous use for over 150 years. (Criterion A & G)

Yarra Boulevard is historically significant as an example of the major public works projects undertaken to provide unemployment relief during the Great Depression. It is an example of the roads constructed along 'scenic' routes during the interwar period and is associated with the increasing use of private motor cars for sightseeing and leisure. (Criteria A & D)

Aesthetically, it is significant for its semi-naturalistic and highly picturesque landscape, which combines remnant indigenous trees with semi-formal plantings of exotic species. Yarra Boulevard is notable as a fine example of an interwar public landscape with a distinctive character created by the rock walls and garden edging, and mature exotic trees and shrubs. (Criterion E)

PARK KEEPER'S COTTAGE (FORMER)

One of few elements of hard landscape located within Richmond Park is the former Caretaker's Residence, built in the 1870s, although the exact date of construction has not been finally established.

A Ranger, Caretaker, Park keeper, Bailiff or Curator, as the incumbent was variously known, of the Survey Paddock, and later Richmond Park, was first appointed in 1852. This was considered necessary for the security of the Surveyor's horses, as Melbourne was virtually deserted of males, following the discovery of gold in 1851, and protection of government land and property by police was considered essential.

The former caretaker's cottage is of historical significance as one of the earliest designed elements to be incorporated into Richmond Park and one of the oldest extant buildings in Burnley. It contributes to an understanding of the history of the park and its development from Survey Paddock to park in the middle decades of the nineteenth century; and more broadly to an understanding of caretakers' residences in parks and gardens.

The former caretaker's cottage is of aesthetic/architectural interest. While it is an important historic building within the park, alterations and additions have impacted on the architectural form and legibility of the original 1862 building. Within the context of caretaker's residences across the State, the subject building is also a modest and rudimentary example. It does however make an aesthetic contribution when combined with stands of early trees and other early elements, to reinforce the early character of the park.

CONTEXT DESCRIPTION:

The subject site is a large parkland located north-west of the Yarra River over some 70+hectares. The caretaker's cottage is located at the north-west of the parklands, at the culmination of Bellevue Street, Richmond, and is visible from all elevations. The cottage is surrounded by a number of intersecting paths and significant landscaping.

The former Caretaker's Cottage is a four roomed structure which was clearly built in three stages, which according to the CMP were c.1862, c.1890 and c.1986. The south-eastern portion (constructed c.1862) has a hipped roof, masonry walls and quoining around windows that is evident under unsympathetic paint. To the south-west of the original cottage is a weatherboard structure with a brick chimney, located under a gabled roof (constructed c. 1890). The gabled roof has been extended to the north of both these sections, creating an L form under a separate hipped roof (constructed c.1986).



Above: Extract from Plan of Richmond Park, AL Martin, Surveyor, 1872. The 1862 lodge is shown centre left of plan

In essence, the original part of the cottage is the masonry section that had a very early timber addition at the rear (west). A number of substantial weatherboard additions have been made over the life of the building, some of which survive. Extensive remodelling was undertaken in 1916/17 which explains fenestration details in the masonry part of the building which clearly are not from the Victorian-era.



Above: Extract from CMP showing general construction history of the site.

ASSESSMENT OF PROPOSED WORKS:

Summary of recommendations from CMP (“Conservation Management Plan: Former caretaker’s cottage Burnley Park, Burnley” Lovell Chen, 30 April 2015, Section 5.4.2, pp.3.

5.4.2 Form and fabric generally

In summary, the potential for changes to the form and fabric of the cottage group is as follows:

- The external form and appearance of Building 1 (1862) should be retained; to a lesser degree this also applies to Building 2 (c.1890). Additions or substantial alterations which would alter the broad form of the building group should generally be confined to Building 3.
- For Building 1 (1862) there are no opportunities for substantial works or change to the south and east elevations, with more flexibility to the north elevation. No original windows survive. Nonetheless, new openings should be made with regard for the early character of the building. Consideration should be given to reinstating the original entry located near the centre of the east elevation.
- Building 2 (c.1890) to the west of the caretaker’s cottage offers some opportunity for change, although the simple gable-ended form of the building should be retained. Alterations or simple additions to its west side, to an appropriately understated design would raise no substantial heritage issues.
- Demolition or substantial alterations or additions to Building 3 should have regard for their impacts on Building 1 and to a lesser degree Building 2. However works of this type are unlikely to raise any substantial heritage issues.

Comments regarding proposed demolition:

The extent of demolition proposed by this application includes removal of internal fabric and windows along the western elevation.

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

There are no internal controls on the building. A curved wall has been identified as potential contributory internal fabric, but no demolition works affect this wall.

The existing windows and doors along the western elevation are later additions from c.1917 and onwards.

In accordance with the recommendations of the Conservation Management Plan, alterations to the western side of Building 2 raise no substantial heritage issues. Therefore, the extent of demolition proposed is considered acceptable.

Comments regarding new development, alterations and additions:

The extent of new works proposed by this application includes development of a new bin storage area, landscaping, undercover deck and façade treatments to accommodate a café/restaurant.

The majority of works are within the envelope of the existing building and new structures extend to the decking area and bin storage.

The key consideration for assessing this aspect of the works is whether the proposed development will adversely affect the significance, character or appearance of the heritage building or the broader heritage precinct.

Regarding the bin storage area

The new structure for the bin storage will be attached to the northern side of the building – the least significant portion which was constructed c.1986. The overall height of the storage area is 2.7metres and meets the underside of the existing roof.

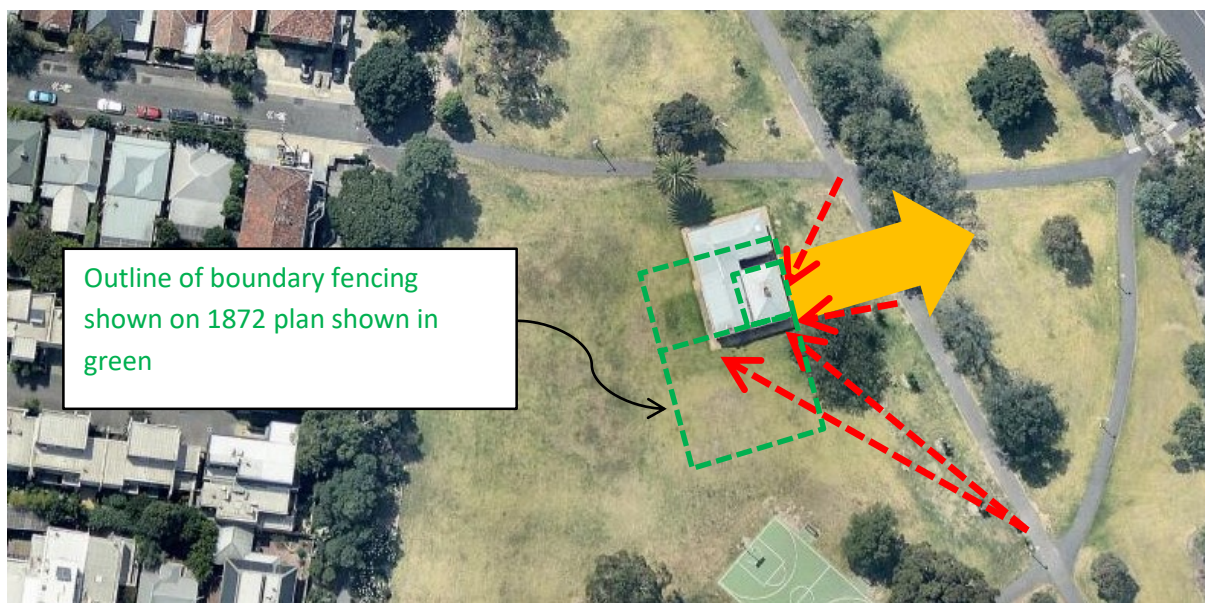
The addition and overall height of the bin storage area is supported as being recessive to the contributory elements of the building.

The bin storage area is to be clad in perforated panels. The same panels are to be utilised for a 1200mm high garden bed. No colour has been specified for the screening but it is strongly recommended that the screening be finished to match the adjacent wall colour so it blends in with the existing building, rather than contrasting with the more significant surrounding landscape.

The rendered planter box is of no heritage concern, as it is located against non-contributory fabric, which might be damaged as a result of water from the boxes.

Regarding the undercover deck area

The proposed undercover deck area will be attached to the north-eastern corner of the existing house. The proposed location for the deck is one of two identified in the CMP that will have the least visual impact on the setting of the original 1860s house. The diagram below demonstrates the key view lines towards the heritage building. The proposed deck will be fully concealed along these view lines by the existing building. It is therefore considered that the location of the proposed deck is appropriate.



Above: Aerial showing key view lines towards the heritage building in red. Key outlook from original house shown in yellow.

The appearance of the undercover deck, which will include bi-fold doors, is more like an addition to the building. Again, the overall height of the addition is to the underside of the eave, making it recessive against the existing building. No colour has been specified for the 'louvered panel, bi-fold doors', but again, these should be a recessive colour that matches the main wall.

Regarding the new ancillaries and exhaust flues

The proposal includes a number of solar panels and exhaust flues, to be located on the roof of the western addition (c.1890). Whilst not ideal, the CMP does note that this roof is of little significance in and of itself and that the most important objective here is to retain the appearance of a secondary "utility" area behind the masonry cottage. The proposed ancillaries will have little impact on the eastern (more principal) façade of the elevation and are thus supported.

Bike racks, pizza oven and new ramp

The proposed bike racks and pizza oven to the south and west (respectively) of the 1890's addition are supported as being minimal interventions that will not adversely affect the significance of the site. The new access ramp (to replace existing) is also supported as being timber framed and easily removed in the future.

External works

The extent of external works proposed includes:

- "Restore existing windows and make good";
- "Patch and paint as required" ;
- "Make good to all window frames"; and
- "Patch cracks and paint as required to original condition".

Clause 22.02-4 of the Yarra Planning Scheme states as objectives:

- To encourage the preservation, maintenance, **restoration** and where appropriate, reconstruction of heritage places.
- To ensure the adaptation of heritage places is **consistent with the principles of good conservation practice**.
- To ensure that additions and new works to a heritage place respect **the significance** of the place.

These works, while acceptable, will do nothing to enhance the character and appearance of the original building. The external paint scheme for the finished building should adopt colours that are consistent with the mid-Victorian period of the heritage building. The rendered walls should be painted natural cement grey or lime washed in colours that resemble natural stone colours.

RECOMMENDATIONS:

On heritage grounds, the works proposed in this application may be approved subject to the following conditions:

1. That the heritage building must be repainted in colours that are consistent with the mid-Victorian period. The proposed colours must be submitted and approved prior to the commencement of works;
2. That the proposed bin enclosure and deck structure must be painted to match the main wall colour of the original house;

OTHER COMMENTS:

The former caretaker's house was originally enclosed. As part of the proposed works, consideration could be given to the introduction of a natural timber simple picket fence along the lines of the original allotment as shown in the 1872 plan. An example of the typical fence is shown below:

Use of a fence like this may also provide partial screening of the proposed new deck area in a manner that is in keeping with the original setting of the former cottage.



SIGNED:

R Redden

Ruth Redden

DATED: 15 March 2017