

Alterations to  
**28 Coppin Ave, Rushall Park**  
Heritage Impact Statement

14<sup>th</sup> May 2020

The subject property is part of the Old Colonists' Homes.  
VHR: HO218

**Prepared by:**

Thy Tran Architecture  
71C Nicholson Street, Brunswick East  
0411 617 835  
mail@thytran.com

**Prepared for:**

Old Colonists' Association of Victoria

**Existing condition of the registered place:**

The subject registered place is centrally located within a five-unit terrace row, fronting Coppin Avenue. The building is Late Victorian, Boom style. The foundation stone indicates construction commenced in 1902.

The Coppin Avenue façade is symmetrically composed, heavily ornamented and has been well preserved. Notable features include decorative and coloured brickwork, ornamented plaster and stone parapets and mouldings, patterned slate roof, cast iron lace work, double hung arched windows and Victorian chimney stacks.

The façade to the rear appears cluttered and lacks coherence, with numerous alterations and additions over time. The terraces either side of the subject site appears to have been altered within the last 10-20 years. External walls are brick veneer with either tray deck roofing, or walesh slate roof to match existing. Building services and equipment are located along this façade, as well as accessible ramps to each dwelling.

The extension to the subject site appears to have been constructed around 1950s/60s. This is indicated by the low height, lightweight, fibro structure against the original, tall, double brick building. There is currently no ramp for accessible entry.

The original plan layout comprises of a Living room accessed from Coppin Avenue, leading into the Hallway, Bedroom and Ensuite. These rooms are all structurally intact. Located at the end of the Hall is the Kitchen which occupies the fibro extension.

**Current use of the registered place:**

The registered place has been used and continues to provide independent living and accommodation to aged care residents of the Old Colonists' Association of Victoria.

**The proposed works**

- ) Demolish fibro structure to the rear.
- ) Demolish internal wall between Hallway and Bedroom.
- ) Create large opening to the rear brick wall for open Living/Kitchen/Dining. Maintain existing window opening height.
- ) Fit-out to Ensuite with new access from Store.
- ) Re build Kitchen area with new timber framed structure. Extend concrete slab to suit new building footprint.
- ) Install new glazed windows, doors and skylights facing rear.
- ) Provide new concrete ramp for accessible entry into dwelling.

## **The cultural heritage significance of the place, including setting and any archaeological values or potential:**

The VHR Area Classification Statement of Significance:

*The Old Colonists Homes complex of 142 self-contained homes and ancillary buildings was established by actor, philanthropist and entrepreneur George Coppin in 1870 to provide accommodation for elderly colonists who, through no fault of their own, had fallen on hard times. A neighbouring development of two houses for Coppin's Old Actors Association was taken over by the Old Colonists Association in 1906. The Old Colonists Association was concerned to record and commemorate the efforts of Victoria's earliest colonists, as well as to 'assist necessitous old colonists' and promote the advancement of 'native-born (European) Victorians', and originally residence in the Homes was restricted to those who had arrived in the colony before 1851. Except for two cottages funded by the Association itself, all the houses in the Old Colonists Homes village were built with funds donated by prominent Victorian citizens, and each building is marked by a memorial stone showing the date and donor. The houses are sited in delightful gardens and cottages were erected in every decade from the 1870s to the present. The Homes continue to be managed for their original purpose by the Old Colonists Association, and the complex remains a remarkable example of 19th century charitable provision of housing for the elderly.*

*The Old Colonists Homes are of architectural significance for their associations with a number of important Victorian architects. The first stone cottages were designed by George Johnson, possibly the most prolific designer of municipal buildings in late 19th century Victoria, as well as of many theatres and opera houses in Melbourne and other Australian cities and the annexes to the Royal Exhibition Building in Carlton. Joseph Crook, who was responsible for a large number of buildings around Prahran, Windsor, St Kilda and Malvern, designed the Jubilee Cottages, Sumner Hall, the caretaker's residence and a number of other components of the complex. Other significant architects to have left their mark on the Homes include George Wharton and James Wood.*

## **What physical and/or visual impacts will result from the proposed works?**

Visual impact:

Externally, no change is proposed to the Coppin Street façade. New works are limited to the rear which has already been altered. The design approach is to simplify the façade and minimise further visual clutter. The new brick wall aligns and extends from No. 26. There is a deliberate recess/gap to address the rear wall misalignment of No. 30. This arbitrating section of wall is clad in slate tiles continuing from the roof.

The roof is clad in Welsh slate tiles to match existing. It is shaped to incorporate a series of skylights which draws natural light into the deep living space particularly during winter.

Internally, there are proposed changes to the original part of the building. The Hallway and Bedroom is removed with demolition of the separating internal wall. A new large opening is created to the original brick wall facing the rear, to the existing door and window heights.

Physical impact:

Overall, the proposed works will significantly improve the amenity for residents of the dwelling. The internal alterations will create a large, spatially efficient and functional Living/Kitchen/Dining without extending beyond the existing rear wall alignment. Relocating the Bedroom to the existing Living room provides all habitable rooms with direct, natural light, which was previously not the case.

The design offers a long term solution of contemporary style of living, appealing to future aged care residents (baby boomers).

## **Conclusion**

The proposed external works will have no detrimental impact on the architectural significance of the terrace row. While the internal works alter the layout of the original terrace, the amenity for future residents will significantly improve and serve future aged care residents in the long term.

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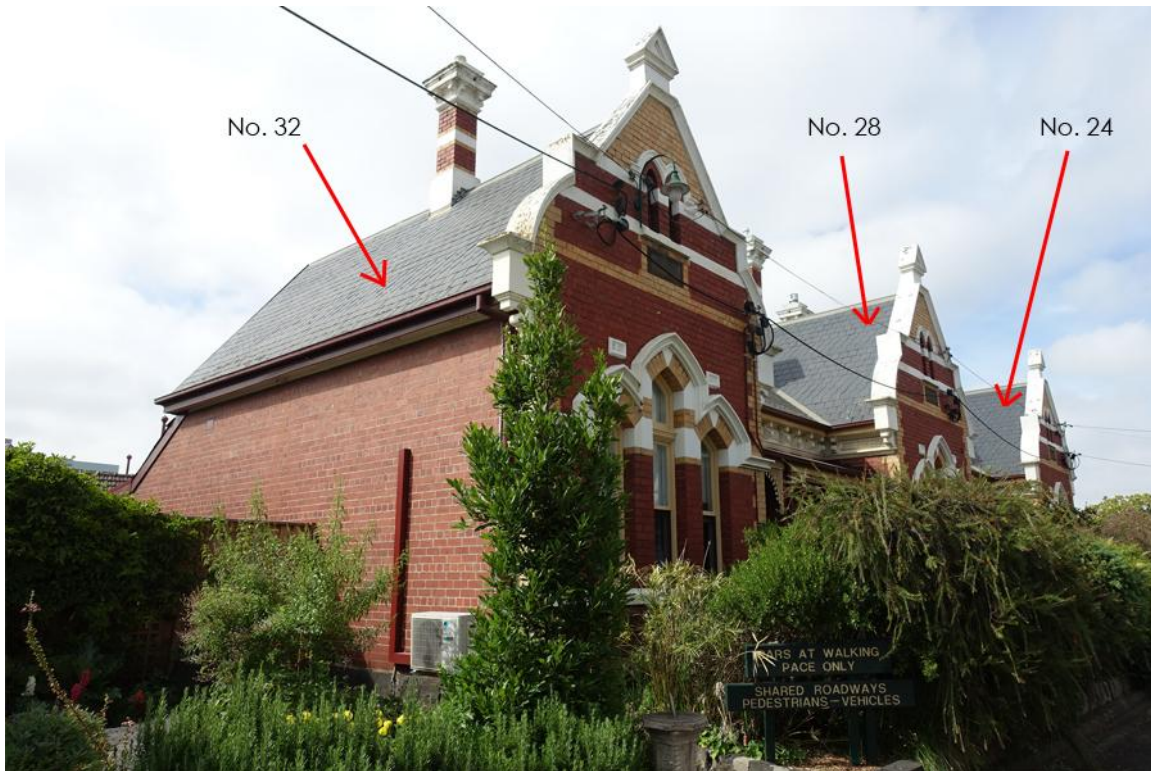


**thy tran** architecture

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71C Nicholson Street • Brunswick East VIC 3057  
0411 617 835 • mail@thytran.com

Alterations and Additions to  
**28 Coppin Ave, Rushall Park**  
Existing Conditions



View of Coppin Ave façade, looking south



View of Coppin Ave façade



View of south east façade (rear),  
towards No. 28



View of south east façade (rear),  
towards No. 26



View of south east façade (rear)



View of Living room



View from Hallway looking towards Living room



View from Hallway looking towards Kitchen



View of Bedroom



View of Ensuite



View of Kitchen

Alterations to  
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Material Schedule

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**RF1** – Welsh slate roof tiles to match existing.  
**CL** – Welsh slate tile wall cladding to match existing roof tiles.



**BR1** – Common red face brickwork.



Fixed skylights.



**WD** – Timber frame windows/doors  
Paint colour: cream.



Manor red to gutters, fascias, downpipes.