

Heritage Impact Statement

Goldsbrough Row and Co. later Younghusband P/L Wool and Grain Warehouses, 2-50 Elizabeth Street, Kensington, City of Melbourne, HO1162

Former Wool Store No. 1 (a.k.a Site 02) & Former Wool Store No. 2(a.k.a Site 01) Project (External alterations to former wool stores)



Figure 1. Goldsbrough Row and Co. later Younghusband P/L Wool and Grain Warehouses, 2-50 Elizabeth Street, Kensington, Former Wool Store 1 (Site 2) north facade, Photograph, January 2017

Michael Taylor Architecture and Heritage
Level 6, 443 Little Collins Street Melbourne Vic 3000

14 July 2017

1. Heritage Impact Statement for:

Part of Goldsbrough Row and Co. later Younghusband P/L Wool and Grain Warehouses, 2-50 Elizabeth Street, Kensington, namely:

- Former Wool Store No. 1 (a.k.a Site 02)
- Former Wool Store No. 2 (a.k.a Site 01)

2. Prepared for:

This report has been prepared for "Impact Investment Group".

3. Prepared by:

Michael Taylor Architecture and Heritage.
Level 6, 443 Little Collins Street, Melbourne, Vic 3000.

4. Date: 14 July 2017

5. The Statement forms part of an application for:

Alterations and development of the former Wool Store Nos 1 & 2 , a.k.a Sites 02 and 01 respectively, including

- External alterations
- Conservation works

The interior is also being adapted and developed for mixed commercial and public use.

6. Heritage Listings:

The whole site is zoned with site-specific Heritage Overlay HO1162 under the MCC Planning Scheme. The Complex has a "B1" grading. The HO applies to the building exterior and land only, there are no interior controls.

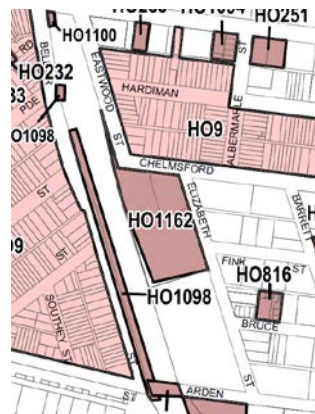
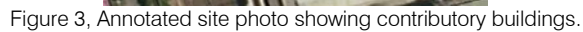


Figure 2, HO1162, Extract from MCC planning Map 4HO



The project brief is development of a community focused, sustainable development which will act as a laboratory for models of community development. The architect's approach is one of minimal physical intervention with the historic fabric. The architect's Design Statement notes:

8. Why is the place of heritage significance?

How is it significant?

Why is it significant?

- as highly indicative of the important role of Kensington and North & West Melbourne for industrial and mercantile activities including those related to wool, grain and livestock (tanneries, abattoirs, flour mills); for its siting and design allowing the complex to demonstrate the importance of rail transport;

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- *for the juxtaposition of this large-scale industrial complex with modest workers housing to its north reflects important aspects of the worker and workplace relationships and living conditions in the local area, particularly within the Victorian and Edwardian-eras;*
- *for helping in the understanding of the design context of wool stores and warehouses in Australia and thus can be related to examples both within Victoria and further afield. The siting of the complex, its local context and design demonstrates the key characteristics of wool stores in Australia; and*
- *the Younghusband complex is one of the relatively few substantial and well preserved wool store complexes to survive, and stands as an important example in a metropolitan context and is broadly comparable to the wool stores on the waterfront at Geelong (Criterion A) ;*

Associations

For the association with Goldsbrough, Younghusband & Row, major wool and produce brokers, and stock and station agents (Criterion H); and

Aesthetically

Considered in the context of other surviving wool stores, the Kensington complex stands as a key metropolitan example and one that is distinct from other wool stores in the region. It represents a later phase of wool store design when compared with the city wool stores, both of which are of far more modest scale overall and much less intact and differs from the later 1940s West Footscray examples, both of which adopt a more massive, austere and monumental quality in terms of their scale and architectural qualities, and do not have the evolved character of the Kensington complex and its ability to demonstrate aspects of industrial architecture over a 50 year period;

For the physically and aesthetically powerful imagery of the complex, with its larger scale relative to adjacent residential development; and

For the overall high consistency of scale, architectural expression, form and materiality (of the buildings constructed between 1900 and 1932). These qualities combine to give the complex an imposing quality; and visual prominence, particularly when viewed from the railway line and in views from the north, northwest and to a lesser extent, the elevated views from the west (Criterion E).

HO1162 – Registration Extent

The MCC heritage study identified originally identifies four phases of building namely:

Wool store no. 1 (1900-3, 1906, 1917)

Wool store no 2 , (1928-1932)

Wool store no 3 (Tallow Store, 1917, 1923)

Store 5 (1956)



Wool Store No. 1 (1900-3, 1906, 1917) includes:

- ## 9. Relevant Planning Policies (MCC Planning Scheme)

This policy applies to all places within the Heritage Overlay Area excluding the Capital City Zone Schedules 1, 2, 3 and 4 and the Docklands Zone.

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The Municipal Strategic Statement identifies that Melbourne has a high-quality, rich and diverse urban environment. Heritage is an extremely significant component of Melbourne's attractiveness, its character and its distinction, and therefore its appeal as a place to live, work and visit. This policy is the mechanism to conserve and enhance places and areas of architectural, social or historic significance and aboriginal archaeological sites and to encourage development which is in harmony with the existing character and appearance of designated heritage places and areas. This policy is consistent with policy document Urban Conservation in the City of Melbourne, which has been in operation since 1985 and has contributed to the conservation of the character of places of heritage significance.

Objectives

- *To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.*
- *To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.*
- *To promote the identification, protection and management of aboriginal cultural heritage values.*

10. Current use of the places

The former Wool stores 1 & 2 are used for a variety of small scale retail, commercial, storage, office and studio uses.

11. Existing Condition of the place

The former Wool stores are externally intact to its original form and with the exception of a number of small scale alterations doors and windows, mostly at ground level where ad hoc adaptations were carried out to accommodate workplace processes. The largest alteration is a large loading dock doorway to the north end.



Figure 5, Goldsbrough Row and Co. later Younghusband P/L Wool and Grain Warehouses, 2-50 Elizabeth Street, Kensington, Wool Store N. 1 North facade with detail of later added loading dock door, Photograph, January 2017.



Figure 6, Goldsbrough Row and Co. later Younghusband P/L Wool and Grain Warehouses, 2-50 Elizabeth Street, Kensington, Store 1 detail showing small adaptation of a doorway, Photograph, January 2017

The building envelope is intact, but is aged and requires maintenance to roofs, gutters rainwater goods, parapet cappings, brick walls, pointing, steel and timber framed windows and doors.



Figure 7, Goldsbrough Row and Co. later Younghusband P/L Wool and Grain Warehouses, 2-50 Elizabeth Street, Kensington, Store 1 detail showing small adaptation of a doorway, Photograph, January 2017

The interior is altered with sections of floor removed creating large internal void spaces.



Figure 8 Goldsbrough Row and Co. later Younghusband P/L Wool and Grain Warehouses, 2-50 Elizabeth Street, Kensington, Wool Store No. 1, interior, Photograph, January 2017

12. Scope of proposed works

The works are shown in the TP issue Drawing set prepared by Woods Bagot Architects.

This set includes architect's statement, materials and finishes selections, perspective sketches and drawings.

Works to the facades include:

- Part removal of roof cladding
- Installation of PV panel arrays
- Construction of new windows to level 4
- Adaptations to doors and windows at ground level to activate the existing street frontages, including the internal street.
- Entwinement of the existing pedestrian bridges in rope.
- Facade conservation works including roof replacement, upgrade of box gutters and rainwater goods, parapet repairs and capping, brick repairs, repointing of eroded mortar, restoration of windows and doors, conservation works to painted signs.
- New signage.

13. What physical and visual affects will result from the proposed works?

- Part removal of roof cladding
Comment: The former wool store is topped with an array of south facing sawtooth clerestory roofs which provided indirect ambient light to the internal work place.

It is proposed to remove a section roof cladding to create an external roof terrace. The section of roof to be removed is relatively small and discreetly located, the balance of the roof will be retained and restored.

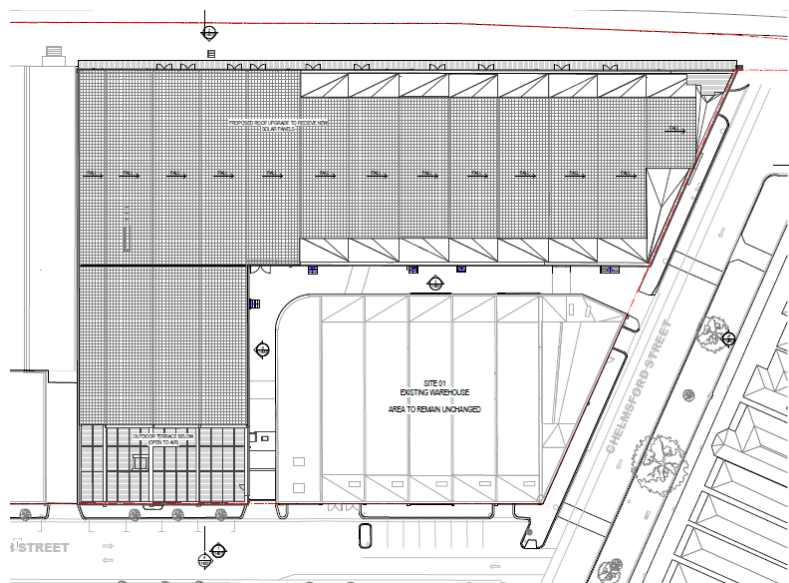


Figure 9, extract from Woods Bagot TP drawing set showing proposed roof plan.

- Installation of PV panel arrays
Installation of PV panels to the roof to generate electricity is an environmental sustainability measure. The final disposition of panels is not yet finalised. The building is a relatively tall and it is thought the panels may be politely and inconspicuously incorporated onto the existing roof without drawing undue visual attention within the surrounds.

- Construction of new windows to the top floor/level4

Comment: It is proposed to install new square windows to the level 4 facades to improve the light; outlook and better activate this floor for new uses which don't involve wool classing. The new windows shown in the elevation below and marked "PW" are integrated in the structural bays and are of a scale and form that is in keeping with the original building's composition. It is proposed that the new window frames and sashes be detailed with a contemporary sensibility to allow interpretation of these later additions.

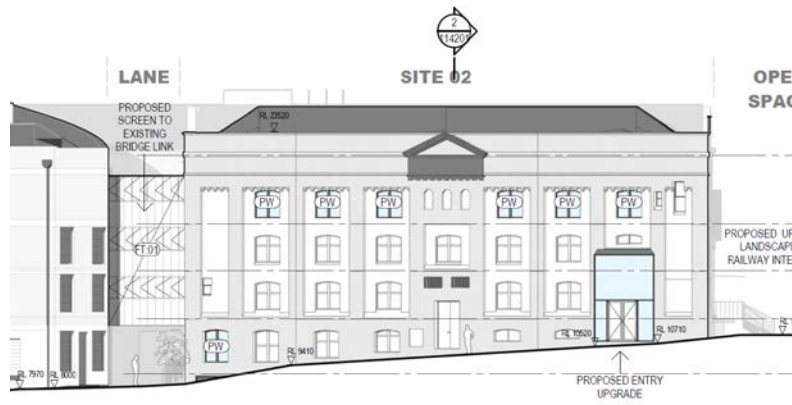


Figure 10, extract from Woods Bagot TP drawing set showing proposed new windows to the north facade.

- Adaptations to doors and windows at ground level to activate the existing street frontages, including the internal street.

Comment: The small scale interventions in existing doorways at ground level may be carried out using the building's existing openings. The activation of this ground level street frontage would be useful to enliven the building and nurture a variety of engaging uses which would have a beneficial effect in the building's preservation.

- Pedestrian bridges - Rope cladding

The proposed rope cladding to the pedestrian bridges is a visually permeable and contemporary treatment of the existing bridges which will allow a reading of the early bridges and the new entwining overlay.

Comment: The proposed rope cladding is a light overlay to the existing bridges which will allow clear interpretation between original structure and the contemporary addition.

- Facade conservation works including roof replacement, upgrade of box gutters and rainwater goods, parapet repairs and capping, brick repairs, repointing of eroded mortar, restoration of windows and doors, conservation works to painted signs.

Comment: the former wool store's envelope is aged and appears to have been under maintained for many years. A package of major "generational" works is

proposed to consolidate the building envelope. This may be carried out using material and details to match original. The works would be of great benefit to preservation of the building.

14. Assessment against Local Planning Scheme's (Heritage) Performance Standards

As noted above the Planning Scheme's Clause 22 .05 *HERITAGE PLACES OUTSIDE THE CAPITAL CITY ZONE* provides policy basis, objectives and performance criteria for assessment of applications.

The broad policy basis and objectives are to preserve, enhance and sympathetically develop places of heritage significance.

The Performance Standards for Assessing Planning Applications covers a range of measures from demolition through to development and archaeological values. These are addressed in the attached table- Appendix A:

15. What will be the effect on the significance of the place? And how are adverse effects mitigated ?

Architectural and Historic Significance

The building's statement of significance indicates the building's core of heritage value is the historic, architectural and historic importance as a large wool store and complex. The proposed development for a variety of uses is largely an internal development which will retain and restore the building and have limited negative effects on the external fabric.

On balance the external conservation works to the building envelope will have a very positive effect in consolidating the building's envelope in a comprehensive manner, preserving the historic building.

The small scale facade adaptations will be at ground level within previously adapted areas which evolved in pragmatic ad hoc manner over many years. Other facade adaptations are proposed at level 4 where the new windows will be architecturally integrated with the historic facade. The architectural approach to these new openings is to adopt the existing opening's shape, scale and flat arched head whilst expressing the new opening with contemporary inserts of metal reveal/sill/threshold/head linings to lower windows and doors; and a sill/balustrade insert treatment to new level 4 windows.

16. Conclusions

The proposed development of the former wool stores will preserve and enhance the buildings' envelope and condition. External alterations to the roof and facade is limited, measured and integrated with the original building's architectural composition. Earlier adaptations and alterations, typical of industrial sites shall be retained to demonstrate the site's long use over time.

The works will retain the buildings in a gently adapted form; and not unduly affect the former wool stores' historic, architectural or aesthetic importance described by the MCC *Statement of Significance*.

APPENDIX : A
Assessment against City of Melbourne Scheme Objectives & Performance Standards -Clause 22.05 *Heritage Places Outside the Capital City Zone*

City of Melbourne Planning Scheme Policy Objective	Proposed Works & Comments	Assessment & Comments
Policy 22.05		
Objectives : To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area. To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.	<p>The facades and three dimensional form of former Store 2 are to be retained entirely with minimal external alterations to the facades and roof. Other development is internal and aren't subject to the Heritage Overlay.</p> <p>Development is mostly internal</p>	<p>This objective is met through retained of the building's external fabric with minimal and deferential alterations to facades and roofs.</p> <p>The robust industrial appearance and character shall be maintained.</p> <p>The proposed works are mostly internal and will have no adverse impacts on the streetscape or character of this local area.</p>
Performance Standards for assessing planning applications In considering applications under the Heritage Overlay, regard should be given to the buildings listed in the individual conservation studies and their significance as described by their individual Building Identification Sheets. The Building Identification Sheet includes information on the age, style, notable features, integrity and condition of the building.	<p>The place's citation records particular features as</p> <ul style="list-style-type: none">• <i>as highly indicative of the important role of Kensington and North & West Melbourne for industrial and mercantile activities including those related to wool, grain and livestock (tanneries, abattoirs, flour mills); for its siting and design allowing the complex to demonstrate the importance of rail transport;</i>• <i>for the juxtaposition of this large-scale industrial complex with modest workers housing to its north reflects important aspects of the worker and workplace relationships and living conditions in the local area, particularly within the Victorian and Edwardian-eras;</i>• <i>for helping in the understanding of the design context of wool stores and warehouses in Australia and thus can be related to examples both within Victoria and further afield. The siting of the complex, its local context and design demonstrates the key characteristics of wool stores in Australia; and</i>• <i>the Younghusband complex is one of the relatively few substantial and well preserved wool store complexes to survive, and stands as an important example in a metropolitan context and is broadly comparable to the wool stores on the waterfront at Geelong (Criterion A) ;</i>	<p>The proposed development of former wool stores 1 & 2 shall maintain the siting, railway-side location and character of the former wool store as part of a complex of large industrial buildings.</p> <p>Similarly the large building's juxtaposition across the road from single level nineteenth century housing shall be maintained.</p>

<p>Demolition</p> <p>Demolishing or removing original parts of buildings, as well as complete buildings, will not normally be permitted in the case of 'A' and 'B', the front part of 'C' and many 'D' graded buildings. The front part of a building is generally considered to be the front two rooms in depth.</p>	<p>No complete sections of building are to be removed by this project.</p>	<p>It is noted that this performance standard is more designed to address rear alterations to small terrace style dwellings rather than industrial scale lumps of buildings which have a life “ in the round” .</p>
<p>Demolition:</p> <p>The degree of its significance.</p> <ul style="list-style-type: none">The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.	<p>External demolition is limited to new openings and removal of a section of roof cladding</p>	<p>This performance standard is achieved as no wholesale demolition of external envelope is proposed by the development.</p> <p>Demolition is limited to breakouts for small scale doors and windows.</p> <p>All of these small scale interventions are more of a class of alterations than demolition.</p>
<ul style="list-style-type: none">Whether the demolition or removal of any part of the building contributes to the long term conservation of the significant fabric of that building.	<p>New windows and doors are to be formed at ground level, and new windows at fourth level.</p>	<p>As noted this extent of demolition limited and reversible. The ground level openings will provide renewed pedestrian circulation patterns.</p> <p>New fourth floor windows are required to improve outlook and amenity from this level. The floor internal and external character and appearance as a voluminous, top lit space will be maintained as the new windows are a relatively small addition to the facade .</p>
<ul style="list-style-type: none">Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.	<p>Demolition is not proposed</p>	<p>N/A to this development</p>
<p>The degree of its significance</p> <ul style="list-style-type: none">A demolition permit should not be granted until the proposed replacement building or works have been approved.	<p>N/A- A demolition permit is not sought</p>	<p>N/A to this development</p>

Renovating Graded Buildings In considering a planning application to remove or alter any fabric, consideration will be given to: <ul style="list-style-type: none"> • The degree of its significance. • Its contribution to the significance, character and appearance of a building or a streetscape. • Its structural condition. • The character and appearance of proposed replacement materials. • The contribution of the features of the building to its historic or social significance. 		
Renovating Graded Buildings Where there is evidence of what a building originally looked like, renovation of any part of an outstanding building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude it at a future date.	No renovation of reconstruction of original elements is proposed by the development.	The whole woolstore complex is of interest for its evolution over time and for the many small, ad hoc alterations and developments over time. These are typical of industrial sites and demonstrate the manner that a site has been pragmatically altered over long use. The development retains these adds and alts as part of the site's history and story rather than proposing restoration to a singular "original" condition and appearance.
Renovating Graded Buildings Evidence of what a building used to look like might include other parts of the building or early photographs and plans.	Photo based restoration is not proposed as part of this development	See comments above.
Renovating Graded Buildings Sandblasting and Painting of Previously Unpainted Surfaces Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not normally be permitted	N/A- no sandblasting or painting of unpainted materials is proposed	N/A- no sandblasting or painting of unpainted materials are not proposed .
Designing New Buildings and Works or Additions to Existing Buildings:		
Designing New Buildings and Works or Additions to Existing Buildings: Form The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.	No new external building works are proposed by this development	This performance standard is not applicable to the development.

Designing New Buildings and Works or Additions to Existing Buildings: Facade Pattern and Colours The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.	No new external building works are proposed by this development	This performance standard is not applicable to the development.
Designing New Buildings and Works or Additions to Existing Buildings: Materials The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.	No new external building works are proposed by this development	This performance standard is not applicable to the development.
Designing New Buildings and Works or Additions to Existing Buildings: Details The details (including verandahs, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.	New doors and windows are the only external alterations proposed by this development.	The new doors and windows will be at ground level located adapted in an as needed and ad hoc manner over many years; and at level 4 where the new windows will be architecturally integrated with the historic facade. The architectural approach to these new openings is to adopt the existing opening's shape, scale and flat arched head whilst expressing the new opening with contemporary inserts of metal reveal/sill/threshold/head linings to lower windows and doors; and a sill/balustrade insert treatment to new level 4 windows.
Designing New Buildings and Works or Additions to Existing Buildings: Concealment Of Higher Rear Parts (Including Additions) Higher rear parts of a new building, and of an addition to an existing graded building, should be concealed in a Level 1 streetscape, and partly concealed in a Level 2 and 3 streetscape. Also, additions to outstanding buildings ('A' and 'B' graded buildings anywhere in the municipality) should always be concealed. In most instances, setting back a second-storey addition to a single-storey building, at least 8 metres behind the front facade will achieve concealment.	No new external building works are proposed by this development	This performance standard is not applicable to the development.

<p>Designing New Buildings and Works or Additions to Existing Buildings: Facade Height and Setback (New Buildings)</p> <p>The facade height and position should not dominate an adjoining outstanding building in any streetscape, or an adjoining contributory building in a Level 1 or 2 streetscape.</p> <p>Generally, this means that the building should neither exceed in height, nor be positioned forward of, the specified adjoining building. Conversely, the height of the facade should not be significantly lower than typical heights in the streetscape. The facade should also not be set back significantly behind typical building lines in the streetscape.</p>	<p>No new external building works are proposed by this development</p>	<p>This performance standard is not applicable to the development.</p>
<p>Designing New Buildings and Works or Additions to Existing Buildings: Building Height</p> <p>The height of a building should respect the character and scale of adjoining buildings and the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.</p>	<p>No new external building works are proposed by this development</p>	<p>This performance standard is not applicable to the development.</p>
<p>Designing New Buildings and Works or Additions to Existing Buildings: Sites of Historic or Social Significance</p> <p>An assessment of a planning application should take into account all aspects of the significance of the place. Consideration should be given to the degree to which the existing fabric demonstrates the historic and social significance of the place, and how the proposal will affect this significance. Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.</p>	<p>No new external building works are proposed by this development</p>	<p>This performance standard is not applicable to the development.</p>