

*Prepared for Shayher Properties Pty Ltd*

*Permit application for*

## Air Apartments

*Sydney Rd, Champ St, Murray Rd and Urquart St COBURG*



Heritage Impact Statement for Former Pentridge Prison  
Former mat-making yard  
VHR No: H1551

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## Former Pentridge Prison site

*Sydney Rd, Champ St, Murray Rd and Urquart St COBURG*

### Application for Heritage Permit Development of the former mat-making yard

#### 1.0 Introduction

This heritage impact statement was commissioned by Shayher Properties Pty Ltd. It comments on the significance of the former mat-making yard at the southeast corner of the former Pentridge Prison site, and provides an assessment of the potential impact resulting from the current proposal to redevelop this site. Notwithstanding the high significance of the overall site, none of the building envelope associated with the former hospital was of identified significance and the hospital building was demolished a number of years ago. This application is for the new buildings on the land. The proposed scheme is for a podium containing three levels of car parking to be constructed between the existing bluestone walls, with two residential buildings – one sixteen storeys, the other six storeys – constructed above. New openings to some of the historic bluestone walls surrounding the site are also proposed to allow for pedestrian and vehicle access.

This heritage impact statement has been prepared with regard to the Burra Charter and its guidelines, as amended in 2013, and is in general accordance with the model established for 'statements of heritage impact' in Victoria.

#### 2.0 Background

After the prison was decommissioned, Allom Lovell & Associates prepared a *Conservation Management Plan* (CMP) for the Pentridge site in August 1996. This document was prepared using a best-case scenario for the conservation of the heritage buildings and structures located on the site, without any consideration of the way in which the site might be developed in the future.

The draft Master Plan that accompanied the original tender for the site was followed by a *Coburg Prisons Complex Development Strategy: Heritage and Development Issues*, (prepared by Bryce Raworth Conservation in association with Tract Consultants Pty Ltd, August 2000). The *Development Strategy* was developed in consultation with Heritage Victoria, the City of Moreland and the National Trust. It built on the intent of the earlier CMP, but allowed for the retention, conservation and interpretation of the significant heritage buildings while also considering the opportunities for future development of the site. The *Development Strategy*, along with the *Pentridge CMP* (Allom Lovell & Associates), provides the basis for decision-making with respect to heritage

considerations on the site. An updated CMP for the site is currently being prepared.

The current 2013 Master Plan for the site by NH Architecture is the latest of a number of Master Plans that have been produced for the site. Following the draft Master Plan that accompanied the original tender for the site, TRACT consultants prepared the *Pentridge Piazza Design Guidelines and Masterplan* (Vol 1 and 2). This Masterplan was endorsed by the City of Moreland in April 2003 after extensive consultation, including a process of review and comment by Heritage Victoria. The current 2013 Master Plan for the site builds on the 2009 Master Plan produced by NH Architecture for VALAD. The current Master Plan incorporates a number of development proposals that have already received permits including the current development proposal. Approval to construct a multi-storey tower development – one envelope of fifteen storeys, the other six storeys – and associated car parking on the former mat-making site was previously granted in 2004. This permit also allowed for openings in some of the historic bluestone walls surrounding the site to allow for pedestrian and vehicle access. More recently, a heritage permit for a scheme by Rothe Lowman was granted in September 2008 (Permit No. P13250). This development proposal was for a podium containing three levels of car parking to be constructed between the existing bluestone walls, with two residential buildings – one sixteen storeys, the other six storeys – constructed above. As with the 2004 scheme, new openings to some of the historic bluestone walls were also proposed as part of this scheme.

Although the subject land is described as the former hospital site in some previous documents, it is here described as the former mat-making yard to avoid confusion with the 1858 hospital building located further to the west.

### 3.0 Heritage Listings

The significance of the former Coburg Prisons Complex has been recognised in many documents. The following heritage listings apply to site:

#### *Victorian Heritage Register*

The former Coburg Prisons complex is a place of State significance, and is listed on the Victorian Heritage Register as registered place H1551 (File number: 602848 (1-4)).

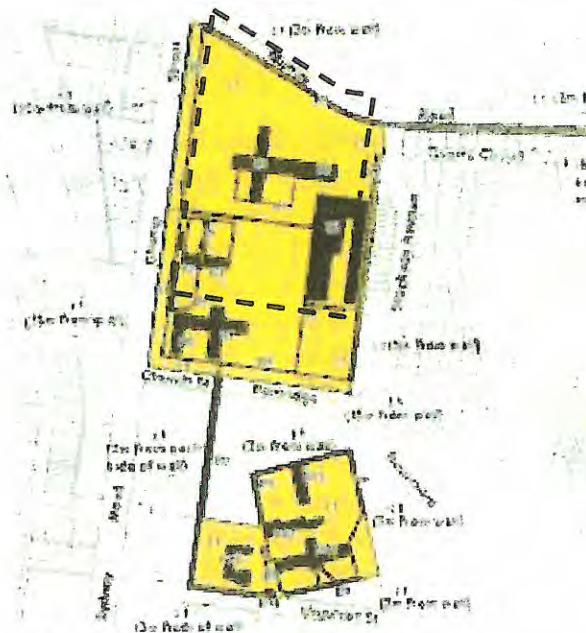


Figure 1 Diagram H1551

The registration encompasses the following fabric and land as defined by the Heritage Council:

- All of the buildings known as B1 Main Gate and Administration Building, B2 Former Chief Warders and Overseer of Works Residences, B3 Former Hospital (former E Division), B4 B Division, B5 B Division Annexe, B6 Industry Buildings, B7 A Division, B8 H Division, B9 Walls, Gates and Lookout Towers, B10 G Division, B11 D Division including remnant exercise yard walls, B12 F Division, B13 Laundry, B14 South Gate all marked on Diagram H1551 held by the Executive Director.
- All of the land marked L1 and L2 on Diagram H1551 held by the Executive Director.

The extent of registration includes the area of the former mat-making yard.

#### *National Trust of Australia (Victoria)*

The subject site is also classified by the National Trust of Australia (Vic) as a place of state significance (File number: B1303). The National Trust has adopted the levels of significance identified in the 1996 Conservation Management Plan.

The National Trust is an advisory body with no statutory powers although it is expected to play an advisory role and provide input into all proposals for the site.

#### *City of Moreland*

The site is subject to an individual heritage overlay under the Moreland Planning Scheme, listed as HO47 in the schedule to the heritage overlay, while the Champ Street trees are under a separate heritage over HO287.

Although the site is subject to HO47, it is not subject to the provisions of Clauses 43.01 and 22.13 of the Moreland Planning Scheme because it is a registered historic place. Accepting this, the key considerations within the terms of the overlay are whether any future proposals for the site will affect the character and appearance, and thus the significance, of the heritage place.



Figure 2 HO Map showing extent of HO47 and area of the site currently under consideration.

#### *Australian Heritage Council*

The former Coburg Prisons complex is included on the Register of the National Estate (Place ID: 18351, File No: 2/13/011/0012). However, the Register of the National Estate was closed in 2007 and is no longer a statutory list. The site is not included on the National Heritage List.

#### 4.0 Significance

As noted above, the former Coburg Prisons Complex is place H1551 on the Victorian Heritage Register, and is generally recognised as being of state significance. The Statement of Significance for the former prison provides a detailed appreciation of the significance of the place, and this is provided in full below:

*What is significant?*

*The former HM Pentridge Prison was established in December 1850. The structures remaining from the prison consist of A Division, B Division, B Division Annexe (former kitchen), D Division including the exercise yards, the former hospital (Former E Division), F Division, G Division (Jika Reformatory for Girls), H Division, the main gate, Administration Building, the former Chief Warders and Overseer of Works Residences, the Industries Buildings, the laundry, the south gate to the Women's Prison, and remaining bluestone walls, gates and lookout towers.*

*The first stage of the prison was the 1850 to 1857 Pentridge Stockade Complex, a relatively ad-hoc group of structures built by prison labour using predominantly local materials. None of these structures survive, although the boundary of the prison was established at this stage. The second phase undertaken in the late 1850s and early 1860s was the construction of Inspector General William Champ's model prison complex, based on the British Pentonville model and incorporating a relatively sophisticated system of prisoner classification and penal reform. These were all constructed of locally sourced bluestone. The prison was gradually expanded and developed in stages, reflecting both developments in design as well as broader Government policies relating to the operation of the prison system. Following the Stawell Royal Commission of 1870, an extensive work program for prisoners was introduced at Pentridge and a complex known as the 'Industries' was constructed. These included a timber yard, a woollen mill, carpenters and blacksmiths workshops completed in 1879, and tailors and bootmakers workshops completed in 1886.*

*A women's prison was constructed on the site between 1860 and 1865, now known as A Division. This was superseded when a new female prison was constructed on the site between 1887 and 1894, in order to provide completely separate accommodation for women. This section is now known as D Division. Pentridge remained the main female prison in Victoria until it was replaced by the new women's prison, HM Prison Fairlea in 1956.*

*From the 1870s Pentridge was also the location of reformatories for girls and boys, established following the findings of the Stawell Royal Commission of 1870. The Jika Reformatory for Boys was accommodated in an existing building (F Division), between 1875 and 1879, while a purpose built reformatory was constructed for Protestant Girls (G Division), operating between 1875 and 1893.*

*In 1900 labour yards for A Division were completed. During the 1950s these yards were later converted to a high security block which became known as H Division. In 1924 Pentridge replaced the Melbourne Gaol as the main remand and reception prison for the metropolitan area. The bodies of approximately thirty-six prisoners executed at the Melbourne Gaol were exhumed and relocated to Pentridge, where they were reburied. Pentridge also became the venue for ten prisoner hangings, until the last Victorian prisoner to suffer the death penalty, Ronald Ryan, was executed in D Division in 1967. In 1960 during a term spent in Pentridge, the Aboriginal artist Ronald Bull painted a mural depicting a traditional tribal scene. The mural survives and is located at the east end of F Division. In April 1995 the Office of Corrections ordered that the six main towers at Pentridge be closed, since most of the high security prisoners from the gaol had been relocated to Barwon as part of the downgrading of Pentridge to a medium security prison. The prison was finally closed in 1997 and the land and buildings subsequently sold.*

*This site is on the traditional land of the Kulin Nation.*

*How is it significant?*

*The former HM Prison Pentridge is of historical, architectural, archaeological, scientific (technological) and aesthetic significance to the State of Victoria.*

*Why is it significant?*

*The former HM Prison Pentridge is of historical significance as the largest prison complex constructed in Victoria in the nineteenth century.*

*The former HM Prison Pentridge is of architectural and historical significance as a nineteenth century complex of buildings that demonstrates a number of phases in the development of the penal reform system. Most of these structures still survive, largely intact. The range of cell blocks, workshops and other buildings, the*

*relatively dispersed layout of the buildings and the large scale of the site as a whole demonstrate the unique character of Pentridge as the principal establishment for long-term prisoners. The planning of A, B and D Divisions are representative examples of the overwhelming influence and continuing development of British planning models, from the 1830s until the end of the nineteenth century. F Division is a rare surviving example of early nineteenth century prison buildings. The former prison is of architectural significance due to its monumental size and the austere Classical style of the nineteenth century prison buildings. The complex of buildings and walls are important for their expression of the requirements of containment and order.*

*The former HM Prison Pentridge is of historical significance in the history of child welfare in Victoria. It was the location of reformatories for both girls and boys, established following the findings of the Stawell Royal Commission of 1870. The prison complex includes the purpose-built Jika Reformatory for Protestant Girls (G Division), which operated between 1875 and 1893.*

*The former HM Prison Pentridge is of archaeological significance for its archaeological features, deposits and relics that relate to the construction and use of the site. The burial area and industry refuse site adjacent to the east wall of the F Division includes the burial sites of all executed prisoners relocated from the Old Melbourne Gaol between 1929 and 1937, and the burials of nine prisoners executed at Pentridge between 1928 and 1951. The area adjacent to the east wall of D Division is significant as the former burial site of Ronald Ryan, and as the site where executed prisoner burial remains were reinterred in 2011.*

*The former HM Prison Pentridge is of scientific (technological) significance for its original ventilation systems in A, B and D Divisions, and the surviving original cisterns and other elements of the water supply system in B Division. The apparently intact thermo-ventilation system in B Division is of particular importance.*

*The former HM Prison Pentridge is of aesthetic significance due to its grim and imposing bluestone walls and towers which are important landmark features.*

In addition to the Statement of Significance for the site, and the revised extent of registration that accompanies it, the significance of the place has also been analysed in detail in the 1996 *Pentridge Conservation Management Plan (CMP)*. This plan identifies the respective significance of each of the individual components of the overall complex, with each item being identified as of primary,



contributory or no significance. These levels of significance provide a key to the nature of appropriate interventions and degrees of change for each item.

The 1996 *Conservation Management Plan* identified the particular section of the Pentridge site under consideration in this report, the former mat-making and later the hospital site, as being 'of no individual significance.' Areas of little significance are defined as contributing little to the cultural significance of the prison as a whole. These areas were either intrinsically of minor interest, or have been so altered that any significance they might otherwise have had has been lost. The hospital, opened on 26 June 1980, fell into the former category. It has since been demolished.

## 5.0 Existing site

The present proposal is for development of the land associated with the former mat-making yard and later the hospital at the southeast corner of the former prison site. The site is currently partially concreted over and used as a car park, all previous buildings on the site having been demolished. The land slopes down towards the south-east.

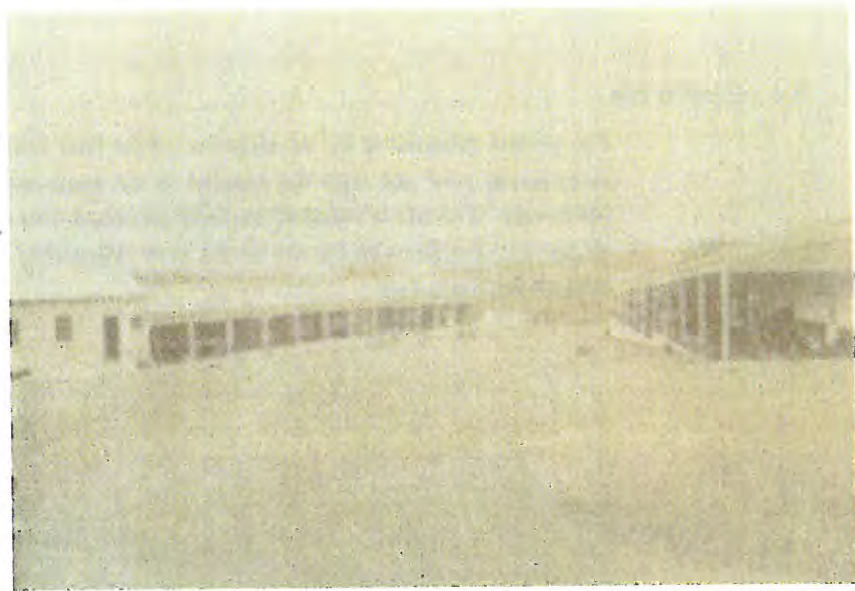


*Figure 3* c1896 Mat makers' yard, Pentridge. Source: Picture Victoria ID 14786.

Early documents show that the southern and eastern perimeter walls of the former mat-making site were not constructed until 1874, although they are shown on the original 1858 scheme for the prison.<sup>1</sup> Construction of these walls coincided with

<sup>1</sup> An article from 1874 reports that the southern and eastern walls surrounding the mat-making yard were completed at this time. 'Pentridge Items', *North Melbourne Advertiser*, Friday 29 May 1874, p3. Held in Trove.

the expansion of industries at Pentridge, and the area was for many years used as the coir mat-making yard. A plan of the site dating from 1901 shows the mat-making yard was at that time divided into two parts, with a narrow eastern section of the site fenced off to accommodate stretching platforms and warp stretchers.<sup>2</sup> It is not known what the dividing wall was constructed of: although it is weighted the same as the bluestone perimeter walls in the plan, it is difficult to see what purpose such a massive wall would have served. Water closets were located to the south of the dividing wall, while the western yard contained the sheds where the majority of the mat-making work would have been performed.



*Figure 4 c1896 Mat makers' yard, Pentridge. Source: Scenes at Pentridge, Accession No. H96.160/509.*

According to one article dating from 1922, the mat making shed was 'constructed of wood, with a galvanised iron roof.'<sup>3</sup> The floors were of wood, and the sheds contained platforms on which the mats were made. Photographs of the area dating from 1896 show that the mat-making sheds were rather like long verandahs, with skillion roofs supported on simple timber posts topped with a timber lattice frieze (refer Figure 3 and Figure 4). The mat-making shed to the west was originally V-shaped in plan, although the reason for this configuration is unclear. By the mid-1940s this shed had been reconstructed in a linear form located beside the western wall of the mat-making yard.<sup>4</sup> It is possible that the need for a new building was related to a fire that occurred at the mat-making shed

<sup>2</sup> Plan of Pentridge dated 30/09/1901, held at PROV PGP 1.371.

<sup>3</sup> 'Mat-making Shed Alight: Incendiarism Suspected', *The Argus*, Friday 11 August 1922, p.7.

<sup>4</sup> Aerial photograph of Pentridge dated 1946.

in 1922.<sup>5</sup> A 1896 photograph shows the store room was a simple gabled structure with small multi-paned windows (Figure 3). Access to the mat-making yard was originally via two small openings in the northern wall of the yard (J Wall). Judging from the 1870 plan of the site, it seems likely that the opening to the west of the northern wall was made when the yard was completed in 1874. Hatching on the 1901 plan indicates that the original breach to the eastern end of J Wall was smaller than that currently found on the site and was substantially enlarged at that time. A watchtower is shown over this opening in the 1870 plan of Pentridge.

In 1980, a hospital was erected on the former mat-making yard site. A reinforced concrete-framed building with red brick wall cladding and steel-framed windows, the building was demolished after the prison was decommissioned.

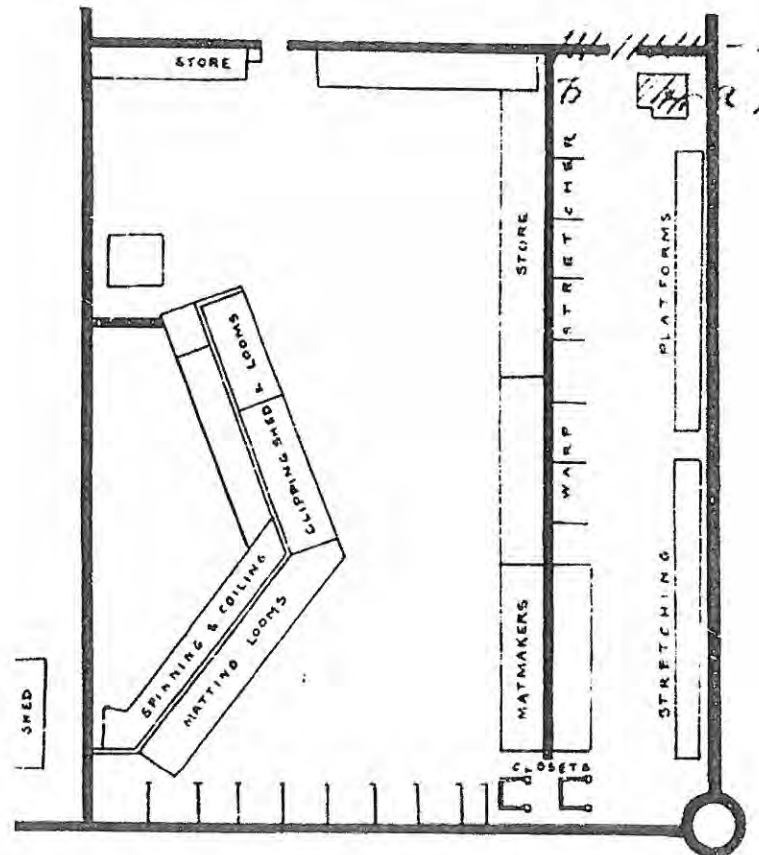
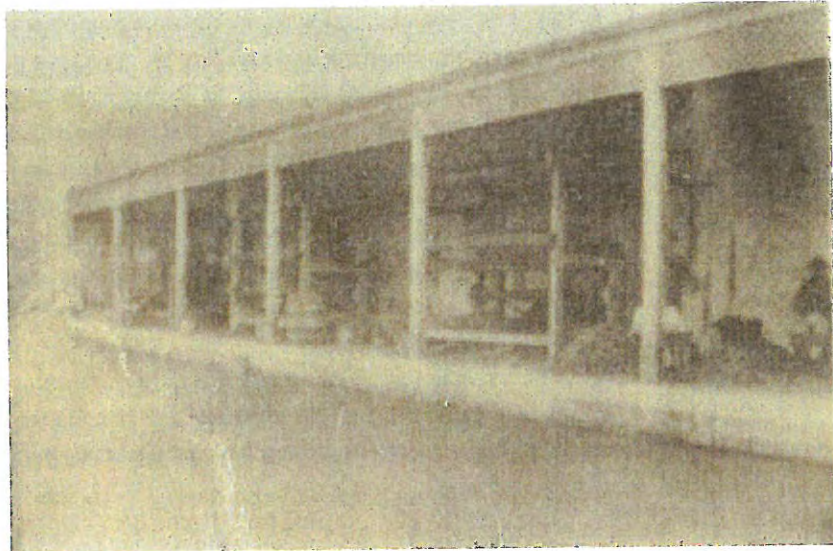
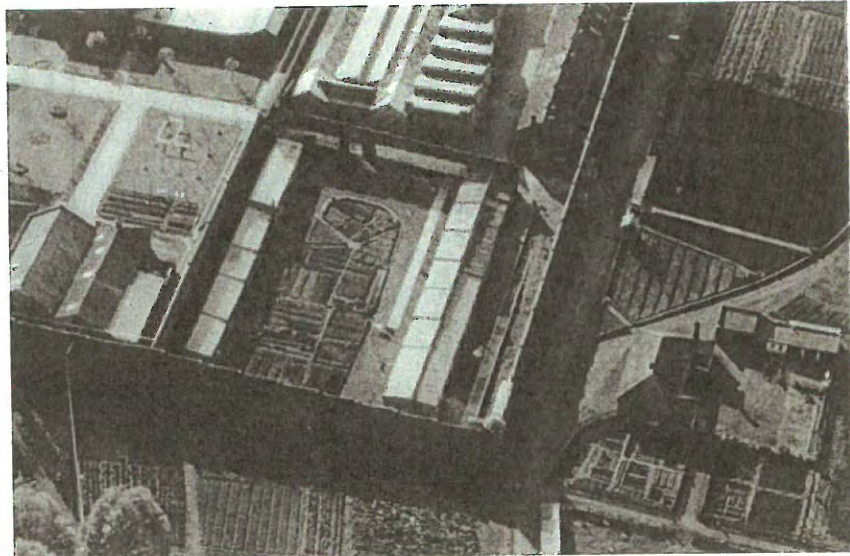


Figure 5 Part of a map of Pentridge Prison dated 1901 showing the subject site. Source: PROV PGP 1.371.

<sup>5</sup> 'Mat-making Shed Alight: Incendiarism Suspected', *The Argus*, Friday 11 August 1922, p.7.



*Figure 6* c1896 Mat makers' yard, Pentridge. Source: *Scenes at Pentridge*, Accession No. H96.160/509.



*Figure 7* Aerial photograph showing the site in 1955. Source: State Library of Victoria Pictures Collection, 'Airspy Collection' aerial photograph of Pentridge prison, 25 May 1955, Series A.

## 6.0 The proposal

The present proposal is for development of the land associated with the former mat-making yard – later the site of the prison hospital – at the southeast corner of the former prison site. The current proposal includes three levels of car parking within the bluestone walls (referred to as the podium) with two higher rise elements containing residential accommodation – one sixteen storeys, the other six – above that podium. This Heritage Impact Statement is intended to be read in conjunction with the documents submitted as part of this permit application.

From a heritage perspective, the key consideration is whether the proposed new scheme will adversely affect the character and appearance, and thus the significance, of the former Coburg Prisons Complex.

### **The proposed development**

The proposed Air Apartments building is located in the former mat-making yard of Pentridge Prison, an area that has previously been identified as being well positioned to accommodate the higher density development that previous economic impact analyses indicate is essential to the ongoing economic viability of the site. Comprising an area identified in the *CMP* as having no individual significance, the former mat-making site is located away from key viewlines within the broader heritage place and from any structures of significance. The buildings are distant from the key historic entry point at Champ Street, and do not adjoin any of the key individual buildings in this precinct such as A, B or E divisions. The podium carpark – a substantial and necessary element of the proposed development – is to be largely concealed behind the bluestone perimeter walls, thereby limiting its potential for external impacts. It will provide facilities that the development as whole requires without encroaching on the more significant fabric of the site. Locating the structure in an area of low sensitivity within the overall site will help mitigate the potential for negative impacts upon the cultural significance of the place.

Clearly the proposed development will be readily visible from many points in and about the site, and in particular from within the proposed Pentridge Piazza precinct and from outside the site in terms of views from the east and south. Assessing the proposal from a purely heritage policy-based, built form perspective, it is recognised that constructing a tall building on this or any portion of the site may be contentious. The justification for this proposal relies both on the economic argument, as well as the fact that the current scheme responds to the market demand for affordable apartment living within close proximity to a government recognised activity centre.

Although the multi-storey elements were not anticipated in some earlier background documents – neither the *Conservation Management Plan*, nor the *Development Strategy* anticipated a tall building in this location – they are seen as being necessary to the scheme insofar as they will help create the facilities

required for a body corporate large enough to carry the costs of sustaining the site at viable premiums. As the site will be owned and managed by a body corporate rather than by a public authority, there must be a sufficient population base to ensure that annual body corporate fees and other costs are not excessive, as this will undermine the viability of the development as a whole. The approach is based on the need to balance positive economic outcomes in this precinct against the costs sustained in the conservation of significant buildings such as A Division, B Division, the original hospital building (later known as E Division), and the Champ Street gatehouse.

It should be noted that the *Conservation Management Plan* (1996) and the *Development Strategy* (2000) provided little specific guidance with respect to the subject land other than in anticipating that the hospital would be demolished, although the *Development Strategy* did identify the subject land as a site for new buildings. A number of later documents have provided a clear basis for multi-storey development of the site, however, including the 2003, 2009 and 2013 Master Plans and the two previously approved schemes for the site.

Approval to construct a multi-storey tower development – one envelope of fifteen storeys, the other six storeys – and associated car parking on the former mat-making site was previously granted in 2004. This permit also allowed for openings in some of the historic bluestone walls surrounding the site to allow for pedestrian and vehicle access. The 2008 Rothe Lowman proposal included three levels of podium car parking within the bluestone walls with three higher rise elements containing residential accommodation – one sixteen storeys overall, the other two six – above that podium. The current proposal adopts a massing and scale which is broadly similar to that of previous schemes for the site: namely three levels of car parking with one six storey element and another sixteen storey tower above.

Many other approved and constructed developments of recent years in the inner metropolitan area also provide precedent for the juxtaposition of restored heritage fabric against taller, modern forms, and this can be seen as an emerging idiom within the Melbourne landscape in response to the pressure for increased density as a result of rising land values. Both the economic justification of such development, and the architectural and urban design outcomes that have been achieved, have received wide acceptance within both government and community.

Under s. 73(1)(b) of the Heritage Act, the Executive Director must consider the extent to which the application, if refused, would affect the reasonable or economic use of the registered place, or cause undue financial hardship to the owner. While this clause is rarely invoked in any detail in relation to permit applications, the issues of reasonable or economic use of the land and financial hardship are important considerations in relation to the redevelopment of a vast and complex site such as Pentridge.

Although it is critical to minimise the impact that development of the Pentridge site will have upon the fabric of structures of primary and contributory significance, and upon the significance of the site as a whole, it is also important to recognise that a degree of development is necessary in order to make the place a vibrant living and working environment that is economically sustainable into the future. The survival and maintenance of the significant fabric depends upon achieving economically sustainable adaptive reuse outcomes.

In terms of architectural expression, the proposal seeks to create a sculptural response to the massive qualities of the setting. The south elevation – the elevation where the main bulk of the tower will be visible – has been articulated by means of a strong cruciform motif – a motif that recurs throughout the prison – to help break down the visual mass of this facade. The scheme adopts a low-key, contemporary palette of materials including substantial areas of glazing and textured precast concrete. More recessive areas are expressed with darker coloured concrete and dark-tinted glass. The metal cladding to the top of the building – black zinc metal panel with standing seams (some of which will be picked out in stainless steel feature capping) – will further help break up the building mass.

In contrast to earlier schemes, the guard post has been incorporated into the design by virtue of a public park at the podium level.

Although the current proposal will result in a substantial and readily appreciable change to the character and appearance of the place, it will also provide an opportunity for the revitalisation of the historic building stock and for conservation works that are, in many instances, long overdue. The proposal forms an integral part of the broader scheme for the adaptive reuse of the site, an adaptive reuse that grapples with both the conservation and development imperatives of making the former Pentridge Prison site a vital and sustainable environment for the future.

As previously noted, the proposal is a key element in the current Master Plan for the site. Alternative outcomes that have been considered and dismissed include the following:

- options for the incorporation of a greater number of residential units within heritage buildings have been set aside on the basis that the cell block buildings in particular can only sustain such a use through substantial demolition and alteration of a nature that would fundamentally undermine their integrity and significance;
- options for a lower number of residential and other units within the redevelopment have had to be set aside on the basis that the costs associated with the ongoing management of the site would be prohibitive for future owners;

- the proposed future envelopes anticipated in the previously endorsed Master Plan document, including the present development envelopes, have been resolved in a manner that provides for maximum retention of significant fabric while allowing development of a higher scale in areas that are somewhat separate from the key public spaces associated with the heritage buildings. Relocation of the present proposal to a different part of the site would undermine this approach and result in a greater impact than will arise from the proposal at present.

### **Works to historic bluestone walls**

As part of the proposed scheme, some alterations to the historic bluestone walls that surround the site – namely D wall, C wall, G wall and J wall – are required. The 2013 Master Plan did not consider this area of the site in a great deal of detail. It proposed a new opening in C Wall and G Wall, while the reconstruction of D Wall appeared a little ambiguous. The second existing opening in J Wall is not shown on the Master Plan for the site.

Several factors – the particular configuration of the proposal, the need to activate the site, and the need to provide vehicular access – has lead to an extent of proposed change slightly different to that anticipated in some of the earlier documents such as the 2013 Master Plan and the *Development Strategy (2000)*. However, care has been taken to ensure that the massive walls remain the dominant feature.

In general, conservation works are to be carried out on the existing walls as part of the proposed scheme for the site. Where required, D Wall and part of C Wall will be reconstructed to their original detail. All inappropriate modern conduits and accretions will be removed. The stonework will be made good, and all inappropriate pointing and eroded joints will be raked out and repacked where required. Curved coping stones will be reinstated to the walls where required. There is an option to remove paint from the basalt walls using a low abrasive method such as the JOS system if required.

A comprehensive photographic record of the walls will be prepared and lodged with Heritage Victoria and the State Library prior to the commencement of works.

#### *D wall*

Since the earliest permit for redevelopment of the former mat-making yard was granted in 2004, much of the eastern portion of D wall has collapsed due to its poor structural condition. It therefore will be fully reconstructed to its original detail –pick-faced ashlar bluestone laid in Flemish bond with a curved bluestone coping and engaged piers located at regular intervals on the outer face – as part of



the proposed redevelopment of the site. The wall will step down to the east, following the fall of the ground.

A number of new openings are proposed for D Wall. One of the proposed openings to D wall – a new pedestrian opening that provides access to the main entrance lobby of the building – is in general conformity with both the previous schemes for the site and the *Development Strategy (2000)*. The current scheme also proposes that several sections of the wall be removed towards the western end of the wall to help achieve a greater degree of street activation for this part of the site. A community room will be located behind this part of the wall. The openings are to be configured so the sections of wall to be removed are rotated around a central pivot, a treatment that effectively allows the perimeter walls to remain legible.

#### *G wall*

The proposed opening at the southern end of G wall to provide access to the car park from the east is consistent with the treatment proposed in the 2013 *Master Plan* and the *Development Strategy (2000)*, as well as previous schemes for the site.

#### *J wall*

The breach to the eastern end of J wall to provide car access is pre-existing, and therefore raises no particular heritage issues. The original iron spikes on the top of the wall near its west end are to be retained. A section of wall directly to the west of this breach (approximately 9 metres in length) is to be demolished and partially rebuilt in order to provide access to the middle level of car parking. The existing gated opening to the west end of J Wall is to be retained and incorporated into the existing scheme for access to the car parks for the Industry Lane Precinct. The steel gates will be treated, repainted white, and fixed in an open position. An additional small opening a little further to the east will provide access to firestairs.

#### *C wall*

The current scheme proposes a greater degree of street activation along C Wall than has been previously contemplated for this part of the site. The *Development Strategy* did not clearly anticipate a need for vehicle access via C wall, although it did suggest appropriate opening types (page 27). However, given the nature of the proposed development within the former mat-making yard site as well as in the adjoining larger precinct to the west, the introduction of a car access through C wall is seen to be vital. The previous Rothe Lowman scheme included two openings in C Wall to help avoid the need for car ramps to different parking levels by taking advantage of the natural fall of the land. The 2004 Sentinel scheme proposed that a small pedestrian opening be made to the very north of C wall and, although this opening was deleted from the 2008 Rothe Lowman scheme, the current scheme proposes that a lobby to the apartments above open

off Singleton Road. An additional small opening a little further to the south will provide access to firestairs. The current scheme also proposes that several sections of the wall be removed towards the southern end of the wall to provide access to the community room beyond. As with D Wall, the openings are to be configured so the sections of wall to be removed are rotated around a central pivot.

The works to C wall will also include reconstruction of its southern end as well as conservation works such as removal of the inappropriate (and failing) pointing to the lower strings of bluestone.

## 7.0 Conclusion

The proposed Air Apartment building is located within an area of relatively low sensitivity within the overall site, away from key viewlines and structures of significance. The current proposal incorporates two multi-storey core elements, one low and one high, that adopt a massing and scale broadly similar to that of the previously approved schemes for the site. Although the multi-storey elements were not anticipated in some earlier background documents, they are seen as being necessary to the scheme insofar as they will help create the facilities required for a body corporate large enough to carry the costs of sustaining the site at viable premiums. Overall, the proposed development satisfies the need for the provision of facilities that the site as whole requires – namely car parking and a large body corporate – without encroaching on the more significant fabric of the site. More broadly, the current scheme responds to the market demand for affordable apartment living within close proximity to a government recognised activity centre. In this respect, it will make a key contribution to the economic sustainability of the site and its heritage buildings into the long-term future.