Bryce Raworth
CONSERVATION | HERITAGE



# Schedule of Conservation Works

## Amended in accordance with VCAT permit

146 – 150 Bridport Street,
Albert Park

VCAT P357/2023
28 August 2024

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Project Address:
146-150 Bridport St
Albert Park, VIC

# Contents



Attachment 1: Schedule of Conservation Works – drawings.


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# 1.0 Introduction

The Schedule of Works dated 28 August 2023 was prepared at the request of Minter Ellison on behalf of the owner of the property at 146 – 150 Bridport Street, Albert Park. It was prepared having regard for an application for review in relation to the site (VCAT reference P357/2023: Planning Permit application PDPL/00817/2022) and to assist the resolution of the VCAT matter.

Following the conclusion of the VCAT matter, a permit was issued that included additional requirements for the Schedule of Works. This amended reports, seeks to address these.

# 2.0 VCAT permit

The amended Schedule of Works has been prepared to satisfy Condition 5 of the VCAT permit.

*Prior to the any demolition and endorsement of plans under Condition 1 of this permit, an amended Schedule of Conservation Works based on the report prepared by Bryce Raworth dated 28 August 2023 and the amended plans by Cera Stribley Revision C dated September 2023, must be submitted to and approved by the Responsible Authority. When approved, the Schedule of Conservation Works will be endorsed and will form part of the permit. The amended Schedule of Conservation Works must:*

*(a) Revise the South Elevation – Proposed CWS 1.3 (Rev B) plan to align with the Cera Stribley (Rev C) architectural plans dated September 2023 modified in accordance with Condition 1.*

*(b) Detail the proposed methodology for paint removal.*

*(c) Detail the extent of render repair required and any proposed applied finish (skim coat, limewash or mineral silicate paint to the external walls).*

*(d) Detail a historically appropriate colour scheme for the existing building.*

*Shop 146*

*(a) Delete all reference to option B at 4.6;*

*(b) Detail the proposed treatment of the reconstructed verandah at shop 146; and*

*(c) Specify items to be demolished, salvaged and retained to the shopfront.*

*Shop 148*

*(a) Specify items to be demolished, salvaged and retained to the shopfront.*

*Shop 150*

*(a) Investigate whether the original tiling to the floor of the ingo is still extant below the concrete of the splayed doorway and if applicable, provide an assessment of its restoration.*

*(b) Delete reference to 'salvage and retain granite from No 150 shopfront for reuse'.*

*(c) Detail the proposed entrance treatment to shop 150; and*

*(d) Specify items to be demolished, salvaged and retained to the shopfront.*

*Reconstruction of verandah and conservation works*

*(a) Provide further details of:*



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*i the works required to the existing roof and flashing;*

*ii the works, including specific items to be demolished, salvaged and retained to each shop front;*

*iii the works to the verandah, including like-for-like replacement of the steel verandah battens; and*

*iv reinstatement of urns or orbs to the balustrade and/or parapet.*

*Once approved by the Responsible Authority, all buildings and works must be in accordance with the demolition method statement.*

## 3.0 Sources of Information

The Heritage Report draws upon site visits and a review of the relevant documents and resources including the following:

- Heritage (*Clause 15.03-1L*), and Heritage Overlay (*Clause 43.01*) in the Port Philip Planning Scheme;
- *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013 (Burra Charter).*
- VCAT determination *JB Bridport Street 1 Pty Ltd v Port Phillip cc [2024] VCAT 440.*

The report has been prepared by Bryce Raworth Pty Ltd, and is to be read in conjunction with the following documents:

- Town Planning drawings prepared by Cera Stribley Architects.



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## 4.0 Brief History and Description

The subject site is a rectangular allotment located on the north side of Bridport Street in Albert Park, with a secondary street frontage to Bevan Street along the northern (rear) property boundary and comprises of three separate allotments.

The site is occupied by a row of three double storey shops that present with an ornate masonry facade. The upper level is substantially intact with groups of arch headed windows, cement mouldings and dentilated cornice. A balustraded parapet with central curved pediment bearing the initials RTT and the date 1901 in raised relief conceals the hipped roofs to the rear. Rendered chimneys are visible in oblique views from the south-east. At ground floor level, nos 146 and 148 are reasonably intact examples of early 1900s shopfronts with centrally recessed entry doors. No. 146 displays metal framed windows and a tiled plinth, and no. 148 contains timber frames and leadlight windows seated on masonry plinths. The shopfront to no. 150 has been replaced with a modern shopfront on a masonry plinth. Nos 148 and 150 retain verandahs with cast iron posts and frieze, while that to no. 146 has been removed.


*Figure 1* *Current aerial image of the full subject site outlined red. Source: Google maps*

The current shops are the second iteration of shops on the site. A property service plan shows that the property was redeveloped c.1901-1904 under the ownership of Mr R Tope of Queens Road, South Melbourne (Figure 2). The earlier shops were demolished and the existing two storey building constructed, connecting with the retained fabric of the earlier dwellings to the rear.


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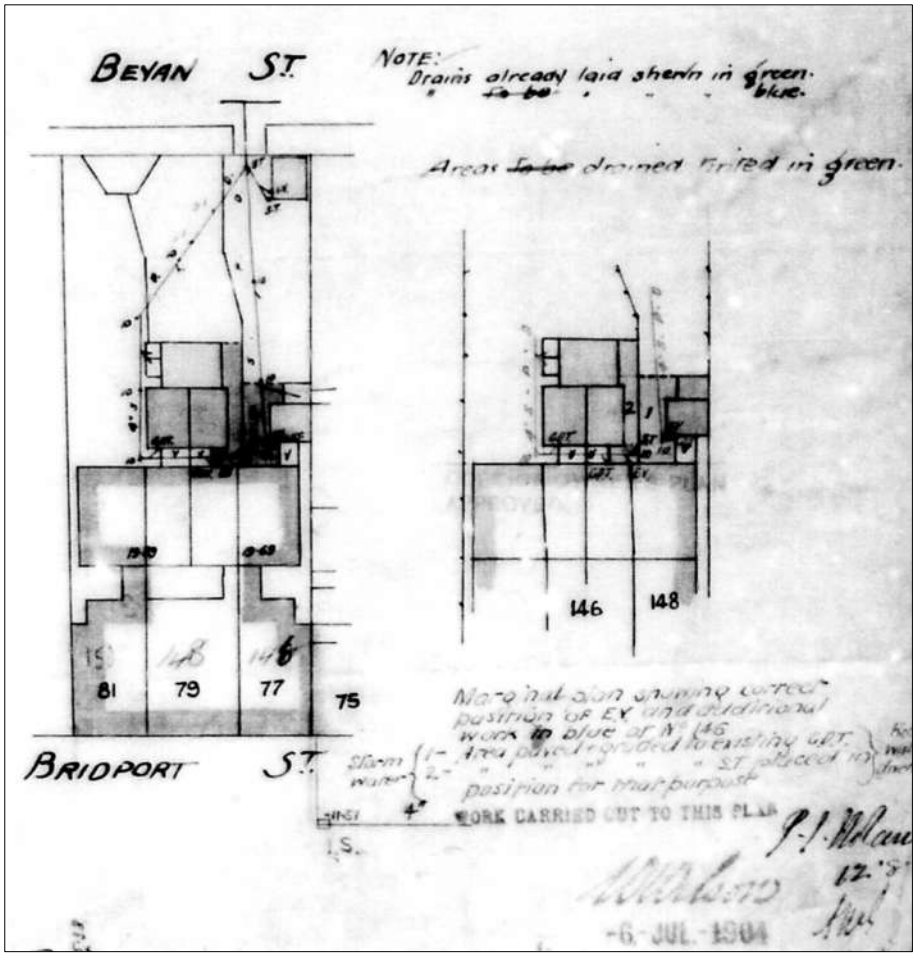


*Figure 2* *Property service plan, showing the footprint of the subject building in 1904 following the construction of the existing shopfronts.*
*Source: South East Water.*



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*Figure 3* *The two storey shop row at 146-150 Bridport Street, flanked by the four storey former Albert Park Coffee Palace and single storey Victorian shop row.*

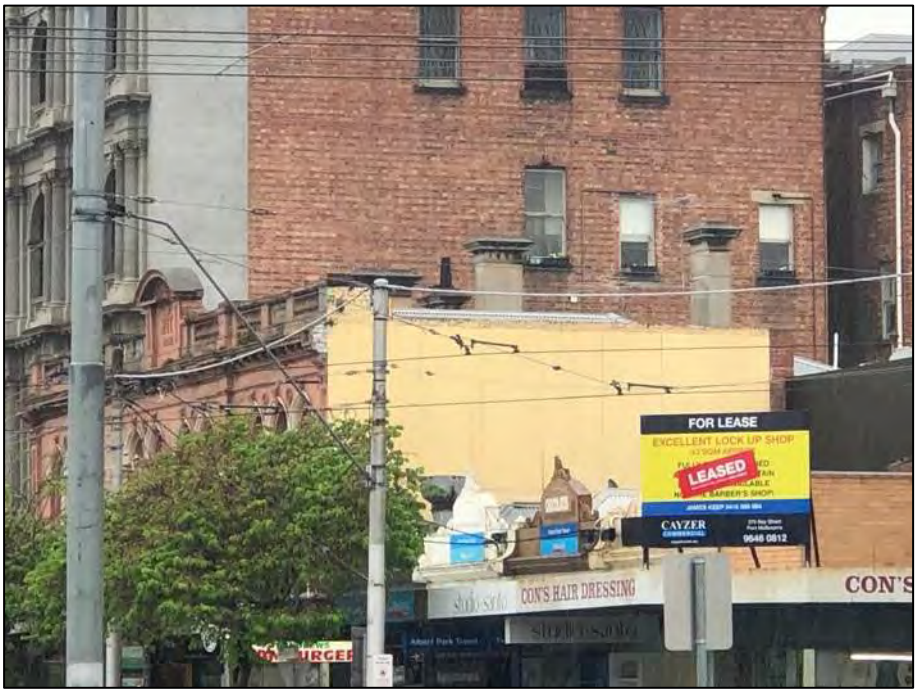


*Figure 4* *Original chimneys are visible in oblique views from the east.*



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*Figure 5* *Early shopfront at 146 Bridport Street.*

*Figure 6* *Early shopfront at 148 Bridport Street.*

*Figure 7* *Non-original shopfront at 150 Bridport Street.*


*Figure 8* *A verandah supported by cast iron posts extends across the facade of 148 & 150 Bridport Street.*



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# 5.0 Significance

*Victorian Heritage Register*

The subject site is not included in the *Victorian Heritage Register*.

*Victorian Heritage Inventory*

The subject site is not included in the Victorian Heritage Inventory as a site of potential archaeological value; however, all archaeology older than 75 years is protected under the *Heritage Act 2017*.

*National Trust of Australia (Victoria).*

The subject site is not classified by the National Trust.

*Port Phillip Planning Scheme*

The subject property is included in the Bridport Street/Victoria Avenue Commercial Precinct, identified as HO443 in the Schedule to the Heritage Overlay of the *Port Phillip Planning Scheme*. External paint controls apply as a result of inclusion in this overlay. The statement of significance for the precinct, as included in the *Port Phillip Heritage Review*, is reproduced in part below

> *What is Significant?*
>
> *The Bridport Street/Victoria Avenue Commercial Precinct in Albert Park largely developed between 1883 and 1900 when a boom of commercial expansion transformed what had previously been a residential strip from the early 1870s. Today, the built fabric is largely characterised by rows of double-storey Victorian residential shops, a smaller number of single-storey Victorian shops, terraced dwellings, and Edwardian and inter-war shops. Amongst the more notable elements in the streetscape are the four-storey Biltmore (former coffee palace) at 152 Bridport Street, the three storey Windsor Hotel at 107 Victoria Avenue, the Albert Park Hotel at 85 Dundas Place (remodelled in a striking Functionalist style), and the similarly modern Commonwealth Bank at No 95.*
>
> *How is It Significant?*
>
> *The precinct is of historical and aesthetic significance to the City of Port Phillip.*
>
> *Why is It Significant?*
>
> *Historically, the precinct is significant for associations with an early and significant phase of settlement in Albert Park. The precinct provides evidence both of the initial development of Bridport Street as a residential strip from the early 1870s, and its subsequent transformation into an important local commercial hub during the 1880s and 90s. The subsequent (if less extensive) layer of Edwardian and inter-war shops – a few of which were simply added to the front of existing Victorian houses – demonstrates the precinct's ongoing commercial development well into the twentieth century.*
>
> *Aesthetically, the precinct is significant as a substantially intact streetscape of late Victorian commercial buildings. They demonstrate cohesion through their common scale (primarily double storeyed), materials (primarily rendered brick) and detailing (Italianate façades with ornamented parapets and so on). Street intersections are punctuated by corner shops with the ubiquitous splayed entrance. Prominent landmarks include the three-storeyed Windsor Hotel at 107 Victoria Avenue (corner Page Street) and the even grander four-storeyed former Biltmore coffee palace at 152 Bridport Street. The Victorian built fabric is complemented by a number of Edwardian residential shops of sympathetic form and scale, and by some later inter-war buildings (including two hotels and a bank in the Moderne style) that are of aesthetic interest in their own right.*

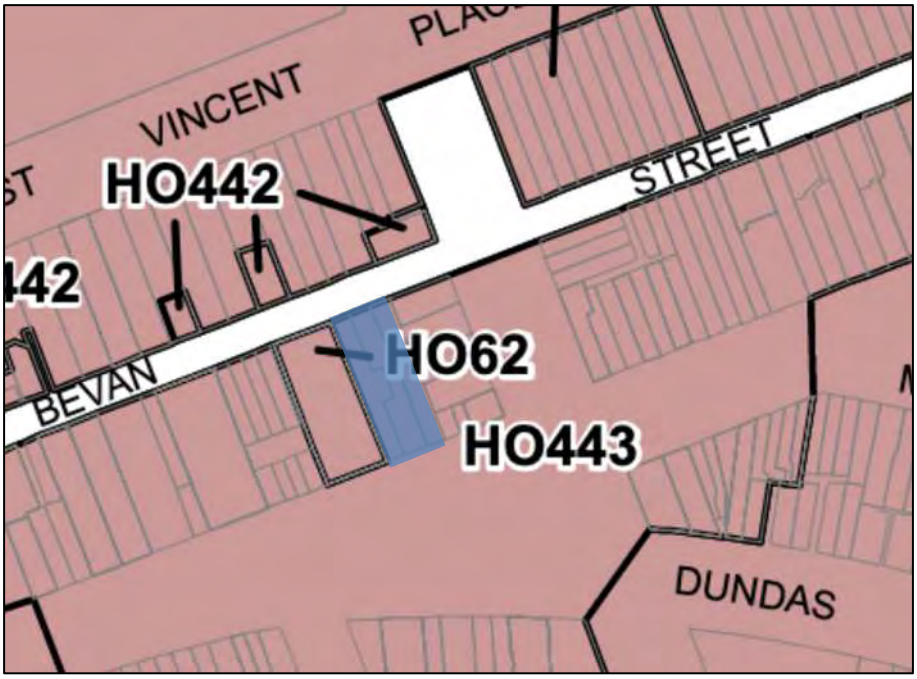


*Figure 9* *Detail of the Heritage Overlay map with the subject site shaded blue. Source: Port Phillip Planning Scheme.*

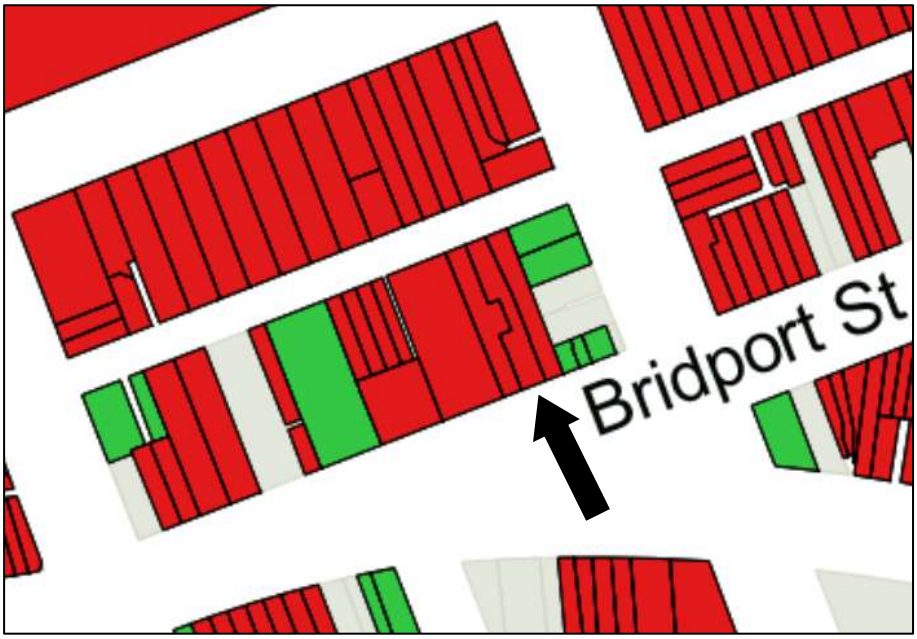


*Figure 10* *Detail of the Port Phillip Heritage Policy map. The subject site (indicated by the arrow) is highlighted red, indicating its significant grading. Source: Port Phillip Heritage Policy map.*



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# 6.0 Building Condition

The exteriors are generally intact, although appear to be in fair condition with extensive damage/corrosion to the parapet baluster and localised cracking. Rendered elements are generally presumed to be in sound condition, apart from some observed cracks. The first-floor timber windows remain intact although evidence of weathering and deterioration is present. The roof is not visible behind the parapet wall.

To the ground floor the shopfronts appear in good condition. Number 146 features copper windows with a tiling to the plinth, while number 148 retains the granite plinth (overpainted) and timber windows. The glazing to number 150 has been replaced with a modern insert however retains the granite plinth. The verandah is intact and generally requires cleaning and general repairs (mainly in terms of stormwater and amelioration of corrosion), accepting that the verandah to 146 has been removed and is proposed for reinstatement.

# 7.0 Schedule of Conservation Works

### Introduction

The following schedule of works outlines procedures for the protection, repair and restoration of original fabric, as required by the permit condition.

Prior to the commencement of any works, the contractor for the restoration works is to arrange an inception meeting with representatives of the Cera Stribley and Bryce Raworth offices. Practices relating to the techniques, materials or methodology of the conservation works are to be established at that meeting. Representatives of Bryce Raworth's office are available throughout the construction process for meetings or advice as required.

All works are to be undertaken to ensure that as much original or early fabric as possible is conserved. For heritage buildings, the retention of original fabric is preferred over replacement fabric wherever possible. Where repairs are necessary, effort must be made to retain surviving original fabric rather than replace it with new fabric of a similar material or design. Where fabric is unable to be repaired and reused, it must be replaced with a compatible alternative of identical appearance. No conservation works will be undertaken without the guidance of tradesmen or other persons skilled in the particular tasks to hand.

The following schedule is based on a visual external inspection of the fabric, carried out from the ground level only. There may be additional works required in concealed locations and at parapet level not mentioned below.

This schedule is to be read in conjunction with Town Planning issue drawings prepared by Cera Stribley Architects and other consultant reports.

More particularly, elevation drawings have been prepared by this office attached are provided as attachments to this schedule. These illustrate the location and application of the various works. The numbered works set out in the schedule below are referenced as appropriate on the respective drawings by means of these numbers.



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## Schedule of Conservation Works

### 1 General (including preliminary, protection and stabilisation works)

1.1 All work must be undertaken to ensure that as much original fabric as possible is conserved.

1.2 Contractors are to familiarise themselves with the extent of significant fabric prior to commencing work on the site.

1.3 The retained facade is to be adequately supported, restrained and protected throughout the entire construction process.

1.4 Movement of the retained parts of the buildings relative to the new envelope beyond must not result in cracking to the retained walls or loss of structural integrity.

1.5 Appropriated protection is to be applied to all of the retained original fabric including the following elements:

- All retained shopfronts, first floor windows and door joinery.
- All façade detailing including render detailing, mouldings and granite.

1.6 Any temporary support structures erected to facilitate dismantling, or construction works must have regard for the locations of key architectural features such as rendered detailing and openings and seek to avoid damage to these elements.

1.7 Any damage to retained fabric resulting from the construction works (including where temporary fixings have been removed) is to be made good.

### 2 Demolition & salvage

2.1 All dismantling and demolition works interfacing with the retained (including salvaged) significant fabric are to be undertaken with care (using hand tools) to ensure minimum interference with, or damage to, significant fabric.

2.2 All elements salvaged to be reused from the demolished parts of the building are to be carefully removed and stored in a secure location.

2.3 Demolish elements as shown on the architectural drawings.

2.4 Generally, remove all redundant modern accretions on external surfaces such as conduits, pipes, signage, lights etc. and associated fixings and make good as required.

2.5 Remove airconditioning unit.

2.6 Salvage and retain all cast iron air vents (refer section 5), and ensure provision is made for airflow.

2.7 Existing shop front to number 150 to be removed – refer to section 4 for details.

2.8 Existing shopfronts to number 146 and 148 are to be retained – refer to section 4 for details.

2.9 Salvage and retain a sufficient quantity of original bricks in sound condition from the demolished portion of the respective heritage building for reuse to repair the retained brick elevations. A sample of original mortar is also to be retained for matching new pointing. Bricks are to be stored in a secure location, as above.



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*Figure 11* *Half buried air vents.*

*Figure 12* *Existing shopfront to number 150. Granite to the pillar's to be retained, shop front to be demolished.*

## 3 Walls

*Bridport Street elevation*

3.1 Remove biological growth.

3.2 Remove or depaint all paint from painted granite and existing rendered elements including the façade, parapet and dressings in order to recover the natural cement finish. Refer paintwork section.

3.3 Following paint removal, repoint stone pillars and plinths. Rake out and repoint (to match the original pointing and strike) all granite to gain a consistent presentation. Degraded/loose mortar is to be raked out to a minimum depth of 20mm. New mortar is to be coloured to match existing.



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*Figure 13* *Existing shopfront to number 149 with the granite overpainted. Paint is to be removed and the granite restored.*


*Figure 14* *Existing granite pillars to number 146 that have been overpainted. Paint is to be removed and the granite restored.*



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3.4 Existing render to the façade is be inspected for repairs including evidence of any drummy/ cracked/ defective render and provide localised repair to match existing (including any damaged render where redundant fixtures/fittings have been removed). Noting that the visible portions of the render generally appear to be in poor condition, particular attention should be paid to string courses and other horizontal surfaces to ensure that weathering coats are in sound condition and have adequate falls to shed rainwater.

3.5 The strategy to be adopted in relation to repairs is one in which minor, non-structural and relatively stable defects are accepted but more substantial defects that are unsightly and/or have the potential to deteriorate should be addressed, as set out in 3.6 and 3.7 below.

3.6 Minor render losses/chips to details and hairline cracking are acceptable and do not require repair.

3.7 Larger render losses and narrow or major cracks are to be repaired to match existing using the following method:

*General Render Repair Methodology:*

- Render repairs to be carried out using approved lime based mix. Render composition to be determined by project heritage consultant in consultation with the relevant contractor.
- Standard to AS 1672 Limes For Building, AS 2701 Methods of Sampling & Testing Mortar, As 3972 Portland & Blended Cements
- Minor crack repair: cut out cracked render back to sound substrate to a minimum width of 30mm. Clean with compressed air or water. Fill crack with new render and re-run any mouldings in situ to match original profile and finish.
- Major crack repair: cut out cracked render back to sound substrate to a minimum width of 300mm. Clean with compressed air or water, install stainless steel mesh over cracked area to be fixed with stainless steel screws and washers. Apply new render in three coats to match existing adjacent finish. Where crack is through mouldings, re-run profile of moulding in-situ to match original profile. Build up minimum of three coats, ensuring each coat keys into coat below.
- Render repairs to plain/flat surfaces: cut out drummy, cracked or defective render back to sound substrate. Clean with compressed air or water. Build up new render in traditional 3 coat lime based render to match original depth and finish, reinstating falls to remove rainwater. Ensure each coat is given sufficient time to cure before application of the next coat. Ensure coats key into coat below.

3.8 Parapet coping to be investigated in terms of condition and weathering. Renew rendering if required or it may be appropriate to reinstate the rendered coping with an appropriate raked profile to shed water away from the building. If so, a small amount of cement may be used in the render mix to allow for more severe weathering.

3.9 The façade as a whole may or may not warrant a unifying skim coat or wash finish with a lime-rich render or limewash, or painting with a mineral silicate paint. This is to be determined once the extent and appearance of render repairs has become apparent.

*North and South side elevations*

3.10 Gently clean the retained surfaces including brickwork, and granite to remove surface deposits, grime etc using non-abrasive methods preparatory to repairs and reconstruction. Small tests should be undertaken in discreet sections of the façade to the heritage consultant's approval to establish the efficacy of the façade cleaning methods and their safety for use across all granite, rendered and brick surfaces. The least aggressive cleaning methods are to be trialled first (e.g. warm water at low/medium



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pressure in conjunction with scrubbing using a stiff nylon bristle brush and non-ionic detergent). Alkaline gel/poultices might be suitable for heavier stains. Hydrochloric acids are only to be used where absolutely necessary and must be heavily diluted. Surfaces are to be neutralised and thoroughly washed after application of acid. Refer paintwork section.

*Figure 15 The existing granite to both side elevations, to be cleaned and mortar renewed.*

3.11 Repair the brickwork to the retained side elevation including associated damage and fabric losses (holes etc) using traditional repair techniques and compatible, low strength mortars. Where bricks are missing or damaged or penetrations for services have been introduced the bricks are to be replaced using bricks salvaged from the demolished parts of each respective building provided they are in sound condition and are an exact match. If required, holes in bricks are to be filled using a soft (hydrated) lime mortar mix coloured to match the existing brickwork using brick dust.

3.12 Replace heavily decayed bricks to match existing from the salvaged portions of bricks.

3.13 As an option, investigate potential for removal of part render finish to the west elevation, with reinstatement of a brick face.

3.14 Rake out and repoint (to match the original pointing and strike) all brickwork and granite to gain a consistent presentation. Degraded/loose mortar is to be raked out to a minimum depth of 20mm. New mortar is to be coloured to match existing. New mortar is to be coloured to match existing.



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*Figure 16 Detail view of the existing brickwork to the side elevation.*

## 4 Verandah & shopfronts

Verandah

4.1 The existing verandah is in fair condition, although requires rust repairs and reinstatement of stormwater function and reconstruction in full to 146.

4.2 Gently clean the retained surfaces including, shopfronts to remove paint built up, surface deposits, grime etc using non-abrasive methods preparatory to repairs and reconstruction. Small tests should be undertaken in discreet sections of the façade to the heritage consultant's approval to establish the efficacy of the façade cleaning methods and their safety for use across all rendered and brick surfaces. The least aggressive cleaning methods are to be trialled first (e.g. warm water at low/medium pressure in conjunction with scrubbing using a stiff nylon bristle brush and non-ionic detergent). Alkaline gel/poultices might be suitable for heavier stains. Hydrochloric acids are only to be used where absolutely necessary and must be heavily diluted. Surfaces are to be neutralised and thoroughly washed after application of acid. Refer paintwork section.

4.3 Verandah steel battens to be replaced to match the existing.

4.4 Existing cast iron to be removed for restoration. Cast iron to be stripped, preferably using a wire brush however if more abrasive method is required see the outlined paint removal methodology below, and repair removing damage and inappropriate repair work. Appropriately prime and repaint in order to be reinstated.

4.5 Damage from the crudely inserted down pipes to the verandah columns is to be made good – the original/traditional stormwater function is to be recovered.

4.6 Construct extension of the existing verandah to number 146, detailing and construction to match the existing.

4.7 New cast iron components to be replicated from the existing including posts, lacework and corner brackets.

4.8 Remove existing roof sheeting and replace (including new sheeting to the reconstructed section) with Z600 corrugated galvanised steel cladding (such as produced by Fielders or Revolution Roofing).

4.9 Replace all flashings with galvanised flashings.



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4.10 All existing gutters and rainwater goods are to be removed and replaced with new rainwater goods (ogee profile gutters with timber scotia mould below, round downpipes, flashings, ridge capping etc.). Ensure gutters have correct fall and are regularly cleaned out.

Shopfront 146

4.11 Demolish the following:

- Non-original sign.
- Non-original light fittings and conduit.

4.12 Salvage/retain the following elements:

- Tiles to the shopfront plinth.
- Copper shopfronts including high level lead light and patterned glazing.
- Ceiling to the ingo.
- Tiling to the ingo.
- Timber shop doors including high level window.
- Metal support bracket for the verandah.

4.13 Restore the retained shopfront elements, refer below (section 4.21-24) for the tiles.

*Figure 17* *Detail view of the tiles to shopfront plinth and the shop ingo floor to be retained and restored.*

*Figure 18* *Detail view of the tiles to the shop plinth to be retained and restored including replacement of the non-matching tiles.*



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*Figure 19* *Detail view of the metal verandah bracket to be retained and non-original sign to be demolished.*

Shopfront 148

4.14 Demolish the following:

- Non-original sign.
- Non-original light fittings and conduit.

4.15 Salvage/retain the following elements:

- Granite to the shopfront's plinth.
- Timber shopfronts.
- Ceiling to the ingo.
- Tiling to the ingo.
- Timber shop doors including high level window.
- Verandah

4.16 Restore the retained shopfront elements as outlined in section 3.0 for the granite plinth and refer below (section 4.21-24) for the tiles for the tiles.

*Figure 20* *Detail view of the tiles to shop ingo floor to be retained and restored.*



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*Figure 21* *Detail view of the tiles to the shop ingo ceiling and leadlight windows to be retained and restored.*

Shopfront 150

4.17 Demolish all elements of the existing shop front including shopfront frames, glazing, doors, signage and plinth.

4.18 Carefully demolish the infill slab to the ingo in order to investigate whether the original tiling to the floor of the ingo is still extant below. If tiles are extant restore as per the tiling to the shopfronts outlined below. If no tiles are extant replace with new concrete slab and finish to match the proposed finish for the apartment entry.

4.19 The granite pillars to either side are to be retained and restored.

4.20 New shopfront to ground floor as shown on the architect's drawings.

*Figure 22* *View of the granite pillars including mouldings to either side of shop 150 to be retained and restored.*



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Shopfront tiles to number 146 and 148.

4.21 Ensure tiles are protected throughout construction as outlined above.

4.22 Gently clean the tiles to remove surface deposits, glue remnants from signage, grime etc using PH neutral detergent. Wire, wool or other hard abrasive cleaning pads are not be used. Small tests should be undertaken in discreet sections of the façade to the heritage consultant's approval to establish the efficacy of the tile cleaning methods and their safety for use.

4.23 Areas of localised damage and missing tiles are to be replaced with sourced second hand or reproduction tiles.

4.24 Tiles are to be inspected by a specialist tiling contractor to ensure any lose or degraded grouting is appropriately replaced and that the tiles are appropriately secured.

## 5 Detailing

5.1 No prefabricated mouldings or other off-the-shelf architectural items are to be used. Fabrication of replacement mouldings should be based on those that are extant.

5.2 The string course above the verandah has extensive weather damage and requires significant repair work. Cut back heavily damaged areas and repair using traditional techniques (generally as in 3.7 above) to fair face finish and to match original.

*Figure 23 Detail view of the damaged render to string course.*

5.3 The parapet baluster is in poor condition and requires extensive repairs. The initial suggestion based on a site inspection is to remove the balusters and parapet moulding in order to undertake the necessary repairs and restoration. It is possible engineering advice may be required in terms of the stability of the parapet. All detailing is to be replaced is to be to match the original. Reconstruct the baluster based on the existing.

5.4 Replace missing dentils.



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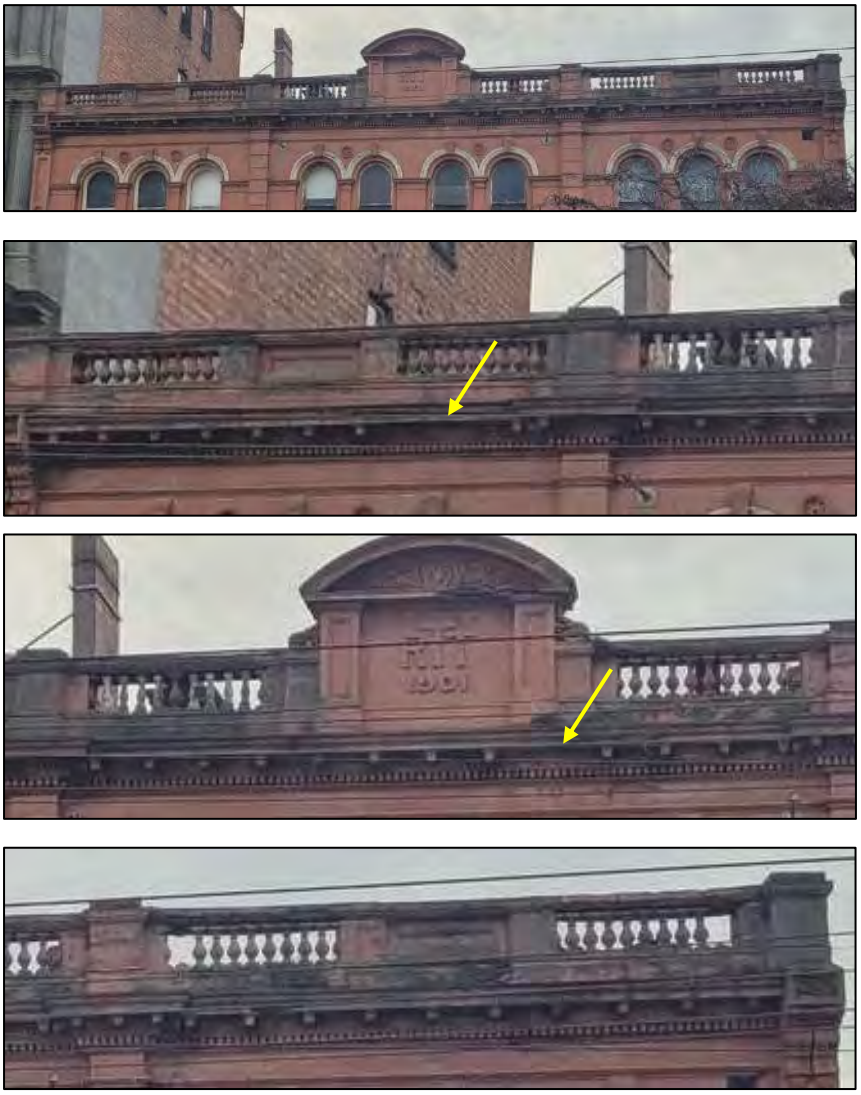

*Figure 24* *Detail view of the general render repairs to parapet baluster and detailing.*

5.5 Reinstate parapet urns/orbs to either side (refer to 134 Bridport Street and adjacent shops for precedent urns upon which those to the subject site can be based).
- refer to Hopkins Plaster Studio or Melgrand

*Figure 25* *(left) Example of the orbs to be reinstated at 134 Bridport Street and the adjacent shops. (right) example of an orb from Melgrand.*



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5.6 Repair and reinstate salvaged and restored cast iron vents to their original location. Repaint with a primer and two coat exterior enamel paint system to architect's specification.

## 6 Doors, window joinery

6.1 Retain existing double-hung timber-framed windows and joinery where possible or where otherwise indicated. Make good window joinery and glazing as required. Ensure all double-hung timber-framed sashes are operable where practicable. If double glazing is required, augment the existing frames internally. Any windows that cannot be repaired and require replacing are to match the existing.

6.2 Remove loose/flaking paint to provide sound, even surface for refinishing (refer section 7.1), and fill holes in existing timber joinery prior to the application of a priming coat.

*Figure 26 View of the first floor timber windows.*

## 7 Roofing and stormwater goods, including gutters, downpipes, facias, etc.

7.1 No gutters or rainwater goods are visible due to the parapet. All services to be concealed to prevent damage to the retained heritage fabric.

7.2 Prepare a scheme for a rationalised system that retains rainwater heads and downpipes in their original locations only, non-original locations are to be removed and the associated damage made good. Including the verandah.

7.3 Verandah downpipes have been inserted into the columns, make good damage and detail appropriately.

*Figure 27 Detail of the downpipes inserted into the verandah column; note the damage to column in the image to the right.*



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7.4 Remove the existing metal roof cladding and associated flashings etc to the retained portions of the roof. Replace with Z600 corrugated galvanised steel cladding (such as produced by Fielders or Revolution Roofing) and all flashings with galvanised flashings.

7.5 Ensure roofing materials are compatible with metal fixings, flashings rainwater goods etc to prevent galvanic corrosion.

## 8 Chimneys

8.1 Retained chimneys to be protected throughout the works and stabilised as required.

8.2 As required, repair and render chimneys, using the techniques outlined above for walls.

8.3 Fit new metal rain caps and flashing to existing chimneys to prevent water ingress.

## 9 Building services

9.1 All building services are to be concealed where possible to minimise impacts to the retained heritage fabric and appearance of building. Any additional (new) penetrations should be through new works and not retained heritage fabric i.e walls and routed through the ceiling or subfloor space.

9.2 Suitable locations of new services to be confirmed with project heritage consultant.

## 10 Paintwork

10.1 Paint removal

*Methodology*

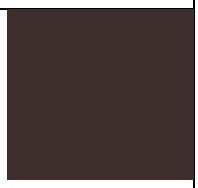
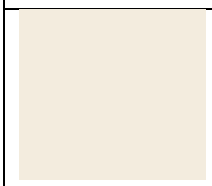
Painted surfaces should be tested for lead content. If lead based primers or paints are present, paint stripping should be undertaken in accordance with AS4361.2: 1998 Guide to lead paint management – Residential and commercial buildings.

Strip and/or prepare all retained existing painted elements. No existing paintwork to be retained in its current form.

As noted, suitable methods for paint removal might include water at low/medium pressure, possibly in conjunction with a mild chemical paint stripper, or a modern proprietary treatment such as Selleys 'Peelaway', 'Heritage No.1' or similar. If a proprietary treatment is selected, it must be used in accordance with the manufacturer's specifications. Sandblasting or other abrasive paint removal systems are not to be employed under any circumstances. A small test patch should be undertaken in a discreet section of the facade to establish the efficacy of the chosen paint stripping methods and their safety for use across all brick surfaces. Paint stripping should be first attempted using the least aggressive methods.

10.2 Repaint all existing painted timber joinery and windows approved colour scheme. Refer to schedule of external colours included below with options for each of the painted elements.

10.3 All render detailing to remain unpainted unless otherwise specified (see 3.9 above).

| SCHEDULE OF EXTERNAL COLOURS (PREFERRED OPTIONS) | | | | | |
|---|---|---|---|---|---|
| Rendered elements | | | | | |
|  Natural render grey | | | | | |
| Verandah cast iron and metal structure | | | | | |
|  Red oxide |  Indian Red | | | | |
| Timber elements to shop front number 148 | | | | | |
|  Brewster green |  Deep green | Brunswick |  Imperial Green | Ivy |  Deep Green | Bronze |  Chocolate |
| Timber elements to shop front number 146 (door and highlight window) | | | | | |
|  Limed white |  Regency white | |  Regency blue | | |

Attachment 1 Schedule of Conservation Works – drawings.



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South Elevation - Existing

SCALE 1 : 50

Annotation numbers on drawing to be read in conjunction with the Schedule of Conservation Works

existing fabric to be demolished

x.x annotation number

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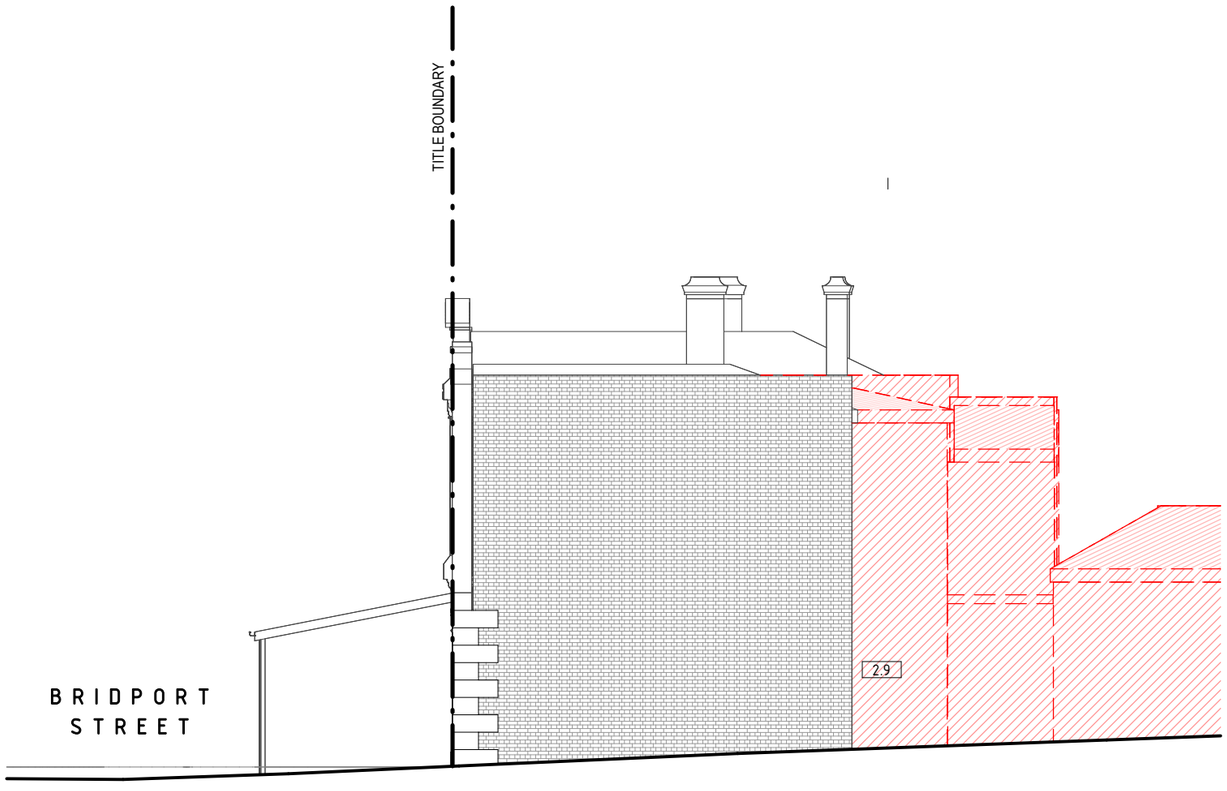
A 07.08.23 draft issue

**146-150 Bridport St Albert Park**

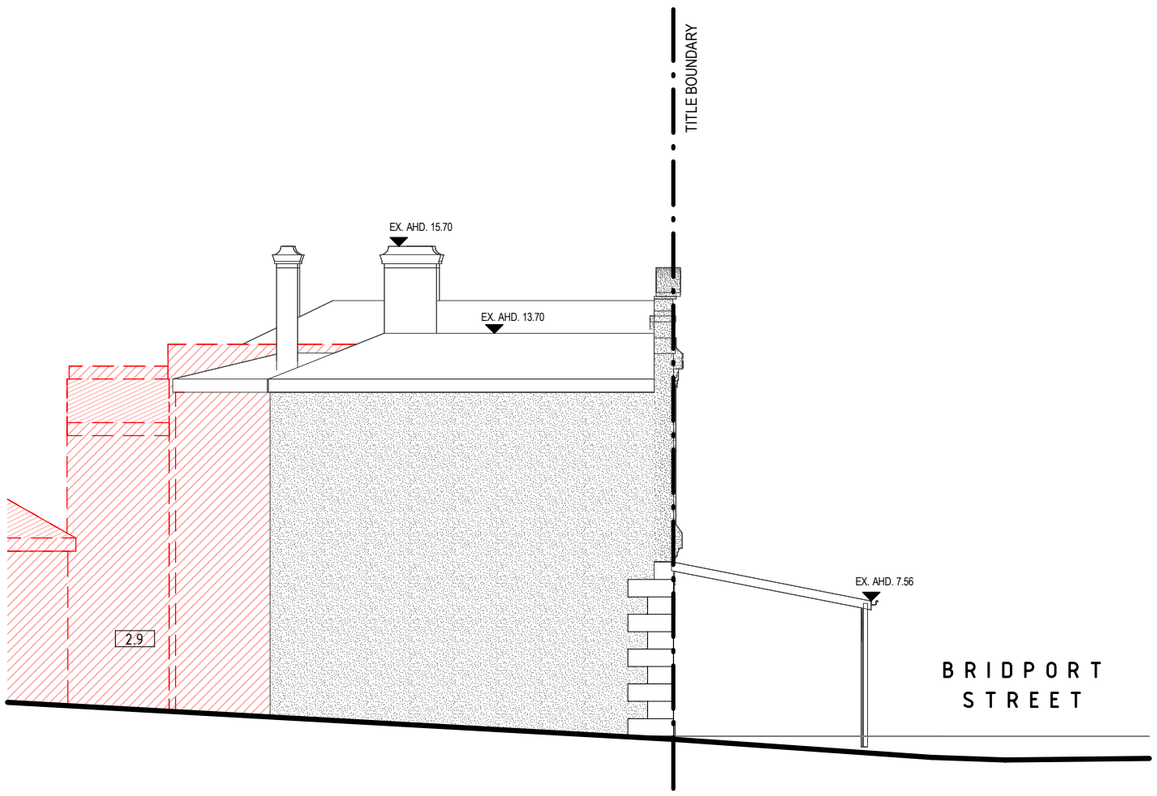
21229 | 1 : 50 @A2 | schedule of works drawings

**CWS | 1.1 | C**

Existing elevations




East Elevation - Existing
SCALE 1 : 100




West Elevation - Existing
SCALE 1 : 100

Annotation numbers on drawing to be read in conjunction with the Schedule of Conservation Works

existing fabric to be demolished

x.x annotation number

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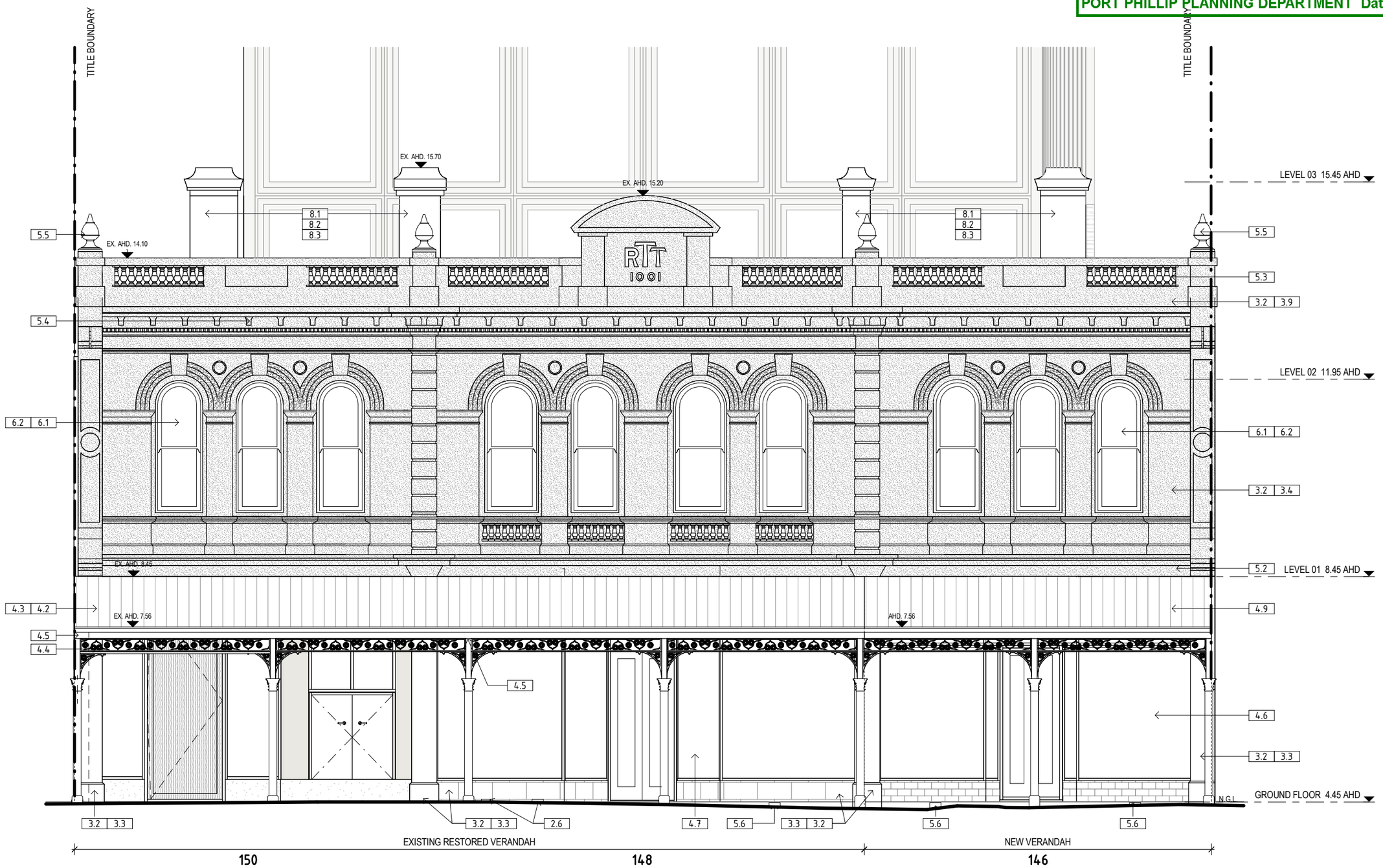
**CWS** | **1.2** | **C**

Existing Elevations




South Elevation - Proposed

SCALE 1 : 50

Annotation numbers on drawing to be read in conjunction with the Schedule of Conservation Works

outline of proposed new envelope

x.x annotation number

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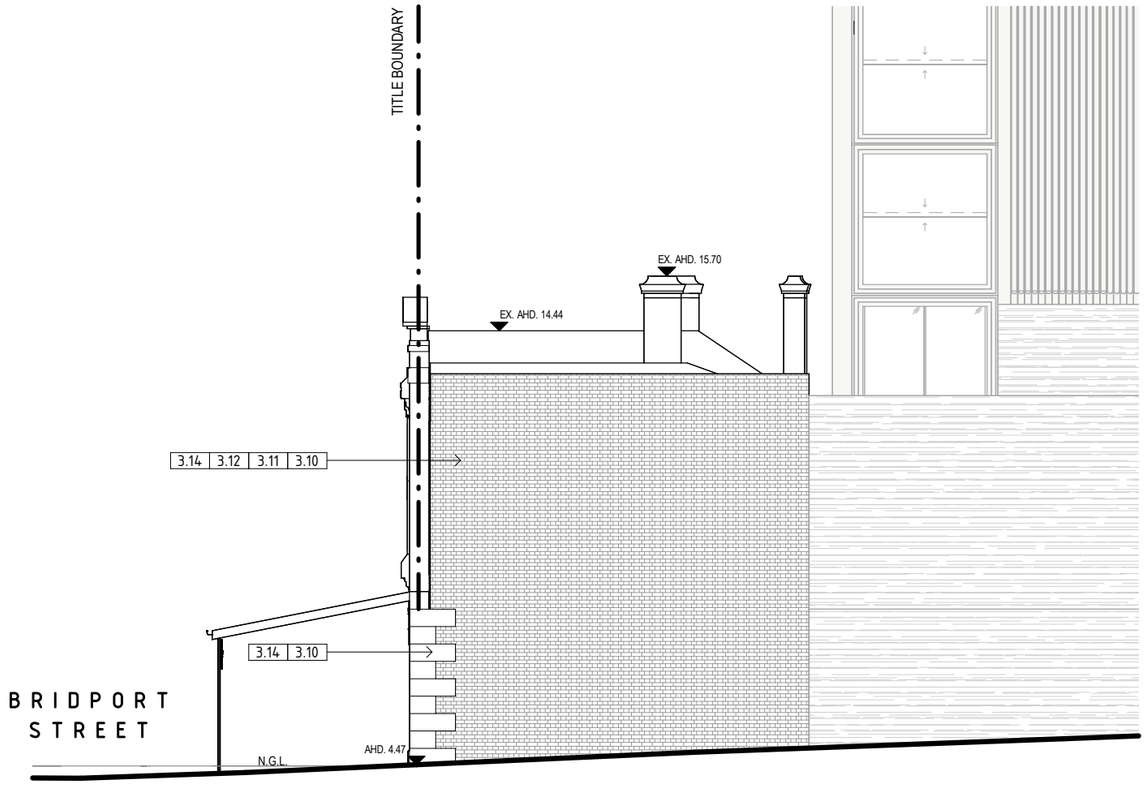
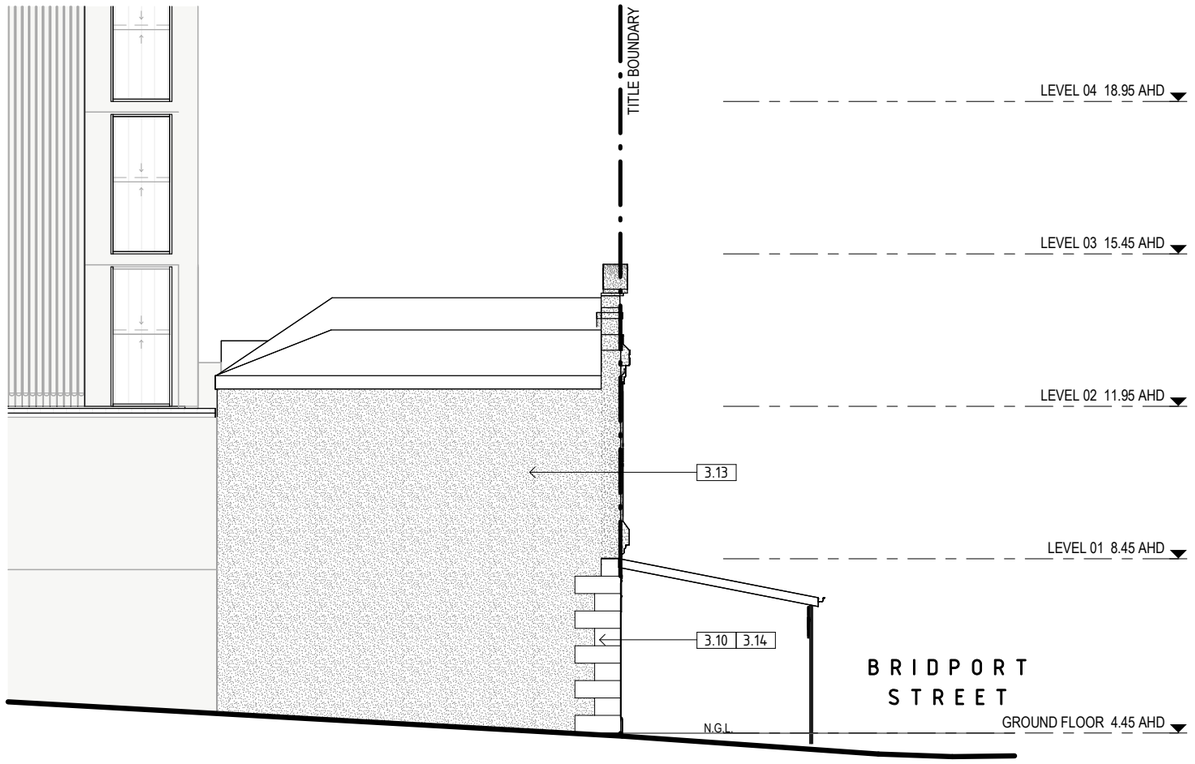
**CWS | 1.3 | C**

Proposed Elevation




East Elevation - Proposed
SCALE 1 : 100




West Elevation - Proposed
SCALE 1 : 100

Annotation numbers on drawing to be read in conjunction with the Schedule of Conservation Works

outline of proposed new envelope

x.x annotation number

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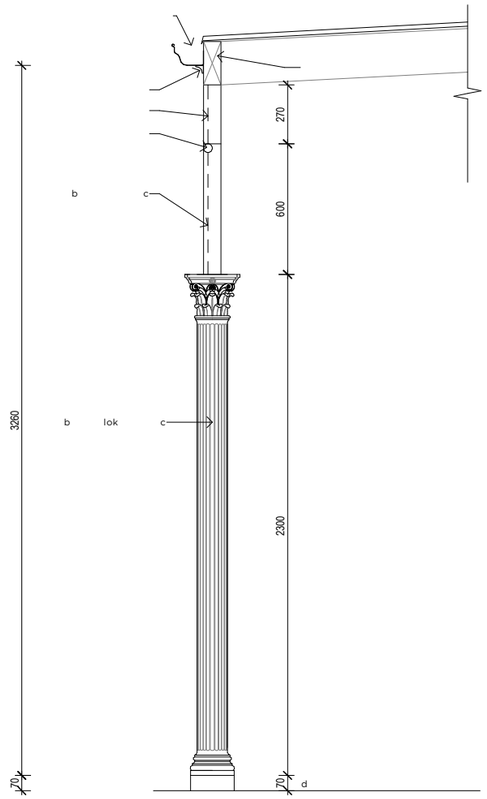
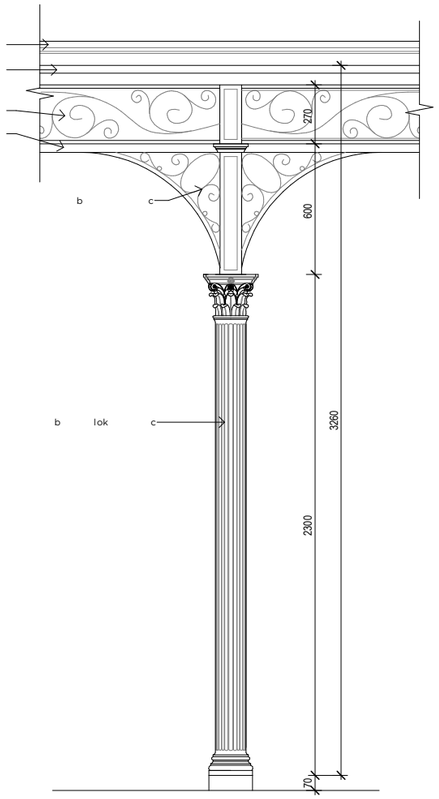
**CWS | 1.4 | C**

Proposed Elevations




Verandah section detail
SCALE 1 : 20




Verandah elevation detail
SCALE 1 : 20

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**CWS | 1.5 | A**

Verandah details