



HERITAGE
COUNCIL

HERITAGE IMPACT STATEMENT

FORM

Name of Place: Redemptorist Monastery and Church

Date: 18/04/2023

Prepared by: Slavin Architects

Prepared for: City of Vincent

The Place/Area:

Prepared for:

Date: 01 JUNE 2023

Heritage listings:

State Register of Heritage Places (02218)

Interim Entry: 18 March 2005

Permanent Entry: 17 March 2006

Municipal Inventory - Category A

Adopted 27 November 1995

Recommended RHP

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Statement of significance:

Redemptorist Monastery and Church is an important place that is of considerable cultural heritage significance (Clause 6.3, Redemptorist Monastery and Church Conservation Plan, 2011, Philip Griffiths Architects)

The 1903, 1912 and 1922 campaigns of the Monastery and Church, and their respective elements of original fabric, are of exceptional significance (Clause 7.2.1, Redemptorist Monastery and Church Conservation Plan, 2011)

Elements of exceptional significance include:

Cottesloe limestone walls; stucco ornamentation; roof form, ornamentation and chimneys; leadlight windows; north and south verandahs; timber staircases.

The main layout of a central corridor with accommodation cells on either side to all floors and all major spaces associated with each of the key phases.

The ceiling and leadlight windows to the oratory

(Clause 7.2.1, Redemptorist Monastery and Church Conservation Plan, 2011)

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

The work associated with the shed removal and reinstatement will enable the 'tidying up' of some of the ancillary buildings around the main church. The current structures are deteriorating and are not able to be restored as only the rusty tin roof is remaining in some sections. The new structure will be temporary for a maximum of 5 years until the rest of the site can be developed. The 2011 Conservation Plan identifies the existing shed and garage were constructed sometime between 1980 and 2005, and these intrusive buildings are located in a zone identified as being of considerable significance (page 12). Buildings, structures and spaces identified as being of considerable significance are listed (page 177) as the northern grotto and the southern fountain, whilst the shed and garage are not identified as being of considerable significance. The removal of intrusive buildings such as prominently located sheds and garages is recommended on page 188 of the conservation plan. Ultimately the "parterre" will be landscaped to reflect the formal language of the Monastery and Church. Removing the shed and garage will be an important element in this process. The proposed shed will be primarily used as a plant room while renovation works can be undertaken within the Church. After this work is complete the shed will be removed and the parterre landscape will be developed within this space.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Nil

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Conclusion:

The previous intention to adapt the existing garage and shed to accommodate new heating & cooling equipment for the church (previously approved) was based on the premise that locating equipment remotely to the church maintains the integrity of elements identified as being of exceptional significance and is in accordance with best practice for adaptive works as set out in the Burra Charter. Unfortunately the size of the equipment required to adequately condition the church cannot be accommodated within the existing shed and garage and requires a new larger building to be temporarily constructed. The new external shed will be used until such time as a new parish centre building is constructed on site, at which time the heating & cooling equipment will be relocated and the shed demolished.

References and attachments:

Redemptorist Monastery and Church Conservation Plan, 2011, prepared by Philip Griffiths Architects.

Contact us

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