



CONTACTS AND RESOURCES

Whitehorse City Council

To determine whether your house is included in the Heritage Overlay or whether you need a planning permit contact:

City of Whitehorse Planning Department
379-397 Whitehorse Rd, Nunawading
Tel. (03) 9262 – 6303

Further technical information and advice specifically related to how your property can be altered while retaining its heritage significance can be obtained from the Heritage Advisor at the Council. Speak to a planner at the Council to make an appointment.

Other Contacts

As well as being able to inform you as to whether your dwelling is listed with them, the following organisations are good sources of information regarding a range of heritage matters.

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| <ul style="list-style-type: none"> ▪ Heritage Victoria
ph: 9637 9475
www.heritage.vic.gov.au ▪ National Trust of Australia (Victoria)
ph: 9654 4711
www.natrust.com.au | <ul style="list-style-type: none"> ▪ Department for Environment & Heritage
ph: (02) 6274 2121
www.deh.gov.au ▪ Aboriginal Affairs Victoria
ph: 9208 3333
www.dvc.vic.gov.au |
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Relevant Documents and Resources for assistance

Associated Planning documents available from Council:

1. The former City of Box Hill Heritage & Conservation Study, Andrew Ward & Associates, 1990.
2. Nunawading Heritage Awareness Study, Context, 1994.
3. City of Whitehorse Heritage Review, Allom Lovell & Associates, April 1999.
4. City of Whitehorse Heritage Review, Andrew Ward and Associates, 2001.
5. The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999.
6. Clause 22.11 of the Whitehorse Planning Scheme "Heritage Buildings and Precincts".

Sources of local historical information:

1. History section of your local library; and
2. Historical Societies:

<ul style="list-style-type: none"> ▪ Box Hill Historical Society Inc. Heritage Centre, Box Hill Town Hall PO Box 268, Box Hill 3128 Ph. 9897 4167 ▪ Whitehorse Historical Society Inc. Local History Room, Schwerkolt Cottage & Museum Complex Deep Creek Road, Mitcham PO Box 271, Mitcham 3132 Ph. 9873 4946 	<ul style="list-style-type: none"> ▪ Burwood History Group Old Burwood Primary School 172 Burwood Highway, Burwood 3125 Ph. 9808 5482 ▪ Surrey Hills Historical Society Inc. Surrey Hills Neighbourhood Centre 157 Union Road, Surrey Hills 3127 Ph. 9849 1161
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INTRODUCTION

Objectives of these Guidelines

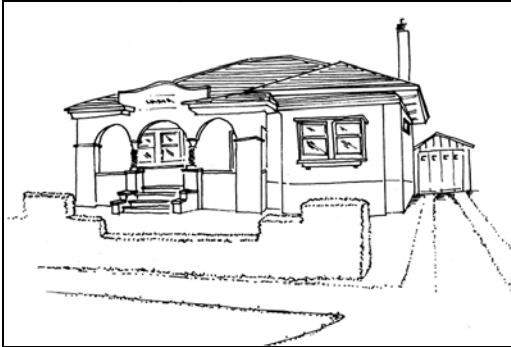


Figure 1: Typical Spanish Mission

The purpose of these Guidelines is to ensure that all new alterations and additions to properties individually listed in the Heritage Overlay respect the character, heritage significance and appearance of the house, streetscape and area.

Council will use these guidelines, as well as the advice of its Heritage Advisor, when assessing town-planning applications for development proposals within the heritage area. These Guidelines are used in conjunction with the Council's Heritage Policy (Clause 22.11 of the Whitehorse Planning Scheme), the State Heritage Overlay (Clause 43.01 of the Whitehorse Planning Scheme) and the Guidelines for individual precincts.

These guidelines are also to assist owners of heritage places in determining what may be acceptable in the development of their place.

What places are relevant to these Guidelines?



Figure 2: Edwardian / Federation residence

These Guidelines apply to properties individually listed in the Heritage Overlay of the Whitehorse Planning Scheme. Heritage Overlays are used to delineate places considered to have significant heritage values that are worth preserving.

Places that are individually listed in the City of Whitehorse Heritage Overlay have been identified as being of local cultural significance to the Whitehorse area. Cultural significance means aesthetic, historic, scientific or spiritual value for past, present or future generations. Places included in the Heritage Overlay will have met one or more of these criteria within the context of the municipality and are therefore integral to, or demonstrative of, the cultural heritage of the City of Whitehorse.

Other Heritage Listings

A property may be covered by other heritage listings, which may require additional permits other than from Whitehorse City Council, such as:

- Places on the Victorian Heritage Register administered by Heritage Victoria;
- Heritage Victoria also administers the Heritage Inventory for historic archaeological sites relating to the non aboriginal settlement of Victoria;
- Archaeological sites over 50 years old are protected automatically. Sites of significance to indigenous people are protected by legislation administered by Aboriginal Affairs Victoria; and
- The Australian Heritage Commission and The National Trust of Australia classify places but do not impart statutory obligations on private owners.

BUILDING STYLES: INTRODUCTION

Understanding style features



Figure 3: Edwardian residence

There are numerous publications that can assist with providing architectural terms for building elements. These will assist in understanding the significant features of your building and are usually available at libraries. Some of these are as follows:

- Apperly, Irving, Reynolds, *A Pictorial Guide to Identifying Australian Architecture, Styles and Terms from 1788 to the Present*, Angus & Robertson, Australia, 1989.
- Harris, Cyril. M, *Illustrated Dictionary of Historic Architecture*, Dover Publications, New York, 1977.
- John Fleming, Hugh Honour, Nikolaus Pevsner, *The Penguin Dictionary of Architecture*, Great Britain, 1966.

What are some common housing styles?

There are particular housing styles in the City of Whitehorse, which commonly occur. These styles have been identified as; Victorian, Edwardian/Federation, Bungalow, Early Modern (Spanish Mission, English Cottage Style) and modern and they represent major development phases in the area.

Understanding the style of your house is the first step towards ensuring that any alterations and additions will be sympathetic.

Often dwellings exhibit features of more than one style as they may cross over two periods. These dwellings are important too as they represent a transition in construction methods and architectural detailing reflecting changing social values.

It is important to be able to identify the features and attributes that contribute to the significance of your particular property. The following sheets outline the common features of the major building styles that occur within the Whitehorse area. They are by no means exhaustive as there are significant buildings that are unusual and will not fit into these styles. Your Heritage Advisor can assist in identifying the characteristic and important elements of your building.

INDIVIDUALLY LISTED BUILDINGS

BUILDING STYLES: VICTORIAN STYLE 1850 – 1900

Victorian style key characteristics

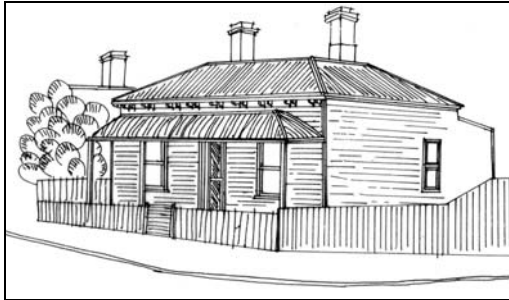


Figure 4: Early Victorian

- Symmetrical, simple facades.
- Hipped or gabled roofs, often of 30 degrees pitch, usually slate or galvanized iron.
- Guttering usually ogee or half round with circular down pipes.
- Timber walls usually square or beaded edged weatherboards.
- Verandah forms included sloped or curved.
- Simple iron lacework or timber valences to timber verandah columns.
- Rectangular timber framed, double hung windows, occasionally casement windows.
- Four panelled front doors, commonly with highlight.
- Simple unpainted chimneys.

Late Victorian differences

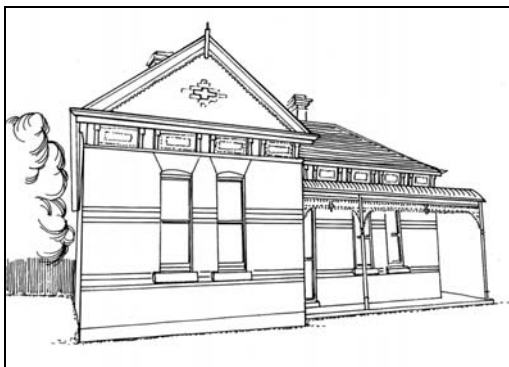


Figure 5: Late Victorian

- Four panelled front doors often had sidelights as well as highlights.
- Double hung windows in later Victorian dwellings commonly had sidelights.
- More complex chimneys with patterned brickwork or painted render in later Victorian.
- Decorative timber joinery or render moulding to openings.
- Iron lacework with timber or iron columns to verandahs.
- Use of different colour bricks.

Key alteration issues

- Zinalume should not be used for replacement roofs or in additions, as it is too reflective.

Paint colours

The walls of Victorian dwellings were often painted or rendered to simulate stone. Therefore they were often sandstone or ochre colours. Joinery was painted in creams, light stone, rich brown, Indian red, Brunswick green. Gutters and downpipes were often painted in dark shades employed on the doors and windows. A wood-grain finish was often used for doors and windows.

Typical fence styles

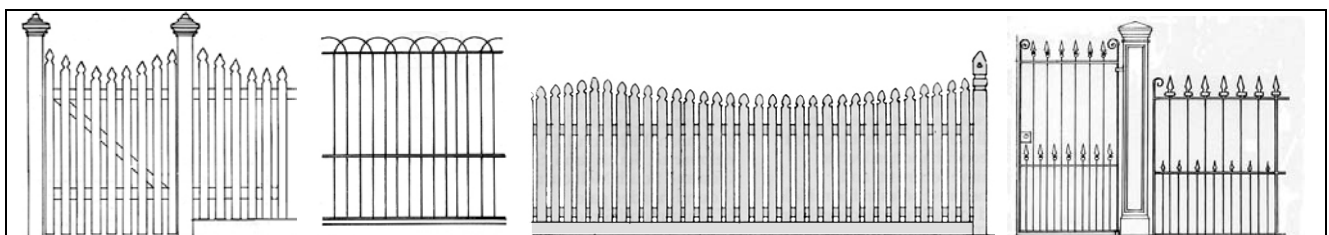


Figure 6: Typical Victorian fence styles

INDIVIDUALLY LISTED BUILDINGS

BUILDING STYLES: EDWARDIAN / FEDERATION STYLE 1890 – 1915

Edwardian/Federation style key characteristics

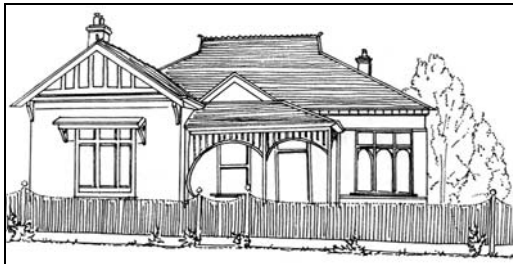


Figure 7: Edwardian

- Asymmetrical facades
- Roof often a combination of a hip and a projecting gable, usually 30 degrees pitch, and galvanized corrugated iron.
- Verandah forms included sloped or curved.
- Timber fretwork to verandah, turned or plain timber posts.
- Rectangular timber framed, double hung or casement windows, often paired or in threes.
- Four panelled front doors, commonly with highlights and sidelights.
- Decorative timber joinery around openings.
- Eaves brackets, decorative gable infill and timber brackets to window canopies.
- Chimneys – red brick, plain or with brick banding.

Federation differences



Figure 8: Federation

- Asymmetrical with the emphasis on the overall form and three-dimensional qualities rather than the front facade.
- Focus is often on the diagonal with a projecting gable or window bay.
- Complex rooflines of intersecting hips and gables with tall chimneys.
- As well as timber walls with corrugated iron roofs, masonry or render walls with terracotta Marseilles tiled roofs.
- Leadlighting

Key alteration issues

Be careful not to copy decorative details from the original dwelling in the addition as it detracts from the original details and obscures the understanding of the development of the building.

Paint colours

Walls of Edwardian/Federation dwellings, if painted were yellow cream, ochre wash, cement render and a greater use of browns. The predominant colour for joinery and details was red with cream, yellow ochre, dark brown and softer green trims. The exterior details were often picked out in a combination of a light and dark tone. The two predominant colour schemes for this style were shades of green or shades of cream to buff.

Typical fence styles

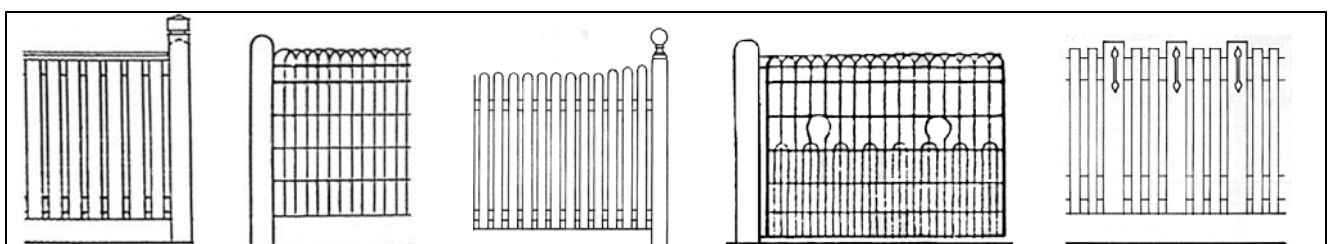


Figure 9: Typical Edwardian / Federation fence styles

INDIVIDUALLY LISTED BUILDINGS

BUILDING STYLES: BUNGALOW STYLE 1910 – 1930

Bungalow style key characteristics

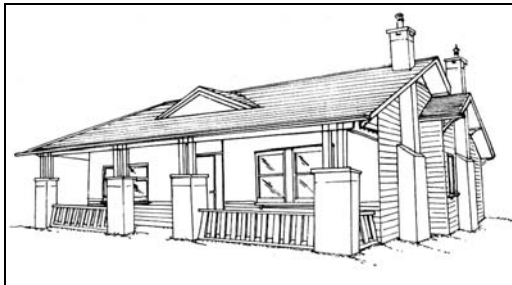


Figure 10: California Bungalow

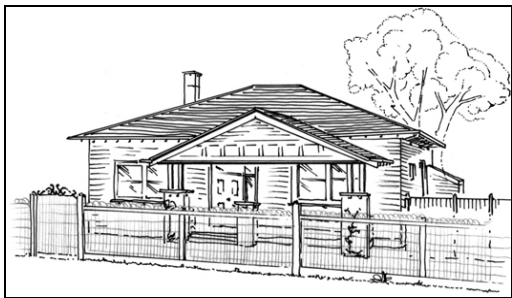


Figure 11: California Bungalow

- One or more gables, either perpendicular or parallel to the street frontage, which dominate the overall form of the building, roof usually 25 degrees or steeper.
- Emphasis on the weight of the roof, by brackets, detailing to the large gable ends, including roughcast, timber shingles and strapwork, also exposed rafter ends.
- Roofs clad in galvanized corrugated iron or tiled with cement or ceramic tiles.
- Walls often masonry and roughcast render, square edged or bull-nose weatherboards.
- Deep porches with flat roofs giving a horizontal emphasis supported by masonry pillars or grouped sturdy timber posts.
- Chimneys expressed externally as large masonry elements, face brick or roughcast with terracotta chimney pots.
- Timber framed windows often small and rectangular in form, casement or double hung with fixed panes, grouped in wide bands.
- Front doors often glazed in top section and timber below.
- Leadlight common.

Key alteration issues

- The weight of the large tiled roofs does not easily permit the removal of load bearing walls.

Paint colours

Exterior colour schemes of California Bungalows usually consisted of no more than two colours. Common colours for woodwork were brown, cream and green. Rendered walls had a natural slurry unpainted finish or were painted an off-white, beige or pale cream. There was often dark staining of timber rather than painting. Elaborate timberwork was not used on the exterior of these dwellings. Shingles, posts and trim were painted in the darker shade of the chosen scheme and rafters, fascia boards, bargeboards and panels were all painted in a lighter colour.

Typical fence styles

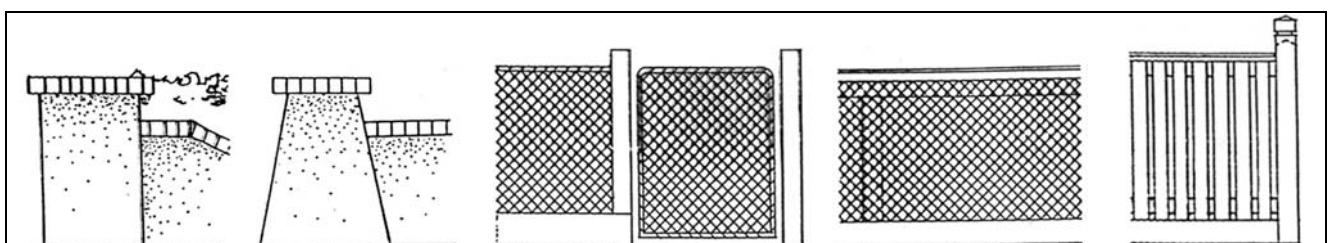


Figure 12: Typical Bungalow fence styles

INDIVIDUALLY LISTED BUILDINGS

BUILDING STYLES: SPANISH MISSION / ENGLISH COTTAGE REVIVAL 1920 – 1930

**Spanish Mission/English Cottage Revival
 key characteristics**



Figure 13: Spanish Mission

- Grouped windows, double hung timber or metal framed and often corner placement.
- Corbelled bricks, brick arches, curved brick walls.
- Dominant decorative chimneys.
- Walls often masonry and/or roughcast render. Predominantly hip roofs clad in cement or ceramic tiles.
- Decorative details in different colour bricks.
- Double hung timber framed windows.
- Commonly low fences to match brickwork or rendered surface and style of house.
- Verandahs with parapet, scroll edge – arch opening (often triple) with intermediate columns.



Figure 14: English Cottage Revival

Paint colours

These buildings were often not painted as they were constructed of exposed brick. Different colour bricks were often used to provide a decorative affect. Painted decorative detail was minimal and trims and window frames were painted in creams or off white. Rendered walls were commonly painted off white.

Typical fence styles

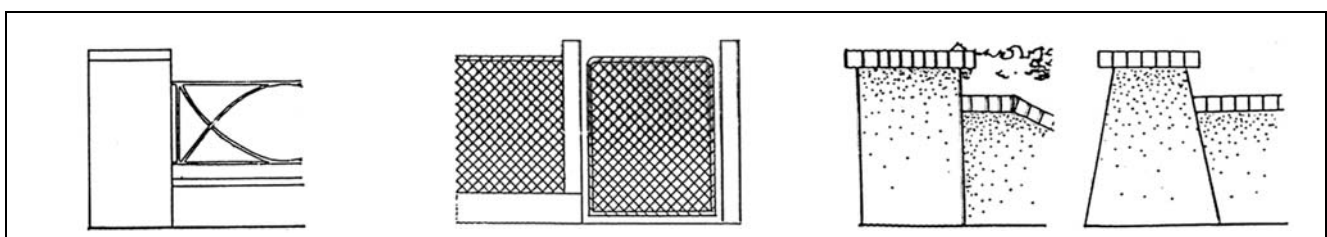


Figure 15: Typical Spanish Mission / English Cottage Revival fence styles

INDIVIDUALLY LISTED BUILDINGS

BUILDING STYLES: MODERNE STYLE 1950s

Moderne style key characteristics

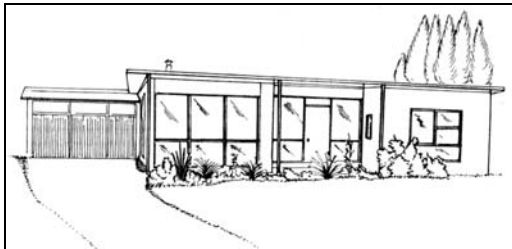


Figure 16: Moderne style residence

- Simple geometric form, often square or rectangular
- Commonly bands or blocks of modular windows either timber or metal framed. Entire walls of modular glass windows common.
- Roofs often flat or skillion, metal deck cladding
- Walls - river-stone wall panels, panel walls, vertical timber cladding, and concrete block work
- Native gardens
- Often no fence, rock edging common.

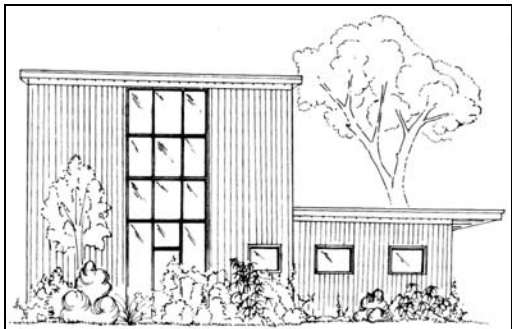


Figure 17: Moderne style residence

Key alteration issues

- Because of their simple design, and exposed nature any alterations to the facade are obvious.
- Providing an extension that does not detract from the simple form is difficult.

Paint colours

Timber or metal framing or detailing, white or grey. Browns common for any detailing.

ALTERATIONS AND ADDITIONS– SITE AND BUILDING ANALYSIS

Understanding Significance



Figure 18: Characteristic streetscape

Before commencing a design for alterations you need to gain an understanding of the significance of your individual property and the elements which contribute to this significance. Understanding this can also assist in identifying areas of the site and building that can undergo alterations. The site and building analysis should form the basis for your design proposal and should be submitted as part of your application.

Writing a checklist outlining the important elements of your dwelling can be helpful in providing the parameters for the design of alterations. Drawing a floor plan marking the areas of significance, like in Figure 19, can also assist in identifying areas available for adaptation.

Citation sheets for individual properties found in Heritage Studies listed on page 1 of these guidelines will also provide valuable information on the history and significance of your building. You may wish to engage a suitably qualified heritage architect to advise you on the significant areas of your property that should be retained. In all cases, while doing this analysis, you should make a time to discuss your project with Council's Heritage Advisor.

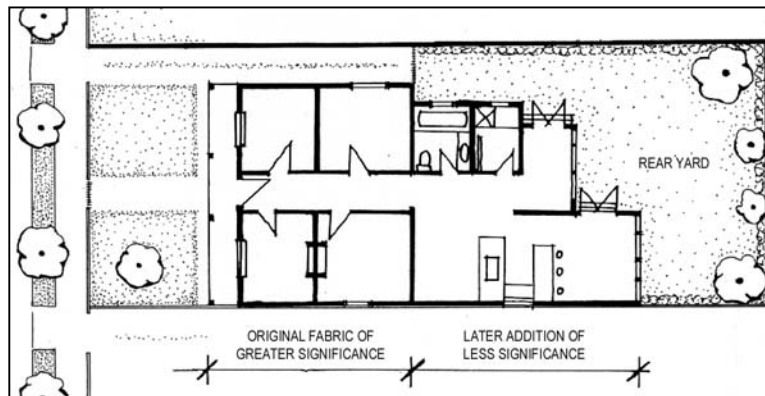


Figure 19: Identifying areas for adaptation

The aim is to retain the significant aspects of your property and make changes in the least significant areas. Changes to a heritage place over time offer evidence of its historical development and may have acquired their own significance. Emphasis should not be placed on one period of a place's development at the expense of others unless that period is much more significant. It is possible that a building constructed at the turn of the century had a significant addition or alteration in the 1920s.

Unusual building types

Sometimes the significance of your property may not be obvious. It may be significant for historical rather than aesthetic reasons. Your dwelling may use an unusual material or have an important garden. Look for the unusual and consult the Heritage Advisor for advice. Once it has been established why your property may be unusual and the significant elements that make it so, alterations and additions should respect these unusual qualities.

INDIVIDUALLY LISTED BUILDINGS

ALTERATIONS AND ADDITIONS– SITE AND BUILDING ANALYSIS

Visibility of alterations from the street

One of the key considerations in making alterations to significant buildings is the effect the alteration will have on the streetscape. It is the streetscape view that is often the most important element to retain as this is what is visible to the public. As a result alterations should aim to minimise visual intrusion on the streetscape.

Alterations to the front appearance of the building and significant roofline (visible from the street) should be avoided, unless returning the building to a significant earlier or original appearance. Additions should have minimum visibility from the street.

Assessing the visibility of proposed additions from the street is one technique used to determine the likely impact a proposal will have on the significance of a building. Where works are of negligible or no visibility from the street, they are considered to have little impact on the significance of the streetscape.

The viewing lines in plan and elevation establish a suitable area for the addition from the heritage perspective. Normal building and planning permit requirements, such as boundary setbacks will also apply.

Side views

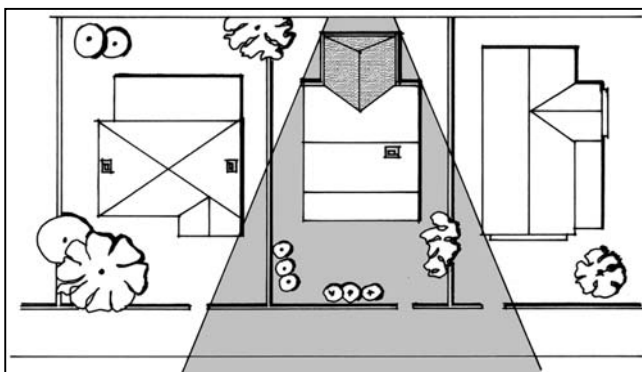


Figure 20: Determines side sight lines

To determine the appropriate building envelope for an addition, which minimises visibility from the street, undertake the following and refer to Figure 20:

- accurately draw your dwelling and adjacent properties in plan noting setbacks.
- draw view lines from standing positions in the street past adjacent properties into your property.

This will give an area (unshaded) of the site available for an addition that will minimise visibility from the street.

Height views

To determine the appropriate height of an addition, which minimises visibility from the street, undertake the following and refer to Figure 21:

- accurately draw your dwelling and street in section noting heights of the existing building.
- draw view lines from eye level in the street over your existing roof form and to the rear of your property.

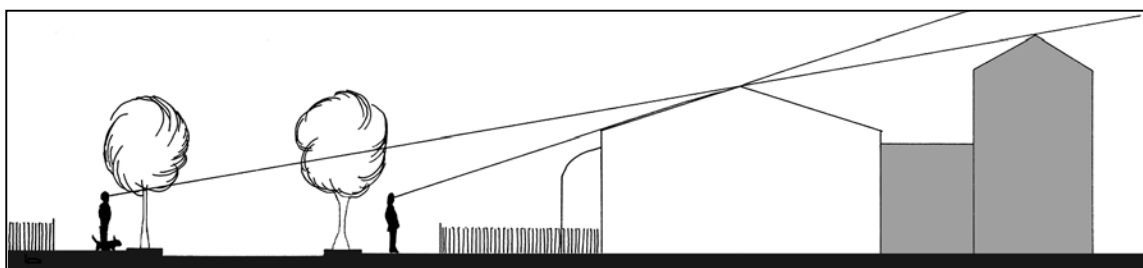


Figure 21: Sight lines drawn to determine visibility of the addition from the street

ALTERATIONS AND ADDITIONS – DESIGN CONSIDERATIONS

Corner sites

If your property is located on a corner (Figure 4), there are more sight lines to take into consideration. Careful design of the addition on all street elevations is required as there is less opportunity to design an addition that will not be visible from the street.

Scale and massing

It is not always possible to add to a dwelling in a way that will not be seen from the street. The design of an addition, which is visible within a heritage area, is very important. It must retain the visual dominance of the significant elements of the property.

For example an addition should not overwhelm the form of the dwelling and a new element such as a garage should not dominate the streetscape view of the property. Alterations should be recessive to the significant dwelling and streetscape view of the significant dwelling.

This can be achieved by retaining existing setbacks and working within the building envelope as determined previously by the view line diagrams. The relationship with the adjacent buildings and other significant buildings on the site should be preserved.

The scale and massing of new works should not dominate the existing building. Extensions should be similar in scale, including sizes of component parts and are preferably smaller in mass than the original building.

Rear additions

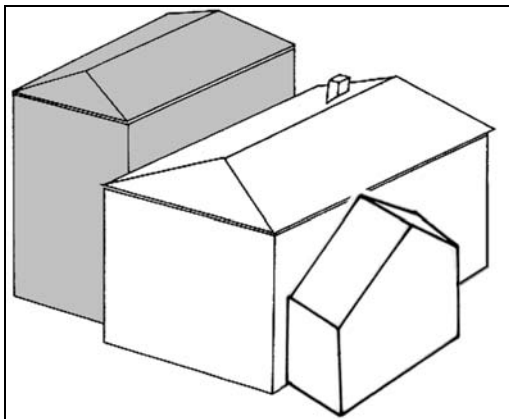


Figure 22: Side setbacks of addition

Many additions are placed at the rear of the existing building. A rear addition that is not visible from the street is the preferable option when considering adding to your dwelling. It will have less impact on the street elevation of the significant dwelling and the character of the heritage area.

This also often allows for a larger scale addition, if the setback means that the existing building screens the impact. These sorts of additions however require a large back yard or a sacrifice of back yard space.

Connection of additions

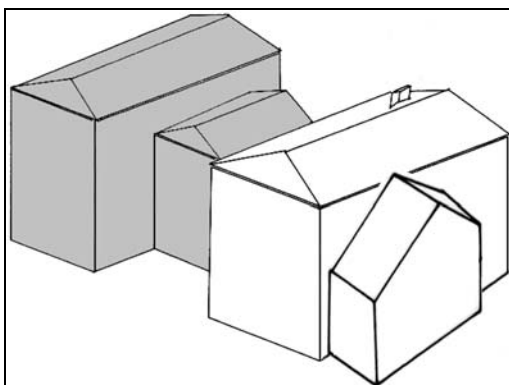


Figure 23: Link to addition

Major additions of a size comparable to or greater than, the existing building should be treated as a separate visual entity or by forming a visual break. This can be achieved by the following:

- Set the new wall line back from the existing walls.
- Recess part of the wall or use a change in materials.
- Create a link between the old and the new.

It may also be appropriate for the new addition to be lower in height so that it is under projecting eaves.

ALTERATIONS AND ADDITIONS – DESIGN CONSIDERATIONS

Bad example of an addition



Figure 24

Reasons why bad:

- Overwhelms significant dwelling
- Not set behind main roofline
- Windows to street elevation
- Not setback from sides of original dwelling

Side additions

Additions to the sides of existing sections of buildings are strongly discouraged. Additions that encroach upon existing side setbacks are only allowable if set well back from the street elevation.

Roof form of additions

The appropriate roof for an addition depends on the style of the dwelling as well as how visible the addition will be from the street.

Generally the most appropriate roof form is one that matches the existing. Getting the pitch and the roof cladding material to match are essential. The massing however should be smaller. The existing roof form, visible from the street should not be altered by the addition.

Adding a second storey

Many traditional styles of dwellings can readily be adapted with an attic storey addition within the existing roof space. Most roofs of 30 degrees pitch or greater should be checked for the capacity to include an attic storey. Federation style houses with their complex roofs are particularly suitable. Where possible, place the attic windows to the side or rear of the dwelling.

If an attic storey is not possible, the addition of a second storey can be appropriate when there is sufficient space to site the addition well back from the street facade with minimal obstruction on the significant fabric of the existing dwelling. A two storey rear addition can often be concealed from view behind the original, single storey frontage of a significant dwelling.

Good example of an addition



Figure 25

Reasons why good:

- Setback behind main roof
- No windows to street elevation
- Similar roof form to original building
- Side setbacks

The advantage of an addition hidden to the rear is that it offers greater design freedom. However, care must be taken with the overall form and the materials, as often side views are available even when most of the bulk is concealed.

Setbacks

The second floor addition must not dominate the existing building. The building is significant because of its existing character and this should not be overwhelmed. To achieve this, the second storey additions must be sited well back from the street facade. This should also be behind the ridgeline of the main roof form of the existing dwelling.

A setback from the sidewalls of the existing building is also required. This creates subservient proportions for the second storey, refer to Figure 22.

Major additions of a size comparable to, or greater than, the existing building should be treated as a separate visual entity. They may be joined by a link as shown in Figure 23.

ALTERATIONS AND ADDITIONS – DESIGN CONSIDERATIONS

Bad example of an addition



Figure 26

Reasons why bad:

- Extensive alteration to original roof form
- Dominates the significant dwelling
- Windows to street elevation
- Not setback sufficiently from street elevation

Height

There is no specific height recommended for additions to heritage dwellings, the main concern being minimal visibility from the street. Each case is individual and should take into consideration the following:

- The height and number of storeys of adjacent buildings. The addition should not be higher than adjacent buildings in the street.
- Achieve minimal visibility of the addition from the street by designing within the building envelope determined by sight lines.
- The roof form of the significant section of the dwelling.

The following methods could be used to reduce the overall height of your addition and will be considered by Council in assessing your design:

- Set down the floor level of the rear addition by using a concrete slab.
- Use minimal floor to ceiling heights. Ceiling heights can in a lot of cases be lower than in the original section.
- Provide a raked ceiling line following the roofline to further reduce heights.

Good example of an addition



Figure 27

Reasons why good:

- Setback behind main roof
- Simple detailing
- Similar roof form to original building
- Does not alter the original form of the dwelling

Windows to additions

Provision of windows to the street elevation of a second storey addition would not be possible in most cases. If the windows are to be successful they need to clear the ridgeline of the existing roof. To achieve this the addition will need to be higher and will consequently be more visible from the street. Window proportions required for these situations are often inappropriate. Windows for additions should therefore be accommodated in the rear or side elevations of additions.

ALTERATIONS AND ADDITIONS – DETAILING AND FINISHES

Distinguishing Old from New

Bad example of an addition



Figure 28:

Reasons why bad:

- Dominates the significant dwelling
- Windows to street elevation
- Not setback sufficiently from street elevation

Materials

Generally, there are two main approaches that can be taken to the style of the addition. Firstly, an addition can be in a similar style to the original building but with simplified details so it can be distinguished as new work. Another approach is to design the new work in a contemporary manner that relates to the existing section in terms of location, bulk, form and materials.

In both cases, it is important to distinguish the new work from the existing building. In altering a heritage house, you are adding a chapter to its history. The extension itself needs to be successfully designed, aesthetically and functionally. As an objective, consider that in 50 years, your contemporary design may be conserved as an example of good twenty first century design.

If choosing to blend your addition into the existing building, a careful observer should still be able to distinguish the later work. Part of valuing the history of the site is to appreciate its development. Use old building materials carefully and slightly simplify, rather than replicate, details so that confusion is not created as to whether the addition forms part of the original building.

Materials and finishes for additions should compliment the existing building. It is not always necessary to copy the existing. Tinted or painted render over a lightweight construction is often a good alternative for additions to masonry buildings. Timber or brick can also be used. Timber additions are usually the most appropriate for timber dwellings. Corrugated iron or colorbond in a compatible colour are appropriate roofing material alternatives to the terracotta tiles, which are common in the precinct. The use of terracotta tiles in additions can sometimes overwhelm the existing roof. Slate roofs are not appropriate on additions as they give a false impression of age. Corrugated iron or colorbond should be used as an appropriate alternative.

Do not mock the original

Always avoid replication of heritage elements. Reproduced elements are often incorrect in proportion and materials. They obscure the understanding of the history and age of the place.

Simple detailing to the addition is encouraged so the addition does not detract from significant elements of the existing building.

Windows & Openings

The window openings for additions and alterations visible from the street should have similar proportions to the existing significant windows. They should suit the style of the building and should be constructed in similar materials. The detailing of new windows should be simpler to distinguish them from the originals.

New openings in existing facades visible to the street are generally to be avoided, as are alterations to existing windows. Large areas of glass are generally inappropriate and should be broken into groups of traditional sized windows. The use of reflective glass should be avoided.



ALTERATIONS AND ADDITIONS – DETAILING AND FINISHES

- Reinstatement of original details/elements** Original elements or details such as a verandah or valence should only be reinstated if there is enough evidence to do so accurately. The same quality of materials should be used.
- The date of the reinstatement should be discretely placed on the reconstructed element.
- Exterior painting** Colour schemes for heritage dwellings should relate to the period and style of construction and the character of the streetscape and heritage area. Most paint suppliers now provide a *Heritage* range of colours and can provide assistance in choice of schemes.
- It is not the colour that is necessarily the most important consideration, but the placement of the colours. Always obtain paint samples so you can look at the colours together and against your dwelling under natural daylight.
- Previously unpainted surfaces should not be painted.
- Where possible reinstate early paint schemes. Refer to the style section of these guidelines for information on the types of colours used for particular housing styles.
- Talk to the Whitehorse Heritage Advisor if you are unsure of appropriate colour schemes.
- Paint removal** Do not sandblast as a method of paint removal. Use a non-abrasive method of removal undertaken by experienced contractors.
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ALTERATIONS AND ADDITIONS – CAR PORTS / GARAGES

Carports and garages, although often open structures, can have a substantial visual impact in on significant dwellings. Retention of original carports/garages is encouraged.

Location of carports / garages

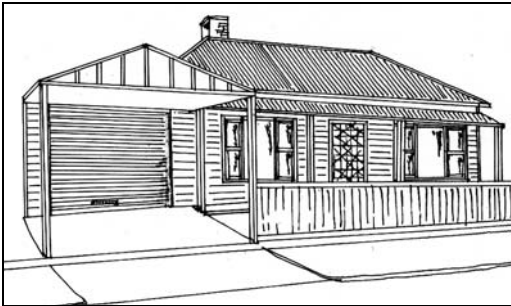


Figure 29: Bad example of a new garage

Location of carport/garages in the front setback of dwellings is not favoured. All options for location of parking at the rear or side of properties should be explored. If locating the carport/garage at the side of property they should be setback from the front facade by at least two metres.

Position carports/garages at the rear of properties utilising lane ways or side street access. Refer to Figure 29 for a bad example of a carport, and garage which dominates the streetscape.

Avoid attaching the carport/garage to the dwelling and ensure that it appears as a separate visual entity. Continuing an existing wall or roof without a break or change of materials to form a garage is not acceptable.

Form and details of carports/garages

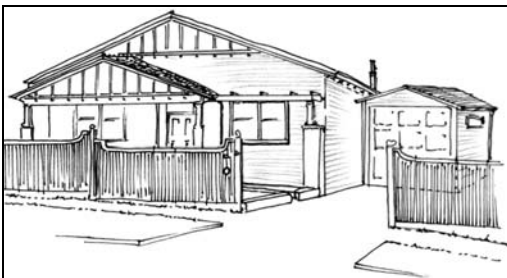


Figure 30: Good example of a new garage

The carport/garage should be of a simple design so as not to dominate the street facade. As a general rule they should be at a smaller scale than the dwelling and should not contain elaborate ornamentation.

As is the case with additions, do not copy decorative details from the dwelling as this detracts from the significance.

Double garages that are visible from the street are not favoured due to their size and bulk. Where doors are required use tilt up timber faced doors. Roller doors require greater heights, and the materials are not compatible with most heritage dwellings.

ALTERATIONS AND ADDITIONS – GARDENS AND FENCES

Gardens

Additions and new works should respect historic trees, plantings and historic garden layouts through siting proposed new development at a distance that ensures the ongoing health of the tree or planting and does not negatively impact upon an historic garden layout or context.

Paths and paving may be significant and if so should be retained.

Fences

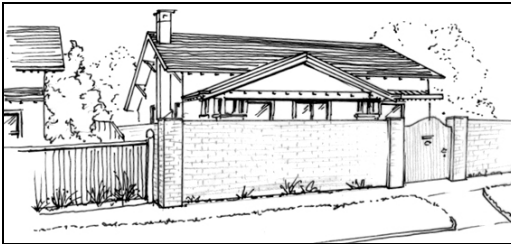


Figure 31: Bad example of a fence

Research the existing fence and establish its age or whether it is the original fence. Retain as much of the original fabric as possible. It is better to have an original and worn looking fence, which is maintained in working condition than to have a brand new replica.

Recreating a previous fence

Only recreate a previous fence if there is enough evidence of its original appearance and if it is to be recreated accurately. This includes using the same quality materials as previously used.

Evidence can be provided in early photographs of the property and remaining evidence on site.

Building a new fence

Build a new fence appropriate to the style of the heritage dwelling and surrounding properties if it is needed. Research the range of fence types appropriate to the style of your dwelling. Refer to the style guide in these guidelines. Use technical references such as *Fences and Gates c.1840-1925*, *National Trust Technical Bulletin 8.1* or talk to your Heritage Advisor for advice on a suitable design.

New fences should retain heights, the relation of solid to opening and materials consistent with the street.

The new fence should be stylistically accurate in proportioning and materials but replication of historical detailing is not appropriate. Individual contemporary details can be incorporated to make the fence special.

High solid fences are not acceptable as they can dramatically change the streetscape character by limiting views and altering characteristic street lines established by repetition of existing fence heights.

Fences to heritage buildings are rarely over 1300mm in height and no new fences should be over this height.

Fence colours should suit the style of the dwelling.

DEMOLITION AND SUBDIVISION

Demolition

A permit for demolition of a Heritage place (or part thereof) subject to the Heritage Overlay will not be supported unless:

- The heritage place (or part of) has no heritage value and/or
- The heritage place (or part of) has been changed beyond recognition of its original or subsequent contributory architectural character; and
- The heritage place (or part of) does not contribute to the character of the streetscape; and
- the heritage place (or part of) does not form part of a group of similar buildings, historic streetscape or collection of historic buildings.

A heritage building's derelict state is not, in itself a case for demolition.

Regardless of whether the building is contributory, it should be appraised for opportunities and constraints it brings to the site. Consider the merits of the existing structure and whether it can be recycled successfully. It is a waste of energy, in terms of materials and labour to unnecessarily demolish a building available for recycling.

Subdivision

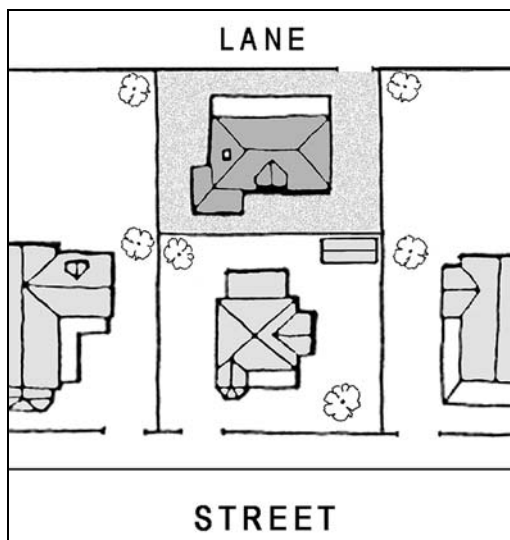


Figure 32: A good example of subdivision & infill retaining the setting of the significant dwelling.

Subdivision of large sites in heritage precincts is allowable when the visual setting of the significant building can be retained. It is often the impact of the infill building rather than the subdivision itself which may impact on the significance of the heritage place.

The subdivision of a site should conserve the setting of the place providing sufficient space to retain garden areas, buildings and other features essential to the character, importance and integrity of the significant property.

If subdivision is to occur consideration should be given to the following:

- The pattern of subdivision shall conserve the setting of the heritage building, providing sufficient space to retain garden areas, buildings and other features essential to the character, importance and integrity of the significant property.
- Subdivision should not be obstruct or dominate significant views to and from the heritage place and precinct.
- The heritage place should retain visual prominence over potential development on the subdivided land.

The example in Figure 32 demonstrates the retention of a significant outbuilding, which is associated with the heritage building, and the construction of infill to the rear of this. It also demonstrates the use of a rear lane for vehicle access to the new building avoiding the construction of a new street crossover.

Council also has additional requirements for subdivision or multi dwelling developments. You should discuss any application with one of the planning officers.

Design of new buildings on subdivided land

All applications for subdivision involving protected land should be accompanied by design guidelines that include proposals for building envelopes, materials colours and fences for the subdivided lots.

The design of the building at the rear of a property should address similar design considerations as if undertaking a rear extension. The main consideration is to minimise the visibility of the new building to the street as well as not losing any heritage qualities in the laneway.

It is not always possible to add to a building to the rear in a way that it will not be seen from the street. In these cases the design of the infill must be subservient to the significant elements of the property and the significant aspects of the heritage area.

In addition to Figure 33 below refer to the alterations and additions – visibility section of these guidelines for information on determining view lines and design of rear additions.

As with additions and alterations to a significant building, a new building should be recognisable as a product of its time and not create a false impression of age or an earlier style.

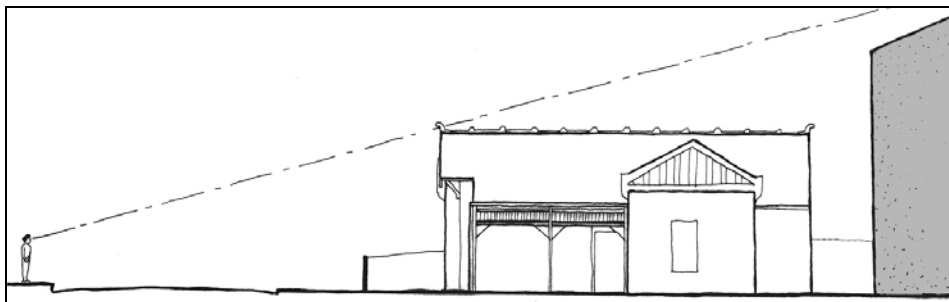


Figure 33: Site lines drawn to determine visibility of rear infill from the street.

INDIVIDUALLY LISTED BUILDINGS

NON RESIDENTIAL BUILDINGS

Although these guidelines apply to residential buildings, the general principles can also apply to other individually listed buildings included in the Heritage Overlay.

Non residential buildings of significance in the Whitehorse area include churches, municipal buildings, commercial buildings, schools and industrial buildings. These properties are usually on larger sites and contain more than one building of significance. They are generally more complex sites that have individual requirements related to their use and a range of aspects of significance. Because they are often public buildings, views through and within the site should also be considered for the impact alterations will have on the significance.

Due to their complexity, the Heritage Advisor should be consulted at an early stage of any proposed changes to non-residential buildings listed in the Heritage Overlay.

Below is a basic checklist of general considerations covered in these guidelines that also apply to non-residential buildings:

- Undertake a building and site analysis to determine significant aspects of place;
- Do not obscure, alter or remove significant features of the building or site;
- Do not overwhelm or dominate significant building with additions;
- Additions should be sympathetic but contemporary;
- Minimise visibility of additions from the street views;
- Retain views in and around the site;
- Distinguish old from new; and
- Do not replicate historical details in the alteration or addition.



Figure 34: Former Wesleyan Methodist Church, Box Hill



Figure 35: Former Municipal Offices, Nunawading

Signage

Although not usually an issue with residential buildings, signage is often an issue with non-residential buildings. The following should be considered when proposing signage for a building. Any signage to or around individually listed buildings:

- should not detract from the significance of the place;
- should not obstruct views to or within the site;
- should not dominate the streetscape;
- should not obscure significant aspects; and
- should be attached in such a way that does not damage significant fabric of the building.



OWNERS CHECKLIST FOR DESIGN OF ALTERATIONS/ADDITIONS

- Visit Council, talk to a Planner.
- Determine whether your dwelling is of individual significance.
- Identify the cultural heritage significance of the dwelling, street and area.
- Undertake a site analysis to be submitted with the application.
- Explore alternatives.
- Meet with Heritage Advisor to discuss ideas.
- Roughly sketch some alternatives.
- Is further advice needed from the Advisor?
- Draw up plans for addition/alterations and include your analysis of heritage issues.
- Submit Application to Council.

Additional documents required if your planning application is heritage related

- Existing conditions, plan and elevations.
- Photos of existing conditions.
- Streetscape elevations with addition shown and at least two properties either side.
- Provide certificate of title/Covenant declaration.
- Elevations showing heights, materials, colours
- Plans showing location of addition and setbacks (plans should all be dimensioned)
- Sketches of sight lines to the additions.

Planners checklist for assessment of alterations/additions

- Does it dominate original dwelling or streetscape?
- Original elements not altered or removed?
- Simplified details?
- New distinguishable from old?
- Sympathetic in form, scale and materials to the significant building?
- Sight lines, side and elevation provided?
- Evidence of alternatives explored? (Eg. is rear addition possible rather than second storey).
- No replication of details?
- Setbacks from side of existing dwelling?
- Fence appropriate?
- Colour scheme appropriate?
- Carport/garage appropriate?
- If reinstating elements, has enough evidence of the original been provided?