

The City of Sale Restoration and Conservation Guidelines

May 1983



Foster Street Precinct, Sale

Former Incorporated Document of the Sale Planning Scheme 1988
Current Reference document of the Wellington Planning Scheme
Collated by Jason Pullman—Strategic Planner April 2006

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FACADE RESTORATION AND INFILL GUIDELINES

These guidelines are intended to indicate appropriate facade restoration procedures for buildings which are contributory to the architecture and streetscape character of the precinct, and also to indicate the basic height, massing, setbacks, building facade elements, continuity elements and landscaping elements, which are important to ensure compatibility with and integration of new development with the Victorian and Edwardian era of the precinct.

Glossary of Terms

Streetscape: The view of the building facades and other elements on both sides of a street.

Contributory elements, facades or buildings: An element (or detail), facade or building of architectural and historical merit which contributes to the architectural or historic character of an area, and in this instance is of the Victorian or Edwardian era architectural styles.

Restoration: The process of returning a place or building as near as possible to its form and/or appearance as it was at some time in the past, and in this situation, generally to the period of its original construction.

Reinstatement: To re-establish elements in their former position and to their former appearance.

Renovation: To restore a building or part thereof to good condition.

Victorian era: The era generally between c. 1850 and c. 1900.

Edwardian era: The era generally between c. 1900 and c. 1918.

INFILL GUIDELINES

These guidelines relate to development on vacant sites and redevelopment of sites not contributing to the streetscape and architectural character of the area.

The intention is to indicate broad guidelines that will allow a variety of architectural interpretation yet will be compatible with area character.

Approach

As the local area and this precinct in particular, does not contain significant streetscape sections of similar height, setback, or detail, and a significant portion of the Victorian and Edwardian era streetscape has been demolished, the approach is not to attempt to reconstruct a full Victorian or Edwardian era streetscape, or even to attempt to establish a streetscape of uniform setback as the infill development would be more extensive than the contributors portions of the streetscape, but the approach is to highlight the contributions, restored and reinstated streetscape sections between significant landscaped pedestrian areas included in the specified setback along the frontage of existing or infill development.

Building height

Building facade height should be no higher than that of an adjacent building which is contributory to the streetscape and architectural character of the area unless setback a minimum of 6 metres behind the adjacent contributory facade. The maximum building facade height should be no greater than 9 metres approximately.

Facade setbacks

The major facade elements of infill buildings should be setback approximately 6 metres behind adjacent contributors buildings. Verandah, balcony or other building elements may project into this setback to a minimum of 3 metres where an attractive pedestrian area is erected.

Streetscape continuity

The continuous nature of the streetscape is important. Building to side boundaries of properties is encouraged.

Facade differentiation

Strong vertical elements, e.g. projecting walls and side walls, attached pilasters, etc. should be utilised to produce vertical relief in the continuous streetscape as witnessed in the existing contributors streetscape. Window and door proportions also assist in establishing this vertical emphasis.

Horizontal linking elements

To retain a sense of continuity in the streetscape, horizontal linking elements, e.g. parapets, verandahs, cornices, string coursing, friezes, continuous surface finishes, etc. should be incorporated in the design of infill facades.

Facade elements

Infill development should reflect, without copying the style, the dominant facade features or elements, particularly the horizontal and vertical divisions of adjoining facades contributing to the historic and architectural character of the precinct.

Surface areas

Large, plain surface areas are discouraged. The use of techniques to maximise the modelling and patterning of the street facade particulars as the easting of shadows should be encouraged. These techniques include setback variation, the use of land and projecting parts walls, verandahs, friezes, window and door setbacks, arcading and surface mouldings.

Materials

The palette of materials that could be used successfully is vast. Each proposal should be assessed considering particularly the nature of the surface material of adjoining buildings. Generally dark materials, e.g. bricks, stone, left unpainted are discouraged.

FACADE RESTORATION GUIDELINES

These guidelines apply to buildings of the Victorian and Edwardian era which are considered contributory to the historic and architectural character of the precinct. Due to the nature of the precinct as a retail and civic area, the contributory buildings are generally commercial in nature and design. The most important contributory building facades are indicated on Plans.

Intent

Alterations to the external building facade and roof elements of existing contributory buildings should be carried out as a process of restoration of the original features.

Evidence

Where evidence of original forms, materials colours, etc. exists, either through photographs, adjacent buildings built at the same time, remaining structural forms, and elements that indicate previous form, paint scrapings, etc., restoration work should be in accordance with this evidence, in conjunction with the detail shown on the enclosed elevations (1900). Where evidence does not exist, alterations should be in accordance with the appropriate elements for the period of the building as indicated on buildings in the general vicinity of through literature research.

Demolition

Demolition of contributory buildings is discouraged.

Contribution Elements

Removal or defacement of any facade or other building elements visible from the street which is contributory, being of the Victorian or Edwardian era, is discouraged. These elements include facade materials, windows, doors, shopfronts, verandahs, balconies, roofs, parapets, chimneys, pediments, and colours.

Contributory signs

Removal or defacement of signs and other advertising elements remaining from the Victorian or Edwardian period is discouraged. These signs should be restored where possible.

Verandahs

The reinstatement of post-supported verandahs of the appropriate era is encouraged. The post, size, structural, sheeting and location details should be appropriate to the original construction era.

Shopfronts

The retention of original shopfronts of the specified eras is encouraged. Where on a contributory building, a new shopfront is to be erected or an existing non-contributory shopfront is to be altered, it should include a splayed entrance recess and have mullions and surface materials similar to the original shopfront on the premises.

Windows

Windows to upper floor facades should be timber framed, double hung as typical of the specified eras.

Extensions

Extensions/additions to the rear of buildings with contributory facades should not be visible from the adjacent street and pedestrian areas.

Advertising

Advertising signs on contributory building facades should be restricted in size, and be located on the upper floor facades only in the horizontal band directly below the parapet and pediment or in the band directly above the verandah roof location, or be attached to the front edge of the verandah roof, or be hung below the verandah perpendicular to the building facade.

Services

The intrusion of services fixtures (e.g. electricity, gas) upon the original character of the contributory facades should be minimised.

Colours

Building colours should be generally light in shade and neutral in tone and be co-ordinated with adjacent buildings so as not to detract from advertising signs, hence allowing smaller sign areas to function more successfully.

Advertising/signs

Advertising signs should be restricted in size and location, and should be integrated throughout the precinct. Generally signs should only be incorporate with building elements, e.g. verandah edge, etc., or be hung below verandah line. Advertising signs should not be incorporated on upper floor facades. All directional signs should be co-ordinated to a central theme/logo/layout approach.

Advertising signs should also be oriented to the pedestrian areas, not to the vehicular areas, hence allowing a significant reduction in area and also permitting significant landscape components to be included as distant higher level vision to advertising signs is not crucial. The major attraction element to this area and its uses will be its distinctive built form and landscape character.

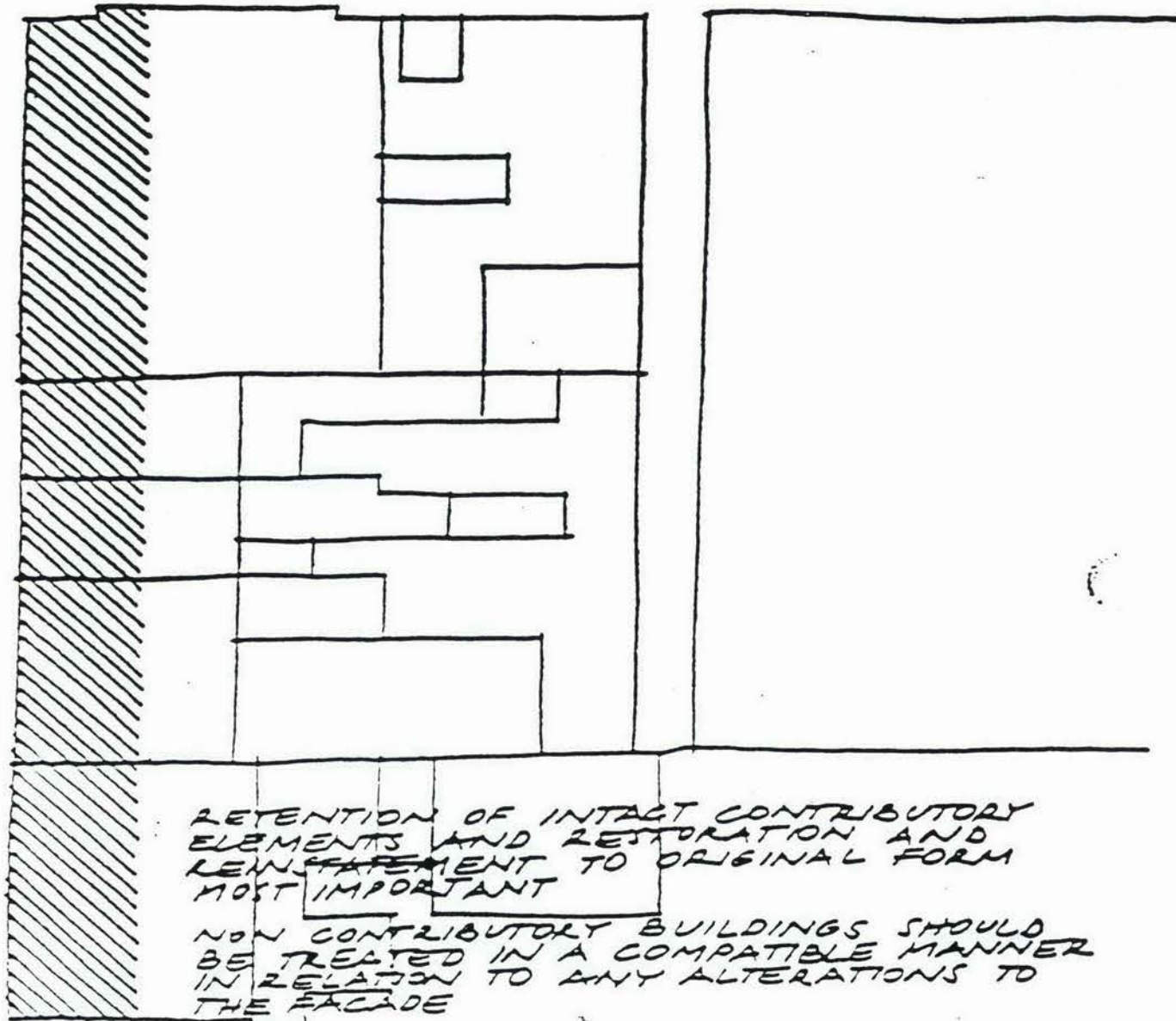
Weather protection

Continuous shading elements should be provided to enable continuous pedestrian movement and to provide relaxation areas protected from inclement weather (rain, wind, sun).

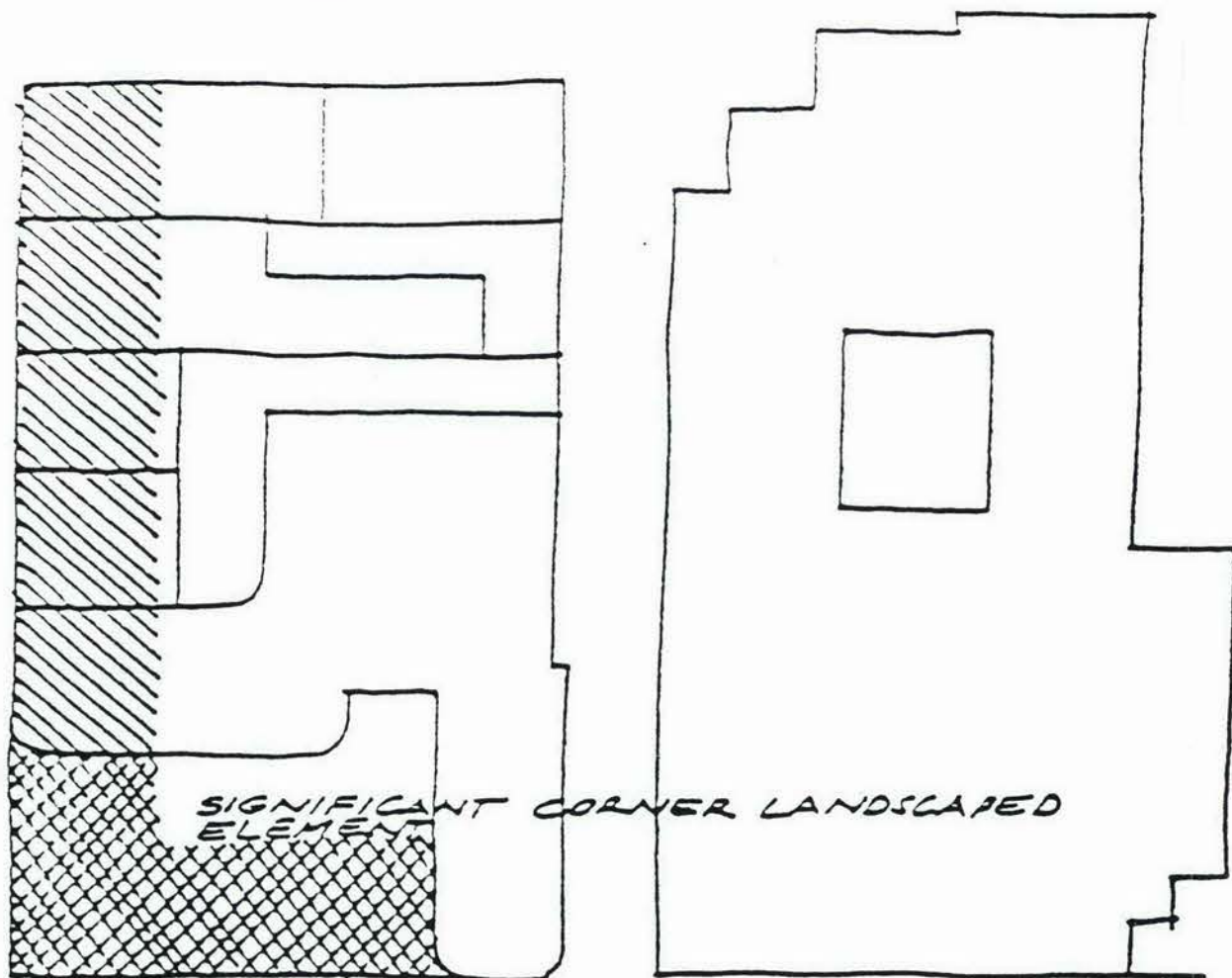
BOND STREET

RAYMOND STREET

STREETSCAPE SECTION 1



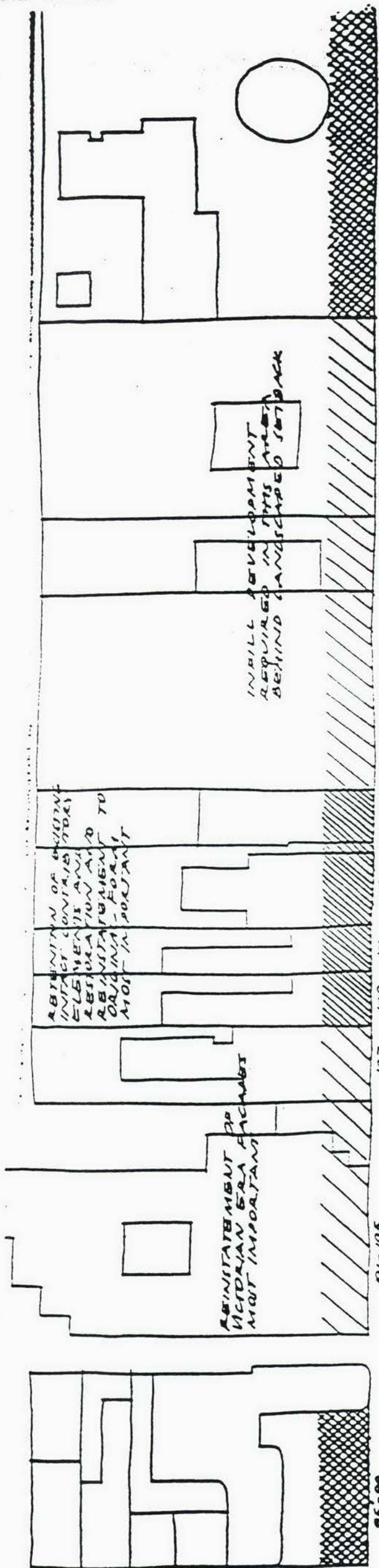
STREETSCAPE SECTION 2



FOSTER STREET

FACADE RESTORATION AND INFILL GUIDELINES PLAN INDICATING APPROACH FOR RAYMOND STREET

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SIGNIFICANT CORNER LANDSCAPE ELEMENT

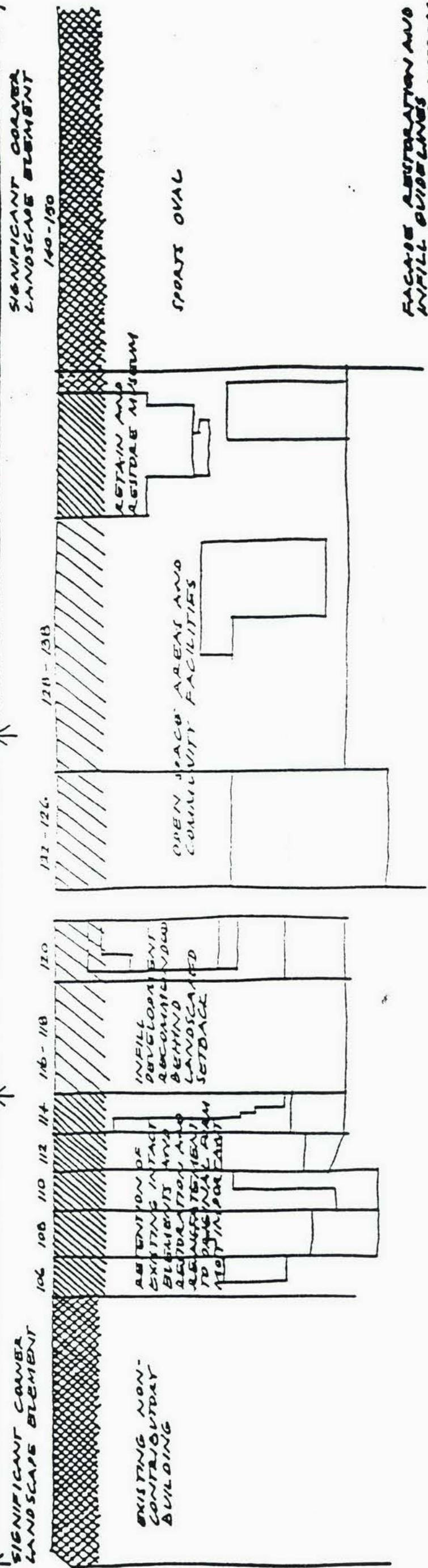
LINKING LANDSCAPE COMPONENT IN SETBACK TO INFILL DEVELOPMENT

REINSTATEMENT OF ORIGINAL FORM IMPORTANT

REINSTATEMENT OF VICTORIAN ERA FACADE MIGHT BE IMPORTANT

SIGNIFICANT CORNER LANDSCAPE ELEMENT

FOSTER STREET



SIGNIFICANT CORNER LANDSCAPE ELEMENT

EXISTING NON-CONTRIBUTING BUILDING

REINSTATEMENT OF ORIGINAL FORM IMPORTANT

REINSTATEMENT OF ORIGINAL FORM IMPORTANT

INFILL DEVELOPMENT REQUIRED BEHIND LANDSCAPED SETBACK

OPEN SPACE AREAS AND COMMUNITY FACILITIES

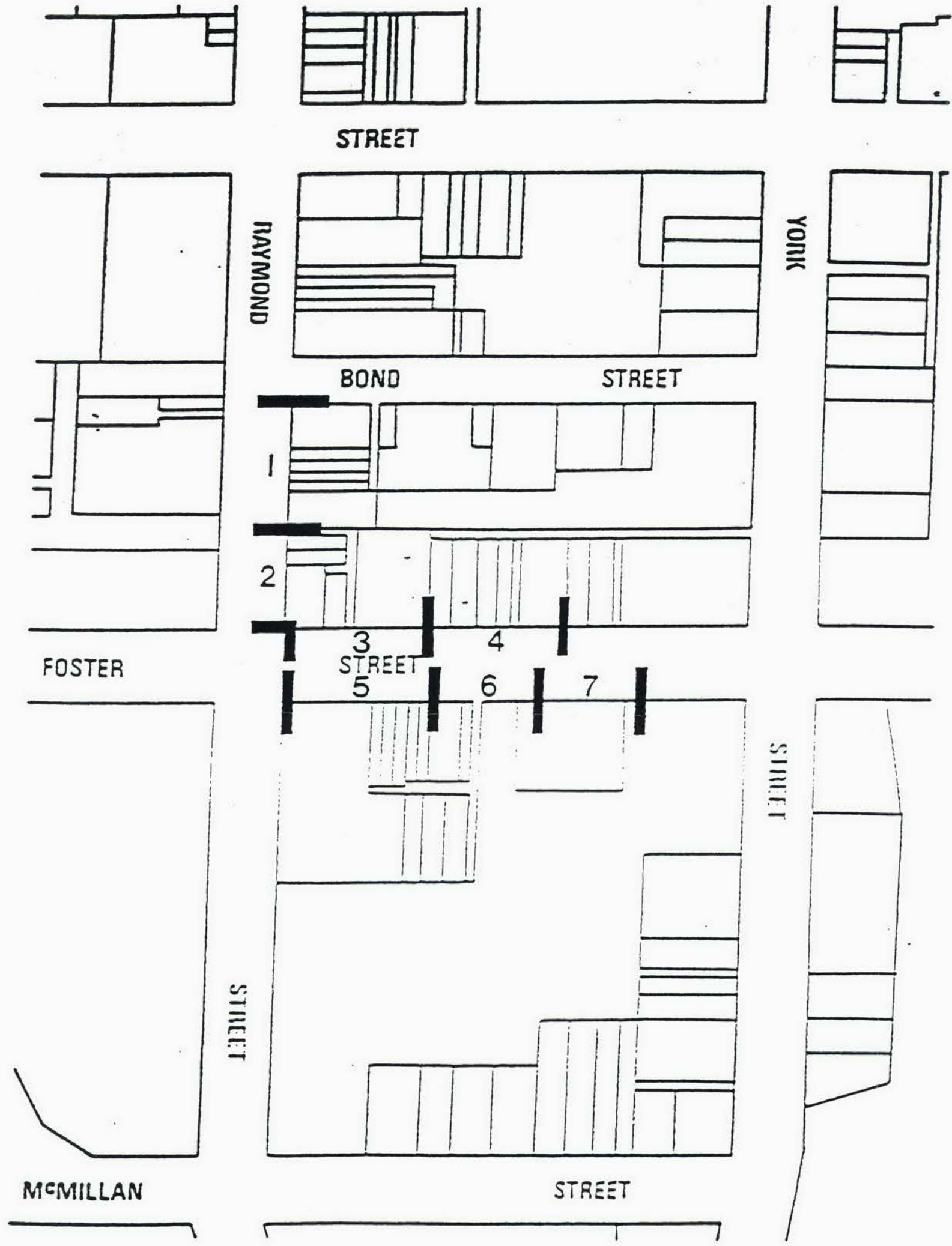
RETAIN AND RESTORE MUSEUM

SIGNIFICANT CORNER LANDSCAPE ELEMENT

SPORTS OVAL

FACE ABUTMENT AND INFILL GUIDELINES PARAGRAPH FOR FOSTER STREET

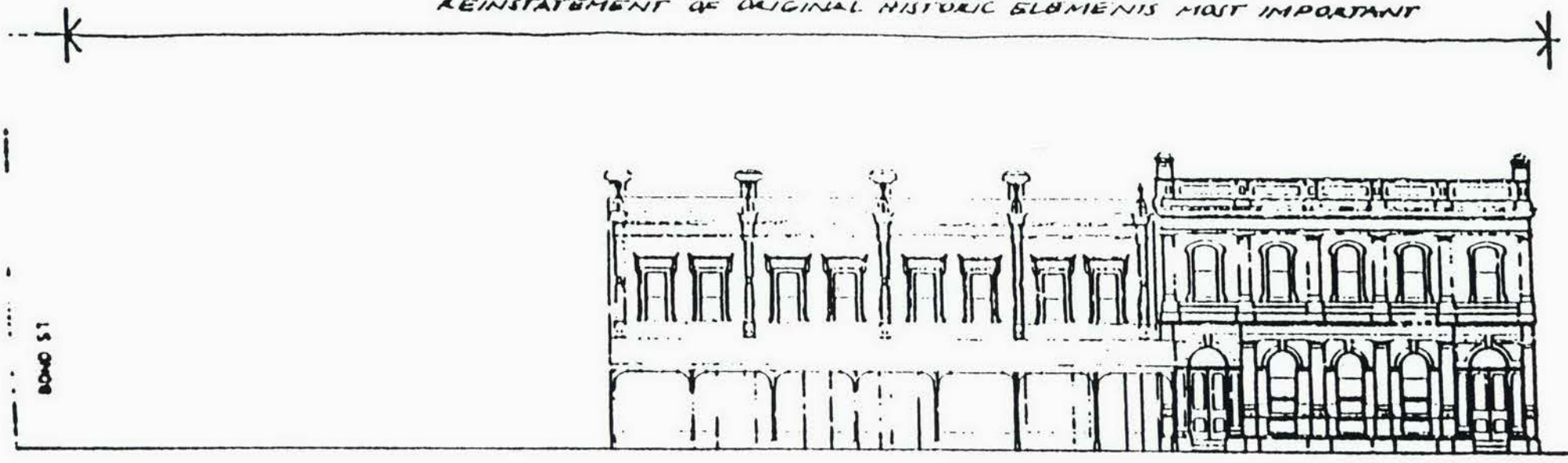
WILSON SAYER PTN LTD.



FACADE RESTORATION AND
 INFILL GUIDELINES
 KEY PLAN TO FOLLOWING
 STREETSCAPE ELEVATIONS

WILSON SAYER PTY. LTD.

RETENTION OF EXISTING CONTRIBUTORY ELEMENTS AND REINSTATEMENT OF ORIGINAL HISTORIC ELEMENTS MOST IMPORTANT

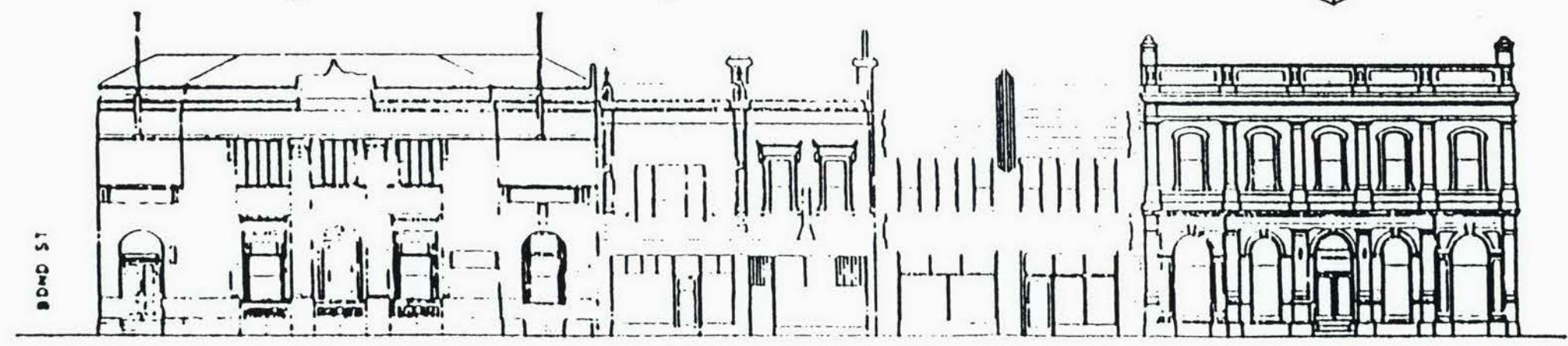


EASTERN SIDE OF RAYMOND ST. c.1900

encourage retention and restoration of original materials, form, and fabric etc. of this important historic building

reinstatement of upper floor windows to match adjacent property to the north is recommended

the alterations made to the ground floor facade do not significantly detract from the original character of the building but restoration of the ground floor facade is encouraged.



EASTERN SIDE OF RAYMOND ST 1981

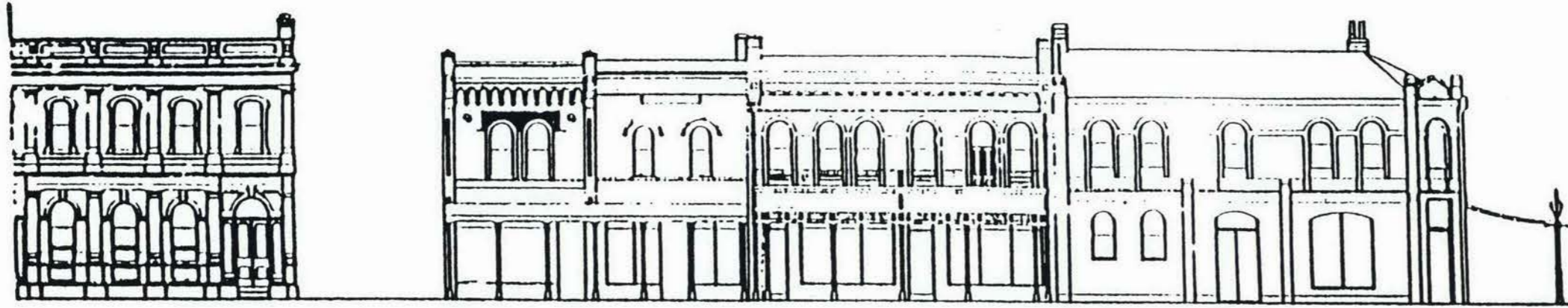
restoration of Victorian era shopfronts and opt. upper floor windows on these two properties is encouraged in form as close as possible to the c.1900 sketch above. continuation of this restoration to the two properties to the south is considered unreasonable due to the extent of change to these two terraces, and the relatively conservative nature of their adjoining facades.

ensure that any changes to these shopfronts and facades are neutral in form and colour to reduce impact on the historic character of this important section of streetscape

FACADE RESTORATION AND INFILL GUIDELINES SECTION 1 - RAYMOND STREET

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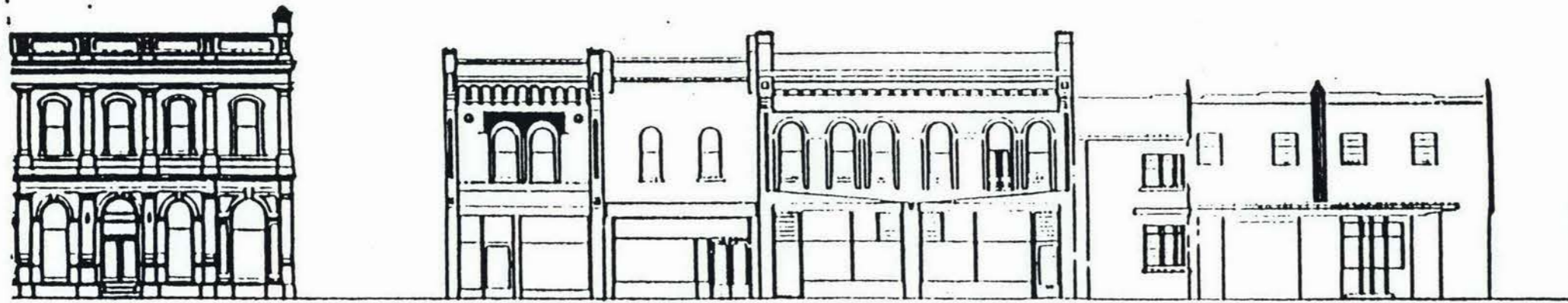
RETENTION OF EXISTING CONTRIBUTORY ELEMENTS AND RESTORATION AND REINSTATEMENT OF ORIGINAL HISTORIC ELEMENTS MOST IMPORTANT



EASTERN SIDE OF RAYMOND ST c.1900

retain string coursing and other moulding to predominantly intact upper floor facade

reinstate existing building to its original appearance (including colour scheme), including the removal of the awning and the establishment of a landscaped area in the forecourt



EASTERN SIDE OF RAYMOND ST 1900

encourage restoration of Victorian era form shopfronts and post-supported verandahs, particularly as adjacent building is being restored in continuity of a post-supported verandah as indicated for the c.1900 elevation above if required.

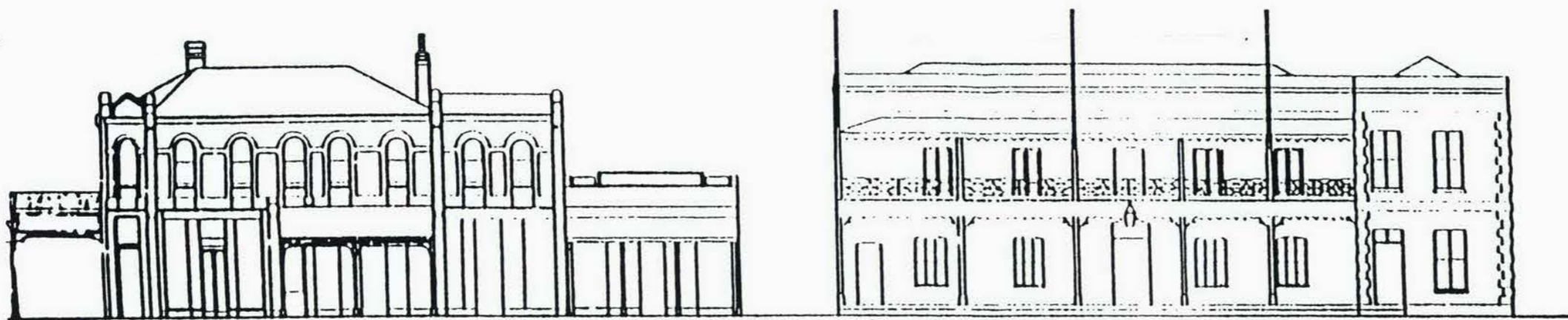
restoration of this facade has commenced, including reinstatement of a post-supported verandah

if this corner site was to be redeveloped the infill development should be set back and designed in accordance with the infill guidelines and should provide a strong corner landscaped element to mark the Foster St / Raymond St intersection and to reduce the impact of a significant new development into the

PACADE RESTORATION AND INFILL GUIDELINES SECTION 2 - RAYMOND STREET WILSON SAYER PTY. LTD.

ESTABLISH STRONG LANDSCAPED CORNER ELEMENT CONSISTENT WITH OVERALL LANDSCAPE CONCEPT FOR FOSTER STREET

IMPORTANT TO ENCOURAGE REINSTATEMENT OF ORIGINAL FACADE ELEMENTS TO ESTABLISH A SIGNIFICANT SECTION OF THE STREETSCAPE SIMILAR TO THE ORIGINAL HISTORIC CHARACTER

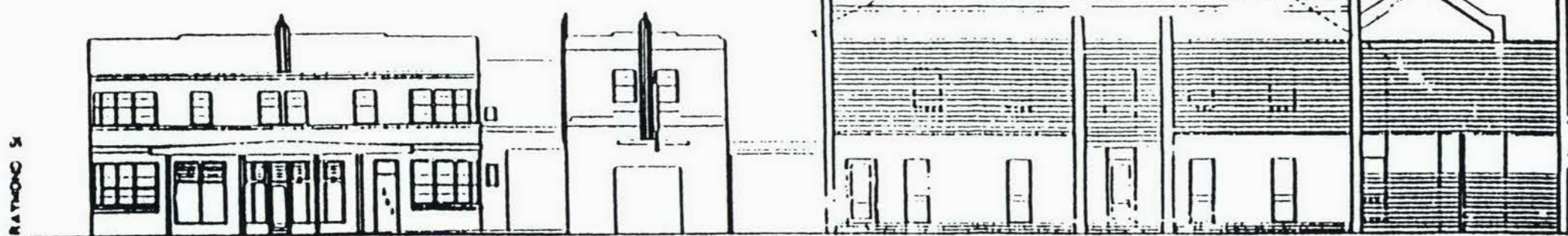


NORTHERN SIDE OF FOSTER ST. c.1900

LOT 18 SECT 2

LOT 19 SECT 2

encourage restoration of this facade which is feasible as the main street facade remains which would involve the removal of the existing facade screen, removal of the projecting wing walls, reinstatement of windows and doors and reinstatement of post-supported verandah and balcony in accordance with elevation above



NORTHERN SIDE OF FOSTER ST. 1981

LOT 18 SECT 2

LOT 19 SECT 2

restore adjoining building to appearance compatible with the streetscape. The building is not intrusive to the streetscape generally as its height in particular is compatible with the adjoining buildings, and is an acceptable design for this important corner site as it allows a significant landscaped component to be incorporated on the corner

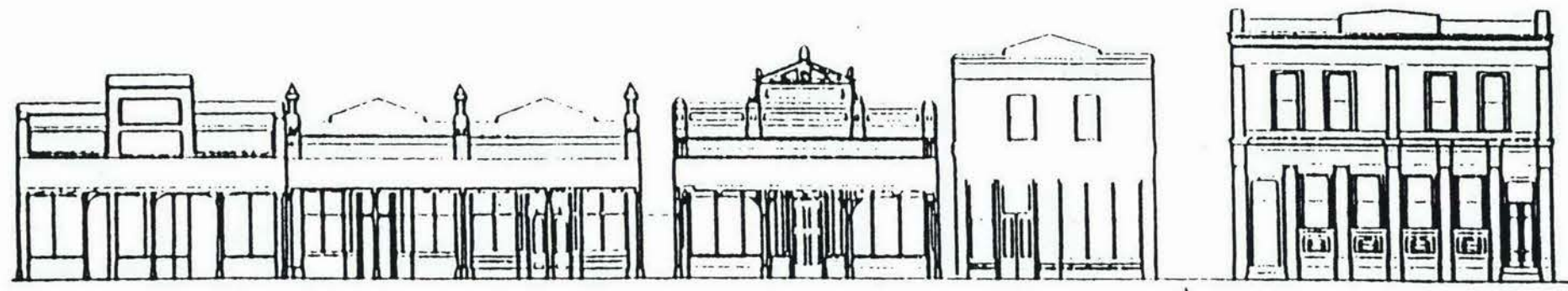
FACADE RESTORATION AND INFILL GUIDELINES SECTION 3 - FOSTER STREET

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IMPORTANT SITE AS
PER HOTEL SITE TO
THE WEST (REFER
TO SECTION 3)

VERY IMPORTANT TO RETAIN INTACT HISTORIC
ELEMENTS IN THIS SECTION AND ENCOURAGE
RESTORATION AND REINSTATEMENT OF
ORIGINAL ELEMENTS

ENSURE INFILL DEVELOPMENT IS COMPATIBLE WITH
THE SCALE AND USE CHARACTER OF THE ADJACENT
CONTRIBUTORY STREETSCAPE. INFILL DEVELOPMENT
SHOULD INCLUDE A SIGNIFICANT LANDSCAPE SETBACK
AS PER GUIDELINES TO PROVIDE PEDESTRIAN AMENITY
AREA AND TO REDUCE THE IMPACT ON THE STREETSCAPE



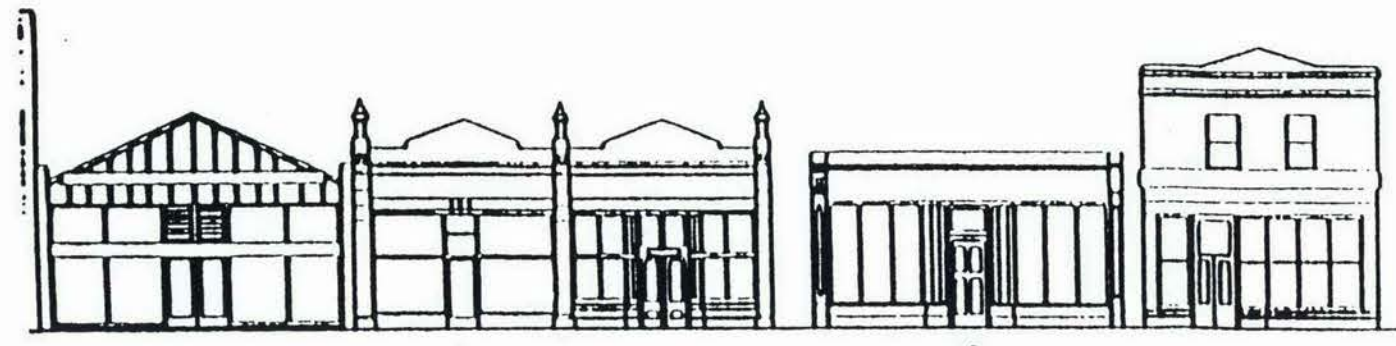
NORTHERN SIDE OF FOSTER ST. c.1900

LOT 20
SECT. 2

encourage reinstatement of
original single storey facade
and post supported verandah

this important contributory
building facade is intact
except for the original post-
supported verandah. encourage
reinstatement of this verandah

retain existing contributory
building and facade in
particular, and encourage
restoration to original
appearance to the street.



NORTHERN SIDE OF FOSTER ST. 1901

LOT 20
SECT. 2

ensure retention of existing
contributory elements and
encourage reinstatement of
shopfront and post-supported
verandah

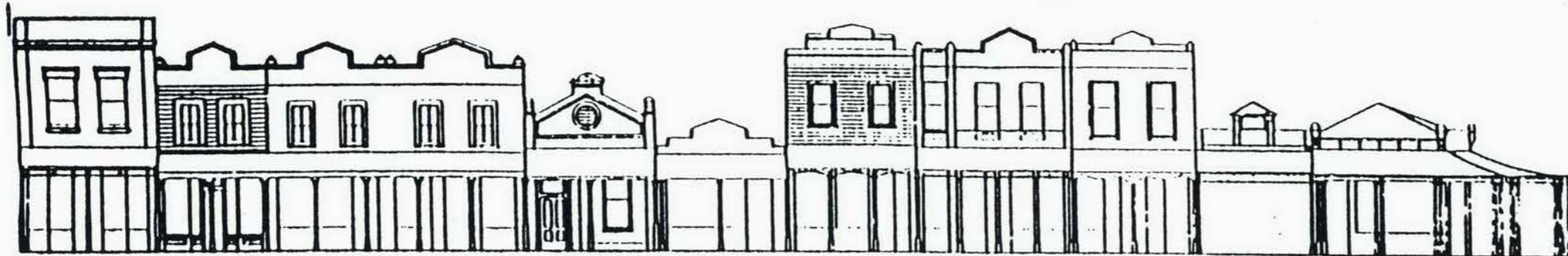
original shopfront remains
intact - encourage retention
and repair where necessary;
also encourage reinstatement
of Victorian era post-supported
verandah and parapet and
element as in c.1900
elevation sketch above

FACADE RESTORATION AND
INFILL GUIDELINES
SECTION 4 - FOSTER STREET

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REST. W OF EXISTING INTACT ELEMENTS AND RESTORATION AND REINSTATEMENT OF FACADE ELEMENTS MOST IMPORTANT

LANDSCAPING IMPORTANT AS 'CORNER' CONTAINMENT AND SCREENING ELEMENT



SOUTHERN SIDE OF FOSTER ST c.1900

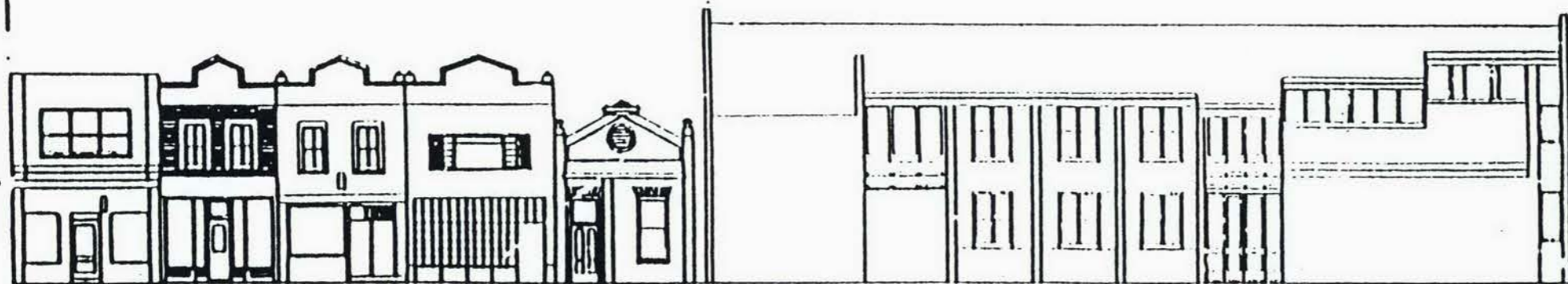
LOT 8 SECT 1

restore upper floor facade including parapet, windows, and moldings

retain existing original shopfront and restore where necessary

upper floor parapet line is intact: reinstatement of the windows by the upper floor facade of the eastern terrace should be encouraged to restore this group of important terraces

encourage significant landscaping, in accordance with an overall landscape plan for Foster St, within the existing setbacks to the street on this site: and provide significant street landscaping adjacent to this site to screen the large modern building.



RAYMOND ST

SOUTHERN SIDE OF FOSTER ST 1981

LOT 8 SECT 1

reinstatement of original shopfronts should be encouraged

encourage retention of existing intact facade elements and restoration of facade

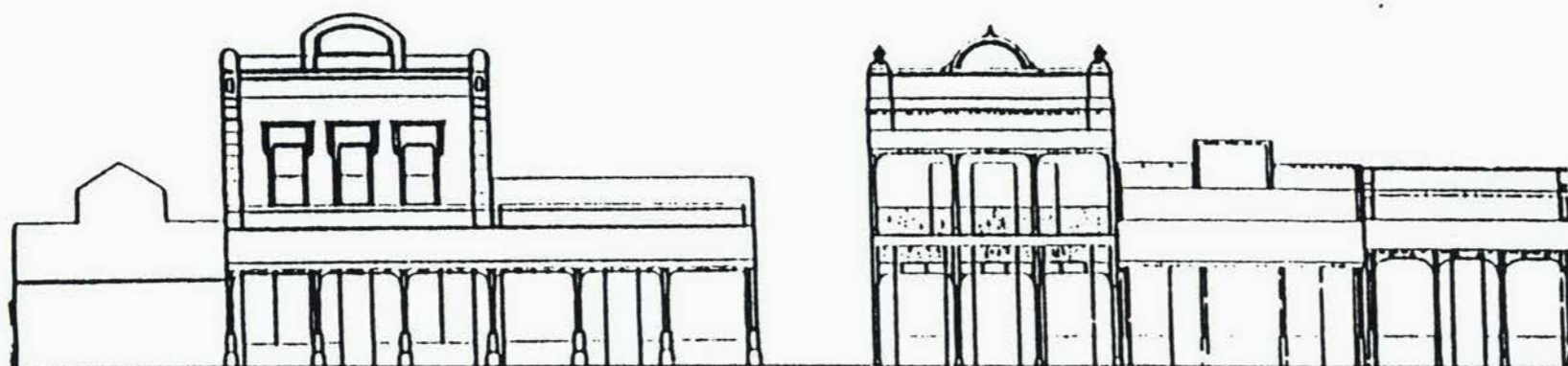
reinstatement of contiguous part supported Victorian era form verandah over these three terraces in accordance with the sketch c.1900 above is encouraged: this group provides the historic focus for this side of Foster St.

FACADE RESTORATION AND INFILL GUIDELINES SECTION 5 - FOSTER STREET

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LANDSCAPED FRONTAGE TO AMENITY
AREA IMPORTANT AS CONTINUOUS LINK
ELEMENT

COMPATIBLE INFILL DEVELOPMENT
ENCOURAGED BEHIND LANDSCAPED
SETBACK

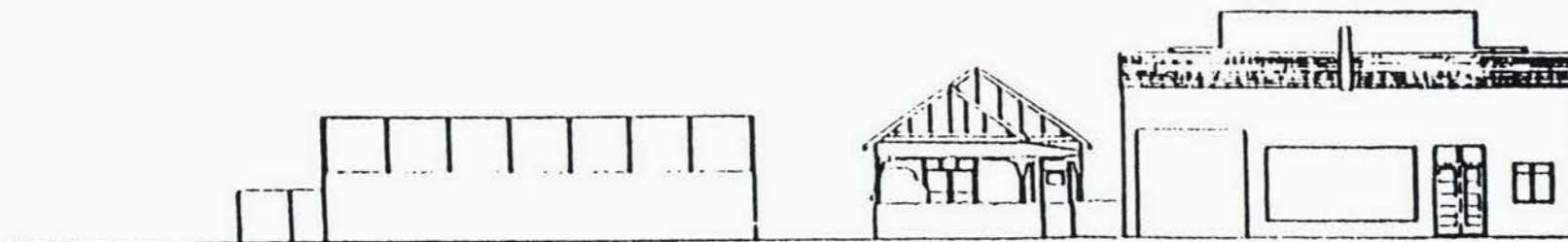


SOUTHERN SIDE OF FOSTER ST. c.1900

LOT 9
SECT. 1

move Cricket practice nets
to the south to allow
landscaping continuity
along this frontage

encourage redevelopment of this site to
include uses compatible with the
character of the streetscape: new
development should include a landscaped
setback area, in accordance with the
guidelines, adjacent to the footpath,
to a maximum facade height of
2 stories, and facade design should also
be in accordance with the infill guidelines



SOUTHERN SIDE OF FOSTER ST. 1981

LOT 9
SECT. 1

encourage retention of this dwelling
due to its contributory nature to
the general historic streetscape nature
of this area: but if redeveloped, new
development should be in accordance
with the infill guidelines as for
adjacent site to the west.

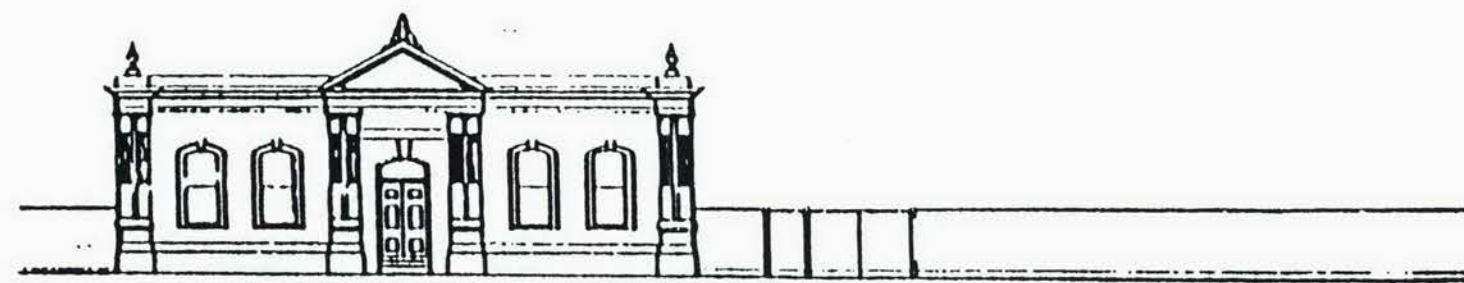
FACADE RESTORATION AND
INFILL GUIDELINES
SECTION 6 - POSTER STREET

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LANDSCAPED FRONTAGE TO
DUAL AREA IMPORTANT AS
CONTINUOUS LINK ELEMENT

RETENTION AND RESTORATION
OF THIS HISTORIC BUILDING
MOST IMPORTANT

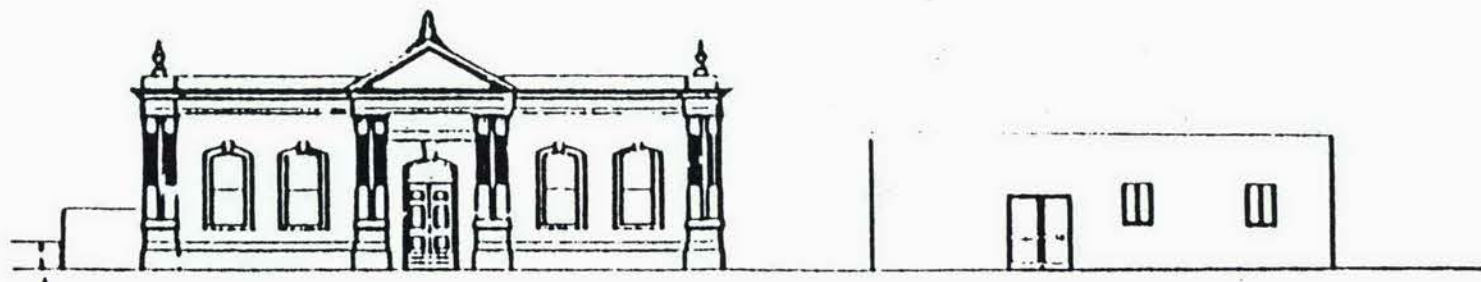
LANDSCAPED FRONTAGE TO AMENITY
AREA IMPORTANT AS A CONTINUOUS
LINK ELEMENT



SOUTHERN SIDE OF FOSTER ST c.1900

LOT 10
SECT 1

*this building should be retained
and restored as a very important
streetscape element within this
precinct*



SOUTHERN SIDE OF FOSTER ST. 1981

LOT 10
SECT 1

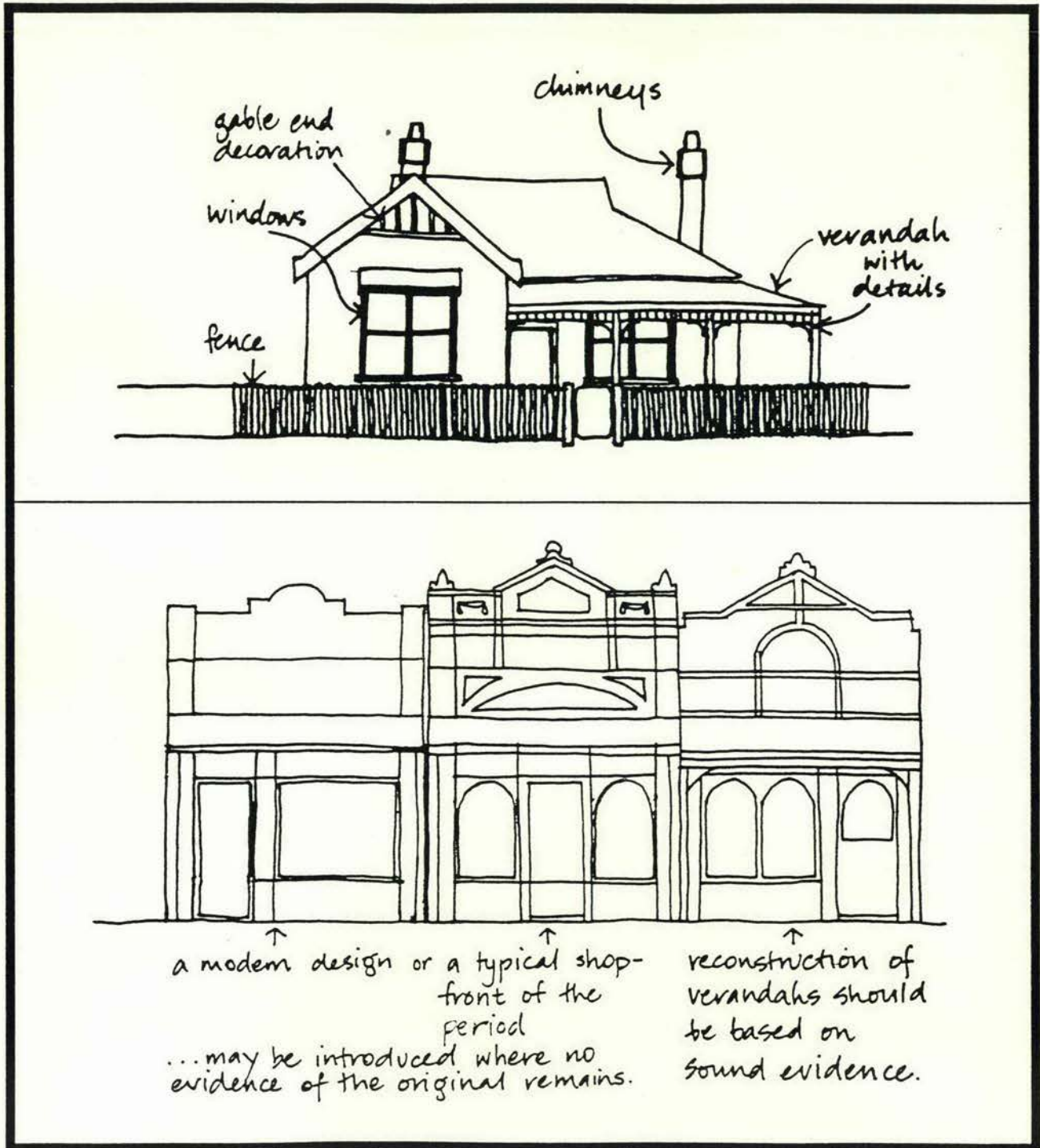
*encourage significant landscaping along
this section of the streetscape, within the
site and the footpath area, to screen
the building and courts behind and to
provide a small park area - and to
highlight the important streetscape
elements to the west.*



**FACADE RESTORATION AND
INFILL GUIDELINES
SECTION 7 - FOSTER STREET**

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HERITAGE GUIDELINES



Heritage Guidelines

Introduction

The Heritage Guidelines contained in this section are intended to indicate appropriate conservation procedures for *listed places* identified in the City of Sale Heritage Study 1994.

Within *precincts* the Guidelines suggest how infill development can be accommodated, covering issues such as height, massing, setbacks, building facade elements, and landscaping, all important aspects if new development is to be successfully integrated into a significant *precinct*.

These Guidelines are not legally binding. This study recommends that they be produced in an illustrated form for the information and guidance of property owners and managers.

These Guidelines are based on the philosophy and principles contained in the *Australia ICOMOS Charter for the conservation of places of cultural significance (the Burra Charter)*. They also reflect the general principles contained in the 1983 *City of Sale Restoration and Conservation Guidelines* which only apply to the Foster Street Area of Special Significance (an Incorporated Document in the City of Sale Planning Scheme).

Terminology

The following terms used in these Guidelines have a more specific meaning here than in ordinary English. Readers are advised to use this glossary when reading the text. (These terms are shown in *italics* in the text).

Listed place: refers to places identified in the City of Sale Heritage Study and proposed for listing on either the Significant Places List or the Contributory Places List.

Significant place: a place on the Significant Places List

Contributory place: a place on the Contributory Places List

Precinct: a significant area identified in the City of Sale Heritage Study 1994 which contains listed places.

Main facade: the main facade facing the street or, in the case of corner buildings, the facades facing both streets.

Significant elements: Building, structural or landscaping elements associated with the primary period of importance of the place.

Place: means site, area, building, structure, works, gardens, plantings and other natural and cultural features together with associated contents and surrounds. A place may comprise a combination of related elements such as a house, its garden setting, stables and original furnishings.

Significance: means aesthetic, historic, scientific or social value for past, present or future generations. The City of Sale Heritage Study 1994 further defines significance and advances criteria for assessing significance.

Conservation: refers to all of the processes of caring for a place of heritage value. It includes *maintenance*, a necessary part of looking after any place, and may include *preservation*, *restoration*, *reconstruction* and *adaptation*. Each of these terms has a specific meaning.

Preservation: means maintaining the fabric of a place in its existing state and retarding deterioration. Preservation means no change to the fabric, only taking the actions necessary to retard its natural decay. Preservation is appropriate for parts of a place where the existing state of the fabric itself constitutes evidence of specific significance. Preservation generally occurs in combination with restoration, reconstruction and adaptation.

Restoration: means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction: means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. Changes based on conjecture rather than knowledge are not included within the definition of reconstruction.

Compatible use: a use which involves no change to significant fabric, changes which are substantially reversible, or changes which require minimal impact.

Maintenance: involves the continuous or regular protective care of the fabric of a place. For example, maintenance activities on a house would include activities such as clearing gutters, downpipes, and drains, and routine checks such as inspecting the roof space for leaks. Maintenance is distinguished from *repair* which involves either restoration or reconstruction.

Principles of conservation

The principles underlying heritage conservation practice in Australia recognise that:

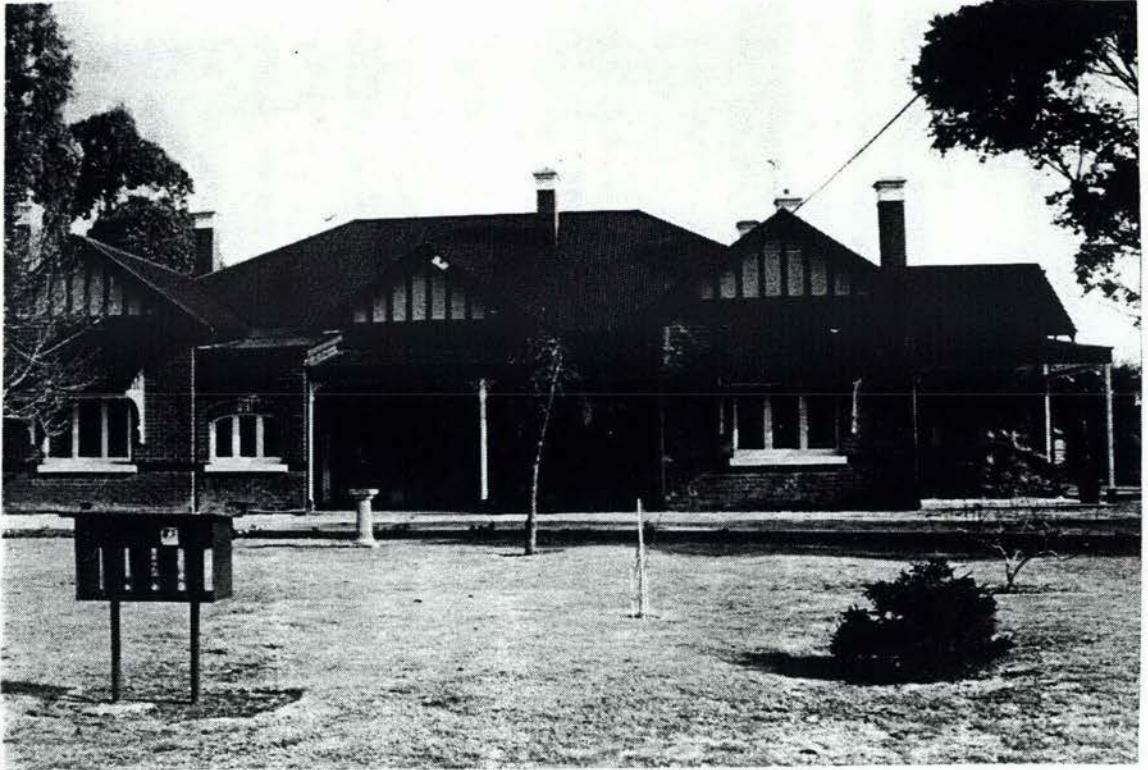
- The place itself and its physical fabric is important as it contains information about the past for which there is no real substitute. This information may relate to the way the place was constructed or designed, how it was used, specific events that occurred there, and so on.

The significance of the place is embodied in its fabric, its use, its setting and its contents, as well as in people's memories and associations, and with documents that record information about the place.



The Nurses Home retains its original design and finishes.

- The fabric of a place may illustrate a number of stages in the history of its development. Later stages may be significant, or may be even more significant than the first stage. All aspects of significance and all stages of a place's development need to be given due consideration before making changes to a place.



Built as a hospital, St Helens is now flats. Both phases are part of its history.

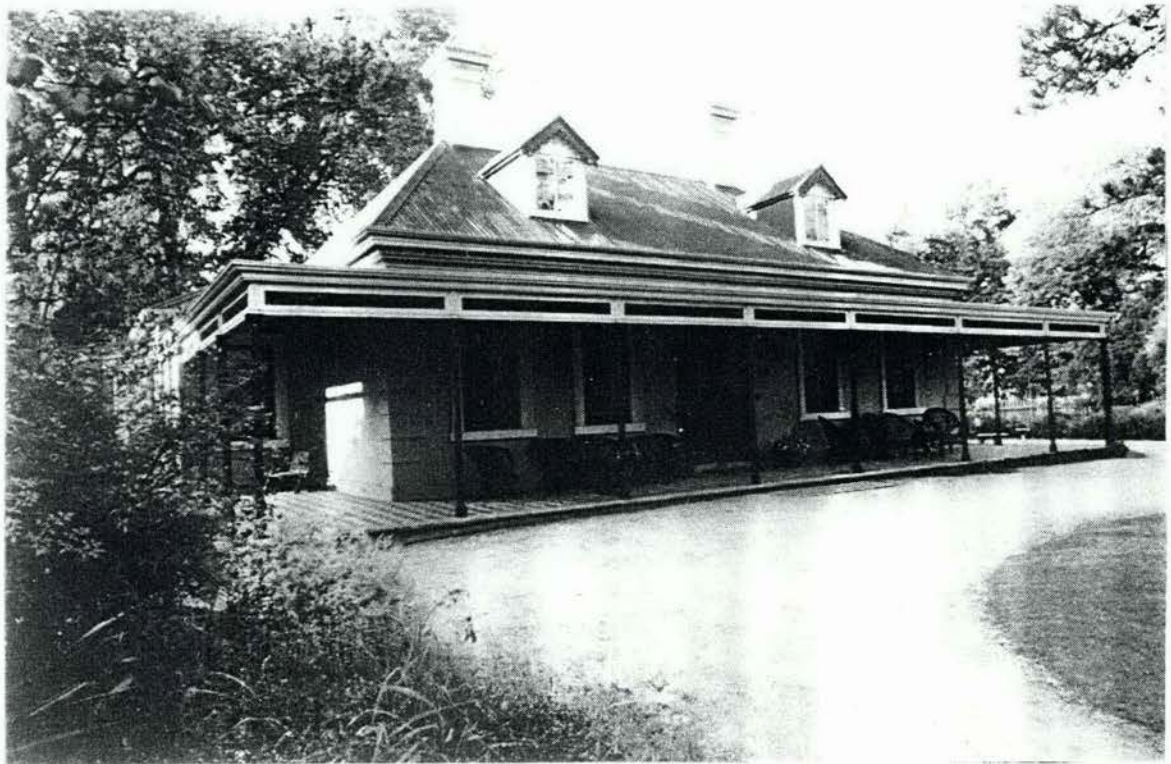
- The context of a place, its local setting and surroundings, may be an important aspect of its significance.



Each building in the town centre is part of the setting for its neighbours

- The significance of the place needs to be understood before decisions can be made about how to care for it. This involves investigating the historical context within which a place developed and changed, and examining how this history is reflected in the fabric of the place.

Significance or what is special about a place is of primary concern in determining how the place is used, maintained, and changed in the future. While its significance will not be the only consideration, the best solutions will protect the significance of the place.



Understanding Bon Accord's significance is part of its successful conservation

- Conservation means doing as little as possible to care for a place, ensure its survival into the future and reveal its significance. As the fabric is important it shouldn't be changed without good reason. Nor should the authenticity of the place be compromised by faking or conjecture.

Conserving a listed place

Purpose

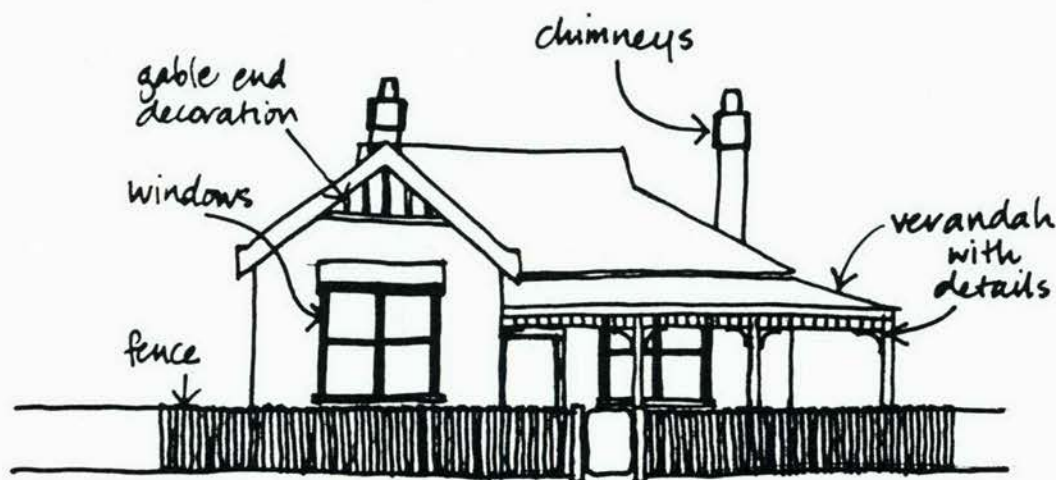
These guidelines apply to *listed places*.

Conservation

The significance of a heritage place is almost always based on the fact that it retains a substantial proportion of its original fabric or of fabric from an important subsequent stage of development. Caring for this significant fabric is the fundamental tenet of conservation.

POLICIES:

- The main facades and all elements that are part of the significance of a *listed place* and a *precinct* should be *conserved*.
- External works on *listed places* should be carried out as a process of conservation. For *significant places* and within the *Foster Street Area of Special Significance* the aim should be a combination of *preservation, restoration or reconstruction*. Maintenance is essential for all places.



Use

Often the best use for a *listed place* will be the purpose for which the place was built or for a use with which the place has had a long association. Use is the main determinant of the interior spaces required within a building, and may also influence its external appearance and setting. A compatible use will be a use that will have minimal impact on the significance of the place.

POLICIES:

- The preferred use for a *listed place* is a compatible use.

Reinstating missing elements

Reinstatement of missing elements, lost through past decay, demolition, or removal can help return a place to its intended appearance, and help reveal the significance of the place. For example, elements of a building that could be missing include joinery, verandahs, chimneys and the like.

Evidence of original forms, materials, colours (etc) are the best guide to conservation of a significant place. The fabric of the building itself is often the best source of information as it reflects what was actually built, whereas plans may be changed in minor but important ways during construction.

Documents, plans, drawings, photographs and other information may illustrate building elements that have been lost, removed or covered. Few houses will be illustrated in public collections of photographs unless they are in a key location, are an important local landmark or are owned by an important person. Local people or past owners may be a more likely source. Finding out the names of past owners may also help in searching through any local archives for photographs of the 'family in front of the house'.

People who remember the house from years gone by can often help, particularly in distinguishing particular building stages or major changes to the main facade. Sometimes, they can help confirm the evidence found on a building; for example, helping date a colour scheme from a paint scrape.

Archaeological investigation is another means of uncovering information about the past form and nature of a place and its elements. Methods available include observation, probing, remote sensing, and excavation. Archaeological investigation is an expert undertaking and generally requires a special permit from the Victoria Archaeological Survey.

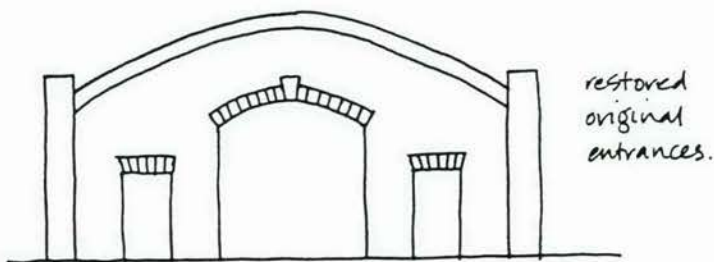
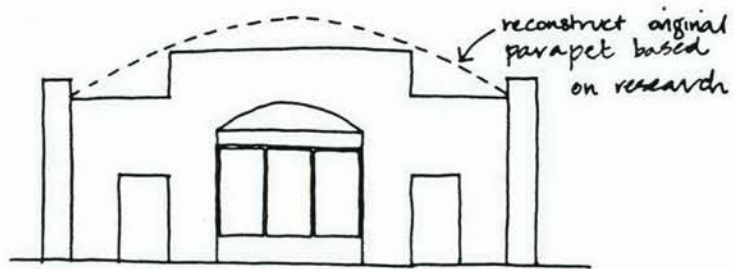
Where after a thorough investigation of the building and documents, there is no conclusive information, an owner may decide to investigate *typical elements* that would be generally suited to the building in terms of its period, other detailing, size, materials and so on. For example, if you are seeking to reinstate a verandah, careful observation of similar nearby buildings will reveal a variety of verandah forms and detailing. Few houses are one-offs, and you may even find an identical house just around the corner. Talk to the owners and have a careful look to make sure you're not just copying something that has itself been altered.

There are also many books on building conservation, and most focus on houses. There is a list at the end of these Guidelines. Use these books to learn about the style and flavours of the period. Don't use them as buying guides, choosing one of this and one of that to add to your house. The end result will often look contrived and fake.

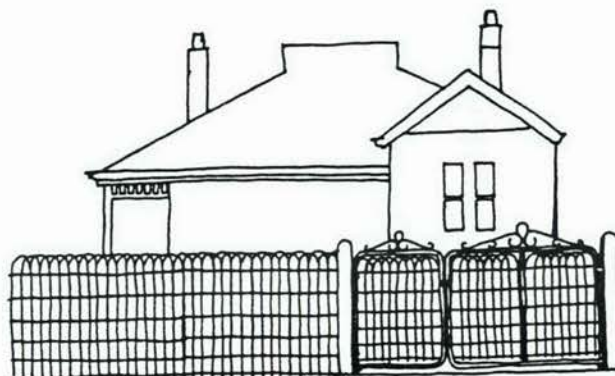
POLICIES:

- The *restoration* of the elements of a place is encouraged.
- The *reconstruction* of building evidence is encouraged where it is based on sound evidence.

Where evidence of original forms, materials, colours etc exist, the alterations should be in accordance with this evidence (that is, *reconstruction*). Every effort should be made to find evidence of the original. The methods pursued and results gained should be documented clearly for the benefit of further owners and the historical record.



- Where evidence of original forms, materials, colours etc do not exist, changes aimed at reinstating missing elements should adopt *typical elements* based on specific evidence from similar age, use and form-type buildings from nearby. The source of the typical elements selected should be carefully recorded for the benefit of future owners and the historical record.

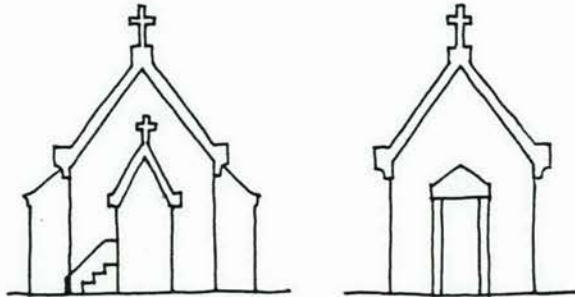


Demolition

Choosing a place suited to the intended purpose is the best policy. For example, buying a small cottage when you need a four bedroom house means either major extensions perhaps overwhelming the features that attracted you to the cottage in the first place, or its complete demolition, losing part of the locality's heritage.

POLICIES:

- Demolition of a *listed place* or of any significant elements of the place (such as outbuildings, garden elements and the like) is discouraged and should only occur where there is no prudent and feasible alternative.



Signs

Signs may be important elements of commercial and public buildings, sometimes being a design element or in other instances revealing past uses. Conservation of painted signs on buildings is a specialist task and advice should be sought.

PRINCES
HOTEL

POLICIES:

- Removal or defacement of signs and other advertising elements that are an original or significant part of a place is discouraged. These signs should be conserved, protected from damage and restored where possible. Incised or relief signs are often an important design element, and should be painted to reflect their design importance even where the sign does not relate to the present use of the place.

Surface treatments: painting and rendering

The evidence of original surface treatments on the exterior of a building may represent an important aspect of their significance. Ongoing maintenance and weather protection may require repair to existing surfaces, or complete repainting or re rendering.

Changing the original surface treatment to another completely different treatment will affect the significance of a place. An example would be the rendering or painting of brickwork that was originally intended to be left exposed (ie. face brickwork).

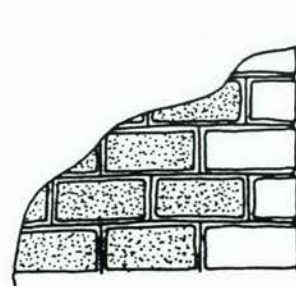
On the other hand, when such changes have already been made, a careful expert appraisal will be needed before attempting to remove inappropriate paint or render. Poor water resistance in the brickwork of a number of Sale's buildings has meant that some have been rendered to provide an extra layer of protection. Removal of this render would not be wise as it would further exacerbate the intrusion of water into the brickwork. The removal of paint from brickwork can usually be undertaken successfully, but it is vital to protect the water-repellent outer skin of the bricks and detailing, such as tuck pointing; this means never sandblasting. The book *Caring for historic buildings* provides sound, easy to follow advice.

Paint colours for a building can be reconstructed from the evidence that remains, by scraping back through the layers. Choosing a paint scheme that reflects the placement and combination of colours traditional to the period of the building will often produce the best result. Ideally, use the original colours used on your particular building. This will require sampling of the layers of paint and often benefits from expert assistance to help distinguish the layers and the period they relate to. An alternative is to use the heritage paint charts now produced by many paint companies, and try and get some advice about those appropriate to the period of your building and their correct placement.

POLICIES:

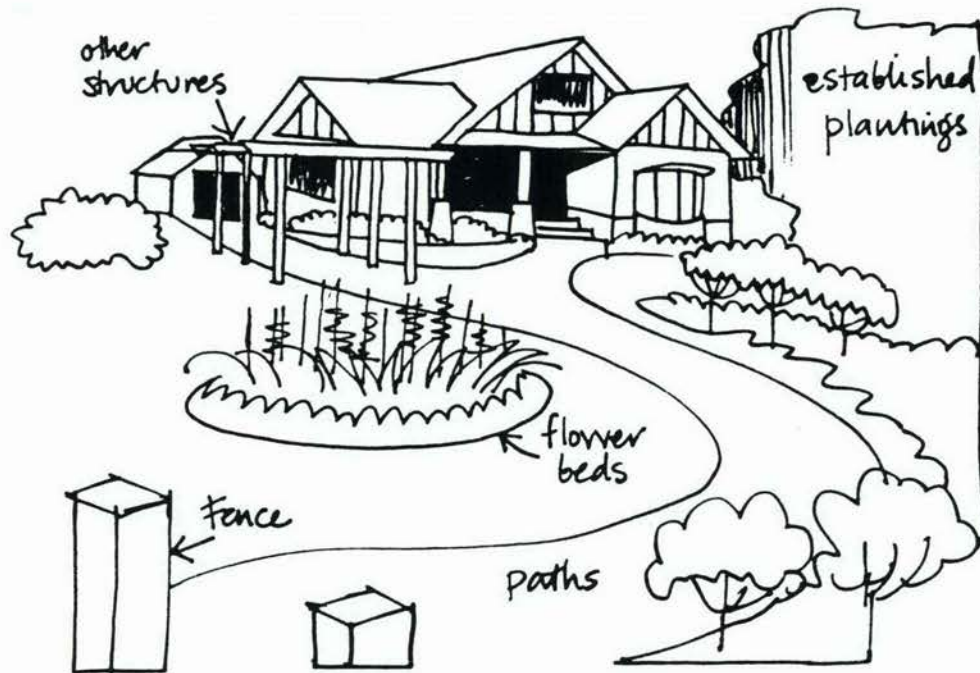
- The painting or rendering of surfaces not previously treated in this manner is discouraged. The removal of inappropriate paint or render is encouraged where this can be achieved without further compromising the fabric of the place.
- Removal or obscuring of earlier paint colour schemes or rendered treatments which represent an important aspect of the significance of a *listed place* is discouraged.
- Reconstruction of earlier paint schemes or rendered surface treatments is strongly encouraged and should be based on careful investigation.

The removal of inappropriate paint or render is encouraged.



Garden and landscape elements

Gardens and landscaped settings may be of importance in their own right, or may be a part of a larger place such as a house, outbuildings and garden. The features of a garden or designed landscape, such as mature plants and trees, its layout, elements (paths, garden beds) and structures (buildings, fences, walling), create the whole.



POLICIES:

- Removal of fences, garden structures, works and plantings that are an original or significant part of a *listed place* is discouraged. These elements should be conserved and restored where possible. Where restoration is not possible, the remaining elements should be used as a basis for accurate reconstruction.

Shopfronts and shop verandahs

Two of the special features of shops and many other types of commercial premises are the form and design of the windows and entry (shopfront) and the provision of weather protection, usually in the form of a verandah. These features make a major contribution to the character and significance of such buildings, and older shopfronts are increasingly rare and therefore of heritage value.



↑
a modern design or a typical shop-
front of the
period
... may be introduced where no
evidence of the original remains.

↑
reconstruction of
verandahs should
be based on
sound evidence.

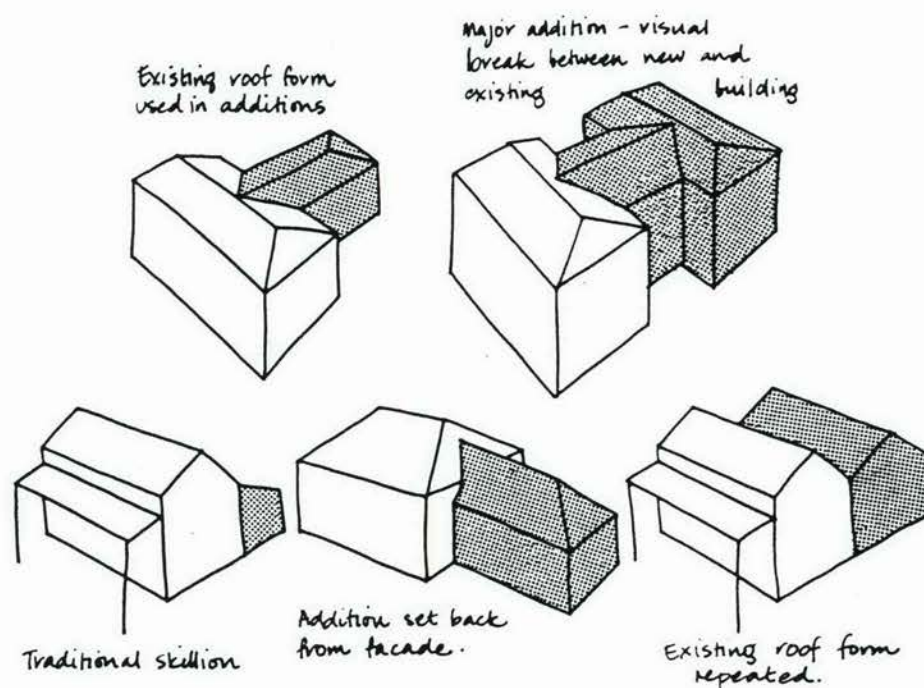
POLICIES:

- The reconstruction of verandahs on listed places is encouraged and should be based on sound evidence. Where evidence is insufficient to enable accurate reconstruction of all or some of the verandah, the post, frieze, structural, sheeting and location details should be appropriate to the original construction period. Where there is little evidence, a simple modern design adopting the key elements (eg. post-supported or cantilevered) and materials (timber or metal posts, iron cladding) of an appropriate form may be a better solution than a conjectural recreation.
- New shopfronts on *listed places* should aim to reconstruct the shopfront associated with the primary period of importance of the place. Where there is no evidence of the form and materials of the original or later significant shopfront, *typical shopfront elements* of the period may be introduced or a modern design adopted. During the replacement of a non-significant shopfront, any evidence that may assist in the future reconstruction works should be recorded.

Additions and extensions to listed places

POLICIES:

- Extensions or additions to *listed places* should respect the design and character of the place, seeking to creatively interpret these design features into a contemporary design solution rather than slavishly copying the original.
- The guiding principles for additions and extensions include:
 - Be consistent with the original and respect its basic forms, scale, proportions, symmetry and height
 - Consider traditional solutions to the need for additional spaces: for example, extending a gabled cottage with a rear skillion or adding a new gable section in parallel to the original.
 - Don't overwhelm the original in size, scale or bulk
 - Extend to the side or rear, not to the front. The rear facade is usually less prominent and is the traditional location for extensions. Corner locations need particular care.
 - Keep the original extent of the place intact and distinct, respecting its integrity, and make a clear (but subtle) distinction between the old and the new. This can be achieved in many simple ways.



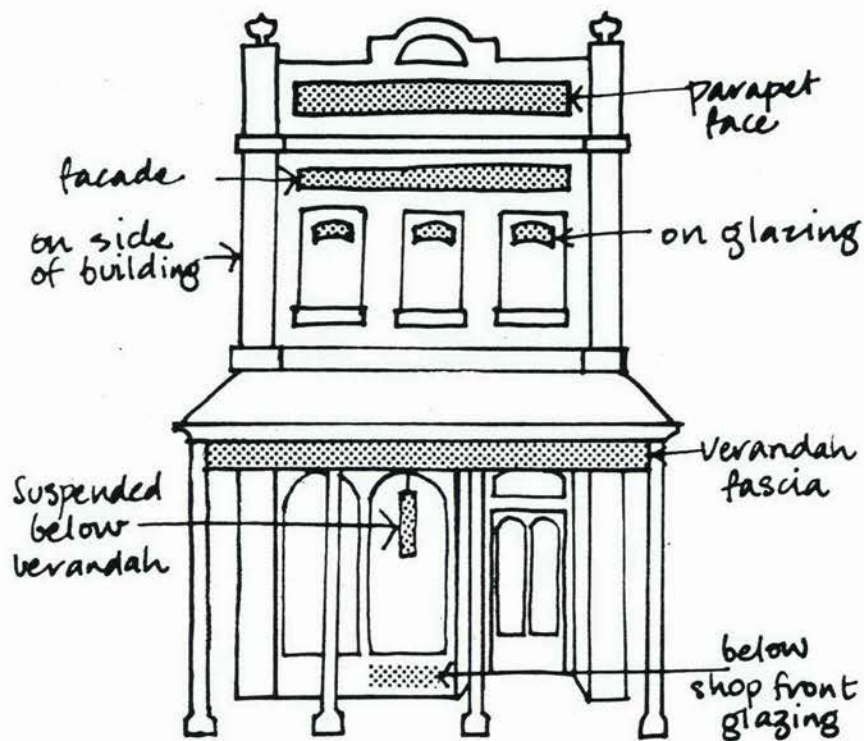
- Within *precincts*, recognise and respect the overall character of the precinct and the context of the particular place within the precinct. Particular attention may be needed in relation to front and side setbacks and the location of ancillary buildings.

Signs & services

Advertising signs

POLICIES:

- Advertising signs on commercial buildings that are *listed places* should be restricted in size and be located on the upper floor facades in a position typical of the period of significance and the building type. In commercial buildings, the typical locations are in the horizontal band directly below the parapet and pediment or in a band directly above the verandah roof location, or attached to the front edge of the verandah roof, or hung below the verandah perpendicular to the building facade. Where evidence exists of other sign locations which relate to the original design of the place or to the primary period of its significance, these may be adopted.



Services

POLICIES:

- The intrusion of services fixtures (e.g. electricity, gas) upon significant elements of a *listed place* should be minimised.

Infill guidelines

Purpose

Infill development is the term used when a new building is to be built amongst old in an established streetscape. The new development may equally be a new shop in a commercial area or a house in a residential area, or any other type of building.

The following guidelines relate to development on vacant sites and the redevelopment of sites not recognised as a *listed place*.

The City of Sale Heritage Study recognises two categories of heritage place: *listed places* and *precincts*. The category of *listed places* includes buildings, structures, other features, gardens, trees, most in private ownership. These infill guidelines are relevant to two separate circumstances:

- new development within defined *precincts*
- new development adjacent to *listed places*.

Within the defined *precincts* these Guidelines would apply to all new buildings. Many listed places are not within precincts. In many instances a *listed place* may also be adversely affected by new development on an adjacent site. Assessment of the likelihood of any adverse impact would need to be considered on a site-by-site basis.

Philosophy

The aim of the Guidelines is to protect the heritage values of existing *Significant and Contributory Places* and of *Precincts*. To do this successfully, care will be needed in the design of new buildings and works adjacent to *Significant and Contributory Places* and within *Precincts*.

Guidelines for infill buildings and works are not intended to restrict well-conceived new design, but rather to provide guidance on the factors that should be considered. Before preparing plans, the following should be considered:

a. The setting

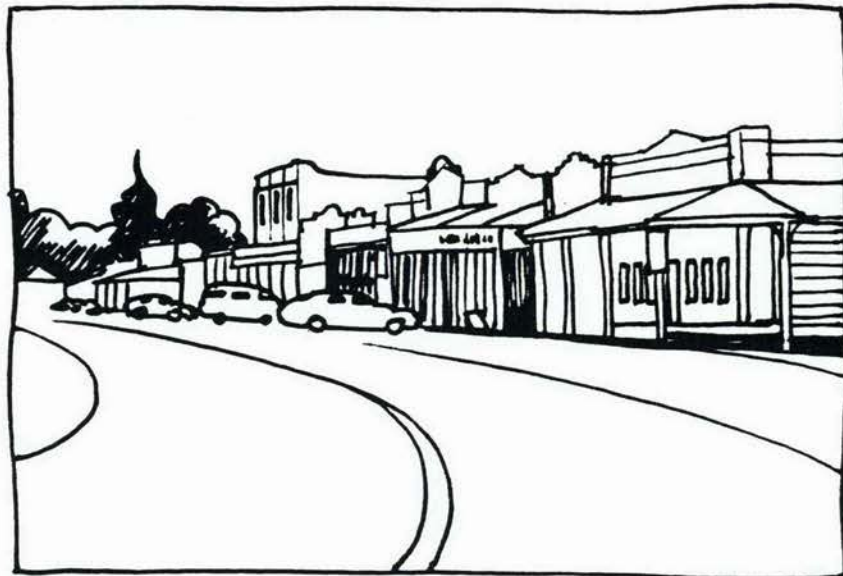
Adjacent properties and the streetscape as a whole must be considered with the objective of interpreting the predominant and valued characteristics into the proposal which will complement the area as a whole and not adversely affect the significance of a *listed place* or *precinct*.

b. Local variations

The building stock of Sale varies considerably in period, form, and materials even within a small area. The residential *precincts* are relatively consistent in period and form, but some demonstrate several stages of development. The Town Centre Precinct is quite diverse, demonstrating three main periods of development - the mid Victorian period represented by several Foster Street buildings, the late Victorian and early Edwardian period, represented by examples throughout the precinct, and the Inter-war period, represented by a number of 1920s and

30s buildings and remodelling of existing buildings. The Town Centre Precinct also contains some recent buildings.

In designing a new development, the area surrounding a site should be examined to determine the critical features that distinguish the precinct. A design approach in one area will not necessarily be appropriate to another.



c. Design approach

The approach to the design of new buildings needs to provide for the individual requirements of owners.

The design approach should not seek to replicate the design features of adjacent *significant or contributory buildings* but rather to interpret the general characteristics (e.g. form, setback, height, materials) in a respectful and creative manner. The aim is to generate innovative, interpretive, and contemporary design solutions of a high architectural quality.

In relation to the design, the following are the key issues to be considered:

Form: The overall form and mass of the proposed new building in terms of:

- height of the building and height of external walls
- roof shape and pitch
- front and side setbacks in relation to adjacent and nearby buildings

Ancillary buildings: the location of ancillary buildings and structures, particularly garages.

Landscaping and works: plantings, landscaping and works proposed.

The distinction between acceptable and unacceptable new buildings in a *precinct* is whether the new development maintains a unity, cohesion and predominant character of the *precinct*, as opposed to disrupting that unity and fragmenting the particular *streetscape* or *precinct* involved. The same principle applies to new buildings adjacent to a *listed place*.

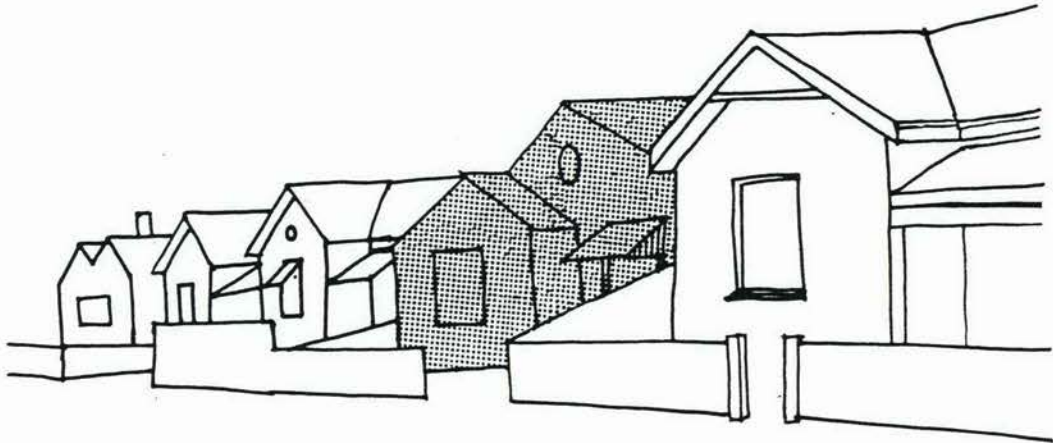
Key design elements

POLICIES:

The following guidelines should be followed.

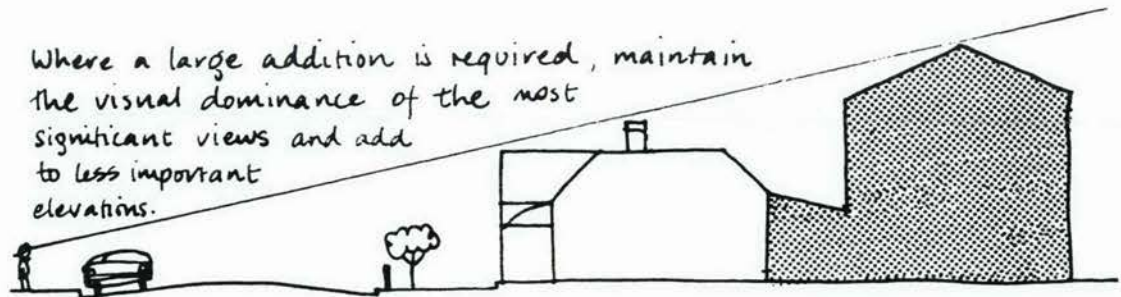
Scale:

- Within *precincts* the scale of new buildings should generally relate to the predominant height of buildings in the street, and in particular to the height of adjacent buildings.



- Building facade height should be no higher than that of an adjacent building which is a *listed place*. In streetscapes of mixed heights, there is scope for greater variation but generally no more than one storey above the lowest of the adjacent buildings.
- Where a two storey building is proposed in a predominantly one storey area, any two storey sections must be well set back from the main facade to reduce their visual dominance and therefore the affect on *listed places* and/or on the overall character of the precinct.
- Where an additional storey is seen as essential, it should be setback a suitable distance behind the adjacent facade of a *listed place*. The setback distance will be a minimum of 6 metres in the Foster Street Area of Special Significance. In other *precincts* or adjacent to *listed places* the setback of the additional storey should be assessed based on the design solution proposed.

- In assessing the maximum permissible height of the building, the most important issue is its visibility and therefore the likelihood that it will dominate or overwhelm the significant character of the *precinct* or of the *listed place*. The setting back of the upper storey may be necessary to lessen the impact on the streetscape.



Form:

- The building form - that is its overall shape - should relate to adjacent buildings and the street as a whole, with the objective of maintaining the rhythm of the street. Where buildings are narrow, long facades should be broken by, for example, stepping, balconies, verandahs and surface detailing.

Setbacks:

- The front setback of an infill building should reflect those of the *listed places* adjoining and nearby to ensure that the character of the streetscape is maintained and reinforced.
- Within the Foster Street Area of Special Significance, the continuous nature of the streetscape is important. Building to side boundaries of properties is encouraged.

Roof:

- Roof styles, materials and pitch levels of adjacent properties and in the area as a whole are to be considered for new development.

Design & detailing:

The following aspects of the design and detailing of an infill building should be considered:

- **Openings:** In areas dominated by buildings of one period, the proportions of door and window openings should relate to those typical of that period, maintaining the basic scale and spacing of the existing openings.

- **Facade elements:** Infill development should reflect, without copying the style, the dominant facade features or elements, particularly the horizontal and vertical divisions of adjoining facades which contribute to the historic and architectural character of the precinct.
- **Surface areas:** Large, plain surface areas are discouraged. The use of techniques to maximise the modelling and patterning of the street facade particularly by the casting of shadows should be encouraged.
- **Materials & colours:** The palette of materials and colours that could be used successfully is vast. Each proposal should be assessed considering particularly the nature of the surface material and the traditional colours suited to adjoining buildings. Generally dark materials are discouraged.
- **Colours:** Building colours should be generally light in shade and neutral in tone and be co-ordinated with adjacent buildings so as not to detract from advertising/signs, hence allowing smaller sign areas to function more successfully.

Advertising signs

POLICIES:

- Advertising signs on commercial premises within *precincts* should be restricted in size and location, and should be integrated throughout the precinct. Generally signs should be incorporated on a building element, (eg. verandah edge), or be hung below verandah line. Advertising signs should be oriented to the pedestrian areas, not to the vehicular areas, hence allowing a significant reduction in size.

Weather protection (verandahs)

POLICIES:

- Continuous shading elements should be provided to enable continuous pedestrian movement and to provide relaxation areas protected from inclement weather (rain, wind, sun).

Fences

POLICIES:

- Fences more than 1.3 metres in height within 2 metres of the frontage of the street or a side street are important elements in the streetscape. New fences as part of a new development should be treated in accordance with the principles for new development.

For further information and assistance

There are a wide variety of publications which can assist a property owner or manager care for a particular place. Of publications listed below, those marked ■ are essential reading, while those marked □ are valuable for further reference.

Explaining heritage terms, concepts and practices

- *The Illustrated Burra Charter: Making good decisions about the care of important places.* Written by Peter Marquis Kyle and Meredith Walker. Australia ICOMOS, 1992.

Architecture & structures

- *A pictorial guide to identifying Australian architecture : styles and terms from 1788 to the present*, written by R. Apperly, R. Irving, and P. Reynolds, Angus & Robertson, North Ryde (NSW), 1989.
- *The Californian Bungalow in Australia*, written by Graeme Butler, Lothian Books, Melbourne, 1992.
- *Our Inter-war houses: how to recognise, restore and extend houses of the 1920s and 1930s*, written by Bryce Raworth. Technical Bulletin 10.1, National Trust, 1991
- *Australian Houses of the 40s and 50s*, written by P. Cuffley, The Five Mile Press, Victoria, 1993.
- *Australia's home: it's origins, builders and occupiers.* written by Robin Boyd. Penguin, Ringwood, 1968.
- *The Engineers. 200 years at work for Australia.* written by Brian Carroll, Institute of Engineers Australia. ACT, 1988
- *Rude timber buildings in Australia.* written by P. Cox, J. Freeland & W. Stacey, Angus and Robertson. London. 1980.
- *Australian Houses of the 20s and 30s*, written by P. Cuffley, The Five Mile Press, Victoria, 1989.
- *The Australian home.* written by Ian Evans, Flannel Flower Press, Sydney, 1983.
- *Furnishing old houses: a guide to interior restoration.* written by Ian Evans, Macmillan, Melbourne, 1983.
- *Two hundred years of concrete in Australia*, written by Miles Lewis, Concrete Institute of Australia. North Sydney. 1988.
- *Victorian Churches.* edited by Miles Lewis, National Trust of Australia (Victoria), 1990.

Guides on caring for older buildings & gardens

- *Caring for historic buildings: guidelines for alterations and additions to historic buildings*, prepared by Helen Lardner, Historic Buildings Council, 1993.
- *Historic gardens in Australia: guidelines for the preparation of conservation plans*, Australian Garden History Society. Sydney, 1983.
- *Wood deterioration in buildings*, written by J. Beesley as part of the Conservation and restoration of buildings series. ACNT, ACT, 1987.
- *Damage to buildings on clay soils*, written by D.A. Cameron & P.F. Walsh, Technical Bulletin 5.1, Australian Council of National Trusts, Melbourne, 1984.
- *Getting the details right: restoring Australian houses 1890s - 1920s*, Department of Planning, Flannel Flower Press. Queensland, 1989.
- *Rising damp and its treatment*, Technical Information Sheet 1, Heritage Council of NSW, 1982.
- *Masonry renovation*, Technical Information Sheet 2, Heritage Council of NSW, n.d.
- *Upgrading the fire resistance of timber panelled doors*, Technical Information Sheet 3, Heritage Council of NSW, n.d.
- *Maintaining an old house*, Technical Information Sheet 4, Heritage Council of NSW, Sydney, 1989.
- *Planting c1850 - 1900*, written by P. Jones, Australian Council of National Trusts, Technical Bulletin 4.1, 1982.
- *Exterior paint colours*, written by Miles Lewis & Alison Blake, Australian Council of National Trusts, Technical Bulletin 1.1, Revised edition.
- *Period building restoration : trade supplies directory*, edited by K. Lloyd-Jones, Mount Eagle Publications, Melbourne. Regularly updated.
- *Preservation of roofs*, written by Clive Lucas, as part of the Conservation and restoration of buildings series, Australian Council of National Trusts, Sydney, 1979.
- *Preservation of masonry walls*, written by Clive Lucas as part of the Conservation and restoration of buildings series, Australian Council of National Trusts, Sydney, 1982.
- *Decorating with wallpaper c.1840-1914*, written by Phyllis Murphy, Technical Bulletin 6.1, National Trust, 1987.
- *Fences and gates c1840 - 1925: a guide to identification, conservation and restoration of historic fences and gates*, written by Richard Peterson, Technical Bulletin 8.1, National Trust of Australia (Vic), Melbourne, 1988.
- *Principles of cleaning masonry buildings*, written by A. H. Spry, Technical Bulletin 3.1, Australian Council of National Trusts, Melbourne, 1982.
- *Lettering and signs on buildings c1850 - 1900*, written by George Tibbits, Technical Bulletin 2.1, National Trust of Australia (Vic), 1976.

Researching places

- *The National Trust Research Manual: investigating buildings, gardens and cultural landscapes*, edited by Celestina Sagazio. Allen & Unwin, 1992.
- *Physical investigation of buildings*, written by Miles Lewis, Technical Bulletin 9.1, National Trust, 1989.
- *The Lands Manual: a finding guide to Victorian Lands Records 1836-1983*, written by P. Cabena, H. McRae. E. Bladin, Royal Historical Society of Victoria, Melbourne 1989.
- *Local history: a handbook for enthusiasts*, written by G. M. Hibbins, C. Fahey, M. Askew, George Allen & Unwin, Sydney, 1985.

Towns

- *Going to town: an investment in your town's future*. Proceedings of the Townscape Improvement Seminar. Dept. Planning and the Design Board of the Australia Council, Sydney, May 21-22, 1987.
- *Main Street New South Wales Handbook & Video*. Prepared by the Department of Planning by Anglis & Associates. Department of Planning, Sydney, 1989.

Role of Local Government

- *Local government heritage guidelines: a guide to conserving and enhancing heritage places*, Dept. Planning and Housing, Victoria, April 1991.

Journals & magazines

If you want to keep up-to-date with heritage issues, look out for the following:

- *Trust News*, published monthly by the National Trust of Australia (Victoria), Melbourne (subscription). Covers interesting places and current issues in conserving Victoria's heritage.
- *Heritage News*, newsletter published by the Australian Heritage Commission, Canberra, (free).
- *Historic Environment*, published quarterly by Australia ICOMOS (subscription). Detailed articles on particular heritage issues and places.

ACKNOWLEDGMENTS: These Guidelines are derived from the Guidelines in the report *Foster Street - An Area of Special Significance* prepared for the City of Sale by Wilson Sayer Pty Ltd in 1983. In preparing them the author has also drawn on a number of sources including: *Caring for historic buildings: guidelines for alterations and additions to historic buildings* (HBC, 1993); *City of Kew Heritage Advice Note* (Context Pty Ltd & City of Kew, 1991); *The Illustrated Burra Charter: making good decisions about the care of important places* (Australia ICOMOS, P. Marquis-Kyle & M. Walker, 1992); *Blue Mountains Character Guidelines*, 1990.

Land Use Planning Library
Planning Scheme – Reference Document