

Design Guidelines

Objectives

- To encourage additions and alterations that retain and protect the main architectural style, structure and significance of the heritage place.
- To ensure integration of new development by encouraging design that respects the heritage place through its setting, location, bulk, form, height, materials and appearance.
- To encourage alterations and additions to heritage places that are concealed from the public realm, or if this cannot be achieved, do not dominate the heritage place.
- To ensure that additions and alterations to a heritage place do not detract from the significance or views of adjoining heritage places and/or precincts.
- To encourage additions and alterations that avoid demolition of a heritage place and/or contributory elements; retaining facades only is discouraged.

Design Advice

Additions

- Identifying the contributory elements of the heritage place should be the reference point for new works. The relevant Statement of Significance should assist in identifying these elements.
- Additions should be set back in a way that allows the retention and view of the existing contributory elements, particularly chimneys and roof form.
- While both contemporary and conservative design approaches are appropriate, additions should be distinguishable from the existing heritage place; designs that copy the decorative detail of the heritage place on new additions should be avoided.
- When an addition is reinstating part of the building that has been demolished, details may be copied if based on photographic or other physical evidence.
- Addition design should be comprised of simple shapes of a similar scale and proportion to the existing building or be designed in a way that ensures that they do not dominate the heritage place or nearby heritage places.



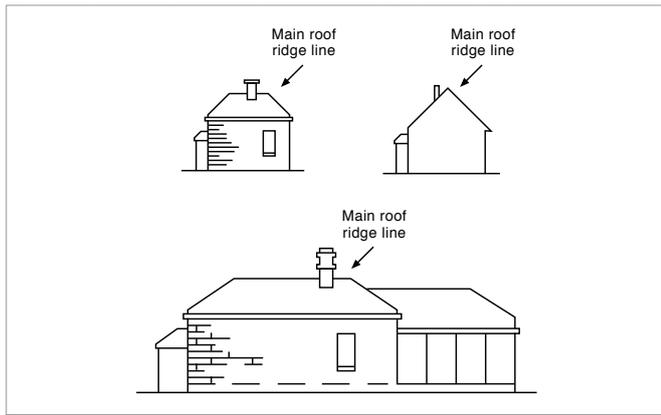
Large addition at the rear of a Bendigo Boom dwelling: the heritage place is still the main feature, the addition is distinguishable and does not alter the integrity.



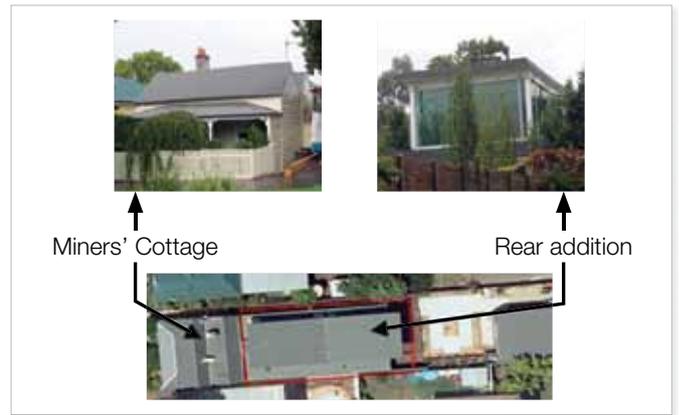
Large addition integrated at the rear of a Bendigo Boom dwelling; simple shapes of an appropriate scale and proportion and solar panels accommodated at the rear.

- Where possible, additions should be located at the rear, behind the main roof ridgeline, have a separate roof form to that of the heritage dwelling and not be visible from the street.
- The original roof form should be retained, including chimneys.
- Where visible from the street, new additions should have the same eave width as the original dwelling (this does not apply to small, rear skillion additions).

Additions & Alterations



Rear addition with separate roof form.



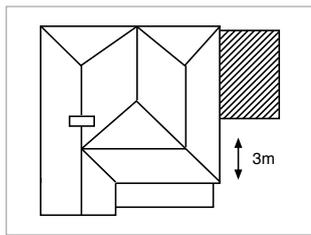
Miners' Cottage

Rear addition

Large contemporary addition successfully integrated at the rear of a Bendigo miners' cottage.

Small additions

- Small additions should be concealed from public view; and/or where possible setback a minimum of 3 metres from the front building façade.



Side addition with 3m setback.



Small rear skillion addition.



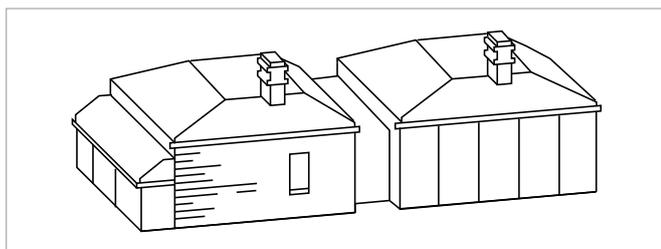
Small side addition.



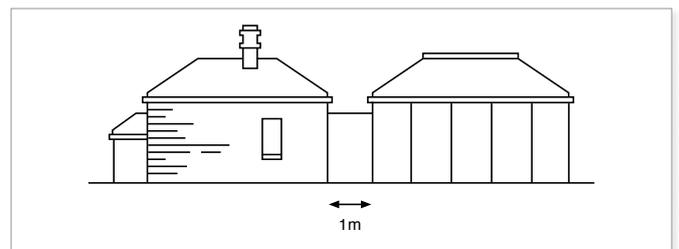
Small side addition.

Large and double storey additions

- Larger additions can be joined to the heritage place with a recessed, unobtrusive link.
- When joined by a link, additions should be setback a minimum of 1 metre from rear of the original dwelling.
- Additions should be setback as far as possible from the front building façade (or primary façade) to ensure that the new additions are concealed or partially concealed from public view.
- Where additions are taller than the heritage dwelling, the addition should not dominate when viewed from points 1.7m above natural ground level on the opposite footpath, from directly in front and from a position aligned with the side boundary two allotments away, on both sides.

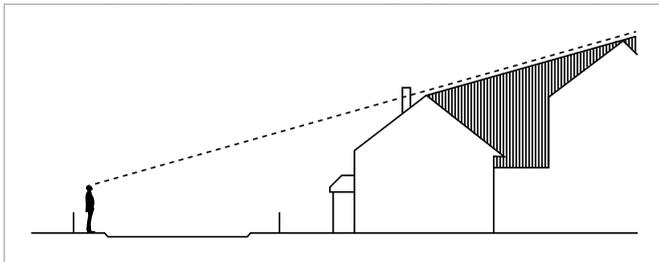


Large rear addition.

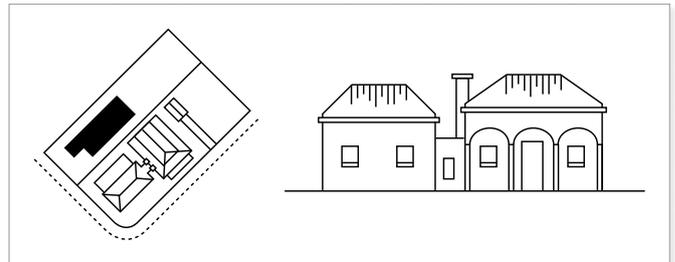


Large rear addition joined by 1 metre wide link.

- In rural locations, or in predominantly single storey areas, double storey additions may not be appropriate.
- When an addition cannot be achieved to the rear due to site constraints, the addition should be set back as far as possible from the front building façade and great care should be taken to ensure that views to contributory elements are not blocked and that the addition is distinguishable from the heritage place.



Assessing the dominance from a height of 1.7m.



A large addition which is located to the side of the dwelling due to site constraints. It has been setback, joined by an unobtrusive link and the retention of contributory elements such as chimneys has been achieved.

- Large additions on corner sites visible from the street, should be designed to ensure the location, bulk, form and appearance of the proposed addition does not dominate the heritage place or the streetscape.
- On corner sites and/or where open space is a feature of the heritage place (e.g. rural properties or important settings), additions should be set back to maintain the open setting and to align rear and/or side open space with that of adjoining properties.
- Previous additions should be retained where they have attained a degree of significance in their own right and illustrate the development of the place over time i.e. miners' cottages often have later additions added as miner's fortunes increased.



The setting of a heritage asset can make a significant contribution to the historical, aesthetic or social values of the heritage place. Additions should be located to ensure that the setting is maintained.



Miners' cottages with later rear additions that add to the significance of the heritage place.



Example of a sympathetic and contemporary addition that retains the original red brick wall along the street.



A new addition that has been designed to ensure the retention of chimneys, the original roof form and other contributory elements.



A dwelling on a corner site that has added a carport and still retained all chimneys.



Roof cladding that has been replaced to match the original in form, pitch, colour and style.



An addition where matching roof material has been used.

Design Advice

External Alterations

- The introduction of new elements onto the original heritage dwelling (e.g. new windows and doors) in locations visible from the public realm is discouraged, unless they result in the conservation, restoration and/or reinstatement of the fabric to a known earlier state.
- Enclosing or extending an existing front verandah is discouraged. The original form of a verandah should remain distinguishable.
- Alterations should not alter the authenticity and integrity of the original detailing, symmetry and materials of the heritage place.
- Replacement of wall cladding and roofs is discouraged if the replacement will result in the change of appearance and materials. Original cladding, such as weatherboards, should be retained and repaired, rather than totally replaced. Roofs should be replaced with same material. If different materials are used this is considered a change to the place and a planning permit will be required.

Chimneys and Roofs

- Chimneys are often an important element that add balance to a place and should be retained.
- Where chimneys were a contributory element to the significant architectural style they may be re-instated.

- Where chimneys are retained, removal of the lower section of the chimney (breast and hearth) is discouraged. Chimneys can be capped.
- Decorative details on roofs including finials, ridge capping, vents and other details should be retained.
- Details of original roof eaves, including decorative material, barge boards, soffits, lining, vents, rainwater heads, gutters and mouldings should be retained in all new works.
- Installation of solar panels to the front of significant and contributory elements is discouraged (refer to Solar Panels and Service Units Guidelines).
- Installation of roof lights, vents and dormer windows is discouraged where visible from the public realm. A flat window sensitively located is preferred to a dormer window.
- Replacement roof cladding should match the original, or be similar in form, pitch, material, colour and style. e.g. corrugated galvanised steel is preferred when replacing an existing galvanised steel roof.
- Any new guttering, downpipes and roof materials should match that of the existing heritage place.
- When the original material is not available or is unfeasible, a historically appropriate alternative may be discussed with the City of Greater Bendigo Heritage Advisor. In most cases, galvanised steel is the preferred material for re-cladding.

Also available in this series:

1. Introduction
2. Miners' Cottages Style
3. Bendigo Boom / Victorian Style
4. Federation Style
5. Inter-War Style
- 6. Additions & Alterations**
7. Subdivision
8. Car Parking
9. External Paint & Finishes
10. Fences
11. Demolition
12. Solar Energy Facilities & Domestic Service Units
13. Infill Development
14. Glossary

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