

H1 Heritage Conservation

Contents

1.0 Introduction	2
2.0 Objectives of this Part	2
3.0 Context	2
3.1 Heritage Items	2
3.2 Heritage Conservation Area	3
3.3 Streetscape	3
3.4 The main Architectural styles of Waverley	3
3.5 Elements to be considered during the Design Process	4
4.0 Heritage Studies	4
5.0 Application Requirements	5
5.1 When is a Development Application required?	5
5.2 State Heritage Trust	5
5.3 National Trust	5
5.4 Consultation with Council	5
5.5 Seek Professional/Architectural Assistance	5
5.6 Other Heritage significant Buildings and Areas	5
6.0 Planning Parameters	6
6.1 Design Principles	8
6.2 Land Size and Siting	9
6.3 Modifying Existing Facades	10
6.4 Materials and Details	11

1.0 INTRODUCTION

This Part applies to all land identified as a heritage item or situated within a heritage conservation area within Waverley Local Environmental Plan 1996 (WLEP 1996) and Centre Waverley Local Environmental Plan (Bondi Junction Centre) 2010 (WLEP (Bondi Junction Centre) 2010).

2.0 Objectives of this Part

- (a) Provide design guidelines and principles to ensure that the significance of heritage items and conservation areas are not adversely affected by new development.
- (b) Provide a consistent and coherent policy in the assessment of applications affected by heritage controls.
- (c) Encourage alterations and additions to heritage property which are sympathetic to the character and quality of the existing buildings and streetscape.
- (d) Discourage development and works which will adversely affect the heritage significance of a heritage item or conservation area.

3.0 CONTEXT

This Part has been produced to assist applicants in preparing development applications (DA) that will make a positive contribution to the heritage of buildings, streets and localities. The heritage aspects of Waverley are shaped by nature and local history consisting of many diverse elements such as parks, beaches, headlands and trees that contribute to Waverley's distinctive character but to a greater extent it relates to buildings and other man made structures.

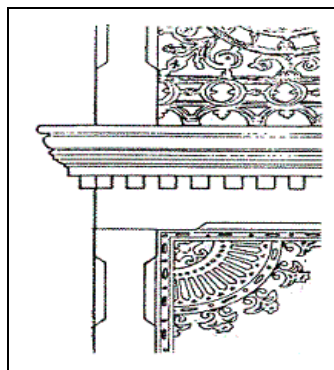
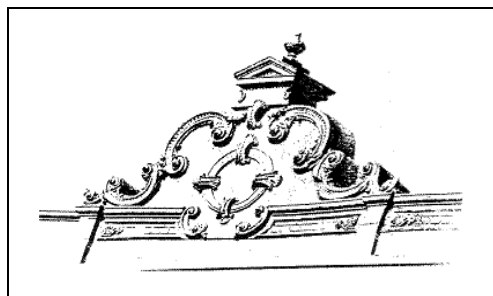


Figure 1. An example of a decorated parapet (to the left)

Figure 2. An example of a filigree iron bracket and timber verandah detail (to the right)

3.1 Heritage Items

A heritage item has cultural significance meaning aesthetic, historic, scientific and / or social value for future generations. All heritage items have been individually identified and assessed as part of a detailed heritage study prior to being included within Councils LEPs. Council encourages the retention of heritage items in their significant form whilst allowing sympathetic development to occur. Heritage items do not only include buildings but also consist of land which bounds them, sites or significant features such as gardens or interiors. Where new buildings or new building work is to be carried out, it is important that the character, quality and value of the street and individual buildings are respected.

3.2 Heritage Conversation Area

A conservation area contains a group of buildings where historical origins and relationships between various elements create a distinctive character of heritage. The heritage significance may include subdivision and street pattern, form and scale, the consistency of building materials or the common age of the building stock. Waverley's unique heritage is not confined to a few individual buildings or sites. It includes all built and other elements which contribute to Waverley's distinctive character.

3.3 Streetscape

Council is concerned with improving the quality of local streetscapes, not only those with heritage significance. Council's controls require all new buildings to respect the existing character and quality of their respective street. Designing with due consideration for the character of the street and the particular building and constructing it carefully with materials of equal or better quality will maintain or enhance the value of the street and properties.



Figure 3. Streetscapes are defined by built forms, topography and planting.

3.4 The main Architectural styles of Waverley

There are approximately 350 individual houses listed in WLEP 1996 and over 80 items or groups (including non-residential items and heritage conservation areas) identified within WLEP (Bondi Centre Junction) 2010.

Buildings from the Federation period (c1893-1915) are more numerous, as and this is also reflected in Council's heritage listings. Most local Federation houses consist of neat suburban bungalows and semi-detached cottages. Houses and flat buildings from the Inter-War period (1915-1940) are also well represented particularly in the northern areas of the LGA. A number of distinctive buildings from the later half of the 20th century complete the heritage list.

Conservation areas identified in this Part are considered to have architectural, historical, scenic and natural qualities which merit protection. Part H2 provides specific urban design controls and guidelines for the Charing Cross conservation area.

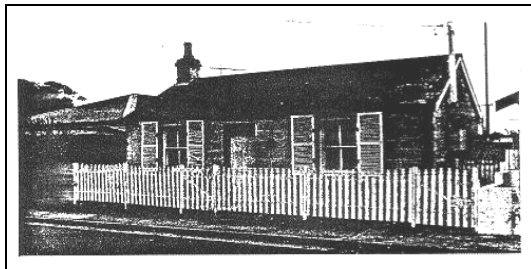


Figure 4. Workers cottage in the Queens park area.

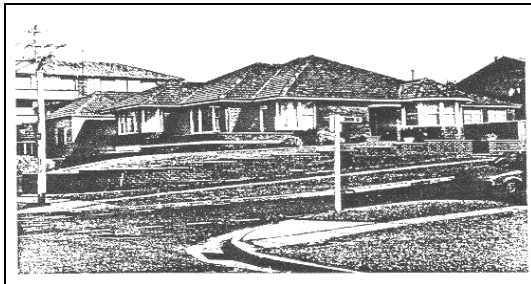


Figure 5. Prominent inter-war bungalow.

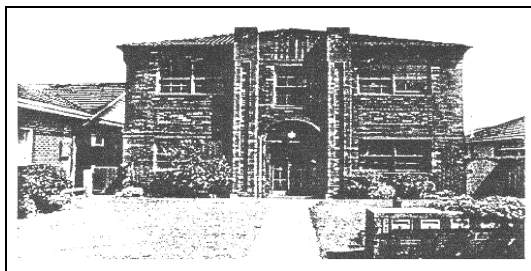


Figure 6. Typical inter-war residential flat building.



Figure 7. 14 Aboukir Street, Dover Heights.

3.5 Elements to be considered during the Design Process

The high proportion of attached and semi-detached houses in the LGA calls for a special approach to design, if the local character and heritage is to be sensitively conserved. For instance, front garages and high walls can potentially impact upon local streetscapes. They potentially break up the established pattern of fences, gardens and setbacks, as well as potentially obscure attractive older buildings and reduce the perceived width of the street.

4.0 HERITAGE STUDIES

In 1989, 1994 and 2004 Council commissioned heritage studies of the LGA. The studies identified items and areas of heritage significance which were then incorporated into WLEP 1996 and WLEP (Bondi

Junction Centre) 2010. Specific provisions relating to heritage items and conservation areas are contained in both LEPs. Both heritage items and heritage conservation areas are identified in each LEP's accompanying Heritage Map. Applicants can visit Council's website and view the 'Heritage Map' and 'Heritage Inventory List'.

5.0 APPLICATION REQUIREMENTS

5.1 When is a Development Application required?

A development application (DA) is required for any work affecting a heritage item or a building within a heritage conservation area. A DA is required for demolition, subdivision, removal of archaeological relics and alterations and additions to buildings, particularly where that work will adversely affect the heritage significance of an item or heritage conservation area. (Note: such things as external painting are considered to be alterations). A listing means that Council, as part of the DA process, must consider the heritage significance of the building in addition to all other relevant controls in WDCP 2010. This ensures that what is proposed is sensitive and appropriate.

5.2 State Heritage Trust

Where a place or object is also listed on the State Heritage Register, Council will refer applications to the NSW Heritage Office for consent. Information is available on the NSW Heritage Office website at (www.heritage.nsw.gov.au).

5.3 National Trust

Where a building or conservation area is also listed by the National Trust, it is Council's practice to refer applications to the Trust for comment. Council will consider submissions made by the National Trust however; Council is not bound to follow the Trust's advice.

5.4 Consultation with Council

Applicants are strongly advised to consult with Council's Planning staff before considering any work to a heritage item or to a building within a heritage conservation area.

5.5 Seek Professional/Architectural Assistance

Where external or major alterations or additions are proposed, applicants are strongly advised to seek professional architectural assistance. If your property has special heritage interest, applicants should consult with a recognised expert in conservation and good architectural design.

5.6 Other Heritage significant Buildings and Areas

Waverley's valuable built heritage is not confined to listed heritage items and conservations areas. Owners of all older style houses are strongly encouraged to enhance and care for them in the most appropriate manner. As part of the DA process, Council considers the design, appearance and the potential impact on streetscape when works are proposed on an existing building, irrespective of its heritage status. Council approval is not required for the external painting of non-heritage

item buildings, with the exception of Campbell Parade, Bondi Beach where colour schemes requirements apply (refer to Part F2).

6.0 PLANNING PARAMETERS

6.1 Design Principles

When designing additions to heritage buildings, an understanding of common features of various styles is useful. Annexure H1-1 provides a synopsis of the five major architectural styles prior to 1945. While those styles should be considered where appropriate, Council recognises that each building is also an individual design.

Set out below are the basic design principles to assist applicants in producing an appropriate design solutions. Assessment of your building requires consideration to the following headings:

6.1.1 Scale and Proportion

Scale and massing are essential to the character and quality of heritage listed items or buildings in a conservation area. Scale refers to the size of the whole building or any of its parts in relation to each other and to people. Proportion refers to the relationship of height to width or depth of each element or the whole building. A large second storey addition to a single storey house will almost always compromise its scale and proportion and therefore its character and value. Scale and proportion are as important for the smaller elements of a building as they are for the larger elements (refer to Figures 8 to 11).

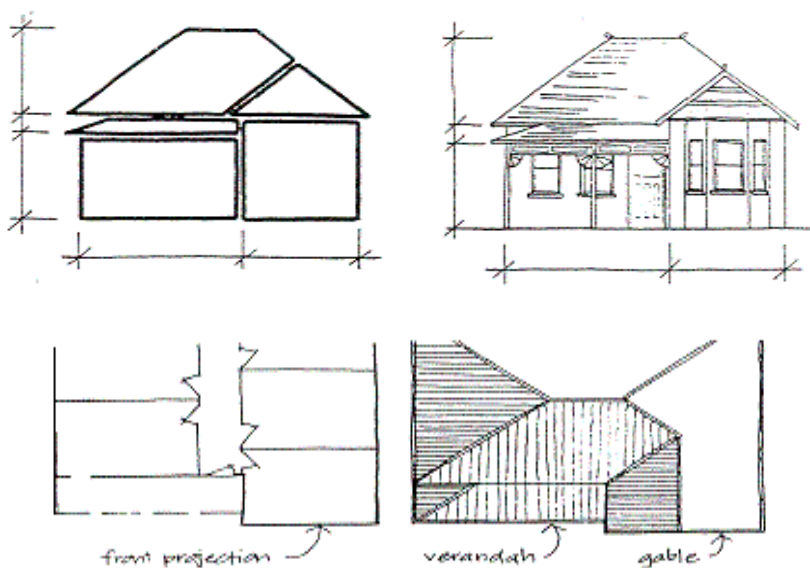


Figure 8. The diagram shows the articulation of the separate parts, the shapes and proportions of a dwelling (left).

Figure 9. Building articulation is also expressed with different functions creating a human scale.

Figure 10. A front projection can break up building mass, give human scale, and give individual identity without destroying the scale and character of the street (left).

Figure 11. This drawing shows there is no single roof but rather, a number of smaller roofs.

The distinctive quality of historical houses is dependent upon a balance between symmetry and asymmetry. For example, Federation period houses often have their rooms arranged symmetrically around a central corridor. However, the front elevation is made asymmetrical by the placing of a bay and/or turret on one side and often has gables, which are not centred on the house. A successful design achieves a “balance” of the various elements.

6.1.2 Controls for Allens Parade conservation area – general and the properties located between 7-65 Denison Street

- (a) Buildings from 7 to 65 Denison Street are to retain as a minimum the façade (for a depth of 2m) of the building or preferably the whole building;
- (b) New development adjacent to these buildings to the Allens Parade conservation area – general or to the residential group located 7 to 65 Denison Street must have facades sympathetic in vertical and horizontal proportions and alignments;
- (c) Where the building form, detailing or use of individual buildings of historic character have been inappropriately altered and changed, any application to up-grade or re-use the buildings must clearly demonstrate that the architectural and streetscape value of the building will be enhanced by the proposal;
- (d) New buildings adjacent to those buildings should display proportions which respect and build upon proportions similar to the adjoining streetscape and building forms; and
- (e) New buildings adjacent to buildings of historic character or heritage items should be secondary in prominence to the existing streetscape fabric and draw on the predominant pattern of the existing streetscape.

6.1.3 Shape

Buildings of a particular historical style tend to have elements of a characteristic shape. A typical 1920s or 1930s bungalow for example, has simple front facing gables of low pitch. A Federation period house, on the other hand, will usually have a more complex roof form with a steeper pitch (refer to Figures 12 and 13).

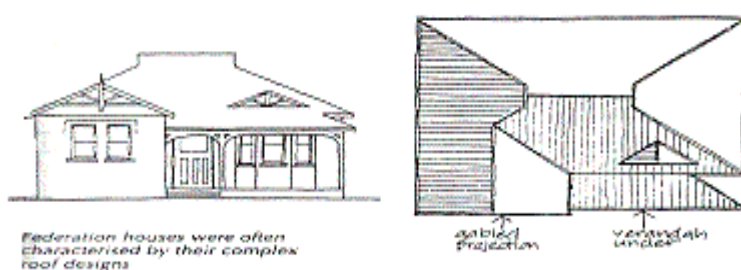


Figure 12. Federation houses are characterised by their complex roof designs (left).

Figure 13. Even complex roof forms tend to have gabled projections with a veranda beside (right).

6.1.4 Materials

The construction of the majority of older buildings was solid and well executed. Original materials should be maintained or replaced when required. If the original finish or texture cannot be achieved using modern tools and materials, Council advises applicants to use, where possible, original technology because of the results they will produce. Modern finishes are of less concern if not visible from the street.

6.1.5 Roofing Materials and Roof Form

Characteristic roof forms and roofing materials are to be maintained. Original roofing materials should be maintained and when replacement needs to occur it should be done with an alternative material.

6.1.6 Fitting into the Context of your Street or Area

The design proposal needs to address the following streetscape issues:

- (a) the width of the street between building facades or front walls;
- (b) the average height of buildings;
- (c) the average setback of building front walls;
- (d) the average position of garages, if any;
- (e) the type and size of front fences;
- (f) the materials of the walls, roof and roof pitch;
- (g) the type of windows and doors and the modelling of walls;
- (h) any individual decorative features; and
- (i) the architectural style of buildings in the street.

For example, a second storey addition should be sited to the rear, below the line of sight (when viewed from the street). You should aim to ensure that a substantial part of the original roof form is maintained at the front of the dwelling, when adding a new storey.



Figure 14. Additional floor set within a raised gable roof.

6.2 Land Size and Siting

It is important to note the general pattern of setbacks and site planning in the street when siting new buildings or additions (refer to Figure 16). Floor space ratio (FSR) controls enable Council to ensure that new dwellings and alterations and additions to existing dwellings are of an acceptable size and bulk in relation to the size and shape of allotment and adjoining properties (refer to Part D1).

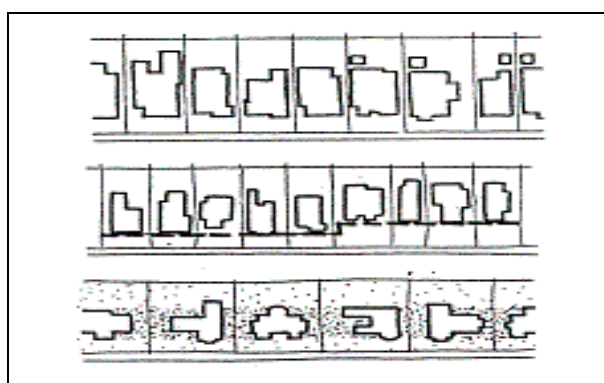


Figure 15. Street alignments.

6.2.1 Site Planning Priorities

- (a) If possible, extensions should be kept to the rear of the site (refer to Figure 16).

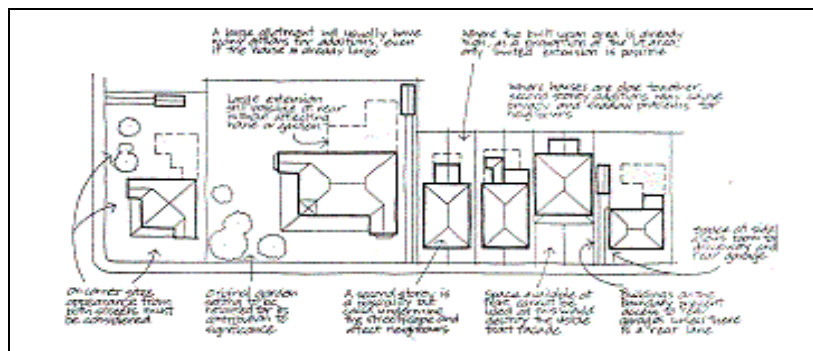


Figure 16. Site planning.

- (b) If there is insufficient space for a rear extension, side extensions should be setback as far as possible from the street (refer to Figure 17).

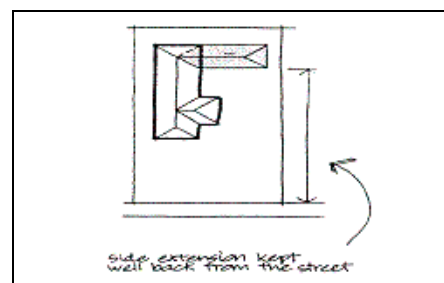
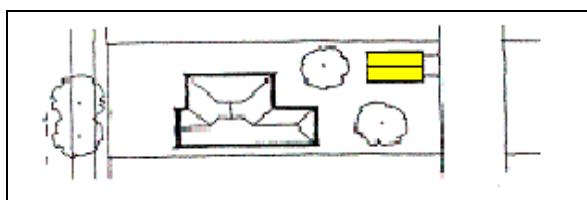


Figure 17. Side extension

- (c) Where sites are severely constrained, rooms can often be placed in the existing roof space where a dormer or similar addition may be permitted, but this is not usually permitted at the front of a dwelling. Front dormer windows are particularly discouraged where the building is a heritage item or part of a relatively unaltered semi-detached, row or terrace house.
- (d) A minor addition may be more appropriate than a major addition. In considering alterations, an applicant should look for ways of making better use of the space available. For instance, rebuilding at the rear of the site may achieve an applicant's goals without endangering heritage values.

6.2.2 Siting of Car Accommodation

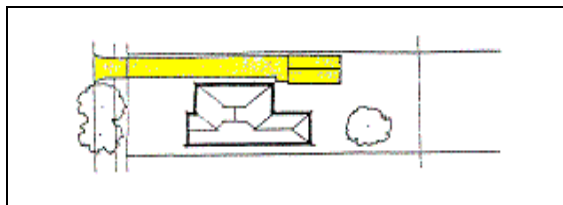
- (a) Locate parking to the rear of the site where there is access from a rear lane.



OR

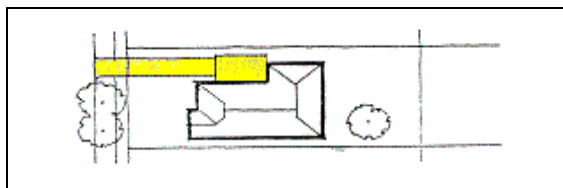
- (b) Locate parking towards the rear of the site. This is appropriate where the parking accommodation is not visible from the streetscape. Moreover, that such accommodation does not attract from the item of heritage value.

Figures 18 (a) to (c) Car accommodations.



OR

- (c) Locate parking at the side of the house, well set back from the streetscape. In this case, the property has access from the front. This arrangement is not to detract from the streetscape or the heritage value of the item.



6.3 Modifying Existing Facades

Changes to the façade are generally not recommended, particularly for heritage items and items within conservation areas. However, where changes are proposed, the applicant are to note the following:

- (a) it is preferable that changes to roof forms are minimal;
- (b) changes in roof forms are discouraged, however heritage dwellings that already comprise of a large, complex roof form (refer to Figures 13 and 14, as examples) may be able to accommodate a positive design outcome;
- (c) new decorative elements that are in addition to the original style are discouraged;
- (d) the reinstatement of original features that have been removed are encouraged; and
- (e) high walls or fences and unsympathetic garden treatment (e.g. rockeries, dense plantings that are out of character) are discouraged.

Figures 19 and 20 illustrate examples of sympathetic additions.



Figure 19. This attic addition responds to the form and scale of the existing roof.

Figure 20. Careful design is required when designing one sided additions. They should be kept low and well back to avoid an unbalanced look.

6.3.1 Fencing

Boundary fence designs can have a significant impact on the streetscape given their proximity to the street. Appropriate fencing can unify and make a positive contribution to the character and quality of a street. Applicants are encouraged where possible to keep original fences and to use new, closely matching elements to replace what has been lost where possible. Common local materials included timber, iron, brick and stone. A variety of fence types are shown in Figure 21.

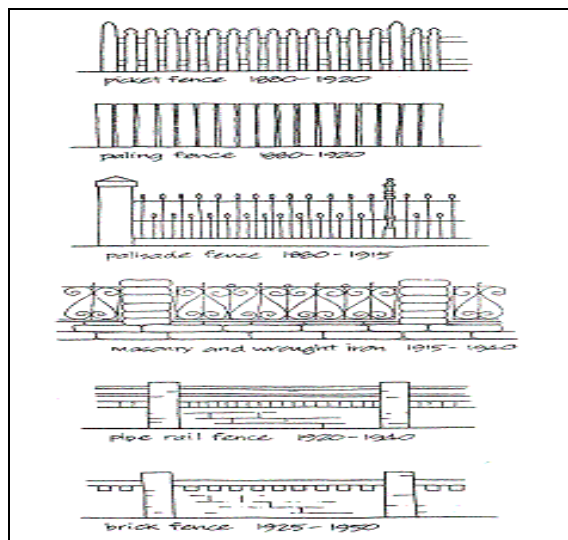


Figure 21. Examples of fence types.

6.4.1 Materials and Details

The design and workmanship of older buildings is generally high standard with good quality materials. Although it is rarely necessary to make exact copies of original features, attention to the quality of materials and details is important. Consider the matters set out in the following points with respect to materials and detail.

- (a) Bricks should match the existing brick and mortar colours as well as the type of joint and brick laying pattern.
- (b) Original face brick should not be rendered (this will destroy the building's original colours and textures). Stucco work on Victorian buildings should not be "chipped back" or "sand stocked" (the render protects the older, poor quality brick and removal may affect the structural soundness of the wall as well as allow damp penetration).
- (c) New building work constructed of timber should match the existing building elements made of timber (e.g. frames, weatherboarding, fascias, brackets, columns, friezes, etc).
- (d) Reinstate cast iron or wrought iron elements, where possible. Decorative wrought iron was often used as a substitute early in the 20th century featured in both balustrading and fences.
- (e) Sandstone fencing, foundations, etc should be retained and sympathetically incorporated into any new additions or alterations. Restoration /repair of slate /stone must be carried out by specialists.
- (f) The use of modern roofing materials is discouraged as they can significantly alter the character and appearance of an older building. New tiles or slates should match the existing old tiles/slates as closely as possible and concrete tiles are not considered a suitable replacement material. Retain and/or match the original materials.
- (g) New windows should match the existing in size and detail, including the existing sill details, window heads, and stained or patterned glass type. Window should not be enlarged or altered.
- (h) Previously unpainted surfaces should not be painted. Painting of original stone or face brickwork causes fretting and eventually substantial damage as it traps moisture inside. Similarly, clear sealer such as silicone should also not be used. Original face brickwork and stonework should not be rendered.

Annexure H1-1 Common Architectural Styles in Waverley

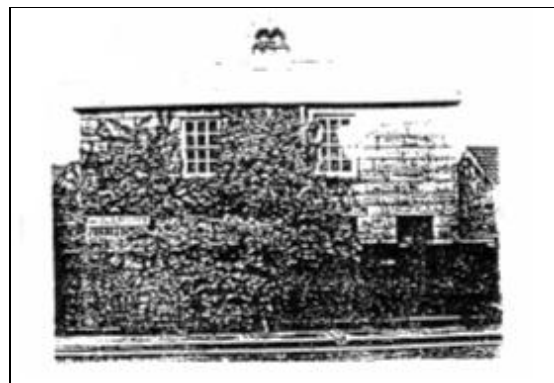
1. VICTORIAN GEORGIAN/COLONIAL

Early Victorian period circa 1820 – 1840

Victorian Georgian was a style often with unsophisticated details. There are a number of simple worker's cottages and "weekenders" with some 2 storey dwelling examples in Waverley in this style.

Broad characteristics:

- symmetrical façade;
- exposed brick or stone walling
later rendered brick;
- medium pitched roof sometimes
hipped;
- close eaves;
- sash windows with multiple
panes (often 12 panes);
- louvered shutters;
- panelled doors (generally early
6 panel later 4 panel);
- simple chimney;
- veranda under broken back or
separate roof structure;
- slender veranda posts;
- decorative valances;
- flat stone lintels or tapered brick;
- roofs were originally covered
with shingles but have often
been replaced/over-laid with
corrugated iron; and
- dormers (on later houses).



Victorian/Georgian style sandstone cottage

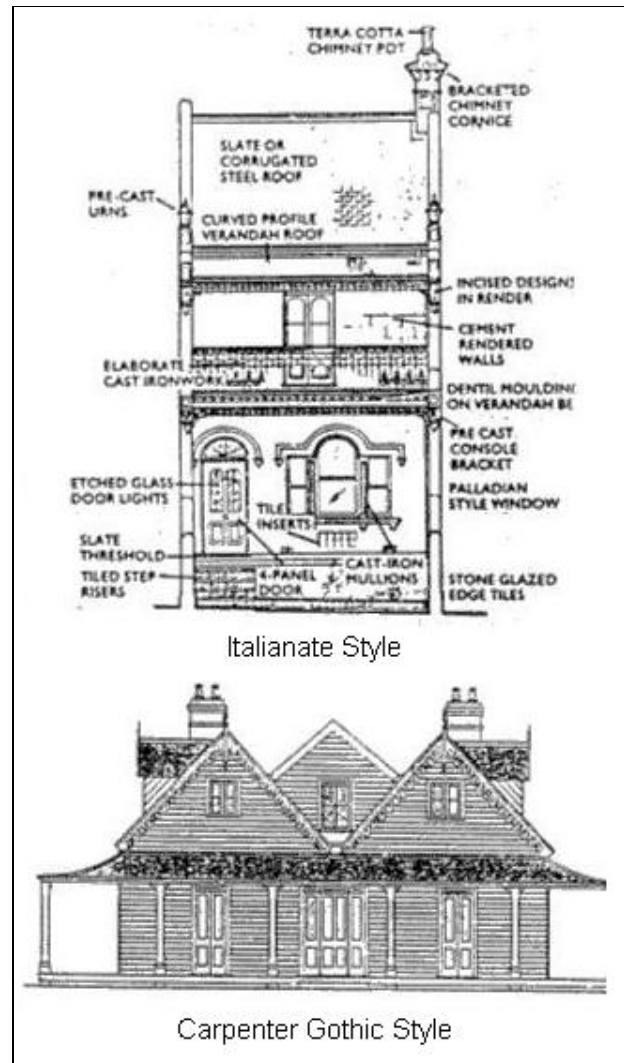
2. VICTORIAN ITALIANATE/GOTHIC

Mid Victorian period circa 1840-1870

The Victorian Italianate style engendered the feeling of the vernacular Italian Renaissance architecture. As the style achieved status, the buildings became more formal and assertive. The tower and asymmetrical façade were devices intended to give landmark qualities.

Broad Characteristics

- solid masonry façade frequently rendered with “Ashlar” markings;
- regular vertical proportion to windows and doors;
- use of ornamental decoration such as string courses, cornice details etc.;
- strong horizontal division of façade using balconies and use of balustrades;
- intricately textured verandah;
- slender round veranda railing;
- iron balcony and verandah railing;
- symmetrical fenestration;
- parapet employing classical motifs;
- tower, often with parapet or pyramidal roof;
- combined frieze and fringe;
- roofs generally low to medium pitch accept gothic style houses finished in slate; and
- verandas with corrugated iron roofs.

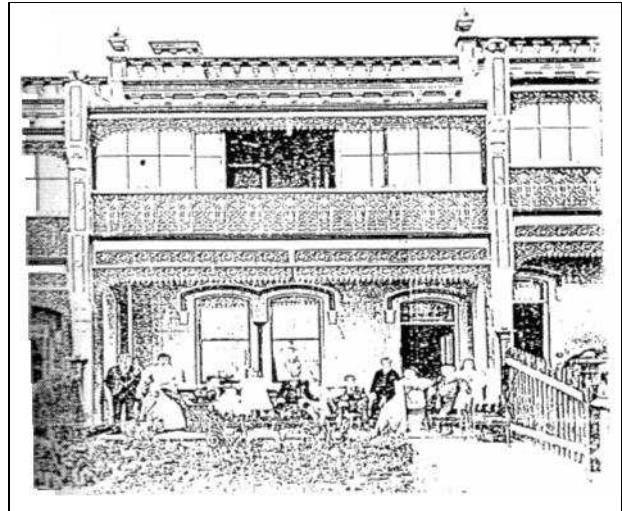


3. VICTORIAN BOOM STYLE

Late Victorian period 1880 – 1902

This style developed as a product of the economic boom of the early 1880s. This period represents a combination of style decoration and comprised of often large buildings, which were asymmetrical in:

- rendered or face brick walls. Polychrome brickwork was sometimes used;
- broken roof forms were common and the preferred roofing material was slate, often used in different shapes and hues;
- corrugated iron was commonly used elsewhere;
- elsewhere decoration “picked out” different elements in a variety of colours;
- wall mountings were often picked out in colour;
- front doors were commonly four panelled with fanlights and sidelights filled with leadlight;
- leadlight was frequently found in the upper portion of the front doors;
- doors were often painted in two tones;
- windows were large paned but in the second half of the period the upper sash was often divided into small panes of different coloured glass; and
- verandahs were supported by columns of cast iron or turned timber and embellished with the same materials.



14-22 Porter Street circa 1883 in Victorian Filigree style

4. FEDERATION/EDWARDIAN, QUEEN ANNE, ART NOVEAU

Circa 1895-1915

Although there are a variety of Federation styles in Waverley, the majority echo contemporary trends in British and American architecture which evolved from interpretation and adaptations of overseas styles. The Federation period took its name from Federation of the six Australian colonies on 1 January 1901 and was encouraged by the vogue for the Garden City.

Broad characteristics:

- symmetry & asymmetry;
- ensemble of varied roof shapes (both hips, gables & parapets);
- corners project diagonally;
- timber gables and large boards;
- tall chimneys with terracotta pots;
- ornamental timber frieze or valance;
- projecting bay windows;
- roughcast walling;
- contrasting colours & textures;
- picturesque;
- verandahs on more than one side;
- warm face brickwork, red or lending to red;
- eaves often prominent particularly in arts & crafts style;
- slate or marseilles pattern terracotta roof tiles;
- tuck pointed brick walling, particularly in Queen Anne style; and
- keystone motif over arches.



Federation Queen Anne style building



Victorian Italianate style building



Inter-war Tudor Old English style residential flat building

5. INTER-WAR/CALIFORNIA BUNGALOW

**Art Deco, Arts and Crafts, higher style wave front.
Spanish Mission Circa 1915 – 1945.**

The inter-war period saw considerable growth in Waverley and numerous examples exist of Mediterranean and Spanish mission styles c. 1915 – 1940. Similarly, Inter-War, Art Deco and Romanesque styles exist, however, of greater consequence in terms of their number are the Californian Bungalows.

Broad characteristics:

- visually prominent low-pitched roof;
- wide eaves overhang;
- exposed roof timbers;
- street facing gable;
- bracketed purlin;
- taper cut bargeboard;
- sleep-out verandah;
- flat top chimney;
- shingling & shingled skirt;
- roughcast rendering;
- tapered pylon with stone capping;
- liver coloured brickwork;
- marseilles tiles; and
- side hung casement windows.



Californian Bungalow



Californian Bungalow at 43 Yanko Avenue, Bronte