

## Looking after Heritage Buildings

# NEW BUILDINGS & STRUCTURES WITHIN A HERITAGE PRECINCT OR PLACE

## Fact Sheet



### Consider the context of a heritage place when designing new buildings within a heritage precinct or within the setting of a heritage place.

Look at the location and the relationships between places and the streetscape.

Identify and understand the heritage values of an adjacent heritage place before considering the design and location of a new building.

New buildings should enhance the character and appearance of the streetscape or the place. Allow the place to retain its prominence. New buildings should reinforce the existing spatial and visual characteristics of the place.

### Principles

New buildings adjacent to a heritage place should

- Be designed to be compatible but clearly distinguishable
- Not closely imitate, replicate, or mimic the design of the place or historic styles
- Not affect the character and setting
- Not affect the values and significance
- Not dominate
- Avoid impacting spatial, landscape, and architectural relationships that contribute to a place's heritage values
- Avoid impacting significant views

### When considering the design of new buildings think about:

- Considering the character of the existing streetscape, spacing, orientation, setbacks, height, density, scale, materials, and proportions
- Designing or positioning new buildings, structures, or hardstanding areas to avoid having a negative impact on the setting of the place (such as mature landscaping, garden areas, driveways, and other landscaping features)
- Designing new buildings in a modern style that is compatible with but does not compete with the place

- Not directly copying or replicating the style and design of the place. New buildings should complement the original fabric and design characteristics of the place in terms of its bulk, style, materials, colour, and form
- Where there is a heritage assessment, any proposals for new buildings, structures or hardstanding areas should address the recommendations in the assessment

### Checklist

*Is there a heritage assessment or conservation plan for the place and does the new building adhere to its recommendations/principles?*

*Does the location of the new building ensure that the heritage building remains dominant feature?*

*Does the new building design consider the character of the surrounding area?*

*Are the existing views to and from the place retained?*

