WHY USE THIS HERITAGE DESIGN MANUAL?

This comprehensive, technical heritage design manual distils over a decade of experience in providing technical advice to owners, developers and local government.

The manual provides answers to the most frequently asked questions about heritage design, such as: What is a heritage colour scheme? What doors and windows should be used? How to add an extension to a heritage building? What to do about problems such as rising damp and cracking walls?

It is for students, owners, heritage consultants, developers and town planners – in fact for anybody who wants to find out about heritage design.

Each chapter of the manual addresses a separate topic and gives practical solutions in an Australian context. As far a possible, it has been set out as concise notes, relying on illustrations to summarise the more complex aspects of heritage design.

The manual can be used by local government to set historically appropriate standards for the most common changes to the exterior of properties in conservation areas, heritage listed properties and potential heritage items.

Each chapter is designed to form a separate information package of advice. This can be emailed by heritage advisers or heritage planners to clients, as an attachment to a letter of advice.

To purchase the whole heritage design manual contact us by clicking HERE. Here is a sample from the manual.

CONTENTS

EXTENDING A HERITAGE HOME

Traditional solutions are a good guide for extensions to cottages.

These design guide notes are about how to extend a heritage home while retaining some if its historical character. The guide begins with tips for design drafters, then presents an overview of the heritage design approach, and concludes with templates for heritage extensions. The templates address the two most important aspects of retaining historical character - building bulk and roof form.

10 Designer's tips:

1. Use historically accurate shapes and styles. It is historically confusing to install aluminium multi-paned "French colonial" glazing into a 1950s cottage that originally had double-hung windows.
2. Extensions should be "in character", rather than attempt to exactly mimic the original cottage.
3. Avoid "blending" the roof of the extension with the original. There should be a visual break between the original cottage roof and new roofs. There are ways of providing a clear break in plan and elevation too.
4. Extensions should have subtle differences in detail from the original, so that a visual inspection would reveal the evolution of the building.
5. If the block is large enough, say a double-length block, then rear additions are a separate building, joined by a link to the original cottage.
6. If the block is small, say a bungalow on a minimum-sized cottage block, then the rear additions are joined to the cottage, covered by a separate pitched roof. It has to be detailed and carefully constructed to ensure good drainage.
7. Historic building elements (e.g. carved verandah posts) are used as templates for new replacements. In such cases, the replica is usually date stamped with the year of manufacture, for future identification.
8. Garages and sheds are important elements on a cottage block. They should be carefully designed to complement, but not dominate, the original cottage.
9. Use the heritage adviser's guide notes for colours, roofing and garages.
10. Other design items are best discussed with the heritage adviser at the preliminary design stage, not after the DA has been completed.

16 Typical notes to use on drawings:

♦ Window and door frames to match exist in timber or "magnum" section aluminium.
♦ Brickwork to match existing in colour, texture and bond.
♦ Timber fascias.
♦ Verandah extended using exact templates of the existing verandah timbers.
♦ Drain box gutter to rainwater head and 90 diam gal downpipe, over a grated sump.
♦ New eave detail to match existing. Refer 1:10 detail.
♦ Verandah framing hollow section steel in typical timber sizes. Refer 1:10 detail.
♦ Custom orb profile galvanised finish roof, pitch 27 deg.
♦ Gutters ogee profile galv (quad if modern, half-round if early colonial).
♦ Roll ridge and roll fascia cap.
♦ Windows to match original in size and proportion. Refer window list.
♦ Post stirrups not to be exposed. Refer 1:10 detail.
♦ Garage door tilt-type with treated timber vertical boarding.
♦ Cover movement joint with new rainwater head and downpipe.
♦ Replace rotted weatherboards in matching profile treated timber boards.
♦ Colour scheme. *Hayme's* range as follows. Fascias: *Indian Red*, low sheen. Etc.
♦ Remove paint from brick wall with methods outlined in the heritage adviser's notes.

How cottages were traditionally extended

Most Australian cottages were constructed as one or two-roomed houses and grew through the addition of extra rooms as they were needed. The sequential, additive nature of this evolution is quite obvious externally. Rooms have simply been added under new individual roofs butted up against the old; or as separate pavilions connected by covered ways to the existing house. None of the individual new forms is so large as to dominate the others or disjoint the whole ensemble. The later rooms have usually been added to the rear, so as not to challenge the prominence of the front entry section of the house. The hierarchy of spaces is clear, and their detailing reflects this.

When these houses that have grown incrementally are looked at more closely, subtle differences often show the staged nature of their construction. Windows and doors, though similar in overall form and proportion, are often different in minor detail. The use of a range of traditional building materials can also reinforce the illustration of the process of growth, without detracting from the harmony of the extended structure.

Using tradition as a guide
Simple, but important lessons can be drawn from these observations regarding the relative importance of form, details and materials. Additions to a small building need not destroy its essential “smallness”. It is in this area of scale that most of today’s cottage extensions fail. Guidance for new work can be readily drawn from traditional solutions, offering a broad range of potential approaches to our contemporary space problems with cottages. However, there also has to be recognition of the circumstances where too much is being asked and the owner should move to a larger, more suitable house, rather then ruin a good cottage.

Some worst failures of cottage extensions are those where new additions dominate or overwhelm the original building (whose qualities presumably attracted its owner in the first instance). As community heritage and sensitivity to amenity increases, planning regulations are more frequently structured to preclude inappropriately scaled alterations. After all, the scale and intactness of a cottage are often among the reasons for its local recognition. It is nearly always possible to provide reasonable additional space for a cottage by employing extensions of a traditional form: an extra room or rooms under individual hip or gabled roofs or a separate detached “pavilion” structure of carefully considered scale and form related to the original building. These modifications need not entail dramatic domination, alteration or loss of important fabric in the building. The roof is an especially important design element. Traditional roof forms should be used, together with historically accurate roof pitches, eave overhangs and veranda roofs.

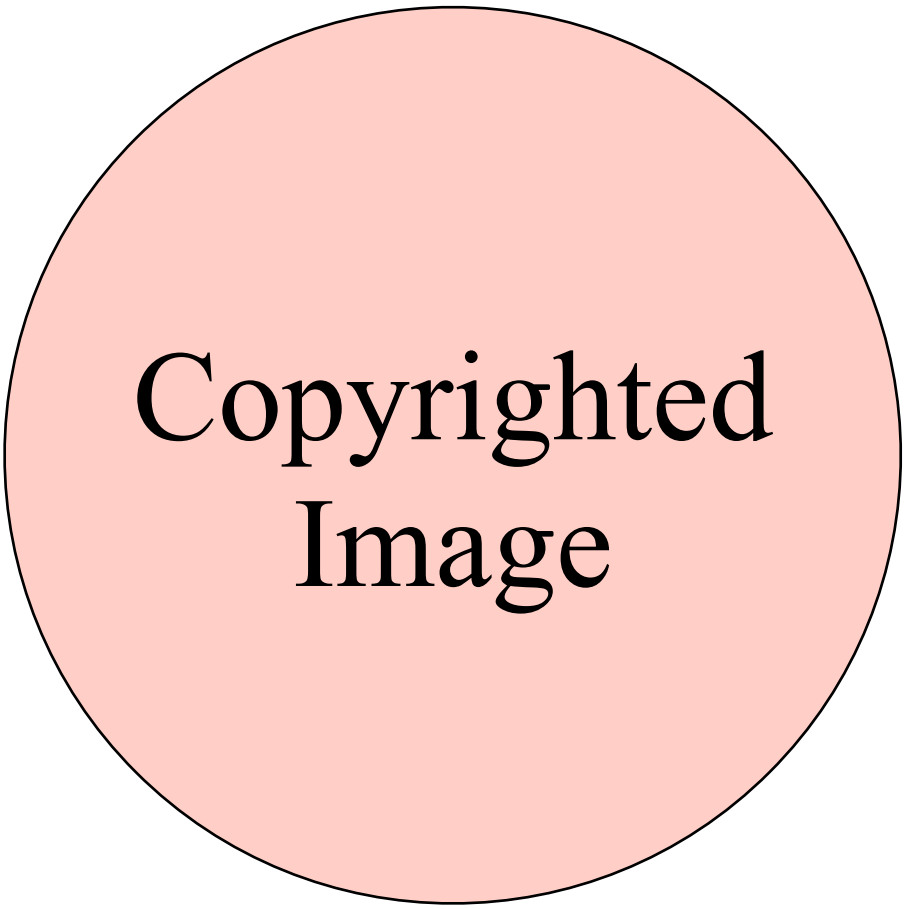
Garages and sheds
When many of Australia’s cottages were built, ownership of private personal conveyances, whether sulkies or station wagons, was not universal. Frequently, no provision was made for their storage. The importance of the car in modern life, its increasing value not only in financial terms but as evidence of (real or affected) affluence sees more emphasis placed on stabling the possession that, in magnitude of investment, often comes next after the house itself.

Whereas service structures like sheds for buggies and the early “motor-houses” for cars were once discreetly placed to the rear, the front garden in many cottages today is taken over by a carport or garage. A poorly designed garage can challenge the scale of the principal building on the site. Lately, it has become practice for the garage to adopt decorative features from the house it serves, in order to blend in. At times, these service structures have been over-emphasised. In situations where two or more vehicles must be accommodated, the cottage behind can become completely obscured. In a street of cottages with similar setbacks from the footpath and garden frontages, the intrusion of new garaging can be disastrous for its overall appearance.

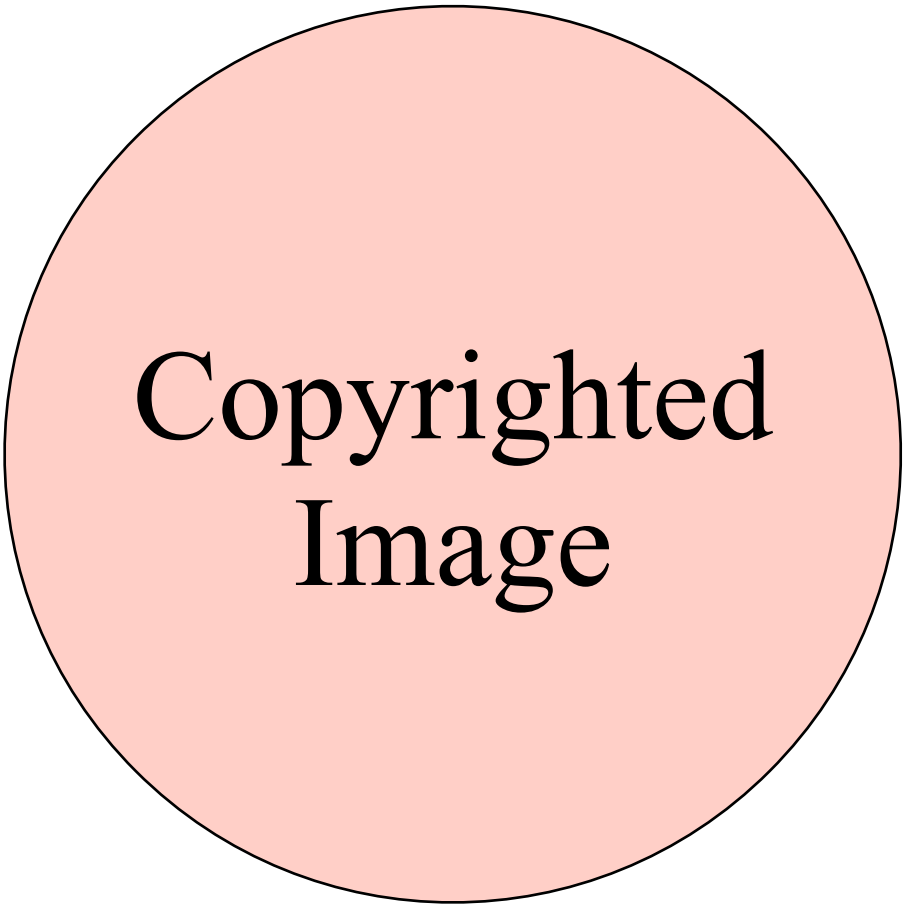
Traditionally, service buildings did not challenge the predominance of the building and they should remain as separate, secondary structures. Garaging under the main house roof is unacceptable. Carports should not extend further forward than 1.5m behind the main wall (not porch wall) of the house.

Exceptions and Contemporary Style Extensions
Contemporary style extensions should only be considered if they: do not negatively impact on the views and spatial character of the Conservation Area or heritage item, AND are of exceptional quality of design, finish and landscape detailing of open space.

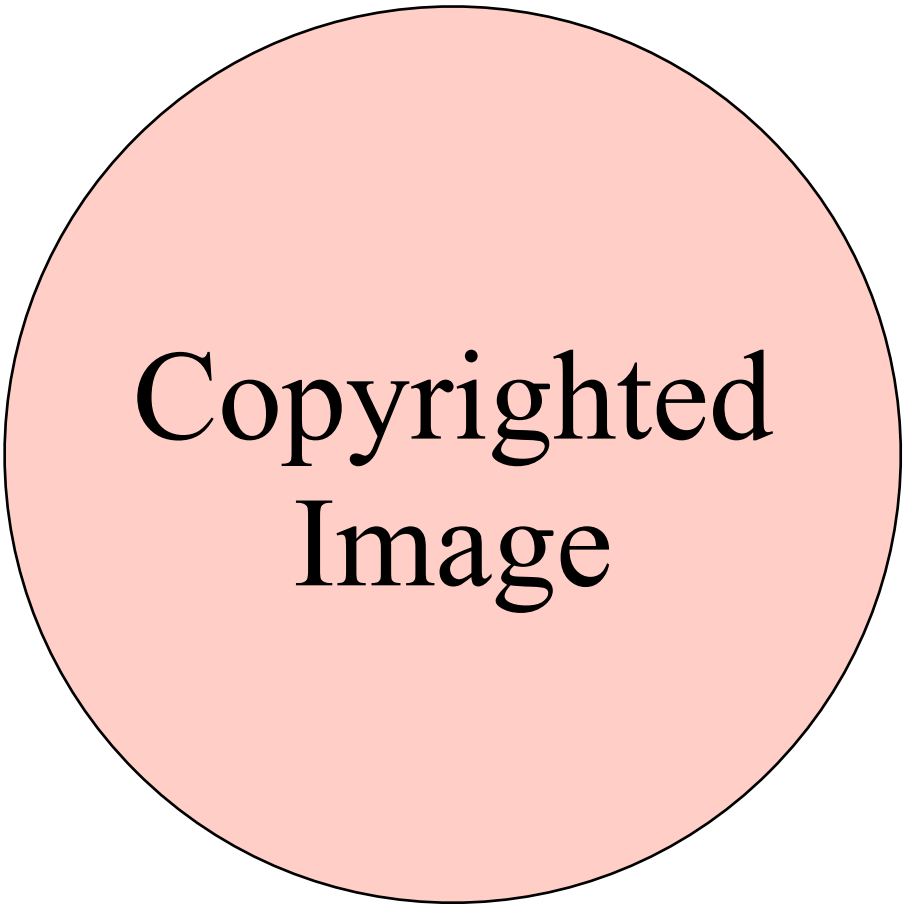
Maximum-sized extension in a Conservation Area



A Small Extension in a Conservation Area



Contemporary Design Extension in a Conservation Area



GARAGE DESIGN

In order to blend unobtrusively with their surrounding architectural landscape, garages should be sized and detailed to complement the best elements of traditional architecture in conservation areas or of the heritage building.

This design guide is aimed mainly for home owners and shed manufacturers who are seeking to build a low-budget metal garage in a heritage setting. It provides a technical specification and drafted examples of metal sheds that should generally be acceptable on residential blocks. It then provides an examples for builders of larger garages and examples of garage doors. Garage door selection and detailing is a key item in presenting a garage in a heritage context.

GARAGES GENERALLY

1. Traditionally, garages matched the materials of the house. If the house was corrugated iron, the garage was corrugated iron. If the house was "fibro", then the garage was "fibro". If the house was brick, then the garage was brick.
2. Matching of materials needs to be detailed on the drawings. In a brick garage, for example, the brick bond and exposed rafters should match that of the house, not just the colour.
3. Garages were generally not built attached to the house, but were freestanding structures.
4. Blue, purple and white were not used in traditional colour schemes during the first half of the twentieth century and in most cases are not acceptable colours in Conservation Areas.
5. A garage/carport beside a cottage and fronting the street should not visually dominate. It should be at least 1.5m behind the main wall of the cottage. Additional shelter over the driveway could be a vine-covered pergola/trellis, if in character with the cottage.

TECHNICAL SPECIFICATION FOR A METAL GARAGE IN A HERITAGE AREA

In most cases the following specification will be acceptable in Heritage Conservation Areas:

1. Custom Orb profile walls and roof (0.47 base metal thickness).
2. Galvanised roof (not Zincalume).
3. Roof pitch 27 degrees (quarter pitch) or steeper if to match roof pitch of house. Roof pitches can be broken with a 10 -12.5 degree pitch verandah skillion.
4. Roll barge and roll top.
5. Gutters quad or ogee profile, galvanised.
6. Downpipes galvanised, 90mm diameter round in profile. Preferably, they should terminate 200mm over a grated sump for easier clearing of blockages, or drain to a galv water tank.
7. Traditional garage doors were vertical boarded "barn" type swing doors. New garage doors may be tilt doors with treated timber vertical boarding, to resemble traditional doors. Many garage door manufacturers extend their standard range to heritage detailed doors.
8. Roller doors are generally unacceptable, unless concealed from view.
9. Maximum 2400 wide doors, unless 2700 width required for access from a lane way. Double span doors do not match traditional proportions. If a double car entrance is a requirement, then two 2400 wide or 2700 wide doors are acceptable provided they are in equal wall bays (wall returns either side, and a wall between the doors, each with a minimum width of 300).
10. Doors and windows in traditional proportions i.e. closely match the best design proportions of older style doors and windows in the surrounding area.
11. If metal-framed doors or windows are used, then metal architraves should also be used.
12. Rainwater heads are recommended for linking gutters with downpipes.
13. Acceptable single garage proportions are 2700 wide x 6000 long, 2400 walls, 27 degree roof pitch rising to apex 3400 high. Garage door 2400 wide.
14. Acceptable double garage proportions are 6000 wide x 6000 long, 2400 walls, 27 degree pitch rising to apex 3900 high. Two garage doors 2400 wide in 3 equal wall bays.
15. Drawings should note the detail of the above items as well as wall height and colour.

Preferred colour scheme for metal garages:

- Galvanised roof, gutters, downpipes.
- Galvanised walls.
- Natural anodised window frames.
- Galvanised metal architraves.
- Tilt door with vertical timber boarding, painted Woodland Grey.

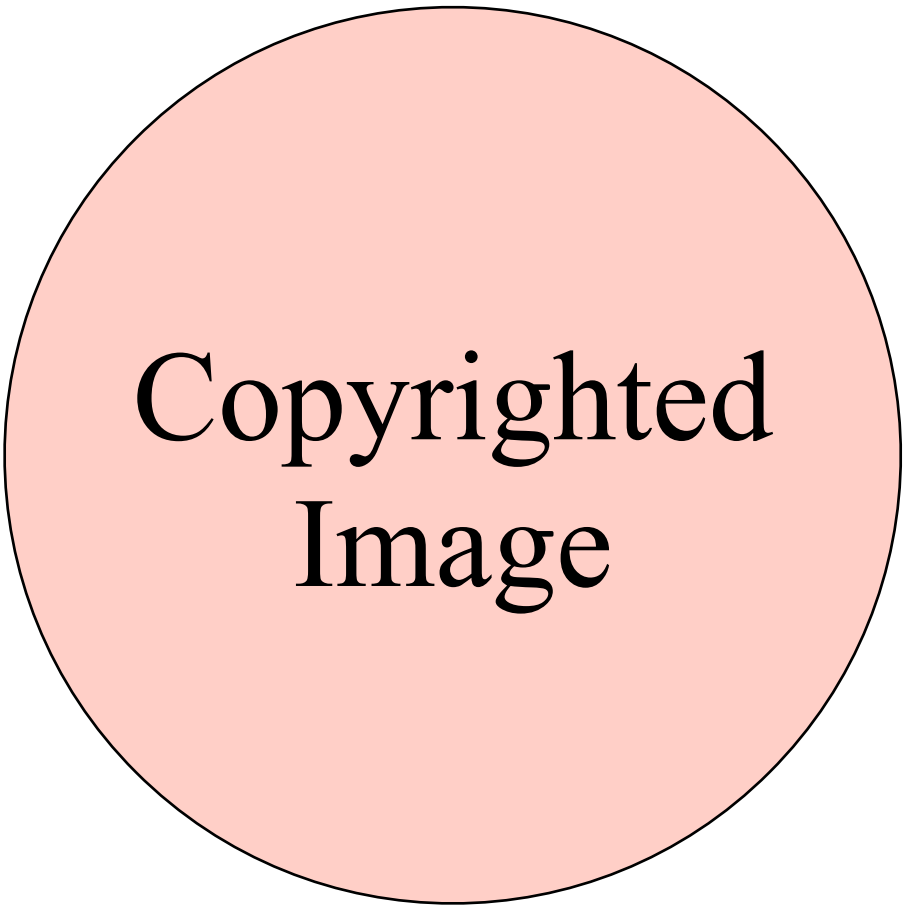
Alternative colour scheme for metal garages:

- Galvanised roof, gutters, downpipes.
- Walls Colorbond Woodland Grey.
- Tilt door with vertical timber boarding, windows, doors and metal architraves for windows in Manor Red.

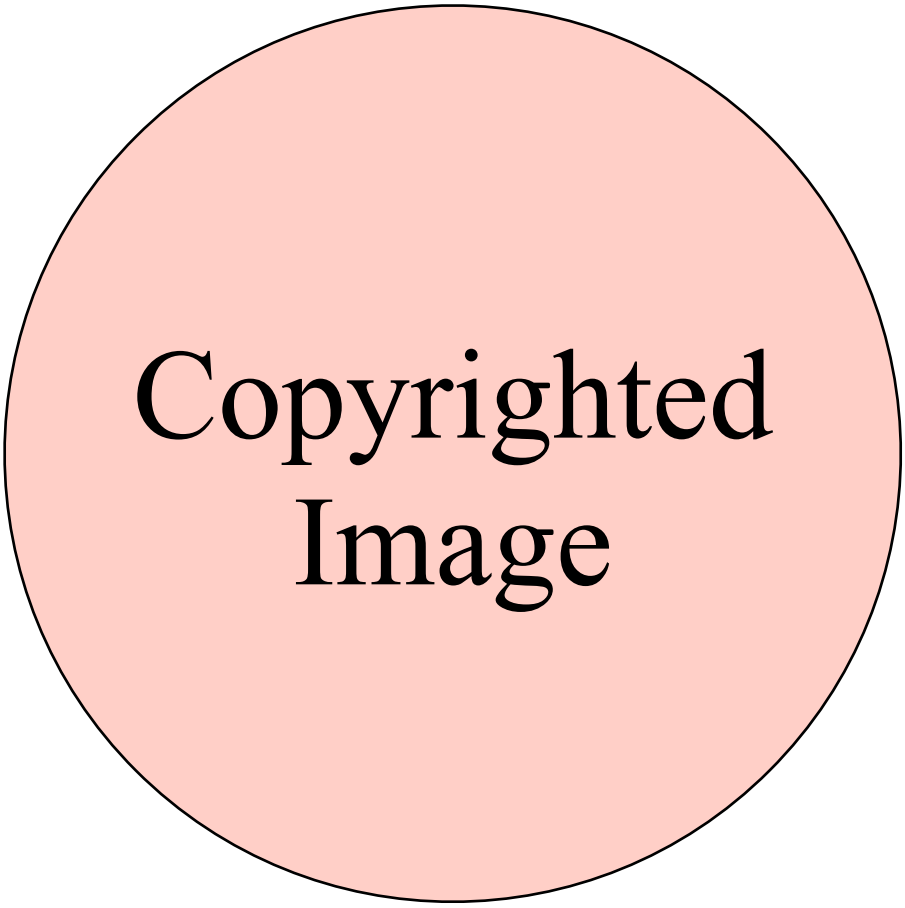
Typical specification for lean-to carport:

- Steel posts for carport.
- Roof min. pitch 12.5 degrees in Custom Orb profile.
- Posts 100x100 min., beam 200x50 min., rafters 150x50 min., whether in RHS or timber.
- Gutters quad, galv. Downpipes 90 diam galv.
- Front and sides to have similar ornamentation to house, e.g. porch fretwork/bracing.

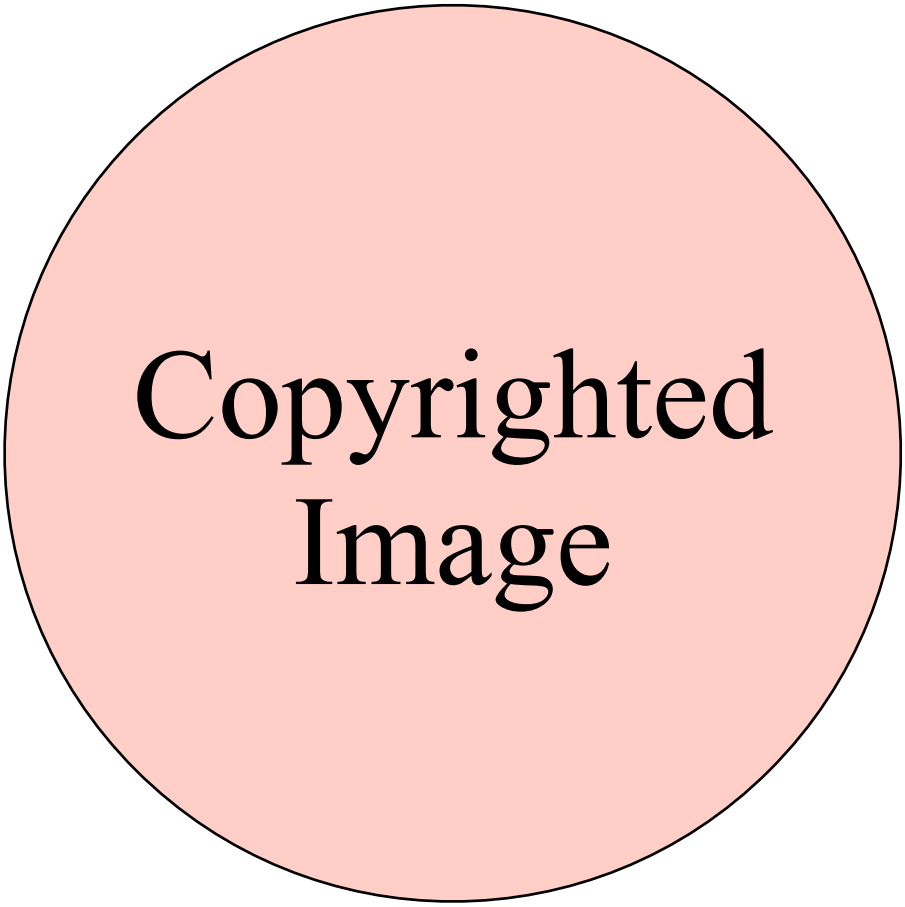
Plans for a small metal garage in a Conservation Area



Plans for a large metal garage in a Conservation Area

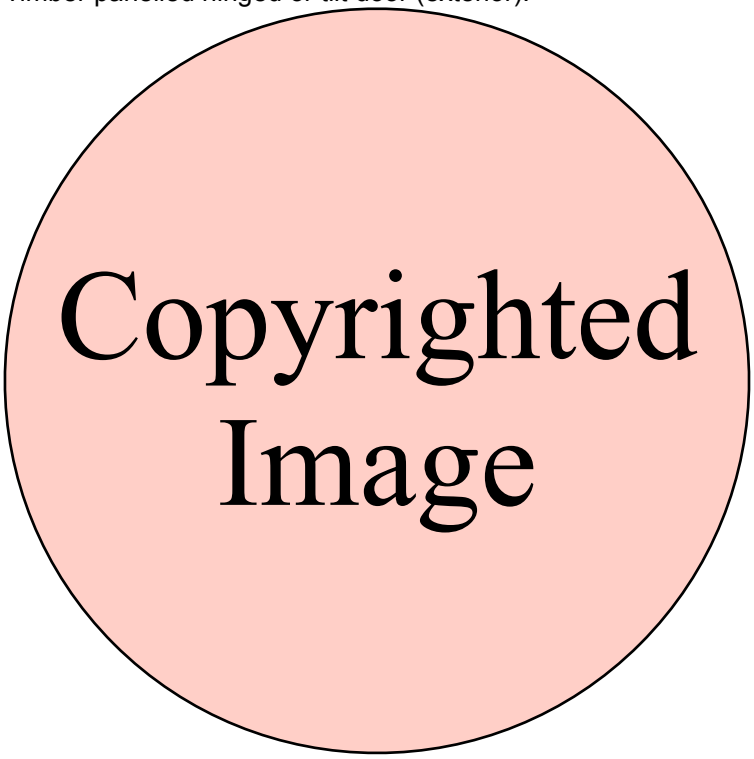


Exceptionally large garages should be one off designs, as in this example below. They should be suited to the house, rather than be standard metal shed designs. Plans for a three car garage for a Conservation Area are shown below:

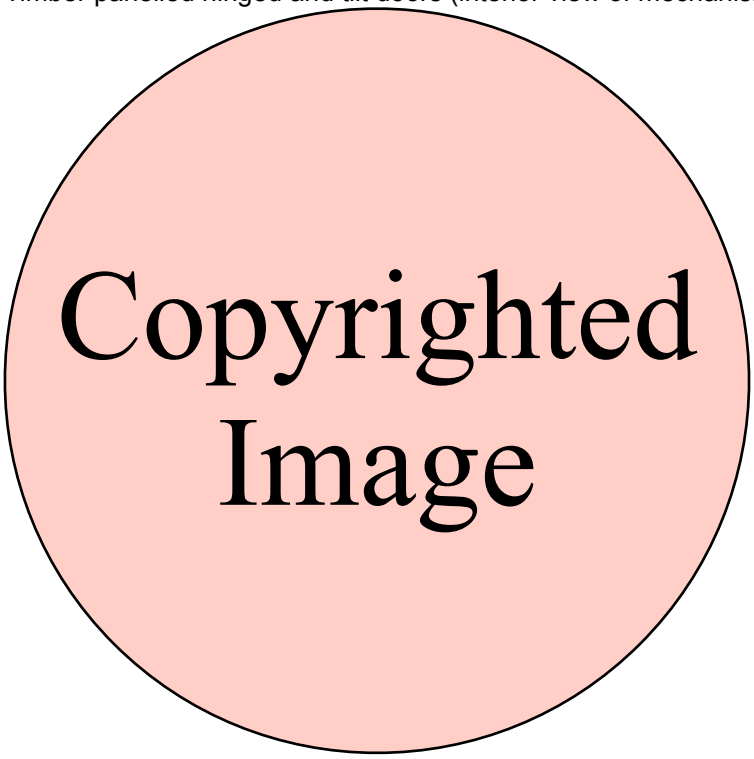


ACCEPTABLE TRADITIONAL STYLE GARAGE DOORS

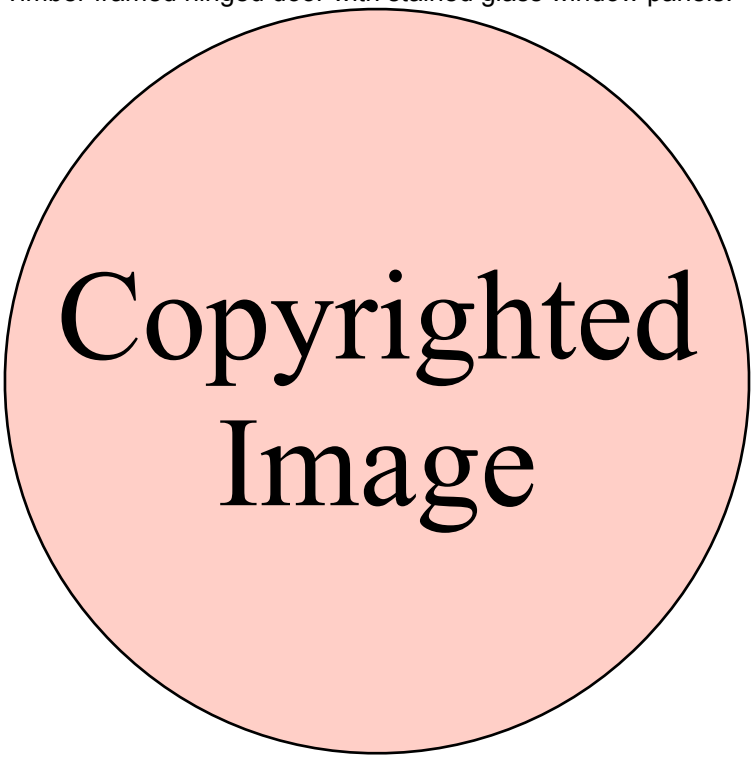
Timber panelled hinged or tilt door (exterior).



Timber panelled hinged and tilt doors (interior view of mechanism)



Timber framed hinged door with stained glass window panels.



Door in weatherboard wall