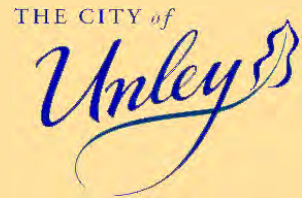


Traditional Valued Dwelling Alterations and Additions

Design Guide 3



The city's unique heritage and character early hand crafted buildings, and associated features, are highly valued and their retention encouraged. In the Historic Conservation and Streetscape (Built Form) Zones, and for heritage places, as set out in the Unley (City) Development Plan, original sound valued buildings should be retained but complemented by sensitive improvements.

This information sheet aims to clarify the primary policy parameters and principles of good design that will reinforce the desired features of valued dwellings, their streetscape character and the sensitive incorporation of alterations, additions and vehicle garaging to accommodate contemporary living.



Traditional Valued Dwelling Improvement Principles

It is important to understand the key characteristics of your dwelling, adjoining sites and surrounding area. This is important in reinforcing its appropriate prominence, setting, historic, architectural and aesthetic features integrity and streetscape contribution. The context of the streetscape presentation formed by the rhythm and patterns of the site size/frontage, building setting (setbacks front and sides) and building scale and form (width, height, shape and massing) are important.

Understanding the key characteristics of the site context, valued building and the streetscape character presentation underpins successful design of complementary contemporary improvements to satisfy modern living needs. The streetscape and integrity of valued dwellings can be enhanced by removal of discordant building elements, detailing, materials and finishes, outbuildings, site works, fencing and gardens, and development of complementary features.

Sensitive alterations and additions should be mainly concentrated to the rear and only minor structures be placed to the sides, to avoid compromise of the streetscape frontage presentation. Additional attention needs to be paid to side and rear addition siting, scale, form and detailing when there is frontage to a second road (other than an access lane), eg a corner site.

Proposed development will require an application for approval. This is best discussed early in the process with a member of the Development Team:

- ▶ Phone: 8372 5189
- ▶ Fax: 8271 4886
- ▶ Email: pobox1@unley.sa.gov.au
- ▶ Visit: City of Unley Civic Centre,
181 Unley Road, Unley.

Further specialist design advice is available from Council's Heritage Adviser, arranged through the above discussions or by making an appointment direct (phone 8372 5107).

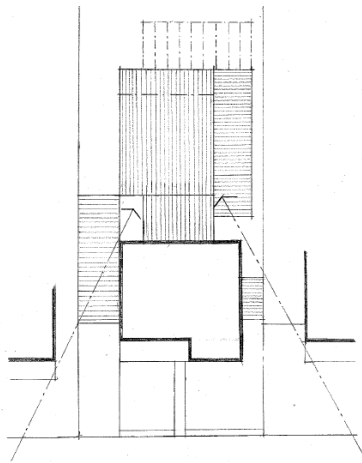
This is only a guide not intending to substitute for any statutory policy requirements of the Unley Development Plan, Building Code or any associated legislation, and should be read in conjunction with relevant legislation and policy requirements.

Traditional Valued Dwelling Alterations and Additions

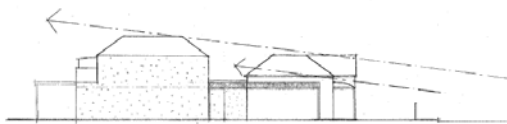
The Development Plan policy and good design principles aim to reinforce the desirable features of valued dwellings, their streetscape character and guide the sensitive incorporation of alterations and additions for contemporary improvement of early traditional dwellings:

Location and Siting

- ▶ The front original building should be maintained intact and remain the dominant streetscape element;
- ▶ Additions are best located to the rear and larger additions visually separated from the earlier original building;
- ▶ Smaller side setbacks for new work at the rear (1.0 metre) may be reasonable for single-storey buildings;
- ▶ Larger additions should be set behind the existing dwelling and designed to avoid sightlines and presence from the streetscape perspective;
- ▶ Side and rear setbacks of higher building additions (>4m above ground level -agl) need to be increased to avoid undue impact to neighbours and presence to the street;
- ▶ Additions to the side of the existing dwelling should be minor, low, setback and in subdued darker colours:
 - ◆ Solid structures, eg an ensuite or garage, should be setback behind the front main wall more than the width of the addition, and a minimum of a metre, and be limited in length adjacent to the boundary (< 7m long on sites < 450m² & < 4m long on sites > 450m² & < 3.0m high above ground level (agl));
 - ◆ Boundary walls should only be to one boundary and in total a maximum of 30% of total boundary length;
 - ◆ Open sided structures, eg a carport, should be limited in scale and setback behind the front main wall, desirably half its width and a minimum of 1.0 metre. The length adjacent to the boundary should also be limited (< 12m long and 2.8m high agl & < 6m long for gables < 3.5m to 2.6m high agl);
- ▶ Access needs to be maintained to the rear yard outside the dwelling, eg side path or through garage/carport;
- ▶ Frontage to a second road (other than a rear access lane), eg a corner site, requires extra attention to setbacks, scale, form and design detailing to ensure an appropriate streetscape presentation.



Siting of additions behind existing dwelling with structures to side of small scale behind front wall

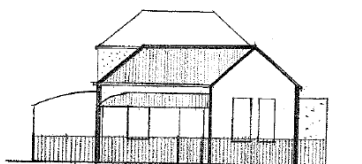


Height and scale of additions to rear to avoid presence to front streetscape and respect neighbours amenity



Elevation and Streetscape

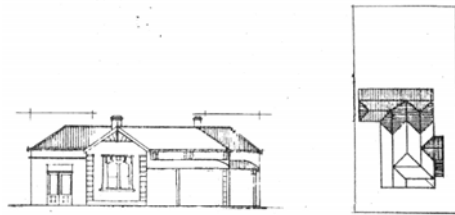
- ▶ The integrity and appearance of the front original building, roof and features, eg verandah, should be maintained and authentically refurbished to remain intact and dominant in the streetscape presentation;
- ▶ Development should maintain single-storey scale, particularly in streetscape perspective;
- ▶ An attic level may be incorporated into the existing roof behind the front roof ridgeline, if this is possible without compromising the existing original and streetscape roof appearance;
- ▶ Two-storey and larger additions should be set behind the existing dwelling and designed to avoid sightlines and a presence from the streetscape perspective;



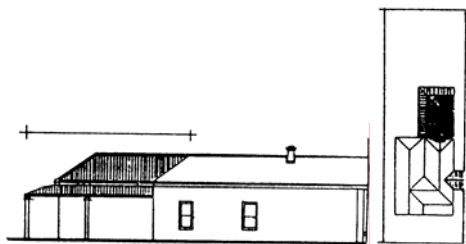
Streetscape elevation to maintain integrity and prominence of existing building to frontage



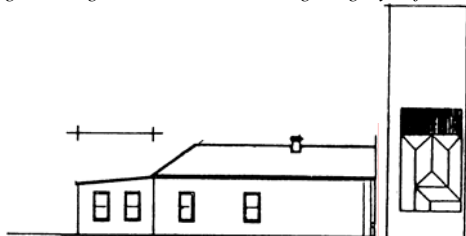
Rear and side additions set back, low and in subdued finishes so unobtrusive and maintain original dwelling prominence and integrity of main wall and roof lines



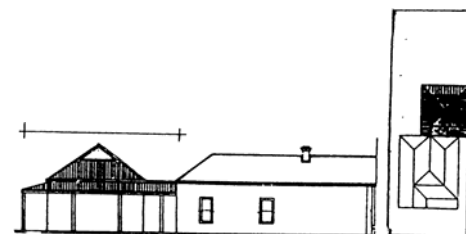
Sensitive rear addition and extension to side continuing original roof form, ridge and gutter lines



Wing / side addition maintains roof form, ridge & gutter heights & maintains building integrity to front

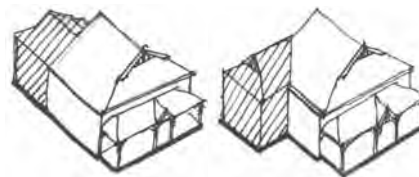


Lean-to addition with low skillion roof – suits simple rear addition but less desirable on corner site



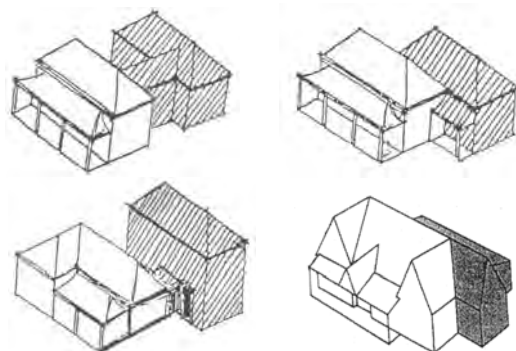
Pavilion addition creates separated roof but similar forms connected by lower link

- ▶ Side and rear setbacks of higher buildings should be greater to avoid undue impact to neighbours and a dominant presence to the streetscape;
- ▶ Larger and higher additions should align with key design elements of the existing dwelling, eg walls and/or roof ridge lines, to help tie them in, afford increased boundary setbacks and assist in obscuring presence to the streetscape;
- ▶ Additions and vehicle garaging, eg carports, to the side of the dwelling should maintain a setback from the front, be low in scale and not compromise the main dwellings integrity, ie:
 - ◆ original building frontage, roof form and verandah proportions and dominance be maintained;
 - ◆ heights should relate to characteristic ancillary horizontal features, eg verandah wall attachment and/or fascia;



Scale, Form, Detailing, Materials and Colours

- ▶ Main and larger additions should be to the rear, either in matching, simple lean-to or separated pavilion forms, with side additions minor and low scale;
- ▶ Larger additions as pavilions are a good way of highlighting and maintaining the integrity of the original dwelling presence, form and features;
- ▶ Additions should be finished with simple detailing, plain sympathetic materials and complementary subdued darker colours to help recess their appearance;
- ▶ Fenestration (windows and doors) in visible elevations should respect traditional high solid to void ratios, limited number and symmetrical arrangements (openings typically twice height to width (0.9 metre));
- ▶ Contemporary form and design interpretations help distinguish new elements and support new lifestyles, but maintain respect and highlight dominance of original dwelling.



Pavilion addition is a good option where form of building, roof and verandah repeated with addition, particularly larger (two-storey) addition, setback and placed to not visually dominate original building or streetscape presentation. Equally applicable to different building era and styles, while adopting and reflecting sympathetic features, eg Tudor reflect steep pitched roof.