

Demolition Guidelines in the Historic Area Overlay

INTRODUCTION

Demolition of a building or structure in a Historic Area Overlay within the City of Unley requires approval. These guidelines set out the documentation that should generally accompany a development application to demolish a building that demonstrates the historic characteristics identified in the applicable Historic Area Statement included in the Planning and Design Code (the Code).

Demolition of a building that demonstrates the historic characteristics as expressed in the Historic Area Statement requires public notification.

POLICY

Performance Outcome 7.1 of the Historic Area Overlay states:

Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or

b) the structural integrity or safe condition of the original building is beyond reasonable repair.

Performance Outcome 7.3 of the Historic Area Overlay states:

Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.

DOCUMENTATION OVERVIEW

Front elevation (7.1 a): A schedule of existing alterations, the work required to restore the front elevation and a cost estimate for these works.

Structural integrity (7.1 b): Structural engineers report, remedial works to ensure structural integrity and building safety including costs of the works. Other documentation may include:

- A cost estimate for a like for like replacement building of the same footprint, style and materials.
- Heritage advice on the extent to which the building meets the Historic Area Statement.

INTERPRETING THE HISTORIC AREA STATEMENT

A Historic Area Statement does not speak solely to individual buildings, but also identifies the character of the locality. The Code seeks to retain a building, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement.

The era expressed in a Historic Area Statement is not the sole factor in determining whether a building demonstrates the historic characteristics of the Area. Buildings which demonstrate other attributes in the Historic Area Statement are still generally worthy of retention.

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DOCUMENTATION - ALTERATION OF A FRONT ELEVATION

PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style

It should be recognised that many buildings within an Historic Area Overlay will have undergone some change over time. Individual changes to front elevations that may not be considered substantial (i.e. are minor and easily reversible) include, but are not limited to:

- non-original roof cladding.
- non-original gutters and downpipes.
- alterations to windows and doors (usually to enlarge window and door openings and/or install aluminium framed units).
- painting or rendering of masonry facades.
- removal of chimneys.
- replacement of original verandahs with non-original verandahs that are out of character with the original building style.
- alterations to masonry walls to enlarge openings or repair damaged masonry.
- installation of air-conditioning units in front facades.

As to whether a building can be 'reasonably restored in a manner consistent with the building's original style', due consideration is required of the extent and impact of any alterations and the effect they have had on the original style of the building. If the degree of change is inconsequential or relatively minor and can easily be reversed, demolition is unlikely to be supported.

A summary of the minimum supporting documentation generally required if demolition is being sought based on criteria (a) is outlined below:

- 1.** A schedule of the substantial alterations as well as a schedule of works required to restore the front elevation in a manner consistent with the building's original style. This schedule should be provided by a qualified or registered Architect, historian or other expert with Heritage Architecture or Conservation experience.
 - Advice as to the nature and extent to which the building demonstrates the historic characteristics of the Historic Area Statement may also be requested.
- 2.** A cost estimate to undertake the work to restore the front elevation in a manner consistent with the building's original style, to be provided by a suitably qualified expert such as cost consultant or quantity surveyor.

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DOCUMENTATION - STRUCTURAL INTEGRITY

PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

b) the structural integrity or safe condition of the original building is beyond reasonable repair.

The consideration of criteria (b) will require assessment by a structural engineer of the structural integrity and/or safe condition of the original building. Standalone factors that will not generally be considered to compromise the structural integrity of the original building include:

- The lack of conformity to contemporary building codes or standards.
- Cracking and distortion of non-structural building fabric such as roof coverings, roof-water elements, cornices, and tiling etc.
- The condition and repair required of non-original components such as a lean-to, later additions, carports, and outbuildings.
- Cracking, distortion or displacement of masonry or other structural elements that does not affect the structural integrity or safety of the building fabric.

A summary of the minimum supporting documentation generally required if demolition is being sought based on criteria (b) is outlined below:

1. An investigation of the structural condition of the building provided by a suitably qualified structural engineer. This report should include the following:

a. Identification of specific structural defects and safety concerns.

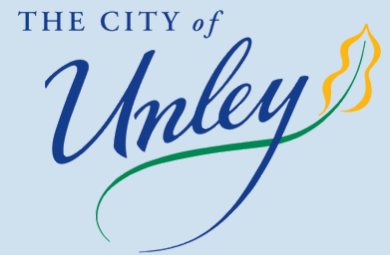
b. A list of remedial works to rectify the above noted structural defects and safety concerns.

2. A cost estimate to undertake the identified remedial works deemed necessary to ensure the structural integrity and safety of the original building is returned. This cost estimate should be provided by a suitably qualified cost consultant or quantity surveyor.

Other documentation that may be required

- Where a replacement dwelling is lodged, the costs of the replacement dwelling will be compared to the remedial costs. If no replacement dwelling is lodged, a cost estimate of a replacement “like for like” building of the same footprint, style and building materials is to be provided by a suitably qualified expert such as cost consultant or quantity surveyor.
- Heritage advice as to the nature and extent to which the building demonstrates the historic characteristics of the Historic Area Statement. This should be provided by a qualified or registered Architect, historian or other expert with Heritage Architecture or Conservation experience.

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DOCUMENTATION - BUILDINGS THAT DO NOT DEMONSTRATE HISTORIC CHARACTERISTICS

Performance Outcome 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.

A statement from a qualified and registered Architect or historian or other expert with Heritage Architecture or Conservation experience addressing the above provision and detailing how the building does not conform with the values described in the Historic Area Statement.

This statement may not be required in all instances and will be requested at the commencement of assessment where appropriate.