

Non-contributory buildings

Outlined below are the general development principles that are applied to non-contributory buildings located within a conservation area.

Can I develop my non-contributory building?

Yes. As non-contributory buildings do not have significant fabric, they present an opportunity for innovative new development within a conservation area. It is however important that any new development harmonises with nearby contributory buildings, but this does not mean that it should falsely mimic heritage detailing.

Development principles

Demolition

Demolition of non-contributory buildings is permissible, however, council will generally not approve demolition of any building that addresses the main street frontage(s) until there is a planning approval granted for a new building.

Alterations

There are generally two approaches that can be taken when considering alterations to a non-contributory building. If the place is an original building that has been extensively altered over time, alterations may aim to return the place towards a known earlier state. Alternatively, new works may aim to modernise the place in a manner sympathetic to the heritage character of the streetscape.

Additions

In assessing applications for additions to non-contributory buildings in conservation areas, one of the key areas considered by council is the effect of the proposed works on the streetscape. It is important that a new addition does not overwhelm neighbouring contributory buildings, obscure streetscape views to these places or detract from the heritage character of the streetscape.

There are generally two design approaches that can be considered for proposed additions that are visible from the street – either additions that are similar to the existing building, or a contemporary approach. The latter approach adapts the place in a way that is modern, but still sympathetic to the heritage streetscape. Irrespective of the approach taken, the scale, bulk and setbacks remain important issues.

New buildings

Any new buildings must aim to harmonise with nearby contributory buildings, without falsely mimicking heritage detailing. Contemporary designs that respond to and interpret the scale, articulation and detail of nearby contributory buildings in a modern and sympathetic way, without mimicking these buildings are encouraged.