

4.1.1 Principal building form and street front zone of significant buildings

Explanation

Because Paddington is located in a natural amphitheatre with a variable and intricate street and laneway pattern, views towards and within Paddington are often characterised by the juxtaposition of terrace houses responding to the changes in direction or slope. Architectural detail and landscaping elements of the principal building form and street front zone may be individual to a particular building or repeated within a distinct group of terrace buildings. There exists subtle variation in these details throughout the heritage conservation area. These nuances assist in understanding the pattern of development of the heritage conservation area in the mid-to-late nineteenth century. The fronts, sides, rears and roofscapes of the significant buildings, particularly the terrace house groups are equally important. The principal building forms of the significant buildings, including significant external and internal fabric and internal room layouts should be retained. Retention of internal walls is also important in order to retain structural stability for terrace buildings. Partial demolition of internal cross walls within the principal building form may occur where suitable interpretation of the wall is provided and structural integrity of buildings is not compromised. Where work is proposed to the principal building form, reconstruction or restoration of missing elements and removal of unsympathetic elements is encouraged.

The loss of original and significant fabric, in particular of the principal building form and street front zone, will weaken the integrity of the heritage conservation area. Where work is proposed to the principal building form and the street front zone, reconstruction or restoration of missing elements and the removal of unsympathetic elements is encouraged. New work should be carefully designed sympathetically within the significant historic fabric.

Principal building form

The principal building form is the main building within a street frontage. The principal building form, particularly the highly decorated front façade, is an aspect of exceptional significance of the heritage conservation area, facilitating the understanding of the significant development of the terraced suburb from the mid-nineteenth century onwards.

The principal building form includes the fronts, sides, rears and roofscapes of the main building, often two rooms deep extending the full width of the property beneath a double pitched roof. External elements of the facades which are of importance include balconies and decorative balustrades, fin walls and arched recesses and original doors and windows. External elements of the roof which are of importance include, but are not limited to, original roof cladding and stepped flashing, parapets, decorative detail such as urns and ridge cappings, chimney stacks, chimney pots, form and scale.

The interior of the principal building form is also of significance to the heritage conservation area. Surviving original fabric and layouts have the ability to demonstrate the significant nineteenth century character. Original elements which are considered of significance include, but not limited to, timber floors, fireplaces, plasterwork and joinery. The objectives and controls are to prevent the loss of significant fabric. Council does not support the gutting of interiors of terrace houses that contain original and significant fabric.

The objectives and controls also address the potential impact of weakening key internal walls through partial or total removal, in particular walls lateral to the party or common walls. The internal walls offer lateral bracing to the party walls and are an important element in the overall

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structural integrity of the terrace house and its neighbours in the terrace group. Accordingly, the removal of these walls essentially weakens the fabric of both the individual terrace house and of the terrace group.

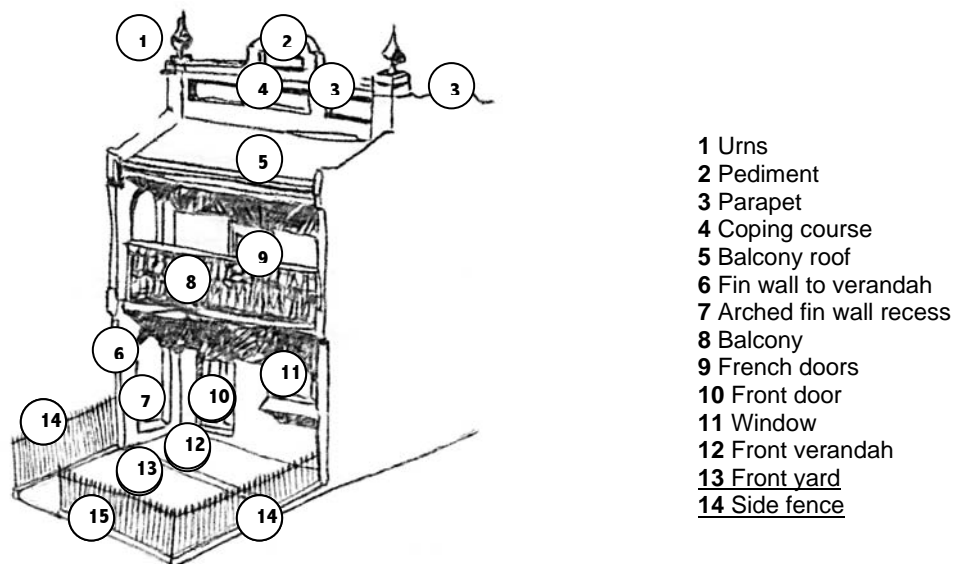
While the retention of internal walls is important to interpret the historic layout of the building, their retention is also important in order to retain structural stability for terrace buildings. Partial demolition of internal cross walls within the principal building form may be considered where suitable interpretation of the wall is provided and the structural integrity of the buildings is not compromised.

Street front zone

The street front zone establishes the connection between the private and the public domain. The predominant significant building form in Paddington, the terrace housing, usually forms a continuous street front along the streets and steps down the hillside. The street front zone comprises the front building elevation and visible roof, front yard, the side boundary fences in the front yard and the street boundary fence.

The street front zone also has a landscaped character, with features which enhance the architectural character of the building and contribute to the historic streetscape.

There are many variations in the relationship of the building to the street. Some simple Georgian style buildings are built on the edge of the pavement. Others are set back from the street with gardens. A typical Victorian period terrace has an iron palisade fence, a small garden, a path and a verandah, the latter two elements often incorporating decorative tiling. Its principal street front elevation is embellished with a high concentration of detail.



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15 Front fence

Figure 1 Typical Victorian street front elevation

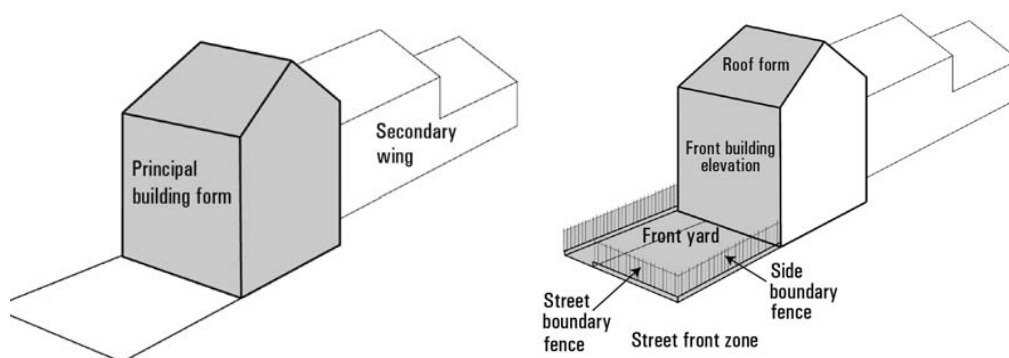


Figure 2 Principle building form, secondary wing, street front zone

Objectives

- O1** To retain and conserve the principal building forms and street front zones.
- O2** To restore or reconstruct missing elements of the principal building forms and within the street front zone elevations.
- O3** To encourage the removal of uncharacteristic elements or structures.
- O4** To promote design that conforms to the existing character of the area.
- O5** To reverse inappropriate reconstruction work.
- O6** To retain the distinctive shared characteristic of groups of buildings.
- O7** To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings.
- O8** To preserve the heritage fabric and structural integrity of terrace houses, terrace groups and free standing buildings of similar age and character. ~~retain significant external and internal fabric.~~
- O9** To ensure ~~retain~~ the structural integrity of individual buildings and groups.
- O10** To retain external original fabric and features characteristic to a traditional terrace house. ~~To retain room layouts.~~
- O11** To retain internal original fabric and features characteristic to a traditional terrace house.

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O12 To retain the historic framework of the building both as essential structure and as evidence of original patterns of construction and use.

O13 To provide protection for potential heritage artefacts.

Controls

Principal building form

Exterior controls

C1 The significant external elements of a principal building form are to be retained and conserved, that is:

- significant external ~~and internal~~ fabric is to be retained and conserved,
- characteristic elements such as significant elevations, roof pitches, eave heights and chimneys are to be retained and conserved,
- no external alterations or additions are to be made to the significant elevations, details, materials or finishes of the principal building form except to allow for restoration or reconstruction, ~~and~~
- the main rear wall to the principal building form should be left largely intact, and
- significant verandahs and balconies are not to be infilled or enclosed.

~~**C2** Partial demolition of internal cross walls to the principal building form will only be permitted where:~~

- ~~• the original room layouts are able to be interpreted,~~
- ~~• the main rear wall to the principal building form is able to be interpreted, and~~
- ~~• the structural integrity of the building and its adjoining buildings are not compromised.~~

~~Note: Interpretation of partially demolished cross walls may be achieved by the retention of nib walls (small sections of the original cross walls, about 200-300mm in length, which are keyed into the side walls). This is the preferred measure as nib walls can also assist in maintaining building stability. Interpretation can be strengthened through changes in building materials or the pattern of materials that distinguish rooms or identify the location of walls.~~

C23 When works are proposed to the principal building form or original significant elevations visible from the street Council encourages, but may require, reconstruction or restoration of missing elements or reversal of uncharacteristic elements where:

- original render has been stripped from an external wall surface,
- balconies or verandahs have been enclosed and details such as balustrade panels, rails, columns, friezes and fringes have been removed,
- original door or window types and patterns have been removed,
- roof cladding is in a unsympathetic material,
- details are missing from chimneys, and
- inappropriate reconstruction of period detail and elements has occurred.

C34 Where a building forms part of a group, any work to the principal building form must be designed to retain the contribution and relationship of that building to the other buildings or building which comprise the group.

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- C45** Where the building contains an existing basement level at the street front, no alterations or additions are to be made to the street front basement elevation or external staircase except for the purposes of restoration or reconstruction of missing elements.

Interior controls

Note:

Council does not support the gutting of interiors of terrace house buildings that contain original and significant fabric.

- C5** The characteristic internal elements of the principal building form, in particular distinctive joinery, fireplaces and plasterwork, are generally to be retained.
- C6** New openings in internal walls and floors and ceiling structures lateral to party walls must retain the structural integrity of the building and its neighbours, and retain the original ceilings and cornices and nibs defining the original wall positions. The revised structure may incorporate suitable portal frames.

Street front zone

- C76** The location, form and materials of original stairs must be retained. Risers and treads may be reconfigured to conform with BCA requirements.
- C87** All original windows and doors to basement levels are to be retained.
- C98** Non-original doors and windows ~~shall to basement levels may~~ be reconfigured to a traditional type consistent with the architectural style of the building and, where evidence exists of the original doors and windows, they are to be replicated. provided there is no increase in the solid to void ratio.
- C109** When works are proposed in the street front zone Council encourages, but may require reconstruction or restoration of missing elements or reversal of uncharacteristic elements. ~~This can include the removal of a high brick fence on a street boundary and its replacement with a traditional picket or palisade fence.~~
- C1140** Where a building forms part of a group, any work in the street front zone must be designed to retain the contribution and relationship of that building to the other buildings or building which comprise the group.

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4.1.6 Excavation

Explanation

The geology of the Paddington area varies from sandstone, loose sandy soils or a combination of sandy soils overlaying a sandstone stratum. Other foundation materials are very rare and less problematic than the worst case of sand over rock. There are some site typologies where excavation for the purposes of establishing a basement may be considered reasonable. However, it should be recognised that the majority of the site typologies in Paddington do not lend themselves to excavation. The objectives and controls in this section are informed by an understanding of the methods involved, and potential impact, of excavating certain foundation types.

The majority of the common walls between terrace houses in Paddington are constructed of sandstock bricks and lime mortar on brick footings or on sandstone blocks. The density of development in Paddington has resulted in many buildings, primarily groups of terrace row housing, with a shared structural system of footings, common party walls and lateral cross walls. These walls are interconnected and interdependent brick walls set over a number of properties, including terraces, with shared footing systems and party walls that span boundaries. Excavation together with alteration of these footing systems can have detrimental effects on an individual property and also impact on neighbouring properties within a terrace group, adjoining properties.

~~The old original~~ footings and walls, built to differing standards, which do not meet current structural standards, cannot tolerate any foundation movement without ~~at least~~ cracking and ~~at worst~~ sometimes structural failure. Council's records provide evidence that excavation works under and near common wall footings have caused damage to the significant original fabric of many buildings in Paddington. ~~The controls in this section seek to prohibit excavation under or near the original significant fabric of buildings that collectively contribute to the significance of Paddington.~~

The objectives and controls apply to any excavation proposed under the principal building form (refer 4.1.1 – figure 2), secondary wing, or any other location on a property. The controls require an understanding of the subsurface conditions, and seek to protect the structural integrity of the individual building, the row of houses of which it is a part, adjoining properties, and their heritage significance. Excavation is controlled in order to preserve the heritage fabric and structural integrity of buildings that collectively contribute to the significance of Paddington.

Excavation and below ground construction can also impact on natural ground-water flows, resulting in potential damage to buildings. Most masonry terrace houses and Victorian cottages do not have cavity walls or damp proof courses, which may result in rising damp and the potential for mould internally. Maintaining sub-floor ventilation is an important part of controlling damp for it allows soil moisture to evaporate beneath the floors and to pass out through the air vents in the walls.

Replacing a timber floor with an on-ground concrete slab within a building, without damp proof courses, will usually direct the soil moisture towards the walls, creating a rising damp problem.

Changing the natural ground-water pattern other than by controlling the direction of ground water by through-site systems may result in a 'damming effect', which may result in rising damp problems.

The following objectives and controls have adopted the principle of precautionary behaviour, one of several principles that form the basis of ecologically sustainable development.

Objectives

- 01** To ensure the structural integrity and stability of individual buildings and the terrace of buildings of which they are a part, and neighbouring properties. To limit site excavation and minimise cut and fill.
- 02** To protect the original fabric of the buildings significant to the Paddington Heritage Conservation Area both during and after excavation. To limit the impact of excavation on the natural landform and vegetation.

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- 03** To ensure that objectives O1 and O2 are achieved by limiting the circumstances where excavation may occur. To relate development to the existing topography and existing ground levels.
- 04** To limit the impact of excavation on the natural landform and vegetation ~~To ensure the structural stability of buildings.~~
- 05** To relate development to the existing topography and existing ground levels. To protect the original fabric of buildings significant to the Paddington during and after excavation.
- 06** To avoid ~~reduce~~ potential damage to all buildings and structures during and after excavation.
- 07** To ensure that any new floor levels resulting from excavation and development do not compromise external heritage features of the building or those of its neighbours. and building height levels of the proposed development respond appropriately to the original levels of the building and levels established by relevant historic development adjoining the site and in its vicinity.
- 08** To ensure that habitable rooms created by excavation are supplied with adequate natural light and ventilation in order to meet sustainable building principles. To ensure that buildings have good internal amenity.
- 09** To maintain natural sub-surface ground water flows.
- 010** To provide more detailed controls than contained in clause 18 of Woollahra Local Environmental Plan 1995 for the protection of buildings that may be affected by excavation.
- 011** To ~~provide~~ recognise the protection necessary for potential archaeological objects.

Notes:

A geotechnical report that identifies surface and sub-stratum conditions and survey levels of original footings and walls, must be submitted with the development application. The report must be prepared in accordance with the Council's publication 'Guide for preparing Geotechnical and Hydrogeological Reports'.

A structural report must also be submitted with the development application cross-referencing the geotechnical report and identifying the structural systems to be employed to maintain structural integrity.

In granting a development consent, Council may impose a condition requiring the preparation and submission of pre-commencement and post-completion dilapidation reports for properties adjoining and neighbouring the development.

Construction details must be submitted with a development application for any new wall in the vicinity of any original external wall. Surveyed levels of the original building fabric are to be included.

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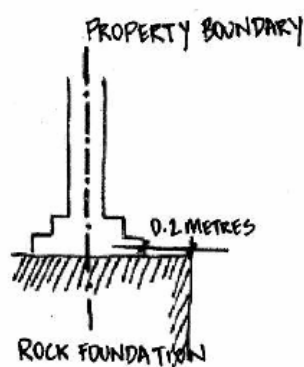
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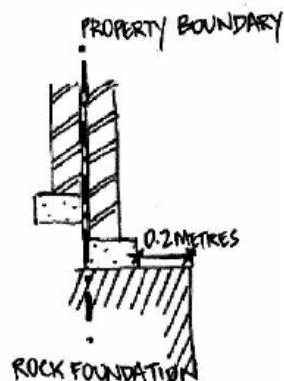
General

C1 Excavation will not be permitted if:

- it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and
- it will occur under or forward of the front façade, and
- the outer edge of the excavation is within 0.2 metres of the footings of the front wall, party walls, or freestanding boundary walls, where the existing footing has bearing directly on rock foundation, or

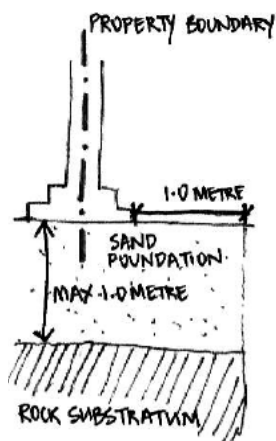


(c) COMMON PARTY WALL

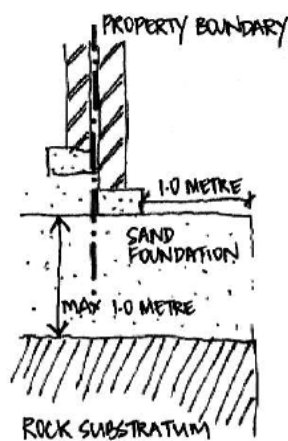


(c) FREESTANDING BOUNDARY WALL

- the outer edge of the excavation is within 1.0 metre of the footing of the front walls, party walls, or freestanding boundary walls, where the existing footing has bearing on sand foundation or sandy soils up to 1.0 metre deep over a rock substratum, or



(d) COMMON PARTY WALL



(d) FREESTANDING BOUNDARY WALL

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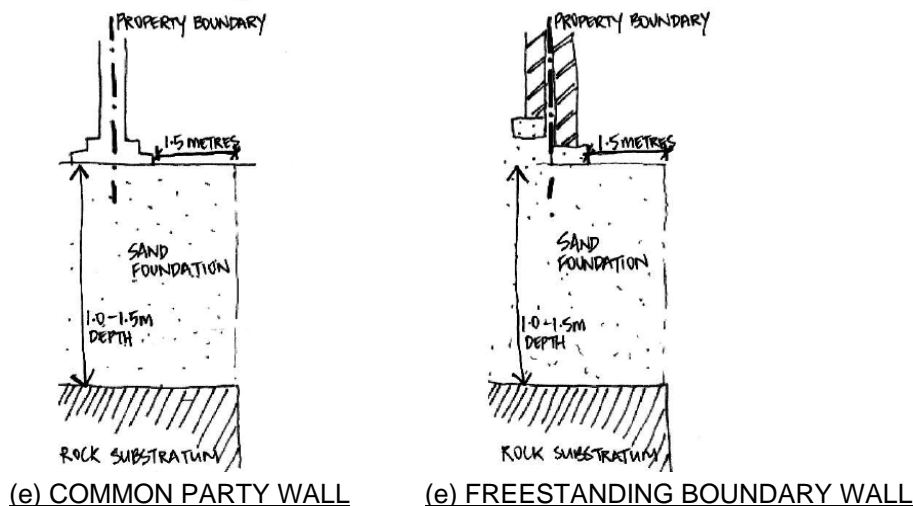
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- e) the outer edge of the excavation is within 1.5 metres of the footing of the front wall, party walls, or freestanding boundary walls, where the existing footing has bearing on sand foundation or sandy soils of a depth greater than 1.0 metres but not more than 1.5 metres over a rock substratum.



- f) the rock substratum is greater than 1.5 metres below original footings, and
g) habitable rooms formed from the excavation -
- do not have at least one external wall fully above existing ground level, and
 - will not receive adequate natural light and ventilation, and
- h) a geotechnical and structural report cannot ensure that the works will not have any adverse effect on the neighbouring structures. The report must be prepared in accordance with the Council's publication 'Guide for preparing Geotechnical and Hydrogeological Reports'.
i) the removal of the existing floor structure above the excavation is required in order to carry out the excavation other than the temporary, partial removal of floor boards to allow exploratory investigation of sub surface conditions.

Notes

The above diagrams are not definitions but are provided to assist with interpretation of the controls.
Front façade includes the outer edge of balconies and verandahs.

General

C1 ~~Building footprints must be designed and sited to minimise cut and fill.~~

C2 ~~No original footings to buildings that contribute to the significance of Paddington are to be disturbed, including those to buildings on adjoining properties.~~

Note: ~~In granting a development consent, the Council may impose a condition requiring the preparation and submission of pre-commencement and post-completion dilapidation reports for adjoining and neighbouring development.~~

Excavation below the principal building form

C3 ~~Excavation is not permitted below the principal form of Victorian and Federation period buildings, including all terrace houses.~~

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Excavation below a secondary wing

- ~~C4~~ Excavation will not be permitted under the secondary wing of a Victorian or Federation period building if the secondary wing is predominantly constructed of original significant fabric.
- ~~C5~~ Subject to C4, excavation may be permitted under the secondary wing of a Victorian or Federation period building if:
- ~~▪~~ the lowest habitable room, if any, of the proposed development has at least one external wall fully above the existing ground level;
 - ~~▪~~ for properties less than 6 metres in width, the outer edge of excavation is setback from side boundaries by at least 900mm;
 - ~~▪~~ for properties 6 metres or more in width, the outer edge of excavation is setback from side boundaries by at least 1.5 metres;
 - ~~▪~~ the depth of excavation measured from the existing ground level does not exceed 600mm, and
 - ~~▪~~ a geotechnical report ensures that the works will not have any adverse effect on the neighbouring structures. The report must be prepared in accordance with the Council's publication '*Guidelines for the preparation of Geotechnical and Hydrogeological Reports*'.

Excavation below an altered secondary wing, excavation for infill development, and excavation of areas beyond a secondary wing or other main building form

- ~~C6~~ Excavation may be permitted if:
- ~~▪~~ the lowest habitable room, if any, of the proposed development has at least one external wall fully above the existing ground level;
 - ~~▪~~ for properties less than 6 metres in width, the outer edge of excavation is setback from side boundaries by at least 900mm;
 - ~~▪~~ for properties 6 metres or more in width, the outer edge of excavation is setback from side boundaries by at least 1.5 metres;
 - ~~▪~~ the depth of excavation does not exceed 1.2 metres below the existing ground level for a room or garage, except in the case of alterations and additions to a secondary wing where, if relevant, C4 and C5 apply;
 - ~~▪~~ no original footings on an adjoining property will be disturbed, and
 - ~~▪~~ a geotechnical report ensures that the works will not have any adverse effect on the neighbouring structures. The report must be prepared in accordance with the Council's publication '*Guide for preparing Geotechnical and Hydrogeological Reports*'.

Note: This control applies to proposals including, but not limited to, alterations to a secondary wing that has been extended to both boundaries; extensions to a building that does not include a secondary wing; garages; outbuildings; and pavilion extensions.

~~C27~~ In order to prevent damp problems for the subject building or any neighbouring properties, all buildings that do not have damp proof courses within their party walls, must have timber floor at the lowest floor level. All buildings that do not have damp proof courses within their party walls, must not have any timber floor at the lowest floor level replaced by an on-ground concrete slab.

~~C38~~ For a subsurface structure, an effective groundwater drainage system must be incorporated within the design. This will not be required in cases where the applicant demonstrates through a hydrogeological report that:

- ~~▪~~ the works will not effect groundwater flows, and
- ~~▪~~ the proposed development will not have an adverse impact on the existing moisture level of an original external wall of a Victorian or Federation period an adjoining building which contributes to the significance of Paddington, especially those without existing damp proof courses.

~~**Note:** Construction details must be submitted with a development application for any new wall in the vicinity of any original external wall. Surveyed levels of the original building fabric are to be included.~~

~~C9~~ Habitable rooms are to have at least one external wall fully above the existing ground level.

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C410 The ground and first floor levels of alterations and additions and infill development are to be consistent with the levels established by existing buildings and topography on adjoining sites.

~~Excavation for maintenance and replacement of footings and subfloor walls and for services~~

C511 Despite ~~C1 C3, C4, C5 and C6~~, minor excavation may be allowed in the following cases:

- maintenance or replacement of existing footings and subfloor walls,
- maintenance or repair of existing essential services or the introduction of new essential services.

Note: Services include sewer and drainage.

Excavation for garage structures

C6 Boundary to boundary excavation may be permitted for garage structures on rear laneways if:

- the structure complies with clause 4.2.6 On-site vehicle parking, garages, carports, driveway access and servicing.
- the structure does not adjoin the principal building form or secondary wing of a building constructed on the common boundary of an adjoining site, and
- no original footings on adjoining sites will be disturbed.

Excavation for other structures beyond the principal building form or secondary wing

C7 Excavation may be permitted for structures such as, pools, spas, or other permissible development if:

- for properties less than 6 metres in width, the outer edge of excavation is setback from side boundaries by at least 900mm,
- for properties 6 metres or more in width, the outer edge of excavation is setback from side boundaries by at least 1.5 metres
- the lowest habitable room, if any, of the proposed development has at least one external wall fully above the existing ground level,
- no original footings on an adjoining property will be disturbed, and
- a geotechnical report ensures that works will not have any adverse effect on the neighbouring structures. The report must be prepared in accordance with the Council's publication 'Guide for preparing Geotechnical and Hydrogeological Reports'.

Archaeology

Note: Applicants may require consent under the *Heritage Act 1977* or the *National Parks and Wildlife Act 1974* for the excavation of land which is known or suspected to have archaeological potential.