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Heritage Design Statement

Alterations to Council Offices
13 Smith Street
Longford

A. Proposed External Works

It should be noted that all works are within areas or relate to parts of the previous rear additions to the building as follows;

1. Two new windows

This work involves the forming of two new openings in the south wall of the eastern courtyard.

These windows will match the existing windows on the south side of the building as shown on the south elevation.

The windows will be powder coated aluminium frame with double hung sashes. The lower part of the window openings will involve removing some original heritage bricks which are recommended to be stored for future repair work to the other heritage brick walls on the site.

The top section of the wall to be removed for the new window frames is fibre cement lining which was part of an earlier addition.

It should be noted that these new windows will not be visible from the street or any other public spaces.

The colour of the window frames will match the existing.

2. Rear Verandah Extension

The rear verandah on the west side of the previous rear additions is proposed to be extended to shelter the existing access door on this wall.

The verandah will match the existing construction details and stop short of the south end to avoid moving the existing plant mounted on the wall.

This verandah is not visible from the street or any public spaces.

The design of the verandah is traditional and fits comfortably with the architectural style of the building.

3. Roof Replacement

The existing tile roof is a continuing source of concern with roof leaks. This is due to the multiple roof heights and intersections, together with a number of valley and internal gutters that have not been designed to discharge volume of rainwater required during heavy rain down pours. This has resulted in constant water damage to electrical office equipment and building fabric during wet weather.

The tiles are to be replaced with colorbond custom orb roof sheeting in **woodland gray**.

This colour is a traditional colour that is sympathetic with the building and other surrounding historic buildings.

Much of the roof is screened by existing trees.

The new roof will contribute to the ongoing protection of the building fabric and will not detract from the heritage significance of the building.

B. Internal Works

All internal works are relatively minor and don not include any structural alterations to the building.

Apart from the small sections or timber framed stud walls, the majority of the work involves fitting out new work stations with associated screens.

C. Conclusion

All work is at the rear of the building and will not be visible from the street or public spaces.

All work is confined to previous additions or areas where earlier work has been completed.

Therefore, the works will not have any unacceptable impacts on the heritage values of the building and landscape.