SC6.6 Commercial character building planning scheme policy

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1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy provides guidance or advice about satisfying an assessment criteria which identifies this planning scheme policy as providing that guidance or advice.

1.2 Purpose

This planning scheme policy provides guidance and advice on the desired built form and architectural design outcomes if a commercial character building is extended, altered, renovated or refurbished.

2 Examples of commercial character building built form styles

Typical built form styles of commercial character buildings in Brisbane are illustrated in Figure a.

3 Guidelines for desired built form and architectural design outcomes involving the extension, alteration, renovation or refurbishment of a commercial character building

3.1 Site layout

(1) Any extension or alteration of the commercial character building is to continue the setback pattern of the commercial character building.

(2) Secondary buildings such as garages, carports or outbuildings are set back behind the alignment of the original commercial character building.

(3) On-site car parking is not to dominate the street frontage or detract from the traditional streetscape character and where possible, is located at the rear of the site.

3.2 Design of extensions and alterations

(1) An extension of the original commercial character building is to maintain the original commercial character building’s appearance and proportions and is not to visually dominate or overhang the existing building.
(2) An extension is to complement the scale and form of other character buildings in the neighbourhood. The height and bulk of the extended building is not markedly different from the original building and other character buildings, including dwelling houses constructed in 1946 or earlier in the area, and the roof line has a compatible pitch.

(3) An addition is built at the side or rear, to maintain the original character and streetscape presence of the commercial character building.

(4) The original street-front entrance of the commercial character building is retained or reinstated.

(5) The existing building is distinguished from new minor extensions by:
   (a) setting back the new wall line from the existing wall; or
   (b) creating a clear visual break, such as an expansion joint, recess, change in wall cladding or a full height opening such as a breezeway.

(6) The extension is in a single storey pavilion style at the rear of the existing commercial building (refer to Figure b) that:
   (a) respects and maintains the extent of the original building form;
   (b) maintains the relationship of the building to the ground level and streetscape character;
   (c) clearly distinguishes old from new;
   (d) is of a complementary size and form;
   (e) enables modern facilities to be incorporated into the new extension;
   (f) creates a connecting link that allows for cross-ventilation while providing a distinct transition between the old and new parts of the building.

Note—The extension shown in Figure c constitutes an inappropriate alteration to a commercial character building as:

   • the height and length of the structure is bulky, overbearing and inconsistent with the scale and architectural style of the existing commercial character building;
   • the character and streetscape presence of the original commercial character building is significantly impacted by the proposed extension that sits above the rear of the building, behind the parapet.

3.3 External materials

(1) The same, like for like, or complementary elements, materials or detailing are used in the alteration, extension, renovation or refurbishment of the commercial character building as are commonly used in the original commercial character building or in other older buildings in the neighbourhood – generally this will be timber and tin.

(2) Timber external walls are used to maintain the typically lightweight appearance of traditional commercial character buildings. Masonry is only used for new components of the building when the original commercial character building comprises such materials.

3.4 Roof form

(1) Additions do not significantly alter the shape and character of the existing roof line of the original commercial character building, such as extending the height, direction or length of the original roof in a manner that results in a bulky, extruded roof line.

(2) The roof form of new structures complements the form of the original main roof in form and pitch, but remains visually distinct to the existing commercial character building.

(3) Dormer windows or other atypical roof elements are not added to the original building.

(4) Eaves and awnings are incorporated to make the façade of new extensions more consistent with the typical style of commercial character buildings, or to create areas of shade on the periphery of the building.
3.5 Detailing and articulation

Articulation of size, space and location of building openings such as doors and windows, is consistent with the fabric of the existing commercial character building.

Figure a—Typical built form styles of commercial character buildings in Brisbane

Figure b—Pavilion style extension

notes/comments: proposed development by single storey extension at the rear of the site respects the existing scale of the commercial character building in size and form.

link between existing building and new extension
notes/comments:
proposed extension is an overbearing development on the scale of the existing commercial character building.
The existing fabric of the commercial character building is undermined severely by the proposed development which sits above the rear of the building, behind the parapet.

Figure c—Inappropriate alteration to a commercial character building