

# Development Guidelines

## PATONS & BALDWINS, LAUNCESTON

Established in Britain in 1920, the textile company Patons and Baldwins built its first overseas mill in Launceston in 1922.

The Patons and Baldwins complex is of historic cultural heritage significance as one of the largest industrial sites ever constructed and operated in Tasmania, and as a major built landmark on the key highway approach into the city.

The complex is of high historical significance in respect of the major economic and social benefits that the industry on the site brought to Launceston over a 70 year period.

The mill building is of architectural and engineering significance as a fine and particularly large example of an Inter-war Chicogoesque industrial building, in being the largest single building believed to have been constructed in Tasmania prior to the 1920s, and for the innovative way the mill was expanded by raising the roof in the 1930s.

The Patons and Baldwins complex is of social value to the northern Tasmanian community as it was a major employer in the region, in which multiple-generations of families, particularly women, were employed and social recreational networks were developed.



## DEVELOPMENT GUIDELINES

### Guiding Principle

Conservation of the place should be undertaken in accordance with the *Australia ICOMOS Burra Charter*, 1999, which has as a fundamental principle that all work be undertaken in a manner that has regard for and aims to protect the heritage values of the place.

A place entered into the Tasmanian Heritage Register is subject to the *Historic Cultural Heritage Act*, 1995 (the Act).

### Zoning

To assist in management of the place, relative conservation values have been assigned to the different zones and key elements of the place.

#### High conservation value

- (i) The Glen Dhu Street and Thistle Street elevations of the Recreation Hall.
- (ii) The forecourt of the Recreation Hall.
- (iii) The main Glen Dhu Street elevation, north of the Pipeworks Road junction, including projecting ablutions blocks.
- (iv) The main Thistle Street elevations flanking the principal laneway, and the gardens with fences fronting these elevations.
- (v) The internal laneway with its branching laneway in the centre of the complex.
- (vi) The chimney and the water tower.
- (vii) The form of the sawtooth roofs.

#### Moderate conservation value

- (i) The western (rear) and northern elevations of the Recreation Hall.
- (ii) The western portion of the Thistle Street elevation (which is fronted by a carpark).
- (iii) The western elevation facing the second driveway off Thistle Street.
- (iv) Interiors of the main mill building at the corner of Thistle and Glen Dhu Streets.

#### Low conservation value

- (i) The southernmost portion of the Glen Dhu Street elevation.
- (ii) The southern elevation, and carparking / landscape areas at the southern end of the site.
- (iii) Interiors other than those of the main mill building referred to above.

#### Intrusive elements

No zones or fabric are identified.



Projecting ablutions blocks on Glen Dhu Street

#### Appropriate conservation actions

Generally, areas of *high* conservation value should be retained with minimal changes, and actively maintained to protect the significant fabric from deterioration. New development should be limited and carefully managed to avoid impacts on the place's heritage values.

Generally, in areas of *moderate* conservation value should be retained with minimal changes, and actively maintained to protect fabric from deterioration. New development should be carefully managed to avoid impacts on the place's heritage values.

Generally, in areas of *low* conservation value, a high level of adaptation, alteration and new development may be acceptable provided that it does not detract from the broader character of the place, intrude on or conceal significant features, or otherwise erode the heritage values of the place.

Fabric or zones that are *intrusive* can be redeveloped, altered or adapted as required to meet current or projected requirements. New development in these zones or affecting this fabric should not detract from the broader character of the place.

#### External industrial character

Development should be managed to retain the external industrial character of the place, particularly in areas of *high* conservation value.

**Face brickwork:** Face brickwork should not be painted. Maintenance work involving the pointing of mortar joints or replacement of brick units should be undertaken by skilled tradesperson using materials and colours/finishes matching the existing work. New openings should not be formed in walls that are in zones of *high* or *moderate* conservation value.

**Reinforced concrete and cement render:**

Concrete and cement rendered surfaces should not be painted unless this work is necessary due to disfigurement (eg severe rust stains or ill-matched repairs) or waterproofing.

Where painting is required, the paint colour should be matched to the dominant colour of the original render work and the area painted should be kept to a minimum. Heritage Tasmania should be consulted before any such painting work is undertaken.



*Part of the Glen Dhu Street elevation: steel fire stair, face brickwork with concrete lintels, steel framed windows, and recessed downpipes*

**Windows:** Existing timber and iron windows should be maintained. Timberwork should be repainted with oil paints (oil primer, undercoat, and top coats) with a frequency of once approximately every five years.

Iron windows should be repainted with oil or epoxy paints. The existing colours (predominantly white for windows and green for doors in work areas) should continue to be used, to maintain the existing unified character of the place.

Where any door or window component is defective and irreparable, the replacement should be of like material and design. Aluminium windows or doors should not be used for existing or new openings in areas of *high* conservation value.

**Sawtooth roofs:** The existing sawtooth roofs that impart a distinctive early 20<sup>th</sup> Century industrial character to the site should be retained, and not remodelled to create alternate roof forms.

Pop-up roofs or other raised structures that disrupt the sawtooth profile of the roof should be avoided; however, additions of this type could be considered where it is essential to achieve a satisfactory adaptive re-use of a space.

The sawtooth roofs may be re-clad. New cladding materials should be either corrugated cement sheet or corrugated galvanised steel sheeting. Sheeting of modern ribbed profiles, painted finishes or Zinalume material should be avoided.

Glazing in the sawtooth roofs should be retained where feasible.

**Rainwater heads and downpipes:** The rainwater heads are architectural elements that contribute to the external character of the complex, as well as being of functional importance. These elements should be maintained, and where repair is no longer feasible, damaged rainwater heads should be replaced with new heads that match the form and detail of the original.

The rectangular downpipes that are housed into the face of the wall are also important elements in terms of function and design. They should be maintained or replaced with new of like profile if defective and irreparable.

Faulty rainwater goods should be repaired as soon as practicable so as to avoid permanent damage to the surrounding masonry.

**Remnant equipment, mechanical plant, fixtures and signage relating to former mill operations:** Any remnant equipment, mechanical plant, fixtures and signage relating to former mill operations should be retained, protected from avoidable damage, and maintained where possible to do so. Repainting historic signage should only be undertaken following consultation with Heritage Tasmania.

**Water tower:** The water tower is a distinctive and highly visible element of the complex. It is strikingly industrial in its character and of significant value as an engineered structure that was technologically advanced for its time.

Its retention is important to maintain the heritage values of the place.



*Distinctive skyline elements – chimney and water tower*

The tower should not be painted. Essential maintenance should be carried out periodically to ensure that the structure remains in structurally sound and safe condition. Concrete spalls should be repaired in a timely manner.

There is scope to illuminate the tower and the options should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application will need to be lodged.

**Chimney:** The brick chimney is a distinctive and highly visible element of the complex. It is strikingly industrial in its character and a rare form of brick structure (there are fewer than ten other brick chimneys of this scale remaining in Tasmania). Its retention is important to maintain the heritage values of the place.

The chimney should not be painted.

Essential maintenance should be carried out periodically to ensure that the structure remains in structurally sound and safe condition.

Maintenance work involving the pointing of mortar joints or replacement of brick units should be undertaken by skilled tradesperson using materials and colours/finishes matching the existing work.

### Landscaping

Original or early landscaping features should be retained, including fences, garden beds, trees

and other plantings, path and road alignments, and surface treatments.

The landscaping on the Thistle Street frontage of the mill buildings should be maintained in its existing form. The five mature trees should be maintained and replaced with like species in similar locations if ever the existing trees need to be removed.

The rose beds along the fence and other garden beds should be actively maintained, and new bushes of the same species planted to replace those that are senescent or missing. The fence of reinforced concrete, iron and chain mesh should be maintained and the ironwork painted green to matching the existing colour.

The forecourt area of the Recreation Hall should remain open and unobstructed by new development.



*Thistle Street front of the main block*

### Signage

An effort should be made to use a unified design language for the signage throughout the complex. This will ensure that divergent design forms of signage for the individual tenancies does not erode the visual coherence of the mill complex.

Signage should not be placed where it will obscure or detract from the architectural character or detail of the buildings. Signage should generally be consistent with the Tasmanian Heritage Council's *Works Guidelines*.

The boiler house chimney and water tower may be used for the display of signage, provided that any long term signage is subservient to and sympathetic to the form of the historic structure and its fixings will not cause damage.

Temporary signage for short term display (eg less than 30 days) may be erected with a certificate of exemption provided that the signage does not damage the structure.

Permanent signage will require the approval of the Tasmanian Heritage Council and should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application must be lodged.

There is scope to illuminate the chimney and water tower. The options should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application will need to be lodged.

#### **Air conditioning plant and other utilities**

Air conditioning plants and other utilities should be concealed from principal elevations and from public view in areas of high or moderate conservation value.

New installations should be consistent with the Tasmanian Heritage Council's *Works Guidelines*.

#### **Demolition and redevelopment**

At a meeting on 18 April 2011, it was agreed to develop a Memorandum of Understanding so that replacement value for insurance purposes for the Door of Hope Christian Church Inc property (the former Patons and Baldwins Mill) could be established.

Excerpts from the signed Memorandum of Understanding follow. A copy of the signed Memorandum of Understanding is appended to the Patons and Baldwins entry in the Tasmanian Heritage Register.

#### **Method of Construction**

It was agreed that in the event of a partial or complete loss, the Tasmanian Heritage Council would not require exact replica replacement or repair, but would accept modern equivalent replacement in both a partial or complete loss setting, given that the heritage value of the destroyed portion would be lost. Substantially the same footprint, height and building volume would be required with design sensitive to the rest of the site.

#### **Method of Valuation**

It was agreed that the valuation of the property, for insurance purposes, could be made on the

basis of modern equivalent insurance replacement, which is the cost necessary to replace, repair, rebuild or restore the building, new for old, to a reasonably equivalent appearance and capacity using the original design and suitably equivalent materials.

#### **Agreement**

It was agreed between the Tasmanian Heritage Council and Door of Hope Christian Church Inc that in the event of partial or complete loss of the Door of Hope Christian Church Inc property that modern equivalent (new for old) property replacement would be undertaken and fully acceptable to both parties, and the insurance valuation of the basis of modern equivalent (new for old) is the agreed basis, for valuing the property for insurance purposes.

### **WORKS APPROVAL PROCESS**

Under Part 6 of the *Historic Cultural Heritage Act 1995*, approval from the Tasmanian Heritage Council is required for any works to a place entered on the Tasmanian Heritage Register. Approval may be in the form of a certificate of exemption or a permit.

Where your proposed works are minor and won't affect the significance of the place, the Heritage Council may provide you with a certificate of exemption so you do not need to submit a development application. Please contact Heritage Tasmania to check whether your works would be exempt.

If you do not have a certificate of exemption from the Heritage Council, you will need to lodge a development application with your local council. Your local council will forward your application to the Heritage Council to assess any impacts on the historic heritage values of the place.

**How long before I receive a decision?** The development application process may take up to 42 days from the date it is lodged with the local council. If you do not provide enough information with your application, it may take longer. Please contact Heritage Tasmania to check what information you need to lodge with your application.

**Are there any penalties for not abiding by the Act?** Yes. However the Heritage Council tries to work proactively with owners to resolve issues through discussion and mediation, rather than by conflict, objection and using penalties.