

HOW TO...

renovate a heritage building

Carl Hinton, director of the multi-award winning development company Urban Impact, gives you the insider knowledge to help you create your renovation dream.

Many budding developers hear the words 'heritage listed' and run a mile. But this doesn't have to be the case. Sure, if your home is listed as a heritage building there are limitations and guidelines set out to maintain certain aspects of the house, but when you think about it, it's very likely that's why you love it in the first place.

Having recently transformed a heritage building, I know the results are well worth the effort. Here are some tips on getting it right!



Carl Hinton

1 Firstly, you need to hire a heritage consultant. Every council has its own heritage committee and a consultant is required to oversee all work on a heritage building. They will dig through the old archives and let you know why the building is heritage listed, what needs to be maintained or restored, and what you can potentially alter or renovate.

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2 Get others on board – these kinds of renovations can attract scrutiny and suspicion, so sit down with the local council and heritage committee to let them know your intentions. This will give you a better idea of what they're looking for, and could help to dispel any initial concerns they may have about your project.

3 Knowledge is power – now you've got a better idea of the parameters, you can start to plan your project with this in mind. Remember to remain flexible.

4 Get creative – many heritage buildings will fall into a state of disrepair if they are not refurbished, so look at ways to complement the existing features while modernising the living space. It's all about give and take.

5 Be brave and mix the old with the new – don't be afraid to blend modern features and technologies with traditional settings. Maintaining neutral tones or textures will help to create harmony throughout the space.

6 Keep your eyes open by talking to neighbours, walking through the neighbourhood, reading the papers, etc. You never know what amazing historical features may be right underneath your nose.



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To get a better look at how Urban Impact has created modern living in a heritage building, check out the Pittwater Road project at www.urbanimpact.com.au