



FACT SHEET HERITAGE BUILDINGS

Heritage buildings can be rich with character and stories, but they can also be complicated to gain approvals to do work and expensive to maintain, repair and repurpose. Use this fact sheet to understand and utilise them as an asset.

Why preserve and repurpose heritage buildings?

- Because you care about the place, its people and its stories.
- Expressing your heritage stories can help attract a new target market.
- Visitors are interested in visible and tangible historic information.
- You can build a reputation around your historic stories and places.
- Buildings decay quickly when they are not used every day.

What do you need to know when considering a project that involves a heritage building?

- There are levels of heritage building status with levels of treatment required.
- Some old buildings are not heritage listed at all.
- Council wants you to preserve and respect what is historically important.
- Council wants you to use the building - repurposing is good.
- Some government agencies and councils offer assistance funding for repair work
- If you treat the building with respect, it is not hard to convince Council to approve your plans.

My building is heritage listed. What now?

- Council or your Architect can tell you the level of heritage listing - state or local.
- Some Councils have a heritage advisor who can advise you. Our team are also qualified in heritage consulting.
- Be purposeful and specific about work you want to do and its future use.
- Have an engineer assess the structural situation.
- Submit a well considered report to council.
- It takes time to get through the Council process. An Architect can guide this smoothly.

How will a heritage building affect my tourism development?

- Character - you don't need to replicate the look of the heritage building - just respect it.
- Detail, scale and proportion - Size new areas according to the scale of the old
- Materials - Use a similar colour scheme or elements of the old materials in a new way
- Give it space - old walls and foundations can be tricky - talk to your engineer
- Views and vistas toward the building - allow people to see the beauty of the old building.

Other things to consider:

- State heritage listed buildings are referred to state government heritage for approval
- Council will encourage you not to replicate but to respect.

Learn more?

Talk to your local council.

Get advice from the [Government of South Australia Department of Heritage](#)

Contact us at [S2 Architects](#) for a no-obligation phone conversation