

Heritage 'guidelines' – what are the constraints and opportunities?

FAQ 1, Reactivation of the Maylands Brickworks, February 2018

Heritage guidelines have been prepared in the form of a Conservation Management Plan (CMP) for the Maylands Brickworks. The CMP document serves as a guide for present and future owners and government authorities in conserving and maintaining the place.

The opportunities and constraints for future development are also made clear in the CMP. The policies in the CMP guide the treatment of internal finishes, floor treatments, and possibilities for new development.

While a CMP is a guide and not a regulatory document, physical elements identified in the CMP as being of 'considerable' or 'some' significance are recommended for permanent retention. Elements which are visually intrusive or have a negative impact on the significance of the place and are recommended for removal.

The key recommendations and policies in the CMP can be summarised as follows:

ELEMENTS OF SIGNIFICANCE

Considerable Significance

- The overall complex comprising the intact Kiln, associated Drying Shed and Pug Mill
- Hoffman Kiln
- Drying Shed
- Pug Mill
- Machinery
- Gatehouse

Some Significance

- Forecourt between the Kiln and Change Room/ Gatehouse
- Change Room

Little Significance

- Workshop

Intrusive

- Gates to Kiln
- Screens to windows (kiln and gatehouse)
- Fencing

OPPORTUNITIES FOR DEVELOPMENT AND CHANGE

- Judicious opening up/enlargement of existing window openings along the upper gallery of the Kiln
- New floor finishes throughout (including both the Kiln and Drying Shed)
- Increased roof height to the Kiln; the form and proportion of the building and roof structure should remain the same
- New ceiling finishes within the upper gallery of the Kiln, as well as the Drying Shed and Pug Mill
- New development on the site of the Workshop
- Minor modifications (such as additional window openings) to the Change Room and Gatehouse
- New landscaping treatment to the forecourt
- Where modification of internal spaces is required for a new use, new elements or structures may be introduced; these should be designed to allow an understanding of the volume of the original interior space
- Construction to the east of the Kiln, kept separate from the Kiln structure itself
- Construction to the south of the Pug Mill, kept separate from the mill structure itself