

Heritage Impact Statement template

Project details

Heritage Impact Statement for:

Former Hoffman Brickworks

Victorian Heritage Register Number:

H0703

This Heritage Impact Statement forms part of a permit application for:

Proposed Opened Pergola with a Louvre Roof System

Pre-application meeting number:

P40401

Address and location description:

The pergola will not affect the rear heritage brickworks as it will be open and only a minor portion may be affected due to the posts and roof. The rear Hoffman Brickworks currently are also apartments with balconies acting as private open space. The pergola height will be nowhere near their viewing height.

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Project Turkish

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Date:

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Significance of the place or object

The cultural heritage significance of the place or object

The Former Hoffman Brickworks is included in the Victorian Heritage Register for its historical, archaeological, architectural, historical and scientific significance to Victoria. The heritage place includes the two kilns, the standalone chimney, the machinery and equipment which was used in the brick manufacturing process, and the former engine house.

The Café is on the same land however is not considered to be heritage as it had been constructed in the mid 2000's.

More can be found on

https://www.heritage.vic.gov.au/data/assets/pdf_file/0033/556953/P36023-Former-Hoffman-Brickworks-Q-and-A.pdf

Existing condition of the place or object

The Former Hoffman Brickworks has been trouble in the past years with the former engine house collapsing, soil beneath was contaminated and damage all around has began to appear (as per photos below).

The café is currently in great condition and has no issues.

Current use of the place or object

The Hoffman Brickworks do contain apartments and also two kilns, standalone chimney and the machinery equipment used for brick manufacturing. The café currently serves for breakfast and lunch and has fast to become a community favorite gathering place bringing more attraction to the Former Hoffman Brickworks.

Constraints and opportunities resulting from the significance of the place or object

As mentioned before, Project Turkish (the Café) is becoming a favourite catch up place in the Brunswick community. However, as we all know Melbourne's un-predictable weather it can be hard at times to attend as there is no shelter anywhere around and the café building itself being so small.

If a pergola were to be constructed (not cheap but well professionally completed), this will attract more people regardless of the weather to attend to the café and also admire the heritage building being the Former Hoffman Brickworks.

When people of the community, tourist or national visitors come to admire the heritage places Victoria has to offer, you would also see gift shops, cafes or more. Project Turkish is to bring the attention the Hoffman Brickworks need and serving the people around as

it will not just become an average drive past site.

Proposal

The proposed works

Proposed Opened Pergola (with pad footing) and roof to consist of a louvre system.

Options considered

When tourists, national visitors or people of the community attend to visit and admire the beautiful Hoffman Brickworks, the pergola and café will provide a seating area and more attraction giving more action to the area.

Information to support an assessment against sections 101(2) and 101(3) of the Heritage Act 2017

Impact of the proposal on the cultural heritage significance of the place or object

If the proposal were permitted, there will be only a minor affect to the lower area of the brickwork which is almost already not visible from the street as there is a high brick wall blocking the view.

However, if permitted the pergola will give the place a little new look catching the eyes of people attracting more people to visit the area and view the beautiful Hoffman Brickworks and have the option to sit and enjoy a nice breakfast or lunch.

Provide reasons why the proposed works should be supported. Reasons must address the matters which the Executive Director is to consider under s101(2) including:

The Former Hoffman Brickworks prior to the café was just a building which people would drive by and not notice. If people were to attend to visit and admire it, it will only be for a short amount of time as we all know one person will move on straight away. With the café involved, it will attract more people to admire the heritage place and stay for a longer time. The attention brought will be giving the heritage place what it deserves.

Reasons may address the matters which the Executive Director may consider under s101(3) including:

No other areas (heritage or not heritage) will be affected.

Summary of impacts and conclusion

The pergola footings will be well away from any of the heritage brickworks and will not risk any undermining or affect. If pad footings are believed to be a risk an engineer can be engaged to provide alternative methods.

The pergola will have no impact at all on the Hoffman Brickworks and will still be visible as it is only some

posts with a roof.

Recommended conditions and staging

If the pergola proposal is refused this will affect the business and its functions as many people do not attend in the heat of summer or rainy days of winter due to the limited seating area which provides cover. A refusal may risk the need to close the café down.



















