

Can I build a new Carport next to my Character House?

Yes, but owners are encouraged to consider the best location for a new carport, and are reminded that Building Approval will be required. If the owner wishes to erect a prefabricated steel frame carport, they are encouraged to select a design with a pitched and gable ended roof painted in heritage colours to blend with the existing house.



Preferably the garage or carport should be located at the rear of the house set back from the front alignment.

Skillion roof carports 'tacked on' to the side of the house are generally discouraged as they tend to spoil the aesthetics of the house and sometimes *downgrade the resale value of the dwelling*.

I have just brought an old house and want to restore it. How should I go about it?

Firstly and most importantly - do some careful physical investigation to establish what important original parts of the building remain, and what parts are later extensions.

'Hasten slowly' - desirably live in this house for a year to find out how you wish to use the various rooms before changing anything. During this time, only make basic repairs essential to make the house habitable and comfortable.

Then prepare with the assistance of the Heritage Adviser an achievable schedule of work with a logical sequence of priorities that can be done within your budget, and which don't diminish or spoil the heritage value of the property.

This way your investment is protected and future capital value enhanced.



What colours do I have to paint my house?

Basically any colour you like, because the Ipswich City Council does not prescribe colours that you must use. It is however, preferable to follow one of the following options:

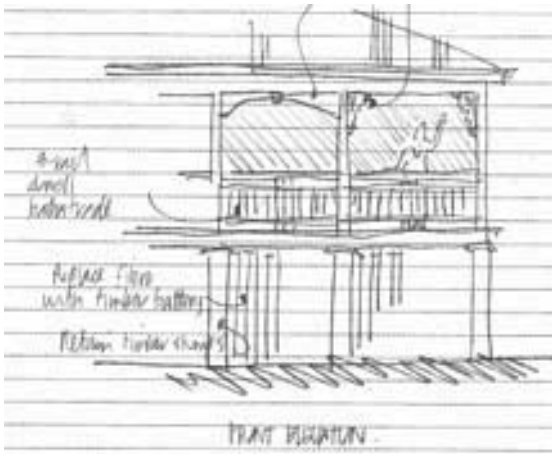
1. Scrape back with a Stanley knife to find out what colours were originally used and then repaint in an authentic matching colour scheme.
2. With the help of the Heritage Adviser, develop a colour scheme based on historic colour principles, using heritage colours that are sympathetic to the style and period of the house. Manufacturers colour cards are often helpful in this regard.

Avoid painting old previously unpainted brickwork as you can't later reverse the paint without damaging the brick surface.

Do I have to use timber stumps when I re-stump my house?

Not necessarily.

If the original stumps were timber and are visible from the outside, it is preferable to use round timber stumps for the perimeter of the house. All other stumps i.e. under the house or where not seen from outside can be structural steel or concrete.



Where vertical timber battening screens the outside perimeter stumps, they also can be replaced with concrete. Owners are not discouraged from using treated timber stumps if they wish to be totally authentic in the restoration of their house.

The Heritage Adviser recommends that the applicant obtains advice from a reputable house stumper.