

Heritage Design Guidelines

March 2024 Heritage Place: Fibremakers Business Park (British Nylon Spinners/Fibremakers Factory) (former) (254 Canterbury Road, Bayswater North) April 2023

HO152

The place

The British Nylon Spinners factory complex was established in 1956 as the first manufacturing facility of its kind in Australia. Architects Stephenson & Turner designed an axial site masterplan with landscaped grounds and Modernist buildings constructed in stages between 1955 and 1970. Later known as the Fibremakers factory, and now the Fibremakers Business Park, it is no longer used for manufacturing and all nylon spinning equipment has been removed.

Heritage management objectives

- To maintain views to the factory complex from the south along with its landscaped setting.
- To recognise the importance of Fibremakers in the Bayswater community as a former major employer and local landmark.
- To encourage interpretation of the history and operation of the factory complex for site-users and the wider community.
- To ensure that the buildings of heritage value continue to have a viable use or mix of uses, in order to support their ongoing maintenance and preservation. The possibility of prohibited uses has been triggered in the HO to allow appropriate use of the administration blocks at the front of the complex.

Built form and appearance

All buildings and works should:

- Be legible as new work or reinstatement of original features and thereby acknowledge the physical evolution of the building fabric as part of the historical record of the place. Support the continued industrial use of the place or where adaptive reuse of the building

is proposed, the historic and aesthetic heritage values of the place should be appropriately interpreted.

Works to buildings of heritage value, built between 1955 and 1970 as set out in the statement of significance, should:

- Buildings 1 and 2 that face Canterbury Road and form part of the Stephenson & Turner masterplan.
- Retain the three-dimensionality of buildings of heritage value, including roof forms that are indicative of their industrial nature, such as saw-toothed roofs and roof lanterns as well as side walls.
- Retain sound and non-hazardous building fabric. In cases where the condition of building fabric is poor or of a hazardous nature and removal is necessary, replace with new materials of the same appearance, dimensions and details.
- Reinstate lost or altered elements of buildings of heritage value based on documentary evidence, particularly to elevations visible to the public, such as the windows of the 1950s administration block and the front entrance of its 1960s extension.

New buildings and works should:

- Avoid obscuring views to the existing buildings when viewed from the south.
- Respect the north-south axis established by the Stephenson & Turner masterplan by facing the principal thoroughfares of the masterplan where possible and not obstructing their path with new built form.
- Support the visual dominance of the buildings of heritage value, particularly as viewed from the south. The nylon spinning tower should remain the tallest element of the site, as viewed from Canterbury Road.
- Reference the colour and materials palette of the buildings of heritage value, while remaining recessive and legible as new insertions.

Signs

Applications for signage should:

- Retain remnant historic signage from the British Nylon Spinners and Fibremakers factory eras to interpret the history of the site.
- Limit concealment of key elements of a building of heritage value or damage to such buildings during installation.
- Coordinate the placement, size and number of new signs across the site to reduce visual clutter, while allowing independent businesses to be identifiable and retain their corporate identities.

Landscapes, gardens and trees

Landscape applications should:

- Retain the mature plantings in the front setback along Canterbury Road, and the industrial park character of the place.
-

Subdivision

Applications for subdivision should:

- Retain the open landscaping in front of the factory complex.
 - Retain on a single allotment all elements identified by the statement of significance as having heritage value.
 - Not allow for future development that will visually disrupt the setting and negatively impact on the presentation of the factory complex both from the public domain and within the site.
-

Primary sources:

City of Maroondah Heritage Study Review (Built Heritage Pty Ltd): Volume 1 Post-WW2-Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024 .

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987