

22.1828/01/2010
C129(Part 1)**HO1625: CHILWELL AND SAFFRON STREET HERITAGE AREA**

This policy applies to all land included in the Chilwell and Saffron Street Heritage Area.

Policy Basis

The Chilwell and Saffron Street Heritage Area is an area of small scale timber housing, comprising small Victorian, Italianate, Edwardian and Californian Bungalow villas and cottages. These are typically narrow double fronted residences, although there are some single fronted ones. This area represents some of the early subdivision in Chilwell (as opposed to the subdivision on the Newtown hill) with housing often undertaken by speculative builders to meet the need for shelter. The pattern of streets, lanes and bluestone kerb and guttering remains in some locations.

Houses have generally minimal boundary setbacks and separation and are located on smaller allotments. The area is significant for the evidence it provides of the historical development of Chilwell, as is reflected in the pattern of development, the types of housing and the retention of traditional street features.

The area is architecturally significant as a representative of the domestic style and historically significant in embodying respectable working class family life in Chilwell during the Victorian and Edwardian periods.

Objectives

- To retain the bluestone kerb and channel, street tree planting and narrow nature strips.
- To retain the intact examples of Victorian, Edwardian and to a lesser extent Californian Bungalow style detached houses and other significant buildings.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks (often with minimal separation from the front and side), narrow frontage allotments and site areas and varying subdivisional patterns.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1200mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
 - Detached, single storey, double fronted buildings.
 - Complex buildings that form multiple roof outlines and wall planes.
 - Simple hipped and/or gable roofs with a pitch between 20-35 degrees.
 - Narrow or wide eaves and verandah's (including recessed or projecting).
 - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
 - Rich ornamental detail designed in a contemporary manner.
 - Pressed, evenly coloured red brick construction.

- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Slate or non-zincalume corrugated sheet metal roofing.
- Encourage existing allotment configuration and setbacks to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage intact culturally significant Victorian, Edwardian and interwar Bungalow places to be retained.
- Encourage building heights to be of single storey and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
 - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings, works, and fences types should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).

City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).