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C129(Part 1)**HO1630: DRUMCONDRA AND RIPPLESIDE HERITAGE AREA**

This policy applies to all land included in the Drumcondra and RippleSide Heritage Area.

Policy Basis

The Drumcondra area has a distinctive early 20th century residential character which has been well maintained. The area contains a high proportion of its original buildings in good condition, enhanced by garden settings and street tree planting. The area is characterised by average to large allotments with the construction of either larger weatherboard, red or clinker brick Edwardian or Californian Bungalow period homes with terra-cotta and corrugated iron roofs. The allotment sizes allow generous side setbacks and substantial frontage setbacks with medium height fences constructed in timber. The houses have complex building forms and rich ornamental detail mainly executed in timber.

This Heritage Area is an exclusive detached house residential area with a network of rear lanes servicing every allotment and including bluestone crossovers and drainage works. The grid subdivision pattern is interrupted by Lunan House (circa 1850) and the adjoining public park which are a focus to both Lunan Avenue and Beach Parade.

The two heritage areas are separated by RippleSide Park and two local streets Bell Parade and Liverpool Street.

The RippleSide area located to the north of RippleSide Park has a significant concentration of Edwardian detached timber housing with some earlier Victorian examples together with later Bungalow timber houses. The area was first subdivided by Melbourne Auctioneer, James. B. Hutton in the mid 1890's. Similar to Drumcondra the heritage area is exclusively single detached residential area but located on smaller allotments, although architectural design of the houses is not as elaborate or grand as those located to the south of RippleSide Park. The houses are traditionally workers cottages which served the expanding manufacturing area located to the north of the City.

Objectives

- To retain the bluestone lanes, street tree planting (excluding Margaret Street), and traditional garden settings.
- To retain the intact examples of Victorian, Edwardian and Californian Bungalow styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- 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, 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.

- Hipped and/or gable roofs with a pitch between 20-35 degrees.
- Narrow or wide eaves and verandah's (some recessed).
- 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 or clinker brick.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Terra-cotta tiles or non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration 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 existing and intact culturally significant Victorian, Edwardian and Californian Bungalow places to be retained.
- Encourage building heights to be 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 should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).

Geelong Region Historic Buildings and Objects Study Volumes 1&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).