

22.2328/01/2010
C129(Part 1)**HO1631: THE ESPLANADE HERITAGE AREA**

This policy applies to all land included in the The Esplanade Heritage Area.

Policy Basis

This small but significant heritage area is distinguished as a historically and architecturally significant elite residential area situated on the edge of Corio Bay. It has spectacular views over Corio Bay and towards the City.

This area is dominated by large houses representing the first development of this area with many notable examples of the work of locally prominent architects during the early part of the 20th century. It is significant for its diversity of the late nineteenth and predominantly twentieth century architectural styles and buildings of consistently high quality reflecting the prosperity of the owners.

The area has a high retention of original housing stock, with excellent representative examples from the Edwardian and Bungalow periods with variations of styles. Typically, the houses are very substantial and include the following characteristics: single or predominant double storey buildings of either red brick, clinkers or render, tiled roofs and gabled roofs. Houses are located on sizeable but irregular allotments with generous proportions and street and boundary setbacks with substantial gardens in front. Fences are generally low and often match the detailing of the buildings. There are many consistent architectural elements including upper floor porches, dominant gable roof ends, attic spaces and the use of face red or clinker brick with render detailing.

A characteristic of the this area is the slight meandering of The Esplanade which echoes the natural curve of Corio Bay and is in contrast to the regular grid pattern of Drumcondra generally, with nearly all houses having considerable emphasis on their Bay orientation. Vehicle access to properties is via the rear lane with bluestone crossovers and drainage works.

Objectives

- To retain the rear bluestone lanes, generous building setbacks on sizeable allotments and garden settings.
- To retain the intact examples of Edwardian, Californian Bungalow, Arts and Crafts Revival and English Domestic Revival style and other significant buildings.
- To retain the uniformity of scale of the area including single and two 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 of low to medium height, 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, double fronted buildings.
 - Complex building forms.
 - Hipped and/or gable roofs, gable ends, attics and balconies.
 - Recessed verandahs.

- Vertical rectangular timber windows.
- Moderate to 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, Californian Bungalow, Arts and Crafts Revival and English Domestic Revival places to be retained.
- Encourage building heights should 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 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).