

22.4728/01/2010
C129(Part 1)**HO1918: HERMITAGE HERITAGE AREA**

This policy applies to all land included Hermitage Heritage Area.

Policy Basis

The Hermitage Heritage Precinct is significant for its predominantly intact Late Victorian, Federation/Edwardian and interwar era dwellings of varying scales and elaboration. Originally part of the substantial Hermitage (later known as Armytage House) landholdings established in the mid 19th century, the area was initially developed from 1852 as the Hermitage Estate, comprising a small residential subdivision. No dwellings from this early period survive, but the subsequent subdivisions in the late 19th century were the impetus for the development of the late 19th and early 20th century era dwellings that survive today. These dwellings are primarily single storey and have detached compositions, hipped and/or gabled roof forms, front or return verandahs, corrugated sheet metal, slate and terra cotta tile roof cladding, horizontal timber weatherboard and face brick wall construction, and detailing reflective of the stylistic eras in which they were built. Other significant features of the area include the highly recessive carports and garaging, and the bluestone kerbs and channels on the east sides of Hermitage Road and Manning Street. Local heritage landmarks in the area include the substantial single storey residence at 6 Hermitage Road and the two storey dwelling at 22 Retreat Road.

Objectives

- To retain the surviving early streetscape qualities of the area, including the bluestone kerbs and channels on the east sides of Hermitage Road and Manning Street;
- To retain and enhance the intact examples of detached, Late Victorian, Edwardian, Federation, and interwar era dwellings as identified in the *Newtown Heritage Review Report*, Volume 2 (2008);
- To retain the modest residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including single storey height, regular front setbacks and rear or side driveways;
- To retain the building separation and notable settings to several of the dwellings, including those at 6 Hermitage Road, 10 Hermitage Road, 12 Hermitage Road and 22 Retreat Road;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, pressed face brick wall construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal or terra cotta tile roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300 mm;
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

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

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
 - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
 - Detached, single storey compositions;
 - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
 - Narrow or wide eaves;
 - Front verandahs;
 - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
 - Traditional wall construction, including horizontal timber weatherboard cladding, smooth-rendered finish or pressed face brick (the choice of construction will be dependent on the construction of adjoining significant dwellings);
 - Non-zincalume (non-highly reflective zincalume) corrugated sheet metal or terra cotta tile roofing (the choice of construction will be dependent on the construction of adjoining significant dwellings);
- Encourage the retention of existing allotment configurations of varying sizes;
- Encourage the retention of culturally significant Late Victorian, Edwardian, Federation, and interwar era dwellings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage the retention of side setbacks with notable building separation;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher significant building, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
 - 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 principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;

- Buildings and works 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).

Newtown Heritage Study, Volumes 1-3, prepared by the City of Greater Geelong (2008).

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