

22.4828/01/2010
C129(Part 1)**HO1919: WILLIAM & MARGARET STREETS HERITAGE AREA**

This policy applies to all land included in the William and Margaret Streets Heritage Area.

Policy Basis

The William and Margaret Streets Heritage Precinct is significant as a distinctive residential area defined by modestly scaled interwar and postwar era dwellings, and to a lesser degree, Victorian and Edwardian era dwellings. Most of the dwellings are single storey with detached compositions, featuring hipped and/or gabled roof forms, front or side verandahs, corrugated sheet metal roof cladding, timber weatherboard, face brick and rendered wall finishes, and rudimentary architectural detailing, reflecting the original, predominantly working class population for which they were built. The grid subdivisions between the mid 19th and early 20th centuries were the impetus for building development, although the area was largely transformed during the interwar period into the residential neighborhood identified today. In 1922, the George Street Estate offered 'nine splendid residential sites.' In the 19th century, William Street also known as the location of a quarry used to make bricks. Evidence of this quarry may survive at the rear of the properties between 20 and 26 William Street.

Objectives

- To retain and enhance the intact examples of detached, Edwardian and interwar and postwar 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 (when viewed from the front of the dwellings), regular front and side setbacks; building separation and subdivision;
- To retain surviving evidence of the former quarry behind 20-26 William Street, given the likely archaeological research potential;
- 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 or side verandahs, wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, pressed face brick or rendered wall construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal 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;
- Wide eaves;
- Front or side 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 roof cladding;
- Encourage the retention of the existing grid layout of the area including the allotment configurations;
- Encourage the retention of culturally significant Edwardian, interwar and postwar era dwellings;
- Where ground disturbance uncovers archaeological evidence of the former quarry behind 20-26 William Street, works should cease until notification has been made with and approval given by Heritage Victoria for works to proceed, in accordance with the Victorian Heritage Act 1995;
- 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 side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;
- 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;
 - 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).