



Banyule

CITY COUNCIL



HERITAGE GUIDELINES FOR THE BEAUVIEW ESTATE

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1 PURPOSE OF GUIDELINES AND RELATIONSHIP WITH PLANNING SCHEME

The purpose of these Guidelines is to identify what is significant about this precinct, to provide a description of its characteristics and to guide where and how new development might be carried out without undue impact on the significant qualities of the precinct. It is proposed to include them in the Planning Scheme as a reference document as a guide to decision making.

2 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Beauview Estate Heritage Overlay Area (HO91) is historically and aesthetically (Australian Heritage Commission (AHC) Criteria A and E) significant at a local level. Its period of significance is Inter War to early Post War.

It is *historically significant* (AHC Criterion A) as a highly representative and comparatively early estate undertaken by the Albert Jennings Construction Company, noted for its innovative approach to suburban subdivision encompassing home financing, the provision of leasable shops and accommodation for a baby health centre. This subdivision and others like it, including the earlier Beaumont Estate also in Banyule and the Beauville and Hillcrest estates in Melbourne's south-eastern suburbs, set the pattern for later subdivisions throughout the metropolitan area.

Historic significance is enhanced by the presence of Robert Kennedy's Italianate residence *Ravenswood* which is important not only in its own right but also for its capacity to recall the origins of the Beauview Estate.

It is *aesthetically significant* (AHC Criterion E) for its capacity to demonstrate a departure from established rectilinear street patterns in favour of culs-de-sac and curvilinear and zigzag alignments. This significance is enhanced by the provision of power lines along rear laneways, street reserves, stone retaining walls unifying the varied streetscapes and flexible arrangements for the provision of footpaths and nature strips, often visually linking front gardens directly with the street reservation. Architectural styles are conservative and representative of their period, including a preference for the English Domestic Revival and later multiple fronted villa styles with some Modernist and Cape Cod influence, reiterated in the architecture of the East Ivanhoe Village Shopping Centre. The Area is significant also as an example of Garden Suburb planning, well established by the later Inter War period and characterized by the street planning techniques noted above and by detached villas with ornamental front gardens and low front fences creating a spacious garden environment embracing both private and public land from façade line to façade line along each street.

3 DESCRIPTION

3.1 Urban Design and Infrastructure

The name of this development almost certainly derives from the open views to the south provided by the quite steeply sloping terrain. However while the north south roads do provide some outlook to the south, little of this is available from the public realm along the Area's spine access road, Beauview Parade. This is because the particular zigzag alignment of this road, which closes east west vistas along the road providing an intimate character to the street scene. The effect can be appreciated by comparing views within Beauview Parade with those from York Avenue which has a straight alignment and from which distant views are available to the east and west particularly from the crest.

The slope of the site has given special character to the street design of Beauview Parade, Elm Crescent and Oakdene Place where it has been necessary to construct retaining walls along the upper side of the street. Whilst this is not unusual in Eaglemont, it is nevertheless a significant characteristic of this Heritage Area as it is of other heritage precincts in Banyule.

The retaining walls have avoided the need for owners to construct fences so the landscaping and often fine mature planting of the front yards become part of the street scene. Possibly to minimise the width of street construction across a steeply sloping site, no nature strip is provided on the uphill side and in Beauview Parade the footpath is also constructed immediately adjoining the carriageway on the downhill side. Where no front fence has been constructed on the downhill side, it is often difficult to distinguish where the street reserve ends and the front yard of the properties begins.

As a result of this design, street trees are few and are less significant feature of the streetscape. This is more than compensated for however by the unobstructed view into the front yards.

As elsewhere in Ivanhoe and Eaglemont, the retaining walls are random rubble constructed of 'volcanic' rock which has a distinctive purplish brown colour. This has been repaired using bluestone pitchers at or near No. 20 Beauview Parade.

The absence of power poles and power lines is a striking feature of Beauview Parade which allows the landscape to dominate the street scene. This results from a particular design feature of some Jennings developments when the power was reticulated along the rear of the properties.

Oakdene Place is a short cul-de-sac terminated by a roundabout attractively landscaped with creepers and shrubs and a single tree that successfully camouflages a single power pole. The space around the roundabout is generous, allowing for extensive grassed areas in the public domain. Here street tree planting is significant with mature liquidambar dominating.

By contrast the formation of the north-south roads is conventional with standard nature strips adjoining the kerb. The dominant street planting in the precinct is shown in Table 1.

In all cases footpaths are concrete with bluestone aggregate, kerbs are concrete and carriageways are asphalt.

Table 1 Dominant Street Planting in Beauview Estate (HO 91)

Street	Dominant Species
Beauview Parade	Mixed Exotic
Carmichael Street	Mixed Exotic
King Street	Mixed Exotic
Oakdene Place	<i>Liquidambar styrac</i>
Ravenswood Avenue	<i>Fraxinus oxycarpa</i> 'raywood'
Stafford Court	<i>Acumena Smithii</i>
York Avenue	Mixed

3.2 Significant Buildings

The houses and commercial buildings that are stylistically expressive of late Inter War architectural fashion are regarded as significant since they affirm the period of origin of the estate. These buildings are noted in the table as being significant, whilst the remainder are generally regarded as not being significant either on account of their aesthetic values, extent of alterations sustained or comparatively late date. Low front fences, being a characteristic of the period of significance, are regarded as being significant.

The table provides an indication of the significant house and commercial building types found in the Area. The description which follows differentiates between the styles and points to their significant characteristics. Designers should be aware of these characteristics and may use them as a starting point for their own designs.

Table 2: Schedule of Significant and Non-Significant Buildings and Fences: Beauview Estate (HOA 91)

Street	Street No.	Style	House:	Fence:
		Na = Not applicable	S=Significant N=Not significant X=no fence Na= Not applicable	
Beauview Parade	1	Na	N	S
	3	Modern	S	S
	5	English Domestic revival	S	S
	7	Na	N	S
	9	English Domestic Revival	S	S
	13	Na	N	X
	15	Na	N	N
	17	Colonial	S	N
	19	Na	N	N
	21	Na	N	X
	23	English Domestic Revival	S	X
	25	Na	N	X
	27	Na	N	N
	29	English Domestic Revival	S	X
	31	Na	N	N
	37	English Domestic Revival	S	N
	39	Na	N	X
	41	Na	N	X
	2	English Domestic Revival	S	S
	4	English Domestic revival	S	S
	10	Na	N	X
	12	Modern	S	X
	16	Colonial	S	X
	18	Na	N	X
	20	Modern	S	X
	22	Colonial	S	X
	24	Modern	S	X
	26	English Domestic Revival	S	X
	28	English Domestic Revival	N	X
	30	English Domestic Revival	S	X
	32	Na	N	X
	40	<i>Ravenswood</i>	S	X
44	Na	N	X	
46	Na	N	X	
Burton Crescent	9	Na	N	S
	11	Na	N	S
	15	English Domestic Revival	S	S
	17	Na	N	S
	19	Na	N	S
	23	Na	N	S

Street	Street No.	Style	House:	Fence:
		Na = Not applicable	S=Significant N=Not significant X=no fence Na= Not applicable	
Carmichael Street	13	Na	N	X
	15	Na	N	X
	17	Na	N	X
	19	Post War	S	X
	8	English Domestic Revival	S	S
	10	Na	N	X
	18	Na	N	X
Elm Crescent	3	English Domestic Revival	S	X
	2	Na	N	X
	4	Na	N	X
	6	Na	N	X
	8	Na	N	X
Heritage Lane	15	Na	N	N
	16	Na	N	N
King Street	27	Na	N	X
	29	Na	N	X
	31	Na	N	X
	33	Na	N	X
	35	Na	N	X
	39	Na	N	X
	41	Na	N	X
	43	Na	N	X
	34	Na	N	X
	40	Na	N	X
	42	Na	N	X
	44	Na	N	X
	Lower Heidelberg Road	187	English Domestic Revival	S
189		Arts and Crafts	S	S
193		English Domestic Revival	S	S
195		Na	N	N
197		English Domestic Revival	S	S
199		Californian Bungalow	N	N
201		Na	N	N
205		Italianate	S	S
207-209		Inter War duplex	S	S
211		Post War	S	S
213 shop		Na	N	Na
215 shop		Na	N	Na
217 shop		Na	N	Na
219 shop		Na	N	Na
221 shop		Na	N	Na
223-225 shop		Na	N	Na
227 shop		Na	N	Na
229-231 shop		Na	N	Na
233-237 shop		Na	N	Na
239 shop		Na	N	Na
241-243 shop		Na	N	Na
245-247 shop		Na	N	Na
249-251 shop		Na	N	Na
253-263 shop		Inter War	S	Na
265-267 shop		Na	N	Na
269 shop		Na	N	Na
271-273 shop		Na	N	Na
275-277 shop		Inter War	N	Na
279 shop		Na	N	Na
281 shop		Na	N	Na
283 shop		Na	N	Na
287		Na	N	S
291		Na	N	S
293		Na	N	Na
295		English Domestic Revival	S	S
297		Na	N	S
299	Na	N	S	

Street	Street No.	Style	House:	Fence:
		Na = Not applicable	S=Significant N=Not significant X=no fence Na= Not applicable	
Maltravers Road	41	Na	N	N
	45	English Domestic Revival	S	N
	47	Colonial	S	N
	49	Na	N	N
McArthur Road	73	English Domestic Revival	N	X
	75	Na	N	S
	77	Na	N	S
	79	Na	N	S
Oakdene Place	1	Na	N	X
	3	Na	N	X
	5	English Domestic Revival	S	X
	7	Na	N	X
	9	Na	N	X
	11	Modern	S	Y
	13	Na	N	
	4	English Domestic Revival	S	S
	6	English Domestic Revival	S	S
	8	English Domestic Revival	S	S
Ravenswood Avenue	3	Na	N	X
	5	Na	N	X
	6	Na	N	N
	8	Na	N	X
	10	English Domestic Revival	N	S
	12	English Domestic Revival	S	X
Safford Court	1	Na	N	X
	5	Na	N	S
	2	English Domestic Revival	S	S
	4	Na	N	N
	6	Modern	S	S
Warncliffe Road	48	English Domestic Revival	S	S
	50	Na	N	S
	52	Na	N	S
York Avenue	5	Na	N	N
	7	Na	N	X
	9	Na	N	X
	11	Na	N	X
	13	English Domestic Revival	N	X
	15	English Domestic revival	N	X
	17	Na	N	X
	19	Na	N	?
	21	Na	N	S
	29	Na	N	N
	33	Na	N	X
35	English Domestic Revival	N	X	



English Domestic Revival

3.3 Facades

Apart from the double and multiple front brick villas that became dominant during the early Post War era, the predominant significant house style is the *English Domestic Revival* mode, sometimes referred to as *English Cottage* or *Tudor Revival* style. The arrangement of the elements of the façade is picturesque, hence its timeless appeal. Typically, the façade is dominated by several gable ends, the porch often being the focal point of the design on account of its central position, the Romanesque or Tudoresque porch arch and the surmounting roof. At times, a small window and wall lantern attracts further attention. The porch gives depth to the façade and is often linked to the garden gate by means of a meandering pathway. Depending on the slope of the land, further visual emphasis might be given by a flight of steps. The asymmetrical arrangement is typically accentuated by allowing one front room to project in front of the other, the angle so created being filled by the porch.

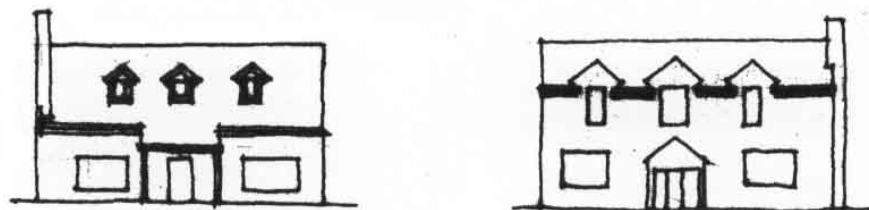
Whether asymmetrical or otherwise, it is the windows and their careful disposition that balances the composition of the façade. They never extend to floor level but rather have sills at between 600 and 900mm above floor level. The principal room window is often divided into three parts, the central section being larger, forming a “picture window” with narrower double hung sections on either side. Typically, the upper sashes have shallow Tudoresque arches or simply rounded corners and they may incorporate diamond pattern lead light glazing. Smaller, intentionally picturesque windows also add interest. They are usually narrow and may have a round arched head with lead light work.

Another subordinate style appearing within the Area is described here as *Colonial* on account of its incorporation of motifs characteristic of the period and including Georgian fan lights, pediments and timber porches with simplified Tuscan order capitals. The arrangement of dormers and gabled roofs is at times reminiscent of the North American Cape Cod style which became more recognisable during the 1950s and 60s. Finally, the *Modernist* stream that is so evident in the nearby Beaumont Estate is also found within the Area but in a much less overt form. Multiple curves, corner windows, flat and parapeted roofs, cubist forms, projecting horizontal window hoods and horizontal porch roofs are characteristic. In some instances curved porches with piers or fins are the principal *Modernist* elements in otherwise conventional compositions.

The two storeyed building at 253-263 Lower Heidelberg Road is the only significant commercial complex. Its façade treatment consists of walls visually subdivided into smaller parts defined by stuccoed and face brick sections, the roof line also being varied by alternating parapets with projecting boxed eaves. Chimneys add character to the composition and a cantilevered verandah protects the predominantly original shop fronts.

3.4 Roofs

The *English Domestic Revival* and contemporary styles generally have hipped roofs or transverse gable roofs with stylistic expression being imparted by means of steeply sloping gables facing the street and often applied to the porch and projecting front room. The *Modernist* houses generally have flat roofs or parapets concealing the tiled hipped roofs. Both the *English Domestic Revival* and *Colonial* styles may incorporate dormer windows, either as independent elements protruding from the roof slope, or as extensions of the façade interrupting the line of the eaves. Chimneys are important elements on account of their exposure against the skyline and stepped forms. Eaves are usually boxed and at times flared.



Dormers

3.5 Materials

Walls are usually face brick, being either reds, clinkers or mottled creams characteristic of the late Inter War and early Post War period when plain cream bricks were still in the future. Sometimes, stucco is used in conjunction with clinkers to give a picturesque effect evoking romantic images of half-timbered cottages in picturesque decay, the base bricks being revealed as they shed the plasterer's finishing coat. Base brickwork, carried up to floor level, is also usually expressed as such, in contrast to the stucco above. Tapestry bricks and mottled creams are used for ornamental purposes, especially for window heads and sills. At times, the high gable ends of the *English Domestic Revival* style have white painted weatherboard and board and batten linings to save on cost and for visual effect. There are, however, no weatherboard houses in the Area and corrugated galvanised iron is not seen.

Roof materials are usually terra cotta tile, occasionally variegated, using the standard Marseilles pattern. Windows are usually timber or steel framed whilst *Modernist* houses may incorporate glass bricks.

The commercial row at 253-263 Lower Heidelberg Road retains its original shop fronts at nos. 255-263.

Hard surfaces in gardens may be concrete, pressed red brick or Castlemaine slate paved.

3.6 Ornamentation

Ornamentation in the *English Domestic Revival* style has been noted above. The chief elements are decorative bricks, especially used for corbels, heads, sills and gable end vents. Diaper patterns are occasionally incorporated in the gable ends. Ornamental wrought iron work was used for door hinges and knockers, exterior lamps and balustrades and gates. When used in conjunction with the picturesque forms already noted, the stylistic statement was regarded as complete. The *Modernist* style was virtually devoid of ornamentation, the shapes, materials and structural elements establishing the architectural character.

3.7 Fences

Low front fences are a characteristic of the Garden Suburb Movement and are typical of the Area. So too are low side fences extending from the property frontage to the “street façade” for the full depth of the front garden. The use of low fences in this way was a device used to create a garden environment which, in conjunction with the nature strips and street trees, linked properties together to form a uniform parkland setting for the dwellings.

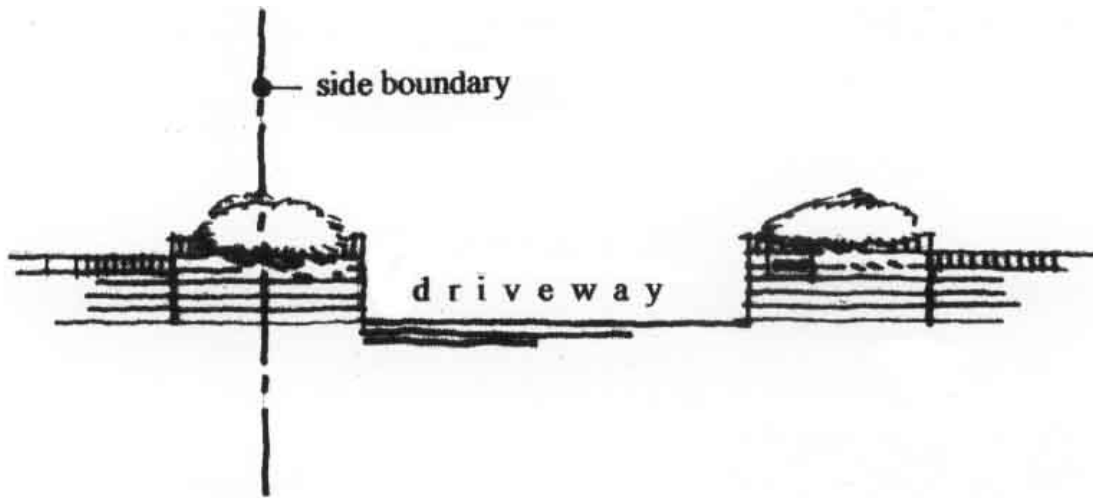


**stone retaining walls
unify the streetscape**

In a society dependent upon motor vehicles as well as public transport, front fences typically had driveway gates and a garden gate. Fences typically were of low brick and stucco with piers at regular intervals, the gates being of decorative wrought iron. Corner allotments usually had their garden gate at the corner with a meandering pathway connecting it to the front door. In these cases the front fence returned along the side boundary at least as far as the façade alignment. The Area is distinguished, however, by stone retaining walls facing the cuts that formed the roadways and by the frequent elimination of fences altogether. At the east entry to the lane commencing between 2 Beauview Parade and 9 Burton Crescent, low curved front garden fences are symmetrical about the entry and face small triangular gardens. Here also, the line of the front fence has been set back from the footpath by c.450mm to create a grass verge at the back of the footpath serving to further soften the impact of the fence.

In King Street, the low fences incorporate letterboxes, and planters and are consistent over several properties.

High fences were generally provided to screen back yards from public view on corner allotments.



**Typical low fence with
letter box and planters
in King Street**

4 THE GUIDELINES

4.1 Demolition

Demolition is taken to mean both partial and complete demolition of any structure, including a dwelling, garage, outbuilding or fence. Whilst the demolition of the less significant parts of a significant dwelling is acceptable and usually involves the rear portion of a dwelling, the demolition of the greater part of the place is discouraged, especially where this course leads to the retention of the façade only.

Accordingly the demolition of the houses and fences identified as significant in Table 2 is discouraged. The demolition of non-significant buildings is in conformity with the intent of these Guidelines. Where a building identified as significant in Table 2 is regarded, following consultation with the heritage adviser, to be irreversibly defaced, grounds may exist to allow demolition.

The commercial buildings at nos. 253-263 are regarded as significant and should not be demolished.

4.2 New Buildings

Opportunities for the construction of new buildings exist following demolition of structures as provided for above.

- **Significance, character and setting.** New building designs may relate to the significant character of the Area. The elements that establish this character are described in the *Description*. Designers and decision makers may choose to be aware of these elements and ensure that there is a demonstrable visual connection between their designs and the significant buildings in their immediate vicinity. New designs may depart from the significant architectural character of the dwellings but in doing so they should blend in with rather than confront the established street character. This can be achieved by having regard to the guidelines that follow and especially by limiting building bulk, fence heights and by developing informal garden layouts with exotic species dominant.

A demonstrable visual connection may be achieved by *sympathetic contemporary design*. Here, new work, whilst being uncompromisingly modern, nevertheless uses an approach derived from the description of the significant architectural elements above. It uses a combination of shapes, forms and materials that occur in the Area but avoids copying the ornamentation that distinguishes one style from another.

A demonstrable visual connection may also be achieved by *following existing architectural traditions* found in the Area. Here, new work simply continues the tradition of the past which is dominated in the estate by the English Domestic Revival style. Designers should always allow the significant buildings in the environs of the new project to dominate. Whilst it may be difficult to distinguish new work from old using this method, the visual integrity of the streetscapes is enhanced and the valued architectural character of the Area affirmed. It follows that the introduction of an historic style not found in the Area should be avoided. This guideline should be applied not only to new buildings but also to new fences and garden structures, taking care to avoid Victorian, Neo Classical and Edwardian designs since these did not exist in the Beauview Estate when it was established.

In Lower Heidelberg Road, recent commercial redevelopment has capitalized to varying extents on the Inter War character of the Beauview Estate and the architectural character of the significant commercial building at 253-263. The result has been to extend and consolidate this character which reinforces the Village appeal of the centre. It is accordingly recommended that the aspect to the street of any new developments consists of small individual shop fronts aligned with the property frontage and that blank walls be avoided. Where upper levels are provided, the parapet lines should be punctuated so as to achieve a visually interesting effect similar to that of the row at 253-263 Lower Heidelberg Road. These guidelines can be best implemented by adopting a *sympathetic contemporary design* approach.

- **Scale.** In designing new buildings, heights and proportions should reflect the predominant heights and proportions of adjacent buildings. The preferred wall height for new buildings, when viewed from the street, should not be higher than the existing two storeyed dwellings typical of the Area. The proportions of void (windows) to solid (walls) when viewed from the street should be similar to those of the adjoining significant buildings. Generally, the amount of solid area is much greater than the amount of void.
- **Bulk.** The size and shape of new buildings should relate sympathetically with those of the adjacent significant buildings. New buildings should not dominate existing streetscapes. Given that the streetscape character of the Area is established by detached villas in garden settings, new single dwellings should not extend from side boundary to side boundary but rather provide space for landscaping opportunities and/or driveways on either side of the dwelling. Where two levels are required, attic storey accommodation illuminated by dormer windows should be considered.
- **Materials, colour, details.** New buildings should relate with and use as reference points, the materials and details of adjacent significant buildings. Where original colours and finishes have survived, they also may be used as reference points. Refer to *Materials* in the *Description* for information concerning building materials characteristic of the Area. New materials that are complementary include
 - building board with an applied textured finish similar to those encountered within the Area, used in conjunction with face brick.
 - plywood panels with a textured, painted face used in conjunction with face brick.
 - bagged brick or block work.
 - powder coated aluminium window frames of suitable colour.

New materials regarded as not being complementary include:

- surfaces including highly reflective wall claddings.
- clear finished timber surfaces.
- cement roof tiles.
- tinted glass.
- concrete or clay pavers for driveways considered to be uncomplementary.

Traditional materials that are regarded as not being complementary include:

- corrugated galvanised iron or zincalume.

Care should be taken to provide a combination of materials sufficient to break up the bulk of the building in the manner of the other houses in the Area.

Designers should refer to paint colour charts for the Inter War period to determine suitable colour schemes for Inter War houses. Typically, roofs were terra cotta tiled, walls and other stucco work were unpainted stone (beige) or natural grey, woodwork was Mission (olive) Green or Mission (dark) Brown and metal work was gloss Black. Vibrant colours, especially when used over large areas, are regarded as being unsympathetic with the period of significance and are therefore discouraged.

The details of the surrounding significant buildings are noted in the *Description*. Unsympathetic details include blade roofs, expressed planes and ornamentation unrelated to the architectural styles encountered in the Area. Victorian, Edwardian and Classical styles are regarded as being unsympathetic.

In the case of commercial buildings, advertising signs should be confined to verandah fascias and exposed side walls, the facades being kept free of all signs including bracket signs, sky signs and roof mounted verandah signs.

- **Visual Setting.** New buildings should respect existing settings and neither dominate nor obscure views or sight lines to existing significant buildings.
- **Roofs.** Roof shapes and materials should relate to adjacent buildings. Refer to *Roofs* in the *Description* for information concerning roof forms characteristic of the Area. Whilst hipped and gabled roofs are characteristic, dominant parapeted, skillion, flat, blade and wave roofs are uncharacteristic and are discouraged.
- **Openings.** The proportions and spacing of door and window openings should relate to those of nearby significant buildings. Front doors in the Area are usually protected by shady porches. Windows, where unprotected, usually run from a sill height of between 600mm and 900mm above floor level to door head height which is not less than 450mm below eaves soffit level. Window hoods are sometimes provided in various forms to give visual emphasis and style to the opening.
- **Setbacks.** Existing uniform setbacks for houses should be maintained. These are set back uniformly from the property frontages to establish the “street façade” which defines the public environment. New buildings should not protrude beyond this setback nor wholly retract from it. By respecting the rhythm of the street façade, new buildings are best able to contribute rather than detract from its character. Side boundary setbacks often accommodate a driveway on one side and may be as little as 1.2 metres on the “blind” side, generating a minimum combined setback between houses of 2.4 metres. This minimum combined setback should be respected. New buildings should not obscure significant buildings from view by protruding beyond them so as to partially conceal them when walking down the street. New works should not conceal or compromise existing views of the house of *Ravenswood*.
- **Orientation.** All of the houses in the Area face the property frontages squarely. New buildings should adopt the same orientation.
- **Provision for cars.** Each dwelling should only have one crossover. Existing crossovers may be replaced with new crossovers in different positions provided that they do not endanger public safety. Garages should not accommodate more than one car space unless they are concealed from the public environment or located well to the rear of the property. Double garages forming a dominant element of the façade composition are discouraged. Single garages, however, were often incorporated in the design of a façade, often as a discrete parapeted element setback from the façade line. This approach is acceptable. Garages

were also placed in back yards, accessible along a driveway and this approach is also acceptable. Freestanding garages visible from the street should be erected using forms, materials and colours that are sympathetic with the primary building on the site. Where a change in materials and form is contemplated for reasons of economy or otherwise, designers should take care to adopt new materials and forms appropriate to the period of significance of the Area. For example, gable or hipped roofs should be used in preference to flat steel tray deck roofs with proprietary gutters. The provision of hard standing areas for the purpose of parking vehicles or trailers within front garden setbacks is discouraged. Pavement materials for driveways should be appropriate to the Inter War period, the use of concrete strips separated by a central grassed area being typical. The use of concrete or clay brick pavers is inappropriate.

The continuous shopping frontage along Lower Heidelberg Road should not be broken by provision for off street parking. Similarly, rear car parks where they impact visually on residential streetscapes should be screened from view.

- **Fencing.** Front fences are discouraged above retaining walls or where there is no adjoining front fence. Elsewhere new front fences should not be higher than the nearest significant fence whilst the dividing fences back to the façade line should be no higher than the abutting front fences. The replication of early front and side fence designs is encouraged. They should interpret the architectural styles found in the Area and not reflect Victorian or Edwardian practices which included high corrugated iron fences, palisade fences and picket fences. Low hedges may also be suitable alternatives to fences along side boundaries. Low ornamental wrought iron infill panels with masonry dwarf walls and piers are acceptable but high wrought iron or metal palisade fences are discouraged. Where there is no front fence, rockeries, garden beds and low hedges may be used to affirm the Garden Suburb character of the Area.

High side fences to the back yards of corner allotments should be timber paling fences, 1.5 metres high.

- **Details.** Ornament is a characteristic of Inter War styles and is addressed in the *Description*. Designers adopting the *sympathetic contemporary design* approach should approach the replication of ornamental details with the utmost caution since modern architecture does not sit comfortably with historical styles. The reverse is also true to the extent that historical styles do not readily accommodate aggressive contemporary detail. On the other hand, designers *following existing architectural traditions* can successfully replicate ornamental detail, provided that they do it well and in such a way that their work does not “out perform” that of the significant neighbours.
- **Project Homes.** Project Homes, packages and kit homes have generally been designed without regard being paid to the historic character of this Area. Whilst their use is likely to be inappropriate, adaptations of standard designs may be acceptable. In these cases, the heritage adviser should be consulted before a commitment is made to a particular design.
- **Other Outbuildings.** Any sheds or other outbuildings should be erected using forms, materials and colours that are sympathetic with the primary building on the site. Where a change in materials and form is contemplated for reasons of economy or otherwise, designers should take care to adopt new materials and forms appropriate to the period of significance of the Area. For example, gable or hipped roofs should be used in preference to flat steel tray deck roofs.

Freestanding garden structures such as lych gates, pergolas and trellises are the only structures regarded as being suitable within the garden frontage. They should interpret the architectural styles found in the Area and not reflect Victorian or Edwardian practices.

- **Landscaping.** Where new buildings are erected on existing allotments, an analysis should precede the works in order to establish whether or not any original or early elements of the garden, including mature plantings, garden walls, rockeries, pathways and garden beds have survived and are to be conserved. The retention of such elements is encouraged, with a view to them forming a starting point for a new sympathetic garden design expressive of the period of significance.

Where works are undertaken on allotments adjoining *Ravenswood*, a planting strategy should be developed that establishes a buffer between them and the main house at *Ravenswood*, thereby conserving the integrity of its setting. Similarly, planting at *Ravenswood* itself should maintain and enhance the exposure of the house to Beauview Parade and Ravenswood Avenue.

4.3 Alterations and Additions to Existing Significant Buildings

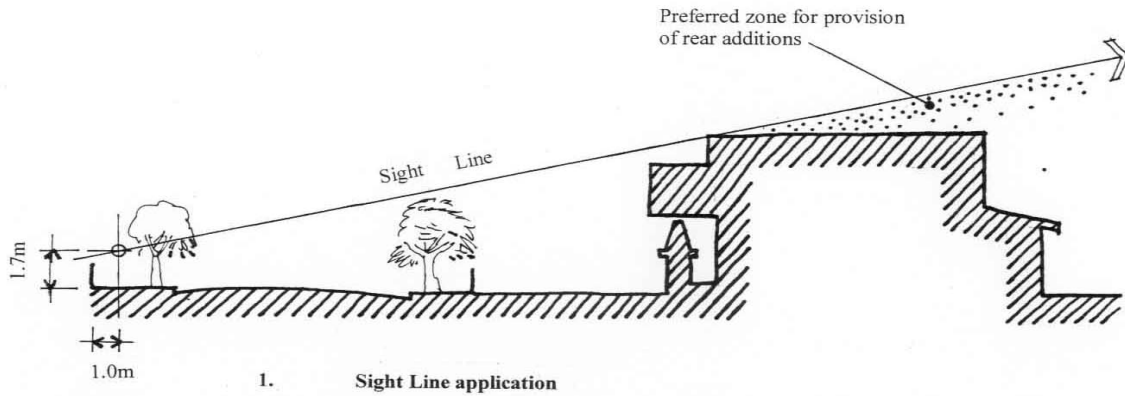
Few places survive in a totally unaltered state, the majority sustaining changes as the needs of its occupants also change. Paint colours are usually the first to be altered but it is important to note that earlier paint layers are usually concealed in protected areas of a house and provide a valuable source of information concerning its original architectural character. Alterations and extensions to existing significant buildings undertaken within the period of significance of HO91 may contribute to the significance of the place, whilst changes sustained after that time are likely to contribute less to the cultural values of the Area or may even detract from them. It follows that demolition prior to undertaking additions and alterations may reasonably be concentrated in those sections of a dwelling erected following the period of significance. As a general rule, both change and expense may be minimised by avoiding unnecessary alterations to the significant elements of a place. Where an owner would like to enhance the appearance of a place by introducing additional features characteristic of the house type or period, care should be taken to ensure that the original design is not irreversibly altered. It is recommended in these instances that the heritage adviser's assistance is sought at an early date.

- **Generally.** New additions should not dominate a significant place. It follows therefore that the preferred form and location for additions is single storeyed, situated at the rear of the dwelling. Designs should consider the relationship between openings such as windows, doors and solid walls and the continuation of horizontals such as stringcourses and plinths. Designs should also pick up on shapes, mass, scale and heights above the ground of eaves lines, materials, colours and other details. These elements and others like them are described in the *Description*. Refer also to the sections entitled *sympathetic contemporary design* and *following existing architectural traditions*, which outline alternative approaches to the interpretation of the dwelling styles contained in the *Description*.
- **Alterations to facades.** Generally, alterations to the facades of significant places should be avoided. Where unavoidable, they should be set back by a distance not less than one metre from the façade line of the dwelling, thereby differentiating between the new and the old and also ensuring that the original façade remains the dominant element. The new work should also be in the same style as the original place. Where a garage or carport is to form an addition to the façade of a place, the same guideline should apply. Where a wing wall has been extended to the side boundary line in the same construction as the dwelling, this element should also be counted as the façade.

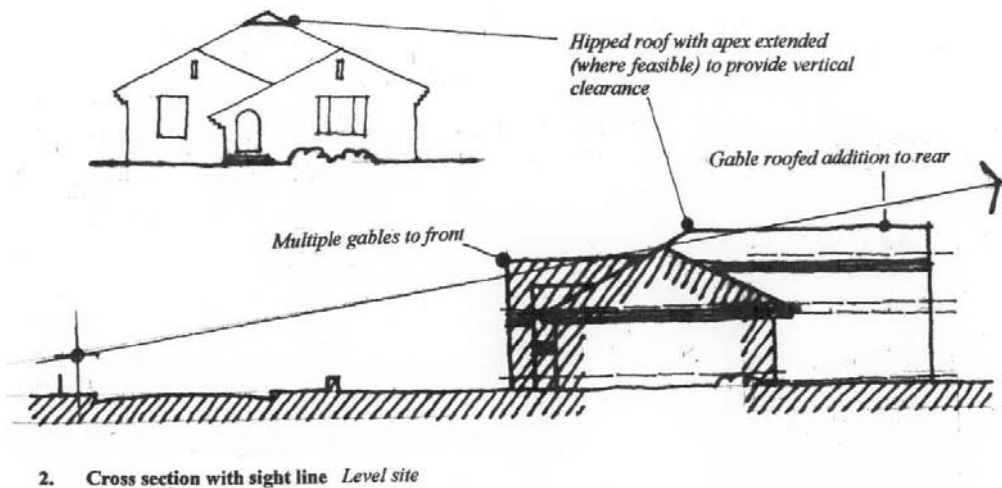
The façade of the commercial row at 253-263 Lower Heidelberg Road should not be altered unless such alteration recovers the significance of the place by reconstructing removed fabric such as the former shop front at no. 253. Original shop fronts should not be altered or removed.

- **Preferred locations for additions.** Alterations and additions to significant single storeyed dwellings should generally be situated at the rear and impact on the least significant elevation and fabric of the place. Where each elevation contributes in a substantial way to the significance of the whole building, alternative design approaches should be sought that minimize intervention. The most significant portion of the dwellings within HO91 is generally the facade, including that section of a hipped roof that slopes down towards the façade. Exceptions include:
 - a corner window, where the significant fabric should be regarded as the whole of the wall associated with the window, whether or not it forms part of the front elevation.
 - a front door and /or porch situated on the side elevation rather than the façade where the significant fabric should be regarded as extending to include that element.
- **Scale, Bulk, Materials, Colour, Details.** Refer to these headings under *New Buildings*. Existing face brick surfaces of significant buildings should not be over-painted, bagged, stuccoed or concealed from view in any other way.
- **Differentiating new work from existing significant fabric.** New work to significant buildings should be distinguishable from the old. This can be achieved by making the new material slightly recessed; a different material to the old or a different texture. It is also a good idea to date new work. The contrast, however, should not be harsh or visually intrusive. Refer to the explanations for *sympathetic contemporary design* and *following existing architectural traditions*. These approaches to the design of new buildings apply equally to the design of additions and extensions. In the first instance, the difference between old and new will be obvious. In the second, this will not be the case and, whilst subtle distinctions will be discernible in the workmanship, dating the new work is likely to be the most acceptable approach.
- **Visual prominence of additions.** In the case of significant buildings, sight line techniques should be applied to determine the degree of visibility of the addition or extension to the public eye. This is especially important where the addition is proposed to be of a greater height than the original building. Given the importance of ensuring that additions, particularly two storeyed additions, are understated in the streetscape, designers should demonstrate the extent to which proposed additions will be seen from the public environment. The application of a sight line taken from the footpath opposite a proposed addition, used in the manner shown below, is a useful tool, demonstrating the extent to which an addition will actually be seen from this viewpoint. As a general rule, the further back the new development is situated, the greater the freedom a designer has to meet a client's requirements since less of the new work will be publicly visible.

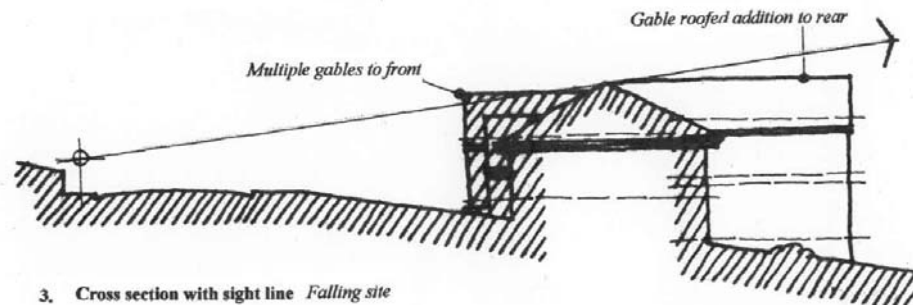
Ways of reducing the visual impact of rear two storeyed additions are explored in the figures below. Figure 1 demonstrates how the sight line should be applied, identifying the zone within which additions should be concentrated. Where two storeyed rear additions are proposed, construction within this zone allows greatest design freedom since the new work will be largely out of view from the public domain.



In Figure 2 an option for the provision of a rear two storeyed addition on a hip or gable roofed dwelling on a level site is demonstrated. Hip roofed houses in the Area frequently have dominant gable ended wings facing the street and in this sketch the idea of providing further gable roofed extensions at the rear is explored. It may be necessary, as is suggested in the sketch, to raise the height of the existing hipped roof by forming an apex (see elevation), thereby providing sufficient room for a two storeyed addition.



In Figure 3 a similar approach is demonstrated for a falling site where the lie of the land provides every opportunity to conceal the new work behind the main hipped roof. Given the dominance of English Domestic Revival houses in the Area, having transverse gable roofs, the possibility of fully concealing rear additions behind the high gable should be thoroughly exploited.



3. Cross section with sight line Falling site

Given that houses in the Area are typically situated with a driveway along one side and a narrow “blind” side along the other and that frequently two blind sides face each other, it may be advantageous to concentrate visible two storeyed rear additions along the blind side which is generally less visible from the street than the driveway side. Where it is not possible to conceal rear additions, it is recommended that the new work commence at least as far to the rear as the existing back wall of the house to ensure that it forms a subordinate part of the architectural composition. In this instance, the back wall is defined as the line at which the principal roof either terminates or changes to a lean-to form. Finally, when a site rises rather than falls towards the rear, it is recommended that consideration be given to excavation to reduce the visual impact of any rear additions.

In the case of a development on a corner allotment, it will probably not be possible to conceal the new work behind the existing dwelling. In this case, the designer should try to soften its visual impact by stepping the whole addition well back from the side fence so that it is effectively separated from the street by the width of useable private open space. Alternatively, the upper level should be set well back from the lower level or another device appropriate to the circumstances adopted which serves to diminish the visual impact.

Ceiling heights are also critical to the question of visual prominence since their careful control will also contribute to the minimisation of visual impact. Maximum heights should not exceed 2.7 metres with the upper level ceiling sloping down to 2.1 metres at the perimeter walls.

- **Replication of historic detail.** Refer to the explanations for *sympathetic contemporary design* and *following existing architectural traditions* under *New Buildings: Significance, character and setting*. Refer also to *Details* under *New Buildings* for an explanation of when and how best to replicate historic detail. These approaches to the design of new buildings in this Area apply equally to the design of additions and extensions.
- **Orientation.** New work should maintain the rhythm, orientation and proportions of the original, especially where visible from the street. Refer to *Orientation* under *New Buildings*.

- **Proportion.** The proportions of void (windows) to solid (walls) when viewed from the street should be similar to those of the principal dwelling. Generally, the amount of solid area should be much greater than the amount of void.
- **Minimization of intervention.** Wherever possible designers should avoid unnecessary intervention with existing significant fabric. Existing openings, for example, should be used to facilitate access between the old and the new to minimize the amount of demolition required.
- **Roofs.** New roofs should relate to the existing roof form or follow traditional options for additions. New roofs of two storeyed rear additions to significant buildings should be articulated separately from the existing principal roof. Care should also be taken to avoid alterations to chimneys that contribute to the streetscape. Refer *Roofs* under *New Buildings*.
- **Conservation of vistas.** New work should preserve existing important views of significant buildings and their settings. Typically, the most important views of a dwelling in the Area are obtained by standing opposite the façade on the footpath or across the street. In the case of a significant building situated on a street corner, the view obtained from standing diagonally opposite is also important. At the end of a cul-de-sac the relationships between all buildings is more important than elsewhere since they collectively enclose the space established by the roadway. It is important, therefore, that the visual impact of additions on important views and spaces is minimized.

Views of the commercial row at 253-263 Lower Heidelberg Road should not be intruded upon by building works or signs to be erected anywhere in the East Ivanhoe Village.

- **Recovery of significance.** New building work impacting on significant fabric should be reversible where possible so to avoid permanent damage. A situation should be established where, if desired, the new work could be demolished to recover the original fabric and significance of the place. The concealment of significant fabric is contrary to the objectives of these Guidelines and is discouraged. Where intervention with significant fabric is necessary, designers should always keep this to a minimum and avoid unnecessary demolition and alteration.
- **Garages.** Rear garages forming one of a pair with the garage on the next allotment should be conserved so as to retain the evidence of this past practice and so as not to compromise the aesthetic values of these structures. Garages having a primary aspect to the street should not be extended so that their width appears greater or their front wall becomes closer to the street.

4.4 Alterations and Additions to Existing Non Significant Buildings

Buildings that do not contribute to the significance of the Area may be altered and extended. The design of these alterations and extensions should be approached in the same manner as the design of new buildings and the opportunity should be taken to improve the extent to which these buildings fit comfortably within the precinct. The design should therefore, among other things:

- Not substantially increase any dominance of the building in the streetscape
- Maintain the standard front setback
- Maintain, where it exists, the prevailing side setbacks for significant buildings in the street
- Not involve additional crossovers

- Avoid double garages unless concealed from the street.

Where alterations to the front façade are involved it may be possible to emulate the form and proportions of openings of those of the adjoining or nearby significant buildings.

Garages having a primary aspect to the street should not be extended so that their width appears greater or their front wall becomes closer to the street.

The use of appropriate construction materials suggested for *New Building* is encouraged although it is recognised that it may also be appropriate to use materials the same or similar to those of the existing building.

Hipped or gabled roof forms are also encouraged.

Alterations and additions to commercial buildings should have regard for the recommendations contained in section 4.2 *New Buildings: Significance character and setting*.

4.5 Works Undertaken by Public Authorities

- **Retaining Walls, Roads, Footpaths, Kerbing and Channelling.**

The retaining walls are a significant feature of the Area and care should be taken to use original or the same type of stone when undertaking repairs.

The original concrete footpaths, nature strips, concrete kerbs and channels and asphalt roads should be retained and conserved. Repairs should emulate the original design and materials.

New works such as speed humps, roundabouts and traffic islands can be visually intrusive and, should they be considered necessary at some time in the future, care should be taken to use similar materials to the existing road works such as bluestone aggregate concrete with infill by grass or low shrubs. The roundabout at the head of Oakdene Place provides an excellent model for the landscaping of traffic devices.

- **Power Lines.**

Reticulation of power along the rear of properties where it exists should be retained and no new power lines should be installed in streets where they do not exist. Undergrounding power is not considered to be an appropriate alternative as the reticulation layout designed as a less expensive way of avoiding power lines in streets is part of the significance of the area.

- **Trees.**

Extensive new planting in Beauview Parade should be avoided where this would obscure the contribution that plantings in the front yards make to the streetscape. In considering new and replacement tree planting in other streets it would be appropriate to reinforce the consistency of the existing exotic roadside planting.