

22.1928/01/2010
C129(Part 1)**HO1626: ABERDEEN, GEORGE AND SKENE STREETS HERITAGE AREA**

This policy applies to all that land included in the Aberdeen, George and Skene Streets Heritage Area.

Policy Basis

This Heritage Area is a well-preserved example of early twentieth century residential, suburban development dating from the early 1900's to the 1930's. It is significant for its diversity of large timber Edwardian houses (predominantly in Aberdeen Street) and smaller timber Edwardian houses (1910-1930's period) in Skene and George Streets which form a smaller scale streetscape. The area contains a high proportion of relatively intact original buildings and is significant for the cohesion and integrity of the streetscape. Houses are typically detached, single storey scale and constructed from timber with decorative timber fretwork and gable infill particularly those fronting Aberdeen Street.

Skene and George Streets are narrow roads, with bluestone kerbing, footpaths and no nature strips, while the distinct Aberdeen Street streetscape is characterised by a wider street, rear vehicle access, street trees, wider footpath and garden settings but with no nature strip.

Notably, Aberdeen Street is characterised by a group of twelve relatively intact architecturally significant houses that are representative of the Edwardian domestic style.

Objectives

- To retain the distinctive pockets of intimately scaled streets with minimal street setbacks, nature strips, footpaths and street tree planting (in Skene and George Streets) with bluestone kerb and channel (in Skene Street) and extensive street tree planting and street setbacks in Aberdeen Street.
- To retain the intact examples of Edwardian and Californian Bungalow style houses and some post war styles predominantly single storey, double fronted detached houses.
- To retain the urban foci in the precinct, including: the corner shops at the Skene Street and George Street intersection and the concrete milestone set into the pavement outside 113 Aberdeen Street.
- To retain the uniformity of scale of the area including single storey height limit, regular front and side setbacks (some in Skene Street with minimal separation), larger frontages and site areas (in Aberdeen Street and some in Skene Street), others small and narrow (in Skene Street and George Street), building separation and rear vehicle access/side driveways.
- 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 25-35 degrees and some with complex Edwardian roof forms.
- Narrow or wide eaves and verandah's (some recessed).
- Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
- Timber detailing and painted finishes.
- Rich ornamental detail designed in a contemporary manner.
- Pressed, evenly coloured red brick construction.
- 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 interwar 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 and works, and fences 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)

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)