

22.2528/01/2010
C129(Part 1)**HO1633: LAWTON AVENUE HERITAGE AREA**

This policy applies to all land included in the Lawton Avenue Heritage Area.

Policy Basis

Lawton Avenue is significant for its integrity as a street developed at the turn of the century, at the time when architecture was in transition from the Victorian to the Edwardian styles. Lawton Avenue contains many good examples of these styles, documenting the changes that occurred in housing from the 1880's to the 1920's. The houses range from the common symmetrical double fronted houses, to the combination of gable and hipped roof and the larger, timber Edwardian houses designed by prominent local Architects. There is good use of rich architectural detailing generally in timber but also in cast iron, both on the houses and verandahs.

Most houses are constructed in weatherboard and many are very elaborate in their decorative treatment. The generous allotments provide scope for larger setbacks from the front and side boundaries with the smaller allotments providing narrow setback distances. The precinct is significant for its consistent streetscape of high quality timber buildings enhanced by the generous street width, street planting and gardens.

Objectives

- To retain the wide main roads with nature strips and street tree planting (in Waratah Street and Lawton Avenue), bluestone detailing in the rear laneway and traditional garden settings.
- To retain the intact examples of Victorian, Edwardian and Californian Bungalow styles.
- To retain the uniformity of scale of the area including single 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 (up to 1200mm), 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.
 - Hipped and/or gable roofs with a pitch between 20-35 degrees.
 - Narrow or wide eaves.
 - Simple verandahs (some recessed).
 - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
 - Rich ornamental detail designed in a contemporary manner.
 - Pressed, evenly coloured red brick.

- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Slate 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 Californian 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, 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).