



Wells Station Homestead

Don't think **pink** or **purple!**

Design guidelines for
new developments near the
Wells Station Heritage Precinct

Wells Station landscape



Introduction

Wells Station Heritage Precinct and its surrounds present a nineteenth century pastoral landscape which forms a rich part of the heritage of the ACT. New developments such as the Wells Station Estate in the suburb of Harrison provide the opportunity for people to share this beautiful prospect with views across the original station holdings and beyond.

Part of what makes Wells Station so special is its superb pastoral landscape which clearly demonstrates the culture and lifestyle of another time. To preserve this capsule of the past it is important that the original landscape be maintained and that the impact of modern development be reduced as much as possible.

Houses in the new estates such as Wells Station will be visible from a number of special places within the *Wells Station Conservation Precinct*, including the homestead and associated station buildings. This brochure suggests simple ways for home builders to minimise the visual impact of new development through thoughtful design and selection of materials, colours and landscaping which complements the beauty of the adjacent protected pastoral landscape without limiting the scope for creativity and individual expression.

Building form

Long, unbroken facades and roofs are very dominating, and can be a large source of glare. Breaking up these forms will soften the look of a building, provide visual interest, and will create an interesting pattern of light and shade.

On low sloping sites consider a split level building where the roof line follows the slope rather than a full two storey house with a hat-like roof on top.

Split level design and broken up wall and roof planes



Split level design relates to the slope of the site

Break up the shape of the house by using projecting bays or wings, verandahs and decks. Set upper floor walls back from ground floor walls and avoid large unbroken roof planes. Use hipped roofs which give a softer look. Avoid large gables which can make a house look top heavy but consider small secondary gables in the main roof which help to break up large areas.

Consider using combinations of materials to reduce the apparent height of walls by accentuating horizontal proportions. An example is to use a darker coloured material or finish up to floor level with paler rendered main walls. This will also help to give the appearance of a solid base to the house.



First floor walls set back to reduce bulk of the house

Muted earth tones, fragmented roof and wall planes, complemented by a face brick base course and projecting deck



Materials and colours

When choosing materials you should refer to the Lease and Development Conditions that apply specifically to your block. As a guide the following suggestions are offered:



WALLS

Both face bricks and painted surfaces (render, bagging, timber, blue board) are all appropriate if suitable colours are selected.

Choose bricks in soft pastel colours and select a mortar colour which matches the brick. Subtle colour variation within the brick itself, such as over burnt clinkers or sandstocks are suitable but avoid sharp contrasts such as tapestry brickwork. Choose greys, tans, stone, light brown, creams. Avoid red, orange, gold, dark brown.

Choose paint colours which blend with the pastoral or bush landscape such as charcoal, grey, cream, beige, stone, tan, and khaki greens. Avoid bright colours such as yellow, ochre, reds, orange, pale and deep greens and blues.

RAINWATER GOODS AND WINDOWS

Trim includes items such as fascias and gutters, window frames, garage doors, posts and beams. These are usually the elements which are highlighted with feature colours. It is important to avoid stark contrasts such as dark green verandah posts in front of cream walls. For a more subtle effect match fascias and gutters with the roof colour and use colours which harmonise with the main elements of wall and roof while still creating an interesting building composition.

Natural earthy colours and interesting architectural forms combine to good effect



Broken roof planes combinations of materials provide visual interest

ROOFS

Roof materials are likely to be tiles, whether concrete or terracotta, or colourbond steel.

Use unglazed tiles in flatter profiles to reduce glare and to avoid an overly patterned look. Avoid unfinished zincalume, and the lighter colourbond colours which can be very glary.

Choose dark greys, browns, tans, beige, or khaki green. Avoid mixed colours on one tile or across a roof, traditional terracotta, dark reds, paler greens and blues.

Roof colours should contrast with walls to avoid the building looking monochromatic.



Below: The overpowering impact of strong colours can be seen here. Compare this view with the Wells Station Homestead Precinct above.



Landscaping

Through careful planning, most of the remnant eucalyptus trees have been preserved within the pastoral landscape. The retention of these significant natural features contributes to the special qualities of the area. You can help reinforce these important qualities by blending your garden with the wider pastoral landscape through careful selection of the plants that reflect the colours and textures of the original trees.

Carefully selected planting is the simplest way to provide screening which will reduce the stark impact of wall and roof surfaces while giving a house a sense of stature and quality, not to mention good sun shading.

Seek expert advice in choosing plants which are suitable for the site conditions, micro climate, orientation and soil type. The best trees are evergreen, as mature as possible and with a dense upper canopy. This generally means Australian natives, particularly those which grow in the surrounding undeveloped areas.

Native planting combined with low stone walls enhance the setting and reduce impact of the development



Think carefully about the placement of plantings. Trees and shrubs on the side setbacks provide a landscaped buffer between buildings and help to frame your house. Trees in front of your house help to soften the look of the building and make it appear more established.

Landscaping to the side, frames the house



Materials suggestions

There are many suitable choices for materials, and many brands to choose from. The products listed below are just a few guiding examples selected from commonly used ranges. For a more comprehensive list of materials please refer to the Lease and Development Conditions that apply to your block.

WALLS

Colours equal to:

Porters paints *White sand, Chintz grey, Opaline, Pumice, Salt bush, Old stone wall*

Dulux *Cippolino, Gentle touch, Pale tendril, Alpine summer or Calf skin*

FASCIAS, RAINWATER GOODS AND WINDOWS

Colours equal to:

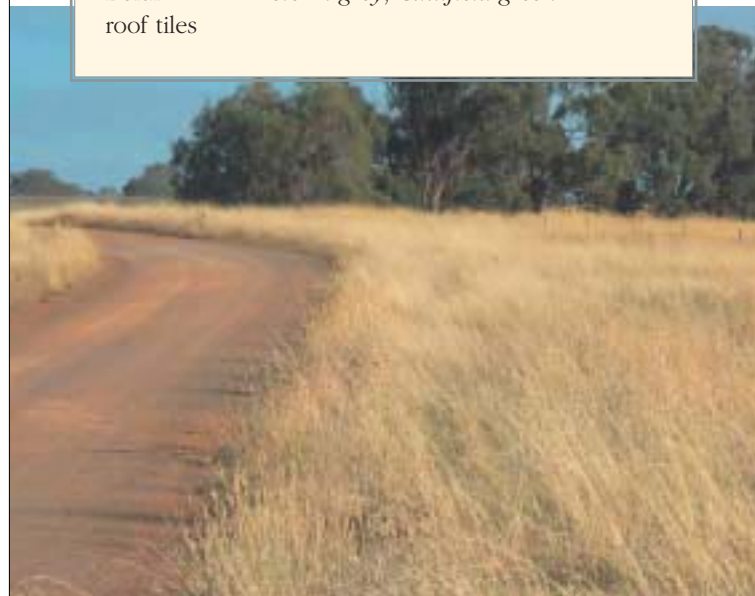
Colorbond *Wilderness, Plantation, Busbland, Ironstone, Dune, Jasper*

ROOFS

Materials and colours to match:

Monier *Blue gum, Seakist, Saltbush cottage*
roof tiles *grey or forest*

Boral *Storm grey, Caulfield green*
roof tiles





Wells Station slab schoolroom

Further information

These guidelines have been prepared to assist people in the areas adjacent to and visible from the *Wells Station Heritage Precinct*.

Further information can be obtained from:

ACT Heritage Unit

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environment ACT
ACT URBAN SERVICES



Wells Station landscape