



*Lanyon Homestead*

# Don't think pink

Design guidelines for  
new development in  
the suburb of Banks

## Introduction

Lanyon Homestead and the Lanyon Bowl area present a unique nineteenth century pastoral landscape which forms a rich part of the heritage of the ACT. New subdivisions in the suburb of Banks provide the opportunity for people to share this beautiful prospect with views across the Lanyon Bowl to the Brindabellas.

Part of what makes Lanyon so special is the intactness of the buildings and landscape vistas which show the culture and lifestyle of another time. To preserve this capsule of the past it is important that the original landscape is maintained and protected from the encroachment of modern development.

New houses in the most recent subdivision in Banks will be visible from a number of special places within the Lanyon Bowl, for example the cemetery. 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 Lanyon Bowl 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 hillside sites consider a split level building where the roof line follows the slope rather than a full two storey house with a hatlike 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 face brick 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

### WALLS

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

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.



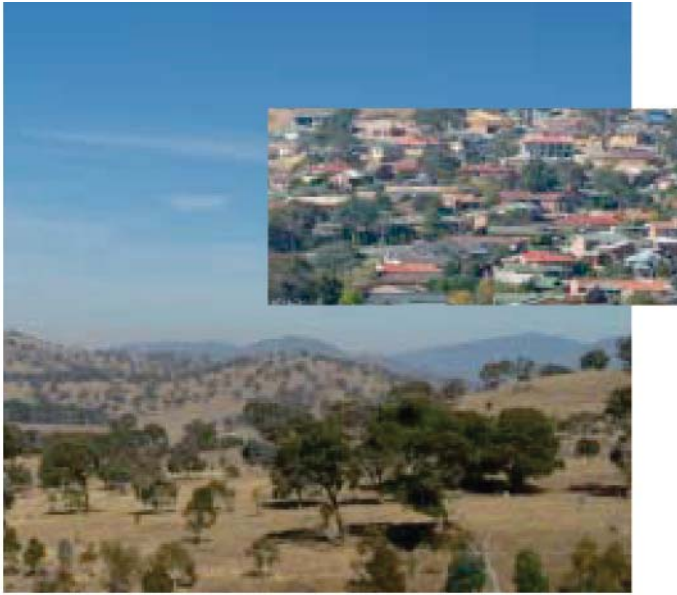
*Natural earthy colours with a good balance between walls and roof*



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.

### TRIM

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.



*Inset: A valley view showing overpowering impact of strong colours. Compare this view with the Lanyon Bowl landscape*

## 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, galvanised iron and the lighter colourbond colours which are 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.

*Broken roof planes combinations of materials provide visual interest*



## Landscaping

Canberra is the Bush Capital and we all love our treed landscape. You can help to quickly make your garden part of the wider landscape by blending the plants with the bushland hill reserve or pastoral plain.

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, mature as possible and with a dense upper canopy. This generally means Australian natives, particularly those which grow in the surrounding undeveloped areas. Exotic deciduous species, although popular in Canberra, will stand out in Autumn and provide no screening in Winter.



*Landscaping to the side frames the house*

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 front reduces impact of development*

## 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.

### BRICKS (FROM BORAL)

RANGE	COLOURS
Escura	(Smooth face and Velour) <i>Cream, Oyster grey</i>
Elan	<i>Florentine limestone</i>
Revive	<i>Illawarra sandstock gold, Illawarra sandstock ivory, Illawarra select common</i>
Horizon	<i>Alabaster, Antique natural, Coral sands, Cream, Grey, Peuser sand, Summer gold</i>
Woodstock	<i>Bentley, Crestwood, Daintree blend, Rose gold</i>
Nuvo	<i>Nelson Bay, Double Bay blend</i>

### CONCRETE ROOF TILES (FROM CSR)

RANGE	COLOURS
Traditional	<i>Cottage grey, Dark ivy, Midnight, Saltbush</i>
Cambridge	<i>Welsh black</i>
Georgian	<i>Welsh black</i>
Homestead	<i>Midnight</i>

### TERRACOTTA ROOF TILES (FROM CSR)

RANGE	COLOURS
Nullabor	<i>Granite, Slate grey</i>

### METAL DECK ROOFS

RANGE	COLOURS
Colorbond	<i>Bushland, Ironstone, Jasper, Paperbark, Plantation, Sandbank, Windspray, Woodland grey</i>

## Further information

These guidelines have been prepared to assist people building in the following streets which are visible from the Lanyon Bowl:

Alison Ashby Crescent, Booderee Place, Carr Street, Cookson Place, Crespin Place, Forsythe Street, Galbraith Close, Olive Pink Crescent, Paperbark Street, Wittunga Crescent.

Further information can be obtained from:

### ACT Heritage Unit

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### Lanyon

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