



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20084. Former Petrov Residence - 7 Lockyer Street

Section 34 Block 5 extending to the kerb of this block

GRIFFITH

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This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the *Heritage Act 2004*), as the case may be, is taken to be registered under the *Heritage Act 2004*.

Conservation Requirements (including Specific Requirements), as defined under the *Heritage Act 2004*, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

Information restricted under *the old heritage places register or old heritage objects register* is restricted under the *Heritage Act 2004*.

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ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY
ENTRY TO AN INTERIM HERITAGE PLACES REGISTER FOR:**



**FORMER PETROV RESIDENCE
7 LOCKYER STREET, GRIFFITH, ACT**

For the purposes of s. 54 of the *Land (Planning and Environment) Act* 1991, this heritage assessment for the above places has been prepared by the ACT Heritage Council as the basis for its inclusion within an interim Heritage Places Register.

Notification Effective: 3 September 2004

Background material about this place and additional copies of the entry are available from:

**The Secretary
ACT Heritage Council
PO BOX 144
LYNEHAM ACT 2602**

**Telephone: (02) 6207 7378
Facsimile: (02) 6207 2200**

FORMER PETROV RESIDENCE

LOCATION OF PLACE:

Block 5 Section 34, Griffith ACT (7 Lockyer Street, Griffith ACT), and extending to the kerb of this block. (See Figure 1)

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE FORMER PETROV RESIDENCE:

The features intrinsic to the heritage significance of the place are those which maintain its characteristics as a 1950s suburban residence occupied by the Petrovs. These features include:

- the single-storey bungalow style of the house
- the external form and appearance of the house
- the setting comprising a single detached house on a suburban block
- the exterior brickwork painted in a light neutral colour
- the red tile high pitched roof
- the multi-panelled sash windows
- the shutters beside the windows at the front of the house
- the brick-paved terrace at the front of the house
- the front hedge
- the Roman Cypress (*Cupressus sempervirens*) in the front garden
- the portico
- the front door with its flanking stained glass panels
- existing fence styles
- the fireplace in the living room

STATEMENT OF SIGNIFICANCE

The house at 7 Lockyer Street, Griffith is significant for its association with Vladimir and Evdokia Petrov, for the sensation their defection in 1954 created in Australia and internationally and for the political impact of their revelations about Soviet spying activity in Australia and Australian collaborators' assistance in these activities. The house and its grounds preserve the outward picture of suburban normality and domesticity that the Petrovs presented to 1950s Canberra, a picture that belied the important ramifications their defection had in Australia and internationally. Their defection was a defining event of the Cold War in Australia.

SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF THE FORMER PETROV RESIDENCE

In accordance with s.54 of the *Land (Planning and Environment) Act 1991*, the following specific requirements are identified as essential to the conservation of the heritage significance of the place. The guiding Conservation Objectives are:

The conservation of the former residence of Vladimir and Evdokia Petrov.

Conserve the features of the house at 7 Lockyer Street, Griffith which reflect the 'ordinary' suburban house occupied by the Petrov's. These features include: the single-storey bungalow style of the house in an urban block, the external form and appearance of the house, the painted exterior brickwork, the red tile roof, the multi-panelled sash windows, the shutters beside the windows at the front of the house, the brick-paved terrace at the front of the house and the front hedge.

Conserve the dwelling in a garden setting.

Conserve the fireplace in the living room as an internal element related to the 'Petrov Affair'.

Any action relating to these specific requirements is development for the purposes of the Act and will require approval prior to undertaking the activity. To undertake development without approval may be an offence.

The following interpretations shall apply in respect of the inclusion of 'shall' and 'should' within these Specific Requirements.

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|----------|---|
| 'shall' | the requirement is mandatory and must be complied with in any development or action post-dating gazettal of this Register |
| 'should' | the requirement represents the Heritage Council's interpretation of how a development may fulfil the relevant objective in a manner that is consistent with the conservation of the heritage values identified in the statement of significance and intrinsic features. The Authority shall |

- have the discretion to accept an alternate solution subject to the applicant demonstrating to the satisfaction of the Authority that:
- the alternate solution fulfils the relevant conservation objective without risk of adverse impact upon the heritage values, and
 - the alternative solution provides a high quality outcome which is comparable to the outcome that would be achieved by directly complying with the relevant requirement, or
 - the alternative is necessary to address public health and safety concerns

Conservation Objective 1 To retain the original Petrov residence

Specific Requirements for Conservation Objective 1:

- (a) The total demolition of the dwelling **shall not be permitted** except in exceptional circumstances including:
 - The building is so structurally unsound as to be beyond reasonable economic repair. Any application must include a professional structural assessment in support of demolition; or
 - The existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition
 - The building represents an immediate threat to public safety and an application for a replacement dwelling within a garden setting is approved
- (b) The partial demolition of the original external building fabric of the identified dwelling shall only be permitted in the context of permitted alteration or additions.
- (c) Alteration to, or demolition of, internal building fabric of the dwelling may be permitted provided the external building fabric of the dwelling is not adversely affected excluding the fireplace in the living room which shall be retained.
- (d) Where, in the opinion of the Authority, neglect of the original Petrov dwelling has contributed to the original dwelling becoming structurally unsound so as to necessitate total demolition, redevelopment of the site shall not exceed the gross floor area of the identified dwelling.

Conservation Objective 2

To ensure that alterations and additions reflect and complement the scale, form and materials of the original dwelling.

Specific Requirements for Conservation Objective 2:

- (a) The block shall retain the visual characteristics of the original development, that is, a single detached dwelling in a suburban block setting.
- (b) Two-storey development shall not be approved.
- (c) The dwelling may include attics provided they will not be apparent from the street or adjacent public domain. The form of any roof projection or opening shall complement the original roof form and architectural character of the dwelling.
- (d) The level of the ridgeline (RL) or highest roof point of any development shall not exceed the level of the ridgeline or highest roof point of the original dwelling.
- (e) Additions shall have a finished floor level not in excess of 1.8 metres above natural ground level.
- (f) Additions to dwellings should be designed to minimise disturbance to the form of the identified dwelling. Wall articulation and roof form should complement the identified dwelling. The addition of singular roof forms larger than the original roof shall not be permitted.
- (g) Additions shall only be permitted to the rear of the dwelling.
- (h) The existing garage should be conserved. However, the demolition of the garage is permissible. A new garage or carport shall:
 - utilise the original driveway, and
 - retain a setback from a side boundary not less than the original garage and be no closer than 1.5 metres to a garage, carport or outbuilding on an adjacent block, and
 - where located within 2 metres of a side boundary, have a wall height along the side closest to the boundary that is less than 3 metres above natural ground, and
 - be set back from the nearest front face of the dwelling toward the rear of the block a minimum distance equal to the external width of the proposed garage or carport, and
 - have a ridge height lower than the existing dwelling and a roof form that appears separate from the main form of the dwelling; and
 - utilise scale, form, details and materials that complement the original dwelling.

Conservation Objective 3

To retain the original form and character of the dwelling.

Specific Requirements for Conservation Objective 3:

- (a) The external walls shall be painted in a light neutral colour. Rendering of the external walls shall not be permitted.
- (b) Applied finishes to the tiled roof of the dwelling shall retain the original roof colour.
- (c) Chimneys visible from the street or adjacent public domain should be retained.
- (d) Roof elements such as skylights, solar hot water heaters, air-conditioners and telecommunications masts or dishes shall be sited to minimise visibility from the street or adjacent public domain.
- (e) The brick paved front terrace, the portico, multi-panelled timber-framed sash windows, the window shutters, the front door with its flanking stained glass panels and existing fence styles shall be retained.
- (f) Maintenance shall retain as much original fabric as possible and where replacement of original fabric is required, replace same with same.

Conservation Objective 4:

To retain the identified landscape elements and the landscape setting of the dwelling.

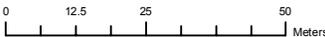
Specific Requirements for Conservation Objective 4

- (a) Site coverage of built development (including the area of any dwelling, garage, carport, outbuilding or other roof area but excluding driveways and unroofed paved areas) shall not exceed 35% of the area of the block.
- (b) A hedge shall be retained at the front property boundary. Replacement or new hedge species should be evergreen and of an appropriate scale and shape to form a border typically not more than 1200mm in height.
- (c) The Roman Cypress (*Cupressus sempervirens*) in the front garden shall not be removed without the consent of the Authority and only where in accordance with the approved criteria included in relevant tree protection

legislation operating in the Territory. Where removal of the tree is approved a replacement tree of stock or species similar to the original should be introduced at an approved location within the block.

- (d) A composition of soft landscaping shall be retained between the building line and the front boundary. Soft landscaping may include trees, shrubs, grass and garden beds. Hard surfacing other than for footpaths and driveways should be avoided.
 - (e) Fences, courtyard walls and vehicular gates shall not be permitted closer to the street than the building line.
 - (f) Pedestrian gates forward of the building line should only be permitted where they are integrated with hedge planting and are less than 1200mm in height above natural ground level.
 - (g) Fences and gates between the dwelling and side boundaries should be:
 - set at least 0.6m behind the building line; and
 - less than or equal to 1.5m in height above natural ground level; and
 - timber lattice, open mesh or metal railing.
 - (h) Colour bond steel and other sheet metal products, masonry walls and rendered walls shall not be approved.
 - (i) Side and rear boundary fences and gates should:
 - not extend forward of the building line; and
 - be less than or equal to 1.8metres above ground level; and
 - be timber paling, timber lattice or open mesh metal railing.
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 <p>Map Units: MGA Zone 55 metres Datum: GDA 94</p>	<p>Contact Details ACT Heritage Unit Macarthur House 12 Waste Street Lynnham ACT 2602</p> <p>PO Box 144 Lynnham ACT 2602 Telephone: (02) 6207 2166</p>	<p>02 June 2004</p> <p><small>Disclaimer: Environment ACT does not warrant that the data is free from errors.</small></p>	<p>Historic Heritage Places Former Petrov residence Block 5, Section 34, Griffith</p> 	<p>Legend</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Heritage place <input type="checkbox"/> Intrinsic item <input type="checkbox"/> Hedge 1 <input type="checkbox"/> Roman Cypress 2 	<p> environment ACT ACT URBAN SERVICES</p> <p><small>Data Copyright: © Australian Capital Territory, Canberra 2004</small></p>
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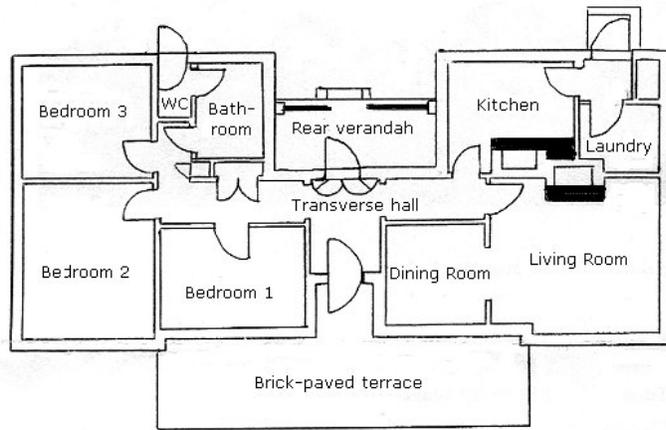


Figure 2 Floor plan of 7 Lockyer Street, reversing the normal layout of a Type W7am house

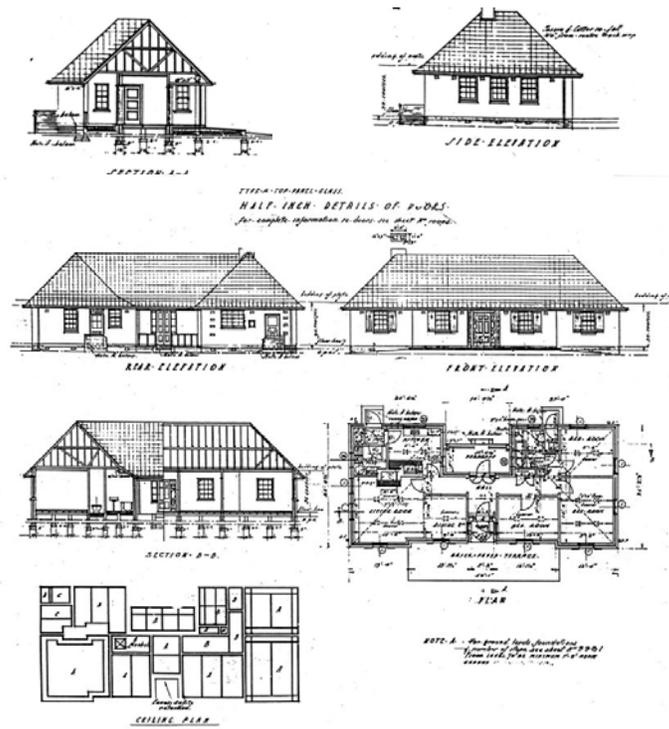


Figure 3 Plans and Elevations of a Type W7am house