



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20083. Early Canberra Brickworks Housing Precinct

Blocks 8, 11, 12 & 16 Section 64

YARRALUMLA

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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.

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ACT Heritage Council

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

**EARLY CANBERRA BRICKWORKS HOUSING PRECINCT
(FORMER WORKERS COTTAGES AT WESTRIDGE)**

(Blocks 8, 11, 12 & 16 Section 64 Yarralumla)

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: 23 February 2005

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

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LOCATION OF PLACE:

Blocks 8,11,12 and 16, Section 64, Yarralumla
(Numbers 37, 35, and 33 Hutchins Street and Number 39 Bentham Street,
Yarralumla)

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF PLACES

The features intrinsic to the heritage significance of Blocks 8, 11, 12, and 16, Section 64 Yarralumla are those that relate to the history and development of the precinct. These features include:

1.1 *An early twentieth century garden city planned subdivision*

- The historical relationship of the precinct to the Old Canberra Brickworks and Yarralumla Nursery
 - Single storey detached houses on Section 64, Blocks 8, 11, 12 and 16
 - External form and appearance of the houses, especially construction details such as red brick face, terra cotta tiled roof, timber double-hung windows
 - The hedges along property boundaries
 - The mature street trees
 - Generous landscaped verge areas with limited cross overs and footpath.
 - Patterns of small dwellings on large blocks with open space between create the streetscape and form a buffer of landscaped open space between adjacent houses.
 - A highly ordered composition of houses sited centrally on blocks, addressing the street and with entrance visible from the street.
 - Generally uniform front setbacks with only a limited range of variation where two houses have increased setbacks to create visual interest in the streetscape.
 - Existing dwellings which have a unifying architectural style, scale and materials.
 - Garages originally sited towards the rear of the block to deliberately down play the presence of a utilitarian structure in the streetscape and give emphasis to the garden setting of each house.
 - Driveways generally along side boundaries with one paired and shared verge crossings.
 - Public utility services not overt in the streetscape and generally located underground or at the rear of blocks.
 - Unified landscape treatments and street furniture including verges, driveway materials, street trees and hedges.
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1.2 *A distinct pattern of housing development and landscape demonstrating early Federal Capital planning philosophy for the provision of low density public housing:*

- Blocks of equivalent size and house forms originally planned to provide rental accommodation for workmen.

1.3 *The Architectural style/character of the original public housing*

- Federal Capital Advisory Committee (FCAC) selected Littleton designs reflecting a mix of international styles with variations of roof forms and verandah details.
- Dominant pitched roof forms and remaining red face brick exteriors
- Use of repetitive elements across designs including extant chimneys, projecting porches, hip and gable ends.

STATEMENT OF SIGNIFICANCE

Blocks 8, 11 12 and 16 are part of the FCAC's initial program of residential development in Canberra. They demonstrate the dispersed but simultaneous nature of the early development of Canberra's residential housing and in their design and layout demonstrate key elements of town planning in Canberra in the 1920s.

The houses were constructed in 1921-22 and met the need for housing for workmen associated with the Canberra Brickworks and Yarralumla Nursery. The provision of houses close to a place of work reflects a social and economic requirement no longer practiced in Canberra. The precinct reflects the early history of the development of Canberra. The house designs originate from the Littleton Housing development at Lithgow, New South Wales, which was a development implemented by the Federal Department of Works and Railways in 1919.

The houses on Blocks 11 and 12 are substantially intact examples of the original Littleton Village designs of small red brick and tiled roofed houses and formed the basis of workers housing for Canberra. Blocks 16 and 8 retain the original houses and are also illustrative of the period.

The Precinct demonstrates the philosophy of Garden City planning in the early development of Canberra by the Federal Capital Advisory Committee. The Precinct is historically significant as part of the earliest permanent government housing in Canberra and for its expression of the Garden City concept in the building of Canberra.

SPECIFIC REQUIREMENTS FOR CONSERVATION OF THE EARLY CANBERRA BRICKWORKS HOUSING PRECINCT

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. These specific requirements are prepared to implement the following conservation policy for the place:

The intrinsic features of the buildings, including their original form, fabric and scale, and the landscape and streetscape shall be managed in a manner appropriate to conserving their significance as one of the earliest sets of housing provided for workers engaged in the construction of Canberra.

Conservation Objective 1.

To conserve the planning of the precinct comprising Blocks 8, 11, 12 and 16, Section 64, Yarralumla and to conserve the historical arrangement of dwellings across the precinct.

- 1.1 The original alignment of each dwelling shall be retained (i.e. the main elevation of the dwelling parallel with street).
 - 1.2 Bitumen verge crossings along the Hutchins Street frontage shall be conserved in their original locations and widths. Verge crossings should have a bitumen surface. Where existing verge crossings are surfaced in a material other than bitumen opportunities for replacement should be sought. Where required, the replacement of existing bitumen verge crossings with new bitumen is encouraged.
 - 1.3 New dwellings or additions to an existing dwelling shall only be permitted where:
 - The new dwelling or additions to an existing dwelling are articulated such that they are clearly distinct from the original dwelling, and
 - Access to a new dwelling on Blocks 8, 11 or 12, Section 64, Yarralumla does not involve the construction of an additional driveway or widening of the existing driveway. (note: Block 16 is a corner Block and a second driveway is permissible).
 - 1.4 The original attributes of the point of entry to the original dwelling shall be retained (i.e. entry integrated within a central covered porch).
 - 1.5 (a) Any new development should be located within the building envelope indicated at Attachment B (revised version).
 - 1.5 (b) Not less than 40% of the area of a residential block shall be retained as planting area. Planting area means an area of land within a block that is not covered by buildings, vehicle parking and manoeuvring areas or any other form of impermeable surface and that is available for landscape planting.
 - 1.6 Extant original shared or paired verge crossings shall be conserved in their original locations and width.
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- 1.7 New or additional verge crossings shall only be permitted on Block 16, Section 64, which has two street frontages. For Block 16, Section 64, a second verge crossing may be permitted where:
- the new verge crossing will not have an adverse impact on street trees;
 - the new verge crossing shall maintain an alignment closest to the nearest side boundary, single car width (less than or equal to 3.6m except if it is located on Bentham Street);
 - any driveway connecting the two verge crossings is screened from the street by plantings;
 - Only one additional verge crossing shall be permitted;
 - Any new verge crossing shall be sympathetic to the heritage values of the precinct.
- 1.8 (a) Driveways shall conform to the verge crossing location. Areas of driveway visible from the street shall maintain an alignment close to the nearest side boundary, and should integrate with front garden planting to reduce the visibility of the driveway from the street.
- 1.8 (b) Driveways should be a single-vehicle width (less than or equal to 3.6m) between the front boundary and building line and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are preferred surface finishes. Strong textures including stamped concrete, and bright colours including bare or exposed aggregate concrete shall not be permitted.
- 1.8 (c) The existing driveway level, in the area between the front boundary and building line shall be retained.

Conservation Objective 2.

To conserve the garden city ideals and landscape character of the precinct.

- 2.1 The existing street trees shall be retained where prudent and feasible to do so. Where it is necessary for safety reasons to remove a street tree, a replacement tree of the same species shall be reinstated.
- 2.2 Verges shall remain grassed and at their current width.
- 2.3 Shrubs or other plants shall not be introduced into the verge.
- 2.4 Extant hedge plantings shall be retained and promoted along property boundaries. The maintenance of hedges to a height of not more than 1200 mm is encouraged. Where hedges are composed of weed species or are in failing condition they may be replanted subject to approval.
- 2.5(a) Trees or shrubs over 6 metres tall shall not be removed from leased land without the consent of the Authority and only where in accordance with approval criteria included in relevant tree protection legislation operating in the Territory.
- 2.5 (b) Where the removal of a tree is approved a replacement tree, of stock and species common or sympathetic to the precinct, should be introduced at an approved location within the block, unless existing planting is considered to be adequate in terms of its quantity and location.
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Conservation Objective 3.

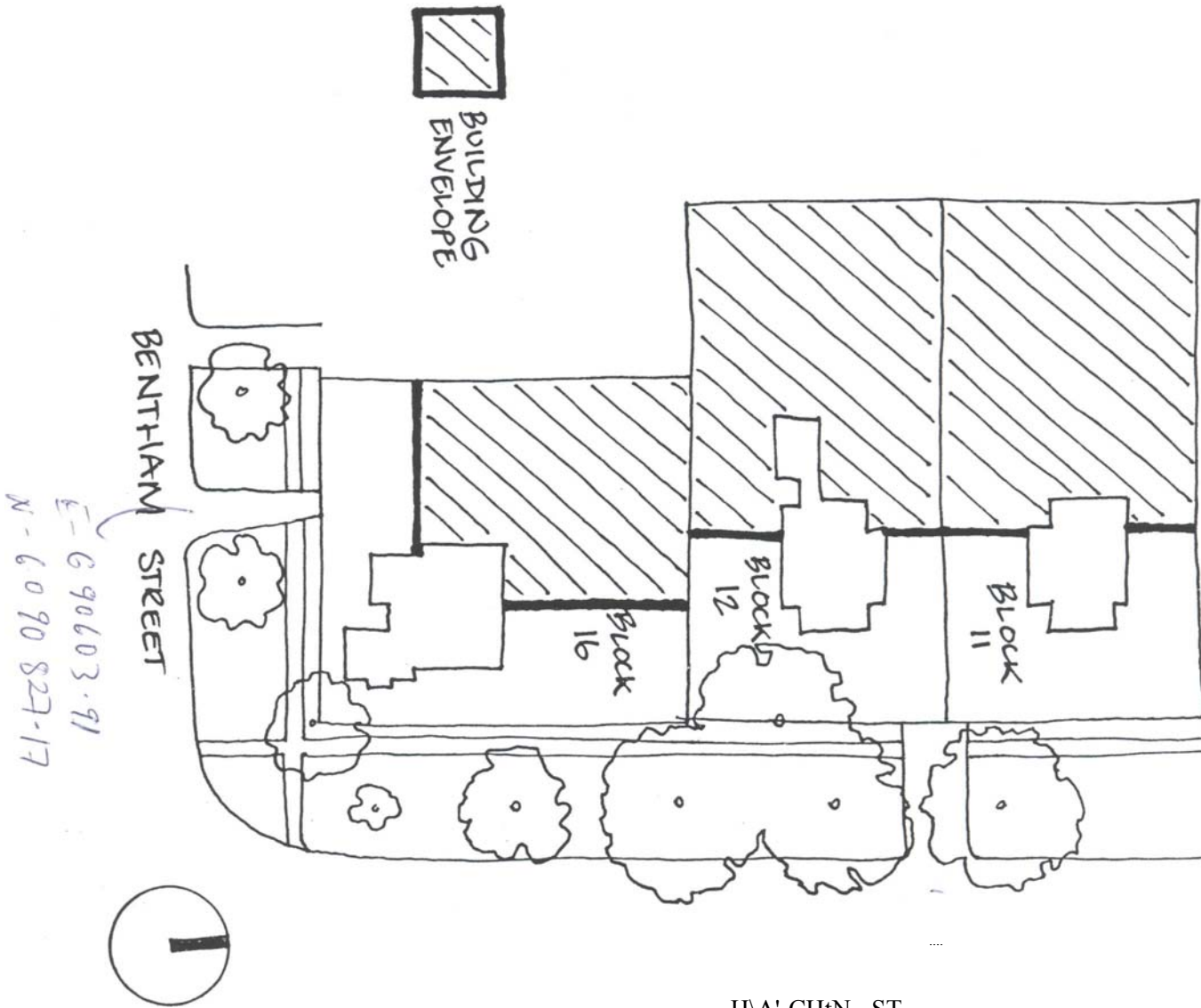
To conserve the significance of the original houses and to conserve the provision for a generous garden setting for each building.

- 3.1 Extensions forward of the original house shall not be permitted irrespective of existing encroachments.
 - 3.2 The level of the ridgeline or highest roof point of any development should not exceed the level of the ridgeline or highest roof point of the original dwelling.
 - 3.3 The total demolition of identified dwellings on Blocks 8, 11, 12 and 16 shall not be permitted except in exceptional circumstances, including:
 - the dwelling is so structurally unsound as to be beyond reasonable economic repair. The 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; or
 - where, in the opinion of the Authority, the integrity of the built form and street elevations of an original dwelling has been extensively and irreversibly diminished by unsympathetic alterations and additions; and
 - any replacement construction conforms to all provisions applicable to new work and is of a form and scale sympathetic to the building that is being replaced and to the remaining original dwellings.
 - 3.4 Where, in the opinion of the Authority, neglect of an identified dwelling has contributed to the 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, and applications for extension of the new building will not be approved sooner than two years from the date of completion of the new building.
 - 3.5 Except where a dwelling presents an immediate threat to public safety, the total demolition of an identified dwelling shall not be permitted unless an application for a replacement dwelling within a garden setting is approved.
 - 3.6 Extant original garages should be conserved. Where conservation is deemed not feasible, replacement detached garages shall be sited in accordance with Specific Requirement 4.13.
 - 3.7 The partial demolition of original external building fabric of identified dwellings shall only be permitted in the context of permitted alteration or additions.
 - 3.8 Extant original chimneys shall be retained.
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Conservation Objective 4.

To conserve the unity of the built form within the streetscape by ensuring that alterations to existing dwellings reflect and complement the scale, form and materials of the original dwellings in the street.

- 4.1 The original dwelling shall remain the dominant form on the block as seen from the public domain.
 - 4.2 Alterations and additions shall not dominate the original houses on blocks 8, 11, 12 and 16 as seen from the public domain.
 - 4.3 All details and materials shall complement the original details and materials.
 - 4.4 Alterations to internal building fabric shall be permitted except where original external building fabric is adversely affected.
 - 4.5 Roof elements such as skylights, solar hot water heaters, air conditioners and telecommunications masts and dishes shall be sited to minimise visibility from the street or adjacent public domain and shall not be permitted on the street side.
 - 4.6 Fences, courtyard walls and vehicular gates shall not be permitted forward of the building line.
 - 4.7 Pedestrian gates or driveway pillars shall be permitted forward of the building line only where they are integrated with hedge planting and are less than 1200mm in height above natural ground level.
 - 4.8 Fences and gates between buildings and side boundaries should be:
 - set at least 0.6m behind the building line; and
 - less than or equal to 1.8m in height above natural ground level; and
 - complementary to original details and materials.
 - 4.10 Side and rear boundary fences and gates should:
 - not extend forward of the building line; and
 - be less than or equal to 1.8 metres above ground level; and
 - be timber paling, timber lattice, brush or open mesh metal railing.
 - 4.11 Development on each block shall retain the architectural characteristics of the original development (i.e. single detached dwelling)
 - 4.12 The roof form, roof pitch, materials scale and detail of any new structures shall complement the architectural character of the original dwellings.
 - 4.13 Detached garages may be constructed at the side and rear property boundaries where the front of the garage is within 15m of the rear boundary.
 - 4.14 The original roof shall not be replaced with an alternative form.
 - 4.15 The enclosure of original open front porches or verandas shall not be permitted and the restoration of any enclosed porches and verandas to their original open design is encouraged.
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