



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20047. Evans Crescent Housing

Section 38 Blocks 5, 6 & 7

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.

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Location

District of Canberra Central, Division of Griffith, Section 38, Blocks 5-7 as identified in Figure 47 and indicated on the Territory Plan Map by the Heritage Places Register Overlay H47.

Features Intrinsic To The Heritage Significance Of The Place

The place comprises:

- a) the existing houses, as examples of a rare architectural style;
- b) the siting of the houses on the blocks including alignments and setbacks; and
- c) the landscape setting including the established front gardens, single driveways, street trees and grassed verges.

Statement Of Significance

Evans Crescent Housing is an excellent example of Inter-War Functionalist Style housing which, at the time of its construction in 1940 was relatively new in Australia. This style is comparatively rare in the ACT, as are examples which are as comparatively intact. The designs incorporate features which are typical of this style, including asymmetrical massing, simple geometric shapes, long horizontal balcony, roof concealed by parapet and metal framed windows. Their siting on their blocks and in relation to one another results in a distinctive streetscape which achieves an excellent culmination of the original design intention.

The place also provides a valuable resource for education in architecture, architectural history and town planning, through the presentation of Inter-War Functional housing design.

Specific Requirements

In accordance with s54(1) of the *Land (Planning and Environment) Act 1991* the following requirements are identified as essential to the conservation of the heritage significance of the place. These requirements are prepared to implement the following conservation policy for the place:

Evans Crescent Housing shall be conserved as residential housing of cultural significance. The original fabric of the houses shall be conserved as much as is possible. The existing relationship between the placement of the dwellings on their blocks and Evans Crescent, including setbacks, and their relationship to adjacent dwellings shall be conserved as much as is possible. For the purposes of this policy, “original” means dating back to 1940 but which may have been subsequently modified, and “existing” means as at the date of gazettal to the Interim Heritage Places Register.

i) Building including alterations and additions

- a) New building, external alterations and additions, when visible from the public domain, shall be consistent with the heritage values of the landscape and streetscape and reflect and complement the architectural style of the original buildings. This includes alterations to external finishes and changes including painting and adding or removing rendering.
- b) No buildings or structures shall be erected between the front boundary and a line drawn along the street side of the forward most original building and then directly to the closest point on the nearest side boundaries.
- c) Minor external alterations may be made to the street frontage of original buildings where the approval Authority is satisfied that the proposed work will not adversely affect the heritage significance of the place.
- d) External alterations and additions may be permitted to the rear or sides of buildings only if the additions are set back a minimum of 0.5m from the existing front of the original building.
- e) The original building form shall remain dominant.
- f) The roof pitch, walls, materials, window types and materials, shall be as similar to those of the original building as is feasible if visible from the public domain.

¹ [V102: Added to Heritage Places Register Numbers 44 to 47 24/02/2000 (Variation Number 102)]

ii) Demolition

- a) Subject to (ii)(b) and (ii)(c), demolition of original buildings shall not be permitted, other than in exceptional circumstances, including circumstances in which the building is structurally unsound and beyond economical repair or where there are significant public health and safety reasons to warrant demolition.
- b) The demolition of original external building fabric shall only be permitted in the context of permissible alteration of, and/or additions to, existing buildings.
- c) Alteration or addition to, or demolition of, internal components of original buildings shall be permitted provided the external building is unchanged.

iii) Multi-unit development

- a) Multi-unit development may be permitted only where it can be demonstrated that, when visible from the public domain, the proposed building(s) will not significantly diminish the heritage values of the landscape and streetscape.

Figure 47: Evans Crescent Housing, Griffith

