

22.2728/01/2010
C129(Part 1)**HO1635: VILLAMANTA STREET HERITAGE AREA**

This policy applies to all land included in the Villamanta Street Heritage Area.

Policy Basis

The Villamanta Street Area is characterised by the large allotments originally sub-divided by James Austin (1889) and a considerable number of large single storey, late Victorian and Edwardian residences, some of the finest in Geelong West. The houses represent the first buildings on this land. Historically the houses were built for prominent business people who preferred the rising ground and aspect of this part of Geelong West. All the houses fronting Villamanta Street are single detached houses.

The houses are extremely decorative in appearance and complex in form, incorporating hipped roofs, gables, gables, curved profile verandahs and turrets (37 & 51). They are predominantly of timber construction with the exception of No 35 which is polychrome brick. Decoration is provided by cast iron and/or timber fretwork to verandahs and cast iron ridge decoration.

The integrity of the precinct is upheld by Potter Street (the rear lane) which provides the vehicle entry for the houses and still contains bluestone crossovers, drainage channels and a collection of original out buildings fronting the lane. Minimal street planting and nature strips are provided in Villamanta Street which has a generous street width and bluestone kerb and channel. Generous front and side setbacks are prevalent.

Objectives

- To retain the bluestone detailing in Villamanta Street and the rear laneway of Potter Street, street tree planting, and traditional garden settings.
- To retain the intact examples of Victorian, Edwardian and Californian Bungalow style predominately single storey double fronted detached houses.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, rear vehicle access from Potter Street, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1400mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
 - Detached, single storey, double fronted buildings.
 - Complex buildings with late Victorian and Edwardian roof forms comprising turrets and multiple roof outlines and wall planes.
 - Hipped and/or gable roofs with a pitch between 20-35 degrees.
 - Narrow or wide eaves and verandahs (some recessed).

- Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
- Rich architectural detail in timber and cast iron.
- Pressed, evenly coloured brick.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights to be single storey and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
 - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).