Ashfield Municipal Council

Development Control Plan

Haberfield Heritage Conservation Area

Effective 15 August 1995

Code: 470 **Price: $11.50**

Ashfield Municipal Council
260 Liverpool Road
Ashfield 2131

PO Box 1145, Ashfield 1800

Telephone: 9716 1800
Facsimile: 9716 1911

BACKGROUND

What is important about Haberfield?
What can you do to conserve it?

Haberfield has long been recognised as a suburb of heritage significance to NSW and indeed to Australia. It was listed as an Urban Conservation Area by the National Trust in 1978, and has been included on the Register of the National Estate since 1990.

Why Haberfield is important - a statement of significance

Haberfield has historic significance as the first successful comprehensively planned and marketed Garden Suburb in Australia. Designed and developed by real estate entrepreneur and town planning advocate, Richard Stanton, its subdivision layout and tree lined streets, its pattern of separate houses on individual lots (the antithesis of the unhealthy crowded inner suburbs of the period) and its buildings and materials, clearly illustrate his design and estate management principles. Haberfield pre-dates the first Garden Suburbs in Britain by some five years.

It is significant in the history of town planning in NSW. The separation of land uses, exclusion of industry and hotels, designation of land for community facilities and its comprehensive provision of utility services and pre-development estate landscaping profoundly affected housing trends, state subdivision practice and planning legislation in 20th century Australia.

It is significant in the history of Australian domestic architecture for its fine ensemble of Federation houses and their fences, and shops, most with their decorative elements intact.

It is outstanding for its collection of modest Federation houses displaying skilful use of materials and a high standard of workmanship of innovative design and detail particularly reflective of the burgeoning naturalistic spirit of the Federation ear in which they were built.

The form, materials, scale and setback of buildings and their landscaped gardens fronting tree lined streets together provide mature streetscapes of aesthetic appeal.

Haberfield is a major research repository of the Federation era, garden design and plant material, architectural detail, modest house planning, public landscaping and utility provision.

Haberfield and its history

The present day suburb of Haberfield occupies all the land north of Parramatta Road between Iron Cove and Long Cove Creeks granted to Nicholas Bayly in 1803. It was purchased in 1805 by emancipist and successful businessman and land owner, Simeon Lord, for 850 pounds. Lord named these 480 acres "Dobroyde" for his cousin's home in Lancastershire. When his eldest daughter, Sarah, married Mr David Ramsay in 1825, the Dobroyd Estate was part of her marriage settlement.

Mr Ramsay died in 1860, leaving his widow to dedicate land for church, manse, school and cemetery (St David's, Dalhousie Street) and to divide the rest of the Dobroyd Estate amongst their ten children.

Three of the Ramsay children put portion of their land up for sale in the 1880s. Louisa's land was subdivided into villa allotments in 1885. However, despite the extension of the tramway from Leichhardt along Ramsay Street to Five Dock, it would appear that very few villas were constructed, probably because of the restraints put on investment and development by the Depression of the 1890s.

Haberfield owes its reputation today as Australia's first Garden Suburb to the successive purchase and development of much of the Ramsay children's estates by R Stanton and W H Nicholls, real estate agents of Summer Hill.

Stanton was a friend of John Sulman, British immigrant and dominant figure in the town planning debate in Australia at the turn of the century. Australia's urban areas, particularly Sydney, faced problems of health and poverty as the rapidly growing post-Gold Rush population crowded into the cities. People were housed in unsewered terrace buildings and household drains often flowed into the back lanes. Debate about the state of our cities led to a Royal Commission in 1909, which Sulman addressed. He was aware of the British Garden City Movement which was concerned about the unhealthy effects of crowded industrial cities. It sought to design and build self-sufficient cities where industrial, commercial and residential land uses were separated, where houses were set in gardens and adequate space for agriculture and parkland was provided. Sulman lectured about town planning and architecture at Sydney University in the 1880s and gave public lectures about towns and planning. In 1914 he brought leaders of the Garden City Movement to lecture in Australia.[1]

The Garden Suburb was the lesser and more marketable offshoot of the Garden City ideals. It sought to provide pleasant healthy model suburban estates. Stanton's Haberfield estate was the first successful Garden Suburb in Australia, predating the first in Britain (Hampstead) by five years.

Stanton and Nicholls purchased fifty acres from two Ramsay children in 1901, and laid out the estate on Stanton's own principles of garden suburb design and management. He set aside land for commercial purposes (there were to be no hotels, no corner shops and no factories in this model suburb); laid out the roads (named for members of the new Federal Government - Turner, Barton, Forrest, Kingston & O'Connor - and the generous allotments; established an integrated drainage and sewerage system at the back of the lots and planted the street trees.

[1] Burke, Sheridan: The Garden Suburb in NSW & the Conservation of Haberfield. M. Sc. Thesis (Architecture & Conservaton), University of Sydney, 1985.

High quality modest houses designed by estate architects, Spencer, Stansfield and Wormald,, were built for sale, and title covenants were placed on vacant allotments to ensure a continuation of Stanton's overall design intentions - single storey cottages, one per allotment, uniform setbacks, and quality materials, brick and stone, slate or tiles. Gardens were laid out by estate gardeners before owners moved in.[2]

So successful was this first venture that in 1903 Stanton purchased more of the Ramsay estates between Ramsay Street and Parramatta Road. It is no wonder that other development companies quickly imitated his principles: the Dobroyd Park Estate in 1905 and the Dobroyd Point Estate in 1910 to the west and north of Stanton's estates benefited by proximity to his marketing successes.

It is unusual for any subdivision to be fully developed immediately, but the Stanton Estates were remarkable for the short time frame in which most of them were built upon. Where vacant lots remained these were built on in the 1920s, 1930s and 1940s, and an examination of the period of each house can provide an interesting history lesson in the progressive development of the suburb.

Sydney's great suburban boom following the end of the First World War saw houses built on may of the vacant allotments. However, it was not until the 1940s that all the allotments were built upon. By the 1960s and 1970s some of the original houses had been demolished for flats or larger houses. Others have so visibly changed by reskinning of outer walls that only their original roof shape and footprint remains beneath.

Haberfield Today

As a result of Stanton's commitment to quality construction and design and to his application of title covenants the residential parts of Haberfield are characterised today by single storey brick houses on generous garden lots with uniform setbacks and a similarity of form and materials.

Within this common design, the architectural detail of the individual Federation houses (and later 1920s and 1930s bungalows) is richly varied and of great visual and architectural significance as a family of modest Federation designs.

In the Dalhousie and Ramsay Streets commercial area, there is a consistent pattern of continuous two-storey parapet-fronted shops. The streetscape is enlivened by calculated diversity of architectural design.

[2] Crow, Vincent: Haberfield - the Development of its Character Ashfield & District Historical Society, 1978.

What you can do

Conservation Areas such as Haberfield are a proven tourist attraction and their careful conservation will continue to enhance real estate values, improve local business and increase amenity for residents. Therefore:

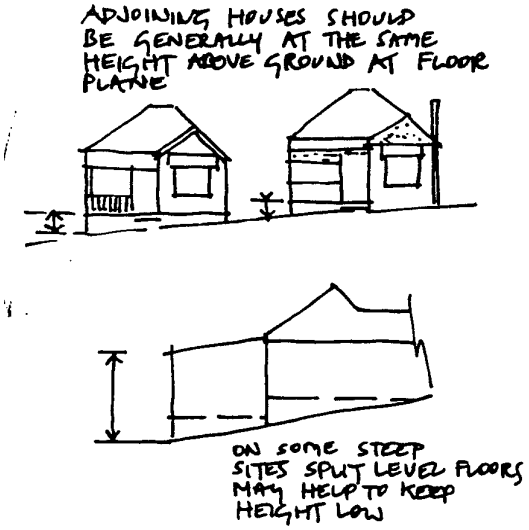
- Make those changes which are necessary.

- Make sure such changes respect existing buildings and gardens in their siting, scale and general shape. This does not mean "faking up" a new building to look old. This debases the value of the original Haberfield buildings, and is not needed nor acceptable.

- Direct change towards keeping, revealing or reinstating the original building. Recent inappropriate changes should be evaluated for removal if possible.

- Give the same careful consideration to changes to the back of houses and shops as you would to these visible from the street or a public place because they could alter the harmonious proportion and scale common to the suburb.

- Avoid even minor alterations (such as removing finials) or additions (such as enclosing a verandah) because changes to building details reduce the historical, architectural and real estate value of the individual building, reduce its relationship with neighbouring buildings, and the heritage value of Haberfield which has such a strong common design theme.



CONTENTS

FOR ANY NEW HOUSE ROOF HEIGHT, WALL HEIGHT BASE DEPTH, WINDOW SHAPE AND FRONT VERANDAHS SHOULD RELATE TO HOUSES NEAR THE SITE – BUT THIS DOESN'T MEAN COPYING IS NECESSARY

INTERPRETATION

Adaption	Means modifying a place to suit proposed compatible uses.
Alter and Alteration	Means the making of structural changes to the outside of the building or work or the making of non-structural changes to the detail, fabric, finish or appearance of the outside of the building or work not including the maintenance of the existing detail, fabric, finish or appearance of the outside of the building or work.
Compatible use	Means a use which involves no change to the culturally significant fabric, or changes which are substantially reversible, or which will have minimal impact.
Conservation	Means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaption in any one place and will be commonly a combination of more than one of these
Heritage Conservation Area	Means an area identified in this plan as a heritage conservation area.
Demolition	In relation to a building or work within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the building or work in whole or in part.
Dual Occupancy Development	Means development that results in 2 dwellings (whether attached or detached) on a single allotment or land or which would have that result were it not for the fact that the allotment is to be subdivided as part of the development, however that development is described or provided for in an environmental planning instrument.
Fabric	Means all the physical material of the place.
Heritage Significance	Means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance for past, present or future generations.
Maintenance	Means the continuous protective care of the fabric,

	contents and setting of a place, but does not include repair
Non-conforming Building	Is a building which has replaced a building which was constructed in accordance with Stanton's original covenants.
Place	Means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
Preservation	Means maintaining the fabric of a building or work in its existing state and retarding deterioration.
Reconstruction	Means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.
Restoration	Means returning the **existing** fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Relic	Means any deposit, object or material evidence relating to the settlement (including Aboriginal habitation) of the area of the Municipality of Ashfield, which is more than 50 or more years.
Repair	Means the restoration or reconstruction of a place.
Modern technologies	This includes solar hot water systems, telecommunication structures, and other development of modern technology which are of recent invention.

PART I INTRODUCTION

1.0 Purpose Of This Development Control Plan

The purpose of this plan is to:

- Augment the provisions of the Ashfield Local Environmental Plan No 32 in respect of the Haberfield Heritage Conservation Area.

- Provide residents, landowners, purchasers and developers with a document which sets out in detail Ashfield Council's policy on change within the Haberfield Heritage Conservation Area.

2.0 STATUS OF PLAN

This Development Control Plan was adopted by Council on 15th August 1995 and came into force on 3rd August 1995 in accordance with Clause 20(4) of the Environmental Planning and Assessment Regulations 1994.

Under Section 90 of the Environmental Planning and Assessment Act, Council is required to take this plan into consideration when determining Development Applications on the land which this plan applies.

3.0 Land To Which This Plan Applies

This plan applies to land situated in the Municipality of Ashfield, as shown edged in heavy black and marked "Haberfield Heritage Conservation Area" on the map marked "Ashfield Local Environmental Plan, 1985 (Amendment No 32)".

4.0 Local Environmental Plan Applying To The Land

Development of the land to which this plan applies is governed by the Ashfield Local Environmental Plan 1985 and as amended by Ashfield Local Environmental Plan No 32.

PART II OBJECTIVES

The objectives of this plan are:

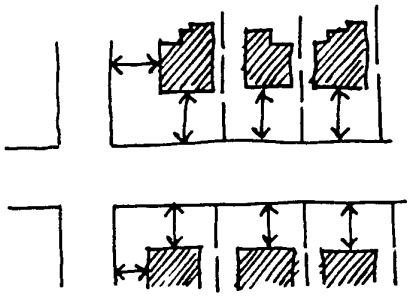
a) to keep the qualities which contribute to the heritage significance of the historic suburb of Haberfield;

b) to allow necessary change, but only where it will not remove or detract from those special qualities;

c) to ensure that necessary change, such as alterations and extensions to existing buildings, will respect the contribution of those buildings to the heritage significance of Haberfield and will have no ill effect on the heritage significance of Haberfield as a whole;

d) to ensure that where new buildings can be constructed, they are carefully designed to fit in with the heritage significance and character of Haberfield as a whole;

e) to encourage the removal and reversal of those components which detract from the heritage significance of Haberfield.



HABERFIELD'S PATTERN OF HOUSE PLACEMENT AND SETBACKS SHOULD NOT BE DISTURBED

PART III DETAILED PLANNING MEASURES FOR RESIDENTIAL PROPERTIES

1.0 Pattern of Development

1.1 Description

Haberfield differs from the Victorian inner suburbs which preceded it because it comprises generous suburban allotments which contain one house only. It is characterised by a uniform pattern of development: roads are of a regular width with the original tree planting remaining in many of the verges and because a drainage and sewerage system were in place at the back of the lot before building began there is a lack of night-soil back lanes; lots are of similar width and allowed fresh air to flow between the buildings, length of lots vary where the street pattern diverges in response to the alignment of earlier roads - Parramatta Road, Ramsay Street and other tracks on the Dobroyd Estate.

There is a uniform building setback of approximately 6 metres, and a fairly uniform site coverage, reflecting Stanton's original building covenants and the subsequent extension of their use over the rest of the Dobroyd Estate.

1.2 Significance

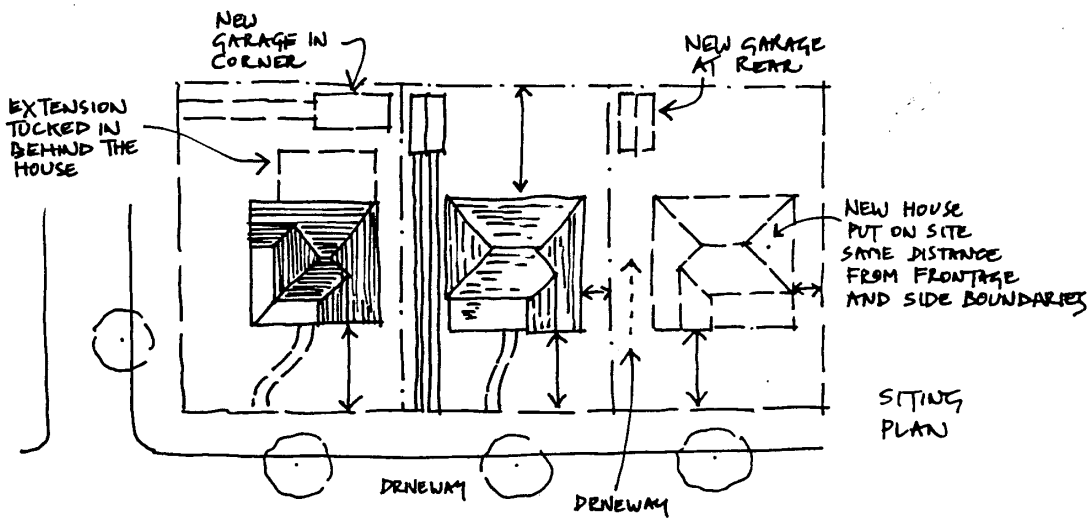
The patten of development demonstrates the Garden Suburb ideals of creating a healthy and pleasant living environment, espoused by Richard Stanton and his professional colleagues in the town planning and real estate institutes. At Haberfield these ideals were designed and developed, protected by covenants and marketed to create Australia's first Garden Suburb. This pre-dated the first similar English Garden Suburb by three years, and established the principles for Australian suburbia for the next seventy years.

1.3 Controls

1.3.1 Subdivision of existing allotments would be detrimental to the heritage significance of the Garden Suburb and is not acceptable.

1.3.2 Any new development (new building or extension to an existing building) shall produce a site coverage similar in pattern and size to the site coverage established by the original development of the suburb.

1.3.3 No new structures are to be built forward of the existing building line. Car standing spaces with light shelters (carports) may be permitted where access is impossible to the rear of the house, and where such a structure is subservient to the existing dwelling house and does not intrude upon the house or onto the established streetscape.



2.0 Building Form

2.1 Description

Residential buildings in Haberfield are uniformly single storey and of a similar bulk. They are built of a restricted range of building materials (bricks, slate or unglazed tiles) and are of a similar shape but individually designed.

The style of their architecture is mostly Federation, but it includes many 1920s and 1930s bungalows, through to the pink brick cottage of the 1940s.

2.2 Significance

Historically the houses of Haberfield are significant as they form part of the first comprehensively planned and successfully marketed model Garden Suburb in Australia.

Architecturally the houses, although of individual design, are strongly related to one another and are collectively significant for the homogeneity of their bulk and single storey built form. Individually, the houses are significant for their rich variety of architectural detail and excellence of design. The architectural style of each house identifies the period of its construction and documents the development history of the suburb.

2.3 Controls

2.3.1 Alterations to the original main part of a building (other than a non-conforming building), including front and side facades, verandahs and roof forms, are not permitted.

2.3.2 Where a building, other than a non-conforming building has undergone limited change, restoration and repair of the original front of the building is encouraged.

2.3.3 Where a building, other than a non-conforming building has suffered major alteration, reinstatement is encouraged. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to the neighbouring or other original Haberfield houses is encouraged.

2.3.4 Extensions shall not conceal, dominate or otherwise compete with the original shape, height, proportion and scale of the existing buildings.

2.3.5 Extensions are permitted only to the rear. In certain circumstances (where there is inadequate rear land) modest side extensions may be allowed where this does not alter or overwhelm the original front façade or the presentation of the house from the street.

2.3.6 Where extensions are involved, new roofs are to be lower than the main roof form with a maximum height considerably less than the principal ridge point.

2.3.7 The overall length of any extension is to be less than, and secondary to, the original house.

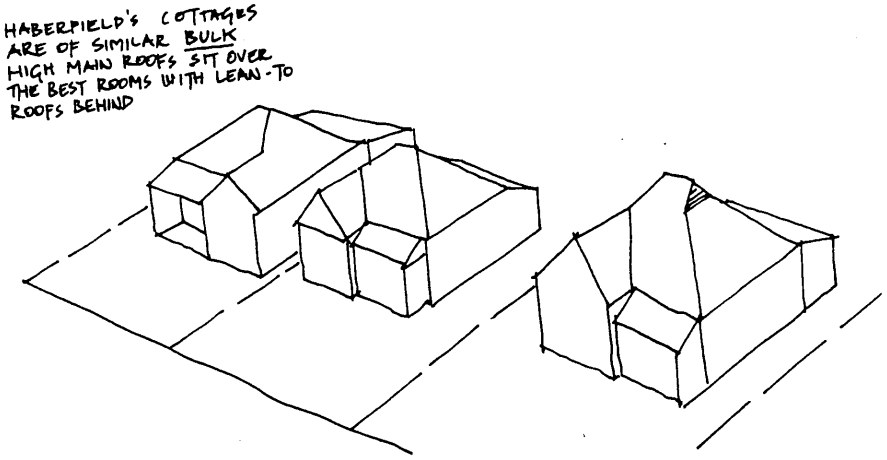
2.3.8 New roof shapes may include gables and gablets where these are related to shapes already present in the main roof, and where they are subordinate to the main roof shape. Dormer windows, juliet balconies and similar protrusions will not be permitted.

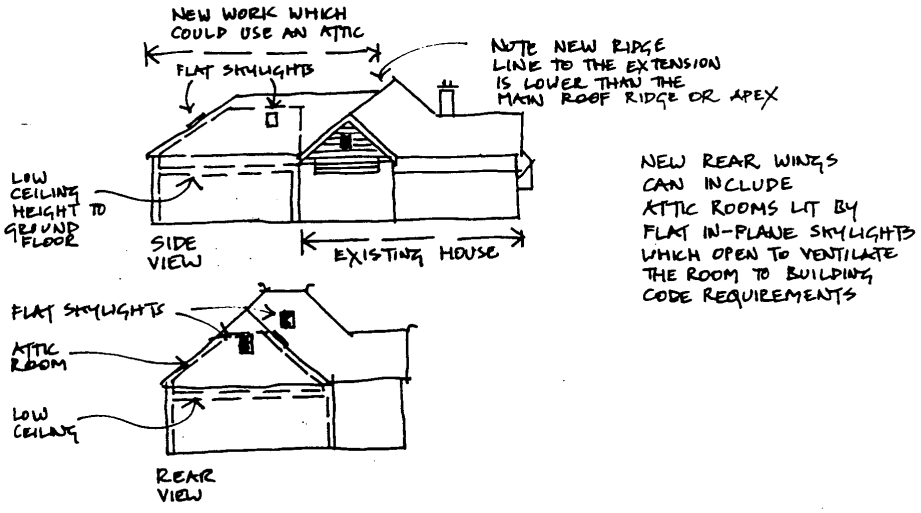
2.3.9 Attic rooms can be built within the main roof shape where they do not involve alteration of the roof shape. They are to be modest in scale and comprise one (1) or at the most two (2) rooms capable of habitation. Attic windows in the front or side faces of the main roof are not permitted.

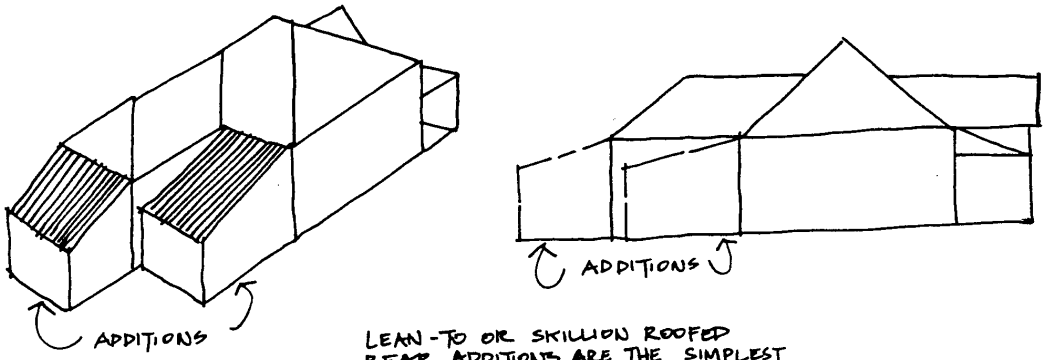
2.3.10 Rear extensions containing an attic may be considered where the attic does not cause the extension to compete with the scale and shape of the main roof and is not visible from a public place.

2.3.11 Where attics are permitted, their windows shall be located in rear gable ends or gablets. They shall be discreet in scale and appearance and cannot be visible from a public place. Where extensions to existing roofs are being undertaken, modest sized in-line skylights may be considered in the side and rear planes or the extension only, and limited to one such window per roof plane.

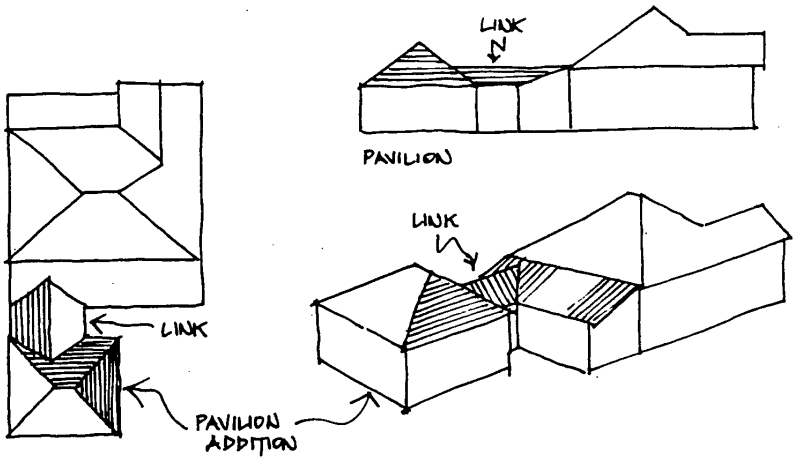
2.3.12 Extensions shall not employ any major or prominent design elements which compete with the architectural features of the existing building.


HABERFIELD'S COTTAGES ARE OF SIMILAR BULK
HIGH MAIN ROOFS SIT OVER THE BEST ROOMS WITH LEAN-TO ROOFS BEHIND

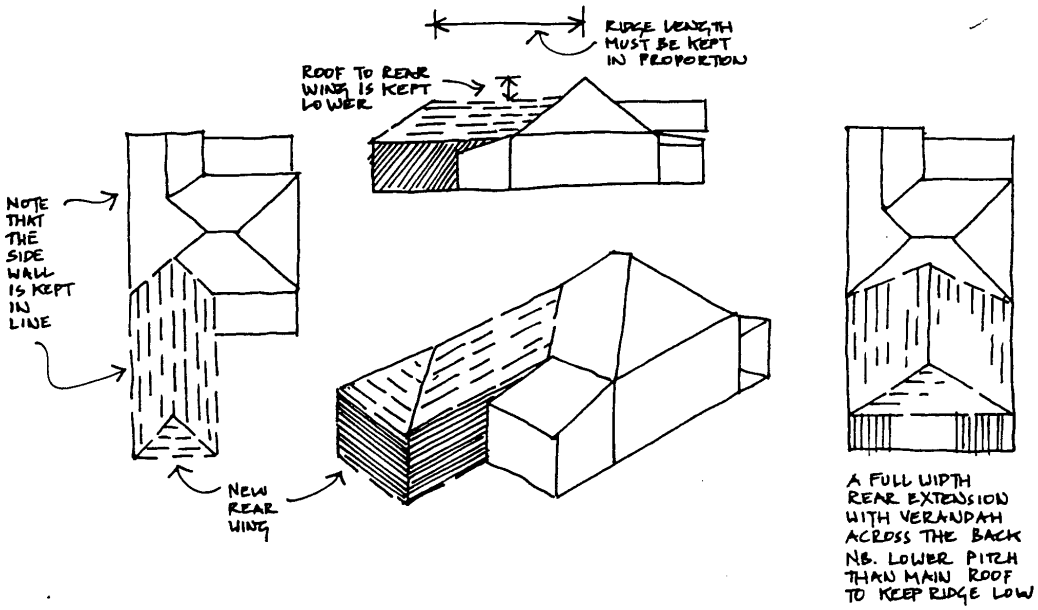

NEW WORK WHICH COULD USE AN ATTIC
FLAT SKYLIGHTS
NOTE NEW RIDGE LINE TO THE EXTENSION IS LOWER THAN THE MAIN ROOF RIDGE OR APEX
LOW CEILING HEIGHT TO GROUND FLOOR
SIDE VIEW
EXISTING HOUSE
NEW REAR WINGS CAN INCLUDE ATTIC ROOMS LIT BY FLAT IN-PLANE SKYLIGHTS WHICH OPEN TO VENTILATE THE ROOM TO BUILDING CODE REQUIREMENTS
FLAT SKYLIGHTS
ATTIC ROOM
LOW CEILING
REAR VIEW



LEAN-TO OR SKILLION ROOFED REAR ADDITIONS ARE THE SIMPLEST WAY TO GAIN EXTRA SPACE. SKILLIONS ARE QUITE TRADITIONAL IN HABERFIELD



PAVILION EXTENSION CONCEPT



3.0 Roof Forms

3.1 Description

Roofs of the Federation Period are steeply pitched (30°-40°) and massive in form. After the First World War roofs were built to a lower pitch (25°-35°) as a result of change in style and the need for economy.

The roofs are complex in design and this accentuates the single storey scale of the house. The mass and bulk of the roof generally extends only over the main rooms of a house, with skillion roofs to the rear. This allows the house to maintain a visual balance and not dominate its garden setting.

Tall chimneys help to balance the m assive forms of the roof.

Roofs are characterised by a picturesque arrangement of a variety of gables, gablets, vents, hips, conical turrets and deep jutting eaves and decorated with terra cotta finials, crests and ridge cappings. Some roofs are fairly p lain, while others are intricately detailed.

Architectural details, such as finials, ridge cappings and the detailing of exposed eaves, are among the most visible characteristics of Haberfield houses and an important part of their picturesque qualities.

Stanton's covenants restricted roof materials to slates or unglazed terra cotta Marseilles pattern tiles, with unglazed terra cotta finials, crests and ridge cappings. Corrugated galvanised iron was used at the rear on skillions and lean-to rooms built soon after the brick house was finished. Areas not covered by Stanton's covenants also had main roofs of corrugated iron, asbestos cement and shingle tiles.

Some roofs have been altered over time. In many instances the original roof shape can be reinstated where it can be based on documentary evidence.

3.2 Significance

The roof shape and materials, as an integral part of the design of the house, help identify the architectural style and period in which the house was built.

The complex roof forms and decorative detail are important identifying characteristics of the Federation house.

The tall chimneys and ridge decoration provide a visually interesting skyline and identify the suburb from afar.

3.3 Controls

3.3.1 Since roof shapes are integral with building shape, this section should be read in conjunction with clause 2 of this Plan.

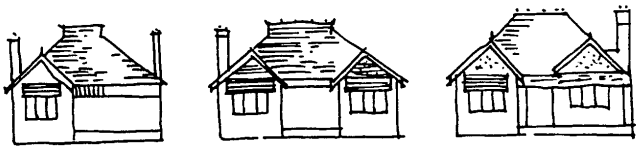
3.3.2 Roof extensions are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials.

3.3.3 New buildings are to have roofs that reflect the size, mass, shape and pitch of the neighbouring original roofs.

3.3.4 Roof extensions are to be considerably lower than the original roof and clearly differentiated between the original and the new section. (See Clause 2.3.6.)

3.3.5 Replacement roof materials are to match original materials or are to employ approved alternative materials. Suitable roof materials are: unglazed terra cotta Marseilles tiles; Welsh slate; approved fibrous cement tiles; and at the rear, corrugated galvanised steel sheeting (painted or natural).

3.3.6 Roof details such as finials, ridge capping, are to be maintained, repaired and reinstated where necessary.



THE ROOFS OF HABERFIELD'S COTTAGES ARE ALL INDIVIDUAL BUT HAVE STRONG FAMILY RESEMBLANCES. THEIR HIPS & GABLES GIVE THEM DISTINCT CHARACTER, & MATERIALS HELP TO UNIFY THEM

4.0 Siting, Setbacks and Levels

4.1 Description

Haberfield is notable for the uniformity of its building site-coverage and siting. Most houses are free standing with car access down one side, and a traditional tradesmen's path down the other.

Development on corner sites is usually sensitive to the pivotal position they occupy in both streetscapes.

Houses are set back approximately six metres from the footpath alignment. This provides for a front garden in which to present the house and allows for privacy.

Haberfield houses are set close to natural ground level. There is no substantial difference between the main floor levels of adjacent houses.

Some houses, located on sloping sites, have a sub-floor or basement level located within the foundations. The lower level does not compete with the main level of the house. Basement doors and windows are small, plainly treated, and are not visible from outside the property. The space within the below-floor area is used for laundries, store or workrooms or sometimes garages, but not for extra living areas.

4.2 Significance

The uniform pattern of site coverage and setbacks is one of the most significant aspects of Haberfield, demonstrating Stanton's Garden Suburb ideals and establishing the principles for Australian suburban development. The close relationship between ground floor and natural ground level means that the overall built form of Haberfield reflects the underlying natural topography.

4.3 Controls

4.3.1 The established pattern of front and side setbacks should be kept.

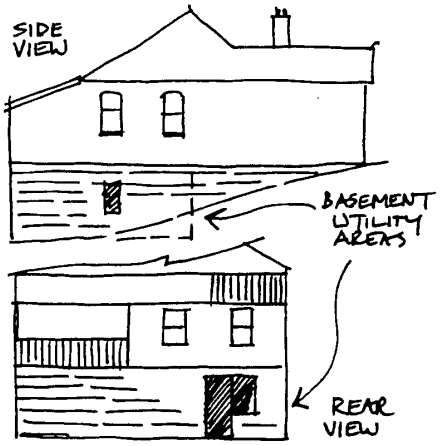
4.3.2 New residential buildings or extensions should not be built forward of existing front building lines.

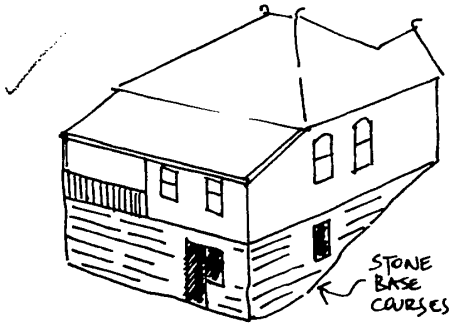
4.3.3 Site coverage should be similar to the traditional pattern of development, leaving generous green garden space to the front and back areas.

4.3.4 There should be no substantial or visible difference between the main floor levels of adjacent houses unless natural ground levels require this.

4.3.5 Where natural land slope allows, sub-floor and basement development is permitted for use as laundries, storerooms, workrooms or garages.

4.3.6 Where land slope or the existing plate height allows, split level development is permitted so long as the structure complies with Clause 3 'Roof Forms' of this Plan, and does not result in visible of otherwise explicit two-storey development.





ON SITES SLOPING STEEPLY AWAY FROM THE STREET THE OPPORTUNITIES FOR BASEMENTS USUALLY SAW LAUNDRIES ETC PLACED UNDER THE HOUSE, WITH SMALL WINDOWS AND FEW DOORS

5.0 Walls

5.1 Description

Stanton's covenants required that the main wall be built of brick. This uniformity of materials is part of the distinctive character of Haberfield today.

The houses are built of cavity brick walls, an innovation at that time, with machine-made smooth-faced bricks. The precision of the brickwork is accentuated on the main elevation by the use of tuck-pointing, usually in white or black.

The front elevation commonly makes decorative use of bricks such as shaped and moulded brick profiles, or two-toned brickwork, sometimes roughcast and shingle work is used. Side and rear walls are generally built of common bricks.

The walls of the houses in Haberfield are often divided horizontally into two or three distinct sections, for example, the base course can be rough cut sandstone or mock ashlar (rendered brickwork) with the main wall of tuck-pointed facebrick or commons, and occasionally an upper section of contrasting roughcast finish, often accented with a frieze of brick bands. The gable ends often feature brick or timber strapwork, and timber ventilating panels of louvres framed by fretwork shapes.

5.2 Significance

The brick walls of Haberfield reflect Stanton's covenants on building materials and the extension of those covenants onto later adjoining suburban development. The use of cavity brick walls was innovative for its time.

Within the limitations imposed by the sole use of brick, a variety of wall treatments and decoration contribute to the distinctive character of the suburb.

5.3 Controls

5.3.1 The original shape and materials of the front and side walls shall not be altered.

5.3.2 The removal of the external skin or rendering of an exterior wall is not permitted, unless an essential part of approved reconstruction and authentic restoration works.

5.3.3 Unpainted surfaces shall not be painted.

5.3.4 In repairing the fabric of external walls, matching materials shall be used.

5.3.5 Reconstruction of walls previously re-skinned is encouraged using machined smooth faced bricks similar in colour to those on original Haberfield houses.

6.0 Chimneys

6.1 Description

Federation houses commonly have three or more tall chimneys, heightened by terra cotta chimney pots. Houses of the 1920s and 1930s have fewer chimneys and they are not as tall. Although many chimneys are no longer used, they remain essential elements in the design of each house and in its architectural decoration. They stand out on the skyline.

6.2 Significance

Chimneys are essential elements in the design of the houses of Haberfield: their height helps to balance and articulate the massive forms of the roofs; they create a distinctive skyline identifying the Federation suburb from afar. Chimneys also provide a means of elaborate architectural expression reflecting the stylistic influences of the time.

6.3 Controls

6.3.1 Chimneys cannot be demolished, unless they are structurally unsound and only when followed by immediate reconstruction in the original design.

6.3.2 All chimneys are to be retained internally and externally. Where necessary chimneys should be repaired even if the fireplace is no longer in use.

6.3.3 Reconstruction of original chimneys is encouraged.

7.0 Joinery

7.1 Description

Decorative timber work is used on verandahs, gables, vents, bargeboards, windows, doors, screens and fences. It is used boldly and painted various colours.

7.2 Significance

Internal and external decorative timber work is an integral part of the distinctive detailed design of Federation house and of houses in the 1920s. It was a way of expressing the individuality of houses which were otherwise similar in scale and shape.

It provides a light and textured contrast to the solid brick walls of houses and shops and their slate and tiled roofs. The interplay of sun and shadow through the decorative timber creates ever changing patterns on the buildings.

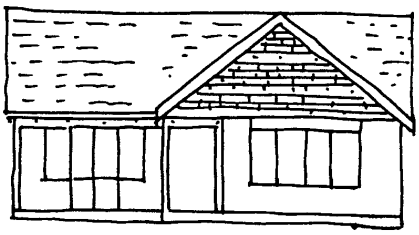
7.3 Controls

7.3.1 Existing joinery is to be kept, maintained and repaired where necessary.

7.3.2 Authentic reconstruction or reinstatement of missing joinery is encouraged.

7.3.3 Timber detailing on extensions and alterations shall respect the existing detailing but avoid excessive copying and over embellishment. Simpler approaches are best.

THE INTRICATE FORMS AND DETAILS OF HABERFIELD'S HOUSES AND THE JUXTAPOSITION OF DIFFERENT MATERIALS PROVIDE NEW DESIGNERS WITH PLENTY OF ROOM FOR CREATIVE THINKING



SIMPLIFIED DETAILS AND THE SAME FAMILY OF MATERIALS SHOULD ASSIST AN ENDLESS VARIETY OF SMALLER COTTAGE TYPES TO BE DEVISED.

8.0 Windows and Doors

8.1 Description

A great variety of window shapes, sizes and styles are found in Haberfield. The location and shape of the windows individualise each house. Windows can be positioned in the centre or to one side of a wall; they can be mounted flush or projecting from the wall. Windows are either double-hung sash or casement opening. They are typically rectangular in shape and of vertical proportion. Bay and oriel windows are sometimes used, and highlights and side lights are typical in Federation houses.

A small circular or semi circular decorative window is an architectural feature often used in the principal part of the house. Occasionally other shapes are used. Casement windows, often with matching transoms, are usually located at the front, with simple sash windows being used at the sides and rear. Windows reflect the relative importance of the room to which they belong. The use of bullnose sill bricks and arch-shape header brickwork is characteristic.

The extensive use of decorative glazing and coloured glass is an important feature. Multi-coloured or textured glass are used in the upper fanlights to doors and windows. Leadlight glazing in Art Nouveau designs is prominent. It was expensive and is generally limited to windows facing the street where it could be admired by passers-by.

Windows and external doors are made of timber and are invariably painted. Doors frequently feature decorative mouldings with the detail painted in contrasting colours.

8.2 Significance

Window and doors are an integral part of the design of each building in Haberfield. Their design reflects the relative importance of the room to which they belong.

The extensive use of coloured and decorative glazing to windows and doors illustrates the architectural detailing of the period, and the aspirations of the original owners. Haberfield is important today because it houses in situ a rich collection of this decorative art.

8.3 Controls

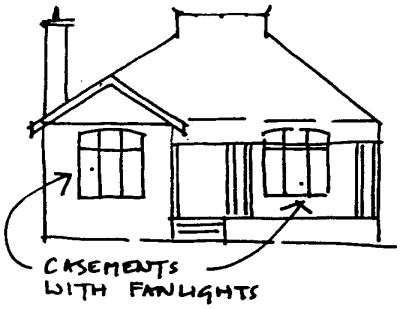
8.3.1 Original doors and windows are to be kept, maintained and repaired when necessary. Where necessary authentic reconstruction is encouraged.

8.3.2 Original leadlight and coloured glass panes are to be kept and restored, matched or reconstructed where necessary.

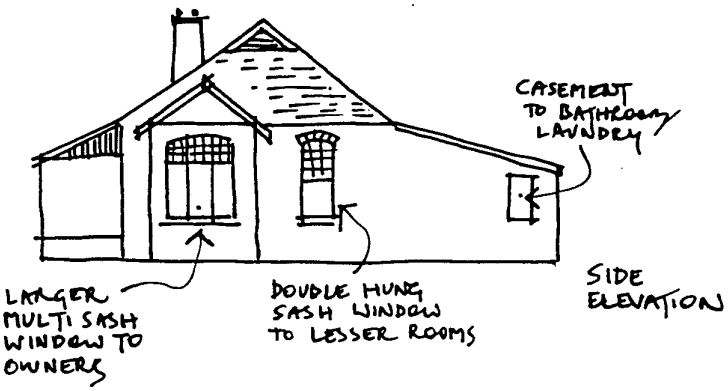
8.3.3 The size and style of new doors and windows should reflect the relative importance of the room to which they belong.

8.3.4 New doors and windows are to reflect the proportion, location, size, sill heights, header treatment, materials, detailing and glazing pattern of the original doors and windows on the house to which they belong.

If no indication of original treatment is available, new doors or windows should be vertical and be kept simple.



WINDOW PATTERNS
(FENESTRATION)



THROUGH ITS WINDOWS AND DOORS AND OTHER DETAIL JOINERY, EACH HOUSE ASSUMES ITS OWN PERSONALITY

ALTERATIONS MUST NOT UPSET THE HEIRARCHY OF WINDOWS IN A JOB, OR THE ALLOCATION OF SPECIAL WINDOWS TO 'SPECIAL LOCATIONS'. TWO SMALL WINDOWS MIGHT BE BETTER THAN ONE VERY LARGE WINDOW.

9.0 Window Sunhoods, Blinds and Awnings

9.1 Description

Various sunscreening devices are used in Haberfield. They provide important practical and decorative features. Window awnings or window hoods with timber fretwork frames and various roofing materials are the most noticeable. External timber window pelmets are also common. Verandahs often have wooden venetians or canvas roll-up blinds.

9.2 Significance

Sunscreening devices are part of the individualised decorative detailing on each house, and contribute to their architectural importance and visual interest.

9.3 Controls

9.3.1 Original sunhoods, blinds and awnings are to be retained and repaired where necessary.

9.3.2 Authentic restoration, reinstatement or reproduction is encouraged, based on evidence on the house itself, or on photos.

9.3.3 Modern-style security grilles, roll-up metal screens, metal window awning, and non-characteristic shade treatments are not acceptable on the exterior of Haberfield cottages.

10.0 Verandahs

10.1 Description

Verandahs are an integral part of the design and use of Haberfield houses. On Federation houses they are marked by a change in roof slope, angle or gable. In many instances the verandah itself includes a turret, bay, shaped balustrade or similar effect for visual variety. Back verandahs, under iron skillion roofs, are often enclosed to make extra rooms. This was often done at the time the houses were built or soon after. Bungalow verandahs, where they are small, often have flat roofs; and they are incorporated under the main roof of the house, like an outdoor room.

The shadow or void created by the verandah provides a sharp contrast to the solidity of the single storey roofed brick buildings. Verandahs are uses as an effective way to ameliorate the hot, wet Sydney climate, and provide outdoor “rooms” popular in the first decades of this century.

Verandah floors were either tongue and groove timber boarding or tessellated tiles with slate, terrazzo or marble edging, often incorporating entry steps with risers of patterned glazed tile.

10.2 Significance

Verandahs are a very important integral part of the design and use of Federation and 1920s and 1930s houses. They provide extra outdoor rooms to a house generally outside the scale of the roof: the floor space of the house therefore is often larger than the main roof suggests.

Haberfield's verandahs are a focus for timber craftsmanship employing great originality of design in the use of posts, brackets, valances and balustrades, and motifs.

10.3 Controls

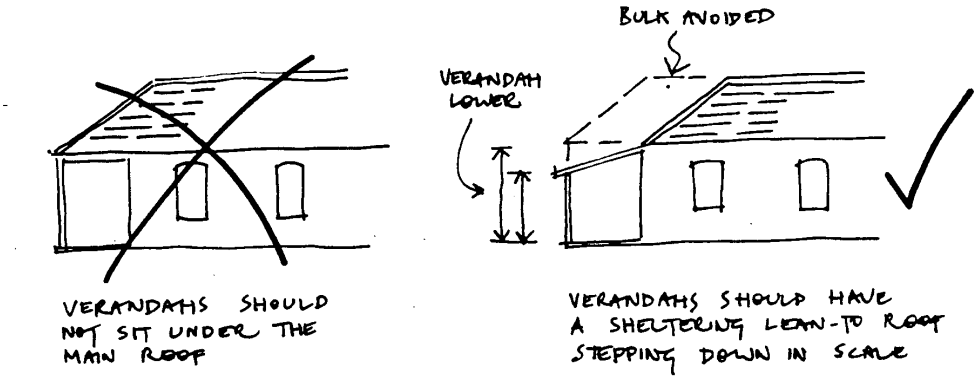
10.3.1 Existing original verandahs are to be kept and repaired or reinstated where necessary.

10.3.2 Removal, or infill of verandahs visible from a public place is not permitted.

10.3.3 Verandah additions are to be simple in design and are not to compete with the importance of the original verandah. New rear verandahs are to be generally simpler than the front main verandahs, and not to challenge the street presentation of the house.

10.3.4 The design of any new house shall take into account the architectural significance and design techniques of verandahs as used in Haberfield.

10.3.5 Authentic reconstruction of verandahs is encouraged.



11.0 Garages and Carports

11.1 Description

The free standing houses in Haberfield allowed early car owners to drive down the side to the “motor house” at the back. Many of these older garages dating from the 1920s still survive. They are located at the back of the house away from public view from the street. They were utility buildings, designed to be less important than the house; they often had roofs of a pitch lower than the house.

Carports are a more modern phenomenon and show later efforts to provide simple roofed shelter for increasingly valuable cars. In the past the purpose of a carport was economy and utility.

Convenience of location frequently outweighed concerns about siting of design to respect the house. In some suburbs in recent years the housing of the car, as family status symbol, has dominated the presentation of the house, both in the design for the garage and in its front garden location.

11.2 Significance

The garages, carports and sheds found in Haberfield provide evidence of the impact of the early years of motor vehicle ownership upon the suburb and its residents. Older garages in particular show how modern car accommodation can be designed to reflect the original practices of garaging in the suburb.

11.3 Controls

11.3.1 The retention, repair and reconstruction of significant early garages, carports and sheds is encouraged.

11.3.2 New garages and carports are to be located at the back or at the side of the house.

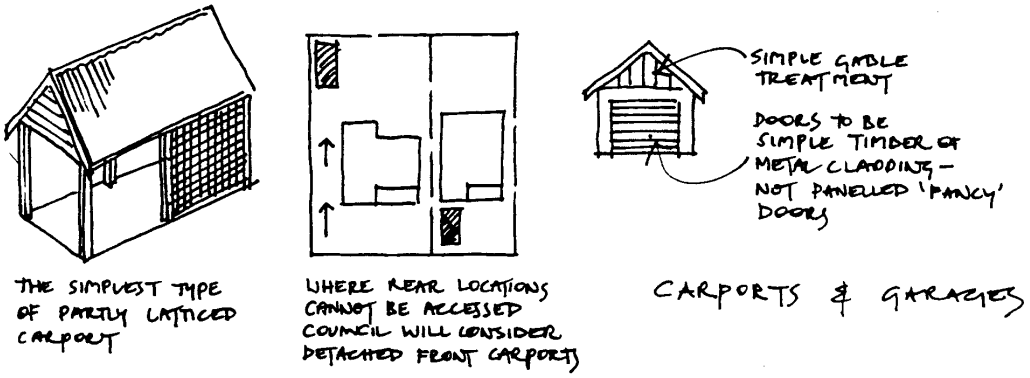
11.3.3 Where a garage or carport is at the side of the house it must be at least 1 metre back from the front wall of the house.

11.3.4 Carports but not garages forward of the building line may be permitted only in circumstances where access is not available to the rear.

11.3.5 Garages and carports shall be of simple utilitarian design. They shall not challenge the mass or bulk of the individual house.

11.3.6 Garages and carports are to be free standing.

11.3.7 Attached garages which form part of a basement level (as outlined in this Plan), at the rear of the house and not visible from a public place, may be considered, but only where they would not conflict with other considerations in this Plan.



12.0 Garden Sheds/Store Sheds, etc

12.1 Description

Sheds, stores, and similar outbuildings are located at the rear of houses away from public view. They were used to store garden tools, seeds, fertilisers, bicycles, canvas covered garden furniture: use of the garden to grow vegetables and prize flowers for exhibition at the Gardening Club was an integral part of suburban life before the 1950s. Often the laundry was in a separate outbuilding in the back garden. Where the shed might be visible from the street, a variety of screening devices are used, such as suitably place fences, lattice work, hedges or other screen planting.

In scale and form Haberfield outbuildings are small, functional and simply built, with gable, hipped or skillion roofs. Materials used were inferior to those in the houses, with timber or fibro being the most common wall cladding. Their scale did not challenge that of the house they served and did not dominate views from neighbouring properties.

12.2 Significance

Early garden sheds and outhouses are important in demonstrating the way in which pre-1950s suburban residents used their allotments.

12.3 Controls

12.3.1 The retention, repair and reconstruction of significant early garden sheds and outhouses is encouraged.

12.3.2 New outbuildings shall be located at the rear of the allotment. The location shall respect boundaries, tree-planting and other site details.

12.3.3 New outbuilding shall be sited to minimise visibility from the street and from neighbouring properties.

12.3.4 New garden sheds, store sheds, and similar outbuildings shall be subordinate to the main house. They shall not challenge the shape, size, form or decoration.

12.3.5 The floor plan for new outbuildings shall be simple, not complex.

12.3.6 The roof form of new outbuildings shall be simple and practical in scale. The pitch shall be lower than the roof pitch of the house and shall use skillion, hip or gable forms. Store rooms and outhouses attached to the main house or garage are encouraged where they can be sheltered by lean-to skillion roofs.

12.3.7 Construction materials shall be brick, weatherboard or fibro with cover battens. Roofs shall be of terra cotta Marseilles tiles or corrugated metal. Kit garden sheds of metal construction are acceptable subject to screening from the street or a public place.

12.3.8 Windows to outbuildings shall be of vertical proportions and shall be timber-framed.

12.3.9 Merging outbuildings into the landscape by use of planting and screen elements is encouraged.

13.0 Colour Schemes

13.1 Description

Large parts of the house were never painted, such as all brickwork, exposed bricks on chimneys, slate verandah edging and steps.

On timber and render a comparatively narrow range of exterior paint colours was used to enhance the natural colours of the bricks and stone. Paint technology at the time could not produce a bright white so shades of cream predominated. Authentic colour schemes usually consist of one or two lighter tones, with one much darker colour for contrast. An additional trim colour might also be used.

Careful scraping of protected, difficult-to-paint areas such as behind eaves or under window sills might reveal the colours originally used. Such evidence might also survive under layers of later paint.

Old photographs also can provide valuable evidence of the original paint treatment, particularly the use of contrasting colours for the various elements of the building.

13.2 Significance

The use of original or traditional colour schemes enhance the presentation of the house and augment the public's visual appreciation of its Federation and early 20th century domestic architecture.

Unpainted masonry walls are an integral part of the architecture of Federation, Bungalow and the pre-1950s periods in general. The inter-relationship of painted timber and guttering on the natural tones of stone, brick, slate and tile is a most important decorative element in the appreciation of pre-1950s domestic architecture.

13.3 Controls

13.3.1 Paint shall not be applied to any brickwork, stonework, exposed bricks on chimneys, terra cotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps.

13.3.2 New exterior brickwork is to remain unpainted.

13.3.3 On an existing house Council encourages owners to identify and use the original colour scheme.

13.3.4 On an existing house, where the original colour scheme or traditional colour scheme is not to be used, the scheme should be simple, consisting of one or two lighter tones and a darker colour for contrast. A trim colour may be used.

13.3.5 New buildings should use colours which harmonise with the traditional colour schemes.

14.0 Fences & Gates

14.1 Description

Fences to the front and sides of Haberfield houses define the garden allotment.

The front fence is of modest height (1m to 1.4m), with hedges often planted behind. They were designed to match both the house they serve and their streetscape.

They are not solid but allow the public to see the front garden, and the front of the house - the status symbol for the suburban resident pre-1950s.

Documentary evidence and surviving original fences provide clues to the great variety of fence designs: most feature decorative timberwork in beams, shapes and panels, often with gates to match. Picket fences were not common. Chain mesh within timber frames and fancy woven wire fences were also used.

Haberfield brick fences display brickwork techniques similar to that used in the houses, such as the decorative use of moulded bricks. These are also used in the footings for timber and chain mesh fences.

Dividing fences and side fences on corner allotments traditionally used timber palings (rough or reasonably dressed).

Corrugated iron and galvanised steel sheet fencing was rarely used in Haberfield, other than on rear fences or bordering commercial properties.

The use of colourbond fencing, modern metal 'spear' and similar topped pickets, aluminium lacework panels, bagging of masonry and similar effects are relatively new treatments and are not appropriate materials or designs in the Haberfield Conservation Area.

A number of original front brick fences survive in Haberfield. Other early brick fences use galvanised pipe as a railing between brick piers.

14.2 Significance

Fences define each individual garden allotment and illustrate the major principle of the Garden Suburb - one house, one lot.

Front fences and side fences in front of the house area very important part of the integrated design of house and front garden and of its presentation to the public view.

14.3 Controls

14.3.1 Original front fences and gates are to be kept and repaired.

14.3.2 Reconstruction of lost fences to their early design and detail is encouraged. It needs to be based on documentary evidence (photographs, descriptions). Demolition should only be permitted where accurate reconstruction is to occur immediately.

14.3.3 New front fences which are not reconstructions of an earlier fence should be simple in design and decoration and fit in with the design of traditional fences in Haberfield.

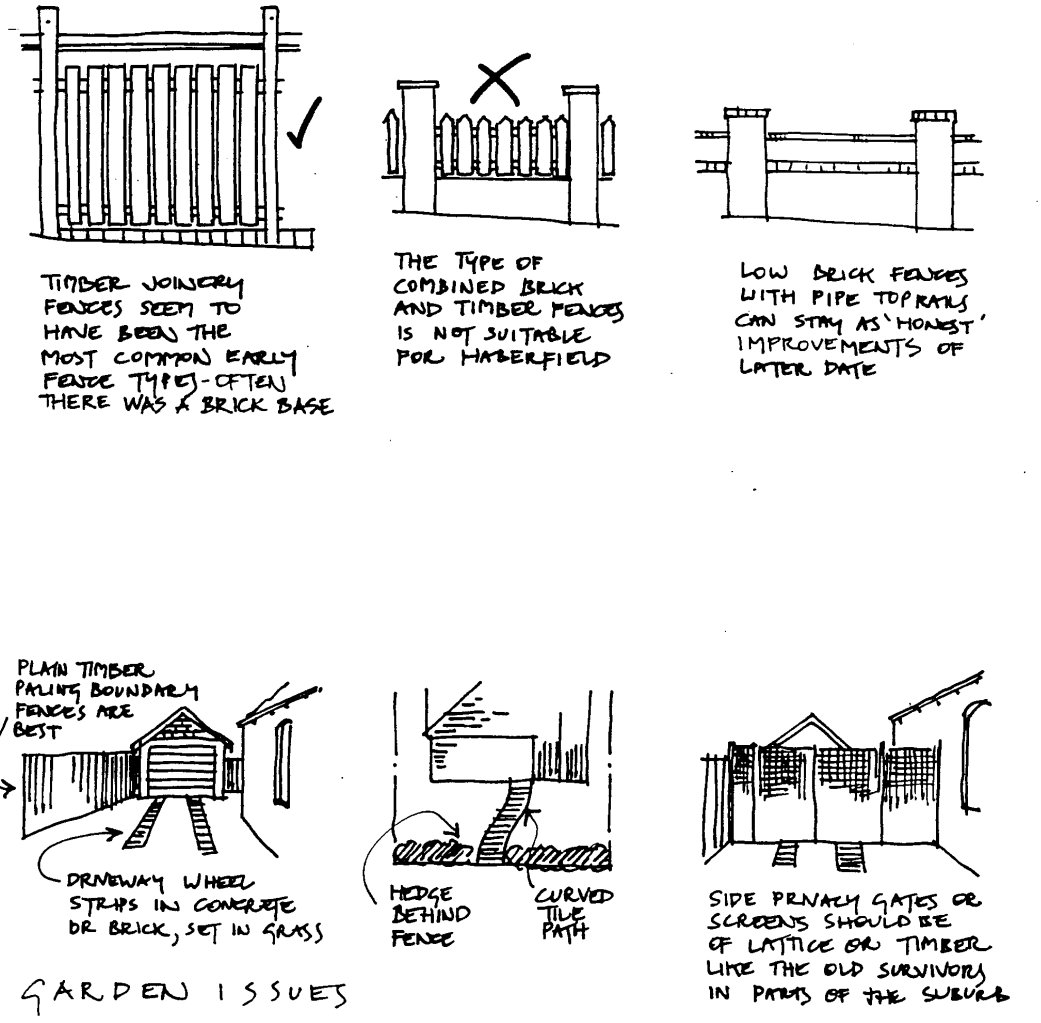
14.3.4 New front fences of timber are encouraged. They should be between 1m to 1.4m in height. The timber should be painted and in an appropriate colour (see Clause 13 'Colour Scheme' of this Plan).

14.3.5 High brick fences on front alignments are not permitted in Haberfield.

14.3.6 Materials and designs inappropriate to the age of the house or to the character of Haberfield Conservation Area will not be considered.

14.3.7 Brick dividing fences are not permitted unless there are overriding environmental, safety or fire separation reasons for such use.

14.3.8 Unobtrusive swimming pool safety fencing will be considered at the rear of properties, where it is not visible from a public place.



15.0 Garden Elements, Including Paving, Driveways, Pergolas And Pools

15.1 Description

Richard Stanton paid great attention to all aspects of this Haberfield's subdivision including the treatment of gardens: the grounds of each new house were laid out before the owners moved in. He consistently promoted Haberfield as "The Garden Suburb".

Original Haberfield gardens are bounded by front fences of timber with handsome joinery gates, or brick fences with wrought iron palisades. Through these fences can be seen ornamental trees and shrubs, typically in tidy beds amid neat buffalo lawn. Specimen plantings were supported on arbours of timber or metal.

A gently curving front path leads from a single, or wicket, gate to the front entry. This path is often made of tessellated tiles in elaborate patterns to match the front verandah, or more economically in coloured concrete with brick borders and garden edging.

Driveways, with double gate in the front fence, usually consist of two sealed strips with a central section of grass, garden or gravel in between which allows for on site drainage.

Side and rear paving is extremely minimal. Frames and lattice-screened fences and gates are often used to close off, disguise and protect access to the back yard.

Uncovered pergolas are secondary to the house and fit into the garden setting. Haberfield's original pergolas were used as a garden element and, along with other more modern elements, are not detrimental to the soft landscaping on the site.

The percentage of site coverage used by such elements should not dominate or overwhelm the garden of which they are part.

15.2 Significance

The light structures which enclose and furnish Haberfield's gardens are an integral part of the suburb's garden heritage and character.

Garden elements contribute to a better understanding of Stanton's vision, and the contemporary impact that "The Garden Suburb" ethos had in its time.

15.3 Controls

15.3.1 The surviving original garden elements in Haberfield are to be kept and repaired where necessary.

15.3.2 Reconstruction of lost garden elements is encouraged where it can be based on documentary evidence (photos, plans).

15.3.3 Paving, hard surfacing and secondary outbuildings shall be kept to an absolute minimum on individual sites.

15.3.4 Materials for front path shall be only tessellated tiles or smooth-textured red-tinted concrete.

15.3.5 Driveways shall consist of two (2) strips of hard surface paving with grass, garden or gravel in between.

15.3.6 Concrete paving for driveway strips is to be natural off-white, pale grey or have a red-tinted finish. Bright white concrete is not permitted.

15.3.7 Swimming pools shall be at the rear of the property, and shall be small enough to retain an adequate garden setting.

16.0 Treatment Of Non-Conforming Houses

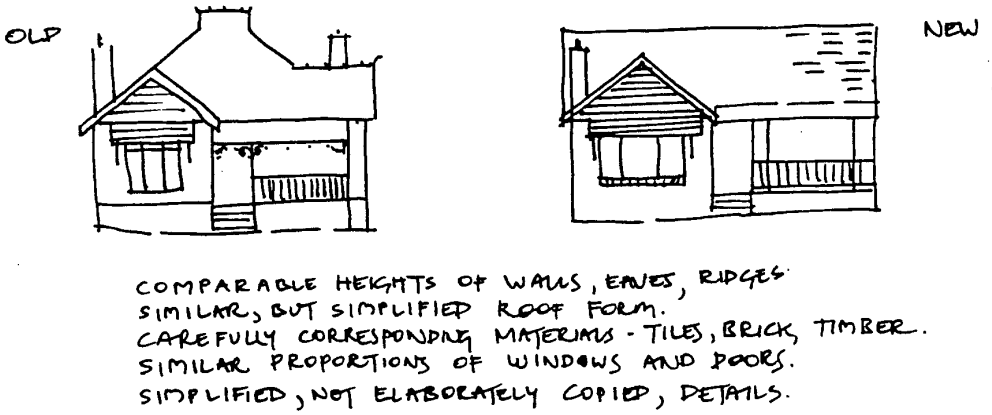
16.1 Description

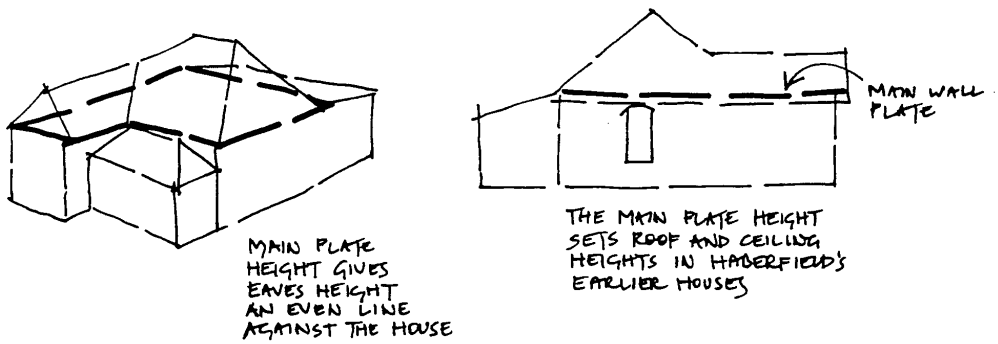
Some parts of the Haberfield Conservation Area contain houses which are of post Federation and post 1920s construction. Such houses are usually single storey, low set and of brick and tile construction. This scale and use of materials lets them blend in with the character of Haberfield.

A small number of original houses have been demolished and replaced in recent years by two storey houses or by blocks of flats. These are non-conforming buildings and are out of character with the surrounding dwellings, and with the Conservation Area.

16.2 Controls

16.2.1 Any alterations and additions to the shape, scale and materials of non-conforming houses should respond to the form of surrounding original dwellings.





PART IV PLANNING MEASURES FOR COMMERCIAL PROPERTIES

1.0 Commercial Buildings

1.1 Description

One of the principles of the Garden City Movement and the subsequent Garden suburbs was the separation of land uses: industry, housing, commerce, open space, were all contained in different areas. Haberfield was different from the residential areas which preceded it - it had no corner stores, and no pubs, and shops were grouped together in two small centres.

Shops adjoin each other in terrace-style groupings. The buildings sit square to the footpath, and come right up to their frontage.

Shops have roofs of tiles or galvanised iron. These roofs are screened from view by the upstairs residence verandah façade which features a bold parapet skyline.

Commercial buildings in Haberfield feature exotic and varied window details. These enrich the building's character and its contribution to the street.

1.2 Significance

Haberfield's commercial centres demonstrate Stanton's ideal of separating land uses so that the amenity of residential areas was ensured. The commercial buildings are remarkable for their diversity of design within a harmonious two-storey streetscape. The consistent streetscape comes from the original above-awning facades which feature recessed balconies, arched verandah openings, bay windows and roof-screening parapets above.

At ground level the few remaining shopfronts provide evidence of stained glass and leadlight windows, heavy copper or brass mouldings, glazed tiles below the display window, central entry-ways and porches embellished with tessellated tiles.

The Haberfield Main Street Heritage Study is a valuable reference indicating the style and significance of original commercial facades.

1.3 Controls

1.3.1 The existing siting pattern within the commercial area is to be maintained. The notion of a forecourt or entrance area to a commercial building is not appropriate as this interrupts the continuity and strength of the streetscape siting pattern.

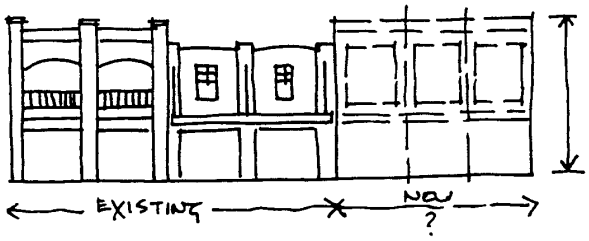
1.3.2 Removal of or alteration to original facades is not permitted.

1.3.3 Retention, repair and restoration of original above-awning facades is encouraged.

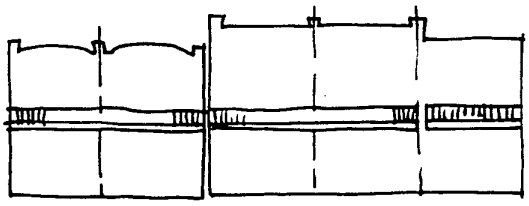
1.3.4 Below awning level, new work is to be in sympathy with, and not detract from, the style and character of the building and streetscape. Designs, including materials, colours, signage, etc should reflect the original facades of the commercial buildings of Haberfield.

1.3.5 Reinstatement of the original street-level facades is encouraged, including the reinstatement of posted verandahs.

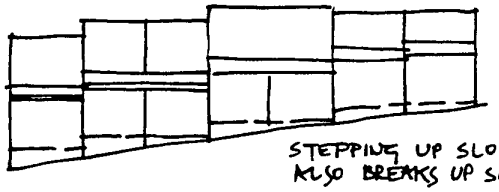
1.3.6 The design of any new commercial building may include verandah or awning facades to improve or consolidate streetscape and footpath shelter.



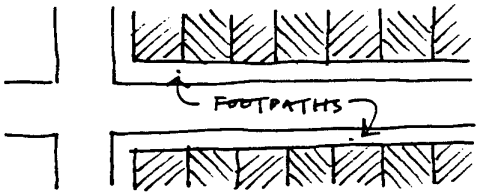
ANY NEW SHOPS SHOULD CAREFULLY REFLECT THE CHARACTER AND SCALE OF EXISTING, RELATING TO PARAPET & AWNING LINES TENANCY WIDTHS ETC.



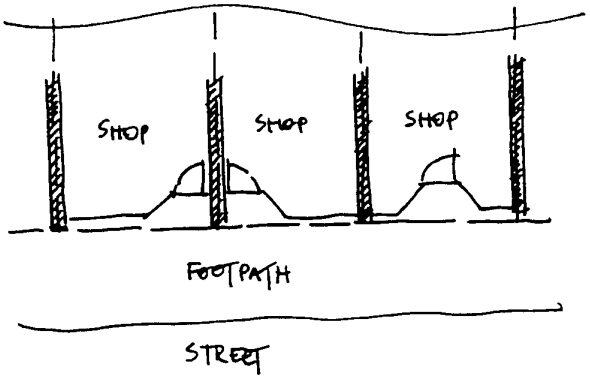
HABERFIELD'S SHOPS ARE MOSTLY NARROW UNITS IN RELATED GROUPS BUT OF INDIVIDUAL CHARACTER. NARROW WIDTH BREAKS UP THE FRONTAGES, BUT FEW OF THE SITES ARE REALLY SO FLAT, LIKE THIS.



STEPPING UP SLOPES ALSO BREAKS UP SCALE



IN THE COMMERCIAL BLOCKS SHOPS TOE UP TO THEIR FRONTAGE LINES.



MOST OF HABERFIELD'S SHOPS SIT RIGHT UP TO THEIR FRONTAGE WITH SMALL ENTRY AREAS AND SINGLE DOORS.

NEW SHOPS SHOULD CONSIDER SOMETHING SIMILAR.

PART V MISCELLANEOUS

1.0 Modern Technological Developments

1.1 Significance

Stanton's original concept for Haberfield included up to date services such as sewerage and water on tap. The services were integrated with the development and were most unobtrusive.

Solar hot water systems, telecommunication structures and other development of modern technology are a recent invention. Further there is growing community awareness of the need to conserve water, and rain water storage tanks are becoming more environmental popular. In introducing new technologies, it is important that such structures should not be visible from a public place nor intrude on the vistas gained from neighbouring properties. The style, siting and visual treatment of such water tanks should be discreet and not intrusive.

1.2 Controls

1.2.1 Solar collector panels should be installed on the roof cladding and at the same pitch. They are to be of modest size and not visible from the street.

1.2.2 Hot water tanks should not be located externally on the roof but be within the roof space or within the building envelope.

1.2.3 Rainwater tanks are to be located at the rear of the dwelling and/or suitably screened. They should not be obvious from the street. They are to be painted a dark colour.

1.2.4 Other modern technologies should have similar regard to their siting, such as satellite dishes and microwave receivers. They should not be visible from a public place nor loom large in the vistas gained from neighbouring properties. Please refer to LAP for Pay TV Delivery Systems.

2.0 Dual Occupancy

2.1 Significance

The conservation value of Haberfield is not based on individual buildings, but on its combined integrity as a total suburb. The overall streetscape and sense of space generated by single dwellings on generous allotments are essential elements in its heritage significance.

While there are a number of dual occupancy examples (usually pre-1985 on corner blocks) many serve only to demonstrate how easily unsympathetic infill can undermine the "Garden Suburb" concept.

While each and every development in Haberfield has a vital part to play in protecting the ongoing heritage values, this applies particularly when considering dual occupancy.

In his successive estates, Stanton placed his individually-designed cottages upon generous allotments - though the size varied considerably. Occasionally pairs of semi detached houses were built - most of them carefully designed to masquerade as single detached residences like their neighbours - but it was the separate detached cottage, set in its own garden, which, when multiplied with Stanton's careful hand, formed the basis of Haberfield's form and identity, and its subsequent commercial success.

It is not, therefore, just the many fine Federation houses of Haberfield that demand protection - it is the total concept which Stanton developed and successfully marketed.

Detached Dual Occupancy is considered inappropriate within the Conservation Area. Council will consider attached Dual Occupancy where the design is such that it fits in with the streetscape, bulk, shape and design of the existing buildings.

2.2 Controls

2.2.1 Dual occupancy development within the Haberfield Conservation Area must confirm in all respects to requirements of the Development Control Plan for the Haberfield Conservation Area.

2.2.2 Detached dual occupancy is considered inappropriate within the Conservation Area and is not encouraged.