Chapter E2: Haberfield Neighbourhood

Application

This chapter applies to the Haberfield neighbourhood as shown on Figure 4.10.1.1 below.

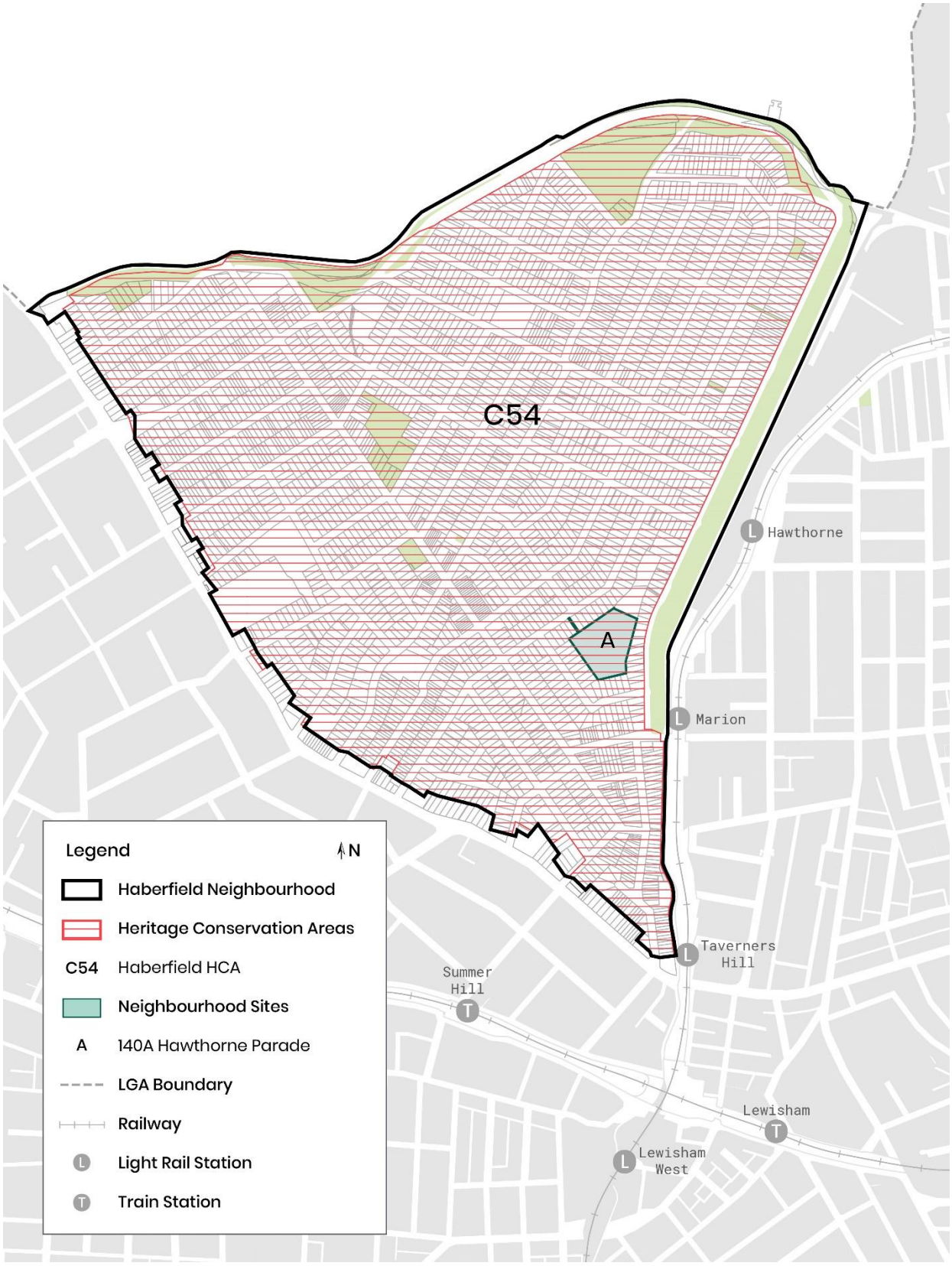


Figure 4.10.1.1. Map of Haberfield Neighbourhood

The controls for:

- Haberfield Heritage Conservation Area apply to the land listed as C54; and
- 140a Hawthorne Parade, Haberfield apply to the land marked 'A'.

Background and Existing Character

Haberfield development as Australia's first Garden Suburb is due to the successive purchase and development by R Stanton and W H Nicholls, real estate agents of Summer Hill. 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. 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.

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.

Amongst the single-family dwellings Stanton also included semi-detached pairs of cottages, carefully designed to appear as one house, so that with consistent forms, setbacks and gardens the pattern of development was maintained.

By the 1960s and 1970s some of the original houses had been demolished for flats or larger houses. Others have changed so extensively, including reskinning of outer walls, that only their original roof shape and footprint remains beneath.

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. Stanton's interpretation of Garden Suburb concepts and his consistent development strategy continue to set Haberfield apart.

Within Stanton's strong planning concept, the architectural character and detail of its individual houses, including later 1920s and 1930s bungalows, is richly varied but harmonious, of great visual cohesion and consistency – achieved through the uniformity of materials, scale and forms. Through the sustained efforts of Councillors, the community and its homeowners, Haberfield has strengthened and maintained its identity and rich heritage values for present and future generations.

2.1 Desired Future Character

Objectives

O1. To facilitate development that is consistent with the Desired Future Character and Controls for the Neighbourhood.

O2. To maintain the heritage significance of Haberfield and remove detrimental works where possible.

O3. 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.

Controls

C1. Any new development (new building or extension to an existing building) shall produce site coverage similar in pattern and size to the site coverage established by the original development of the suburb.

C2. Extensions shall not conceal, dominate, or otherwise compete with the original shape, height, proportion and scale or architectural character of the existing building.

C3. Extensions are only permitted to the rear of the existing dwelling; extensions are not permitted to the side of an existing dwelling. Extensions to the rear of the existing dwelling must not be any wider than the existing dwelling, i.e., the rear extension should not be visible when the dwelling is viewed from the street. Side setback areas and gardens should not be filled in.

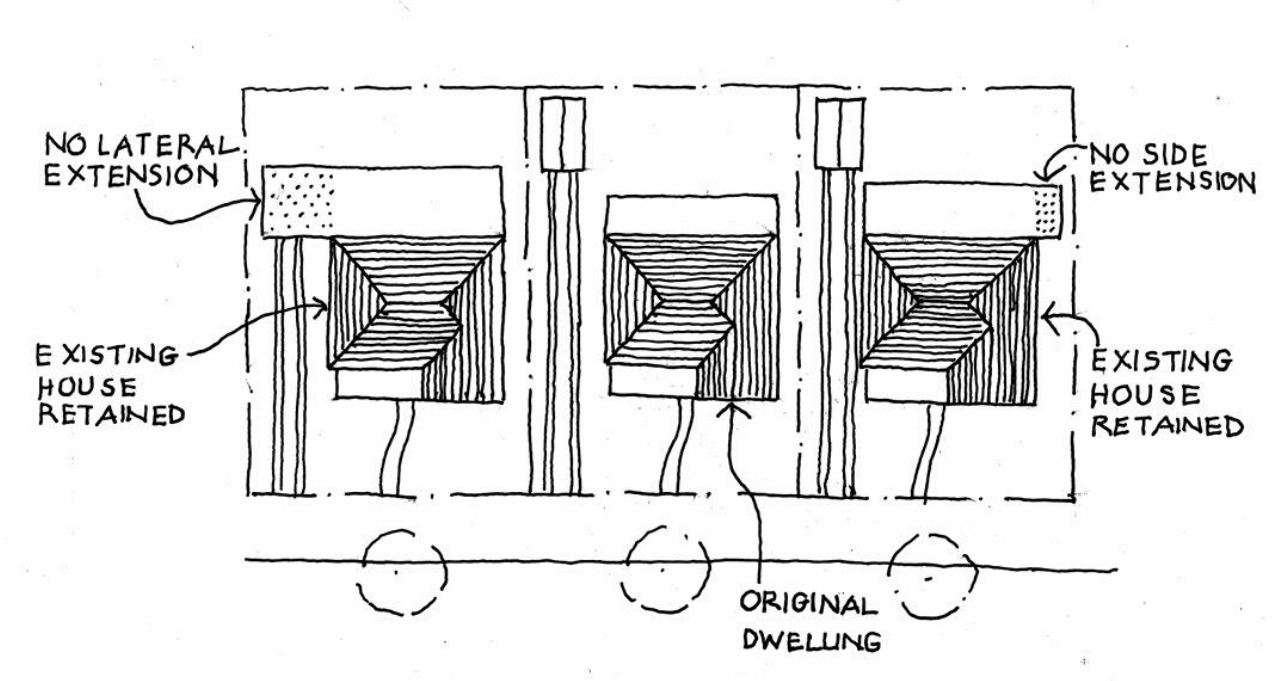


Figure 4.10.1.2. Where additions should be located.

2.2 Heritage Conservation Areas

2.2.1 Haberfield Heritage Conservation Area

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 era 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.

Objectives

O1. Provide controls for buildings and their landscape that will ensure that the single storey appearance of each dwelling in the Haberfield Heritage Conservation Area is maintained, and the garden suburb character of Haberfield is conserved.

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

O2. 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.

O3. To allow necessary change, but only where it will not remove or detract from the special qualities that contribute to the heritage significance of Haberfield.

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

O4. To encourage the removal and reversal of those components which detract from the heritage significance of Haberfield.

Pattern of Development

Haberfield differs from the Victorian inner suburbs which preceded it because it comprises generous suburban allotments with dwellings which present the appearance of 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 (usually at the back of the lot) before building began there is an absence 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 front 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. Side setbacks created garden areas and views between houses and emphasised the garden suburb character.

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 and established the principles for Australian suburbia for the next seventy years.

Controls

C4. Subdivision of existing allotments is not permitted as it would be detrimental to the heritage significance of the Garden Suburb by changing its historic pattern.

C5. Any new development (new building or extension to an existing building) shall produce site coverage similar in pattern and size to the site coverage established by the original development of the suburb. No new structures are to be built forward of the existing building line; new car ports or garages in the front setback are not supported. Side setbacks must reflect those in the area and nil side setbacks are not appropriate.

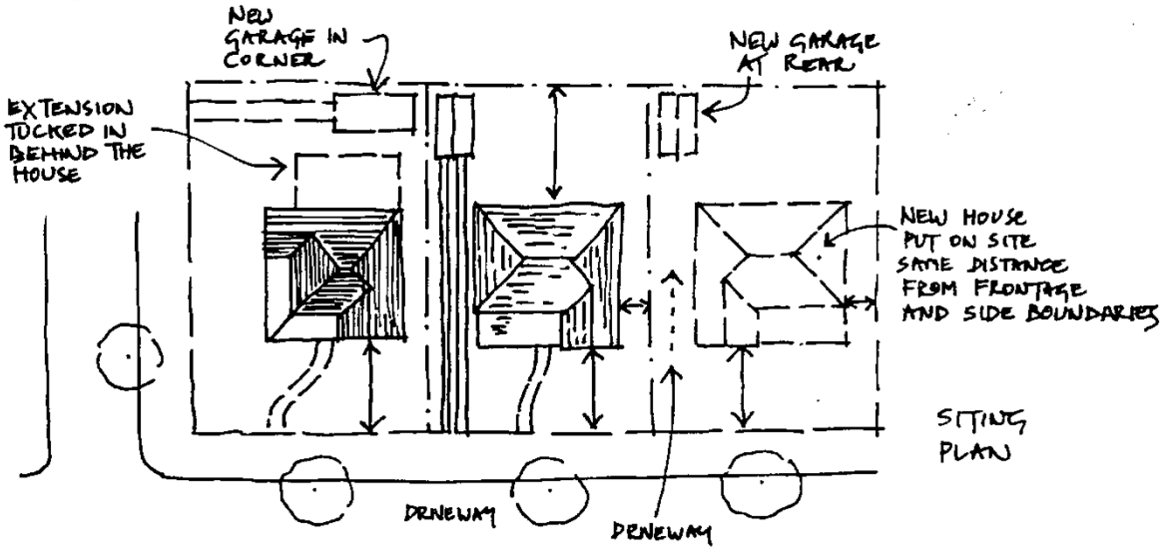


Figure 4.10.1.3. Where new structures should be located in Haberfield

Building Form

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. Some houses have lost their original stylistic character through later changes.

Architecturally the earlier 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.

Controls

C6. 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.

C7. 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.

C8. Where a building, other than a non-conforming building has suffered major alteration, careful 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.

C9. 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.

C10. The overall length of any extension is to be less than, and secondary to, the original house.

C11. 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. Skylights are not permitted in the front or side faces of the main roof. Dormer windows, Juliet balconies and similar protrusions are not permitted.

C12. 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.

C13. Where extensions to existing roofs are being undertaken, modestly sized in-plane skylights may be considered in the side and rear planes of the extension only and limited to one such window per roof plane.

C14. Extensions shall not employ any major or prominent design elements that compete with the architectural features of the existing building.

Roof Forms

Roofs of the Federation Period are steeply pitched (30°-40°) and often massive in form. After the First World War roofs were built to a lower pitch (25°-35°) because of changes 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 or lower hips to the rear. This allows the house to maintain a visual balance and not dominate its garden setting.

Tall chimneys help to balance the complex forms of the roof.

Roofs can be 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. Gables are used at the front (and sides on corner lots) with hips and skillions used at the rear. Some roofs are fairly plain, 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 or physical evidence.

Controls

C15. Roof extensions are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion, and materials.

C16. New buildings are to have roofs that reflect the size, mass, shape, and pitch of the neighbouring original roofs. Gables to the rear are not supported as hips and skillion roof forms are more typically used at the rear. Fully glazed gables, are not supported.

C17. Roof extensions are to be considerably lower than the original roof and differentiated between the original and new section.

C18. Replacement roof materials are to match original materials or are to employ approved alternative materials. Suitable roof materials are:

a. unglazed terra cotta Marseilles tiles

b. unglazed terracotta shingle tiles

c. Welsh slate

d. corrugated non-reflective galvanised steel sheeting (painted or natural) (at the rear/on skillion roofs)

C19. Roof details such as finials, ridge capping, are to be maintained, repaired and reinstated where necessary.

Figure 4.10.1.4. Roofs in Haberfield

Siting, Setbacks and Levels

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 side.

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 usually 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 was used for laundries, store or workrooms or sometimes garages, but not for extra living areas.

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.

Controls

C20. The established pattern of front and side setbacks should be kept. Nil side setbacks were rare and depart from Garden Suburb principles.

C21. New residential buildings or extensions should not be built forward of existing front building lines.

C22. Site coverage should be similar to the traditional pattern of development, leaving generous green garden space to the front and back areas.

C23. There should be no substantial or visible difference between the main floor levels of adjacent houses unless natural ground levels require this.

C24. Where natural land slope allows, sub-floor and basement development is permitted for use as laundries, storerooms, workrooms or garages. Habitable rooms may be considered but must not change the single storey scale of a building; openings (windows and doors) are only permitted in the rear elevation. A basement level is only permitted if enabled by the site topology; the floor level of the ground floor of the dwelling must be at the same level and significant excavation to provide adequate floor to ceiling heights in the basement level is not permitted.

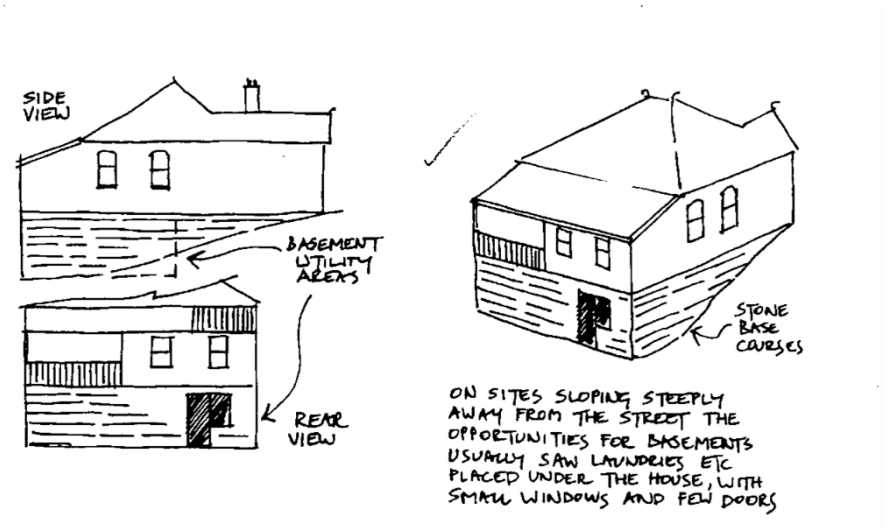


Figure 4.10.1.5. Characteristics of basement levels

Walls

Stanton's covenants required that the main walls 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 front gable ends often feature brick or timber strapwork, and timber ventilating panels of louvres framed by fretwork shapes.

Controls

C25. The original shape and materials of the front and side walls shall not be altered.

C26. 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.

C27. Unpainted surfaces shall not be painted.

C28. Reconstruction of walls previously re-skinned is encouraged using machined smooth faced bricks similar in colour to those on original Haberfield houses. The "Common" bricks typically used at the rear should be matched.

C29. Face brick and commons brick walls shall not be rendered with cement or plaster.

Chimneys

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.

Controls

C30. Chimneys cannot be demolished unless they are structurally or materially unsound and demolition is followed by immediate reconstruction using the original design.

C31. All chimneys are to be retained internally and externally. Where necessary chimneys should be repaired even if the fireplace is no longer in use.

C32. Reconstruction of original chimneys is encouraged.

Note: Archived plans and photographs are held in Council's library collections.

Joinery

Internal and external decorative timber work is an integral part of the distinctive detailed design of Federation house and of houses in the 1920s. Decorative timber work is used on verandahs, gables, vents, bargeboards, windows, doors, screens and fences. It is used boldly and painted various colours. It was a way of expressing the individuality of houses which were otherwise similar in scale and shape, and in decorative themes.

Controls

C33. Existing joinery is to be kept, maintained and repaired where necessary.

C34. Authentic reconstruction or reinstatement of missing joinery is encouraged, based on evidence.

C35. Timber detailing on extensions and alterations shall respect the existing detailing but avoid excessive copying and over embellishment. Simpler approaches are best and the typology of the houses in Haberfield Heritage Conservation Area should be followed. Detailing at the rear is usually simpler.

Windows and Doors

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.

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. Internally, doors and windows were often "grained" i.e., painted in simulation of expensive timbers like English Oak.

Controls

C36. Original doors and windows are to be kept, maintained, and repaired when necessary. Where necessary authentic reconstruction is encouraged.

C37. Original leadlight and coloured glass panes are to be kept and restored, matched, or reconstructed where necessary.

C38. The size and style of new doors and windows should reflect the relative importance of the room to which they belong.

C39. 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.

C40. If no indication of original treatment is available, new doors or windows should be vertical and be kept simple.

C41. The use of box section, aluminium doors and windows using pre-finished colours is permitted in extensions and new dwellings, but not in original parts of rooms of existing houses.

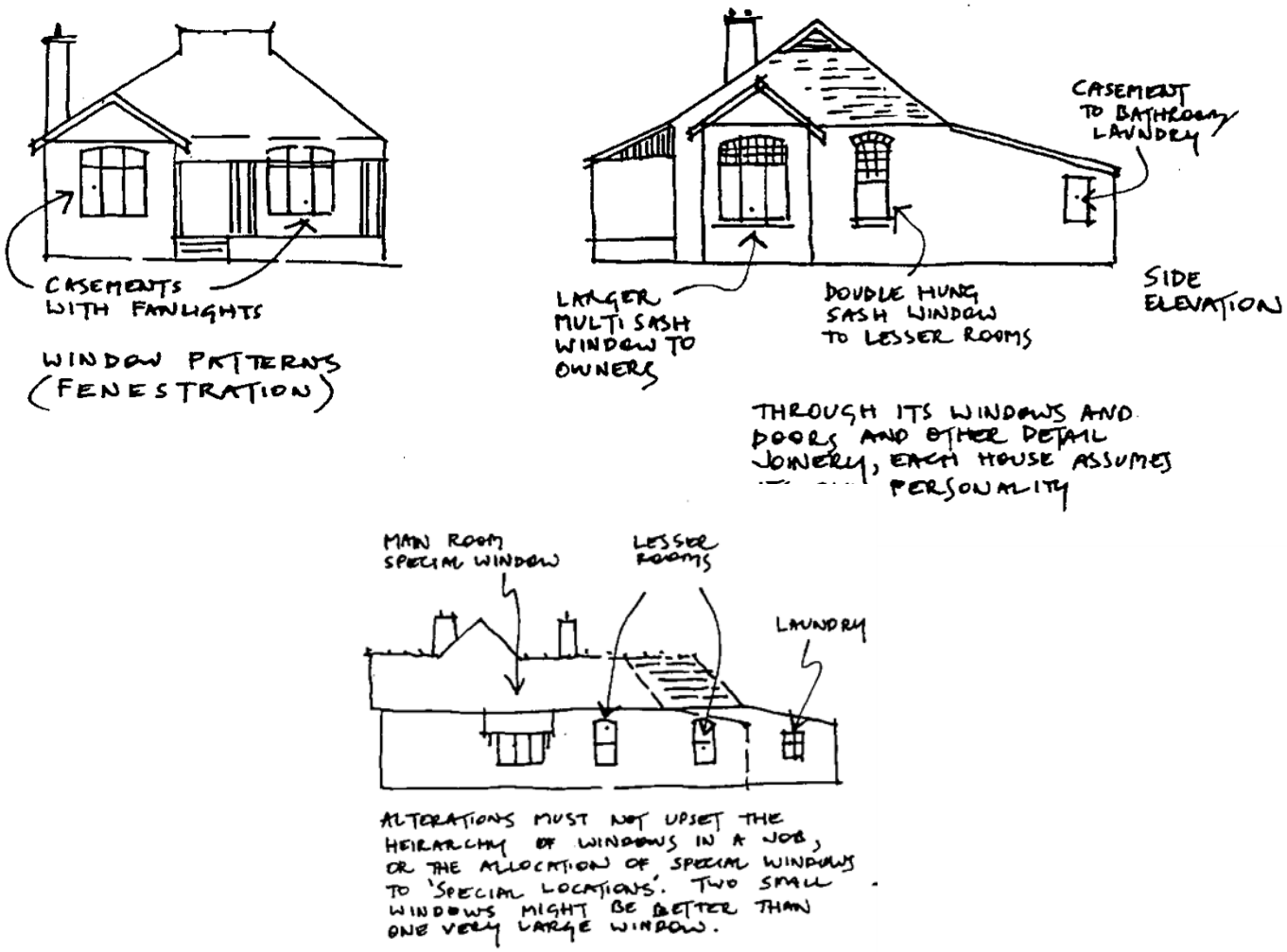


Figure 4.10.1.6. Hierarchy of windows and doors in Haberfield

Window Sunhoods, Blinds and Awnings

Various sun screening 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.

Controls

C42. Original sunhoods, blinds and awnings are to be retained and repaired where necessary.

C43. Authentic restoration, reinstatement or reproduction is encouraged, based on evidence on the house itself, or on photos.

C44. Modern-style security grilles, roll-up metal screens, metal window awnings, and non-characteristic shade treatments are not acceptable on the exterior of Haberfield cottages.

Verandahs

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 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.

Controls

C45. Existing original verandahs are to be kept and repaired or reinstated where necessary.

C46. Removal, or infill of verandahs visible from a public place is not permitted.

C47. Authentic reconstruction of verandahs is encouraged.

C48. 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.

C49. The roof of a verandah should not continue the main roof but should be a skillion roof or similar to minimise bulk.

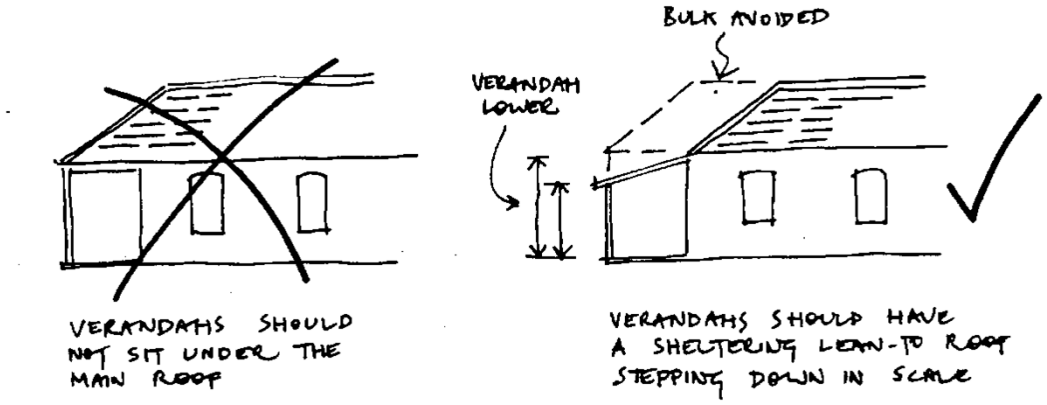


Figure 4.10.1.7. Design of verandahs in Haberfield

Garages and Carports

The freestanding houses in Haberfield allowed early car owners to drive down the side to the "motor house" at the back. Some 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.

Controls

C50. The retention, repair and reconstruction of significant early garages, carports and sheds is encouraged.

C51. New garages and carports are to be located at the back or at the side of the house.

C52. Where a garage or carport is at the side of the house it must be at least 1 metre back from the main front wall of the house.

C53. Garages and carports are to be free standing.

C54. Garages and carports shall be of simple utilitarian design. They shall not challenge the mass or bulk of the individual house.

C55. Attached garages which form part of a basement level must be located at the rear of the house and not visible from a public place, but only where they would not conflict with other considerations in this Plan.

C56. Garage doors are to be simple timber or metal cladding in a recessive dark colour.

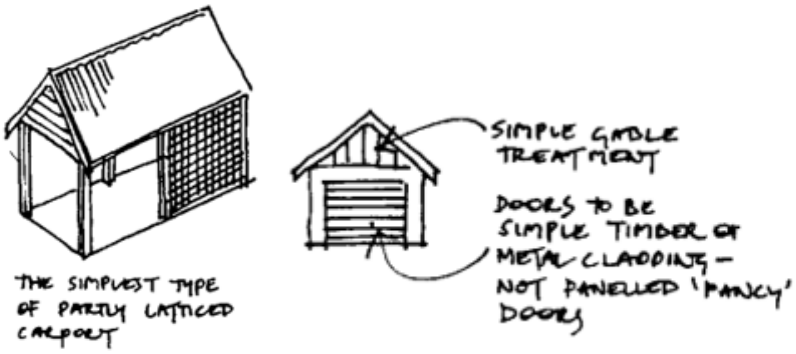


Figure 4.10.1.8. Design of garages/carports in Haberfield

Outbuildings: Studios, Secondary dwellings, Garden Sheds

Outbuildings are located at the rear of houses away from public view. They were traditionally used to store garden tools, seeds, fertilisers, bicycles, canvas covered garden furniture etc: 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. When the outbuilding might be visible from the street, a variety of screening devices are used, such as suitably plain 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.

Controls

C57. The retention, repair and reconstruction of significant early garden sheds and outhouses is encouraged.

C58. New outbuildings shall be located at the rear of the allotment. The location shall respect boundaries, tree-planting and other site details.

C59. New outbuilding shall be sited to minimise visibility from the street and from neighbouring properties.

C60. New outbuildings shall be subordinate to the main house. They shall not challenge the shape, size, form, or decoration.

C61. The floor plan for new outbuildings shall be simple, not complex.

C62. 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. Storerooms and outhouses attached to the main house or garage are encouraged where lean-to skillion roofs can shelter them.

C63. Construction materials shall be brick, weatherboard, or fibre cement sheeting with cover battens. Roofs shall be of unglazed 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.

C64. Windows to outbuildings shall be of vertical proportions and shall be timber framed.

C65. Merging outbuildings into the landscape by use of planting and screen elements is encouraged.

Colour Schemes

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 windowsills 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.

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

Controls

C66. 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 that has not already been painted.

C67. New exterior brickwork is to remain unpainted.

C68. On an existing house Council encourages owners to identify and use the original colour scheme.

C69. 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.

C70. New buildings should use colours that harmonise with the traditional colour schemes.

Fences & Gates

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

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

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

The use of "colorbond" 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.

Controls

C71. Original front fences and gates are to be kept and repaired.

C72. 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.

C73. 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.

C74. 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.

C75. High brick fences on front alignments are not permitted in Haberfield.

C76. Materials and designs inappropriate to the age of the house or to the character of Haberfield Conservation Area will not be considered.

C77. Brick dividing fences are not permitted unless there are overriding environmental, safety or fire separation reasons for such use.

C78. Swimming pool safety fencing must not be visible from a public place.

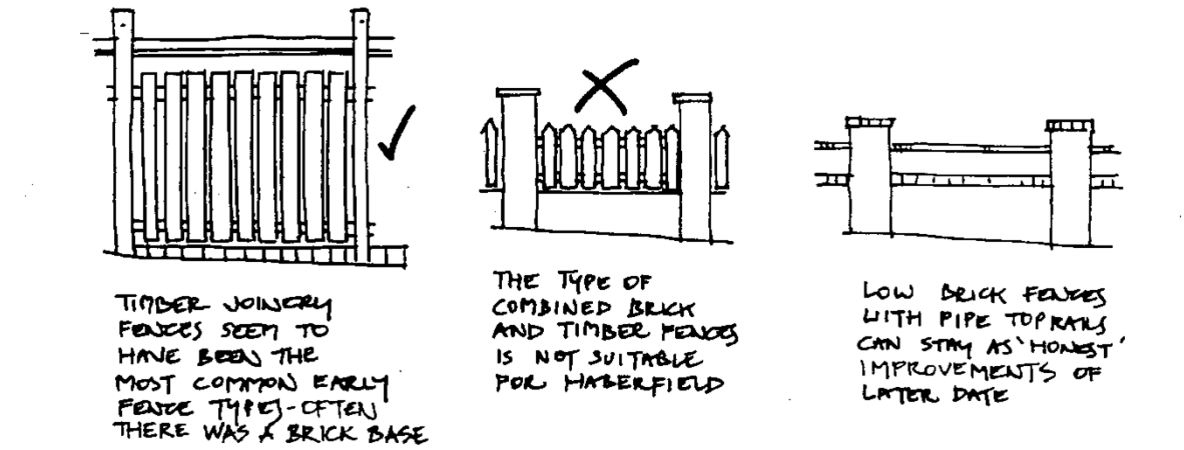


Figure 4.10.1.9. Appropriate fences in Haberfield.

Garden Elements, Including Paving, Driveways, Pergolas and Pools

Richard Stanton paid great attention to all aspects of this Haberfield's subdivision including the treatment of gardens: the grounds of each new house built by his company 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 or garden in between which allows for onsite 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.

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

Controls

C79. The surviving original garden elements in Haberfield are to be kept and repaired where necessary.

C80. Reconstruction of lost garden elements is encouraged where it can be based on documentary evidence (photos, plans).

C81. Paving, hard surfacing and secondary outbuildings shall be kept to an absolute minimum on individual sites.

C82. Materials for new front paths shall be only tessellated tiles or smooth-textured, red-tinted concrete.

C83. Driveways shall consist of two (2) strips of hard surface brick paving or concrete with grass, or garden in between.

C84. 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.

C85. Swimming pools shall be at the rear of the property and shall be small enough to retain an adequate garden setting.

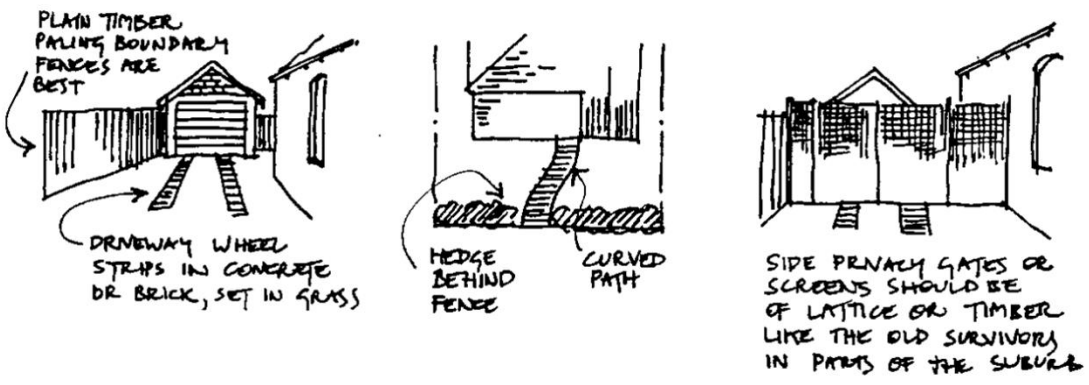


Figure 4.10.1.10. Appropriate garden elements in Haberfield

Figure 4.10.1.11.

Modern Technological Developments

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, photo-voltaic systems, telecommunication structures and other modern technologies are more recent inventions. Further, there is community awareness of the need to conserve water, and rainwater storage tanks are becoming more popular. It is important that the placement of such structures be discreet and not intrusive.

Controls

C86. Hot water tanks should not be located externally on the roof but be within the roof space or within the building envelope. Solar hot water system tanks should not be located externally on the roof but be within the roof space or screened from public view if placed at ground level.

C87. Rainwater tanks are to be located behind the building line of any road frontage.

Commercial Buildings

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 store, and no pubs, and shops were grouped together in two small centres.

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 entryways 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.

Controls

C88. 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 these interrupts the continuity and strength of the streetscape siting pattern.

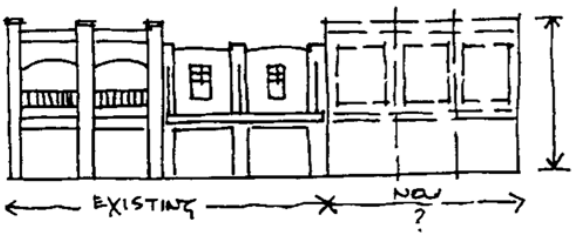
C89. Removal of or alteration to original facades is not permitted.

C90. Retention, repair, and restoration of original above-awning facades is encouraged.

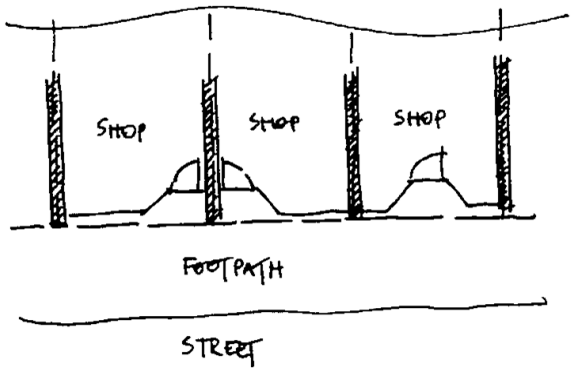
C91. Below awning level, new work is to be in sympathy with, and not detract from, the style and character of the building and streetscape. Designs, including materials, colours, signage, etc should reflect the original facades of the commercial buildings of Haberfield.

C92. Reinstatement of the original street-level facades is encouraged, including the reinstatement of posted verandahs.

C93. 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.



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

NEW SHOPS SHOULD CONSIDER SOMETHING SIMILAR.

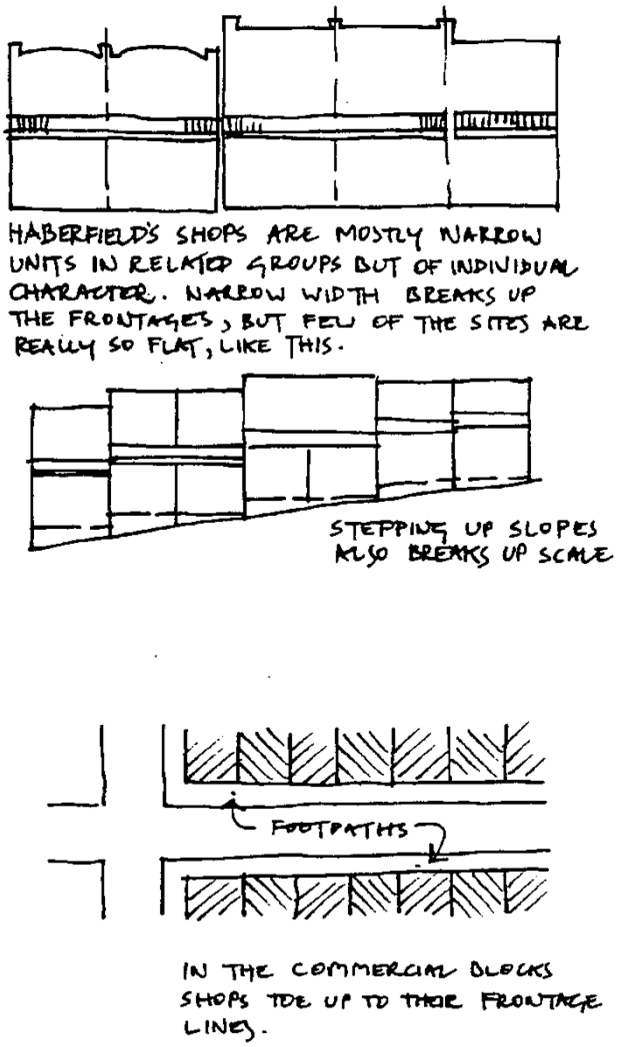


Figure 4.10.1.12. Commercial buildings in Haberfield

Non-Conforming Houses

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.

Controls

C94. Any alterations and additions to the shape, scale and materials of non-conforming houses should respond to the form of surrounding original dwellings.

New dwellings

New dwellings within Haberfield are to be very carefully designed and controlled to protect and complement its unique heritage status as Australia's first garden suburb. The architectural language will need to be compatible with the Haberfield HCAs "Queen Anne" style federation houses with each

dwelling being individually designed to suit the specific site. Every dwelling must be placed within a garden suburb setting and exhibit common style elements that result in a streetscape appearance of single storey scale, roof form, bulk, and materials.

There are some basic traditional architectural canons that can be followed, such as a tripartite composition which has:

- The 'base' is the part of the building from the ground-to-ground floor level, often incorporating a plinth.
- The 'body' comprises the main walling and its window and door opening fenestrations, including shadowed areas such as verandas
- The 'top' is the complex of roof forms including eaves, which forms the 'crown' of the building.

The front part of the house will be the prominent part and will have a pitched tiled roof. The rear part of the house will be subservient in scale to the front part.

Controls

C95. Any new development shall produce site coverage similar in pattern and size to the site coverage established by the original development of the suburb. That is, free standing single storey scale brick houses in a garden setting with uniform front setbacks, a 3m wide side setback for driveway access to a garage, a smaller side setback for a traditional tradesmen's path down the other side, and a generous rear setback.

Note: Nil side setbacks were rare, depart from Garden Suburb principles and are not permitted.

C96. The shape, scale, form, and materials of new dwellings should respond to the those of surrounding original dwellings.

C97. New buildings are to have roofs that reflect the size, mass, shape, and pitch of the typical neighbouring original roofs in Haberfield. Roof materials are to be unglazed terra cotta Marseilles pattern. Corrugated iron (traditional profile) is acceptable for the rear (skillion) portion of a roof.

C98. The main front part of houses facing the street are to have pitched roof at minimum of 30 degrees placed over a footprint of a minimum of four rooms. Beyond this the rear part of houses are to be subservient in scale to the front part.

C99. Attic rooms can be incorporated into the main roof shape. They are to be modest in scale and comprise one (1) or at the most two (2) rooms capable of habitation in the main roof shape. Attic windows must be modest timber framed flush "in plane" skylights only – maximum one skylight per side or rear roof elevation. Dormer windows, Juliet balconies and similar protrusions are not permitted.

C100. Light and ventilation can be provided to rooms within roof extensions via one modestly sized in-plane skylight per roof plane.

C101. Walls must not be painted or rendered and are to be clad with machine made smooth faced bricks similar in colour to those used on original Haberfield houses.

C102. Joinery, doors and windows are to reflect the materials, proportions, location, size, sill heights, header treatment, materials, detailing and glazing patterns of original Haberfield houses.

C103. New buildings should use colours that harmonise with the traditional colour schemes in Haberfield. Colours of timber trim and other external (non-brick) elements are to harmonise with these traditional colour schemes.

C104. Garages and carports are to comply with the following:

a. free standing, low in scale and simple in form to not challenge the mass or bulk of the house

b. garages must be located at the back (rear) of the house

c. car ports can be located at the side of the house if setback at least 1 metre from the main front building alignment and maximum 3m width

d. materials to match those used in dwelling

e. Garage doors are to be simple timber or metal cladding in a recessive dark colour.

C105. Front fences, and side fences within the front building setback are critical due to their prominence in the streetscape. Accordingly, all dwellings are to contain a front fence; front fences are to comprise traditional style timber joinery fences of simple design, up to 1.4m in height, and painted in traditional colours.

C106. Rear and side fences behind the front building line are to be constructed of timber palings to a maximum height of 1.8m.

C107. Front paths are to comprise tessellated tiles or smooth-textured, red-tinted concrete.

2.3 Site Specific Planning Controls

2.3.1 140a Hawthorne Parade, Haberfield

A subdivision/ road layout plan for the land was conditionally approved by Council on 18 December 2001. The subdivision is to be Torrens title for each of the proposed residential lots. An area of public open space is provided as a central focal point to the future development. The roads, public reserve, and provision for drainage easements and infrastructure are to be dedicated from the Commonwealth to Council.

The approved subdivision lot pattern reflects, as far as possible, the principles of the existing surrounding subdivisions and the garden suburb ideal which dates from Richard Stanton's first Haberfield Estate of 1901 and its 1905 extension.

The subject site, including house lots and public reserve, is susceptible to stormwater inundation events. Therefore, minimum required elevated ground floor levels are necessary to ensure dwelling-house habitable living areas are above stormwater inundation levels associated with 1 in 100-year ARI events. Also, minimum required levels for all electrical wiring/power points/switches are detailed for all house lots. Building designs are required to be accompanied with a hydraulic engineering report to establish the minimum floor levels of structures.

Note: The controls applying to the new dwellings (C95-C107) within the HCA also apply to the design on new dwellings on this land.

Objectives

O5. Ensure new development does not detract from the heritage significance of Haberfield.

O6. Ensure vehicles can manoeuvre in accordance with the relevant Australian Standards.

O7. Establish appropriate uniform front setback for subdivision to enable garden setting to be established.

Controls

C108. The dwelling must be set back 4 metres from the front boundary of the lot.

C109. Driveways on subdivision lots 16 and 17 must be located on the southern side of the dwelling.

C110. Front garden levels within the required building setback are to generally match the levels of the adjacent public footpath to achieve a uniform, cohesive garden setting throughout the development.