

## Residential Streetscape Built Form Character Areas



Character is what makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. Respecting character does not mean that new development cannot occur, instead it is based on a design-led approach that builds on the valued characteristics of neighbourhoods. To understand local character, streetscape analysis has been undertaken to identify character attributes within the local area.

Three different kinds of streetscape character were identified within City of Prospect, namely:

- Residential Streetscape Landscape Character
- **Residential Streetscape Built Form Character**
- Residential Streetscape Mixed Character.

Built Form Character Areas are those areas where built form attributes are the dominant and consistent feature within the streetscape. Built form key character attributes include:

- Land division patterns and frontages
- Front and side setbacks
- Height and dwelling type
- Garages and carports
- Dwelling styles/era
- Dwelling features
- Materials.

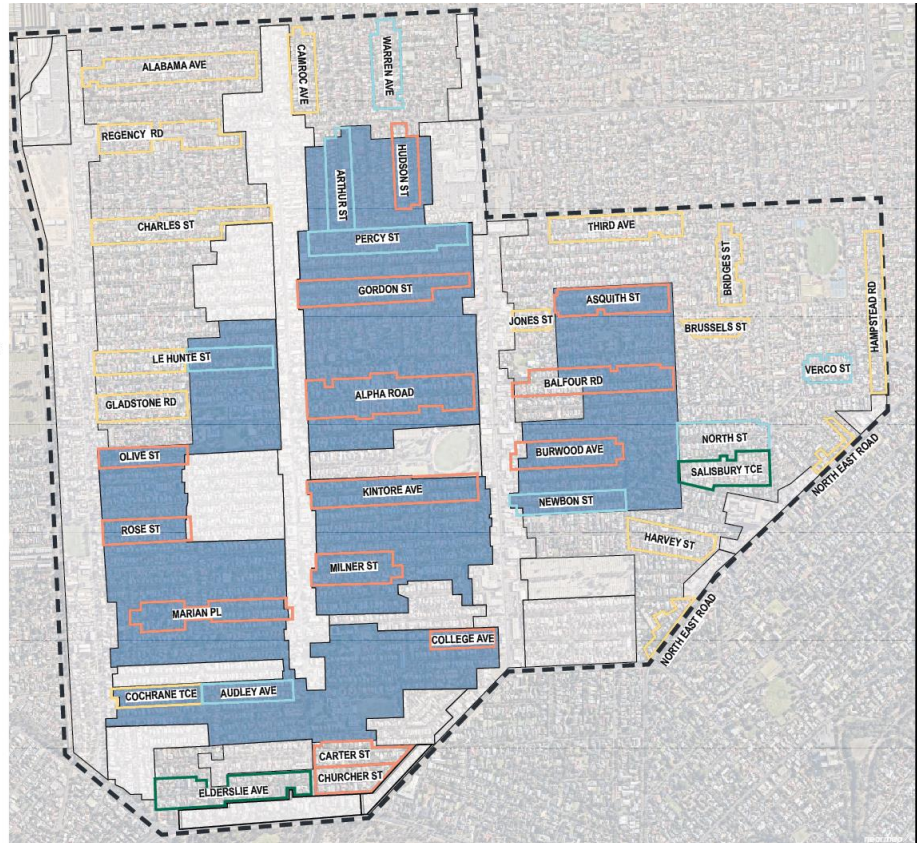
## Character Mapping

### Prospect Residential Character

Residential Streetscape (Built Form) Character

### Prospect Street Character Areas

- Highly consistent character
- Consistent character
- Varying character
- Landscape character only
- City of Prospect Boundary



## Design Guidelines

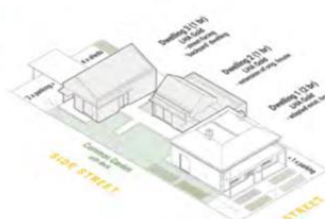
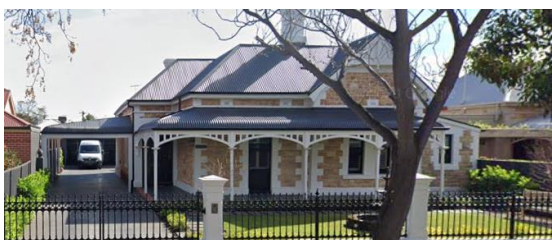
Character Attributes	Objectives	Design Response	Avoid
1. Land division pattern	To reinforce the streetscape pattern that comprises residential properties that largely display the original land division pattern following grid type street patterns and regular rectilinear allotments.	<p>Maintain existing minimum site areas and frontages.</p> <p>Explore opportunities for additional housing (eg co-housing) without the need for land division and has respect for streetscape character.</p>	Relaxing planning parameters (minimum site area or frontages) that allow for an eroding of consistent land division patterns



*A highly consistent allotment pattern exists with regular rectilinear properties comprising primarily large site areas (601-900sqm) with wide frontages (16-21m) to moderate frontages (10-15m). Some areas may provide consistent moderate site areas (280-600sqm) and moderate frontages or to a lesser extent compact site areas (less than 280sqm) and narrow frontages (less than 10m).*



Character Attributes	Objectives	Design Response	Avoid
<b>2 Dwelling style and type</b>	<p>Primarily, to retain streetscape views of valued traditional pre-1950s detached dwellings and for any new development to not dominate primary streetscape views. Emphasise built form horizontality over vertical height</p> <p>Secondly, for new dwelling/s to be designed in accordance with Prospect's character attributes.</p>	<p>Retain pre-1950s dwellings (wherever possible) with any new development located behind and obscured from the primary street.</p> <p>Any replacement dwelling/s to have a considered primary street frontage and be designed in accordance with the Prospect's character attributes.</p>	<p>Except for the replacement of non-character housing or development on existing vacant land, new development that dominates views from the primary street.</p> <p>Mock reproductions of traditional dwellings and new dwellings that do not respect the Prospect character attributes.</p>



Overriding priority is to retain the integrity of existing character dwellings and their typical site surroundings to the street (three images on the left showing examples on large to smaller properties) with opportunity for more contemporary type development located behind. Examples of new detached dwelling replacements (traditional and contemporary styles in images top right), traditional home conversions of 1 into 2 (images centre right) and co-housing (one into two or three homes) (image lower right).

Character Attributes	Objectives	Design Response	Avoid
<b>3. Dwelling height</b>	<p><b>To provide primarily single storey housing from primary street views.</b></p> <p>Where clusters of two storey dwellings exist, this larger scale can be further supported.</p> <p>To relate to the typography of the land (eg. to step down with the fall in land or steps up to front door).</p>	<p>Establish a strong visual relationship with the prevailing wall heights as established by existing eaves and gables (refer to image in '6. Traditional Features').</p> <p>Retain single storey frontage (walls up to 3.5 metres high) to the primary street, with opportunity for two storey (walls up to 7 metres high) at the rear of the dwelling and obscured from street views.</p> <p>Where typical within the streetscape, two storey (walls up to 7 metres high) can be supported with clean vertical lines for the main dwelling and as massing increases, setback increases.</p>	<p>Streetscapes with varied wall and building heights in relation to the prevailing development.</p> <p>Uninterrupted high walls visible from the street.</p> <p>Additions and alterations that have a negative impact on the integrity of the existing character dwelling.</p> <p>Built form not following the slope of the land.</p>

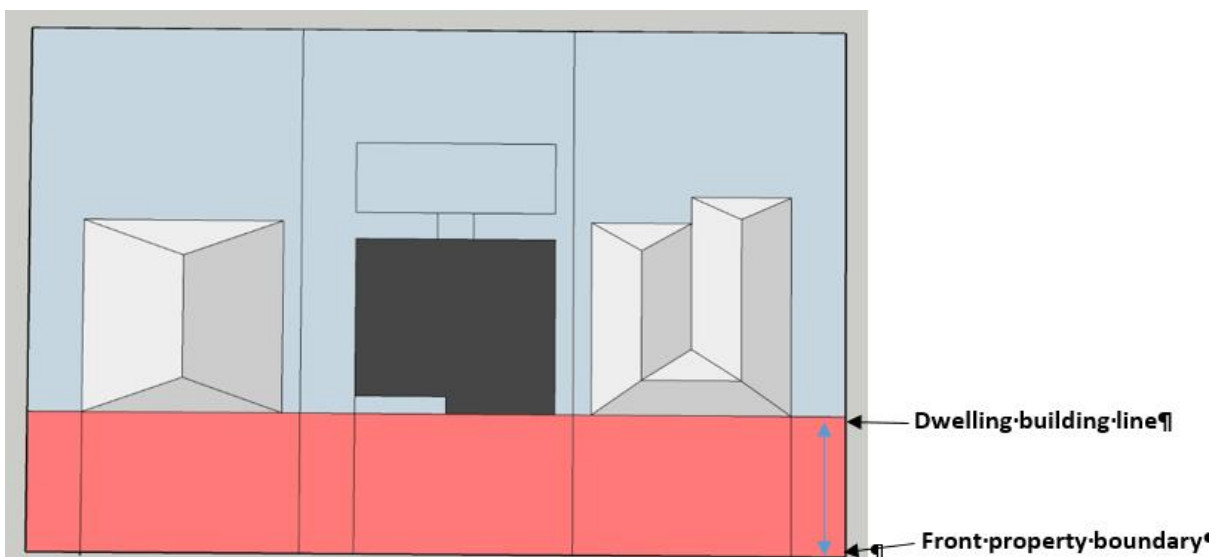


*Respect prevailing single storey building height to the street with any additions sited behind the existing main dwelling and substantially obscured from street views (two images on left).*

*Dwelling additions/alterations to maintain the integrity of the existing dwelling (eg. within the roof space as in image top centre) rather than development that significantly alters its overall form and appearance from the street (extends well above the main dwelling ridgeline as in image top right).*

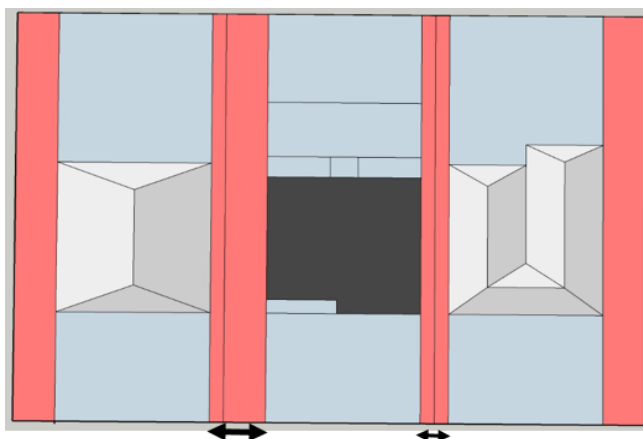
*A two storey dwelling may be appropriate where it sits in context with other development of a similar scale, has clean vertical lines for the main dwelling component and is supported by suitably scaled landscaping (bottom centre). The 'wedding cake shape' type development and three storey development are not contextual consistent for this character area (bottom centre and right).*

Character Attributes	Objectives	Design Response	Avoid
<b>4. Front setback</b>	<b>To retain a consistent building line to the street.</b>	<b>The front setback should be no less than the average setback of the adjoining dwellings and proportional to minimum site areas (lesser within compact sites and greater within larger sites)</b>	<b>Varied front setbacks in relation to the prevailing development.</b>



*Consistent front setbacks prevail and create a constant rhythm within the street with setbacks increasing as minimum site areas get larger.*

Character Attributes	Objectives	Design Response	Avoid
<b>5. Side setback</b>	<p>Encourage asymmetrical (larger car space and smaller pedestrian access) setbacks to side boundaries to support traditional spacing and produce visual and physical separation between dwellings.</p> <p>Two storey dwellings to have increased setbacks to complement a greater scale. Traditional multi-storey dwellings have a consistent setback between building levels which should be encouraged.</p>	<p>Single storey dwellings to have asymmetrical side setbacks of at least 3 metres one side (including the subservient garage or carport) and 0.9 metres on the other side.</p> <p>Dwellings with multiple levels to have consistent setbacks between building levels and increased setbacks with greater scale in accordance with Planning and Design Code requirements*.</p> <p>Building walls on side boundaries in the following circumstances:</p> <ul style="list-style-type: none"> <li>- A party wall for semi-detached or row dwellings</li> <li>- Second floor above a garage on the boundary to the length of the garage</li> <li>- A building other than the main dwelling that is minor and subservient to the streetscape.</li> </ul>	<p>Symmetrical ground level setbacks on both sides of the dwelling, transitional building envelope setbacks to upper levels promoting a 'wedding cake' design outcome and more built form intruding into backyards and widespread use of building on the boundary that are discordant with the character of the area.</p>



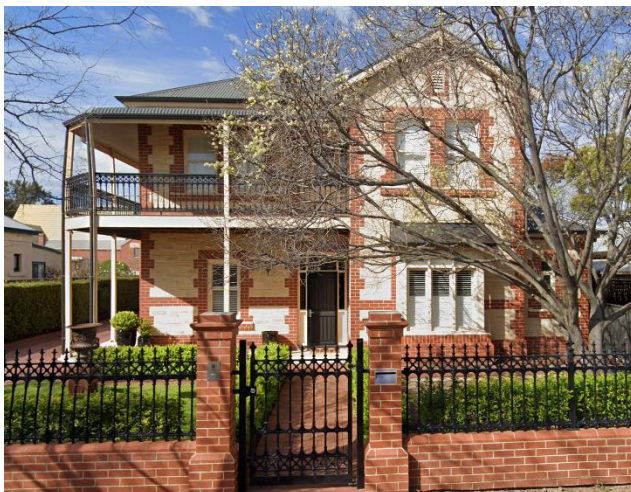
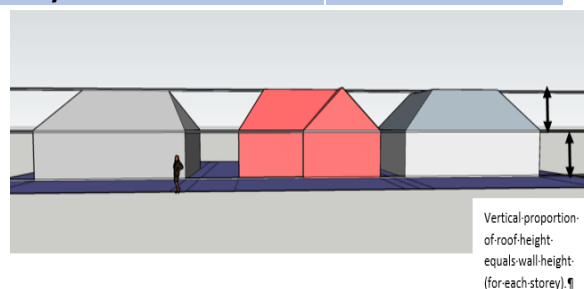
\* Side boundary setback of:

- at least 900mm where the wall is up to 3m
- other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m
- at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.

*Encourage typical asymmetrical spacing between buildings with consistent views extending beyond dwellings into backyard greenspace.*



Character Attributes	Objectives	Design Response	Avoid
6 Traditional features (pitched roofs, front verandah, façade articulation and decoration)	Encourage the use of traditional features of dwellings, including street facing orientation, pitched roof profiles, moderate façade articulation (front verandah, deep eaves and off-set walls) and decoration mainly detailing edges to windows, doors, verandahs, walls and on gable ends.	<p>Traditional features (see Objectives) are present with limited dominance of specific architectural elements. These features are to be referenced and reinterpreted in a modern way.</p> <p>Vertical proportions of each building storey and the roof are similar.</p> <p>Façade articulation and vertically prominent fenestration is present and typically up to 50% of total wall coverage facing the primary street.</p>	<p>Development devoid of traditional dwelling features.</p> <p>Visual prominence of blank uninterrupted walls and garage doors within front facades.</p> <p>Avoid replication of past/historic detailing which mimics tradition.</p>



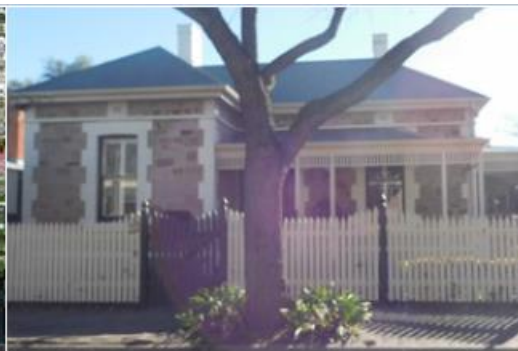
*Dwelling facades typically display traditional features with moderate built form articulation and detailing in specific areas (above left).*

*Pitched roofs with a similar vertical proportion to the wall height for a single storey (above right).*

*Vertically styled windows with the solid to void ratio of front façade of greater than 1:1.*



Character Attributes	Objectives	Design Response	Avoid
<b>7 Materiality and colours</b>	<b>Predominant use of single durable material for front façade (stone, brick or render), roof material (sheet metal or tiled) and colour theme (earthy or grey tones) with other materials and colours as highlights.</b>	<p><b>Use of one durable material or colour theme (for wall or roof) for the majority of the front façade with other complementary materials and colours as highlights.</b></p> <p><b>A change of colour, texture and/or material may be suitable for development situated behind the street facing building.</b></p>	<p><b>The use of multiple or non-traditional material and colour palettes.</b></p> <p><b>Lack of texture on the street facing façade.</b></p>



Earthy tones.....Grey tones

Not Recommended

*Typical use of solid and durable wall materials (stone, brick or render) in combination with metal and tiled roofs. Examples of earthy (sandstone to reds) colour or greys (bluestone to dark and light greys) (images at top). A combination of a wide range of colours and materials is not in character with the local area (below left).*

Character Attributes	Objectives	Design Response	Avoid
8 Garages and carports	To be subordinate to the main dwelling by limiting visual prominence (scale, height and width) to the primary streetscape.	Garages/carports to be ancillary to the main dwelling with respect to the following design measures: <ul style="list-style-type: none"> <li>- located behind the front façade of the dwelling</li> <li>- separate from the main roof and below the dwelling eaves</li> <li>- width to be less than half of the main dwelling frontage or no greater than 7 metres, whichever is lesser</li> <li>- materials and colours to complement the dwelling.</li> </ul>	Garage/carport dominance to the street.  Basement or undercroft garaging and parking.



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Not Recommended¶

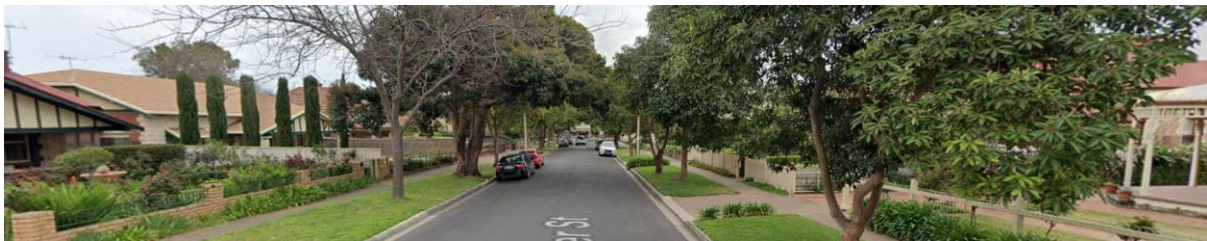


Not Recommended¶

*Typically garages and carports are a minor visual element to the street that supports and features the main dwelling, front yard soft landscaping and street trees (two top images).*

*Carport and garage dominance to the street is not in accordance with Prospect's character attributes (two bottom images).*

Character Attributes	Objectives	Design Response	Avoid
<b>9 Front gardens and fences</b>	<b>Well landscaped front gardens and low open fences are typical in this character area creating well vegetated streetscape views</b>	<p><b>Front gardens to comprise soft landscaping of greater than 50% of the site forward of the dwelling.</b></p> <p><b>Fencing forward of the dwelling to be up to 1.2 metres high, visually permeable and in style that complements the dwelling style.</b></p>	<p><b>Unnecessary removal of existing/mature vegetation.</b></p> <p><b>Front yards dominated by hard landscapes.</b></p> <p><b>High solid front fencing to visually block primary street views.</b></p>



*Aesthetic front gardens with considerable soft landscaping and forming a valued extension of a well-treed street verge, low and visually permeable front fencing that supports without hindering streetscape views of the built form.*



Character Attributes	Objectives	Design Response	Avoid
<b>10 Crossovers and driveways</b>	The streetscape is dominated by single (width and number) driveways and crossovers to support soft landscaping within front yards and within the street verge.	Single width driveway or driveway narrowed to 3.2 metres at the front boundary and only one crossover per site.	Double width and multiple driveways and crossovers to the street.



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Not Recommended ¶

*Regular single driveways/crossovers to the street supporting a constant rhythm with minimal impact on front yards and street verge (image above).*

*Irregular single and double width & number of driveways to the street creating discordant patterns and having a greater impact on front yards and street verge (image below).*

Character Attributes	Objectives	Design Response	Avoid
<b>11 Street trees and verges</b>	<b>Well vegetated streetscapes (scale and complexity proportional to road and verge width) with reasonably extensive canopy cover and soft landscaped understorey within road verges that supports and allows views of the built form within the streetscape.</b>	<b>Enhance canopy cover to at least 75 percent within streets and provide soft landscaping within the understorey.</b>	<p><b>Streetscape vistas dominated by hard surfaces and structures, such as roads, footpaths, gravel verges, on-street parking and power poles.</b></p> <p><b>Siting the dwelling that promotes tree removal or substantial tree damage.</b></p>



Not Recommended

*Promote well landscaped streetscapes within Built Form Character Areas where vegetation provides aesthetic and micro-climate benefits whilst allowing views of the valued built form (image above).*

*Avoid streetscapes dominated by hard surfaces and limited vegetation that will tend to overstate any irregularities in built form context (image below).*