

Cox's Garden Heritage Precinct Heritage Design Guidelines

Heritage Place:	Cox's Garden Heritage Precinct including places individually listed in the Schedule to the Heritage Overlay in Cox's Garden.	PS ref no:	HO2, HO77 and HO78
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Conservation and reconstruction

Support the reconstruction of buildings on the west-side of the street.

Retain the distinctive cultural heritage significance of this precinct that is derived from:

- The rare pre-1860 timber cottages that illustrate the early development of Cox's Garden and are part of one of the most significant collections of buildings from this period within any municipality in Victoria.
- The strong association with maritime industries that is an integral part of the character of Williamstown and is characterised by modest workers cottages, cheaply constructed and often-prefabricated 'cheek by jowl' developments on small allotments.
- The uniform single storey scale, siting (detached, parallel and close to the frontage), construction (predominantly horizontal weatherboard with simple hip roof) and subdivision pattern (single dwellings on narrow rectangular allotments) consisting of regularly shaped lots with average frontages of 10 metres.

Built form and appearance

Encourage infill development that has:

- Respect for the single storey scale of the precinct with detached siting parallel to the frontage.
- Minimal front setbacks and small side setbacks.
- Horizontal weatherboards of walls visible from Cox's Garden.
- Simple hipped roof forms of corrugated iron.
- Symmetrical facade composition with centrally located doorways flanked by rectangular double hung timber-framed windows that are vertically orientated.
- Narrow eaves and verandahs in street elevation.

Buildings and works including alterations and additions to existing dwellings should:

- Be single storey in scale when viewed from a street.
- Be sited to the rear of the existing building.
- Incorporate side setbacks that reflect the rhythm of the existing spacing between dwellings.
- Conserve original or significant fabric, and reconstruct missing fabric where opportunities arise.
- Incorporate horizontal weatherboard cladding for walls visible from Cox's Garden.
- Incorporate roof forms and material that are compatible with that of the heritage place when visible from the street.
- Avoid alterations to significant fabric of the facade or profile of the main roofline as viewed from the street.
- Avoid windows in upper floor elevations facing the street.
- Incorporate ground floor windows that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped, when visible from the street.

Encourage construction of the original street detailing including basalt kerb and channel and asphalt footpaths.

Discourage vehicle crossovers at the frontage of sites.

Encourage low timber picket fencing or other styles that are historically appropriate for the stylistic period of the dwelling, unless historic evidence to the satisfaction of the Responsible Authority can be given for an alternative design.

Primary source

Hobsons Bay Heritage Study (Hobsons Bay City Council et al., 2007 Amended 2017)