

## Hannan’s Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines

<b>Heritage Place:</b>	Hannan’s Farm Heritage Precinct, Victoria Street Heritage Precinct, Williamstown Beach Heritage Precinct, part of Railway Crescent Heritage Precinct west of Giffard Street, including places individually listed in the Schedule to the Heritage Overlay with frontage to Castle Street, Collins Street, Esplanade (part), Forster Street, Garden Street, Giffard Street (part), Gellibrand Street, Hannan Street, Knight Street, Langford Street, Laverton Street, Osborne Street (part), Railway Crescent (part), Stewart Street, Vera Street, Victoria Street and Winifred Street in Williamstown.	<b>PS ref no:</b>	HO13, HO28, HO33, HO34, HO114, HO115, HO116, HO117, HO129, HO132, HO241, HO309, HO310, HO311, HO312, HO313, HO314 and HO315
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### Conservation

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

- The Victorian-era dwellings that illustrate the late nineteenth century origins of this area and include some of the best examples of Italianate architecture in Williamstown.
- The generally uniform scale (predominantly single storey), siting (detached), construction (predominantly horizontal weatherboard with pitched hipped or gable roof) and subdivision pattern (single dwellings on regular shaped allotments) of dwellings, creating cohesive streetscapes.
- Regular-shaped lots with wide frontages of predominantly 10-15 metres, creating a distinctive street pattern.
- The fine collection of Edwardian and interwar ‘picturesque’ villas and bungalows in Victoria Street.
- Mature trees on public and private land that provides an appropriate cultural landscape that is related to the main period of development.
- The Rifle Club Hotel and the Williamstown Croquet Club pavilion, both notable landmarks at the northern entrance to Victoria Street.
- The original street layout in Osborne Street, including unmade road verges and street trees. [22.01-4]
- Views along Victoria and Hannan Streets to the Bay.
- The Williamstown Botanic Gardens.

## **Built form and appearance**

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Encourage infill development that has:

- Respect for the single storey scale of the precinct with detached siting parallel to the frontage.
- Simple single or double fronted building forms, except in Victoria Street where more complex asymmetrically designed forms may be appropriate.
- Horizontal timber weatherboard cladding for walls visible from the street. Alternatively, smooth render brick or masonry or a combination of these may be provided.
- Hipped corrugated iron or slate roof forms, except in Victoria Street where more complex hipped and gable roof forms in terracotta tiles may be provided.
- Windows that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped, when visible from the street.
- Eaves and verandahs or porches in street elevations.

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

- Be single storey in scale when viewed from a street, not including a right-of-way.
- Be sited to the rear of the existing dwelling.
- Promote side setbacks that reflect the rhythm of the existing spacing between dwellings.
- Be the same, or a contemporary interpretation of the wall cladding of the existing dwelling for walls visible from the street.
- Be compatible with the roof form and material 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.
- Retain contributory features such as chimneys and bluestone foundations.
- Avoid windows in upper floor elevations facing the street.
- Have 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.

## **Primary source**

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