

Nelson Place Heritage Precinct Heritage Design Guidelines

Heritage Place:	Nelson Place Heritage Precinct including places individually listed in the Schedule to the Heritage Overlay in Nelson Place (part) and Cole Street (part) and 1 Parker Street in Williamstown.	PS ref no:	HO21, HO211, HO212, HO213, HO214, HO215, HO216, HO217, HO218, HO219, HO220, HO221, HO222, HO223, HO224, HO225, HO226, HO227, HO228, HO229, HO242 and HO243
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Conservation

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

- The pre-1860 buildings, comprising one of the most significant collections of commercial buildings from this period within Victoria.
- The strong associations with the maritime industry and development of the Port of Williamstown during the nineteenth century, as reflected in the built environment.
- The almost continuous and intact group of two-storey Victorian buildings being harmonious in scale and siting and displaying a variety of architectural detail typical of late nineteenth century commercial development.
- The presence of a number of substantial nineteenth century commercial buildings, especially banks, designed by noted Melbourne architects.
- The unique visual and landscape relationship between the two-storey commercial development in Nelson Place, Commonwealth Reserve and Hobsons Bay not found elsewhere in Melbourne.
- The unusual geometry of the intersection between Parker and Cole Streets with Nelson Place emphasised by the placement of the former Williamstown Post Office on the apex of Parker and Cole Streets and framed by the former bank buildings on either corner.
- Sections of the roadway that retain basic early century layouts highlighting the period of the precinct, including asphalt and some stone footpaths and basalt kerb and channel with verandah fixings evident in the kerb.
- Rare wrought-iron balustrades to open drain inlets and stone paved carriageways at the rear of some sites.
- Regular shaped lots with frontages typically between 7-11 metres, which creating a distinctive pattern of development.
- The mature planting, rotunda and trees in the Commonwealth Reserve, and the mature street trees in Nelson Place that provide a related cultural landscape setting for the architecture.

Conserve early examples of painted or other types of signage.

Built form and appearance

Encourage infill development that has:

- Respect for the double storey scale of the precinct.
- Attached siting with no front setbacks.

- Face or rendered brick for walls visible from Nelson Place, Cole Street, Parker Street or Thompson Street.
- Hipped roof forms concealed behind parapets.
- Upper floor elevations in windows visible from the street should be rectangular with vertical proportions if single. Large unbroken expanses of glass on upper facades are not permitted.

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

- Use external colours and materials that are compatible with the original colours and materials of the heritage place.
- Relate roof forms to those of the heritage place when visible from the street.
- Relate windows and other building openings to those 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.

Primary source

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