

## APPENDIX NO: 17

**DESIGN GUIDELINES FOR LACEY STREET, PERTH****~~HERITAGE AREA~~****DESCRIPTION**

Lacey Street is a unique street possessing qualities reminiscent of a time gone by with its narrow road reserve and collection of intact federation-style buildings. Lacey Street is one of few streets with an intact single storey streetscape and given its proximity to the central business district and the growing demand for unfettered land there is growing pressure on properties in this street for redevelopment.

The area is distinctive due to the predominance of dwellings in the Federation Cottage and Federation Georgian style of architecture. The cohesive streetscape is characterised by small dwellings, which have a two room presentation to the street and feature bull nose and skillion verandahs. The dwellings have medium pitched roof forms, with highly visible chimneys and feature simple window arrangements of single sash and casement windows.

Lacey Street was subdivided in the late 1890's as a residential area and to date, maintains its original housing stock constructed between 1900 and 1920. The use of some of the buildings differ from their original residential intention (commercial 34 per cent; residential 66 per cent), due to a zoning change from residential to commercial between 1985 and 1998. The street however, maintains a residential amenity and appearance.

**~~HERITAGE VALUE~~****Statement of Significance:**

- ~~(a) — Lacey Street has aesthetic value as an intact streetscape of single storey dwellings constructed between 1900 — 1920 in the Federation Cottage and Federation Georgian style of architecture, characterised by two room presentations to the street, bull nose and skillion verandahs, medium pitched roof forms, with highly visible chimneys and simple window arrangements of single sash and casement windows.~~
- ~~(b) — Lacey Street has a unified and cohesive form illustrated by the existing original single storey dwellings constructed between 1900 — 1920 in the Federation Cottage and Federation Georgian style, which are similar in bulk, form and presentation to the street~~

## Defining the Heritage Area

The properties ~~included in the Heritage Area~~ identified as contributing to the streetscape, are depicted in pink in the map below and comprise:

- No. 5 (Lot 52) Lacey Street
- No. 6 (Lot 16) Lacey Street
- No. 7 (Lot 53) Lacey Street
- No. 8 (Lot 17) Lacey Street
- No. 9 (Lot 12) Lacey Street
- No. 10 (Lot 18) Lacey Street
- No. 12 (Lot 19) Lacey Street
- No. 13 (Lot 10) Lacey Street
- No. 14 (Lot 20) Lacey Street
- No. 15 (Lot 9) Lacey Street
- No. 16 (Lot 21) Lacey Street
- No. 17 (Lot 8) Lacey Street
- No. 18 (Lot 22) Lacey Street
- No. 19 (Lot 7) Lacey Street
- No. 20 (Lot 23) Lacey Street
- No. 21 (Lot 6) Lacey Street
- No. 22 (Lot 24) Lacey Street
- No. 23 (Lot 5) Lacey Street
- No. 24 (Lot 25) Lacey Street
- No. 26 (Lot 26) Lacey Street
- No. 28 (Lot 27) Lacey Street
- No. 30 (Lot 28) Lacey Street; and
- No. 32 (Lot 29) Lacey Street.

The properties identified as 'gateway' properties are depicted in blue on the map below and comprise; ~~are not within the Heritage Area however are subject to these Design Guidelines~~:

- No. 33 (Lot 2) Brisbane Street
- No. 72 (Lot 14) Brewer Street
- No. 84 (Lot 51) Brewer Street
- No. 25 (Lot 4) Lacey Street;
- No. 1/266 (Lot 1) Stirling Street; and
- No. 25 (Lot 1 & 2 on Strata Plan 23393) Brisbane Street

## Lacey Street Design Guidelines Area

**KEY EXISTING CHARACTERISTICS**

- Proximity to the central business district of Perth.
- Intimate nature of the street due to its narrow road reserve.
- Uniform front setbacks.
- Non-parallel side setbacks.
- Consistent architectural styles.
- Intact single storey streetscape
- Driveway interruptions to the frontages are infrequent.
- Uniform lot sizes (average 302 m<sup>2</sup>, 24.6 metres deep with a 12.3 metre frontage).
- Majority of properties are unfenced, existing fences are generally low level picket/brick or tubular steel and wire fencing.
- Front private gardens are generally well kept.
- Lack of on-site parking creates a premium for on-street parking.
- On-street parking prohibits two-way traffic.
- Setbacks prohibit garages and carports.
- Consistent roof forms.
- Properties include:
  - Gateway properties are inconsistent with the uniformity of Lacey Street properties (No. 25 Brisbane Street, No. 33 Brisbane Street, No. 72 Brewer Street, rear of No. 1/266 Stirling Street, No. 84 Brewer Street and No. 25 Lacey Street).

## ISSUES/THREATS

- Loss of single storey streetscape.
- Loss/demolition of intact housing stock.
- Loss of consistent roof pattern.
- Loss of open streetscape with high fencing and car storage structures.
- Changes to the dominant setback pattern.
- Inappropriate, out of scale development on gateway properties.

The retention of the original house and many features is essential, and entire demolition of dwellings will not be permitted.

## POLICY STATEMENT

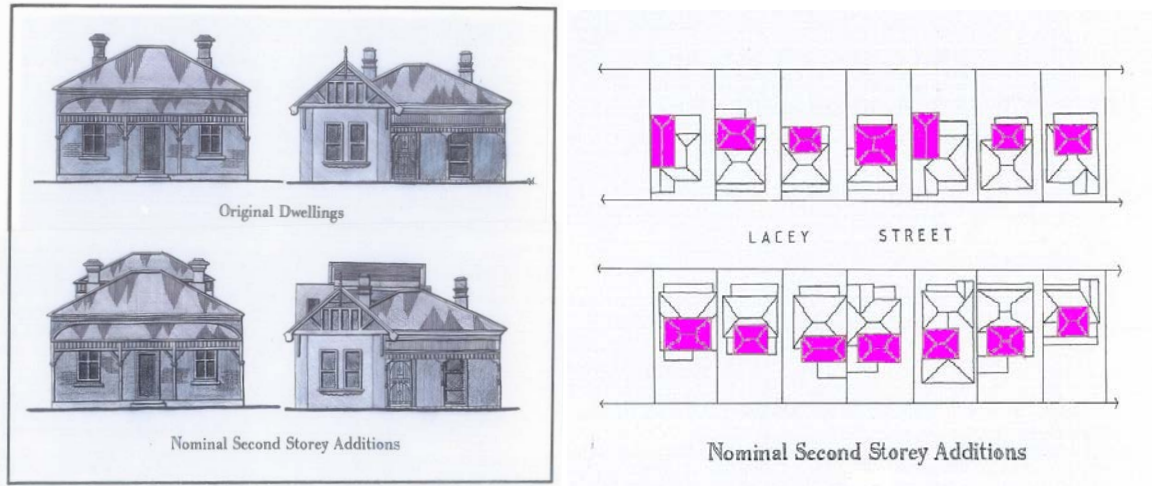
The aim of these Guidelines is to retain and enhance the significant and distinctive qualities and characteristics of Lacey Street, which has been identified as a Heritage Area. It is the intention of these Guidelines that the original building stock in Lacey Street, comprising all properties identified in pink in the map above, ~~within the Heritage Area~~, be retained and that alterations and additions to these buildings is carried out in a way which respects the integrity and continuity of the original building stock and streetscape, whilst also illustrating innovative architectural and sustainable design excellence.



The distinctive consistency and rhythm of built form characteristics originating from the dominance of Federation Georgian and Cottage style dwellings in an intimate, open and single storey streetscape will be retained and enhanced by:

- Retaining and conserving the existing dwellings.
- Encouraging the restoration of former residences and a residential population.
- Designing new dwellings/buildings to the Gateway properties and alterations and additions to existing dwellings/buildings to respect the single storey streetscape.
- Ensuring all development is setback from the front and sides of lots consistent with the existing pattern, whilst also allowing responsive sustainable design excellence
- Ensuring the uniformity in lot sizes by the resistance of measures to amalgamate or re-subdivide lots.
- Designing and locating all dwelling/building extensions so as to minimise visual impact on the streetscape.

- Maintaining the dominance of roof form and materials.
- Maintaining the absence of interruptions to the streetscape by car storage and driveways in the front setback
- Ensuring front fences, if required, are low height or open style.
- Designing buildings on gateway properties which maintain the integrity of Lacey Street's open, single storey streetscape.
- Promoting best practice sustainable design excellence and adaptive re-use



Element	Objective	Design Response	Avoid
Existing Building Stock	<p>To:</p> <ul style="list-style-type: none"> <li>• retain buildings that contributes to the unique character of the area.</li> <li>• ensure alterations and additions to existing buildings (excluding gateway properties) do not detract from the physical integrity of the streetscape.</li> <li>• encourage replacement buildings on gateway sites which are sympathetic to the built form and character of Lacey Street.</li> </ul>	<p>Retain and restore, <u>original</u> intact Federation dwellings, <del>identified within the Heritage Area.</del></p> <p>Alterations and additions should be sympathetic and should not dominate the original building. Additions should be distinguishable from the original part of the building however should not challenge the integrity of the streetscape.</p> <p>Development of gateway sites shall be sympathetic in terms of scale to the adjacent properties and should not have an adverse impact on the integrity of Lacey Street.</p>	<p>Demolition <u>of front two rooms of parts of</u> intact dwellings from the federation era visible from the street, <u>where possible is not permitted.</u></p> <p>Gateway properties which are not of a sympathetic scale and form to the predominate built form.</p> <p>Buildings or additions that are not consistent with the character and scale of the streetscape.</p>
Landscape	To maintain the residential amenity by strengthening the public domain of private front gardens.	<p>Minimise paved areas in front of dwellings</p> <p>Prepare a landscape plan to accompany all applications.</p> <p>Retain any significant landscape and provide for the planting of new trees wherever possible.</p>	Loss of private front gardens and significant landscape and trees.

Lot Size	To maintain the consistency and regularity of lot sizes in the street.	Maintain the prevailing lot size and configuration in the street.	Amalgamation or re-subdivision of lots.
Setbacks	<p>To maintain:</p> <ul style="list-style-type: none"> <li>the rhythm of dwelling spacing.</li> <li>the consistency, where present, of building front setbacks.</li> <li>an open streetscape.</li> </ul>	<p>Buildings, including outbuildings, garages and carports should be setback from at least one side boundary.</p> <p>The front setback should not be less or more than the average setback of the adjoining two dwellings.</p> <p>Garages and carports shall not be incorporated into the dwelling/building façade design.</p> <p>Locate garages and carports behind the building line.</p> <p>Those frontages to Lacey Street of gateway sites shall be treated in accordance with the intent and principles of these setback requirements to ensure continuity in the rhythm of setbacks in Lacey Street. Corner sites shall site and mass an upper storey so that it is visually recessive from the sightline of the Lacey Street streetscape.</p>	<p>Nil side setbacks, <u>except where responding to sustainable design principles.</u></p> <p>Interruption to the rhythm of established front setbacks.</p> <p>Loss of continuity in the streetscape by inconsistent setbacks.</p> <p>Garages, carports or roller doors that dominate the façade or view of the dwelling.</p>
Height and Building Form	<p>To:</p> <ul style="list-style-type: none"> <li>interpret the physical qualities and valued building styles in a contemporary design approach.</li> <li>ensure that buildings and extensions do not visually dominate the streetscape.</li> </ul>	<p>Reflect the dominant building forms in the street, including roof forms and building proportions, in the new building design.</p> <p>Respect the dominant single storey building height in the street. The height of the dwelling at the front of the dwelling should match the street's typical single storey wall height.</p> <p>Above ground level extensions should be recessed from the front façade, and be designed so that it is not visible from the street, with complimentary roof forms and building massing. (refer diagram)</p>	Loss of the single storey streetscape.
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	<p>Walls, roof and fences are complementary to the existing building in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.</p> <p>New buildings in the gateway properties and alterations and additions to existing buildings in the Heritage Area may be contemporary and innovatively designed, provided it is sympathetic to the rhythm and scale of existing development along Lacey Street.</p>	Inaccurate period reproduction styles and detailing inappropriate to the era and styles in the street.

Front boundary treatment

To maintain and enhance the openness of the streetscape.

Provide low or open style front fencing. The solid portion from ground level shall be a maximum of 0.75 metres, with an overall maximum fence height not exceeding 1.2 metres. Fences above 0.75 metres shall be 50 per cent visually permeable. Front fences should not exceed 1.2 metres other than in exceptional circumstances.

High, solid front fencing.

<b>Date Initially Adopted:</b>	5 December 2006
<b>Date Amended:</b>	<u>12 February 2013</u>
<b>Date of Next Review:</b>	<u>June 2013</u>