

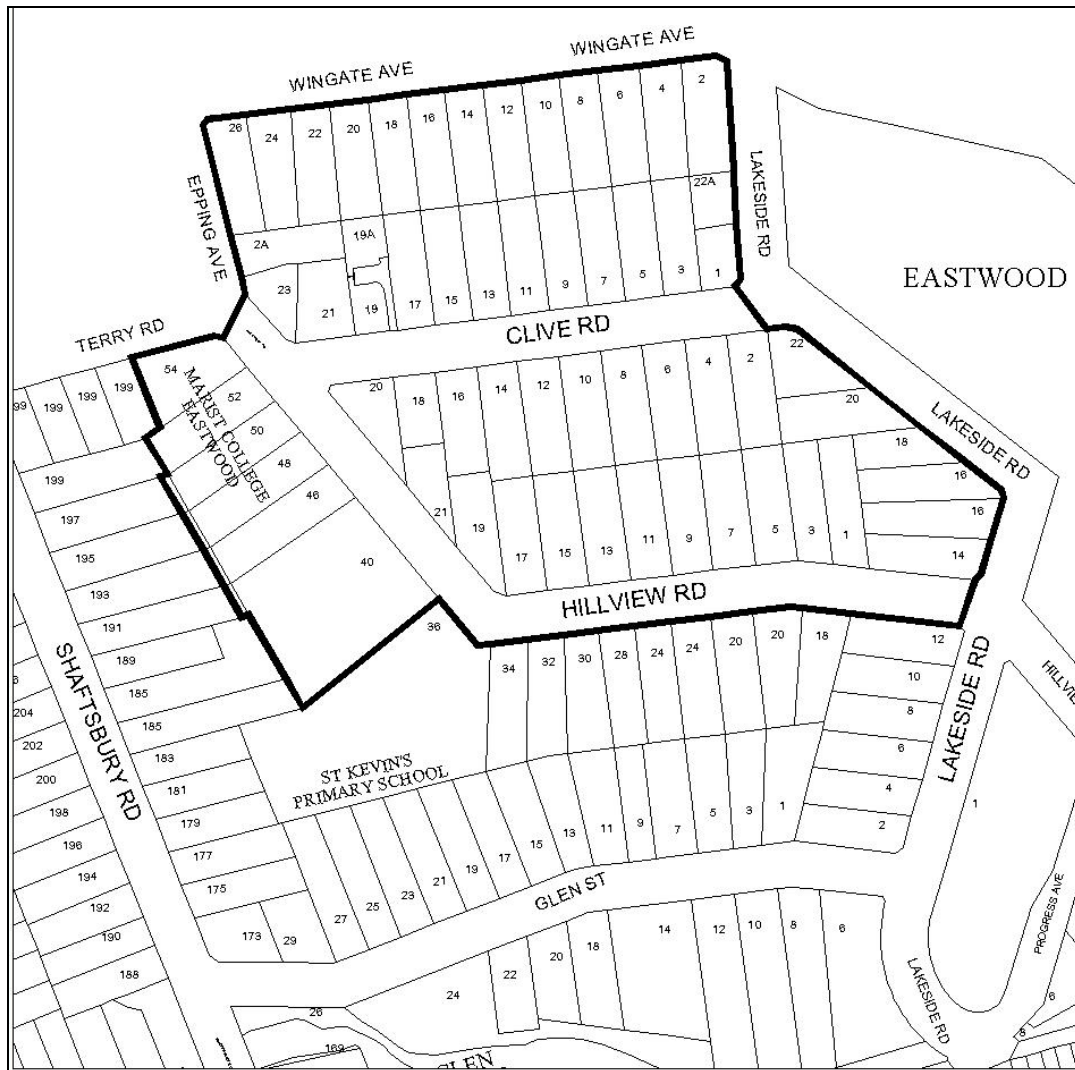
5.2 EASTWOOD HOUSE ESTATE HERITAGE CONSERVATION AREA

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1 Introduction

The conservation area boundaries are shown on the map below.



Eastwood House Conservation Area

1.1 Background

Due to the proximity to transport and its high quality existing residential development there is pressure to redevelop this area with new dwellings that are out of character with the existing streetscape. The controls in this part have been introduced to assist owners by providing strong guidelines which will ensure retention of existing housing stock that contributes to the character and heritage significance of the area while allowing sympathetic additions and alterations, to meet the requirements of modern families.

In developing this Part, the following guiding principles were taken into account.

- The Part should identify buildings that contribute to the streetscape of the area and buildings which do not contribute (i.e. non-contributing items).
- Those attributes that contribute to the heritage value and character of the area should be kept.
- The residential amenity of the area should be maintained and where possible enhanced.
- Development that is compatible with the architectural style of the existing dwellings in the area should be allowed.
- Redevelopment of non-contributing items, including replacement, should be allowed provided the design of the new dwelling is in keeping with the existing streetscape.
- The scale, general form and architectural details of existing contributing items should be maintained.
- Materials used in alterations should be compatible with the existing house.

1.2 Objectives

The objectives of this Part are:

- To identify houses that are contributing items to the area.
- To retain original building stock, where practicable, particularly those buildings that are listed as contributing to the character of the neighbourhood.
- To retain the homogeneous bungalow and Federation streetscape characterised by uniform single storey dwellings with regular setbacks and spacing.
- To allow for the contributing items to be sympathetically extended without compromising the nature of the existing property.
- To ensure that alterations, additions and infill development do not result in excessive site cover that eliminates useable landscaped area and private open space.
- To provide guidelines for development which reflect the existing pattern of development while providing for additional floor area without compromising the character of the street.

2 The Place

History

The original paved level on which Eastwood House stands was part of land granted to Private John Love of the NSW Corps. It was given to him by the acting Governor of the colony Lt. Colonel Paterson on March 14, 1795 (Governor Phillip had returned to England in 1792 due to ill health). The property was next owned by William Kent, who sold it to William

Rutledge in 1835. It is thought that Rutledge built the original section of Eastwood House in 1840, and gave it its name.

The occupancy passed from Rutledge to James Beuzeville (a Frenchman) in 1848. Beuzeville, with government assistance, began the silk industry on the property, Samuel Terry the grandfather of Edward Terry (a former Mayor of Ryde) lived in Eastwood House from 1865 till the early 1900's.

In 1915 the Eastwood House Estate was subdivided and sold. Due to the area's proximity to the railway station, the station was renamed Eastwood, the land sold quickly and the houses were built quickly resulting in a bungalow suburb. The adjacent area within the Parramatta Council area has a similar character and is also covered by a Development Control Plan.

Description

The land falls gently from Eastwood House, which is on the crest of the hill at a point 80m higher than Eastwood station. The 1915 subdivision resulted in numerous regular blocks all approximately 50 metres deep, with a frontage of 16 metres and an area of approximately 840m².

The area developed quickly largely because of the proximity of the railway. These factors contribute to a high level of consistency of building stock which is primarily double fronted detached bungalow style dark face brick cottages of an average of 9.6 metres wide with gables facing the street. Driveways of five metres generally occur on the same side of each of the houses.

Whilst this is a cohesive and generally intact Californian Bungalow suburb, it does contain houses of the Federation style. Generally, the houses in the conservation area are in good condition, with minimal unsympathetic or irreversible alterations such as verandah enclosures or aluminium windows. Few carports occur beyond the building line. The row of consistently pitched gabled roof forms along these gently sloping streets create pleasant rhythmic vistas, which together with consistent setbacks, wide grassy verges, mature trees and gardens create a sense of space and harmony of design.

Most houses are single storey, with a building footprint of 9.6 metres by 18 metres being 160m² and, in general, a Floor Space Ratio of approximately 0.2:1.

Whilst Californian bungalows rarely had rooms in the roof space, the requirements of modern families are different from those at the time when the houses were built. With this in mind, it is considered that provided the house still appeared to be single storey from the street it would be possible to build a second storey in the roof space, if it were carefully and skilfully designed and does not present as a full two storey house.

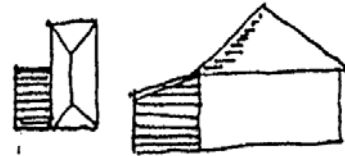
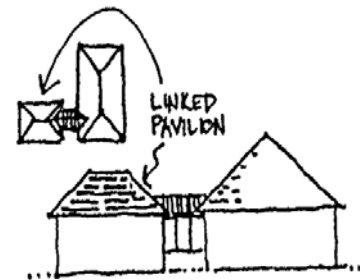
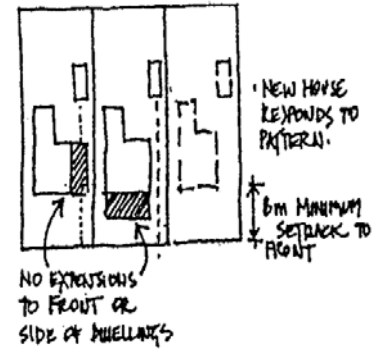
To ensure that such alterations are not visible from the street they will need to be toward the rear of the house and retain at least 65% of the original house. If this is achieved, an increase in the ridge height of no more than 25% will be considered. Should the retention of at least 70% of the original dwelling occur, then an increase in ridge height of no more than 35% will be considered. In order to achieve the desired outcome such extensions in all probability will need to be designed by someone with considerable experience with heritage houses, particularly Californian Bungalows and their sympathetic extension.

3 Desired Future Character

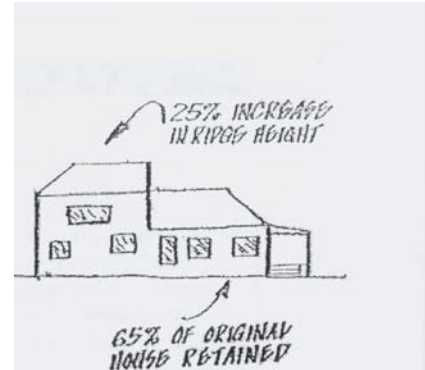
Development must be undertaken in accordance with the desired future character.

The desired future character of the area is:-

1. Retain original building stock
2. Retain the homogeneous bungalow streetscape characterised by uniform single storey gabled bungalows with regular setbacks and spacing.
3. Alterations, additions and infill development should not result in excessive site cover that eliminates useable landscaped area and private open space.
4. Generally, extensions on the side of dwellings would not be favoured. However, if it can clearly be demonstrated that such an extension will not compromise the nature of the dwelling or the view of the dwelling from the street, such an application will be considered, but only where the extension is located at least 5 metres behind the building line. Alterations and additions to the front of the dwellings will not be permitted.
5. Alterations and additions must take place toward the rear of the existing dwelling, which can be achieved by demolishing part of the rear of the existing house and then extending the dwelling, or by linking the existing dwelling to the new extension by way of an integrated walkway around an external courtyard.
6. Alterations and additions should repeat details of the important elements of the original building.



7. Second storey additions are only permitted toward the rear of the site. Given the desired ground floor level of such alterations, second storey additions can be largely accommodated with an increase to the ridge height of no more than 25%, and provided at least 65% of the original house is retained. Should at least 70% of the original house be retained, then an increase of 35% in ridge height will be considered. The roof of the new addition should be integrated with the existing roof form to avoid extensive vertical wall surfaces at the upper level.



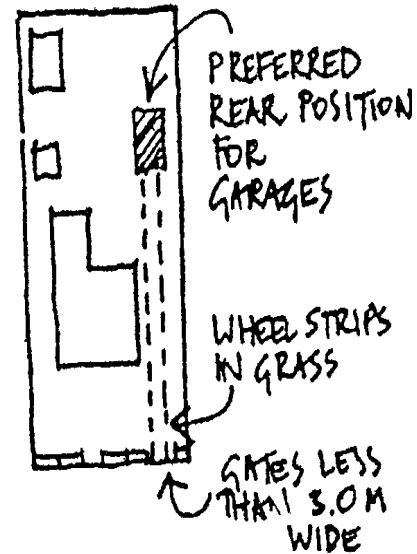
8. Additional accommodation such as attic rooms need to be accommodated within the original roof form. Minimal fenestration in the form of roof plane skylights will be allowed to any roof plan not visible from the street.

9. No buildings or structures (other than a fence along the front property boundary) will be permitted in front of the building line.

10. Garages should be located toward the rear of the lot and behind the dwelling. However, consideration will be given to a location closer to the street provided it is behind the building line and it can be clearly demonstrated that the streetscape will not be compromised.

11. A carport can be constructed level with the front of the house, provided it is open at the building line and includes details of the house, such as pitch of roof, and is constructed of similar materials.

12. Single driveways should occur and widen behind building line to double garage if necessary. Wheel strips should occur between the building line and the street alignment.



4 Development of Contributory Items

SCALE	<i>Generally</i>	Uniform single storey detached bungalows with second storey extension to be no more than 25% above the existing ridge line and to retain at least 65% of the original building footprint. Where at least 70% of the original building footprint is retained, a ridge height increase of up to 35% will be considered.
	<i>Number of Storeys</i>	Second storey additions will only be allowed if they are located at the rear of the dwelling and do not raise the ridge or roof height by more than 35%(see above).
	<i>Floor Space Ratio</i>	A FSR of no greater than 0.4:1 will be allowed (excluding 35m ² of garage space).
SETTING/ SUBDIVISION	<i>Subdivision</i>	No further subdivisions.
	<i>Landscaping</i>	Well landscaped informal gardens are preferable.
	<i>Car Access and Parking</i>	Side entry only. Garage to be set back behind the building line. Double garages will only be allowed where they are set back behind the original footprint of the home. No fully paved driveways from the building alignment to the street frontage.
	<i>Front fencing</i>	Below one (1) metre in height.
FORM/MASSING	<i>Roof</i>	When viewed from the street, a simple hipped roof with single offset gable to street and be consistent with the existing roof and have a roof pitch in the range of 27 ⁰ -32 ⁰ .

MATERIALS/ DETAILS	<i>Windows and doors</i>	No greater than 800mm in width where visible from the street.
	<i>Roof</i>	Generally, glazed terracotta Marseilles tiles for roof forms visible from the street.
	<i>Walls</i>	Suitably coloured bricks including dark liver face to existing walls.
	<i>Foundation</i>	Existing foundations on the front façade should be maintained and retained, and where cement rendered should be painted from ground to the first course of brickwork.

Design

Such extensions in all probability will need to be designed by someone with considerable experience with extending heritage houses particularly Californian bungalows.

Whilst Californian bungalows rarely have rooms in the roof space the requirement of modern families are different from those at the time when the homes were built. With this in mind and provided the house still appeared to be a single storey from the street it would be possible to build a second storey in the roof space if it were carefully and skilfully designed and does not present as a full two storey house.

To ensure that such alterations are not visible from the street, they will need to be at the rear of the house, and with an increase to the ridge height of no more than 25%, where 65% of the original house is retained. Where at least 70% of the original house is retained an increase in ridge height of 35% will be considered.

5 Development of Non-Contributory and Neutral Items

Neutral item: A house that was constructed after the area was developed, but because of its design and scale does not detract from the area. A neutral item would be dealt with in the same manner as a non-contributing item.

This form of development relates to the non-contributory and neutral items identified on the map. Whilst these items may be replaced by new dwellings or substantial modification to the existing building, they must still be in scale and compatible with the other houses in the area.

Whilst it is possible to erect new dwellings on these sites, the design must be compatible with the style of house dominant in the area. However, there is no need to replicate the design but rather to have a design that does not imitate or compete with the adjoining properties.

These developments should utilise dark finishes and avoid white or strong contrasting colours. Decorative details should be similar to the existing houses.

Garages and other utility buildings must be placed behind the building line and fully paved driveways must be avoided for the distance from the street to the building line. Carports will be considered provided they are level with the front of the house.

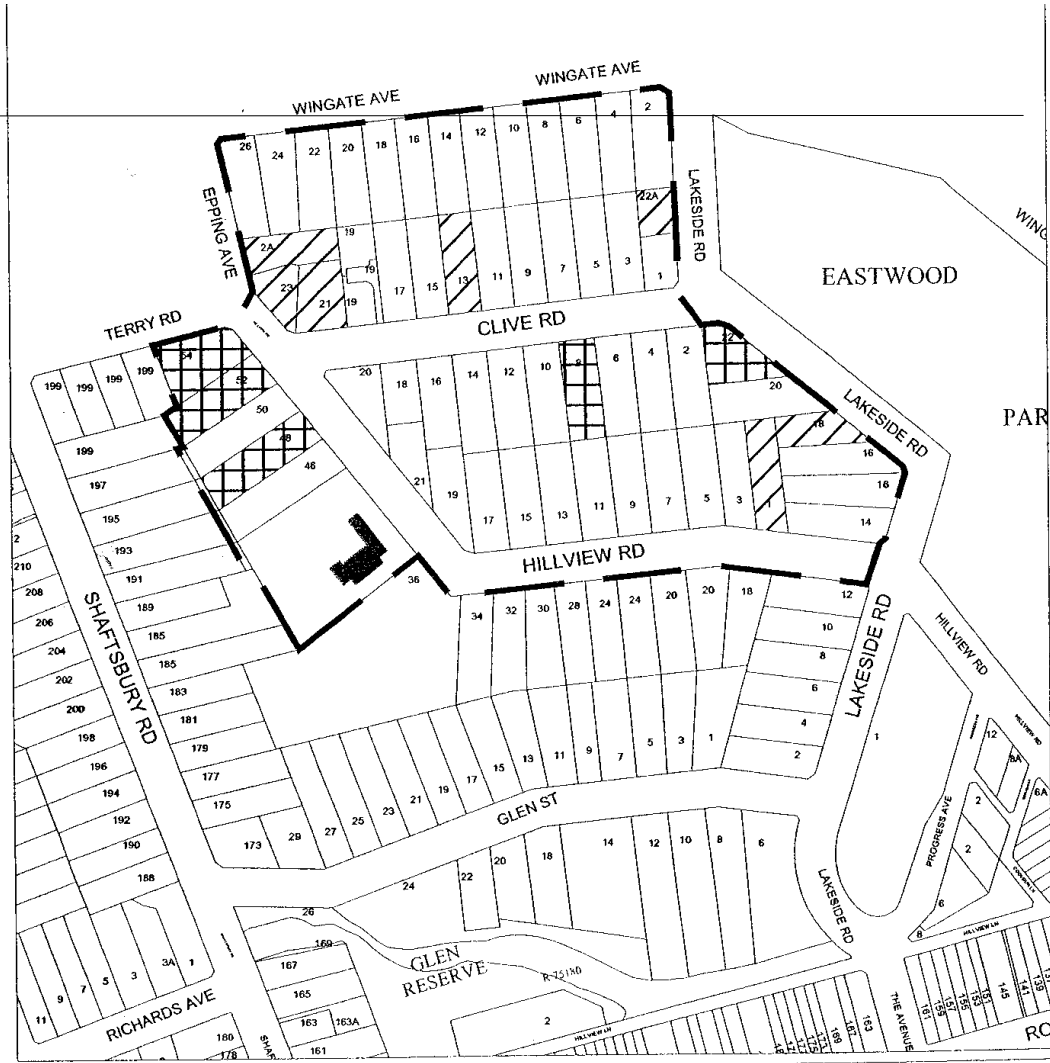
Development of these properties must still comply with the other development criteria contained in this Development Control Plan including the number of storeys and the height provisions.

Should a house classified as contributing need rebuilding (e.g. due to fire) the new house would need to follow the above guidelines.





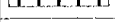
6 Things To Avoid

- Painting, cement rendering or re-skinning of original brick walls.
- Re-roofing the main body of the house in material that does not match the original.
- Removal of original details from façades.
- Extension to the front of the existing house.
- Extension to side of house within 5 metres of building line.
- Garages that are integrated with the existing house.
- Fully paved driveways from the building line to the street alignment.
- High front fences - front fences to be no higher than 1 metre.
- Closed verandahs and aluminium windows which are visible from the street.

5.2 Eastwood House Estate Heritage Conservation Area



Neutral and Non-Contributory Items Map

Legend	
	Conservation Area Boundary
	Eastwood House Heritage Item
	Contributing Component of Conservation Area
	Neutral Component of Conservation Area
	Non Contributing Component of Conservation Area
Scale: 1:3000	
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