

COCKMAN STREET PRECINCT (H0306)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Cockman Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Cockman Street Precinct runs approximately east west along the boundary of the Botanic Gardens, about 1 kilometre north of the centre of Warrnambool. The Precinct includes all of the allotments on the south side of Cockman Street facing the Botanic Gardens and the house at 2 Bromfield Street. The street was subdivided in the late 1920s and early 1930s, and is named for W. Cockman, an important local figure. The street is relatively narrow, with most of the housing stock being built between 1928 and 1938. Most are timber, some others are stuccoed brick but the house at 11 Cockman Street, perhaps the oldest, is face pressed red brick. Apart from the latter which has an attic storey, all are single storey.

The houses all adopt a bungalow form with typically modest suburban gardens, some retaining their original low fences. The setbacks of the houses are inconsistent, although they are generally within a few metres of each other, indicating that it was probably neither a 'designed estate' nor a War Service Homes estate but that each was privately designed and purchased. The footpaths, curbs and channels are uniformly concrete. Cockman Street as a precinct is very intact to

the Interwar period, and retains a very high degree of integrity overall. The precinct is also in very good to excellent condition overall.

Why is the Cockman Street Precinct significant?

The Cockman Street precinct is of historical significance as an area of subsequent subdivision and prosperity in Warrnambool during the interwar period (c.1928-1938). It reflects prosperity in Warrnambool shortly after it was named a City in 1918, and the larger boom times across Victoria.

Of architectural significance is the large number of bungalow residences, all constructed within about ten years of each other, in similar but not identical styles. The consistency of the style and period make it a rare example in a type and period based streetscape in Warrnambool. These are mainly of a high quality, and represent the social and architectural style trends over a relatively short ten year period in the Interwar period between 1919 and 1939.

What is significant?

The precinct contains a series of high integrity interwar period dwellings - most set in established, but modest gardens.

Dwellings are consistently single storey in scale, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

Dwellings are inconsistent in front but consistent in side setback and are sited to face the Botanic Garden. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.

Most dwellings feature later period garages near dwellings, with driveways to the side.

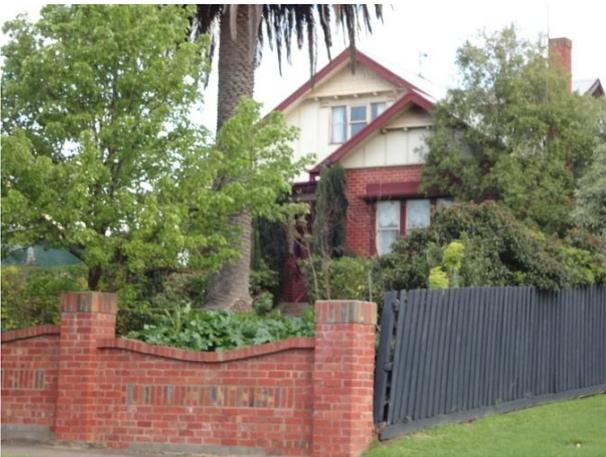
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Interwar 'cottage' style dwelling with original front fence



Typical bungalow of the precinct – note decorative gable front, integrated porch and roof awnings over windows



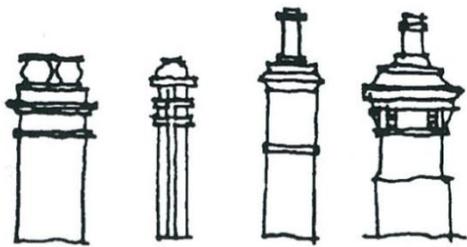
'Arts-and-Crafts' style dwelling within the of the interwar period – note features including steep gables, natural materials and matching low-rise front fence



Bungalow era projecting gable verandah – note entry steps and pillar detailing



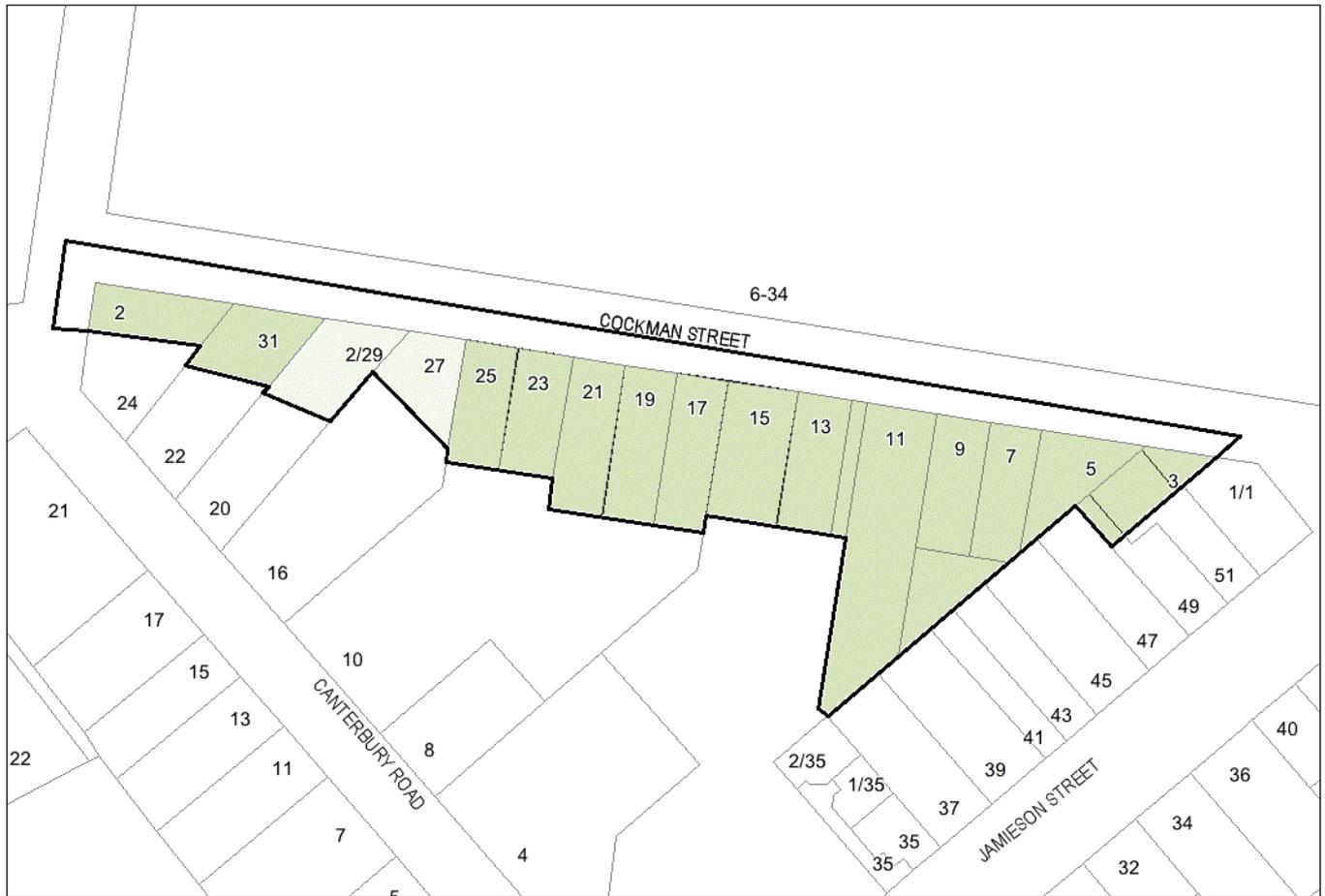
Projection bow window, timber cladding, 'Deco-styled' verandah porch pillar – features of note



Retention of period chimneys add distinction to the streetscape

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HO306 - Cockman Street Precinct Map



List of places which contribute to the heritage values of the precinct

Cockman Street

- 3 Cockman Street - dwelling
- 5 Cockman Street - dwelling
- 7 Cockman Street - dwelling
- 9 Cockman Street - dwelling
- 11 Cockman Street - dwelling
- 13 Cockman Street - dwelling
- 15 Cockman Street - dwelling
- 17 Cockman Street - dwelling
- 19 Cockman Street - dwelling
- 21 Cockman Street - dwelling
- 23 Cockman Street - dwelling
- 25 Cockman Street - dwelling
- 31 Cockman Street - dwelling

Bromfield Street

- 2 Bromfield Street - dwelling

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Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the edge of the street and are generally equal in size, leading to a regular pattern of built form in the streetscape

Dwellings of significance are sited to face the street and are set back in a generally consistent line, facing the street.

Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Cockman Street – single houses regularly spaced, with garden space between, marking the type of suburb layout of the period.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale – e.g.: setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are typically single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, driveways, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

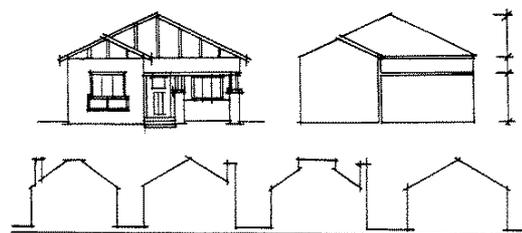
Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New development should respect the differing, but established spatial/ built form pattern of the streetscape of Cockman Street. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the Botanic Garden.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion are important

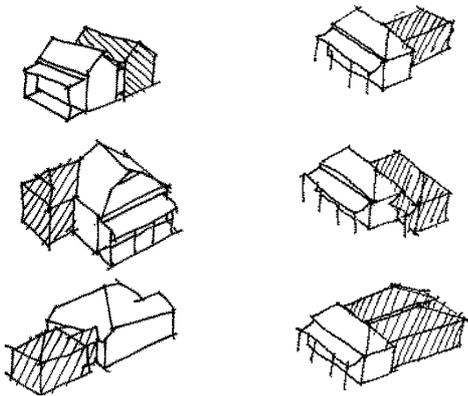
COCKMAN STREET PRECINCT (H0306)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Cockman Street dwellings of significance are a mix of modest footprint buildings, but all are typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1920-1930s period in Warrnambool. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape.

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

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Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Some cottages are also stucco masonry in construction. Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.

Early paint finishes to stucco would have been limewash in type.

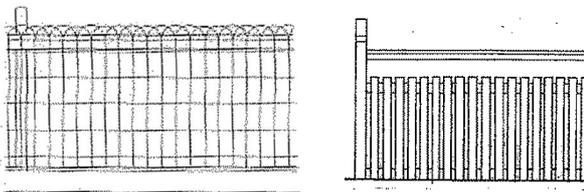
Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details

Fencing

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling.



Woven crimp wire and timber paling fences typical to the period of the precinct

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including face brick, timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.

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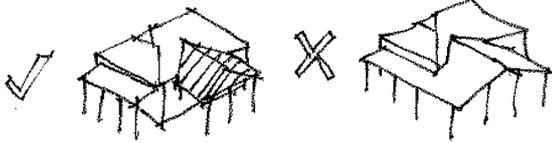
Design Guidelines - basis

Suggested Approach

Carparking/ Garaging

Garages are uncommon to the front yards of dwellings within the Precinct.

Most dwellings feature driveways, to one side of the dwelling.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.