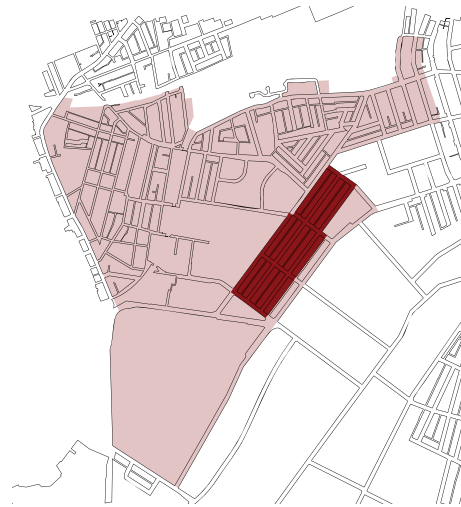


3.2.9 BELMONT STREET (COOPERS ESTATE)



EXISTING CHARACTER

The Belmont Street neighbourhood is a distinct neighbourhood bounded by Mitchell Road, Huntley, Fountain Streets and Lawrence Street/Euston Lane. It is located between the industrial/mixed use neighbourhoods of Ashmore and Euston Road. It is predominantly residential with some light industrial and commercial/retail on Mitchell Road and Fountain Street.

The neighbourhood is part of the Coopers Waterloo Estate, an 1880's working class residential subdivision and is characterised by an intact rectangular grid pattern subdivision with rear lane access. The area is predominantly 'fine grain' overlaid with small industry on amalgamated sites.

The area has fine streetscape qualities. Streets are wide (20 metres) long, straight north-east trending crossed by shorter north-west streets. Traffic calming treatments on Belmont and Lawrence Street, between Maddox and Huntley Street, prevent through traffic movements and provide angled rear to kerb parking. All streets have consistent street tree planting with additional pocket parks located on road closures. Rear lanes are 6 metres in width.

Built form character consists of a mix of residential building types, former warehouses which have been adapted to residential, shops and Inter-war factories and garages. Residential building types include consistent rows of single and two storey Victorian and Federation terraces, freestanding 1 storey interwar houses, some 1 storey weatherboard cottages, some newer 3 storey townhouses and 3-4 storey apartment buildings along Lawrence Street. Higher density residential development incorporates carparking while older development accesses parking from the rear lane. Rear lanes are relatively intact although some newer developments have started to develop as garages with studios above.

FUTURE CHARACTER VISION

The future Belmont Street Neighbourhood will remain a predominantly fine grain low scale residential area, with higher density mixed use and residential concentrated around its edges on Mitchell Road and Lawrence Street, providing a transition to the high density Sydney Park and Ashmore residential neighbourhoods. Streets will have generous tree canopies overarching wide walkable streets providing visual and physical connections to Erskineville Oval and the Mitchell Road/ Maddox Street neighbourhood node. The mix of built forms including detached houses, terraces, townhouses, adapted warehouses, apartments is important to this area and will be retained. The consistency of terrace rows; their scale and proportion, roof design and materials palette is very important to the quality of the streetscape and will be retained.

Refer to the character strategies in Figure 3.2.9

FUTURE CHARACTER STRATEGIES

Heritage

- Refer Coopers Estate Conservation Area (CA14)

Setting and Topography

- Retain and extend street tree plantings on all streets to enhance the streetscape character particularly where there are views to Erskineville Oval and to the Mitchell Road/Maddox Street neighbourhood node.
- Maintain the visual prominence of landmark/ significant character buildings, particularly former corner stores, warehouses, hotels/pubs along Mitchell Road.

- Provide public domain improvements along Mitchell Road (including street plantings), to further enable greater pedestrian activity along this street and enhance vistas.
- Maintain and enhance pocket parks
- Provide additional pedestrian and cycle links to Sydney Park from Belmont or Lawrence Street.

Built Form

- Retain the fine grained residential subdivision pattern, predominant low scale of built form (1-2 storey) and the consistency of building types on Belmont and the western edge of Lawrence Street.
- Protect the visual appreciation of heritage and contributory items by designing infill to respond to height, massing, and predominant horizontal and vertical proportions of existing buildings as well as design elements of adjacent buildings.
- Ensure infill development has an active street address to enable passive surveillance of the street.
- Protect the significance of subdivision by retaining the traditional small lot grid subdivision pattern by not permitting further amalgamation of sites on Belmont Street and the western edge of Lawrence Street.
- Generally limit vehicle access to lots from rear lanes – discourage creation of parking in front setbacks (forward of the building line).
- Restrict car parking by encouraging access for vehicles to rear lanes, not the main street frontage of dwellings.
- Respond to the scale of terraces/cottages by retaining the traditional narrow lot, small footprint 'fine grain' character of terraces.



Windows and balconies provide address to the street. Corner treatment of building design addresses the street and large trees screen the bulk of the building.



Protect consistent 1 storey streetscape character including maintaining the 1 storey streetwall height, low height open fences and the building setback.



Design elements such as the low height open fences, setback from the street, 2 storey streetwall, the third storey setback and the horizontal and vertical proportions of the built form which resemble the terrace typology, ensure that this contemporary 3 storey townhouse development on Lawrence Street is sympathetic to its context.

- Enable higher built form along Lawrence Street (eastern edge) and Mitchell Road but constrain the street wall height to 2 storeys to maintain a pedestrian scale and existing character.
- Design apartment buildings to align to and address the street at ground level

Land Uses

- Maintain as a predominantly residential neighbourhood with mixed uses along Mitchell Road, Maddox and Harley Street.
- Retain and extend the Mitchell Road/Maddox Street neighbourhood node providing a mix of uses and active frontages.
- Encourage adaptive re-use of commercial and industrial buildings along Mitchell Road, Fountain and Lawrence Streets for the purpose of mixed-use residential/commercial premises.

Unique Elements/Attractors

- Where possible encourage the retention and adaptive reuse of Federation and Interwar factories and warehouses buildings.

Neighbourhood Centres

- Basic services will be provided by the mixed use area along Mitchell Road and the Mitchell Road/Maddox Street neighbourhood node. Primary services and integral neighbourhood services will be provided by either the Ashmore Precinct or the Erskineville Village Retail Strip.

- KEY
- Study area boundary
 - Character boundary
 - Require active frontages
 - Enhance street vista
 - ▤ Strengthen neighbourhood node
 - Maintain open space
 - Extend / enhance street tree planting
 - Retain prominence of corner buildings
 - Retain consistent built form streetscapes
 - ▤ Protect laneway character
 - Retain character buildings



Figure 3.2.9 Belmont Street (Coopers Estate)



Adaptive re-use of warehouse buildings is characteristic of this precinct and should be encouraged.



Lawrence Street— retain character of wide, open streets with angled street parking and street trees. Street tree plantings should be continuous. High, solid front walls should be discouraged.



Belmont Lane— unsympathetic garage/studio developments on laneways. Potential improvements would be to setback the second storey to create a balcony space and introduce a pitched roof form which would reduce the overall bulky appearance.



Contemporary 3 storey townhouse development is bulky and box-like. Design elements which could have reduced bulk and created a better contextual infill response would include setting back the third storey, more architectural modulation of the facade than just paint colour and a pitched roof form.



Sympathetic unobtrusive rear addition to a 1 storey Federation semi enables retention of 1 storey streetscape character.



Garages on the street frontage (whilst they are recessed) are not in keeping with the streetscape character and resemble more of a laneway character.