4.0 BUILDING TYPES

4.1 INTRODUCTION

The Erskineville, Alexandria (West) and Newtown (South) Urban Design Study has built form as its primary focus. Built form in the study area was mapped and recorded in a number of ways: height in metres, height in storeys, bulk (FSR) and site cover. Recording the building type was also an important part of the study, as building type generates the built form and therefore the overall massing and character of an area. The detailed mapping of the building types throughout Erskineville, Alexandria (West) and Newtown (South) provided another layer of information when determining the recommended LEP controls and neighbourhood provisions (refer Stage 1 Report). It also identified where there was consistency of built form. Section 3.0 illustrates those areas where such consistency is recommended to be maintained.

The built form of most neighbourhoods is made up of different building types. 'Building type' is a generic term describing buildings with common three-dimensional form and characteristics. Buildings can have different heights, bulk and scale, and these differences are closely related to the intended original use of the building. For example, an industrial building has a very different form from a residential building. One is large, bulky, generally simple in form, often with few openings to the outside, with very high floor to ceiling heights; the other is smaller, may have a more complex form, will have doors and windows to give light and air to the occupants, and will almost certainly have lower floor to ceiling heights.

There are some instances of re-use of buildings for different uses (for example corner shops, former halls or church buildings and warehouses now housing residential or commercial uses). Churches, halls, town halls and schools that generally serve (or served) a community function are isolated among the otherwise consistent patterns of built form, and can have a significant impact on the streetscape.

Some building types are more easily able to deliver a high standard of residential amenity – access to light, air, and visual and acoustic privacy – than others. The terrace form typical of many neighbourhoods does not always offer optimum comfort due to its long, narrow shape and limited wall area to access daylight, and underpins the drive to design alterations or additions that can capture sun and 'open up' the often cramped space in a terrace house. Other amenity issues arise for buildings that are adaptively re-used in areas undergoing change. The most common example is when a former commercial building is converted to residential uses. The risk here is that optimising the large expanse of floor area results in apartments with only one outside wall, and with a long narrow shape due to lifts and stairs being buried deep inside the building.

This section identifies the key characteristics of each building type and provides objectives and guidelines for future development.

4.2 BUILDING TYPES

The most common building types identified in the study area were:

Residential types

- detached house
- semi detached house
- townhouse
- terrace
- walk up apartments
- residential block
- tower and podium

Commercial types

- corner shop and corner commercial building
- strip retail / 'shop top'
- shed
- factory
- commercial block
- garage studio
- others, including public buildings such as town halls, churches and schools.

The typical or range of building types for each neighbourhood is generally as follows:

- Erskineville Neighbourhood North, Erskineville Neighbourhood South, Pleasant Avenue/Macdonald Street, Erskineville Oval, Alexandria Park and Belmont Street (Cooper Estate): terrace housing is predominant. Erskineville Oval Neighbourhood, Erskineville Neighbourhood South, Pleasant Avenue/Macdonald Street and Belmont Street (Cooper Estate) are generally the most consistent in terms of built form and scale of all the neighbourhoods
- Erskineville Neighbourhood North: terrace housing features strongly, with some detached houses and some more recent medium density residential developments.
- Erskineville Road Village Centre is characterised by somewhat different building types depending on location: towards the west the buildings are 'big box' warehouse types and garage/sheds on one side of the road and residential terraces on the other. Towards the east, there is a mix of traditional small (narrow lot) strip retail/shop top, adaptive re-use mixed use buildings (a combination of retail / commercial on the ground floor (s) and residential above), traditional corner commercial buildings, and an older civic building.
- Erskineville Neighbourhood South: terraces remain in some consistent rows and streets. The built form context also includes other, larger building types associated with previous non-residential uses, including former warehouse and factory buildings. Some more recent medium density residential developments have occurred along the railway edge and south of the Erskineville Road Village Centre.
- Pleasant Avenue/Macdonald Street is characterised by some consistent rows of terraces, semi detached houses and detached houses. More recent medium density residential developments have occurred on larger sites and along the railway edge and include walk up apartments and townhouses.
- King Street Retail Strip has a mix of traditional strip retail, residential terrace rows, older civic buildings, and mixed use apartments in larger footprint infill buildings.
- Erskineville Oval Neighbourhood is characterised by a large number of consistent rows of terraces, semi detached houses and detached houses. The area also has some larger residential types: walk-up flats, adaptively re-used warehouses, and apartment buildings. Other larger scale buildings include: corner commercial buildings and community buildings such as schools and child care centres.
- Alexandria Park/Garden Street Neighbourhood: includes a mix of residential building typologies including detached, semi detached and some consistent rows of terraces. Larger scale residential includes apartment buildings. Other larger scale buildings include: commercial warehouses (some adaptively re-used), factories, corner commercial buildings, civic buildings and garage/sheds.
- Belmont Street (Cooper Estate) is characterised by a mix of detached houses, semi detached houses and some consistent rows of terraces. Larger scale/footprint/lot residential includes apartment buildings and townhouses mainly along Lawrence Street and Mitchell Road. Other larger scale buildings include: commercial warehouses (some adaptively re-used), factories, corner commercial buildings and garage/sheds.
- Ashmore Neighbourhood: a mix of remnant residential terraces with larger footprint buildings predominant including commercial warehouses (some adaptively re-used), factories (also strata style units) and mixed use apartment buildings (area is transitioning to this latter typology).
- Euston Road/McEvoy Street: commercial warehouses are the original building typology with more recent development of mixed use and residential apartment buildings, industrial sheds and commercial office buildings.
- Sydney Park Road Residential Edge: predominantly residential apartment buildings of varying heights, with some mixed use on Mitchell Road and a tower/podium residential building. There is also a commercial warehouse and shed/garage on Sydney Park Road.

4.2.1 DETACHED HOUSE

This building type is intended not to be attached; that is, there are windows and/or verandahs to one or both sides as well as to the front and rear, with the expectation that there will be space around the building. The building opens towards the street, and the roof form is generally pitched or gabled. Houses on larger lots often have generous front gardens with established planting, 'greening' the street and breaking up patterns created by otherwise consistent front setbacks. Detached houses range from small cottages generally of timber (Figure 4.2.1.2) or brick to grand mansions of brick and stone (Figure 4.2.1.1). There are a substantial amount of detached houses in the study area.

Objectives

(i) Retain and enhance the curtilage and setting of detached houses

(ii) Protect the amenity of the house and its neighbours

Guidelines

- Ground floor wing and rear additions should not compromise the form or setting of detached houses
- Additions to the sides of detached houses are discouraged when they alter the character of a consistent row
- Carefully site and design rear additions to optimise daylight and natural ventilation to the dwelling, to minimise overshadowing and privacy impacts on neighbours, and to provide for sun access to private open space

Figure 4.2.1.1: Grand villa on Albert Street, Erskineville

Figure 4.2.1.2: Timber cottage on Phillips Street, Alexandria

4.2.2 SEMI-DETACHED HOUSE

Semi-detached houses are designed as a pair, sharing a party wall (Figures 4.2.2.1 and 4.2.2.2), with windows, bays and / or verandah elements to the sides. Their roofs, as for detached houses, may be pitched or gabled. There are a number of semi-detached houses in the study area.

Objectives

(i) Maintain the character of pairs of dwellings when seen from the street

(ii) Protect the amenity of the house and its neighbours

(iii) Provide adequate useable private outdoor space

Guidelines

- Ground floor wing additions should not compromise the form of semi-detached houses
- Additions to the sides of semi-detached houses are discouraged where they alter the architectural character of the pair
- Upper storey additions that result in a change to the roofline for one of a pair are not appropriate
- Carefully site and design rear additions to optimise daylight and natural ventilation to the dwelling, to minimise overshadowing and privacy impacts on neighbours, and to provide for sun access to private open space.

Figure 4.2.2.1: Semi on Macdonald Street, Erskineville

Figure 4.2.2.2: Semi on Union Street, Erskineville

4.2.3 TOWNHOUSE

Townhouses are generally constructed as a strata-titled group of 3 or more dwellings (Figure 4.2.3.1). They can be 1 or 2 storeys and are generally attached with a rhythm of garage-dwelling-garage-dwelling. On deep lots townhouses are characterised by a 'gunbarrel' plan where dwellings are ranged down rather than across the site. Though lower in height than walk ups or apartment buildings, townhouses can have significant amenity impacts due to the amount of site coverage and typically large expanse of hard surface, resulting in minimal side and rear setbacks and limited capacity for deep soil zones.

Objectives

(i) Maintain the rhythm of existing subdivision patterns by breaking up the building massing on the street

(ii) Protect the amenity of neighbouring developments from the loss of visual and acoustic privacy, and from overshadowing of main habitable rooms and private outdoor space

(iii) Provide adequate amenity within the development including useable private outdoor space

(iv) Enable a quantum of the site to be used for stormwater infiltration and deep soil planting

Guidelines

- Protect streetscape character including the scale, form and massing of typical building types along the street
- Break down to the building massing to respond to the typically narrow footprint of established residential areas
- Design building setbacks to optimise amenity, view sharing, open space and deep soil areas
- Limit the number and extent of vehicle entries from the street
- Minimise the visual impact of on-site car parking and vehicle entry point (s)
- Maintain and enhance street tree planting
- Provide generous areas (minimum 25% of the open space area) for soft landscaping, including deep soil zones that can support the growth of large trees

Figure 4.2.3.1: Townhouse on Burren Street, Erskineville

4.2.4 TERRACE

This building type has the predominant character of an attached row of dwellings. It can include 1,2 or 3 storey buildings, whose size varies from some 3.5 metres wide to some 6 metres wide in the study area. Floor to ceiling heights can vary considerably. Corner terraces are often built to the boundary of the side street and often present blank walls (or with few openings) to that street. Terraces in Erskineville often form distinctive groups or rows. Materials are typically painted render, with metal or tile roofs, and front verandahs and balconies. Within the terrace type there are variations in form and expression on the street, including:

- Pitched roof (Figure 4.2.4.1)
- Parapet roof (Figure 4.2.4.2)
- Dormer (to front) (Figure 4.2.4.3)
- Balcony set between fin walls (Figure 4.2.4.4)
- Cantilevered balcony (Figure 4.2.4.5)
- Bald-faced terrace (Figure 4.2.4.6).

What all terraces (except bald-faced terraces) have in common is that:

- the rear part of the dwelling is secondary to the front, in terms of function and form
- there is a strong relationship to the street, with entry, verandah and primary rooms addressing the street
- increasing layers of privacy are provided by the transitional zone between the footpath and the front door – elements include the front fence, the change of level to the path and again to the front verandah, the verandah itself. This building type offers a very clear distinction between the public and private domain, even when the front setback is minimal.

Amenity issues

- Access to sunlight depends on the orientation of the lot. Terraces whose windows only face east or west are the most constrained. Where the rear part of terraces is paired, one dwelling (the one to the south) will have poorer amenity than the other.
- Lots oriented north-south work well where north sun can be achieved to living areas. If the dwelling is reconfigured to locate the primary living area to the rear, privacy is also achieved.
- On narrow lots there is limited potential to build rear extensions both wide enough for useability and that provided enough building separation to neighbours for amenity (for them and for the subject site). The rear wing and passageway enables some light and ventilation to the house, but this can be partial and the resulting spaces from this traditional configuration are often cramped. Extending the single storey as a rear extension can compromise outdoor space, while adding a second storey can exacerbate problems with sun access.

Objectives

(i) Support streetscape character by maintaining the consistent appearance of the particular terrace type within a group

(ii) Retain the front facades to pairs, groups and rows of terraces

(iii) Maintain the massing characteristic of terrace building types

(iv) Minimise the impact of alterations and additions on the streetscape

(v) Retain the consistency of the rear elevation within intact rows (5 or more houses)

(vi) Retain the architectural character of corner terraces

(vii) Protect the amenity of the house and its neighbours

(viii) Reflect and respond to the contextual scale and massing

(ix) Provide adequate useable private outdoor space

(x) Protect the amenity of neighbours

Guidelines

- Where restoration of an existing terrace, or infill development, within a row is proposed, the appropriate roof and balcony form should be maintained
- Open up inappropriately enclosed balconies
- Rear additions may take the form of lean-tos, wings, pavilions, and additions within the roof. Where there is an intact row of rear elevations to a group of terraces, significant changes to the roofline or the rear elevation are not appropriate
- Mass the built form to maintain the relative importance of the street fronting part of the building over the rear form
- Ensure that new roofs are subordinate in scale to existing roofs
- Design floor to ceiling heights of infill terraces to accord with those of neighbouring buildings
- Align, or step appropriately, important horizontal and vertical façade elements with adjacent buildings
- Rear additions should be carefully sited and designed to optimise daylight and natural ventilation to the dwelling, to minimise overshadowing and privacy impacts on neighbours, and to provide for sun access to private open space

Figure 4.2.4.1: Pitched roof terrace on Henderson Road, Alexandria

Figure 4.2.4.2: Parapet roof terrace on Malcolm Street, Erskineville

Figure 4.2.4.3: Dormer style terrace on Gibbes Street, Newtown

Figure 4.2.4.4: Balcony set between fin walls on Belmont Street, Alexandria

Figure 4.2.4.5: Cantilevered balcony style on Gibbes Street, Newtown

Figure 4.2.4.6: Bald faced terrace on Iredale Street, Newtown

4.2.5 WALK-UP APARTMENTS

Walk-up apartments are 3-4 storey buildings containing a number of dwellings. Apartments are accessed by stairs (apart from those on the ground floor), either sharing a ground level entry with a limited number of other dwellings or located along corridors. The overwhelming majority of walk-ups in Erskineville are within the Department of Housing (DoH) areas (Figure 4.2.5.1). They are typically of face brick, and simple in form. DoH walk-ups do not generally provide for car parking associated with the individual building, though there may be parking areas within the block. Elsewhere strata titled walk-ups have under-storey car parking which increases overall building height by the equivalent of another storey. Walk-up apartments can be street edging, can run down the block or can comprise buildings in a landscaped setting. Issues of bulk and height are exacerbated on sloping sites, where typically a building has greater visual impact on one street or lane than on another. Where adjacent sites have been developed for walk up apartments, parallel building orientation with inadequate building separation, poor apartment layout, and lack of screening from landscaping often compromise residential amenity. Walk-up apartments can significantly change the character of the streetscape.

Objectives

(i) Encourage redevelopment to improve building presentation to the street

(ii) Enhance and protect residential amenity for apartments and for neighbouring sites

(iii) Minimise the apparent bulk and scale of walk-up apartments

(iv) Minimise the visual impact of on-site car parking and vehicle entry point

(v) Protect streetscape character and established avenues of street trees

(vi) Encourage high quality contemporary design with strongly modelled facades

Guidelines

- Street edging buildings are preferred over buildings aligned along / down the site
- Break down the building massing to respond to the narrow lot pattern
- Locate vehicle access and entries to parking located on secondary streets or at the rear
- Building setbacks should optimise amenity, view sharing, open space and deep soil areas
- Locate car parking underground and within the building footprint
- Design openings, including main entries, to the street to activate the street and to provide passive surveillance and overlooking of the public domain
- Ground floor apartments are encouraged to have individual street address and pedestrian entries

Figure 4.2.5.1: DOH Apartments at Erskineville Oval

4.2.6 RESIDENTIAL BLOCK

Residential blocks are taller than walk-up apartments, with lifts rather than stairs (Figure 4.2.5.2). In the study area they range from 5 storeys upwards, with 6-8 storeys being common. Residential blocks are characterised by shared entry and foyer area (s), and shared vertical circulation. Apartments are typically arranged along a corridor which is accessed by one or more lifts, or grouped around multiple cores. Residential blocks in dense urban areas may have the appearance of a street wall building as they edge a block or wrap around it, but are generally slimmer in profile with set backs from side and rear boundaries. A residential flat building can be combined with street-edging retail or commercial uses. Within the Study Area most high-rise residential buildings are horizontal in proportion and therefore distinguished from the tower type described adjacent. Large blocks in otherwise low scale residential areas are visually intrusive and significantly out of character.

Objectives

(i) Enhance and protect residential amenity for apartments and for neighbouring sites

(ii) Contribute positively to the appearance and amenity of the public domain

(iii) Minimise the apparent bulk and scale of buildings through modulation and articulation of facades.

(iv) Minimise the visual impact of on-site car parking and vehicle entry points

(v) Protect streetscape character

(vi) Enable mature landscaping that can provide tree canopy to support street tree planting (Fig.1)

Guidelines

- Encourage slender buildings aligned to the street
- Locate vehicle access and entries to parking on secondary streets or at the rear
- Design building setbacks to optimise amenity, view sharing, open space and deep soil areas
- Locate car parking underground and within the building footprint
- Design openings, including main entries, to the street to activate the street and to provide passive surveillance and overlooking of the public domain
- Provide ground floor apartments with individual street address and pedestrian entries

Figure 4.2.6.1: Motto development - Macdonald Street, Erskineville

4.2.7 TOWER + PODIUM

Towers and podium are tall, vertically proportioned freestanding buildings constructed 'in the round', with apartments grouped around a central core and a base level podium to the street. There is one tower and podium in the Sydney Park Residential Edge neighbourhood (Figure 4.2.7.1). It has no direct relationship to the street, resulting in severance and safety and security issues. The tower is a strong visual marker for Erskineville and can be seen on the skyline from a distance.

Objectives

(i) Enhance and protect residential amenity for apartments

(ii) Contribute positively to the appearance and amenity of the public domain

(iii) Minimise the impacts of overshadowing on the public domain

(iv) Minimise the visual impact of on-site car parking and vehicle entry points

(v) Provide landscaping of appropriate size and scale for large buildings

(vi) Enhance safety and security for residents and others by clearly demarcating public space, communal space and private space

Guidelines

- Design building setbacks to optimise amenity, view sharing, open space and deep soil areas, while still enabling a visual connection between the building and the street
- Design openings, including main entries, to the street to activate the street and to provide passive surveillance and overlooking of the public domain
- Provide ground floor apartments with individual street address and pedestrian entries
- Meet the requirements of SEPP 65 design guidelines

Figure 4.2.7.1: Zenix is the only tower building in the study Area located on Sydney Park Road

4.2.8 CORNER SHOP AND CORNER COMMERCIAL BUILDINGS

Corner commercial buildings are generally 2-3 storeys within the study area and built to both street boundaries (Figure 4.2.8.1). They may have an angled entry façade as well as facades addressing both streets. Corner buildings terminate blocks and mark the street corner, often with a higher element. On intersections within commercial and retail areas these buildings generally retain their original hotel use, while within residential areas, smaller buildings that formerly housed a corner shop have been converted to dwellings. More elaborate buildings are characteristic of King Street, and make an important contribution both to an understanding of the land use history and to the unique streetscape character of their context.

Objectives

(i) Retain corner shops and corner commercial buildings as distinctive building types

(ii) Encourage the reintroduction of retail or commercial uses in corner shops and commercial buildings, particularly in neighbourhoods that are poorly serviced by local shops

(iii) Enliven and enhance the public domain

(iv) Maintain the characteristic built form where the building is massed up to its highest point at the street edge and steps down to the rear

Guidelines

- Enable small scale commercial or retail uses on the ground floor of corner buildings
- Retain original architectural detailing regardless of the current or proposed use
- Design vertical additions to respond sensitively to the original built form and façade proportions
- Reinstate awnings where possible
- Additions to the rear should be secondary in scale to the front part of the building and should not detract from its corner appearance

Figure 4.2.8.1: Former corner commercial building on Albert Street, Erskineville

4.2.9 STRIP RETAIL / SHOP TOP

'Strip retail' describes attached shop front buildings built to the street boundary, with large display windows and doors opening directly to the footpath, and (generally continuous) awnings (Figure 4.2.9.1). Ground floor uses are predominantly retail, and can support either commercial or residential uses on the upper floor (s). Regardless of use, this building type is important because it creates an active street edge appropriate to a commercial or neighbourhood centre, and because it represents the growth of the 19th-early 20th century retail areas. While there is considerable variety in the style and detailing of the buildings within the study area, the spatial containment of the street is something that buildings of this type share. As with terraces, the treatment of the top of the building and the design of the roof can vary; there are groupings of either parapet forms with the skillion roof concealed behind, or pitched roof forms.

Objectives

(i) Preserve the prevailing pattern of buildings built to the front boundary and massed up to their full height at the street frontage

(ii) Retain the visual prominence of heritage streetscapes and the prevailing street wall height

(iii) Reinforce the scale, massing and proportions of the built form

(iv) Enhance the pedestrian experience and enliven the public domain

(v) Retain significant shopfronts and / or their elements

Guidelines

- Amalgamation of sites is discouraged
- Vertical additions are not appropriate where they are out of context with prevalent building heights, and / or where they would have a significant impact on the skyline
- Roof forms for infill development should be designed either as parapet with skillion or as a simple pitched roof, depending on the form of adjacent buildings
- Buildings should step down to the rear
- Upper level setbacks at the front boundary that result in a stepped building envelope are inappropriate and discouraged
- Awnings should be continuous and should extend to cover the footpath

Figure 4.2.9.1: Erskineville Road strip retail

4.2.10 SHED

The shed is a simple, utilitarian form generally containing industrial or light industrial uses, though some may have a commercial use or component. Sheds are generally small, single storey buildings with one large space at ground level (Figure 4.2.11.1). Like the larger warehouse type, they may have a mezzanine. Some sheds remain scattered through the study area, generally with an auto-related use, and often amongst otherwise residential uses. A new variant on the shed form is the growth in waiting areas / cafes associated with car wash businesses (Figure 4.2.11.2). Some petrol stations are located (and have been for many years) on large sites in or near neighbourhood centres and could be redeveloped to more appropriate uses (particularly on Henderson Street and Erskineville Road).

Objectives

(i) Encourage consolidation and redevelopment of sites that have the potential to support retail and commercial activity nodes

(ii) Ensure that uses are compatible with neighbouring uses

(iii) Retain and re-use heritage buildings that contribute to neighbourhood character

Guidelines

- Design sheds to minimise amenity impacts in residential areas, particularly noise impacts
- Design sheds to have some attractive modulation, articulation (windows etc.) and interest (not just a box).
- Enable redevelopment of all or part of large consolidated sites to achieve a change in land use and building type

Figure 4.2.10.1: Tram sheds on Angel Street, Newtown

Figure 4.2.10.2: Car wash on Mitchell Road

1.2.11 FACTORY

Factories are large in area with very high floor to ceiling heights. They generally have blank walls and top lighting, either from skylights or from south-facing vertical windows in saw-tooth roofs for example the former 21-23 Erskineville Road factory site in the Erskineville Road Village Centre precinct (Figure 4.2.11.1). Figure 4.2.11.2 shows both an adaptively re-used factory building on Henderson Road/ Railway Parade and a factory building currently utilised by the City of Sydney for Emergency Services.

Objectives

(i) Retain and enhance positive character elements associated with the factory and its other buildings, such as period features, decorative parapets and so on.

(ii) Encourage the adaptive re-use of original factory buildings

(iii) Design adjacent new development to respond to the bulk and scale of the factory building, particularly the overall height of the warehouse component and the high floor to floor heights that establish the vertical proportions of the street

Guidelines

- Design facades of infill development to be symmetrical and modulated to balance vertical openings with strong horizontal proportions, and to reflect the 'solid' character of older warehouse building facades
- Mass new development up to and aligned with the street boundary to maintain and enhance strongly defined edges to the public domain
- Constrain overall building height to the street wall height
- Design the roofs of existing and new development to be invisible from the street. In particular, decorative elements roof elements that undermine the typical horizontal parapet line are strongly discouraged.
- Where the centre of an existing building is opened up to enable commercial or residential uses to look onto internal courts or lightwells, these openings should be a minimum 12 metres wide
- Provide communal open space on rooftops where possible
- Retain and protect the brick chimney stack that acts as a local visual marker (Refer Figure 3.2.6 for location)

4.2.12 COMMERCIAL BLOCK

Like the residential block, the commercial block is a slab building with horizontal proportions. It is likely to have a large, open floor plan which may be partitioned in different ways to accommodate the needs of different businesses. Commercial blocks are generally free standing (Figure 4.2.12.1); if attached, they appear distinct from their neighbours rather than reading as part of an integrated street wall rhythm (Figure 4.2.12.2). Vehicle and service access may be from the primary street, with parking in front of or to the side of the building, and can also be from a secondary street or rear laneway.

Objectives

(i) Reinforce the street alignment

(ii) Make a positive contribution to the public domain

(iii) Respond to the scale and massing of neighbouring buildings

(iv) Retain the visual prominence of heritage streetscapes and the prevailing street wall height

- Activate the street frontage as far as possible with entries and openings to the street
- Design floorplates to be flexible, to accommodate a range of commercial businesses including small professional suites
- Minimise the number, size and visual impact of vehicle entry points
- Provide appropriate setbacks from adjacent buildings, particularly in mixed use areas, to mitigate the visual and amenity impacts of large bulky buildings on neighbours
- Provide adequate landscaping and deep soil zone planting to minimise large expanses of at grade carparking.

4.2.13 GARAGE STUDIO

This building type is associated with terrace housing. It is secondary to the main building on the site, as it generally gives onto a rear lane or one-sided street (Figure 4.2.13.1 and 4.2.13.2). Typically studio additions are interspersed with existing garages or rear fences. These structures can be distinctive , and alter the character of lanes; when located at the rear of a corner building they are highly visible .

Garage studios are generally 2 storey. The benefit of studios is that they can add habitable space to a small site, and depending on site orientation they may capture sunlight better than rooms at the rear of the main dwelling. They can however impact on the outlook of neighbours, and the amenity of neighbours' back gardens. It is also important, when considering introducing garage studios to a neighbourhood, the level of intactness of the rear lane (the lanescape).

Objectives

(i) Enable opportunities for additions to dwellings that can provide useable habitable space

(ii) Minimise visual and amenity impacts of laneway development

(iii) Protect the consistent appearance of rooflines and rear profiles of intact rows of terraces

(iv) Encourage environmentally sensitive design that responds to site orientation

(v) Enhance the useability, safety and security of lanes by providing opportunities for casual surveillance

Guidelines

- Design studio additions to optimise daylight and natural ventilation to the building, to minimise overshadowing and privacy impacts on neighbours, and to provide for sun access to private open space.
- Design the roof to be subordinate in scale to the roof of the main dwelling
- Design the studio to reflect the lesser role and smaller size of the lane compared to the main street
- Provide side setback (s) to the upper level that can create a rhythm of building – space – building along the laneway rather than a solid mass.

Figure 4.2.11.1: Factory on Erskineville Road (side view)

Figure 4.2.11.2: Re-used factory building on Henderson Road

Figure 4.2.12.1: Euston Road commercial building

Figure 4.2.12.2: McEvoy Street commercial unit

Figure 4.2.13.1: Older style development builds on laneway on Buckland Lane

Figure 4.2.13.2: Modern landway development on Brandling Lane

4.2.14 OTHER

Building types that fell outside the main categories were also recorded. They include churches, schools, civic buildings and hospitals. These types tend to 'stand alone' on their sites as individual buildings distinct from the surrounding context, or consist of groups of buildings serving the intended use which are also different in form and scale from their neighbours. Because these buildings are unique and often located prominently they often have a landmark quality within the local neighbourhood that serves for orientation and identity. They are often also heritage items.

Refer Figures 4.2.14.1, 4.2.14.2, 4.2.14.3 and 4.2.14.4.

Objectives

(i) To retain the positive contribution that other building types make to area character

(ii) To maintain the appropriate curtilage or setting for the building

(iii) To respect the area's heritage

Guidelines

- Protect and enhance the streetscape setting of these buildings
- Design the heights and setbacks of adjacent development to protect the landmark quality of these buildings
- Retain and enhance heritage and contributory buildings in this building type category
- Encourage adaptive re-use where the original use has ceased.

Figure 4.2.14.1: St Georges Hill, King Street, Newtown

Figure 4.2.14.2: Erskineville primary school

Figure 4.2.14.3: St. Marys, Erskineville

Figure 4.2.14.4: Former civic building on King Street, converted to mixed use