DRAFT PLANNING AND DESIGN CODE

STATE PLANNING REFORM

HISTORIC AREA STATEMENTS AND CHARACTER AREA STATEMENTS PROPOSAL TO AMEND PHASE 3 (URBAN AREAS) PLANNING AND DESIGN CODE AMENDMENT

Mount Barker District Council

Purpose

The State Planning Commission has released for public consultation the Urban Areas Planning and Design Code Amendment that applies to metropolitan Adelaide, regional cities and larger towns.

This new Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020.

The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online.

With the introduction of the Code, some changes are proposed to the way we manage heritage in this State. This documents sets out what's new, and seeks your feedback on new historic area and character statements that will help guide development in areas of historic or character importance in South Australia.

What is proposed?

The State Planning Commission is required by legislation to set up a new planning system that makes heritage policy and rules clearer, fairer and easier for all. Heritage in South Australia is protected by heritage specific legislation (the *Heritage Places Act 1993*) and through the planning legislation (the *Development Act 1993* and its successor, the *Planning, Development and Infrastructure Act 2016*). The *Heritage Places Act 1993* provides for a listing process for heritage that is judged to be of state significance. The planning legislation provides for a parallel system to list heritage that is deemed to be of local significance.

State Heritage Places and Areas

In the new planning system, all current State Heritage Areas (17) and State Heritage Places (approx. 2,300) will transfer directly into the new Planning and Design Code under a State Heritage Areas Overlay and a State Heritage Places Overlay. They will continue to be protected under the *Heritage Places Act 1993* and continue to be listed in the South Australian Heritage Register.

State heritage protections have been further strengthened with the Minister for Heritage given greater authority to direct decisions (at present the Minister is only empowered to provide advice). Importantly, the Minister cannot direct approval of demolition.

Demolition controls will apply in both State Heritage Areas and State Heritage Places Overlays, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

• the building's existing heritage values

• the structural condition of the building and risk to safety.

The State Heritage Overlay could be complemented by State Heritage Statements that assist in describing the historical themes and elements that are important considerations in development assessment. Regardless, development within State Heritage Areas triggers a referral to the Heritage Minister and as such, will be assessed against the relevant Conservation Management Plans and guidelines.

Importantly, where a State Heritage Places Overlay applies, it takes precedence over any other planning requirements.

Local Heritage Places

In the new planning system, all Local Heritage Places (approx. 7,250) currently identified in council Development Plans will transfer directly into the new Planning and Design Code under a Local Heritage Places Overlay. They will continue to be listed in the South Australian Heritage Register, and will also be accurately mapped in the State Planning Atlas (currently under development).

Demolition controls will apply in the Local Heritage Places Overlay, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's existing heritage values
- the structural condition of the building and risk to safety.

The important elements of a local heritage place are to be included as part of the listing and assist in assessing any alterations or additions to these places.

It is acknowledge that at the current time, different Council development plans have different rules applying to Local Heritage Places. The Commission has proposed an approach to heritage protection which is consistent across council boundaries.

Historic Areas

A new Historic Areas Overlay

In the new planning system, all Historic Conservation Zones (over 140 are currently in development plans) and the similarly named zones, plus the 11,810 contributory items within these zones will transition into the new Planning and Design Code under a new Historic Area Overlay. The Overlay will apply to local areas that exhibit discernible historic character worthy of retention.

Demolition controls will apply in the Historic Area Overlay, with any proposal to demolish a building/structure to be assessed using a single set of criteria including:

- the building's historic characteristics and the ability to reasonably, economically restore it
- the contribution the building makes to the historic character of the streetscape
- the structural integrity/condition and the ability to economically restore it.

Some councils (25 of 68) have used 'contributory items' to identify specific buildings that contribute to the character of an area. However, not all councils with Historic Conservation Zones have included them, and there are vast differences in their demolition and public notification policies. No new contributory items have been listed since 2012.

In developing the Code, the Commission has proposed that contributory items not be individually identified in the new planning system because they have no statutory basis; have been applied inconsistently and processes to identify them have not afforded home owners the rights associated with the listing of state and local heritage.

The intention of the Historic Area Overlay is to ensure Historic Conservation Zones and the contributory items within them are subject to a consistent assessment process and the same level of protection. In this way, the Overlay will bring equality and fairness to land owners regardless of where they live.

New Historic Area Statements

At the time the draft Planning and Design Code for Urban Areas was released for public consultation, it was foreshadowed that historic statements could be drafted to support the Historic Area Overlay. The Historic Area Statements were proposed to be introduced in the Code to help clearly identify and articulate the key elements of historic importance in a particular area. These were intended to replace Desired Character Statements in existing Development Plans.

- The proposal to include Historic Statements has gained support through the consultation process, and 22 councils have participated in the drafting process. The work prepared by Councils has been edited where necessary to provide a level of consistency in drafting style. Key amendments to the statements include the removal of prescriptive numbers which are covered in other areas of the code, the removal of background information and words that talk about what development should do (this is the role of the Overlay).

- Over 200 Historic Area Statements have now been prepared, which will affect in the order of 40,000 properties across South Australia that are proposed to be transitioned into the new Historic Areas Overlay. Importantly, these statements are based on existing Development Plan content. The intent of these Statements is not to provide lengthy background statements, but to distil the critical information required to make an informed planning decision that results in development that complements the existing (historic) character of a particular location. The Statements should be used to determine the prevailing styles and patterns of development for the purposes of interpreting all policies within the Overlays. Councils will be able to evolve these statements over time.

- Importantly, the maps shown in the attached statements are illustrative only. These will be removed when the final Planning and Design Code becomes operational. At this time, you will be able to click on your property and pull up the statement that is relevant to you, as well as other planning information.

Landowners affected by this change will be directly notified by letter of the proposal in accordance with legislative requirements.

Character Areas

Character Area Overlay

All Character Areas, such as residential character zones in council Development Plans which capture a desired visual appearance that give a community its identity, will continue to be protected in the new planning system under a Character Area Overlay. They will be accurately mapped in the State Atlas, with special individual characteristics of these areas reflected in zones and subzone policies to allow for suburban differences and uniqueness.

As in the former planning system, demolition within Character Areas will not require planning approval, however proposals for replacement dwellings will undergo rigorous assessment to ensure that existing character is maintained or enhanced.

Character Area Statements

Character Area Statements will be introduced to help clearly identify and articulate the key elements of importance in a particular area. These will replace Desired Character Statements in existing Development Plans. A set of generic examples were released with the Code and have now been updated in the same way as the historic areas statement. Like the Historic Area Statements, several Councils have participated in the drafting process.

Historic Areas affecting Mount Barker District Council

Callington Historic Area Statement (MtB1)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras and themes	First surveyed in 1849. Predominantly 19th Century.
	Mining. European settlement on the banks of the Bremer River.
Allotments and subdivision patterns	Original grid layout which values access to the Bremer River.
Architectural features	Simple roof form and symmetrical verandahs. The area predominantly comprises buildings and structures associated with the business and community activities of the town. Mining and town centre sites and structures representing the town's early settlement.
Building height	Small scale, single storeyed built form.
Materials	Pioneer building techniques and materials typical of a former mining settlement.
Fencing	Low scale, utilising post and wire mesh or cyclone mesh with creepers for side and rear property boundaries.
	Front fencing emphasising the picket, stone walling timber or metal posts with metal rails, wire or mesh infill varieties.
Setting and public realm features	Subtle, open landscape and unobtrusive, human scale design. Early European settlement in a rural setting. Footpaths, verges and street furniture unadorned and simple styles.

Dawesley Historic Area Statement (MtB2)

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Eras and themes	Late 19th century. Predominantly buildings and structures associated with local rural production and processing
Allotments and subdivision patterns	Original linear subdivisional layout.
Architectural features	Cottages on large allotments. Sites and structures that represent the local production and value adding industries of the town's early settlement.
Building height	Small scale, single storeyed, detached built form of early European settlements. Second storey built form incorporated within the roof space or located to the rear of a single storey building.
Materials	Materials typical of the time, including local stone, smelter slag and early manufactured bricks, timber window frames and joinery, verandas constructed of simple non-continuous raked or concave corrugated galvanised iron roofing and timber, and the use of half round or small profile ogee guttering.
Fencing	Minimal or low scale fencing in the form of timber posts with wire mesh infill, low hedges or stone walling.
Setting and public realm features	Open landscaped/rural setting character, indigenous plantings.

Druids Avenue, Mount Barker Historic Area Statement (MtB3)

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Eras and themes	19th and early 20th Century. Sites and structures that represent the former town boundary and northern gateway
Allotments and subdivision patterns	Original land division pattern, including ratio of open space to built form and setting
Architectural features	Worker's cottages and large residential dwellings.
Building height	Small scale, single storey, detached built form of early European settlements.
Materials	Smooth rendered finish to exterior walls Integrated gable roof form with skillion additions to the rear.
Fencing	Traditional style fencing, walling or landscaping to define the property edge.
Setting and public realm features	Vegetated streetscape setting including mature street trees, street hedging and original entry gates.

Echunga Historic Area Statement (MtB4)

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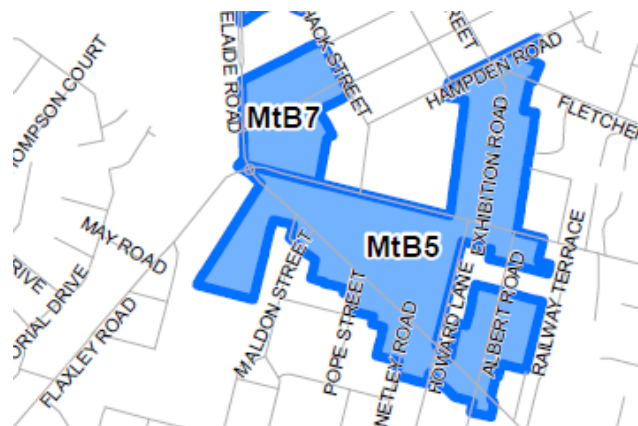

Eras and themes	1849 onwards. Transport related activities along the main road to Victoria, including the servicing of horses associated with coaching and the provision of stables. Service provision to the rural hinterland.
Allotments and subdivision patterns	Original land division pattern including visual setting of buildings and landscaping. Siting of shops close to pavement.
Architectural features	Freestanding cottages and residences attached to shops. Main street verandahs and porches. Buildings and structures associated with the provision of commercial and community services.
Building height	Small scale, single storey, detached built form of early European settlements. Second storey built form incorporated within the roof space or located to the rear of a single storey building
Materials	Tonal and textural qualities of existing historic buildings including timber window frames and joinery, stone, smooth rendering or timber framing with exterior corrugated galvanised iron cladding. Verandahs constructed of simple non-continuous raked or concave corrugated galvanised iron roofing and timber posts. Half round or small profile ogee guttering.
Fencing	*[Not stated]*
Setting and public realm features	Rural landscape settings including dominant mature indigenous trees and verge planting on the approaches to the township.

Exhibition Road, Mount Barker Historic Area Statement (MtB5)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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Eras and themes	1868 Exhibition grounds, public open space and facilities including the 1908 original High School building, flanked by residential styles and allotment sizes distinctive of the late 19th and early 20th Centuries.
Allotments and subdivision patterns	Original land division pattern including visual setting of buildings and landscaping.
Architectural features	Simple detailing and proportions including rendered masonry walls, simple gable roofing of similar pitch and proportions to Local Heritage Places.
Building height	Small scale, single storey, detached built form.
Materials	Masonry walls. Roofing of heritage corrugated iron or unpainted galvanised or grey Colorbond.
Fencing	Square timber posts and wire, hedges, simple pickets, or cyclone mesh, and for rear and side boundaries, corrugated profile fencing.
Setting and public realm features	The core of this area is the 1868 Exhibition grounds which continue to host community events but also record memorials which attest to the local social history. Public open space of the Exhibition grounds and the open interface between the public space and residential uses. Stands of densely planted eucalypts and mature deciduous trees.

Gawler Street Historic Area Statement (MtB6)

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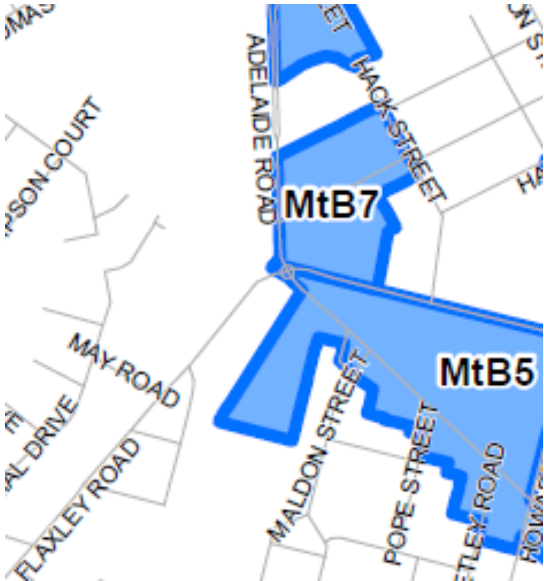

Eras and themes	Original centre and main street of Mount Barker Township. Commercial, civic and residential.
Allotments and subdivision patterns	Strong grid pattern and continuous edge of buildings that address and enclose the street with minimal setbacks.
Architectural features	Unique architectural character and design and earliest historical European settlement of the township.
Building height	*[Not stated]*
Materials	*[Not stated]*
Fencing	*[Not stated]*
Setting and public realm features	Open space, plantings and community facilities reinforce the town's natural landscaped setting. Views from the area along Western Flat Creek through the landscaped park, towards the backdrop hill south west of Auchendarroch House inclusive of tiered plantings of conifers and deciduous trees, and along the Mount Barker Creek and through the railway corridor.

Hack – Mill Streets, Mount Barker Historic Area Statement (MtB7)

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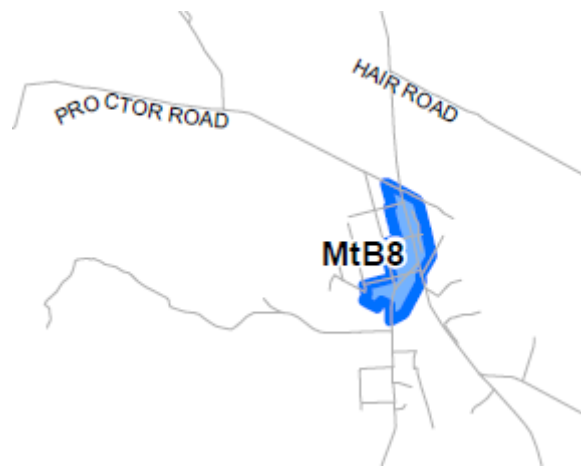

Eras and themes	1850's-early 20th Century residential.
Allotments and subdivision patterns	Original subdivision of the town. Varied front, side and rear setbacks depending on the period of construction and the type of dwelling; uniform setback to the street. Detached buildings on varied allotment sizes.
Architectural features	Worker's cottages and villas. Interwar housing styles. The roofs of dwellings in the form of integrated gable roofs with skillion additions to the rear.
Building height	Small scale, single storey, detached built form when visible from the street.
Materials	Smooth rendered finish to exterior walls or materials that are indicative of the period of significance.
Fencing	Front fencing of low masonry construction, timber picket, rural style post and rail or post and wire fencing. Side and rear fencing of a height and materials that reflecting the traditional period, style
Setting and public realm features	Minimal driveways; shared where more than one dwelling on an allotment.

Kanmantoo Historic Area Statement (MtB8)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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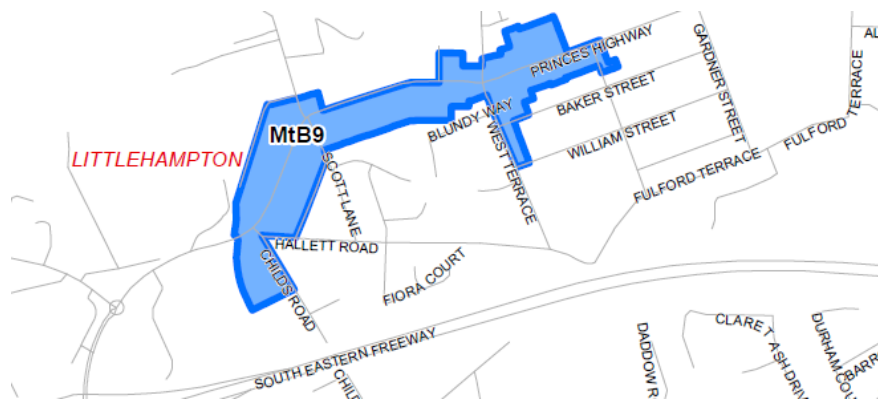

Eras and themes	Laid out in 1849. Historic mining and town centre sites and structures representing the town's early settlement.
Allotments and subdivision patterns	Original diamond grid layout, including setting of buildings and open landscaping, and setbacks.
Architectural features	Simple built form. Simple gable roof forms of similar scale, pitch and proportions to those existing. Buildings and structures associated with local rural production and the provision of commercial and community services, including hotels, churches and school.
Building height	Small scale, single storeyed, detached built form of early European settlements
Materials	Tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and openings. Masonry of either traditional stone or smooth rendered finish to exterior walls. Roofing materials similar in style to existing Local Heritage Places, predominantly heritage corrugated or unpainted galvanised iron.
Fencing	*[Not stated]*
Setting and public realm features	Vegetated landscape setting including dominant mature and significant trees, and significant views along Princes Highway and North Road. In particular, the sense of arrival from the north to the township provided by the view of a significant gum tree and creek to the east and the former Black Dog Inn. Landscaping with indigenous species, including both native plants and understorey species.

Littlehampton Historic Area Statement (MtB9)

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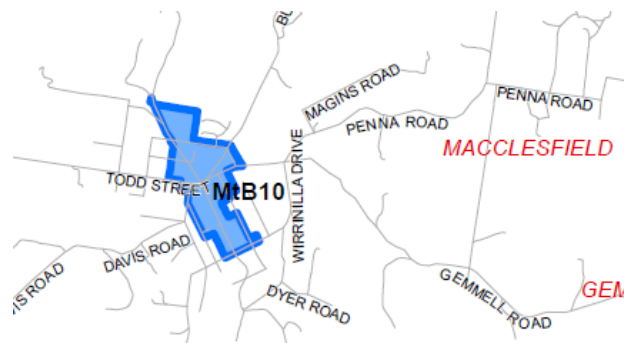

Eras and themes	19th Century. Civic, residential and retail.
Allotments and subdivision patterns	Original linear subdivision, including setting of buildings, and vegetated and open landscape.
Architectural features	Colonial Cottages. Simple gable roof forms of similar scale, pitch and proportions to those existing.
Building height	The area will reinforce the small scale, single storeyed, built form of early European settlements.
Materials	Tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and openings. Masonry comprising historic Littlehampton red brick or similar, stone or smooth rendered finish to exterior walls. Roofing predominantly unpainted galvanised corrugated iron.
Fencing	Low in style including pickets, post and wire, brush and boundary hedges.
Setting and public realm features	Vegetated landscape settings including mature indigenous and significant trees, particularly within the railway corridor. Views and street vistas.

Macclesfield Historic Area Statement (MtB10)

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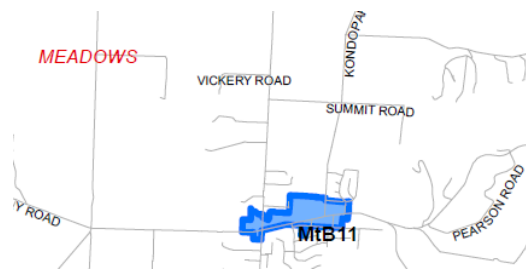

Eras and themes	Early 1840s, predominantly 19th century. Buildings and structures representing service provision role to the farming district, including commercial and community buildings and residential.
Allotments and subdivision patterns	Laid out around a village green. Original subdivision, including setting of buildings, and siting of buildings addressing the street.
Architectural features	Architectural features and building styles associated with 19th century development.
Building height	Small scale, single storey, built form of early European settlements.
Materials	Tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and openings. Masonry comprising local stone or smooth rendered finish to exterior walls. Simple gable roof forms of similar scale and proportions to those existing. Roofing predominantly unpainted galvanised corrugated iron.
Fencing	*[Not stated]*
Setting and public realm features	Vegetated landscape settings including dominant mature and significant trees in particularly along the Angas River and surrounding the grassed open space of Davenport Square. Significant views including the approaches to the town from the north with a vista of Davenport Square and the Anglican Church, and from the south with views of significant buildings along Venables Street.

Meadows Historic Area Statement (MtB11)

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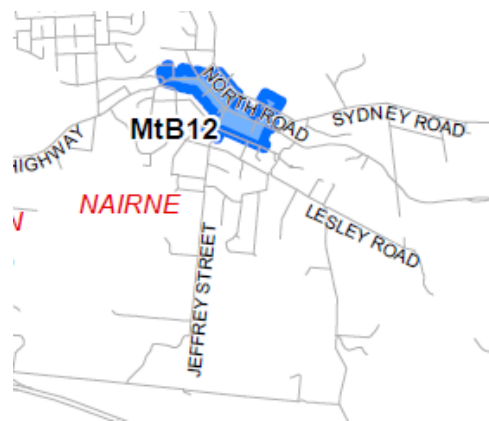

Eras and themes	1856 Eden Bridge subdivision and 1884 onwards Meadows subdivision. Civic, Commercial and Community Services.
Allotments and subdivision patterns	Original linear subdivisions (1856 and 1884), including setting of buildings, and siting of buildings addressing the street
Architectural features	Architectural features and building styles associated with original development.
Building height	Small scale, single storey, built form of early European settlements.
Materials	*[Not stated]*
Fencing	Minimal fencing of traditional materials including; corrugated galvanised iron, low hedges, metal post and rail fences, or square timber posts with wire cyclone mesh infill.
Setting and public realm features	Vegetated landscape settings including dominant mature and significant trees and views, including the memorial garden and council reserve along the creek.

Nairne Historic Area Statement (MtB12)

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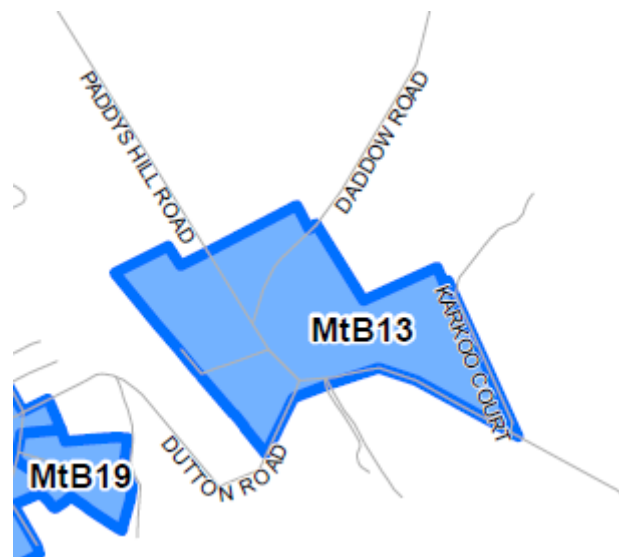

Eras and themes	1840-1870's
	1880-1920
	1920-1960
	Combination of commercial, public, industrial and residential buildings.
Allotments and subdivision patterns	Original subdivisional grid pattern which is responsive to the town's topography and contours of the creek, and reinforced by the later introduction of the railway corridor. Alignment of original roads.
	Commercial core of the main street has zero setback from the front boundary.
Building height	*[Not stated]*
Architectural features	Original architectural styles, including proportion and ornamentation of the late Victorian and early Edwardian era buildings. Earlier period buildings. Interwar dwellings. Post WW2 Housing Trust dwellings.
	Simple traditional roof forms and pitch, with corrugated galvanised iron. Simple verandahs, with non-continuous raked or concave corrugated galvanised iron roofs, timber posts and no detailing.
Materials	Original materials such as timber, stone, brick, rendered brick, and in some cases rendered or brick dressings. Original, unpainted brick and masonry.
Fencing	Low scale fencing, utilising post and wire mesh with creepers for side and rear property boundaries. Front fencing including picket, stone walling, timber or metal posts with metal rails, wire or mesh infill varieties evident within the area.
Setting and public realm features	Vegetated, open landscape. Footpaths, verges and street furniture are unadorned and simple styles.

Paddys Hill, Mount Barker Historic Area Statement (MtB13)

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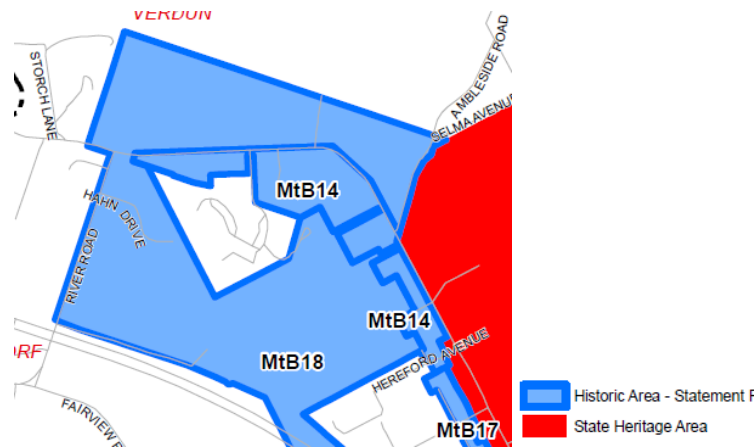

Eras and themes	Associated with early settlement, the railway and the site of the first Catholic religious practices held in 1848.
Allotments and subdivision patterns	Detached built form within landscaped settings. Original siting of dwellings, setting and vegetated open landscape.
Architectural features	The area predominantly comprises places of worship.
Building height	*[Not stated]*
Materials	Smooth rendered finish to exterior walls.
Fencing	Fencing of a rural character including simple post and wire, and/or hedging to define property boundaries.
Setting and public realm features	Vegetated landscape setting including the hillside as an open space and dominant mature indigenous trees, significant trees and views; including mature eucalypts along Paddys Hill Road, Springs Road, Dutton Road, Railway Place and Daddow Road and hillside trees. Cemeteries and headstones. Outbuildings, carports and garages setback from the main frontage or located behind dwellings.

Hahndorf, North Approaches Historic Area Statement (MtB14)

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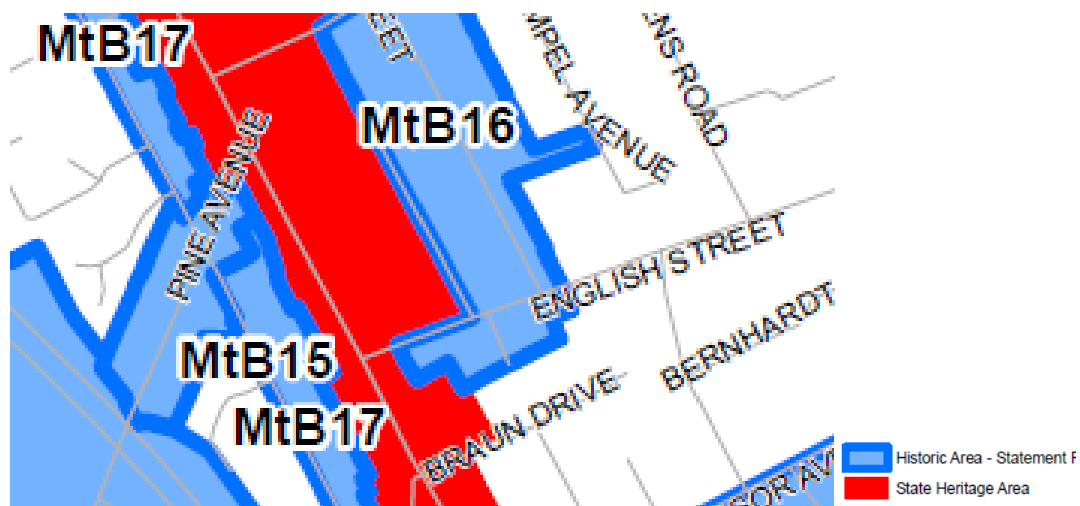

Eras and themes	Late 19th and early 20th centuries.
Allotments and subdivision patterns	The pattern of development is predominately influenced by large detached dwellings, substantial gardens and interspersed with views to the rural hinterland. The generous setback of buildings from the main road is reflective of the pattern of development becoming more pronounced on approach to River Road. Historic linear residential development along the main arterial road to Adelaide.
Architectural features	Built form, scale and roof forms that are indicative of later 19th and early 20th century villas and bungalows. Symmetrical verandas are an integral feature of the building façade in the area.
Building height	*[Not stated]*
Materials	Masonry as the dominant building material
Fencing	Fencing reflects forms of a low scale. Rear and side property boundaries of post and wire or cyclone mesh construction and adorned with creepers. Front fencing of low masonry construction, timber picket, or rural style post and rail or post and wire fencing.
Setting and public realm features	The area is extensively part of the public realm. Open landscaped and unobtrusive character, indicative of the traditional rural entrance to historic townships of the Adelaide Hills. Footpaths, verges and street furniture of unadorned and simple styles.

Pine Avenue, Hahndorf Historic Area Statement (MtB15)

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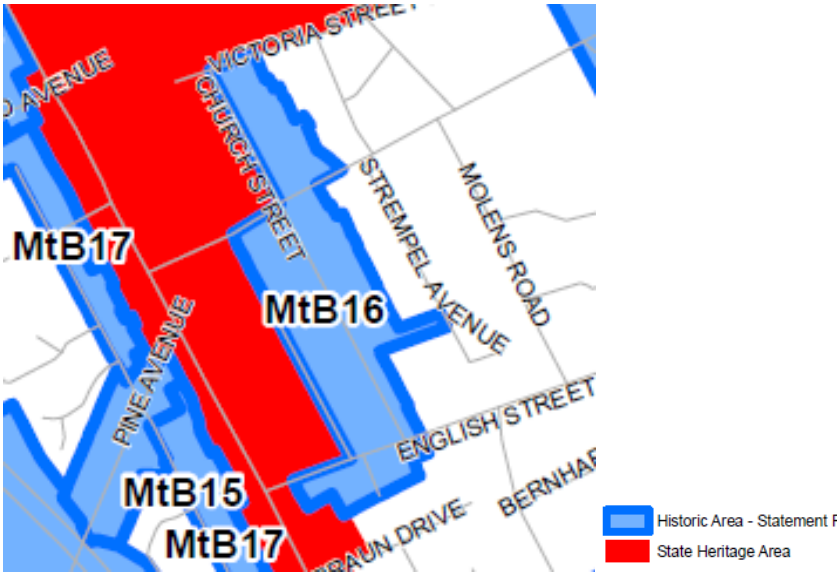

Eras and themes	Interwar and immediate post World War II; mid-20th Century residential. Historic entrance to adjoining State Heritage Area.
Allotments and subdivision patterns	Detached dwellings on large allotments, with substantial front, side and rear setbacks is the dominant urban pattern of the area.
Architectural features	Interwar and immediate post World War 2 period. Buildings of simple detailing and proportions, along with front and return verandas as an integral feature of the building façade. Sun-rooms incorporated within the veranda roof are a distinctive feature generally located on the northern face of the dwelling.
Building height	Single storey.
Materials	Extensive use of dressed stone indicative of the continuation of stone masonry in the district including a period generally known for architectural and building material austerity. The use of ashlar or dressed stone in this area is mirrored in the masonry extensions to the Hahndorf Institute during the 1950s.
Fencing	Front fencing of low masonry construction, timber picket, or rural style post and rail or post and wire fencing in keeping with the period from the early 20th Century to the 1950s.
Setting and public realm features	Footpaths, verges and street furniture unadorned and in plain styles.

Church Street, Hahndorf Historic Area Statement (MtB16)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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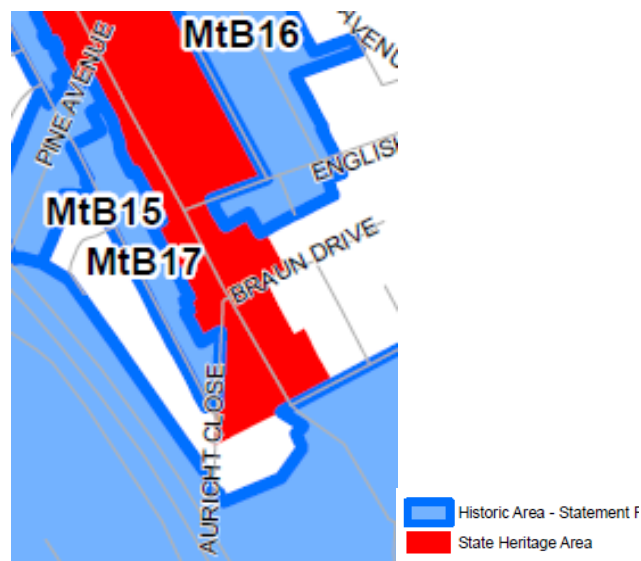

Eras and themes	Mid to late 19th Century development of the town.
Allotments and subdivision patterns	Minimal front setbacks to the street. Sequential development of Hahndorf beyond the original division including Hufendorf allotments.
Architectural features	Dwellings dating from various periods of the 20th Century. Relatively intact and rustic collection of buildings and structures dating from the 19th century, including the use of simple traditional roof forms and pitch, with symmetrical verandas.
Building height	Small scale, detached built form. Second storey located within the roof.
Materials	Materials from the German (Silesian), English and later colonial Australian vernacular traditions.
Fencing	Fencing of a low scale, utilising post and wire mesh with creepers for side and rear property boundaries. Front fencing of picket, stone walling timber or metal posts with metal rails, wire or mesh infill varieties.
Setting and public realm features	Footpaths, verges and street furniture unadorned and in simple styles.

Auricht Road, Hahndorf Historic Area Statement (MtB17)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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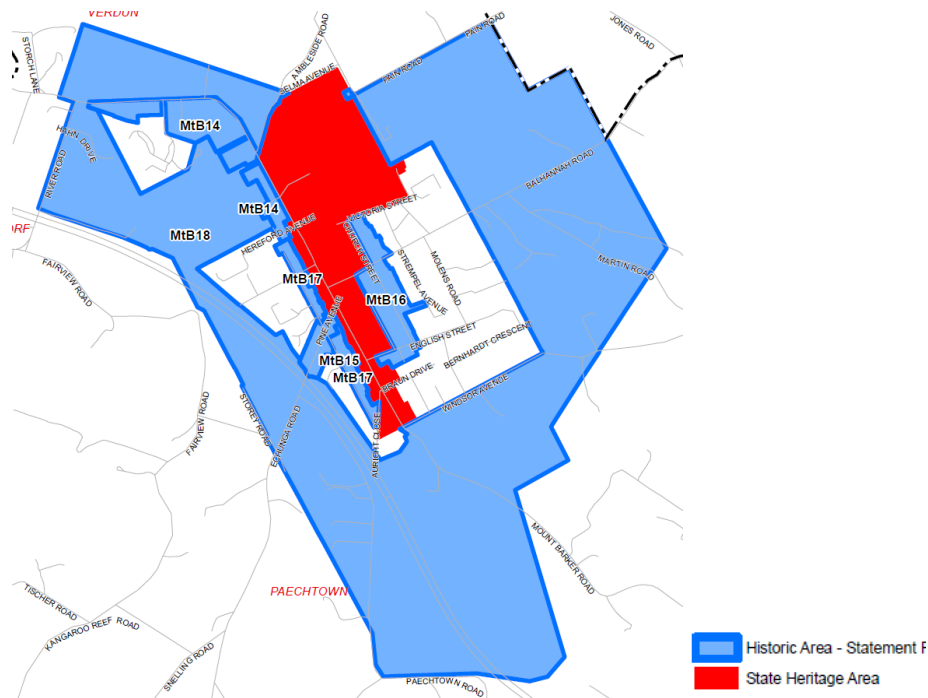

Eras and themes	Late 19th and early to late 20th Century.
Allotments and subdivision patterns	Small set-backs to the street. Pattern of residential development that marks the transition from the historic main street to the adjacent 20th Century residential areas. Contains that part of the traditional historic Strassendorf land division pattern outside of the State Heritage Area.
Architectural features	*[Not stated]*
Building height	Single storey detached dwellings.
Materials	Materials and form sympathetic to the period of dwelling construction.
Fencing	Front fencing of low masonry construction, timber picket, or rural style post and rail or post and wire fencing.
Setting and public realm features	Extensively part of the public realm given the number of pedestrian thoroughfares from Auricht Road to the main street. Well treed and unobtrusive character. Footpaths, verges and street furniture of unadorned and simple styles.

Hahndorf Rural Setting Historic Area Statement (MtB18)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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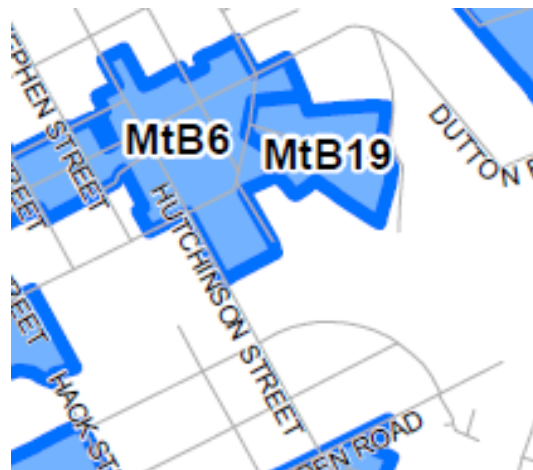

Eras and themes	Rural
Allotments and subdivision patterns	Open farmland on both sides of the township.
Architectural features	Scale, form, siting and materials associated with Strassendorf and Hufendorf allotments.
Building height	As above
Materials	As above
Fencing	*[Not stated]*
Setting and public realm features	Rural backdrop surrounding the township of Hahndorf. Hillsides, open paddocks, stands of trees and housing, in an informal, landscaped appearance which counterbalances the character of Hahndorf township's Main Street.

Kia-Ora Street, Mount Barker Historic Area Statement (MtB19)

Historic Area Overlays identify localities that comprise unified, consistent characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of a Heritage Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras and themes	Early 20th Century to 1950's. Predominantly interwar residential.
Allotments and subdivision patterns	Large allotments of varied sizes Small front setbacks and variations in side and rear setbacks. Narrow streets.
Architectural features	Villas and bungalows. Simple detailing and proportions, along with front and return verandas, which form an integral feature of the building façade.
Building height	Predominantly single storey detached dwellings.
Materials	Predominantly dressed stone and red brick (Littlehampton Brick Company).
Fencing	Front fencing of low masonry construction, timber picket or post and wire fencing in keeping with the period of construction.
Setting and public realm features	Footpaths, verges and street furniture of unadorned and plain styles.