

## **BUILDING IN HUNTERS HILL – CASE STUDIES**

Some years ago The Hunters Hill Trust produced a booklet about buildings in Hunters Hill, which was an attempt to define the character of the Municipality. Instead of attempting to update that pamphlet we have decided to publish on the website a series of case studies to illustrate various aspects of the character of Hunters Hill and how The Trust thinks we should respond to them. We have also included examples of what we consider to be inappropriate responses where the character of the municipality is not enhanced. Other case studies will look at new houses, alterations and additions to and existing houses. We invite readers' suggestions for examples to include in the case studies file as it expands.

The idea is for the case studies to become a resource for building owners to consult when considering making changes to their properties or building new houses.

In Development Control Plan No 15 *Residential Development*, Hunters Hill Council sets out objectives and guidelines for building in the Municipality that are designed to preserve its existing character. The guidelines also contain a number of sketches to illustrate this and should be the first port of call for anyone wanting to build in Hunters Hill. It is available for downloading from Council's website [www.huntershill.nsw.gov.au](http://www.huntershill.nsw.gov.au). Just go to *Building and Planning* then *Development Control Plans*.

### **CASE STUDY # 1 FRONT GARDENS AND FENCES**

The most important contribution to the streetscape and character of Hunters Hill is the front fence and garden. Throughout the Municipality the character of each street is quite varied as is the nature of the front gardens of houses. Here are some examples:



This simple, low, timber picket fence and garden is typical of a number of properties in Madeleine Street. Note the low height of the fence, which allows the garden to be part of the street and a transition space between the public and private realm. The private realm starts at the front door of the house rather than at the front gate. The garden has a casual and relaxed nature.



This stone front fence and garden in Bonnefin Road is different in many ways to the Madeline Street property, but similar in its contribution to the street.



This more modern house in Bonnefin Road has no front fence to the street but enhances its character with planting and its sense of welcome.





This low stone fence covered with greenery in Ferdinand Street is not so ancient as it looks, having been built less than 20 years ago.



Coorabel in Joubert Street is a heritage-listed house built by Didier Joubert and its simple low stone front fence and uncomplicated garden is typical of the character of Hunters Hill houses of this era.



Sunnyside Street fences and gardens have a consistency despite the variety of fences to these houses. The transition realm from public to private space is clearly illustrated.



This 1905 house by Kent and Budden Architects in Alexandra Street is another fine example of a low stone fence and simple garden. A contemporary response from a different era.

### **Unsympathetic responses to existing character**

The streetscape can be severely compromised when new front fences and gardens fail to relate to the underlying character of the existing street. Here are a few examples of unsympathetic front fences and gardens:





The a high brick front fence destroys the garden character of the street as well as the transitional space between public and private realms. The painted brickwork does not relate to most of the front fences in the street, and is inconsistent with the controls in DCP 15.



This front fence has a high locked gate, which means the private realm starts at the front boundary.



Garages and solid rendered fences destroy the garden streetscape of the street by interposing a solid structure between the road and the house.



The new fence along the foreshore of Hunters Hill High School is creates an unsightly visual barrier between the school's grounds and the river.