

Cimitiere Street precinct

Description

The Cimitiere Street precinct is a small area located below the curve of Elphin Road and centred on a triangular park onto which front a varied but very fine collection of houses. The housing stock varies from the late Victorian period through to the interwar period. Building materials vary from timber to brick and stone walls, metal to slate roofing and a range of decorative treatments to verandahs and facades. The precinct is important because of its surviving tight-knit fabric, the rows of terrace houses (not widely seen in Launceston, some in timber construction), the high visual quality of the square and streetscape, and the setting on the edge of the flood plain and below the more substantial houses of Elphin Road.

Key features are the continuity of the streetscapes, the changes in level with houses on the Elphin Road side elevated above the footpath and the houses opposite set at street level, the overall integrity of the buildings, the form of residential buildings around the square (again not widely seen in Launceston on an intimate scale) and the representation of the modest housing of Victorian Launceston.



Significance

The precinct is significant for a range of reasons:

- It demonstrates a rare form of housing in Launceston with rows of terrace houses (and individual houses) located in close proximity to the street set around a civic square. This is the only location within the city that an intact housing precinct of this character exists and where early development predominates. While terrace and small scale cottages are found across the city they are largely isolated from their original context. In this group, apart from infill development, the Victorian character of small-scale housing survives.
- It provides a series of streetscapes of consistent and high visual and aesthetic value demonstrating the core values of housing development in Launceston.

- A number of the buildings have high individual significance as fine examples of the Victorian period.

Policy recommendations

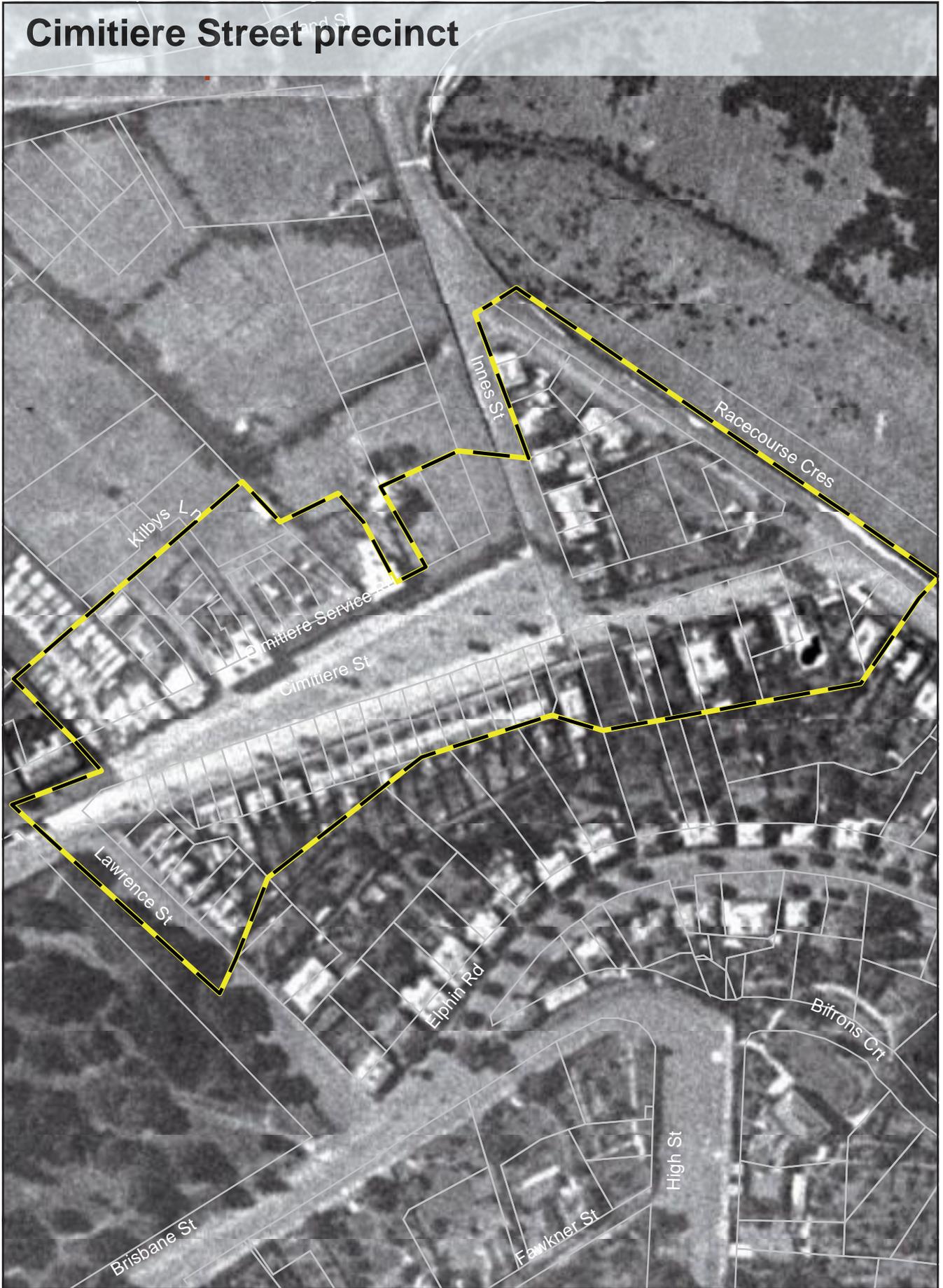
The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance (where it has been lost).
2. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. Generally additions that are visible from the street are likely to have an adverse impact on the high quality of the streetscape and precinct and should not be permitted.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Subdivision of most lots is not possible or recommended as the lot arrangement is tight and consistent across the area.
5. Carports and garages are generally not appropriate unless they can be located out of sight from the street.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.
8. The civic space should be managed to reflect and enhance the historic and conservation qualities of the precinct.
9. The precinct should remain a principally residential area with appropriate zoning.
10. A specific development control plan should be developed for the precinct to guide future infill development.

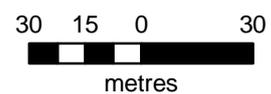
1922 aerial photograph of Cimitiere Street precinct

By this time the terrace housing to the south is in place, the square is formed with most of the northern side of the square built but with an open paddock to the east; there is relatively little building in Racecourse Crescent; and the rural lands extend into the precinct. Note the hedgerows along the paddock lines.

Cimitiere Street precinct



 Precinct boundary



Source image: King aerial photograph 1922, orthorectified 2007

Cimitiere Street precinct



 Precinct boundary

Paul Davies (PD) register class

-  Precinct
-  Unknown
-  Precinct
-  State



Source image: QuickBird aerial photograph 2005

Cimitiere Street precinct



Heritage registers



-  Precinct boundary
-  LCC planning scheme
-  Tasmanian Heritage Council
-  Paul Davies LCHS
-  LCC + THC

-  LCC + LCHS
-  THC + LCHS



Source image: LCC detail survey layer

Clyde Street precinct

Description

This is a small precinct created as part of the subdivision of an earlier larger lot. It contains a good range of housing of various periods. The housing along Invermay Road is late Victorian and pre-dates the Clyde Street housing indicating the later subdivision. The Invermay Road houses comprise above-average housing stock with two substantial houses located on the corner; most are now in deteriorated condition.

The Clyde Street houses near Invermay Road within the precinct pre-date the houses at the western end of the street which are on smaller lots and which were constructed in the interwar period (after 1922). The 1922 aerial photograph shows the Victorian development with the street ending in rural lands with a large paddock on the south side. It is the last street on the northern side of Invermay to be developed at this time and marks the edge of suburban settlement.

The street demonstrates progressive subdivision and changes in style.



Significance

- The precinct is significant for the following reasons: The precinct demonstrates a range of housing from several periods of Launceston's development, including early and Victorian development, in a largely intact and coherent group of streetscapes. Clear stylistic and period differences can be seen in both housing forms and lot sizes and the street demonstrates the gradual growth of suburban development around the fringes of the early settled areas.
- The precinct provides a streetscape of high visual and aesthetic value.
- The buildings form part of a large and very significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character. This is a consistent and tight-knit group of buildings.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group.
4. Subdivision should not be undertaken as lot sizes are already small.
5. Carports and garages should not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

1922 aerial photograph of Clyde Street precinct

This photograph shows that most of the significant housing was in place by 1922 and also shows a large paddock on the south side of the street where later houses were built. It demonstrates that the street was the outer edge of the Federation period development of the area with rural lands beyond.

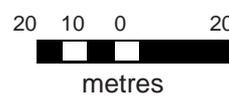
Clyde Street precinct



Paul Davies register class

 Precinct boundary

-  Unknown
-  Precinct
-  Local
-  State

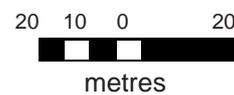
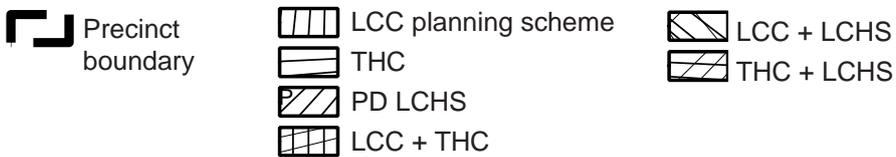


Source image: QuickBird aerial photograph 2005

Clyde Street precinct



Heritage registers



Source image: LCC detail survey layer

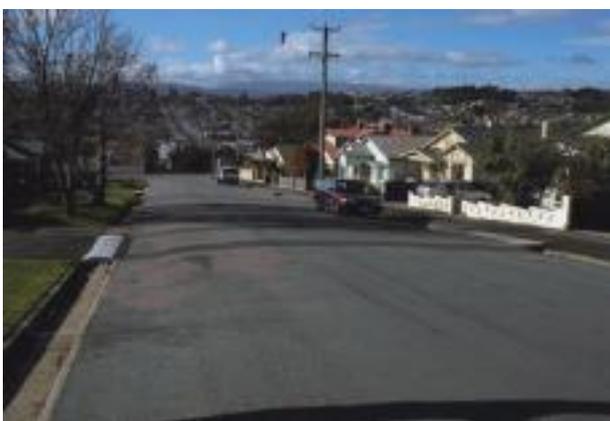
Duke and Laura streets precinct

Description

This small precinct of two streets, on the edge of West Launceston is a fine example of middle-range housing from the late Victorian and early twentieth century periods. Largely unpretentious, the streetscapes are generous with houses sited for views and in harmonious relationship to each other. A range of styles are seen that demonstrate good standard suburban development with the gradual subdivision of the edges of the city to take advantage of slopes to achieve views.

The character is open with wide streets, an irregular street pattern with the sharp corner turns providing some houses across the contour and some along the contour lines each with its own character. The curved form of Connaught Crescent is a dominant element in the locality.

The subdivision pattern marks a departure from the earlier subdivision to the north resulting in the lots meeting Connaught Crescent having irregular shapes.



Significance

The precinct is significant for a range of reasons:

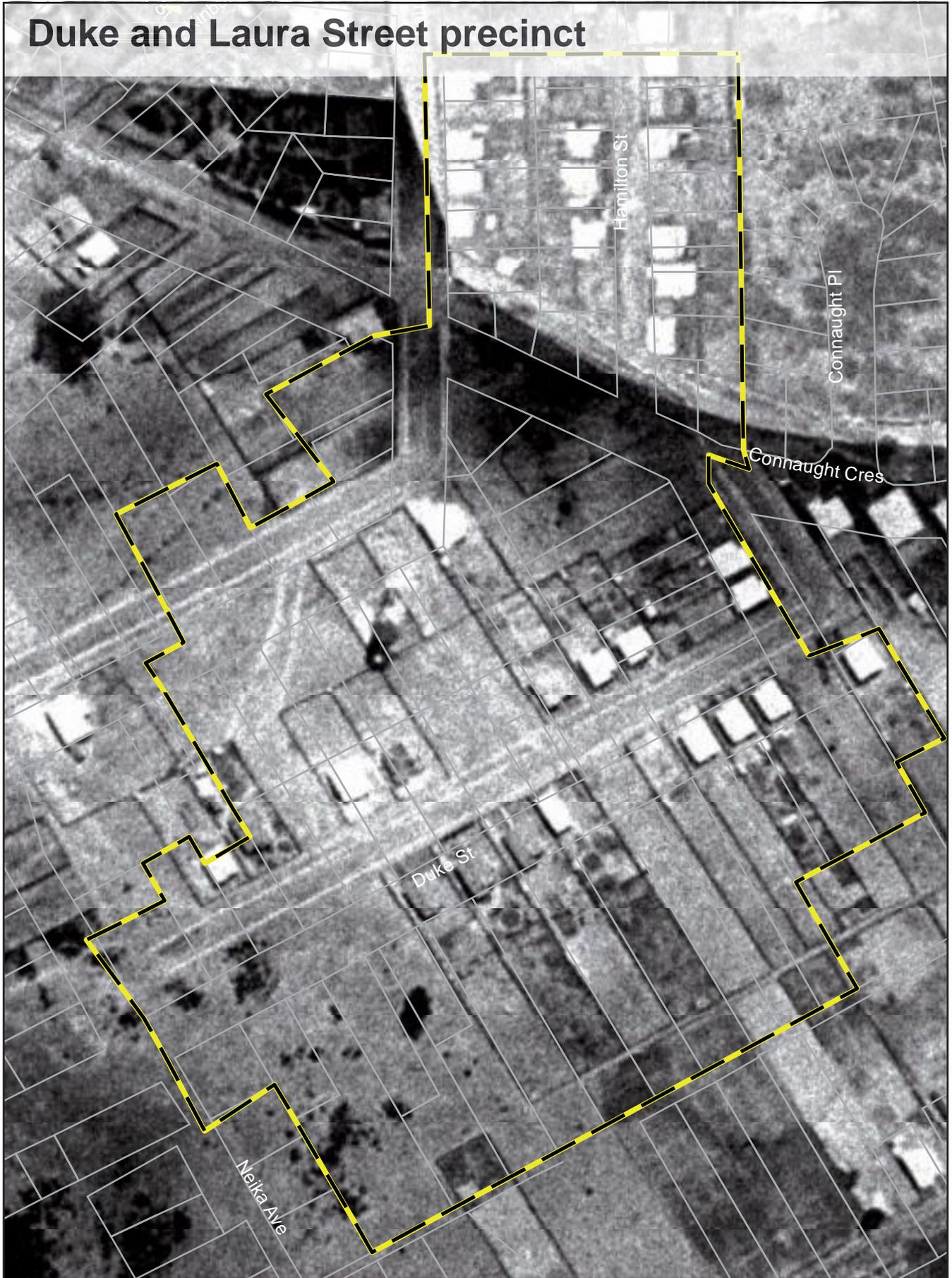
- It demonstrates the range of housing from the period in an intact and very coherent group that ranges from relatively modest to good typical buildings.
- It demonstrates the subdivision patterns and changing patterns of development.
- It provides a streetscape of high visual and aesthetic value demonstrating the core values of housing development in Launceston.
- A number of the buildings form part of a large and very significant group of fine timber buildings that characterise Launceston and which give the city much of its recognised character.

Policy recommendations

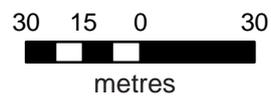
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1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions; should be considered for their ability to fit within the existing streetscape and for their design excellence.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings or the existing alignment of buildings within the street.
5. Carports and garages should generally not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

Duke and Laura Street precinct



 Precinct boundary



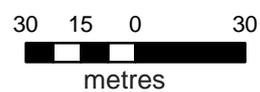
Source image: King aerial photograph 1922, orthorectified 2007

Duke and Laura Street precinct



PD register class

-  Precinct boundary
-  Unknown
-  Precinct
-  Local
-  State



Source image: QuickBird aerial photograph 2005

Duke and Laura Street precinct



Heritage registers

- | | | |
|--|---|--|
|  Precinct boundary |  LCC Planning Scheme Sc2 |  LCC + THC |
|  Tasmanian Heritage Council |  LCC + LCHS |  THC + LCHS |
|  Paul Davies LCHS |  LCC + THC + LCHS | |



Source image: LCC detail survey layer

Elphin Road precinct

Description

Elphin Road is perhaps the most significant street in Launceston's residential development. Principally a street of major houses it is uniquely located curving around the hill of East Launceston providing an elevated setting for estates on the rise to the south and west but also providing opportunities for development of the lower land as it slopes towards the valley. On the eastern side a number of grander houses are built close to the road with their major orientation to the east and the view. At the northern end of the street the lower slopes see a very fine group of Victorian houses that present as single storey to the street and two storeys to the view.

The street also demonstrates changes in style from the predominant Victorian form of the northern end to the mixed Federation, interwar and postwar character of the southern section of the street. Large estates can still be seen as can the subdivision that allowed additional houses to be built generally on blocks excised fronting the road. This has provided a further layer of later housing, generally of high quality that gives the street its now mixed character.

The character of the precinct is hard to define except that it represents the pinnacle of housing development in Launceston in the form of large garden estates with the later break-up of the estates resulting in further layers of significant housing development. By way of example one of the finest postwar houses in the Hollywood style in Launceston is found on a sub-divided block but still presenting a fine garden setting. This relatively late building, which was reported as the most expensive house to be built in Launceston, demonstrates the esteem in which the location is held.

The physical character of the precinct is a wide boulevard, partially tree-lined, reflecting the extensive gardens flanking it. A number of intrusive buildings are found and there are areas where fencing and gardens have been removed as commercial uses have been taken up. While uses other than residential may be appropriate for some buildings it is important that the setting and context, including details such as fencing and gardens, be kept to retain the overall character of the precinct.



Significance

The precinct is significant for the following reasons:

- It demonstrates the peak of housing development in Launceston (also seen in other adjacent precincts) with grand houses set in extensive landscaped grounds all set around a wide boulevard. (The development is similar in character to the upper sections of Davey Street and parts of Sandy Bay Road in Hobart where substantial estates are set on the rise overlooking the river.)
- It demonstrates the tradition of high quality housing that characterises Launceston and represents most periods of the city's development.
- It provides a fine streetscape that while now compromised in some areas still provides a snapshot of the development of the city.
- Many of the buildings have high individual significance as fine examples of their period or style.

Policy recommendations

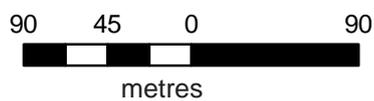
The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance of the area and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Garden settings of heritage items should also be retained.
3. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
4. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions, these should be considered for their ability to fit within the existing streetscape and for their design excellence.
5. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. There has been extensive subdivision over the history of the precinct, much of which has provided for more intense housing along the street frontage. While there is clearly potential for further subdivision and some vacant land, it should be carefully controlled to prevent inappropriate development. Such development would be cluster homes, medium-density or apartment forms of building. A minimum lot size should be adopted to protect the overall amenity of the area and proposed developments should provide for single housing. Generally new buildings should not be constructed in front of the current buildings or within the visual setting of the major houses that survive on their estates.
6. Carports and garages should not be located in front of the current buildings.
7. Controls should be developed for front fence forms that are appropriate to the setting. The street features a broad range of fence types from high and secure to low and open. While not all fences are sympathetic to the streetscape, houses without fences should be encouraged to reinstate fencing to complete the integrity of the street.
8. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

Elphin Road precinct



Precinct boundary



Source image: King aerial photograph 1922, orthorectified 2007

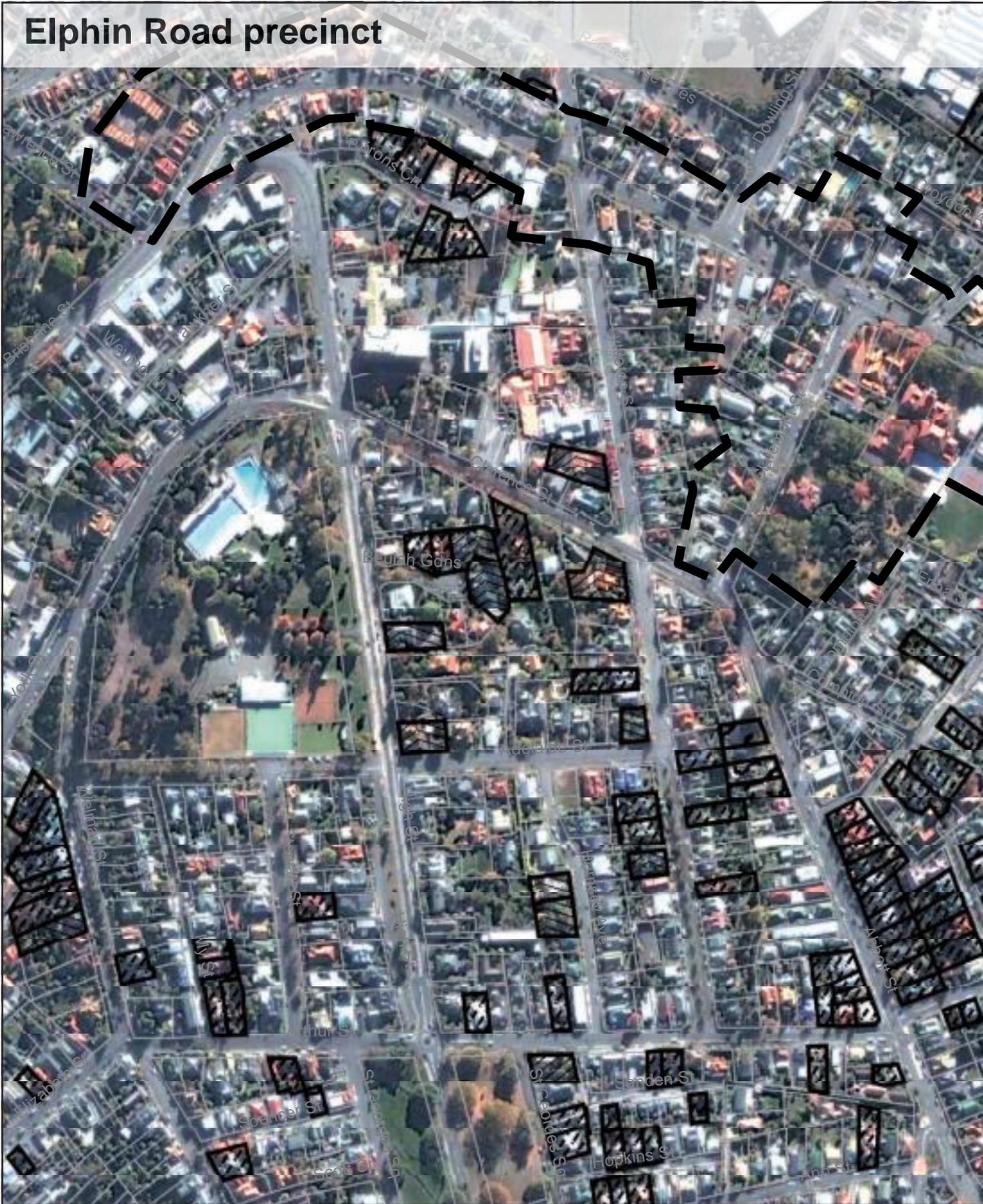
Elphin Road precinct



1922 aerial photograph of Elphin Road precinct

This photograph indicates that the area had been extensively developed by this time with many of the major houses that now give the street its character. Later development largely takes place following the subdivision of larger lots and the infilling of some still vacant lots.

Elphin Road precinct



PD register class

 Precinct boundary

 Unknown

 Precinct

 Local

 State



Source image: QuickBird aerial photograph 2005

Elphin Road precinct



Elphin Road precinct



Heritage registers



Precinct boundary



LCC planning scheme



LCC + THC



T H C



LCC + LCHS



LCC, THC + LCHS

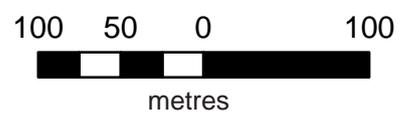
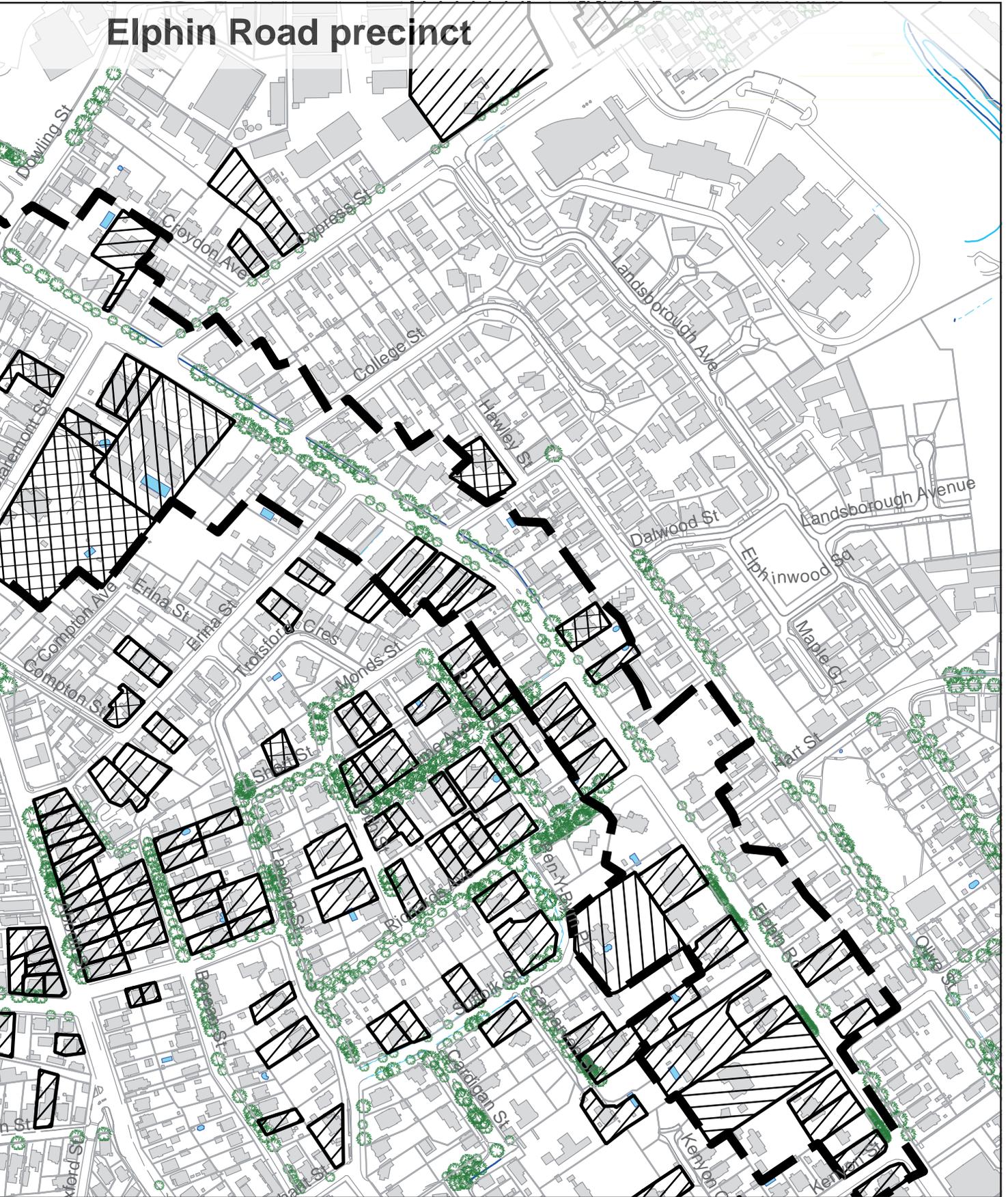


PD LCHS



THC + LCHS

Elphin Road precinct



Source image: LCC detail survey layer

Galvin Street precinct

Description

The Galvin Street precinct incorporates a large residential subdivision within South Launceston on the southern fringe of the Launceston General Hospital. Centred on Galvin Street, the precinct comprises all or part of Howick, Hampden, Eglington, Kelham, Mulgrave, West, North, and Garfield Streets; and Charles Street South.

The housing stock varies from late Victorian through to Interwar styles, but is predominantly a homogenous group of modest 'working class' single-storey Edwardian cottages of weatherboard construction with a simple hipped roof form. The cottages occur in orderly rows on narrow blocks with small gardens, attributes that have prevented additions to the front and sides and thus retained the integrity of the streetscapes over time. The major non-residential component within the precinct is the Federation-period former Infectious Diseases Complex (now heritage-listed and part of hospital administration) on the corner of Howick and Mulgrave Streets.

Key features include the uniformity and integrity of the subdivision, block layout and architectural character of the streetscapes. In addition a clear historical gradient follows the rise of the land eastward toward High Street, where the late Victorian period is evident in the conjoined houses and small brick cottages on the flatter terrain west of Mulgrave St. The Edwardian cottages dominate the centre, and the interwar period is evident in the larger gable-roofed weatherboard dwellings on the steeper hillside at the eastern extremity.



Significance

The precinct is significant for a range of reasons:

- The streetscapes demonstrate examples of housing from several periods of Launceston's development, whilst the high number of working-class Edwardian weatherboard cottages demonstrates this to be a single period of particularly-rapid urban growth.

- The original subdivision pattern including roads and block layouts, setbacks and building scale (size and single storey height) remains predominantly unchanged.
- The precinct provides streetscapes of high aesthetic value and historical interest, through highly ordered rows of modest dwellings that are uniform in their architectural style and materials.
- The precinct extends across a major portion of South Launceston, whilst the combination of size and exceptional integrity make it one of the most outstanding working class housing precincts in Tasmania, and possibly Australia.

Policy recommendations

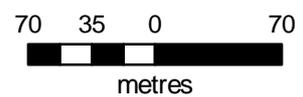
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2. Contributory buildings within the precinct should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group.
4. Subdivision should not be undertaken as lot sizes are already small.
5. Carports and garages should not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

Galvin Street precinct

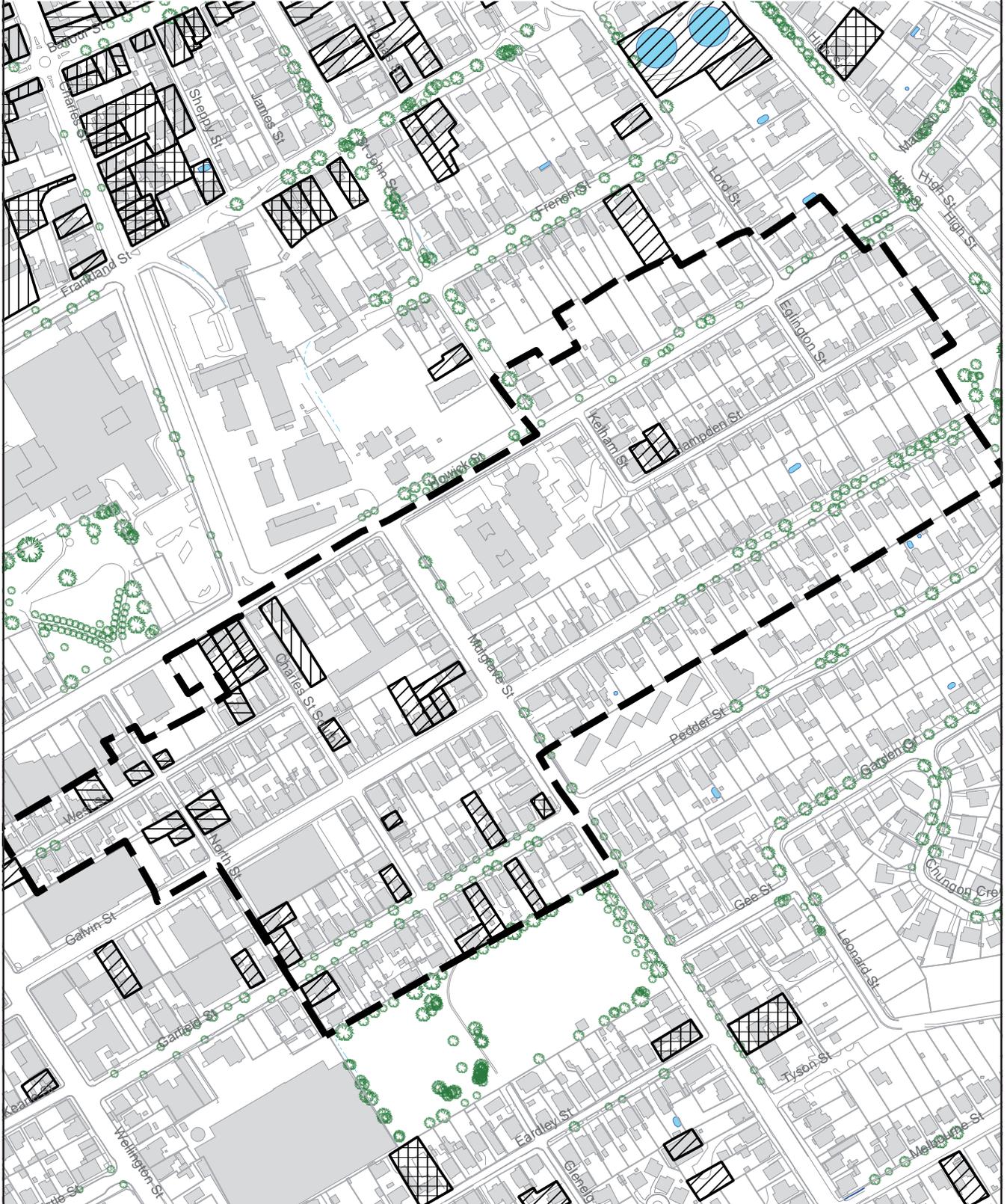


 Precinct boundary

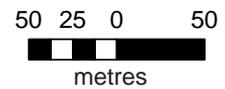
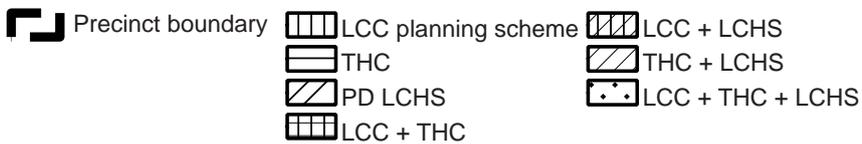


Source image: King aerial photograph 1922, orthorectified 2007

Galvin Street precinct



Heritage registers



Source image: LCC detail survey layer

Glen Dhu precinct

Description

This precinct, now split into two sections by the Southern Outlet is the remnant of a modest working class subdivision related to the industrial activities located in Glen Dhu. Apart from the Coats Patons site (from a later date) there were pipeworks, brickworks and a range of industries located along the rivulet with working class housing situated at the bottom of the valley and extending up the eastern rise into South Launceston.

The two parts of the precinct are now found between the Southern Outlet and Wellington Street on the east and the highway and Glen Dhu Street to the west.

The character of the area is of small timber and brick cottages, predominantly from the Victorian period, stepping down the slope to the valley. The houses are set close together on a tight block arrangement on an east-west grid. The buildings located near Glen Dhu Street are earlier and more substantial in construction and detailing than the eastern section which are more modest. The whole group provides a coherent group of related housing that demonstrates a period and pattern of development that contrasts with the more substantial housing found on the upper slopes to the west and east.



Significance

The precinct is significant for a range of reasons:

- It demonstrates a range of housing related to the industrial activities along the Glen Dhu creekline where generally modest forms are used in a subdivision with small block sizes and narrow streets. Although now altered by the road construction the two areas continue to demonstrate the pattern of development around large industrial and manufacturing sites as seen in the Coats Patons site.

- The housing precinct, with other related housing, provides a context for the Coats Patons building - a major manufacturing landmark site - that sets a stark contrast between the bulk and scale of the factory to the modest scale of the housing.
- A number of the buildings have individual significance as representative examples of their period or style.

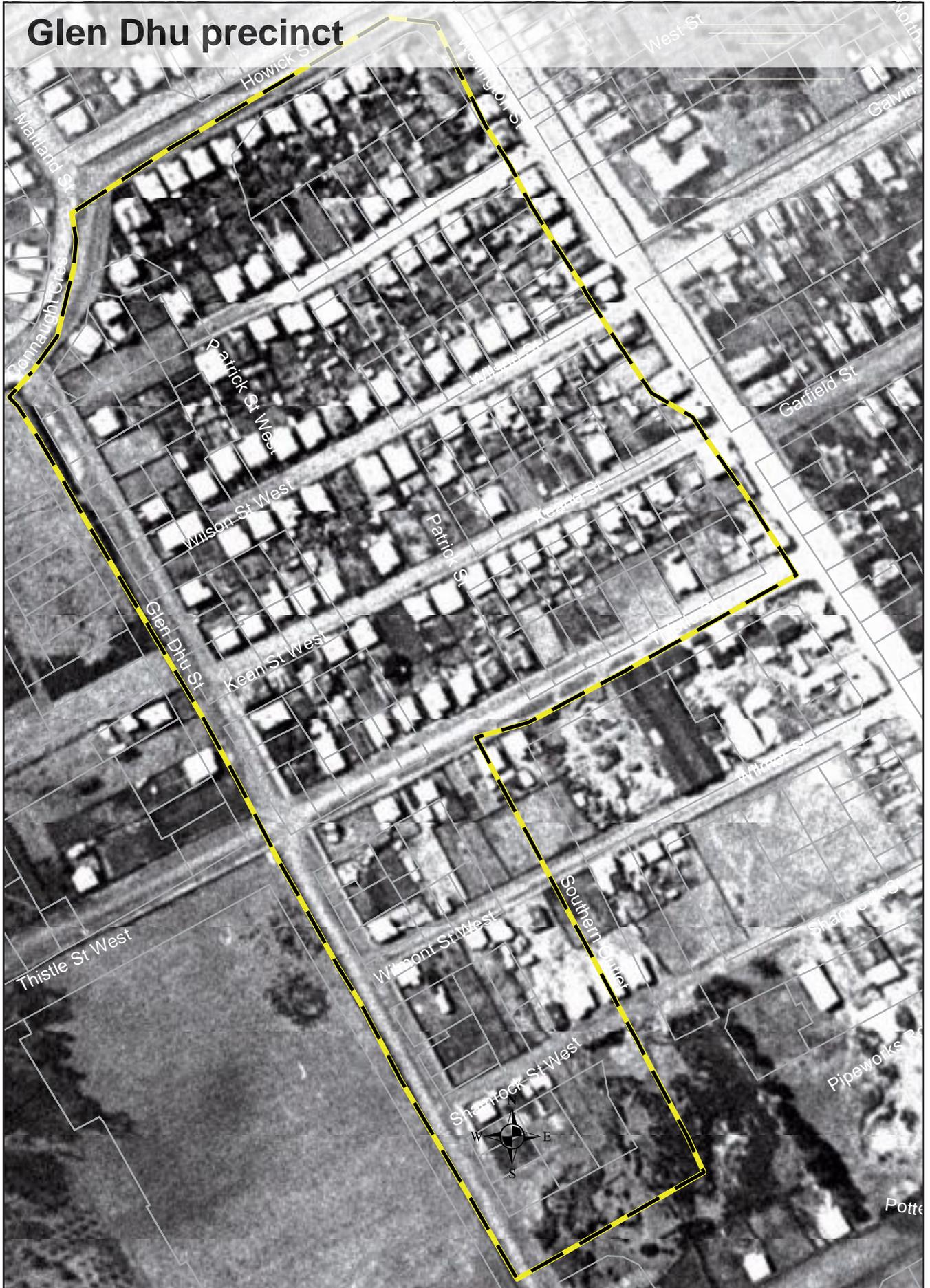
Policy recommendatons

1. The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance of the area and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole street.
2. The properties identified as heritage items should be retained and where possible future work should recover significance (where it is lost)
3. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
4. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group.
5. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Subdivision of most lots is not possible or recommended as the lot arrangement is tight and consistent across the area.
6. Carports and garages should generally not be located in front of the current buildings.
7. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
8. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

1922 aerial photograph of Glen Dhu precinct

Note that the Southern Outlet now bisects the tight street pattern of the precinct leaving remnant housing on each side. Also note the Coats Patons complex has not been erected.

Glen Dhu precinct



 Precinct boundary

Source image: King aerial photograph 1922, orthorectified 2007



Glen Dhu precinct



PD register class



Precinct boundary



Unknown



Precinct



Local



State

50 25 0 50



metres



Source image: QuickBird aerial photograph 2005

Glen Dhu precinct



Heritage registers

 Precinct boundary

 LCC planning scheme

 THC

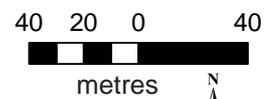
 PD LCHS

 LCC + THC

 LCC + LCHS

 THC + LCHS

 LCC + THC + LCHS



Source image: LCC detail survey layer

High Street precinct

Description

The High Street precinct extends along the ridge of East Launceston from York Street in the north to the intersection of Churchill Crescent in the south. The precinct largely encompasses the properties fronting High Street and St Georges Square but also extends to the east to include Lyttleton Street and to the west to include Welman Street. The precinct includes the existing St Georges Square precinct. It is a large precinct incorporating a wide range of building styles and periods.

High Street, like Elphin Road, provides one of the high quality residential precincts of Launceston. Many of the finest examples of residential development are found here, often within intact garden settings. The character of the precinct varies from that of Elphin Road due to topography although both are long and linear precincts that reflect a pattern of development.

High Street is perhaps a more coherent streetscape than Elphin Road with less subdivision and a greater number of buildings from the Victorian and Federation periods. The setting on the ridge with the expansive St Georges Square forming a large parkland provides for a unique character. This is further enhanced by the setting of Windmill Hill Reserve that provides a strong landscape backdrop to the city.

Interestingly a number of the major houses have over time been converted to accommodation uses with five alone in the block between Adelaide and Arthur Streets.

While the character of the precinct is strong through the large number of late-Victorian and early Federation buildings, there are also a range of sub-precincts that have distinctive characters.

The area adjacent to Windmill Hill Reserve features very fine housing dating back to the 1830s with substantial two-storey townhouses and terraces, the first major residential groups to be built on the hill overlooking the then small town. This group extends into Welman Street with its distinctive walled streetscape.

Lyttleton Street features a very fine collection of late Victorian timber houses at its southern end that exemplify the style, as well as a wide range of buildings at the northern end from Georgian through to mid-twentieth century. The hospital development, while retaining early buildings, has adversely impacted on the character and quality of this streetscape.

Beulah Gardens provides a small enclave of very fine interwar houses located on a c1930s subdivision that demonstrates the ability of the precinct to accommodate well designed infill housing from a range of periods.

St Georges Square demonstrates principles of English town planning transposed to the colonies with an arrangement of houses around a square with formal landscaping. Elements of the landscaping remain.

On the slopes to either side of St Georges Square are small and narrow streets of more modest housing that contrasts with the housing fronting High Street and set on the ridge.

The area extending south along High Street from the square is a mixture of good representative Victorian housing with a number of very fine early twentieth century houses in large gardens with commanding views over the city.

While a large number of places in the precinct are listed as individual items, the overall quality of the precinct is high and the non-listed buildings make a very important contribution to the character and setting. There are strong similarities between High Street and the upper section of Davey Street in Hobart as both streets are located on the ridge with large houses set in substantial gardens flanking the road taking advantage of views and position.



Significance

The precinct is significant for a range of reasons:

- It demonstrates the diversity of high quality housing in Launceston and the successive layering of housing development in prime locations. Commencing with the c1830 townhouses and incorporating Victorian Federation and Interwar houses each are represented with very fine examples in largely intact settings.
- It demonstrates the tradition of high quality housing that characterises Launceston.
- It provides a series of streetscapes of consistent and high visual and aesthetic value demonstrating the core values of housing development in Launceston.
- Many of the buildings have high individual significance as fine examples of their period or style, several are perhaps the quintessential examples in Launceston.
- The pattern of development, particularly the planning around St George's Square demonstrates early town planning principles and the adaptation of English precedents to a colonial setting.

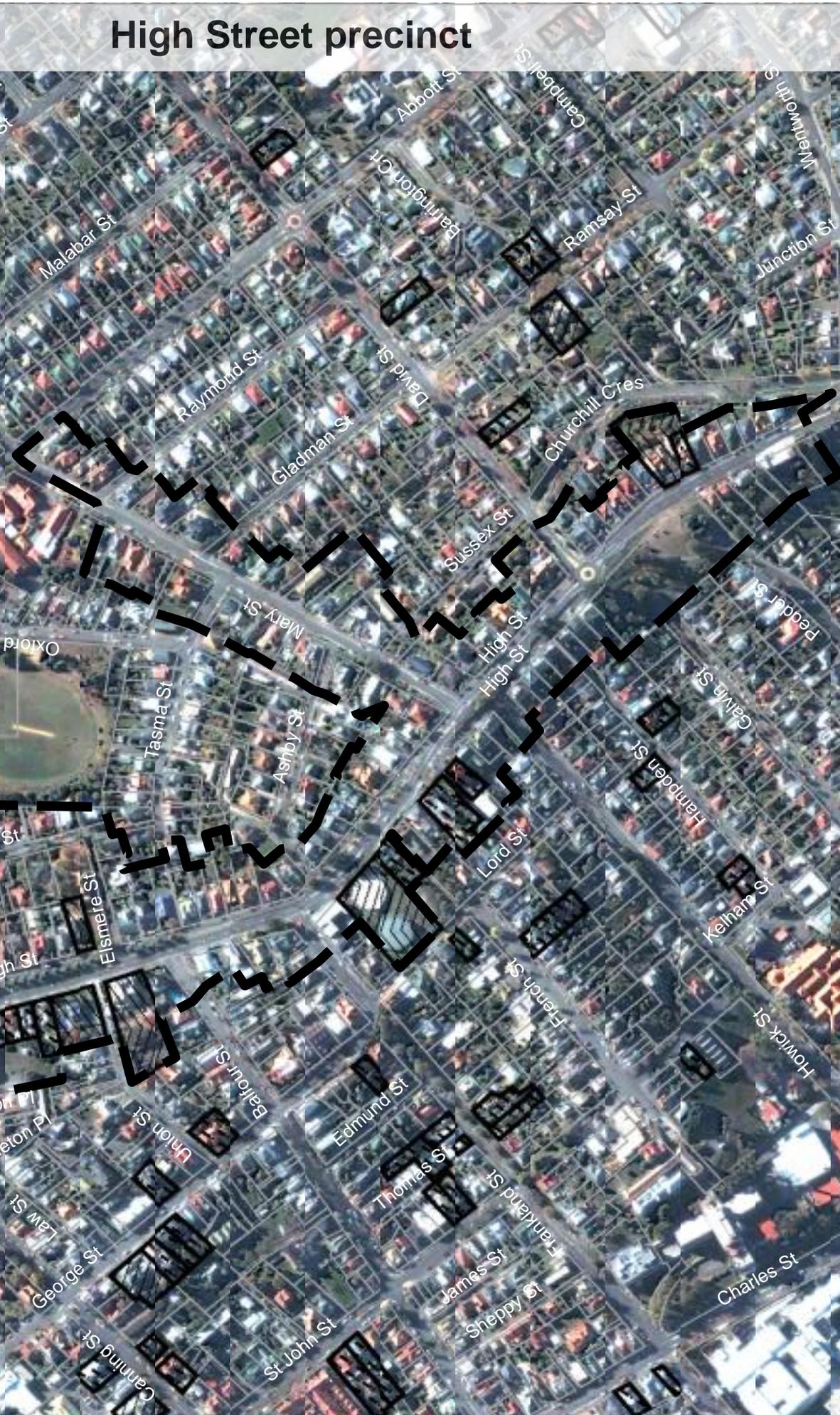
Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance of the area and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions; these should be considered for their ability to fit within the existing streetscape and their design excellence.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings or the existing alignment of buildings within the street.
5. Carports and garages should generally not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

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High Street precinct

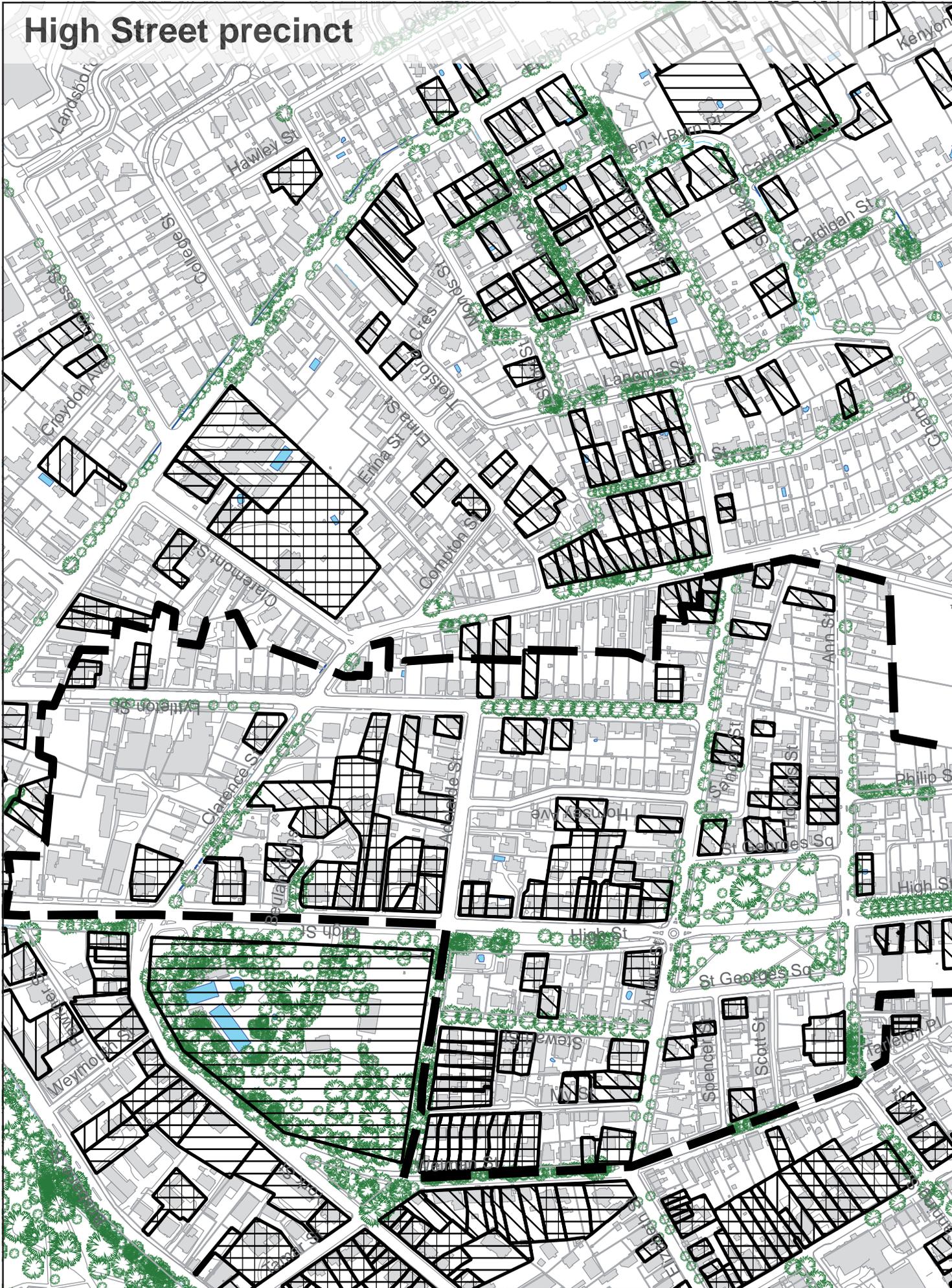


-  Unknown
-  Precinct
-  Local
-  State

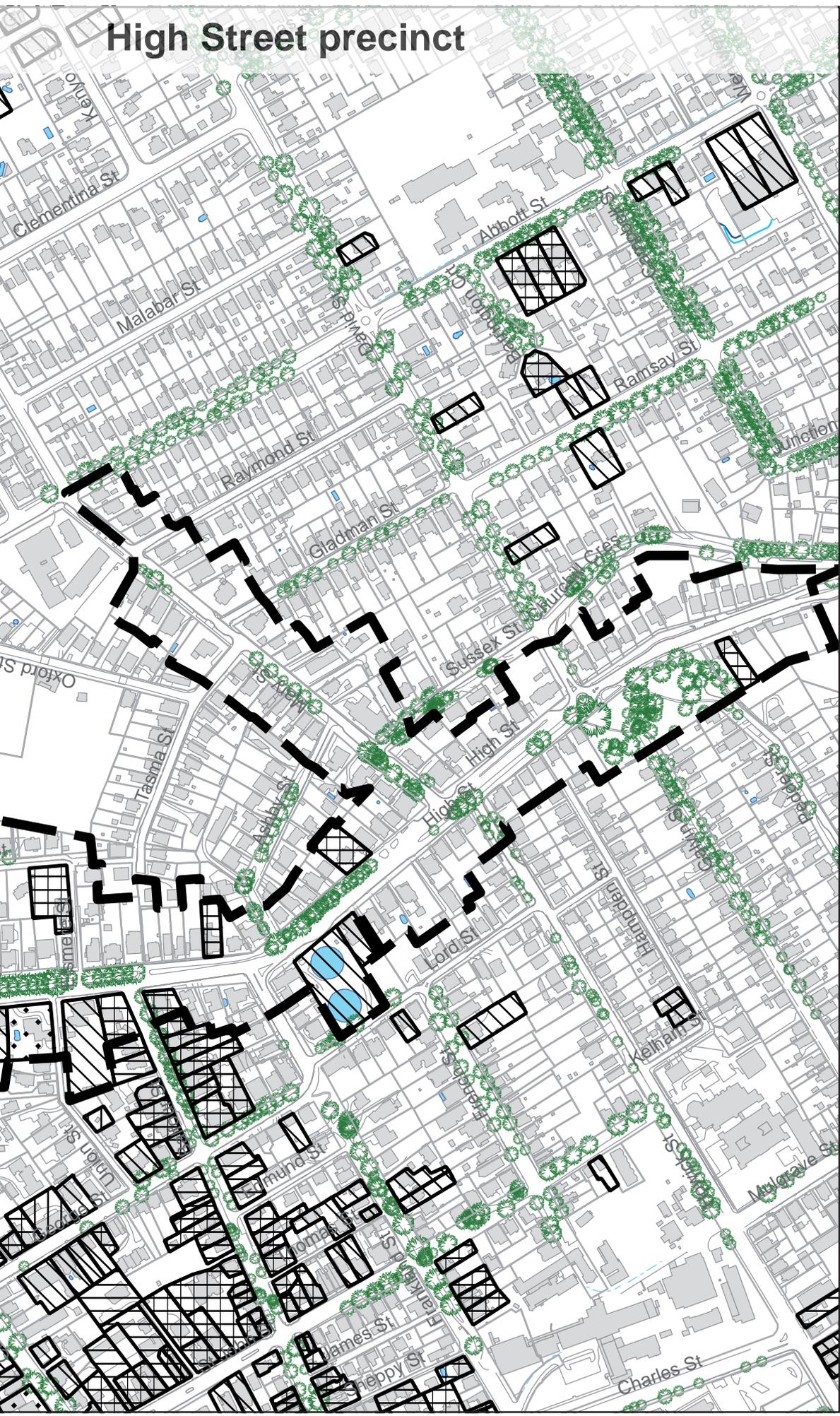
-  Precinct boundary

Source image: QuickBird aerial photograph 2005

High Street precinct



High Street precinct



- Precinct boundary
- LCC Planning Scheme
- LCC + LCHS
- THC
- THC + LCHS
- PD LCHS
- LCC + THC + LCHS
- LCC + THC

Heritage registers

Source image: LCC detail survey layer

Inveresk precinct

Description

Inveresk is part of Launceston's oldest suburb and uniquely demonstrates modest Victorian (and later period) housing in narrow streets with very small lot sizes and generally houses constructed at the front of the property. The area is characterised by the predominance of narrow streets, small regular lot sizes, small timber cottages interspersed with several unusual elements such as terraces, conjoined cottages and now the mix of industrial development that was once encouraged by zoning of the area.

Many of the buildings have undergone change to modify their modest form to meet increasing space requirements, however the character has been retained and is capable of being further enhanced. A number of sites are currently used for industrial purposes; some of these offer potential for infill development. Several infill townhouse developments have taken place that are out of character and are now considered intrusive into the very tight and regular pattern of street-fronting cottages.

Other impacts on the precinct have been the construction of the East Tamar Highway and the consequent removal of many buildings. A number of houses now front the highway and several isolated early cottages survive on the western side.

The area falls into several sub-precincts. Dry Street to Lindsay Street is the earliest development with very narrow streets extending away from the river providing the most modest form of Victorian cottage for wharf and industry workers. The area east of Holbrook Street also contains narrow streets and lanes oriented east-west with small cottages while the area west of Holbrook Street sees slightly later development with wider streets and slightly wider blocks with freestanding houses. The pattern of housing extending north is more broken with a range of Victorian and Federation forms seen in Forster Street. This is the most intact and largest working class precinct remaining.



Significance

The precinct is significant for a range of reasons:

- It demonstrates early working class housing in a largely intact setting with an exceptionally fine group of modest timber cottages in tight, narrow streetscapes.
- It demonstrates the clear difference between the quality of housing and location seen here on flood-prone land where more substantial housing is located above the flood level.
- It provides a series of streetscapes of high visual and aesthetic value demonstrating the core values of housing development in Launceston. The cross streets between Dry and Lindsay Streets are of particular significance and of state heritage value.
- Many of the buildings form part of a large and very significant group of exceptionally fine timber buildings at the modest end of the scale that characterise Launceston and which give the city much of its recognised character.
- A number of the buildings have high individual significance as fine examples of their period or style.

Policy recommendatons

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance of the area and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. Generally additions will be modest if possible at all and should be to the rear of properties and should be single storey unless the two storey form does not impact on the cohesive single storey quality of the area.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Most sites are not capable of subdivision, however some larger sites and former industrial sites may be suitable for future development. Any proposal for subdivision must demonstrate how the streetscape and other conservation values are retained and new development must be planned to follow the existing subdivision patterns with single dwellings fronting the street in regular patterns.
5. Carports and garages should not be located in front of the current buildings.
6. Car access should not be provided onto properties unless side driveway access is available.
7. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate.
8. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

1922 aerial photograph of Inveresk precinct

Note the obvious patterns of street tree plantings along the major roads and the railway yards at the bottom of the photograph. The housing area is very close to that found in the precinct today.

Inveresk precinct



 Precinct boundary



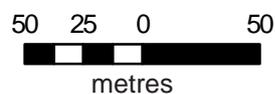
Source image: King aerial photograph 1922, orthorectified 2007

Inveresk precinct



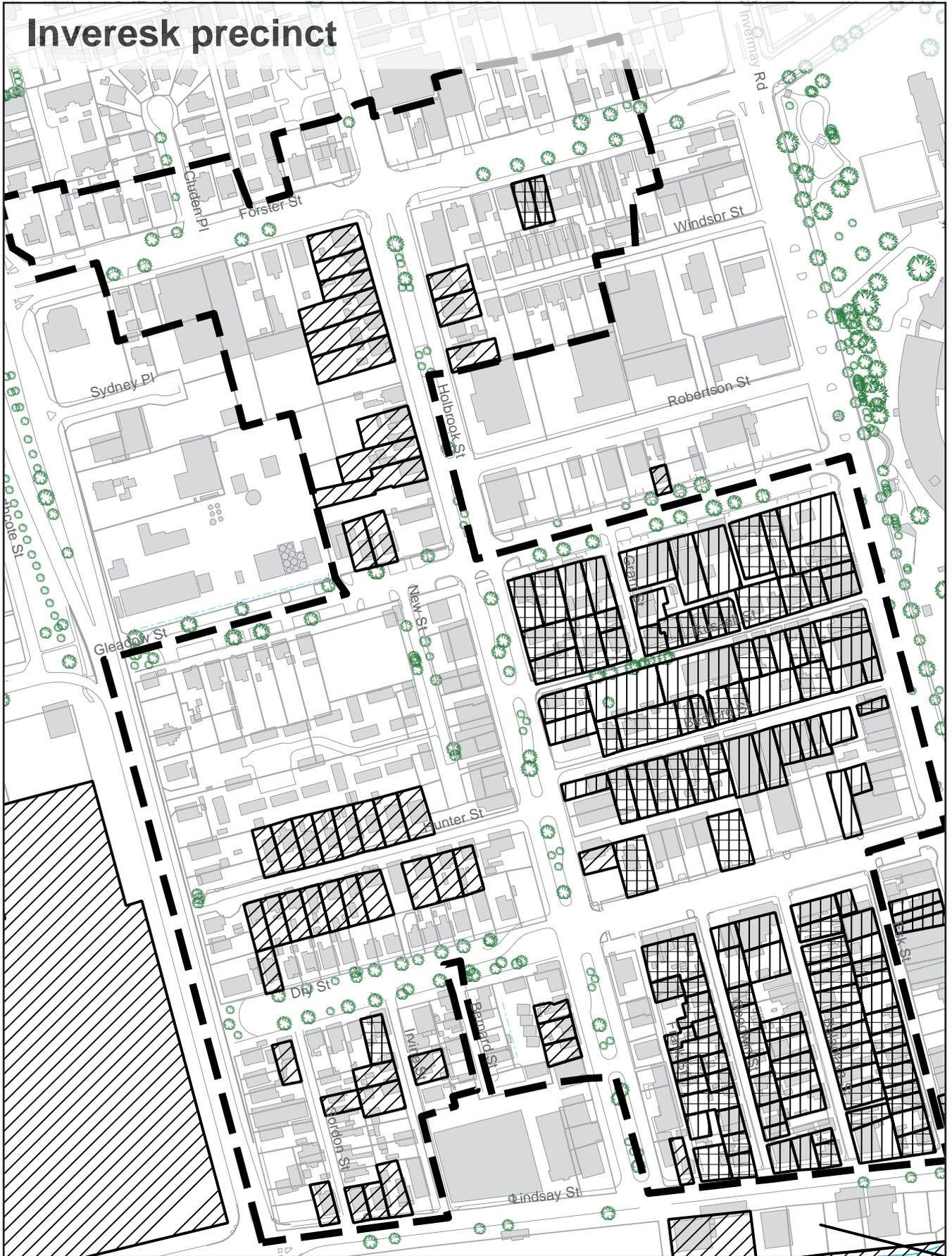
PD register class

-  Precinct boundary
-  Unknown
-  Precinct
-  Local
-  State



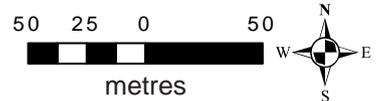
Source image: QuickBird aerial photograph 2005

Inveresk precinct



Heritage registers

- | | | |
|-------------------|---------------------|------------------|
| Precinct boundary | LCC planning scheme | LCC + LCHS |
| THC | THC + LCHS | LCC + THC + LCHS |
| PD LCHS | | |
| LCC + THC | | |



Source image: LCC detail survey layer

Inveresk Wharf precinct

Description

The Inveresk Wharf precinct comprises the remnant wharfage elements, now largely in ruins, several concrete wharf buildings, the silos and former pump house and a series of industrial sheds used for wool storage. It is the largest industrial precinct remaining within the centre of Launceston and the last remnant of the former intense waterfront activity that dominated the river flats. The surviving elements vary in condition and construction but combine to create an evocative landscape of a similar character to the nearby railway workshops before their adaptation.

A large part of the precinct is located outside the levee bank which effectively makes its future use difficult for further building works, but the surviving fabric including the fine wharf buildings, elements of wharf structures, tracks, pipelines and weighbridges create the foundation for public access areas through future redevelopment of the area. Given the proximity to the city and the large amount of currently unused land and buildings there is strong potential for the precinct to be redeveloped around the excellent heritage attributes that it contains.

The key character elements are:

- the linear nature of the foreshore area defined by the levee bank
- the remaining wharf buildings and elements
- the dominant silos building
- the rare surviving woolsheds.
- the strong visual relationship between the river and the precinct and also the views to and from Trevallyn to the west.



Significance

The precinct is significant for a range of reasons:

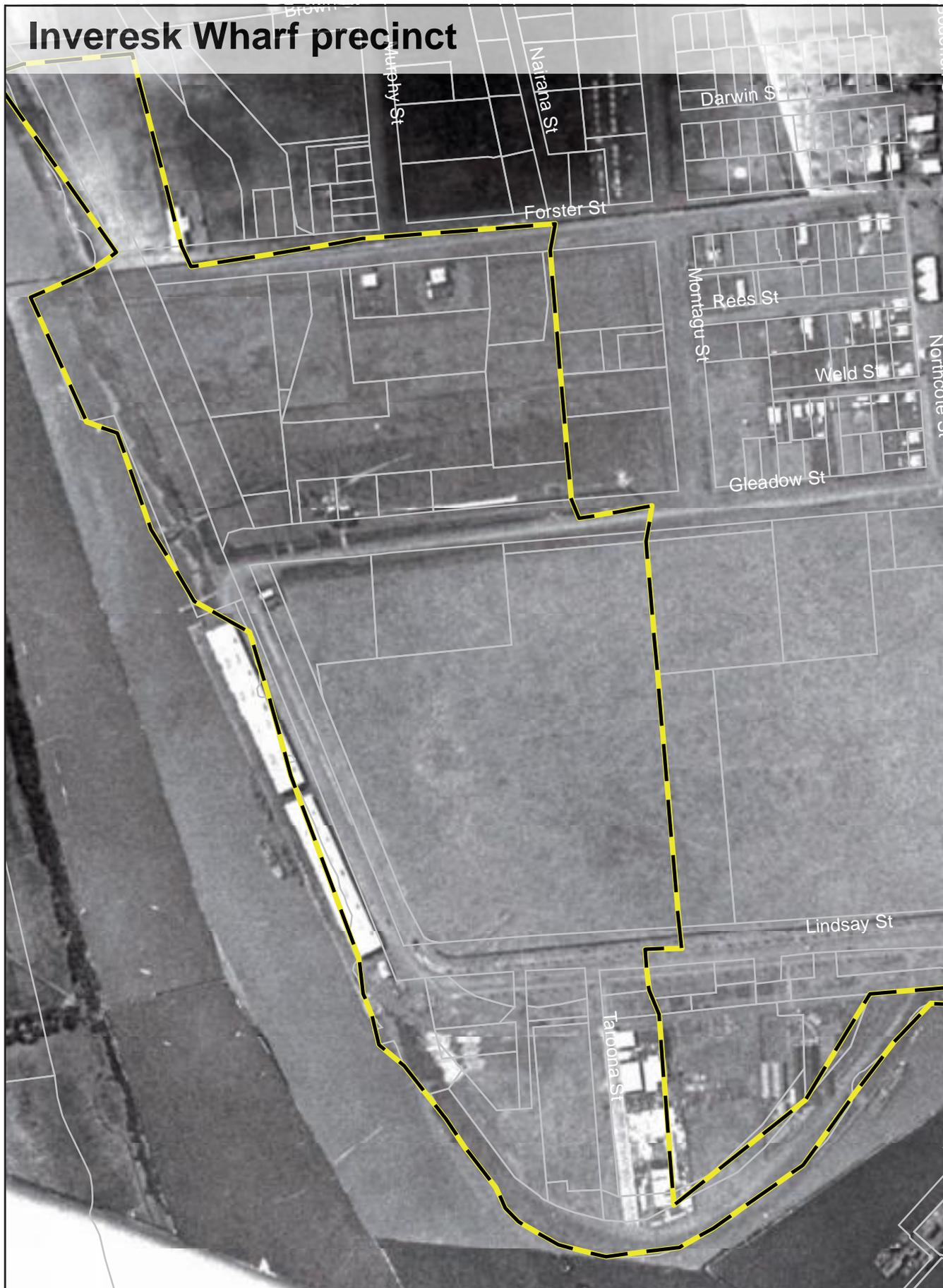
- It demonstrates the very significant wharf occupation of the riverfront and contains the only remaining elements, and provides an opportunity for that use to be seen and interpreted. The collective value of the elements from buildings to individual site elements is of paramount significance.
- A number of the elements have high individual significance as fine examples of industrial development from a range of industrial and warehousing uses.
- A number of the elements are rare surviving examples of industrial use and waterfront activity within Launceston and are relatively rare in Tasmania.

Policy recommendations

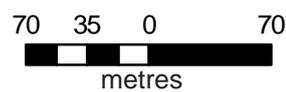
The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost while allowing for adaptation to new uses.
2. A comprehensive conservation management plan for the precinct is required prior to any future works or development to ascertain in detail the significance of the elements, how they can be retained, adapted, and/or incorporated into new works. No identified elements should be removed or have their significance lessened until this plan is in place.
3. Elements that are currently structurally unsafe such as the wharf remnants need to be assessed, stabilised and incorporated into new works in the future.
4. Owners of properties should be advised of the listing of the precinct and the possible consequences for future planning.
5. At-risk structures should be adequately secured against vandalism until their future is determined.

Inveresk Wharf precinct

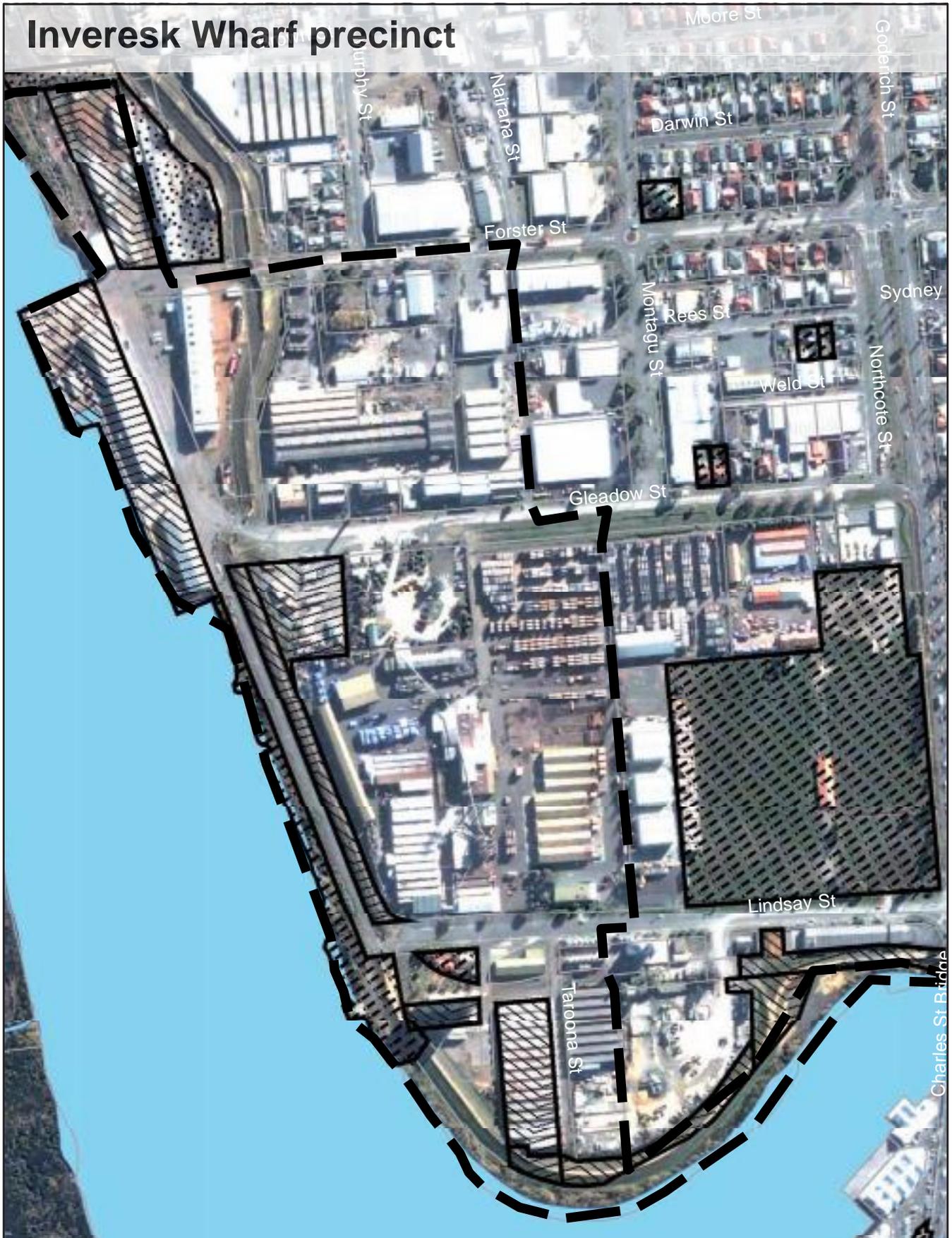


 Precinct boundary



Source image: King aerial photograph 1922, orthorectified 2007

Inveresk Wharf precinct



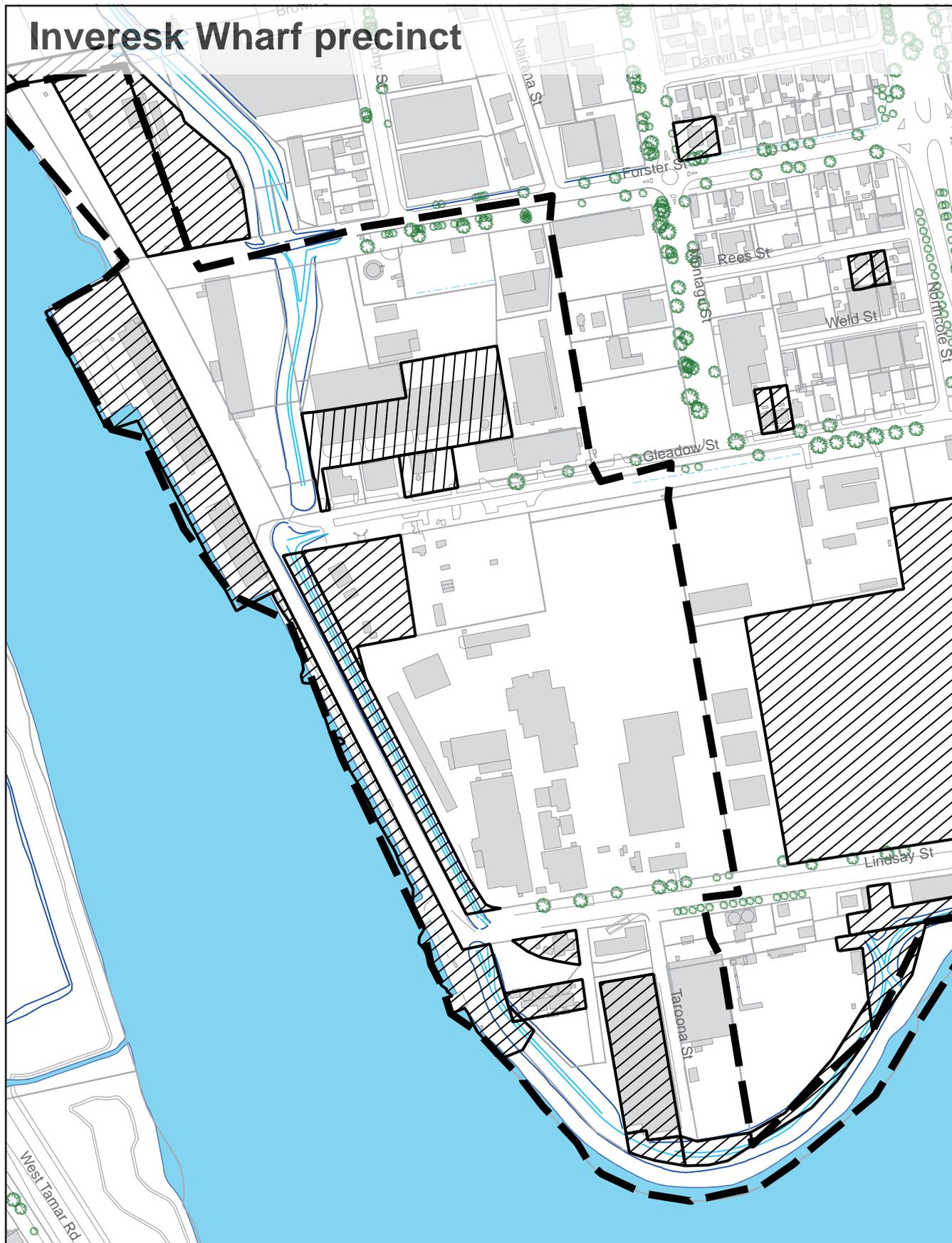
PD register class

-  Precinct boundary
-  River
-  Unknown
-  Precinct
-  Local
-  State



Source image: QuickBird aerial photograph 2005

Inveresk Wharf precinct



Heritage registers

- | | | |
|---|---|--|
|  Precinct boundary |  LCC Planning Scheme |  LCC + LCHS |
|  River |  THC |  THC + LCHS |
| |  P D LCHS |  LCC + THC + LCHS |
| |  LCC + THC | |



metres



Source image: LCC detail survey layer

Invermay precinct

Description

This is a large housing precinct that comprises a range of housing types and contains smaller precincts within its boundaries. It occupies a generally level plateau defined by Forster Street to the south and the land falling away to the east into swamp areas.

Although sub-divided within a short period the take-up of lots over time can be clearly seen in the housing styles and periods represented with the later interwar housing being located around the northern and eastern fringes of the precinct. Ray and Forster Streets see a range of large and very fine Victorian houses with the stunning house at 15 Ray Street located in a large estate on the corner of Elm Street. The larger lots have seen some subdivision, and the Ray Street properties in particular – once oriented to the main road – now face the back of light industrial development and back onto Ray Street.

Albion and Bryan Streets are the earlier streets to be developed; Albion Street oriented parallel to Invermay Road in contrast to the other streets in the precinct. Albion Street contains an exceptionally fine group of late Victorian houses, clearly the best surviving streetscape north of the North Esk River and possibly of state significance. The street also contains a church that punctuates the rhythm of the street. The adjoining houses in side streets also contribute to the completeness of the streetscape and setting

In contrast Bryan Street contains a mix of housing including several early Victorian timber cottages of modest construction that pre-date much of the surrounding development.

Other development is well represented by streets of excellent typical and modest examples ranging from late Victorian to interwar, most retaining a high level of integrity.

While gardens are an important element in the precinct it is not a treed landscape. Several significant trees have been identified but generally it is a suburban setting.

Of particular interest are a number of the corner properties that demonstrate good design and siting, several more substantial brick houses, several shops and churches including a very fine church hall in Henty Street, the range of excellent gardens and the overall integrity of the setting.

Many of the key houses have been identified in previous studies and several additional properties are nominated here as heritage items, however it is the completeness of the precinct that gives it its major value.





Significance

The precinct is significant for a range of reasons:

- It demonstrates a range of housing from the major periods of Launceston's development including the late Victorian, Federation and interwar periods.
- It demonstrates the clear difference between the quality of housing and location seen here on the ridge and the modest housing on the flats below. It also shows the difference within one precinct of preferred areas close to the main road and on the rise with views.
- It provides a series of streetscapes of high visual and aesthetic value demonstrating the core values of housing development in Launceston. Albion Street is an exceptionally fine streetscape of state heritage significance.
- Many of the buildings form part of a large and very significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character.
- A number of the buildings have high individual significance as fine examples of their period or style; several are amongst the major residential buildings of Launceston.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance of the area and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance that has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. Generally additions should be to the rear of properties and should be single-storey unless the two-storey form does not impact on the cohesive single-storey quality of the area.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings. Most sites are not capable of subdivision, however some are and any proposal must demonstrate how the streetscape and other conservation values are preserved.
5. Carports and garages should not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

Invermay precinct



 Precinct boundary



Source image: King aerial photograph 1922, orthorectified 2007

Invermay precinct



PD register class



Precinct boundary

River



Unknown



Precinct



Local



State

70 35 0 70

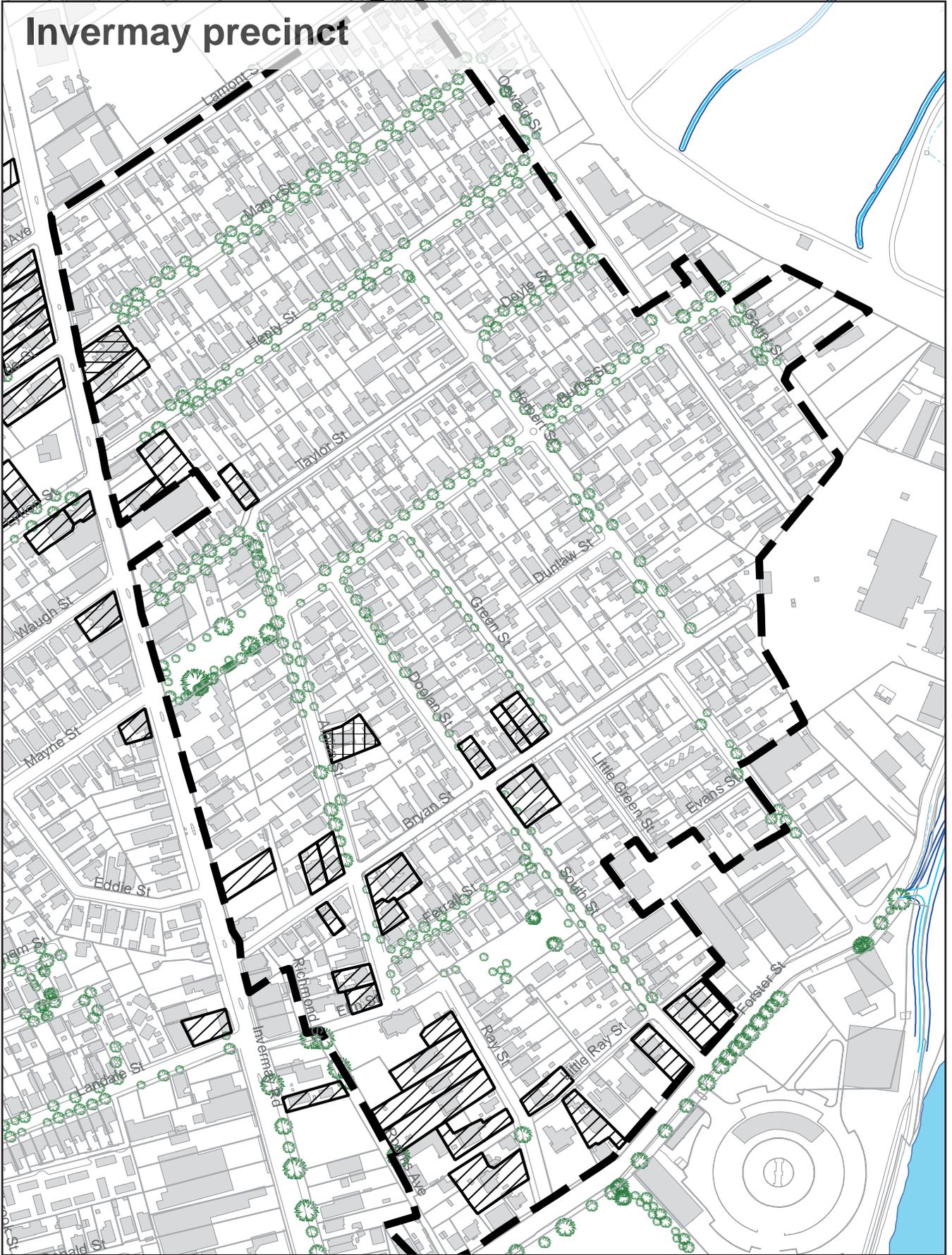


metres



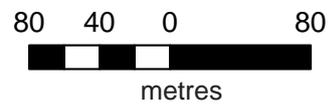
Source image: QuickBird aerial photograph 2005

Invermay precinct



Heritage registers

- | | | | |
|--|---------------------|--|------------------|
| | LCC Planning Scheme | | LCC + LCHS |
| | THC | | THC + LCHS |
| | PD LCHS | | LCC + THC + LCHS |
| | LCC + THC | | |



Source image: LCC detail survey layer

Invermay Road (Mowbray) precinct

Description

This is a small precinct situated around the curve of Invermay Road as it climbs towards the Mowbray shopping area. Again the slight elevation introduces a significant change in housing to more affluent and substantial residences situated to take advantage of the views and setting. The road is now a main road which has resulted in some loss of general amenity to the residential nature of the properties, however a number of very fine houses remain intact, some with garden settings. A key property is a very fine house at 238 Invermay Road but all houses in the group provide a strong context.

The buildings are predominantly of timber construction from the late Victorian to early Federation period and exemplify the various styles and forms used in those periods. It is one of the few intact groups of houses remaining on Invermay Road.



Significance

The precinct is significant for a range of reasons:

- It demonstrates a range of housing from the major period of Launceston's development
- It demonstrates the clear difference between quality of housing and location seen here on the ridge and the modest housing on the flats below.
- It provides a streetscape of high visual and aesthetic value demonstrating the core values of housing development in Launceston in an otherwise degraded main street.
- The buildings form part of a large and very significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole street.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings.
5. Carports and garages should not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

1922 aerial photograph of Invermay Road (Mowbray) precinct

The early subdivision and housing is clearly seen; note the open paddocks above the street and the orientation of housing as larger lots are subdivided.

Invermay Road (Mowbray) precinct



PD register class



Precinct boundary



Unknown



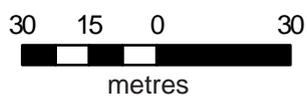
Precinct



Local



State



Source image: QuickBird aerial photograph 2005