

HISTORIC AREA STATEMENT UPDATE CODE AMENDMENT

North Adelaide Kentish Arms Historic Area Statement (Adel 12)

For Consultation

October 2024

Preamble

The draft Code Amendment will amend the content of 14 existing Historic Area Statements by including additional contextual information about the existing important historical elements of the area and introduce Representative Buildings.

Each Historic Area Statement is presented on the standardised table template developed and required by Planning and Land Use Services (PLUS) and include the following elements (provided in Column 1):

- Eras, themes and context
- Allotments, subdivision and built form patterns
- Architectural styles, detailing and built form features
- Building height
- Materials
- Fencing
- Setting, landscaping, streetscape and public realm features
- Representative Buildings.

The current statement is provided in Column 2 and the proposed statement is provided in Column 3.

Diagrams have been included to assist with interpretation of the Statements and are provisional on PLUS/State Planning Commission agreement.

North Adelaide Kentish Arms Historic Area Statement (Adel 12)

Elements	Current Statement	Proposed Draft Statement
Eras, themes and context	~~Residential area reflecting the townscapes of large nineteenth and early twentieth century.~~ ~~1837 to 1901 – Victorian period.~~ ~~1901 to 1920s – Edwardian period.~~	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by the Adelaide Park Lands. Its topography is characterised by a steep rise from Melbourne Street to Stanley Street, below which the Area is relatively flat. The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the Adelaide Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. This Historic Area encompasses land at generally lower elevations compared to the adjoining Stanley Historic Area to the west. The high concentration of small cottages and worker housing below the scarp reflects the early subdivision of these Town Acres into estates for development of more intensive residential forms, such as the speculative Chichester Gardens development (two hundred blocks subdivided in 1839), and the philanthropic mews cottages along the lower end of Stanley Street/Kingston Terrace. <u>Eras</u> 1837 to 1901 - Victorian period.

		1901 to 1920s - Edwardian period. 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	~~Strong residential built form edge to the Park Lands and Mann Terrace with regular siting and pattern of building addressing principal road frontage.~~ <u>Stanley Street (south side), East and West Pallant Streets</u> ~~Closely sited single-storey buildings.~~ <u>Stanley Street (north side)</u> ~~Close siting of buildings.~~	This Area is characterised by intact, low-scale residential development on rectangular allotments of varying widths and sizes. The historic streetscapes are characterised by large nineteenth and early twentieth century substantial Victorian and Edwardian villas and other detached and semi-detached dwellings in a variety of forms and styles including row cottages, detached cottages and small semi-detached cottages. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. A significant feature of this Area is the distinctive varied alignments of Terraces facing the Adelaide Park Lands. The historic built form character is established by detached and attached dwellings of low density. The far west of the Area is characterised by generally larger, wider allotments with detached dwellings merging with the more open, low-density character of the adjoining Stanley Historic Area. Narrower and smaller allotments with semi-detached dwellings are more prevalent in the remainder of the Area including along Stanley Street and Kingston and Mann Terraces, as well as Sussex Street and other minor streets. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including some buildings on the street frontage. Minor streets and lanes provide majority of crossover locations for access to sites. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens which typically covers 50 percent of the site. The historic built-form character of the Area is established by Heritage Places and Representative, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Arthur Street</u> The intimate historic streetscape is derived from the narrow street setting and the row of single-storey row cottages set close to the street with verandahs extending to the street frontage. <u>Bower Street</u> The distinctive historic character is derived from the narrow street setting and formed by matching single storey row cottages on both sides of the street that are consistently setback with small garden areas on allotments of consistent size, rhythm and pattern.

		<u>Colley Street</u> The historic character of the street is derived from the narrow street setting and the single fronted cottages setback close to the street frontage with small garden areas. <u>Dunn Street</u> The historic character of the street is derived from the narrow street setting and the detached and semi-detached cottages along the eastern frontage that are set close to the street with verandahs extending to the street frontage. <u>East Pallant Street and West Pallant Street</u> The historic streetscape character is derived from the narrow street setting closely sited single storey detached and semi-detached cottages built on or close to the street frontage. These include some of Adelaide's earliest residential buildings. The pattern, siting and setbacks are established by the Heritage Places. <u>Francis Street</u> Minor street with buildings on or close to frontages. Provides access to properties fronting Kingston Terrace. <u>Francis Street East</u> The historic streetscape comprises of a narrow street setting with single storey row cottages set close to the street with verandahs extending to the street frontage. Provides access to properties fronting Kingston Terrace. <u>Fuller Street</u> Minor street with buildings setback consistently. <u>Hart Street</u> The consistent historic character is established by the narrow street setting flanked by detached single storey cottages and villas of similar form, scale and setbacks with small front gardens on allotments of similar dimensions. <u>Jerningham Street (east side)</u> This wide street provides the solitary major north-south axis in Lower North Adelaide. To the south of Stanley Street, the historic character is derived from predominantly single storey detached cottages and row cottages set close to the street with verandahs extending to the street frontage. The exception is the two-storey State heritage dwelling on the corner of Stanley Street and Jerningham Street. To the north of Stanley Street, the historic built form character comprises of single storey villas setback from street
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		frontage with small garden areas. The pattern, siting and setback of dwellings is established by the Heritage Places. (The west side of Jerningham Street is in the Stanley Historic Area.) <u>Kingston Terrace</u> The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character is established by the single storey row dwellings and detached and semi-detached dwellings generally with shallow setbacks from the primary street frontage with small garden areas. The landscaped gardens make an important contribution to the streetscape setting. There is only slight variation in setbacks which form a coherent building line. The pattern, siting and setback of dwellings is established by the Heritage Places and Representative Buildings. <u>MacKinnon Parade</u> The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. East of Dunn Street the historic built form character is derived from single storey detached and semi-detached dwellings that are almost exclusively Heritage Places and of similar scale, design with consistent setbacks and landscaped front garden areas. The consistent pattern, siting and front and side setbacks of dwellings is established by the Heritage Places. To the west of Dunn Street, the historic built form is derived from predominantly single storey detached and semi-detached dwellings set closer to the street frontage, with only slight variation in setbacks and with smaller front garden areas than to the east. <u>Mann Terrace</u> The cohesive historic streetscape character is established by the narrow street setting and by the closely developed detached and semi-detached dwellings and a regular building setback from the street. The consistent pattern, siting and setback of dwellings is established by the Heritage Places and Representative Buildings. <u>Porter Street and Veronica Lane</u> Minor streets providing rear laneway access to carports and garaging for residences fronting another street. <u>Provost Street</u> The historic streetscape is formed by the narrow street setting and is characterised by single storey detached and semi-detached dwellings built on or close to the street frontage with small front garden areas. <u>Stanley Street</u> The high amenity streetscape is formed by the wide street setting. The historic built form on the northern side of Stanley Street is characterised by a strong presence of single storey detached and semi-detached
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		dwelling and long lines of row dwellings generally with shallow setbacks from the primary street frontage established by the Heritage Places and Representative Buildings. There is a variation in setbacks between the different forms of dwellings however as they are in long groups of their dwelling form their setback is viewed as coherent. The front garden areas make an important contribution to the streetscape setting. The historic built form character on the southern side of Stanley Street comprises of closely sited single storey detached and semi-detached dwellings with small setbacks from the street frontage and small front garden areas established by the Heritage Places. The exception is the two storey Kentish Arms Hotel which is built to the street frontage and the two storey Victorian house. The coherent pattern, siting and setbacks are established by the Heritage Places and Representative Buildings. <u>Sussex Street</u> The historic streetscape character and intimate streetscape is derived from a combination of the narrow street setting and the predominantly single storey close-set semi-detached, detached and row dwellings generally on or close to the street frontage punctuated by some gaps in the typical historic building line. The pattern, siting and setbacks are established by the Heritage Places, except for one two-storey Victorian residence which is deeply set back on a larger site.
Architectural styles, detailing and built form features	<u>Victorian Dwellings</u> ~~Single or two storey houses built in a variety of sizes and scale.~~ ~~Single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections.~~ ~~Vertically proportioned window and door surrounds highlighted with moulded render or brick dressings.~~ ~~Roofs generally hipped in form, with the asymmetrical style,~~	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s-1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place and Representative Buildings such as verandahs, roof forms or historic detailing maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are not readily visible from the street. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street.

	gable ended or hipped roof to the projecting bay. Concave or convex form verandah roof Four panelled doors with fanlights and often sidelights. Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses. <u>Edwardian dwellings</u> Prominent strapped gables and detailing, tall brick chimneys, and verandahs incorporated under the main pitch of the roof. Verandahs with convex (or bullnose) profile. Masonry fencing with cast iron palisade, or timber. <u>Stanley Street (south side), East and West Pallant Streets</u> <u>Victorian and Inter-war dwellings.</u> <u>Adelaide's earliest residential buildings.</u> <u>Stanley Street (north side)</u>	Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. Typical and appropriate siting of carports and garages is illustrated below. The diagrams illustrate two typical siting options for carports and garages relative to a house. The left diagram, titled 'Rear lane access', shows a house with a rear lane. A carport is located at the rear of the house, accessible from the lane. The right diagram, titled 'Enclosed garage', shows a house with an enclosed garage. An open carport is located at the rear of the house, accessible from the lane. Both diagrams show the house with a central door and windows, and the carport/garage is located behind the main facade. Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles including but not limited to: Early Victorian Houses (1840s to 1860s) In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later but the low scale of these buildings often made this difficult. Victorian Houses (1870s to 1890s) During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scale were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two storey and all were built in a variety of sizes and scale. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally
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	~~Victorian and Edwardian dwellings.~~ ~~Cohesive, single-storey detached, semi-detached and row housing of the Victorian and Edwardian periods with verandahs along the street frontages and hipped roofs or parapets to front facades.~~ ~~<u>Sussex Street</u>~~ ~~Victorian and Edwardian dwellings.~~ ~~Early German settler cottages and Victorian row dwellings.~~ ~~Sections of small scale, closely sited and cohesive development to the eastern and western end.~~ ~~Early settler cottages on the northern side and Victorian row houses on the southern side.~~ ~~<u>Kingston Terrace</u>~~ ~~Victorian dwellings.~~ ~~A mixture of single-storey row housing and detached and semi-detached houses of the late Victorian to Edwardian periods from Jerningham Street to Francis Street (west), with more recent detached houses and~~	hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration was used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped and doors were often divided into three or four horizontal panels. Inter-War Houses (1920s to 1942) In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide during the period 1942 to 1950, because of the materials shortages caused by the Second World War. <u>Arthur Street</u> Edwardian period. Architectural styles include but not limited to Edwardian-Inter-war transitional style red-brick row cottages.
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contemporary three-storey town houses. A diversity of architectural styles and housing types which present a cohesive townscape. <u>Jerningham Street</u> Victorian dwellings. Single-storey nineteenth century detached and semi-detached dwellings. <u>MacKinnon Parade</u> East of Dunn Street has detached and semi-detached houses of similar scale and design that are of identified heritage value. West of Dunn Street has eroded streetscape pattern. <u>Mann Terrace</u> Victorian dwellings. A group of identical villas. The articulated and gabled facades, pitched roof profiles and verandahs create a highly cohesive character. South of Melbourne Street the townscape comprises a group of identical villas, all of local heritage value. The articulated and gabled facades, pitched roof profiles and verandahs	<u>Bower Street</u> Victorian period. Architectural styles include but not limited to late Victorian row cottages on either side of street exhibiting matching roof and verandah profiles, materials and detailing, and facades unified by continuous verandahs. <u>Colley Street</u> Edwardian period. Architectural styles include but not limited to small Edwardian workers cottages on eastern side. <u>Dunn Street</u> Victorian and Edwardian period. Architectural styles include but not limited to late Victorian terrace (one) and Edwardian semi-detached dwellings (two) on eastern side. <u>East Pallant Street & Mann Street</u> Victorian period. Architectural styles include but not limited to early Victorian corner shop and dwelling of simple design. <u>Francis Street East</u> Victorian period. Architectural styles include but not limited to Victorian row cottages on southern side. <u>Francis Street</u> Inter-war period. Architectural styles include but not limited to an Inter-war Bungalow on southern side. <u>Hart Street</u> Victorian period. Architectural styles include but not limited to Victorian cottages and villas. <u>Jerningham Street</u> (east side) Victorian and Inter-war period. Architectural styles including but not limited to Victorian villas between Kingston Terrace and Stanley Street on the more elevated sites, Victorian cottages south of Stanley Street plus a two-storey 1840s residence of English design on the corner site (78 Jerningham) and Victorian row cottages between Provost Street and MacKinnon Parade.
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	~~create a highly cohesive character.~~ ~~North of Melbourne Street there is also a cohesive townscape established by closely developed detached and semi-detached dwellings most of which have local heritage value and a regular building set back from the street.~~ <u>Hart Street</u> ~~Victorian dwellings.~~ ~~Cohesive and intense built form consisting of detached stone cottages of a consistent scale, built form character and siting with masonry construction, fenestration, pitched roofs and verandahs.~~ <u>Bower Street/Provost Street</u> ~~Victorian dwellings.~~ ~~Small detached cottages and row dwellings set on or close to the street.~~ <u>Arthur Street</u> ~~Victorian and Edwardian dwellings.~~ ~~Low scale character.~~	<u>Kingston Terrace</u> Victorian and Inter-war period. Exhibits a collection of architectural styles including but not limited to Victorian villas and cottages, Victorian Italianate, Victorian Gothic, Victorian Terrace, and Inter-war Old English Revival <u>Mackinnon Parade</u> Victorian period. Architectural styles include but not limited to Victorian cottage, Victorian villas and Victorian-Edwardian transitional. This includes early to late Victorian dwellings of a variety of styles ranging from simple worker cottage to more ornate dwellings including with highly decorative cast iron detailing, and the very consistent six pairs of semi-detached dwellings in a row towards the eastern end. <u>Mann Terrace (north of Melbourne Street)</u> Victorian period. Exhibits a collection of architectural styles including but not limited to Victorian cottages and villas. Articulated and gabled facades with pitched roof profiles and verandahs contribute to a highly cohesive character. <u>Mann Terrace (south of Melbourne Street)</u> Victorian, Edwardian and Inter-war period. Architectural styles include but not limited to Victorian cottages and villas, Victorian-Edwardian transitional and Inter-War Bungalow. Articulated and gabled facades with pitched roof profiles and verandahs contribute to a highly cohesive character. <u>Provost Street</u> Victorian and Inter-war periods. Architectural styles include but not limited to small single-storey Victorian cottages and Inter-war Bungalow. <u>Stanley Street</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles including but not limited to Victorian and Edwardian villas and cottages, mostly detached or row dwellings, of various forms and designs, as well as examples of Victorian-Edwardian transitional style dwellings and the occasional Inter-war Bungalow.
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		A significant feature is the concentration of similar row dwellings on northern side east of Fuller Street and extending through to Kingston Terrace. <u>Sussex Street</u> Victorian, Edwardian and Inter-war period. Architectural styles include but not limited to small single-storey Victorian and Edwardian cottages and Inter-war Bungalow plus a large Victorian two storey residence. <u>West Pallant Street</u> Victorian period. Architectural styles include but not limited to early Victorian pair of cottages and late Victorian detached cottage.
Built height	~~Buildings up to two storeys in Jerningham Street, Stanley Street, MacKinnon Parade, Sussex Street, Hart Street and East and West Pallant Streets, presenting as single storey to the street. Single storey on Kingston Terrace between Fuller Street and Francis Street (west).~~	Low scale, one and two storey residential established by the prevailing patterns set by Heritage Places and Representative Buildings Two-storey exceptions are the Kentish Arms Hotel (23-31 Stanley Street), a shop and dwelling at 68 Stanley Street, and dwellings at 78 Jerningham Street and 128 Sussex Street. Building height, including the floor to ceiling clearances of each level, reference the prevailing floor level and building heights of Heritage Places and Representative Buildings within the locality.
Materials	<u>Victorian Houses</u> ~~Bluestone, limestone or sandstone, with brick or rubble side and rear walls.~~ ~~Timber framed windows and doors.~~ ~~Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.~~	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing.

	~~Masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses~~ <u>Edwardian Houses</u> Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material. Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding. Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels. Masonry fencing with cast iron palisade, or timber (picket).	Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent with the era and style of the dwelling as defined by archival sources.
Fencing	~~Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building~~	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the streetscape through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites.

	façade) to 2 metres, and 1.8 metres on corner sites.	The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles including: Early Victorian Houses (1840s to 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1920s to 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Landscaping qualities of public and private open space. Pedestrian amenity and shelter provided by street trees, other landscaping and a high standard of paving within the public realm. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and trees. Vehicle access to row dwellings is provided from laneways and minor streets. Car parking is located behind buildings on the frontages to	Linear grid of tree lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by spacious garden gardens. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Views and vistas of the Adelaide Park Lands from Kingston Terrace, , Mann Terrace and McKinnon Parade. Attractive pedestrian environment providing pedestrian shelter and amenity provided by street trees and a high standard of paving and other landscaping to the public realm along Stanley Street and Jerningham Street. Stone kerbing in New Street, Hart Street, Francis Street, Fuller Street, Kingston Terrace and Kingston Terrace East. Stone water table in New Street, eastern side of Old Street Francis Street, Fuller Street, Kingston Terrace and Kingston Terrace East. Stone in concrete kerbing on eastern side of Old Street, McKinnon Parade and Colley Street. Stone in concrete water table in McKinnon Parade and Colley Street. Cast iron street name plates along West Pallant Street and Colley Street.

	Kingston Terrace, Mann Terrace, MacKinnon Parade, Melbourne Street and Sussex Street. Car parking is located behind or beside buildings on the Stanley Street and Jerningham Street frontages.	Enamel street name plate along Stanley Street. Enamel street number plates along Stanley Street, Sussex Street, Finnis Street and Mann Terrace. Significant avenue of oriental plane trees along Stanley Street. Significant views east and west of Stanley Street.
Representative buildings	[Not identified]	Identified – refer to SA planning database.