

SUMMARY**COUNCIL NAME:** City of Norwood Payneham & St Peters**ZONE:** Residential 2A, Residential 3N**NAME IDENTIFIER FOR AREA:** Maylands**Summary rating**

1	1 Land Form
3	2 Subdivision Pattern
3	3 Building Stock
3	4 Lot Size and Frontage
3	5 Setbacks, Site Coverage, Open Space

Summary Statement

The Maylands Character Area is an attractive example of early suburban development representing the residential character established in Maylands. The Maylands Character Area is bound by Janet Street, Portrush Road, Magill Road, the southern portion of Frederick Street and Phillis Street.

The character of this area is created by relatively wide streets utilised in the original subdivision layout, accommodating allotments of quite generous size. The building stock consists predominately of modest single storey double fronted detached villas and cottages built in the late 1800s through to the early 1900s, comprising of sandstone and bluestone construction. Scattered throughout the character area also are bungalows, art deco dwellings and some single fronted attached dwellings.

The character area includes one State Heritage Place and four Local Heritage Places.

The dwellings are generally well setback from the street. Front boundaries are defined by low fencing that is often, but not always, compatible with the age and style of the dwelling. Crossovers and driveways are generally restricted to a single width, which does not interrupt the rhythm and streetscape appeal.

The substantial established front gardens around the dwellings are an important element of this area as these add to the appearance and quality of the streetscape. Mature street trees are present in most of the streets and make a strong contribution to the overall character.

Adelaide and Clifton Streets, in particular, provide an outstanding and intact representation of the original pattern of development.

Designated Area

Refer to attached map Maylands Proposed Character Area.

DESK-BASED ANALYSIS

1 Land Form

Contribution to character area

- ☐ 3 Very Important
☐ 2 Important
☒ 1 Limited Importance

Slope

☒ <1° ☐ 1°-5° ☐ 5°-10° ☐ 10°-20° ☐ >20°

Explanation

Supporting evidence

Attachment Number: **Maylands Land Form**
☒ Plan ☐ Photo ☐ Other

2 Subdivision Pattern

Contribution to character area

- ☒ 3 Very Important
☐ 2 Important
☐ 1 Limited Importance

Pattern

☒ Regular grid ☐ Distorted grid ☐ Other

Fit to contours

☐ Yes ☐ Partially ☒ No

Street types

☐ Main ☐ Other, please select: ☐ Collector ☒ Local ☐ Rear lanes

Predominant street width

11.7m

Through traffic

☐ Yes ☐ Partially ☒ No

Explanation

Supporting evidence

Attachment Number: **Maylands Allotment Size**
☒ Plan ☐ Photo ☐ Other

3 Building Stock

Contribution to character area

- ☒ 3 Very Important
☐ 2 Important
☐ 1 Limited Importance

Era	☒ 1836-1865 ☒ 1866-1895 ☒ 1896-1915 ☒ 1916-1940	Percentage of area (approx.) 1% 17% 33% 15%
Style	☐ Mansion ☒ Return verandah villa ☒ Villa ☒ Cottage ☐ Row ☐ Terrace ☒ Bungalow ☒ Art Deco ☒ Tudor ☐ Other inter-war ☐ Pre-1940s converted	Percentage of area (approx.) 3% 16% 29% 11% 1% 2%
Heritage Items	☒ Present ☐ Not present	

Explanation

The building stock analysis has been based mainly on the information extracted from the Atlas mapping. It should be noted that the information contained on the Atlas mapping does not always accurately reflect the on-ground character. For this reason the Atlas statistics contained in this section should be used as a general indication rather than an absolute reflection of the areas character.

Supporting evidence

Attachment Number: **Maylands Building Era, Maylands Building Style, Maylands Heritage Places, Maylands Photographs 1 - 8.**

☒ Plan ☒ Photo ☐ Other

4 Lot Size and Frontage

Contribution to character area

- ☒ 3 Very Important
☐ 2 Important
☐ 1 Limited Importance

Lot sizes	☐ <150m ☐ 150-350sqm ☒ 350-500sqm ☒ 500-850sqm ☒ >850sqm
Dominant range	- sqm ☒ Mixed
Frontages	☐ <6m ☒ 6-10m ☒ 10-16m ☒ 16-20m ☒ >20m
Dominant range	- mtrs ☒ Mixed

Explanation

Supporting evidence

Attachment Number: **Maylands Allotment Size, Maylands Allotment Frontage, Maylands Photographs 1 -8.**

☒ Plan ☒ Photo ☐ Other

5 Setbacks, Site Coverage and Private Open Space

Contribution to character area

- ☒ 3 Very Important
☐ 2 Important
☐ 1 Limited Importance

Front setback	☐ <5m ☒ 5-9m ☒ >9m
Dominant range	6 – 9 m ☐ Mixed

Side setbacks	☐ <900mm ☒ 900mm-2m ☒ >2m
Dominant range	1.5 – 2 m ☐ Mixed

Rear setback	☐ <3m ☒ 3-15m ☐ 15-30m ☐ >30m
Dominant range	- m ☒ Mixed

Site coverage	40 - 50 percent
Dominant range	40 - 50 percent ☐ Mixed

Private open space	☐ Front	-	sqm
	☒ Side	0 - 40sqm	
	☒ Rear	60 - 250sqm	
	Total	60 - 290sqm	
Dominant range	-	sqm	☒ Mixed

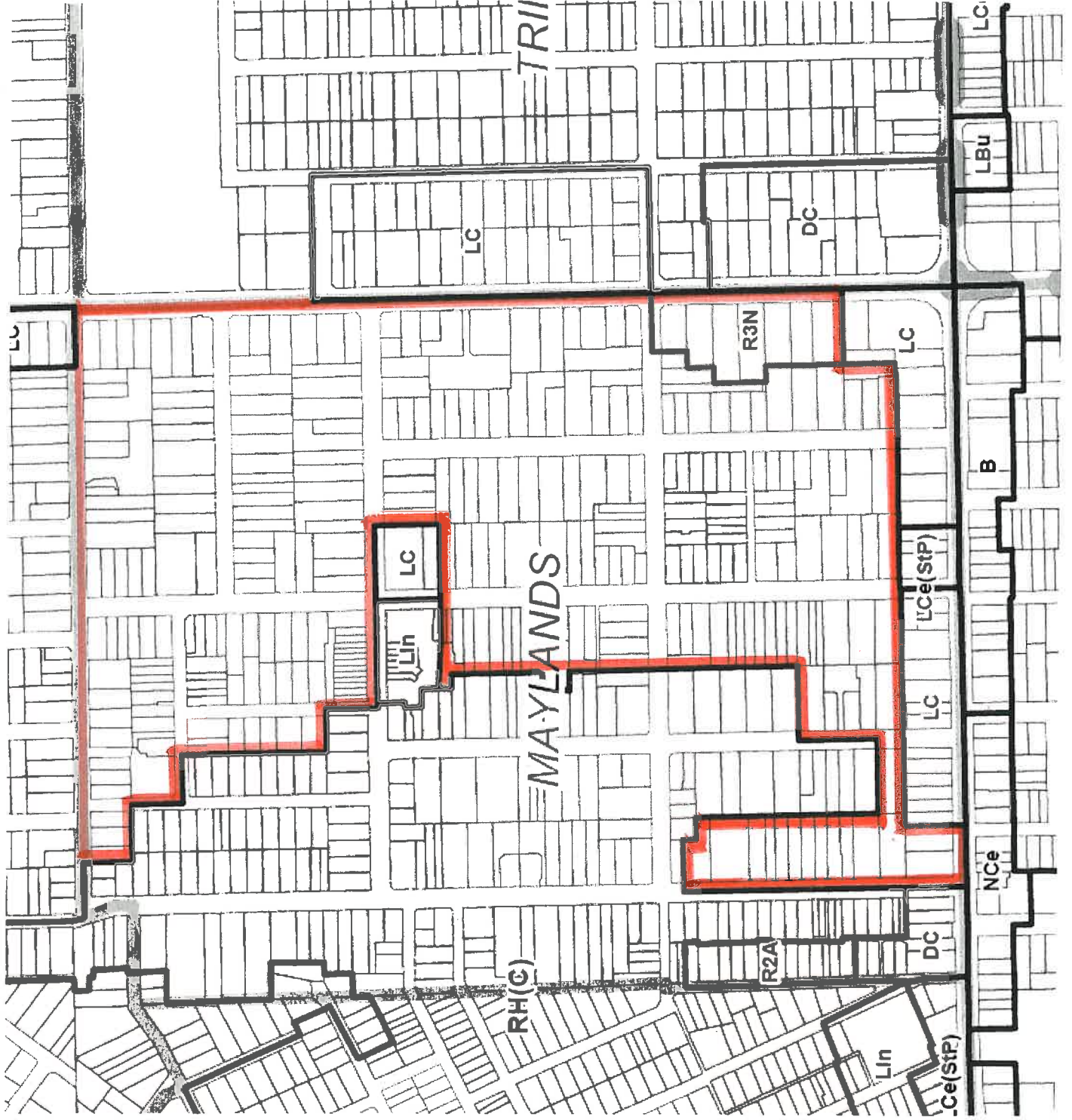
Explanation

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Supporting evidence

Attachment Number: Maylands Aerial Photograph, Maylands Photographs 1- 8.
☒ Plan ☒ Photo ☐ Other

Maylands Proposed Character Area



Maylands Building Era

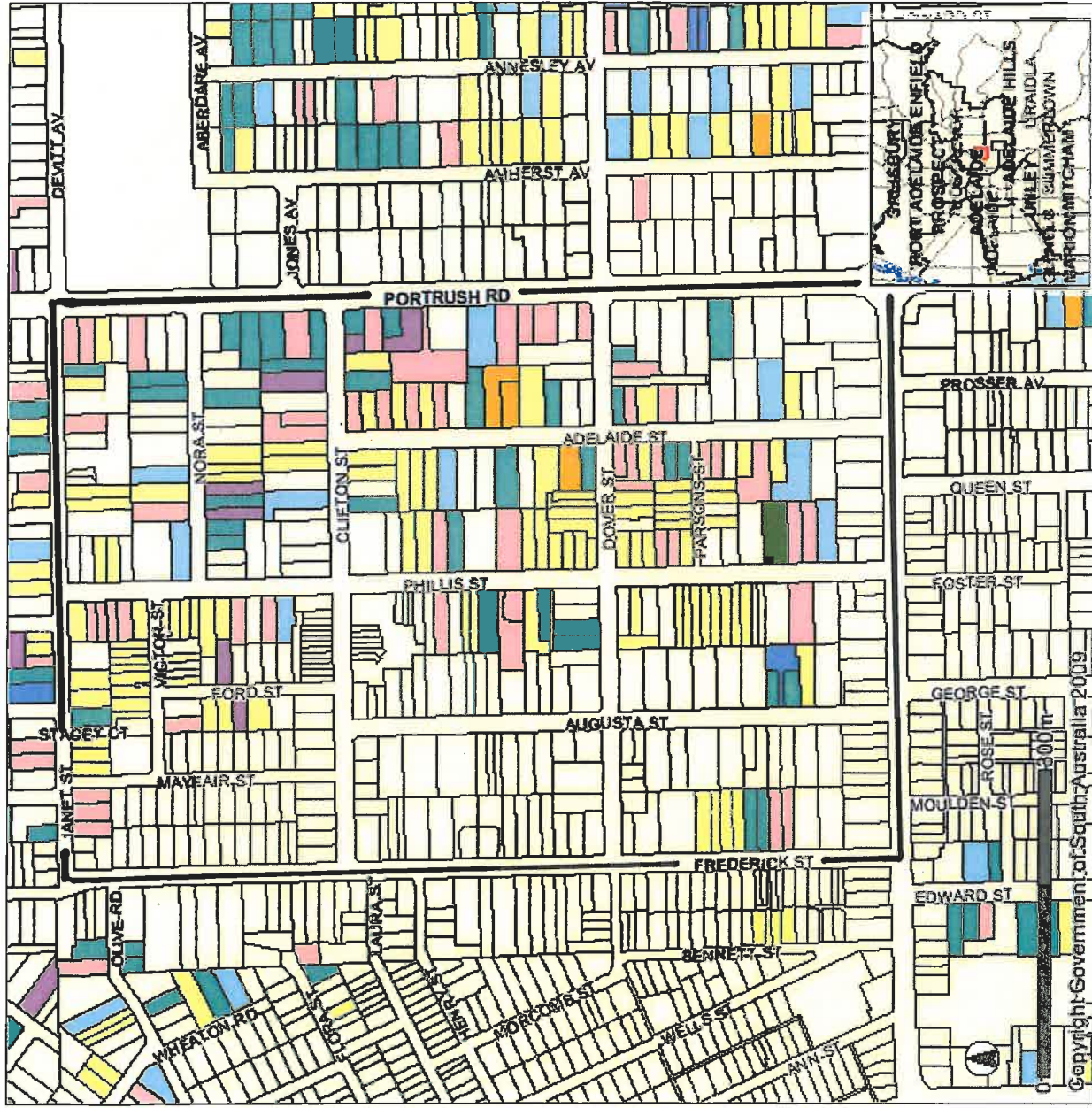


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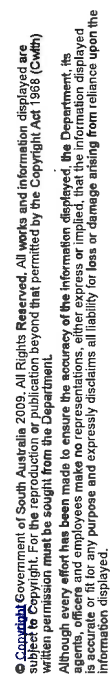
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Maylands Building Style

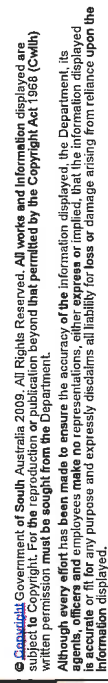
- Major Localities_Labels
- Major Centre
- Regional Localities_Labels
- Regional Centre
- Major Road_Labels
- Minor Road_Labels
- Local Government Areas
- Cadastral June 2006
- State Heritage Areas
- Building Style 2008
- Mansion
- Return Verandah Villa
- Villa
- Cottage
- (cont)
- Row
- Terrace
- Bungalow
- Art Deco
- Tudor
- Other Inter-War
- Pre-1910s Converted
- State Boundary



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Maylands Land Form

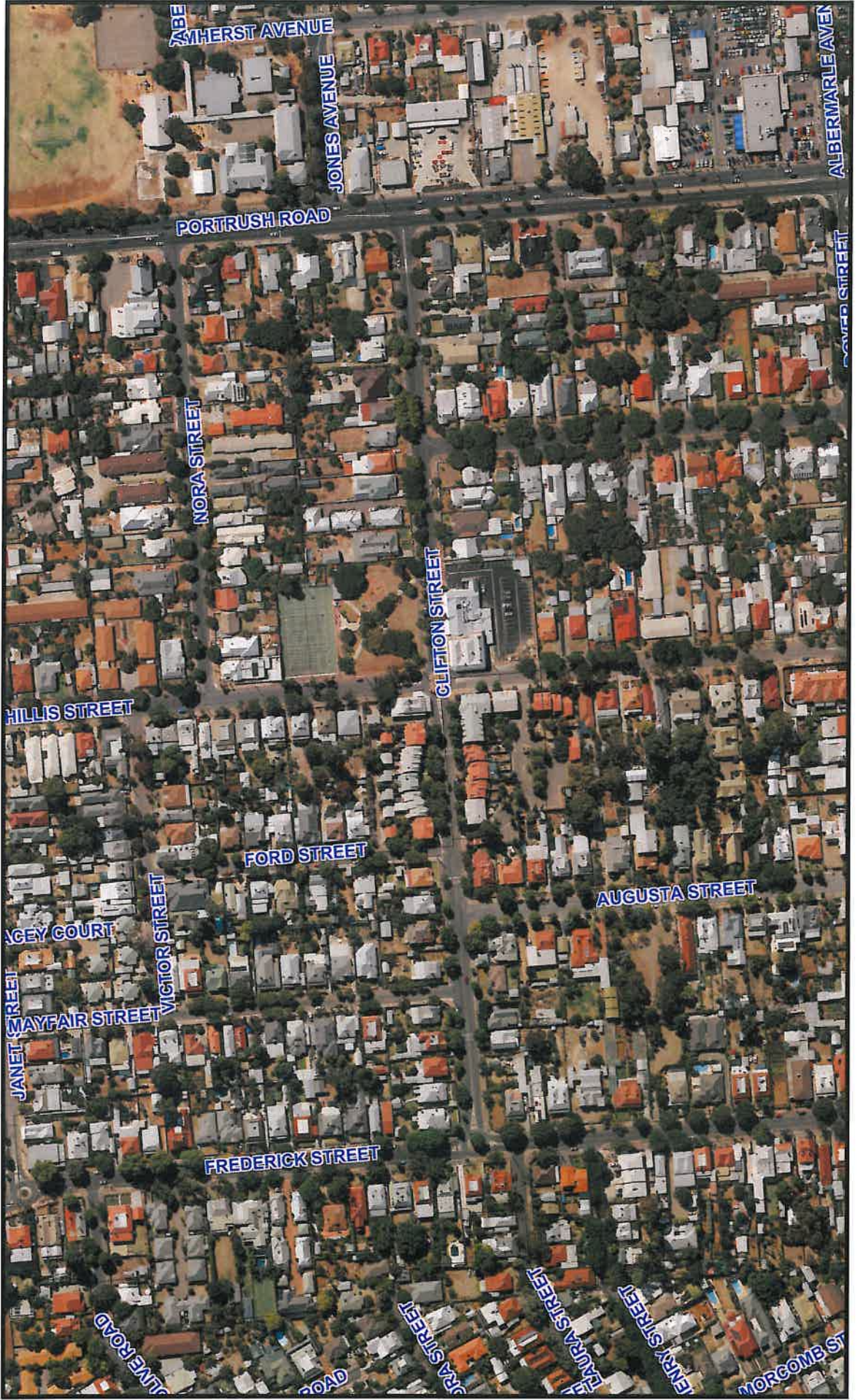


- Major Localities_Labels
- Major Centre
- Regional Localities_Labels
- Regional Centre
- Major Road_Labels
- Minor Road_Labels
- Local Government Areas
- Cadastral June 2008
- State Heritage Areas
- Slope
- Less than 1 degree
- 1 - 5 degrees
- 5 - 10 degrees
- 10 - 20 degrees
- (cont)
- More than 20 degrees
- State Boundary

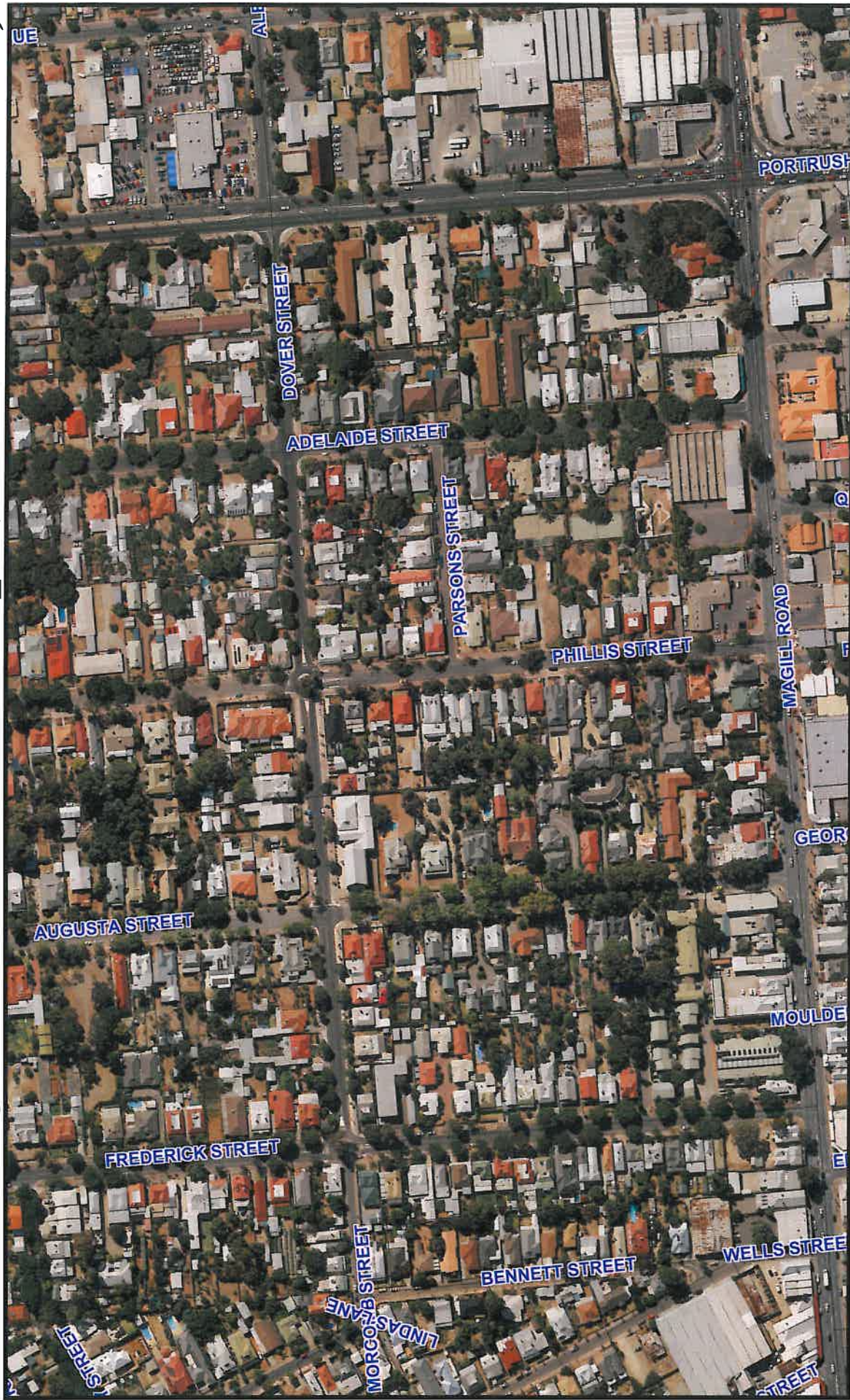
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Maylands Aerial Photo (northern section)



Maylands Aerial Map (southern section)





Maylands Photo 1:

Photo illustrating the regularity in front and side setbacks.



Maylands Photo 2:

Similarity in housing eras and styles with a concentration of villas along Adelaide Street.



Maylands Photo 3:

Bungalows are located throughout the Maylands Character Area.



Maylands Photo 4:

Bungalow style dwelling featuring gabled roof extending over the verandah.



Maylands Photo 5:

Smaller cottages built on narrower allotments with consistency in building era and style, setbacks, roof pitch and detailing.



Maylands Photo 6:

Regularity in setbacks of villas with repetition of building siting along the streetscape.



Maylands Photo 7:

Example of symmetrical cottage adjacent villa with consistency displayed in setbacks and materials.



Maylands Photo 8:

One of the more atypical housing styles represented in the area.