

HSPN 01A. VICTORIAN FENCE GUIDELINES

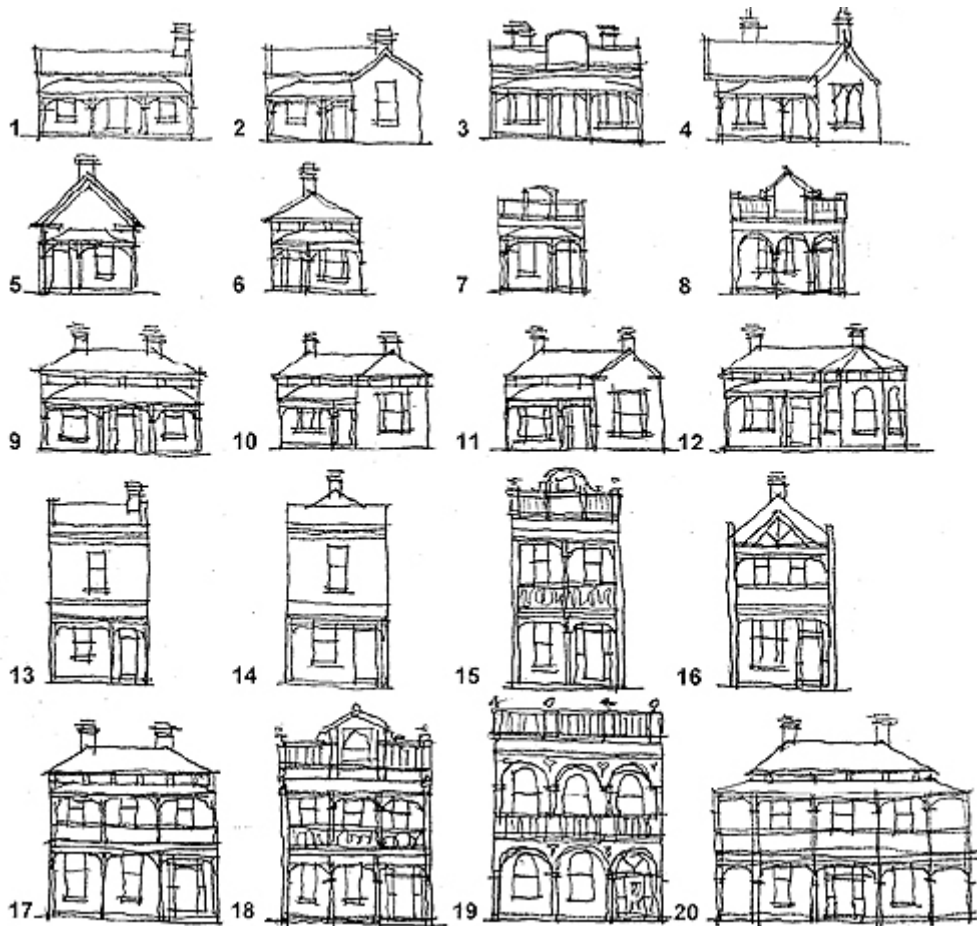
TIMBER FRAMED FRONT FENCES FOR VICTORIAN DWELLINGS

Timber, Brick and Rendered Dwellings. Single and Double Storey.

Planning Permits are required for all fences in Heritage Overlay Areas of the City of Port Phillip. This guideline provides options for and information about timber framed fences suited to all types of Victorian style dwellings. If your dwelling is one of the types shown below or is similar to one, you can select the type of fence and its details from those shown on the succeeding pages of this Guideline and submit them on a Counter Application Form for a rapid permit approval. The form can be found on the back page of the Fence Policy for Heritage Overlay Areas which is part of your permit package.

TYPICAL VICTORIAN STYLE DWELLING TYPES.

Free standing, attached or terraces (note special requirements for attached and terrace types).

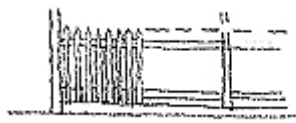


Use simple types and details for simple dwellings.

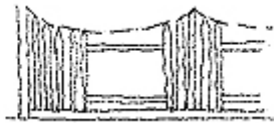
TIMBER FRONT FENCE TYPES

Open top picket types (intermediate posts optional).

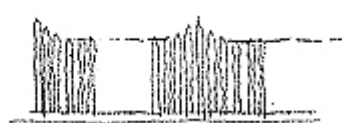
A Straight top



B Swag

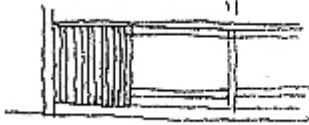


C Straight top with step-up



Closed top types (intermediate posts optional).

D Picket



E Solid boards

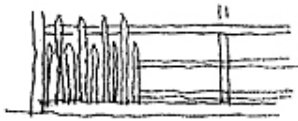


F Corrugated iron

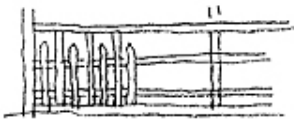


Variants (intermediate posts optional).

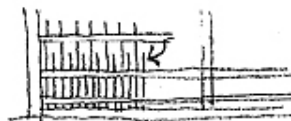
G Open palisade



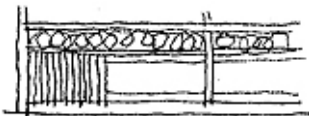
H Closed palisade



J Dowel palisade
25 mm dowel



K Cast iron frieze & picket



L Cast iron frieze & corr iron



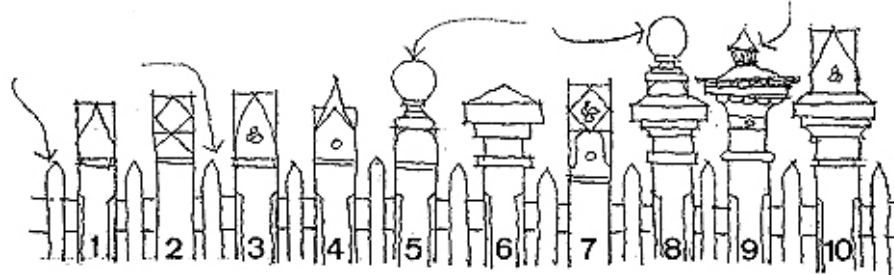
SUGGESTED MAIN POSTS (120-15mm square section).

Simple types to fancy >>>>>

Highest picket

Sphere only

Cast iron cap



Posts can be stop chamfered

SECONDARY OR INTERMEDIATE POSTS

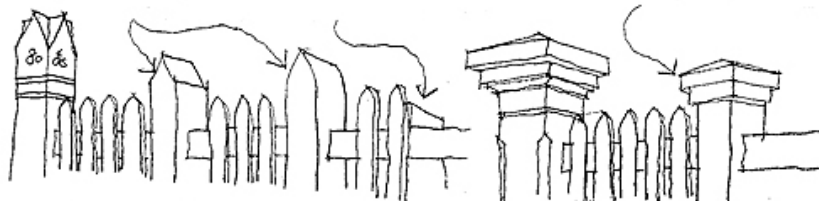
Main posts should be used at ends, gates and changes in direction of front fences.

Secondary/intermediate posts should generally be hidden or be simpler, smaller, lower versions of main posts, although use of main posts in intermediate locations will be acceptable where the frontage exceeds 9 meters.

125 x 75 intermediate posts

Post hidden behind picket

Smaller version of main post



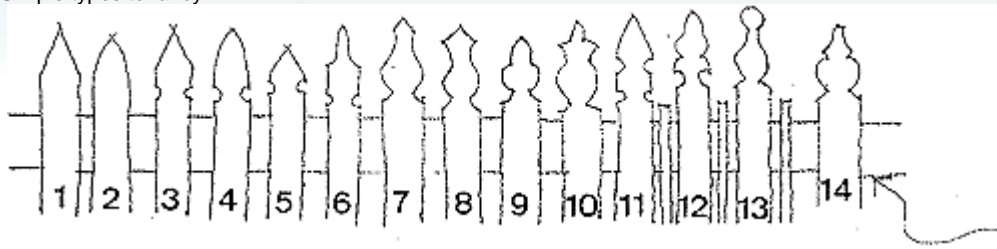
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SUGGESTED PICKETS 65 x 20mm spaced 25-50mm.
Simple types to fancy >>>>>>>

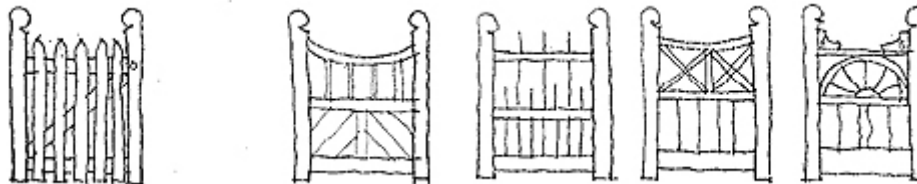


25mm intermediate pickets for additional closure

**“Windsor”
Over used.
Avoid if possible**

GATES

- Locate pedestrian gate directly in front of front door.
- Recessed gates should generally be avoided and should not be used for single fronted dwellings or where the setback is less than 4 meters.
- Gates in timber fences should ideally be framed in timber.
- Gates can be of different pattern to fence in order to emphasise entry point.
- Double gates to vehicular entries can match the pedestrian gate or the fence.
- Gates should have timber frames, the vertical members being expressed as shown below.



1. Picket faced gate.

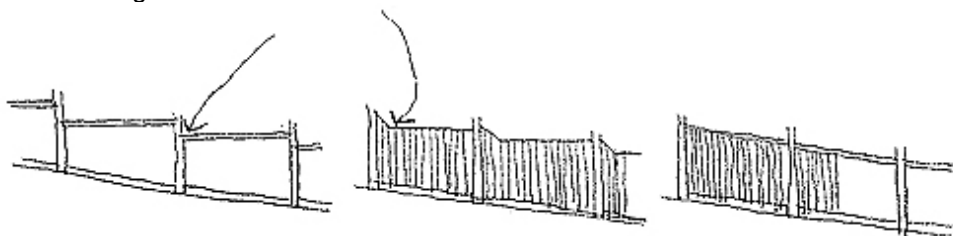
2. Typical panelled gates can be obtained from various suppliers.

GENERAL NOTES AND GUIDELINES

- Variations to the guidelines will be acceptable where valid physical or photographic evidence is produced.
- Any elements of an existing historic fence, for example, an original remaining post should be included in the new fence and form the basis of its design.
- Any combinations of the suggested forms, posts, pickets, gates, etc, may be used.
- Fences should be kept as simple as possible, especially on simple dwellings. Avoid over-elaboration unless there is specific evidence.
- Metal fences should only be used where buildings are constructed of brickwork or are rendered and are of more elaborate character. See HSPN 1B for further guidelines.
- Fences for terraces or obvious groups, attached pairs, etc, should match. See Fence Policy HSPN 1 for further guidelines.

SLOPING FRONTAGES.

- Fences can step horizontally or grade with footpath.
Height measured here.



Stepped design.

Fence follows footpath gradient.

HEIGHT OF FENCES (measured from highest footpath level at lowest picket)

- Single storey dwellings, 1200 to 1350.
- Two storey dwellings, 1200mm to 1650mm (solid fences no more than 1500)
- Higher fences may be acceptable where the floor level of the dwelling is considerably elevated above the footpath, or where there is a retaining wall at the frontage, to achieve 1200 internal height.

LOCATION OF FENCES

- Full width of the frontage with gates to all openings and with no setback. Do not place plants in front of fences.
- On corners of streets, the front fence should return along the side street to the line of the front of the house.
- On corners of lanes, the front fence should be to the frontage only.
- Dividing fences between sites should be of simple solid form or match front fence.

HEDGES.

Hedges may be used for additional privacy, but apart from roses, hedges are not considered appropriate for Victorian dwellings.

CONSTRUCTION OF FENCES.

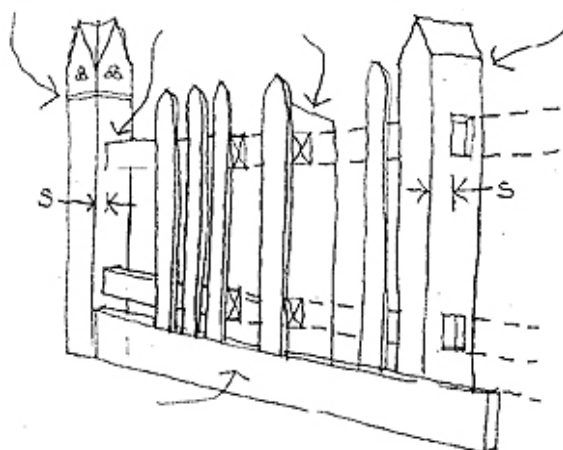
Note the following suggestions when specifying and ensure that the contractor complies with them.

- Main posts should be 120mm square, sometimes larger, of highly durable timber such as Cypress Pine, Red Gum or Jarrah.
- Exposed posts should be dressed (planed smooth), not rough sawn.
- Stop chamfers should be at 45 degrees and about 15mm deep. Avoid moulded chamfers.
- The post design should have the end grain protected or have a strongly splayed top.
- Rails are usually of 75x50 sawn timber. 100x50 dressed seasoned timber will produce a better outcome for a small extra cost. Splay the top of the rail to shed water if possible.
- Rails should be morticed into main posts. Housing rails from the back is bad practice in terms of construction, durability and appearance. Never use metal brackets to fix rails to posts.
- Always use a durable plinth of 140-190mm high x 32mm. Finish pickets 6mm or so above it.
- Pickets should be of strong, stable softwood such as Cypress Pine or of seasoned hardwood. Treated pine (Radiata) and unseasoned hardwood will warp.
- Paint both pickets (including end grain) and frame prior to fixing pickets.
- Use galvanised fixings. Screw fixing is superior.
- When using turned spheres, etc, on top of posts, having them turned on the posts is best, and strongly dowelled and glued is next, but never accept a fixing with metal screws.
- Timber caps and moulds should be screwed and glued. Use a silicone or other filler to seal joints.

Typical construction

S = plinth thickness plus 5mm.

120-140 sq. main posts 70 x 120 intermediate posts
Mortice rails



140-190x32 plinth

Rail details

