

Register of Significant Twentieth Century Architecture

RSTCA No: R033

Name of Place: Braddon Urban Conservation Area

Other/Former Names:

Address/Location: Area bounded by Donaldson Street, Batman Street & Currong Street
BRADDON 2612

Block 1-48, 1-42, 1-43 Section 38 of Braddon

Listing Status:	Registered	Other Heritage Listings:	
Date of Listing:	1984	Level of Significance:	Local
Citation Revision No:	2	Category:	Residential
Citation Revision Date:	September 1989	Style:	Bungalow

Date of Design:		Designer:	Federal Capital Advisory Committee
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Construction Period:	1921-27	Client/Owner/Lessee:	
Date of Additions:		Builder:	

Statement of Significance

The Braddon Urban Conservation Area is historically and socially significant as the first built subdivision and planned neighbourhood provided by the FCAC in Canberra. It has retained a condition close to the original W B Griffin plan, and the layout and housing adopted by the FCAC on the personal advice of John Sulman, and provides physical evidence of the early evidence of the early application of the planned approach to residential development which has characterised the history of the growth and development of the Federal Capital. The architectural quality of the houses is simple and modest, but reflects a consistency of design, scale and materials which contribute to a cohesive plan and layout of the area. One of the houses contains an annex which was once the only Post Office in North Canberra. The Braddon Conservation area remains a good example of Federal Capital Architecture, and one of the best examples of Griffin's concept of community parks in residential blocks in Canberra.

Description

The Braddon Urban Conservation area is the first subdivision developed in Canberra by the FCAC chaired by John Sulman. The creation of traditional English brick cottages began in 1921, to designs prepared for Littleton Village, Lithgow. The designs of the smallest Lithgow cottages, with minor modifications, are simple, with gabled roofs over rectangular plans, and central porches, either recessed or projecting on piers. Windows of some of the cottages, are of minimal dimensions, giving them an English cottage character in the garden setting. One design has a hipped roof extended over a porch, with brick arches, off centre at the front. Another design has boarded gables and a flat-roofed small verandah on brick piers, all typical elements of the Californian Bungalow style. A group of 20 houses was built at first around a park with tennis courts and walkways. Mirror-imaged cottages were symmetrically placed each side of the axial walkways and Doonkuna Street. The planning, the best example of Griffin's community parks in residential blocks, was adjusted by Sulman relocating the parks from the rear to the front of the houses facing Doonkuna Street. A forerunner of Canberra's streetscapes, the area is free of power lines. Hedges delineate boundaries of individual blocks.

Condition and Integrity

Good, with the exception of two sites which have been extensively altered, 13 Batman Street now contains 3 units and 23 Doonkuna Street, the Croatian Catholic Club.

Background/History

Analysis against the Criteria specified in Schedule 2 of the Land (Planning and Environment) Act 1991

(i) a place which demonstrates a high degree of technical and/or creative achievement, by showing qualities of innovation or departure or representing a new achievement of its time

(ii) a place which exhibits outstanding design or aesthetic qualities valued by the community or a cultural group

(iii) a place which demonstrates a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function which is no longer practised, is in danger or being lost, or is of exceptional interest

(iv) a place which is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations

(v) a place which is the only known or only comparatively intact example of its type

(vi) a place which is a notable example of a class of natural or cultural places or landscapes and which demonstrates the principal characteristics of that class

(vii) a place which has strong or special associations with person, group, event, development or cultural phase which played a significant part in local or national history

(xi) a place which demonstrates a likelihood of providing information which will contribute significantly to a wider understanding of natural or cultural history, by virtue of its use as a research site, teaching site, type locality or benchmark site

References

Other Information Sources