

Register of Significant Twentieth Century Architecture

RSTCA No: R049

Name of Place: Garran Housing

Other/Former Names:

Address/Location: Gilmore Crescent GARRAN 2605

Block 2 Section 33 of Garran

Listing Status:		Other Heritage Listings:	
Date of Listing:	1984	Level of Significance:	Local
Citation Revision No:		Category:	Residential
Citation Revision Date:	March 1989	Style:	Modern

Date of Design:	1964	Designer:	Harry Seidler & Associates for ANU
Construction Period:	1968	Client/Owner/Lessee:	
Date of Additions:		Builder:	AV Jennings Pty Ltd (1 st) JJ Marr Pty Ltd (2 nd)

Statement of Significance

Designed by prominent architect Harry Seidler. An alternative housing solution in its time to one house per block solution common in Australian suburbia. Based on Radburn principles, it is significant in urban planning terms, the housing units have two access points one from the street or vehicular access and one from open parkland, which allows children to go to school and residents to the shops without crossing roads. The architectural arrangement of two and three bedroom units with their opposing roof slopes, creates a dynamic pattern, avoiding repetition and allowing the houses to be more individual.

Description

The fourteen acre site for these 101 patio medium density one and two storey houses is located in the rolling country of Garran. Fifty eight houses have two bedrooms and forty three have three bedrooms, there is a housing density of 36 people/acre. All the houses have a small private walled patio on the sunny north side. To avoid through traffic the houses are planned in staggered rows of pairs of units along cul-de-sac access streets. Groups of houses follow the sloping contours facing one part of the scheme toward the north and the other to the north-west. The houses are split level, and planned for approach from the private north facing patio or the south facing entry from the street adjacent to the fully screened service-drying yards and carports. The two bedroom houses accommodate the living area, two bedrooms, study alcove on the lower level, with the family room, kitchen and WC on the upper level. The living and family rooms are divided by a parapet wall giving an appearance of greater space. The three bedroom house is similar with the living and master bedroom on the lower level, and the family room, kitchen, laundry, two bedrooms, study alcove and bathroom on the upper level. The staggered architectural arrangement of the alternating two and three bedroom pairs with their opposing roof slopes creates a lively pattern, avoiding repetition. The carports are paired in front of the houses. At the end of the cul-de-sac streets, carports are sometimes detached from the houses. A central north-south pedestrian axis leads to a communal garden with children's playground. The buildings are of brick veneer construction with face brickwork externally and painted plaster board walls internally. Gang nailed aluminium clad trusses are attached on verge facades and the facade of the first floor of the three bedroom units. The roof is timber framed with concrete shingle tiles, and the windows have aluminium frames.

Condition and Integrity

Externally showing signs of deterioration.

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