

Area 11 Hornsey Street Conservation Area

Landform

This conservation area is situated around a small knoll of land above Victoria Road, and just above the White's Creek estuary and the industrial areas of Rozelle Bay. There are views across to Rozelle Bay and the city skyline.

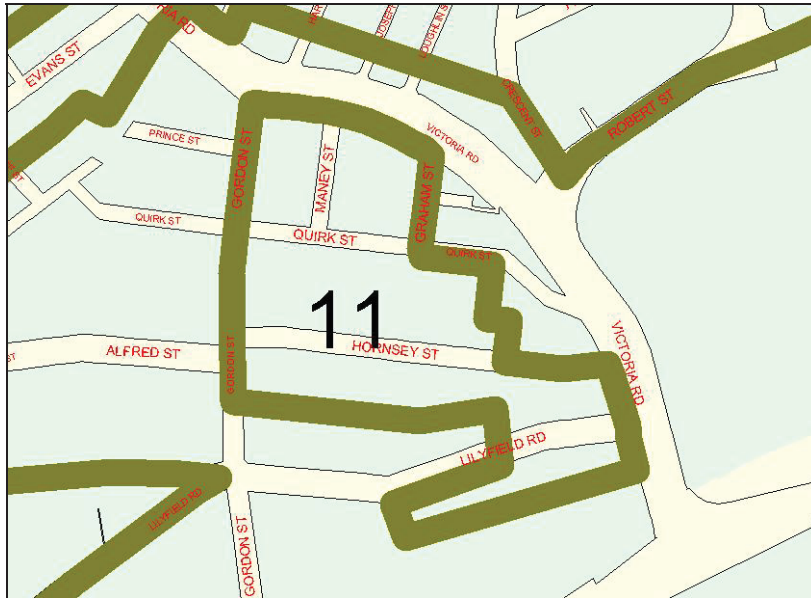


Figure 11.1 Hornsey Street Conservation Area Map

History

This area is part of William Balmain's 550-acre grant of 1801 which he transferred to fellow medical officer, John Gilchrist, in 1804. Early subdivision was suspended in 1841 and resumed in 1852 when Surveyor Langley divided it into 46/47 sections. This area comprises a long terrace of workers housing along Lilyfield Road (part of Section 20) and Section 16, purchased by a group of developers and built up for housing, its elevated position promising more affluent buyers. The developers included Andrew Maney, brother-in-law of WH Paling who was busy developing Iron Cove; publican Robert Symons, shipwrights Joseph Gosling and W Bruce, dealer Robert Bruce and engineer J Barnes. The lawyer and owner of the Toxteth Estate in Glebe, George Wigram Allen, also joined them.

The area was subdivided into 67 lots in 1876, when Hornsey House was probably constructed, and it was built up slowly from that time. The southern part of the area retains its more generous allotments, but the increased demand for workers houses probably led to the ever decreasing width of other allotments to provide very narrow terraces along most of Hornsey and Quirk Streets. It saw much of its construction during the boom of the 1880s, and was fully built upon by the 1930s. Development was mixed and included narrow-fronted single and two-storey terraces of plastered brick and also of stone (probably quarried from the site), together with free-standing brick and timber cottages.

Sources

Solling, M and Reynolds, P 1997, 'Leichhardt: on the margins of the city', *Leichhardt Historical Journal*, Vol. 22, Allen and Unwin.

Further information provided by Max Solling.

Significant Characteristics

- Variety of buildings from 1860s Georgian style free-standing villas to recent flats, with very narrow terraces and single and double-fronted cottages belonging to the 1930s.
- Variety of scale, mostly one and two-storey buildings, with larger and higher institutional buildings and residential flat buildings generally on the edges.
- Variety of building materials – stone, plastered and painted brick, exposed face brick, timber,
- Roofs of iron and terracotta, some slate.
- Dramatic views from the end of Hornsey Street to Anzac Bridge.
- Large Moreton Bay figs, planted in the 1970s along Victoria Road, provide foreground for views from the conservation area.
- Some small rock outcrops within the streetscape.
- Relatively narrow streets.
- Buildings sited close to the street alignment.
- Sense of enclosure.
- Sandstone kerbs and gutters generally uninterrupted by driveway access.

Statement of Significance or Why the Area is Important

- One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area illustrates a number of layers of development from an early pre-suburban villa of 1876 to small-scale tradesmen and workers' housing from the 1870s through to the 1930s. It is significant for its surviving development from the pre-World War II period (ie pre-1939).
- Demonstrates the close physical relationship between industry and housing (both middle class and workers' housing) in nineteenth century cities.
- Demonstrates the nature of some private subdivisions before the introduction of the Width of Streets and Lanes Act of 1881 required roads to be at least one chain wide.

Management of Heritage Values

Generally

This is a conservation area. Little change can be expected other than modest additions and discrete alterations. Buildings which do not contribute to the heritage significance of the area may be replaced with sympathetically designed infill.

Retain

- Existing widths and alignments of streets: avoid chicanes which cut diagonally across the carriageways.
- All pre-1939 buildings and structures.
- All timber buildings.
- All original external wall cladding – plastered brick or face brick: reconstruct/reveal where necessary.
- All original architectural details to building, and encourage replacement of lost elements, but only where evidence is available.
- Any remaining original iron palisade or low brick fence.
- Uninterrupted sandstone kerbs and gutters.

Avoid

- Demolition of any pre-1939 building.
- Alterations such as second-storey additions that change the shape of the building or original roof forms on the main part of the buildings.
- Removal of plaster to external walls, except where it is to remove plaster or painting to original face brick walls.
- Removal of original architectural detail. Encourage restoration from evidence.
- Additions of details not part of the original fabric of the building.
- High fences or new iron palisade fences on high brick bases.
- Interruption to almost continuous kerb and gutters.