

HCA 12 Enmore-Newtown Heritage Conservation Area

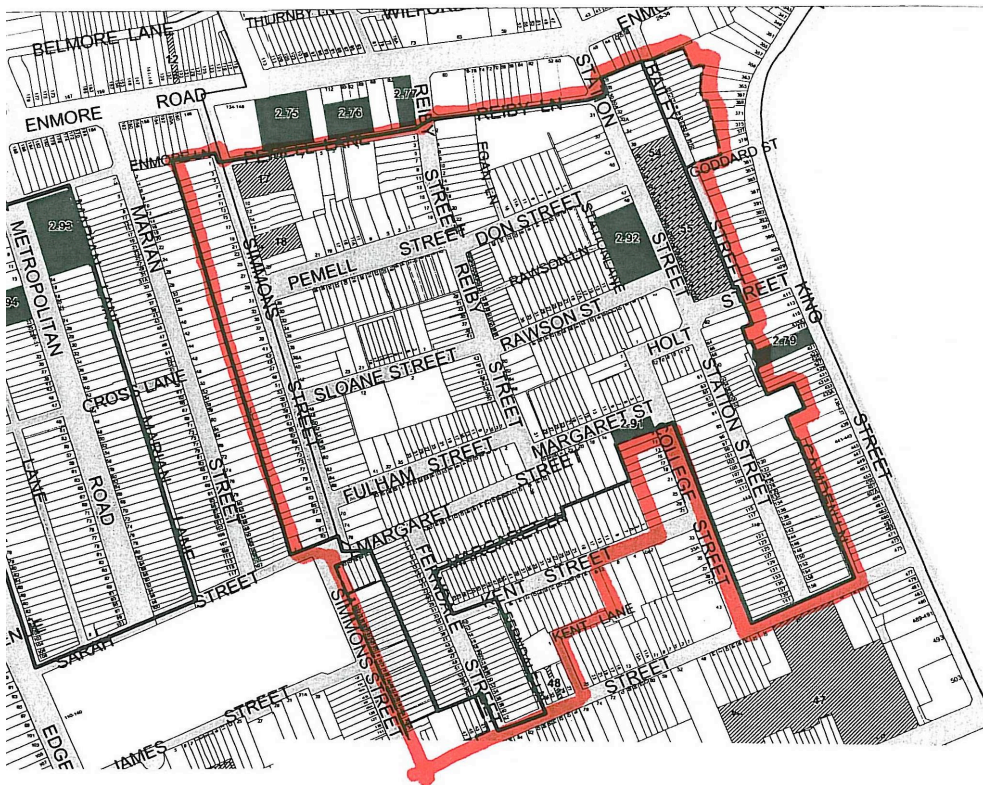


Figure 12.1 HCA 12 Enmore-Newtown Heritage Conservation Area

12.1 LOCATION

The Enmore-Newtown Heritage Conservation Area is situated immediately to the southwest of the intersection of King Street and Enmore Road and extends between Simmons Street to the west and Camden Street to the south. It does not include the retail premises fronting Enmore Road and King Street.



Figure 12.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

12.2 DESCRIPTION

The Enmore-Newtown Heritage Conservation Area is a densely settled area characterised by many groups, runs and detached substantially intact terraces of a very high streetscape quality.

The pattern of speculative subdivision and re-subdivision in the area over a 50 year period has resulted in an undisciplined street plan which is characterised by enclosed streetscapes and intimate urban spaces; yet is unified by the rhythmical patterns created by strong rows of terraces.

Both single and two-storey terrace house typologies are distributed throughout the area, with little consistency evident when analysed at the precinct level. Unlike many of the other heritage conservation areas reviewed in this study, the Enmore-Newtown Heritage Conservation Area does not demonstrate a strong distinction between residential quality and scale based on its topography. Most of the terraces are of good or superior quality, although there are streetscapes which contain very simple groups such as in Bailey and Sloane Streets that are good examples of the basic speculative development typology with a simple porch at ground level and a plain façade above with only a single window instead of the more usual paired windows or doors and upper level verandah. The Bailey Street terrace includes cart access to the rear of the shops fronting King Street.

The area is predominantly residential in its character, with retail uses being readily accessible on the adjacent King Street and Enmore Road. The northern part of the precinct contains several community focused uses including Reiby Hall and Masonic Temple.

The individually distinctive yet typologically consistent built forms provide evidence of the cultural and social priorities of the community that created the landscape of Enmore.

The Enmore-Newtown Heritage Conservation Area has undergone considerable layering over the years, including infill development of various degrees of contributory value and many cosmetic and structural additions to individual dwellings that are representative of both the migrant and gentrification layers. A new infill house and prominent rooftop terrace has been built at 82A Station Street that references the rectangular form of the adjacent block of 1960's flats. Although many of these alterations have affected the individual heritage value of the layered property the cohesiveness of the scale, form and patterns of the streetscapes together with their ability to demonstrate Enmore/Newtown's patterns of late 19th-century urban settlement remains substantially intact.

Two existing heritage items are located within the area: the 'up and down' terrace and adjacent Victorian Villa at 51-65 and 67 Station Street; and the paired late 19th Century terrace at 2-4 Margaret Street. Several additional properties were assessed for individual heritage significance as part of the Heritage Items Review and of these; the Victorian Villas at 8 and 18 Simmons Street and Ulster House and terrace at 48 and 50-80 Station Street are recommended for listing as heritage items. Each of these existing and potential individual heritage items contributes to the variety and quality of their immediate streetscapes and the heritage significance of the Enmore-Newtown Area as a heritage conservation area.

The evidence of the surviving fabric suggests that many early fences were of iron palisade construction. Many have survived and continue to contribute highly to the integrity and quality of the streetscapes and the area. They are particularly prominent elements when viewed on an angle from the footpath; when their strong rhythms yet transparent quality is highlighted. Other early fences included low (less than 600mm) timber paling pickets (with flat tops). Many original fences have been replaced by a variety of styles, materials and heights, introducing a highly discordant element into the streetscape views. These fences are however all potentially removable and although impossible to replace the original fabric, the opportunity exists to construct a new fence that fits more gently within the streetscape.

The quality of the public domain is derived primarily from the quality of the buildings that form its edge. The only substantial area of open space in the area is Salmon Playground, which is a well-vegetated area of open space with a rusticated sandstone entry arch. Street tree planting is present

throughout the area and is primarily low growing Australian natives that screen the facades of houses rather than create an avenue of shade trees or impressive urban landscaping. Kerbing and in places guttering is representative of that found throughout the Marrickville area, being mainly constructed from large sandstone blocks, although concrete can also be found.

The topography slopes gently from Enmore Road towards the south but the height of the street wall and planting limit opportunities for district views. The opportunity for close views into the area is also limited due to the complex street patterns, screening effect of the trees and prominent streetwalls. Views outwards from the area are also limited by the intricate street patterns and are characterised through their termination at cross streets. This is a consistent feature of the area and helps to define its 'hidden' quality.

The following figures illustrate the main elements and characteristics of the Enmore-Newtown Heritage Conservation Area.



Figure 12.3 and 12.4. The streetscape views in the Area are closely defined due to the narrow street widths, minimal setbacks and consistent height of the buildings which together create a strong street wall (Margaret Street and Rawson Street)



Figure 12.5 and 12.6. The terraces towards the northern end of the precinct are characterised by their two storey built forms and strongly defined parapet lines (Holt and Station Streets).



Figure 12.7 and 12.8. The southernmost part of the area is on a lower part of the slope and are notable for its modest single storey terraces (Simmons and Margaret Streets)



Figure 12.9 and 12.10. The area contains some very good examples of the substantial Federation terrace as well as many examples from the Victorian period (Margaret and Simmons Streets)



Figure 12.11 and 12.12. The Enmore-Newtown Area includes several examples of the more modest speculative terrace housing intended as rental properties for the working classes. Note the very simple façade to the group in Bailey Street (l) and the common hip roof and simple timber balustrade to the terrace in Simmons Street (r). Both demonstrate a strong streetscape presence due to their consistent built forms, detailing and roof lines.



Figure 12.13 and 12.14. The Area has retained remnants of its 19th Century infrastructure as can be seen by this cart access through the Bailey Street terrace to the rear of the shops facing King Street; and the stables at the rear of the terrace shown at the beginning of this section and in Figure 12.16 below.



Figure 12.15 and 12.16. The preponderance of the terrace form has resulted in strongly patterned streetscape views throughout the Area. (Ferndale and Station Streets). The terrace in the right photograph includes a basement level flat in the English tradition but rare in Sydney.



Figure 12.17, 12.18 and 12.19 The Area contains very good examples of the Federation period terrace and semi-detached cottage. Many have retained their original duochrome brickwork and contribute strongly to the aesthetic value of the Area through their distinctive gabled roof forms. (Margaret and Simmons Streets)



Figure 12.19. An unusual late Federation group (Simmons Street).



Figure 12.20. Many good examples of modest Victorian Italianate terraces and semi-detached houses also contribute to the rhythm of the streetscapes (Rawson Street).



Figure 12.21 and 12.22. The roofscapes within the area are of a high quality. The regular placement of chimneys and lack of second storey additions allows their original rhythms to be appreciated. (Sloane/Simmons Street and Fulham Street)



Figures 12.23 and 12.24. The Area also contains examples of timber cottages and recent infill development (Margaret and Station Streets)



Figure 12.25 Simmons Street



Figure 12.26 Station Street



Figure 12.27 The area contains several original corner shops. This example at the corner of Margaret and Simmons Streets has kept its original display windows. Note also the reduction in size and detailing towards the rear of the building.



Figure 12.28. The rear lane network has retained its utilitarian character and purpose. (Rawson Street)



Figure 12.29 and 12.30 The Masonic Hall and Reiby Hall are prominent elements in the Station Street streetscape.



12.31 The small park in Salmon Street is the main area of open space in the Area. It contains several mature ficus and is bounded by a sandstone retaining wall, giving it a prominent streetscape presence.



Figure 12.32. Former convict and prominent businesswoman Mary Reiby's house was demolished in the 1960s to construct this apartment block (Station Street)

12.3 SUMMARY OF HERITAGE VALUES

The Enmore Heritage Conservation Area is historically significant for its pattern of development throughout the area from the mid to late 19th century. The streetscapes demonstrate the pattern and growth of the terrace-house typology in Sydney during the mid-late 19th Century.

The Area demonstrates a range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace house. It represents the principal characteristics of the development of the Marrickville Council area from an early Estate to a suburban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs including small parks, sandstone kerbing and guttering and street tree planting of the late 20th Century.

The early land grants in the area were of 30 acres and were made to emancipists and small settlers, a significant contrast to the large holdings of the Estates north of Enmore/Stammore Road. Their value for speculative purposes is shown through their rapid re-subdivision and amalgamation into a series of 'Estates' with substantial houses that exploited the good views to the south; and then re-subdivision into smaller parcels that formed the basis of today's street alignments. Major development within the area commenced with the arrival of the railway in the mid 1850s and continued through successive releases of land over the next 50 years, with the final subdivision made in 1902. The prevailing form of development in the area throughout this development phase was the terrace house, and the stylistic development of the type during the second half of the 19th Century can be seen in the style and form of the groups within the Area. The Federation period terraces in the Area represent the culmination of the medium density typology, which was soon to be superseded by the rise of suburbia in the 20th Century.

The area is historically significant for its association with Mary Reiby who was an early owner of the land within the conservation area and who built a villa upon the site. Mary Reiby's land was located at the north-eastern corner of the Area, bounded approximately by Enmore Road, Station Street, Holt Street and Reiby Street. It was subdivided after her death in 1855, and the house survived until 1966 when it was demolished by Sydney City Council to erect the high-rise development on the site today. Although the house has now been demolished, it is remembered through Reiby Street which bisects the conservation area. The area is aesthetically significant for demonstrating many of the important variations upon the typology of the modest terrace house, including single and two-storey versions and some very early examples of the genre built under a single hipped roof span, and demonstrating the most utilitarian design of the type. The Area is of social significance for the prominent location of community facilities at the northern end of the area close to Enmore Road including Reiby Hall, Masonic Temple and Hall, and former church at 60 Reiby Street (now in community use).

KEY PERIOD OF SIGNIFICANCE: 1850 – 1915

The Enmore-Newtown Heritage Conservation Area demonstrates heritage values that satisfy the NSW Heritage Council's Criteria for listing as a locally significant heritage conservation area. These values can be seen in the area in many ways, including:

Heritage Council Guideline for Inclusion satisfied	H.C.I Crit.	Heritage value	How the value can be seen in the area today
The Area demonstrates overlays of the continual pattern of human use and	A	The Enmore Heritage Conservation Area demonstrates the principles and	- The primary value of this conservation area is derived from the evidence it provides of the pattern of development in the area now known as Enmore/Newtown

Heritage Council Guideline for Inclusion satisfied	H.CI Crit.	Heritage value	How the value can be seen in the area today
occupation		<p>patterns of Marrickville's development from Colonial to contemporary eras.</p> <p>The cultural landscape of the Area demonstrates the pattern of development in the Council area from early land grants to densely settled urban landscape.</p>	<p>from the mid to late 19th century.</p> <ul style="list-style-type: none"> - The streetscapes demonstrate the pattern and growth of the terrace-house typology in Sydney during the mid-late 19th Century. - Through the range of high style and modest dwellings that demonstrate the different phases of development and options for housing available to the worker of the 19th Century.
The area is associated with a significant activity or historical phase (subdivision and development)	A	The pattern of subdivision has responded to the patterns of smaller Colonial land grants made south of Enmore Road.	<ul style="list-style-type: none"> - The early land grants in the area were of 30 acres and were made to emancipists and small settlers, a significant contrast to the large holdings north of Enmore/Stanmore Road. - Their value for speculative purposes is shown through their rapid re-subdivision and amalgamation into a series of 'Estates' with substantial houses that exploited the good views to the south; followed by re-subdivision into smaller parcels that formed the basis of today's street alignments. - The historic pattern of successive re-subdivision of land within the area has resulted in a maze like street pattern, with internal views tightly described by the street walls and terminating vistas.

Heritage Council Guideline for Inclusion satisfied	H.Cl Crit.	Heritage value	How the value can be seen in the area today
The area is associated with a significant activity or historical phase (subdivision and development)	A	It demonstrates the evolution of the terrace typology in Marrickville throughout the second half of the 19 th Century to its final form before being superseded by the suburban cultural landscape.	<ul style="list-style-type: none"> - Major development within the area commenced with the arrival of the railway in the mid 1850s and continued through successive releases of land over the next 50 years, with the final subdivision made in 1902. - The prevailing form of development in the area throughout this development phase was the terrace house, and the stylistic development of the type during the second half of the 19th Century can be seen in the style and form of the groups within the Area. - The Federation period terraces in the Enmore-Newtown Area represent the culmination of the typology, which was soon to be superseded by the rise of suburbia in the 20th Century.
The area is associated with a person significant in the history of Sydney	B	It is historically significant due to its association with the historically significant Mary Reiby who was an early owner of the land within the conservation area and who built a villa upon the site.	<ul style="list-style-type: none"> - Mary Reiby's land was located at the north-eastern corner of the Area, bounded approximately by Enmore Road, Station Street, Holt Street and Reiby Street. It was subdivided after her death in 1855, and the house survived until 1966 when it was demolished by Sydney City Council to erect the high-rise development on the site today. - Although the house has now been demolished, it is remembered through Reiby Street which bisects the conservation area.
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (residential)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape	<ul style="list-style-type: none"> - The area provides valuable evidence of the range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace house. - Through the rich variety of built forms, each of which is representative of the cultural needs and aspirations of the community that built and occupied them; including: Early development: <ul style="list-style-type: none"> • Victorian period vernacular terraces and cottages • Substantial Victorian Villas located at the highest and most prominent parts of the

Heritage Council Guideline for Inclusion satisfied	H.C.I Crit.	Heritage value	How the value can be seen in the area today
			<p>area</p> <ul style="list-style-type: none"> • Substantial two storey Victorian terraces intended for the affluent middle classes • Modest terraces – 1 and 2 storey • Federation period terraces <p>Later infill development:</p> <ul style="list-style-type: none"> • 1960-70s: residential walk-up flats and high-rise flat development • Terraces and medium density housing • Houses (eg 82A Station Street) <p>Cultural layering</p> <ul style="list-style-type: none"> • Post-War austerity • Post-War migration • Gentrification
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (community)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape	<ul style="list-style-type: none"> - The area also provides physical evidence of the social and cultural values of the late 19th century community demonstrated through the prominent location of community facilities at the northern end of the area close to Enmore Road. - Reiby Hall - Masonic Temple and Hall - Former church (60 Reiby Street) – now community use
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (commercial)	G	<p>It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape.</p> <p>The frequency of original corner shops is not high for an area of this size and type and demonstrates the impact of proximity to the major retailing along King Street and Enmore Road on the need for corner shops.</p>	<ul style="list-style-type: none"> - Evidence of earlier small industrial activity in area – eg. former Robert Wall and Sons Factory - Sloane Street - Delivery dray access to rear of King Street shops through passageway under 26 Bailey Street (part of a terrace group) - Evidence of original corner shops; including 58 Reiby Street and 14 Sarah Street (which have retained their original shopfront window configurations), and 2 Pemell Street and 10 Ferndale Street (which have lost their shop windows)

Heritage Council Guideline for Inclusion satisfied	H.C.I Crit.	Heritage value	How the value can be seen in the area today
<p>The area demonstrates the principal characteristics of a class of Marrickville's cultural places (public domain)</p> <p>The area has attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)</p>	G	<p>It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to a suburban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs.</p>	<ul style="list-style-type: none"> - The streetscapes within the area are characterised by its rows of single and two-storey terraces terminating in a cross street. The facades of the terraces dominate the streetscapes and provide a strong and consistent street rhythm derived from the regular patterning and vertical separation created by the terraces. - Small parks – eg Salmon Park – including significant trees and plantings of native species - Sandstone kerbing and guttering - Street tree planting of the late 20th Century Environmental movement (primarily native species: bottlebrush, melaleuca etc.)
<p>Is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Marrickville area.</p>	C	<p>It contains many buildings and elements of individual and group aesthetic value</p> <p>The area demonstrates many of the important variations upon the typology of the modest terrace house, including single and two-storey versions and some very early examples of the genre built under a single hipped roof span, and demonstrating the most utilitarian design of the type.</p>	<ul style="list-style-type: none"> - Streetscapes are narrow and the density of development establishes a tightly described street wall which creates a sense of intimacy and privacy within the area. - 19th Century houses (detached and semi-detached) and their settings - 19th and early 20th Century terraces and houses (detached and semi-detached) including several highly cohesive groups. - Groups and streetscapes containing 19th and early 20th Century cottages, semis and terraces - 19th Century corner shops, local shopping precinct and small industrial development found throughout the area provides evidence of the historical integration of landuse in inner urban areas. - A proportion of individual properties within the area have been layered, including through the addition of dormer windows, rendering, replacement of windows, loss of original detail and other changes of this type but the prevailing qualities of the streetscape and its ability to demonstrate the principles of early 19th-century housing remain readily interpretable in the contemporary landscape. - Recent infill house at 82A Station Street is contemporary but respects scale of
<p>The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.</p>	G		

Heritage Council Guideline for Inclusion satisfied	H.Cl Crit.	Heritage value	How the value can be seen in the area today
			streetscape. <ul style="list-style-type: none"> - 20th Century residential flat buildings (these illustrate the development of the cultural landscape only and have a negative impact on the aesthetic values of the area)
The area contains evidence of a significant variation to a class of items (terraces)	G		<ul style="list-style-type: none"> - Victorian terrace at 51-65 Station Street – terrace of 8 bays; each with basement and upper level occupancies accessed by shared porches – rare in the Marrickville area. - Simple two storey Victorian terraces with window only to the upper level – rare surviving examples, including 18-30 Bailey Street (includes also carriage access to rear) and 7-19 Sloane Street. - Terrace 110-136 Simmons Street – hipped roof, no expressed firewalls.

12.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundaries of the heritage conservation area reflect the identified heritage values of the area and the ability of the fabric of the houses and streetscapes to demonstrate these values. They recognise the impact that the changing role and character of the land uses and buildings have had on the layer of development from the significant era of development (1850-1915).

The rear of the shops oriented to Enmore Road and King Street provide a strong functional and aesthetic edge to the north and east of the Area.

The properties adjacent to the south-western corner of the investigated area were also found to demonstrate consistent and contributory heritage values to the Enmore area, including a very good example of an early two-storey workers terrace under a single hipped roof. Although the return along Camden Street includes a poorly scaled and visually intrusive 1960s three-storey residential flat building; the remaining buildings between Simmons Street and Kent Lane (including the recommended heritage item "Ferndale house"), as well as the northern side of Kent Street and the western end of the southern side demonstrate built forms and streetscape values consistent with those of the conservation area and are recommended for inclusion in the heritage conservation area.

The properties on the western side of College Street and the northern side of Camden Street from Kent Lane to College Street have been excluded because they demonstrate a significantly lower consistency of built form and detailing, with significant alterations and additions leading to lower contribution to the identified values of the area. This area also includes several historically and aesthetically intrusive residential flat buildings and other large-scale development.

An important characteristic of the streetscapes of this area is their termination in the facades of buildings facing cross streets. Careful consideration was given to the degree to which the quality and integrity of the streetscapes relied upon these facades, and therefore whether they should be included within the area or not. Many views terminate in commercial or industrial built forms or other clearly

differentiated development such as the TAFE complex. These edges read clearly on the ground. Ferndale was the only street that was found to depend on the fine-grained character of the residential subdivision to terminate its streetscape, and the quality of this viewscape was found to be inconsistent in its built form and nondescript in quality. Expanding the boundary to include this termination is not recommended since it would contribute little to the integrity and value of the Enmore-Newtown Area heritage conservation area.

12.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Enmore-Newtown Heritage Conservation Area are expressed through the contemporary cultural landscape.

The relevant planning controls to conserve the evidence of the area's heritage significance are contained in the Mixed Residential Streetscapes section of the DCP (see the DCP for details).

The Enmore-Newtown Heritage Conservation Area also contains many details, or fine-grained elements that are found throughout the area on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings; but if they are present they need to be retained in any new development. Further details about how to protect these details and incorporate them in new development can be found in the detailed DCP sheets.

SUBDIVISION AND PUBLIC DOMAIN ELEMENTS:

- Street layout
- Narrow lots oriented at 90° to the street alignment
- Street tree plantings
- Sandstone block kerbing

ELEMENTS THAT CONTRIBUTE TO THE CONSISTENCY OF THE STREETSCAPE (VISIBLE FROM THE PUBLIC DOMAIN)

- High urban density, narrow streets and frequency of attached dwellings creates an intimate streetscape quality
- Setbacks from the street alignment are minimal but consistent within building groups and visual catchments
- Residential character demonstrated through diversity of architectural style - within the single and two-storey 19th-century and federation period terrace housing typologies
- Groups and runs of terraces demonstrating strong streetscape qualities including cohesiveness of form, rhythm and materials.
- Building typologies reinforce the tight urban grain.
 - Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.
 - High quality detailing to front elevation of intact and substantially intact houses and terraces
 - Increasing simplification of scale and detailing towards rear – including window size, bulk and visual prominence in view from street
- Roof forms appropriate to typology and period of construction
 - Primary ridgelines of roofs are aligned parallel to the street
 - Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm
 - Lack of major alterations to roof form and volumes
 - Original chimneys contribute to the quality and visual interest of roofscapes

- Original dormer windows - small and vertically proportioned
- Intact or substantially intact built elements
 - Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes
 - Any additions visible from the public domain that are of a minor scale, respect original built form and are unobtrusive in the context of the streetscape
- Building heights appropriate to typology and period of construction
- Detailing and finishes appropriate to typology and period of construction
 - Window openings appropriate for architectural type
 - Timber framed windows
 - Complex timber framed windows to main bay of front elevation
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - Original Iron Palisade fences
 - Original low face-brick (not rendered or painted) walls

ELEMENTS THAT CONTRIBUTE TO THE INTEGRITY OF THE OVERALL PATTERN OF DEVELOPMENT IN THE AREA (NOT NECESSARILY VISIBLE FROM THE STREET)

- Footprints of additions to the rear respect the traditional pattern of development (including service wing/pavilion/recessive scale)
- Vehicle access from rear lanes (where available)

12.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Enmore-Newtown Area Heritage Conservation Area has undergone many layers of change and alteration over the years since it was first developed. Some of these contribute to the cumulative heritage significance of the area but others do not because they are of an irreversible nature or result in a visual fabric that destroys, overwrites or otherwise confuses the identified values of the area. These include:

- Overscaled and poorly proportioned additions
- Alterations to roof forms and volumes visible from the street, including poorly sited and proportioned dormer windows and lifted ridgelines.
- Inappropriate use of dormers (contrary to typology)
- Application of conjectural detailing to new work
- Concrete tiles or inappropriate use of metal panels to roof.
- Painting and rendering etc (including to 20th Century face brick)
- Removal of original detailing
- Alteration to fenestration patterns (including reconfiguration/re-orientation of vertical openings to horizontal)
- Removal/replacement of timber windows with aluminium-framed windows
- Roller shutters to windows
- Historically inappropriate fence design and details not relevant to building typology and/or incongruous/visually intrusive in streetscape views

- Visually intrusive security measures (eg security bars painted a light colour and enclosing grilles to verandahs)
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic value of streetscape
- High/solid front fences and walls
- Infilled verandahs