

HCA 14 Llewellyn Estate Heritage Conservation Area (Enmore)

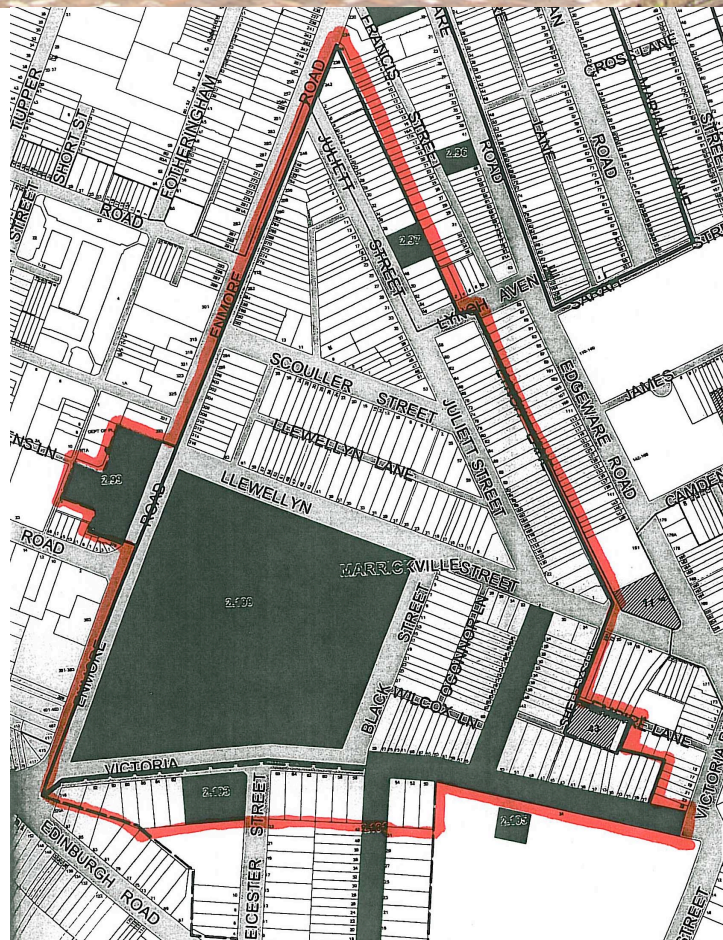


Figure 14.1 HCA 14 Llewellyn Estate Heritage Conservation Area

14.1 LOCATION

The Llewellyn Estate Heritage Conservation Area is located in Enmore within the triangle created by Enmore Road as it turns to the south, Edgware Road and Edinburgh Road/Smidmore Street.



Figure 14.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

14.2 DESCRIPTION

The area was first granted to John Wells in 1794. It was bought and sold several times over the years and Marrickville Park (now known as Enmore Park), the focal point of the area was the first Park to be proclaimed in Marrickville (in 1886) soon after the introduction of a steam tram service. The surrounding land was first offered for sale in the mid-1890s as the 'Llewellyn Estate' but sales were slow due to the depressed economic climate and it took until 1905 for most blocks to be developed.

This area demonstrates the transition between the late 19th-century principles of inner urban development and the early 20th Century ideals of the suburban landscape. The lots are significantly larger than those of the adjoining Enmore House Heritage Conservation Area, and although urban density remains high when compared against areas further to the west, the Llewellyn Estate Conservation Area is characterised by a feeling of spaciousness. This character is enhanced by the relatively flat topography and the width of the road reservations, generous footpaths and the increasing setback to the front facade of the house, which has allowed some of the houses in this area to plant a small garden which helps to soften the streetscape further.

The quality of the public domain is high. Enmore Park provides a generous amount of open space and provides an effective focal point for the local area. It is a traditional, formal Park laid out according to the axial principles of late 19th Century parks. It also contains some archetypal mid-late 20th Century municipal infrastructure such as the 'rocket' playground equipment and a public swimming pool (now enclosed). Other notable elements of the public domain include the high quality brick paving to the footpaths throughout the area and the use of Brush Box street trees which have introduced an avenue quality into the most modest streetscapes. Their planting within the road reservation rather than the footpath has enhanced their ability to create an enclosing streetscape and although showing signs of having been pollarded in the past have now mostly been allowed to reach an impressive height and scale. Some young saplings were also found to have been planted recently and will over time contribute to the quality of the streetscapes in this area. The planting along the alignment of Victoria Road culminates at the mature Brush Box and Fig group at the street closure of the southern end of Juliett Street and creates a streetscape of unusually high aesthetic value, which complements the substantially intact roofscape of the Federation bungalows and cottages situated opposite. This is particularly notable when its context adjacent to the Marrickville Metro, a contemporary shopping centre, is taken into account.

The brick paved footpaths found in Marrickville were laid in the Depression as an employment relief scheme and continue to provide a high-quality textural detail to the streetscapes in the area. Unless disturbed by the laying of services etc the paving has been well maintained by Council and has remained sound. Repair work has generally been done neatly, although in places rougher patching is evident.

The character of the domestic built environment is eclectic, a quality emphasised by the triangular street grid which has led to interesting adaptations to the standard residential patterns and created many opportunities for the viewer to appreciate the minor elevations of properties just as easily as their 'main' façade. This has led to some interesting and unusual built forms and a unique streetscape quality.

The area contains many interesting and high-quality variations on the late Victorian and Edwardian/Federation styles of domestic design, including the pairs of semi-detached cottages with flamboyant Flemish roofs and detailing in Juliett Street; fine examples of Federation Filigree, and the semi- and triple- attached cottages at the northern end of the precinct. The houses on the western side of Juliett Street in particular demonstrate the remarkable diversity of design choice available at the turn of the 20th century.

The southernmost part of Juliet Street demonstrates high streetscape values due to its consistent planting of Brush Box on the eastern side and groups of attached and semi-detached dwellings. These establish a strong rhythm to the streetscape due to their protruding gable form with squared bay windows to the front elevation and recess to front doors set under a small porch. The eastern

side of the streetscape is formed by a modest, single storey terrace arranged in pairs. Most have retained their original iron palisade fences set in a low plinth with low brick walls dividing the setback space to each property, further enhancing the cohesive character of the group. Although altered, this streetscape demonstrates a high level of consistency of built form and strong and aesthetically pleasing streetscape through its rhythms and patterns.

Although Enmore Road is a busy thoroughfare it contains fine examples of late Victorian/early Federation (Federation Filigree) detached cottages, groups, pairs and terraces and an imposing two-storey Victorian Terrace as well as a good block of Inter-War flats. Good groups of single storey cottages with interesting variations in their detailing and street presentation characterise Llewellyn Street overlooking the park. The iron palisade fences are prominent elements in the streetscape.

Victoria Road also contains excellent streetscape groups, including the simple Federation bungalows to the west of Bethesda Nursing Home/Stead House; and the Federation corner store (with open upstairs verandah space), the symmetrical Federation cottage group with intact roofscape of tall, slender chimneys, and the good-quality individual examples of cottages and houses found near Marrickville Metro. The Metro is a prominent element in the area and reinforces its suburban status. Its visual impact on the surrounding area has been lessened by the retention of the original high face brick wall that surrounded the former Vicars Knitting Mill on the site and original street tree planting which includes mature Figs. The group of houses on the northern side of Victoria Road form a strong streetscape group with consistent façade compositions, fences and roofscapes.

The consistency of scale and form of buildings in the area is interrupted by the 1960s red textured brick residential flat building on the corner of Victoria Road and Black Street. The area also contains many examples of cultural layering - most of these alterations have been limited to non-structural alterations such as rendering and the replacement of windows. Few layers have significantly altered the underlying integrity of form to the extent where the significance of the area as a whole is compromised. More recent examples of the gentrification layer can also be seen.

Much of the Llewellyn Estate is situated on relatively level land and opportunities for views out of the area are limited. The view to the east from Llewellyn Street terminates at the chimneys to the former brickworks at St Peters. Minor views are available from the northern end of Juliett Street over the local district. Views towards the area are dominated by the open character of the streetscapes rather than towards a particular point or subject.

The following figures illustrate the main elements and characteristics of the Llewellyn Estate Heritage Conservation Area.



Figure 14.3. The Llewellyn Estate contains many good examples of consistent built forms and streetscapes. Most of the footpaths are constructed of house bricks laid as paving as a work relief programme during the Great Depression of the 1930s. This group is located on the northern side of Victoria Road near the Marrickville Metro shopping centre.



Figure 14.4. The high-quality streetscapes continue along the busy Enmore Road.



Figure 14.5 and 14.6. The evolution of built forms in the area from the terrace to the distinctive and cohesive suburban streetscape is well demonstrated in the Llewellyn Estate Area. The Area demonstrates the transition between the high-density terrace environment found to the east of Edgware Road in Enmore and Newtown and that of the low-density, detached, single storey suburban environment to the west that manifested the principles of the 'Great Australian Dream'.



Figure 14.7 and 14.8 showing the distinctive texture created by the brick paving and the Brush Box street trees planted within the road reservation in Juliett Street.



Figure 14.9. The Llewellyn Estate Area is notable for its extensive and mature Brush Box street tree planting throughout the area, and in particular in Juliett Street near the Marrickville Metro. These trees are identified already as heritage items and contribute significantly to the aesthetic quality and streetscape value of the area.

Figure 14.10. Although the area demonstrates the transition between the 19th and 20th-century urban and suburban environments, it still contains some examples of the terraced house.



Figure 14.11. Juliett Street contains several examples of the Federation-Flemish style in a semi-detached cottage form which are prominent elements in the local streetscape.



Figure 14.12. Federation cottages with iron palisade fences remain the most common form within the area.



Figure 14.13. This group of houses overlooking the park forms a distinctive streetscape group with a strong roof rhythm punctuated by tall, slender chimneys. Each house has been layered in a different way but the roofscape is highly contributory to this important location..



Figure 14.14. An symmetrical Federation filigree cottage rare in Marrickville.



Figure 14.15. The western end of Victoria Street includes larger lots and later built forms, including Californian bungalows from the Inter-War period.



Figure 14.16. Victoria Road – a finely detailed house with oval window to the porch.



Figure 14.17. A modest, single fronted Federation cottage.



Figure 14.18. Although heavily layered this group in Juliett Street forms a strongly patterned streetscape due to the prominent gables and position above the road level.



Figure 14.19. A substantially intact pair of Federation cottages.



Figure 14.20 and 14.21. One of the most distinctive elements of the Llewellyn estate area is the triangular layout to the street pattern. This has resulted in many interesting solutions to the problem of building on an irregularly shaped inner-city block. Figure 14.20 shows one solution using a brick wall (Llewellyn/Lynch Streets) and Figure 14.21 shows the staggering of facades to align with the side boundary, creating a serrated streetscape effect which is emphasised by the gabled roof forms (Scouller Street).



Figure 14.22 and 14.23. These houses have adapted floor plans and elements such as verandas and outdoor spaces to meet the confines of the site. This allows views towards the houses that would not normally be available and enhances the visual interest of the streetscapes in the area.



Figures 14.24 and 14.25. Although built forms were undergoing transition from Victorian to Federation styles the iron palisade fence remained a strongly dominant element in the streetscape of Marrickville for at least 20 years longer than it did in other areas and now unifies the streetscapes in the area. The example on the left includes a tradesman's gate at the corner of the property to allow access for the daily delivery of milk and bread etc. directly to the rear of the property.



Figures 14.26 and 14.27. The later houses built in Victoria Road overlooking what is now the Marrickville Metro shopping centre demonstrate the fence style that became popular after the iron palisade. It consisted of a low brick wall (six to eight courses) with a worked iron ribbon panel fitted between two slim pillars with a matching gate. Note also the decorative tiles to the stair risers and the tessellated tile paving.



Figure 14.28 and 14.29. Enmore Park was the first Gazetted open space in the Marrickville local government area and is a good example of a late 19th-century public park with plantings, play equipment and low scale recreational facilities. It also contains an iconic rocket slide.



Figure 14.30. The view and out of the area along Llewellyn Street terminates at the chimneys of the former St Peter's brickworks.



Figure 14.31. This corner shop overlooks Enmore Park and is now used as a café. It has retained its open verandas upstairs and although a portion of the brickwork has been painted, it is still predominantly face brickwork with dark brown banding outlining the arches.



Figure 14.32. An original shopfront on Enmore Road.



Figure 14.33. Chimneys are important elements.



Figure 14.34. The 1850s 'Waterloo Villa' is located under the many layers of alteration and addition to the Bethesda nursing home and is one of the earliest residences remaining in the Marrickville local government area.



Figure 14.35 This former box and case factory located in Empire Lane demonstrates individual heritage significance as well as contributing to the richness and complexity of the conservation area.



Figure 14.36. This house has been substantially altered through removal of render, replacement of windows and roof cladding and reconfiguration of the fence. The overall form remains relatively intact.



Figure 14.37. The more recent fashion is that of gentrification. Face brickwork is rendered and painted dark grey, details are stripped from the facade and a solid fence with a strong horizontal emphasis separates the house from the street.

14.3 SUMMARY OF HERITAGE VALUES

The Llewellyn Estate Heritage Conservation Area is of historical significance as an area developed around the 1850s "Waterloo Villa" (later known as Frankfort Villa, Frankfort House, Bethesda and Stead House) as the 1894 "Llewellyn Estate" subdivision. The area is of high historical significance as it retains the original (albeit altered) 1850s villa, which is heritage listed as an individual heritage item.

The Area is of historical significance for demonstrating the pattern of development in the Council area from early land grants to suburban cultural landscape. The pattern of subdivision has responded to the patterns of smaller Colonial land grants made south of Enmore Road. The layers of occupation are demonstrated clearly through the street and subdivision pattern, the form of development and the more recent layers of occupation by migrants 1950-c2000; and gentrification (c1980-present).

The pattern of development in the area provides evidence of the historical process of small-scale speculative development and the rise of housing choice for the middle classes. The area demonstrates the transition in built forms accompanying the decline of the densely developed terrace

house model of urban development to the beginning of the low-density suburban patterns and social principles of 20th Century suburbia.

The Llewellyn Estate Heritage Conservation Area is of aesthetic significance for its substantially intact collections (built forms) of early 20th Century single-storey domestic design covering a range of typologies. It is significant for the individual responses to the triangular street layout, resulting in an interesting adaptation of built forms to accommodate irregular lots near intersections which allows a range of views over houses that are not normally available from the public domain. It is also significant for the many substantially intact individual examples of Federation period bungalow, including original timber joinery, window hoods and detailing to gables and verandas.

The Area represents the principal characteristics of the development of the Marrickville Council area from a rural Estate to residential area. The area provides valuable evidence of the range of building types and forms available to the middle class from the late 19th and early 20th Century, including the detached cottage, semi-detached pair and terrace house.

KEY PERIOD OF SIGNIFICANCE: 1886-1915

The Llewellyn Estate 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	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 occupation	A	The cultural landscape of the Area demonstrates the pattern of development in the Council area from early land grants to suburban cultural landscape.	<ul style="list-style-type: none"> - The layers of occupation are demonstrated clearly through the street and subdivision pattern, the form of development and the more recent layers of occupation by migrants 1950-c2000; and gentrification (c1980-present) - Through the range of high style and modest dwellings of typologies and densities found in the area which demonstrates the different phases of development and options for housing available to the middle classes at the beginning of the 20th Century.
The Area demonstrates culturally and socially important philosophies	A	The growth of the Suburban Ideal: the area demonstrates the transition in built forms accompanying the decline of the densely developed terrace house model of urban development to the beginning of the low-density suburban patterns and social principles of 20 th Century suburbia.	<ul style="list-style-type: none"> - The principles of the growing Australian suburban ideal in the Post-Federation period are expressed through the patterns of subdivision, the architectural form and finely grained detailing of the original Federation bungalows - The increasing interest of the middle classes in the expression of individuality in housing choice is demonstrated by the variety of stylistic choice in the facades of houses – although most are built to a common pattern behind the façade. - The subdivision includes rear lanes

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>that are typical of 19th Century planning principles and which were soon to be abandoned in subdivision design.</p> <ul style="list-style-type: none"> - Wide streets and footpaths, together with single storey built forms and increasing building setbacks establish a sense of spaciousness to the streetscapes in the area.
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 of the Estates north of Enmore/Stanmore Road.
The area is associated with a significant activity or historical phase (subdivision and development)	A	<p>The Area provides evidence of the maturing suburban form of development in the Council area.</p> <p>The pattern of development in the area provides evidence of the historical process of small-scale speculative development and the rise of housing choice for the middle classes</p>	<ul style="list-style-type: none"> - The speculative nature of suburban development is demonstrated by the groups of houses built to a pattern within the streetscapes; and through the way that each group differs from others through subtleties of its design and detailing. - The development occurring as a result of this process includes high-quality individual and group examples of late Victorian and Federation bungalow and attached dwelling architecture. - Through the consistency of subdivision pattern and built forms characteristic of this area and which demonstrate the process of re-subdivision of large Victorian estates for residential development. - Through the triangular street pattern which has resulted in a range of responses to atypical lot shapes.
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (residential)	G	The demonstrates the principal characteristics of the development of the Marrickville Council area from a rural Estate to residential area	<ul style="list-style-type: none"> - The area provides valuable evidence of the range of building types and forms available to the middle class, including the detached cottage, semi-detached pair and terrace house. - Through the built forms representative of the cultural needs and aspirations of the community that built and occupied them; including: <p>Development representing the Key Period of the Area's development (1909-1919):</p> <ul style="list-style-type: none"> • Late Victorian (style) and

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			<p>Federation period terraces, semi-detached cottages, groups and terraces – all single storey other than the terrace on Enmore Road</p> <ul style="list-style-type: none"> • Detached Federation period bungalows and single-fronted cottages demonstrating a good range of stylistic detailing from the period, • Remaining original iron palisade fences • Remaining original low, face-brick front fences <p>Later infill</p> <ul style="list-style-type: none"> • 1920s industrial infill: Enmore Box and Case Factory • Major addition to northern elevation of Bethesda House (hospital wing) • 1960-70s: red texture brick residential walk-up flat building • Recent residential – eg cnr Scouller Street and laneway <p>Cultural layering</p> <ul style="list-style-type: none"> • Post-War austerity • Post-War migration • Gentrification <p>Many of the individual houses have been altered since their construction 100 years ago. These layers form part of the cultural landscape of the area. Common examples include rendering and painting of face brickwork; the application of new details on different styles; removal of timber windows and replacement by aluminium (sometimes including the re-orientation of the opening); installation of roller style window shutters; removal and replacement of front fences; and the removal of roof framing and construction of low pitched, hipped roof. Few of these changes contribute to the heritage significance of the area, but most are neutral in their impact.</p>
The area demonstrates the principal characteristics of a	G	It demonstrates the principal characteristics of the development of the Marrickville Council area	<ul style="list-style-type: none"> - Enmore Park – including the swimming pool and playground equipment

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
class of Marrickville's cultural places (community)		from an early Estate to urban cultural landscape	
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (retail and industrial)	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"> - Low incidence of corner shops in the area – (exceptions include the corner of Victoria/Leicester (still in active use as a café) and Llewellyn/Juliette (now closed) in the area. Major late 20th Century retail presence of Marrickville Metro – serves a large catchment and does not 'read' as part of the Federation landscape. - These demonstrate the changing patterns of retail activity in the Marrickville area through the 20th Century - The area also includes the infill (late 1920s) development of the Enmore Box and Case Factory an early industrial land use that has retained its utilitarian Inter-War form and detailing.
<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	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.	<ul style="list-style-type: none"> - Enmore Park - the first public park to be dedicated in the Marrickville Council area (1886) <ul style="list-style-type: none"> • Formal layout and original plantings • Entry points and sandstone arches • Brush Box planting to edges • Swimming pool • Other community facilities and infrastructure - Wide, brick-paved footpaths throughout the area – also provide evidence of employment relief schemes of the Great Depression era - Sandstone kerbing and guttering - Street tree planting of the early 20th Century – Brush Box plantings create high quality streetscapes - Street tree plantings demonstrating the rise of the environmental movement in the 1970s (primarily native species: bottlebrush,

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>melaleuca etc.) – taller species adversely impacted by overhead cable clearance</p> <ul style="list-style-type: none"> - Streetscapes are open with wide footpaths and setbacks to single-storey built forms - The sense of space is emphasised by the gentle rise in the local topography towards the centre of the Area.
Is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Marrickville area.	C	It contains many buildings and elements of individual and group aesthetic value	<ul style="list-style-type: none"> - Substantially intact collections (built forms) of a range of early 20th Century single-storey domestic design covering a range of typologies. - Responses to the triangular street layout have resulted in interesting adaptation of built forms to accommodate irregular lots near intersections – and allowed a range of views over houses that are not normally available from the public domain
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		<ul style="list-style-type: none"> - The area includes many substantially intact individual examples of the Federation bungalow, including original timber joinery, window hoods and detailing to gables and verandas. - There is also little evidence of addition into the roof space made in more recent times. This lack of disturbance of the roof forms has led to a high-quality roofscape throughout the area, many of which have retained their original slate cladding. - The area includes streetscapes of a high quality. This quality is derived from the consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing, and garden spaces of the elements of the group. - Iron palisade fences continue to play an important role in the definition of the streetscapes of this

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>area although this fence form was no longer fashionable in other suburbs by this time.</p> <ul style="list-style-type: none"> - The cultural layers provide evidence of the changing qualities of Marrickville's cultural landscape throughout the 100 years since the area was established. They have resulted in a loss in original fabric, and in places a significant change to the streetscape qualities of the area, but the prevailing qualities of the streetscape and its ability to demonstrate the principles of early 20th Century suburban development in the Marrickville area remains readily interpretable. - The area includes two representative examples of higher density development from the mid to late 20th Century period – the Inter-War block on Enmore Road and the late 1960s block at the corner of Black Street and Victoria Road.
The area contains evidence of a significant variation to a class of items (Federation dwellings)	G		<ul style="list-style-type: none"> - Adaptation of built forms to non-rectangular lots near intersections - Federation-Flemish group at 40-46 Juliette Street

14.4 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 (1886-1915).

The areas beyond this boundary demonstrated noticeably different or lesser heritage values and/or were of a scale or form that intrudes on the integrity of the heritage conservation area. The eastern edge is formed by the rear boundaries of the properties facing Edgeware Road, which demonstrate values consistent with HCA 13 and are recommended for inclusion in that area. The Enmore Box and Case Factory has also been included at the corner of Enmore and Shelleys Lanes is recommended for individual heritage listing (see the Marrickville Heritage Items Review 2009) and is also included in the area. The south-eastern edge is formed by the large Marrickville Metro complex. The properties on Victoria Road overlooking the park contribute strongly to the heritage values of the Area and are included. The two streets to the south of Victoria Road (Leicester and Bourne Streets) each contain good examples of Federation dwellings, but their integrity as a streetscape has been eroded to a point

where they do not demonstrate the same level of contributory value as other streetscapes in the area and have been excluded.

The western edge is formed by Enmore Road, which marks the western edge of the land grant and successive Estates in the Area. The substantial terrace group at 341-371 Enmore Road has also been included because it too addresses Enmore Park and forms a good quality termination to views to the west along Llewellyn Street.

14.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Llewellyn Estate 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 Suburban Residential Streetscapes section of the DCP (see the DCP for details).

The Llewellyn Estate 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 based on triangular blocks
- Irregular lot shapes near intersections
- forms of buildings at intersections show adaptation to accommodate lot shape
- streetscape rhythms of staggered facades created by irregular lots
- open character to the streetscape due to wide streets, footpaths and setbacks and single storey built forms
- Hand laid brick paving to wide footpaths
- Brush Box street tree planting
- Sandstone block kerbing and guttering

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

- Prevailing low-density suburban character
- Single storey built forms throughout area
- Good groups of substantially intact Late Victorian and Federation bungalows, semi-detached cottages and terraces
- Individual properties of high aesthetic value
- Building forms appropriate to architectural type (Federation bungalow)
 - High quality detailing to front elevation of intact and substantially intact Federation period houses
 - Increasing simplification of scale and detailing towards rear – including window size, bulk and visual prominence in view from street
- High proportion of 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

- Original development is single storey with exceptions of shops and existing terraces/Inter-War flat development oriented to Enmore Road
- 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
- Roof forms appropriate to typology and period of construction
 - Prominence of Federation (tall and narrow) chimneys in roofscape views
 - Lack of major alterations to roof form and volumes
 - Slate roofs
 - Unglazed terracotta tile roofs
- Fences appropriate to typology and period of principal building
 - Original Iron Palisade fences
 - Original low face-brick (not rendered or painted) walls
- Lack of car parking infrastructure accessed from the primary street frontage
- Garden plantings in front of dwellings

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)

14.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Llewellyn Estate Heritage Conservation Area was mainly developed during the Federation period and many properties have undergone some changes and alterations over the years since it was first settled. Some of these contribute to the cumulative heritage significance of the areas, but others do not because they are of an irreversible nature or result in changes to the visual quality or original fabric that destroys, overwrites or otherwise confuses the identified values of the area. These include:

- Alterations to roof forms, including poorly sited and proportioned dormer windows and lifted ridgelines.
- Removal of original detailing
- Painting rendering etc (including to unpainted face brick in Federation-period buildings)
- Alteration to fenestration patterns (including reconfiguration/re-orientation of vertical openings to horizontal)
- Removal/replacement of timber windows with aluminium
- Application of conjectural detailing to new work
- 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, roller shutters to windows 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

