

HCA 16 Goodsell Estate Heritage Conservation Area (St Peters)

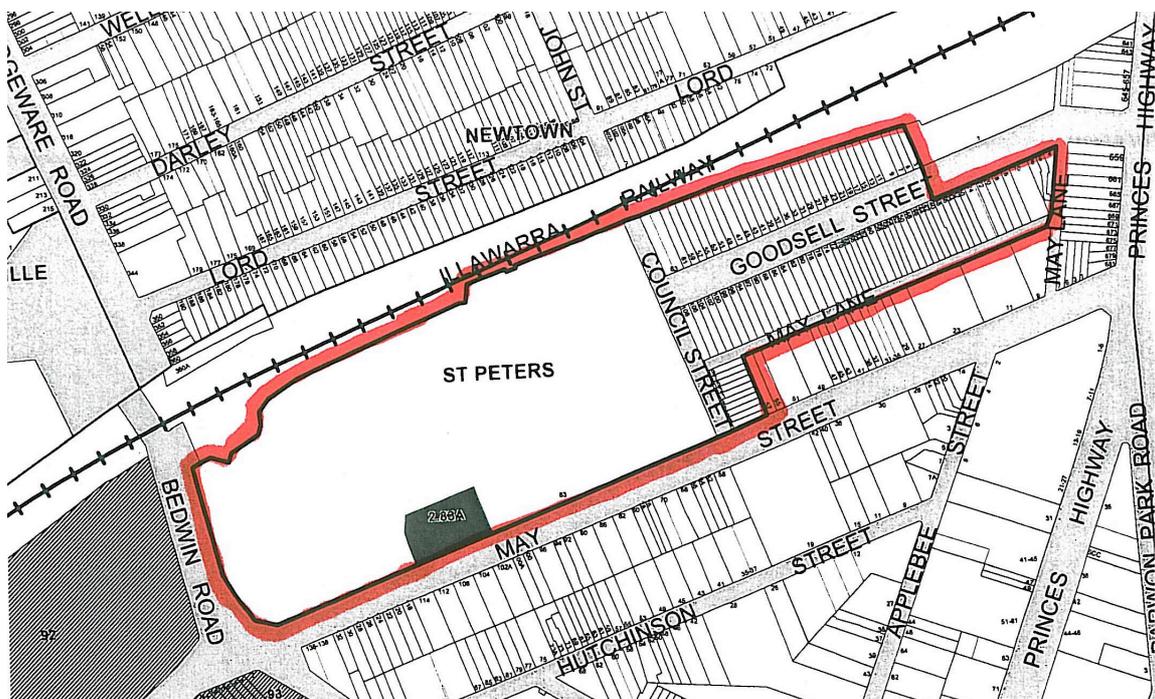


Figure 16.1 HCA 16 Goodsell Estate Heritage Conservation Area

16.1 LOCATION

The Goodsell Estate Heritage Conservation Area is located to the south of St Peters Station between the Illawarra railway line and May Street; and Bedwin Road and the Princes Highway.



Figure 3.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

16.2 DESCRIPTION

The Goodsell Heritage Conservation Area is named after the prominent Sydney brick maker Frederick Goodsell who owned and operated a major steam-operated brickworks on the site. This is thought to be Sydney's first steam operated brickworks and the source of the first shale 'plastic' bricks in the 1870s. The main brick pit was on the part of the site now occupied by Camdenville Park.

Much of the Area is now occupied by Camdenville Park and Oval which were constructed on part of the former brick pit and manufacturing site. The formal entrance to the park is located at the end of Goodsell Street and terminates the local view along the street. A small shop located at the south-eastern corner of the park was demolished during the course of site inspections. The terrace of eight dwellings stand alone on this edge of the park as they once did on the edge of the clay pit for the brickworks.

Small terraces were built around the edge of the pit and in Goodsell Street and John Street (now known as Council Street). Only the group of eight (already identified as heritage items) that survive in May Street at the southern end of the park were intended as housing for brick makers, the terraces in Goodsell and John/Council Streets appeared to have been erected by a range of speculative builders. The northern side of the street at that time was occupied by a timber yard, but was subdivided for development between 1902 and 1910.

The two-storey terrace overlooking the park at the southern end of Council Street is a good example of one of the most modest two-storey terrace forms that was usually intended for basic workers housing. Built to the street alignment with an veranda cantilevered over the footpath, the group forms a strongly expressed and rhythmic streetscape and roofscape, enlivened by the prominent chimneys rising above the main roof form and their slight stepping to accommodate the fall of the land. The view over the rear elevation of the terraces (from Goodsell Street) is also a good one and highly contributory to the aesthetic value of the area as a three-dimensional urban space.

The streetscape of Goodsell Street is a tight and cohesive one comprised of single and two-storey terraces from the late Victorian/Federation period, including some modest single storey parapeted terraces and freestanding cottages. The streetscape demonstrates some subtle differences from other areas of terrace development in this part of the Marrickville area: the facades are set well back from the street alignment, providing for an unusually generous amount of soft landscaping; yet the individual terrace houses are very narrow. The reason for this configuration is not known.

Some front fences are the original iron palisade but many have been replaced by newer metal panels, aluminium or timber picket or low brick walls. A substantial pair of Victorian terrace shops with cantilevered balconies is situated at the eastern end of Goodsell Street.

The street plantings are a notable element of this conservation area, with mature shade trees in an almost unbroken line on the southern side of Goodsell Street and more widely spaced on the northern side. Species include Brush Box, the range of Australian natives common in the Marrickville area and a paired planting of Port Jackson Figs towards the eastern end which dominate views into the streetscape from the east. The quality of the views within the precinct are enhanced by their termination at the Park's entrance, marked by a formal set of gates.

A small original shop at the corner of the Park was demolished during the course of research for this Study. Few other properties in this area demonstrated evidence of significant structural alterations or additions, although the painting and rendering of original face brickwork was found.

The major intrusions into the area are the recently constructed residential flat building at the northern corner of the area and the warehouse at 8-14 Goodsell Street, both of which introduce scale, bulk and detailing that does not respect that found in the remainder of the heritage conservation area.

Kerbing and in places guttering is representative of that found throughout the Marrickville area, being mainly constructed from large sandstone blocks.

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



Figure 16.3 The mature Ficus at the northern end of Goodsell Street create a sense of arrival to the area and terminate internal views from Camdenville Park towards the east. They also help to minimise the impact of the recent residential flat development and establish a sense of separation from the busy Princes Highway at the end of the street.



Figure 16.4 Camdenville Park was formed after the Goodsell brickworks clay pit was filled.



Figure 16.5. The Council Street terrace is substantially intact and exhibits a strong and rhythmic streetscape pattern. Facades are set flush to the property boundary and the balconies are cantilevered over the footpath.



Figure 16.6. The Council Street terrace from the rear. Its unity of form and the important role of the chimneys and unbroken roofline, together with lack of major extensions to the upper level give this otherwise mundane view an important streetscape quality.



Figure 16.7 and 16.8. The terraces to Goodsell Street are a combination of single and two-storey typologies. They are set well back from the street with a wide verge, footpath and building setback creating a sense of spaciousness.



Figure 16.9. This terrace in Main Street was constructed on the edge of the brick pit to house Goodsell’s employees.



Figure 16.10. A modest single storey terrace behind a continuous parapet and veranda line.



Figure 16.10 to 16.14. Goodsell Street. The long run of terraces creates a visually cohesive streetscape. Unlike most other areas from this period in Marrickville, the fences in Goodsell Street are a simple low timber picket and not iron palisade.



Figure 16.15. The small corner shop at the southern end of the Council Street group has retained its cantilevered balcony which returns into May Street.



Figure 16.16. A more substantial group of three, three storeyed shops with residence above is located at the eastern end of the Area near the intersection with Princes Highway and close to the St Peters Railway Station.



Figure 16.17 and 16.18. Many of the terraces have been layered over the years, mainly through the replacement of windows and infill of balconies. The most recent group of residents are introducing gentrification-style layers including changing the emphasis from a vertical bay to horizontal through the use of decorative elements and fence design.

16.3 SUMMARY OF HERITAGE VALUES

The Goodsell Estate Heritage Conservation Area is historically significant for demonstrating the principles and patterns of Marrickville's development from Colonial to contemporary eras.

The Marrickville area contained many brick and pottery works but Frederick Goodsell's Steam Brick Factory and pit was Sydney's first full steam-powered brickworks and the leading producer of its period (1869 onwards). The footprint of Camdensville Park overlays the site of the brickworks and the surviving terrace facing May Street was built by Goodsell and occupied by brickmakers.

The Area is historically significant for the pattern of the built forms in the area that has responded to the progressive release of land for development. The terrace groups in the area were built as a result of successive land releases and demonstrate the patterns of subdivision and development in the Marrickville area.

The Area is aesthetically significant for its narrow and dense streetscape development of 19th and early 20th Century terraces, cottages and houses (detached and semi-detached) including several highly cohesive groups. These establish a tightly described street wall which creates a sense of intimacy and privacy within the area, emphasised by the mature fig trees at the eastern end of the streetscape which contribute positively to the aesthetic values of the area.

The area demonstrates the range of modest housing available to the Victorian worker and contributes to the evidence of the evolution of the terrace typology in Marrickville throughout the second half of the 19th Century to its final form before being superseded by the suburban cultural landscape.

KEY PERIOD OF SIGNIFICANCE: 1869 – 1957

The Goodsell 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	<p>The Goodsell Estate Heritage Conservation Area demonstrates the principles and 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>	<ul style="list-style-type: none"> - The Area was part of the "Goodsell's Steam Brick Factory". - The brickpit was located in the western half of the area (now indicated by the extent of the park) and the factory buildings were in the north-eastern corner of the Park. - The eastern part of the area was sold and re-subdivided several times over the next 20-30 years, resulting in a series of different terrace 'runs' reflecting the different releases. - No additional streets were created as a result of these subdivisions. The existing simple street pattern is the original configuration. - The streetscapes demonstrate the pattern and growth of the modest terrace-house typology in Sydney during the late 19th Century. - After closure of the pit in 1916-17 and a brief period of use as a chicken hatchery, the pit was used as the site of the Newtown Council Garbage Destructor from 1923 until being filled and surfaced as a park in 1957, which is the fabric visible today.

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
The area is associated with a significant activity or historical phase (manufacturing – brickworks and timber yard)	A	The Marrickville area contained many brick and pottery works. Frederick Goodsell's Steam Brick Factory and pit, located in the HCA, was, Sydney's first full steam-powered brickworks and the leading producer of its period (1869 onwards).	<ul style="list-style-type: none"> - The footprint of the Park overlays the site of the brickworks. - The surviving terrace facing May Street was built by Goodsell and occupied by brickmakers. - Through the name "Goodsell Street", which was originally part of the Brickworks site but sold for development in 1883.
			<ul style="list-style-type: none"> - After excision from the Brickworks site, the northern side of Goodsell Street was used as a timber yard (Tabrett & Draper's Timber Yard). Draper lived at 1 Goodsell Street. The yard was then sold and developed in two runs in 1904 and 1910, seen today through the Federation terraces on the northern side of Goodsell Street.
The area is associated with a significant activity or historical phase (subdivision and development)	A	The pattern of the built forms in the area has responded to the progressive release of land for development.	<ul style="list-style-type: none"> - The terrace groups in the area were built after successive land releases and demonstrate the patterns of subdivision and development in the Marrickville area. - The original industrial uses of the site, brickmaking and timberyard, were both suppliers of the raw materials for the building and development industries.
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"> - Residential development within the area commenced in the late 1880s and did not cease for over 20 years. - 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 represent the culmination of the typology, which was soon to be superseded by the rise of suburbia in the 20th Century.
The area demonstrates the principal	G	It demonstrates the principal characteristics of the	<ul style="list-style-type: none"> - The area provides valuable evidence of the range of modest housing available to

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
characteristics of a class of Marrickville's cultural places (residential)		development of the Marrickville Council area from an early Estate to urban cultural landscape	<p>the Victorian worker.</p> <ul style="list-style-type: none"> - Through the built forms, each of which is representative of the cultural needs and aspirations of the community that built and occupied them; including: <p>Early development:</p> <ul style="list-style-type: none"> • Victorian period vernacular terraces (some of which are unusually narrow) and cottages • Simple Federation period terraces <p>Later infill development:</p> <ul style="list-style-type: none"> • Recent residential flat development at eastern end of Goodsell Street. <p>Cultural layering</p> <ul style="list-style-type: none"> • Post-War austerity • Post-War migration • Gentrification
<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"> - The streetscapes within the area are characterised by its rows of single and two-storey terraces - 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. - Sandstone kerbing and guttering - Early street tree planting (Figs and BrushBox) now establish an impressive street presence. - Street tree planting of the late 20th Century Environmental movement (primarily native species: bottlebrush, melaleuca etc.)
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	C	<p>It contains many buildings and elements of individual and group aesthetic value</p> <p>The area demonstrates many of the important</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 and early 20th Century terraces, cottages and houses (detached and

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	C	variations upon the typology of the modest terrace house, including single and two-storey versions.	semi-detached) including several highly cohesive groups. - 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.
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		- Recent residential infill development illustrates the development of the cultural landscape only and has a negative impact on the aesthetic and other heritage values of the area.

16.4 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 physical evidence from the significant era of development (1869-1957).

The boundaries of this area reflect the extent of the site of Goodsell's Steam Brick Factory (not including the area north of the railway line which was resumed in the 1880s for the construction of the line).

16.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

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

The Goodsell 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
- Street tree plantings
- Sandstone block kerbing and guttering

- Setbacks from the street alignment are minimal but consistent within building groups and visual catchments
- High urban density, narrow streets and predominantly attached dwellings creates an intimate streetscape quality

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

- Residential character demonstrated through the single and two-storey 19th-century and Federation period terrace housing typologies
- Building typologies reinforce the tight urban grain.
 - Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, rhythm and materials.
 - Simple 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

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)

16.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Goodsell Estate Heritage Conservation Area has undergone 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 original 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, roller shutters and enclosing grilles to verandahs)
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic qualities of the streetscape
- High/solid front fences and walls
- Infilled verandahs