

HCA 18 Petersham South Heritage Conservation Area (Norwood Estate)

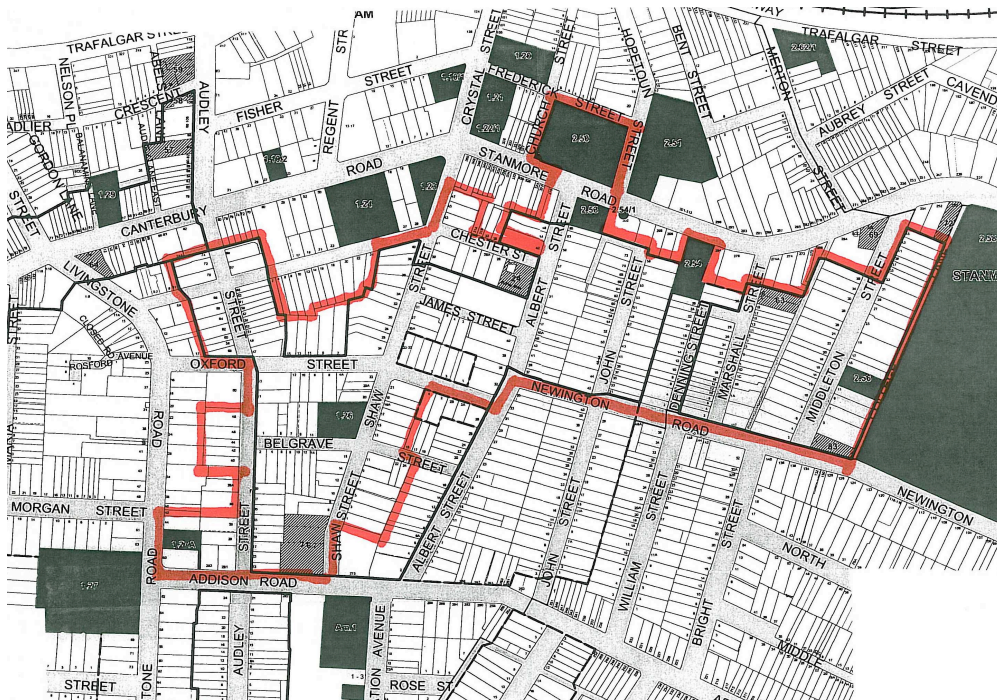


Figure 18.1 HCA 18 – Petersham South Heritage Conservation Area (Norwood Estate) -

18.1 LOCATION

The Petersham South Heritage Conservation Area (Norwood Estate) is located in Petersham. Its boundaries are irregular but lie between Stanmore Road to the north and Sydenham Road to the south; and between Livingston Road in the west and Newington College to the east.



Figure 18.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

18.2 DESCRIPTION

The Petersham South Heritage Conservation Area (Norwood Estate) contains a rich range of high and modest quality residential development from the mid 19th Century to the present day. The topography falls from the ridge following Stanmore Road towards the south and offers good views over the district from the higher streets. This topographical superiority was likely to be one of the reasons that the area was a popular location for large Victorian villa estates, substantially intact examples of which still survive in the area. Many still have towers topped by widows' walks from which extensive views would have been available. The original exclusive residential character of the area has evolved through the patterns of subdivision and re-subdivision of most properties over the years as demonstrated by the later development from different periods clustered around the base of many Villas. The area also contains a number of significant detached and semi-detached dwellings from the Federation and Inter-War periods. Later alterations and layers are common in some streetscapes within the area, but are primarily cosmetic and the underlying form and streetscape values are substantially intact.

These patterns of subdivision have meant that the area contains relatively few streetscapes comprised of development from a single period, most being valued instead for their diversity of architectural style and character. Notable exceptions are the northern end of John, Shaw and Audley Streets and the group of buildings located at the intersection of Stanmore Road, Albert and Hopetoun Streets; each of which demonstrate high streetscape values as a result of their cohesive urban form.

The two streets at the eastern end of the area, Middleton and Denning Streets, are not part of the Norwood Estate, evolving from the early development of an extension to George Johnston's Annandale Farm (and which had been occupied by squatters and not used by the Johnston family). These streets have been included in the heritage conservation area because they demonstrate cultural and aesthetic values consistent with the Norwood Estate to the west. The streetscape of Middleton Street is rare in the Marrickville area, with substantial houses set high above the road and supported by sandstone terraces rising in tiers from a retaining wall at street level. Development on the eastern side of the road is set at or below ground level, which provides space for an undercroft, again rare in the Marrickville local government area.

The area also contains a range of significant vegetation, including the formal plantings of Marr and Maundrell Parks and mature trees including Jacaranda and Camphor Laurels on private property. Planting in the public domain is characteristic of the rise of the environmental movement in the 1970s, being dominated by natives such as Melaleuca.

The following figures illustrate the main elements and characteristics of the Petersham South Heritage Conservation Area.



Figure 18.3. The streetscapes of the Petersham South Heritage conservation area contain a rich range of both high and modest quality development spanning from the mid-19th century to the present day. The street planting of Australian native species obstructs many views towards the houses but creates a pleasant aesthetic quality to views along the north south streets in particular.



Figure 18.4. The area also includes many examples of the more traditional Marrickville terrace form. Consistent setbacks and building heights, together with regular bay we must create a strong pattern to the streetscape. (Marshall Street)



Figure 18.5 and 18.6. The northernmost part of the Area is situated on high ground and was a favoured location for substantial Victorian Italianate villas in the late 19th century. Many incorporated a tower or 'widows walk' at the highest part of the roof which enjoyed sweeping views to the south.



Figure 18.7 and 18.8. The rooftop vantage point, commonly known as a 'widows' walk' was usually an open structure protected only by a cast iron balustrade such as the example at the corner of Middleton Street and Newington Road (L). The example in Marshall Street (R) includes an enclosed viewing point.



Figure 18.9. These terraces in John Street are unusually wide and are set well back from the street, contributing to a spacious streetscape quality.



Figure 18.10. Federation period house addressing the street corner (Audley Street)



Figure 18.11. Pair of terraced houses with Federation and Inter-War decorative elements including a prominent entry porch (Shaw Street)



Figure 18.12. Semi-detached Victorian Italianate villas in John Street. Several examples of this form have been heavily rendered but these properties are substantially intact, including the very narrow upstairs balconies and entry porches.



Figure 18.13 and 18.14. The area includes two matching runs of high-quality Federation terraces which are prominent elements in the streetscapes of Audley and John Streets.



Figure 18.15. Marshall Street



Figure 18.16 . John Street - detached house



Figure 18.17 and 18.18. The topography falls sharply from east to west across Middleton Street. This has resulted in an asymmetrical streetscape with the houses on the western side set high above the road with terraced gardens and those on the eastern side able to accommodate a basement level below the house with access from the rear. This prominent location has proved popular and the streetscape demonstrates considerable evidence of successive re-subdivision and construction of additional dwellings in markedly different architectural style and form.



Figure 18.19. Middleton Street.



Figure 18.20. Audley Street.



Figure 18.21 and 18.22. Two substantially intact Federation houses in Shaw Street which have the same fence design and are likely to have been constructed as part of a group by the same builder. The roof cladding on the house in the photograph on the right has been re-clad.



Figure 18.3 Inter-War residential flat building in the Art Deco style, including curved and self-banded brickwork.



Figure 18.24 A modest Inter-War cottage in Audley Street. Note also the original scale, form and materials of the side elevation of the adjoining property.



Figure 18.25. A substantially intact example of the Victorian Italianate villa in the Marrickville area (Albert Street).



Figure 18.26. A substantially intact example of the Federation cottage in the Marrickville area (John Street). Note the original iron palisade fence and gate pillars.



Figure 18.27 Audley Street. The multiple tall, slender chimneys are hallmarks of the Federation style.



Figure 18.28. This late Victorian-early Federation Villa demonstrates good use of banded brickwork (Audley Street).



Figure 18.29 to 18.32. The Petersham South Heritage Conservation Area includes several very good examples of the Inter-War bungalow style. The Petersham Reservoir in the background is a local landmark and dominates many views within the area. Figure 18.29 and 18.30 (upper row) are two of an original group of three particularly good examples of the Inter-War Bungalow style found in Shaw Street. The third example has had its fence replaced and has been re-roofed in cement slate tiles, but the three continue to demonstrate the original design principles of the style including low and ground-hugging built forms with a low pitched and visually prominent roof. The house in Figure 18.31 is a particularly fine example of the substantial Californian Bungalow style, and that Figure 18.32 shows a very good example of a modest Californian Bungalow (in Middleton Street).



Figure 18.32. Substantial Italianate villa on the corner of Middleton Street and Newington Road (see also Figure 18.7).



Figure 18.33. A similar villa in Marshall Street.



Figure 18.34. A federation filigree terrace in Middleton Street



Figure 18.35. A similar terrace with timber detailing (John Street)

18.3 SUMMARY OF HERITAGE VALUES

Petersham South Heritage Conservation Area (Norwood Estate) is of historical significance as an area developed from the 1854 Norwood Estate subdivision and an extension to George Johnston's Annandale Farm. The Petersham South Heritage Conservation Area (Norwood Estate) is of aesthetic significance for its diverse range of development found within the Area, which demonstrate the ongoing process of speculative development and re-subdivision of land.

The area has a fine range of housing from the late 19th Century through to the mid 20th Century including 19th Century Villas and their garden setting, 19th Century houses (detached and semi-detached) and their garden setting, 20th Century houses - cottages, bungalows and two-storey, 19th and early 20th Century terraces and houses.

The streetscape of Middleton Street is rare in the Marrickville local government area, with substantial houses set high above the road and supported by sandstone terraces rising in tiers from a retaining wall at street level. Development on the eastern side of the road is set at or below ground level, which provides space for an undercroft.

The Area is a representative area of late 19th Century and mid-20th period housing ranging from substantial Victorian gentlemen's villas to modest detached residential development.

KEY PERIOD OF SIGNIFICANCE: 1854-1940

The Petersham South Heritage Conservation Area (Norwood Estate) 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 is associated with a significant activity or historical phase	A	It occupies land within the Norwood Estate and an extension to Annandale Farm, each of which was subdivided from the Petersham Estate: one of the largest early farms in the vicinity of Colonial Sydney.	<ul style="list-style-type: none"> - The Norwood Estate extended in a south-easterly direction from the intersection of Stanmore Road and Livingston Road towards the Princes Highway. Its eastern boundary followed the line of Albert Street. - The connection to the Annandale Farm Estate is associative only. No physical evidence survives.
The area maintains and shows the continuity of a historical process or activity	A	The diverse range of development found within the Area demonstrates the ongoing process of speculative re-subdivision and development of land in Petersham between the late 19 th Century and mid-20 th .	<ul style="list-style-type: none"> - The boundaries of the Norwood Estate were irregular and its preliminary subdivision into 10 acre lots; followed by re-subdivision and release for residential development of small parcels within the original Estate can still be seen through the street patterns and configuration of lots in the area.

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<ul style="list-style-type: none"> - Through the rich diversity of built forms and architectural styles that can be interpreted to understand the patterns of incremental re-subdivision of properties through the excision of parcels of land from the original allotment and development in a different style, reflecting the passage of time through the building fabric. - The development occurring as a result of this process includes representative examples of most of the architectural styles found in the Marrickville area.
The area maintains and shows the continuity of a historical process or activity	A	The patterns of development provide evidence of the historical process of small-scale speculative development	<ul style="list-style-type: none"> - Through the diversity and juxtaposition of different architectural styles demonstrating the practice of an owner purchasing several lots, building on one and then holding the remainder in reserve for use as a garden now and to be subdivided later. - The evolutionary nature of the this process can be seen in the way that large and original houses commonly have a 20th Century dwelling in close proximity, with an intermediate dwelling slightly further away but within the original extended curtilage of the property.
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 Petersham from a rural Estate to residential area	<ul style="list-style-type: none"> - Through the rich variety and juxtaposition of built forms, each of which is representative of the cultural needs and aspirations of the community that built and occupied them; including: - Development representing the Key Period of the Heritage Conservation Area's development: <ul style="list-style-type: none"> • Substantial Victorian Gentlemen's villas located at the highest and most

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>prominent parts of the area. A high proportion have original towers topped by viewing platforms to allow extensive views over the district</p> <ul style="list-style-type: none"> • Substantial Victorian terraces near the ridgeline. • Substantial pairs of two-storey semi-detached Federation dwellings • Substantial Inter-War bungalows located in prominent position • A rich variety of detached residential development – from the Victorian, Federation and Inter-War periods and demonstrating the range of housing choice available at the time • Inter-War residential flat buildings <p>Later infill development:</p> <ul style="list-style-type: none"> • Inter-War residential walk-up flat buildings • Some 1960-70s residential walk-up flat buildings <p>Cultural layering</p> <ul style="list-style-type: none"> • Post-War austerity • Post-War migration – many examples, some with structural and irreversible cosmetic impact • Gentrification – many examples
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 Petersham from a rural Estate to a suburban cultural landscape though the provision of spiritual focus for the community	<ul style="list-style-type: none"> - All Saints Anglican Church terminates views north from Albert Street and together with the shop/café, Maundrell Park and the Fire Station building provide a focal point for the area at its highest point.
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (public)	G	It demonstrates the principal characteristics of the development of Marrickville from a rural Estate to a suburban cultural landscape and contains high quality	<ul style="list-style-type: none"> - Sandstone kerbing - Street tree planting of the late 20th Century Environmental movement (primarily native species: bottlebrush,

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
<p>domain)</p> <p>The area demonstrates attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)</p>		streetscapes and public domain elements representative of civic management and improvement programs.	<p>melaleuca) – taller species adversely impacted by overhead cable clearance</p> <ul style="list-style-type: none"> - Public open space (Marr Playground and park) set above road level and with formal entry via staircase and sandstone/timber entry pergola. The park is semi-formal in its layout, including symmetrical garden beds and seating. - Maundrell Park (situated on the northern side of Stanmore Road is a small, well established park containing many significant plantings and original improvements. It is a heritage item under the existing Marrickville Local Environmental Plan.
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"> - 19th Century Villas and their garden setting - 19th Century houses (detached and semi-detached) and their garden setting - 20th Century houses – cottages, bungalows and two-storey - 19th and early 20th Century terraces and houses, including some excellent examples of their type (detached and semi-detached) - Late 19th and early 20th Century houses set high above the road (Middleton Street) with rustic sandstone terracing and substantial sandstone fencing at street level. The houses on the eastern side are set at or slightly below ground level and many have incorporated basements in their lower level. - Groups and streetscapes containing 19th Century villas, houses and terraces - Groups and streetscapes containing 20th Century houses and terraces
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<ul style="list-style-type: none"> - Groups and streetscapes containing development of diverse character and period of development. - 20th Century residential flat buildings (illustrate the development of the cultural landscape only; negative impact on historic aesthetic values of area)

18.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundaries of the heritage conservation area reflect the complex patterns of subdivision and development found in the area and the significant and cumulative adverse impact that some later layers have had on the ability of the streetscape to demonstrate its original heritage values. The northern edge is formed by busy Stanmore Road and its commercial land uses; although the boundary extends across Stanmore Road to recognise the importance of the focal point created by All Saints Church, the Fire Station and the shop. The eastern edge is formed by Newington College. The southern edge follows Newington and Addison Roads. The development on the southern side of Newington Road is of a more modest and later period than the imposing properties of Middleton and Denning Streets to the north. Although the northern part of John Street is of particularly high quality and is included, south of Newington Road the integrity of its streetscape has been compromised to a point where it is not capable of satisfying the criteria for heritage listing.

The western boundary generally follows Audley Street although major intrusive development such the recently constructed residential flat buildings located on the edge of the precinct have been excluded.

Audley Street extends to the south of Addison Road and contains a good group of detached Federation period cottages that have been identified as HCA20 – Audley Street South (Bayswater Estate).

18.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Petersham South Heritage Conservation Area (Norwood Estate) 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 Petersham South Heritage Conservation Area (Norwood Estate) 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 – including alignment of Stanmore Road
- Street tree plantings

- Marr and Maundrell Parks – including mature vegetation and civic improvements
- Street names set into footpath (where present)
- Sandstone block kerbing

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

- Groups and runs of buildings from key period of significance (1854-1940)
- Variety of periods, styles and typologies of built form
- Original fabric
- Quality of streetscape patterns, rhythms and textures
- Building typologies reinforce the urban grain.
 - Groups of similar types and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.
 - High quality original detailing to front elevation
 - 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
 - Intact roof forms
 - 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
 - Vertical proportions to windows pre mid 20th Century
 - Window openings appropriate for architectural type
 - Timber framed windows
 - Complex timber framed windows to main bay of front elevation
 - Un-painted and un-rendered face brickwork to 20th Century fabric
 - 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
- Garden plantings in front of dwellings
- Garden settings of detached dwellings
- Lack of car parking infrastructure visible from the street

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

- Central placement of development within lot

- 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)

18.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Petersham South Heritage Conservation Area (Norwood Estate) 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 areas, 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:

- Removal of original detailing
- Poorly proportioned additions
- Alterations to roof forms
- Painting rendering etc of face brick surfaces (Federation and Inter-war development)
- 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
- Inappropriate use of dormers (contrary to typology)
- Historically inappropriate fence design and details not relevant to building typology and/or incongruous/visually intrusive in streetscape views
- Visually intrusive security measures (eg light painted bars and grilles on external face of buildings)
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic value of streetscape
- High solid front fences