

HCA 19 Norwood Park Estate (Park Street, Marrickville) Heritage Conservation Area

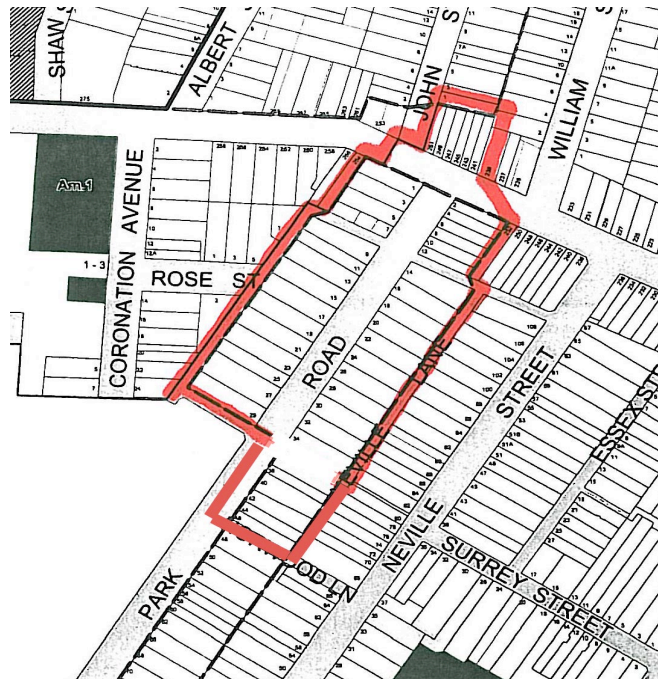


Figure 19.1 HCA 19 – Norwood Park Estate Heritage Conservation Area

19.1 LOCATION

The Norwood Park Estate Heritage Conservation Area is located in the northern part of Marrickville near Addison Road. It is a small area focused on Park Road north of Norwood Lane and Wilkins Public School.



Figure 19.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

19.2 DESCRIPTION

The Norwood Park Estate Heritage Conservation Area is a small area of Federation period bungalows with some examples from the Inter-War period. The regular subdivision pattern combined with the construction of most dwellings within a relatively short period of time using a similar architectural template, together with the lack of major structural change or layering over the years has meant that the streetscape is a highly cohesive one that continues to demonstrate the principles and values of early suburban development in Marrickville.

The consistency of built form, including roofs and building details, has also resulted in an aesthetically significant streetscape.

Setbacks are notably consistent from both the street alignment and side boundaries throughout the area. Although the subdivision was formed after the introduction of the motor vehicle, access was provided from the rear lanes and minimal side setbacks were provided. The interface area between the front of houses and the street is generally clear of structures such as carports.

All houses in the group were originally constructed of face brick, some demonstrating the uncommon use of blonde/liver combinations of duochrome brickwork. At the time of inspection, only one had been rendered or painted, which is rare in the Marrickville area.

The detailing of many houses is of a high quality and includes timber barge boards and fretworked decorative elements. Many houses display a mixture of Federation and Arts and Crafts decorative elements.

Although some properties have been subjected to alterations and additions, the alterations are mainly cosmetic and additions are mainly at the rear. Many houses have retained their original slate roofs and chimney detailing which adds significantly to the aesthetic quality of the streetscape.

The evidence of the surviving fabric suggests that the original fences were low brick walls with a wrought ribbon wire gate. They are of a later period than the majority of the houses, but most are constructed of face brick similar to that used in the house. Although many fences have now been replaced, most of the infill fences are also low and contribute reasonably well to the qualities of the streetscape. Verges are wide, and include street planting in a grassed strip between the footpath and carriageway.

A recent infill development at 9 Park Road is of a similar scale to the remainder of development in the area but has introduced a different roof form which is unfortunate in the context of the cohesive streetscape.

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



Figure 19.3 and 19.4. The Norwood Park Estate Heritage conservation area is a good example of the early suburban development of Marrickville. All properties are detached and the streetscape rhythm is defined strongly by the prominent gables and roof forms.



Figures 19.5 to 19.18 (over page) illustrate examples of the houses found within the area. Note the consistency within the groups of different architectural styles and the importance of chimneys in the streetscape view. Many of the fences are more characteristic of the Inter-war period, being low brick walls with worked iron or steel infill panels. Others are flat-topped timber picket fences, likely to have been replaced over the years.

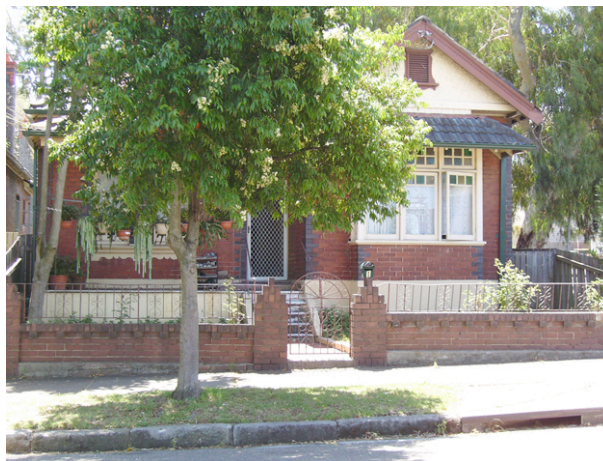




Figure 19.17. This Inter-War Californian Bungalow was built of the rare Manganese blue-black brick is an excellent example of its type and.

Figure 19.18. The rendering and painting of this house is a good example of the impact of cultural layering.



Figure 19.19 - this infill development under construction has introduced a roof form quite different to the original found in the Area.

Figure 19.20. The use of roller shutters introduces an unsympathetic element to the streetscape.

19.3 SUMMARY OF HERITAGE VALUES

The Norwood Park Estate Heritage Conservation Area is a representative area of Federation period cottages built between 1905 - 1915. It is of historical significance as an area developed within a short timeframe within the Federation period (1905-1915) from the 1905 "Norwood Park Estate" subdivision. This was probably the last portion of the Norwood Park Dairy, which ceased operating in 1905.

The Norwood Park Estate Conservation Area is of aesthetic significance for its high quality streetscape and many high-quality examples of Federation bungalows that include original timber joinery and detailing to verandas. 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. The public domain is simply designed and detailed.

It is representative of the principal characteristics of the development of Marrickville from a rural Estate to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs including sandstone kerbing and street tree planting of the late 20th Century.

KEY PERIOD OF SIGNIFICANCE: 1905-1915

The Norwood Park 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 is associated with a significant activity or historical phase	A	It occupies land within the Norwood Park Estate 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 Park Estate extended in a south-easterly direction from the intersection of Stanmore Road and Livingston Road towards the Princes Highway. Addison Road marks the northern boundary of this Estate.
The area maintains and shows the continuity of a historical process or activity	A	<p>The patterns of development provide evidence of the historical process of small-scale speculative development</p> <p>The boundaries of the Norwood Park Estate were irregular and its preliminary subdivision into 10 acre lots; followed by re-subdivision and release for residential development.</p> <p>This part of the</p>	<ul style="list-style-type: none"> - Through the consistency of subdivision pattern and built forms characteristic of this area and which demonstrate the process of releasing former farmland for residential development in discrete parcels. - Through the rectilinear subdivision pattern and street layout, emphasised by consistent setbacks and built forms employed in the area. - The development occurring as a result of this process includes good quality and representative examples of the modest Federation bungalow style of architecture. - The small group of shops terminating the northern end of Park Road are

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
		Norwood Park estate was formed in a single subdivision release, possibly on the site of the Norwood Park dairy which is known to have closed the same year the subdivision was advertised for sale.	contemporary with the development of the area and demonstrate the changing role of local shopping in inner urban areas.
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 Marrickville from a rural Estate to residential area	<ul style="list-style-type: none"> - Through the quality and consistency 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 Norwood Park Estate's development: <ul style="list-style-type: none"> • Detached Federation period cottages located on lots significantly wider than those found in the immediately preceding phase of development, allowing for the development of low density suburban housing. • Group of six attached two-storey shops on the Addison Road, facing the termination of Park Road. • Quality garden setting to individual dwellings, including front and rear of the property. Many properties demonstrate mature traditional gardens. Even when the existing garden is not remarkable, the space remains undeveloped and reads as part of the streetscape • A good range of low brick fence styles appropriate to the Key Period of Significance. <p>Later infill development:</p> <ul style="list-style-type: none"> • dwelling under construction at time of inspection <p>Cultural layering</p> <p>Post-War migration –examples include removal of timber windows and replacement by aluminium, installation of roller style window shutters, removal and replacement of front fences</p>

Heritage Council Guideline for Inclusion satisfied	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 demonstrates 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 Marrickville from a rural Estate to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs.	<ul style="list-style-type: none"> - Sandstone kerbing - Street tree planting of the late 20th Century Environmental movement (primarily native species: bottlebrush, melaleuca)
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"> - The area includes many high-quality examples of the Federation bungalow, including original timber joinery and detailing to verandas which is rare in the Marrickville area and which contributes significantly to the aesthetic and historic values of the streetscape. - The regular subdivision pattern facilitates the appreciation of the aesthetic qualities of the streetscape in this area obtained through oblique views from any point within the area or at its entrance from Addison Avenue or the southern end of Park Road. - The area is comprised of a streetscape of 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. The public domain is simply designed and detailed. The composition is terminated by the small group of substantially intact early 20th-century shops located on the northern side of Addison Road.
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		

19.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundaries of the heritage conservation area are defined by the rear boundaries of the properties fronting Park Road and the group of six shops in Addison Road to the north. The southern edge is marked by the alignment of Norwood Lane. The southern end of Park Road was inspected by the team but was found to not be able to demonstrate sufficient integrity or quality of built form to justify its inclusion in the heritage conservation area. It is also part of a separate subdivision. The scale,

performance and detailing of the two halves of Park Road change abruptly at the intersection of Norwood Lane, reflecting the different approach to development used in the two subdivisions. The school located on the south-western edge of the area does not address this end of Park Road, with a landscaped buffer strip planted between the two land uses.

19.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Norwood Park 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 Norwood Park 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 kerbs and gutters
- Setbacks from the street alignment are consistent and sufficient to allow a small front garden to be planted
- Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms
- Low brick front fences appropriate to the period of the house and following a consistent vertical height of approximately 500 to 600 mm.

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

- Residential character demonstrated through the consistency of the bungalow typology (Federation and Californian (Sydney) variants)
- Building typologies reinforce the suburban grain.
 - Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials.
 - High quality detailing to front elevation of intact and substantially intact houses appropriate to the period and style of the dwelling
 - 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
 - Slate roofs
 - Primary plane of roofs are aligned parallel to the street (Federation)
 - Primary plane of roofs aligned parallel to the side boundary with prominent multi-gable elevation to street (Inter-War/Californian Bungalows)
 - 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
- 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 (Federation)
 - Paired double-hung timber sash windows to Inter-War
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - 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)

- 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

19.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Norwood Park Estate Heritage Conservation Area is substantially intact but has undergone some 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 changes to the visual quality or original 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
- Infill development not respecting the distinctive pattern of the traditional Federation bungalow roof forms
- Painting rendering etc of face brick surfaces
- 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 roller shutters to windows 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