

HCA 20 Audley Street South (Bayswater Estate), Petersham Heritage Conservation Area



Figure 20.1 HCA 20 – Audley Street South (Bayswater Estate) Heritage Conservation Area

20.1 LOCATION

The Audley Street South (Bayswater Estate) Heritage Conservation Area is formed by the continuation of Audley Street on the southern side of Addison Road, Petersham. It is a small area consisting of a group of six Federation period houses at the northern end of Audley Street between Addison Road and McCrae Street.



Figure 20.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

20.2 DESCRIPTION

The Audley Street South (Bayswater Estate) Heritage Conservation Area (Audley Street South, Petersham) is a small area that was developed from the 1900s and provides a good example of the early detached suburban landscape in Marrickville.

It contains good individual examples of Federation bungalows that form a distinctive and cohesive streetscape group. Although some properties have undergone extensive alteration and addition this work has generally been carried out to the rear of the property; or has been limited to visually neutral cosmetic alterations; and has not altered the form of individual dwellings or their ability to contribute to the integrity and heritage significance of the area as a substantially intact Federation streetscape. The property at 24 Audley Street has a mature garden that includes a notable Palm and Frangipani, both of which are characteristic of gardens from the early 20th Century and contribute to the distinctive character of the Area.

All houses are a single storey in height and have retained their characteristic Federation roof forms (including many original chimneys). Their consistent scale, form, setbacks, detailing and iron palisade fences all contribute to their strength as a group and the cohesiveness of the streetscape. Numbers 13 and 24 appear substantially intact when viewed from the street.

Their garden settings are managed consistently and emphasise the aesthetic qualities and cohesiveness of the streetscape. All except two properties have retained their original iron palisade fences which are set into a chamfered, not roll-topped base.

The subdivision is unusual for its period in that it did not include rear lane access. The houses were sited centrally on their lots with narrow side setbacks. Many of the dividing fences between properties have been removed to allow car access to the rear, and where this has been done the palisade fence has been cut and the iron pickets converted into a gate.

The following figures illustrate the main elements and characteristics of the Audley Street South (Bayswater Estate) Heritage Conservation Area.



Figure 20.3 and 20.4. The Audley Street South Area demonstrates a highly cohesive streetscape of fine Federation cottages which demonstrates the transition between the high density terraced areas of Marrickville and the growing desire of the middle-class for a detached, suburban lifestyle.



Figure 20.5 and 20.6. The streetscape of Audley Street south is a highly cohesive one. Most houses have retained their original iron palisade fence with sandstone pillars, which together with the regular rhythm of the roofscape created by the gables and chimneys and intact roof volumes enhances the streetscape's strong aesthetic values.



Figure 20.7. The area includes the house on the southwestern corner of Audley Street and Addison Road with its densely planted and mature garden.



Figure 20.8. Although this house has recently undergone gentrification its roof form and chimneys continue to play an important role in establishing the Area's streetscape value at the entrance from Addison Road.



Figures 20.9 to 20.12 illustrate the houses within the area.



Figure 20.13. The kerbs and gutters are consistent with those throughout the 19th and early 20th Century areas of Marrickville, being formed of sandstone block. The solution shown here is a simple one which allows the underlying sandstone to remain undisturbed whilst allowing car access.

20.3 SUMMARY OF HERITAGE VALUES

The Audley Street South (Bayswater Estate) Heritage Conservation Area is of historical significance as a largely intact built environment resulting from the 1893 subdivision of part of the Norwood Estate. The area is representative of the Federation period of residential development in Marrickville.

The Audley Street South (Bayswater Estate) Heritage Conservation Area is of aesthetic significance for its strong patterns created by the consistently expressed built forms and survival of much original detailing from the area's key period of significance, represented by detached Federation period double fronted bungalows set centrally on their lots.

KEY PERIOD OF SIGNIFICANCE: 1900 -1915

The Audley Street South (Bayswater 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 Estate which was subdivided from the Petersham Estate: one of the largest early farms in the vicinity of Colonial Sydney.	- Associative value only - no evidence in the fabric
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 Estate were irregular and its subdivision piecemeal. The Estate was divided first into 10 acre lots; and the major re-subdivision for residential development was done by the owners of the lots according to their needs. This reactive release of land demonstrates the process of development in Sydney during the 19th and early 20th Centuries.</p>	<ul style="list-style-type: none"> - Through the rectilinear subdivision pattern and street layout, emphasised by the consistent setbacks and built forms. - The development within the area is consistent in its architectural type and detailing, providing evidence that the houses were built within a single subdivision release and within a limited period of time. - The central siting of houses on their lots with pedestrian-width side passages provides evidence of the gradual evolution of Marrickville's landscape from a densely developed urban area to one reflecting the 20th Century suburban ideal. - The removal of side fences to allow vehicular access to the rear demonstrates how residents have continued this process.
The area demonstrates the	G	It demonstrates the principal characteristics of the development	- The built forms of the area are representative of the

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
principal characteristics of a class of Marrickville's cultural places (residential)		of Marrickville from a rural Estate to residential area	<p>Marrickville area in the early years of the 20th Century as it transformed from a dense urban to detached suburban cultural landscape. Evidence of this transitional stage includes the use of terrace firewall-style terminations to verandah roofs which are rolled iron in the Victorian Style; the loss of the rear laneway as a subdivision feature and the lack of provision for a side driveway; as well as finely detailed windows that demonstrate high-Federation design features.</p> <p>- Through its original built forms which are representative of the cultural needs and aspirations of the community that built and occupied them; including:</p> <p>Development representing the Key Period of the Area's development:</p> <ul style="list-style-type: none"> detached Federation period double fronted bungalows set centrally on their lot; iron palisade fences sandstone kerbing to streets <p>Cultural layering</p> <ul style="list-style-type: none"> Post-War migration – minor evidence contemporary gentrification including the removal of earlier layers and original fabric and the insertion of new work such as re-skinned facades and replacement of detailing,
The area demonstrates the principal characteristics of	G	It demonstrates the principal characteristics of the development of the Council area from a rural Estate to a suburban cultural	<ul style="list-style-type: none"> Sandstone kerbing and guttering Footpaths adjacent to building alignment and grass verges

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
a class of Marrickville's cultural places (public domain) The area demonstrates attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)		landscape and contains streetscapes and public domain elements representative of civic management and improvement programs.	with street tree planting - Street tree planting of the late 20 th Century Environmental movement (native species, including Eucalypts)
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G	It contains buildings and elements of individual and group aesthetic value that create a streetscape with strong rhythmic and textural values.	- The aesthetic values of the group and its streetscape are derived from the strong patterns created by the consistently expressed built forms and survival of much original detailing, including: - Sandstone kerbing - Wide verges - Iron palisade fences - Building style, scale and forms - High quality complex configuration of windows typical of the Federation period - Roof and chimney forms - Setbacks – front and side - Footprint of buildings - Configuration of facades - Use of materials - Lack of rendering of facades - Garden spaces

20.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundary of the heritage conservation area is defined by the ability of properties to demonstrate the identified heritage values. The northern boundary is formed by Addison Road and the eastern by the rear boundaries of the Federation properties fronting Audley Street. The scale and form of the residential flat development further to the east is not consistent with the values of the heritage conservation area.

The remainder of Audley Street (to the south) includes some high quality and contributory individual buildings, but also many highly unsympathetic and visually intrusive examples. The contributory buildings are from the high Victorian period and demonstrate different architectural characteristics and heritage values to the Federation group. They are also fragmented spatially by the intrusive

development and it is difficult to appreciate their aesthetic and spatial values given the impact of their context.

The western boundary also excludes the non-contributory elements in the local streetscape and includes the house and garden on the north-western corner of Audley and Addison Roads.

20.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Audley Street South (Bayswater Estate) Heritage Conservation Area are expressed through the contemporary cultural landscape.

The relevant Heritage Typological Control to conserve the evidence of the area's heritage significance is the 20th Century detached suburban residential streetscapes DCP (see the DCP for details).

The Audley Street South (Bayswater 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

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
 - 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)
 - Groups of timber casement windows to front elevation and main room visible on side elevation (Californian/Sydney)
 - 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)

- 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)

20.6 DETAILS AND ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Audley Street South (Bayswater Estate) Heritage Conservation Area includes some high quality individual examples of buildings that are substantially intact but most houses have been altered in some way since they were built. This pattern of change is continuing, with evidence of recently completed layers found during fieldwork. Some of these contribute to the cumulative heritage significance of the area, but others do not because they are of an irreversible nature, destroy original fabric or result in major changes to the form of the house visible from the street. These include:

- Removal of original detailing
- Painting rendering etc of face brick surfaces
- Application of conjectural detailing to new work
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic value of streetscape