

HCA 28 Dulwich Hill Commercial Precinct Heritage Conservation Area (New Canterbury Road, Dulwich Hill)

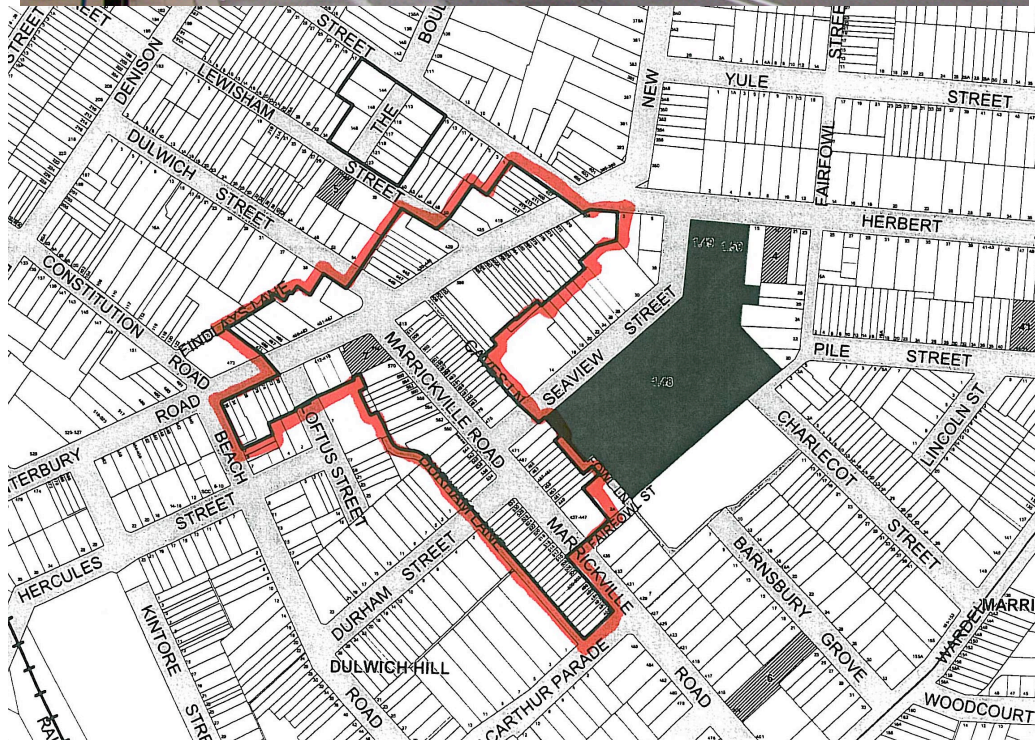


Figure 28.1 HCA 28 Dulwich Hill Commercial Precinct Heritage Conservation Area

28.1 LOCATION

The Dulwich Hill Commercial Precinct Heritage Conservation Area follows the alignment of New Canterbury Road between Constitution Road/Beach Street and Herbert Street and Marrickville Road from its intersection with New Canterbury Road to Macarthur Parade.



Figure 28.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

28.2 DESCRIPTION

The Dulwich Hill Commercial Precinct Heritage Conservation Area demonstrates the growth and development of Dulwich Hill as an important local shopping precinct. Although New Canterbury Road was formed relatively early in Marrickville's development the precinct did not develop into a major retail centre until well into the second half of the 19th Century following the suburban building boom associated with the arrival of the railway and tram networks. Evidence of this survives in the bus turning circle which was originally the tram terminus. Following the decline of mainstream local strip shopping in the 1970s and 80s this precinct was reinvigorated as a centre for multicultural retailing. The many vacant shops identified during the fieldwork suggests however that its viability may be threatened once again.

Its significance lies primarily in its historic role as a local retail centre and its cumulative values as a streetscape that demonstrates the traditional form of shopping before the days of the motor car and supermarket. These streetscape qualities include the consistency of scale and bulk, continuity of parapet height and the division of the façade into rhythmic bays reflecting the shopfront below. Upper levels are used for residential or small-scale commercial purposes. Many have been altered in some way over the years, mainly through the replacement of shopfronts and windows on the upper façade.

The Heritage Conservation Area's built forms are of mixed quality, with some good groups such as 449-453 and 520-532 Marrickville Road; and 407-417 New Canterbury Road. Although altered by enclosure of the open arched verandahs the latter group also plays an important role in the views into the area from the north after the road bends to the south-west and suddenly engages with a new streetscape. A particularly good group which includes an early shopfront configuration is the group from 420 New Canterbury Road along Loftus Street. Loftus Street has been closed to traffic and includes some good planting along with public domain improvements, and this group is an important one in the precinct.

The shop at 366 New Canterbury Road is part of a fairly nondescript streetscape group, but has retained a balcony on its upper level which is cantilevered over (and presumably predates) the awning below. A similar balcony can be found at the other end of this streetscape group to the Herbert Street façade, but the two are not part of the same building. A similar balcony (with functional awning) is located at the northern corner of Beach and New Canterbury Roads.

The focal point of the area is the Gladstone Hotel. Situated in a prominent position at the intersection of New Canterbury and Marrickville Roads, this building exhibits strong Federation Arts and Crafts influences and has significant impact on the local streetscape, particularly when viewed from the east. This building has been investigated as part of the Heritage Items Review 2009 and is recommended for listing as an individually significant item.

The area also includes some intrusive elements such as the automotive businesses with an open forecourt area that breaks the continuity of the street wall and urban rhythm.

The prevailing façade to the north of the intersection with Marrickville Road is bland in its appearance, although it does create a strongly defined two-storey street wall. Some decorative elements protrude above the parapet into the skyline view but they do little to relieve the austere nature of this façade. The quality of the street wall improves to the east of Lewisham Street, and the termination of the local viewscape at the Inter-War group at the corner of Herbert and New Canterbury Road is good.

The streetscape qualities of the precinct are excellent, with the fine-grained and highly patterned shops following the sweeping bends in the road to create a high quality sequential view sequence whilst moving through the area. The under-awning lights also help to create a sense of a unified streetscape.

The prevailing streetscape character of the area is homogenous due to the consistent parapet heights and widespread attention to detail in the original shops, including above the awnings. Many groups and runs of shops demonstrate notable decorative detailing above awning level, and their finely

formed parapets create an aesthetically complex and pleasing skyline when viewed from the opposite footpath. The visually prominent early ball light fittings found in the Marrickville local government area's shopping areas add a further unifying element to the streetscape.

The following figures illustrate the main elements and characteristics of the Dulwich Hill Commercial Precinct Heritage Conservation Area.



Figure 28.3. Group of substantially intact (above awning) shops on Marrickville Road



Figure 28.4. The Dulwich Hill shops developed after the arrival of the tram service along Marrickville Road which terminated within the area now used as a bus turning circle. This space is important to understanding the significance of the area.



Figure 28.5 and 28.6. This small group of shops overlooks a park created by a street closure of Loftus Street and contributes to the aesthetic values of the Area.



Figure 28.7 and 28.8. The intersection of New Canterbury and Marrickville Roads is punctuated by the Gladstone Hotel (R) and a commercial building with a similarly formed parapet line (R) which enhance the streetscape qualities of this busy intersection.



Figure 28.9 to 28.17 show some of the contributory parapet lines found in the Area.



Figure 28.11 demonstrates the important contribution that repetition and rhythm can make to the creation of aesthetically interesting retail streetscapes, even if only through the very simple device of a basic hood and consistent window placement.

Figure 28.12 (background) highlights the impact of removing or obscuring these fine elements, resulting in a blank and uninspiring façade.



Figure 28.13 and 28.14. The parapet line throughout the shopping centre is consistently two stories in height with decorative detailing varying according to the underlying built form and period of construction of the relevant group of buildings.



Figure 28.15 New Canterbury Road demonstrates a consistent parapet and skyline.



Figure 28.16. Marrickville Road. This group demonstrates considerable variation within the detailing of the façade but a consistent parapet height.



Figure 28.16 Parapet detail on Marrickville Road



Figure 28.17. Parapet detail on Marrickville Road



Figure 28.18. Detailed shopfront to Loftus Street showing original tiled façade and glazed shopfronts.



Figure 28.19. This recent infill development has attempted to replicate the rhythm of the original shop bays whilst also achieving additional levels. Its success from the streetscape perspective is limited because the additional level setback from the main parapet obstructs the variations created along the new parapet line.

28.3 SUMMARY OF HERITAGE VALUES

The Dulwich Hill Commercial Precinct Heritage Conservation Area is of aesthetic significance as a largely intact retailing precinct of the period 1890-1938 which retains original parapeted roof forms, recessed shopfronts, and generally intact first floor shop facades. It also includes some representative examples of Inter-War residential flat buildings. It demonstrates the development of a major suburban shopping precinct over a period of more than 50 years (c1890-1940) following the extension of the tramline from Marrickville to Dulwich Hill along Marrickville Road in 1889, later tramline extension in 1913 and the opening of the Dulwich Hill Railway Station in 1895..

Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic, and social values of Dulwich Hill and the Marrickville local government area.

The streetscapes of the area are of aesthetic significance because they encompass a substantially intact mid to late 19th Century retail precinct. The aesthetic value of the area is enhanced by the undulating alignment of New Canterbury Road, which provides a fine series of evolving views and vistas and by the intersection of New Canterbury and Marrickville Roads which allows multiple viewpoints over the streetscape.

The commercial and retail buildings within the area demonstrate the principal characteristics of the traditional suburban shopping area with narrow shopfronts and clearly defined structural bays providing physical evidence of the regularity of the underlying subdivision pattern. Although evidence of most original shopfronts has been lost, the streetscape at pedestrian level remains a cohesive one due to the regular spacing of the original shopfronts and the 1920s hanging ball lights under the awnings which creates a distinctive aesthetic quality to the streetscape and accentuates the curvature of the façade as it follows the alignment of New Canterbury Road.

The group demonstrates strong aesthetic qualities also through the consistency of the parapeted and enclosing street wall, with its finely worked detailing creating a high quality and strongly defined skyline view from the opposing footpath and when travelling through the area.

KEY PERIOD OF SIGNIFICANCE: 1889 – 1940

The Dulwich Hill Commercial Precinct 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 Area demonstrates the growth and changing role of the local shopping precinct in Marrickville. The Area remains in active use as a local shopping precinct..	<ul style="list-style-type: none"> – The area demonstrates the growth of retailing activity in the Dulwich Hill area during the late 19th and early 20th Centuries, including phases of boom, decline and revitalisation. – The area was developed over a period of 40 years and has continued to evolve. Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic, and social values of the Area. – The streetscapes demonstrate the pattern and growth of the retail shopping group typology in Sydney during the mid-late 19th Century.
The area is associated with a significant activity or historical phase (subdivision and development)	A	The Area demonstrates the evolution of the retail typology in conjunction with residential development in Marrickville since the second half of the 19 th Century.	<ul style="list-style-type: none"> – Major development within the area commenced with the arrival of the tramway in the late 1880s which led to the first land boom in this part of the Marrickville Council area and continued through the next 70 years. – The range of shop forms and shopfronts provide evidence of the changing practices of retailing during this time. – The area continues to function as a traditional retail precinct whilst adapting to the change in local retail and commercial needs in the local area. – Recent redevelopment proposals continue to demonstrate this theme of adaptation within an overall framework of retail/commercial activity with residential uses on the upper levels.
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 the Marrickville Council area from an early rural Estate to urban cultural landscape	<ul style="list-style-type: none"> – Local shopping centres fulfil a community need by providing a meeting and gathering place. – The Gladstone Hotel provides the visual and functional focus to this residential precinct.
The area	G	It demonstrates the	<ul style="list-style-type: none"> – The Precinct provides very clearly

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
demonstrates the principal characteristics of a class of Marrickville's cultural places (retail)		principal characteristics of the development of the Marrickville Council area from an early rural Estate to urban cultural landscape	<p>expressed examples of the retail shopping strip typology through its built forms, streetscapes and public domain improvements that provide physical evidence of the 100+ years it has been a focal point for the local community.</p> <ul style="list-style-type: none"> – The streetscapes of shops have retained their original configuration as individual bays with glazed shopfronts with direct access to the public footpath, with some very good groups surviving. – Upper levels are used for commercial or residential purposes. – Uses of shops have changed over the years to reflect broader retailing trends, and the evidence of adaptation and upgrading of shopfronts and facades reflect this evolving need.
<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"> – Hanging ball lighting under awnings from 1920s – unifying and identifying element to streetscape. – The original impetus for the development of the shopping precinct was the introduction of the tram route, with Dulwich Hill being an important interchange. Evidence can be seen today in the bus turning area at the corner of Dulwich Street and New Canterbury Road, which was originally used as the tram terminus.
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"> – Several groups of shops demonstrate high streetscape and individual architectural qualities and/or are representative examples of the commercial precinct in the Marrickville local government area. – The parapets of the groups of 19th

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		Century and early 20 th Century shops are a consistent height and well detailed, resulting in skyline views over the parapet with good aesthetic qualities representative of the traditional shopping precinct.

28.4 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 shops 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 (1861-1935). The edge has been defined at the point where the density of the shops falls away to service-retail functions housed in built forms that do not contribute to the Area's significance as a retail precinct.

28.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Dulwich Hill Commercial Precinct 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 Shopping Streetscapes DCP (see the DCP for details).

The Dulwich Hill Commercial Precinct 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 alignment creating an interesting and changing streetscape
- Intricate 'skyline' views above early decorative parapets
- High urban density, winding road and attached shopfronts with a consistent parapet creates an intimate and high quality streetscape

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

- Commercial character demonstrated through the single and two-storey 19th-century and Federation period retail typologies
- Building typologies reinforce the tight urban grain.
 - Groups and runs of shops demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.

- High quality detailing to front elevation of intact and substantially intact shops and commercial buildings
- Increasing simplification of scale and detailing towards rear – including window size, bulk and visual prominence in view from rear lanes and side streets
- Roof forms appropriate to typology and period of construction
 - Primary ridgelines of roofs are hidden behind the parapet
 - Lack of alterations to roof form and volumes visible from the public domain
 - Intact or substantially intact built elements
 - Intact or substantially intact shopfronts
 - Consistency of form and detailing to facades
 - 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
 - Simple hoods to windows in group forming strong streetscape pattern
 - Timber framed windows
 - Use of appropriate colour schemes for detailing
 - Advertising signage does not intrude in streetscape view

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)
- Original form and detailing to shop interiors (not inspected-details unknown)
- Vehicle access from rear lanes (where available)

28.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Dulwich Hill Commercial Precinct Heritage Conservation Area 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 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:

- Poorly designed, scaled and detailed infill/adaptive re-use
- Loss of original shopfronts
- Alterations above awning level
- Removal of original detailing
- Painting and rendering to original face brick
- Alteration to fenestration patterns (including reconfiguration/re-orientation of vertical openings to horizontal and enclosing of balconies through infill)
- Removal/replacement of timber windows with aluminium-framed windows
- Roller shutters to windows

- Visually intrusive security measures (eg security bars painted a light colour, roller shutters and enclosing grilles to verandahs)