13.1 LOCATION

The Enmore House Estate Heritage Conservation Area is located to the south of Enmore Road and west of HCA 12 – Enmore-Newtown Heritage Conservation Area.

Figure 13.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)
13.2 DESCRIPTION

The original 1792 land grant of 30 acres had been purchased by Captain Sylvester Browne who had a house designed by John Verge built on the land. By 1840 the estate had been purchased by Isaac Simmons; who subdivided part of it and advertised it as “the beautiful village of Enmore”. This subdivision stretched from Juliet Street to Simmons Street although Enmore House and its immediate curtilage were retained. The following year the house and its grounds were purchased by Jacob Josephson and it stayed in the family until its demolition and subdivision for residential development in 1883.

The local topography falls gently from Enmore Road towards the south and early surviving records describing Enmore House mentioned the panoramic views available towards Botany Bay in the southeast. The opportunity for these views in the contemporary landscape is limited somewhat by the mature street trees (for example in Metropolitan Road) and the street wall of terraces which creates a directed rather than panoramic view.

Good local views are still available however in the general direction of Botany Bay over St Peters from the more open upper area of Edgeware Road and the viewer is still able to appreciate the scope of the views that were once available from Edgeware Road just north of Cross Lane – although the control tower at Kingsford-Smith Airport and development on the intervening ridges has replaced the views of Botany Bay. Views from the top of Metropolitan Road in the same direction are constrained by street tree planting. Views into the area are available from the southern end of Edgeware Road but their quality is not remarkable. It is difficult to see into Metropolitan Road from Enmore Road due to the tree planting. Although the trees obstruct the views somewhat they enhance the streetscape qualities of the area considerably.

This local topography attracted residential development of a high quality, its owners being attracted to the ideals of healthier air and cooling breezes, and the area demonstrates the socio-topographic stratification of built forms representative of the patterns of Marrickville’s development. Both Metropolitan and Edgeware Roads are characterised by runs of substantial and well-detailed two-storey terrace houses and freestanding villas built in the Victorian Filigree style on the upper part of the slope and significantly more modest, single storey vernacular terraces and cottages in the lower areas towards Sarah Street and the TAFE development.

Edgeware Road is a busy thoroughfare and presents a less unified streetscape than Metropolitan Road. It does however include a range of Victorian Villas, several of which (13-17 and 43-47) are listed heritage items and the remainder of which contribute strongly to the integrity of the area.

The southern end of Edgeware Road is lined by modest single fronted Federation cottages with long, narrow hipped roofs and a small gable to the street elevation. Many have been rendered or have had their verandahs infilled but their overall form and contribution to the rhythm of the streetscape remains positive. Many have retained their original iron palisade front fences. Iron palisade fences were an unusual choice in the Federation era but remained popular in the Marrickville area until the Inter-War period; and are now a characteristic element in Marrickville's cultural landscape.

The southernmost group of houses facing Edgeware Road within the Enmore conservation area are an aesthetically distinctive group of attached dwellings. The group includes pairs of semi-detached dwellings and short runs of terraces as well as individual dwellings inserted into the row but reads as a cohesive group due to the attached character and consistency of roof forms with a dominant main ridgeline parallel to the street with gablets and gables providing decorative interest to the front façade. Their Federation period construction is revealed by the slim face brick pillars with sandstone capitals marking the boundaries of each property at the street alignment. Although the topography in this part of the precinct is essentially level, the group enjoys a prominent position in the local streetscape due to their setting on a raised base with a short flight of stairs down to street level. Their group value is also enhanced by the many surviving examples of iron palisade fences. The streetscape quality is enhanced by a wider setback from the street alignment than is common in this densely developed
part of Marrickville and demonstrates the transition in urban housing towards the principles of the ‘great Australian suburban dream’.

This southern part of Edgeware Road also contains a service station which has potential to be redeveloped in the future. The southernmost corner of the precinct is marked by the Golden Barley Hotel, which has been assessed as part of the heritage items review and is recommended for listing as a heritage item.

Francis Street is a narrow street with a single frontage of attached and detached dwellings on its western side, and the rear fences of the houses to Edgeware Road on its east. It has a hidden character due to the street tree plantings, narrow width and its entry points that read as a lane rather than a residential street.

The northern end of Metropolitan Road is bracketed by the Baptist Church of Christ and the former Enmore Boys Public School, each of which is already listed as a heritage item. The Church of Christ is a large building with simplified Gothic revival detailing to the prominent gabled roof form. The Church is set above a hall at street level and is approached by flanking flights of stairs. The former school building situated almost opposite is also a prominent element in the local streetscape and its façade presents a strong built edge to Metropolitan Road. The streetscape of Metropolitan Road is of a very high quality, with many examples of finely detailed and imposing two-storey terraces on the high ground at the northern end and modest but good-quality single-storey terraces and cottages towards the south.

Although many properties in the area have been subjected to alterations and additions over the years since construction their ability to contribute to the heritage values of the area has remained high, with the scale, form and proportions of the original cottage or terrace still evident. Some have been subjected to alterations such as large dormer extensions and the replacement of timber windows with aluminium frames and/or re-setting the opening as a horizontally proportioned one.

The roofscape of the area are of a high quality and demonstrate a consistent built rhythm as they step down the slope, emphasised by the party walls breaking the facades into consistent bays. Many have retained original elements such as chimneys, and where present, these enhance the quality of the streetscapes. Roof forms respond to the typology of the building and architectural period. Most terraces have the gable-ended roof of common to this typology. Others, particularly the very modest single-storey terraces have a flat skillion roof behind an often elaborately detailed parapet.

Building setbacks are minimal although most properties have a very narrow space between the fence and the verandah edge. This consistency contributes strongly to the highly cohesive quality of the streetscapes in the area.

Few roofs have not been re-clad: in most instances by tiles, either terracotta or cement; and in others by corrugated and colour-coated zincalume sheeting.

Fences are transparent, and the number and quality of surviving original iron palisade fences contribute strongly to the historic and aesthetic integrity of the streetscapes. Some of the more modest cottages also have iron palisade fences, although the picket fence or low brick wall (replacement) are popular. Many of the houses that have been extensively layered have constructed a new fence to match the new stylistic qualities. A consistent element however is that fences in the area are generally low and translucent in their impact on the streetscapes.

The aesthetic qualities of this streetscape are enhanced by the mature Brush Box trees scattered through the area, and in particular those planted within the road pavement in Metropolitan Road. The 1943 aerial photographs of the area reveal that these are the only survivors of what was originally an avenue planting. The remainder of the contemporary street plantings are consistent with much of Marrickville area being a range of native trees and shrubs planted in apparently random order.

Another indication of the superior quality anticipated for this subdivision at the time of its development is the wider carriageways – sufficient to now allow angled car parking on the western side of the
carriageway in Metropolitan Road. Edgware Road is of a similar width, but the space is used to provide the carriageway for a local distributor road.

Off-street parking is available only from the rear lanes – and in the case of properties on the western side of Edgware Road, from Francis Street.

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

Figure 13.3 and 13.4. The streetscapes of the Enmore House Heritage Conservation Area are lined by mature trees including Brush Box, Jacarandas and other quality plantings that enhance the aesthetic value of the area. Plantings are effective in Metropolitan Road (left and Figure 13.5) and the narrow streetscape of Francis Street (13.4).

Figure 13.5. The planting of trees such as Brush Box within the road reservation was common practice in affluent areas at the turn of the 20th Century and contributes significantly to the creation of an ‘avenue’ effect.

Figure 13.6. Plantings are scarce in the busier Edgware Road although some Brush Box survive.
Figures 13.7 to 13.10. The area contains many good examples of Victorian Filigree terraces including some substantial examples at the northern end in the vicinity of Enmore Road. The ‘pair and a half’ of Victorian Villas on the western side of Edgeware Road are a distinctive local feature, with the narrow ‘half’ extending from the northern side of the imposing pair.

Figure 13.9. Metropolitan Road is characterised by substantial terraces which are consistent in their height and setback from the street and form a clearly defined street wall towards the northern end of the Area. The quality of the streetscape is enhanced by the survival of most original iron palisade front fences and lack of screening vegetation which would otherwise obstruct views.

Figure 13.10. The terraces lining Edgeware Road are similarly scaled and set back from the street, but many have been subjected to alterations and additions which, although potentially reversible, have had an adverse impact on the aesthetic quality of the streetscape today. The northernmost terrace is an unusual and substantially intact Federation period variation terrace.

Figures 13.11 and 13.12. As Metropolitan Road falls away from Enmore Road form becomes significantly more modest, with small single storey terraces prevailing in the pattern found throughout Marrickville’s 19th-century Areas.

Figures 13.15 and 13.16. Francis Street is a small street at the western edge of the area extending between Enmore Road and Lynch Avenue. Its eastern side is lined by the back fences of the properties facing Edgeware Road and from its entrances the street reads as a laneway. The houses on the western side of Francis Street modest but good examples of the workers terrace.

Figure 13.17. This small and brightly decorated pocket park is located on a vacant terrace house site in Francis Street.

Figure 13.18. The eastern side of Francis Street includes some early outbuildings associated with the large houses at this part of Edgeware Road.
Figure 13.19. Enmore House was noted for its panoramic views towards Botany Bay. These have now largely been screened by development and vegetation although the control tower at the airport indicates the position of Botany Bay today.

Figure 13.20. Views out of the area towards the north terminate at the commercial buildings of Enmore Road.

Figure 13.21. The former Enmore Public School is now vacant and has recently been sold. Its future is not known at the time of writing.

Figure 13.22. The laneway network allows the rear of buildings to be appreciated as readily as their main façade. Chimneys are an important contributor to the aesthetic significance of the roofscapes in the area.

13.3 SUMMARY OF HERITAGE VALUES

The Enmore House Estate Heritage Conservation Area is of historical significance as the development of the 1883 subdivision of the last remaining grounds and former site of Enmore House, which was demolished at that time. The strong aesthetic values of the Enmore House Estate Heritage Conservation Area are derived from the strict discipline of the terrace house form and the regularity of the streetscapes it creates and reinforces by the street pattern.

The Area includes high-quality examples of the terrace house form intended for the middle classes. It also provides valuable evidence of the range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace house.
It is representative of 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.

KEY PERIOD OF SIGNIFICANCE: 1883 – 1915

The Enmore House 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:

<table>
<thead>
<tr>
<th>Heritage Council Guideline for Inclusion satisfied</th>
<th>Crit.</th>
<th>Heritage value</th>
<th>How the value can be seen in the area today</th>
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| The Area demonstrates overlays of the continual pattern of human use and occupation | A     | The Enmore House Heritage Conservation Area demonstrates the principles and patterns of Marrickville's development from Colonial to contemporary eras. The cultural landscape of the Area demonstrates the pattern of development in the Council area from early land grants to densely settled urban landscape. | - The primary value of this conservation area is derived from the evidence it provides of the pattern of development in the area now known as Enmore/Newtown from the mid to late 19th century.  
- The streetscapes demonstrate the pattern and growth of the free-standing Villa and terrace-house typology in Sydney during the mid-late 19th Century.  
- Through the range of high style and modest dwellings that demonstrate the different phases of development and topographic stratification found throughout the Marrickville area, with grand and modest dwellings in close proximity but the grand on the highest ground and the modest on the less favourable land. |
| The area is associated with a significant activity or historical phase (subdivision and development) | A     | The subdivision patterns are representative of those found in the inner west and are located within the framework created by the early land grants and their gradual alienation for development and sale. The pattern of subdivision has responded to the patterns of smaller Colonial land grants made south of | - The early land grants in the area were of 30 acres and were made to emancipists and small settlers, a significant contrast to the large holdings north of Enmore/Stanmore Road.  
- Their value for speculative purposes is shown through their rapid re-subdivision and amalgamation into a series of ‘Estates’ with substantial houses that exploited the good views to the south; and then re-subdivision into smaller parcels that formed the basis of today’s street alignments.  
- Enmore House was situated in the middle of the Area between Edgeware Road and Metropolitan Street, and just north of Cross Lane. By 1841 most of the estate had been subdivided with only the core 9 |
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<th>Heritage Council Guideline for Inclusion satisfied</th>
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<td>Enmore Road.</td>
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<td>It demonstrates 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.</td>
<td>- The prevailing form of development in the area throughout its key 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 terraces within the Area. - The terraces in the Enmore House Area represent the culmination of the typology of the superior two-storey terrace, which was soon to be superseded by the rise of suburbia in the 20th Century.</td>
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<td>The area is associated with a significant activity or historical phase (subdivision and development)</td>
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<td>It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban</td>
<td>- The area provides valuable evidence of the range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace house. - Through the rich variety of built forms, each</td>
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<td>(residential)</td>
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<td>cultural landscape</td>
<td>of which is representative of the cultural needs and aspirations of the community that built and occupied them; including:</td>
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<td>Early development:</td>
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<td>• Substantial Victorian Villas located at the highest and most prominent parts of the area</td>
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<td>• Substantial two storey Victorian terraces intended for the affluent middle classes</td>
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<td>• Modest terraces – 1 and 2 storey</td>
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<td>• Federation period terraces</td>
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<td>• Modest cottages from Victorian to Federation period</td>
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<td>Later infill development:</td>
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<td>• Inter-War residential Flat buildings</td>
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<td>• Terraces and medium density housing</td>
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<td>• Post-War austerity</td>
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<td>The area demonstrates the principal characteristics of a class of Marrickville’s cultural places (community)</td>
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<td>It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape</td>
<td>- The area also provides physical evidence of the social and cultural values of the late 19th century community demonstrated through the prominent location of community facilities at the northern end of the area close to Enmore Road.</td>
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<td>- Enmore Boys’ School</td>
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<td>The area demonstrates the principal characteristics of a class of Marrickville’s cultural places (public domain)</td>
<td>G</td>
<td>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. The streetscape values in the area are high, with a</td>
<td>- The streetscapes within the area are linear in character, an effect emphasised by the fall in the land. 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.</td>
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<td>The area has attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)</td>
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<td>- The streetscape of Francis Street is narrow and the density of development with the unbroken line of rear fences on the eastern side creates a sense of intimacy and privacy within the area that is in significant contrast to the open character of Edgeware Road to the east.</td>
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<td>- Sandstone kerbing and guttering</td>
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<td>- Remnants of early 20&lt;sup&gt;th&lt;/sup&gt; Century beautification programs through the planting of Brush Box trees in Metropolitan Road (within the carriageway) contribute strongly to the aesthetic qualities of the streetscape, although few of the original specimens have survived. The pattern of their planting within the main carriageway is rare in the Parramatta area.</td>
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<td>- Street tree planting of the late 20&lt;sup&gt;th&lt;/sup&gt; Century Environmental movement (primarily native species: bottlebrush, melaleuca etc.)</td>
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<td>- 19&lt;sup&gt;th&lt;/sup&gt; Century villas and cottages (detached and semi-detached) and their settings</td>
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<td>- 19&lt;sup&gt;th&lt;/sup&gt; and early 20&lt;sup&gt;th&lt;/sup&gt; Century terraces and houses (detached and semi-detached) including many highly cohesive groups.</td>
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<td>- Groups and streetscapes containing 19&lt;sup&gt;th&lt;/sup&gt; and early 20&lt;sup&gt;th&lt;/sup&gt; Century cottages, semis and terraces</td>
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<td>- 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 it its ability to demonstrate the principles of early 19th-century housing remain readily interpretable in the contemporary landscape.</td>
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<td>- Very narrow infill terrace attached to 43 Edgeware Road (known as 43½).</td>
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13.4 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 layer of development from the significant era of development (1840-1915).

The area is defined broadly by the extent of the earlier Enmore House Estate. The fieldwork revealed that the western side of Edgeware road south of Lynch Avenue (not within the Estate) demonstrated values and qualities consistent with the northern area and which were considered to further enhance the heritage significance of the area as a whole.

The western edge is defined by the rear of the properties facing to Juliett Street. These demonstrate very different qualities and characteristics (and are within HCA14).

The TAFE development is a prominent local landmark but does not contribute to the heritage values or significance of the surrounding area and is not recommended for inclusion.

13.5 DETAILS AND ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Enmore House 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 Enmore House 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

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

- High urban density, narrow streets and frequency of attached buildings creates an enclosed, intimate streetscape quality (except Edgeware Road)
- The influence of the topography on the open streetscape of Edgeware Road
- Narrow lots oriented at 90° to the street alignment
- Setbacks from the street alignment are minimal but consistent within building groups and visual catchments.
- Residential character demonstrated through consistency of architectural style within streetscapes - single and two-storey 19th century terrace housing; plus large two-storey 19th Century Villas to Edgeware Road
- 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, scale, rhythm and materials.
o High quality detailing to front elevation of intact and substantially intact houses and terraces
  o 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
  o Primary ridgelines of roofs are aligned parallel to the street
  o Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm
  o Lack of major alterations to roof form and volumes
  o Original chimneys contribute to the quality and visual interest of roofscapes
  o Original dormer windows - small and vertically proportioned

- Intact or substantially intact built elements
  o Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes
  o 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
  o Window openings appropriate for architectural type
  o Timber framed windows
  o Complex timber framed windows to main bay of front elevation
  o Use of appropriate colour schemes for detailing

- Fences appropriate to typology and period of construction
  o Original Iron Palisade fences
  o 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)

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

The Enmore House Estate 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:

- 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 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 front fences/walls

• Solid front fences/walls

• Infilled verandahs