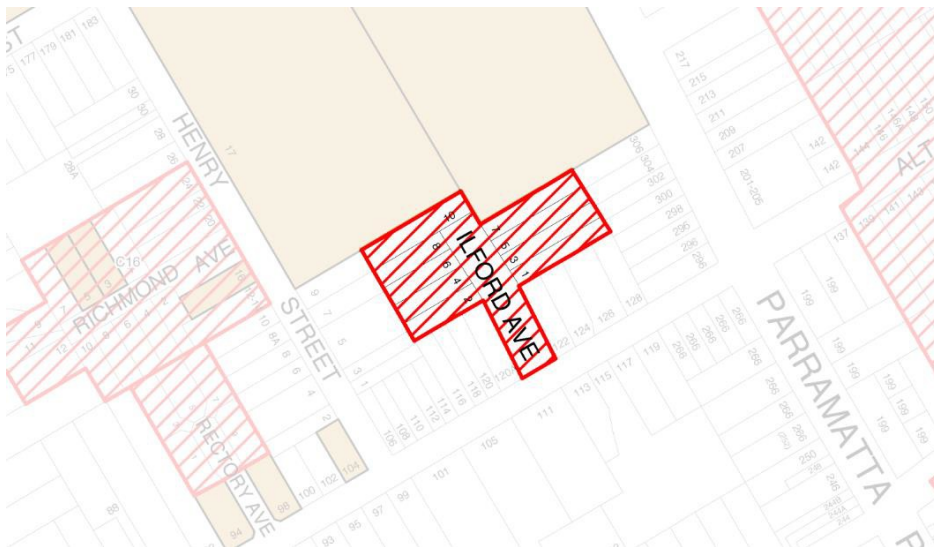


C9 Ilford Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1937-1940s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Ilford Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a distinctive 1937 Inter-war subdivision once part of the Ashfield Park Estate and later part of the Ashfield Infant's Home lands.

The area is of *aesthetic* significance for its distinctive cul-de-sac subdivision pattern with wide grassed verges, original Brush box street tree plantings, developed with Inter-war California Bungalow style detached single storey brick housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box in Ilford Avenue
- Wide grassed verges in Ilford Avenue
- Relatively narrow carriageway in Ilford Avenue
- Elements that contribute to the consistency of the streetscape (visible from the public domain)
- Detached face brick single storey housing Inter-war California bungalow style housing
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with roughcast stucco or imitation half-timbered finishes
 - Face brickwork walls
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; modern roof cladding (examples concrete roof tiles)
- Carports in front gardens (example)
- Front verandah enclosures.
- Aluminium framed windows
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



Historical Development

Ilford Avenue was said to have been named in 1925.¹ The land around it, originally a ten-acre parcel of the Ashfield Park Estate, bounded by Parramatta Road and Frederick, Henry and Alt Streets, had been purchased by Thomas Wild in the mid-1860s. Here Wild erected a large house, called 'Gorton', which he sold by auction in 1876 to the Infants' Home. The house survives today as the centrepiece of the Home. A large part of the Infants' Home site facing Parramatta Road was sold in 1935, and on it was erected the brick factory and office complex of the Peak Frean organisation (a heritage item) which survives now as Bunning's.

Land at the east or Alt Street end of the Home site, about a quarter of its original area, was sold and subdivided in about 1937. Its housing allotments faced Parramatta Road, Alt Street and Henry Street, while Ilford Avenue, shown in Deposited Plan No 1046, provided access to a further eight inner allotments.²

This subdivision comprised five sites on the south-west side of Ilford Avenue, one of them extending across the inner end of the cul-de-sac, and three sites on the north-east side. The three north-east allotments were later re-subdivided as four house sites, providing the nine properties included in this conservation area.

¹ Ashfield Heritage Study 1993, vol 1, appendix G; the land comprising the street was alienated in 1937

² H E C Robinson map of North Ward, undated but c 1912. Susan Lorne-Johnson, *Betrayed and Forsaken: The Official History of the Infants' Home, Ashfield*, pp 85-87.



BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area



Ilford Avenue

Street	Side	No	Rating	Name	Style/Observations
Ilford Avenue	E	7	2		Arts-&-Crafts
Ilford Avenue	E	5	2		Arts-&-Crafts
Ilford Avenue	E	3	1		Inter-War California Bungalow
Ilford Avenue	E	1	1		Inter-War California Bungalow
Ilford Avenue	W	2	2		Queen Anne/California Bungalow
Ilford Avenue	W	4	1		Queen Anne/California Bungalow
Ilford Avenue	W	6	1	Ilford	Queen Anne/California Bungalow
Ilford Avenue	W	8	1		Queen Anne/California Bungalow
Ilford Avenue	W	10	2		Queen Anne/California Bungalow



