

This map shows a residential neighborhood with several streets and numbered lots. The central feature is a lot shaded in red with diagonal lines, labeled "C26". This lot is situated between "BRIDGES AVE" to the north and "BIRRIGA RD" to the south. To the east of the red-shaded lot is another lot labeled "C27". Other visible streets include "DAY" at the top, "ARCH" on the left, and "STREET" at the bottom right. Numerous lots are numbered, such as 48, 46, 44, 42, 40, 38, 36, 34, 32, 30 along DAY; 123, 121, 119, 117, 115, 113, 111, 109, 107, 105, 103, 101, 99, 97, 95 along ARCH; and 132, 130, 128, 126, 124, 122, 120, 118, 116, 114, 112, 110, 108, 106, 104, 102, 100, 98, 96, 94, 92, 90, 88, 86, 84, 82, 80, 78, 76, 74, 72, 70, 68, 66, 64, 62, 60, 58, 56, 54, 52, 50, 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 4, 2, 0 along STREET. Arrows point from the numbers 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 4, 2, 0 to their respective lots.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Distinctive cul-de-sac subdivision pattern of Birriga Road

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Single storey detached brick Inter-war California Bungalow style houses with hipped and gabled terracotta tile roofs and other intact detailing from the period including to verandahs and gable ends.
- Consistent street setbacks
- Consistent inter-war period brick front fences
- Original tessellated tiled front paths
- Rear placement of garages

NON-CONTRIBUTORY ELEMENTS

There are no non-contributory elements within this Heritage Conservation Area.

HISTORICAL DEVELOPMENT

The Birriga Road Heritage Conservation Area was once part of the Ashfield Park Estate fronting Church Street, one of the earliest streets in the area which led east towards St Johns Anglican Church Ashfield, the earliest church in the area. Most of the area was purchased, subdivided and sold for residential development in late 1926 by the builder, Stanley T. Grimson. No 115 Church Street (Corner Birriga Road), part of an earlier subdivision, has been included due to its importance in defining the entry point into Birriga Road.

Grimson imposed a covenant on his subdivision requiring that the main building should be erected in brick and/or stone, with slate or tile roof, and be no less than 600 pounds in value. There was a setback of at least 6 feet from the eastern side of Birriga Road. Grimson had the power to release or vary the covenant, and was probably the builder of most of the cottages.



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 |



Birriga Road

| Street | Side | No | Rating | Name | Style/Observations |
|---------------|------|-----|--------|------|--------------------|
| Birriga Road | | 1 | 1 | | |
| Birriga Road | | 2 | 1 | | |
| Birriga Road | | 3 | 1 | | |
| Birriga Road | | 4 | 1 | | |
| Birriga Road | | 5 | 1 | | |
| Birriga Road | | 6 | 1 | | |
| Birriga Road | | 7 | 1 | | |
| Church Street | | 115 | 1 | | Queen Anne |
| Church Street | | 111 | 1 | | |
| Church Street | | 109 | 1 | | |



