

C29 Gads Hill, Croydon

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1909 to 1920s

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

The Gads Hill Heritage Conservation Area is of local heritage significance.

The area is of historical significance as the Ashfield Council area portion of the Malvern Hill Estate subdivision of 1909, a quintessential early 20th century “garden suburb” high quality residential subdivision which illustrates the operation of a building covenant to ensure high quality housing development and the implementation of changes to local government building regulations in the first NSW Local Government Act of 1906.

The area is of aesthetic significance for its unified pattern of development with wide streets, regular large



allotments with single storey high quality brick and stone detached housing with slate or terracotta tile roofs dating from 1909 to the 1920s. The area contains housing in the Federation Queen Anne and Inter war California Bungalow styles, reflecting the period of development.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of palms in Edwin Street South
- Relatively wide carriageway in both Dickinson Avenue and Edwin Street South
- Uniform large lot sizes

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

- Detached face brick single storey housing - Federation Queen Anne and Inter-war California bungalow styles – on large garden sites
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork walls (Federation, Inter-war periods)
 - 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, for Federation and Inter-war period houses
- Driveways to the side and garages to the rear of houses
- Large gardens

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 14 Dickinson Avenue, 28 Edwin Street South) ; modern roof cladding and loss of chimneys (examples concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



Historical Development

This area was known as Gads Hill in the 19th century when Mayor Daniel Holborow lived in Gads Hill Villa close to St James' Church. Almost opposite the church in Edwin Street were the entrance gates to another villa "The Hall", built circa 1860 by Woodhouse and later the residence of Samuel Dickinson who lived there from 1873 until his death in 1904.

In 1909 the Intercolonial Investment Land and Building Co Ltd (responsible for other subdivisions in Ashfield and Croydon) purchased a large area in the neighbouring Burwood Council area section of Croydon, extending into the Ashfield Council area section of Croydon as far as Edwin Street South. "The Hall" was demolished, its gates moved to Ashfield Park, and the land offered for sale as the Malvern Hill Estate.

Before 1906 there was no regulation of subdivision or urban development in Sydney. In 1906 a new Local Government Act was passed in NSW, which provided local governments with the power to lay down strict conditions about standards for both planning and building in all new developments. Strict regulations were placed upon the Intercolonial Investment Land and Building Company, for the local councils wanted this area to be a salubrious residential suburb free from the threat of commercial activity springing up among the houses and in direct contrast to the pattern of development that had occurred earlier. The Councils approved the final plan of the new suburb in March 1909, subject to the conditions that the streets be at least 66 feet (20 metres) wide and metalled and that the company pay for all drainage work.

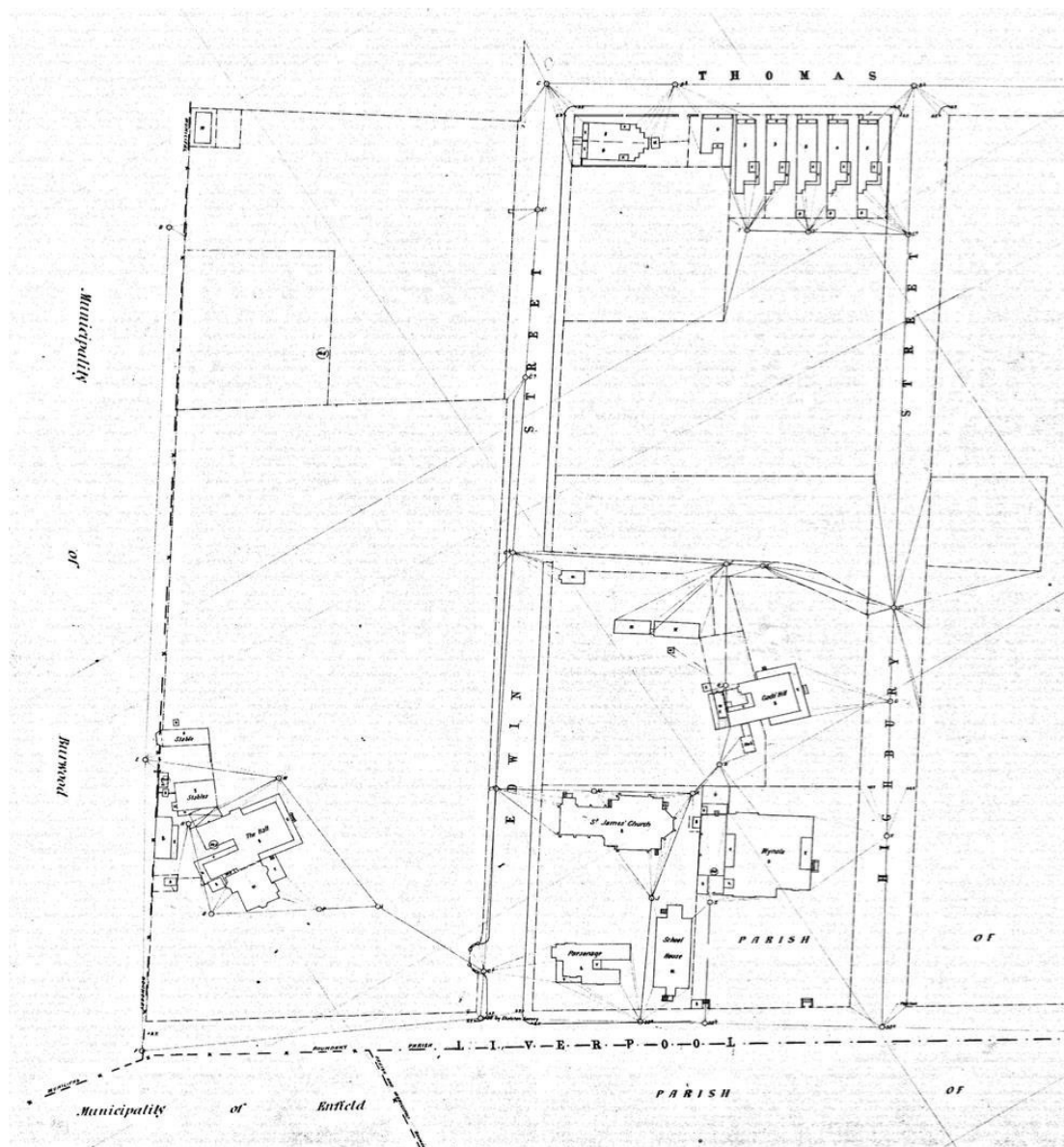
A covenant was placed on the subdivision requiring all buildings to be of brick or stone or both, roofed with slate or terracotta tile, and with a minimum value of £400 or £500. No semi-detached or terrace houses were allowed, and commercial activity was restricted to The Strand. The streets were planted with Canary Island date palms (*Phoenix canariensis*), however few of these remain today¹.

Malvern Hill Estate was developed and planned as a quintessential Federation period "garden suburb", developed from 1909, shortly after Stanton's development of Haberfield as a "garden suburb". Malvern Hill estate allotments sold quickly due to proximity to Croydon Railway Station.

The major portion of the Malvern Hill Estate subdivision is within Burwood Council area where it now forms that Council's Malvern Hill Conservation Area.

¹ Dictionary of Sydney online entry "Malvern Hill" by John Johnson 2008





Above: 1890s Ashfield Water Board sheet 79 showing "The Hall" located between Edwin Street (centre) and what became the eastern side of Dickinson Avenue. Source: Ashfield Library Local Studies Collection online resources

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



Gads Hill

Street	Side	No	Rating	Name	Style/Observations
Dickinson Avenue		2	1		Queen Anne
Dickinson Avenue		4	1		Arts & Crafts
Dickinson Avenue		6	1		Arts & Crafts
Dickinson Avenue		8	1		Arts & Crafts
Dickinson Avenue		10	1		Queen Anne
Dickinson Avenue		12	2		Arts & Crafts
Dickinson Avenue		14	1		Arts & Crafts
Dickinson Avenue		16	1		Queen Anne
Dickinson Avenue		18	1		Queen Anne / Arts & Crafts
Dickinson Avenue		20	1		Queen Anne / Arts & Crafts
Dickinson Avenue		22	1		Californian Bungalow
Dickinson Avenue		24	1		Queen Anne
Dickinson Avenue		26	1		Arts & Crafts
Dickinson Avenue		28	1		Arts & Crafts / Californian Bungalow
Edwin Street		2	1		Queen Anne
Edwin Street		4	1		Queen Anne
Edwin Street		8	1		Queen Anne
Edwin Street		10	1		Queen Anne
Edwin Street		12	1		Queen Anne
Edwin Street		14	1		Arts & Crafts
Edwin Street		16	1		Arts & Crafts
Edwin Street		18	3		Immigrants Nostalgic
Edwin Street		20	2		Australian Nostalgic
Edwin Street		22	1		Californian Bungalow
Edwin Street		24	1		Queen Anne
Edwin Street		26	1		Queen Anne
Edwin Street		28	1		Queen Anne
Edwin Street		30	1		Inter-war Free Classical
Edwin Street		32	2		Queen Anne / Arts & Crafts



Street	Side	No	Rating	Name	Style/Observations
Edwin Street		34	1		Queen Anne / Arts & Crafts
Edwin Street		36	1		Queen Anne / Arts & Crafts
Thomas Street		85	1		Arts & Crafts
Thomas Street		83	1		Queen Anne
Thomas Street		81	1		Queen Anne
Thomas Street		108	1		Arts & Crafts
Thomas Street		110	1		Arts & Crafts
Thomas Street		112	1		Arts & Crafts
Thomas Street		114	1		Arts & Crafts
Thomas Street		116	1		Arts & Crafts
Thomas Street		118	1		Queen Anne / Arts & Crafts

