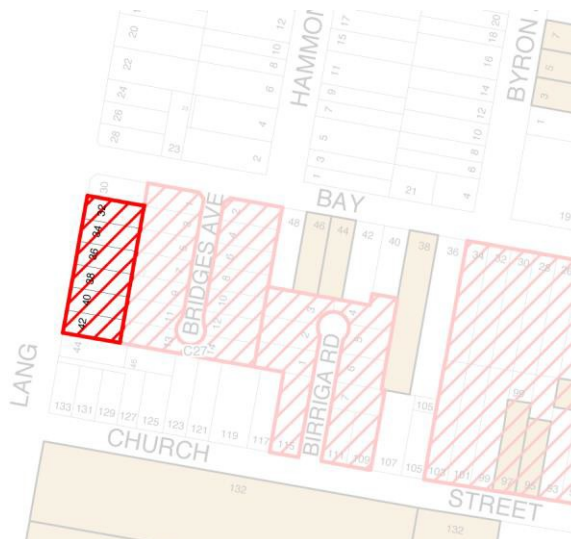


C33 Lang Street, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1936 to 1940s

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

Statement of Significance

The Lang Street Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1936 subdivision of part of the Ashfield Park Estate, developed by a single builder/developer in a brief period of the late 1930s to the early 1940s.

The area has *historical* association with local builder/developer William Henley, responsible for the subdivision.

The area is of *aesthetic* significance for its consistent group of single storey detached brick single storey Inter-war California Bungalow style housing built 1936-early 1940s.

Key Character Elements

Subdivision and public domain elements:

- Grassed verges in Lang Street
- Relatively wide carriageway in Lang Street

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

- A group of detached face brick single storey Inter-war California bungalow style houses
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding unglazed terracotta
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences, low brick

NON-CONTRIBUTORY ELEMENTS

There are no non-contributory elements in this heritage conservation area.

Historical Development

The Lang Street Heritage Conservation Area was formerly part of the Ashfield Park Estate. The area was purchased in 1936 by a Gladesville builder, William Henley, who subdivided the land and presumably built the houses, the first block being sold in April 1936. The remaining allotments sold soon after, and all the houses were constructed in a short time frame. Later in that year Henley purchased land on the corner of Lang and Bay Streets, on which stood the house known as Ecreap. This building was presumably demolished by Henley, Bridges Avenue was formed and the land subdivided. Henley's Bridges Avenue subdivision, also a Heritage Conservation Area, sold more slowly than the Lang Street development.



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



Lang Street

Street	Side	No	Rating	Name	Style/Observations
Lang Street		32	1		
Lang Street		34	1		
Lang Street		36	1		
Lang Street		38	1		
Lang Street		40	1		
Lang Street		42	1		



