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HERITAGE ASSESSMENT

NORTON STREET CORRIDOR

LEICHHARDT HERITAGE STUDY 1 FOR LEICHHARDT COUNCIL

February 2016
FINAL

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1.0 INTRODUCTION

1.1 Introduction and Study Objectives

This Heritage Assessment of Norton Street Corridor was prepared by NBRS+PARTNERS for Leichhardt Council as part of Leichhardt Heritage Study 1 – Parramatta Road Corridor. The core purpose of the study is to identify the heritage values for the small part of Heritage Conservation Area (C2) that lies within the Norton Street Corridor section of the study area (see Figure 1) and for those parts of the Excelsior Subdivision Heritage Conservation Area (“C10”), Whaleyborough Estate Heritage Conservation Area (“C13”) and Wetherill Estate Heritage Conservation Area (“C14”) that also lie within the study area.

This will inform other Council's Strategic Sites, Centre and Corridors studies, especially for urban design and regeneration. It will also contribute to Council's current Review of Development Control Plan 2013, particularly in terms of updating Desired Future Character Objectives and Controls for the relevant Distinctive Neighbourhoods.

The Norton Street Corridor Study Area also includes two important non-Heritage Conservation localities including the eastern side of Norton Street between Leichhardt Public School and the Forum, and the business neighbourhood in the Balmain Road and Hay Street strip north of and parallel to Parramatta Road.

1.2 Definition of the Study Area

The study area is located along the Norton Street Corridor within Leichhardt Municipal Council. The study area is located wholly within Leichhardt and bounded by Parramatta Road to the south, Macauley Street to the north, Renwick Street to the west and Hay, Balmain Road and Arthur Street to the east (see Figure 1).

1.3 Methodology

This heritage assessment is based on the methodology and guidelines set down by the NSW Heritage Office. This report generally follows guidelines set out in the document entitled *Assessing Heritage Significance* (2001), *Conservation Areas* (1996) and *Planning and Heritage* (1996) published by the NSW Heritage Office.

1.4 Identification of Author

A physical assessment of the study area was undertaken by Lynette Gurr, Senior Heritage Consultant, at NBRS+PARTNERS (assisted by Lara Goldstein, Heritage Consultant and Planner).

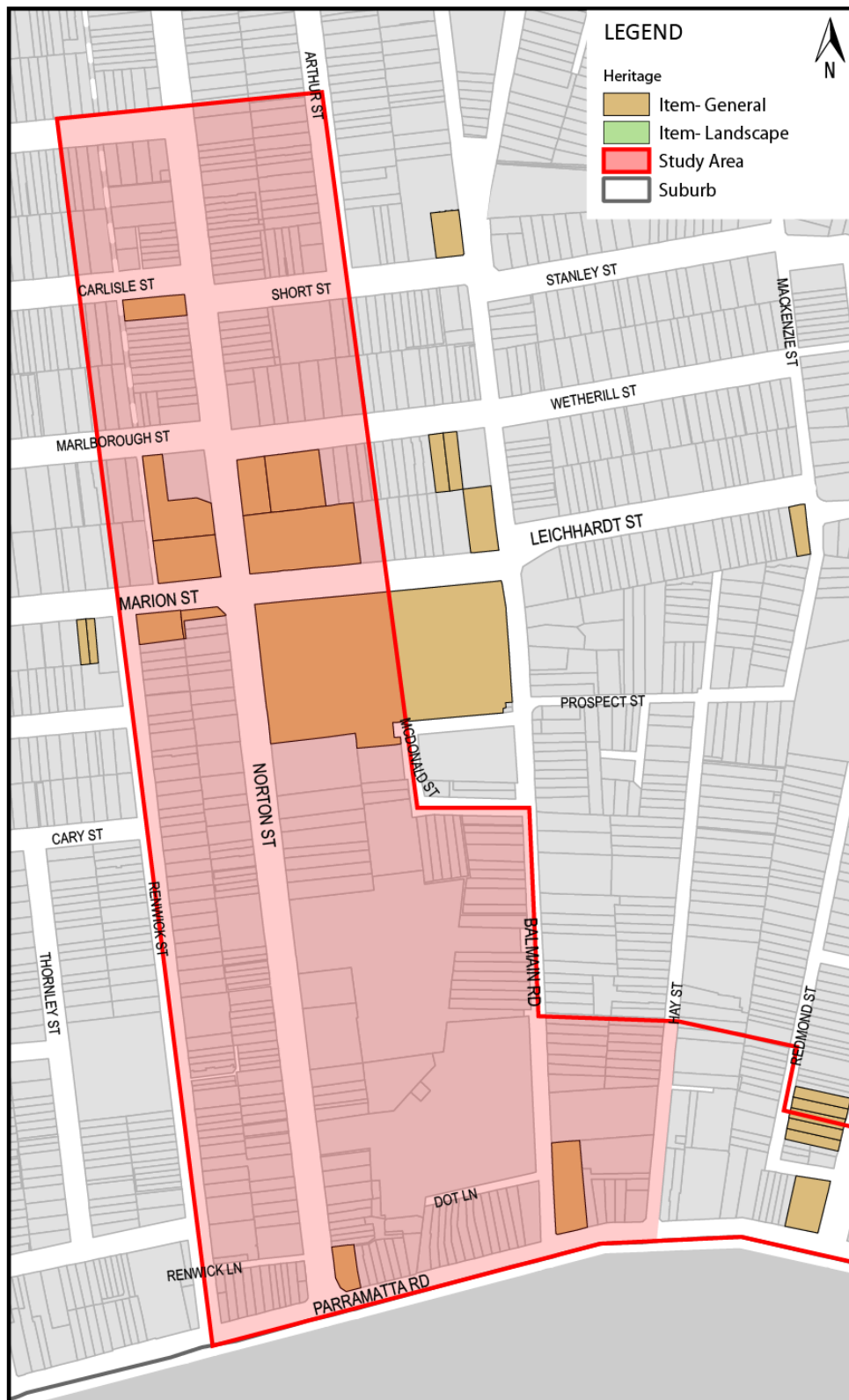


Figure 1 – Map showing of the Norton Street Corridor study area (Source: Leichhardt Municipal Council, 2016)

2.0 PHYSICAL ASSESSMENT OF NORTON STREET CORRIDOR

2.1 Introduction and Methodology

This Physical Assessment is to be read in conjunction with the Leichhardt Heritage Study 1 – Norton Street Corridor - Thematic History, prepared by NBRS+PARTNERS.

In the preparation of this heritage assessment a site survey was undertaken throughout October and November 2015 by heritage consultants at NBRS+PARTNERS. The survey was undertaken of lot frontages of all properties in the Study Area. Data sheets were prepared in tabulated format describing each property, documenting historic notes and providing a brief description of materials, construction dates, stylistic period, key stylistic elements, alterations and character. A digital image of the frontage of each place is provided together with ranking to identify the heritage potential of each place. These data sheets are provided in Appendix B to the study.

The comments provided for the individual dwellings list points of interest as well as identifying any intrusive elements (if any) for each site, so that they may be addressed at a later date.

The brief for the Heritage Assessment of the Conservation Areas did not require a full Assessment of the non-conservation area localities including the eastern side of Norton Street between Leichhardt Public School and the Forum, and the business neighbourhood in the Balmain Road and Hay Street strip north of and parallel to Parramatta Road.

The appointment of NBRS+PARTNERS to carry out the Heritage Assessment of the adjoining Conservation Areas did however present Council with an opportunity to have the properties in the non-conservation area localities surveyed for their historic and aesthetic significance. This survey was undertaken and data compiled for each property in these localities. These data sheets are also provided in Appendix B to the study. These categorise properties in the non-conservation area locations as buildings of historic and aesthetic significance, or as neutral or detracting to the character of the area.

This data will feed into Council's Review of the Leichhardt Development Control Plan (DCP) 2013 to help update Desired Future Character Objectives and Controls for the relevant Distinctive Neighbourhoods. It will also be used to inform Council's 2016 urban design studies of the Parramatta Road and Norton Street Corridor.

2.2 Data Sheets

The Data Sheets have been prepared based on a description of each building along the following streets:

Area A - Norton Street (eastern side)

Street Identifier	CA	Notes
Parramatta Road to Marion Street	C2 + C14	Retail/Commercial/Civic
Marion Street to Wetherill Street	C14	Civic
Wetherill Street to Short Street	C14	Retail/Commercial
Short Street to Allen Street	C14	Retail/Commercial
Marion Street to Balmain Road	C14	Civic
Part of Wetherill Street	C14	Civic/Residential
Part of Short Street	C14	Retail/Commercial/Residential

Area B - Norton Street (western side)

Street Identifier	CA	Notes
Parramatta Road to Renwick Lane	C2	Retail/Commercial
Renwick Lane to Marion Street	C10 / Nil	Retail/Commercial
Marion Street to Renwick Street	C10	Commercial/Civil
Marion Street (north)	C13	Civil/Retail/Residential
Part of Marlborough Street	C13	Residential
Part of Carlisle Street	C13	Residential
Part of Macauley Street	C13	Residential

Area C - Norton Street (western side)

Street Identifier	CA	Notes
Renwick Street (eastern side)	C14	Residential
Arthur Street (western side)	C14	Residential

Area D – East of Norton Street

Street Identifier	CA	Notes
Balmain Rd - Parramatta Rd to Dot Lane (western side)	C2	Commercial/Residential
Balmain Rd - Dot Lane to McDonald St	N/A	Residential
Macdonald Street to Marion Street	C14	Civic
Hay Street (western side)	N/A	Residential

See Appendix B.

2.3 Key of Conservation Area Ranking

Each property in a Conservation Area has been ranked to identify its contribution to the conservation area. The ranking of building is to aid in assessment of significance of the area as well as to identify the degree to which individual buildings contribute to the character of the area. The ranking should also assist Council in maintaining and enhancing the contribution of an individual site through the development control process. The rankings and definition are identified as follows:

Ranking	Definition
Heritage Item (local listing) - HI (local) Heritage Item (state listing) – HI (state)	A building of state or local heritage significance that also contributes substantially to the stated character of the area in the terms given in the definition of the Conservation Area.
Potential Heritage Item – Potential HI	A building of potential local heritage significance that also contributes substantially to the stated character of the area in the terms given in the definition of the Conservation Area.
Contributory Item - C	A building which contributes substantially to the character of the area but significance has been reduced by loss of original materials and detail (eg roof, chimneys, fences), unsympathetic additions (eg verandah infill) or inappropriate decorative treatment (eg painting of face brickwork).
Neutral - N	A building where the impact on the heritage character of the area is neutral.
Detracting - D	A building which has an adverse impact upon the character of the area because of its scale, design, assertiveness, materials or the like, or because its original qualities have been militated or removed.
Unknown - U	Where a building is under construction the ranking field is left blank. These buildings should be reviewed following completion of construction.

Each property in the non-conservation area locations of the Study Area has been ranked in a similar approach to that for the Conservation Areas. The rankings are however slightly different as the properties do not have conservation area status so the parallel to a Conservation Area contributory item is a building of historic and aesthetic significance. The neutral and detracting categories are however retained as an indication of where redevelopment, additions and alterations might take place. These categories are shown below:

Ranking	Definition
Heritage Item (local listing) - HI (local) Heritage Item (state listing) – HI (state)	A building of state or local heritage significance that contributes substantially to the character of the area.
Buildings of Historic and Aesthetic Significance - HA	Buildings which contribute to the character of the area, but where the contribution has been reduced by loss of original materials and detail, unsympathetic additions or inappropriate decorative treatment. This category includes potential local heritage items.
Neutral - N	A building where the impact on the character of the area is neutral.
Detracting - D	A building which has an adverse impact upon the character of the area.
Unknown - U	Where a building is under construction the ranking field is left blank.

The data for both Conservation Areas and non-conservation area locations will feed into Council's Review of the Leichhardt Development Control Plan (DCP) 2013 to help update Desired Future Character Objectives and Controls for the relevant Distinctive Neighbourhoods. It will also be used to inform Council's 2016 urban design studies of the Parramatta Road and Norton Street Corridors.

2.4 Mapping of Study Area

The contributory items within the Study Area have been mapped on the attached Heritage Map.

See Appendix A.

3.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

3.1 Basis of Cultural Heritage Assessment

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Office and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

Heritage significance, cultural significance and cultural value are used to describe a place's value or importance to our own society. This value may be contained in the fabric, its setting and its relationship to other places, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the Study Area. The NSW Heritage Manual has produced standard evaluation criteria that are compatible with those included in *The Burra Charter*.

3.2 Introduction

this study has prepared a statement of significance for the Parramatta Road Heritage Conservation Area (C2) and updates to the statements of significance for the Norton Street Corridor, parts of the Excelsior Subdivision Heritage Conservation Area (C10), Whaleyborough Heritage Conservation Area (C13) and Wetherill Estate Heritage Conservation Area (C14). These are provided in sections 4 and 5 of this study.

The planning controls in Sections 3.3 to 3.6 provide recommendations for protection of contributory items and the refurbishment or redevelopment of neutral and detracting items within conservation areas. Sections 3.7 and 3.8 include recommended controls for building materials and public domain features in conservation areas.

These controls encapsulate best practice heritage planning for any NSW conservation area. They should be applied to all Leichhardt LGA heritage conservation areas. The Leichhardt local government area statements of significances provide specific advice on how the heritage values of particular conservation areas should be managed. In this case the Parramatta Road Heritage Conservation Area (C2) and the Norton Street Corridor parts of the Excelsior Subdivision Heritage Conservation Area (C10), Whaleyborough Heritage Conservation Area (C13) and Wetherill Estate Heritage Conservation Area (C14). Additional detailed controls are provided in Section 5.

3.3 Heritage Conservation Areas (HCA)

Buildings and sites within heritage conservation areas are identified as being contributory, neutral or detracting to the character and heritage significance of the heritage conservation area. New development in heritage conservation areas must be designed to respect neighbouring buildings and the character of

the area. Infill development should enhance and complement existing character without replicating heritage buildings.

1. Development within a heritage conservation area should be compatible with the surrounding built form and urban pattern by addressing the statement of significance for the heritage conservation area and respond sympathetically to:
 - a) topography and landscape;
 - b) views to and from the site;
 - c) significant subdivision patterns and layout, and front and side setbacks;
 - d) the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings;
 - e) the interface between the public domain and building alignments and property boundaries; and
 - f) colour schemes that have a hue and tonal relationship with traditional colour schemes.
2. New infill buildings and alterations and additions to existing buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area. They complement the character of the heritage conservation area by sympathetically responding to the matters identified in (1)(a) to (e) above.
3. Infill development is not to include garages and car access to the front elevation where these are not characteristic of the area.
4. Development within a heritage conservation area is to be consistent with policy guidelines contained in the Heritage Inventory Assessment Report for the specific conservation area.

3.4 Contributory Items (C)

Contributory buildings make an important and significant contribution to the character and significance of the heritage conservation area. They have a reasonable to high degree of integrity and date from a key development period of significance of the heritage conservation area. They are buildings:

- from a significant historical period and are highly or substantially intact; or
- from a significant historical period and are altered yet recognisable and reversible.

Recommendations for Contributory Buildings

1. Contributory buildings should be retained unless the consent authority determines the replacement is justified in exceptional circumstances.
2. Alterations and additions must not significantly alter the appearance of principal and significant facades of a contributory building, except to remove detracting elements.
3. Alterations and additions to a contributory building are to:
 - a) respect significant original or characteristic built form;

- b) respect significant traditional or characteristic subdivision patterns;
 - c) retain significant fabric;
 - d) retain, and where possible reinstate, significant features and building elements, including but not limited to original balconies and verandahs, fences, chimneys, joinery and shop front detailing;
 - e) remove unsympathetic alterations and additions, including inappropriate building elements;
 - f) use appropriate materials, finishes and colours; and
 - g) respect the pattern, style and dimensions of original windows and doors.
4. Where an addition to the building is proposed, significant external elements are to be reinstated.
 5. Foyers or other significant interior features, including hallway detailing, panelling and significant staircases, designed to be visible from the street, are to be retained especially where they form part of the building's contribution to the character of the heritage conservation area.

3.5 Neutral and Appropriate Infill Buildings (N)

Neutral buildings are buildings that do not contribute nor detract from the significant character of the heritage conservation area. Neutral buildings are:

- From a significant historical period, but altered in form and unlikely to be reversed;
- sympathetic contemporary infill; or
- from a non-significant historical period but do not detract from the character of the Heritage Conservation Area.

Recommendations for Neutral Buildings

1. Demolition of neutral buildings will only be considered where it can demonstrated that:
 - a) restoration of the building is not reasonable; and
 - b) the replacement building will not compromise the heritage significance of the heritage conservation area.
2. Where demolition of a neutral building is allowed, a photographic record of the building may be required to be submitted to Council.
3. Alterations and additions to a neutral building are to:
 - a) remove unsympathetic alterations and additions, including inappropriate building elements;
 - b) respect the original building in terms of bulk, form, scale and height;
 - c) minimise the removal of significant features and building elements; and
 - d) use appropriate materials, finishes and colours that do not reduce the significance of the Heritage Conservation Area.

3.6 Detracting buildings (D)

Detracting buildings are buildings that are intrusive to a heritage conservation area because of inappropriate scale, bulk, setbacks, setting, design or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area.

Recommendations for Detracting Buildings

1. Development on sites containing detracting buildings is to improve the contribution of the site to the character of the heritage conservation area.
2. Alterations and additions to, or redevelopment of, detracting buildings are to:
 - a) remove inappropriate elements or features that are intrusive to the heritage significance of the heritage conservation area; and
 - b) respect the prevailing character of the area and street in terms of bulk, form, scale and height.

3.7 Building Materials for heritage items and buildings within HCAs

1. Where residential flat buildings have foyers or other significant interior features, including hallway detailing, panelling and significant staircases, that are designed to be visible from the street, these are to be retained.
2. Existing face brickwork and stone walls are not to be coated, rendered or painted.
3. Original materials are to be retained, unless it can be demonstrated that significant deterioration has occurred and repair is not practical. Any replacement should be with similar materials.
4. New materials are to complement the colour, finishes and proportion of existing materials on the building and be identifiable as new on close inspection without detracting from the character and heritage significance of the building.
5. Solar water heater storage tanks, ventilators, wind generators, air conditioning units, satellite dishes and antennae and the like, are not to be located on the principal roof plane of heritage items or contributory items in heritage conservation areas.
6. Solar collector or photovoltaic panels may be located on buildings in a heritage conservation area. Where solar collector or photovoltaic panels are proposed on the principal roof plane of a contributory building in a heritage conservation area, the panels are to be removable, parallel to the pitch of roof and preferably integrated with the roof. The panels must make minimal intrusive change to significant roof fabric.

3.8 Conservation of public domain features in heritage conservation areas

1. The following elements of streets, lanes, parks and other areas of the public domain are to be retained if they contribute to the heritage significance of the heritage conservation area:
 - evidence of early road surfaces and associated features;
 - stone kerbing, guttering and paving;
 - sandstone steps and retaining walls;

- street furniture;
 - cast iron letterboxes;
 - signposts;
 - light posts;
 - original pavement lights;
 - fences and railings;
 - trachyte or sandstone; and
 - milestones and ward markers.
2. The removal of significant public domain features will only be considered if their retention in situ is not feasible and has been demonstrated in a Heritage Impact Statement.
 3. If significant public domain features are to be removed, they are to be replaced in one of the following ways:
 - a) detailed and made of materials to match the period and character of the street or park in which they are located; or
 - b) a contemporary interpretation of traditional elements.

3.9 Heritage Character – Norton Street Corridor Conservation Areas

In identifying the architectural styles of buildings within the Study Area, the majority of the buildings, particularly along Norton Street (eastern side), do not demonstrate strong characteristics of a particular style. Rather, the forms, materials, patterns of fenestration, etc are typical to the period of construction. The prevalent phase of construction in the Study Area took place is the Late-Victorian and Federation periods.

Assessment of the Norton Street Corridor reveals a mix of retail / commercial properties along Norton Street, a civic precinct at the high point around Marion Street and residential dwellings along Renwick and Arthur Streets, the northern end of Norton Street, and in the side streets off Norton Street.

3.10 Norton Street - Retail / Commercial

Buildings along Norton Street from Parramatta Road to Marion Street are predominantly retail and commercial while residential development proliferates in the secondary streets. Specific phases of development are attributed to urban and suburban speculative development and consolidation in the late-nineteenth and early-twentieth centuries. Two-storey dwellings, set back from Norton Street were built in the 1880s and 1890s. From the mid-twentieth century, additions were constructed to the street boundary to provide shopfronts and retail addresses.

Land-Use

From the 1880s to the present, the Norton Street Corridor has experienced considerable change. It currently has commercial, residential and civic use. Since the mid-twentieth century, the Norton Street corridor, between Parramatta Road and Marion Street, has changed from residential to retail. Retail and commercial use along Norton Street continues to operate as part of shopping malls. A restaurant and café precinct has developed along Norton Street. The area is well-served by public transport and car parking is located within the

Norton Street Plaza, at Council's carpark and a number of privately owned carparks. Residential development is located within the secondary streets and at the northern end of Norton Street.

Building Form, Character and Height

There is an established built form character along the western side of Norton Street of 1880s and 1890s two-storey and one-storey residential development with heritage facades adapted to commercial and retail use. These buildings are generally set back from the street. Many of the facades are in fair condition. There are some instances of recent infill commercial / residential development. There are also larger amalgamated re-developed sites.

The eastern side of Norton Street, between Parramatta Road and Marion Street, has experienced considerable development, including additions to the fronts of the original 1880s and 1890s residences to create shopfronts. The roof form of the original villas is still visible from the street. Shopfronts are mostly later addition and not sympathetic to the heritage character of the western side of Norton Street. Some buildings on the eastern side of Norton Street are built to the street boundary and others are set back. However, this alignment is generally associated with later addition shopfronts and non-contributory new development. Removal of later additions and the reinstatement of original facades to the Late-Victorian dwellings would recover some of the heritage significance of the eastern side of Norton Street.

The northern end of Norton Street comprises two-storey and one-story commercial buildings built to the street boundary with awnings. This area is relatively intact with modifications to the shopfronts

3.11 Residential

Residential buildings are generally located away from Norton Street along Renwick, Arthur and McDonald Streets, as well as part of Balmain Road and other streets leading off from Norton Street.

Residential development provides examples of the Late-Victorian boom period with rich architectural details enhanced by verandahs. Buildings are generally identified on the detailed surveys of 1888 and the 1890s. In addition, there are a number of single-storey Federation period residences, generally small in scale. These are interspersed with some residences that are larger in scale, including those located along Renwick Street.

The character of the Study Area is of a variety of some two-storey dwellings and a predominance of single-storey dwellings, single and double-fronted free-standing, semi-detached and terrace groups, dating from between 1871 and 1891 generally built in brick. There are pockets of infill flats (from one to three storeys) and bungalows that pre-date the Second World War. Victorian Italianate boom period villas with intact decorative detailing are generally located within Renwick Street. There are very few corner stores.

4.0 STATEMENT OF HERITAGE SIGNIFICANCE

4.1 Norton Street Corridor Conservation Areas

Landform

The intersection of Marion and Norton Streets is the highest point in the Leichhardt and developed as a civic precinct with the construction of school, town hall, post-office, fire brigade station and churches. Norton Street slopes gradually in both directions away from this node.

History

This area comprises parts of two original land grants: 100 acres on 8 January 1794 to John Thomas Prentice, a lieutenant and later captain in the NSW Corps (Hampton Farm); and 270 acres (Macquarie Gift) in 1811 to Hugh Piper, ensign.

It seems likely Hugh Piper gave his brother, John Piper, the power of attorney over his 270 acres and John came to regard the land as his own. In 1822, John Piper purchased Prentice's farm. By 1827, Piper had amassed 595 acres, or much of the suburb of Leichhardt. He was successful in 1832 in gaining a possessory title to Hugh Piper's Macquarie Gift grant. He was forced to sell most of his property to meet debts to the government and various creditors.

Between May 1831 and March 1832, much of Piper's 595 acre landholding in the Parish of Petersham was sold in four land parcels. The largest portion (200 acres) was sold to James Foster in 1832, who built a large residence called Elswick. Foster sold the property in 1834 to his employer James Norton. The study area comprises part of Sections 1, 2 and 3 of the 1867 subdivision of the Elswick Estate which were subsequently re-subdivided by separate buyers.

Balmain Road was originally part of Hearn's Hay Hill Estate. Balmain Road existed in the 1830s and it formed the boundary between Norton's Elswick Estate and Beames' Piperston Estate. It was the principal access route by land to Garry Owen (later Callan Park).

New roads were formed in the subdivision of the large estates. In 1867, the Elswick Estate created two main north-south roads, Norton and Elswick Streets, and three secondary cross streets, Marion, Short and Allan Streets. Between 1868 and 1874, the Elswick Estate was re-subdivided on more than one occasion. Marlborough, Carlisle, Macauley, Wetherill and Arthur Streets were formed in this period in Wetherill's Subdivision (1875) and the Whaleyborough Estate (1878). In the 1920s, Balmain Road and Marion Street were declared Secondary Roads. Norton Street was a principal public thoroughfare, more so following the construction in 1884 of the tramway extension to Leichhardt via Parramatta Road. The tramway initially extended to the intersection of Norton and Short Streets with a tramway waiting room at the corner of Norton Street and Marlborough Street.

A small commercial precinct developed along the western side of Norton Street, between Marlborough and Macaulay Streets, following the 1877 subdivision of the Whaleyborough Estate. Allotments in this subdivision fronting Norton Street

were specifically designated “business sites”. The focal point of this shopping strip was the Royal Hotel at the corner of Norton and Carlisle Street which was erected in 1886 by H Qualmer, following the architectural designs of Alderman EH Buchanan of Balmain and built under the supervision of Alderman G Rodwell, using local tradespeople.

A civic precinct developed around the intersection of Marion and Norton Streets following the donation of land for a Public School (1868). The Post Office and Town Hall were opened in 1888. Church buildings were erected for the Wesleyan (1888), Anglican (1883) and Presbyterian (1885) congregations.

In the southern end of Norton Street sporadic commercial development occurred in the 1910s and post-World War II, with isolated infill in the 1930s. Well into the 20th century, the Norton Street shopping precinct north of Marion Street remained secondary to Parramatta Road.

In the late 1970s, traffic and parking issues, in conjunction with an economic downturn in property prices along Parramatta Road, resulted in a shift in commercial focus to Norton Street. This development occurred primarily in the southern end of Norton Street. During this period, a large number of houses on both sides of the street were either demolished or converted to shops and offices. A few houses have survived on the western frontage. In the late 20th century, a large number of the Italian-run businesses shifted to this area, particularly in Norton Street with a focus on restaurants, cafes and food-related businesses.

Source:

“Thematic History: Norton Street Corridor”, prepared by NBRS+PARTNERS for Leichhardt Council (23 February 2016).

Significant Characteristics

The majority of buildings along the eastern side of Norton Street do not demonstrate strong characteristics of a particular style and the section from Leichhardt Public School to Dot Lane is not in a conservation area .

- The western-side of Norton Street, between Parramatta Road and Marion Street, contains a number of former residential buildings designed in the architectural styles of the Late-Victorian and Federation periods and since converted to commercial businesses. Apart from numbers 34 to 68 most of this strip between Renwick Lane and 102 Norton Street is also not in a conservation area (see figure 1).
- The prevalent phase of construction in the Norton Street Corridor took place in the Late-Victorian and Federation periods.
- The forms, materials, patterns of fenestration, etc of the Norton Street Corridor are typical to the period of construction.
- The Norton Street Corridor has a mix of retail / commercial properties along Norton Street.

- A civic precinct, comprising town hall, post office, primary school and churches, is evident at the highest point of the study area, the intersection of Norton and Marion Streets.
- Variety of residential buildings, dating from the 1880s to the 1930s along Renwick and Arthur Streets, the northern end of Norton Street, and in the side streets off Norton Street. Residential buildings include terraces or semis, detached houses and business premises with attached dwelling.
- Scale of one and two storeys; mostly single storey in narrower streets and on smaller lots.
- Small gardens in the residential zone.
- Important civic, ecclesiastical and educational buildings sited on top of the ridge at the intersection of Norton and Marion Streets with towers that have high visibility across the suburb.
- Walls of rendered brick (1870s and 1880s) and dry-pressed face brick (available from c1890s).
- Roof cladding of terracotta tiles, slate and some iron, particularly on verandahs.
- Some iron palisade fences on low sandstone plinths.
- Some sandstone kerb and gutters.

Statement of Significance or Why the Area is Important

- The Norton Street Corridor, a mix of commercial / retail, residential and civic development, has historical significance for its ability to demonstrate the changes in retail and commercial development along a major street and transport route in Leichhardt.
- The Norton Street Corridor illustrates the development of Leichhardt's suburban and commercial growth, particularly between 1871 and 1891, with pockets of infill up to the beginning of World War II.
- The study area is significant for its surviving development from the boom period of the 1880s and 1890s when the suburb of Leichhardt was evolving.
- The western side of the commercial strip of Norton Street (between Parramatta Road and Marion Street) has a predominance of rich architectural details enhanced by some appropriate verandah, balcony and awning reinstatement, with some mid- to late-twentieth century infill development that detracts from the original buildings. Most of this strip, from Renwick Lane to 102 Norton Street is not in a conservation area (see figure 1).
- Norton Street, north of Marlborough and Wetherill Streets, has retained the character of a reasonably intact Late Victorian / Federation commercial strip with adjoining residential development and some later addition infill buildings.
- The commercial strip on the western side of Norton Street has evidence of infill development dating to the post-war period.

- Residential development, generally located away from the main arterial roadways, characterise the emerging suburbs.
- (repeats first bullet)Renwick Street provides an intact example of Late-Victorian boom period residences evident in the streets adjoining Norton Street. Shops, commercial and residential buildings from major periods survive along Norton Street and adjacent streets and contribute to the historic, aesthetic, and social values of the conservation area.
- The aesthetic significance of the Norton Street Corridor is associated with the landmark quality of public buildings, dating from the 1880s, and located on the high land at the intersection of Marion and Norton Streets.
- The eastern side of the commercial strip of Norton Streetbetween Parramatta Road and Leichhardt Public School is not in a Conservation Area (see figure 1) and has lost much of its character through later additions of commercial frontages to Late-Victorian two-storey dwellings that dated to the late nineteenth century and a number of large infill developments, the result of amalgamated subdivisions.

Management of Heritage Values

Generally

The section of the study primarily refers to those parts of the Norton Street Corridor that lie within Conservation Areas (see Figure 1). These include both side of the street north of Marion Street, numbers 34 to 68 on the east side south of Marion Street, Leichhardt Public School, properties south of Dot Lane and Renwick Lane. . In these areas buildings which do not contribute to the heritage significance of the area may be replaced with sympathetically designed infill

Retain

- All pre-1939 buildings and structures, especially those identified in the DPW detail survey of 1888, as they are important to understanding the history of the growth of this commercial and residential corridor.
- All shops, commercial buildings and pubs along Norton Street with awnings and original shopfronts where remaining.
- All plaster finishes to external walls where it was originally applied (as a rough rule of thumb this will mostly apply to pre-1890s buildings). Reconstruct where necessary.
- All original unplastered face brick external walls.
- All original external architectural detail, including verandahs, parapets and awnings, and encourage replacement of lost elements. (but only where evidence is available).
- Any remaining original iron palisade fences.
- The historic character and quality of pre-1939 buildings along the Norton Street commercial strip. While the quality of buildings varies, ensure facades are maintained, cleaned, and painted.
- All remaining sandstone kerbs and gutters.

- All existing ecclesiastic or civic buildings in the area. Find new sympathetic uses for them if the original use should be closed.

Avoid

- Amalgamation of allotments on re-development sites unless these will enhance the heritage values of the relevant conservation area
- Infill commercial / residential development that does not respect the heritage character of the relevant conservation area.
- Demolition of any building shown on the 1888 map. Reinstatement of external form and materials of any of those buildings which have suffered unsympathetic change is encouraged where evidence of former form or materials can be verified.
- Additional architectural detail for which there is no evidence in the photographic record or on the building itself.
- Inappropriate fences such as high brick fences/walls.
- Second storey additions to an original single-storey building.
- Plastering and/or painting of original face brick walls.
- Removal of any plaster or decorative plaster to external walls.

5.0 CONSERVATION CONTROLS

5.1 Relevance to Existing Heritage Conservation Areas

The Norton Street Corridor falls within three existing Heritage Conservation Areas identified in the Leichhardt Local Environmental Plan (LLEP), Schedule 5 Part 2. They are as follows:

- Excelsior Subdivision Heritage Conservation Area (C10);
- Whaleyborough Estate Heritage Conservation Area (C13); and
- Wetherill Estate Heritage Conservation Area (C14).

The following provides an update on the outcomes of this study to the Statement of Significance for each of the Conservation Areas.

5.1.1 Excelsior Subdivision Heritage Conservation Area (C10)

The area known as the Norton Street Corridor takes in the eastern portion of Excelsior Subdivision Heritage Conservation Area (C10), as identified in the LLEP, Schedule 5 Part 2. The overlap in the conservation area takes in an area bounded by Norton Street to the east, Marion Street to the north, Renwick Street to the west and Parramatta Road to the south.

The following is an adaptation of the existing Statement of Significance for the relevant portion of the Norton Street Corridor:

The Norton Street Corridor conservation area illustrates the development of Leichhardt's suburban and commercial growth, particularly between 1871 and 1891, with pockets of infill up to the beginning of World War II. This area is significant as a reasonably intact example of boom period development in the 1890s, with subsequent infill up the beginning of World War II.

Through its hierarchy of roads and buildings it demonstrates the social hierarchy of a Victorian suburb. Elswick Estate subdivision adjoins the Norton Street Corridor to the north and defines the structure and layout of Leichhardt today.

Renwick Street provides an intact example of a late Victorian boom period suburb. The western side of the commercial strip of Norton Street (between Parramatta Road and Marion Street) has a predominance of rich architectural details enhanced by some appropriate verandah, balcony and awning reinstatement.

5.1.2 Parramatta Road Heritage Conservation Area (C2)

Leichhardt Heritage Review: Stage 2 (prepared by GML, January 2004) did not include an inventory sheet for the Parramatta Road Conservation Area. An accompanying study prepared by NBRSPARTNERS, Heritage Assessment: Parramatta Road Corridor Conservation Area (February 2016), provides that information.

5.1.3 Whaleyborough Estate Heritage Conservation Area (C13)

The area known as the Norton Street Corridor takes in the eastern portion of Whaleyborough Estate Heritage Conservation Area (C13), as identified in the LLEP, Schedule 5 Part 2. The overlap in the conservation area takes in an area bounded by the western side of Norton Street to the east, and several blocks within each of the following portions of side-streets off Norton Street – Marion, Marlborough, Carlisle, Macauley and Allen Streets.

The following is an adaptation of the existing Statement of Significance for the relevant portion of the Norton Street Corridor:

The Norton Street Corridor conservation area illustrates the development of Leichhardt's suburban and commercial growth, particularly between 1871 and 1891, with pockets of infill up to the beginning of World War II. This area is significant for its surviving development from the 1880s and 1890s, which gives it its particular identity. All allotments appear to have been taken up and built upon probably by the late 1930. After that date there has been some infill development within the commercial strip on the western side of Norton Street.

Through its wide roads, its important mixture of cottages, terraces and shops, mostly dating from the 1880s–1890s, and the form and materials of its construction this area provides an interesting built example of late nineteenth century economics where pressures for denser and cheaper accommodation have overlaid the original spacious suburban intentions.

With the adjoining Excelsior Estate subdivision to the south, its roads, lanes and subdivision pattern defined the layout of central Leichhardt. Several church buildings around the high land at the Marion/Norton Street corner have landmark qualities.

It demonstrates through its range of external finishes (first plaster, then brown face brick and blue-face brick) the increasing sophistication in brickmaking from the 1880s.

5.1.4 Wetherill Estate Heritage Conservation Area (C14)

The area known as the Norton Street Corridor takes in the western portion of Wetherill Estate Heritage Conservation Area (C14), as identified in the LLEP, Schedule 5 Part 2. The overlap in the conservation area takes in an area bounded by the eastern side of Norton Street to the west, the western side of Arthur Street to the east and the following portions side-streets off Norton Street – Marion, Wetherill, Short and Allen Streets.

The following is an adaptation of the existing Statement of Significance for the relevant portion of the Norton Street Corridor:

The Norton Street Corridor conservation area illustrates the development of Leichhardt's suburban and commercial growth, particularly between 1871 and 1891, with pockets of infill up to the beginning of World War II. This area is significant for illustrating development over sixty years between 1870s–1930s and includes civic, ecclesiastical and commercial buildings and a variety of housing.

With the adjoining Whaleyborough Estate subdivision to the west, its roads, lanes and subdivision pattern define the layout of central Leichhardt.

It is of aesthetic significance for the landmark quality of its public buildings centred around the high land at the Marion/Norton Street corner.

Norton Street, between Wetherill Street and north to opposite Macaulay Street, has retained the character of a reasonably intact Late Victorian / Federation commercial strip.

It demonstrates through its range of external finishes (first plaster, then brown face brick and blue face brick) the increasing sophistication in Sydney brick making from 1870s–1930s.

5.2 Elements that Contribute to the Consistency of the Streetscape

Commercial / Retail / Civic

- Commercial land uses;
- Active street frontage at ground level;
- Zero setback from street frontage and side boundaries;
- Two-storey parapet to street frontage;
- Traditional shop-top late 19th Century commercial design. Vertical separation of land-use with retail at ground floor and commercial/residential above;
- Skyline view of parapet detailing against the sky from footpath and important oblique views;
- Surviving original shopfronts;
- Presentation of street elevation formed by regularly spaced bays reflecting historic lot widths;
- Orientation of active uses to Norton Street;
- Surviving original land uses;
- Individual shops with high-quality detailing including arched openings to verandahs and high quality detailing to brickwork – quoining etc;
- Division of larger buildings into vertically proportioned bays;
- Vertically proportioned windows at upper levels;
- Vehicle access from rear lanes;
- Detailed building typology appropriate to architectural type; and
- Signage appropriate – scale, materials, location and content related to business.

Residential

- Variety of two-storey and single-storey dwellings,
- Single and double-fronted
- Free-standing, semi-detached and terrace groups,

- Dating from between 1871 and 1891 through to World War II;
- Building materials in brick – rendered and panted or face brickwork;
- Pockets of infill flats (from one-storey to three-storeys) and infill Inter-War bungalows;
- Modest workers cottages;
- Uniformity of housing style, scale and materials – often speculative developers;
- Uniformity of allotment widths;
- Mix of roof finishes in terracotta tiles and corrugated sheeting – some slate roofs;
- Houses set back from the street alignment;
- Low front fences – some original palisade fences;
- Back lanes.
- Sandstone kerbs uninterrupted by driveways.

5.3 Significant Building Types that Contribute to the Conservation Area

5.3.1 Significant Shopfronts

The Heritage Conservation Area is characterised by significant retail shopfronts and facades. As well as being important individually, such shopfronts often contribute to the important character of the street and area. Any detracting later addition shopfronts should be replaced where possible

It is important to understand the style and period of the shopfront, particularly where this forms part of a significant row or streetscape. Materials and detailing should be appropriate to the predominant style and period, and avoid the use of materials that were unavailable during the significant period of development.

Objective

- Encourage the retention of original, early significant shopfronts and ensure the design of street frontages is not detrimental to the aesthetic quality of the street.

Maintenance of Heritage Values

1. Alterations and additions to significant shopfronts within heritage conservation areas must not compromise the heritage significance.
2. New shopfronts within heritage conservation areas may be contemporary in style, but respond to the characteristic elements of traditional and significant shopfronts in the street, such as facade and fenestration detailing, engaged columns, pilasters or mullions and the typical narrow frontage width.
3. New street verandahs or balconies on infill development are to complement the streetscape rather than replicate traditional forms, materials and embellishments.
4. Where original shopfronts or facades within heritage conservation areas have been altered, significant contributory detailing and other

characteristic elements are to be reinstated where there is evidence of the original style or detailing on the building or within the row or group.

5. Shopfronts are not to be introduced into traditional residential terrace properties where the change would have a detrimental impact on the heritage significance of a heritage item or heritage conservation area.
6. Where there is evidence of early suspended awnings, such as original suspension points and suspension devices, these are to be retained or reinstated.

5.3.2 Pubs and Hotels older than 50 years

Pubs and hotels date from the Victorian period (Royal Hotel) and Inter-War period (Norton Hotel). Significant elements associated with different periods of a building's history can show the evolution of drinking practices and laws. A number of pubs and hotels within the Study Area have contemporary and later additions in contemporary styles.

Objectives

Ensure that alterations, additions and change of use of pubs and hotels:

- retain significant fabric and building elements from all periods of construction; and
- provide for the ongoing use primarily as pubs and hotels.

Maintenance of Heritage Values

1. Alterations and additions are to maintain significant fabric and building elements including:
 - a) external design details such as wall tiles, wall signs and advertising, awnings, pressed metal and patterned awning soffits, balconies and verandahs, doors, windows and joinery;
 - b) internal design details such as bars, ceiling details, fireplaces, bathroom tiling and fittings, joinery;
 - c) wall tiles, or external face brickwork or stonework are not to be painted over or otherwise obscured; and
2. Street verandahs, balconies and post-supported awnings should only be constructed where there is documentary or physical evidence of an early verandah, balcony, or post-supported awning attached to the building.
3. New colours schemes are to reflect the most significant design period of the building.

5.3.3 Public and community buildings older than 50 years

Public and community buildings include churches, schools, hospitals and community halls. Current and former public and community buildings often provide a landmark within an area or streetscape and may have social and aesthetic significance in addition to their built form character and detailing. There are a variety of public and community buildings located in the Norton Street Corridor study area particularly in close proximity to Marion Street. Many of these are listed as heritage items.

Objectives

Ensure alterations, additions and change of use of current and former public and community buildings:

- are sympathetic to the existing fabric and design of the building and do not compromise its particular qualities from all periods of construction;
- allow for and encourage, the ongoing public or community use for which the building was constructed;
- retain significant fabric and building elements; and
- retain significant internal features and spaces.

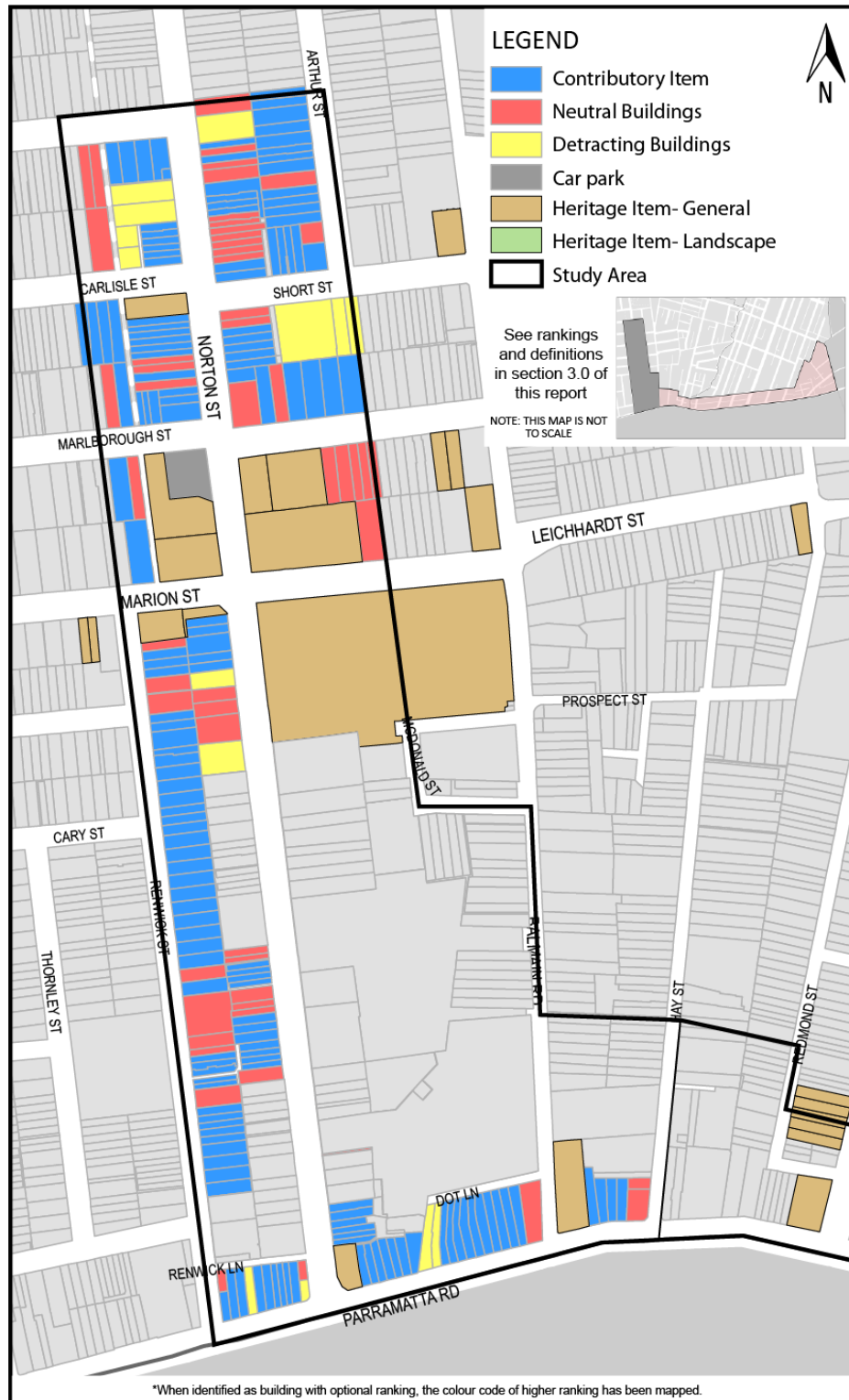
Provisions

1. Alterations and additions to current and former public and community buildings are to retain:
 - a) significant external fabric or building elements including original design details like lead lighting, doors, windows and joinery;
 - b) significant internal fabric and building elements including original design details, structural elements associated with roofing, fixed joinery, galleries, lighting and fixtures; and
 - c) sufficient evidence of the significant internal layout to enable interpretation
2. External stone and face brickwork are not to be painted over or otherwise obscured.
3. New colour schemes are to reflect the most significant design period of the building.

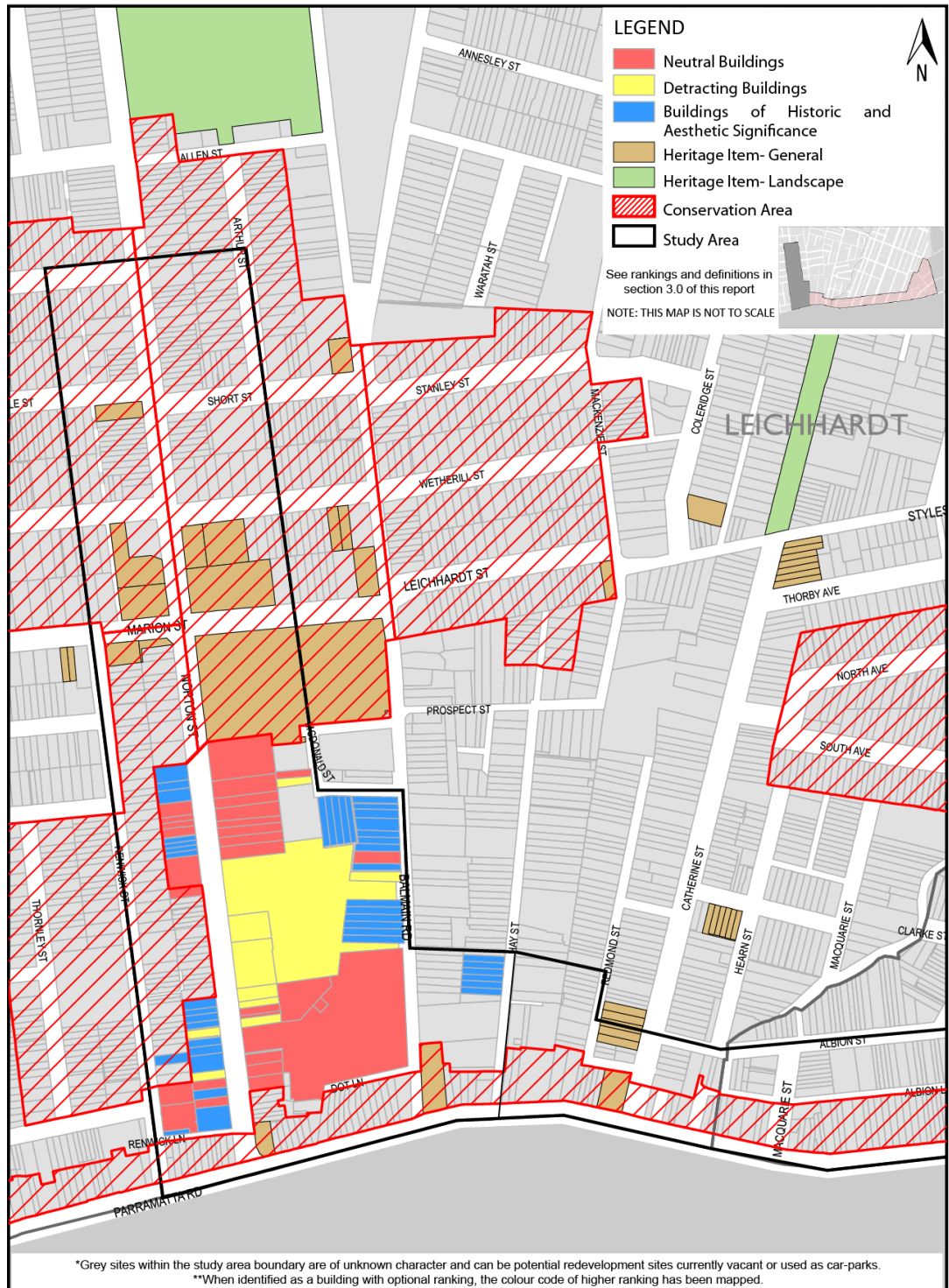
5.3.4 Factories and Warehouses older than 50 years

The Study Area has no warehouses or industrial buildings. These differing architectural periods result in various built form characteristics and detailing.

APPENDIX A - HERITAGE CONSERVATION AREA MAPPING



Map showing Norton Street Corridor study area- Heritage Conservation Area (Source: Leichhardt Municipal Council, 2016)



APPENDIX B - DATA SHEETS

Norton Street Corridor - Heritage Conservation Area