

## AD 2001 Ashfield Heritage Study Review of Areas Zoned 2(a)

<b>Name of Item</b> House	<b>Reference N°</b> 5 24 01																								
<b>Other Names</b>																									
<b>Address</b> 40 William Street	<b>Land Title</b>																								
<b>Locality</b> Ashfield <b>Postcode</b> 2131																									
<b>Item Type</b> Building	<b>Owner/s</b>																								
<b>Group Name</b>																									
<b>Statement of Significance</b>  This house is unique in being the only residential building in Ashfield employing passive solar design techniques in timber post-and-beam and mud brick construction. The garden can also be characterised as environmentally sustainable.	<b>Condition as observed from street</b> — <input checked="" type="checkbox"/> Intact  <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications</b> —																								
<b>Summary of Significance</b> <table style="width: 100%; border: none;"> <thead> <tr> <th></th> <th style="text-align: center;">Rare</th> <th style="text-align: center;">Associative</th> <th style="text-align: center;">Representative</th> </tr> </thead> <tbody> <tr> <td><b>Historic</b></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td><b>Aesthetic</b></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td><b>Social</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td><b>Scientific</b></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td><b>Other</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>		Rare	Associative	Representative	<b>Historic</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Aesthetic</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Scientific</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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<b>Photo Roll N°</b> 67	<b>Frame N°</b> 12	<b>Survey Date</b> 29/1/2004	<b>Surveyed by</b> RI
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<b>Current Use</b> House, 40 William Street, Ashfield	<b>Reference N°</b> 5 24 01
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation; after World War II	<b>Themes : State</b> Towns, suburbs and villages; land tenure; creative endeavour; technology
<p><b>Historical Notes</b></p> <p>The allotment on which this house stands is one of four adjoining lots, two of them facing William Street and two facing Victoria Street, that were subdivided from the Mountjoy Estate late in the 19th century. The lots were not sold at that time, however, but continued as part of the open space around the old house 'Mountjoy' until recently. 'Mountjoy' was erected in 1865 and its adjacent pavilion building not long afterwards. These buildings and their surrounds are listed as individual items of Ashfield's heritage.</p> <p>In 2000 the new owner of 'Mountjoy' proceeded with the early subdivision and the four allotments were sold. On the one that became No 40 William Street, erection of this house was commenced in June 2002. It is the only residential building in Ashfield employing passive solar design techniques in timber post-and-beam and mud brick construction. The design was based on a scheme produced by the Post and Beam Company in Victoria. The builders were John Ryan Pty Ltd (John Ashton and Ryan Lewis) as well as the building owners.</p>	
<p><b>Physical Description</b></p> <p>In the design and construction of this house the intention was to produce a building both environmentally sustainable and sympathetic to the scale of its setting. There were two main design imperatives, viz, site orientation and construction system. To make the most of passive energy, the west-facing house was planned with most of its windows facing north, giving best natural light while reducing the effect of afternoon sun from the west. There is a small cool courtyard on the south.</p> <p>The house is built on a substantial base of concrete, floored with tiles, which acts as a heat sink, retaining warmth in winter and providing insulation in summer. The basic structure is a timber post-and-beam system, with heavy posts of termite-resistant cypress pine and beams of Oregon. The walls are built of mud blocks, made on the site from materials brought in by Mountain Earth Construction, a division of Yowie Enterprises, based in the Blue Mountains. This system was chosen, like the floor, for best mass and thermal control. There are two roof forms, each insulated, viz, low-pitched over most of the rooms, and steeper over the western end where there is a retreat loft above the garage. Ceilings follow the roof slopes. Roof eaves and overhangs were carefully calculated to allow maximum penetration of winter sun yet control summer penetration and shading of glass areas. Openings were devised so as to maximise cross ventilation and airflows, as well as to enframe garden views.</p> <p>Secondhand materials were used in some parts of the building including the joinery of the kitchen, some components of the bathroom and laundry, as well as the front fence.</p> <p>Because of the closeness of neighbouring houses, especially on the north, it was crucial to select and integrate site plantings, which are principally native species, both evergreens and deciduous, so as to provide visual and climatic screening while still permitting sun penetration and intimate views. At the front there is a herb garden and instead of a lawn the area is wood-chipped. Rain water tanks facilitate garden watering.(1)</p>	
<p><b>Information Sources</b></p> <p>(1) Internal and external inspection; information from the owners; <i>Daily Telegraph Homes</i>, 12 April 2003, pp 11-15.</p>	