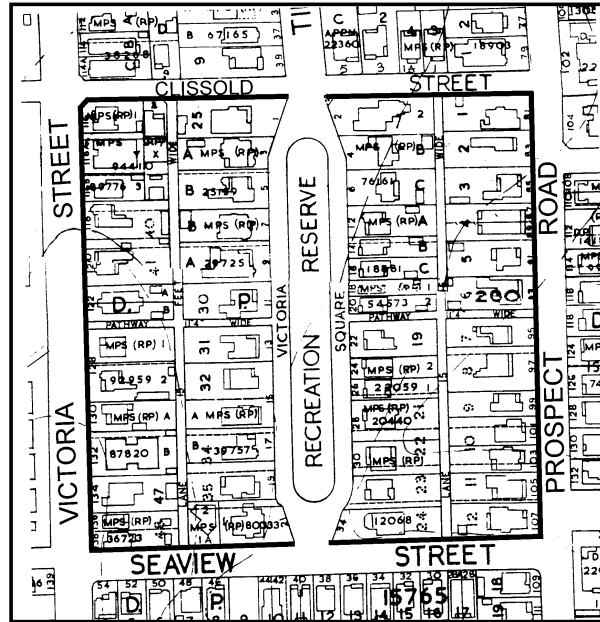


## VICTORIA SQUARE CONSERVATION AREA

### History of subdivision and development:

The land comprising this Conservation Area is a twelve acre parcel purchased from Sophia Campbell by William Henson in 1867. Nine years later the Sydney Permanent Freehold Land and Building Society auctioned the land on behalf of Henson, one of the aldermen on the first Ashfield Borough Council.

The allotments were generous in size - the antithesis of the crowded terraces in which most residents of Sydney lived at the time. Victoria Square displays the attributes of a residential London Square of the period - symmetrical in design with central reserve owned initially by the residents for their enjoyment, and accessed by residents facing Victoria Street and Prospect Road by central pathways. It was obviously pitched at the upper end of the real estate market in Ashfield. The idea was used by the same Building Society in Albert Parade, Ashfield, and appears to have influenced other residential developments such as at Graham Reserve (Palace Street), South Ashfield, The Parade in Enfield, and Prince Edward Parade in Woolwich.



The central reserve includes remnant native vegetation and 1889 plantings donated by the Royal Botanic Gardens (1889). Management of the reserve was taken over by Council in 1889. More recently a number of the original generous allotments have been re-subdivided along their length to create extra lots for smaller houses.

### Distinctive qualities:

- a) Central reserve informally planted with mature trees including remnant natural vegetation and 1889 plantings from the Botanic Gardens.
- b) The pattern of development - single building per generous suburban allotment, separated from street and from side and rear neighbours by green garden space;
- c) Rear lane access only to garages, with the result that there is a continuous gutter along the street edge in Prospect Street and on the east side of Victoria Square with a few recent breaks on other street edges.
- d) Rear service lane for night-soil collection and access to stables and coach houses.
- e) The informality of the tree planting and the variety in the scale, shape, style, materials and fences of the houses is unified by the symmetry of the subdivision, the reserve and the central pathways.
- f) A number of tall and decorative chimneys still remain to the houses.

**Schedule of Individual Buildings in:**  
**VICTORIA SQUARE CONSERVATION AREA**  
*(from Ashfield Heritage Study and field assessment)*

| <b>Victoria Square</b> |  |                |
|------------------------|--|----------------|
| <b>No.</b>             | <b>Style &amp; Observations</b>                    | <b>Ranking</b> |
| 1                      | Modified Federation Queen Anne                     | 3              |
| 2                      | Modified Victorian "International"                 | 4              |
| 3                      | Inter-war Mediterranean Bungalow                   | 1              |
| 4                      | Inter-war/Post-war Sydney Bungalow                 | 1              |
| 5                      | Late 20 <sup>th</sup> Century Australian Nostalgic | 4              |
| 6                      | Inter-war/post-war Sydney Bungalow                 | 1              |
| 7                      | Inter-war Mediterranean                            | 1              |
| 8                      | Modified Victorian Italianate                      | 3              |
| 9                      | Bastardised Victorian Italianate                   | 3              |
|                        | Additions  | 4              |
| 10                     | -  |                |
| 11                     | Late 20 <sup>th</sup> Century Australian Nostalgic | 3              |
| 12                     | -  |                |
| 13                     | Victorian Regency                                  | 1*             |
| 14                     | Californian Bungalow                               | 1              |
| 15                     | Queen Anne/Arts & Crafts                           | 2              |
| 15a                    | Late 20th Century International                    | 4              |
| 16                     | Modified Californian Bungalow                      | 2              |
| 17                     | Arts & Crafts/freestyle                            | 1*             |
| 18                     | Inter-war/Post-war/Sydney Bungalow                 | 3              |
| 19                     | Californian Bungalow                               | 1              |
|                        | Fence  | 2              |
| 20                     | Modified Californian Bungalow                      | 1              |
| 21                     | Modified Victorian Rustic/Queen Anne               | 1              |
| 22                     | Victorian Italianate/Rustic                        | 2              |
| 24                     | Inter-war Bungalow                                 | 1              |
| 26                     | Inter-war Bungalow                                 | 1              |
| 28                     | Victorian Italianate                               | 1              |
| 30                     | Inter-war Georgian Revival                         | 1              |
| 32                     | Californian Bungalow                               | 1              |
| 34                     | Federation Bungalow                                | 1              |

Continued next page

| <b>Victoria Street</b> |  |                |
|------------------------|--|----------------|
| <b>No.</b>             | <b>Style &amp; Observations</b>                                | <b>Ranking</b> |
| 116                    | Post-war Bungalow  | 1              |
| 116a                   | Post-war Residential Flats                                     | 1              |
| 116b                   | Post-war Bungalow  | 1              |
| 118                    | Victorian Italianate   | 1*             |
| 120                    | Victorian Italianate   | 1*             |
| 122                    | Inter-war Residential Flats                                    | 1              |
| 126                    | Post-war Bungalow  | 1              |
| 128                    | Victorian  | 2              |
| 130                    | Post-war Bungalow  | 1              |
| 132                    | Post-war Residential Flats                                     | 1              |
| 134                    | Post-war Bungalow  | 2              |
| 136                    | Post-war Residential Flats                                     | 3              |
| 138                    | Post-war Residential Flats                                     | 3              |
| <b>Seaview Street</b>  |  |                |
| <b>No.</b>             | <b>Style &amp; Observations</b>                                | <b>Ranking</b> |
| 1a                     | Modified Post-war Sydney Bungalow                              | 3              |
| <b>Clissold Street</b> |  |                |
| <b>No.</b>             | <b>Style &amp; Observations</b>                                | <b>Ranking</b> |
| 2                      | Post-war Sydney Bungalow                                       | 1              |
| <b>Prospect Road</b>   |  |                |
| <b>No.</b>             | <b>Style &amp; Observations</b>                                | <b>Ranking</b> |
| 107                    | Californian Bungalow   | 1              |
| 105                    | Modified Californian Bungalow                                  | 3              |
| 103                    | Inter-war Bungalow   | 1              |
| 101                    | Inter-war Bungalow   |                |
| 99                     | Federation/Inter-war Bungalow                                  | 1              |
| 97                     | Victorian Filigree   | 2*             |
| 95                     | Late 20 <sup>th</sup> Century Australian Nostalgic             | 4              |
| 93                     | Modified Victorian   | 3/4            |
| 91                     | Modified Victorian Italianate Cottage                          | 3/4            |
| 89                     | Modified Queen Anne/Arts & Crafts Semi                         | 2              |
| 87                     | Modified Queen Anne/Arts & Crafts Semi<br>(face brick painted) | 2              |
| 85                     | Victorian Gothic   | 1*             |
| 83                     | Victorian Italianate<br>(only one with driveway from Prospect) | 2              |
| 81                     | Federation Bungalow  | 1              |

**Key to Ranking**

- |    |   |
|----|---|
| *  | Buildings individually listed as heritage items in LEP.   |
| 1. | Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.   |
| 2. | Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail. |
| 3. | Buildings whose impact on the heritage of the Area is neutral.  |
| 4. | Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.  |

**The significance of the area to the heritage of Ashfield and why it is worthy of conservation:**

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield, and one of the few examples of development pitched at the upper end of the residential market. The Square, with its symmetrical layout, central reserve incorporating remnant native trees and specimens from the Royal Botanic Gardens, and central access pathways, is an early example in Sydney of an attempt to create a London residential square and appears to have been influential in the layout of other residential subdivisions nearby.

**Council's planning policy:**

To keep all the attributes of the Conservation Area demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

**To achieve Council's policy it is necessary to keep:**

- a) Subdivision pattern of regularly shaped rectangular blocks, the development pattern of one residential building per lot and the presence of generous parcels of green garden space to the front, sides and rear of the buildings.
- b) A fairly regular building line with which the early buildings complied and which later buildings have generally respected.
- c) Rear lane only access for garages; rear garden placement of garages; continuous gutter line along all road frontages to Victoria Square, Victoria St and Prospect St.
- d) All existing dwelling houses and residential buildings except those whose significance as individual buildings can be proven to be lost
- e) Original external building materials and finishes including roof cladding, unpainted bricks, roughcast and timber joinery.
- f) The original ridge height and roof shape to the main body of the house.
- g) Original pattern and proportion of window to wall space to front and side elevations

- h) All original architectural details.

**To achieve Council's policy it is necessary to avoid:**

- a) Any re-subdivision or alteration of subdivision and development pattern to accommodate additional dwellings.
- b) Demolition of any significant fabric of any existing house or residential building.
- c) Additions or new structures such as garages/carports forward of the existing front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Any further vehicular openings from the Square or from Prospect St or Victoria St, and any further break to the gutter line of the Square or these streets.
- g) Second storey additions above original single storey houses; alterations to original roof shapes; additions higher than existing ridge line;
- h) Re-roofing except to match original materials
- i) Painting or re-skinning of existing brick walls.
- j) Paving, except for pedestrian paths, of green garden space to front and side of house or other residential building.

**The following changes will be considered: (Council's consent is necessary)**

- a) Single or two storey additions to rear of house where the new ridge line is visually lower than the existing ridge line, and does not conflict with the significance of the house.
- b) Any other new structures such as detached garages, swimming pools, and gazebos to rear of house.
- c) The provision of additional accommodation within the existing roof shape, where the light and ventilation requirements (note the Building Code of Australia) can be met using in-plane roof sky-lights.
- d) Repair and maintenance of roofs or walls using new material to match, or where this is not original, to complement materials on similar houses in the Area.
- e) Restoration or reconstruction of missing elements.
- f) Reversal of recent inappropriate alterations.

- g) Replacement of any structure which is proven to have little or no heritage significance, but only where the replacement structure complements the character of the Area by its scale, shape, setback and materials.

**Council initiatives:**

- a) Management plan for the reserve to maintain and reinstate where necessary, the Botanic Garden plantings and the remnant natural vegetation; to remove any inappropriate plantings; to provide more appropriate seating.
- b) Reassess planting in nature strip, and replant with more appropriate species
- c) Restoration of gutter at No 5 Victoria Square, using materials to match adjoining gutter.
- d) Traffic calming devices, but only where they will not alter the original shape of the streets or Square.
- e) Preparation of a detailed assessment and interpretation plan to be mounted in the reserve, to assist public appreciation and understanding of the importance of the Square.

