


## Ashfield Heritage Study Inventory Sheets 2010

<b>Name of Item</b>	Residence, 'Bradgate' or 'Bradgate House', part of Group	<b>Reference N°</b>	10/70
<b>Other Names</b>		<b>Land Title</b>	
<b>Address</b>	40 Wellesley Street		
<b>Locality</b>	Summer Hill	<b>Postcode</b>	2130
<b>Item Type</b>	Building	<b>Owner/s</b>	
<b>Group Name</b>			
<b>Statement of Significance</b>		<b>Condition as observed from street —</b>	
<p>The Wellesley Street houses are evaluated as a Group as well as individually. The Group is significant for its relationship to the early Quarantine Ground and its subdivision, with which the street is roughly contemporary. It is also significant for the considerable variety in the dates of construction of the individual buildings and consequently for their interesting range of architectural styles. As well, the historical data associated with each is significant.</p> <p>This house was for 25 years a private hospital, 'Bradgate House'. Architecturally it characterises the original character of the Group, as a simple version of the Victorian Italianate style and, despite its unfortunate modification, it contributes to the streetscape.</p>		<input type="checkbox"/> Intact <b>Minor alteration —</b> <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic <b>Major alteration —</b> <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic	
<b>Summary of Significance</b>		<b>Modifications —</b>	
	<b>Rare</b>	<b>Associative</b>	<b>Representative</b>
<b>Historic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Aesthetic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Social</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Scientific</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<b>Front window altered and verandah embellishment removed. Chimneys also demolished.</b>	
			
<b>Surveyed by</b>		RI	<b>Survey Date</b>
			3/3/2010

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<p><b>Current Use</b> Residential</p>	<p><b>Reference N°</b> 10/70</p>
<p><b>Heritage Listing</b>    Ashfield Local Environmental Plan 1985, Schedule 7</p>	
<p><b>Themes : Local</b> Subdivision and consolidation</p>	<p><b>Themes : State</b> Towns, suburbs and villages</p>
<p><b>Historical Notes</b></p> <p>The land in this area was granted to Joseph Foveaux in 1794. It was ultimately incorporated into Robert Campbell's Canterbury Park Estate and was still owned by Sophia Campbell when the present Wellesley Street became the south boundary of a quarantine station. These allotments on the south side of Wellesley Street are generally slightly wider than those created when the quarantine ground was subdivided.</p> <p>Wellesley Street, named after the famous Duke of Wellington, was named in 1878. No houses were built here until 1882, when the Ashfield Rate Book for that year shows John Barrie as the owner of the pair of semi-detached houses at Nos 36-38.</p> <p>This house was evidently built by W J Kensitt, who bought three allotments in 1888 or 1889 from George Pigeon. Kensitt resubdivided the three lots into two wider sites and on them built this house and its neighbour No 42. In 1889 he sold this building to Charles Edward Bowler, gentleman. Bowler sold it to R G Priddle in 1903; it was occupied by Mrs Kate Younger, nurse, who ran it as a private hospital. In 1909 it was occupied by Nurse Kezia Dover and the private hospital was called 'Bradgate House'. Nurse Dover became the owner and the property continued in her possession until it was inherited by Violet May Dover in 1940. By 1961 it was owned by John David Carnell and in that year its improved valuation was recorded as £4,250.(1)</p>	
<p><b>Physical Description</b></p> <p>The 17 separate buildings in this Wellesley Street Group were part of what was called the Quarantine Ground Conservation Area in the 1991-92 Ashfield Heritage Study. In the event, however, Council did not so incorporate them in the Conservation Area but scheduled them separately as individual heritage items. This is one of those 17 buildings in the Group so scheduled.</p> <p>The house is set well back from the street. Although it has been compromised by unfortunate alterations, it still exemplifies the form of an Italianate design. Built of rendered brick, with a hipped slate roof trimmed with metal, it has the characteristic prominent faceted bay with large segmental-arched windows and the detailed modelling of architraves and sills. The verandah, now stripped of its embellishment, has a skillion roof of corrugated metal and the front doorcase has a four-panelled door and sidelights.</p> <p>Steps, with flanking pedestals, lead from the garden path to verandah level. The garden is elemental and the front fence is an iron palisade with an iron gate. There is aside driveway.</p>	
<p><b>Information Sources</b></p> <p>(1) Information about owners and valuations are to be found in the Archives of Ashfield Council. Details of occupancies are recorded in <i>Sands Directories</i>.</p>	