

HCA 11 North Kingston Estate Heritage Conservation Area (Newtown/Camperdown)



Figure 11.1 HCA 11 North Kingston Estate – Camperdown-Newtown - Heritage Conservation Area

11.1 LOCATION

The North Kingston Estate Heritage Conservation Area is located between Salisbury Road, Camperdown and the railway line at Newtown.





Figure 11.2 The Area in 1943 and 2009, including a detail showing the former extent and the formal path layout of the Camperdown Cemetery (source: NSW Lands Department SIX Viewer).

11.2 DESCRIPTION

The North Kingston Estate Heritage Conservation Area is one of the earliest urban developments in the Marrickville local government area. Its dense urban pattern was created in a single subdivision of 190 acres of the Kingston Farm in 1854, with most of the properties being further divided into narrower lots in successive years. The Area contains a wide range of modest 19th-century workers housing from the Victorian period with some infill cottages and terraces from the Federation, Inter-War and more recent periods. The typologies include timber and brick workers cottages, attached housing and small runs of terraces.

Modesty of scale and simplicity of form are important elements in the character of the built environment of the North Kingston area.

The Area also includes a very good group of middle-class Victorian houses and corner shops. These are located in the vicinity of Albermarle Street, which enjoys an axial vista of the spire of St Stephen's Church which was designed by Edmund Blacket and built between 1871 and 1874, replacing an earlier (1844) church on the site. Numbers 38, 54, 55-59 and 69-73 Albermarle Street, 18-24 Oxford Street and 88-90 Chelmsford Street are listed in the Marrickville Local Environmental Plan as individual heritage items. Their strong streetscape presence, relationship to each other, contribution

to the streetscape of Albermarle Street and context within the Kingston North development makes them a particularly significant group within the area.

Other individual heritage items include St Stephen's Church and the surviving part of the cemetery, the former Newtown Baptist Church on the corner of Church and Lennox Streets, the three rows of terraces on Lennox Street (2-8 and 38-84 Lennox Street); the group of former shops in Bedford/Probert Streets; St Joseph's Roman Catholic Church and Boys' and Girls' schools in Bedford, Lennox and Oxford Streets; and the Court House/Police Station group at 222 Australia Street and hotel at 202 Australia Street. Several more properties were investigated as part of the Heritage Items Review and are recommended for listing for their individual heritage values; including the Victorian Italianate terrace at 82-88 Chelmsford Street, Coronation Hall (95-103 Lennox Street) and the former Electricity substation at 134 Lennox Street. Each of these existing and potential individual heritage items contributes to the variety and quality of their immediate streetscapes and the heritage significance of Kingston North as a heritage conservation area.

Similar building typologies are found throughout the area regardless of the underlying period of construction. These respond to the narrow street frontage available to development. The streetscapes within the area are tightly defined with most dwellings built boundary-to-boundary with minimal setbacks and strong street walls. Building heights vary between one and two stories throughout the area, although a general trend of single storey and more modest cottages and terraces at the northern end and more substantial, two storey terraces south of Bishopgate Street can be seen. Roof planes and ridgelines are almost all oriented parallel to the road alignment. The area also contains some notable streetscapes of terrace housing, for example the groups of terraces in Australia, Probert and Lennox Streets, each of which is highly contributory to the streetscape through the consistency of its facade, form and detailing.

The mixture of uses is traditional for the inner areas of Sydney and includes residential, small-scale retail, churches, schools, parks and industrial. Their juxtaposition provides ongoing evidence of the compact form of urban settlement and integration of land uses common in the 19th Century. Most contribute to the area through the retention of 19th and early 20th Century fabric, scale and form.

Even though the area demonstrates a wide range of built forms, eras and typologies very little development in the area reads as intrusive, even though there are poor examples of each type of development to be found in the area. A small number of 1960s red textured brick residential flat buildings can also be found scattered through the area providing evidence of early urban redevelopment and the impact of planning policies such as Schedule 7 of the Local Government Act which allowed the construction of flats in residential areas.

The evidence of the surviving fabric suggests that many early fences were of iron palisade construction. Many have survived and continue to contribute highly to the integrity and quality of the streetscapes and the area. They are particularly prominent elements when viewed on an angle from the footpath; when their strong rhythms yet transparent quality is highlighted. Other early fences included low (less than 600mm) timber paling pickets (with flat tops). Many original fences have been replaced by a variety of styles, materials and heights, introducing a sometimes highly discordant element into the streetscape views. These fences are however all potentially removable and although impossible to replace the original fabric, the opportunity exists to construct a new fence that fits more gently within the streetscape.

Most private open space is minimal, with little space available for the planting of trees. Where space is available and accessible from the rear lane it is often used for car parking.

The topography is undulating. Albermarle Street generally follows the main ridge line in the area with Australia Street describing the secondary ridge at right angles, with the other streets falling away to the low points at the outside edges of the conservation area. Opportunities for extensive or district views are limited, although some can be gained from the southern edges of the precinct. Street views are generally strongly directional and guided by the street wall of the adjacent housing. A notable

exception to this is available along the axial vista along Albemarle Street towards the spire of St Stephen's Anglican Church, which is a rare element within the Marrickville area.

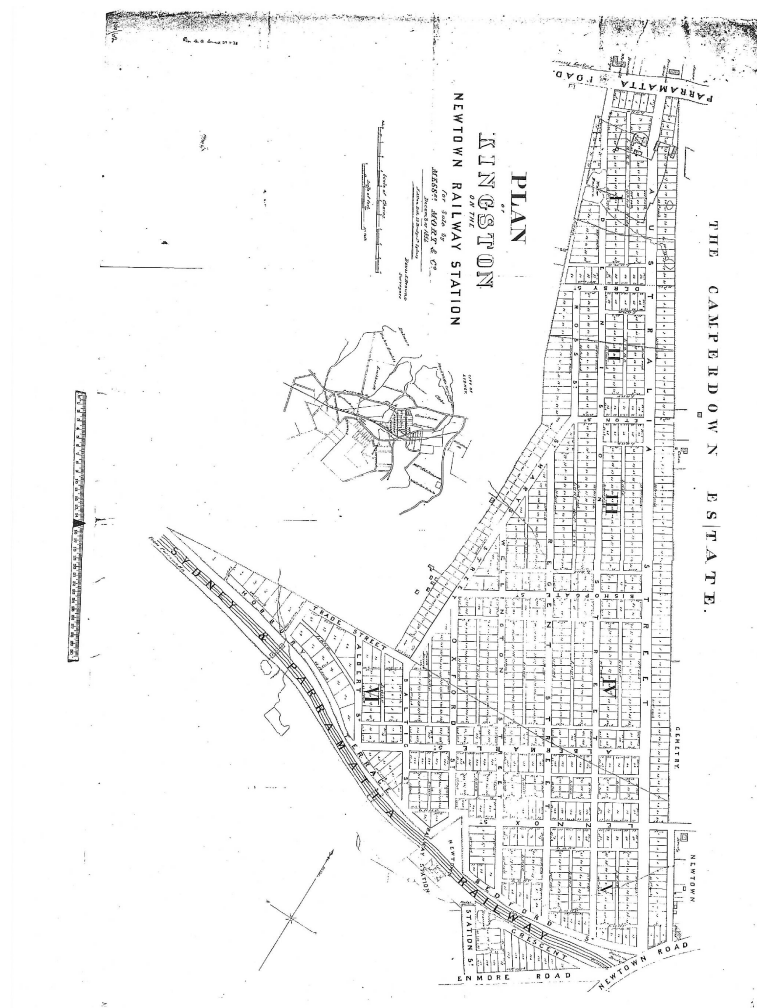


Figure 11.3 Plan of the subdivision of North Kingston Estate by Reuss and Browne, Surveyors 1854. The Estate extended from the railway to Parramatta Road. (National Library of Australia image)

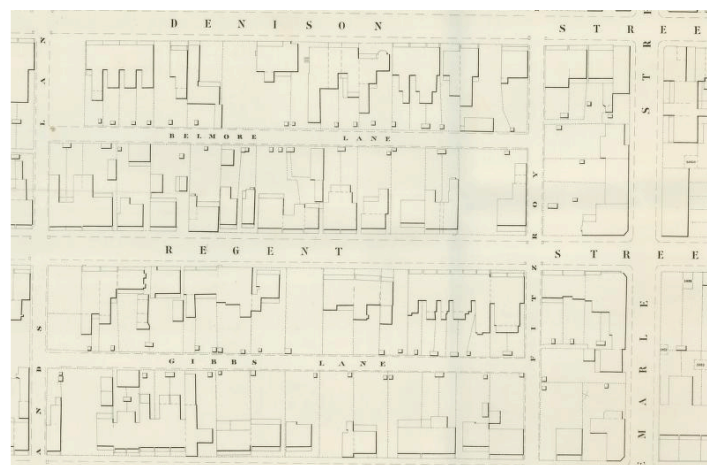


Figure 11.4. Extract from NSW Department of Lands surveyors sheets – showing the piecemeal nature of development in the area (Newtown Sheet 10 1891, Sydney Metropolitan Detail Series; accessed via <http://image.sl.nsw.gov.au>).

The following figures illustrate the main elements and characteristics of the North Kingston Heritage Conservation Area.



Figure 11.5 -11.12 The axial vista from Albemarle Street towards St Stephen's Church spire emphasises the role of the street as the location of several important early Victorian houses. The current spire was built after the street was formed but remains an important streetscape element.



Figure 11.11 and 11.12.. These early Victorian Georgian townhouses form a bookend pair to Albermarle Street between Chelmsford and Oxford Streets.



Figure 11.13 Although several substantial houses are located along the ridgeline followed by Albermarle Street most of the area is characterised by very modest workers cottages and terraces such as these groups in Bedford and Chelmsford Streets.



Figure 11.14 and 11.15. The cemetery was reduced in size in the 1930s and the Camperdown Memorial Rest Park established over the remainder of the site. This area now provides an important open space and recreational area for the residents of Newtown and Camperdown.



Figure 11.16. The Coronation Hall is a fine Arts and Crafts influenced building located unexpectedly surrounded by what are now minor streets. It is still used for community purposes.



Figure 11.17. The primary thoroughfare in the Area is Australia Street. The southern end includes several groups of shops which act as an extension to the King Street commercial precinct such as this group with an unusually detailed upper level which includes boxed windows and recessed balconies. The painting of the face brickwork dark grey and attachment of air conditioning units to the main façade is an unfortunate alteration.



Figure 11.18 and 11.19. Setbacks from the street alignment are generally minimal even for substantial houses although the property on the right (Denison Street) is set back sufficiently to allow a small but well-planted front garden.



Figures 11.20 and 11.21. The area includes increasingly rare modest and substantially intact cottages which provide evidence of the housing choices available to the working classes in the mid to late 19th century..



Figures 11.22 and 11.23. Examples of later development within the area.



Figures 11.24 and 11.25. The area includes several very good rows of highly intact terraces that are highly contributory to the streetscape qualities of the area such as these two Federation period examples in Australia Street.



Figures 11.26 to 11.31 show some of the variations to the terrace form found in the area.



Figure 11.27. Federation face brick



Figure 11.28 simple parapeted form



Figure 11.29 showing original shop



Figure 11.30 a paired terrace with carriage entry



Figure 11.31 This group is set well back from the street, allowing for a comparatively substantial front garden.



Figure 11.32 to 11.37 show a range of the modest detached cottages that characterise the area. Most are substantially intact although all have been layered in some way such as re-roofing.



Figure 11.34. Note attic room within the roof with window to the gable end and cast iron fence posts.

Figure 11.35. Note the intact roof volume visible from the street with the rear rooms under a low skillion roof.



Figure 11.36. Early Victorian cottage with fenced verandah along street alignment.

Figure 11.37. A very early Victorian-Georgian cottage.



Figures 11.38 to 11.43 show a range of the single storey attached terraces that characterise the area. All are substantially intact.



Figure 11.39. This terrace includes a rare basement level and a row of arched dormer windows that form a prominent element in the local streetscape. The side wall of the group features street art - representative of the contemporary community in the area.



Figure 11.40, 11.41 and 11.42. The Lennox Street streetscape opposite the memorial park is characterised by three very high quality terraces, each of which is substantially intact and representative of a different architectural style. The three terraces combine to contribute significantly to the aesthetic and historic value of the area.



11.42. Federation terrace on the Lennox Street overlooking the park. The skyline of this group has remained intact allowing the complexities of its roofscape to be appreciated.



11.43. A very modest terrace on Denison Street.



Figures 11.44 to 11.48 show a range of semi-detached cottages characteristic of those found in the area.



Figure 11.45. A fine Federation pair with original materials and detailing contributing to its high streetscape integrity.



Figure 11.46



Figure 11.47. This duplex terrace demonstrates a mirror-reversal of its façade and a half-gabled roof with a shared chimney.



Figure 11.48. Modest Victorian Gothic.



Figure 11.49. Commercial/retail premises in Australia Street



Figure 11.50 and 11.51. The tightly grained urban fabric and many laneways within the area mean that most properties are visible from several angles and the rear roofscape is as important as the main façade. The original houses are characterised by a decreasing scale and level of detailing towards the rear of the property. The rear of terraces were designed in pairs or tunnel backs, leading to a strong aesthetic quality to these rear views.



Figures 11.52 and 11.53. A contemporary alteration and addition which has included stripping the render from part of the sandstone cottage and a new structure to the street corner.



Figure 11.54. The northern end of the area contains many houses which have undergone substantial alterations and additions including the lifting of ridgelines to create a second storey.

Figure 11.55. This dormer addition overwhelms the main roof form and distracts from the quality of the pair. Most increases to the bulk of roofs are unsympathetic to the original built forms.



Figure 11.56. A finely detailed terracotta ridge capping to a slate roof can be overlooked in such a complex area, but adds integrity and aesthetic value to both the property and the streetscape as a whole.



Figure 11.57. The details of the buildings within the streetscapes can be difficult to see through the 1970s native tree planting, although the planting can hide less sympathetic elements equally effectively.

11.3 SUMMARY OF HERITAGE VALUES

The North Kingston Estate (Camperdown-Newtown) Heritage Conservation Area is of historical significance for demonstrating the pattern of development in the Council area from early land grants to densely settled urban landscape. This can be seen through the range of high style and modest dwellings of typologies and densities found in the area which demonstrate the different phases of development and options for housing available to the worker of the 19th Century.

It occupies land within the Kingston Farm Estate; one of the most important of Marrickville's early Estates. The subdivision pattern and distribution of development throughout the precinct provides the earliest example found in Marrickville of the socio-topographic patterns of land use; with the ridgeline of Albemarle Street notable for its early and grander houses and the remainder of the area notable for its modest workers' cottages. The street layout was formed in the original subdivision of 190 acres.

The North Kingston Estate Heritage Conservation Area is of aesthetic significance for its 19th Century houses (detached and semi-detached) and their settings, 19th and early 20th Century terraces and houses (detached and semi-detached) including several highly cohesive groups, 19th Century corner shops, local shopping precinct and small amount of industrial development found throughout the area. The modest scale of the original cottages and terraces in the area reinforces their original purpose as worker's housing. The Area is representative of the range of building types and forms available to the working and lower middle classes including the detached cottage, semi-detached pair and terraced house.

KEY PERIOD OF SIGNIFICANCE: 1855 – 1920

The North Kingston Estate (Camperdown-Newtown) Heritage Conservation Area demonstrates heritage values that satisfy the NSW Heritage Council's Criteria for listing as a locally significant heritage conservation area. These values can be seen in the area in many ways, including:

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
The Area demonstrates overlays of the continual pattern of human use and occupation	A	The cultural landscape of the Area demonstrates the pattern of development in the Council area from early land grants to densely settled urban landscape.	<ul style="list-style-type: none"> - The primary value of this conservation area is derived from the evidence it provides of the pattern of development in the area now known as Camperdown/Newtown from the mid to late 19th century. - The historic and aesthetic values of the core of the precinct, focused on Albermarle Street and St Stephens, are excellent in their ability to demonstrate the pattern of development in Sydney in the mid-late 19th Century. - Through the range of high style and modest dwellings of typologies and densities found in the area which demonstrates the different phases of development and options for housing available to the worker of the 19th Century.
The area is associated with a significant activity or historical phase (subdivision and development)	A	It occupies land within the Kingston Farm Estate; one of the most important of Marrickville's early Estates	<ul style="list-style-type: none"> - Church Street forms the eastern boundary of the original Kingston Farm, - The street layout was formed in the original substantial subdivision of 190acres. - Re-subdivision of lots has been limited to the splitting into ever-narrower lots. - The subdivision pattern and distribution of development throughout the precinct provides the earliest example found in Marrickville of the socio-topographic patterns of land use; with the ridgeline of Albemarle Street notable for its early and grander houses, with modest workers' cottages on the lower slopes
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (residential)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape	<ul style="list-style-type: none"> - The area provides valuable evidence of the range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace house. - Through the rich variety of built forms, each of which is representative of the

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
			<p>cultural needs and aspirations of the community that built and occupied them; including:</p> <p>Early development:</p> <ul style="list-style-type: none"> Colonial regency houses and cottages Victorian period vernacular houses, terraces and cottages Substantial Victorian Gentlemen's villas located at the highest and most prominent parts of the area Substantial Victorian terraces intended for the affluent middle classes located on high land Modest terraces – 1 and 2 storey on lower terrain Federation period terraces Adaptive re-use of villas and large houses for boarding houses and group accommodation <p>Later infill development:</p> <ul style="list-style-type: none"> 1960-70s: red texture brick residential walk-up flat buildings Infill terrace typologies <p>Cultural layering</p> <ul style="list-style-type: none"> Post-War austerity Post-War migration Gentrification
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (community)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape	<ul style="list-style-type: none"> Religious institutions and facilities (St Stephen's Anglican Church, the former Newtown Baptist Church and St Joseph's Catholic Church and schools) Centenary Hall Courthouse and former police station The St Stephen's group is a highly significant one that includes the place of burial of many of many people who have contributed to the settlement of Sydney as well as being known as the Mariners Graveyard for its traditional role as the burial place to those

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
			connected with the sea and who were not connected to a land-bound parish.
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (retail)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape	<ul style="list-style-type: none"> - Corner shops throughout the area (including disused – which demonstrate the impact on local retailing of the introduction of supermarkets (such as the Franklins immediately adjacent to the area on Lennox Street) - Local shopping group at southern end of Australia Street - Courthouse Hotel
<p>The area demonstrates the principal characteristics of a class of Marrickville's cultural places (public domain)</p> <p>The area has attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)</p>	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to a suburban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs.	<ul style="list-style-type: none"> - The relationship between the St Stephen's Church spire and Albemarle Street provides rare physical evidence of the principles of town layout and design of the cultural landscape in the mid 19th Century. - Axial quality of view to east from Albermarle Street - Major open space of Camperdown Memorial Rest Park created in response to community pressure to improve the safety of the graveyard - Sandstone kerbing and guttering - Council of the City of Sydney drain covers in pavement - provides evidence of the ebb and flow of municipal responsibility in this area. - Street tree planting of the late 20th Century Environmental movement (primarily native species: bottlebrush, melaleuca etc.) – taller species adversely impacted by overhead cable clearance - Small pocket parks created from vacant/ demolished sites
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	C	It contains many buildings and elements of individual and group aesthetic value	<ul style="list-style-type: none"> - Major public buildings/spaces and their settings. - Albemarle Street also demonstrates a high level of aesthetic, cultural and historic value through its constructed axial view towards the spire of

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		<ul style="list-style-type: none"> - St Stephens Church. - Streetscapes are narrow and the density of development establishes a tightly described street wall which creates a sense of intimacy and privacy within the area. - 19th Century houses (detached and semi-detached) and their settings - 19th and early 20th Century terraces and houses (detached and semi-detached) including several highly cohesive groups. - Groups and streetscapes containing 19th and early 20th Century cottages, semis and terraces - 19th Century corner shops, local shopping precinct and small industrial development found throughout the area provides evidence of the historical integration of landuse in inner urban areas. - The modest scale of the original cottages and terraces in the area reinforces their original purpose as worker's housing. - A proportion of individual properties within the area have been layered, including through the addition of dormer windows, rendering, loss of original detail and other changes of this type but the prevailing qualities of the streetscape and its ability to demonstrate the principles of late 19th-century workers housing remain readily interpretable in the contemporary landscape. - 20th Century residential flat buildings (these illustrate the development of the cultural landscape only and have a negative impact on the aesthetic values of the area)
The area contains evidence of a significant variation to a class of items	G		<ul style="list-style-type: none"> - Mid Victorian terrace at 18-24 Oxford Street: four dwellings distributed over 3 bays, and reading as an imposing single residence rather than the common

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
(terraces)			pattern of uniformity.

11.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundaries of the heritage conservation area reflect the identified heritage values of the area and the ability of the fabric of the houses and streetscapes to demonstrate these values. They recognise the impact that the changing role and character of the land uses and buildings have had on the layer of development from the significant era of development (1854-1920).

The areas beyond this boundary demonstrated noticeably different or lesser heritage values and/or were of a scale or form that intrudes on the integrity of the heritage conservation area. Properties forming part of the King Street retail group were excluded due to their different land-uses and orientation to that of the main area (they are included within the already listed HCA2 King Street Retail Area); and in the case of the supermarket and new commercial buildings, are of a scale, bulk, detailing and streetscape presence that is highly incompatible with the values of the area.

The eastern boundary was defined by the edge of the St Stephen's Church and Camperdown Rest Park and the adjacent Church Street which forms the border of the Marrickville local government area. The northern boundary is marked by Salisbury Road because it demonstrates a very different visual and land-use character and the properties of the heritage conservation area do not present an active frontage to this road. The streetscapes of St Marys, Oxford and Baltic included some good groups and individual examples of typologies also found in the main Kingston North area, but also contained a high proportion of very layered properties and/or contemporary infill development. The identified boundary is limited to the more intact streetscapes and built forms.

11.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the North Kingston Heritage Conservation Area are expressed through the contemporary cultural landscape.

The relevant planning controls to conserve the evidence of the area's heritage significance are contained in the Mixed Residential Streetscapes section of the DCP (see the DCP for details).

The North Kingston Heritage Conservation Area also contains many details, or fine-grained elements that are found throughout the area on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings; but if they are present they need to be retained in any new development. Further details about how to protect these details and incorporate them in new development can be found in the detailed DCP sheets.

SUBDIVISION AND PUBLIC DOMAIN ELEMENTS:

- Street layout
- Narrow lots oriented at 90° to the street alignment
- Street tree plantings
- St Stephen's Church, steeple and axial vista from Albermarle Street
- Sandstone block kerbing

ELEMENTS THAT CONTRIBUTE TO THE CONSISTENCY OF THE STREETScape (VISIBLE FROM THE PUBLIC DOMAIN)

- High urban density, narrow streets and frequency of attached dwellings creates an intimate streetscape quality
- Residential character demonstrated through diversity of architectural style - within the single and two-storey 19th-century and Federation period terrace housing typologies
- High incidence of substantial private and public buildings that demonstrate individual heritage value and which contribute to the integrity of this area as a focal point for the development of the first phase of Sydney's expansion beyond the inner city core.
- Setbacks from the street alignment are minimal but consistent within building groups and visual catchments
- Building typologies reinforce the tight urban grain.
 - Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.
 - High quality detailing to front elevation of intact and substantially intact houses and terraces
 - Increasing simplification of scale and detailing towards rear – including window size, bulk and visual prominence in view from street
- Roof forms appropriate to typology and period of construction
 - Primary ridgelines of roofs are aligned parallel to the street
 - Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm
 - Lack of major alterations to roof form and volumes
 - Original chimneys contribute to the quality and visual interest of roofscapes
 - Original dormer windows - small and vertically proportioned
- Intact or substantially intact built elements
 - Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes
 - Any additions visible from the public domain that are of a minor scale, respect original built form and are unobtrusive in the context of the streetscape
- Building heights appropriate to typology and period of construction
- Detailing and finishes appropriate to typology and period of construction
 - Window openings appropriate for architectural type
 - Timber framed windows
 - Complex timber framed windows to main bay of front elevation
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - Original Iron Palisade fences
 - Original low face-brick (not rendered or painted) walls

ELEMENTS THAT CONTRIBUTE TO THE INTEGRITY OF THE OVERALL PATTERN OF DEVELOPMENT IN THE AREA (NOT NECESSARILY VISIBLE FROM THE STREET)

- Footprints of additions to the rear respect the traditional pattern of development (including service wing/pavilion/recessive scale)
- Vehicle access from rear lanes (where available)

11.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The North Kingston Estate (Camperdown-Newtown) Heritage Conservation Area has undergone many layers of change and alteration over the years since it was first developed. Some of these contribute to the cumulative heritage significance of the area but others do not because they are of an irreversible nature or result in a visual fabric that destroys, overwrites or otherwise confuses the identified values of the area. These include:

- Overscaled and poorly proportioned additions
- Alterations to roof forms and volumes visible from the street, including poorly sited and proportioned dormer windows and lifted ridgelines.
- Inappropriate use of dormers (contrary to typology)
- Application of conjectural detailing to new work
- Concrete tiles or inappropriate use of metal panels to roof.
- Painting and rendering etc (including to original face brick)
- Removal of original detailing
- Alteration to fenestration patterns (including reconfiguration/re-orientation of vertical openings to horizontal)
- Removal/replacement of timber windows with aluminium-framed windows
- Roller shutters to windows
- Historically inappropriate fence design and details not relevant to building typology and/or incongruous/visually intrusive in streetscape views
- Visually intrusive security measures (eg security bars painted a light colour and enclosing grilles to verandahs)
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic value of streetscape
- High/solid front fences and walls
- Infilled verandahs