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Preliminary Heritage Advice.

Parramatta Road and Tideswell Street, Ashfield.

PROPOSED MIXED-USE DEVELOPMENT INVOLVING;

**DEMOLITION OF ALL NON-HERITAGE LISTED BUILDINGS WITHIN THE SUBJECT SITE;
RETENTION AND CONSERVATION OF ALL HERITAGE LISTED BUILDINGS WITHIN THE SUBJECT
SITE FOR INTEGRATION WITHIN THE PROPOSED DEVELOPMENT.**

1. Background

Heritage 21 has been engaged by Ozzy States Pty Ltd and Hunter Hospitality Ltd /A+ Design Group to review the relevant heritage controls and provide advice to the design team around potential heritage constraints and possibilities for the proposed development of a number of properties which for the purposes of this report are collectively named as Parramatta Road and Tideswell Street, Ashfield ('the site').

On July 10th, 2017, Heritage 21 received a draft sketch design package by A + Design Group dated July 2017 ('the design') pertaining to the proposed works at the site. The preliminary heritage advice contained in this report is based upon those designs and has been informed by preliminary research and a site visit undertaken on August 4th, 2017.

Although the drawings are at an early stage of development, they allow Heritage 21 a good insight into the form that the site's master plan will eventually take and the architect's considered response to site restrictions. We understand that the drawings are design sketches and may need to be revised at a future stage in response to Heritage 21's advice.

Heritage 21 notes the intent to retain all on-site heritage listed buildings for the purpose of integration within the proposed development. This holistic approach to the site is to be commended.

2. Site Identification

The subject site comprises 46 individual allotments and covers most of a city block at the eastern extremity of Ashfield, with main frontages to Parramatta Road (northeast) and Liverpool Road (southeast).

Ormond Street and Gower Street, both secondary frontages, border the site to the northwest and southwest respectively. Tideswell Street, a no through road, enters the site from Liverpool Road.

The proposed development covers all land within the boundaries of these four thoroughfares and streets, with the exception of Explorers park which is located on the eastern corner of the site and extends approximately half the length of the site's Liverpool Road frontage and along Parramatta Road to a lesser extent. The site is situated within the boundaries of the Inner West Council Local Government Area (formerly Ashfield Council).

The site is fairly level along Liverpool Road and Ormond Street. It falls gently down Parramatta Road, Gower Street and Tideswell Street as these head in a northerly direction.

Being located at a major intersection, the site has landmark potential, with Explorers park and Ashfield park strategically placed to act as green buffers to the proposed development.

The site contains a variety of vegetation, which must be considered for retention wherever possible. Mature street trees are in evidence along Ormond Street and Gower Street.

The dominant building form is free standing villas, with a number of small apartment blocks and some retail.

The five heritage listed items fall into two broad categories of building types;

Terraces (2) on Liverpool Road and;

Houses (3) on Ormond Street, - two of which are dual occupancies.

Each of the two building types will present its own set of challenges and will require intelligent and innovative design solutions when planning for their retention and future use. However, great opportunities for individual architectural expression exist in the integration of old and new. These are opportunities which should be seized by the architect.

For example, on the design sketch the three Ormond Street houses appear to be linked by glazed structures. A linkage of this kind, if treated in a recessive manner is considered acceptable from a heritage point of view. The intrusion on original fabric can be minimised and justified by overall improved functionality.

It is also important to note that the current heritage listings do not extend to any interiors within the five listed sites. This allows for a total reconfiguration of internal space. When planning for this, consideration should be given at an early design stage to the retention of significant features and fixtures, along with the sympathetic fitting of new services (their routing/ placement etc) so as to mitigate negative impact.

3. Historical Summary

An aerial photograph of the site from 1943 provides evidence of minor changes to the locality in the intervening years, the one major change being the establishment of Explorers Park.



Figures 1 and 2. Aerial view of the site in 1943 (left) and 2017 (right).

The site has changed little, apart from the establishment of Explorers Park. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>. Downloaded 03.08.17)

4. Heritage Listings



Figure 3. Heritage map of the site. The five listed items within the site are to be retained. The impact of the proposed development upon those items and any heritage items within the visual catchment of the site will need further assessment before inclusion within a Statement of Heritage Impact. (Source: A+ Design Group)

Heritage Listings

There are five heritage items located within the subject site. All are locally listed and of moderate significance, yet certainly worthy of retention.

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Future use will be a consideration when planning for these items, just as closer inspection would shed greater light on their possibilities and the contribution that they might offer the proposed development.

These sites are described within the heritage schedule of the Ashfield LEP 2013 as;

Listed Site	Address	Level of Significance	Item Number
Terrace	31 Liverpool Road, Ashfield	Local	187
Terrace	37 Liverpool Road, Ashfield	Local	188
Semi-detached Houses	51-53 Ormond Street, Ashfield	Local	236
Semi-detached Houses	55-57 Ormond Street, Ashfield	Local	237
House	59 Ormond Street, Ashfield	Local	238

Following an initial inspection of these items, the following summaries are provided. Closer inspection, particularly of the interiors, will assist in determining their present condition and the degree of conservation work necessary for their adaptive reuse.



Item 187. Terrace.

Victorian. Rendered brick with tile roof. Pleasant front garden with mature tree. Good street presentation.

It is interesting to note that the adjacent terrace (29 Liverpool Road) is remarkably similar to item 187. Later additions to the street façade of number 29 may have rendered this terrace building unworthy of listing. These later additions are of a minor nature and easily reversible.



Item 188. Terrace.

Victorian. Rendered brick with tile roof. Good detailing. Reasonable street presentation.



Item 236. Semi- detached Houses.

Federation. Brick with tile roof. Fine detailing, particularly the chimneys. Well-developed gardens with picket front fence. Excellent street presentation.



Item 237. Semi-detached Houses.

Federation. Brick with tile roof. Fine detailing, particularly the chimneys. Excellent street presentation. Similar in many respects to 236



Item 238. House.

Federation. Stucco or pebble dash with tile roof. Fine stained-glass windows. Pleasant garden with ornamental metal fence. Good street presentation.

Heritage Items in the Vicinity of the Site

The site borders the locally listed Explorers park and is within the visual catchment of a further three sites, Ashfield park to the north of the site, Ashfield bowling club which is located within Ashfield park, and a locally listed house to the south.

Listed Site/HCA	Address	Level of Significance	Item Number
Public Reserve (Explorers Park)	11-23 Liverpool Road	Local	186
House	42 Liverpool Road	Local	189
Ashfield Bowling Club	Orpington Street	Local	243
Public Reserve (Ashfield Park)	Parramatta Road, Orpington, Pembroke and Ormond Streets	Local	272

It is not anticipated that the proximity of these listed sites should necessitate revisions to the design sketches at this early stage of the design process. Disruption of views from the parks and bowling club will need to be assessed at a future stage. However, the retention and integration of three heritage houses on Ormond Street and two heritage terraces on Liverpool Road are certainly mitigating factors in any proposed changes to streetscape presentation.

Haberfield Heritage Conservation Area

The Haberfield heritage conservation area (HCA) lies to the north of the site, just beyond Parramatta Road.

Haberfield is a distinct and highly intact garden suburb. Shielding the Haberfield HCA from the proposed development, is a row of single storey dwellings with some retail and two storey flats. Together with the five lanes of Parramatta Rd itself (and Explorers park to a lesser extent), this should act as an adequate visual buffer. Certain aspects of the proposed development may be within the visual catchment of the Haberfield HCA, but this will be limited due to distance and local topography and should appear only as a skyline feature. 3D rendering from certain viewpoints within Haberfield would provide a better illustration and should be considered when approaching Council.

5. Proposed works

Heritage 21 understands, from the drawings referred to in Section 1, that the following works are proposed:

- Demolition of all non heritage listed buildings within the site;
- Retention and conservation of all heritage listed buildings within the site;
- Incorporation of all retained buildings within new, mixed-use development.



Figure 4. Design sketch of the site. The intention of the architect is to open up the site through the provision of public space and the careful disposition of new mixed-use development. The five listed items within the site (here in yellow on Liverpool Road and Gower Street) are to be retained for integration within the site's master plan.

(Source: A+ Design Group)

6. Conclusion & Recommendations

Here, where two of the Colony's oldest roads meet, is a site with the potential to become a landmark addition to Sydney's great western corridor.

The design sketches for development of this site propose an opening up through Tideswell Street, with additional pedestrian access by way of a major axis from Parramatta road and two minor axes from Ormond Street, all of which lead to a large, central public plaza designed as the focal point of the proposed new development. It should be noted that the entire site is to be free of motorised traffic.

Consideration for the human scale is also apparent by the careful manipulation of space within the site, examples being the placement of pockets of greenery and the orderly groupings of the various building forms and densities. This demonstrates an intelligent and site-sensitive approach; one which is necessary when designing a complex of this size and complexity.

With regard to the integration of existing and new, the retention of onsite heritage listed houses and terraces for incorporation within the proposed development is to be commended.

In conclusion, it is recommended that;

- Heritage professionals be engaged for all aspects of the proposal that involve heritage items, or their relationship to the planned new development.
- Closer inspection of all heritage items be undertaken. By doing so, their current condition and any recommendations for conservation, retro fitting and future use may be incorporated into the site design at an early stage of development.
- Inspection of all non-heritage items for photographic archival recording purposes be undertaken prior to demolition. Notation of materials, fixtures etc. that may be retained or utilised throughout the proposed new development and repurposed for paving, walls, seating etc., or as part of an interpretation strategy.
- Where possible and practical, retain contextual elements such as gardens, walls and fences currently within the site.
- Existing street trees and important vegetation within the site be retained. Where removal of existing vegetation is necessary, replant with an equal or greater number of drought tolerant, easy maintained native trees. A list of Council approved/recommended trees may be obtained for that purpose.

Contained within the site is a number of non-listed buildings which are also worthy of retention when planning for the future of the site. Many are in remarkably good condition.

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Among these is a number of brick and tile apartment blocks dating from the 1930s and 1940s. Ashfield is characterised by this building type with many examples displaying fine Art Deco detailing and stairwell windows of stained glass. Three such blocks are located along Tideswell Street, two on Liverpool Road, one on Gower Street, and two on Parramatta Road.

Examples are shown below.



Examples of typical Ashfield unit blocks. Note the fine brickwork and detailing.

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On a final note; when contemplating the vast scale of demolition that this development proposes, and the potential loss of embodied energy that will result, retention and reuse of existing building materials and stock (whenever possible) is always worthy of consideration as the viable and sensible approach to the built environment in general, and heritage conservation in particular.