

Heritage Data Form

ITEM DETAILS							
Name of Item	Woodlands Estate						
Other Name/s Former Name/s							
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—urban area						
Area, Group, or Collection Name							
Street number							
Street name	Gladstone Street, Silver Lane, Silver Street						
Suburb/town	Marrickville					Postcode	2204
Local Government Area/s	Inner West						
Property description	Various						
Location - Lat/long	Latitude	n/a			Longitude	n/a	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>Located on Gadigal Country, and in language known as Bulanaming, the Woodlands Estate Heritage Conservation Area (HCA) has historic significance as the 1887 subdivision of John Jackson Calvert's property Woodlands, which occupied a portion of the Petersham Estate. This area was subdivided and developed to provide modest workers' cottages following the opening of Marrickville Station in the late nineteenth century. It is historically significant as it evidences an early period of residential suburban development in the Marrickville area and the breaking up of the large estates which dominated the area in the early and mid-nineteenth century.</p> <p>The HCA has cultural significance for its aesthetic values. It demonstrates key Victorian and early Federation housing typologies and maintains the subdivision pattern of the Woodlands Estate including the narrow lane between Silver Street and Gladstone Street.</p> <p>The area has social significance as the location of the Marrickville Baptist Church/Mission on Silver Street. The church was purpose-built here in 1887 and continues to minister to Baptists living in the district today.</p> <p>The HCA demonstrates cultural significance for rarity and representativeness values. The area's housing erected in the Victorian and Federation periods retains a high level of integrity and intactness. The consistent level of intactness and integrity is uncommon in the local area.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>Woodlands Estate HCA is located at the centre of Marrickville, north of Marrickville Station and comprises of Silver Street, Silver Lane and Gladstone Street. It is bounded by Marrickville Road to the north and Calvert Street to the south. The study area is primarily residential, with the exception of the Baptist Church complex and a heritage listed substation.</p> <p>The original street subdivision has been retained, with street trees dating from post-1943. Silver Street contains a series of Victorian and early Federation buildings, including two-storey terrace buildings, three blocks of four terraces (each under a single hipped roof), as well as a pair of single-storey, free-standing houses that have distinctive symmetrical façades. The street also contains other properties from around this period.</p> <p>On the northern side of Gladstone Street, between Calvert Street and Illawarra Lane, are two distinct Federation-era developments. No. 1–9 Gladstone Street is a one-storey brick Federation terrace group. From there to the Calvert Street end of the street is a set of seven largely intact one-storey brick semi-detached Federation houses and a faux Federation stone house at No. 27.</p> <p>The properties have consistent setbacks behind small front gardens and low masonry and metal palisade fences.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a few uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.					
Construction years	Start year	c.1886	Finish year	c.1911	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Some properties have been modified through minor additions and the introduction of elements such as contemporary windows and fences.					
Further comments						

HISTORY	
Historical notes	<p>Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2,000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The Woodlands Estate is named for 'Woodlands', the residence of John Jackson Calvert on Marrickville Road. He lived there from 1875 to 1886 when he sold between 9 and 10 acres, including his cottage, for £13,500 to the Excelsior Land, Investment and Building Company and Bank Limited.</p> <p>The Woodlands Estate was subdivided in 1886 and 1887, and the first houses and shops were built in the area in 1887. The estate was bounded by Illawarra Road, Marrickville Road, Gladstone Street and</p>

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	<p>Calvert Street. The residue of unsold allotments was sold in May 1891 including additional lots formed in the second subdivision of the estate in Woodlands Street (now Gladstone Street).</p> <p>The Marrickville Baptist Church purchased two lots in Silver Street in 1889 and the new building opened in October that year. The church has been in near-constant religious use since this time.</p> <p>Both sides of Silver Street South were built upon by 1903–04. Calvert's residence Woodlands, which fronted Gladstone Street, was occupied by Sidney Cocking. This house and its stables were demolished before 1911 to make way for houses at 11–39 Gladstone Street.</p>
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THEMES	
National historical theme	4 Building Settlements, Towns and Cities
State historical theme	Towns, suburbs and villages
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This area was subdivided and developed to provide modest workers' cottages following the opening of Marrickville Station in the late nineteenth century. It is historically significant as it evidences an early period of residential suburban development in the Marrickville area linked to the expansion of the rail network.</p> <p>The Woodlands Estate HCA originates from the first and second subdivision of John Jackson Calvert's Woodlands Estate between 1886 and 1891. Woodlands house was located on Lot 33A whereas the stables building was formerly located on lots 29 and 30, Section 2. The house was demolished in about 1913 when it was subdivided to form additional cottage lots. The area has historical significance for its relationship to the suburban development of Marrickville and the breaking up of the large estates which dominated the area in the early and mid-nineteenth century.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Woodlands Estate is historically associated with John Jackson Calvert, clerk of the Parliament and clerk of the Legislative Council, who lived in his residence Woodlands from 1875 to 1886. Calvert was a prominent figure in the local community and his sale of the land established much of the subdivision pattern of the area.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Woodlands Estate HCA has cultural significance for its aesthetic values. It demonstrates key Victorian and early Federation housing typologies and maintains the subdivision pattern of the Woodlands Estate including the narrow lane between Silver Street and Gladstone Street.</p> <p>The properties within the HCA have retained their original architectural integrity, with very few additions visible from the street. They display the use of key materials such as brick, painted plaster, timber and iron in both the corrugated roof sheeting and the iron lace balustrades. The scale of the properties (one to two-storey cottages and terraces) remains consistent with the surrounding area.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

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Social significance SHR criteria (d)	<p>A detailed social values assessment of the Woodlands Estate HCA has not been undertaken. However, the HCA includes the Marrickville Baptist Church complex, the site of the Baptist Church Mission. Despite contemporary additions, the church has been operating on the site since c.1887. As such, the complex would hold social value to the local community through this ongoing religious use.</p> <p>The Woodlands Estate HCA is likely to have cultural significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Woodlands Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Woodlands Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Woodlands Estate HCA was developed throughout the Victorian and Federation periods, representing several significant residential typologies. Although there have been modifications to some of the buildings in the area, they are generally constrained to the rear, and the properties present to the street as intact, high-quality examples of their typology. This consistent level of intactness and integrity is uncommon in the local area, which has been highly developed.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Woodlands Estate HCA has cultural value as a representation of a significant phase of development following the subdivision of the Woodlands Estate. The area maintains the boundaries of sections 1 and 2 as well as the narrow lanes: Silver Lane, Illawarra Lane and Marrickville Lane. The HCA incorporates late Victorian houses and terraces as well as early Federation cottages. These dwellings demonstrate the use of popular materials including brick, corrugated iron, iron lace, and timber used for decorative bargeboards, brackets and finials. They retain a good degree of intactness and define the scale and character of the surrounding development. The properties demonstrate the historic character of the area and are representative of the residential development that is present in other areas of Marrickville.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Woodlands Estate HCA is highly intact except for some later modifications. Many of the properties have later additions to the rear although they are not visible from the street.</p>

HERITAGE LISTINGS	
Heritage listing/s	

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	NBRS Architecture	Heritage Area Review: Sydenham to Bankstown Urban Renewal Corridor	2016	Inner West Council
Newspaper article	<i>Evening News</i>	Property Sale	18 Sep 1886, p 10	Trove, National Library of Australia
Subdivision plan	John H Laycock	Subdivision of Woodlands Estate	1886	NSW Land Registry Services

RECOMMENDATIONS	
Recommendations	<p>Woodlands Estate should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Woodlands Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Woodlands Estate HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Woodlands Estate HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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Image caption	Woodlands Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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Image caption	Woodlands Estate, Marrickville, Parish Petersham, Vol 67 Fol 131 DP 1943 with overlay showing the HCA boundary.				
Image year	1886	Image by	Unknown, with GML Heritage overlay	Image copyright holder	NSW Land Registry Services



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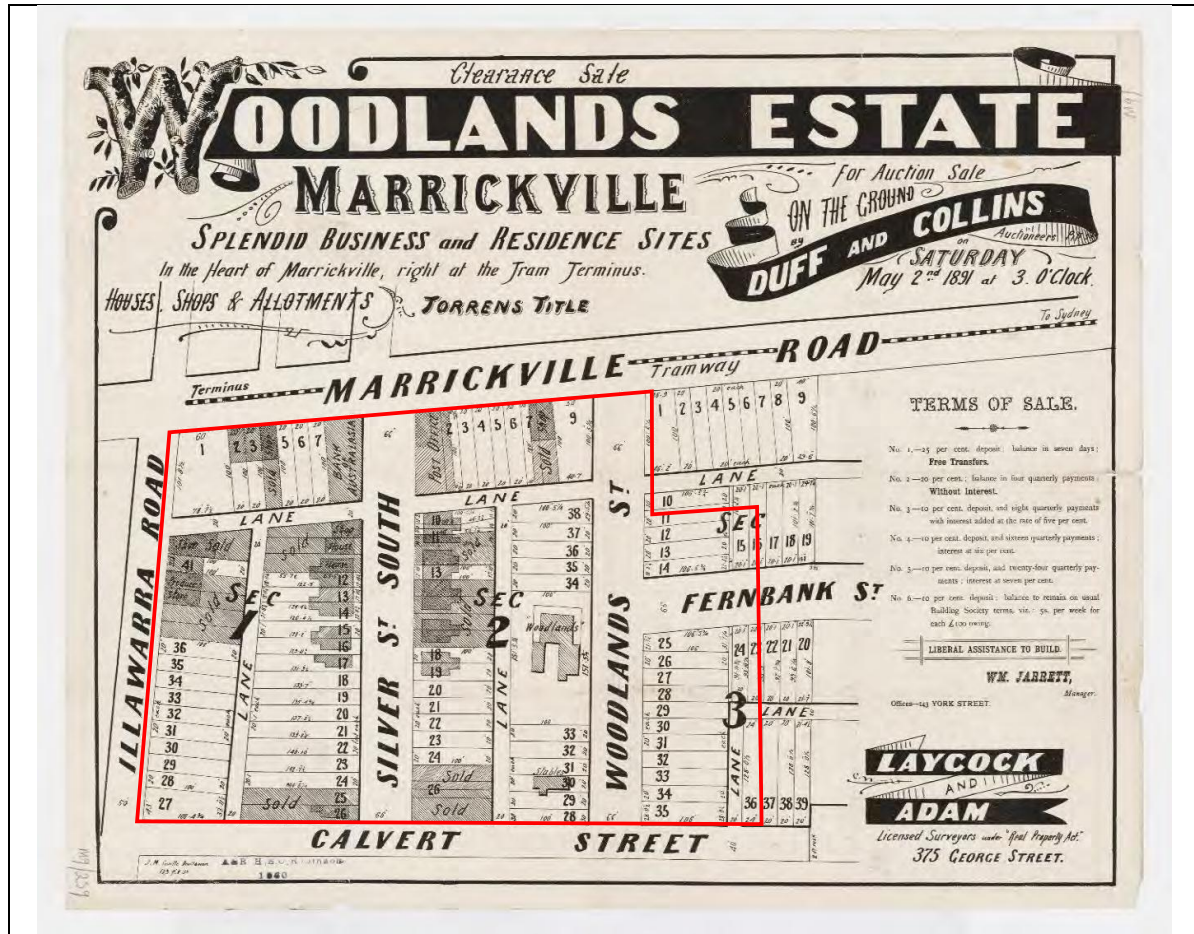
Image caption	Woodlands Estate, Marrickville, Parish Petersham, Vol 67 Fol 131 DP from 1943 with overlay showing the HCA boundary.				
Image year	1886	Image by	Unknown, with GML Heritage overlay	Image copyright holder	NSW Land Registry Services



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Image caption	Clearance sale of Woodlands Estate, Marrickville, with overlay showing the HCA boundary.				
Image year	1891	Image by	Unknown, with GML Heritage overlay	Image copyright holder	Out of copyright



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Image caption	Aerial photograph of the Woodlands Estate from 1943 with overlay showing the HCA boundary.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	Spatial Services



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Image caption	Typical property within the Woodlands Estate HCA (Silver Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	Typical property within the Woodlands Estate HCA (Silver Street).				
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