

# *Heritage Data Form*

ITEM DETAILS							
<b>Name of Item</b>	Campbell's Broughton Estate						
<b>Other Name/s Former Name/s</b>							
<b>Item type (if known)</b>	Heritage Conservation Area						
<b>Item group (if known)</b>	Urban Area						
<b>Item category (if known)</b>	Other—urban area						
<b>Area, Group, or Collection Name</b>							
<b>Street number</b>	Various						
<b>Street name</b>	Campbell Avenue, Glover Street, Perry Street						
<b>Suburb/town</b>	Lilyfield					<b>Postcode</b>	2040
<b>Local Government Area/s</b>	Inner West						
<b>Property description</b>	Various						
<b>Location - Lat/long</b>	<b>Latitude</b>				<b>Longitude</b>		
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>			<b>Northing</b>	
<b>Owner</b>	Various						
<b>Current use</b>	Residential						
<b>Former Use</b>	Residential						
<b>Statement of significance</b>	<p>Located on Wangal Country, the Campbell's Broughton Estate Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic and representative values.</p> <p>The HCA originates in the progressive subdivision of John Austin's (or Austen's) 1819 land grant and provides evidence of the growing market for capital investment in suburban land subdivision in early nineteenth century. The land was acquired by investors and speculators who established the main streets in the area and built the first affordable houses for a working middle class community close to transport. This set the stage for the later suburban development and growth outwards from the City of Sydney.</p> <p>Duncan Campbell built Broughton Park after the 1840s. His family retained ownership until 1915, when Duncan's son James sold a part to CH Crammond and WJ Henderson, real estate agents, who were responsible for the first subdivision of the Broughton Estate in 1918. James Campbell subdivided the residue of his land in 1921, retaining his house, and formed Campbell Avenue.</p> <p>The two principal subdivisions of 1918 and 1921 established allotments for single and double-fronted detached houses. Through the scale, shape, siting and materials of its buildings, the HCA provides a good example of an early interwar middle-class inner city suburban area.</p> <p>The Campbell's Broughton Estate HCA is substantially intact despite some later intrusions and unsympathetic alterations. The streetscapes across the estate demonstrate unity of scale, form, siting, setbacks and materials, and the pattern formed by the prominently gabled Inter-War housing. Campbell Avenue and Glover Street are characterised by the pattern and rhythm of street tree plantings set within the carriageway and framed by sandstone kerbs and gutters, with low brick and timber fences along the footpath. The dwellings collectively evidence the use of popular materials in the interwar period including brick, roughcast render and terracotta roof tiles, and typical features such</p>						

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	as front verandahs, decorative timber elements and joinery, leadlight glass windows and decorated gable fronts which contributes to the visual harmony in the composition of the streetscape.		
<b>Level of Significance</b>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
<b>Designer</b>	Various				
<b>Builder/ maker</b>	Various				
<b>Physical Description</b>	<p>Campbell's Broughton Estate HCA is located towards the west of Lilyfield. It comprises sections of Campbell Avenue, Glover Street and the eastern portion of Perry Street between Campbell Avenue and Fredbert Street. The area is predominantly characterised by interwar housing typologies.</p> <p>The HCA derives from the subdivision of the Broughton Estate where many properties have retained their original narrow lots. The area is characterised by single-storey, free-standing interwar bungalows. Properties along Perry Street and Glover Street are single fronted cottages while those on Campbell Avenue are double fronted. They are primarily constructed of face brick, and feature hipped and gabled tiled roofs, front verandahs, and decorative timber elements to the façade.</p> <p>The houses have consistent setbacks behind modest front gardens, and most feature low fences constructed of masonry, timber or metal. Street tree plantings include brush boxes planted in the roadway, which are of particular note on Campbell Avenue. Some sections of sandstone kerb and gutter remain along Glover Street.</p>				
<b>Physical condition and Archaeological potential</b>	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of 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.				
<b>Construction years</b>	<b>Start year</b>	c.1918	<b>Finish year</b>	c.1921	<b>Circa</b> <input checked="" type="checkbox"/>
<b>Modifications and dates</b>	There are some alterations to the primary façades including replacement of original fabric on roofs, gutters, fences and windows. Some original properties have had contemporary carports or garages introduced. Some infill development is inconsistent with the dominant pattern form and character of the HCA.				
<b>Further comments</b>					

HISTORY	
<b>Historical notes</b>	<p>Campbell's Broughton Estate HCA is located on the traditional Country of the Wangal people. Previously named Campbell's Estate, the HCA was renamed to better reflect its historical values as a subdivision of the Broughton Estate.</p> <p>The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brennan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.</p> <p>The Campbell's Broughton Estate HCA comprises two subdivisions of Duncan Campbell's 'Broughton Estate'. Campbell purchased a large block of land in 1843 from Samuel Augustus Perry's extensive landholding. Following his death in 1871, his widow Hannah conveyed the property to his son James Campbell and his wife Isabella Campbell in 1874. Duncan Campbell's death was recorded at Broughton Park, Balmain Road, but it is not known whether this is the house later located in Campbell Avenue. 'Broughton' may have been erected at this date or during Duncan's time. This building is not to be confused with the Broughton Hall located within the present Callan Park property.</p>

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	<p>In November 1913, the Campbell family sold off part of the property to William James Henderson and Charles Henry Crammond, respectively an accountant and estate agent. They converted the land to Torrens title in 1915 and subdivided the land in early 1918, laying out allotments in Glover and Perry streets. They proceeded to erect brick cottages on the allotments which they progressively sold from April 1918 to September 1921. Many, if not all, of the cottages were built by G Jones.</p> <p>In the intervening period the residue of the Campbell's Broughton Estate was subdivided and advertised for auction on 22 January 1921 with allotments fronting Campbell, Mary, Church and Perry streets.</p> <p>Following the death of James Campbell in 1924 at Broughton, the house was sold and demolished, and the land subdivided into additional smaller residential lots in Campbell Avenue in 1935.</p>
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THEMES	
<b>National historical theme</b>	4 Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages
<b>National historical theme</b>	4 Building settlements, towns and cities
<b>State historical theme</b>	Accommodation

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	<p>The Campbell's Broughton Estate HCA has historical significance within the local area as it represents a major subdivision in the early interwar period, featuring characteristic Californian bungalow style houses. The area was a subdivision of Duncan Campbell's Broughton Estate, which he had purchased in 1843 and on which he had built the house Broughton Park.</p> <p>The 1918 subdivision of Campbell's Broughton Estate by CH Crammond and WJ Henderson, estate agents and developers, established the subdivision pattern in Glover Street and part of Perry Street at the entrance. They commissioned G Jones to build the modest, single-fronted, one-storey Californian bungalows which today bear similar design, form and detailing. Three years later James Campbell subdivided most of the land surrounding his house and established a new street bearing the family name.</p> <p>The Campbell's Broughton Estate HCA has cultural significance at a local level under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>The Campbell's Broughton Estate HCA is associated with Duncan Campbell, who purchased the land in 1843 to build Broughton Park, for which the Campbell's Broughton subdivision sale was named. Although this area is associated with Campbell, this association is of dubious historical importance beyond the name of the subdivision sale.</p> <p>The HCA does not meet the threshold for cultural significance under this criterion.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The Campbell's Broughton Estate HCA has cultural significance for its aesthetic values. It maintains the historic subdivision pattern formed in 1918, 1921 and 1935. The retention of the original lot boundaries and block plan are particularly evident on the west side of Glover Street and both sides of Campbell Street.</p> <p>The Campbell's Broughton Estate HCA was developed in the interwar period and retains a good consistency and integrity of architectural style, scale and materials across the area pertaining to a narrow date range of development from 1918 to 1921 and a subdivision of part of Campbell Street in 1935. The dwellings range from single-fronted cottages on half-width allotments in Glover Street and the northern part of Perry Street, and double-fronted houses with narrow driveways and rear garages on wider allotments in Campbell Avenue and Perry, Mary and Church streets. The houses display</p>

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	<p>typical details including timber joinery, face brick walls, unglazed terracotta tiled roofs, gabled roofs and front verandahs with decorative posts and brackets. There is a uniformity of design represented in Glover Street and along the adjoining section of Perry Street, attributed to a single builder, G Jones. The pattern and rhythm of the street tree plantings in the Campbell Street carriageway provides an aesthetically pleasing streetscape composition.</p> <p>Overall, the architectural character of the properties is visually harmonious and positively contributes to the surrounding area.</p> <p>The Campbell's Broughton Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Social significance</b> SHR criteria (d)	<p>A detailed social values assessment has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Campbell's Broughton Estate HCA is unlikely to meet the threshold of significance under this criterion.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The historical archaeological potential of the Campbell's Broughton 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 Lilyfield.</p> <p>The Campbell's Broughton Estate HCA has not been assessed under this criterion.</p>
<b>Rarity</b> SHR criteria (f)	<p>The proposed HCA does not demonstrate rarity in its housing typology or subdivision pattern because there are similar examples in the surrounding area.</p> <p>The HCA does not meet the threshold for cultural significance under this criterion.</p>
<b>Representativeness</b> SHR criteria (g)	<p>The Campbell's Broughton Estate HCA represents a typical middle-class estate of the interwar period. The HCA retains the overall subdivision pattern and allotments formed in the original subdivisions in 1918, 1921 and 1924.</p> <p>The area incorporates a collection of predominantly intact single-storey Californian bungalow style dwellings built in during a short period after the end of World War I and the mid-1920s. These dwellings demonstrate the use of popular materials such as brick, roughcast render and tiles, and evidence typical stylistic features such as front verandahs, decorative timber elements and joinery, leadlight glass windows and decorated gable fronts. Collectively the building stock maintains a good degree of integrity and intactness and contributes to the historic character of the development and its representativeness.</p> <p>The HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Integrity</b>	<p>Properties within the Campbell's Broughton Estate HCA have retained their subdivision pattern, scale, general form and visual cohesion in design and materiality. There are some alterations to the primary façades including replacement of original fabric on roofs, gutters, fences and windows. Many properties have rear extensions; however, most are not visible from the street. Overall, the Campbell's Broughton Estate HCA has a good degree of integrity.</p>

## HERITAGE LISTINGS

<b>Heritage listing/s</b>	

# Heritage Data Form

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Newspaper article	Daily Telegraph	Mr James Campbell	16 Aug 1924	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Late Mr James Campbell	18 Aug 1924	Trove, National Library of Australia
Subdivision plan	Richardson & Wrench/ WA Chadwick	Leichhardt Campbell Estate	1921	State Library of NSW
Map	W Baker	Plan of the township of Broughton	1841	National Library of Australia
Map	John Sands	[Section of Balmain showing Austenham, Leichhardt Park Broughton and Garryowen]	1880-1889	National Library of Australia
Plan		DP 9116	c.1914	NSW Land Registry Services
Plan		DP 10482	1921	NSW Land Registry Services
Plan		DP 17576	1935	NSW Land Registry Services
Land title		Primary Application Search Book 19231	1915	NSW Land Registry Services
Land title		CT Vol 2632 Fol 90	1915	NSW Land Registry Services

RECOMMENDATIONS	
<b>Recommendations</b>	<p>Campbell's Broughton Estate HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i> as an extension of the existing Campbell's Estate HCA (C64). The name should be updated from 'Campbell's Estate' to 'Campbell's Broughton Estate' to better reflect its historical values.</p> <p>The heritage significance and historic character of the Campbell's Broughton 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 Campbell's Broughton Estate HCA should be included within 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, trees, 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	Campbell's Broughton Estate HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council





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**IMAGES - 1 per page**

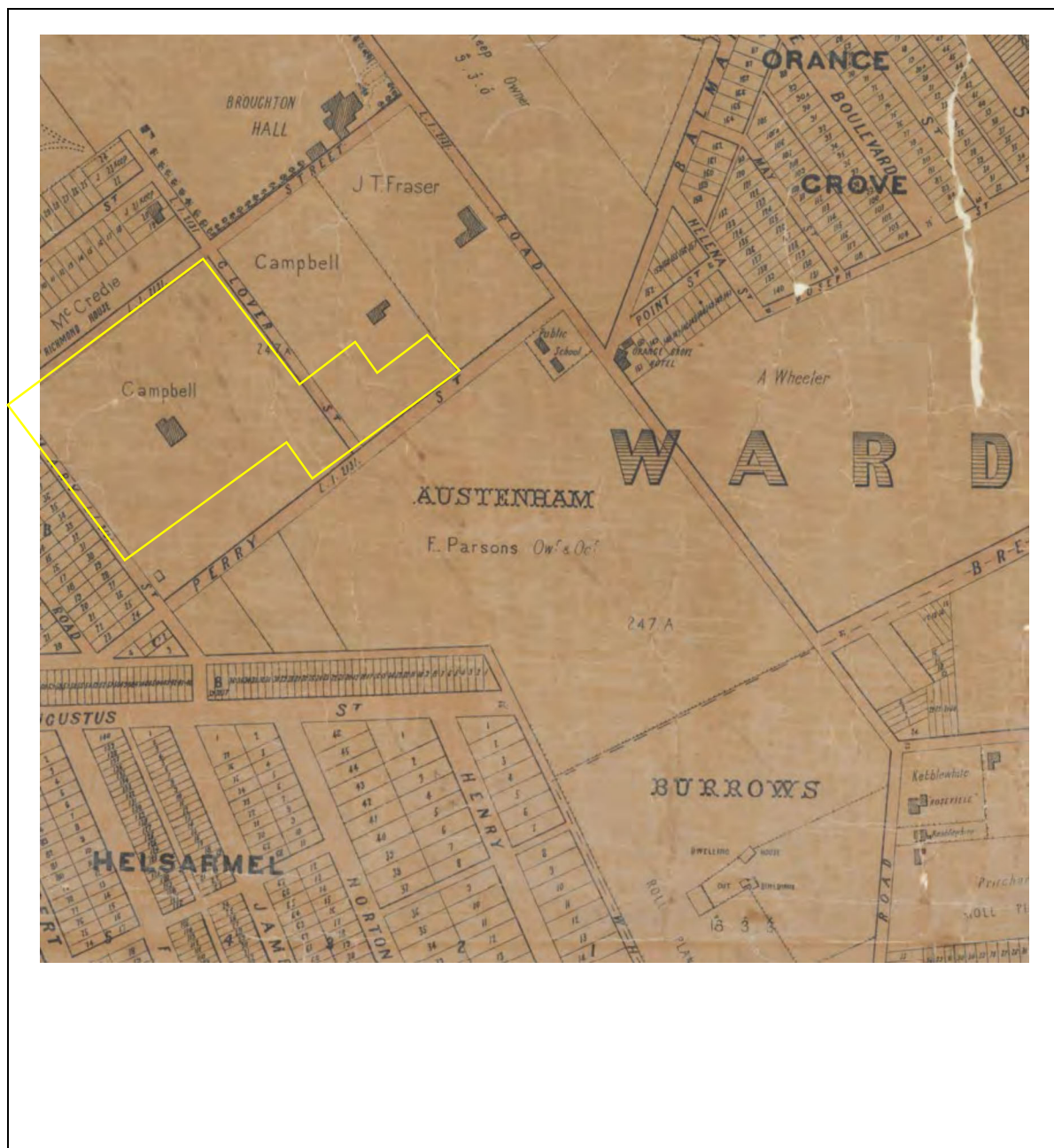
Image caption	Campbell's Broughton Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with overlay by GML Heritage	Image copyright holder	GML Heritage



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**IMAGES - 1 per page**

<b>Image caption</b>	Detail from Municipality of Leichhardt with overlay showing the HCA boundary.				
<b>Image year</b>	c.1888–1890	<b>Image by</b>	Clark & Birch with GML overlay	<b>Image copyright holder</b>	No copyright

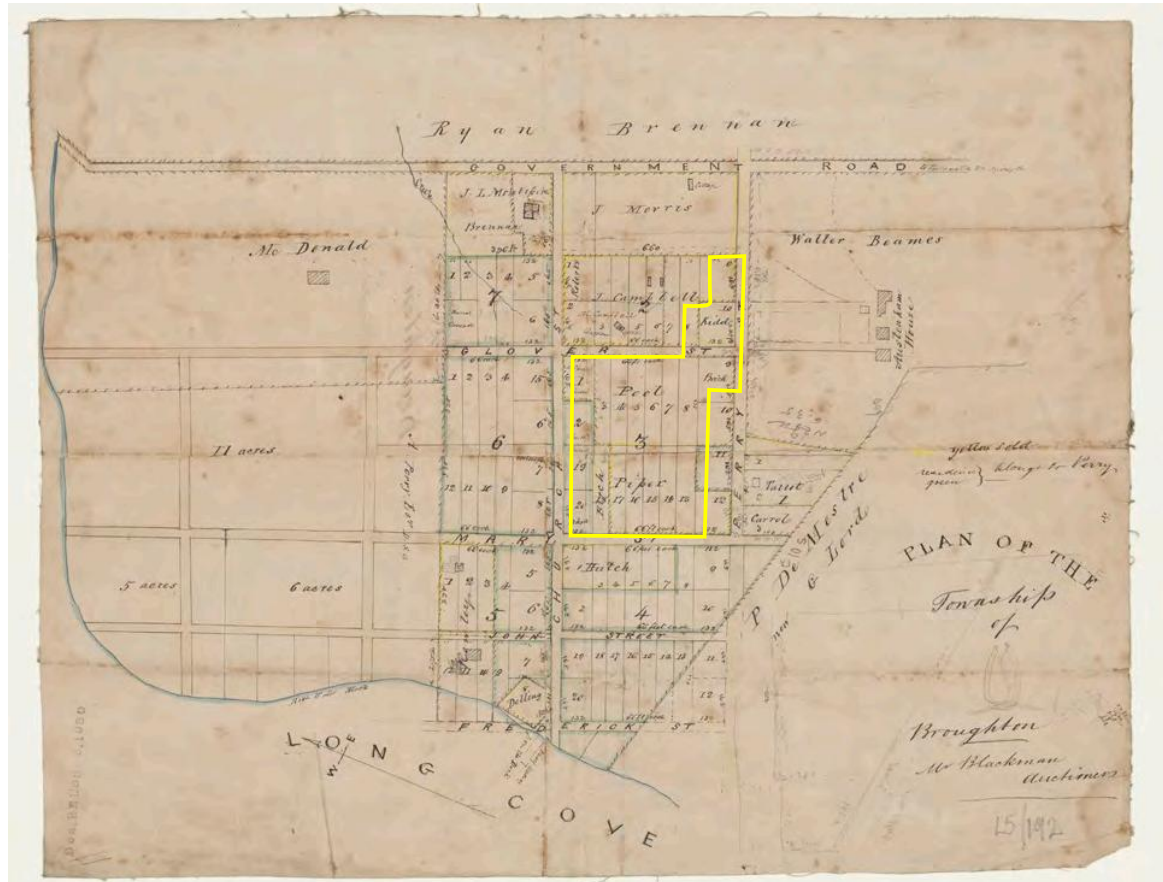




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IMAGES - 1 per page

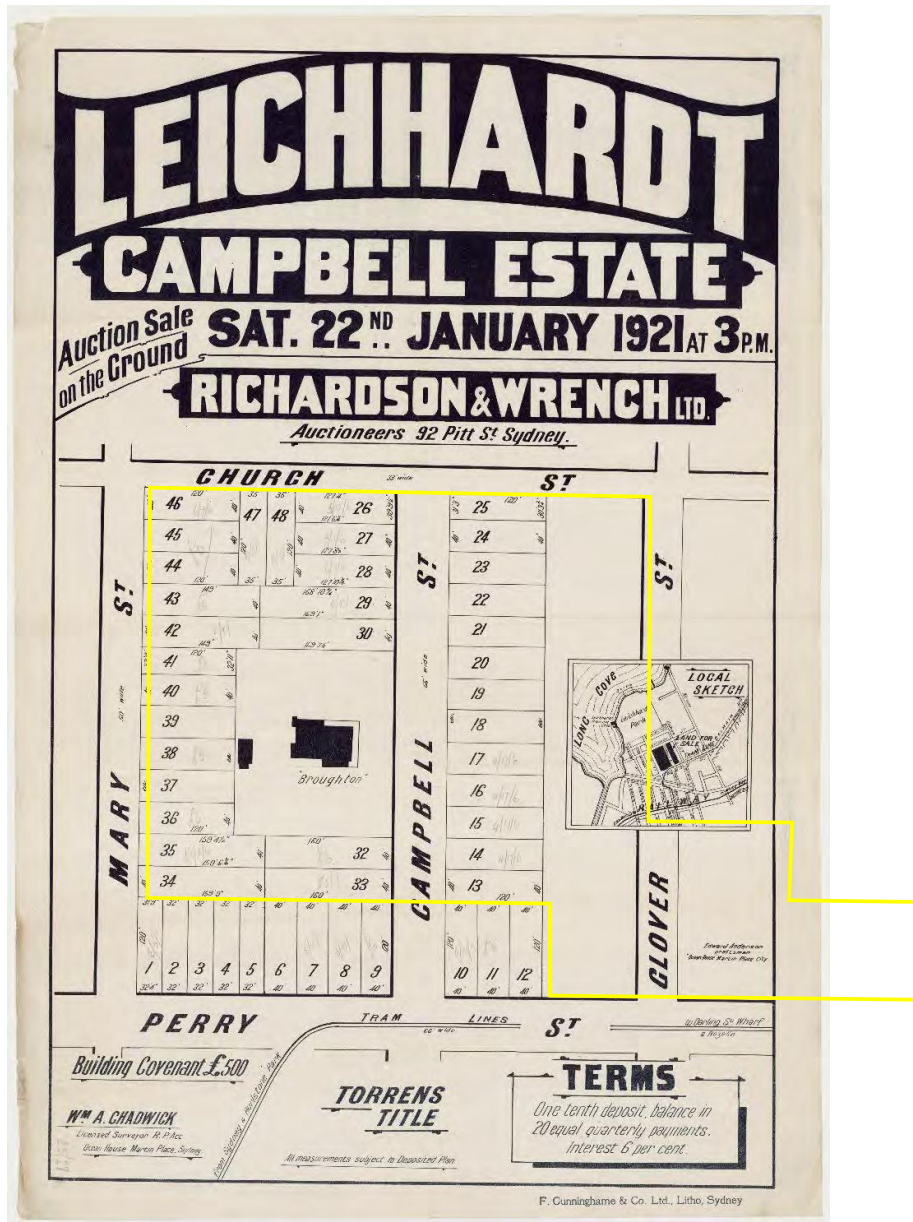
Image caption	Plan of the Township of Broughton with overlay showing the HCA boundary.				
Image year	Undated	Image by	Unknown; overlay by GML	Image copyright holder	No copyright



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**IMAGES - 1 per page**

Image caption	Campbell Estate, Leichhardt, with overlay showing the HCA boundary.				
Image year	1921	Image by	Unknown, with overlay by GML	Image copyright holder	No copyright





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**IMAGES - 1 per page**

<b>Image caption</b>	Typical street view within the Campbell's Broughton Estate (Glover Street).				
<b>Image year</b>	2021	<b>Image by</b>	GML Heritage	<b>Image copyright holder</b>	GML Heritage

