

PROJECT: Alterations and additions to existing Dual Occupancy
2 Crieff Street, Ashbury NSW 2193

CLIENT: Mr Nahim Ayoub

SCOPE OF REPORT: Statement of Heritage Impact

OUR REFERENCE: sohi-2321501

DATE: 20 December 2024

1.0 Background to the application

The proposal is for alterations and additions to existing Dual Occupancy.

2.0 Purpose of Statement

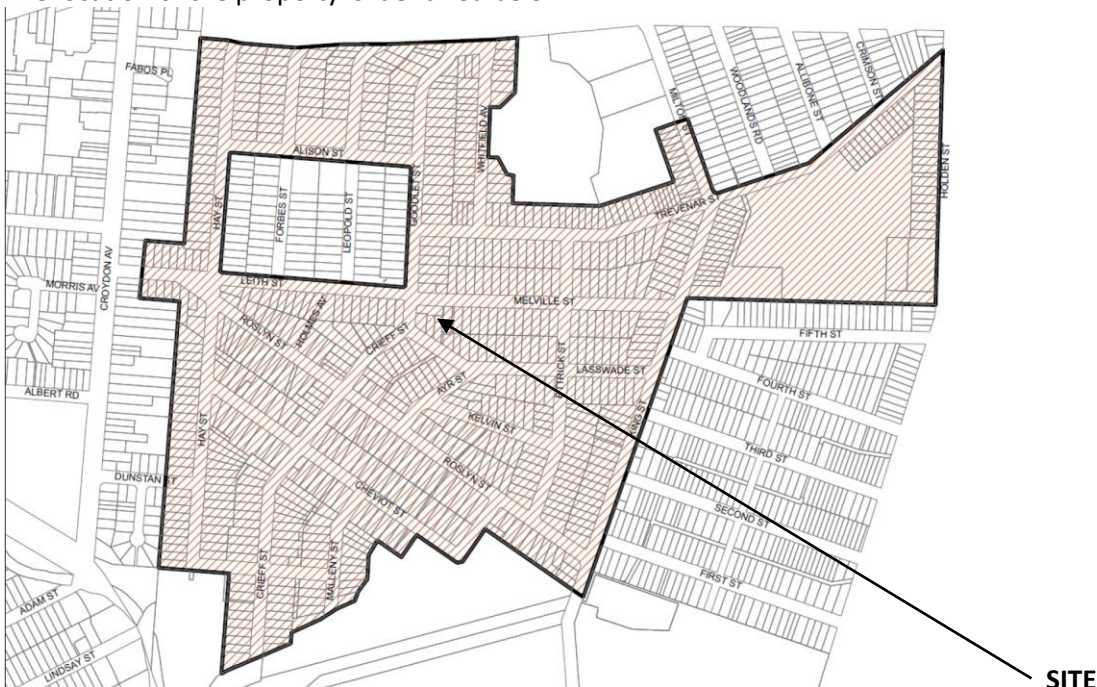
To assess any potential impact of the proposal to the surrounding Heritage Conservation Area.

3.0 Grounds of Statement

The property is located in 'Goodlet Heritage Conservation Area' as identified in Canterbury-bankstown LEP 2023.

4.0 Location

The location of the property is identified below.



Map 1: Location of the site in the Heritage Map

5. Description

The existing property by appearance was originally a corner store, even though there were no council records found to confirm this.

Currently the property contains two dwellings and is known in the council as a dual occupancy.

The appearance of the property when viewed from public domain has been identified as a contributing element to the character of the area as Building Contribution Ranking 2.

Building Contribution Ranking is defined as

A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).



Image 1: View of existing dwelling facing Forbes Street

6.0 Statement of significance

The 1920s subdivisions precinct of the Ashbury Heritage Conservation Area is of local heritage significance. The precinct is of local historical significance as an area developed from a series of predominantly 1920s subdivisions that form the major development period of the suburb. These include:

- *Goodlet Estate 1st subdivision (DP9804) offered for sale in 1919 through to the Goodlet Estate 8th subdivision (DP13650) offered for sale in November 1925.*

- Other 1920s subdivisions such as Ashfield Heights Estate (1920), Trevenar Estate (1922), south side of Leith Street (1922), and The Hill Top Estate (1924).

The precinct is of local aesthetic significance for its relatively uniform development of 1920s freestanding single storey Inter War California Bungalow style houses set in generally wide streets on generous allotments with side driveways.

The precinct is representative of residential areas in the Council area and beyond developed in the Inter War period.

7.0 Key Character Elements

Subdivision and Public Domain Elements

- *Generous allotment sizes ranging from over 600 square metres in the Goodlet Estate 1st subdivision (DP 9804) in Forbes and Hay Streets north of Alison Street, to around 430 square metres in the Hilltop Estate May 1924 subdivision (DP12677).*
- *Relatively wide street widths with grassed verges and late 20 century street plantings throughout the precinct.*
- *No laneways (as driveways were provided from the street frontage).*
- *Some curved and angled streets relating to subdivision boundaries and historic tracks or pathways.*
- *Main east-west thoroughfares (the last two angled) such as Trevenar Street (formerly Goodlet Street), Melville Street, Roslyn Street, and Cheviot Street.*

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- *A mix of:*
 - *Predominantly detached face brick single storey Inter-war housing -mostly 1920s Inter War California bungalow style houses.*
 - *A few semi-detached Inter War California Bungalow style houses resulting from re-subdivision.*
 - *Several corner shops and retail buildings from the Inter-war period including:*
 - *2 Crieff Street, corner Melville Street (1940s brick 2-storey retail building developed on land which was largely vacant in 1943).*
 - *34-36 King Street, corner Melville Street (3-storey corner retail building, pre-1943).*
 - *A single, unusual, 2-storey inter-war period house at 20 King Street.*
 - *St Francis Xavier Primary School at 40-46 Forbes Street, Croydon Park which includes some 1930s buildings and the post-1943 St Francis Xavier Catholic Church (north-west corner of Leopold Street and Alison Street, part of 40-44 Forbes Street property).*
 - *St Matthews Anglican Church, Ashbury, 2-4 Leith Street (Corner Goodlet Street): post 1943 Church building, with pre-1943 Church Hall.*
 - *Larger allotments with generous side setbacks consisting of a 1 metre narrow side setback and a wider 3 metre side setback.*
- *Original details including:*
 - *Roof forms with unglazed or glazed terracotta tiles, brick chimneys, roof details such as terracotta finials.*
 - *Front verandahs with timber detailing, brick and stucco balustrades and posts.*
 - *Gable ends facing the street with timber shingled, roughcast stucco or imitation half-timbered finishes or hipped roof forms with secondary hips over front verandahs. Verandahs beneath main roof forms.*

- *Face brickwork (Inter War period) with occasional use of polychrome brickwork.*
- *Timber-framed windows and timber panelled doors consistent with the period and styles of houses.*
- *Front fences - low brick, brick and pipe rail (Inter War period).*
- *Predominance of side driveways and rear garages or more recent carports at the*
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8.0 Proposed Development

The proposed alterations and addition to existing building generally at the rear of the dwelling, while the existing corner element is to be cleaned up.

The existing corner building is to have an awning element cleaned up and simplified, Surface mounted air conditioner and similar removed and façade made good.

Wall under awning which is rendered and painted is to be clad with sandstone for a more durable and presentable finish.

Addition at the rear is to be done in contrasting brick and metal cladding in a simple gable design structure in order not to detract from the original building.

9.0 Conclusion

In concluding, we submit that the proposal complies with the Character established in the Heritage Conservation Area and hence we respectfully request Council to give favourable consideration to the application.