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Date: 13TH February 2019

To: Hartley Solicitors

Attention: Gordon Hartley

From: John Oultram

JOB/FILE 148 Brook Street, Coogee

Comment/Instructions

Gordon

Re planning panel meeting some background information.

1.0 Historical Development

The house at 148 Brook Street was constructed c. 1923 for Annie Mary Crawley and Aubrey Clarence Crawley (medical practitioner).

Mrs Crawley had purchased Lot B of part of a subdivision of Lot 3 of the Edgumbe Estate that had been subdivided in 1915 by Mrs Olive Little. The house remained in the Mrs Crawley's ownership till 1972.

2.0 Physical Description

The house is an example of a single storey, Inter War bungalow set on an elevated site to the west side of the street. The house is in dark, face brick on a sandstone base with a gabled terracotta tile roof. There is a projecting gable to the front faced in fibro and battens and timber shingles. The gable sits partly over a full width verandah that is supported on stone, stub columns on stone piers with a brick balustrade with a sandstone capping.

The house is elevated from the street and there are stone flanked steps to a garden bounded by a stone wall to the street.

In interior retains its original layout but has been stripped of all internal linings (apart from the timber floorboards), joinery, bathroom and kitchen fittings.

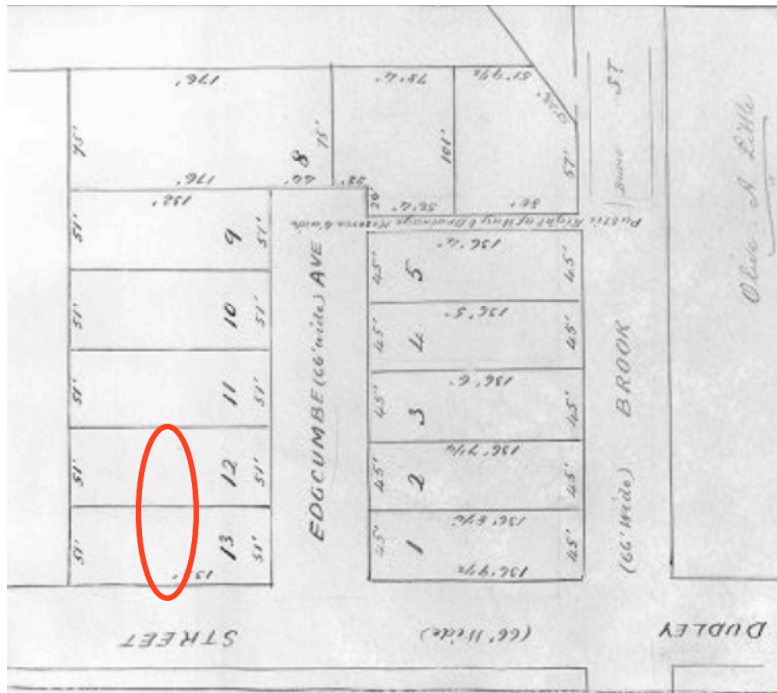


Figure 1.1 Sketch survey of the plan of Edgecumbe Estate subdivision in 1915.
The subject house was built on part of Lot 3 facing Brook Street

Source: NSW Land Registry Services (Book 1071 No. 959)

3.0 Local Authority

The local authority for the area is Randwick City Council. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Randwick Local Environmental Plan 2013* (as amended) (LEP) and is not within a conservation area.

The property is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I72	152 Brook Street	Brooklyn Flats	Local
I71	142A Brook Street	3 storey Art Deco residential flat building	Local

The heritage provisions of LEP relating to development in the vicinity of a heritage item would apply.

Development at the site may also be the subject of the heritage provisions of the *Randwick Development Control Plan 2012* (DCP) that contains objectives and controls for development in the vicinity of heritage items.

4.0 Assessment of Significance

4.1 Historical Development

<i>Criterion (a)</i>	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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148 Brook Street is an example of a single storey, Inter War house constructed c. 1923 for Annie Mary Crawley and Aubrey Clarence Crawley (medical practitioner).

Mrs Crawley had purchased part of a subdivided lot of the Edgecumbe Estate that had been subdivided in 1915 by Mrs Olive Little. The subdivision was formed around Edgecumbe Avenue off Dudley Street.

The house signals the Inter War development of the area following the break up of the early grants, in this instance the grant to James Hart of 1856 that remained undeveloped till subdivision. The house also marked the change in Coogee from a place of transients to a more settled community resulting from an improvement in services and transport.

Does not meet the criterion.

4.2 Historical Associations

<i>Criterion (b)</i>	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The place is most closely associated with Annie Mary Crawley and Aubrey Clarence Crawley (medical practitioner – d.1937). No biographical information was available.

The associations with earlier owners of the surrounding land are incidental.

Does not meet the criterion.

4.3 Aesthetic Significance

<i>Criterion (c)</i>	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
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The house is a well-detailed example of an Inter War bungalow though not in the Californian bungalow style that became the ubiquitous style for small scale, residential development in the Inter War years. The house is more redolent of the Arts and Craft style in terms of its form though the external detail is clearly of the Californian bungalow style

The house has well detailed front elevation notable for its use of sandstone. The house appears relatively intact in plan but has been completely gutted internally with all linings and decorative detail removed.

No architect has been identified for the work and the style was well established by 1923 and the house could not be considered a seminal work. However the house is quite distinctive being elevated from the street.

May meet the criterion

4.4 Social Significance

<i>Criterion (d)</i>	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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The house has no special associations with any particular group.

Does not meet the criterion.

4.5 Technical/Scientific Significance

<i>Criterion (e)</i>	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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There is no evidence of previous buildings on the site and the place has no archaeological potential. The house is of no technical significance.

Does not meet the criterion.

4.6 Rarity

<i>Criterion (f)</i>	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The house type is common in the area. Not rare.

Does not meet the criterion.

4.7 Representativeness

<i>Criterion (g)</i>	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The house (in its original form and internal detail) was a good representative example of its type but has been heavily altered.

May meet the criterion.

4.8 Summary of Significance

Based on the above we consider that the house may meet two of the Heritage Manual criteria for identification as a place of local significance. However the loss of the interior fabric and detail had seriously undermined the significance of the house and it is very unlikely that this would be reinstated. The exteriors are well detailed but not overly uncommon and there are a number of more ornate examples of Inter War houses in Dudley Street that are listed as items. We consider that the subject house is at the lower end of the scale in terms of its aesthetic appeal particularly following the loss of its interiors.

Heritage items are sometimes listed for their external elevations alone but for a property of this scale the interiors would have to be of a similar quality and detail.

The internal works have been carried in good faith with the understanding that the house was not identified as a heritage item or in a conservation area.

While listings are not restricted to grander examples of a particular type there are many examples of Inter War bungalows similar to the subject house in heritage conservation areas in the Randwick Area (e.g. the Spot and West Kensington Heritage Conservation Areas) that are protected under the Local Environment Plan.

Council has carried out several studies of the LGA to identify potential heritage items but the subject house has never been identified for potential listing. The house is not a hidden gem but is very visible in the local streetscape.

A handwritten signature in black ink, appearing to read 'J. Oultram'.

John Oultram