

Heritage Inventory Sheet

Recommended Name	Inter-War Bungalow		
Site Image			
Address	4 Cotswold Street, Westmead NSW 2145		
Lot/Section/DP	50	-	15249
Heritage Study ID	HS93		
LEP ID	Not currently included on the Cumberland LEP		
Heritage Conservation Area	Not included		
Date Updated	February 2021		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Inter-War Bungalow at 4 Cotswold Street, Westmead is of local significance for its historical, aesthetic and representative values. Built in c.1928, the item historically relates to the significant residential subdivisions of Westmead. The property was formerly part of the Government Domain subdivided in 1859 and acquired by Nathaniel Payten. In 1921 the land was acquired by Hubert Heinrich Niesmann and formed part of the Deskford Estate subdivisions which began in 1922. The present property boundaries historically relate to the subsequent subdivisions of the Deskford Estate. The item has aesthetic significance a fine and well-preserved Inter-War Bungalow that is largely intact and in good condition. The item makes a strong contribution to the character of Cotswold Street. The item demonstrates representative qualities of an intact Inter-War bungalow built in Westmead, c.1928.

Criteria Assessment

a) Historic	Built in c.1928, the item historically relates to the significant residential subdivisions of Westmead. The property was formerly part of the Government Domain subdivided in 1859 and acquired by Nathaniel Payten. In 1921 the land was acquired by Hubert Heinrich Niesmann and formed part of the Deskford Estate subdivisions which began in 1922.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance a fine and well-preserved Inter-War Bungalow that is largely intact and in good condition. The item makes a strong contribution to the character of Cotswold Street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact Inter-War bungalow built in Westmead, c.1928

Physical Description

The house at 4 Cotswold Street, Westmead is a single storey Inter-War Bungalow constructed of polychromatic face-brick with a Marseilles tiled hipped roof with ridge capping and a projecting gable wing to the street. The roof has broad eaves, and a single brick chimney which appears to have been extended and has a terracotta chimney cowl. On the facade, the projecting gable end has timber barge boards and the upper gable is rendered in rough cast with a small section of face-brick exposed as a diamond motif. The face brickwork on the façade has been tuck pointed.

The front verandah roof extends from the main roof and continues along the width of the building projecting just beyond the gable. It is supported by brick piers topped with rendered capping and squat pear-shaped cast concrete columns. The verandah floor is tiled with glazed, tessellated tiles as is the front path which leads to the verandah via a set of stairs. A metal palisade gate with timber beams has been added to the verandah above the stairs. The sub-base of the house is of brick, rendered at the front. The façade and gable end feature groups of two double-hung sash leadlight windows with angled face brick sills and rendered brick lintels. The front door was not visible from the public domain as a metal framed screen door has been attached to it.

The house has been extended to the rear with a fibre cement battened addition with a corrugated iron skillion roof. A concrete slab driveway along the western boundary leads to a fibre cement battened garage with gable roof at the rear. A contemporary metal panel gate is located midway down the driveway.

A low brick boundary fence with expressed brick details is located across the front of the property. There is an informal garden area with established plantings and a garden bed with a stone retaining wall in front of the house. It appears that the bungalow retains its early subdivision boundaries.

Overall, the house is in a good condition and is well maintained.

Condition	Good	Fair	Poor
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Alterations and Additions

- Fibre cement battened addition with skillion roof
- Fibre cement clad garage
- Metal palisade gate across verandah

The house remains relatively unchanged and retains most of its original form, fabric and detail. It is considered to be of high integrity.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c.1928
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Westmead

The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the area governed by Cumberland City Council.

Westmead originally formed part of the western portion of the Domain of Government House at Parramatta which was laid out by Governor Philip in 1790. It originally comprised of over 2000 acres of land established by Governor Macquarie as an administrative area for the penal colony and became a residential office for ten governors. By the 1850s the Domain became known as Parramatta Park. In 1859-1861, an extensive portion of the Domain was subdivided, and it was at this time that the suburb became known as Westmead ('West meadow'). The major landholder in the area was William Fullagar, a butcher and publican turned stock agent. Land was also allotted to James Houison, John Savery Rodd and George Oakes. These allotments comprised of 50 acres, however, many of these individuals acquired multiple allotments. By the time of this subdivision, several main roads had been established including Hawkesbury Road, Pye Street, Oakes Street, Bridge Road, Good Street and Houison Street.

Westmead was relatively slow to develop, and it was only after the Westmead Railway Station was opened in 1883 that landowners began to subdivide in the area. By the 1920s, the station's facilities had improved and several estates such as Toohey's Palm Estate and Fullagar's Estate were further subdivided. By the late 1940s, the Westmead Housing Commission Estate was developed which comprised of 300 brick houses as well as a retail strip with 12 shops and a block of flats. Westmead owes much of its present street layout to the developments from this period.

4 Cotswald Street

The house at 4 Cotswold Street is located on land which originally formed part of the Government Domain. Following the subdivision of the Government Domain in 1859, the land granted to Nathaniel Payten by Crown Grant and formed a part of the Deskford Estate. The Deskford Estate was sold in 1921 and subdivided in 1922 by Hubert Heinrich Niesmann, a gentleman from Westmead. This first subdivision consisted of land on the fringe of the estate, with frontages to Hawkesbury Road, Amos Street and Houison Street. The subject site formed a part of later subdivisions of this estate and was purchased by Walter George in 1928. It is likely that the property was built at this time.

The house continued to change hands and remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a new heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Include this item's listing as part of or as a Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider additional research to nominate this item for the State Heritage Register.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. The heritage curtilage for this item should be revised/reduced.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring	X		

		development (form, scale, bulk, setback and height).			
5. Not recommended for inclusion on the LEP.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Inter-War Bungalow	HS93
National Trust Australia Register	N/A	-

Other References

- Broomham, R and T Kass. 1992. Holroyd Heritage Study Thematic History. Sydney: Holroyd City Council.
- City Plan Heritage 2017, Westmead Station (South Precinct) Heritage Study, City Plan Heritage, Sydney.
- Elias, J and Coppins, S 2013, Pictorial History Holroyd, Kingsclear Books, Alexandria.
- Levins, C 2010, Parramatta Park, retrieved 14 May 2019, https://dictionaryofsydney.org/entry/parramatta_park
- Mauldon V 2012, Shaping the Domain: The World Heritage Site Old Government House & Domain at Parramatta Park, retrieved 14 May 2019, <https://www.parrapark.com.au/assets/Shaping-the-Domain-brochures/Shaping-the-Domain-World-Heritage-1788-1856-Parramatta-Park-Brochure.pdf>

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

Additional Images



Boundary fence.



Leadlight windows.



Projecting gable wing.