


# Heritage Inventory Sheet

<b>Item Name</b>	Houses Built for Housing Commission		
<b>Recommended Name</b>	Chiswick Road Houses Built for Housing Commission		
<b>Site Image</b>			
<b>Address</b>	27, 29, 33, 35, 37, 39, 41, 43 and 47 Chiswick Road, South Granville, NSW 2142		
<b>Lot/Section/DP</b>	39, 41-46 and 48-50	-	35007
<b>Current LEP ID</b>	I237 (Cumberland LEP)		
<b>Former LEP ID</b>	I603 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Blaxcell Estate Conservation Area		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential Buildings (private)	

## Curtilage Map



**Revised curtilage recommended – refer below**

## Statement of Significance

The dwellings at 27, 29, 33, 35, 37, 39, 41, 43 and 47 Chiswick Road, South Granville are locally significant for their historic, associative, social and representative values. Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Blaxcell Street, this group of cottages were part of the first group development constructed by the newly formed Housing Commission in 1944. As opposed to the brick houses within the area, the fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. The item is associated with the Government Housing Commission, who built the cottages. The Chiswick Road Houses have social value to the community as public housing. As dwellings retain much of their original fabric and form and are therefore representative of Government Housing Commission dwellings.

## Criteria Assessment

a) Historic	Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Blaxcell Street, this group of cottages were part of the first group development constructed by the newly formed Housing Commission in 1944. As opposed to the brick houses within the area, the fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program.
b) Associative	The item is associated with the Government Housing Commission, who built the cottages.
c) Aesthetic/Technical	The item does not meet this criterion.

d) Social	The Chiswick Road Houses have social value to the community as public housing.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	As dwellings retain much of their original fabric and form, and are therefore representative of Government Housing Commission dwellings.

## Physical Description

The subject site consists of nine (9) Housing Commission dwellings in fibro with tiled roofs and brick features. The Housing Commission style from the 1940s is distinguished by its materiality and form which consist of brick, fibro-sheeting and weatherboard clad single storey dwellings, in either an L shape or rectangular form. The group generally retains their scale, form and materiality.

### 27 Chiswick Road

The building at 27 Chiswick Road is unlike any of the other housing commission dwellings on the street. This single-storey building includes four separate apartments, orientated to the east and addressing the park adjacent to the site rather than Chiswick Road. The building includes a cement tile gable roof timber with vertical timber boards to the gable end, double-hung sash windows, fibro sheeting walls, concrete steps (some of which have been tiled) and unornamented timber doors with modern flyscreens. The building has been modified with the inclusion of a large concrete ramp along the western elevation, set on top of a brick base. The ramp includes a painted steel balustrade. Due to the style of the building, it is likely that it was constructed at a later date than the other commissioning housing dwellings on the street.

A modern, single-storey brick dwelling is currently under constructed on the site, between the original dwelling and 29 Chiswick Road.

The dwelling is in a good condition.

### 29 Chiswick Road

The dwelling at 29 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro sheet walls and a cement tiled gabled roof with cement tile ridge capping. Windows are timber double hung with flyscreens and four long panes of glass to each. One window on the eastern (side) elevation has a mounted air conditioning unit. The porch is tiled and has been partially enclosed with fibro sheeting and two large sections of clear acrylic. The porch is sheltered by a flat Corrugated iron roof and is entered via three stairs which lead from the footpath. The dwelling has a small, single-storey extension with a flat roof.

The concrete footpath leads from a concrete driveway which runs along the eastern boundary of the site. There are several established trees in the front yard, though it is largely a grassed area. There is no front boundary fence.

The dwelling is in a good condition.

### 33 Chiswick Road

The dwelling at 33 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro sheet walls and a cement tiled gabled roof with cement tile ridge capping. There is a single face brick chimney to the eastern side of the roof. Windows are timber double hung with flyscreens and four long panes of glass to each. There is no covered porch, though the front entrance is located just inside an enclave. The dwelling has been extended to the rear with a single-storey flat roof structure.

The front yard is not well maintained, with overgrown grass and tree cuttings. Two circular, painted brick garden beds are located on either side of the entrance, containing overgrown plantings. There are several established trees adjacent to the street which screen views of the building. There is no front boundary fence.

The dwelling is in a fair condition, with some elements such as the fibro noted to be in poor condition.

### **35 Chiswick Road**

The dwelling at 35 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with aluminium clad walls to imitate wide weatherboards and a modern tiled hipped roof. The roof also has a new guttering system. There is a single face brick chimney to the front of the roof, with a chimney breast visible down the front elevation that has been recently repointed. It is unclear if the timber windows are extant as they are now covered by modern fly screens with aluminium framing. There is no covered porch, although the front entrance is located just inside a brick enclave that appears to have been recently repointed. The dwelling has been extended to the rear with a single-storey flat roof structure. It appears as though a granny flat has also been added to the rear yard.

The front yard is well maintained. There are no established plantings though the front yard contains several small garden beds. There is no front boundary fence.

The dwelling is in a good condition, having undergone renovations recently.

### **37 Chiswick Road**

The dwelling at 37 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro sheet walls and a terracotta tiled gabled roof with a projecting gable to the front. There is a single face brick chimney to the western side of the roof and the chimney breast is visible down the western elevation. Windows are timber double hung, with four long panes of glass to each. There is a concrete porch next to the front door, partially covered by a circular awning. The dwelling has not been extended to the rear.

The front yard is well maintained grass with a concrete footpath leading to the front door. There are no established plantings. There is no front boundary fence.

The dwelling is in a good condition.

### **39 Chiswick Road**

The dwelling at 39 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling is setback closer to the street than most buildings along Chiswick Road.

The dwelling has been built on a brick base, with fibro sheet walls and a cement tile gabled roof. There is a single face brick chimney to the eastern side of the roof and the chimney breast is visible down the western elevation. The original timber windows to the front facade have been replaced with three large aluminium frames which is disproportionate to the scale of the dwelling. The front porch is set on a brick base with a concrete topping. The porch is covered by a recent flat roof awning set on two brick piers. The dwelling has been extended to the rear with a large flat-roof extension which is a similar size to the original dwelling.

The front yard is well maintained grass with a concrete footpath leading to the front door. There are no established plantings. Unlike most dwellings along the northern side of Chiswick Road, the site has a face brick boundary wall.

---

---

The dwelling is in a good condition.

#### **41 Chiswick Road**

The dwelling at 41 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro walls and a cement tile hipped roof. There is a single face brick chimney to the front of the roof, with a chimney breast visible down the front elevation. The chimney breast appears to have been cleaned and repointed recently, otherwise the brick has been replaced. Windows are timber double hung with aluminium framed flyscreens and four long panes of glass to each window. There is no covered porch, though the front entrance is located just inside a brick enclave. The dwelling has not been extended to the rear.

The front yard is well maintained. There are no established plantings though the front yard contains a garden bed which runs along the front of the building. There is no front boundary fence.

The dwelling is in a good condition.

#### **43 Chiswick Road**

The dwelling at 43 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro walls and a cement tile gable roof. There is a single face brick chimney to the eastern side of the roof and the chimney breast is visible down the eastern elevation. Windows are timber double hung with aluminium framed flyscreens and four long panes of glass to each window. There is no covered porch, though the front entrance is located just inside an enclave. The dwelling has been extended to the rear with a single-storey, flat roof addition.

The front yard is well maintained. There are several young trees in the front yard as well as a garden bed directly in front of the dwelling. There is no front boundary fence.

The dwelling is in a good condition.

#### **47 Chiswick Road**

The dwelling at 47 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro walls and a cement tile hipped roof. There is a single face brick chimney to the front of the roof, with a chimney breast visible down the front elevation. Timber windows have been replaced with wide aluminium framed windows. There is no covered porch, though the front entrance is located just inside a brick enclave. There is a set of five tiled stairs leading up to the front entrance with a simple steel balustrade. The dwelling has been extended several times to the rear. A large granny flat or shed has also been added to the rear north west corner of the site.

The front yard is well maintained. There are no established plantings though the front yard contains a garden bed which runs along the front of the building. There is no front boundary fence.

The dwelling is in a good condition.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

### 27 Chiswick Road

- Modern dwelling constructed on site\*
- Integrity = Nil

### 29 Chiswick Road

- Air-conditioning unit in window\*
- Tiled porch
- Partially enclosed porch\*
- Single-storey extension to the rear
- Integrity = Moderate

### 33 Chiswick Road

- Single-storey extension to the rear
- Integrity = High

### 35 Chiswick Road

- Aluminium clad walls to imitate wide weatherboards\*
- Replaced roof and guttering
- Repointed brickwork
- Aluminium framed flyscreens to the outside\*
- Single-storey extension to the rear
- Granny flat to the rear
- Recent garden beds to the front yard
- Integrity = Moderate

### 37 Chiswick Road

- None
- Integrity = High

### 39 Chiswick Road

- Timber windows replaced with large aluminium framed windows to façade\*
- Flat roof awning to porch\*
- Large single-storey extension to the rear
- Integrity = Moderate

### 41 Chiswick Road

- Aluminium framed flyscreens to the outside\*
- Repointing or reconstruction of chimney breast to the front façade
- Integrity = High

### 43 Chiswick Road

- Aluminium framed flyscreens to the outside\*
- Single-storey rear extension
- Integrity = High

### 47 Chiswick Road

- Aluminium windows\*
- Several single-storey extensions to the rear
- Granny flat or shed in north west corner
- Integrity = Moderate

Overall, the integrity of the item is considered to be high. Though some modifications have occurred, the dwellings generally retain their scale, form and materiality.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1944
--------------------	------

The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east, Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The land on which the Chiswick Road Houses are located on had been privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought a portion of the Blaxcell Estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.

This item on Chiswick Road, alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Blaxcell Street, represents one of the earliest Housing Commission group developments. The fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. All of these dwellings are shown on the Water Board plan of December 1944. The dwellings remain in use as private residences.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's 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. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	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 delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.	X	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:

- A new dwelling has been constructed at 27 Chiswick Road, adjacent to an original but highly modified Housing Commission dwelling. The heritage curtilage shown below should be considered as a revised curtilage for the Cumberland LEP. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.





Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Houses Built for Housing Commission	I237
Heritage Study	Houses Built for Housing Commission	I237
National Trust Australia Register	N/A	-

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Study	Terry Kass	1995	Draft Historical Context Report: Auburn Heritage Study

### Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- 
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>

### 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 an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



No. 27 Chiswick Road.



No. 29 Chiswick Road.



No. 29 Chiswick Road.



No. 33 Chiswick Road.



No. 35 Chiswick Road.



No. 37 Chiswick Road.



No. 39 Chiswick Road.



No. 41 Chiswick Road.



No. 43 Chiswick Road.



No. 47 Chiswick Road.



Streetscape view, Chiswick Road.



Streetscape view, Chiswick Road.



Streetscape view, Chiswick Road.



Streetscape view, Chiswick Road.