

Heritage Inventory Sheet

Item Name	Houses built for Housing Commission		
Recommended Name	Clyde Street Houses Built for Housing Commission		
Site Image			
Address	278, 286 - 288 Clyde Street, South Granville NSW 2142		
Lot/Section/DP	2	-	877380
	53 - 54	-	35007
Current LEP ID	I238 (Cumberland LEP)		
Former LEP ID	I604 (Parramatta LEP)		
Heritage Conservation Area	Included, Blaxcell Estate Conservation Area		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Revised curtilage recommended – refer below

Statement of Significance

The houses at 286 and 288 Clyde Street, South Granville are of significance for the local area for historic and social reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Chiswick Road and Blaxcell Street, this group of cottages were the first group development constructed by the newly formed Housing Commission in 1944. This group of houses show the standard of early Housing Commission development. The item is socially significant for its connection to the Government Housing Commission, who built the cottages.

Criteria Assessment

a) Historic	The item is of significance as part of the first group development constructed by the newly formed Housing Commission in 1944.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item is socially significant for its connection to the Government Housing Commission, who built the cottages.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item meets the local criteria as a representative example of Government provision of housing undertaken by the Housing Commission.

Physical Description

The houses on Clyde Street form part of an estate of Housing Commission houses which includes both brick and fibro dwellings. 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. There were originally six houses, all of which were fibro clad, however, only two remain extant.

278 Clyde Street

The original dwelling at 278 Clyde Street has been demolished and replaced with a modern dwelling. The new dwelling built c. 2014 is not a heritage item and should be removed from the listing.

286 Clyde Street

The dwelling at 286 Clyde Street has stretcher bond brick walls with a terracotta tiled roof. The roof has a gable with projecting gable front, with a brick external chimney with steps and string line. A vent is installed within the wall underneath the projecting gable. The original low brick fence with bullnose brick coping and dentils below with a wrought iron gate has been added to, with a horizontal aluminium slat fence adding height to the fencing. Heavy vegetation cover within the road-facing portions of the house impede the view from the public domain.

288 Clyde Street

The dwelling at 288 Clyde Street has stretcher bond brick walls with a terracotta tiled roof. The roof has a gable with weatherboard boxed ends and a brick external chimney with steps and string line. The original low brick fence with bullnose brick coping and dentils below with a wrought iron gate is extant, and a box hedge has been planted behind this fence to provide an additional visual buffer. A weatherboard extension has been erected to the rear of the dwelling.

Overall, the two dwellings are well maintained, and their condition is good.

Condition	Good	Fair	Poor
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Alterations and Additions

No. 286

- Aluminium slat fence*
- Heavy vegetation

No. 288

- Rear weatherboard extension

Overall, the integrity of 286 and 288 Clyde Street, South Granville is high. With the exception of the installation of the aluminium slat fence at 286 Clyde Street, modifications have been sympathetic in nature and do not detract from the significance of the group of items.

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

Historical Notes

Construction years	1944
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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 two houses at 286 and 288 Clyde Street, South Granville 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 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 Clyde Street, alongside the houses in Blaxcell Street, Oakleigh Avenue, Montgomery Avenue and Chiswick Road, represents one of the earliest Housing Commission group developments. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state. Many 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.		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.		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).			
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- The original dwelling at 278 Clyde Street has been demolished and replaced and the new build has no heritage significance. The heritage curtilage shown below should be considered as a revised curtilage for the 'Houses built for Housing Commission' on Clyde Street in 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	I238
Heritage Study	Houses built for Housing Commission	I238
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

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>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

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. 286 Clyde Street.



No. 286 Clyde Street.



No. 288 Clyde Street.



New dwelling at 278 Clyde Street.