

Heritage Data Form

ITEM DETAILS							
Name of Item	Bardwell Valley Heritage Conservation Area						
Other Name/s Former Name/s	Lansdowne and Hamilton Streets Heritage Conservation Area						
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—Urban Area						
Area, Group, or Collection Name							
Street number	n/a						
Street name	Lansdowne Street, Hamilton Street						
Suburb/town	Bardwell Valley					Postcode	2207
Local Government Area/s	Bayside						
Property description	Various properties						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>The Bardwell Valley Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision.</p> <p>The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>Lansdowne and Hamilton Streets are parallel streets linking Lorraine Avenue in the north with Wollongong Road in the south. The land slopes down from the south towards Bardwell Valley. Houses in Lansdowne and Hamilton Streets are generally intact examples of Federation bungalows of similar size, form and detail. Most of the original housing has double gables facing the street with deep front entry porches and verandahs, terracotta pitched roofs and face brick walls. The houses are set within established formal gardens, and generally have low picket or brick fences.</p> <p>The streets are wide with grassed verges and some street trees. Carparking is generally at the side of original houses in open hardstands and carports. Some more recent, generally over-scaled development has intruded into the consistency of the scale and character of some parts of the study area.</p>					
Physical condition and Archaeological potential	<p>The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings.</p> <p>The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.</p>					
Construction years	Start year	c.1920s	Finish year	Ongoing	Circa	<input type="checkbox"/>
Modifications and dates	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

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HISTORY	
Historical notes	<p>The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish.</p> <p>Bardwell Valley was originally the name used to describe the land beside Bardwell Creek in the suburb of Bardwell Park. The suburb was formed in 1896 from parts of Arncliffe that bordered the valley and creek. Bardwell Park was named after free settler Thomas Hill Bardwell, a wealthy pastoralist from southern New South Wales, who purchased the land in 1883.</p> <p>After much development had taken place in the Arncliffe and Bardwell Park areas during the early 1900s, Bardwell Valley was the last remaining area with any significant cover of natural vegetation. The area comprising Lansdowne and Hamilton Streets was purchased in 1918 by builder William Lansdowne, who subdivided the land as the Lansdowne Estate.</p> <p>The first houses in the estate were built in 1921 in Lansdowne Street. The first houses in Hamilton Street were not built until 1923. By 1925 all the original houses within the study area had been constructed.</p>

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Bardwell Valley Heritage Conservation Area is historically significant at a local level as an intact example of an early twentieth-century subdivision in the Bayside area, subdivided by local builder William Lansdowne, and for its representation of the development of Bardwell Valley. The streets are representative of the nature of suburban growth at that time with the expansion of the rail line.</p> <p>The area is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the area, there is no evidence that the area has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The area does not meet the threshold for inclusion under this criterion</p>
Aesthetic significance SHR criteria (c)	<p>The Bardwell Valley Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating good examples of interwar architecture, built to a consistently high quality with high aesthetic values. The fine detailing of many of the contributory houses and listed heritage items is an important feature. Important aesthetic characteristics of the area includes its consistent streetscapes, single-storey character, established gardens, forward-facing double gabled roof forms, and the consistent material palette of face brick, roughcast render, sandstone base courses, timber joinery and leadlight windows. Evidence of the historic subdivision pattern is demonstrated by the consistency in the built form.</p> <p>The area is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area.</p> <p>The archaeological potential of the area has not been assessed, but should be assessed in future to determine if it has research potential to contribute to a better understanding of the history of the area.</p> <p>The area has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The area demonstrates intact examples of Federation and interwar architecture and elements of early twentieth-century planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The area does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The area represents principal characteristics of Federation and interwar architectural typologies, with particularly fine examples of Federation dwellings. These architectural typologies were common at this time as early estates were subdivided and populations increased in the suburbs.</p> <p>The area is considered significant at a local level under this criterion.</p>
Integrity	<p>The area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness.</p>

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HERITAGE LISTINGS

Heritage listing/s	2 Hamilton Street, 'Californian Bungalow cottage', Item 81
	3 Hamilton Street, 'Californian Bungalow cottage', Item 82
	13 Lansdowne Street, 'Californian Bungalow house', Item 86
	17 Lansdowne Street, 'Brick Californian Bungalow house', Item 87

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Study	Terry Kass	Rockdale Heritage Study	1989	Bayside Council
Book	Terry Kass	Rockdale Heritage Study—Thematic History	1989	Bayside Council

RECOMMENDATIONS

Recommendations	<p>The Bardwell Valley Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the <i>Bayside Local Environmental Plan 2021</i>.</p> <p>The heritage significance and historic character of the Bardwell Valley Heritage Conservation Area should be preserved through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained and conserved. The single-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained.</p> <p>A detailed character statement and development controls specific to the Bardwell Valley Heritage Conservation Area should be included within the <i>Rockdale Development Control Plan 2011</i> (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.</p>
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SOURCE OF THIS INFORMATION

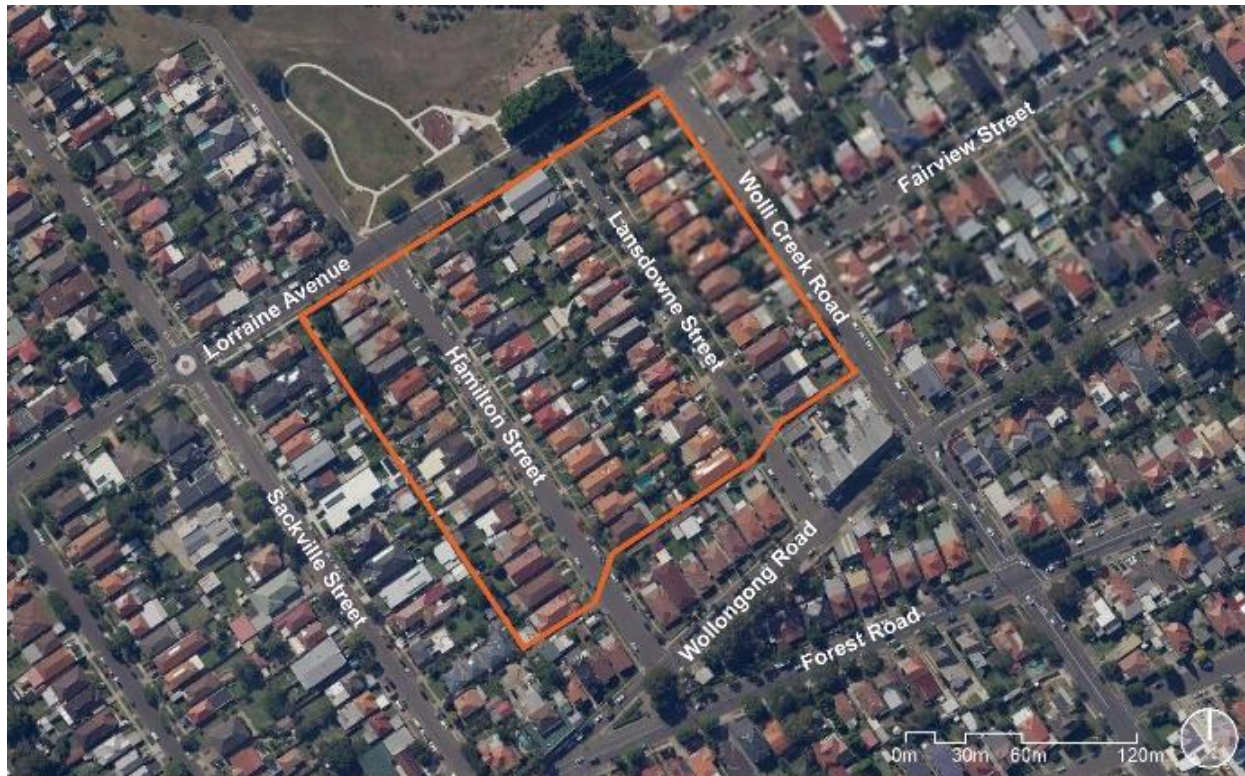
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	Year of study or report	2019
Item number in study or report	2		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	October 2019

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Lansdowne and Hamilton Streets Heritage Conservation Area.				
Image year	2019	Image by	NSW SIX Maps with GML overlay	Image copyright holder	NSW SIX Maps / GML Heritage

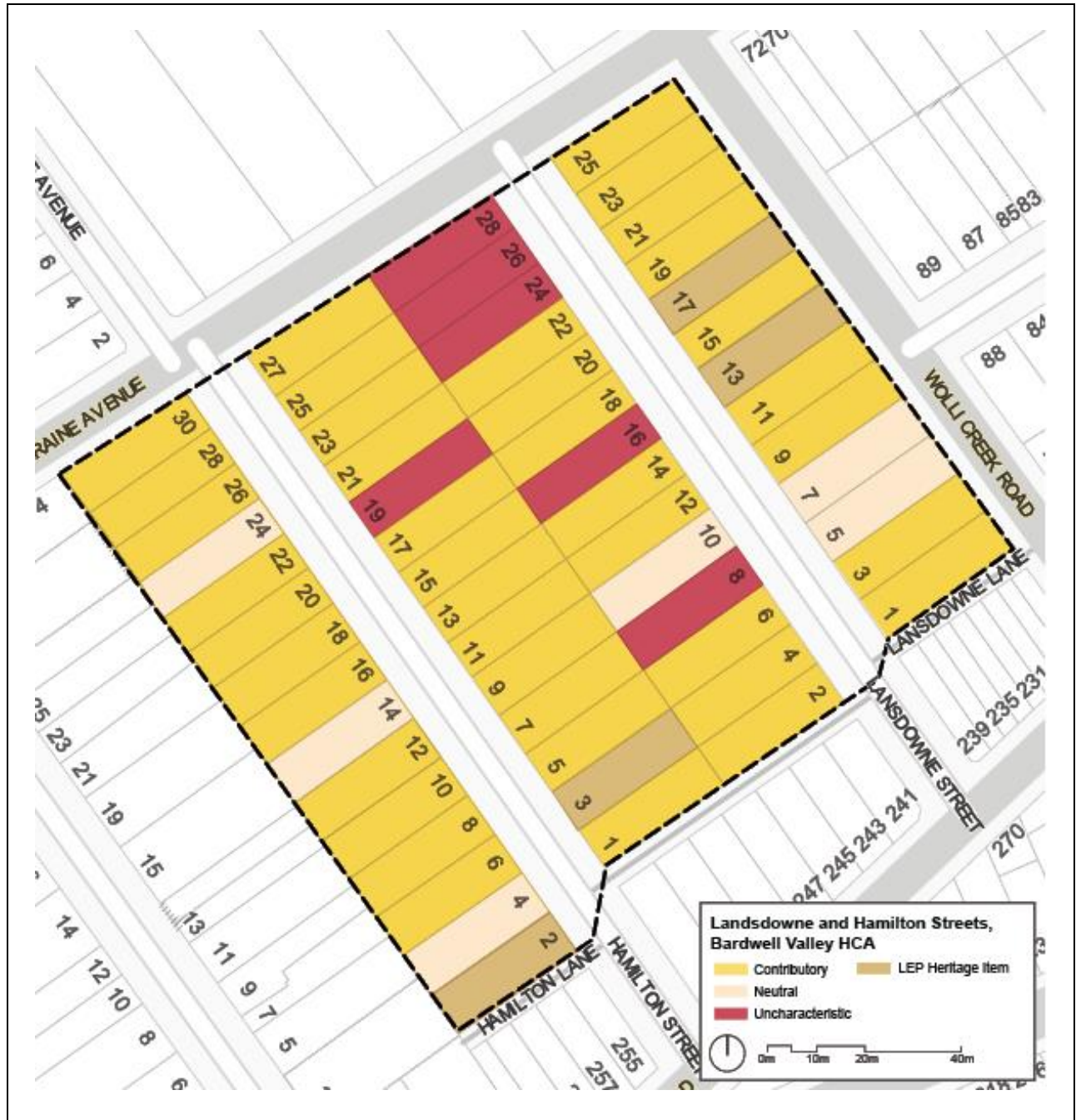


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Please supply images of each elevation, the interior and the setting.

Image caption	Classification of buildings within the Lansdowne and Hamilton Streets HCA.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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Please supply images of each elevation, the interior and the setting.

Image caption	Historic aerial photograph of the study area with overlay showing proposed HCA boundary.				
Image year	1943	Image by	NSW SIX Maps	Image copyright holder	NSW SIX Maps



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Please supply images of each elevation, the interior and the setting.

Image caption	Intact streetscape in the study area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the study area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwellings in the study area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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Please supply images of each elevation, the interior and the setting.

Image caption	Subdivision plan showing the study area, c.1920s.				
Image year	c.1920s	Image by	NSW Land Registry Services	Image copyright holder	NSW Land Registry Services

