

NSW State Heritage Inventory form

ITEM DETAILS							
Name of Item	Palmerston Avenue Urban Conservation Area						
Other Name/s Former Name/s							
Item type	Conservation Area						
Item group	Residential buildings						
Item category	Residential flat buildings, streetscape						
Area, Group, or Collection Name	Palmerston Avenue Urban Conservation Area						
Street number	All addresses						
Street name							
Suburb/town	Bronte			Postcode	2024		
Local Government Area/s	Waverley Council						
Property description							
Location - Lat/long	Latitude				Longitude		
Location - AMG	Zone	MGA Zone 56 (GDA 94)	Easting			Northing	
Owner	Multiple						
Current use	Residential						
Former Use							
Statement of significance	Palmerston Avenue in Bronte provides a significant streetscape of residential flat buildings of cohesive forms and massing. Most residences were built between 1920 and 1940 and are of Inter War Style. The area is of local, historic and aesthetic significance.						
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Various
Builder/ maker	Various
Physical Description	<p>Consistent construction during the Inter War years has provided a streetscape at the eastern end of Palmerston Avenue of residential flat buildings of cohesive form alignments and massing. Most of the buildings are two or three storeys of height and of Inter War Art Deco or inter War Free Classical styles. These residences were built around 1940 and constructed in decorative, stepped face brick mostly with parapets. Residential flat building commenced in Sydney in the mid Federation Period with the first recorded example being constructed in 1906 in Windmill Street, Millers Point. Housing shortages of World War I saw many existing large Federation residences converted to flats. The process continued through the Inter War period with new construction adapting revival forms and the newly evolved Art Deco and Functionalist styles. Stylistic influences were often combined with single and double fronted hip roofs common to all styles.</p>

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Physical condition and Archaeological potential						
Construction years	Start year		Finish year		Circa	<input type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY

Historical notes	The area was largely developed during the Inter-War period. (Marlborough Estate subdivision).
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THEMES

National historical theme	4. Building settlements and towns
State historical theme	Towns, suburbs and villages: activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages; Land tenure: activities and processes for identifying forms of ownership and occupancy of land and water.

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	
Historical association significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	

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Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	
Integrity	

HERITAGE LISTINGS

Heritage listing/s	Waverley Local Environmental Plan 1996 (Amendment No. 33)
	Waverley Local Environmental Plan 2012, Schedule 5 Conservation Area C6

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
Heritage Study	Ines Meyer and Colin Brady	Waverley Heritage Assessment	2007	Waverley Council

RECOMMENDATIONS

Recommendations	<p>A Statement of heritage impacts is to be prepared for proposed development in the conservation area. To conserve the character of the proposed Palmerston Avenue heritage urban conservation area, it is recommended that all items contributing to the conservation area be retained. All additional works should be consistent to the scale, detail and alignment of existing built forms.</p> <p>New construction should retain and enhance the relationship of built form to the topography and street frontage. New construction should also respond to the topography and hard and soft landscape. It should adopt the established face brick and tile character of the setting with decks, balconies and verandahs set into the building and not cantilevered over open space. New works should also maintain existing open space around residential flat buildings and associated tree planting. Additional construction should only be of secondary nature to the established building forms and landscape features. New vehicle entries should be limited and of single vehicle width, constructed in close response to the established topography. In case of balcony additions or alteration, metal or face brick balustrades should be preferred to glazed balustrading. Preference should also be given to pitched roof forms, while all new roofs should respond to and defer to the established terra cotta tile roofscape.</p> <p>Any upward addition to existing buildings should be provided within existing roof voids and related localised projections of roof forms. Exposure of 'in roof' additions to the street is to be minimal. All roof additions are to retain and enhance existing traditional roof detailing in particular lined eaves, ridge hip and barge detailing. Traditional finishes and detailing of existing Inter War flats is to be retained and enhanced. External face brick should not be rendered while roof tiles are only to be replaced with terra cotta tiles of like colour finish and profile. Painted timber window frames and sashes should be retained in existing patterns including secondary horizontal glazing bars. Lobbies stairways and entry doors are significant elements of original design in Inter War flats. Detailing to these areas should be</p>
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	<p>maintained and enhanced by appropriate lighting, colour finishes and floor coverings. Original finishes including etched or leadlight glazing, floor tiling, architectural terra cotta (faience) mouldings, timber panelling and moulded plaster ceilings should be maintained and conserved. Externally sandstone paving and planter beds, low rendered or stone fence lines, wrought metal railings and established planting should be maintained. No vehicle parking or garage/carport structures should be constructed forward of the established building lines.</p>
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SOURCE OF THIS INFORMATION			
Name of study or report	Waverley Heritage Assessment	Year of study or report	2007
Item number in study or report	8		
Author of study or report	Ines Meyer and Colin Brady		
Inspected by			
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Rosanne Paskin, Colin Brady and Kate Higgins	Date	2012 to 2013

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