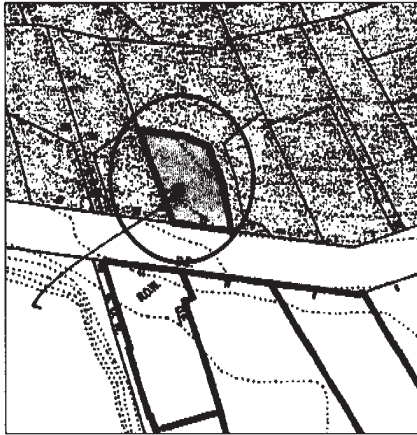


21 Lorne Avenue KILLARA



Location plan

PROPERTY DESCRIPTION:

Lot 1 DP 409107

HERITAGE LISTING STATUS:

Ku-ring-gai KPSO

ASSESSMENT OF SIGNIFICANCE

The site is considered to be of local historic and limited aesthetic significance. It is historically significant as representative of the early twentieth century development of the area following the initial subdivisions and development around Killara Station.

Aesthetically, the building represents no particular style and its garden setting and curtilage has been reduced due to earlier subdivision and Post-war development. The building makes no particular contribution to the streetscape and does not particularly contribute to the heritage items located opposite the site.

RECOMMENDATIONS

Listing

In the context of 2 (d3) development surrounding the site, the heritage listing of No. 21 Lorne Avenue should be removed.

Mitigation for 2 (d3)

It is considered that an interface zoning of three storeys around the site will not necessarily reduce or mitigate visual impacts on the item, even with setback and screen planting, the item would remain as an isolated element and significance totally compromised. Retention of the building and possible incorporation of the structure into any new development would similarly have unacceptable impact on the heritage significance of the item, as a detached single home.

DESCRIPTION

Location

The property is located on the northern side of Lorne Avenue which extends between the Pacific Highway to the west and Culworth Avenue to the east. The allotment runs on a north /south axis.

The Surrounding Context

This section of Lorne Avenue generally comprises of a mix of one and two storey Inter-war and Post-war residential development. Three heritage items and one potential heritage item are located opposite and diagonally opposite the site, on the southern side of the street. The topography on the southern side of the street generally rises. The buildings, all dating from the Inter-war period which is generally elevated above street level. The topography of the northern side of the street varies and generally falls away from the street to the north. The northern side of the street features a number of battleaxe properties with houses generally interspersed by access driveways and buffer planting.

The street kinks just east of the subject site with open park located at the southern corner of Lorne and Culworth Avenues. A large playing field and ovals are located at the south western, Pacific Highway end of the street.

Streetscape setting

The streetscape character is affected by the kink in the road and, on the northern side of the street, varied lot pattern caused by the battleaxe subdivision particularly around the subject site, in direct contrast to the wide frontage and large allotments of the properties at the south eastern end of Lorne Avenue. The building is not in the visual catchment of the three heritage items opposite.

Lorne Avenue is a relatively wide dual carriageway and features a number of street trees, which generally enhance the built context.

The building, like the adjacent development on the northern side of the street is sited below street level. It is not highly visible when looking east along Lorne Street, being obscured by adjacent built development and planting. The main view corridor is from the east, looking west along Lorne Avenue.

Description of Building

No. 21 Lorne Avenue, *Wintergarden*, is a two storey Federation Arts and Crafts dwelling constructed in face and roughcast rendered brick to the upper level with dominant hipped roof clad in terracotta slate tiles and rendered chimneys with terracotta pots. The asymmetrical front façade features extended roof line which extends across the eaves line and paired, multipaned double hung, timber framed windows and entry door. A heavy timber gabled roof suspends over the central entry doors which are also fronted by semi-circular concrete patio and steps and front garden. A gable roofed wing extends out of the eastern façade of the building. A gable roofed carport is attached to the western façade of the house.

The building is setback from street frontage which features a low sandstone fence and perimeter planting. It would appear that the fence also features some posts now removed (post holes remain). The front garden is bordered by small ornamental trees and shrubs including camellias and a mature date palm. A grove of Alexander palms is located in the, south eastern corner of the site. A graded driveway extends parallel to the western site boundary to the carport.

The building appears to be in sound and good condition externally. Both house and front garden appear well maintained.

Curtilage

The building appears to occupy a reduced lot boundary. The building extends across the relatively small site and is sited relatively close to the western site boundary, with only driveway and narrow garden bed between. The building also extends to the eastern site boundary which is skirted by planting and another driveway accessing the battleaxe to the rear of the site.

HISTORICAL SUMMARY

The site is part of 80 acres originally granted by Crown Grant to Edwin Booker in 1821. The establishment of the North Shore Railway Line was the catalyst for major development in Killara. James George Edwards, a teacher turned land developer brought up portions by 1890 and between 1893 and 1899 he was marketing the subdivisions known as "Springdale Estate" as a desirable suburb for "gentlemen of means". Another subdivision to the north of the main Springdale Estate was originally held by Edwin Booker and then by Robert Pockley who before 1900 marketed it as the "Pockley Estate".

Development of the area began between 1879 and 1900 when the large estates were subdivided, including the area between Powell and Stanhope streets. Land speculators Francis Antill Pockley and John Macquarie Antill, continued to subdivide and sell in 1903. Lorne Avenue was first listed in the *Sands Directory* in 1903.

The Heritage Study dates the building to pre 1900.

POTENTIAL HERITAGE IMPACTS FROM 2(D3)

The major view corridor and visual catchment to No. 21 is from the eastern end of the street, looking west along Lorne Avenue, however this is hampered by the kink in the road and planting on the site, adjacent sites and street verge.

The allotment is relatively small and house is sited close to the site boundaries. As such the potential 2 (d3) development will totally envelop the building. There may be some relief due to the topography and fall of the land north of Lorne Avenue, however this will not mitigate potential visual impacts to the immediate east and west of the site.

The significance of the place has already been reduced by the previous subdivision and loss of heritage curtilage. The property is the only heritage item on the northern side of the street, makes no particular contribution to the street and will remain an isolated element.



Figure 2.38 No. 21 Lorne Avenue, Killara.



Figure 2.39 View of the western façade of the building and carport.



Figure 2.40 View of the front yard and access to adjoining properties.