

Heritage Data Form

ITEM DETAILS					
Name of Item	Tyrell Street Heritage Conservation Area				
Other Name/s Former Name/s					
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	Tyrell Street				
Suburb/town	Gladesville	Postcode	2111		
Local Government Area/s	Ryde				
Property description	Lots 6–9, 10, 14–16, 18–22 / Section D / DP 1821; Lots 26–29, 32–36 / Section E / DP 1821; Lot 1 / DP188759; Lots A, B / DP318637; Lot 3 / DP355166; Lots A, B / DP371576; Lot 3 / DP374479; Lot A / DP385120; Lots 1, 2 / DP510376; Lots 5–8 / DP6220; Lot 37 / DP660886; Lots 1–3 / DP964666; SP43922.				
Location - Lat/long	Latitude	-33.829832		Longitude	151.123349
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The Tyrell Street Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as a remnant early twentieth century Federation streetscape in the Gladesville area. Built on an 1886 subdivision of the Gladesville Estate, it is historically significant for its ability to demonstrate subdivision lot planning and housing development reflected through the design, character and architectural styles from the late Federation period. Many of the original houses and cottages including Queen Anne style dwellings and Arts and Crafts style bungalows, built in this period remain providing an aesthetically pleasing visual coherence and consistency with a recognisable Federation character. The area is representative of the historical development of Gladesville and the shift from farmland and large estates with villas, to denser subdivision and suburban development during the early twentieth century. The streetscape is largely intact.</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>The Tyrell Street Heritage Conservation Area is a residential streetscape characterised by single-storey late Federation period cottages representing a range of architectural styles from the early twentieth century. The street is set on a gentle slope between Ross Street and Western Crescent. The land either side is generally flat but begins fall on the south side. The area largely retains its original subdivision pattern, with some changes at either end of the street, and a small number of allotments having been reduced in size through later subdivision.</p> <p>There is a large proportion of original housing stock, demonstrating popular typologies from the late Federation period including Queen Anne style dwellings and Arts and Crafts style bungalows. Houses from this period are consistent in scale and overall form. The material palette is varied with a range of roofing materials, wall cladding, colour schemes and ornamentation. Setbacks are generally shallow with small private gardens adjoining the street and front fences or hedging defining the boundary. Garages are generally at the rear accessible via a driveway, but carports to one side are not uncommon.</p> <p>Most of the buildings on Tyrell Street are contributory to the character and amenity of the conservation area, with a number of later infill dwellings, which are generally neutral. Most dwellings have been extended or altered in some way to varying degrees of intrusion. There is also some uncharacteristic double-storey infill development, ranging from 1970s blond brick to modern rendered project homes.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern, except for a small number of allotments bought up by landholders then resubdivided into a higher number of allotments. There are several uncharacteristic infill dwellings from the 1970s onwards. Most houses are in good condition. The archaeological potential of the area is unknown.					
Construction years	Start year	1909	Finish year	Ongoing	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

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HISTORY

Historical notes

Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.

John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.

In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area.

After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time.

Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures.

All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows.

Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold.

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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

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Tyrell Street Heritage Conservation Area is culturally significant at a local level as a representative of the early development of Gladesville and demonstrating a range of architectural typologies. Constructed on an 1886 subdivision of the Glades Ville Estate, the street contains several original cottages that would have once been throughout the immediate area.</p> <p>The area meets the threshold of local significance under this criterion.</p>
Historical association SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the street has a strong or special association with a 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 Tyrell Street Heritage Conservation Area contains several original dwellings from the early twentieth century/late federation period. The remaining dwellings have some aesthetic significance when considered as individual buildings or as a building group, but the street also contains many intrusive elements that reduce the overall aesthetic significance of the street and disrupt its consistency.</p> <p>The area does not meet the threshold for inclusion 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 in this report and should be gauged in order 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 several intact and modified examples of federation period architecture. 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>

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Representativeness SHR criteria (g)	<p>Tyrell Street is representative of an early twentieth century streetscape which remains somewhat intact despite later intrusive infill development. It contains several original single-storey detached dwellings demonstrating architectural characteristics of late Federation period typologies, through their form, small scale, moderate setbacks, and low fences.</p> <p>The area is considered significant at a local level under this criterion.</p>
Integrity	<p>The Tyrell Street Heritage Conservation Area is somewhat intact despite modifications, with most houses on the street having a contributory or neutral impact on the character of the heritage conservation area. There are number of intrusive infill dwellings that are inconsistent with this character. Modifications to the original dwellings have generally been sympathetic and has not impacted the overall visual amenity of the street.</p>

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HERITAGE LISTINGS

Heritage listing/s	3 Tyrell Street, 'Federation style dwelling,' Item 135
	42 Tyrell Street, 'Federation style dwelling,' Item 136

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	Paul Davies Pty Ltd	City of Ryde SHI Review – Stage 1	2012	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review— Shortlist of Potential Heritage Items	2019	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	<p>The Tyrell Street Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p> <p>The heritage significance and historical character of the Tyrell Street Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern. All remaining original dwellings should be retained and conserved by maintaining their single-storey character, consistent setbacks, and the relationship of the houses to the street and to each other.</p> <p>A detailed character statement and development controls specific to the Tyrell Street Heritage Conservation Area should be included within the Ryde Development Control Plan 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 development control plan as contributory, neutral or uncharacteristic, through mapping and schedules.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review	Year of study or report	2019
Item number in study or report	C5		
Author of study or report	GML Heritage		
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	31 May 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 Tyrell Street Heritage Conservation Area.				
Image year	2018	Image by	NSW SIX Maps with GML overlay	Image copyright holder	NSW SIX Maps / GML Heritage



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IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	Unknown	Image by	State Heritage Inventory	Image copyright holder	State Heritage Inventory



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

Image caption	Contributory dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

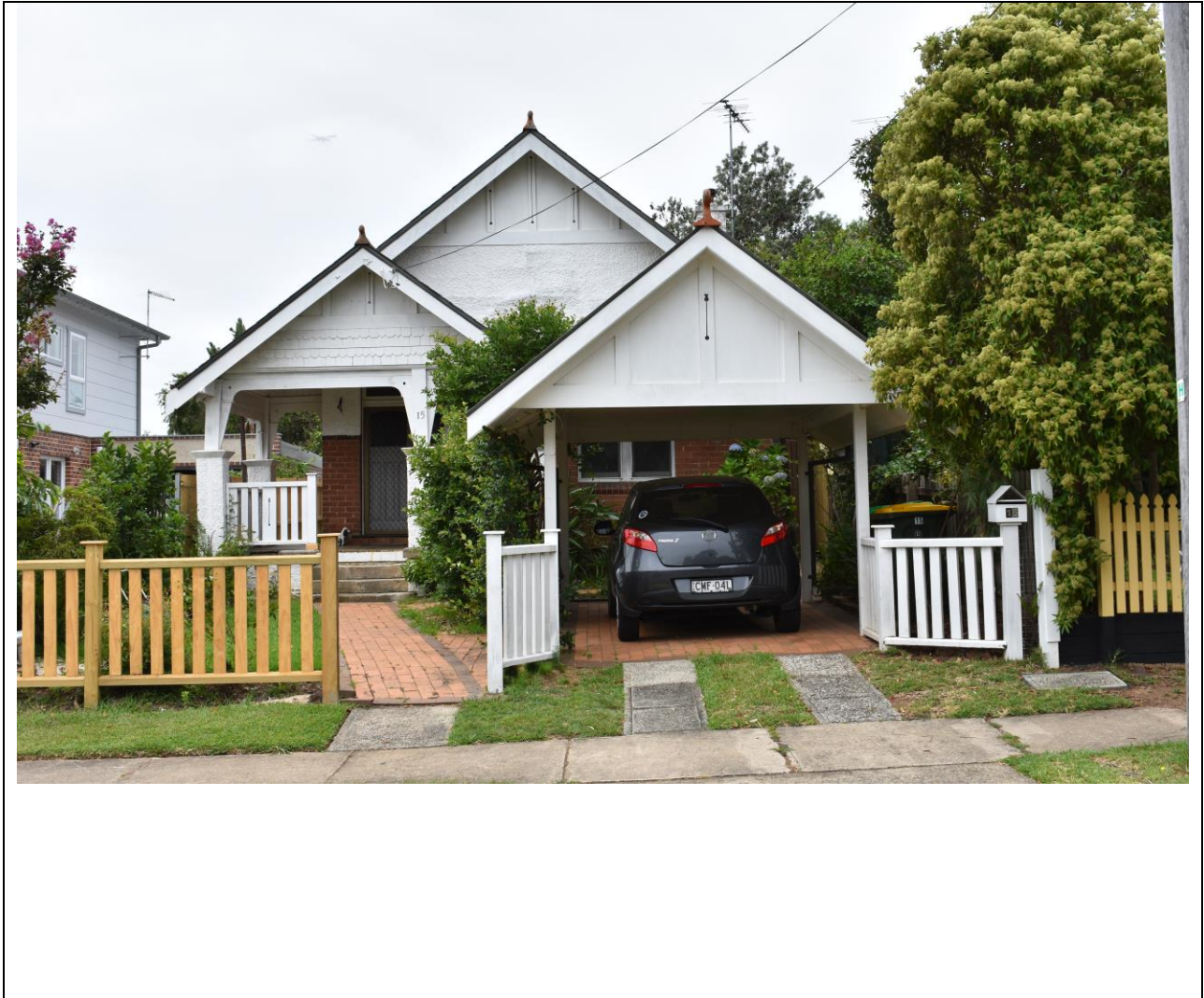


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IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	2019	Image year	2019	Image year	2019



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IMAGES - 1 per page

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

Image caption	The 1886 Gladesville Park subdivision showing Tyrell Street between Sections D and E.				
Image year	1886	Image by	Hardie & Gorman	Image copyright holder	State Library of NSW

