

ALLOA PARK ESTATE PRECINCT

Address	154-156 – 170 Hall Street, Spotswood
Significance	Local
Construction Dates	Circa 1930 – circa 1961
Period	Interwar and Post WWII
Date Inspected	2021



Statement of Significance

What is Significant?

The single storey buildings at 154-156 – 170 Hall Street, Spotswood, constructed after the subdivision of the *Alloa Park Estate* in 1926, are significant to the City of Hobsons Bay.

Contributory places include:

- Nos 154-156, 158, 160, 162, 164, 166, 168A, 168B, 170.

The following original elements also contribute to the significance of the place:

- Subdivision pattern,
- Consistent setbacks,
- Original hipped or gabled roof forms,
- Tiled roofs, either terracotta or concrete,
- Gabled ends with timber shingles, etc.
- Face brick and/or rendered chimneys.
- Wide ventilated eaves, some with exposed rafter ends,
- Intact walls of face brick and render,
- Intact timber-framed walls clad in timber boards,
- Timber framed-sash windows.
- Square box frame and bay windows,
- Leadlight to Interwar period places,

- Original/early front fences to nos 158, 160 and 170.

How is it Significant?

The single storey buildings between 156 and 170 Hall Street, Spotswood are historically and aesthetically significance to the City of Hobsons Bay.

Why is it Significant?

The Alloa Park Estate Precinct is historically significant as it illustrates the attraction of Spotswood as a residential area in the Interwar period, when private and public investment was directed towards the suburb.

The northern part of the precinct originally formed the grounds of the red brick villa *Alloa* at 168 Hall Street, which was constructed in 1908 (affected by HO141). The grounds of *Alloa* were consolidated with a larger southern parcel by William James McNeillage and subdivided in 1926 as the *Alloa Park Estate* – a reduced curtilage was kept around *Alloa* equivalent to Lot 3 of the subdivision. Houses on the prime lots in the subdivision to Hall Street were subsequently constructed during the Interwar period beginning in the late 1920s, when the surrounding area was undergoing considerable development.

In 1961, the Hall Street frontage of *Alloa* was subdivided to create two lots (and a narrow driveway through to the substantive part of the site) which were subsequently developed with the extant gable roofed houses. This continued interest in the precinct area into the Post-WWII period is indicative of the ongoing residential and industrial activity that occurred in Spotswood during that period, when the suburb became a major centre in the petrochemical industry. The two phases of subdivision – 1926 and 1961 – remain readily identifiable. (Criterion A)

The Alloa Park Estate Precinct is aesthetically significant to the City of Hobsons Bay as a contained and cohesive group of fine and intact examples of Interwar and Post-WWII period architectural styles, seldom seem in such concentration within the municipality. The Interwar period places exhibit a confident display of domestic architectural styles popular during that period, including the Bungalow, Spanish Mission and Old English, while the Post-WWII period places are distinguished by the more retained aesthetic of the Moderne. (Criterion E)

Description

The precinct consists of a group of substantial houses constructed during the second half of the Interwar period and across the Post-WWII period on the east side of Hall Street between Craig and McNeillage streets. It forms an outlying residential group in the largely industrial southern edge of Spotswood. The group is generally intact with original chimneys, roof materials and window framings intact to most places and are of a relatively high quality for Spotswood and the wider municipality.

All places are single storey with most being of masonry construction (nos 156, 158, 160, 168A+168B and 170), except for nos 162, 164 and 166 which are timber framed.

The Interwar period houses display a variety of residential building styles popular during that period including the Bungalow (nos 164 and 166), the Old English (no. 160), and some influence of the Spanish Mission style (nos 154-156 and 160). The windows are timber-framed, grouped, and feature some leadlight and often stained glass to the upper sash.

Bungalows characteristically have an informal design which reflects the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials'. The two examples in the precinct (nos 164 and 166) reflect the typical use of a broad gable roof (the main ridge can be either transverse [parallel to the street front] or perpendicular to it) and unglazed terracotta tiles cladding with relatively short and simply detailed chimneys. Windows are timber-framed and grouped in bays or boxed-framed units. Porches typically are masonry and consist of a low balustrade wall and piers and columns or posts.



Two bungalows - no. 166 (left) and no. 164 (right)

Two houses reflect some Spanish Mission style detailing (nos 154-156 and 162). Characteristic of this style are barley twist columns (as at no. 164), usually employed to the front porch, and/or a triple arcade (as at no. 154-156). These elements might be applied to a 'base' bungalow.

One house is indicative of the Old English/Tudor Revival style (no. 160), which was popular during the mid to late 1930s. This style is recognisable by steeply pitched gable roofs with corbelling and as seen in this example, rendered walls with some contrasting brickwork detailing.



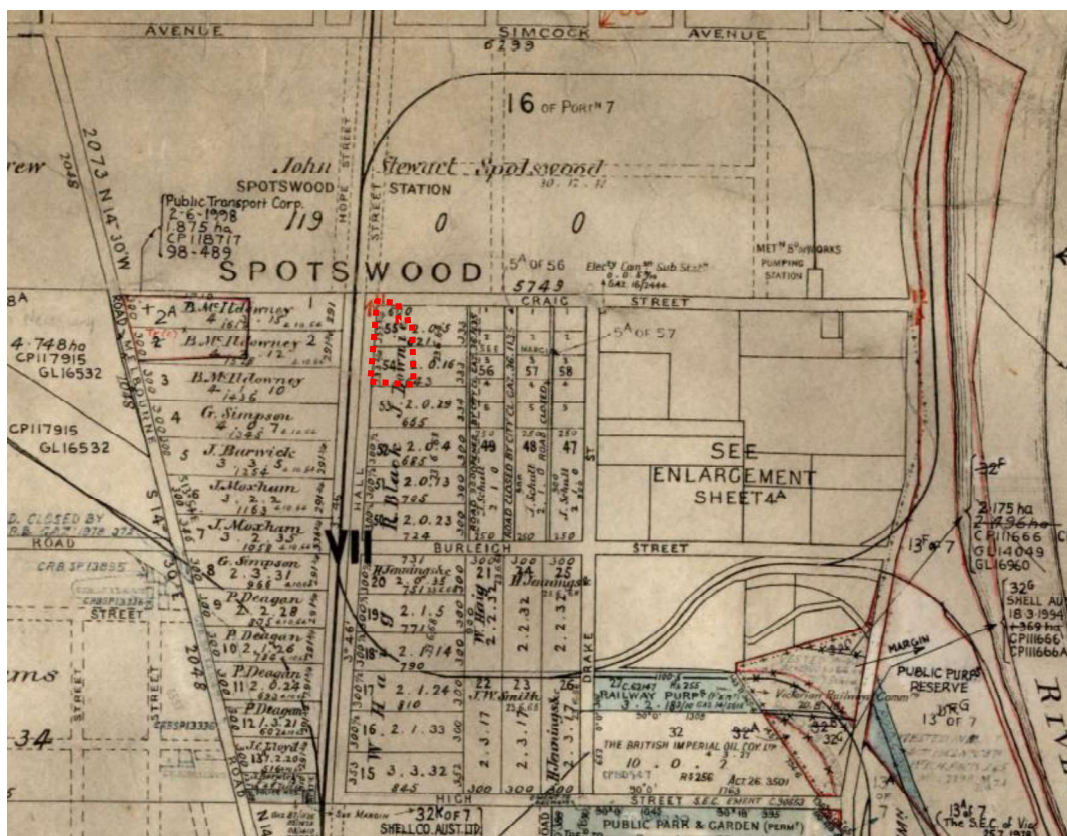
South end of the precinct (from right to left) - no. 156 (Spanish Mission influence), no. 158 (Moderne style), and no. 160 (Tudor Revival style)

The Post-WWII places at nos 158, 168A, 168B and 170 exhibit influences of the Moderne style in their generally restrained or unadorned aesthetic with tile clad, hipped roofs, broad chimneys to the front, and cream brick walls (some with limited brown brick trim).

Contextual History

The suburb of Spotswood covers the unceded Country of the Yalukit-Willam people of the Kulin nation, who maintain an ongoing cultural connection to the land. This low-lying, riverside environment was alienated from the late 1830s and the early crown Allotments are evident on the below Parish Plan.

Active amongst the early landowners was John Stewart Spottiswoode, who took up 119 acres (48 ha) below Stony Creek in 1841, grazing cattle (mainly for dairying) and running a basalt quarry and punt service across the Birrung/Yarra. As a 'pioneer', whose children were also locally notable, a simplification of Spottiswoode's family name was eventually bestowed upon the area, replacing the earlier usage of Edom and Spottiswoode.¹



(Source: Cut Paw Paw Parish Plan, C345(19))

After the initial land sales, the Spotswood area remained largely unimproved with little residential or industrial development, save for the dairy farm that John Spotswood's began on his large holding.² Spotswood's also established a punt from Melbourne where his holding met the river, which operated as late as the 1880s.³

The Melbourne to Williamstown railway line bisected the area when it was constructed in 1859, but there was little development in Spotswood to necessitate a station. Even by the time the 1864 Cox Plan was prepared, Spotswood was shown as an entirely vacant area between the burgeoning commercial and residential areas at Footscray and Williamstown.⁴

¹ Parish Plan C345(19). The allotment was Crown Allotment 16 of Section 7 in the Parish of Cut-Paw-Paw

² HO30 Spotswood Estate Heritage Precinct Citation, p3

³ HO30 Spotswood Estate Heritage Precinct Citation, p3

⁴ Cox 1864, Hobson Bay and River Yarra leading to Melbourne, SLV

Speculative land development had begun on John Spotswood's former holding by the late 1870s, but by 1878, when a railway station was opened at its current site, called Edom, the area was still described as desolate and thought underserving of a dedicated train station.⁵

It was not until the colony wide land boom of the 1880s did substantive development in the area begin in earnest, when the Spotswood Estate Company was formed for the purposes of purchasing land at Spotswood.⁶ Concurrent with interest in the area for residential development, by the 1870s and 1880s, spurred by the lasting effects of the mining activities Victoria's economy was boomed and the large tracts of undeveloped land and river and rail access in the Spotswood, Newport and Williamstown areas began to attract industry and manufacturing. Major operations that were established during this time included the Alfred Woollen Mill (1878) and Lennon's Agricultural Implements Works (established in Newport in 1887).⁷

Some of these new concerns were established operations seeking larger or better situated sites. This included T Robinson and Co. (which commenced operations in West Melbourne in the 1850s before moving to Spotswood in 1891) and the Melbourne Glass Bottle Works, which has had begun operations in South Melbourne in 1874 before moving to Booker Street in 1890.⁸ A key event in the late Victorian period industrial development of the area was the construction of the extant Sewerage Pumping Station on Douglas Parade, which was completed in 1897. It formed the centrepiece of Melbourne's modern sewerage system – a massive undertaking of interconnected public works that transformed the city's ability to handle sewerage.⁹

Residential development began in the Spotswood area as it emerged as an industrial centre. John Schutt had acquired Allotment 17 of the Parish Plan in 1890 but the land remained undivided and largely undeveloped except for the home he built off Melbourne Road.¹⁰ Development in the north of the area was constrained by Stony Creek, which formed a natural northern boundary for suburb – as well as a second water access point for Industry in addition to the Yarra River to the east. By 1894, there had been more than 60 houses constructed in John Spotswood's former holding and more to the peripheries of the holding and elsewhere.¹¹

⁵ 'The Modern Edom', Argus, 23 March 1878, p9; Vicsig, Spotswood, <https://vicsig.net/infrastructure/location/Spotswood>

⁶ HO30 Spotswood Estate Heritage Precinct Citation, p4

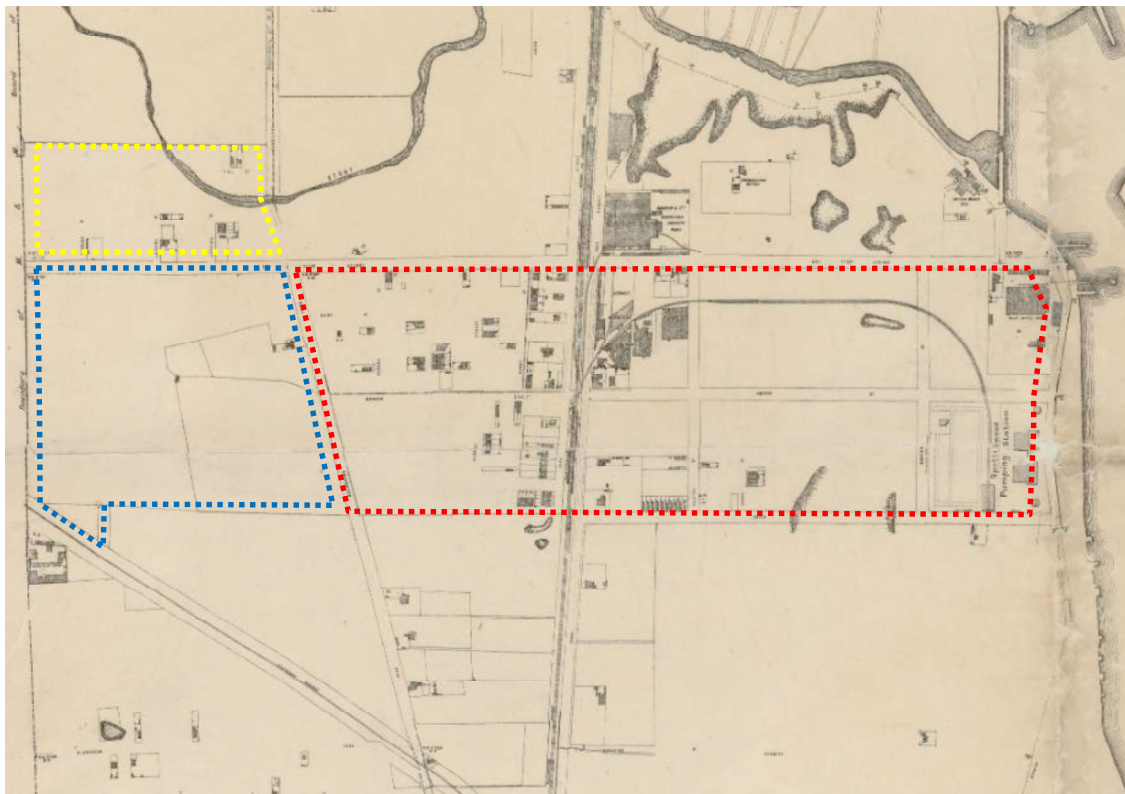
⁷ *Hobsons Bay Heritage Study, Vol1b: Thematic History*, 2003, pp22-23

⁸ *Thematic History*, p23

⁹ Victorian Heritage Database Citation, *Sewerage Pumping Station*

¹⁰ Certificate of Title, Vol. 2538 Fol. 496; MMBW Plan No.8, SLV

¹¹ Spotswood Estate Precinct Citation, pp3-5



The Spotswood Area 1899. Residential and industrial development is concentrated around the Railway Line, creek and River, with residential development largely confined to John Spottiswoode's former holdings (red) and the other Spottiswoode's Estate (yellow). Schutt's large holding (blue) remains largely undeveloped except for his own home (Source: MMBW plan no. 19, SLV)

There was perhaps no greater evidence of the burgeoning residential area than the movement for a State School, which had been mounting since the 1890s when Spotswood has been firmly established as industrial centre.¹² At that time, the closet state school in Newport was full and most children living in Spotswood had to walk to the school in Yarraville.¹³ After a petition was circulated in 1909, a temporary school was opened in a leased building in Robert Street and by 1914 a permanent school had been constructed on the present site on Melbourne Road.¹⁴

Spotswood remained an appealing area into the early Interwar period, drawn by the relative abundance of undeveloped land near central Melbourne. Schutt's large holding was acquired by the War Service Homes Commissioner in 1920 and the large area west of Melbourne Road was planned as an intensive resettlement redevelopment scheme of 250 houses.¹⁵ By 1925, 50 homes had been constructed in the precinct, with the remainder of the subdivision developed over the rest of the 20th century.¹⁶

¹² Spotswood State School No. 3659, Citation, pp3-5

¹³ Spotswood State School No. 3659, Citation, pp3-5

¹⁴ L J Blake (ed), *Vision and Realisation*, vol. 3, p20

¹⁵ Certificate of Title, Vol 4430 Fol. 955; 'Land at Spotswood', *Williamstown Chronicle*, 28 October 1922, p2

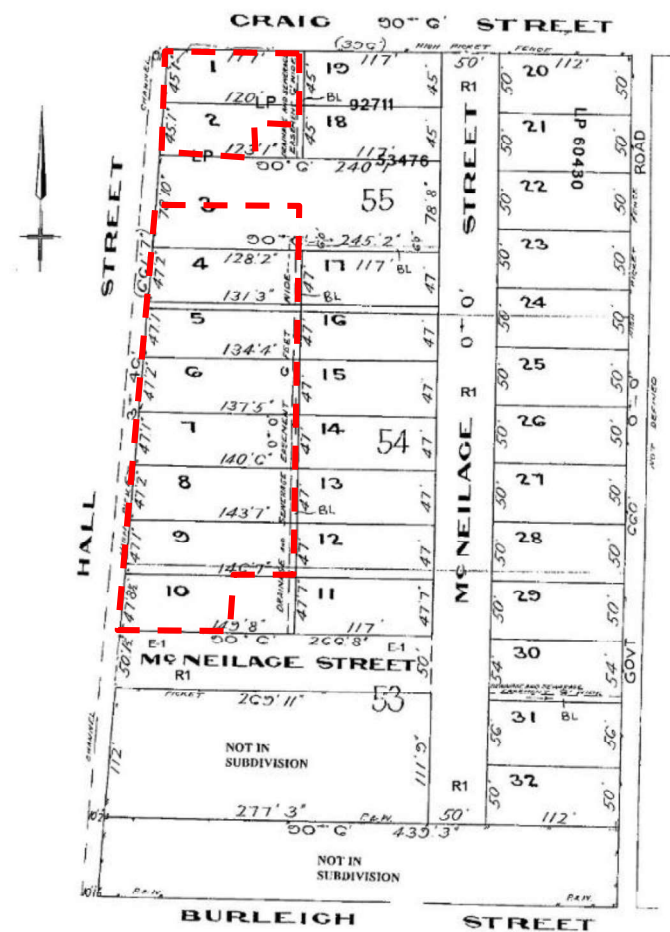
¹⁶ War Service Homes', *Herald*, 7 February 1925, p26

Place History

Allotment 55 was acquired by William Willet in 1881 and a house had been constructed on his land fronting to Hall Street by circa 1894.¹⁷ William McNeillage acquired the allotment in 1906 and presumably had Willett's house demolished shortly thereafter.¹⁸

Two years later in 1908, the extant red brick bungalow *Alloa* (no. 168) was constructed south of the corner of Hall and Craig streets for McNeillage (HO141).¹⁹ McNeillage, a Scotsman, likely named the building after Alloa, a town in Scotland. A prominent local citizen, he was the manager of the nearby Melbourne Glass Bottle Works, a substantial operation, and later a Williamstown City Councillor and RSL branch president.²⁰

In 1922, a relative of William McNeillage, William James, acquired Crown Allotment 55 along with a larger approximately three-acre parcel to the south equivalent to all of allotment 54 and most of allotment 53.²¹ Perhaps spurred by the recent investment in the area by the War Service Homes Commission, the Junior McNeillage's holdings were subdivided to form 32 residential lots around McNeillage Street, an L-shaped roadway and they were advertised as the *Alloa Park Estate* (refer to subdivision plan below).²²



1926 subdivision with the approximate extent of the proposed precinct outlined
(Source: Landata, LP11441)

¹⁷ As evident on the c1894 MMBW Plan No.8, SLV

¹⁸ Certificate of Title, Vol. 1284 Fol. 776

¹⁹ Certificate of Title, Vol. 1284 Fol. 776; *Alloa citation, Hobsons Bay Heritage Study Volume 3 – Heritage Precincts and Place Citations: Part 2 Heritage Places*, p435

²⁰ *Alloa citation, Hobsons Bay Heritage Study Volume 3 – Heritage Precincts and Place Citations: Part 2 Heritage Places*, p435; 'Obituary', Age, 29 November 1950, p2

²¹ Certificate of Title, Vol. 1284 Fol. 776 and Vol. 4591 Fol. 120

²² Plan of Subdivision, LP11441, Landata; *Herald*, 6 December 1926, p31

A larger lot was retained as the grounds of *Alloa* (Lot 3) and it was advertised for sale as a 'substantial brick villa of 12 rooms, and all conveniences'.²³

Most of the lots in the Estate had frontages of either 45, 47, or 50 feet and depths of between 112 and 149 feet. The location on the top of a rise meant they commanded views across the Bay, from which it was said that passing ships could be seen. The lots were advertised for their proximity to the station, and hence short commute to the centre of Melbourne, which was said to be 18 minutes away by electric train.²⁴

The first sales in the subdivision was lots 2, 3 and 18, being the villa *Alloa*, which was snapped up by Andrew Bremmer in the year of the subdivision 1926.²⁵ By 1939, 13 years after the original subdivision, all the lots in the subdivision had been acquired.²⁶

The following table summarises the acquisition of the original lots that form part of the proposed precinct, as derived from the certificate of title.²⁷

Date acquired	Original Lot No	Current Address	Acquired by
18 May 1926	3	168 Hall Street	Andrew Bremmer
24 January (1926)	2 + 18 (outside precinct)	168-168b/a Hall Street	Edwin McLeish Ladd
14 September 1927	5	164 Hall Street	Henry Yewers
17 November 1927	7+ 14 (outside precinct)	162 Hall and 9a McNeillage streets	Sidney Joseph Jones
30 August 1928	10	154-156 Hall Street	Bate's and Whiffin's
11 December 1929	4	166 Hall Street	Samuel Barrow
31 October 1930	8	160 Hall Street	James Palmer
21 December 1932	9	158 Hall Street	Charles Hamilton
25 January 1935	6	163 Hall Street	Henry Yewers
5 October 1936	1	170 Hall Street	Florence May Heritage

Development in the subdivision was initially concentrated on Hall Street. The first lot to be developed was Lot 5 (current no 164) which had been developed between 1928 and 1930 when it is first listed in the Sands and MacDougall's Directory.²⁸ Between 1930 and 1935, no 166 (Lot 4) had been developed and by 1940 so had nos 156 (Lot 10) and 162 (Lot 7).²⁹

²³ *Herald*, 6 December 1926, p31

²⁴ *Herald*, 6 December 1926, p31

²⁵ *Herald*, 6 December 1926, p31; Certificate of Title, Vol 1284, Fol 776

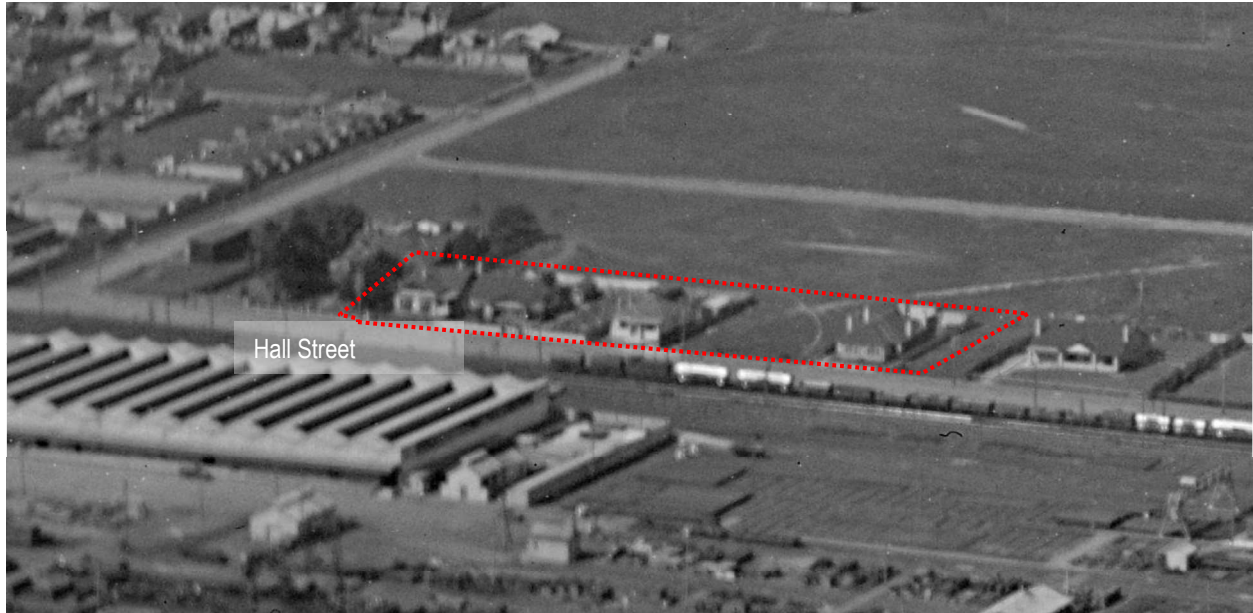
²⁶ Certificate of Title, Vol 1284, Fol 776; Certificate of Title, Vol. 4591 Fol. 120

²⁷ Certificate of Title, Vol. 4591 Fol. 120

²⁸ Sands and MacDougall's Directory, 1930

²⁹ Sands and MacDougall's Directory, 1935 and 1940

These above-mentioned places (nos 154-156, 162, 164 and 166) are shown in the aerial photograph below, which is dated to c.1939.³⁰ The extant Morlick and McNeillage streets had yet to be laid which impaired development of the lots in the subdivision fronting those streets. It is also clear that Lots 2 and 18 of the subdivision had been incorporated into the grounds of *Alloa* (Lot 3) creating a larger holding than that originally provided in the subdivision.



1930s with extant houses to Hall Street highlighted, (dated c.1939 as the uncropped photograph shows the development of the nearby Shell Complex). The building to the right is outside the Alloa Park Estate subdivision and has since been demolished (Charles Pratt)
(Source: SLV, c1933, H91.160/84)

162 Hall Street (Lot 7) was developed between 1938 and 1940 which meant around the time of the commencement of the war in Europe, about half of the Alloa Park Estate Precinct had been constructed.³¹ This residential development in Spotswood, coupled with the development of the War Service Homes west of Melbourne Road, was commensurate with a wider resurgence in the industrial fortunes of the immediate surrounding area at this time.³²

Wartime materials rationing meant that residential construction in Australia was essentially halted during that time. Unusual for the time however, and despite the materials rationing, development in the subdivision continued through the war, with no 160 (Lot 8) developed between 1940 and 1942.³³

After the cessation of hostilities, there was further development in the precinct, with no 170 (Lot 1) developed between 1946 and 1950, when it is first listed in the Sands and MacDougall's Directory.³⁴ There was also further development in the remainder of the original subdivision in this Post-WWII period, with McNeillage Street laid c1946 which allowed further development to the east part of the subdivision.

³⁰ Sands and MacDougall's Directory, 1939

³¹ Sands and MacDougall's Directory, 1938; Sands and MacDougall's Directory, 1940

³² 'Spotswood's Great Industrial Future', *Williamstown Chronicle*, 31 March 1928, p2

³³ Sands and MacDougall's Directory, 1940; Sands and MacDougall's Directory, 1942

³⁴ Sands and MacDougall's Directory, 1946; Sands and MacDougall's Directory, 1950

The nearly complete precinct is evident in the below 1956 aerial photograph, which also shows the Post-WWII period residential and industrial development to the east part of the original subdivision, off McNeilage and Ramsay streets (outside the precinct). Between the time this photograph was taken in 1956 and 1960 the orange brick villa at no. 158 had been constructed.³⁵



The precinct in 1956 with approximate boundary of precinct outlined
(Source: Landata, Melbourne Outer Suburbs Project, Run 7, Frame 84)

In 1961, the holdings of *Alloa* were reduced with the frontage to Hall Street subdivided to create two lots and a narrow driveway through to the substantive part of the site.³⁶ These two lots were subsequently developed with the extant gable roofed houses on an angle to the street.³⁷ The lot at 163 Hall Street (lot 6 in the original subdivision) remained vacant until 2021 when a permit was granted for the construction of a detached house.³⁸

³⁵ 1956, Landata, Melbourne Outer Suburbs Project, Run 7, Frame 84, Sands and MacDougall's Directory, 1960, p745

³⁶ Certificate of Title, Vol. 5133, Fol. 456

³⁷ Sands and MacDougall's Directory, 1960 and 1965

³⁸ Council building file, 163 Hall Street, Spotswood

Thematic Context

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- Theme 4: Building settlements, towns and cities – Twentieth Century Residential Development (4.3) and Post-Second World War (4.4)

Comparative Analysis

There are a number of heritage overlay precincts in the City of Hobsons that contain Interwar period places, for example The Verdon Street Precinct (HO32) and Hanna's Farm Heritage Precinct (HO13). These precincts include Interwar period places amongst places from other earlier historic periods, namely the Victorian and Federation periods. These precincts are also typically subdivided, HO32 and HO13 are both precincts that were subdivided in the 19th century and subsequently experienced phases of development into the mid-20th century.

The Alloa Park Estate Precinct is unique in the City of Hobsons Bay as a highly intact residential precinct consisting solely of places from the Interwar and Post-WWII periods, with no places from earlier historic periods. This reflects the specific development pattern of the precinct, which was only subdivided in the Interwar period (1926) and later developed over the subsequent decades. It also reflects the specific development pattern of Spotswood, which was experienced an increase in residential and industrial development in the Interwar and Post-WWII period.

Of the residential heritage precincts in Hobsons Bay, the precinct compares to the *Lenore Crescent Heritage Precinct* (HO18). HO18 is a residential precinct in Williamstown, which is one of, if not, the only precinct in Hobsons Bay made up of only Interwar period places. It consists of a homogeneous group of Interwar period buildings mostly designed in the Bungalow style. HO18 consists of predominantly Bungalows however, as opposed to the myriad of types in the *Alloa Park Estate* and the precinct does not contain any places from the Post-WWII period.

The precinct is also broadly comparable to the *Housing Commission of Victoria – Croker Street Estate Heritage Precinct* (HO16) in Newport, which is a group of concrete houses constructed by the Housing Commission of Victoria between 1943 and 1945. HO16 however only contains places constructed by the State as public housing, rather than by private investment as in the case of the *Alloa Park Estate Precinct*.

The precinct also is broadly comparable to the HCV Champion Road Estate Heritage Precinct (HO15), in Newport. Like HO16, this precinct was constructed by the Housing Commission of Victoria, but slightly earlier during WWII. Unlike the Alloa Park Estate Precinct, it was developed according to Garden City principles, with landscaping and curved street layout. The built form has a strong homogenous identity, compared to the wide variety of building styles found in the Alloa Park Estate Precinct.

The Solomit or Straw House Heritage Precinct (HO29), a group of four houses in Altona designed in the Old English Style by noted architect Marcus Barlow in 1941, is another heritage overlay precinct in Hobsons Bay that is broadly comparable to the *Alloa Park Estate Precinct*. includes Post-WWII period places. Being of only one style and all constructed in the one year, as opposed to various styles across a number of decades, they do not readily compare to the proposed precinct.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No
Prohibited Use	No
Aboriginal Place	No




Extent of Heritage Overlay



The proposed boundary of the heritage overlay would be as outlined on the following map.







Recommended boundary of heritage overlay
(Source: Nearmap, 1 September 2021)

ALLOA PARK ESTATE PRECINCT SCHEDULE

Address	Period	Comment	Image	Recommend Grading
154-156	Interwar	<p>Intact, Spanish Mission influence</p> <p>Semi-attached pair of mirrored units</p> <p>Hipped roof, tile clad, ventilated soffit</p> <p>Rendered facade, brick plinth and rear</p> <p>Four tall, rendered (possibly original colour) chimneys capped by red brick soldier course</p> <p>Porches with arched opening to side elevations</p> <p>Arch above central window, pendant motifs flanking</p> <p>Facade has sash windows with arched rails and lead light to upper sash</p>		Contributory
158	Post-WWII	<p>Largely intact</p> <p>Hipped roof, clad in glazed tiles</p> <p>Asymmetrical facade with prominent, off-centre 'waterfall' profile chimney</p> <p>Salmon brick with manganese bricks (plinth, lintel and sill courses, random soldier coursing to chimney)</p> <p>Glazed manganese sill.</p> <p>Large timber framed windows (altered).</p> <p>to facade.</p> <p>Original brick front fence</p>		Contributory
160	Interwar	<p>Intact, Tudor Revival style</p> <p>Gable and hipped roof, tile clad</p> <p>Brick plinth and corbelling, rendered otherwise</p> <p>Cream brick chimney with tapestry brick banding to rear</p> <p>Gabled porch</p>		Contributory

Address	Period	Comment	Image	Recommend Grading
		Narrow vertical ventilation panel to gabled ends Boxed frame windows, central window with arched rail. Low masonry fence mostly original, probably extended at driveway		
162	Interwar	Intact, Spanish Mission influence Hipped roof clad in terracotta tiles Clinker brick chimney Walls clad in wide weatherboards (not original) Porch, rendered balustrade and piers with broad barley twist columns Central entrance flanked by boxed framed windows. Central window has arched rail and geometric leadlight to upper sash		Contributory
163	21 st century	Under construction	Previously vacant site being redevelopment as single residence.	Non-Contributory
164	Interwar	Intact, Californian Bungalow Wide transverse gabled roof, clad in terracotta tiles and finial, with exposed rafter ends Chimneys to rear part Porch with brick balustrade and piers with Tuscan order columns. Walls clad in weatherboards Gable end clad in shingles Semi-circular bay window to north end and boxed-framed to south Timber framed sash windows, upper sashes with diamond quarrels		Contributory

Address	Period	Comment	Image	Recommend Grading
166	Interwar	<p>Largely intact, Art and Crafts bungalow</p> <p>Gable roof, terracotta tiles</p> <p>Rough cast rendered chimneys</p> <p>Timber-framed, mainly clad in weatherboards</p> <p>Gable end with battened section and shingles above (altered)</p> <p>Original porch replaced with timber-framed verandah</p> <p>Two semi-circular bays with flat hoods</p> <p>Timber sash windows with coloured glass and lead light to upper sash</p>		Contributory
168A	Post-WWII	<p>Largely intact</p> <p>Pair with no 168B, orientated at angle to roadway</p> <p>Gabled roof, clad in concrete tiles</p> <p>Cream brick with broad brick chimney to north elevation</p> <p>Non-original, aluminium framed window</p> <p>Non-original posts to porch</p>		Contributory
168B	Post-WWII	<p>Mostly intact</p> <p>Pair with no 168A, orientated at angle to roadway</p> <p>Gable roof, clad with concrete tiles</p> <p>Broad chimney</p> <p>Cream brick walls have been rendered</p> <p>Original timber windows replaced with metal framed</p> <p>Partly obscured by plantings</p>		Contributory

Address	Period	Comment	Image	Recommend Grading
170	Post-WWII	<p>Intact, Moderne style</p> <p>Asymmetrical composition</p> <p>Hipped roof, tiled</p> <p>Cream brick walls, brown brick sill</p> <p>Broad brick chimney to front</p> <p>Timber-framed sash windows, with horizontal glazing bars to the upper sash</p> <p>Original brick fence to both front boundaries</p>		Contributory