

#### 4.6 William Street, Paddington

##### Land to which this clause applies

This clause applies to land known as Nos. 12 to 42, Nos. 48 to 94, Nos. 3 to 43 and Nos. 45 to 63 William Street, Paddington.

##### Historical overview

The properties in William Street were part of a 100 acre grant, promised in 1823 to a partnership of emancipists for the purpose of establishing a distillery. When the partnership, made up of James Underwood, Frances Ewan Forbes and Robert Cooper dissolved, James Underwood acquired the major part of this land and in 1839, subdivided part of his holdings as Underwood's Paddington Estate. This was the first recorded use of the name 'Paddington' for the area. Many of the streets within the estate were named to commemorate Underwood's family members, including William Street, which was formed at this time and named in honour of James Underwood's two year old son. The allotments were generously sized and marketed as suitable for rural industries. However, much of the estate was purchased speculatively.

By the second half of the nineteenth century, the parcels had been further subdivided into terrace sized allotments and the rows of terrace houses were constructed during this period. The properties at the top end of William Street, near South Head Road, now Oxford Street, were used as small business premises from this time. These businesses included grocers, laundries, and fruiterers. A number of properties further along William Street have also been used for retail purposes since the late nineteenth century.

By the 1930s, there were more premises being used for small business, including fish shops, hairdressers, grocers, a boot repairer, laundry, chemist, pastry shop and a fruiterer. During the 1980s and 90s, William Street became a popular location for small fashion specialty shops, as well as a chocolatier, florist, hairdressers and beauty therapists.

##### Street character

The character of William Street is formed by the mix of modest Victorian residential terrace houses, corner shops, traditional shopfronts and hotels. The street is narrow and falls from Oxford Street. It makes a unique connection of mixed residential and small, discrete fashion boutiques, between the intense retail strip of Oxford Street and the residential terrace houses of Paddington.

The rows of terraces are generally modest, two storey, traditional Victorian residential terraces, developed speculatively during the mid-nineteenth century. The facade treatment and consistency of detailing are very important contributors to the streetscape character and visual interest of William Street. As William Street was developed primarily as a residential street, there are no awnings along the street. The terrace houses generally have one or two vertically proportioned double hung sash windows and a mid-Victorian styled front door on the ground floor, with blade walls featuring a blind arch between each terrace house. The first floor generally consists of a verandah with a traditional Victorian iron balustrade accessed via a single pair of French doors. Some of the terrace houses have been converted on the ground floor to a traditional shop front, with a glazed front façade and splayed entry to a recessed front door.

##### Notes relating to additional provisions

The conservation and development provisions contained in Part 4 of this plan apply to development in William Street in addition to the provisions of this clause. Where there is an inconsistency between the provisions of this clause and those in other clauses, the provisions of this clause will apply to the extent of the inconsistency unless otherwise specified in this clause.

Particular provisions in Part 4 that apply include:

- 4.1.1 – Principal building form and street front zone of significant buildings
- 4.2.3 – Windows, doors, shutters and security

- 4.2.4 – Verandahs and balconies
- 4.2.8 – Materials, finishes and details
- 4.2.9 – Exterior colours
- 4.2.10 – Advertising signs on buildings
- 4.3.7 – Commercial retail and industrial buildings

Land use controls governing the type of permissible non-residential uses in William Street are contained in clause 17, clause 30 and Schedule 2 of Woollahra LEP 1995.

### **Objectives**

- O1 To retain and enhance the existing character of mixed residential and predominantly low-key non-residential uses.
- O2 To minimise the impact of non-residential uses on residential amenity and the heritage significance of the street and adjoining area.
- O3 To ensure that premises originally designed and built for residential purposes retain a distinctive residential character.
- O4 To provide consistency of façade treatment for building types in the street.
- O5 To encourage reinstatement of original significant detailing and elements.
- O6 To conserve traditional shopfronts.

### **Controls**

#### **Character**

- G1 Terrace houses must retain their traditional residential appearance.
- G2 Traditional architectural elements, including sash windows, inward-opening timber panelled front doors, balcony doors and balustrades and palisade fences must be retained.

#### **Advertising and display of goods**

- G3 Signs on a terrace house, used for a lawfully approved non-residential use are confined to:
  - a single sign with maximum dimensions of 700mm high by 450mm wide mounted adjacent to the front door, and
  - a single flush mounted sign or painted sign within the ground floor verandah blind arch.
- G4 Signs for originally designed and constructed shops, other non-residential buildings and premises that have been lawfully altered or adapted to a non-residential design are to comply with the provisions of clause 4.2.10 (Advertising signs on buildings).
- G5 Display of goods and all business operations are confined to within the building. In the case of terrace houses, verandahs and balconies are deemed to be external to the building.

#### **Security**

- G6 An outward opening security door in front of the ground floor traditionally panelled front door is permitted. The design must comply with clause 4.2.3 (Windows, doors, shutters and security).