

## SEMI-DETACHED HOUSES & WALL

---

**Address:** 22 & 24 Sussex Street  
**Certificate of Title:** 5672/387; 5299/547

---

**Use:** Residential  
**Kentish Arms**  
**Policy Area:** PA11  
**North Adelaide Historic (Conservation) Zone**

---

**Heritage Status:** LHP  
**Other Assessments:** LHP(T)  
**Conservation Reports:** Nil

---



### HISTORY AND DESCRIPTION:

This pair of houses is an example of a semi-detached 1840s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple roof form behind a parapet and are one or two rooms in depth.

The outline of this early pair of cottages is visible in Town Acre 1013 in the Smith Survey of 1880. This pair of houses remains an indication of the type of residences constructed well before the Survey date. A significant number of small residences, like this pair of cottages, remain from the earliest period of housing development in North Adelaide.

### STATEMENT OF HERITAGE VALUE:

Residences, like this pair of cottages, remaining from the earliest period of housing development in North Adelaide, are examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s, 1860s and early 1870s.

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This pair of cottages displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as masonry walls, low scale and simple form.

### EXTENT OF LISTING:

External form, materials and details of this early Victorian pair of single fronted cottages including the walls and the roof form associated with the house style. Excludes the verandah form and the first floor additions to No. 22.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Semi-detached houses  
Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880