

Cover image: Eastern elevation of the County Clare Hotel and the Administration Building as viewed from Kensington Street.

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EXECUTIVE SUMMARY

Paul Davies Pty Ltd was commissioned to prepare a Heritage Impact Statement (HIS) for the Administration Building and County Clare Hotel of the former Carlton and United Brewery. The purpose of this HIS is to identify the heritage impacts likely to arise from the proposed adaptive re-use of the two buildings for a boutique hotel and associated conservation works. It does not seek to revisit the heritage impact issues that have been addressed in earlier approvals for the proposed development. It focuses on the detailed management of fabric within the context of development in accordance with these approvals.

The site is located within the boundary of the former Carlton United Brewery, which is currently being redeveloped as Central Park. The two buildings are located within the part of the site known as the Administration Precinct, which includes the area between the internal road formerly known as Main Avenue, and more recently, Carlton Street, and Kensington Street at the eastern end of the site. The site as a whole has been subjected to an extensive analysis and review process that has been underway for almost ten years which has included the preparation of comprehensive heritage conservation management plans and a series of impact statements for various aspects of the redevelopment project.

The previous approvals for the site require that all individual buildings and elements of Exceptional, High or Moderate heritage significance are to be retained as part of the Central Park Development. Both the Administration Building and the County Clare Hotel have been identified as being of High significance. The main entrance vestibule, Show Bar, Boardroom and lift were also identified as significant elements within the Administration Building.

The two buildings are to be retained as whole buildings and will be joined by a sensitively designed visually lightweight link. A modest amount of additional floor area will be provided primarily within existing roof space, and where this was not possible, has been set back from the historic façade to allow it to both read clearly as a new element, and also to minimise any impacts on views over the group, including from the important pedestrian areas of Kensington Street and Carlton Street and from Broadway.

Within the former Administration Building, the Boardroom and its ante-rooms is to be retained in situ, the Show Bar is to be reinstated after structural works are complete and the timber paneling lining the executive route to the Boardroom will be re-used in a publicly accessible part of the new hotel.

The majority of the interior structure and fabric of the County Clare Hotel is to be retained including the configuration and detailing of the public spaces including the public bar and Art Deco inspired main stairway to the upper levels. The original central oval bar counter and other lost detailing will also be interpreted in the new works.

This HIS has been prepared to comply with the Director General's Requirements for the matters to be addressed when the Project Application is submitted for the development. It has also been prepared in accordance with the requirements of the NSW Heritage Council for the preparation of Heritage Impact Statements.

The HIS makes reference to the many earlier studies that have been prepared for this part of the site, including the Companion Conservation Management Plan also being prepared by Paul Davies Pty Ltd, and does not seek to re-visit the matters covered in these plans.

It focuses on the impacts, both positive and negative, that the development will have on the heritage significance of the two buildings and their setting within the Kensington Street precinct, how any adverse impacts have been minimised through the design of the development, and includes recommendations for the ongoing management and interpretation of the significance of the buildings by future owners.

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement (HIS) has been prepared by Paul Davies Pty Ltd on behalf of Frasers Broadway Pty Ltd to accompany a Project Application (PA) to the Department of Planning and Infrastructure for conservation works and the adaptive re-use of the former Carlton United Brewery Administration Building and the adjacent County Clare Hotel, Broadway as a boutique hotel.

The Administration Building and County Clare Hotel form the core of the Administration Precinct within the former Carlton United (formerly Tooth & Co) Brewery, now known as Central Park. The Precinct forms the eastern edge of the main brewery site. The former Administration Building and County Clare Hotel have both been identified as being highly significant elements within the former brewery complex and their retention and adaptive re-use is required as part of the 2007 Concept Plan Approval and subsequent modifications that have been granted for the site. The Modification (MP06_0171 MOD 2) approved the adaptive re-use of the two buildings as a boutique hotel, including the addition of a modest amount of additional floor space and the construction of a lightweight link between the two buildings.

The Director-General issued his detailed Requirements for the proposed development on 12 August 2011. These identified the matters that must be addressed in the Environmental Assessment (EA) for the proposed development, including:

3. The EA is to demonstrate how the existing buildings will be adaptively reused whilst maintaining the heritage significance of the buildings; and
4. The EA shall provide a Heritage Impact Assessment that should be prepared in accordance with the NSW Heritage Office publication "Statement of Heritage Impact" having particular regard to the proposed adaptive re-use of the heritage buildings and how the heritage significance of the buildings is to be maintained.

The purpose of this HIS is to identify the impacts that the proposed development may have on the heritage significance of the buildings and their setting within the historic precinct, and to identify how these impacts have been mitigated through the detailed design of the proposed development. It also identifies a range of policies for the conservation and management of the core significance and the fabric that best represents this significance that should be implemented as part of the proposed development.

The HIS does not attempt to revisit the analysis and findings of earlier reports and studies and should be read in conjunction with the companion Conservation Management Plan also prepared by Paul Davies Pty Ltd (October 2012) (the CMP), which provides a detailed analysis of the fabric and heritage values of each building and contains recommendations for the management of this significance that are independent of any particular development proposal.

1.2 THE SITE

The former CUB (Carlton and United Brewery), now known as Frasers Broadway, is located at the south-western end of Sydney's CBD and is bounded by Broadway, Abercrombie Street, O'Connor Street, Wellington Street and the eastern boundary of the properties fronting Kensington Street. The site area is approximately 6 hectares. The County Clare Hotel is located at the south-western corner of Broadway and Kensington Streets adjacent to the main entrance to the former brewery and the Administration Building is sited immediately to its south with street frontages to Kensington Street and the main former internal roadway, now known as Carlton Street. Figure 1 shows the position of the two buildings in relation to the overall site.

The former site has local significance as one of Sydney's most important breweries. It was, until its closure, the largest and oldest continuously operating brewery in New South Wales, having been located at this site for 170 years since its establishment by John Tooth in 1835 as the Kent Brewery. The brewery, known as Tooth's Brewery until 1983, contained a large

number of buildings and associated structures from a variety of periods (mainly from the twentieth century) arranged along a network of streets and lanes which were formed from public lanes and incorporated into the site as it expanded over the surrounding area. Most of these buildings have now been demolished to facilitate the redevelopment of the site, although those identified as being of heritage significance, including the Administration Building and the County Clare Hotel, have been retained and are being conserved as part of this redevelopment.

The Administration Building was a relatively late addition to the complex, and was built in two stages. The southern end (known in recent studies as Building 10B) was constructed in 1910 by architects Spain & Cosh; and the northern section (Building 10A) was designed by architects Robertson and Marks in 1930 to replace a 1912 Spain, Cosh and Minnett aerated waters factory. This 1930-31 work included the demolition of the factory to ground level (the cellar was retained) and the construction of an extension in a style very similar to that of the existing Administration Building with an additional floor level over the entire building. Further modification was made in 1954, including the addition of a major extension to the south of the building.

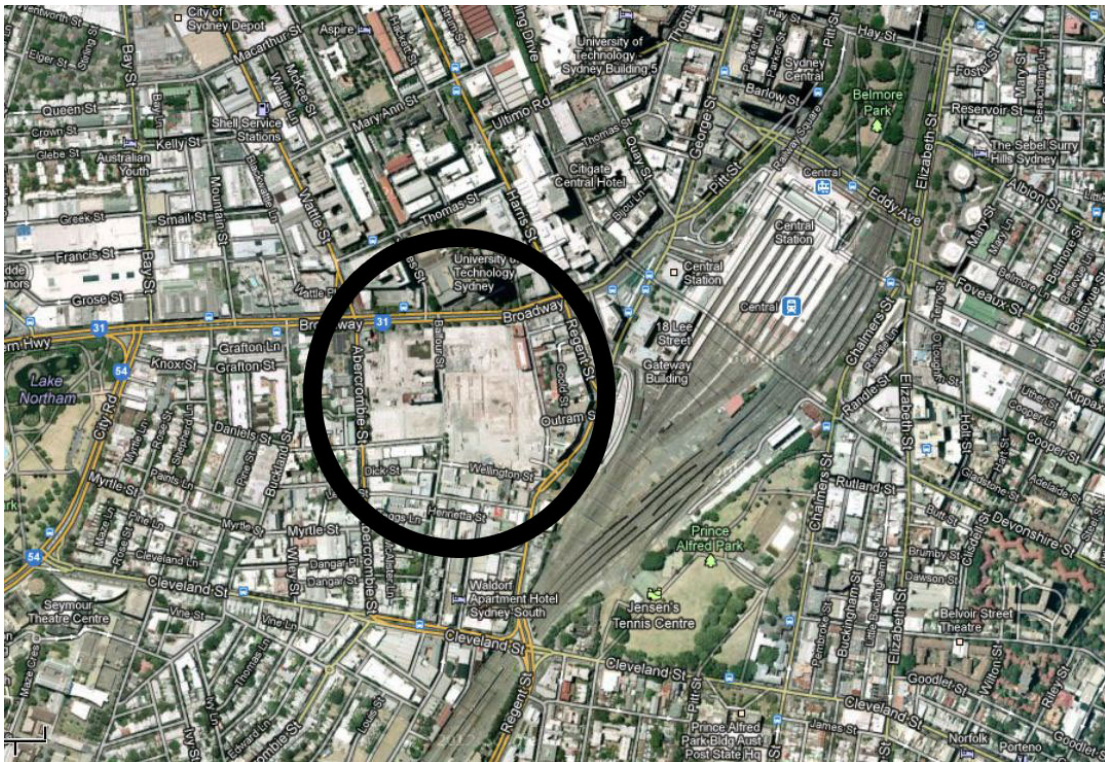


Figure 1. Location of the site. The former Teeths Brewery (known later as the Carlton United Brewery) is situated to the southwest of Sydney's Central Station adjacent to Broadway. The area being redeveloped reveals the original extent of the Brewery. Source Google Maps 2012.



Figure 2. Detail showing the location of the former Administration Building and County Clare Hotel at the north-western corner of the site.

1.3 THE PROPOSED DEVELOPMENT

The proposed development will be undertaken in accordance with the already approved modified Concept Plan for the buildings. This approval has determined the land uses and the permissible building bulk, scale and form. Although each of these has the potential to impact upon the heritage significance of the existing buildings, these matters will not be revisited in this HIS.

Both heritage items will be retained and the work associated with the proposed adaptive reuse as a hotel will be undertaken in accordance with the parameters set by the earlier approvals.

The significant elements within each building that were identified in the Concept Plan have been retained in the new development. These include:

Boardroom and its ancillary spaces	The Boardroom, ante-room and executive bathroom are all to be retained in situ and adapted as a single Executive Suite. The former executive dining room has been stripped and converted to standard office space and will not be retained as part of the heritage works.
The Show Bar	The Show Bar will be archivally recorded and dismantled carefully for storage during construction of the new floor and core to the building. It will then be reconstructed in the same position within the building and used as a special suite with a bathroom attached to a new private ante-room.
The former entrance to the Administration Building	The area between the existing entrance to the building and the executive lift will be adapted for use as a single suite. The stairs and external canopy will be retained as part of this suite.

The timber panelling to the main stair	All timber panelled surfaces will be required to be removed to allow the construction of the new core. They will be reconstructed as a new stair to the wine store on the lower level of the building.
The executive lift	This will be relocated. It will be included as an interpretive element within the new hotel .

Other elements were not identified as requiring retention, but are to be retained to enhance the historic qualities of the new hotel. These include:

The basement rooms	Although not identified separately as a historic element, as many of the existing rooms, such as the former strong room, will be retained and re-used in the new development as a wine store.
The spaces of the County Clare Hotel	All significant spaces of the County Clare Hotel will be retained. The original bar counter will be reinterpreted and the saloon bar will be adapted to provide the check-in and concierge spaces for the new hotel. The Art Deco detailing will be retained throughout. The upper levels will be used for meeting rooms (level 1) and a restaurant (Level 2).

The adaptive re-use of the buildings also requires considerable new work, including structural works required to satisfy the requirements of the Building Codes and relevant Australian Standards. These are particularly onerous in regard to ensuring the stability of masonry buildings in earthquake events. The solution proposed includes the removal of all interior structures from the Administration Building (with the exception of the Boardroom area) and building a new core with concrete slab floors, to which the existing exterior walls (the historic fabric) will be tied. This will have the significant positive impact of allowing the floor and ceiling levels to once again respond appropriately to the existing window heights. The new core will also be capable of carrying the loads of the additional floors to be added above the existing building. A similar supporting core will be added to the County Clare Hotel.

The main external impact of the proposed adaptive re-use will be to construct a link between the two buildings. This link will be contemporary in design and visually lightweight to ensure that it will be read as new work. It will also provide an important link between the main Central Park site and the historic Kensington Street precinct (also part of the Central Park development) immediately to the east re-interpreting the roadway that once occupied the space.

Penetrations will be made within the existing window bays to allow access through the lower level of the Administration Building. These have been designed to be visually consistent with the rhythm of the openings in the building and as spatially effective links to the activated street precinct of Kensington Street.

Section 5 of this report provides a detailed assessment of the impacts that the proposed work will have on the heritage significance of the two buildings and their relationship to the historic Kensington Street precinct, including options considered and reasons that the preferred solution has been chosen. It focuses on the interface between old and new fabric and how potential tensions and problems have been resolved through the planning and design processes.

1.4 GENERAL INTEGRITY OF THE FABRIC OF THE BUILDINGS

The fabric of the Administration Building provides a good example of the careful attention to detail and quality of design that typified the headquarters of major manufacturing companies at the turn of the 20th century. Although bearing the signs of many phases of alteration and addition, these layers have generally been carried out with similar attention to quality of materials and workmanship, leading to a high quality outcome.

Until abandoned with the closure of the brewery, the fabric of this building appears to have been well maintained and it remains in good condition, although in places it is starting to show signs of neglect typical of an unoccupied building that is not subjected to regular maintenance inspections.

The County Clare Hotel is a substantially intact Inter-War hotel, which, apart from mostly cosmetic and fitout alterations, remains in mostly original condition.

The 2012 CMP provides further information about the condition of the fabric of the Administration Building and the County Clare Hotel. This information has been used to identify the required and ongoing maintenance proposed as part of the subject development.

1.5 PREVIOUS STUDIES

There have been numerous previous studies, reports and documents prepared in relation to the former brewery site. Particular reference should be made to the companion CMP to this HIS (Paul Davies Pty Ltd 2012); the 2005 Conservation Management Plan prepared by Noel Bell Ridley Smith (the 2005CMP) which has been endorsed by the NSW Heritage Council; and the 1991 Conservation Management Plan prepared by Conybeare Morrison and Planning Workshop (the 1991CMP).

1.6 STATUTORY CONTEXT

This HIS has been prepared within an atypical and complex statutory context. The former Carlton United brewery complex is the subject of a major redevelopment proposal known as Central Park. The Minister for Planning approved a Concept Plan in 2007 for the redevelopment subject to a range of conditions including compliance with a range of earlier reports and the need to enter into formal Statements of Commitments to ensure the conservation of significant historic elements of the site, including the Administration Building and the County Clare Hotel.

The site was then purchased by Frasers Broadway and the proposed development was modified, to include the adaptive re-use of the Administration Building and County Clare Hotel as a hotel with associated restaurants and public facilities. The amended proposal was resubmitted to the Minister in 2008 and a revised Concept Plan Approval was issued in 2009 (MP 06_0171 MOD 2).

The statutory planning context of the Central Park precinct has continued to change leading up to the preparation of this HIS. The earlier approvals had been granted under Part 3A of the Environmental Planning and Assessment Act 1979; which was repealed in 2011. The replacement policy, State Environmental Planning Policy (State and Regional Development) 2011, confirmed the State importance of the Central Park project, meaning that any future applications or amendments will be determined under the provisions of this SEPP.

This lengthy site planning process has been informed by extensive research, analysis and policy development that covered the whole of the Central Park site. Many of these reports have been referenced in earlier approvals and endorsements and thus have statutory status. These include the following documents:

- Conservation Management Plan prepared by Noel Bell Ridley Smith in 2005 and endorsed by the NSW Heritage Council at its meeting of 6 July 2005;
- Executive Report accompanying the 2005 CMP prepared by Heritage Consultants Godden Mackay Logan;

- Archaeological study by Godden Mackay Logan (October 2006) Both the Administration Building and the County Clare Hotel had been identified in the 2006 Heritage Impact Statement for the CUB Site by Godden Mackay Logan Pty Ltd as demonstrating 'high' heritage significance and needing to be retained as part of any development. The main entrance vestibule, Show Bar, Boardroom and executive lift were also identified as significant elements within the Administration Building.
- Heritage Impact Statements for the Modification to the Concept Plan prepared by HBO & EMTB (2008) and Urbis (2008).

The final Modification Approval (MP06_0171 MOD 2) included the endorsement of a *Statement of Commitments* for the conservation of those buildings and component elements that had been identified in the earlier studies as being significant and worthy of retention. These Commitments included:

Heritage

20. Landowner will ensure that any project applications or other applications will have regard to the Heritage Council endorsed Conservation Management Plan, prepared by Noel Bell Ridley Smith and Partners with Executive Report and Heritage Impact Statements by Godden Mackay Logan and the Expert Advisory Panels Report released on the 30 August 2006.

Archaeology

22. Any impacts on items or places of archaeological significance will be managed under the relevant legislation and the Archaeological Assessment and Research Design Report prepared by Godden Mackay Logan. If any archaeological relics are discovered during construction, the proponent will cease work on that part of the site and the Heritage Council will be notified in accordance with section 146 of the Heritage Act. If required by the Heritage Council, the remains will be recorded by a suitably qualified archaeologist prior to the recommencement of works.

Each of these commitments is required to be addressed by the proponent at the Project Application Stage.

The Director-General of the Department of Planning and Infrastructure issued his Requirements for the preparation of the Environmental Assessment Report for the proposed development of Central Park on 12 August 2011 and amended them on 16 November 2011. These Requirements identify the key environmental and planning issues that must be addressed in the documentation accompanying the proposal and nominates the Sydney Local Environmental Plan 2005 (Sydney LEP 2005) as one of the relevant Environmental Planning Instruments and policies for the project. The LEP includes provisions relating to the assessment of applications for development including heritage items. The Minister for Planning and Infrastructure remains the consent authority for the development.

1.7 HERITAGE LISTINGS

STATE HERITAGE REGISTER

There are currently no State Heritage Register listings affecting the Administration Building or the County Clare Hotel at present and none of the earlier studies have found that either demonstrates the state-significant qualities that suggest that they should be considered for listing.

SYDNEY LOCAL ENVIRONMENTAL PLAN 2005 AND DRAFT LOCAL ENVIRONMENTAL PLAN 2011

Both buildings have been identified as local built heritage items under the Sydney Local Environment Plan 2005; the Administration Building listed as the Administration Building (part of Carlton United Brewery Site), Kensington Street (item 187); and the County Clare Hotel as the County Clare Inn, 20-24 Broadway (item 38).

The buildings are also in the vicinity of several other locally listed heritage items, including the main formal gateway to the Brewery (listed in the Local Environmental Plan as a heritage item (townscape) and which is currently undergoing conservation works; the main internal roadway leading into the brewery precinct from the gateway (townscape item) and a pair of terraces (46-48) that form part of the row of terraces and industrial buildings on the eastern side of Kensington Street that are also within the Kensington Street Precinct of Central Park.

The recently exhibited Draft Sydney Local Environmental Plan (LEP) 2011 did not include any of the structures or elements within the site because it is within the area affected by the transitional provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (as amended).

CENTRAL SYDNEY ARCHAEOLOGICAL ZONING PLAN

The whole of the former brewery site has been identified as a 'partially disturbed archaeological site' in the Central Sydney Archaeological Zoning Plan 1992, and includes several significant elements associated with the early European occupation of the site including an ovoid drain and a cistern. Neither of these are in the vicinity of the subject site.

The Sydney Local Environmental Plan 2005 does not include any archaeological site in the vicinity of the County Clare Hotel and Administration Building.

OTHER HERITAGE LISTINGS

The Kensington Street Precinct has been identified as a significant streetscape by the NSW National Trust. This listing can be considered a marker of community esteem but does not have any statutory implications for the proposed development.

No other bodies (such as the Art Deco Society or the Royal Australian Institute of Architects (RAIA) have listed or formally identified either of the buildings or the precinct.

1.8 METHODOLOGY

This HIS has been prepared in accordance with the requirements of the NSW Heritage Council for Heritage Impact Statements. The underlying principles and terminology are those outlined in Australia ICOMOS' *Charter for the Conservation of Places of Cultural Significance* 1999 (the Burra Charter).

This HIS does not seek to revisit the heritage impact issues that have been addressed in earlier approvals for the proposed development. It focuses on the detailed management of fabric within the context of development in accordance with these approvals.

The conservation management policies presented in this HIS have been prepared in recognition of the commitment to conservation of the significant buildings and elements in the group by the owner.

The provisions of the earlier consents and approvals for the development require also that earlier reports such as the 2005 Conservation Management Plan for the whole of the former Brewery site (prepared by Noel Bell Ridley Smith Pty Ltd), the earlier Heritage Impact Statements (2007, 2008) prepared for the precinct and the comments and recommendations of the NSW Heritage Council and the Director-General's Report considered by the Minister must all be given due regard in the development of the proposed design. These policies and principles have underpinned the development of the final design for the application and this HIS.

1.9 RESEARCH METHOD

This report has extensively utilised existing histories from the endorsed 2005CMP and the 1991CMP.

A limited amount of primary historical research was undertaken to confirm earlier findings and access original documents. This included sourcing original plans and historic photographs of the two buildings where available to provide details of the original construction of each and to

inform the development of detailed design solutions that will best respect the significance of the two buildings.

The preparation of this report has also involved:

- a series of site visits in 2011 and 2012 with site photography to document and analyse the condition and integrity of the interior and exterior fabric of the buildings and their setting;
- development of detailed fabric analysis for the significant spaces within each building; and
- a detailed review of the design development and approvals process and documentation for the site since 2005.

1.10 LIMITATIONS

The historical information within this report was sourced primarily from the previous research and studies of the former brewery complex.

The complex statutory context of the development of the Central Park site means that the amount of fabric that can be retained has been determined by earlier approvals and the scope for departure from the physical parameters of these approvals is limited.

1.11 AUTHORS

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Heritage Specialist Robyn Conroy (BTP, M.Built.Env (Building Conservation)), with drawings by Hannah Evans. The HIS was reviewed by Paul Davies.

1.12 ACKNOWLEDGEMENTS

The assistance of City of Sydney Archives and the Powerhouse Museum in preparing this report is gratefully acknowledged.

1.13 TERMS AND ABBREVIATIONS

Terms and abbreviations used in this report are either evident from the text (abbreviations given after full term at first use in the text), or are as defined in Australia ICOMOS' *Charter for the Conservation of Places of Cultural Significance* 1999 (the Burra Charter).

2.0 HISTORICAL OUTLINE

2.1 INTRODUCTION

The endorsed Noel Bell Ridley Smith & Partners Pty Ltd *Carlton United Brewery Site Conservation Management Plan 2005* (CMP2005) includes a very detailed historical analysis of the Brewery and its associated sites; and it, together with a 1991 Conservation Plan for the Kent Brewery prepared by Planning Workshop and Associates, is considered to form a sound basis for assessing the role of the Administration Building and the County Clare Hotel within the context of the evolution of the site since first European settlement. Additional information about the early development of the County Clare Hotel site is included in the 2012 CMP.

The following Historical Summary does not attempt to revisit the history of the site as a whole. It focuses on the significant stages in the development of the two buildings and their historic relationship to the Brewery and Kensington Street precincts and should be read in conjunction with Volume 2 of the 2005CMP, the 1991 Conservation Management Plan (Annexure: Building Chronologies) and the CMP accompanying this HIS (2012). Council's adopted Heritage Inventory Sheets for the Administration Building and County Clare Hotel are attached at Annexure A. These include a summary of the historical development of the brewery as a whole as well as the relevant building.

Reference should also be made to *Chippendale: Beneath the Factory Wall*, a history of Chippendale written by Sydney City Historian Shirley Fitzgerald provides a comprehensive contextual summary of the development of the area and the historically, socially, economically and physically significant links between the Brewery and the local community.

ADMINISTRATION BUILDING

One of the most significant and prominent buildings relevant to the proposed development was the Administration Building. This was built in 1910 to plans by Spain and Cosh in the Classical Free Style, a departure from the more utilitarian design of their earlier structures on the site. Its original footprint was significantly smaller than the building appears today, with a large light well at the northern end, with the adjacent land to the north reserved for the imminent erection of the aerated waters factory.



Figure 3. Aerial photograph taken c.1925 showing the original form of the Administration Building with the Aerated Waters Factory to the north. Note the two-storey form and flat roof to the Administration Building and the tower to the Aerated Waters Factory. The Aerated Waters Factory was built in the Federation Free Style with a prominent curved parapet facing the Parramatta Road elevation. The elevation to Kensington Street was more consistent with the traditional 'house' style for brewery buildings. The Factory also included a cart dock that provided direct access to Kensington Street – the entrance can be seen at ground level between the two chimneys above the terrace houses. (Tooths Collection: Powerhouse Museum)

The brewery had diversified into the production of aerated waters and cordial in the latter part of the 19th Century, and in 1912 a dedicated factory for their production was established at the north-eastern corner of the site near the main entrance gateway, abutting the recently completed Administration Building and taking advantage of the well below the building's footprint. This factory was also designed by Spain Cosh and Minnett, but is in the Federation Free Style. It was distinguished by the curved parapet line facing Parramatta Road that is similar to the character of the Rum and Bond Store buildings on the site opposite on Kensington Street. The elevation to Kensington Street was more consistent with the more utilitarian form of most of the earlier brewery buildings. The ground level of the building included a cart dock along the southern boundary to the Administration Building which provided a link through the building between Kensington Street and the main internal driveway.

The Aerated Waters Factory was decommissioned in the late 1920s and the building was demolished to ground level to allow a major extension to the adjacent Administration Building in 1930, although the cellar space was retained under the new building. This extension was designed by architects Robertson & Marks to match the style of the Administration Building. The new work was abutted to the existing, allowing the join between the two sections to remain clearly visible. The extension also included an additional storey over both sections to create a third level to the building which was then covered by the simple hipped roof seen today. The main feature of this new level was the large Executive Suite at its south-eastern end, which included the fully paneled Boardroom, private dining room, bathroom and kitchen.

Comparison of the available plans for the original Administration Building reveal that its interior layout was quite different from what it is today, with core elements such as the stairs and services in different positions within the space. The 1930s works included extensive modification to the interior of the original Administration Building, including the laying of a new reinforced concrete slab to the entrance vestibule which was then tiled in Carrara Marble, the replacement of the entrance door with a new Maple-framed glazed door with sidelights, new polished granite coverings to the walls and stair treads to the exterior. The copper canopy over the entrance was also added at this time.

Further alterations were made in 1954 to the interior of the building in association with the conversion of the adjacent Office Store Building to additional office space.

The building continued to be used by the brewery for sales, administration, office and scientific functions until its closure in the 1980s.



Figure 4.
The Administration Building viewed from the main Gateway entrance soon after its completion (c1935).
Image ANU Archives of Business and Labour. Z223/13 (sourced from 1991CMP by Planning Workshop and Associates)



Figure 5.
The main vestibule after its remodelling in the 1930s works.
Image Museum of Applied Arts and Science (Powerhouse Museum) PH 28 86/3769. (Sourced from 1991 CMP by Planning Workshop and Associates)

THE COUNTY CLARE HOTEL

The early plans of the area, including the detailed 1865 Trigonometric Survey of Sydney, show three separate buildings between Kensington Street and the main entrance to the Brewery. These were developed and have evolved in separate ownership and occupation to the brewery until 1965, when the County Clare Hotel (which occupies the whole of the aggregated site) was purchased by Tooth & Co; and is now incorporated within the Central Park development.

The corner site has been used as a hotel since at least 1848, although the building seen today is relatively recent, being built in the Inter-War Functionalist style in 1939 following the widening of Parramatta Road to form Broadway.

As noted in the earlier histories prepared for the Hotel, the new hotel was acclaimed at the time as an excellent example of a modern hotel, with many favourable comments made praising its streamlined form, sophisticated use of materials and tasteful décor including the sweeping oval bar and the sophisticated saloon and other areas. The architect Sidney Warden was well known for the quality of his work, having designed the nearby Broadway Hotel immediately prior to being engaged for this project.

The main alteration to the building since this time was made in 1973-1974, when the large central bar was removed and a new bar installed parallel to the western wall.

RECENT DEVELOPMENTS

Although production at the brewery remained significant after WW2, restrictions on building saw general maintenance and the replacement of plant become more piecemeal. With the end of 'tied houses' in the 1970s the company diversified its interests, and in 1980s a significant redevelopment of the Broadway site saw the demolition and replacement of some of the original brewery buildings. The company was also taken over by the Adelaide Steamship Company which sold it to Carlton and United Breweries in 1983.

By the end of the 20th Century, Carlton and United Breweries decided to close the brewery and dispose of the site. Closure and decommissioning commenced in 2004 and the Brewery finally ceased production of beer in January 2005.

The site was sold and plans for its redevelopment as a major commercial, residential and retail hub were approved in 2006, with a series of modifications for certain elements including the Administration Building and County Clare Hotel.

The site has now been cleared with the exception of the most significant buildings identified in the earlier heritage studies and assessments; and its redevelopment is well underway, with several multistorey buildings under construction.

The main Administration Building and the County Clare Hotel, together with the adjacent internal roadway now known as Carlton Street and its Art Deco gateway to Broadway remain in situ, continuing to play an important role in defining the quality of the northern edge of the historic precinct within the Central Park redevelopment.

The Administration Building is currently substantially vacant, although part of the ground floor is being used as a site office. The County Clare Hotel has continued to trade as a hotel with traditional pub-style basic accommodation on the upper levels. It has remained substantially unaltered since its construction.

3.0 PHYSICAL ANALYSIS

The 2005 CMP included an extensive analysis of the physical fabric of the brewery precinct. The following description of the fabric should be read in conjunction with volume 3 of the 2005 CMP. It should also be read in conjunction with the 2012 CMP prepared by Paul Davies, which includes a detailed description of the fabric of the Administration Building and County Clare Hotel.

3.1 INTRODUCTION: THE CONTEXT OF THE PROPOSED DEVELOPMENT

Although its component buildings were constructed relatively recently, their distinctive architecture and imposing scale and form, combined with their position on the site which allows each to be viewed from multiple perspectives has meant that the Administration Precinct was one of the most significant in the whole brewery complex.

At the time the earlier CMP was written, the majority of brewery structures and buildings were extant and the CMP made extensive reference to them and their contributory values that ways in which they contributed to the character of the precinct even though many had negligible individual heritage value. Notwithstanding this, all of the structures within the precinct with the exception of the Administration Building, the County Clare Hotel, the main entrance gateway and the former Main Avenue have subsequently been demolished in accordance with the approved development and the towers of the Central Park development are rising above the precinct.

The contemporary redevelopment of the brewery site as Central Park includes the introduction of a range of new uses to the site including commercial, residential and retail. The activation of the public domain has been a priority throughout the planning stages of the project and the conservation and adaptive reuse of the Administration Building and County Clare Hotel has been identified as a priority of the new development.

The Administration Building and the County Clare Hotel may not demonstrate a strong stylistic or functional consistency, but they are linked through their shared relationship with the public domain.

Kensington Street is a narrow thoroughfare that was originally lined with terraces and small commercial buildings, but these were demolished in the late 19th/early 20th century to facilitate the direction of brewery buildings including the Administration Building and its partial predecessor, the Aerated Waters Factory.

One of the most notable characteristics of the Administration Building is its tightly enclosed and guarded form, with the only public entrance being on the brewery side of the building, and no access at all currently available from Kensington Street. This, when combined with the high street wall and dentilled brickwork of the Administration Building, gives the perimeter of the site to the public domain a defensive and utilitarian character. As noted in the 2005 CMP, the buildings along Kensington Street, including the Administration Building, have “coalesced into a continuous boundary structure representing in form and scale a ‘city wall’ characteristic of the insular character of breweries as a building type.”(p43, V3)

The County Clare Hotel is more typical of its type and includes multiple doors leading from the public domain surrounding the building into the public bar area and its ancillary spaces, with other doors leading from street level to the more private areas on the upper levels.

The County Clare Hotel in particular can be viewed as a building in the round, having frontages to not only Kensington Street and the internal brewery driveway (Carlton Street), but also important distant views along Broadway towards the site. Its streamlined interwar functionalist form is substantially intact and the hotel forms a highly contributory element in the streetscape of Broadway.

Narrow street alignments (including those of Kensington Street and Carlton Street) mean that the conserved original fabric will continue to be prominent in views over this part of the

Central Park site, and this will help to retain the integrity of their setting notwithstanding that the surrounding area is undergoing such rapid and dramatic change.



Figure 6

View toward the site from Broadway. The County Clare Hotel is prominently located at the main eastern corner of the Central Park site with the Administration Building tucked behind, being mainly visible from the adjacent Kensington Street. The Art Deco main entrance gate to the brewery complex is adjacent to the hotel and helps to distinguish it from other hotels in the area. It also defines the edge of the historic administration precinct and the entrance to the Central Park redevelopment.



Figure 7

The Main Entrance Gateway to the brewery is located immediately to the west of the County Clare Hotel and defines the edge of the historic precinct.



Figure 8

The imposing Administration Building was prominently located within the brewery precinct, close to the main gateway.

The detailing to this elevation is more complex and highly detailed than that to Kensington Street and emphasised the sense of prosperity and authority to visitors.

It is no longer possible to see the building from this angle due to the construction of Central Park.

(Image: Google Streetview 2012).



Figure 9
Looking south from Broadway along
Kensington Street to the Administration
Building.



Figure 10
The Administration Building forms part
of the historic Kensington Street
Precinct.



Figure 11

The historic precinct is located within an area undergoing rapid and visually dramatic transformation, with the UTS building (L) now being challenged by the new buildings within the Central Park redevelopment (R).

3.2 ADMINISTRATION BUILDING

The Administration Building is an imposing three-storey industrial commercial building typical of those constructed by prosperous companies at the turn of the 20th century. It is built generally in the Classical Free Style, but the subtle differences and variations evident on close inspection reveal that the contemporary fabric of the Administration Building is the result of at least five major phases of development:

- the original 1910 Administration Building by architects Spain and Cosh, demonstrated by the external walls and basement, ground and first floors of the southern half of the building;
- the 1912 aerated waters factory by Spain, Cosh and Minnett, demonstrated by the basement of the northern half of the building;
- the major alterations and extensions made in 1930-31 by Robinson and Marks, demonstrated by the external walls and ground and first floors of the northern end of the building and the whole of the uppermost floor and roof areas;
- major internal alterations made in the 1950s including reconfiguration of elements such as stairs which were associated with the extension of the building to the south (now demolished); and
- the 1970s demolition of internal offices and the creation of the current open office plan over most of the three aboveground levels of the building.

The entire building is constructed of a rich chestnut brick laid in English Bond with contrasting dark brick voussiors and stringer coursing, giving it a richness of detail indicative of the prosperity of the brewery at the time. Evidence of careful attention to detail can be seen in the workmanship throughout, with both materials and detailing matching the original so effectively that the extension can only be read on close inspection.

Unlike most of the buildings from this period within the brewery precinct, the use of castellated or other pseudo defensive devices on the Administration Building is minimal, being limited to a small amount of dentilation to two expressed bays on the Kensington Street elevation.

The northern half of the building is superficially consistent with the earlier section to the south but demonstrates elements of interwar warehouse classicism in its detailing. The massing of its facade is simpler and more rigidly controlled than the more rhythmic proportions of the bays to the south and the elevation to Carlton Street and the north is as simple as that to Kensington Street.