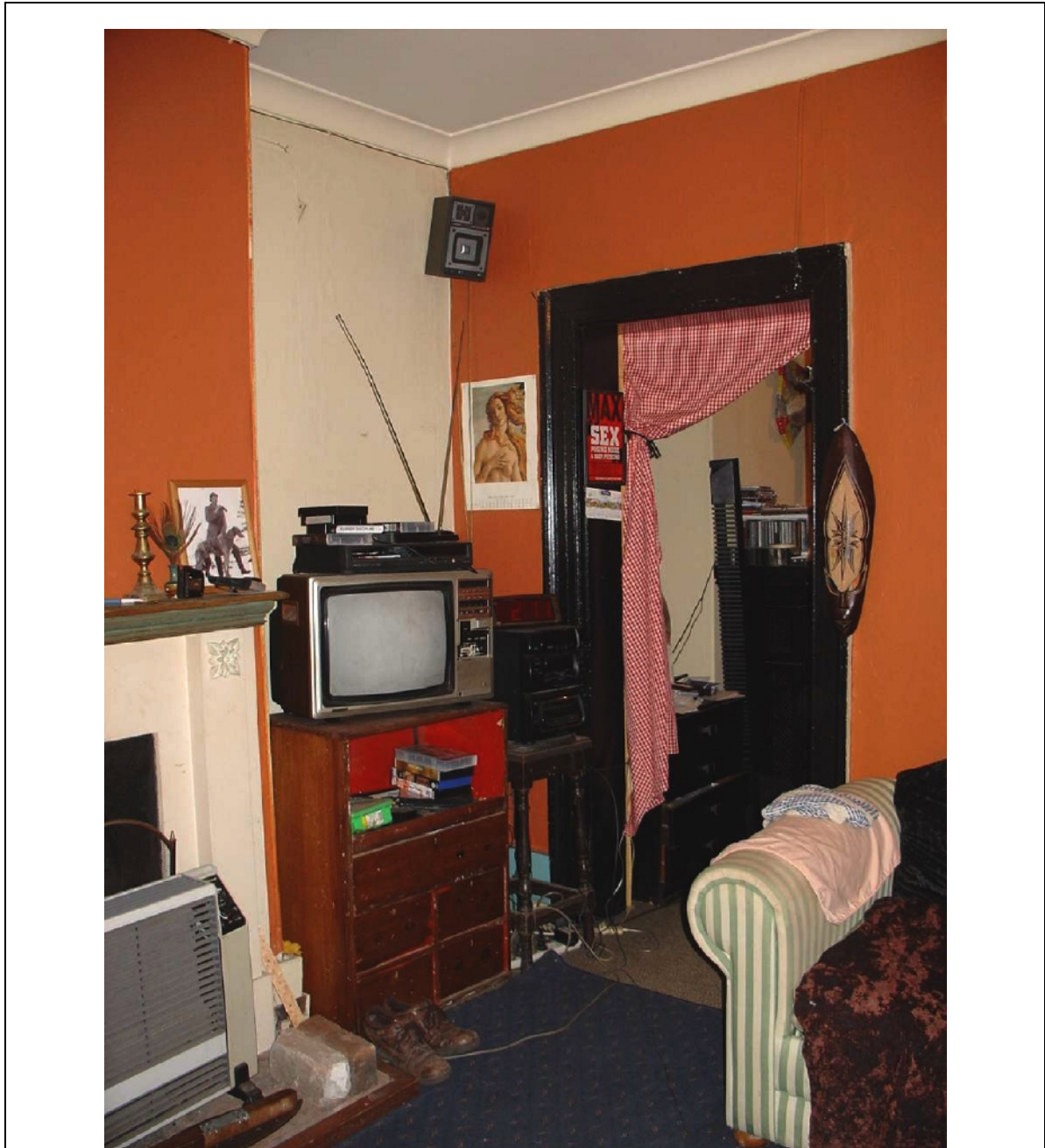


Image caption	34-36 Kensington Street, Interior, G1 (34 Kensington Street)				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY / ASSESSMENT SHEET- NO.7

ITEM DETAILS						
Name of Item	Terrace, 38 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 I					
Other Name/s Former Name/s						
Item type	Area / Complex / Group					
Item group						
Item category	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	38					
Street name	Kensington					
Suburb/town	Chippendale				Postcode	2007
Local Government Area/s	City of Sydney Council					
Property description	Lot 3 DP 33953					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential					
Former Use	Residential					
Statement of significance	Criterion (a) Constructed circa 1855 – 1858, the terrace at number 38 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to industrial areas in the mid nineteenth century. The terrace is a remnant of mid 19th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. Criterion (b) Purchased by Tooths in 1925 and continuously tenanted, the terrace evidences the long-term expansion policy of the Brewery. Criterion (c) 38 Kensington Street has aesthetic significance for its contribution to the Kensington streetscape, a group of rare early terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. Criterion (e) Built of rendered uncoursed sandstone rubble, the terrace illustrates the range of building technologies in use in the mid nineteenth century. The terrace has high archaeological potential relating to mid 19th century working class life. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹ Criterion (f) The terrace has rarity value for its unusual configuration incorporating a carriageway, front and rear balconies (now removed), an attic, and some fine joinery unusual for working class terraces of the period.					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	Integrity The terrace has a low integrity value because of the loss of significant fabric. Fabric of considerable significance includes the surviving Kensington Street facade, the carriageway, remains of original joinery, finishes and interiors. The terrace has exceptional significance at local level.				
Level of Significance	State ☐		Local ☒		

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Samuel Long (Slater)					
Physical Description	A single two-storey terrace residence constructed circa 1855 – 58 which includes a carriage way at ground level. The body of the building is a two storey rectangular prism, built of sandstone rubble, rendered and grooved to imitate regular sandstone blocks. The carriage way runs through the building on its southern side. The roof is a steeply pitched gable, clad in corrugated iron with no parapets, and a chimney on the southern side. A single storey skillion roofed extension is located at the rear of the residence. The backyard has been extensively roofed to form a large shed. The street facade at ground level is made up of a double hung window, a four panelled door with fanlight over and the carriageway opening, enclosed by a vertical tongue and grooved panel which includes a centrally located door. The lintel above the door and window is timber. A balcony has been removed from the face of the building. There are two windows facing the street at first floor level. Marks in the render below the southern casement window indicate a former door onto the balcony. An exceptionally wide eaves extends across the front of the building above the first floor. Roofing iron suggests former presence of a dormer window to an attic room. The rear facade of the building is also rendered and grooved to imitate sandstone blocks at first floor level. Quoin stones have been revealed where render has worn away. At first floor level a line of sandstone blocks interspersed by floor joists resting on a wooden beam running across the face of the building indicates the former presence of a balcony on the rear facade. Two doors located in the wall at first floor level and wide eaves extending above these doors support this. The skillion roofed addition at the rear of number 38 is a wooden framed single storey room clad in weather-boards. The living room is entered directly from the street and contains a fireplace. A servery existed between the living room and the adjoining room, which is thought to have been the original kitchen. The former kitchen has a wooden fireplace, which has been boarded up and a wooden staircase which gives access to the first floor. The skillion roofed kitchen at the rear is considered to be an addition to the original building built around 1880. Upstairs at first floor level there are presently two bedrooms and a bathroom. The room to the south of the stairs has been converted into a bathroom in recent years. The room to the north of the stairs is used for access to the stairs leading to the attic. The original joinery was well crafted, in contrast to other terraces in the group, reflecting the fact that this house was owner occupied. Extensive termite infestation of this house resulted in the loss of many of its original features.					
Physical condition and Archaeological potential	Condition: poor, extensive termite infestation. The archaeological potential has been separately assessed in Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being of high potential.					
Construction years	Start year	1855	Finish year	1858	Circa	☒

Modifications and dates	Notes for records of Tooth Brewery c.1880 Kitchen addition to rear 1934 Lavatory rebuilt 1945 Installation of electric light 1953 Renew iron to roof of main building, outhouses and balconies
Further comments	Future conservation works should recover front and rear balconies, fenestration including French doors to upper level, multi pane sash and shutters to lower level window, and carriageway gates to the street elevation. The following intrusive elements should be removed or modified: security bars, electrical boxes and cabling.

HISTORY

Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then in December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845, while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were purchased by Frederick Tooth in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington street completed by 1860. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the late 1880s and early 1890s. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Toth's and had been demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some of the houses were demolished for the construction of factories and the remainder continued to be let out to tenants. With only basic repairs carried out, the houses fell into a dilapidated condition and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up however 38 Kensington Street is currently occupied. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. Originally known as Lot 39 Kensington Estate, the land upon which No. 38 Kensington Street now stands was purchased by Samuel Long, slater in 1856 from W. Lamb and W. Walker. The house is first recorded in 1858, described as a four room, two- storey brick house with shingle roof. Samuel
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	Long is listed as occupant from 1858 – 1865. In 1884, Long sold the property to Timothy Curley, owner of the Castle Connell Hotel, and owner of adjoining terraces No. 34 & 36. The Curley family retained ownership of the property until Tooth's and Co's purchase in 1925.
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THEMES	
Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation – (Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the City- A Terrace in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney suburbs such as Pyrmont, Surry Hills, Paddington and The Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Other terraces in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 30 – 32, 34 – 36, 40 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site Owned at one stage in conjunction with No. 34 & 36 by Timothy Curley owner of the Castle Connell Hotel and remaining in the Curley family ownership until purchased by Tooth & Co in 1925.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values – the group of buildings combines to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Constructed circa 1855 – 1858, the terrace at number 38 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas in the mid nineteenth century. The terrace is a remnant of mid 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney.
Historical association significance SHR criteria (b)	Purchased by Toth's in 1935 and continuously tenanted, the terrace has the ability to demonstrate the long-standing expansion policy of the brewery.
Aesthetic significance SHR criteria (c)	The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form. 38 Kensington Street has significance for its contribution to this important residential and industrial streetscape. The terrace has lost major stylistic features including the balconies and fenestration to the street facade reducing its aesthetic significance.

Social significance SHR criteria (d)	The terrace has the ability to demonstrate 19 th century working class lifestyles. The Terrace has had continuous residential use.
Technical / Research significance SHR criteria (e)	The terrace has high archaeological potential relating to mid 19 th century working class life. Built of uncoursed sandstone rubble with a carriageway, the terrace has the ability to demonstrate mid 19 th century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1850's are comparatively rare in Sydney. The terrace is one of a small number of mid 19th century working class terraces in the city area. The terrace is a remnant of former dense residential precinct, now isolated by the expansion of surrounding industrial development. A relic of the 19th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people employed by local industry. The terrace provides a rare opportunity to experience working class Sydney life in the mid 19th century. 38 Kensington Street is unusual in its form, with front and rear balconies (now demolished), a carriageway and attic, and for its fine joinery unusual for working class terraces of the period
Representativeness SHR criteria (g)	The terrace represents the domestic experience of the working class in the 19 th century and is a fine representative example of working class Victorian domestic construction.
Integrity	The terrace has a low degree of integrity. Major stylistic features including front and rear balconies have been removed. Fenestration to the street elevation has been altered. Extensive termite infestation of this house resulted in the loss of many of its original features.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) No 5104 – Kensington Street Terraces 16-40 Kensington St.
	National Trust of Australia (NSW) – 16-40 Kensington St Chippendale (Terraces and Houses).
	Heritage Act, s.130 Order - lapsed 22.9.1989
	NSW Heritage Council – SHI No. 15408 No. 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Lands Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban	1858-	Mitchell Library

		Directory	1933	
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RECOMMENDATIONS

Recommendations	1. The subject property be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies. 3. Immediate repairs be carried out to prevent further deterioration of original fabric. 4. A comparative analysis should be carried out to determine the rarity of the Kensington Street Terrace Group and its potential for State Listing.
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SOURCE OF THIS INFORMATION

Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 I		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects/ Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	38 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	38 Kensington Street, Interior, Room G2				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY/ ASSESSMENT SHEET- NO.8

ITEM DETAILS						
Name of Item	Terrace, 40 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	48 J					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	40					
Street name	Kensington					
Suburb/town	Chippendale		Postcode	2007		
Local Government Area/s	City of Sydney Council					
Property description	Lot 3 DP 33953					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential					
Former Use	Residential					
Statement of significance	Criterion (a) Built circa 1884-1891 following the demolition of an earlier smaller two-storey cottage (circa 1855), the terrace at 40 Kensington Street is of historical significance as evidence of the continuing development of working class terrace housing in close proximity to industrial areas on the city fringe in the second half of the nineteenth century. Criterion (b) The property was purchased by Tooths in 1935 and has been continuously tenanted. The terrace illustrates the long-term expansion policy of the Brewery. Criterion (c) 40 Kensington Street has aesthetic significance for its contribution to the Kensington Street group, a largely intact streetscape reflecting Victorian detailing and form. Criterion (e) The terrace has technical significance in its ability to demonstrate late 19th century working class lifestyles, building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹ Criterion (g) The street presentation and plan layout are representative of working class terrace housing of the					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	1880s. Fabric of considerable significance includes the plain unembellished Kensington Street facade, basic plan layout, living rooms, original kitchen and former open laundry, bedrooms, original internal features including staircase, fireplaces and gas light fittings, and shutters. Site 48J has exceptional significance at local level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	A single two storey Late Victorian / Georgian style terrace, built circa 1884-1891. The building comprises an unembellished two-storey block with a single storey skillion roofed wing at the rear. The external walls are sandstock brick. It has a corrugated iron clad gabled roof with parapet walls on either side and a central chimney stack with decorative capping. A small lean-to directly behind the single storey section contains the lavatory and a storage area. The building has a night soil lane on the southern side and adjoins number 38 Kensington Street on the north. Originally face brick and now painted, the street facade has an entrance door and double hung window at ground level and a single centrally located double hung window at first floor level. The ground floor window retains its fine original shutters and brackets. The rear facade has a double hung window at first floor level and a double hung window at ground floor level that lights the main dining area. A brick skillion roofed extension, which housed kitchen and laundry, extends to the rear of the building. The rear extension is also constructed in sandstock brick. The laundry / bathroom appears to have originally been open sided and has since been filled in with fibro and timber sheeting. The ground floor originally consisted of a living room and a dining room in the main part of the house, with a bathroom, kitchen and laundry in the single story skillion roofed wing abutting the rear of the house. At the end of the wing there is a lavatory in a skillion roofed lean-to. The living room is entered immediately from the front door. Both the living room and the dining room had fireplaces. The dining room includes the stair that accesses the two upper level bedrooms.					
Physical condition and Archaeological potential	Condition: fair The archaeological potential has been separately assessed in Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being of high archaeological potential.					
Construction years	Start year	1884	Finish year	1891	Circa	☒
Modifications and dates	Notes for records of Tooth Brewery 1947 Installation of electric light.					
Further comments	Future conservation works should recover the front door, and face brick finish. The following intrusive elements should be removed-electrical meter box and power cables.					

HISTORY

Historical notes

In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then In December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15, on the western side of Kensington Street were purchased by Frederick Tooth in 1842, while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year.

By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860. . In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of basic, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the late 1880s and early 1890s.

In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Toth's and had been demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some were demolished for the construction of factories and the remainder continued to be let out to tenants. Only basic repairs were carried out on the houses, and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Defect orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric.

Originally known as Lot 38 of the Kensington Estate, the site of No. 40 Kensington Street was purchased by Phillip Williams in 1855. A 2-storey timber house occupied the site from 1855. In 1858, the property was purchased by William Bull. The timber house was pulled down prior to 1882. In 1884 the site is shown as vacant on a detailed survey. The Rate Assessments of 1891 indicate a brick and iron 2-storey house extant on the block. Sands Directory indicates the site was occupied 1882 – 1885, 1889, and 1891. James Kemp was a long-term tenant (1901 – 1926). The property remained in the ownership of William Bull and his trustees until 1911 when it was purchased by A. Sanders. Tooth's & Co. purchased the property in 1925.

Limited occupation of the houses since they were purchased by Toth's has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.

THEMES	
Australian historical theme	Developing local, regional and national economies. Building settlements towns and cities.
New South Wales historical theme	Industry – Brewery Accommodation – Victorian terrace house Domestic life – Victorian working class cottage
Local historical theme(s)	Living in the City- A House in the city

COMPARABLE ITEMS	
Location and description, stating why they are comparable	Similar groups of residential buildings survive in other early Sydney Suburbs such as Pyrmont, Surry Hills, Paddington and the Rocks. This group is none the less a rare surviving groups showing the establishment and evolution of suburban housing on the city fringe.

ASSOCIATED ITEMS	
Location and description, stating what the association is with the comparable items	Other terraces in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 30 – 32, 34 – 36, 38 and 46 – 48 Kensington Street The Kent Brewery, by virtue of long ownership of the site.

CURTILAGE	
Describe the physical curtilage of the item	Lot Boundary Streetscape values – the group of buildings combines with others in the group to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built circa 1884 – 91, the terrace at 40 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas in the second half of the nineteenth century. The house is a remnant of mid to late 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. Construction of the terrace followed demolition of an earlier (circa 1855), cottage and the terrace is one of a few second-generation residences in Kensington Street.
Historical association significance SHR criteria (b)	Purchased by Tooths in 1935. The property provides evidence of the expansion policies of Tooth & Co for the Kent Brewery Site.
Aesthetic significance SHR criteria (c)	The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form. 40 Kensington Street has significance for its contribution to this important residential and industrial streetscape.
Social significance SHR criteria (d)	The terrace has the ability to demonstrate late 19 th century working class lifestyles. The terrace has had continuous residential use.

Technical / Research significance SHR criteria (e)	The terrace has high archaeological potential relating to late 19 th century working class life. It has the ability to demonstrate late 19 th century building techniques, services and technologies. Remnant gas fittings and shutters illustrate redundant technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	The group is a remnant of a former dense residential precinct, now isolated by the expansion of surrounding development. A relic of the 19 th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people. The Kensington Street group provides a rare opportunity to observe working class Sydney life in the mid 19 th century.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the 19 th century. The street presentation and plan layout of No. 40 Kensington Street are representative of working class terrace housing of the 1880s.
Integrity	The terrace has a moderate degree of integrity. Other than replacement of the front door and painting of brickwork, the exterior is substantially intact. Internally, floorboards and some ceilings have been replaced, yet enough joinery and original finishes survive intact to interpret the original.

HERITAGE LISTINGS

Heritage listing/s	Council of the City of Sydney – Central Sydney Heritage Inventory (updated 2002) No 5104 – Kensington Street Terraces 16-40 Kensington St.
	National Trust of Australia (NSW) – 16-40 Kensington St Chippendale (Terraces and Houses).
	Heritage Act, s.130 Order – lapsed 22.9.1989
	NSW Heritage Council – SHI No. 15408 No. 16-40 & 46-48 Kensington St (Terraces).

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Land Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The subject property be listed on Schedule 1 of City of Sydney's CSH LEP 2000 based on this inventory form. 2. A Conservation Management Plan be prepared detailing conservation policies. 3. Immediate repairs be carried out to prevent further deterioration of original fabrics. 4. A comparative analysis be carried out to determine the rarity of the Kensington Street terrace group and its potential for State Listing.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton & United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	48 J		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects / Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	40 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects

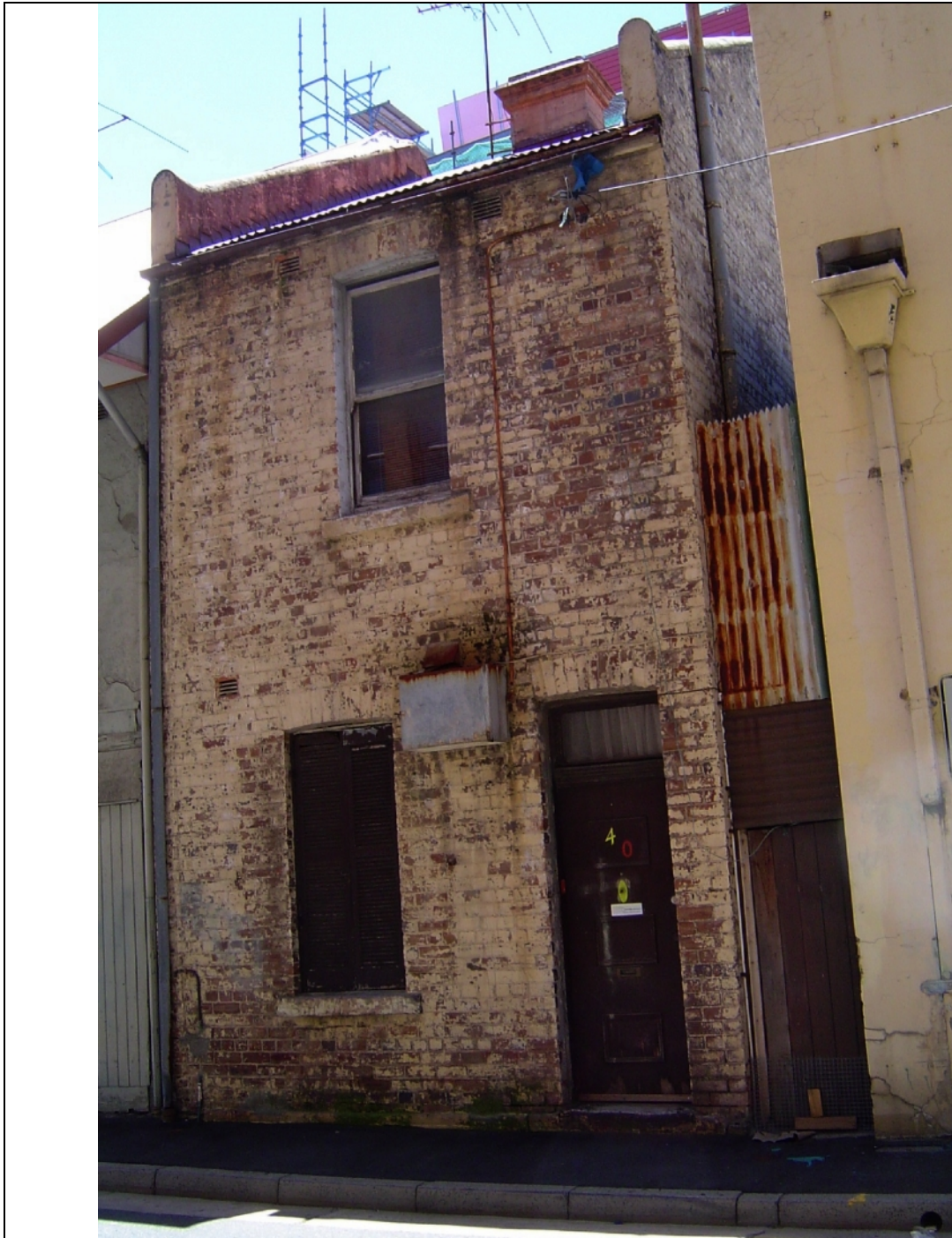
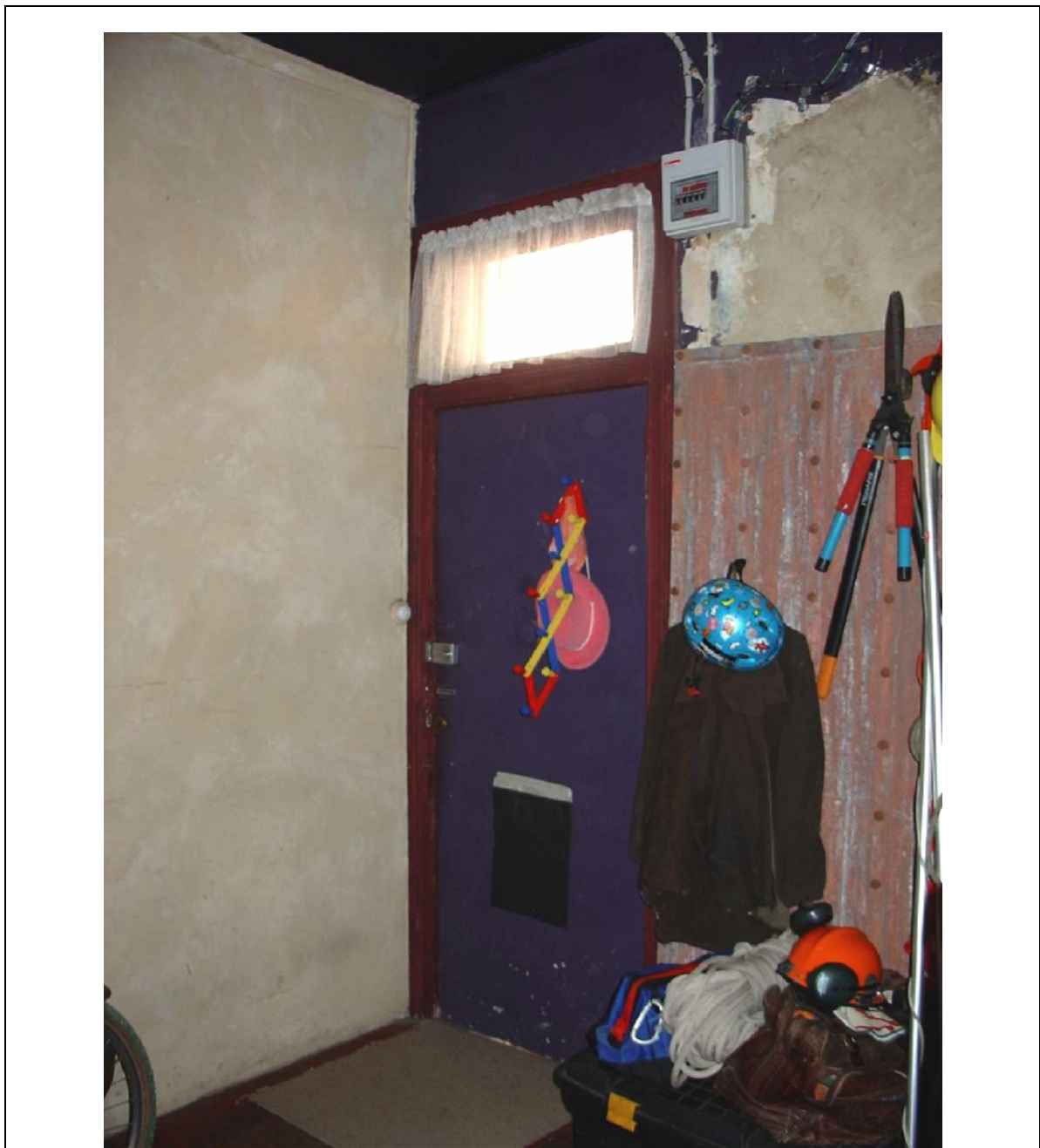


Image caption	40 Kensington Street, Interior, G1 looking south-west.				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



CUB SITE – INVENTORY ASSESSMENT SHEET- NO.9

ITEM DETAILS						
Name of Item	Terraces, 46 – 48 Kensington Street					
CUB Precinct	Kensington Street Precinct					
CUB Asset No.	49 A, 49B					
Other Name/s Former Name/s						
Item type (if known)	Area / Complex / Group					
Item group (if known)						
Item category (if known)	Housing					
Area, Group, or Collection Name	Kensington Street Precinct					
Street number	46, 48					
Street name	Kensington					
Suburb/town	Chippendale		Postcode	2007		
Local Government Area/s	City of Sydney Council					
Property description	Lot 5 DP 33953 Lot 1 DP 709452					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Carlton & United Breweries (NSW)					
Current use	Residential (46), Vacant (48)					
Former Use	Residential					
Statement of significance	Criterion (a) Completed circa 1855, the pair of terraces at 46 – 48 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas as the city fringe in the mid nineteenth century and the residential development of the Kensington Estate. Criterion (b) Purchased by Tooths in 1911/1938 and continuously tenanted, the pair illustrates the long-term expansion policy of the Brewery. Criterion (c) The pair has aesthetic significance as a substantial two-storey stone terrace in the Victorian Regency style, constructed of fine sparrow picked and margined sandstone blocks with a finely detailed cantilevered balcony. The pair also contributes to the largely intact Victorian streetscape. A remnant of a former dense residential precinct now isolated by the expansion of surrounding industrial development, the terrace group is one of a small number of mid 19th century working class housing pockets in the city area. Criterion (e) The terraces have high archaeological potential relating to mid 19th century working class life. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.¹					

¹ Archaeological Assessment & Management Plan, Carlton United Brewery, Dec 2004, by D. Mider, Page 8

	Criterion (g) The terraces provide a fine example of working class Victorian domestic construction and illustrate the range of building technologies in use in the mid nineteenth century. Fabric of considerable significance includes the Kensington Street facade, the fine stonework and rubble construction, the balcony, interiors and original internal features including fireplaces, doors, gas light fittings and fuel stoves. The terrace has exceptional significance at local level and potential for listing at State Level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer	Unknown					
Builder/ maker	John Boyle & David Chilton (Stonemasons)					
Physical Description	A substantial pair of two-storey stone terraces completed circa 1855. The terraces are mirror imaged and consist of a two-storey main gabled roofed block with a skillion roofed two-storey wing to the rear. There are several small outbuildings in the yard of each residence. The front facade is constructed of sandstone blocks which have been sparrows picked and margined. On the ground floor the street facades feature a front door with a three paned fanlight over and a double hung window. At first floor level a projecting balcony is supported by a series of cantilevered beams, which have been decoratively shaped in an ogee pattern and reinforced with additional beams. Remnants of cast iron lacework create a railing at No.46, while vertical timber rails create the balustrade at No. 48. The balcony is accessed by a door with fanlight over and a central double hung casement window. Three wooden columns support the verandah's skillion roof. Parapet walls finish at the face of the building. A single chimney stack is centrally located on the ridge line. The gable roof is clad in corrugated iron. The rear facade consists of coursed rubble walls, number 46 has been rendered and has no fenestration at ground floor level. At No. 48 a French window has been inserted in the wall between the wing and the party wall at ground floor level. A double hung window is located at first floor level near the central rear wall on each residence. The layout is basically two large rooms on each floor. On the ground floor a passage connects the living room, which is adjacent to Kensington Street and the kitchen at the rear. At No. 46 the kitchen has been relocated to an infilled breezeway. A corrugated iron skillion roof extends behind and to the side of number 46 shelters an open area used as a laundry. The northern edge of the roof extends and gives sheltered access to a bathroom and toilet in the south-east corner. Upstairs there are two bedrooms located directly above the ground floor rooms. The front bedroom was divided into two, but the dividing wall has been demolished. The backyard of number 48 contains a free standing, single skin brick, corrugated iron gable roofed lavatory building east of the French windows. There is also a skillion roofed lean-to in the south-eastern corner of the yard which appears to have been used as a laundry. The living room extends from the front to the back of the main body of the house and includes a fireplace. The kitchen includes the staircase, which leads to the first floor. Number 46 and 48 retain considerable evidence of their original construction. Most of the internal joinery is original.					
Physical condition and Archaeological potential	Condition: fair. The archaeological potential has been separately assessed in Carlton United Brewery Archaeological Zoning Study, 2005 by D. Mider as being of high archaeological potential.					
Construction years	Start year	1855	Finish year	1855	Circa	☒

Modifications and dates	Notes for records of Tooth Brewery 1936 Renew skillion roof, overhaul guttering and dampers (No. 46). 1940 Request installation of electric light (No. 48). 1955 Remove slate roof, reclad with galvanised corrugated iron, ridgecapping, eaves, gutters and downpipes (46 & 48).
Further comments	Future conservation works should recover original detail to balcony and porch, front door to No. 46, transom at 48, and windows to street facade. The following intrusive elements should be removed or modified: electrical box and conduit, paint finish to sandstone.

HISTORY

Historical notes	In 1819 Major George Druitt was granted 8 acres of land on the outskirts of Sydney on the Parramatta Road. He gave the land the name of 'Cassino'. Druitt sold a substantial part of this land to John Tooth in 1834, who established the Kent Brewery. Then In December 1841 Druitt sold the eastern part of his grant at the corner of Parramatta Street and Botany Road to Abraham and Isaac Moses. When plans were prepared for the proposed subdivision of this part of the grant shortly after, it became apparent that there was a mistake in the written description of the land in the deed, and Druitt's holdings had encroached upon Government land to the east. The proposed sale of the subdivision, which was named 'Kensington', was abandoned. The subdivision was subsequently amended with Kensington Street, the widest street of the subdivision, moving closer to the brewery boundary with only one block of allotments between it and the brewery road. At the southern end of the subdivision Black Wattle Swamp Creek crossed the street. The land was put up for sale again in 1842. Allotments on the west side of Kensington Street were all sold between 1842 and 1845 while those at the north end of the east side of Kensington Street sold slowly during the 1840s. Lots 14 & 15 on the western side of Kensington Street were purchased by Frederick Tooth in 1842 while several lots at the south end were sold to John Tooth in 1844. The alignment of Kensington Street was officially surveyed in November 1849 and the street was proclaimed in the same year. By 1850 the allotments on the west side of Kensington Street were almost all built upon, as was the Parramatta Street frontage, with occupation of the eastern side of Kensington Street completed by 1860.. In common with much of the rest of the developing suburb of Chippendale the 'Kensington Estate' consisted of poor quality, low rental housing for the working class. In the 1850s the City Health Officer described the houses in Kensington Street as being 'in a most wretched condition, so far as ventilation and cleanliness are concerned'. By 1865 the Kensington subdivision was completely occupied. Demolition and rebuilding on a few allotments on the east side of Kensington Street took place in the late 1880s and early 1890s. In the 19th century the houses in Kensington Street were generally occupied by tenants, rather than by owner-occupiers, and the turnover was fairly rapid. In the 1880s and 1890s Tooth's began to acquire residential land around the brewery and absorbed this property into its own site. Houses on the west side of Kensington Street were acquired in this manner and by 1911 were all owned by Tooth's and had all been demolished. Between 1911 and the 1930s houses on the east side of Kensington Street were also purchased by Tooth's as they became available. Some of the houses were demolished for the construction of factories and warehouses while the remainder continued to be let out to tenants. . With only basic repairs carried out, the houses fell into a dilapidated condition and by the 1940s many tenants still did not have electric light and most did not have proper bathrooms. Orders were issued by the City Council under the Public Health Act for almost all of the remaining houses in Kensington Street owned by Tooth's. Tenancies in the twentieth century have been of much longer duration. More recently, as terraces have become vacant they have not been re-let and many are now boarded up. Maintenance has been continued at levels necessary to protect and stabilise significant fabric. Lots 34 & 35 (No. 46) of the Kensington Estate were purchased by John Boyle, stonemason, from W. Lamb & W. Walker in 1855. Lot 33 (No. 48) was purchased by David Clifton, also a stonemason, in 1855 from Lamb & Walker. The same year, a pair of stone 2 storey terraces with slate roof and six rooms each is recorded in the rate assessment, both unoccupied. In 1858 the pair are occupied. John Boyle occupies No. 46 while No. 48 is tenanted. Clifton briefly occupied No. 48 in 1864, when
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	the property was sold to James Johnston. In 1866 No. 46 was purchased by George Craig, who also purchased No. 48 in 1869. William Craig occupied No. 48 from 1889 and retained ownership of the property until Tooth's purchase in 1938. No. 46 passed from Craig to John Fitzgerald in 1888 and to Tooth's in 1911. Lack of any substantial change of the houses since they were purchased by Toths has assisted in retaining their integrity as examples of early Victorian workers cottages but has also meant that significant fabric has been exposed to high rates of wear.
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THEMES

Australian historical theme	Developing local, regional and national economies Building settlements towns and cities
New South Wales historical theme	Industry – brewery Accommodation –(Victorian terrace house) Domestic life – (Victorian working class cottage)
Local historical theme(s)	Living in the city- A Terrace in the city

COMPARABLE ITEMS

Location and description, stating why they are comparable	Refer Conservation Management Plan Similar groups of residential buildings survive in other early Sydney suburbs such as Pymont, Surry Hills, Paddington and The Rocks. This group is none the less a rare surviving group showing the establishment and evolution of suburban housing on the city fringe.
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ASSOCIATED ITEMS

Location and description, stating what the association is with the comparable items	Other Terraces in the Kensington Street Terrace group comprising 16 / 16A, 22 – 28, 30 – 32, 34 – 36, 38, and 40 Kensington Street The Kent Brewery, by virtue of long ownership of the site
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CURTILAGE

Describe the physical curtilage of the item	Lot Boundary Streetscape values – the group of buildings combines with others to create a significant streetscape, which is contrasted against the tall wall of the Brewery site.
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APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Completed circa 1855, the pair of terraces at 46 – 48 Kensington Street is of historical significance as evidence of the development of working class terrace housing in close proximity to the industrial areas on the fringe of the city the mid nineteenth century. The pair is a remnant of mid 19 th century working class terrace housing and demonstrates early patterns of residential life in the fringe suburban areas of Sydney. The pair illustrates the residential development of the Kensington Estate
Historical association significance SHR criteria (b)	Purchased by Toths in 1911/1938 and continuously tenanted, the pair evidences the long-standing expansion policy of the Kent Brewery. The building demonstrates the expansion potential of the company in purchasing surrounding property adjoining the Brewery Site.

Aesthetic significance SHR criteria (c)	The pair has aesthetic significance as a substantial two-storey stone terrace in the Victorian Regency style, constructed of fine sparrow picked and margined sandstone blocks with finely detailed cantilevered balcony. The Kensington Terrace group is of high aesthetic significance as a group of early rare terraces and part of a largely intact streetscape reflecting mid Victorian detailing and form, The Kensington Street terraces have significance for their contribution to this important residential and industrial streetscape.
Social significance SHR criteria (d)	The terraces have the ability to demonstrate 19 th century working class lifestyles. The terraces have had continuous residential use.
Technical / Research significance SHR criteria (e)	The terraces have high archaeological potential relating to mid 19 th century working class life. They have the ability to demonstrate an array of 19 th century building techniques, services and technologies. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.
Rarity SHR criteria (f)	Terraces from the 1850's period are comparatively rare in Sydney. The terrace group is one of a small number of mid 19 th century working class housing in the city area. The Kensington Street group provides a rare opportunity to demonstrate working class Sydney living conditions of the mid 19 th century. The group is a remnant of former dense residential precinct, now isolated by the expansion of surrounding industrial development. A relic of the 19 th century development of Chippendale as a residential and industrial suburb, with terraces built and let to working class people.
Representativeness SHR criteria (g)	The group provides a Representative example of the early residential and industrial character of Chippendale. The terrace group represents the domestic experience of the working class in the 19 th century and is a fine representative example of working class Victorian domestic construction.
Integrity	The pair has a moderate degree of integrity. Externally, some fenestration and balustrades have been altered and the sandstone has been painted; yet the cantilevered balcony and facade composition remain intact. Internally many original features and finishes survive, particularly at No. 48, including floorboards, skirtings and architraves, plaster finishes, stairs and fireplaces.

HERITAGE LISTINGS	
Heritage listing/s	Council of the City of Sydney - Central Sydney Heritage LEP 2000 – Schedule 1 Item No 188. No 46-48 Kensington St (Terraces).
	Council of the City of Sydney - Central Sydney Heritage Inventory (updated 2002) – No 5072. Kensington St Terrace 46-48 Kensington St.
	National Trust of Australia (NSW) – 46-48 Kensington St Chippendale (Terraces).
	Heritage Act s.130 Order – lapsed 22.9.89
	NSW Heritage Council – SHI No 2450752. No 46-48 Kensington St (Terraces) & SHI No 15408. No 16-40 & 46-48 Kensington St (Terraces). (Note: the buildings appear to have been listed twice.)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Noel Bell, Ridley Smith and Partners P.L. / CUB	Heritage Review Kent Brewery Site	2003	Carlton United Brewery Archive
Written	Planning Workshop with Conybeare Morrison and Partners, Godden Mackay P.L. and Rosemary Annable	Conservation Plan Kent Brewery	1991	Carlton United Brewery Archive
Archival	Land and Property Information NSW	Property Title Search		Lands Department/ Lands Titles Office
Archival	Rates Notices Council of the City of Sydney	Rate Assessment Books		Sydney City Archives
Published	John Sands Pty Limited	Sands Sydney & Suburban Directory	1858-1933	Mitchell Library

RECOMMENDATIONS	
Recommendations	1. The City of Sydney Inventory be updated to reflect present information (i.e. based on this inventory form). 2. A Conservation Management Plan be prepared detailing conservation policies. 3. Immediate repairs be carried out to prevent further deterioration of original fabrics. 4. Consideration be given to further assessment for State Heritage Listing.

SOURCE OF THIS INFORMATION			
Name of study or report	Carlton United Brewery Site – Conservation Management Plan	Year of study or report	2005
Item number in study or report	49 A, B		
Author of study or report	Noel Bell Ridley Smith and Partners P.L. / Architectural Projects		
Inspected by	Jennifer Hill, Elizabeth Gibson, Robert Varman		
NSW Heritage Manual guidelines used		Yes ☒	No ☐
This form completed by	Architectural Projects / Noel Bell Ridley Smith and Partners P.L	Date	May 2005

IMAGES

Image caption	46& 48 Kensington Street, West Elevation				
Image year	2004	Image by	NBR SAP	Image copyright holder	NBR SAP

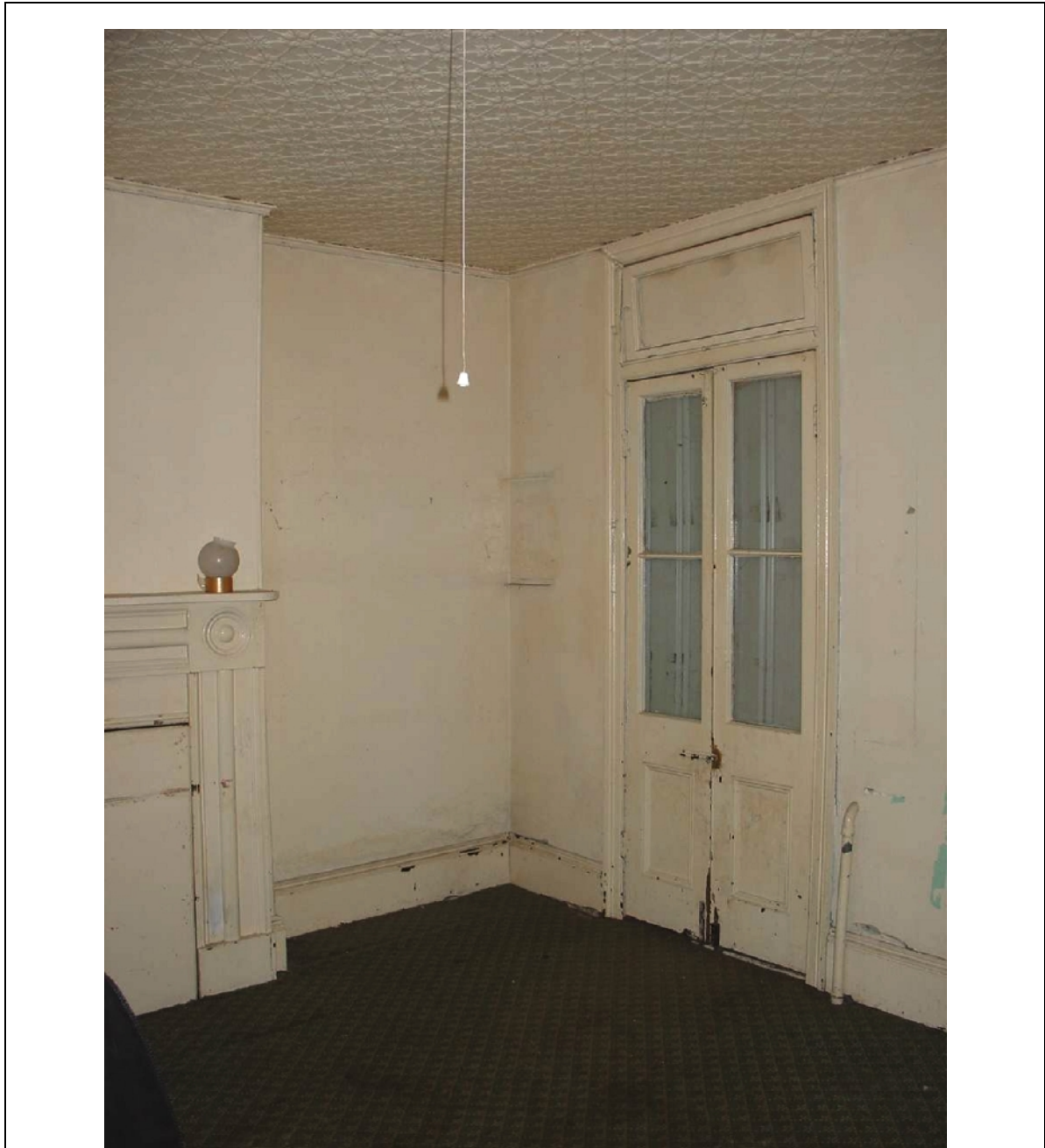


Image caption	48 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects
					

Image caption	46 Kensington Street, West Elevation				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Image caption	46-48 Kensington Street, Interior, G2				
Image year	2004	Image by	Architectural Projects	Image copyright holder	Architectural Projects



Annexure B

Extract from 2012 Conservation Management Plan
for the Kensington Street Precinct –
Contributory Elements and their Value

CONTRIBUTORY ELEMENTS: 2-10 KENSINGTON STREET

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The elements of the building at 2-10 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic	High	Evidence in the fabric- such as the markings on floors or walls.
Massing	Historic, aesthetic	High	Exterior walls.
Architectural style and detailing	Historic, aesthetic	High	Exterior of building – street elevations in particular.
Rhythms of the elevations including spacing and proportions of openings	Aesthetic	High	Exterior walls – fenestration, bays, materials and the decorative parapet typical of the Arts and Crafts style.
External fabric - original	Historic, aesthetic	High	Brickwork, lintels, early concrete blocks (imitation stone) at base of building, large timber sash windows and arched heads.
External fabric - inserted	Historic, layering	Little-intrusive	Roller shutters to ground level (although these interpret the former Motor Garage use)
Roof form (parapet)	Aesthetic	high	Whole parapet plus pattern integration with arched windows on the level below.
Roof	n/a	Little	
Walls (brickwork)	Historic, aesthetic	High	Brickwork throughout
Joinery (windows)	Historic, aesthetic, technological	Moderate	Original timber framed large sash windows including arched headers in centre of street elevations on upper level.
Ceilings/floors (timber)	Historic, technological	Moderate	Hardwood timber boards laid over timber frame to upper levels. Reinforced concrete to lower levels.
Steel reinforcing to interior to accommodate additional loads	Historic, technological	Moderate	Expressed clearly throughout interior of building.
Staircases	Technological, historic	Moderate	Evidence of being 'turned' can be seen on close inspection. Gated stair associated with secure storage areas.
Fittings and detailing associated with use as a motor garage	Historic, aesthetic, technological	Moderate	Includes vehicular lift, motor room and evidence in floor of earlier vehicular turntable (built into the ground floor near the lift)
Fittings and detailing associated with use as Bonded Spirit Store	Historic, aesthetic, technological	Moderate	Security mesh fitted around stair to upper level – location of boded liquor storage area. Evidence of bonded store (grilles and gates) is significant. Also markings on the floors and walls locating storage areas.
Fittings and detailing associated with other uses	Historic, technological	Not able to be read	Bundy clock fixed to wall.
Streetscape values	Historic, aesthetic	High	Scale, form, materials and detailing. The building works with the former Administration Building to act as a 'gateway' at the northern end of the Kensington Street Precinct.
Services	Technological	Moderate	Substantial emergency services equipment – updated components, but markings on the wall etc reveal that this has been an important element since at least the War years and potentially since the building was first built providing evidence of the flammable

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
			nature of the former use (storage of casks of rum and other sprits)

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 2-10 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the former Rum Store building's fabric. It also notes any areas of repair and maintenance required that were noted during site inspections.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	Form is intact although sheeting has been replaced. Periodic replacement of roof sheeting will be required in the future.
Walls	Exterior brickwork and parapet – fabric and configuration intact. Evidence of lean to parapet on Kensington Street elevation. Previous stabilisation works noted. Structural review and repair/stabilisation works may be required.
Joinery	Exterior windows: large timber-framed, including a paired semi-round window at centre of upper level. Form is significant – fabric could be replaced with like if repairs required. Sashes and glazing to upper level on Dwyer Street need to be reinstated. Timber surround and garage-style doors to lift appear to be in sound condition.
Ceilings	Intact. Mostly unlined ceilings – painted underside of joists for floor above reflect industrial purpose. The use of the area beside the lift as an administrative area is evident in part by its ripple iron ceiling. Upper level ceiling is lined – sheets of ripple iron and some timber lining boards (near lightwell). Some later plain sheeting also evident. All have been painted white.
Floors	Ground floor is poured concrete slab: includes evidence of vehicular turntable Floors are original timber.
Staircases	Open tread industrial/functional form and materials.
Evidence of earlier use - Industrial archaeology	Vehicular/goods lift enclosure with garage-style doors. Do not use until inspected for operational potential and safety. Substantially intact motor/winch/cable system. Do not use until inspected for operational potential and safety. Evidence of turntable (infilled) on ground floor. Safety light fittings on eastern wall. Bundy clock near lightwell on ground floor.
Streetscape	Strong streetscape presence. The building addresses both Kensington and Dwyer Streets and provides a high quality entrance to the precinct that is visible from Broadway. Has aesthetic integrity and visual prominence.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page 121]
Services	Early (and maintained until industrial use ceased) fire protection system. Maintain fire protection systems in working order while current use remains.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 2-10 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The exterior form and footprint of the building should be retained.
- The strongly expressed architectural forms of the Federation Arts and Crafts Warehouse style should continue to be able to be read and interpreted as part of any new works.
- Retention of significant interior fabric and spatial qualities should be a priority in any adaptive re-use.
- The parapet line should continue to define the skyline when viewed from within the immediate Kensington Street Precinct.
- Any new openings should be constrained to fit within existing structural bays.

- Structural damage needs to be arrested and repaired.

CONTRIBUTORY FABRIC – 12 KENSINGTON STREET

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The elements of the building at 12 Kensington Street that contribute to an understanding of its heritage values are outlined below. Note that the intrinsic heritage value of this building is limited.

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic	Little	New (temporary) use allows generic original 'industrial' purpose to still be read, but details of nature of this earlier use have been lost.
Massing	Historic, aesthetic	Moderate	Reads as industrial (full-site coverage, functional form etc).
Architectural style and detailing	Historic, aesthetic	Moderate	Simple, functional early 20C industrial building still readable from exterior. Interior reads as cleaned and stripped of industrial evidence.
Rhythms of the elevations including spacing and proportions of openings	Aesthetic	High	
External fabric - original	Historic, aesthetic	High	Brickwork and fenestration to upper level.
External fabric - inserted	Historic, layering	Little-intrusive	Garage door.
Roof form (parapet)	Aesthetic	High	Simple interpretation of the architectural style. Contributes to quality of streetscape.
Roof	n/a	Little	Standard industrial corrugated roof. Helps the building to read as industrial.
Walls (brickwork)	Historic, aesthetic	Moderate	Original brickwork in bays contributes. Side and rear walls make little contribution.
Joinery (windows)	Historic, aesthetic, technological	Moderate	Timber framed; poor condition
Ceilings/floors (timber)	Historic, technological	Little	Polished concrete slab. Floor to upper level lost. Spatial qualities changed.
Staircases	Technological, historic	Lost	All stairs have been removed.
Fittings and detailing associated with original uses as warehouse/store	Historic, aesthetic, technological	Lost	All evidence has been removed.
Fittings and detailing associated with current use as a studio/gallery	Historic, aesthetic, technological	Little	White surfaces; curtain rods to walls; temporary installations.
Streetscape values	Historic, aesthetic	High	Scale, form, detailing and materials all relate to the former Administration Building (opposite)
Services	Technological	Little	Lights, power, fire extinguisher.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 12 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 12 Kensington Street. It also notes any areas of repair and maintenance required that were noted during site inspections.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is retained.

Note also that the primary significance of this building is as an element in the streetscape, and the following comments focus on this role. Some elements, such as the roof and secondary walls, are important to retain in order to protect the structural integrity of the façade, but they are not necessary to retain for their intrinsic heritage values.

Element	Comment
Roofs	Form is intact although sheeting has been replaced. Periodic replacement of roof sheeting will be required in the future.
Walls	Exterior brickwork and parapet – fabric and configuration intact. Retain structural integrity and inspect for defects regularly.
Joinery	Exterior windows to Kensington Street are large and timber-framed. Their form and position in the façade is significant, but the fabric could be replaced with like if repairs area required.
Ceilings	Nil – see roof.
Floors	Ground floor is poured concrete slab. Retain only as required to ensure structural stability of the shell.
Streetscape	Contributory streetscape presence. The building addresses Kensington and Street and enhances the streetscape qualities of the former Rum Store at 2-10 Kensington Street. The integrity of this association should be protected.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 2-10 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The overall exterior form of the building should be retained.
- The strongly expressed architectural forms of the Federation Arts and Crafts Warehouse style should continue to be able to be read and interpreted as part of any new works.
- The parapet line should continue to define the skyline of the building when viewed from within the immediate Kensington Street Precinct.
- Any new openings should be constrained to fit within existing structural bays.
- Structural damage needs to be arrested and repaired.

CONTRIBUTORY FABRIC – 14 KENSINGTON STREET

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting. The elements of the building at 12 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Scale and street wall	Aesthetic	Modest	Simple brick façade. Visually neutral. Height sympathetic to adjacent terraces.
Hand painted vehicle registration numbers on internal walls	Historic	Little	Painted registration numbers on rendered walls to interior. The numbers were current in the mid 1970s, reflecting the use of the building as a garage at that time.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 14 KENSINGTON STREET

The existing building at 14 Kensington Street demonstrates negligible heritage values and does not need to be maintained for heritage reasons. It postdates the abutting significant buildings (the terraces at 16-16A Kensington Street) and the terraces do not rely on the building at 14 Kensington Street for their structural integrity.

No specific requirements for maintenance or repair have been identified.

CONTRIBUTORY FABRIC: 16-16A KENSINGTON STREET

The building is in fair condition but requires repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The terraces are substantially intact with little evidence of layering other than the infilled verandahs and minor alteration to the original form of the rear wing extension. Significant damage to the fabric has been caused by water damage due to failure of roof sheeting and/or through a general lack of maintenance of the buildings over the years.

The elements of the building at 16-16A Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	Moderate	Original use as residential accommodation has been lost due to building being vacant, although fabric still reads readily as residential.
	Historic, aesthetic	Moderate	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
Exterior façade to Kensington Street	Historic, aesthetic	High	All façade to Kensington Street with exception of verandah infill materials.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Two storey with paired single storey wings. Notice that the wings have major damage.
Architectural style and form	Historic, aesthetic, technological	Moderate	All fabric helps to demonstrate the multiple heritage values of this terrace. The central passage is particularly contributory.
Interior of buildings	Historic, aesthetic, technological	Moderate	All original interior fabric (note that much is in very poor condition)
Patina of age and integrity of fabric	Historic, aesthetic and technological	Moderate	Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric.
Lack of building services	Historic, technological	little	Power is available (not connected) but no other evidence of (then) modern devices and fittings.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 16-16A KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 16-16A Kensington Street. The buildings are in poor condition and require extensive repair both in order to protect the surviving fabric and to render them usable.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	Form is intact. Iron sheeting has deteriorated and needs to be replaced with matching materials. Periodic

Element	Comment
	replacement of roof sheeting will be required in the future.
Walls	Brick walls to ground floor facades have been covered by lightweight sheets (Masonite/fibro); walls to rear wings have been painted; brickwork is otherwise original. Brickwork to rear wings is in poor condition. Water ingress is affecting integrity of brickwork bonds to rear wings. The cause of the damage should be confirmed and repaired to prevent further deterioration; and damaged fabric repaired using matching materials and techniques. Existing cladding to the ground floor may be removed to reveal the original brick facade. Evidence suggests that the original facade was tuck-pointed brickwork and this should be repaired/reinstated if possible.
Rear wings	Rear wings have been modified over time to upgrade services. These interiors in particular are considered to be of little significance
Joinery	Front door to No. 16 is not original, however most joinery is original. Exterior windows are timber-framed and those that have been exposed to the elements or water flows show signs of deterioration. These need to be inspected and repaired/replaced as required. Between the terrace pair, there is enough original joinery to match for replacements where joinery is damaged.
Ceilings	Many of the internal ceilings, particularly to 16 Kensington Street, have collapsed or show significant deterioration. These need to be repaired with like materials. Other ceilings should be inspected for soundness and repaired or replaced as necessary.
Floors	Early timber floors are of significance, though in need of repair. Floors appear to be in generally sound condition, with patching in places. They should be inspected and repaired where necessary. Recent repairs and flooring are of little significance.
Staircases	The staircase to 16 Kensington Street is in poor condition and should be repaired using the adjacent intact stair of 16 A Kensington Street as a model.
Fireplaces	Most surrounds and mantelpieces are missing, some brickwork to enclosures is also missing.
Verandas	The existing verandah enclosures may be retained to protect the fabric of the main wall; or that they be removed and the original veranda form reinstated. Photographic evidence reveals that the vertical timber elements to number 16 are original, as is the railing, and they should be used as the model for any reconstruction work. Deteriorated veranda floorboards to the upper level should be replaced. Tessellated tiles to the ground level verandah have survived in situ, although are worn. They should be inspected by a suitably experienced tiler before any management decisions are made about this aspect of the building.
Streetscape	The presentation of the terrace to Kensington Street should be preserved.
Back yard	The landscaping of the rear yard has been modified over time and no significant plantings or elements have been identified.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	Services are basic and non operable. Repairs are likely to be required.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 16-16A KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).

CONTRIBUTORY FABRIC – 18-20 KENSINGTON STREET

The building is in fair condition but requires repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The elements of the building at 18-20 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Scale and street elevation	Historic and aesthetic	High	Simple brick façade. Visually neutral. Height of the terrace is sympathetic to the adjacent terraces, including the single story group to the south.
Wide passage through the house to the rear yard.	Historic, aesthetic and technological	High	Passage to the rear of the property through an opening in the main elevation of the property. The roller shutter is not original, and it contributes little to the aesthetic quality of the streetscape as a whole, or to a superficial reading of fabric of the terrace, but it does continue to express the original functional purpose of the space, which is historically significant.
Elements of the interior fabric	Historic, aesthetic	Moderate	Plaster detailing in the hall on the upper level and elements such as fireplaces and stair rails. The original lath plaster finish can be seen intact where the acoustic tiles have been dislodged.
Evidence of commercial use	Historic, aesthetic	Intrusive	All evidence of late 20th century office use, including acoustic ceiling, loss of walls, fitted carpet and loss of original internal joinery.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 18-20 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 18-20 Kensington Street. The property is in fair condition, with the cement rendering having been responsible for much of the damage that has occurred due to the impermeable nature of this finish.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	The roof covering has been replaced as part of the late 20th century building works. Periodic replacement of roof sheeting will be required in the future.
Walls	The condition of the original brickwork is not known due to the application of render in the past. The condition of fabric suggests that this render is cement, not lime based and is causing damage to the fabric of the walls due to their inability to 'breathe'. This should be investigated more thoroughly and may require the removal of the render or other remediation works. Any replacement render should be lime, not cement, based.

Element	Comment
	Although existing fabric has been lost to create the new openings in the interior of the property, the potential exists to rebuild these walls and reconstruct the original configuration of the interior.
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements show signs of deterioration. These need to be inspected and painted, repaired and/or replaced as required.
Ceilings	Many of the rooms have suspended commercial acoustic panel ceilings. It is not known if the original ceiling exists under these panels. If this is found to be the case, the suspended ceiling should be removed and the original ceilings re-exposed. If the original ceiling has been removed or is in poor condition it should be repaired or replaced as necessary.
Floors	Floors could not be inspected due to the wall to wall carpet throughout the property. Further inspection is necessary, but as a matter of principle, if the existing timber floors have survived beneath the carpet they should be retained if possible and repaired if necessary.
Staircases	The staircase to 18-20 Kensington Street is in fair condition and should be repaired using an appropriate similar or identical stair.
Verandas	The veranda should not be enclosed. The existing roller shutter does not need to be removed. Deteriorated veranda floorboards, particularly to the upper level, should be replaced.
Streetscape	The presentation of the terrace to Kensington Street should be preserved.
Archaeology	The site has moderate archaeological potential consistent with that of the other sites in the precinct. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	Services are basic and it is understood that they have been disconnected. Details were not inspected.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 18-20 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).

CONTRIBUTORY FABRIC: 22-28 KENSINGTON STREET

The group is in deteriorated condition and requires repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The terraces are substantially intact with little evidence of layering other than the infilled verandahs and minor alteration to the original form of the rear wing extension. Significant damage to the fabric has been caused by water damage due to failure of roof sheeting and/or through a general lack of maintenance of the buildings over the years.

The elements of the building at 22-28 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	High	Original use as dwelling houses has been compromised due to building being vacant, although fabric still reads readily as residential.
	Historic, aesthetic	High	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
Exterior façade to Kensington Street	Historic, aesthetic	High	All façade to Kensington Street with exception of verandah infill materials.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Roof forms with small, vertically proportioned dormer windows.
Architectural style and form	Historic, aesthetic, technological	High	All fabric helps to demonstrate the multiple heritage values of this terrace. The roof form is particularly critical to the ability to 'read' and understand its heritage values..
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric (note that much is highly intact albeit in very poor condition).
Patina of age and integrity of fabric	Historic, aesthetic and technological	High	Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric. Note that the fabric of all except one of the group is highly intact
Lack of building services	Historic, technological	Moderate	Power was available but minimal evidence of other technology.
Later fitout		Low/intrusive	Should be removed and replaced when required.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 22-28 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 22-28 Kensington Street. Three of the four buildings are in poor condition and require extensive repair both in order to protect the surviving fabric and to render them usable.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	Form is intact. Iron sheeting has deteriorated and needs to be replaced with matching materials. Periodic replacement of roof sheeting will be required in the future. Flashings require replacement. Rainwater systems require replacement.
Walls	Exterior brickwork is largely intact, particularly to the street elevation and the main walls of the rear. Water

Element	Comment
	ingress is affecting integrity of brickwork bonds to rear wings. The cause of the damage should be confirmed and repaired to prevent further deterioration; and damaged fabric repaired using matching materials and techniques. Interior walls should not be removed to create larger spaces. The intimacy of building scale should be preserved. Any repairs or alterations should be made using lime mortar. No cement or impervious materials should be used on any element of the fabric.
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements or water show signs of deterioration. These need to be inspected and painted, repaired and/or replaced with matching materials using traditional technologies as required.
Ceilings	Many of the internal lath and plaster ceilings have collapsed or show significant deterioration. These need to be repaired with like materials. All ceilings should be inspected for soundness and repaired or replaced as necessary.
Floors	Floors appear to be in generally sound condition, with patching in places. All should be inspected and repaired where necessary.
Staircases	The staircases are ladder-like, being steep and very narrow. All except that to 24 are however intact. They should be retained, but it needs to be recognised that the daily use of the attic level will be difficult. If they need to be made trafficable they should be strengthened in a manner that preserves their existing fabric as much as possible.
Verandas	The existing veranda enclosures to 26 and 28 should be retained and repaired. If reinstatement of the verandah to 22 or 24 is proposed it should match the existing original fabric at 26 and 28.
Streetscape	The original presentation of the terrace to Kensington Street should be preserved.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	There are no functioning services.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 22-28 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).

CONTRIBUTORY FABRIC: 30-32 KENSINGTON STREET

The building is in deteriorated condition and requires repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The terraces are substantially intact with some evidence of layering. Significant damage to the fabric has been caused by water damage due to failure of roof sheeting and/or through a general lack of maintenance of the buildings over the years.

The elements of the building at 30-32 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	High	Original use as residential accommodation has been lost due to building being vacant, although fabric still reads readily as residential.
	Historic, aesthetic	High	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
Exterior façade to Kensington Street	Historic, aesthetic	High	All façade to Kensington Street with exception of verandah infill materials.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Two storey with rear addition.
Architectural style and form	Historic, aesthetic, technological		All early fabric helps to demonstrate the multiple heritage values of this terrace
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric, particularly the upper level of 32 (note that much is in poor condition).
Patina of age and integrity of fabric	Historic, aesthetic and technological	High	Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric.
Lack of building services	Historic, technological	Moderate	Services are not connected or operable.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 30-32 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 16-16A Kensington Street. The buildings are in poor condition and require extensive repair both in order to protect the surviving fabric and to render them usable.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	Form is intact. Iron sheeting has deteriorated and needs to be replaced with matching materials. Periodic replacement of roof sheeting will be required in the future.
Walls	Exterior brickwork is largely intact, particularly to the street elevation and the main walls of the rear. Water ingress is affecting integrity of brickwork bonds to rear wings. The cause of the damage should be confirmed

Element	Comment
	and repaired to prevent further deterioration; and damaged fabric repaired using matching materials and techniques. Interior walls should not be removed to create larger spaces. The intimacy of building scale should be preserved. Any repairs or alterations should be made using lime mortar. No cement or impervious materials should be used on any element of the fabric.
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements or water show signs of deterioration. These need to be inspected and painted, repaired and/or replaced with matching materials using traditional technologies as required.
Ceilings	Many of the internal lath and plaster ceilings have collapsed or show significant deterioration. These need to be repaired with like materials. All ceilings should be inspected for soundness and repaired or replaced as necessary.
Floors	Floors appear to be in generally sound condition, with patching in places. They are however mostly original and are sitting on the raw soil, and therefore susceptible to rot. All should be inspected and repaired where necessary.
Staircases	The staircases are L-shaped with winders. They should be retained. If they need to be made trafficable they should be strengthened in a manner that preserves their existing fabric as much as possible.
Streetscape	The presentation of the terrace to Kensington Street should be preserved.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	There are no operable services.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 30-32 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).

CONTRIBUTORY FABRIC: 34-36 KENSINGTON STREET

The building is in deteriorated condition and requires repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The terraces are substantially intact with little evidence of layering other than the infilled verandahs and minor alteration to the original form of the rear wing extension. Significant damage to the fabric has been caused by water damage due to failure of roof sheeting and/or through a general lack of maintenance of the buildings over the years.

The elements of the building at 34-36 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	High	Original use as residential accommodation has ceased due to building being vacant, although fabric still reads readily as residential.
	Historic, aesthetic	High	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
Exterior façade to Kensington Street	Historic, aesthetic	High	All façade to Kensington Street.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Two storey with the kitchen area atypically located at the eastern end of a single gabled wing divided longitudinally.
Architectural style and form	Historic, aesthetic, technological		All original fabric helps to demonstrate the multiple heritage values of this terrace.
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric (note that much is in very poor condition) The early wallpaper and decorative scheme to 36 is particularly evocative of the earlier occupations of the fabric.
Patina of age and integrity of fabric	Historic, aesthetic and technological	High	Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric.
Lack of building services	Historic, technological	low	Services are not connected or operable.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 34-36 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 34-36 Kensington Street. The buildings are in poor condition and require extensive repair both in order to protect the surviving fabric and to render them usable.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	Form is intact. Iron sheeting is short lengths. It is likely therefore that it will need to be replaced with matching

Element	Comment
	materials in the future. Periodic inspection and repair/replacement of roof sheeting will be required in the future.
Walls	Exterior brickwork is largely intact, particularly to the street elevation and the main walls of the rear. Water ingress is affecting integrity of brickwork to the Kensington Street façade in particular. The cause of the damage should be confirmed and repaired to prevent further deterioration; and damaged fabric repaired using matching materials and techniques. Interior walls should not be removed to create larger spaces. The intimacy of building scale should be preserved. Any repairs or alterations should be made using lime mortar. No cement or impervious materials should be used on any element of the fabric. Evidence at the upper level of early cantilevered verandah with access doors (now infilled).
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements or water show signs of deterioration. These need to be inspected and painted, repaired and/or replaced with matching materials using traditional technologies as required. First floor front windows are late additions.
Ceilings	Many of the internal lath and plaster ceilings have collapsed or show significant deterioration. These need to be repaired with like materials. All ceilings should be inspected for soundness and repaired or replaced as necessary.
Floors	Floors appear to be in generally sound condition, with patching in places. They are however mostly original and are sitting on the raw soil, and therefore susceptible to rot. All should be inspected and repaired where necessary.
Staircases	The staircases are L-shaped and largely original. They should be retained. If they need to be made trafficable they should be strengthened in a manner that preserves their existing fabric as much as possible.
Streetscape	The presentation of the terrace to Kensington Street should be preserved.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page 121]
Services	Services are basic. Repairs are likely to be required. Details were not inspected.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 34-36 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).

CONTRIBUTORY FABRIC: 38 KENSINGTON STREET

The building is in deteriorated condition and requires extensive repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The terraces are substantially intact with evidence of layering including the removal of the earlier verandahs, changes to doors and windows and re-roofing (including removal of earlier dormer windows to the attic level). Significant damage to the fabric has been caused by termite activity.

The elements of the building at 38 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	High	Original use as residential accommodation has ceased due to the building being vacant, although the fabric still reads readily as residential. The wide passage to the rear yard, where a stable was located originally, is evocative of the working class nature of the area.
	Historic, aesthetic	High	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
	Historic, aesthetic, technological	High	Carriage(cart) passage through the building - all fabric and spatial qualities are evocative of the original purpose of the building.
Exterior façade to Kensington Street	Historic, aesthetic	High	All façade to Kensington Street, including fabric and vernacular/layered composition.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Whole of façade.
Architectural style and form	Historic, aesthetic, technological		All fabric helps to demonstrate the multiple heritage values of this terrace. The carriage passage is particularly contributory.
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric (note that much is in very poor condition). Note also that there is little evidence of change to the interior fabric over the years. No notable layering.
Patina of age and integrity of fabric	Historic, aesthetic and technological	High	Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric.
Lack of building services	Historic, technological	little	Services are largely recent and no longer operable.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 38 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 38 Kensington Street. The building is in poor condition and requires extensive repair both in order to protect the surviving fabric and to render it usable.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	The roof has been replaced, including partial re-framing. Earlier dormer windows have been removed and the slate roof replaced by iron sheeting. . Iron sheeting has deteriorated and needs to be replaced with matching materials. Periodic replacement of roof sheeting will be required in the future.
Walls	Exterior brickwork and stonework is largely intact, particularly to the street elevation and the main walls of the rear, although there is evidence of structural cracking in places. This needs to be investigated and stabilised if necessary. Almost all visible timber shows evidence of termite infestation; and significant damage, both structural and non-structural, was found. This needs to be arrested and the damage repaired as a matter of urgency. Significant original fabric will be lost during these works, but as much as possible should be retained.
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements or water flows show signs of deterioration. These need to be inspected and painted, repaired and/or replaced as required. Interior joinery has been damaged extensively by termites. It is not known if the nest remains active. If it has not been destroyed this must be done by an appropriately qualified and experienced pest removal expert. Damaged timber should be cut out and replaced or repaired.
Ceilings	Many of the internal ceilings show significant deterioration and termite damage. Ceilings to the upper level have been replaced with mid 20 th C materials and detailing such as cornices. Other ceilings should be inspected for soundness and repaired or replaced as necessary.
Floors	Floors have been overlaid with composite boards (MDF). Below this, they show evidence of significant termite damage, including large holes. They should be inspected for termite or rot and repaired where necessary.
Staircases	The staircases are narrow with winders, and their structural condition was not tested. They are likely to also have suffered termite damage. The stairs will need to be made safe.
Verandas	The earlier verandahs have been removed, revealing joist holes and cut timbers where once attached. These need to be treated to ensure that they do not provide entry points for further insect invasion or rot.
Streetscape	The presentation of the terrace to Kensington Street should be preserved, including the timber door to the passage.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	There are no operable services.

Further recommendations for the conservation of 38 Kensington Street

- All work should be done in accordance with the provisions of the Burra Charter.
- The building should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- New utility rooms should be located in the rear service wings (existing or replacement)

CONTRIBUTORY FABRIC: 40 KENSINGTON STREET

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include

both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The building is in deteriorated condition and require repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

The elements of the building at 40 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	High	Original use as residential accommodation has been lost due to the building being vacant, although the surviving fabric still reads readily as residential.
	Historic, aesthetic	High	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
Exterior façade to Kensington Street	Historic, aesthetic	High	Façade to Kensington Street including shutter at street level.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Two storey with a single storey wing and lightweight roofing over the space beside the wing.
Architectural style and form	Historic, aesthetic, technological		All surviving early fabric helps to demonstrate the multiple heritage values of this terrace.
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric including the timber wall surround to the stair on the upper level with highlight window to the space beyond (note that some of the original fabric is in need of repair)
Patina of age and integrity of fabric	Historic, aesthetic and technological	Moderate	Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric.
Lack of building services	Historic, technological	Low	Services are not connected or operable. Evidence of earlier technologies such as the original gas light fitting to the ceiling on the ground level.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 40 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 40 Kensington Street. The building is in fair condition but requires repair both in order to protect the surviving fabric and to render the terrace suitable for contemporary use.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is retained. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
Roofs	Form is intact. Condition of roof cladding is not known. If deteriorated it will need to be replaced with matching materials. Periodic replacement of roof sheeting will be required in the future. Retain central chimney on ridgeline.
Walls	Exterior brickwork is largely intact, particularly to the street elevation and the main walls of the rear. More detailed inspection is required and if damage is found it should be repaired using matching materials and techniques. Painted brickwork may be re-painted if required. The wall should not be rendered.

Element	Comment
Joinery	Exterior windows are timber-framed but most appear (on cursory inspection) to be sound. These need to be inspected and painted, repaired and/or replaced as required.
Ceilings	The internal ceilings appear to be sound. They should be inspected regularly and if damage is found, should be repaired with like materials or replaced if necessary.
Floors	Floors appear to be in generally sound condition, with patching in places. They should be inspected and repaired where necessary.
Staircases	The staircase appears to be sound, but should be inspected regularly and repaired where necessary.
Verandas	No evidence of any existing or earlier verandah.
Streetscape	The presentation of the terrace to Kensington Street should be preserved.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	Services are basic and not connected.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is necessary, appropriate or desirable to retain. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 40 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).

CONTRIBUTORY FABRIC – 14 KENSINGTON STREET

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

In the case of the warehouse/small industrial building at 42-44 Kensington Street, most of its fabric and spatial qualities are of negligible value. The only element that has notable quality is the ironbark floor.

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	Modest	Original use as small industry/warehouse. Current use is for design studio, which, although not industrial, allows the original fabric to be read as a former factory or warehouse.
Exterior façade to Kensington Street	Historic, aesthetic	Little	Façade to Kensington Street continues the alignment of the street wall but has no intrinsic heritage value. .
Architectural style and form	Historic, aesthetic, technological	Little	The architectural style of the building is utilitarian and consistent with the traditional light industrial form of many of the buildings in the Chippendale area (until the rise of gentrification),
Interior of buildings	Historic, aesthetic, technological	Little	The interior fabric is now basic studio fitout.
Materials	Historic, aesthetic, technological	Moderate	Ironbark floorboards. These were traditionally used for factories or in buildings where heavy goods were stored.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 42-44 KENSINGTON STREET

The fabric of 42-44 Kensington Street is of negligible heritage value and is not required to be preserved or maintained for heritage reasons. Should the building be demolished the floorboards should be taken up carefully and re-used.

CONTRIBUTORY FABRIC: 46-48 KENSINGTON STREET

The fabric that contributes to an ability to read and understand the heritage values of a property is not necessarily the earliest, or most aesthetically pleasing, element. It can include both original fabric and recent layers, or any other evidence of the forms or uses of the property over the years. The important quality of a contributory element is that it helps the viewer to understand the heritage values of the property and its setting.

The terraces are substantially intact with little evidence of layering to number 48. Number 46 has had more significant decorative changes, although most of the original joinery is intact despite the visually assertive colour and tiling schemes. Significant damage to the fabric has been caused by water damage due to failure of roof sheeting and/or through a general lack of maintenance of the buildings over the years.

The elements of the terrace at 46-48 Kensington Street that contribute to an understanding of its heritage values are:

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
Use of building	Historic, aesthetic	High	The sandstone construction of the terrace is highly contributory to understanding its heritage significance since it was built by two stone masons as their private residence.
	Historic, aesthetic	High	Configuration of spaces: size and layout of rooms and use of 'domestic' materials and finishes throughout.
Exterior façade to Kensington Street	Historic, aesthetic	High	All façade to Kensington Street with exception of verandah infill and temporary cladding to the sandstone walls at ground level.
Exterior façade to rear (east elevation)	Historic, aesthetic	High	Two storey with paired single storey wings.
Architectural style and form	Historic, aesthetic, technological	High	All fabric helps to demonstrate the multiple heritage values of this terrace. The whole of no.48 is highly intact and provides clear evidence of the form, finishes and detailing of the mid-19 th Century inner city dwelling.
Interior of buildings	Historic, aesthetic, technological	High	All original interior fabric (note that water ingress over a period of many years to no.48 have caused significant damage to ceilings and floors in particular).
Patina of age and integrity of fabric	Historic, aesthetic and technological	High	No.48 particularly. Allows the historic and other values to be read without the need to 'see past' interventions and alterations generated by intervening layers of fabric.
Lack of building services	Historic, technological	Low	Services are not connected or operable.

MAJOR BUILDING MAINTENANCE AND REPAIR REQUIREMENTS FOR 46-48 KENSINGTON STREET

The table below provides a summary of the condition and level of integrity for the major elements of the fabric of 46-48 Kensington Street. The buildings are in deteriorated condition and evidence of water damage suggests that this may need ongoing monitoring even though the roof has been replaced relatively recently in order to protect the surviving fabric and to render the buildings habitable.

Note that these recommendations are for the conservation of the fabric in its current context, and do not address the requirements of proposals for adaptive re-use of the building, which may have significant implications for the level and type of fabric that is retained. This will need to be addressed in any Heritage Impact Statement to accompany any application for adaptive re-use that will affect the existing fabric.

Element	Comment
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Element	Comment
Roofs	Form is intact. Extensive interior damage from water ingress. The iron sheeting has been replaced, but needs ongoing monitoring. Periodic replacement of roof sheeting will be required in the future.
Walls	Exterior stonework is largely intact, particularly to the street elevation and the main walls of the rear. Water ingress is affecting integrity of fabric, particularly near the stone elevations. It is not known whether the damage seen is the result of earlier (now repaired) problems or whether water is still able to penetrate the sandstone walls. The cause of the damage should be confirmed and repaired to prevent further deterioration; and damaged fabric repaired using matching materials and techniques. Existing cladding to the ground floor may be removed to reveal the original sandstone façade. If the stone is found to be damaged or missing, it should be repaired/reinstated.
Joinery	Exterior windows are timber-framed and those that have been exposed to the elements or water flow/penetration show signs of deterioration. These need to be inspected and painted, repaired and/or replaced as required.
Ceilings	Many of the internal ceilings, particularly to 48 Kensington Street have collapsed in part or show significant deterioration. These need to be repaired with like material after the cause of the damage is resolved and repaired properly. Other ceilings should be inspected for soundness and repaired or replaced as necessary.
Floors	Floors appear to be in generally sound condition, with patching in places as a result of the water damage. They should be inspected and repaired where necessary.
Staircases	The staircases should be maintained in working order.
Verandas	The existing veranda enclosures may be retained to protect the fabric of the main wall, particularly during major conservation works; or they may be removed and the original veranda form reinstated..
Streetscape	The presentation of the terrace to both Kensington Street and the rear yard area should be preserved.
Archaeology	The site has been rated as being of moderate archaeological potential. Archaeological monitoring in conjunction with site work is recommended [Source: Godden Mackay Logan Former Carlton & United Brewery Site, Broadway Archaeological Assessment and Research Design, October 2006, page121]
Services	There are no operable services.

FURTHER RECOMMENDATIONS FOR THE CONSERVATION OF 46-48 KENSINGTON STREET

- All work should be done in accordance with the provisions of the Burra Charter.
- The building generally should be retained.
- The intimacy of building scale should be preserved.
- Replacement of roof cladding, flashings and rainwater goods is a priority.
- The building should be maintained in a secure form to prevent unwanted access and vandalism.
- Termite and structural damage needs to be arrested and repaired.
- Adaptation for new use is acceptable. Original and significant fabric should be retained, recovered and conserved in adaptive work. Opportunities for intervention into fabric may exist but needs to be assessed against the significance of the area to be adapted.
- New services can be introduced, their impact needs to be minimised by careful placement, incorporation into void spaces and the planned use of surface mounted where other access is not possible
- Uses that require little or no intervention into original fabric, other than necessary repairs, are preferred.
- The 'patina' of wear and use should be retained in all works to the building.
- New utility rooms should be located in the rear service wings (existing or new).