TERRACES AT 34-36 KENSINGTON STREET (C 1863)

Figure 12. 34-36 Kensington Street. (photos Nat Hughes)

The terrace at 34-36 Kensington Street is a good example of mid-19th Century basic workers' housing in the inner city. Its façade is simple and unadorned, built of brick with an iron roof (previously slate) with a door opening into the front room at ground level with an adjacent window, and a pair of simple sash windows located in the same position on the first floor. They are an identical, not mirrored, pair.

They are thought to have been built by 1863 to replace three earlier timber houses (c1845) on the site and, unusually for the terraces in Kensington Street, were occupied by fairly long tenancies until their purchase by the Brewery in 1937. In the following years minor alterations and repairs were made, including the installation of bathrooms in the rear wings and electric power.

The interiors of both 34 and 36 are substantially intact, albeit well-worn, and much of the joinery shows evidence of significant termite damage, including details such as timber skirting boards and floorboards. Lath and plaster ceilings have also mostly survived, although in poor condition in many places. Some have been replaced by fibrous plaster/fibro sheeting. The décor of 34 is typical of that of the late 19th/early 20th Centuries, including original wallpapers.

Evidence has survived of earlier cantilevered balconies to the front elevation but it is not known when this was removed.

The terrace at 34-36 Kensington Street contributes to the streetscape of the Kensington Street Precinct by being the closest example to a 'standard' modest inner city terrace that has survived in the Precinct.

TERRACE AT 38 KENSINGTON STREET (1856-1860)

Figure 13. 38 Kensington Street. The original fabric of the passage to the rear yard for horse and cart is intact.

The terrace at 38 Kensington Street is a two storey rendered brick building on a sandstone base built between 1856 and 1860 and lived in first by its builder, a slater, and then by a series of tenants that changed regularly. It was purchased by Tooth & Co in 1925, and, as is the case with all of their properties in Kensington Street, there is little evidence of any alteration or addition other than the provision of the most basic services since this time.

It is built to the street alignment with a generous eave overhanging the footpath and a simple gabled corrugated steel roof (which was originally slated and had a standard eave). The arrangement of the façade reflects the dominance of the carriageway on the ground floor. The evidence of the timber beam set into the façade between first and second floor level reveals that the original form of the building was likely to have included a posted verandah. The northern window on the upper level has been formed from the cut down door leaf, presumably when the verandah was removed. There is also historical photographic evidence for an earlier attic room with a single dormer window to the front and rear elevations. The roof includes one rendered brick chimney at the northern edge of roof ridge.

The most distinctive characteristic of the building is the original carriage opening to the southern side of the street elevation which extends through to the rear yard area. This opening is enclosed by a timber tongue and grooved board infill with a ledged and braced pedestrian door set into the main opening. The interior of this drive is intact and still separated from the dwelling by a single skin timber slab wall with an internal door providing direct access to the link. The internal timbers throughout the house are in poor condition with evidence of significant termite damage.

The rear elevation provides similar evidence of an earlier balcony at the upper level, with two doors and holes in the façade for the insertion of verandah joists. The terrace at 38 Kensington Street is one of the most important in the Kensington Street Precinct, notable for its undisciplined façade and original and intact carriageway through to the rear yard area.

TERRACE AT 40 KENSINGTON STREET (C1880)

Figure 14. 40 Kensington Street is a narrow single terrace.

40 Kensington Street is a narrow, two storey brick terrace on a sandstone base with a single-storey wing to the rear under a skillion roof. Its date of construction is difficult to determine with certainty given the extent of recording errors in Council's Rate Assessment Books in the vicinity of the Brewery, and it may be the house first listed on the site in 1858; or it may be a replacement which may have been erected in 1880. It was owned for many years by William Bull, the founder of the undertaker's business of the same name, but was occupied by a series of tenants before being purchased by the Brewery in 1925. The only alteration that has been recorded to the house by the Brewery was the installation of electric lights in 1947.

The composition of the main elevation is simple and typical of a basic working-class terrace of the era, with a door and single window at ground level and a centrally placed window to the upper level. The brickwork is laid in English garden wall bond and appears to be sound. The front door is not original. The condition of the timber of the windows to the upper level is poor due to a lack of protection from weathering and a general lack of maintenance.

The roof is simple, being a gable with central chimney on the ridgeline and clad in corrugated steel sheeting. No eaves or verandah roof are evident, including to the front elevation, but the side boundaries of the roof are defined by strongly expressed firewalls.

The internal configuration is simple, with one unusual feature being an internal window over the stair to introduce borrowed light into an alcove behind the stair.

Internal joinery is largely intact, including the lining boards to the stair on the upper level. All interior walls and ceilings have been painted in recent years. Some fireplace surrounds, mantles and grates have survived, but none as a single complete unit.

There is evidence of water ingress at the south-eastern corner of the property which has damaged brickwork and interiors in this area.

The terrace at 40 Kensington Street also contributes to the heritage qualities of the Kensington Street Precinct due to its very modest and narrow form and the very simple detailing and finishes, representative of the traditional character of the Kensington Street Precinct as a working class area.

WAREHOUSE AT 42-44 KENSINGTON STREET (POST 1935)

Figure 15. The warehouse at 42-44 Kensington Street is a 20th century infill building built on the site of an earlier terrace house.

The building is a single storey building with a steel roller door, two large windows and a simple pedestrian door set in a simple, gable fronted brick building that has been painted white. Its date of construction is not known, but aerial photographs dated 1935 show a standard terrace house on the site. The composition of the façade to Kensington Street is utilitarian, the pedestrian door being created from an earlier, wider vehicular opening. Two sets of windows are set to the southern part of the wall, each having three pairs of double-hung timber sash windows with horizontal glazing bars, all covered by wire mesh.

The building is divided into two parts by a central wall with openings cut between them. The northern half includes a loading dock at street level and the southern has an open mezzanine storage area suspended from the roof trusses. The roof is in two parts, with the northern being set higher than the earlier southern area, the difference in height allowing natural light to enter the middle of the building.

A small office and bathroom has been created to the front of the upper area. The most notable feature of this building is the Ironbark timber flooring to the southern part of the building.

The warehouse at 42-44 Kensington Street is a neutral element in the streetscape. It is slightly bulkier than the adjacent terraces, and its façade is arrhythmic, but it continues the alignment of the streetscape wall between more significant elements.

TERRACE AT 46-48 KENSINGTON STREET (C.1858)

Figure 16. 46-48 Kensington Street

Top: front and rear elevations.

Middle (L) 46 Kensington Street; and (R) 48 Kensington Street. The fabric of 46 (left middle and lower photos) is substantially intact in most rooms, although the ceiling to the front room on the upper level has collapsed (lower left) and is now clad in lightweight panelling. 48 (right middle and lower photos) is highly intact, with almost no changes or layers evident in any part of the terrace. (photos Nat Hughes)

The building at 46-48 Kensington Street is a mirror-paired sandstone two-storey terrace with facing wings (also sandstone) to the rear.

The form of the terrace is atypical, being constructed of dressed ashlar (facing Kensington Street) and random rubble sandstone blocks (to the rear). Detailing is simple throughout and is reminiscent of the earlier Victorian Regency-Mid Victorian periods. The composition of the façade however does not demonstrate the innate proportions of the earlier Colonial form, with low roof profile and doors to the street elevation being placed closer to the outside edges than was usual. The doors have simple three-paned glazed highlights, although only one appears to be intact. The windows are set centrally in the remaining wall area of each terrace. The composition of the upper level repeats that of the lower. The upper level verandah is original but in poor condition.

The façade is currently protected by timber sheeting over the walls with a security hoarding at the street alignment.

Each terrace has a suspended balcony supported by ogee-profile timber supports (extensions of the upper level joists) that have been reinforced more recently by paired timbers and angled steel brackets. The timber railed balcony detailing is evident in both the 1916 and 2000 photos of the property and is original.

The double hung timber sash windows are set into deep lined recesses (the thickness determined by the sandstone block wall). Rot and termite damage is evident in places. Internal floors are in poor condition, with areas patched with hardboard. There is also evidence of serious water ingress to the upper rooms of no.48.

A single chimney is centrally located on the ridgeline and is shared between the two terraces. The composition of the rear elevation is also atypical, with the roof extending low over the wings to the rear. The rear yard area has been divided by the wing built to 46, which presents a blank wall to 48.

The lots on which the terrace stands were purchased separately by two stonemasons, who had completed the two dwellings by 1858 and were living in them. Ownerships and occupancies were relatively stable when compared against other properties in the street, only changing every decade on average. The property at 46 was one of the first terraces sold to Tooth & Co (in 1911), followed by 48 in 1938.

Although views of the terrace at 46-48 Kensington Street at present are obstructed by the protective hoarding, the terrace contributes strongly to readings of the Precinct through its unusual sandstone form and the horizontality of its façade that sets the prevailing scale and form of the precinct when entering from the south.

3.0 REVIEW OF HERITAGE SIGNIFICANCE

3.1 INTRODUCTION

The significance of the Kensington Street Precinct derives from its ability to reflect the layered history of the area, particularly the pre-brewery Kensington Estate and the brewery's expansion into the area in the early 20th Century. Although many of its individual buildings are significant in their own right (although only one pair is formally listed), their heritage values are enhanced by their mutual association, consistency of scale and the evidence that they provide of very modest domestic life that has survived almost intact from the early 20th Century.

The streetscape of Kensington Street is both an intimate place and a place that contained buildings of considerable scale and mass. Its character is defined by the narrow carriageway and footpaths, negligible building setbacks and strongly expressed street walls throughout its length. These street walls range in height from the diminutive single storey terraces at 22- 28 Kensington Street to the one to three storey commercial-scaled buildings at the northern and southern ends of the precinct.

The CUB brewery was one of Sydney's most important breweries. Prior to its closure it was the largest and oldest continuously operating brewery in New South Wales, having been at this site for 170 years. The complex contained individual buildings, building groups, street patterns and lanes, structures and industrial equipment, which were significant for their individual values and for their contribution to an understanding of the broader historical evolution of the complex.

The individual contributory value of each structure to the former Brewery was assessed in the series of earlier studies prepared in recent years, and the issued Concept Approval endorsed the heritage significance of the site as a whole and the heritage value of the individual component buildings. Those identified as being of moderate, high or exceptional value, which includes the Rum Bond Store, the Brewery's General Store and the terrace houses on the eastern side of Kensington Street, have been retained for conservation and adaptive re-use as part of the new Central Park development. The assessments of each property were reviewed in the 2012 CMP, and are attached at Annexure 1.

The 2012 CMP also identified the ways in which the heritage values of each property are reflected in the fabric, and in particular the physical elements that are essential to retain in situ. 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, and it should therefore not be obscured, damaged or destroyed by any future development of the site or its setting. The identification of this quality is an essential step in both the development of a sympathetic design solution and also in the assessment of its heritage impacts. Annexure 2 provides an extract from the 2012 CMP identifying the ways in which the heritage values of the Kensington Street Precinct are demonstrated through its fabric.

4.0 THE PROPOSED DEVELOPMENT

4.1 INTRODUCTION: THE CONTEXT OF THE PROPOSED DEVELOPMENT

Kensington Street is a narrow thoroughfare that links Broadway and Regent Street.

The Precinct may be entered from the northern (Broadway) end or the southern (Regent Street). It is defined clearly by the roads that define its boundaries, being Kensington Street itself and the buildings lining it to the west; Dwyer Street to the north and the property at 50 Kensington Street which abuts Outram Street (and is also part of the Central Park site) to the south. The eastern edge is defined by the rear boundaries of the properties on the eastern side of Kensington Street.

The Broadway entrance to the precinct is more imposing, being framed by the County Clare Hotel and Administration Building on the western side and the Rum Store on the eastern. The County Clare Hotel is a typical streamlined interwar functionalist pub which addresses the corner of Kensington Street and Broadway and provides a strong entrance to the Precinct from the north. The Administration Building and County Clare Hotel are currently the subject of a separate application for their adaptive re-use as a boutique hotel, which will include the creation of new access links into the Administration Building from Kensington Street.

Although not defined formally as being within the Kensington Street Precinct, the Administration Building plays an important role in defining its western edge due to its imposing scale, form and its linear detailing that directs the eye along Kensington Street. The southern part of the western side of Kensington Street was also part of the main Brewery site and is now being redeveloped as part of Central Park.

The character of the southern approach to the precinct is more utilitarian, being defined by a undistinguished collection of small industrial and warehouse buildings lining the southernmost end of Kensington Street, which is not within the area of the Central Park project.

The areas to the north and east of the Kensington Street Precinct is also not within the area of the Central Park development but they are also undergoing extensive changes including the recent construction of a large building on the property abutting the rear boundary of the terraces. The land between Dwyer Street and Broadway is also being redeveloped, with a high-rise building under construction that will substantially block the views now available from Broadway to the Rum Bond Store in particular.

Views along Kensington Street are strongly directed, with the narrow street width and lack of building setback creating both a strong street wall and intimacy of scale for pedestrians. The rapidly growing scale of development on the surrounding sites, including Central Park, the land to the north of Dwyer Street and to the east of the precinct (along Goold and Regent Streets). Vistas along Kensington Street at present are terminated by Broadway and the University site when looking north and by a medium-high rise tower that has frontage to Regent Street to the south.

Figure 17. View toward the site from Broadway.

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

Figure 18. The entrance to Kensington Street is dominated by the imposing scale and form of the brewery buildings, with the former Garage/Cask Store to the east (centre of this photo) and the County Clare Hotel to the west (right).

Note the scale of the building under construction on the left corner of Kensington Street and how it will obstruct most of the existing views of the buildings of the Precinct from Broadway.

Figure 19. Looking south along Kensington Street from near Broadway. The disciplined and somewhat forbidding character of the Administration Building's elevation (right) contrasts with the simple, yet fanciful detailing of the Rum Bond Store (left). The scale of the two buildings is however similar and the two provide a strong bracket to the entrance to the Precinct. (photo (left) Nat Hughes)

Figure 20. The scalloped parapet line of the Rum Bond and General Store buildings are prominent elements in the streetscape at the northern end of the Precinct.

Figure 21. The Rum Store terminated the streetscape group until recently. The new building under construction on the corner of Broadway and Kensington Street now rises behind the Rum Store when viewed from this angle and has reduced the prominence of the parapet and roof lines in views to the north along Kensington Street..

Figure 22. The terraces are located immediately to the south of the Rum Store and other Brewery warehouses, yet they present a very different scale, form and patterning which contrasts markedly with the larger buildings surrounding the Precinct.

Figure 23. Looking south from 20-22 Kensington Street. The terraces form a consistent street wall.

Figure 24. Looking past the terrace group to the north (towards Broadway). The southern end of the Administration Building is visible to the left, and the Rum Bond Store can be seen to the right behind the tree in the distance.

The scale of the streetscape remains an intimate one due to the terraces and other buildings being set on the front boundary line and directing views along the alignment of the street.