



Figure 10. Aerial photograph taken c.1925 showing the original form of the Administration Building with the separate Aerated Waters Factory to the north. Note the two-storey form and flat roof to the Administration Building and the tower to the Aerated Waters Factory. The Aerated Waters Factory was built in the Federation Free Style with a prominent curved parapet facing the Parramatta Road elevation, although the elevation to Kensington Street was more consistent with the traditional 'house' style for brewery buildings. The Aerated Waters Factory building included a cart dock that provided direct access to Kensington Street from the factory – the entrance can be seen at ground level between the two chimneys above the terrace houses. (Tooths Collection: Powerhouse Museum)

2.3 DEVELOPMENT OF THE LAND BETWEEN THE BREWERY AND PARRAMATTA ROAD

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

20 PARRAMATTA ROAD: THE HOTEL SITE

The north-eastern corner of the Central Park site has been used as a hotel since soon after the land was first offered for sale in 1842 as part of the "Kensington Estate". By 1848 Council's Rate Assessment Books record it as a substantial, two storey, 8 roomed public house known as the California Inn, which was owned and operated by John M Henley.

By 1885 the hotel had expanded to include the adjoining property at 22 Parramatta Road and it is likely from the evidence of photographs of the building prior to its demolition that the earlier Inn was demolished and replaced by a substantial Victorian hotel.

The land was resumed in 1939 by the City Council for demolition for the widening of Parramatta Road into Broadway, with a simple shed built on the eastern corner of Parramatta Road and Kensington Street to allow the hotel (and the similarly affected Westminster Hotel) to continue to trade during the construction works.

Margaret Maloney purchased the residue of the site and engaged architect Sidney Warden to design a new hotel in the Inter-War Functionalist style, which was acclaimed as an excellent example of a modern hotel, with many favourable comments praising its streamlined form, sophisticated use of materials and tasteful décor including the sweeping oval bar and the sophisticated saloon and other areas.

Maloney tied the hotel to Tooth & Co almost immediately after completion of the building (in 1941) and named it the County Clare after her (and husband Denis') birthplaces in Ireland. It remained in family ownership for the next 25 years, only being sold to Tooth & Co in 1965.

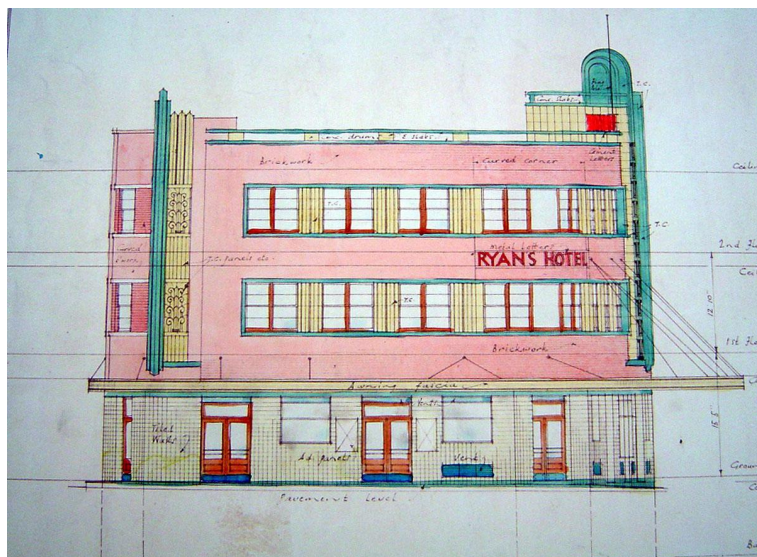


Figure 11. Plan for the Kensington Street elevation of the County Clare Hotel (Copied from Notes on the history of the Clare Hotel by Noel Bell Ridley Smith. Source is referenced as NSW State Records. Nd.)

2.4 THE CLOSURE OF THE BREWERY

Although production levels at the brewery remained significant after WW2, restrictions on building saw general maintenance and the replacement of plant become more piecemeal. With the end of 'tied houses' in the 1970s the company diversified its interests, and in 1980s a significant redevelopment of the brewery complex saw the demolition and replacement of some of the original brewery buildings.

The Tooth and Co. Company was also taken over by the Adelaide Steamship Company, who then sold it to Carlton and United Breweries in 1983. By the end of the 20th Century, Carlton and United Breweries decided to close the brewery and dispose of the site. Closure and decommissioning commenced in 2004 and the Brewery finally ceased production of beer in January 2005.

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

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

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

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

2.5 HISTORIC THEMES RELEVANT TO THE KENSINGTON STREET PRECINCT

The NSW Heritage Council has developed a suite of Historic Themes that are to be considered when assessing the heritage significance of places. The themes identified in the 2005 CMP as being relevant to the Kensington Street Precinct were as follows:

Land tenure:	The CUB site is evidence of early land ownership in Sydney, and the transition from Crown land and Military Garden leases to private ownership. The site contains remnant evidence of early colonial subdivision patterns, roads and lanes formed by the mid 19 th century as part of the early subdivision of Chippendale.
Townships:	The CUB site demonstrates early colonial expansion of Sydneytown on its western perimeter for initially industrial and then suburban development, and the subsequent expansion of this use on a large into the surrounding suburban area. This is an example of one of the last remaining large scale industrial sites on the periphery of Sydney.
Transport:	The CUB site demonstrates the importance of locating industry in close proximity to transport routes. It is located on the main colonial transport route between Sydney and Parramatta. This and other nearby industrial sites relied on road transport for the delivery of materials and for the distribution of products throughout NSW.
Industry:	The CUB site is evidence of the growth of the brewery from a small colonial business to an international company.
Labour:	The CUB site demonstrates processes of industrialisation that have reduced intensive labour input through increased mechanisation and improvements in working standards throughout the 19 th and 20 th centuries.
Technology:	The CUB site contains buildings and equipment that demonstrate the evolution of brewing methods and techniques in NSW throughout the 20 th century.
Defence:	The CUB site has early associations with the colonial era Military Garden and was also associated with processed food production in the Second World War.
Housing:	The CUB site contains evidence of the evolution of terrace housing from early Victorian to the Edwardian Period of suburban expansion of the city of Sydney in the Chippendale area.

Additional themes were identified for the terraces on the eastern side of Kensington Street:

Housing:	The Kensington Street Precinct contains evidence of the evolution of the terrace housing form from the early Victorian to the Edwardian Period as part of the suburban expansion of the city of Sydney in the Chippendale area. The terraces are also associated with the expansion of brewery activity through the surrounding area,
Domestic life	The terraces provide physical evidence of the basic conditions experienced in lower working class housing prior to the widespread introduction of services with terraces being purchased and only basic services provided for tenants until the land was required for Brewery purposes.
Industry	The range of early-mid 20 th Century industrial buildings in the Precinct provides evidence of the changing role of inner city industrial processes from manufacturing to storage activities.
Technology	Buildings in the Precinct demonstrate a range of industrial and domestic technologies including the technologies associated with less common activities such as bonded storage.

3.0 PHYSICAL ANALYSIS

3.1 INTRODUCTION TO THE KENSINGTON STREET PRECINCT

The 2005 CMP included an extensive analysis of the physical fabric of the precinct. The following description of the fabric should be read with reference to Volume 3 of the 2005 CMP. Extracts relevant to the Kensington Street Precinct are attached at Annexure A of this CMP. The summary description reads as follows:

“The streetscape of Kensington Street has a strongly defined aesthetic character combining the small scale residential character of the eastern side of the street and the enclosing character of the City wall created by the run of administration buildings that form the eastern edge of the brewery along Kensington Street. This is also enhanced by the subtle change in direction at the southern end of the street.” (CUB Site CMP, NBRSP 2005, p. 87)

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

The character of the public domain is utilitarian, being a good example of a modest inner suburban streetscape of the mid-late 19th Century. Public domain infrastructure is minimal, with standard power/light poles and kerbing guttering formed from cast concrete blocks.

The streetscape of Kensington Street is an intimate one, its character being 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 three-four storey commercial buildings framing the northern end of the precinct.

The roadway and footpaths on either side are narrow and paved in asphalt. The road carries a limited amount of vehicular traffic, but most movements are pedestrian or bicycle. The combination of narrow footways and low vehicular usage means that many pedestrians use the roadway rather than the footpaths. This enhances the sense of accessibility evident in the streetscape.

The subdivision patterns are simple and regular, and are reflected by the footprint of buildings. The small-scale speculative nature of much of the subdivision can be read through the forms of the different terrace groupings. One feature of the streetscape that is relatively rare is the lack of a rear service lane and presence of night soil alleys or paths between buildings in each group.

The topography of the streetscape is undistinguished, being almost level and without any natural landmarks at surface level. It also has no notable vegetation, although a small tree survives between the terraces at 28 and 30 Kensington Street. Subdivision patterns are reflected clearly through the building rhythms and reinforce the regularity of the streetscape.

The Broadway entrance to Kensington Street is dominated in form and scale by the two hotels on the corner, with the former Administration building and Garage/Cask Store immediately behind providing a strongly expressed entrance to the precinct from Broadway. The terraces are not prominent elements until the viewer is within the streetscape, but then they define the scale of the eastern edge of the Central Park site.

Part of the streetscape on the western side of Kensington Street to the south of the former Administration Block has been substantially cleared for new development as part of Central Park. The new multistorey building will emphasise the intimate scale of this side of the streetscape.



Figure 12. Precinct from Broadway.

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



Figure 13. 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). The new building under construction on the corner of Kensington Street and Broadway (left) will change the character of this entry and it, together with the high-rise buildings under construction in Central Park, will emphasise the diminutive scale of most of the buildings in the Precinct.



Figure 14. Looking north along Kensington Street from adjacent to 26 Kensington Street. 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.



Figure 15. Looking south from 20-22 Kensington Street. The terraces form a consistent street wall.



Figure 16. The northern end of the Precinct is more mixed in character (looking south along Kensington Street).



Figure 17. The Rum Store terminated the streetscape group until recently. The new building under construction on the corner of Broadway and Kensington Street has now rising behind the Rum Store when viewed from this angle.



Figure 18. The terraces are concentrated in the middle part of the Precinct. The single storey group of four reads as being set back from the street alignment, but this is because the verandahs have been removed from the two closest the camera.



Figure 19. The streetscape of Dwyer Street (at the northern end of the precinct) is industrial rather than residential in character. This view is now terminated by the towers of the Central Park development rising behind the former Administration Building and County Clare Hotel.



Figure 20. View towards Broadway from the southern end of the Precinct (Outram Street). The character of the streetscape at this end is more strongly industrial, being created by the Brewery's former Motor Garage on the corner and the white infill factory (42-44) in the middle distance of this photo; and is reinforced by the featureless hoarding protecting the sandstone terraces at 46-48 Kensington Street.



Figure 21. The former Administration Building forms an important edge to the Kensington Street Precinct due to its imposing scale and strong patterning created by the rhythms of the fenestration, the projecting mouldings that direct the eye along the street and the physical barrier it provides between Kensington Street and the interior of the main Brewery Precinct.



Figure 22. Southern elevation of the Administration Building showing the temporary wall erected to protect the Administration Building following the demolition of the earlier extension. High rise development associated with Central Park is under construction in the area to the left of this photo. This building will change both the scale and movement patterns between the Kensington Street Precinct and the adjacent Central Park.

Although the street walls are in places high when compared to the width of the street, the north-south orientation of Kensington Street has allowed it to retain good solar access for much of each day, including mid-winter.

The aesthetic quality of the surviving facades is good and enhanced by the rhythms and proportions of the different building groups, from the early 20th Century industrial and commercial architecture at the northern end of the site to the repetition and variations expressed through the modest terrace forms along most of the streetscape. Readily accessible due to the intimate scale of the precinct, their modulations add a sense of interest and sense of place to the streetscape. The more recent infill buildings are more utilitarian in design, with minimal detailing or modulation.

Building materials evident in the streetscape are similarly cohesive, being face brick with concrete and sandstone detailing to the commercial buildings and painted or rendered brick and stone to the terraces. A range of decorative finishes and claddings have been added to the terraces, but the underlying forms are still visible in most places.

One of the most significant roles of Kensington Street is to provide a strongly defined and publicly accessible eastern edge to the proposed Central Park development. Its history is reflected in its fabric, with the range of built forms reinforcing its evolution from a typical inner-city streetscape of modest terraces and industrial workshops and warehouses to part of a major industrial site, and now an important redevelopment site. It is important that these characteristics are conserved in any new development.

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

One of the most notable characteristics of the Administration Building is its tightly enclosed and guarded form, with the only public entrance being on the brewery side of the building, and no access at all currently available from Kensington Street. This, when combined with the high street wall and dentillated brickwork of the Administration Building, gives the perimeter of the site to the public domain a defensive and functional character.

As noted in the 2005 CMP, the buildings along Kensington Street, including the Administration Building, have “coalesced into a continuous boundary structure representing in form and scale a ‘city wall’ characteristic of the insular character of breweries as a building type.”(p43, V3) The character and permeability of this wall is undergoing rapid change as part of Central Park, with the precinct being formally designated as a historic streetscape identified for urban activation.

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

4.0 THE BUILDINGS AND THEIR HERITAGE VALUES

4.1 INTRODUCTION

This section presents the findings of the fieldwork and additional historical research undertaken each building in the Kensington Street Precinct as well as relevant extracts from the Inventory Sheets for each item that were prepared for the 2005 CMP. These are attached at Annexure A. Each sub-section is intended to provide the information about that Specific Element in a self-contained format, which has led to a certain amount of duplication when reading as a single Section. This has been required by the Minister's Approval for the Central Park project.

Each building study includes any additional historical information found, such as details about the earlier occupants of each building, a photographic review of the main features and elements of the building and the identification of the overall condition of the structure, with any additional structural or other issues noted.

It also includes an assessment of the heritage values of the property, including a review of the 2005 assessment against the current fabric, which includes the identification those parts of the fabric that contribute to the potential to understand the heritage significance of the building as an individual structure and as part of the Kensington Street Precinct. Each building summary concludes with a table identifying those areas or building elements where specific conservation or maintenance works are required.

4.2 ASSESSING HERITAGE SIGNIFICANCE

This section draws on original fabric research and the histories and heritage assessments contained in the previous reports including the 2005 CMP.

The 2005 CMP identified the Kensington Street terraces and the Kensington Street Streetscape as amongst the most important historic elements of the whole former brewery complex, the terraces being rated as highly contributory and the Kensington Street streetscape as exceptionally contributory to the significance of the former brewery complex.

The Kensington Street precinct is also of local heritage significance to the wider City of Sydney local government area. Not every element within the precinct has the same level of significance however, and some make a negligible, or even negative contribution to the group as a whole. It is important therefore that these different degrees of contribution be identified in the Conservation Management Plan because this then allows the development of management policy that will protect and enhance the important components whilst allowing those parts that contribute little, or even intrude on, the values of the area to be replaced by new fabric and meanings.

The purpose of setting out a statement of significance is to explain the reasons why a place is significant, to describe the significance of the place as a whole and identify the ways in which the different built and spatial elements contribute to this significance. Some elements of the group (for example balcony enclosures) superficially detract from this significance, but most of these types of layers are removable or reversible and do not automatically detract from the underlying heritage value of the place.

The documentation of heritage significance is essential to future decision making about the place. While it is a separate consideration to significance, every place must be managed and this will involve making decisions about use, conservation, maintenance, changes and adaptation. Significance will be a key factor in setting out policy for the management of the Kensington Street precinct.

The criteria to be used in the assessment of significance have been adopted by the NSW Heritage Council and are used throughout the state. They cover both State and Local significance, the difference being the geographical area within which the place is significant. They are described in detail in the publication '*Assessing Heritage Significance*' published by the NSW Heritage Branch. The criteria can also apply at the national level.

The Heritage Council's Criteria for the Assessment of Heritage Significance are: (note that the same criteria are used for the assessment of local significance, with the phrase 'the [Sydney] Local Area' instead of 'New South Wales').

Criterion (a) Historical Significance	<i>The item is important in the course of, or pattern of New South Wales' cultural or natural history</i>
Criterion (b) Historical Significance (association)	<i>An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history</i>
Criterion (c) Aesthetic significance	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales</i>
Criterion (d) Social significance	<i>An item has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons</i>
Criterion (e) Technical/Research potential	<i>An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history</i>
Criterion (f) Rarity	<i>An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history.</i>
Criterion (g) Representative	<i>An item is important in demonstrating the principal characteristics of a class of New South Wales' cultural or natural places; or cultural or natural environment.</i>

The assessment of significance of a streetscape, precinct or area is similar to, but has important differences to, the assessment of the significance of an individual heritage item. Foremost of these is that the significance of a precinct is derived from not only the significance of the component elements of fabric, but also from the way that these elements come together to form a meaningful space that expresses the way that the area has been formed and evolved together over the years. The significance of the Kensington Street Precinct is identified in Section 5.

4.3 AN INTRODUCTION TO THE CONTRIBUTORY VALUES OF THE BUILDINGS AND BUILDING ELEMENTS

Identifying the relative contribution that a building or building element makes to the identified heritage values of a place can be an important tool in the management of the significance of that element and of the precinct as a whole. Not all elements of the two buildings are equally essential to understanding the heritage values of a place, and it is important that conservation management strategies can respond appropriately to the relative importance or sensitivity of an element or space. Notwithstanding this, it is important to recognize that the grading of significance is not a simple 'cut off' tool that can be used to determine the management policy for a particular item or element. Such an approach leads to a loss of the subtleties of the place, and should not be pursued.

Contributory values are also not limited to the fabric of the space. They can also include the relative importance of a space, or a view, or similar experiential quality to the value of a place, for example, the space between two buildings. They are triggers that should be used to better appreciate the subtleties of heritage significance as it is expressed through the fabric of a place; or through the spaces that define the place.

The relative significance of the elements within both individual buildings and their contribution to the Precinct are however clearly expressed through their fabric, with the different layers of development readily interpreted and understood, and each expressing a distinctive aesthetic and spatial quality reflective of its time. The earlier studies for the Brewery buildings used a graded approach to the assessment of significance and the making of policy for the conservation of fabric, and this resulted in the buildings and spaces so identified being protected through the statutory planning controls for the site.

Following the documentary and fabric research undertaken for this CMP; it is suggested that the following contributory elements and values be recognised and used to guide the making of policies for the conservation and change of these places in the future. Note that the following definitions focus on the contribution that the element or space makes to the ability to read and understand its heritage values. The inherent heritage value has already been identified and adopted in the 2005 CMP and subsequent development consents; and remains valid to identify the significance of the large elements of the site.

The following descriptors have been used to describe the relative contribution of the elements and spaces:

- | | |
|--------------|--|
| 1. High | Essential to understanding the heritage values of the place |
| 2. Moderate | Enhance the understanding of the heritage values of the place |
| 3. Little | Do not play an important role in understanding the heritage values |
| 4. Intrusive | Obscure or confuse the potential to understand the heritage values |

Elements and spaces that are identified as being highly contributory need to be retained in a context that will allow them to continue to be used to trigger or enhance understandings of the precinct.

Moderately contributory elements and spaces should remain capable of enhancing an understanding of the heritage values of the precinct.

Elements or spaces that contribute little, or have little potential to, understandings are often not important to retain in their current context for heritage reasons.

The removal of intrusive elements can often enhance the ability to understand the underlying heritage significance of a place.

It should be remembered also that any new fabric or use introduced to a significant place or space will create a new layer that will be interpreted by future generations, and it is important that all new work to heritage places should aim to be either neutral or enhance the understandings of the place. This principle should guide the making of management policies for the buildings and spaces of Kensington Street.