



Figure 51. Building Use
The building is used as a temporary exhibition space and studio.



Figure 52. Roof and ceiling
The roof of the building is a simple structure with corrugated steel sheeting (non-original) laid on simple timber trusses sitting on wall plate. No ceiling is present.



Figure 53. Floor:
Floors are simple, formed from a polished/painted concrete slab. Markings indicate former warehouse use. The slab slopes down toward the roller door opening to allow vehicular access to the interior.



Figure 54. Doors:

The main access to the building is via a wide roller door to Kensington Street, with a narrower access opening for pedestrians.

An internal door (pictured) has been cut in the northern wall to provide access to the main warehouse at 2-10 Kensington Street, with the difference in floor levels separated by a ramp.

A section of brickwork has been removed on the southern wall to provide access to the adjoining building on that side (14 Kensington Street), with the spaces being divided by a heavy double curtain.



Figure 55. Windows

A pair of large timber-framed casements to the Kensington Street elevation at ground level – the extent of their opening is limited by security bars. Three windows are also found on each of the eastern and western (Kensington Street) elevations at the upper (former first floor) level. These are simple, fixed pane windows with the hopper-opening highlight windows covered on the western elevation by cloth/blinds on the interior. (photo: Nat Hughes)



Figure 56. Windows

More elaborate timber framed sash windows survive on the long southern wall of this former upper level but they now look onto the brickwork of the wall of the adjoining property (14 Kensington Street).



Figure 57. Interior finishes:

Interior detailing is minimal. Both the brickwork and the floor have been painted.

A roughly built single skin brick wall has been constructed around the perimeter of the interior to the level of the original upper floor. Evidence of the beams that supported the floor to the upper level can still be seen in the patching to the expressed columns around the walls. A rail capable of hanging heavy curtains has been fitted around the perimeter. Electricity, smoke detectors and fire sprinkler system. Lights are simple hanging industrial fittings.

REVIEW OF THE HERITAGE SIGNIFICANCE OF 12 KENSINGTON STREET

The 2005 CMP identified the significance of 12 Kensington Street (identified in that CMP as Building 46B) as having 'some significance at the local level':

Criterion (a) Historic significance

46B has some significance historically in demonstrating the broad process of continuing expansion through acquisition. It was built for owners before being acquired by Tooths in 1914 for general storage purposes.

Criterion (b) Significance for association with important persons or places

Although each of these buildings [46 A, B and C] was designed by architects, the historical associations of these buildings with those architects do not meet the criteria for associational significance. No 46A is the work of a sole practitioner of little note while 46B & 46C are pedestrian examples of the work of better known architects of their period.

Criterion (c) Aesthetic significance

46B [is] a small warehouse building now substantially degraded by removal of the first floor. This is a modest functional building type with little pretension. Designed by D.T. Morrow in his period of private practice before the reconstitution of the Morrow & De Putron practice, it is not of particular merit in the opus of Morrow. The building has low aesthetic significance.

Criterion (d) Social significance

There are not indications that the building holds particular significance for a defined group of people within the terms of the criterion.

Criterion (e) Technological/research potential

Sites 46 A, B & C have been identified as having high archaeological potential in the Carlton & United Brewery Archaeological Zoning Study 2005, by D. Mider.

Criterion (f) Rarity

N/A

Criterion (g) Representativeness

N/A

Comment:

This assessment has been confirmed by the inspection of fabric and additional research undertaken for this CMP, although the contribution that the façade makes to the group streetscape values of this northern end of the Kensington Street Precinct should also be recognised.

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.

Element or spatial quality	Heritage value represented	Contributory Value	Relevant fabric
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.

4.6 WAREHOUSE AT 14 KENSINGTON STREET (1962)



Figure 58. Kensington Street elevation



Figure 59. Interior

OVERVIEW OF 14 KENSINGTON STREET

This small industrial building was formed by enclosing an area used previously as an open carpark. The construction is utilitarian in design and detailing, with a plain brick wall to Kensington Street punctuated only by a wide metal roller door; and a solid door leading to a small outdoor area behind the adjoining property at 12 Kensington Street. Internal access between the building and 12 Kensington Street has been created by an opening through the common wall.

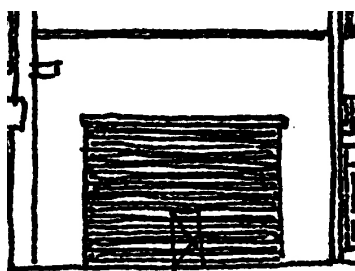
THE HISTORICAL DEVELOPMENT OF 14 KENSINGTON STREET⁷

No. 14 Kensington Street was occupied by a cottage and stables until purchased by Tooth's in 1914. At this time all structures on the site were demolished. Tooth's used the land for many years as a storage yard and this too became associated with the uses of Nos. 2-10 and 12 Kensington Street. In 1962 Tooth's constructed a simple warehouse building on the site to a design by architects Lemont Niblett & Daubney, which enclosed the storage yard. The façade consists of a large roller-shuttered opening. The building was originally used for Quality control, and later as a Store (2005). It is currently used as a studio/rehearsal space, accessed from 12 Kensington Street through an interconnecting door.

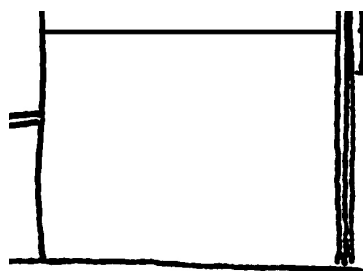
THE FABRIC OF 14 KENSINGTON STREET

The 2005 CMP described the fabric of the building (Building 46C) as:

46C is a plain two-storey exposed brickwork building located on Kensington Street towards the north end sandwiched between buildings on both sides. The front facade consists of only a large rollershuttered opening. The construction comprises load bearing external walls with attached piers and exposed steel beams supporting flat corrugated metal sheet roof..⁸



Kensington Street elevation



Eastern (rear) elevation

⁷ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 46A, 46B and 46C

⁸ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 46A, 46B and 46C



Figure 60. The current use of the building is as a rehearsal space, with timber floor over concrete base with tarquette surface. Barres have been fixed to the northern wall with fans set high on the wall. The opening to 12 Kensington Street has been infilled with lightweight materials and the smaller door covered by a curtain. A door at the eastern end of this wall provides access to the small area behind 12 Kensington Street.



Figure 61. The roof is a simple structure with corrugated steel sheeting (non-original) laid on light timber trusses at a very low pitch. The space has negligible detailing. Walls are rendered in cement – no paint finish. Vehicular licence plate numbers have been painted around the walls – associated with earlier use as garage.



Figure 62. The interior of 14 Kensington Street is utilitarian in character with the metal roller door occupying most of its width.

REVIEW OF HERITAGE SIGNIFICANCE OF 14 KENSINGTON STREET

The 2005 CMP identified the significance of 12 Kensington Street (identified in that CMP as Building 46C) in conjunction with 2-10 and 12 Kensington Street. It concluded that the building at 14 Kensington Street does not satisfy any of the NSW Heritage Council's criteria.

The documentary and fabric research undertaken for this CMP confirmed this finding.

The building also contributes little to the aesthetic or heritage qualities of the Kensington Street Precinct other than its sympathetic scale and bland façade continuing the line and profile of the street wall.

CONTRIBUTORY FABRIC – 14 KENSINGTON STREET

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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.

4.7 TERRACE AT 16-16A KENSINGTON STREET (C1906)



Figure 63. The pair of terraces at 16 and 16A Kensington Street. The face brickwork has been covered by fibre-cement panels but is extant beneath. The upper level verandahs have been enclosed by lightweight materials but the original external elevation to the terrace has survived.

The building at 16 and 16A Kensington Street is a pair of mirror-imaged two-storey brick terraces, set back from the street alignment to allow front verandahs and balconies. The main distinguishing element of the building is the central passage to the rear yard area. Timber verandah detailing and original tessellated tiling to ground floor verandahs show the influence of the Federation Queen Anne style on a pair of otherwise simple vernacular terraces.

THE HISTORICAL DEVELOPMENT OF 16 AND 16A KENSINGTON STREET⁹

The site of 16 and 16A Kensington Street was originally Lot 11 of the Kensington Estate. The land was owned by Aaron Wheeler from 1858-1892, and in 1892 life interest in the property transferred to Josephine Frankel.

The City Rates books records for buildings on this site reveal that the structures have evolved significantly over time. The first recorded construction on the site consisted of a single storey corrugated iron house of two rooms with shingled roof built circa 1861 (occupied by 1861).

The 1858 Rates book records the site (then known as 26 Kensington Street) between Nos. 22 and 28 Kensington Street as being “two allotments”, with no mention of a dwelling. It is likely to have still been present however, since the 1861 Rates book records the site (still known as 26 Kensington St) in the ownership of Aaron Wheeler, occupied by John Maddon (sic) with an iron house with shingled roof, one storey, two rooms, valued at £16.

The 1888 Sydney Water survey plans show a wooden building towards the rear of the lot, with the front part of the site being vacant.

⁹ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 47A and 47B.