



Figure 113. No.26: The ladder-like stair has been replaced by a wider and easier to negotiate stair.
(Photo Nat Hughes)



Figure 114. No.26 The original kitchen space has been stripped but its fabric is intact. Note water damage to ceiling panels.
(Photo Nat Hughes)



Figure 115. No.26 the attic space has also been refurbished with the ceiling beams retained as a feature. The new window is wider than the original, leading to impact on the rhythmical qualities of the roofscape of the group.
(Photo Nat Hughes)

28



Figure 116. Rear of No.28:
(Photo Nat Hughes)



Figure 117. No.28: main room. Note
electrical conduit to protect wiring and
the simple and original mantle over the
fireplace.
(Photo Nat Hughes)



Figure 118. No.28: Attic room showing
its original configuration. The plaster
to the underside of the main roof plane
has been removed/deteriorated.
(Photo Nat Hughes)



Figure 119. No.28: This terrace is very intact and has retained much of its original detailing including the narrow hall with ladder-like stair to the attic level. (Photo Nat Hughes)



Figure 120. No.28: The original cooking range has also survived in the fireplace. Wall finishes are peeling, but the underlying layers of paint can be readily read and interpreted. (Photo Nat Hughes)



Figure 121. No.28: A simple Victorian Regency-style fire grate.



Figure 122. No.28: The original kitchen fuel stove is in situ.



Figure 123. No.28:
The original door hardware has also survived.



Figure 124. No.28:
The electric wiring is laid in exposed conduits.

REVIEW OF HERITAGE SIGNIFICANCE OF 22-28 KENSINGTON STREET

The 2005 CMP identified the significance of the terraces at 22-28 Kensington Street (identified in that CMP as Buildings 48A, 48B, 48C and 48D) as having 'exceptional significance at the local level', and recommended for consideration for inclusion on the State Heritage Register.

They were assessed as a single item, reflecting their common built form and consistent patterns of historic evolution.

Criterion (a) Historic significance

Built between 1843 and 1848, the terrace group at 22 – 28 Kensington Street group comprises some of the oldest surviving cottages in the area. The group is a remnant of mid 19th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney. The group illustrates the early residential development of the Kensington Estate.

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

Purchased by the Brewery in 1910 and 1930 and continuously tenanted, the terrace group illustrates the long standing expansion policy of the Kent Brewery by consolidating properties in surrounding streets if Chippendale.

Criterion (c) Aesthetic significance

The Kensington Terrace group is of high aesthetic significance as a group of rare early terraces and part of a largely intact streetscape reflecting early Victorian detailing and form. The Kensington Street terraces have significance for their contribution to this important residential and industrial streetscape. The early terraces displaying key characteristics of the Victorian Georgian style including unified massing, modesty of scale, simplicity of form, austere façade, and restrained use of decoration and materials

Criterion (d) Social significance

The terraces have the ability to demonstrate mid-19th century working class lifestyles. The terraces have had continuous residential use.

Criterion (e) Technological/research potential

The terraces have high archaeological potential relating to mid 19th century working class life. They have the ability to demonstrate mid 19th century building techniques, services and technologies. The original layout and much of the original 1840's fabric has survived intact. The presence of underfloor and ceiling space archaeological deposits (eg rat's nests, lost or secreted items) in these houses will be high.

Criterion (f) Rarity

Terraces from the 1840s- period are comparatively rare in Sydney. The terrace group 22-28 Kensington Street is one of a small number of surviving mid 19th century single storey working class housing in the city area. The group is a remnant of former dense residential precinct, now isolated by the expansion of surrounding 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 Kensington Street group provides a rare opportunity to experience working class Sydney life in the mid 19th century.

Criterion (g) Representativeness

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 mid- 19th century. The lack of amenities such as bathrooms and laundries is typical of working class dwellings of the period. They are also good representative examples of working class Victorian domestic construction. The group is a largely intact representative group of single storey cottages of the 1840s.

This assessment has been confirmed by the inspection of fabric and the additional research undertaken for this CMP.

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 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).

4.10 TERRACE AT 30-32 KENSINGTON STREET (C.1847)



Pair of painted and rendered brick two-storey terraces built to the street alignment, with a gabled corrugated steel roof and a central rendered brick chimney to the apex of the main roof and a second chimney to the rear wall. The façade is painted brick, with the side walls imitation ashlar rendered. The roof profile is asymmetrical with the roof sloping to a half-storey at the rear.

Each ground floor façade features a modern front door with an early multi-paned fanlight above and a single timber framed double hung window. No. 30 retains a Victorian Georgian style timber-framed double-hung window with 6 panes to each sash but the front window to No. 32 is later. There is evidence for timber shutters on the original ground floor window to No. 30. The first floor façade to each terrace features later timber-framed double hung windows. There is some cracking to brickwork above the window to 30 in particular.

The façade to No. 32 has a modern metal awning over the front door and a large electricity meter box has been installed on the façade at the juncture of the two terraces.

Two storey pair of imitation ashlar rendered brick terraces built to the street alignment, on a sandstone base.

The interiors have timber tongue and grooved board ceilings and plastered walls. Floors to the ground level are concrete and the upper storey have timber boards. . Staircases are narrow with simple timber handrails and balustrading. Few original skirting boards have survived.

THE HISTORICAL DEVELOPMENT OF 30-32 KENSINGTON STREET¹³

The land on which Nos. 30 and 32 Kensington Street now stand was purchased by John Walsh in 1846 and was originally Lot 19 of the Kensington Estate. John Walsh is recorded as owning ten properties in the street in the 1848 Rates Book.

The terraces were constructed between 1846 and 1848 when they appear in the City's Rate Assessment Books, as a pair of brick houses with shingled roofs, two storeys, four rooms each, valued at £13 each and both tenanted.

A third house was also recorded on the land in 1848, behind Nos. 30 and 32 and described as two storeys with two rooms. The existence of this third house accounts for the unusually compact planning of the terrace.

The first recorded occupants of the two terraces at the street front were Henry Hyland and Tilden Hilder. In 1854, Walsh sold the pair of terraces to Philip Whelan (or Whalan), who also owned other properties in Kensington Street, who sold them ten years later to M.C. Stephen (shown as the owner of Nos. 30 and 32 in the 1871 Rates book).

In the 1867 Rates Book Mary Ann Whalan is shown as the owner of three properties – 30 and 32 Kensington Street and an adjacent house of two storeys and two rooms "1 off Kensington St", all tenanted, the two terraces 30 and 32 being 4 rooms each, valued at £26 and £28, where the rear dwelling was only valued at £14.

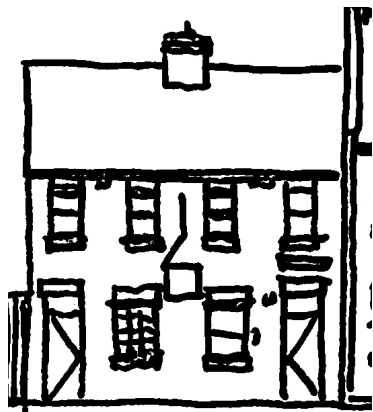
In 1879 Thomas Coffey purchased Nos. 30 and 32, retaining ownership until 1905 when E. Bowen bought the terrace pair.

The last change of ownership occurred in 1927 when the terraces were bought by Tooths. The terraces had many early occupants including shoemakers, greengrocers and butchers, who were quick to move on.

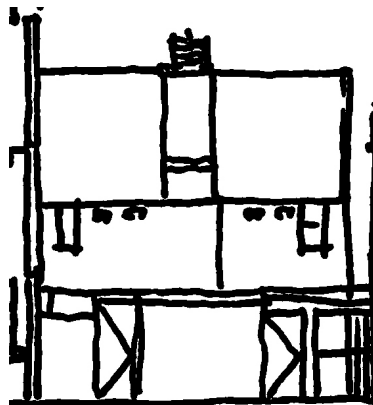
The third terrace (behind Nos. 30 and 32) was demolished by Tooths in 1929. In 1931 the tenant of No. 28 cultivated the vacant land, the yards of Nos. 30 and 32 being extended into the vacant land with the boundary fences adjusted. In 1947 electric light was installed at No. 32. In 1949 an Order under the Public Health Act was issued to rectify various defects, and a lean-to at No. 32 was modified to provide bathing facilities. In 1953 the fence was realigned.

¹³ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for buildings 48 E & F

FABRIC OF THE TERRACES AT 30-32 KENSINGTON STREET



30-32 Kensington Street elevation



30-32 Kensington Street- rear (eastern) elevation

This pair of terraces is described in the Inventory Sheet of the 2005 CMP (attached at Annexure A of this CMP) in the following manner:

A pair of mirror imaged two storey brick terraces built circa 1846 – 48. The building consists of a basic block in sandstock brick with a corrugated iron clad gable roof and a centrally placed chimney stack. There are no parapets. A shallow skillion roof extends from the rear of each cottage providing under cover access to a detached toilet. The skillion roof has been modified at the rear of No.32 to provide additional enclosed accommodation.

The front facade consists of a front door and a double hung window. On the first floor, each has a pair of double hung windows. All windows and doors have flat arched heads; sills are all single sandstone pieces. Windows were 12 paned sashes, front doors are replacements, and fanlights may be original.

The rear facade of the main block is also mirror imaged. At first floor level there is a small casement window. The roof is bell cast at the rear where it extends over the rear bedroom. A double chimney stack is centrally located above the rear face of the building. The rear addition consists of a shallow corrugated iron clad gable, which extends the width of the main building.

A third cottage built behind No's 30 and 32, (demolished circa 1929) restricted the planning of the surviving terraces. The terraces were originally designed with no rear wing. They consisted of a living room entered directly from the footpath and kitchen downstairs, and two bedrooms upstairs. The staircase is in the living room against the load bearing brick wall to the east. There is very little joinery extant.

Integrity

The terrace is in fair to poor condition, with evidence of changes due to physical deterioration and also modifications by occupants, many of which appear to have been made relatively recently. Notwithstanding this, some fabric that does not commonly survive in a terrace of this age and type, such as the wide timber ceiling lining boards, has remained in situ in 32 in particular.

This description records the fabric of the buildings accurately, although further deterioration to fabric has occurred (see images below).