



Figure 164. Detail of the upper level rear elevation. Note cut-off joists suggesting that the doors opened onto a rear balcony.



Figure 165. Looking from level 1 to the ground floor. The stairs are pitched steeply.



Figure 166. The stairs from the upper level to the former attic room are similarly pitched and do not have a handrail.

REVIEW OF THE HERITAGE SIGNIFICANCE OF 38 KENSINGTON STREET

The 2005 CMP identified the significance of the terraces at 38 Kensington Street (identified in that CMP as Building 48I) as having 'exceptional significance at the local level':

Criterion (a) Historic significance

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 19th century working class terrace housing and demonstrates early patterns of residential life in the fringe area of Sydney.

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

Purchased by Tooths in 1935 and continuously tenanted, the terrace has the ability to demonstrate the long-standing expansion policy of the brewery.

Criterion (c) Aesthetic significance

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.

Criterion (d) Social significance

The terrace has the ability to demonstrate 19th century working class lifestyles. The Terrace has had continuous residential use.

Criterion (e) Technological/research potential

The terrace has high archaeological potential relating to mid 19th century working class life. Built of uncoursed sandstone rubble with a carriageway, the terrace has the ability to demonstrate mid 19th century building techniques, services and technologies. The [potential for 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 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.

Criterion (g) Representativeness

The terrace represents the domestic experience of the working class in the 19th century and is a fine representative example of working class Victorian domestic construction.

Comment:

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

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, page 121]
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)

4.13 TERRACE AT 40 KENSINGTON STREET (C1858)



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. It is built to the alignment of Kensington Street and abuts the terrace at 38 Kensington Street to the north. It is separated from the industrial building to the south by a narrow passageway, which was gated by a sheet of corrugated iron to allow access for the occupants of No.40 to the small courtyard at the rear. The chimney is placed close to the centre of the ridgeline.

The composition of the main elevation is simple and typical of a working-class terrace, 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.

Windows to both levels are double hung sash windows with a single pane of glass in each sash. The window at ground level has fine louvered timber shutters and steel mesh has been fixed to the interior of the window, presumably for security. The windows to the rear are the same as to the front elevation, suggesting that they were all inserted at the same time. Condition of the timber of these windows is poor due to lack of protection from weather and general lack of maintenance.

The rear walls are painted common brick. Some structural cracking is evident under the windows at ground level. The rear wing extension is partially clad in asbestos cement sheeting. The back door is a typical mid-late Victorian ledged and braced timber door.

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. The front door opens into the main room, with a second room (dining room) at the rear, which includes the stair to the upper level. A small opening in the lining to the stair at the upper level allows borrowed light to penetrate into an alcove in the back rear room.

Internal joinery is largely intact including lining boards to stair at 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. The brick plinth from the original kitchen range has survived but the range and mantle has been removed. Most evidence of services has been removed. Only basic exposed cabling to recent light fittings in centre of each room remains. Kitchen range and sink etc removed although pipes remain fixed to walls. Pan to outhouse removed.

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

The rear yard area and passageway have been roofed in translucent fiberglass sheeting. Rough brick paving has been laid with low brick walls form small planter garden beds. Planting is nondescript and overgrown. The garden area is enclosed to the east and south by the walls of adjacent development.

THE HISTORICAL DEVELOPMENT OF 40 KENSINGTON STREET¹⁶

Originally known as Lot 38 of the Kensington Estate, the site of No. 40 Kensington Street was purchased by Phillip Williams in 1855¹⁷.

In 1858 the property was purchased by William Bull. The 1858 Rates book shows the property (then known as 50 Kensington St) with William Bull as the owner, and Phillip William (sic) as the occupant. The single house on the property was described as brick, being a two storey, four room house with shingled roof valued at £39.

The 1861 Rates book shows the property (still known as 50 Kensington Street) as in the ownership of William Bull, as a wood house of 2 storeys, with 4 rooms and a shingled roof valued at £26, and tenanted by James Smith.

¹⁶ 2005 CMP (Vol 4). Noel Bell Ridley Smith: Heritage Inventory Sheet for building 48J

¹⁷ *ibid*

The 1863 Rates book shows the property (still known as 50 Kensington St) adjacent to the property of Samuel Long (then 48 Kensington Street) as being owner-occupied by William Bull, and having a wood house with a slate roof, two storeys, four rooms, valued at £28.

The 1867 Rates book shows the property adjacent to that of William Long (at 38 Kensington St) as being in the ownership of William Bull, with no tenant recorded, the single house on the property being described as two storey, brick with slate roof, four rooms, valued at £28.

The 1871 Rates book shows the property (now 40 Kensington Street) in the ownership of William Bull, and the tenant Charles Caston, with a wood house with slate roof two storey, four rooms, valued at £18 (note this is below average for house values in the street at this time). In 1877 the Rates book shows a house in the ownership of William Bull, tenant John Meehan, two storey, wood with shingle roof, four rooms valued at £21. Sand's Directory confirms John Meehan's residency at 40 Kensington Street in 1875-79. In 1880 John Meehan is still recorded in the Rates book as the tenant, with the house is described as brick with slate roof, two storeys, five rooms, valued at £23. The 1882 rates book also shows it as brick and slate, two storey, four rooms, valued at £26, tenant John Rinoe. This suggests that the earlier timber building was replaced by a more substantial brick dwelling c1880. It should be noted however that the 1888 detail sheet for Sydney Water shows the pre 1880 configuration with a single timber structure. A detailed survey of 1884 shows the site as without any building.¹⁸

In the 1891 Rates book the site is still in the ownership of W. Bull, with M Nichols as tenant. The house is described as a two storey, five room, brick and stone building with an iron roof and a value of £31. The 1896 Rates book gives the owner's name as "Bull & Bull", tenant "Castin", brick house with iron roof, two storeys, five rooms, value £28. In 1902 the Rates book records William Bull as the owner, John Kemp as the tenant, the house being brick with iron roof, two storeys, five rooms, value £23. In 1907 the Rates Book details, including the value, are the same except for James Kemp being recorded as the tenant. In 1911 the owner is recorded as "F.W. Bull and three others", tenant James S. Kemp, house description unchanged.

Despite the description of the house over time in the City Rates books varying from wood to brick and back again, allowing for recording errors (which were very frequent and significant in this area); given the consistent description of the house as having two storeys with four or five rooms and the decline in the property's value from £39 in 1858 to £18 in 1871; it is likely that the existing house on the site is the brick two storey house built by William Bull in 1858. Although the value increased from 1871, the rate of this increase was gradual rather than the sharp jump that is usual when a new house is constructed on a site.

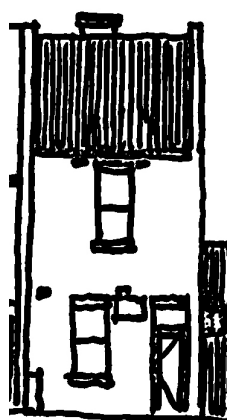
Sand's Directory identifies the site as occupied in 1882-1885, 1889 and in 1891. James Kemp was a long-term tenant (1901-1926). In 1905 the suicide in Hyde Park of Patrick Kemp, a drover "who resided at 40 Kensington Street Chippendale", was reported¹⁹. The property remained in the ownership of William Bull and his trustees until 1911 when it was purchased by A. Sanders (or Saunders). The 1914 Rates Book records Alfred Saunders as the owner, tenant James Kemp, house description unchanged, value £28.

Tooth & Co. purchased the property in 1925, and electric light was installed in the house in 1947. No other alterations have been recorded.

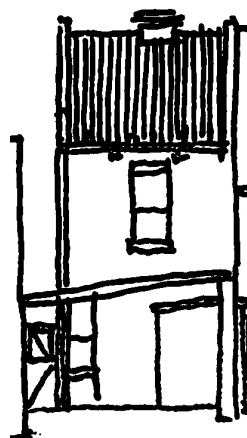
¹⁸ *ibid*

¹⁹ Sydney Morning Herald, 29 December 1905 p.8

FABRIC OF THE TERRACE AT 40 KENSINGTON STREET



40 Kensington Street elevation



40 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) as being:

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.

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.

This description records the fabric of the buildings accurately, although some further deterioration to fabric was noted (see images below).



Figure 167. Detail of shutter to window at ground level.



Figure 168. Looking to the front door. Note exposed electrical conduits. Most joinery is original.



Figure 169. The fireplace is located on the internal wall and rises to the chimney on the ridgeline.



Figure 170. The rear room on the ground floor shares the central chimney. The winding stair is original.



Figure 171. The former service room is under the skillion roofed wing. It has been partially re-lined, but the majority of fabric is original.



Figure 172. The rooms to the upper level have retained original timber dividing walls enclosing the stair. The alcove on the left is illuminated by borrowed light from a small window above the stair.



Figure 173. Detail of the stair showing the small opening to admit borrowed light to the alcove behind the stair



Figure 174. The original central gas fitting has survived in the centre of the ceiling, with adjacent electrical wiring and contemporary low-energy fitting.

REVIEW OF THE HERITAGE SIGNIFICANCE OF 40 KENSINGTON STREET

The 2005 CMP identified the significance of the terrace at 40 Kensington Street (identified in that CMP as Building 48J) as having 'exceptional significance at the local level': They were assessed as a single item, reflecting their common built form and consistent patterns of historic evolution.

Criterion (a) Historic significance

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 19th 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.

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

Purchased by Tooths in 1935. The property provides evidence of the expansion policies of Tooth & Co for the Kent Brewery Site.

Criterion (c) Aesthetic significance

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.

Criterion (d) Social significance

The terrace has the ability to demonstrate late 19th century working class lifestyles. The terrace has had continuous residential use.

Criterion (e) Technological/research potential

The terrace has high archaeological potential relating to late 19th century working class life. It has the ability to demonstrate late 19th century building techniques, services and technologies. Remnant gas fittings and shutters illustrate redundant technologies. The [potential for 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

The group is a remnant of a 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.

The Kensington Street group provides a rare opportunity to observe 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 19th century.

The street presentation and plan layout of No. 40 Kensington Street are representative of working class terrace housing of the 1880s.

Comment:

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

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.

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

4.14 WAREHOUSE AT 42-44 KENSINGTON STREET



The warehouse at 42-44 Kensington Street was built as an infill building between the adjoining terrace houses and has been used for various industrial activities since this time. No detailed analysis of this building was undertaken in accordance with the requirements of the Brief for the CMP.

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

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.

This building does not make any notable contribution to the heritage significance of the Kensington Street precinct

THE HISTORICAL DEVELOPMENT OF 42-44 KENSINGTON STREET

No targeted research has been undertaken into the history of the property and it was not researched as part of the 2005 CMP. An oblique aerial of the Tooth's Brewery precinct shows a terrace house on the southern portion of the site, which had been replaced by a flat-roofed industrial building on the southern part of the site by 1943 (NSW Department of Lands' Aerial Photographs of Sydney) Both the 1935 and 1943 images show the northern part of the site as undeveloped, with a variety of small structures/vehicles scattered over the land and a low wall to Kensington Street.

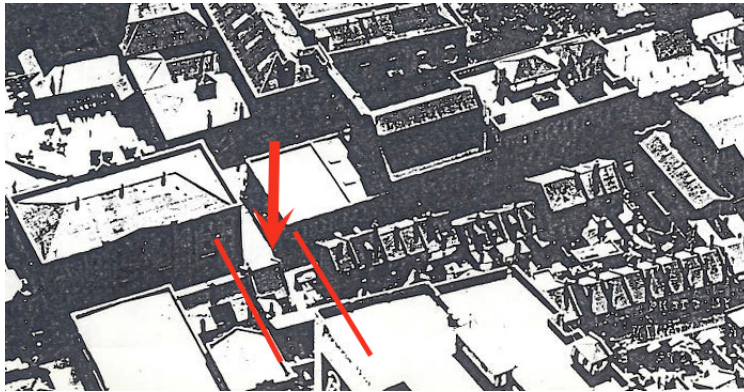


Figure 175. Aerial photograph taken in 1935 showing the buildings of the Kensington Street Precinct. A terrace house occupied the site with an open yard area to the north. (ANU BLA Z223/14 – sourced from Madden, 1989; *Identification of the Remaining Heritage Items on the Kent Brewery Site.*)

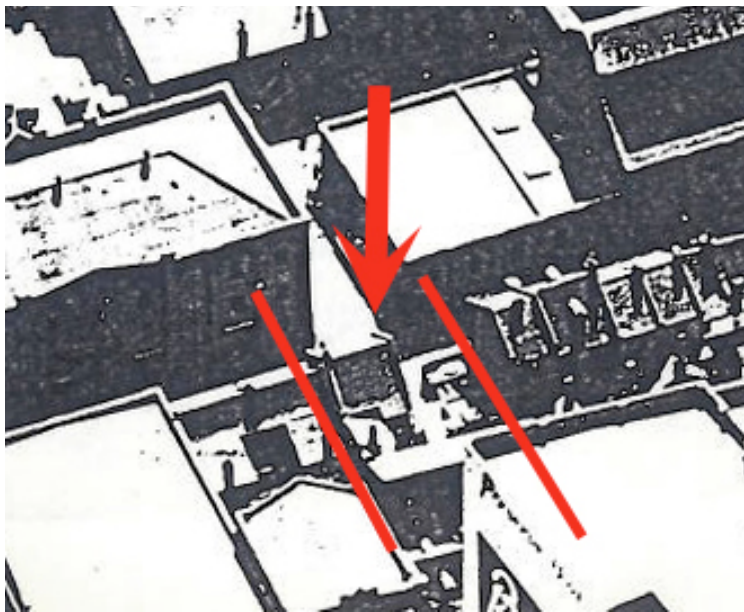
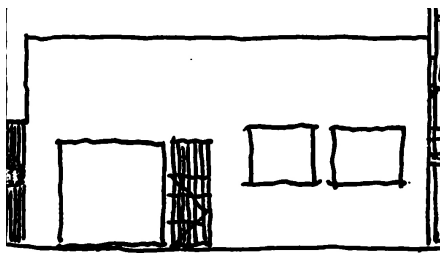
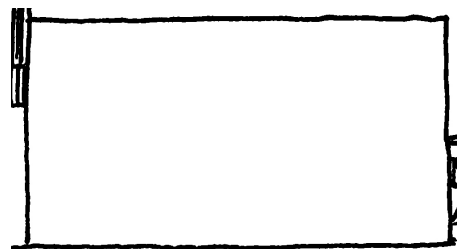


Figure 176. Detail of the 1935 photo.

FABRIC OF THE WAREHOUSE AT 42-44 KENSINGTON STREET



42-44 Kensington Street elevation



42-44 Kensington Street- rear (eastern) elevation

This building was not included in the 2005 CMP so no description has been extracted.



Figure 177. Main office area. The floors are seasoned Ironbark boards. The remainder of the fabric is nondescript in quality and heritage value.



Figure 178. The northern area is of late, and even more basic construction, with rendered walls broken by brick-lined bays with a ripple-iron ceiling.



Figure 179. Detail of the wall dividing the northern and southern sections of the building. The wall was originally the external wall of the earlier form of the factory and has been extended through the window and door openings in each structural bay.



Figure 180. Detail of the earlier, southern part of the building. Its date of construction is not known with certainty, but the evidence of the fabric suggests the early 20th Century to the InterWar period.

REVIEW OF HERITAGE SIGNIFICANCE OF 42-44 KENSINGTON STREET

The significance of the industrial building at 42-44 Kensington Street has not previously been assessed for its potential to satisfy the NSW Heritage Council's Criteria for Heritage Significance.

The building at 42-44 Kensington Street was assessed against the NSW Heritage Council's Criteria for significance as an individual heritage item or place. The fabric is utilitarian and the building is a typical small industrial shell, typical of those found throughout Sydney's inner western suburbs in the 20th Century. The only notable feature identified was the ironbark floor, but this is not sufficient basis to attribute heritage value.

The property is not known to have been associated with any significant person or place. It was not part of the Tooth's Brewery complex, although it does contribute in a modest way to the aesthetic qualities of the Kensington Street Precinct through its consistency of streetscape wall, materials, and its warehouse/industrial built character.

SUMMARY STATEMENT OF SIGNIFICANCE FOR 42-44 KENSINGTON STREET

Not applicable

CONTRIBUTORY FABRIC – 42-44 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.