

9 July 2015
 Frasers Property Australia Pty Ltd
 Att: Sam Petinsky

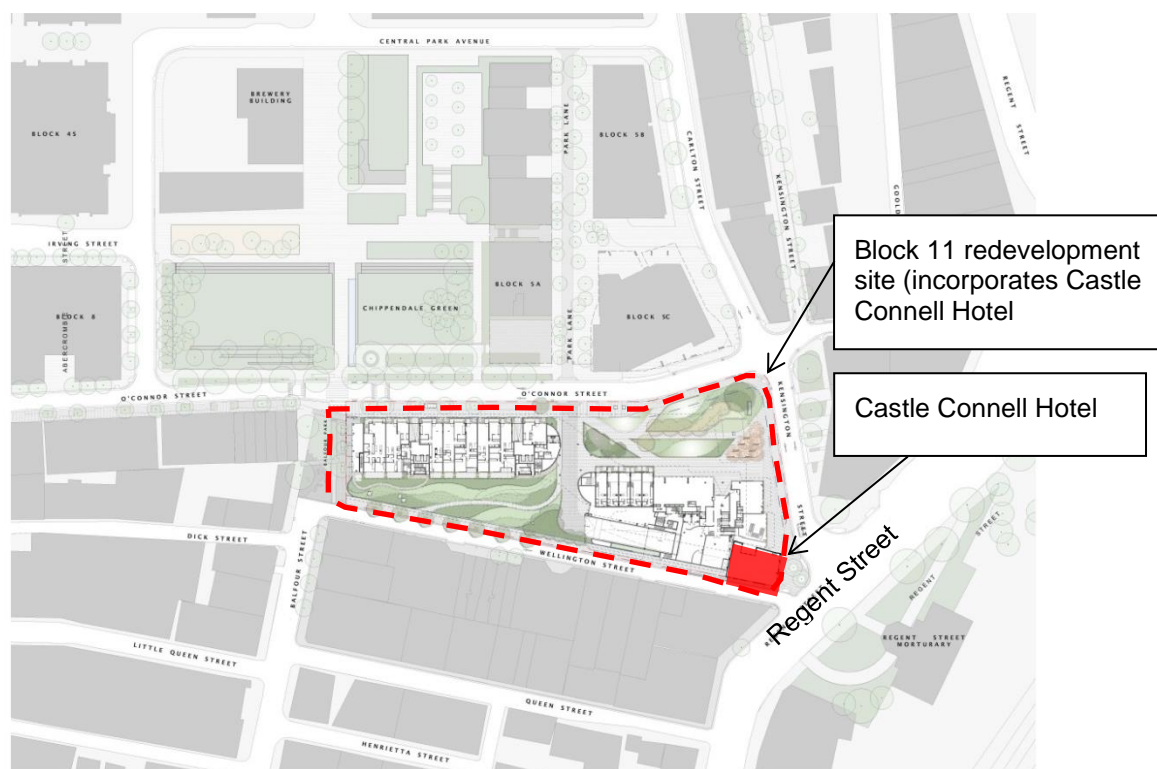
Castle Connell Hotel – Addendum, Heritage Impact Statement Letter

This heritage impact statement (HIS) addendum has been prepared to assess the potential heritage impact of proposed additional works at the former Castle Connell Hotel located within the Former Carlton and United Brewery site at Broadway. The proposed works assessed within this addendum involve the demolition of a former laundry room located on the roof of the former hotel.

SITE DESCRIPTION AND LOCATION

The subject site forms part of the former Carlton United Brewery/Kent Brewery site, now known as Central Park, is located on the south-western end of the CBD and is bounded by Broadway, Abercrombie St, O'Connor St, Wellington St and Kensington St. The site area is approximately six hectares. The area known as Block 11, the subject site (refer Figure 1) is located on the corner of Wellington, Regent and Kensington St, whilst the Castle Connell Hotel is located on the south east of the block on the corner of Regent and Wellington Street.

FIGURE 1 – BLOCK 11 AND THE CASTLE CONNELL HOTEL



[SOURCE: FJMT 2014]

FIGURE 2 – VIEWS OF THE CASTLE CONNELL HOTEL (SOURCE: URBIS 2014)



PICTURE 1 –REGENT ST STREETSCAPE



PICTURE 2 –WELLINGTON AND REGENT ST FACADES



PICTURE 3 –REGENT ST FAÇADE & STREETSCAPE



PICTURE 4 – THE WELLINGTON ST FACADE

HISTORICAL OVERVIEW

Note: The below is a brief summary, the full history can be found in the original Heritage Impact Statement prepared for the Block 11 redevelopment by Urbis dated October 2014.

The original Castle Connell Hotel (now demolished) was built c. 1878. It was replaced by Tooth and Co. in 1937 with a hotel of the same name.¹ Tooth and Co. utilised the services of architects Copeman, Lemont and Keesing who were highly experienced in and responsible for the construction, upgrade and refurbishment of inter-war hotels in the inner city suburbs and the Sydney CBD. The new building, constructed in 1937, featured simple interwar art-deco detailing, including a corner tower element, chevron brickwork to the parapet and yellow tiled finish at ground floor level.²

The hotel traded in its original form until 1981 when it was vacated. The hotel was subsequently adapted for use as a staff bottle shop. In 1983 CUB took over all of the brewing interests of Tooth and Co.; this did not include any of Tooth and Co.'s hotels. The Castle Connell was transferred to Toth's

¹ NBR&P Former Carlton and United Brewery Site CMP Vol. 4 Pt 2 Inventory Sheet No. 20 2005

² Godden Mackay Logan Former Carlton & United Brewery HIS 2005:35

Breweries Pty Ltd in 1984, and then to CUB 1985. The hotel closed for business in that same year and has remained closed and vacant since.

FIGURE 3 – EXTERIOR IMAGES OF THE PRESENT CASTLE CONNELL HOTEL, 1940 AT LEFT AND 1937 AT RIGHT



Source Noel Butlin Archives - Yellow Cards



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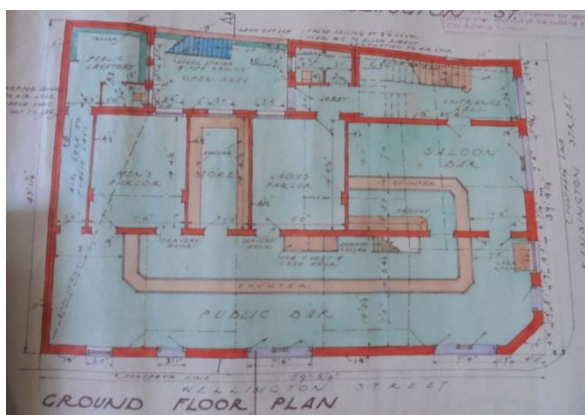
FIGURE 4 – PLANS OF THE NEW CASTLE CONNELL HOTEL WELLINGTON & KENSINGTON STREETS, CHIPPENDALE, 1936



PICTURE 5 – KENSINGTON STREET ELEVATION



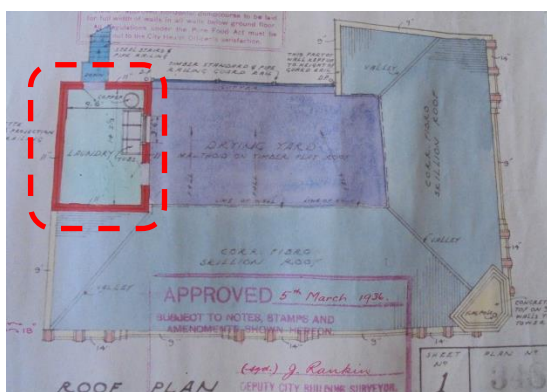
PICTURE 6 – WELLINGTON STREET ELEVATION



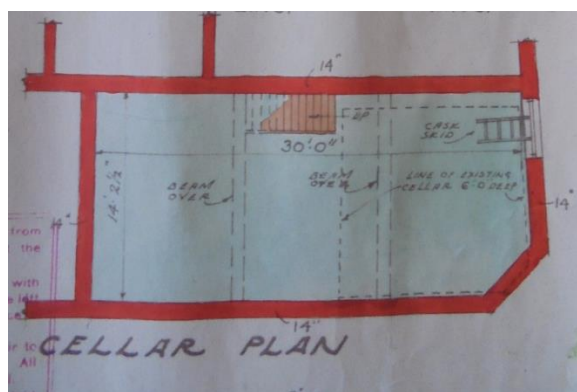
PICTURE 7 – GROUND FLOOR PLAN



PICTURE 8 – FIRST FLOOR PLAN



PICTURE 9 – ROOF PLAN



PICTURE 10 – CELLAR PLAN

HERITAGE LISTING

The current LEP (SLEP2012) defers to the Sydney Local Environment Plan (SLEP 2005) as the applicable local government instrument for the CUB site. The site is also identified as a State Significant development and is subject to the **State Environmental Planning Policy (State and Regional Development) 2011**.

The following heritage listings therefore apply to the site:

TABLE 1 – RELEVANT HERITAGE LISTINGS

ADDRESS	NAME/ ITEM	LISTINGS
8–12 Abercrombie Street	Terrace (Part of Carlton United Brewery site)	City of Sydney Local Environment Plan 2005 Schedule 8: Part 1 Heritage items (#5008D)
Kensington Street	Administration Building (part of Carlton United Brewery site)	City of Sydney Local Environment Plan 2005 Schedule 8: Part 1 Heritage items (#5008A)
100–102 Broadway	Australian Hotel	City of Sydney Local Environment Plan 2005 Schedule 8: Part 1 Heritage items (#5009)
46–48 Kensington Street	Terrace	City of Sydney Local Environment Plan 2005 Schedule 8: Part 1 Heritage items (#5072)
26–98 Broadway	Former Irving Street Brewery - Chimney stack	City of Sydney Local Environment Plan 2005 Schedule 8: Part 2 Building elements (#5008C)
26–98 Broadway	No 1 Gate Portal (Part of Carlton and United Brewery site)	City of Sydney Local Environment Plan 2005 Schedule 8: Part 3 Archaeological/townscape/landscape items (#5008B)
Primary address: Location: 286, Pyrmont Bridge Road Pyrmont / Glebe, NSW	Ovoid Drain/ Blackwattle Bay Stormwater Channel No 17	Sydney Water Section 170 Heritage Register (Number 4570535)

The Castle Connell and the tank/ cistern are not listed heritage items however were identified as having heritage significance and were nominated for retention in the original Approved Concept Plan (Feb 2007) and the associated Heritage Impact Statement prepared for the site by Godden Mackay Logan (GML) October 2006. Block 11 is also in the vicinity of the Chippendale Heritage Conservation Area (C9).

PROPOSED WORKS

It is proposed to remove the laundry room located on the roof of the hotel. The laundry forms a small third storey located to the rear corner, formerly accessed separately externally via a stair from the rear courtyard. The works will involve removing the redundant laundry whilst retaining and repairing the parapet to the west (refer Figure 5) and extending the existing roof (to be replaced and repaired as part of the conservation works) to extend over this area to match the adjacent forming an integrated roof plane. As the laundry room projects above the general building height plane it currently intersects with the approved multi storey apartment building to be constructed behind, resulting in the apartment located adjacent here looking onto a brick wall.



FIGURE 5 – LAUNDRY (HIGHLIGHTED IN RED) PARAPET BELOW TO REMAIN



FIGURE 6 – LAUNDRY (HIGHLIGHTED IN RED)

IMPACT ASSESSMENT

The small laundry room located on the roof of the subject building is not visible from the principal front façades as shown below at Figure 7, it is purely a functional, utilitarian disused space that does not form part of the buildings architectural style. When the approved neighbouring apartment building is constructed adjacent this area it will not be visible from the public domain. Further, as the parapet is to be retained, which forms part of the outer laundry wall, (shown below at Figure 8) the external façade change is minor and as noted above is not visible to the public with the future approved redevelopment.



FIGURE 7– PRINCIPAL FAÇADE (LAUNDRY NOT VISIBLE BEHIND PARAPET)



FIGURE 8 – WEST FAÇADE VIEWED FROM WELLINGTON STREET

It is acknowledged that this room is part of the original fabric; however the area is small and the remainder of the building is being retained, the original stair to access the space has been removed due to structural deterioration and the use as a laundry with access to the roof for drying has been redundant for significant period and is also not required in the future. As discussed above the space does not form part of the architectural style nor is it visible from the principal views of the front façade (refer Figure 7). This minor modification also greatly benefits the amenity of the future neighbouring apartment.

CONCLUSION

The proposed works have been assessed with regard for the heritage significance of the subject site and with consideration of the surrounding streetscape. The assessment has been made with consideration of the relevant heritage provisions of the City of Sydney LEP and DCP and the NSW Heritage Division guidelines.

It is assessed the proposed modification has a minor impact to original fabric that is of low significance and is purely utilitarian. The proposal has no negative visual impact to the heritage significance of the site as it is not visible from the public domain, does not form part of the architectural style nor is it visible from the two principal façades.

Due to the above discussed we assess the proposal to have no negative heritage impact, support the proposal and recommend approval.

Yours sincerely,

Kate Paterson
Associate Director, Heritage