

STATEMENT OF HERITAGE IMPACT

Proposed Development at
157 - 163 Cleveland Street, CHIPPENDALE



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CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS

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Job No.: 2010/1325

1. INTRODUCTION

In March 2008, Rappoport Pty Ltd was commissioned by Hudson Square Pty Ltd to provide a Statement of Heritage Impact focussing on the existing and proposed buildings located at 136 - 144 and 157 - 163 Cleveland Street, Chippendale. The site currently consists of a cement rendered mixed use building at 136 - 144 Cleveland Street (to be retained) and a brick factory building at 157 - 163 Cleveland Street (proposed to be demolished), Chippendale. Refer to Figure 1 below for the location of the subject site. The proposed works for the site entail the demolition of the existing brick factory building (157 - 163 Cleveland Street), retention of the mixed use building (136 - 144 Cleveland Street) and the construction of a mixed use commercial/ residential development. The subject site at 157 - 163 Cleveland Street, Chippendale is located on the street block comprising the corner of Abercrombie, Hart, Hudson and Cleveland Streets, Chippendale. The site is identified as Lot 50 DP826153, Lot 11 DP531788 and Lot 1 DP449699.



Figure 1: Map showing the location of the subject site at 136 - 144 and 157 - 163 Cleveland Street, Chippendale. The boundaries of the subject site are shown by the red outline. (Source: www.googleearth.com)

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1.1 Heritage Listings

The buildings on the site are not listed heritage items. However, the subject site falls within the visual catchment of the Strickland Building located at 56-60 Balfour Street (opposite the subject site on Cleveland Street), which is listed in Schedule 2 of the *South Sydney Local Environmental Plan 1998* (South Sydney LEP). The Strickland Building is also listed on the register of the National Trust (NSW Branch) and on the Register of Significant Twentieth Century Buildings of the Royal Australian Institute of Architects (RAIA). Other heritage listed properties located in the vicinity include:

- 137 - 143 Cleveland Street, Darlington

The subject site is also located within the Darlington Conservation Area (CA17) identified by the City of Sydney Council. The residential building on the site at 136-144 Cleveland Street is identified as a detracting item within the Conservation Area and therefore will not be part of this assessment. The factory building on the site at 157-163 Cleveland Street is identified as a contributing item within the Conservation Area.

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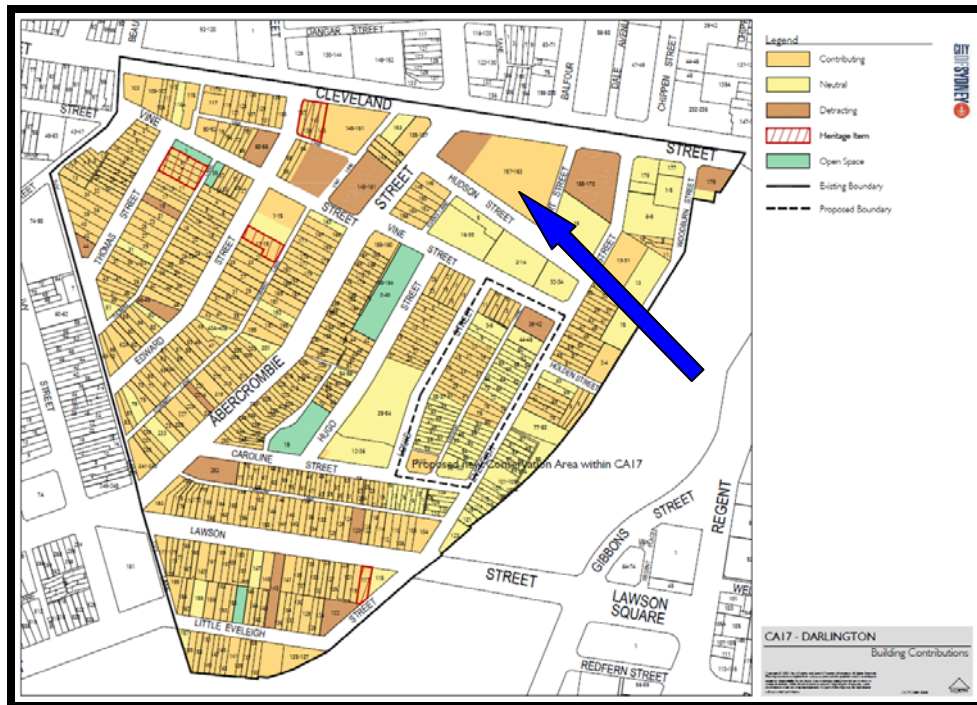


Figure 2: Map of the Darlington Conservation Area (CA17). The residential building on the site at 136-144 Cleveland Street is identified as a detracting item and the factory building on the site at 157-163 Cleveland Street is identified as a contributing item. The blue arrow indicates the location of the subject site. (Source: City of Sydney Council Heritage Conservation Area Maps: http://www.cityofsydney.nsw.gov.au/Development/documents/Heritage/areamaps/CA17_Darlington.pdf).

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2. ASSESSMENT OF SIGNIFICANCE

2.1 Application of Significance Criteria

In order to make an assessment of whether or not the proposed development at the subject site at 157-163 Cleveland Street, Chippendale would have either a negative, neutral or positive impact upon the de facto heritage significance of the item and the surrounding heritage items, it is necessary first to ascertain the nature of the significance of the subject building. The assessment is based upon seven separate criteria established by the Heritage Branch of the NSW Department of Planning.

Criterion (A) – Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (state significance); OR it is important in the course, or pattern of the local area's cultural or natural history (local significance).

Response - The subject site at 157-163 Cleveland Street, Chippendale has local historical significance for its ability to provide evidence of Chippendale's historical identity of co-habitation between industry and residential housing. The relationship between industry and the industrial working classes and the character of Chippendale has always reflected the important role of industry.

The brick factory building on the site was approved for construction in 1938 and has been used for a range of light industrial purposes, including: clothing manufacturing by the Coo-ee Clothing Company; the Australian Defence Force's printing press; Kraft Foods; Parker Eversharp Pens; and for storage, distribution and display of sports equipment and ski gear by Bursill Sportswear Pty Ltd.

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Criterion (B) – Associational Significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (state significance); OR it has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).

Response - The subject site at 157-163 Cleveland Street, Chippendale does not have any known associations with any people of prominence. Accordingly, it does not, in our opinion, attain the requisite standard of significance under this criterion.

Criterion (C) – Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (state significance); OR it is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in the local area (local significance).

Response - The brick factory building at 157-163 Cleveland Street on the site known as the 'Coo-ee Building' is a moderate example of the Inter-War Functionalist style of architecture displaying various distinctive characteristics of the style, namely: asymmetrical massing; simple geometric shapes; roof concealed by parapet; cantilevered hood; and metal-frame windows. The building façade features some of the most popular styling cues of the age - straight lines with rounded corners and a horizontal emphasis¹ which were considered to be symbolic of speed, power and industry.² However, there have been several modifications made to the interior to accommodate for its current industrial/retail use. There are also better examples of Inter-War Functionalist factory buildings within the local area, such as the former AGM factory in South Dowling Street, Waterloo, which contains the key characteristics of the style.

¹ I. Stapleton, Australian House Styles, The Flannel Flower Press, Mullumbimby, 1997, p. 81.

² Sydney Architecture Images - Inter War Art Deco c.1915-1940, - (accessed 19 Sept 2008), <http://www.sydneyarchitecture.com/STYLES/STY-I11.htm>

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Criterion (D) – Social Significance

An item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (state significance); OR has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (local significance).

Response - There are no known special associations with any community or cultural group for social, cultural or spiritual reasons. Accordingly, the subject site does not, in our opinion, attain the requisite standard of significance under this criterion.

Criterion (E) – Technical/Research Significance

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (state significance); OR has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

Response - There is no evidence to suggest that the subject building contains any technical significance beyond that contained in the common building practice of the day.

Refer to the separate assessments by Cultural Resources Management regarding the European and Aboriginal archaeological potential of the subject site (dated February 2010).

Criterion (F) – Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (state significance); OR possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

Response - The brick factory building at 157-163 Cleveland Street constitutes a brick Inter-War Functionalist building. However, there are several other industrial buildings dating from the Inter-War in Chippendale and the Darlington Conservation Area and it is therefore

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not considered to be rare. The concrete mixed use building on the corner of Abercrombie and Cleveland Streets would not be considered rare as it constitutes a building style and use that is fairly common within the local area.

Criterion (G) – Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (state significance); OR is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or cultural and natural environments (local significance).

Response - The brick factory building at 157-163 Cleveland Street is representative of a factory building which embodies some elements of the Inter-War Functionalist style. However, there are better examples of Inter-War Functionalist factory buildings within the local area, such as the former AGM factory in South Dowling Street, Waterloo, which contains the key characteristics of the style. The concrete mixed use building on the corner of Abercrombie and Cleveland Streets is representative of the nature of residential development and the consolidation of smaller lots that occurred in Chippendale during the 1990s.

2.2 Statement of Cultural Significance

The subject site at 157-163 Cleveland Street, Chippendale has local historical significance for its ability to provide evidence of Chippendale's historical identity of co-habitation between industry and residential housing. The brick factory building at 157-163 Cleveland Street on the site known as the 'Coo-ee Building' has a moderate level of aesthetic significance as it embodies some of the key features of the Inter-War Functionalist style which celebrated the exciting and dynamic aspects of the machine age. However, there are better, more intact examples of the style within the local area. The concrete mixed use building on the corner of Abercrombie and Cleveland Streets dates from the mid 1990s and is of little architectural merit. The brick factory building is representative of a factory

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building of the Inter-War Functionalist style, however, there are better, more intact examples of the style within the local area.

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3. DESCRIPTION OF THE PROPOSED WORKS

The proposed development on the subject site involves the demolition of the existing brick factory building and the construction of a mixed use commercial/residential development. The proposal could be summarised as follows:

- Retain the existing mixed RFB on the corner known as 136-144 Abercrombie Street;
- Demolition of the existing warehouse building;
- Excavation to one storey deep of the warehouse site;
- Construction of a four storey building over one level of basement parking;
- Ground, first and second floors are proposed for commercial use;
- Level three is proposed for student accommodation comprising 75 self contained bedrooms;
- Level four is proposed for a roof top area that would comprise services and recreational area for building occupants;
- Basement parking for thirty five vehicles with access from Hudson Street.

Note that the excavation of the basement would not interfere with the operation or position of the existing sewer line referred to above.

The following drawings provided by Fortey + Grant Architecture, dated March 2010 provide specific details of the proposed design.

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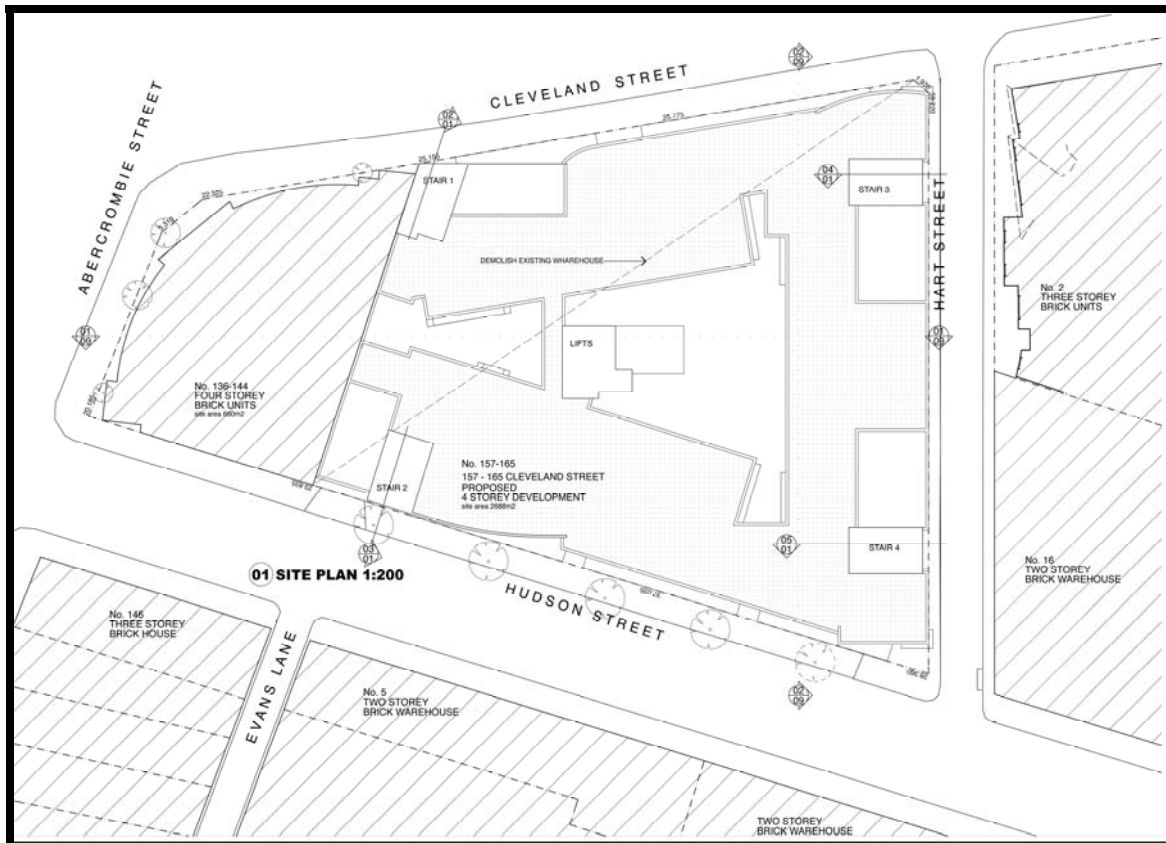


Figure 3: Site plan of existing subject site. (Source: Fortey + Grant Architecture, 2010)

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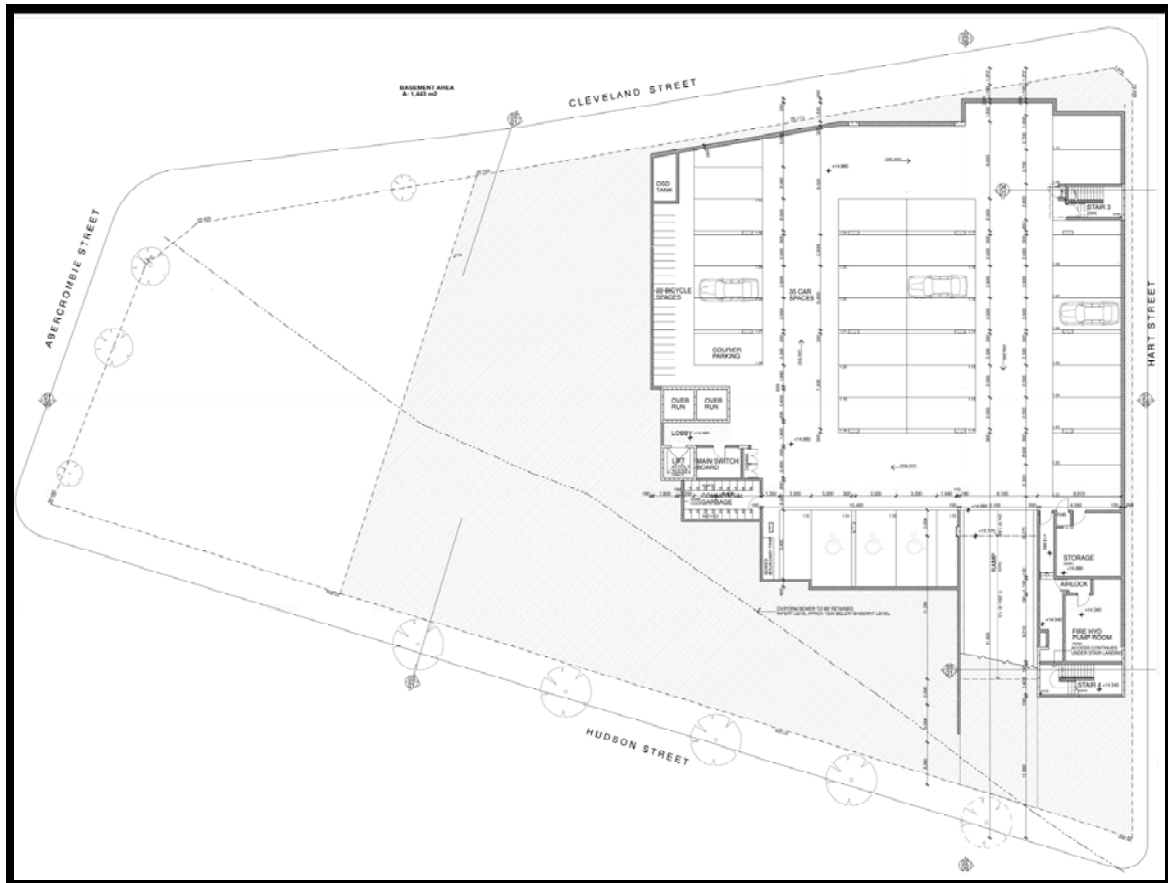


Figure 4: Basement plan of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

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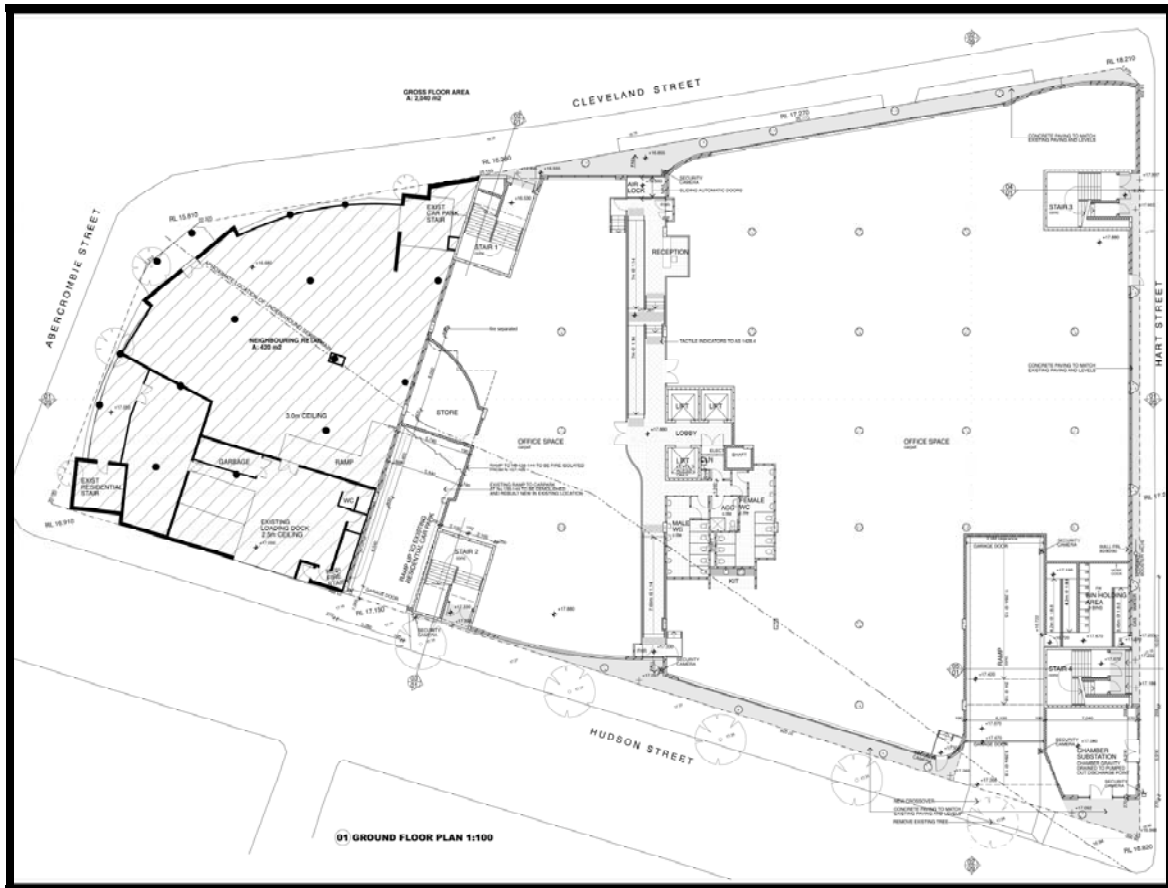


Figure 5: Ground floor plan of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

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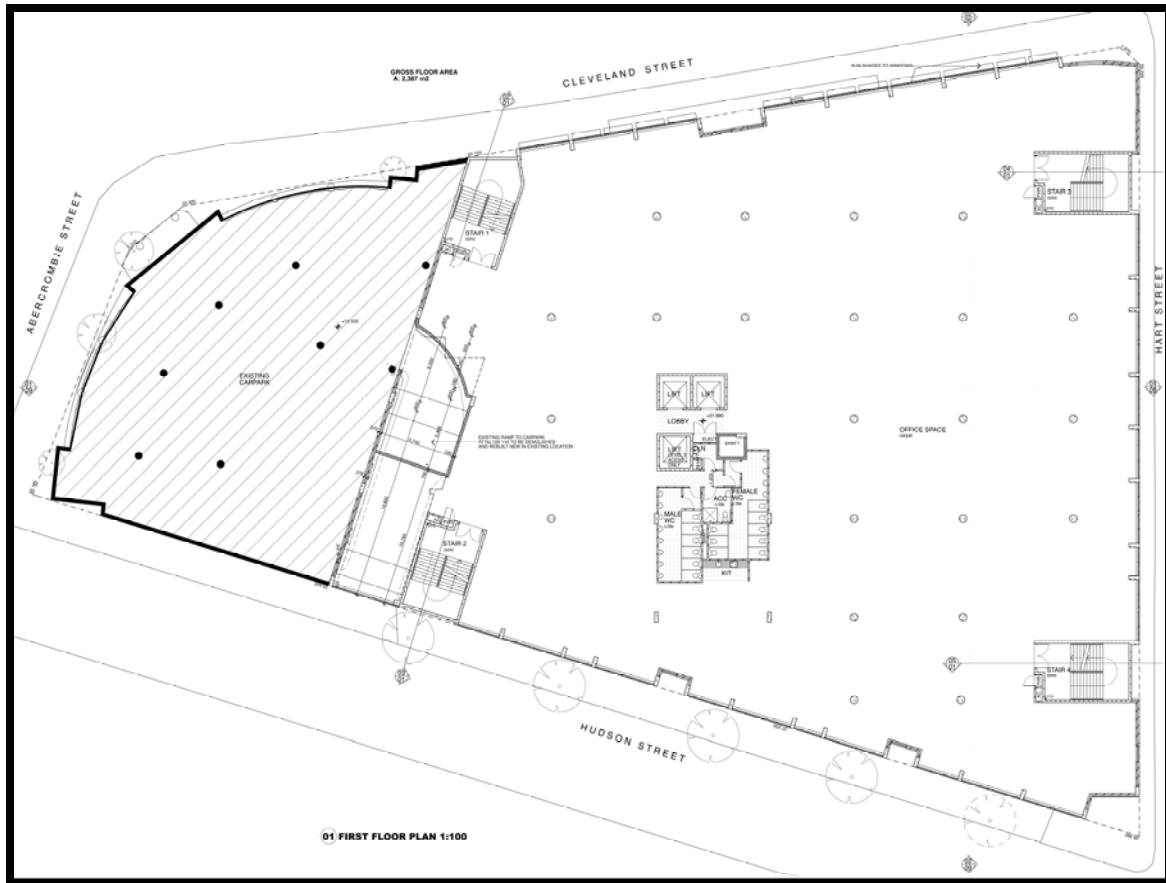


Figure 6: First floor plan of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

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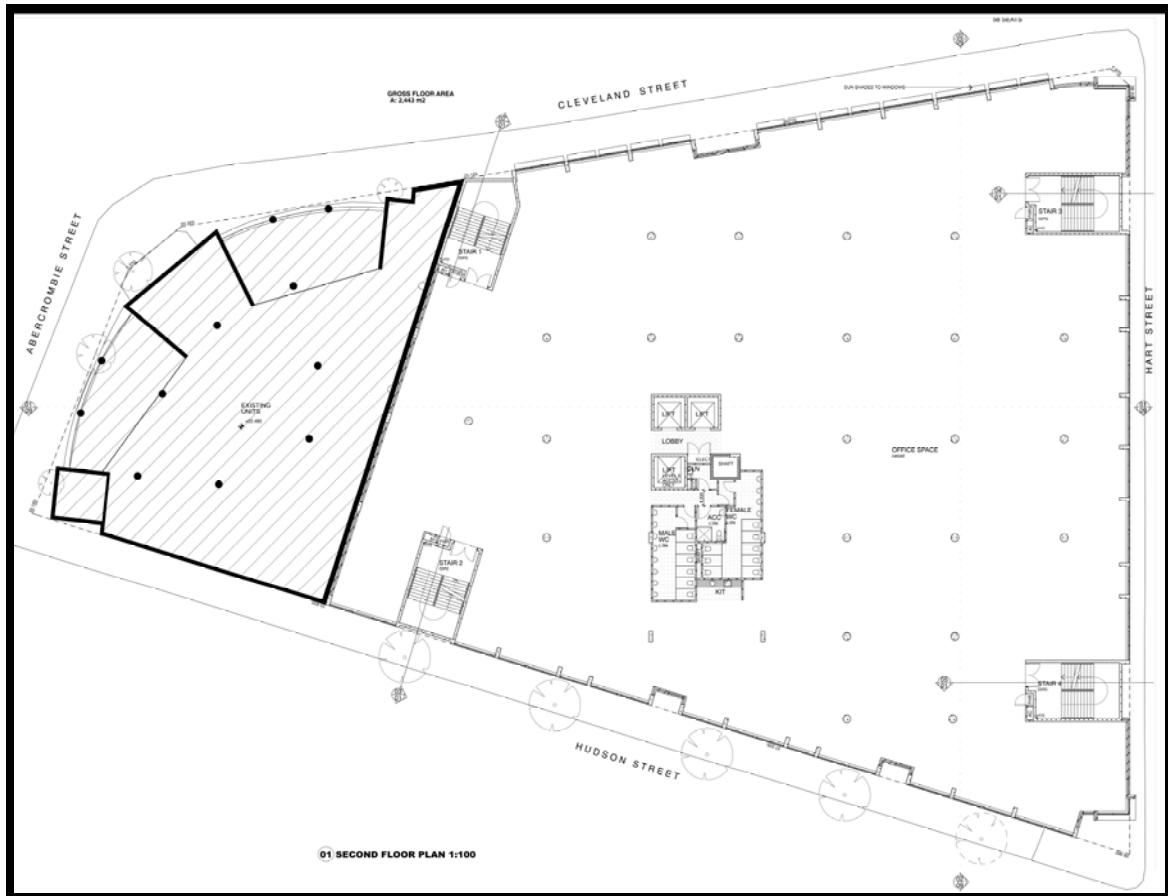


Figure 7: Second floor plan of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

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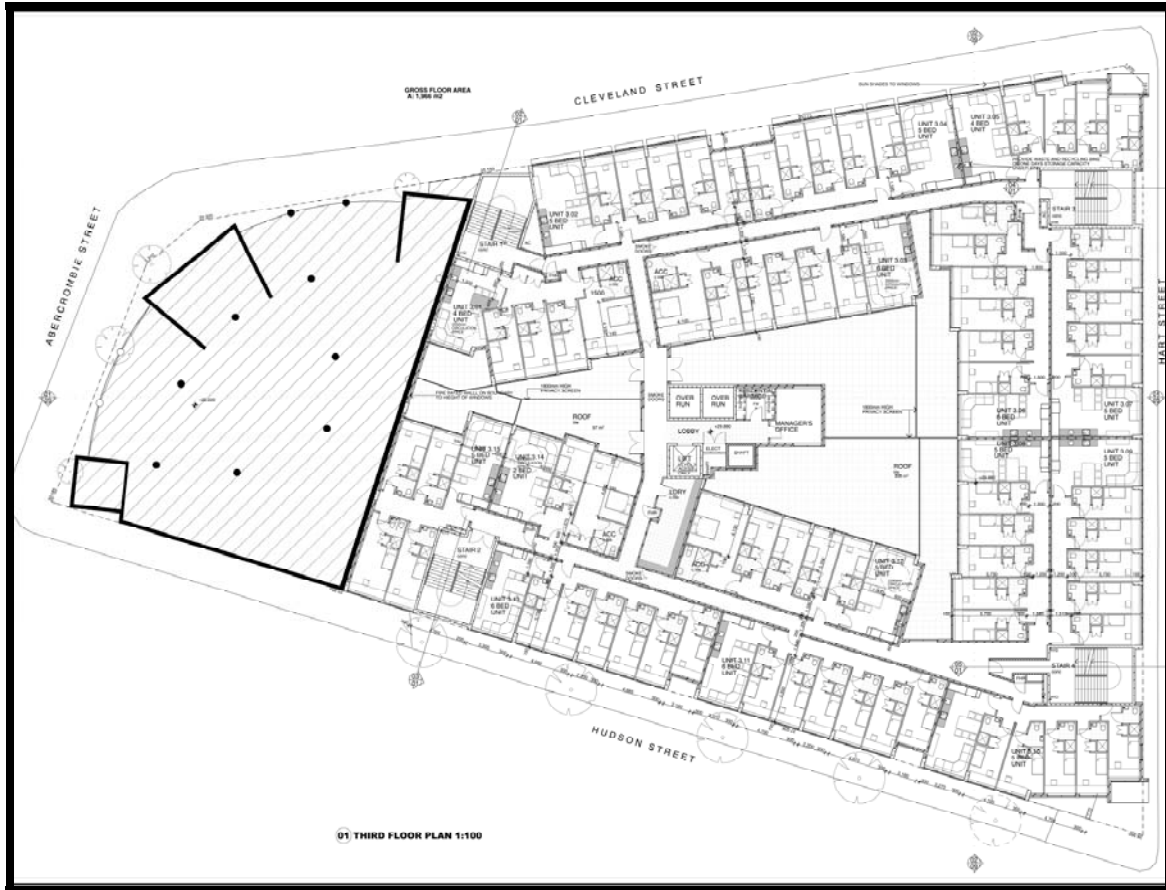


Figure 8: Third floor plan of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

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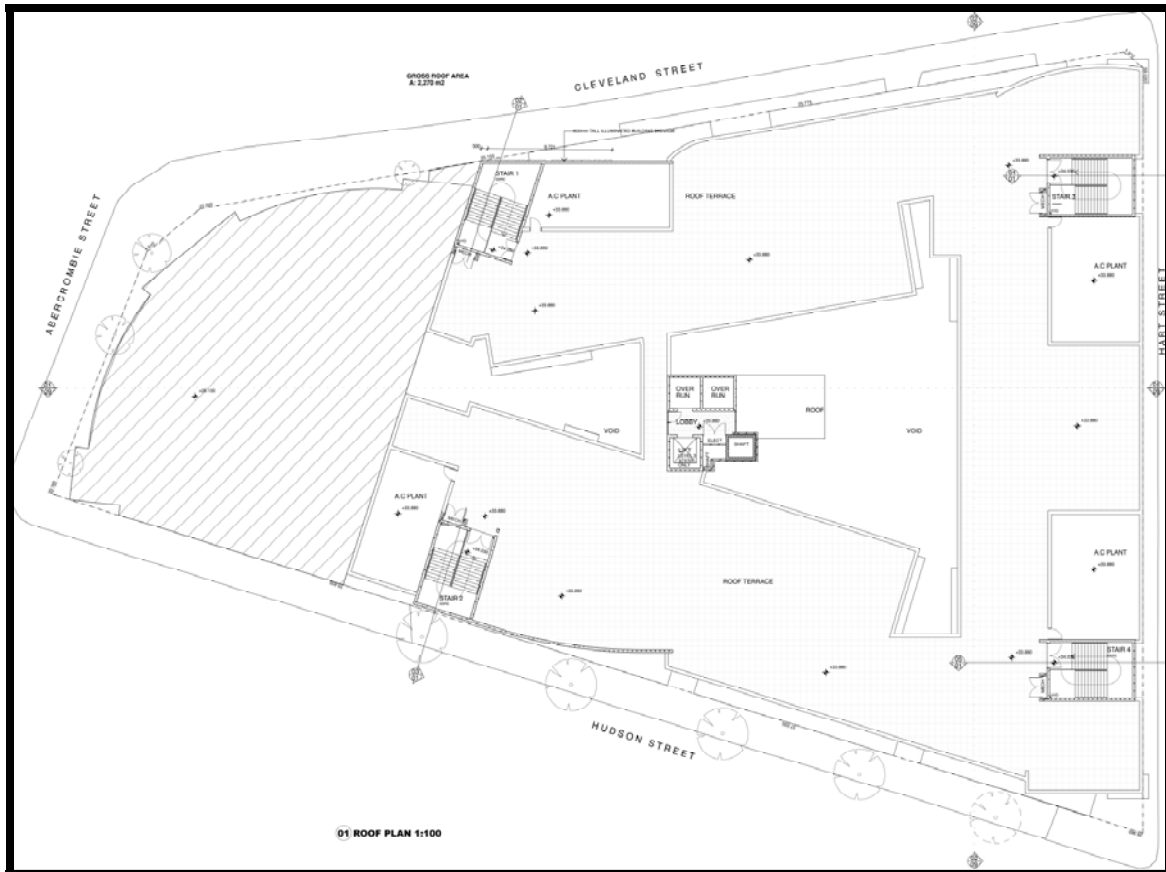


Figure 9: Roof plan of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

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Figure 10: North elevation of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)



Figure 11: South elevation of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)



Figure 12: East elevation of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

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Figure 13: Section 1 of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

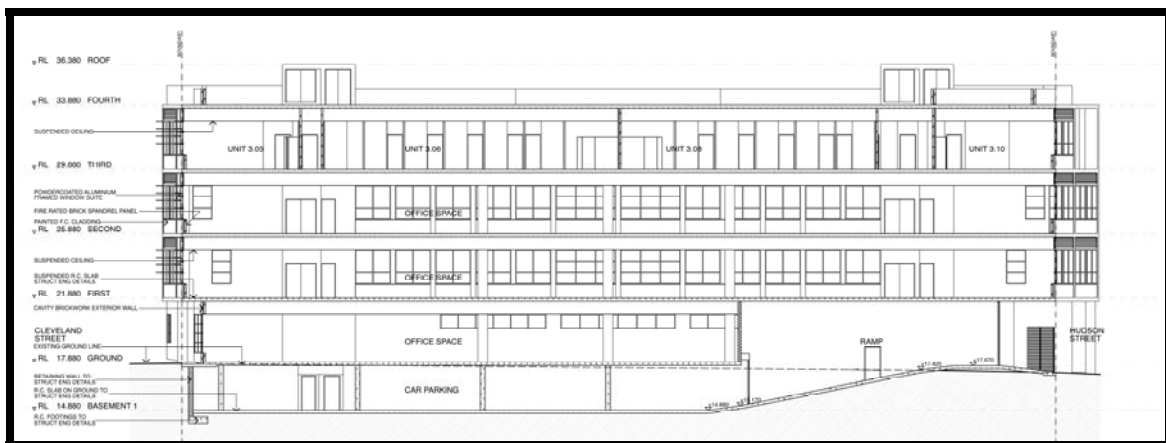


Figure 14: Section 1 of proposed development (not to scale). (Source: Fortey + Grant Architecture, 2010)

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4. STATEMENT OF HERITAGE IMPACT

This assessment is based upon the Statement of Cultural Significance, (refer to Section 2.2 of this report); the physical inspection of the site and the graphic evidence, (refer to Appendix II of this report); and a review of the pertinent legislation.

The subject site at 157-163 Cleveland Street, Chippendale is not a listed heritage item in the South Sydney LEP. However, it is considered to be a 'contributory item' located within the Darlington Conservation Area and opposite the heritage listed Strickland Building on Cleveland Street. Therefore, these issues have been considered regarding the proposed development at subject site in our response below. This report provides the necessary information for the consent authority to make an assessment of the proposal on heritage grounds.

The Statement of Cultural Significance contained in Section 2.2 of this report has determined that the subject site embodies a moderate level of local historic and aesthetic significance and it is representative of the Inter-War industrial development and 1990s residential development that occurred in Chippendale. Therefore, the assessment of the proposed modifications to the subject site must be considered in terms of the impact they would generate upon the character of the subject site, the Darlington Conservation Area and the Strickland Building which is located opposite the subject site on Cleveland Street. As a prelude to the assessment, we make the following observations;

- The proposed development would maintain the existing building line to Cleveland Street which has no setback from the site boundary. This would ensure that this aspect of the historic pattern of development along Cleveland Street would be conserved;
- The proposed development of four storeys would be in keeping with the existing height of buildings on the southern side of Cleveland Street and the existing bulk

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and scale of development along Cleveland Street between the railway escarpment and City Road, which includes four storey residential flat buildings, warehouses, terraces, pubs and shopfronts and the modern façades of Sydney University buildings;

- o The proposed use for the new development, i.e. commercial/ residential (student accommodation) would ensure that the historic residential/commercial mix of development of Chippendale is conserved by the proposed development;
- o There is sufficient distance between the heritage- listed Strickland Buildings and the proposed development due to Cleveland Street. Views towards the Strickland Building on the corner of Cleveland and Balfour Streets would be conserved;
- o The proposed buildings generally have no setback from street level and generally present as a single edifice when viewed from the street. This is in keeping with the character of several other buildings, such as Sydney University buildings and early twentieth century warehouses that are found along Cleveland Street between City Road and the railway escarpment;

We are required to address the queries raised in the Heritage Branch of the Department of Planning guidelines for the preparation of Statements of Heritage Impact. In terms of new development within the vicinity of a heritage item, we are required to consider the following;

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

Response: Although it is not a listed heritage item, the brick factory building on the site has a moderate level of aesthetic significance as it constitutes a fairly good example of a piece of Inter-War Functionalist Architecture. However, in our opinion, the building is poorly adaptable for purposes outside industrial usage and there is a danger in adaptive re-use of the building for residential or commercial purposes that would reduce the building to a mere façade. Thus, we recommend that the building and its setting be recorded

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through comprehensive photographic archival recording in accordance with the most recently published guidelines set by the Heritage Branch of the NSW Department of Planning prior to its demolition.

The roadway of Cleveland Street ensures that there is sufficient distance between the heritage- listed Strickland Buildings and the proposed development. Views towards the Strickland Building on the corner of Cleveland and Balfour Streets would be conserved and the new development would not dominate, overshadow the Strickland Building opposite and its heritage significance and visual curtilage would thus be conserved.

- *Why is the new development required to be adjacent to a heritage item?*

Response: The proposed development would provide a high quality mixed use building. In our opinion, other heritage listed buildings included the Strickland building located opposite the subject site would not be impacted upon due to the distance between the sites.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Response: The proposal involves the redevelopment of a site which does not contain heritage items. In our opinion, the development would not impact on other heritage listed places as there is sufficient distance between these buildings.

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- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Response: The proposal development would occupy a similar footprint to the existing buildings on site, this building (157 - 163 Cleveland Street) has not been individually heritage listed. In regards to the heritage listed Strickland Building located opposite the subject site, in our opinion, there is sufficient distance between the proposed development and this building and therefore views to and from this building would not be detrimentally affected.

- *Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Response: It is beyond the scope of this Statement of Heritage Impact to discuss the probability of sub-surface deposits. Refer to the separate assessments by Cultural Resources Management regarding European and Aboriginal archaeological potential of the subject site (dated February 2010).

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

Response: The materials of the proposed development, i.e. brickwork; off-form concrete cladding; painted render; steel and glass curtain walls and aluminium framed windows with aluminium louvres are materials that are already found in buildings along Cleveland Street and within the Darlington Conservation Area and the design is clearly distinguishable as contemporary design and does not attempt to reproduce the existing building styles that are prevalent in the surrounding buildings. Accordingly, we are of the opinion that the building as proposed, would provide a comfortable fit into the Cleveland Road Chippendale streetscape because its bulk, form and materiality would be synonymous with that of the existing built fabric in the area.

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- *Will the additions visually dominate the heritage item? How has this been minimised?*

Response: The proposed development, at four storeys high reflects existing residential and commercial buildings in this inner city location.

- *Will the public and users of the item, still be able to view and appreciate its significance?*

Response: Yes, the heritage items located in the vicinity of the subject site would not be impacted upon by the proposed development due to the sufficient distance between these places.

Finally, to complete this assessment, we are encouraged by the Heritage Branch of the Department of Planning to address the following three questions:

- *What aspects of the proposal respect or enhance the heritage significance of the item or conservation area?*

Response: The proposed development respects the heritage significance of the Darlington Conservation area and the Strickland Building as it; maintains the existing setback and building line along Cleveland Street; continues the historic mix of commercial and residential usage in Chippendale; is in keeping with heights of surrounding buildings; and it does not attempt to reproduce elements of earlier building styles that are prevalent within the Darlington Conservation Area. Overall, the proposed development would upgrade the retail and residential amenity of the area and bring it in line with contemporary lifestyle expectations.

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- *What aspects of the proposal could detrimentally impact on the heritage significance of the item or conservation area?*

Response: Ordinarily, modification to a contributory heritage item in a conservation area would incur some loss of integrity to the item, the nearby heritage items and the heritage conservation area. However, if executed in an appropriate manner such that the modifications are made to clearly respect the heritage significance of the conservation area and the surrounding heritage items, then the potential loss of integrity can be mitigated. We are of the opinion that the designer's handling of the proposed modifications to the proposed development has been executed in a manner that is sympathetic to many of the historic elements of the surrounding urban environment as discussed in Section 4 above.

We iterate that the brick factory building on the site has a moderate level of aesthetic significance as it constitutes a fairly good example of a piece of Inter-War Functionalist Architecture. It is also identified as a contributory item within the Darlington Conservation Area. In our opinion, the building is poorly adaptable for purposes outside industrial usage and there is a danger in adaptive re-use for residential or commercial purposes that would reduce the building to a mere façade. There are also more intact and cogent examples of the Inter-War Functionalist style within the local area such as the AGM factory on South Dowling Street. As such, we recommend that the building and its setting be recorded through comprehensive photographic archival recording in accordance with the most recently published guidelines set by the Heritage Branch of the NSW Department of Planning prior to its demolition.

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- *What sympathetic solutions have been considered and discounted and for what reasons?*

Response: Rappoport Pty Ltd was not involved in the design development phase of the subject proposal, but, for the reasons discussed above in this report, generally supports the scheme in heritage terms.

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5. CONCLUSION AND RECOMMENDATIONS

In accordance with the above observations, we are of the opinion that the proposed modifications to the subject site at 157-163 Cleveland Street, Chippendale would not generate a negative impact upon the significance of the Strickland Building, other heritage listed items (refer to Section 1) or the Darlington Conservation Area. However, in order to encapsulate the moderate level of significance embodied in the site, we recommend that a Photographic Archival Recording of the brick factory building on the site is prepared in accordance with the latest guidelines set by the Heritage Branch of the NSW Department of Planning. Refer to the separate archaeological assessments by Cultural Resources Management (dated February 2010) for recommendations regarding the European and Aboriginal archaeological potential of the subject site and follow accordingly. On the strength of the foregoing, we urge the consent authority to consider the proposed scheme (refer to Section 3 of this report) in light of the observations that we have made.

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7.0 APPENDICES

7.1 Appendix I: Historical Development

7.1.1 Introduction

Chippendale is a place where residential areas have existed alongside commercial enterprises since the 1830s. The water supplied by the Blackwattle Swamp Creek ensured Chippendale's industrial fate, guaranteeing the suburb would never be solely residential. Although early colonists were focused on agriculture, industry came early to Chippendale and by the time much of Chippendale's land came on the market in 1838, Cooper's Brisbane Distillery and Tooth's Kent Brewery dominated the landscape. From the outset, Chippendale's history has been determined by its 'mixed-use' development which is evident in the diversity of building in the locality, not only in terms of architecture but also their use, as early 20th century warehouses stand alongside late 19th century cottages.

7.1.2 Early Development, 1830 – 1850

In the early 19th century, Chippendale was considered to be on the edge of Sydney where cattle and horses roamed in government paddocks. On the south side it terminated at the Blackwattle Swamp Stream, which acted as a drain to the low lying area. The land was boggy but also rich in parts and was therefore suitable for agriculture. The suburb takes its name from the original grantee, William Chippendale, a free settler that was granted 95 acres of land on the condition he clear and cultivate within five years, during which time none of the grant could be sold. Chippendale's grant extended on both sides of the present Cleveland Street; it was bounded on the east by the line of Botany Road and on the west, in part, by the Blackwattle Swamp Creek. They built a house and embarked upon a farming venture and subsequently held land in other parts of the colony. In 1821 William Chippendale sold his estate to Solomon Levey, a convict turned businessman, for 380

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pounds. During the 1820s Levey sold off parcels of Chippendale land, much of it to William Hutchinson, a convict turned landholder. Much of it was left untouched and in 1833, when Levey died, his holdings included 32½ acres of un-subdivided land in Chippendale.³ In 1844, Levey's heirs sold the southern part of the Chippendale grant, over 62 acres, to Hutchinson. The area became known as Hutchinson's Paddock.⁴

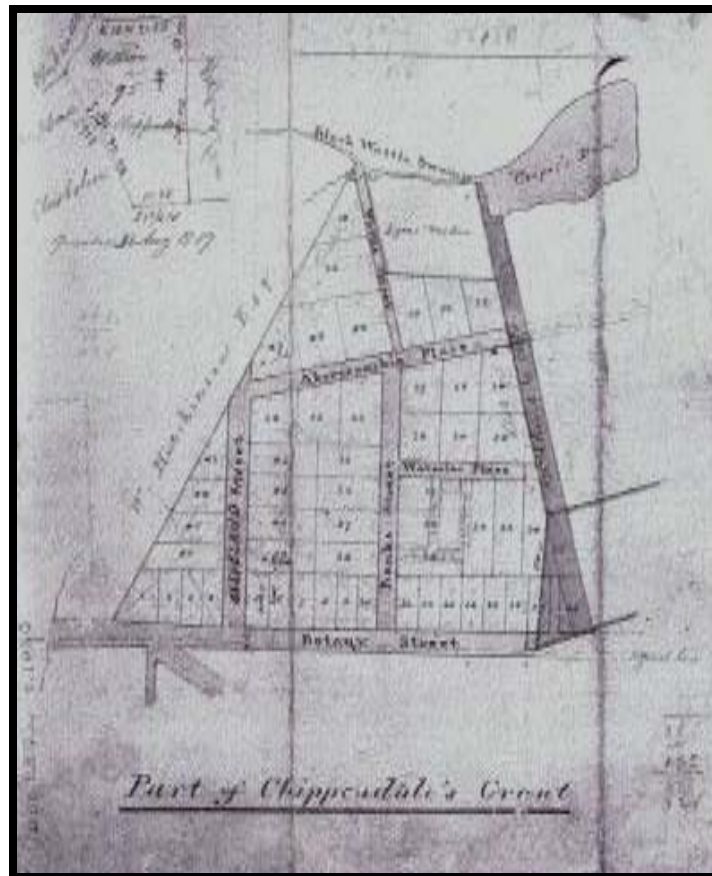


Figure 13: Sale of Chippendale's grant, 1838. (Source: Shirley Fitzgerald, Chippendale: Beneath the Factory Wall, Halstead Press, Ultimo, 2007, p. 31).

³ S. Fitzgerald, Chippendale: Beneath the Factory Wall, Halstead Press, Ultimo, 2007, pp. 15 – 17.

⁴ Regent Street/Botany Road Heritage Streetscape, Extract for Glebe and Streetscapes - State Heritage Inventory, <http://www.cityofsydney.nsw.gov.au/council/documents/OnExhibition/DraftHeritageStreetscapesStudy/PARTInventorySheets.pdf> - accessed 19 Sept 2008.

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The above map shows a triangular area divided into eight lots, south of Cleveland Street and to the west of Botany Street and east of Abercrombie Place. The area south of Cleveland Street where Abercrombie Place and Cleveland Street cross is the approximate location of Hart Street and Hudson Street. In 1838, Abercrombie Place, renamed Abercrombie Street in 1902,⁵ stops at Cleveland Street.

When one of Chippendale's residents, M. J. Conlon, referred to 'people living at Chippendale,' he would have meant the old Chippendale estate behind Coopers (Brisbane) southern boundary between Abercrombie Place and Botany Street (now Regent Street) which had been sold to Solomon Levey in 1821 and subdivided in August 1838. According to the selling agents, 'this most splendid estate' was well located, 'lively and picturesque in the extreme, having perfect panoramic views around, as well as being most salubriously situated for health.' However this sales pitch is somewhat distorted as there were no grand mansions or fine estates and most accounts of Chippendale paint it as cramped and unhygienic! Nonetheless, the sale was a success; the smallest blocks had 66 foot frontages to Cleveland, Botany and Banks (now Meagher) Streets. The highest prices were paid for the corner blocks on Cleveland and Botany Streets, and the buyers included some old-time investors in Chippendale, like Hutchinson and Shepherd and Prosper de Mestre, who owned many houses in Sydney, and no doubt intended to extend his land-lording activities to Chippendale.⁶

⁵ 'A Guide to Sydney City Street Names,' City of Sydney, (accessed 28 Sept, 2008), http://www.cityofsydney.nsw.gov.au/AboutSydney/documents/history/Streets/hs_streets_28.3.2005.xls.

⁶ Fitzgerald, op.cit., pp. 31-32.

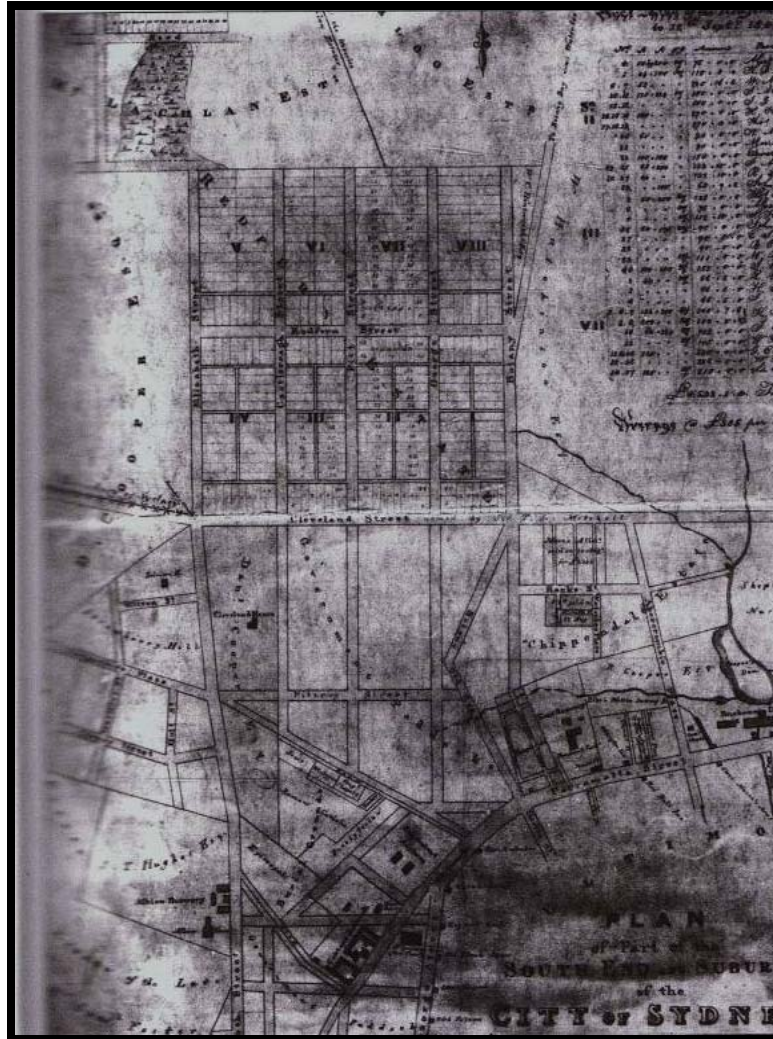


Figure 14: Plan of the South End of Sydney, 1842. (Source: P. L. Bemis 1842, in Shirley Fitzgerald, *Chippendale: Beneath the Factory Wall*, Halstead Press, Ultimo, 2007, p. 21).

By the time neighbouring lands - to the Chippendale estate - came on the market in 1838 (i.e. between the creek and Parramatta Street), two developments had occurred; both are synonymous with the name of Chippendale, Cooper's Brisbane Distillery and Tooth's Kent Brewery, as the above map details.⁷

⁷ Ibid., p. 17.

It was the abundance of water from the Blackwattle Swamp Creek that made Chippendale attractive to early industrialists. The creek, as well as the dam which Cooper built on the creek behind the distillery, was to play an important role in the development of the area. Cooper was a wheeler dealer and eventually went into voluntary bankruptcy. Heavily in debt, he decided to expand in to house construction in Chippendale. Another venture was the Pantehnicon, which involved recycling used parts of the distillery in a retail market, an early example of recycling industrial buildings. It is not certain, but this appears to have been another failure and Cooper, through a series of underhand dealings, eventually sold the Brisbane Distillery to the Australasian Sugar Company in 1852.

The second major industry in early Chippendale was Tooth's Kent Brewery, which opened in 1835 and was located on Parramatta Street. Unlike Cooper's distillery, it was enjoying a well ordered and steady growth employing ever-increasing numbers of workers and occupying ever-increasing amounts of land in Chippendale. Tooth's Kent Brewery would long remain dominant on the industrial landscape of Chippendale. By mid-century, in addition to the distillery and the brewery, there was a small steam flour mill in Abercrombie Street run by Hugh Taylor.⁸

⁸ S. Fitzgerald, Chippendale: Beneath the Factory Wall, Halstead Press, Ultimo, 2007, pp. 19 – 26.

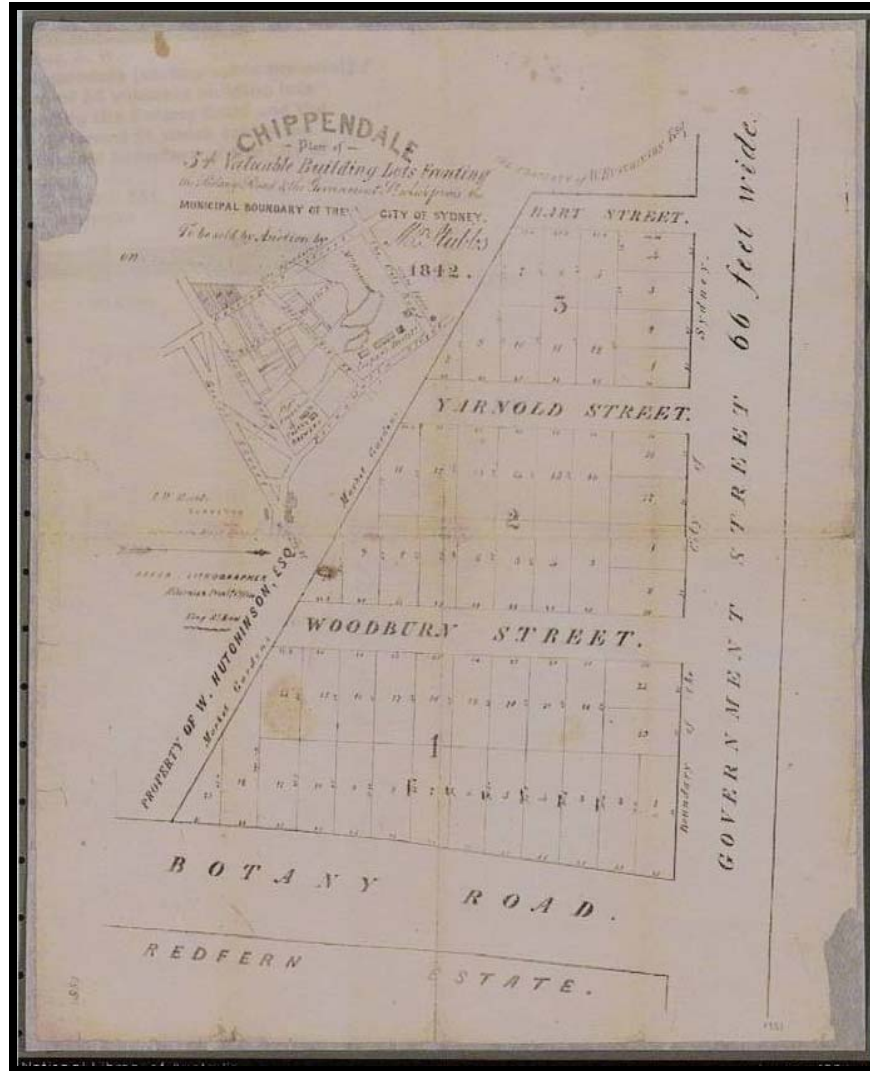


Figure 15: Chippendale (cartographic material)/plan of 54 valuable building lots fronting the Botany Road and the Government Street which forms the municipal boundary of the City of Sydney, A.W. Meikle, to be sold by auction by Mr Stubbs 1842, (accessed 23 Sep 2008). (Source: <http://nla.gov.au/nla.map-f551>).

Our subject site is just off this 1842 map (i.e. the tip of the triangle), but it shows the early subdivision of the locality and surrounding street names. Government Street was not a functioning road until the 1840s and was later named Cleveland Street.⁹ Whilst Hudson Street is not yet named, Hart Street can be clearly seen at the tip of the triangle. The

⁹ 'A Guide to Sydney City Street Names,' loc.cit.

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section from Hudson Street to Cleveland Street was earlier named Yarnold Street, now named Eveleigh Street.¹⁰ Woodburn Street retains the same name.

The earliest housing in Chippendale was associated with its industries. Cooper built a stone cottage named 'Brisbane' on his property; Tooth lived briefly in Kent House on his and Shepherd's Darling Nursery contained a large house on Cooks River Road. There were other substantial dwellings on Old Botany Road (Regent Street), but by and large Chippendale's housing was cramped and mean, occupied by labourers and poor people unable to afford housing closer to town. One of the first areas occupied was that between the distillery and the brewery, in narrow little streets running back from Parramatta Street. They were described as narrow, dirty, cramped and unhealthy. The year 1843 was not good. There was urban unemployment and the banks began to fail. It is in this climate that Cooper chose to build his cottages to take advantage of cheap construction and labouring rates. Evidently Cooper was not pleased with the development of Abercrombie Place as a main thoroughfare as he installed a toll gate on the bridge at Blackwattle Creek and built a wall around the whole of his property. The wall was a rubble stone construction about 12 feet high and 20 inches thick and ran along Parramatta Street to the boundary of St. Benedict's. Here it sloped towards Abercrombie Place narrowing the church's property to a triangle.¹¹ St Benedict's Chapel, on Abercrombie and Broadway, had a large association with the area. Some of 'St Benno's' well known pupils were Frank Clune, Harold Horder and Norman Gilroy. Frank Clune became a journalist and historian, Harold Horder became a famous footballer and Norman Gilroy became the Archbishop of Sydney.

The 1850s map below, aside from showing Cooper's Row, also shows how the streets gradually filled up. Banks Street became the commercial centre and by 1850 contained several shops and the *Chippendale Hotel*. The outer streets, Cleveland Street and Botany Street, were more residential with some good quality houses, especially in Botany Street,

¹⁰ 'A Guide to Sydney City Street Names,' loc.cit.

¹¹ Fitzgerald, op. Cit., pp. 27 -30.

where a two-storey, eight roomed house fetched 65 pounds; this standard of housing was not common. There appears to be one building on the subject site. Abercrombie Place had attracted only a few houses by 1850 but, in addition to the flour mill, held the Chippendale Academy. With the exception of the wealthy of Botany Street, and the publicans and retailers serving local needs, this area would have been inhabited by the families of men who worked at the brewery. In the 1845 Assessment Books, there are 12 houses recorded as 'Cooper's Cottages,' known as Cooper's Rookery. It was this row of cottages which jutted into Abercrombie Place, narrowing its width. Each house was of two rooms, with a 12 foot frontage, on blocks of land only 37 feet deep. They were built of wood, with shingled roofs, and were notoriously bad. In 1850 Chippendale became flooded causing three of the end cottages on Cooper's Row to be swept away and another seven, a little further south, eventually fell from 'sheer decay.' This barrack-style accommodation was a common in Chippendale in the 1850s. The rows of timber and shingle terraces in Coopers, Tegg's and Paradise Row were a response to the depression of the 1840s and rendered 'a shocking sight' by the 1859 Select Committee investigating social conditions in Sydney. This was Chippendale at mid century, a jumble of residential and commercial buildings with small scale industrial activity. Most of the buildings were two-storeyed, but many contained only two rooms. Shingles dominated and the vast majority of the buildings were rented. There were 10 public houses where the 'dealers' of the area would have no doubt congregated to purchase goods to sell in their front room makeshift shops. The air would have been thick with the odours emanating from either the brewery or the abattoir, where most of the men would have laboured. Any green areas that existed were gradually being eaten up by the housing on Chippendale's grant.¹²

¹² Ibid., pp. 32 -37.

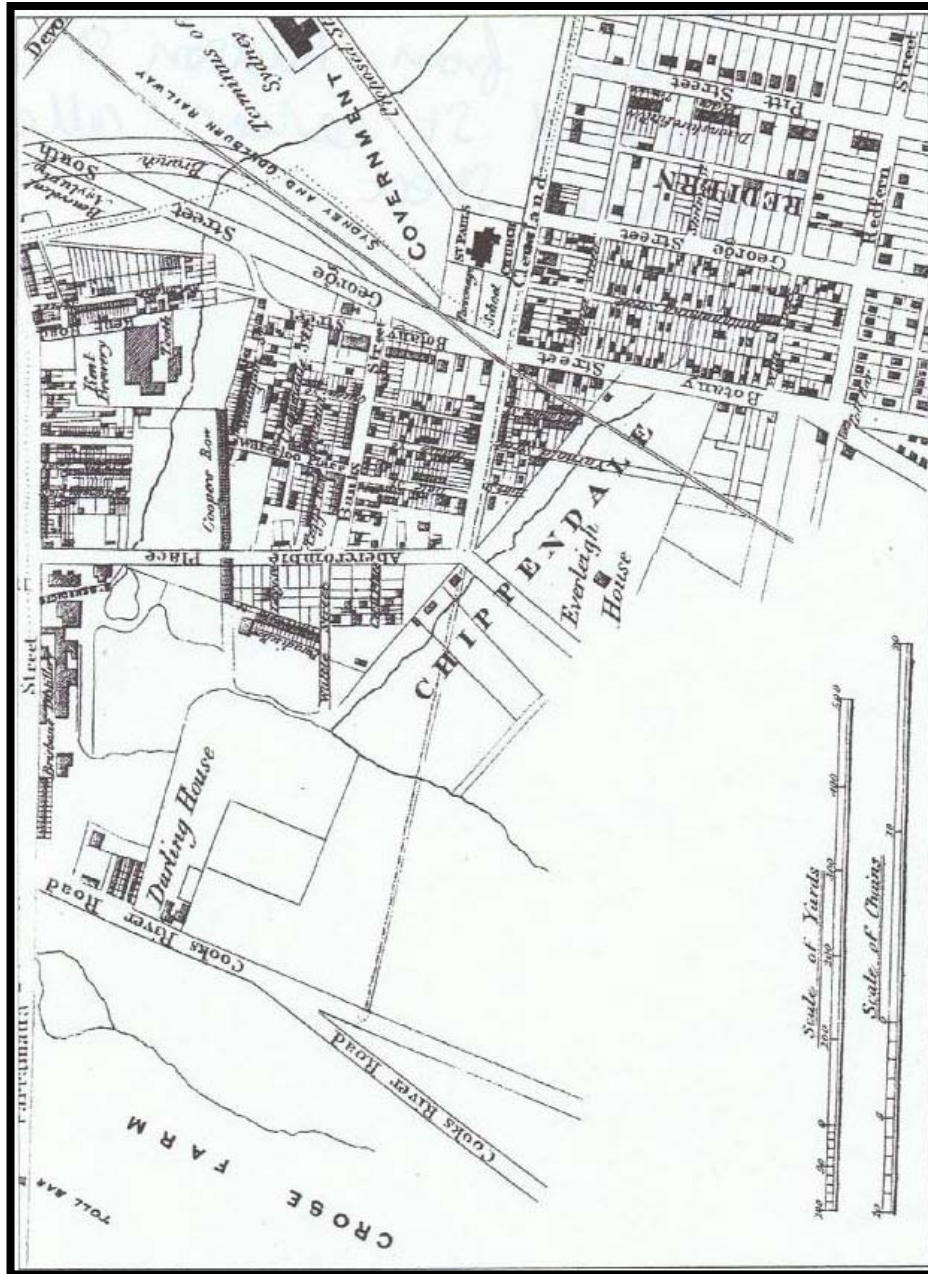


Figure 16: City of Sydney including Pyrmont, 1850, (Source: W.H. Wells, in Shirley Fitzgerald, Chippendale: Beneath the Factory Wall, Halstead Press, Ultimo, 2007, p. 33).

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7.1.3 Building up and sub-dividing, 1850 - 1880

By the mid 19th century Chippendale was far from being built out. The incorporation of the city in 1842 had placed Chippendale within its jurisdiction, with Newtown Road and Cleveland Street forming the south-west corner of the city. But lack of funds meant that town improvements rarely extended to this corner. By the late 1850s Chippendale was becoming considerably built up. Trains ran from the original Redfern station behind Chippendale and Sydney University relocated in 1857 to what had been Grose Farm, on the other side of Newtown Road from Chippendale. The gold rushes and exodus to Bathurst in 1851 had a massive impact on Sydney, but it was sugar and not gold, which was to bring fortune to Chippendale. In 1852, Cooper sold the Brisbane distillery to R.M. Robey, Clark Irving and Edward Knox, principals in the Australasian Sugar Company, representing the second generation of more respectable investors and merchants. In 1854, the Brisbane Sugar House was rebuilt and refitted and then sold to the Colonial Sugar Refining Company (CSR). CSR demolished most of the cottages in the area in 1854, replacing them with more substantial four-roomed, two storey brick houses in order to sell them off to private interests. In order to maximise profits from this sale, CSR requested the city corporation make roads in the area. Initially the plant generated most of its profits from the production of rum but by 1878 it had achieved a refining monopoly and relocated to Pyrmont. However this was not before creating considerable pollution of the area's water supply.

By the mid 1870s, environmental conditions in Chippendale had deteriorated to the point where it was recognised as one of the unhealthiest localities in Sydney. Whilst the council employed staff to clear out the creek at the point of entry to Blackwattle Swamp, the only solution to the problem was to provide adequate sewerage, which was too great an engineering and financial undertaking and the land degenerated into mire. By 1875 the colonial government had been pressured by public health issues to form the Sydney City and Suburban Sewage and Health Board, whose report singled out the 'Sugar Company

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Creek' as a serious problem. However, by the time they were warned to clean up the dam they were buying land in Pymont.¹³

Tooth's Brewery continued to grow, but the most significant employer in the area was now the Redfern Railway Station, which was to be the terminal station for Sydney for over half a century. Locomotive construction was contracted out to private firms such as Hudson Brothers, established by Henry Hudson with his father in 1860.¹⁴ In 1870 they employed 87 men and boys. His brothers Robert (1841-1915), William (1843-1891) and George (1848-1907) joined the firm and in 1876-77 Hudson Bros completed a government contract for 200 railway wagons at £70 each. In 1881-86 Hudson's built the Coast (Prince Henry) Hospital and carried out many large contracts for timber and joinery. Hudson Street was named after Henry Hudson, an alderman for Redfern in 1868 and mayor in 1873 and 1880.¹⁵ It was in Stephen Goold's (City Councillor, 1870 - 1876 and Mayor, 1874) house on Regent Street that the branch dispensary of the Sydney Hospital was established in 1871. Other notable buildings in this part of town include the Wesleyan Chapel, opened in 1847 on Regent Street (Botany Road) and St. Paul's next to the railway and almost opposite the Wesleyan Chapel.¹⁶ It is worth noting that whilst Chippendale was included in the Phillip ward, the boundary was drawn on the northern side of Cleveland Street and the subject site is not included in the Philip ward as can be seen from the maps below. The subject site is actually located in Redfern, in the parishes of Alexandria and Petersham, in the Golden Grove ward.

¹³ *ibid.*, pp. 38 -47.

¹⁴ *ibid.*, p. 50-51.

¹⁵ Australian Dictionary of Biography, *Henry Hudson*, (accessed 26 Sept 2008), <http://www.adb.online.anu.edu.au/biogs/A050277b.htm>.

¹⁶ Fitzgerald, *op. cit.*, p. 52.

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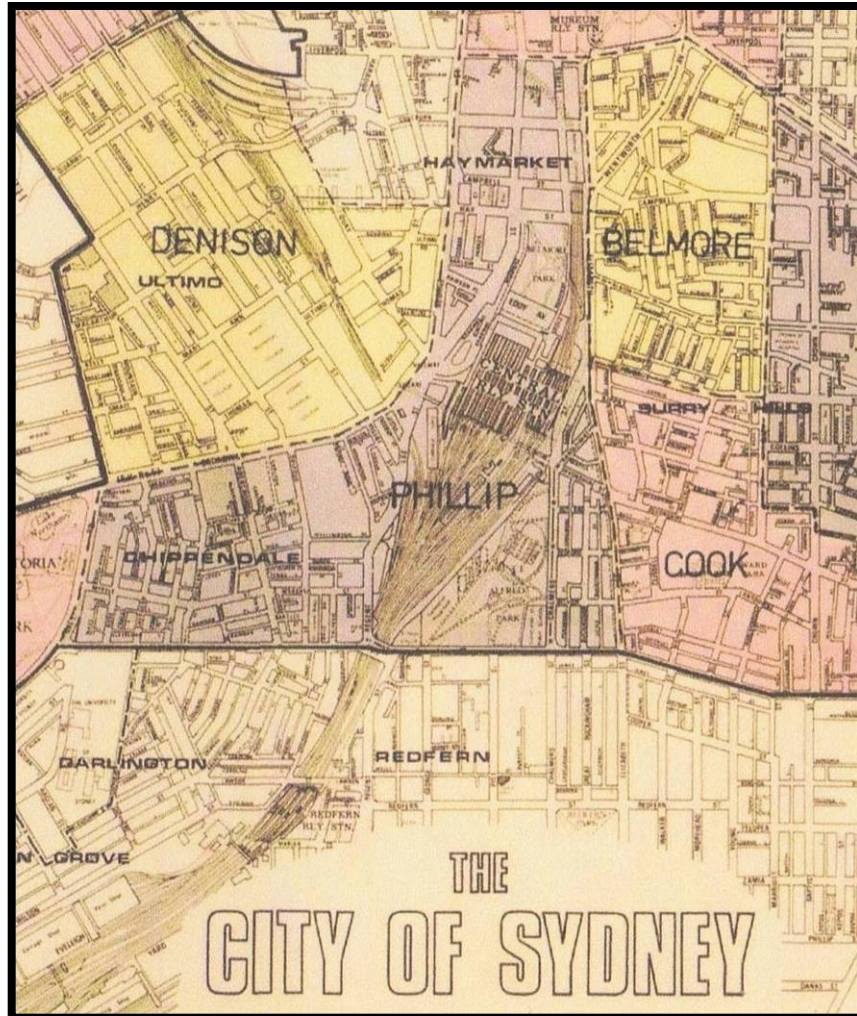


Figure 17: Map of the City of Sydney, 1902, City of Sydney Archives, (Source: <http://www.cityofsydney.nsw.gov.au/assessmentbooks/wardmaps/WARD%20MAP%201902.jpg>. (Accessed 28 Sept 2008).

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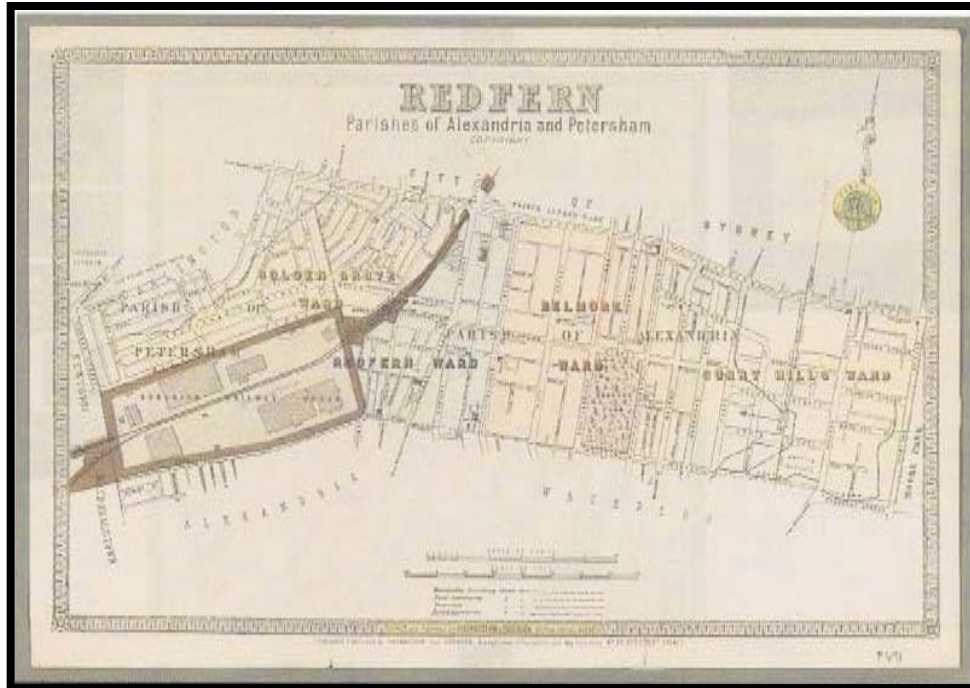


Figure 18: Redfern: Parishes of Alexandria and Petersham, (1886-1889). (Source: Higinbotham & Robinson, Sydney, 1886. (accessed 27 Sept 2008), <http://nla.gov.au/nla.map-f671>).

By the end of the 1870s, the last large land holdings in Chippendale had been subdivided. One of the last areas to be subdivided was William Hutchinson's paddock, an extensive watercress bed which joined Shepherd's nursery. Most of it was in Redfern, but it extended into Chippendale. Due to the proximity to the railways, the face of Chippendale was becoming dominated by industry with wooden shacks being replaced by three storey brick and slate house/shop combination buildings.¹⁷ The Golden Grove estate was subdivided in about 1881 and advertised as 'suitable for workmen's dwellings', no doubt due to their proximity to the railway and Eveleigh workshop areas.¹⁸

¹⁷ Fitzgerald, op. cit., pp. 57-58.

¹⁸ R. Annable & K. Cable, South Sydney Heritage Study, Volume 2 - Historical Matter, Tropman & Tropman Architects, November 1994, p.367.

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7.1.4 Resumptions and commercial growth, 1880-1914

During this period the land at Chippendale became more valued for residential and manufacturing purposes and the area experienced considerable growth. The building of the New Wentworth Park had formed a dam at Blackwattle Creek and rendered the drainage systems in Chippendale largely ineffective and problems arose from the difficulty of making well watered industrial land into well-drained residential land. Even today, after many alterations to the road levels, it is still apparent that Buckland Street follows the course of the old Blackwattle Swamp Creek.¹⁹ By the early 1890s the economy was experiencing a severe depression and housing in places like Chippendale, much of which was rented, became even shabbier than before. During the years of the depression, the town planning movement gained strength and by the early 1900s the Council gained the right to resume property in order to realign streets and improve unhealthy areas. This remodelling took place largely in the residential areas of Chippendale, south of the controversial Blackfriars Estate, which had been developed without Council approval. In 1910, the Lord Mayor, Allen Taylor recommended that the area be 'cut up into decent blocks for valuable building sites for factories.'²⁰ Mayor Taylor acquired a reputation for placing commercial growth before social welfare and proposed that the rearranging of streets and demolitions would increase the land values in the area.

Dangar Place and Beaumont Street and the housing east of Abercrombie Street were judged to be unsatisfactory for habitation and deemed more suited to commercial building. The council were presented with many petitions, one signed by 600 residents who felt the area was an ideal residential area, not a site for factories. This debate over the correct use of urban land has continued through the centuries and in the case of Chippendale, was somewhat resolved in 1912 by Robert Brodrick. Brodrick, the City Architect, drew up plans for worker's housing in the shape of the Strickland Buildings, the first council housing in

¹⁹ Fitzgerald, op.cit., pp. 61- 64.

²⁰ *ibid.*, p. 84.

Sydney. The Strickland Buildings are listed as a heritage item as *'its aesthetic values are considerable in its formal composition, demonstration of the Federation Arts and Crafts style and its major contribution to the streetscapes in its vicinity.'*²¹ The one, two and three bedroom flats each had their own bathrooms and lavatories, with wash houses on the roofs, common garden areas and balconies. However, of the 134 planned only 65 were built with four shops and four combination shop flats on the ground floor. However, when over 350 houses had been resumed and 1800 people displaced, the Strickland Buildings barely compensated and the end result was depopulation of the area. As proposed, Chippendale became more industrial, with much of the resumed land sold to factory owners. Tooth's brewery began expanding, increasing their ownership of land into Abercrombie and Irving Streets and this industrial sprawl meant that people came into Chippendale to work and study, but lived elsewhere.²²

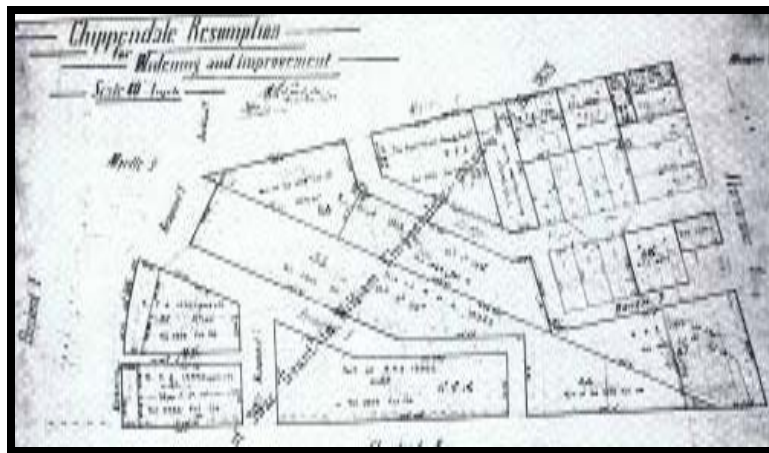


Figure 19: Chippendale Resumption, 1910, (Source: S. Fitzgerald, Chippendale: Beneath the Factory Wall, Halstead Press, Ultimo, 2007, p. 88).

²¹ C. Macarthur, Heritage Consultant, Heritage Assessment and Statement of Heritage Impact for Strickland Buildings, Chippendale, 28 April 2001, p.3.

²² Fitzgerald, op.cit., pp. 83 - 92.

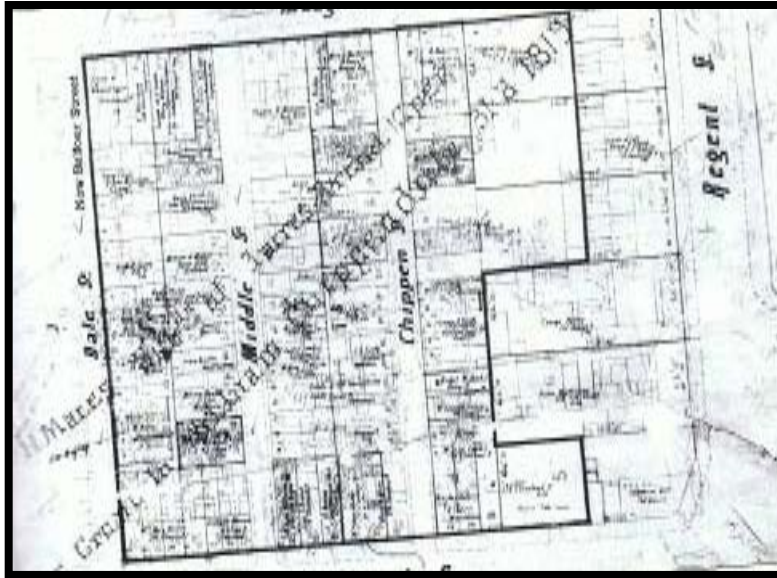


Figure 20: Chippendale Resumption, 1910. (Source: S. Fitzgerald, Chippendale: Beneath the Factory Wall, Halstead Press, Ultimo, 2007, p. 89).

The above maps show the resumptions which took place on either side of Cleveland Street. The Strickland Buildings at 56 - 60 Balfour Street were built on the corner of Cleveland Street and Dale Street which was renamed Balfour Street in 1926. This location is within the visual catchment of our subject site.

7.1.5 1914 to Present

The workers and residents of Chippendale in the 20th century were largely involved in food processing, printing, engineering and textiles. The notion that people were better off in the suburbs meant that Chippendale gradually became a place for industry but there were those such as Laura McCrae, Mayor of Redfern for a time, who valued inner-city living and resisted the industrial take-over of her home. For some people, such as Laura whose connections go back generations, Chippendale was a place to live. However industry reigned and during the expansion, prior to the depression of 1929, the *Sands* directory for 1921 shows that clothing manufacturing was firmly established. By the end of

World War I, other manufacturers with long Chippendale associations included the food manufacturing and processing industry, heavy manufacturing including engineers and machinery merchants and the printing industry. During the 1920s and 1930s, the Kent Brewery was the largest employer in Chippendale and by 1935 there were over 1300 workers at Tooths. This steady industrialisation continued to force out the homes in Chippendale and this factory focus, coupled with road widening schemes resulted in more house demolitions.

The Depression years of the early 1930s gravely affected Chippendale, with many men in Chippendale never working, or at best working erratically. These lean years continued into World War II, with food shortages and rations. The factories, however, were operating to capacity providing food, clothes and boots for the troops with munitions factories taking on many women workers.²³

²³ *ibid.*, pp. 94-118.

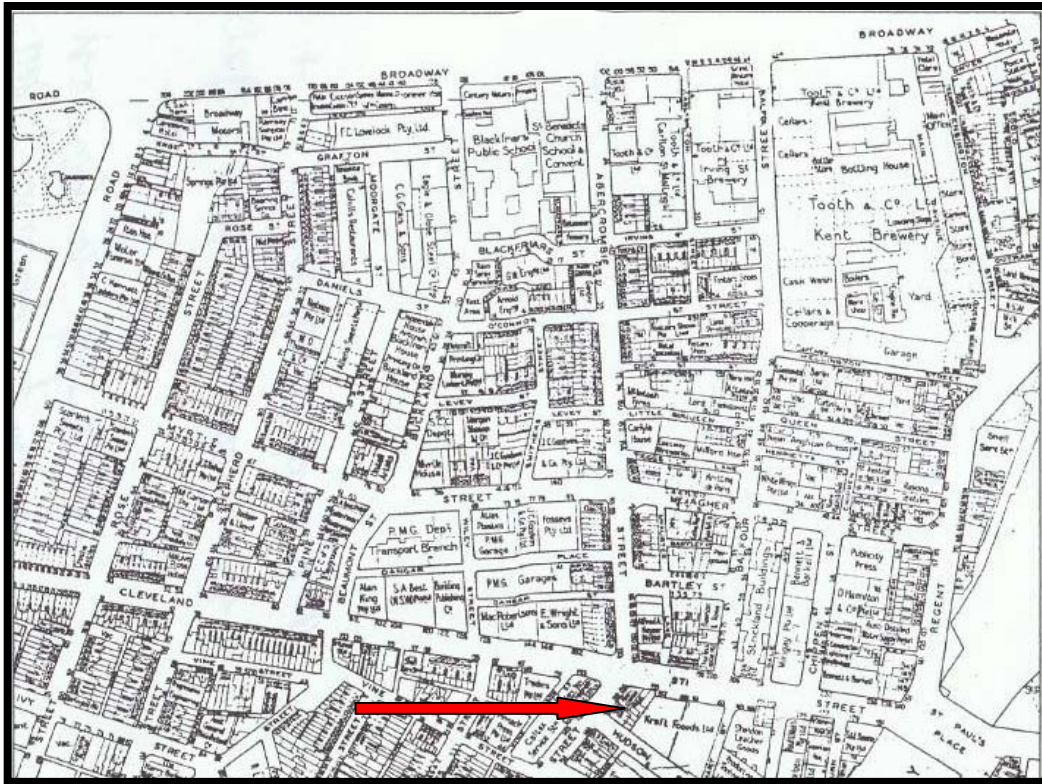


Figure 21: 1949 Map of Sydney. The subject site is indicated by the red arrow. (Source: City Building Surveyors Department, Building Regulation Branch, The Council of the City of Sydney, City of Sydney Archives).

The above map shows a strong continuance of the industries of the 1920s which included clothing, engineering, printing and food processing. This map is particularly pertinent as it is the first time that we see evidence of the factory building on the subject site. On this map we can clearly see Kraft Foods Ltd. Next to it is marked the Abercrombie Hotel and across Cleveland Street we can see the Strickland Buildings. The Tooth and Co. Kent Brewery still dominates the scene, however there is evidence of an expanding industry to the area concerned with transport; commercial motor servicing, garages and motor workshops.

By the end of the 1950s Chippendale was in rapid decline and the new prosperity of the 1960s saw a massive move to the suburbs. According to the 'oldtimers,' that was the end

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of Chippendale. However, whilst this may have appeared to be the case as it was largely the old familiar faces and traditional long-term residents that were leaving; they were replaced by Italian, Greek and English migrants. In recent years Chippendale has been home to Asian, African and South American immigrants largely due to the Chippendale's proximity to the University of Sydney. In the 1970s Chippendale also began to feel the effects of the 'back to the city movement.' Whilst the focus was on 'urban renewal,' the 1974 action plan for Chippendale advocated medium density residential development alongside light industrial activity. Chippendale was unable to keep up with industrial expansion, the pressure for more operating space, the need to provide car parking for employees and the narrow and congested layout of the streets resulted in the flattening of houses. A council survey in 1974 showed that whilst 10 large firms accounted for three quarters of the area's employees, there was also an increase in light industry especially in the printing sector. The 1980s industrial Chippendale was taken over by the rapidly growing computer industry and small wholesaling industry with no need for vast operating space. Alongside these small-scale industries, old terraces were restored, factories refitted as apartments and Chippendale became known as 'the new Balmain-without the water.'²⁴

Whilst a picture of industry and residents living happily side by side is painted, the reality was quite different as all the user groups tussled over the future for the area. This struggle is best demonstrated by the Tooths Brewery expansion into residential land in the block bounded by Broadway, Kensington, Wellington and Balfour streets in 1982, which residents saw as the Council's apparent failure to adhere to its plans for the area. Whilst Chippendale entered a period of revitalisation it was apparent that the brewery's dominant presence, since it was first established by Newnham and Tooth in 1835, would make the future of Chippendale difficult to foresee. In 1996, the South Sydney City Council, during its short administration, listed Chippendale as a 'conservation area,' raising the goal posts for future development. By the time Chippendale was back under the administration of the City of Sydney in 2005, the brewery was closed with its proposed future for a mixed

²⁴ *ibid.*, pp. 115 - 122.

residential, retail and entertainment development²⁵ still being debated some three years later in 2008. The uncertainties in relation to planning and development also cloud the southern part of Chippendale which in 2004 was placed under the Redfern Waterloo Authority. This area is deemed as a crucial city-airport corridor, and as a place for industrial wind-down and residential build up.²⁶

7.1.6 Specific Development of the Subject Site - Cleveland, Abercrombie, Hart and Hudson Streets, Chippendale

The historical development of the subject site has been summarised chronologically as follows:

- 1918-1920 The Redfern Rate Books list Mr. M.A. Hudson as the owner of Hart and Hudson Streets and a large portion of Cleveland Street including 157, 159 and 161 Cleveland Street as the Estate of D. Cooper,²⁷ this ownership can be followed through to the last rate assessment in 1930-32.²⁸
- 1930 -1932 The Redfern Rate Books lists Abercrombie Street as having several owners with 136 as Gainsford, 138 as Wynne and 140-144 as Salton. Hudson Street is now owned by Chippendale Estates.²⁹
- 1938 Application and drawings for factory premises to be erected on the corner of Cleveland, Hart and Hudson Streets submitted by the owner Chippendale Estate Pty. Ltd. The architect is listed as D.T. Morrow and Gordon. As can be seen in the application in Figure 21, the estimated value of the building

²⁵ ABC news, Brewery sale sparks resident concerns, (accessed 21 Sept 2008), <http://www.abc.net.au/news/stories/2007/06/13/1949666.htm>

²⁶ Fitzgerald, op.cit., pp. 124 – 126.

²⁷ Redfern Rate Books, 1918 - 1920, Vol. 4. Golden Grove Ward, CRS 662/1-11, City of Sydney Archives.

²⁸ *ibid.*

²⁹ *Ibid.*

was 7,000 pounds. The architect drawings feature Coo-ee Clothing Ltd as the tenants of the yet to be built premises.

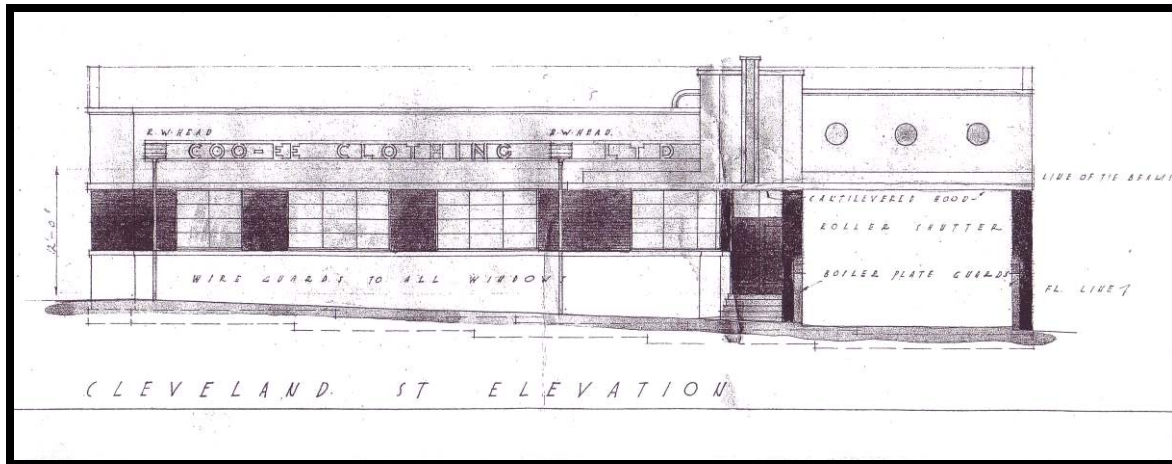
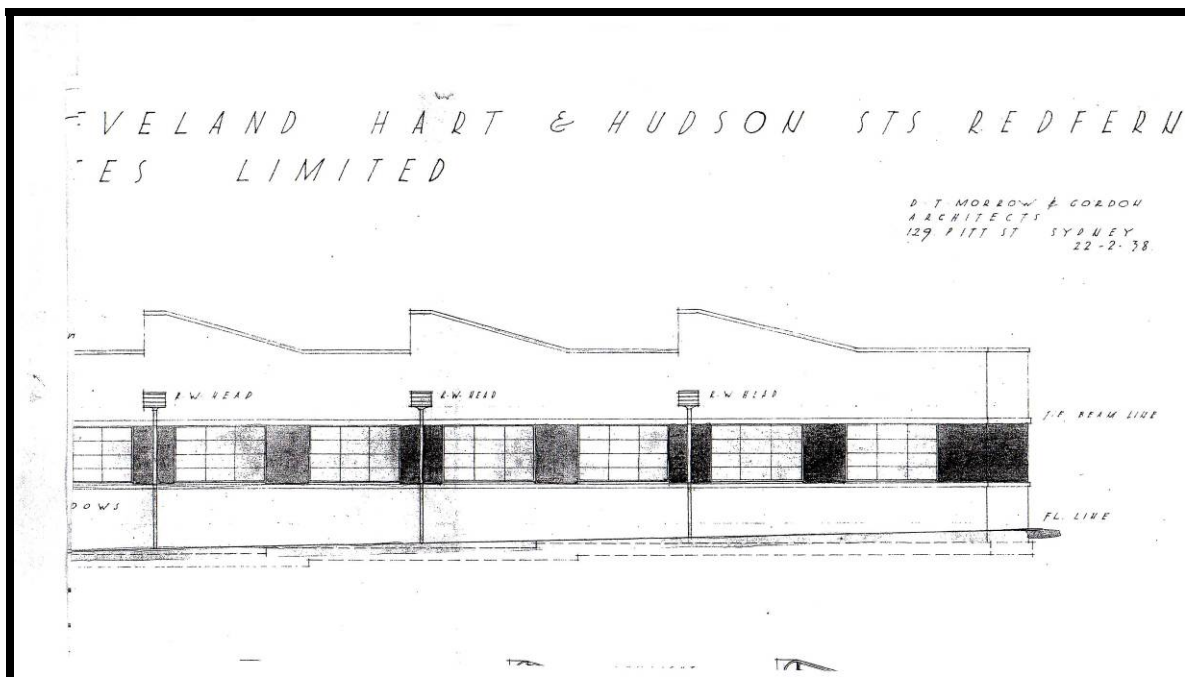


Figure 22: Original Cleveland Street elevation for the factory building. (Source: City of Sydney Council Archives, Plans of factory premises Cleveland, Hart and Hudson Streets, Redfern for Messrs. Chippendale Estates Ltd).



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Figure 23: Original Cleveland Street elevation for the factory building. (Source: City of Sydney Council Archives, Plans of factory premises Cleveland, Hart and Hudson Streets, Redfern for Messrs. Chippendale Estates Ltd).

Record No. <u>812</u> Valuation No. <u>460/2</u> <u>GG</u> Ward.	Redfern, N.S.W., 2nd February, 1938.
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The Town Clerk,
Municipality of Redfern.

Sir,

I hereby make an application for the approval by the
Council of the Plans and Specifications (which I herewith submit)
of Factory Premises proposed to
be erected in this Municipality.

No. Cnr. Cleveland, Hart & Hudson Streets Street.

Owner Chippendale Estate Pty. Ltd.

Architect D. T. Morrow & Gordon.

Builder _____

Value of Building, £ 7,000. approx.

Fee Payable, £ 2-10-0

D. T. MORROW & GORDON. Per [Signature]
B. 6807 Signature of Applicant.

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Figure 24: Plans of factory premises Cleveland, Hart and Hudson Streets, Redfern for Messrs. Chippendale Estates Ltd. (Source: City of Sydney Archives).

The Redfern Valuation Lists for 1938 shows No. 1 Hart Street listed as a house owned by Mr. and Mrs. Newman. No. 5 Hudson Street is listed as a factory, office, shed and stables owned by The Chippendale Estate Ltd.³⁰

1945 The photograph below shows the subject site being used by the Australian Defence Force, as the site of the bulk paper store for the New South Wales Lines of Communication Area; Printing and Stationery unit's printing press. Whether Coo-ee were requested to vacate the premises for the wartime effort is not certain, however the 1948 Wise's NSW Post Office Commercial Directory has Coo-ee located at 377 Cleveland Street, Redfern.



³⁰ Valuation List, Golden Grove Ward, District of Redfern, 1938, Cleveland Street - Lander Street, CRS 659/8, City of Sydney Archives.

Figure 25: The Coo-ee Clothing Building, Site of the Bulk Paper Store for the Unit's Printing Press. (Source: National Library Pictures Database - accessed 7 October 2008).



Figure 26: The Coo-ee Clothing Building, Site of the Bulk Paper Store for the Unit's Printing Press. (Source: National Library Pictures Database - accessed 7 October 2008).

1949 On the 1949 Map of Sydney it is possible to identify Kraft Foods Ltd standing alongside the Abercrombie Hotel and across Cleveland Street the Strickland Buildings.

1950 Application for sub-division from L. W. Yarrett, Christie and Buckley.³¹ The 1950s Wise's NSW Post Office Commercial Directory has 159 Cleveland Street listed as 'Bray's,' under the category of 'Agents - House and Land.' Hudson Street is listed as 'Sunnyside Orchards Pty Ltd,' under 'Jam Manufacturers and Fruit Preservers.'

³¹ Planning Street Cards, South Sydney 1929-1949 - 1988, ClevelandSt155.pdf., City of Sydney archives.

1956 Development application from Chippendale Estates for alterations and additions to 157 - 163 Cleveland Street, for use as food storage for the lessee Kraft Foods Ltd. The premises are described as a two single-storey commercial type buildings, occupying a total area of 29,650 square feet. 157-159 Cleveland Street is stated as having a small mezzanine and detailed as being used as a food store since 1936. The building at 161 - 163 is referred to as the 'old coo-ee,' and listed as a now vacant clothing store.³² The buildings are listed as having brick walls, concrete floors and an asbestos cement roof. The site plan attached with the development application shows our subject site divided into three blocks with the corner block on Abercrombie Street home to a hotel, shop, rear yards and residence. This plan, as seen below, demonstrates the symbiosis between industrial and residential premises.

³² 157/163 Cleveland Street, Redfern. Alterations and additions to premises for use as food storage, 25 May 1956 - 9 Oct 1956, City of Sydney Archives, 0374/56.

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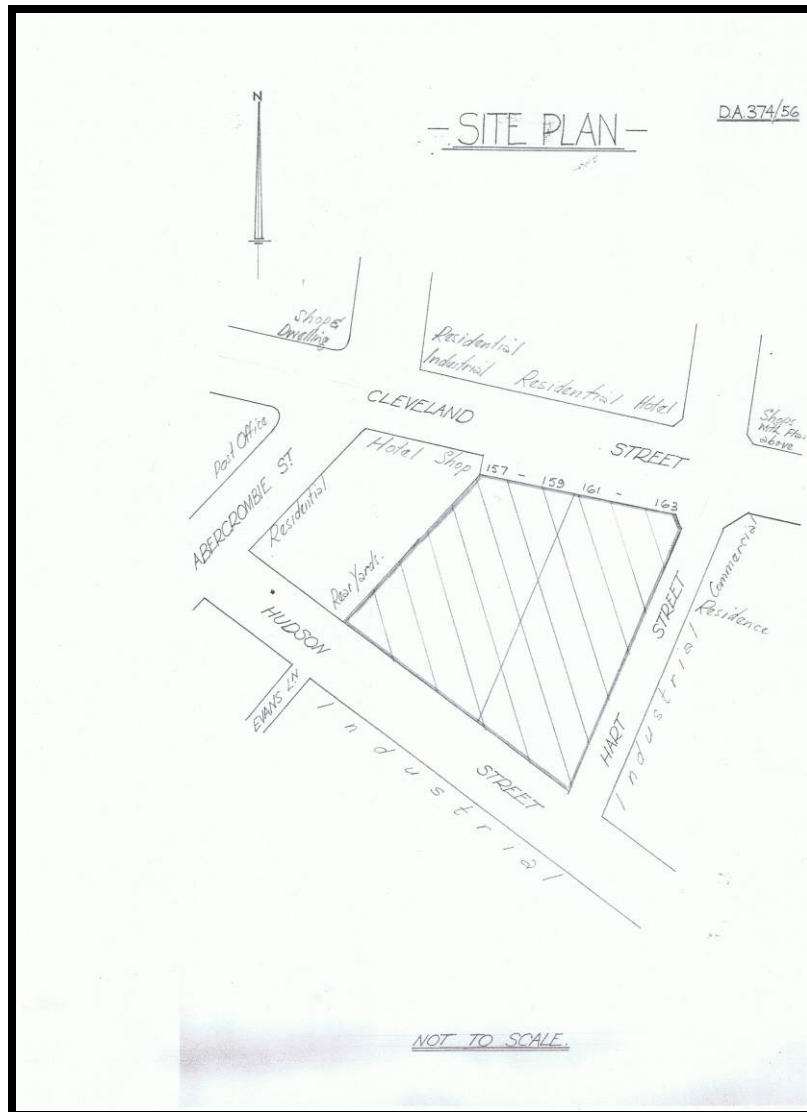


Figure 27: 157/163 Cleveland Street, Redfern. Alterations and additions to premises for use as food storage, 25 May 1956 - 9 Oct 1956. (Source: City of Sydney Archives, 0374/56).

1965 Development application to use premises as an automotive service and repair workshop.³³

³³ Planning Street Cards, op.cit.

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- 1966 Development application to use premises for light engineering and manufacture and assembly of writing instruments and manufacture of writing ink from Parker Eversharp (Australia) Pty Ltd Pens Ltd.³⁴ The existing building is still owned by Chippendale Estate Pty Ltd and is described as having two storeys.
- 1968 Proposal to subdivide the area into two as with frontages. Lot 10 is described as being 'occupied by a part single and part two-storey brick shop known as No.155 Cleveland Street; the 'Abercrombie Hotel,' comprising a two-storey brick hotel and shop premises, known as 136-138 Abercrombie Street; and three old weatherboard cottage premises known as Nos. 140-144 Abercrombie Street. Lot 11 of the proposed subdivision is occupied by a part two and part single-storey brick factory building known as Nos. 157 - 159 Cleveland Street as the plan below shows. The seal of Chippendale Estates appears on the application and the signatures can be identified as John Hudson - Proprietor, E C Hudson - Director and John Moore - Secretary.³⁵

³⁴ 159/163 Cleveland Street, Redfern. Use premises for light manufacturing & assembly of instruments and manufacture of writing ink. Parker Eversharp (Aust.) P/L Plans, 05 Jan 166 - 19 Jun 1966, City of Sydney Archives, 006/66.

³⁵ 155/169 Cleveland Street & 136/144 Abercrombie Street, Redfern, Colwell, Larcombe & Rein. Subdivision. 5 Jun 1968 - 8 Oct 1968, City of Sydney Archives, 3461/68.

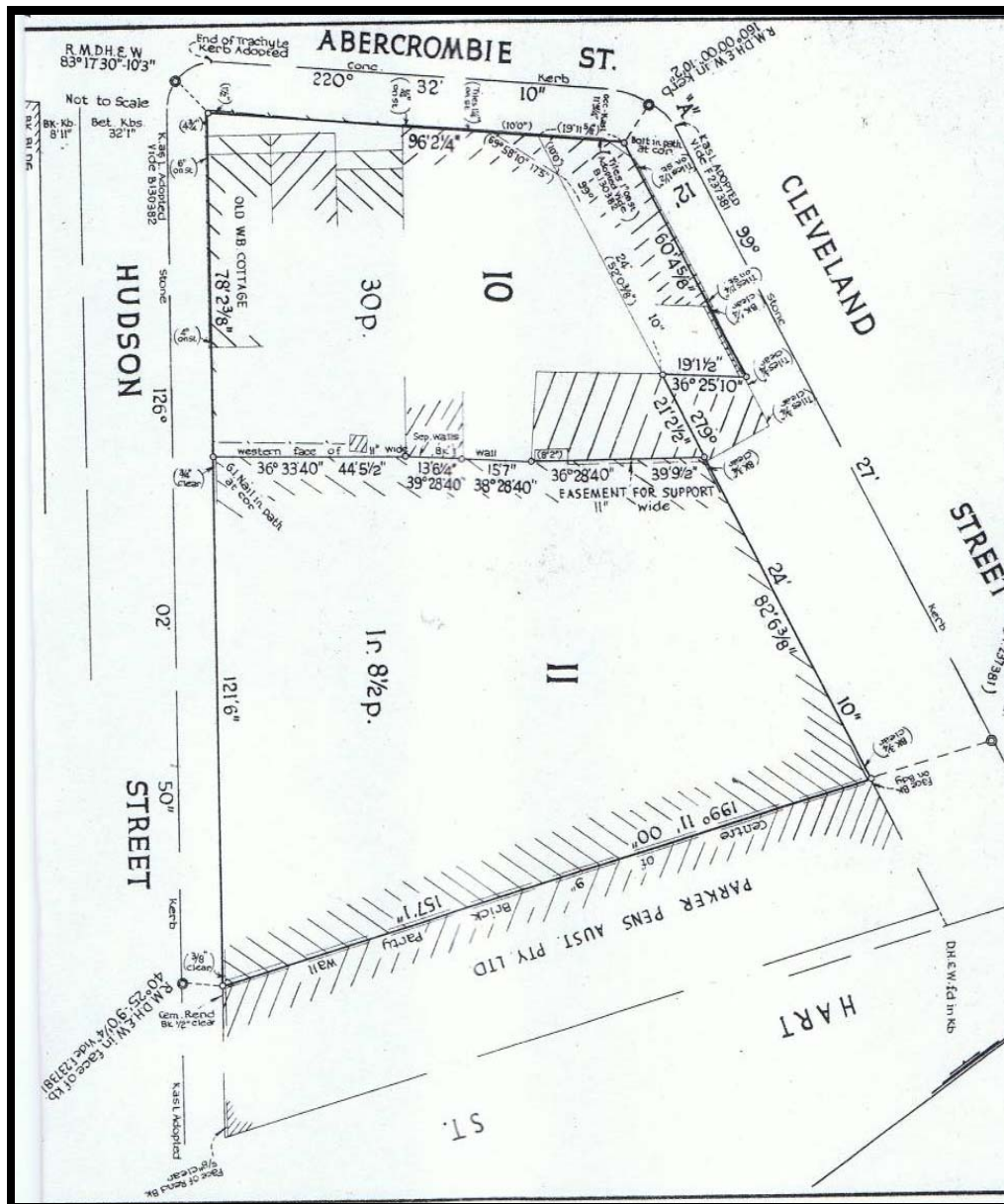


Figure 28: 155/169 Cleveland Street & 136/144 Abercrombie Street, Redfern, Colwell, Larcombe & Rein. Subdivision. 5 Jun 1968 - 8 Oct 1968. (Source: City of Sydney Archives, 3461/68).

1974 Application from Mr. P. Zefkilis to use 136-144 Abercrombie Street, Redfern as a hostel and refreshment room.

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- 1975 Transfer notice following the sale of 136 - 138 Abercrombie Street, Chippendale and part 155 - 157 Cleveland Street, Chippendale, by Glephams Pty Ltd to the Aboriginal Hostels Ltd.
- 1976 Development application from Painter and Dixon for warehouse/showrooms and office at 159 Cleveland Street, also known as 6 Hudson Street, Chippendale.³⁶
- 1979 Application for a mechanical vent from Parker Pens Ltd.³⁷
- 1987 Use for storage, distribution and display of sports equipment and ski gear - Bursill Sportswear Pty Ltd. (City of Sydney archives, Planning Street Cards, South Sydney 1929-1949 - 1988, ClevelandSt155.pdf.)
- 1987 Application by Hosking Munro to partition and enlarge loading dock.³⁸

³⁶ Planning Street Cards, op.cit.

³⁷ Planning Street Cards, op.cit.

³⁸ Planning Street Cards, op.cit.

The Cleveland Street block falls within the Darlington Conservation Area, Darlington and Redfern, a wedge shaped area defined by the major traffic route Cleveland Street, the railway escarpment and Vine Lane.

The area is dense and urban comprising predominately cottages and terrace houses with corner shops, pubs and some light industrial concentration along the Cleveland Street boundary.³⁹ The 1938 'Coo-ee Building' is rendered brick with a truss roof and steel framed windows. It is of the Inter-War Functionalist style which celebrated the ocean liners of the era.

The history of Chippendale is a story of co-habitation between industry and residential housing - the relationship between industry and the industrial working classes and the character of Chippendale has always reflected the important role of industry. The availability of fresh water, which resulted in the establishment of the breweries, ensured that Chippendale's history is firmly placed within Australia's industrial heritage and it is clear from the resumptions that took place that the Council had determined that Chippendale should be given over to industrial and commercial uses. However, due to its proximity to the city, Chippendale has always been valued as a residential area and consequently, up around the industries, a strong residential neighbourhood has developed. This history provides Chippendale with a firm foundation upon which it can continue to develop a diverse neighbourhood.

³⁹ Heritage Impact Statement - North Eveleigh Concept Plan,
http://www.redfernwaterloo.com.au/othernorth_eveleigh/appendix_12.pdf - (accessed 19 Sept 2008),

7.2 Appendix II: Physical Analysis

The subject site is made up of two separate buildings; the first at 157 - 163 Cleveland Street, Chippendale is a factory building in the Inter-War Functionalist style of architecture. Hart Street runs along the eastern boundary and Hudson Street runs along the southern, rear boundary of the building site. The second building at 136 - 144 Cleveland Street, Chippendale was constructed in the mid 1990s and is located on the corner of Cleveland and Abercrombie Streets with Hudson Street running along the southern, rear boundary.



Figure 29: View of the Cleveland Street façades of the subject site. (Source: Photography by Rappoport Pty Ltd, August 2008).

The factory building is a good example of the Inter-War Functionalist style of architecture displaying various distinctive characteristics of the style, namely: asymmetrical massing; simple geometric shapes; roof concealed by parapet; cantilevered hood; and metal-frame windows. The factory building is split level and of masonry construction with painted brickwork and rendered façades. The rendered parapet conceals the roof on the Cleveland Street façade; however the saw tooth roof of the building is visible on the Hart and Hudson

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Street façades. We understand that the roof has burnt down twice and therefore contains no original fabric.

The primary façade of the factory building is asymmetrical and fronts Cleveland Street; the main entry is from Cleveland Street and is signalled by a semi-circular cantilevered hood over the doorway. A smaller semi-circular cantilevered hood is over the first floor windows above the entry; a flag pole sits atop this hood. The original terrazzo steps at the entry remain. The original 12 pane metal-frame windows remain throughout. Intrusive metal bars and grilles have been attached to the exterior window on the Hudson Street façade. Circular motifs, reminiscent of a ships portholes, decorate the primary façade.

Internally, the factory floor is single-storeyed and open plan, whilst office space is spread over a portion of the ground and first floors. The factory has a cement floor with painted brick walls; there are painted cement load bearing pillars throughout and a modern ceiling with fluorescent strip lighting. Large metal air conditioning ducts are attached to the underside of the ceiling, as are smoke detectors and exit signs. The office space is partitioned from the factory floor and has a modern fitout, retaining little, if any, original fabric.



Figure 30: Depiction of the northern façade of the brick factory building located at 157 - 163 Cleveland Street, Chippendale. Note the cantilevered hood over the entry as well as the flag pole and porthole motifs which provide evidence of the nautical inspiration of the architectural style. (Source: Photography by Rappoport Pty Ltd, August 2008).



Figure 31: Depiction of the Hart and Hudson Street façades showing the saw tooth roof which creates a stepped skyline at the rear of the building. Note also the original 12 pane, metal frame windows. (Source: Photography by Rappoport Pty Ltd, August 2008).

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Figure 32: Depiction of the cantilevered hoods at the entry to the factory on Cleveland Street. (Source: Photography by Rappoport Pty Ltd, August 2008).



Figure 33: Depiction of the original terrazzo steps at the Cleveland Street entry. (Source: Photography by Rappoport Pty Ltd, August 2008).

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Figure 34: View of the interior of the factory floor, showing the concrete floor and the modern ceiling with fluorescent lights and air conditioning ducts. (Source: Photography by Rappoport Pty Ltd, August 2008).

The 1990s structure is a modern, three-storey, mixed use building of concrete construction with retail space on the ground floor and residential on the floors above. The primary Cleveland - Abercrombie Streets façade is semi-circular; this symmetrical façade has a central entry and is punctuated by towers with pyramidal roofs. The ground floor has glazed shopfronts, interrupted by rendered columns. The upper floors are articulated by the use of varied fabric; rendered towers are interspersed with columns and metal framed glazing. The structure is considered to have little architectural merit and contribute poorly to the streetscape and views of Cleveland Street.

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Figure 35: Depiction of the concrete mixed use building located at the corner of Cleveland and Abercrombie Streets (136 - 144 Cleveland Street, Chippendale), which would be retained by the proposed development. (Source: Photography by Rappoport Pty Ltd, August 2008).



Figure 36: Depiction of the concrete car park of the mixed use building at the corner of Cleveland and Abercrombie Streets. (Source: Photography by Rappoport Pty Ltd, August 2008).

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Opposite the subject site, north across Cleveland Street, is located the heritage listed Strickland Building at 56 - 60 Balfour Street, Chippendale.



Figure 37: View of the heritage listed Strickland Building. (Source: Photography by Rappoport Pty Ltd, August 2008).

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