

HERITAGE ASSESSMENT REPORT

NAME: Dr Kent's Paddock Housing Complex

PLACE: 26514

ADDRESS: Karna Country
3-57 Capper Steet & 28-48 Rundle Street
Kent Town 5067

This heritage assessment considers that the place meets criteria (a), (e) and (g). Refer to Summary of State Heritage Place for final approved wording, including criteria statements.



A portion of Dr Kent's Paddock, showing 3-storey flat complex viewed from the car park, fronting Rundle Street.

Source: DEW Files 28 October 2022

ASSESSMENT OF HERITAGE SIGNIFICANCE

Statement of Heritage Significance:

Stage 1 of Dr Kent's Paddock Housing Complex demonstrates an important evolution in the history of social housing in South Australia. Designed by acclaimed South Australian architect, Newell Platten, while employed at the height of his career as the South Australian Housing Trust's Chief Design Architect, Dr Kent's Paddock Housing Complex is widely acknowledged as one of the best medium-density, cluster-housing urban infill developments built in South Australia during the late twentieth century. Constructed in 1978-1979, it has a special association with both Newell Platten and the South Australian Housing Trust and the change in direction undertaken by the South Australian Housing Trust from 1967, from broad acre developer to leader in the design and construction of medium-density, urban-infill housing.

Stage 1 Dr Kent's Paddock Housing Complex demonstrates a high degree of creative and aesthetic accomplishment in the composition of the site and the relationship between built components, landscape and the surrounding urban form to create a high-quality living environment at low cost. It also expresses key elements of the Late Twentieth Century Adelaide Regional style developed by Newell Platten and Robert Dickson.

Relevant South Australian Historical Themes

Dr Kent's Paddock represents the following historical theme:

Theme 4 – Building Settlement, Towns and Cities

4.3 Shaping the suburbs

4.8 Making homes for South Australians

Comparability / Rarity / Representation:

Dr Kent's Paddock is one of a number of medium density housing complexes designed and built by the South Australian Housing Trust (SAHT), to provide homes for South Australians in need of subsidised or social housing. While single homes and double units on spacious blocks, often built on the urban fringe, were the mainstay of SAHT housing from 1937 until the 1970s, some flats (known as walk-ups) were also built. However, from the late 1960s the SAHT began to design and build medium density homes including complexes of flats (walk-ups) and townhouses as infill developments both in the City of Adelaide and the band of inner suburbs that surround the city. During the 1960s-1990, the SAHT were acknowledged as the leaders in the design and provision of medium density cluster developments.¹

Dr Kent's Paddock was designed by Newell Platten, a South Australian architect highly regarded for his housing designs, amongst other work. When Newell joined the SAHT in 1973 as the Chief Design Architect, he was at the height of his career and was responsible for improvements to the stock of SAHT housing designs. However, an integral component of medium density housing complexes is also the built structure's

relationship with its landscape and the complex's contribution to the urban form. This aspect of design was something Newell was particularly attuned to having spent two years working with Constantinos Doxiadis, in Greece, in the early in 1960s.²

Four main themes emerge for consideration in this section, namely:

- Social/subsidised housing in South Australia
- SAHT medium density housing
- The architecture of Newell Platten
- Late Twentieth Century Adelaide Regional architecture (key style indicators of Dickson & Platten)

Social/subsidised housing

South Australia has a history of providing social and/or subsidised housing in the nineteenth and twentieth centuries. Often referred to as workers housing (subsidised homes for workers) and cottage housing (homes provided for the aged poor) this type of housing was built as a result of private and/or institutional philanthropy. There are a number of places listed in the South Australian Heritage Register that are associated with this theme, however, other than Manitoba (1974) considered below in public social housing, there are no examples built after the late 1930s that have been State heritage listed. Examples of social and/or subsidised housing from the nineteenth and first half of the twentieth century include:

- Dwellings 'Dean Marryat Homes', 1870s-1880s, Stanley Street, North Adelaide (SHP 10897 – SHP 10910) 14 houses (attached cottages), initiated by Archdeacon Charles Marryat and built as homes for the aged poor, was the precursor of Cottage Homes Incorporated.
- Dwellings 'Lady Ayers Homes', 1870s-1880s, Stanley Street, North Adelaide (SHP 13561), 9 attached dwellings in two blocks, initiated by Archdeacon Charles Marryat and built as homes for the aged poor, was the precursor of Cottage Homes Incorporated.
- Dwellings Workman's Cottages, c.1900, Rose Street, Mile End, (SHP 11792) 24 homes built from a bequest by Thomas Elder to benefit the 'working class', (Adelaide Workmen's Homes).
- Dwelling 'Elder Mews', c.1900, Angas Street & Frome Street, Adelaide, (SHP 10764, 10771-10782) 13 homes built from a bequest by Thomas Elder to benefit the 'working class', (Adelaide Workmen's Homes).
- Dwellings 'Scarfe Cottage Homes', 1903-1906, Gertrude Street, Norwood, (SHP 14137 & SHP 14140) 10 homes built from a bequest by George Scarfe (Harris Scarfe), to provide homes for persons aged over 60.
- Colonel Light Gardens State Heritage Area, 1920s, (SHA 11597) location of the majority of the homes built under the Thousand Homes Scheme (mass housing scheme of the South Australian Government).
- House, 1937, 35 & 37 McNicol Street, Rosewater (SHP 13125) first SAHT homes (double unit) semi-detached homes.

SAHT medium density cluster housing

There are a number of places associated with the SAHT's provision of medium density homes in the city and inner suburbs from the late 1960s. Only one is listed in the Register:

- Manitoba Housing Complex, 1974, Carrington Street & Regent Street, Adelaide, criteria (a) and (e), (SHP 26419), it was the first large-scale public rental housing scheme of its type in the City of Adelaide, built by the SAHT.

Some other places that also demonstrate this theme (all built by SAHT) include:

- Medium density housing complex, 1970s, crn Judd Street and Philip Highway, Elizabeth, mix of single-storey semi-detached cottages and two-story townhouses, architect John Lawrie, received a Civic Trust Award 1978. While the landscaping was an important component of the design, it is not communal.
- Vinrace Street, 1976, Adelaide 11, 2-storey townhouses, 1976, (Platten designed townhouses), no communal open space.
- Box Factory Housing Development, 1977, Regent Street, Adelaide, (Platten designed townhouses) architect Hannaford, conversion of factory into community space and shops, received a Civic Trust Commendation 1981, has a communal open space associated with the Community Centre, however, the Box Factory complex was noted as being 'less than might be expected of a Housing Trust design.'³
- West Lakes, 1970s, medium density housing in 'Radburn' style, architect John Lawrie, Civic Trust Commendation 1977, Civic Trust Award 1981, townhouses set within extensive communal open space, with school and shopping centre.
- 'Hallweld' housing estate Norwood, 1978-1980, architect Newell Platten, Peter Swalling, Ronald Holden, Civic Trust Award 1983, the project unearthed part of first creek, which was built over with a factory in the 1920s, a mixed development including flats and townhouses, First Creek is a feature of the communal open space.
- Homes, early 1980s, 78-87 Margaret Street, North Adelaide, architect Dickson & Platten & Elliot Shea (SAHT), Civic Trust Award 1981, the lane between the townhouses was closed to vehicle traffic to create a communal central open space/garden.⁴



Manitoba Housing Complex (SHP 26419), Carrington & Regent Streets, Adelaide, showing the internal open space (top left), flats and townhouses (top right) and 3-storey flats (bottom left).

DEW Files 28 October 2022



Box Factory, Carrington & Regent Streets, Adelaide showing 2-storey flats (top left), 3-storey flats (top right) and townhouses (bottom left).

Source: DEW Files 28 October 2022

Newell Platten - Housing

There are two State Heritage Places associated with the work of Newell Platten that are listed in the Register. Both were designed and built while he was a partner in the firm Dickson & Platten with Robert (Bob) Dickson:

- Kathleen Lumley College including Amenities Wing, Residential Wing, Master's Residence, Central and Front Gardens, Transformer Building, Southern Boundary Walls and Gates, 1970s, MacKinnon Parade, North Adelaide, criteria (e) and (g), (SHP 26350), while recognised as a design by the firm Dickson & Platten, the College is attributed to Newell Platten, awarded RAIA SA Chapter Award of Merit (1969) and Civic Trust Award for landscaping by Ray Holliday. The Statement of Significance for Kathleen Lumley College states – 'The relationship of buildings around a central courtyard demonstrates a high degree of integration of architecture and landscape, characteristic of progressive architectural projects of this era, and critical to the work of Dickson & Platten. Designed by Newell Platten, the College was a landmark project for the firm as a demonstration of its innovative handling of medium density residential work, and the forerunner of Platten's influential work on that typology for the South Australian Housing Trust.'
- Union Building Group (Union House), 1970s, University of Adelaide, criteria (e) and (g), (SHP 17619), while recognised as a design by the firm Dickson and Platten, Robert Dickson is attributed as the lead architect on this building.



Kathleen Lumley College (SHP 26350) MacKinnon Parade, North Adelaide.

Source: DEW Files 26 February 2018

In partnership (1958-1973), Bob Dickson and Newell Platten are recognised as 'pioneering and developing'⁵ a 'friendly and more relaxed form of modernism'⁶ that came to be known as the Adelaide Regional style. 'Early commissions...were predominantly domestic, which they regarded as the most pure form of architecture'.⁷ For Newell, house design was 'about life, in pure, continuous solid form' or 'the most pure form of architecture'.⁸ Newell designed a number of houses, including his own. Several have been identified by the Australian Institute of Architects

(SA Chapter) either receiving an award or being included in the Chapter's list of Significant Twentieth Century Architecture. Notable examples include:

- Platten's own home, 55 Braemar Road, Torrens Park, built in the emerging Adelaide Regional style, 1956, now with major addition to rear.
- Lee House, 13 Gladstone Road, Brighton, Twentieth Century Significant Architecture List, 1959, LHP
- Hurcombe House, George Street, Torrens Park, 1959
- Destree House, Hewitt Avenue, Rose Park, 1961 (identified for assessment)
- Hannaford house, Belair, 1961
- Taylor House, 8 Douglas Street, Millswood, RAlA SA Chapter Award of Merit (1970), 1965 (identified for assessment)
- Dinham House, Belair, 1967

Examples of housing designs by Platten for the SAHT include:

- Hallweld combination of flats and townhouses, 1978-1980, Brown and Edwards Street, Norwood (1970s) (Civic Trust Award 1983)
- Box Factory, Carrington and Regent Street, Adelaide (1977) (Civic Trust Commendation 1981)
- Old Treasury Lane aka Playford Group, Angas, Frome and Cypress Streets, Old Treasury Lane, Adelaide (c.1982)
- Roberts Close Flats, Norman Terrace, Everard Park (Civic Trust Commendation 1977)
- Pennington, Townhouses, Torrens Road, Pennington(?) and/or Renown Park(?) (1980s)
- Margaret Street, Town Houses Margaret Street, North Adelaide (Civic Trust Award 1981)



Hallweld Housing Complex Brown & Edward Street, Norwood, showing First creek unearthed and planted as communal open space.

Source: *Sustaining our Heritage*, p.21



Hallweld Housing Complex Brown & Edward Street, Norwood, showing housing options with First creek between, unearthed and planted as communal open space.

Source: Google Maps 8 November 2022



Old Treasury Lane or Playford Group, Angas Street & Frome Road, Adelaide showing the view from Old Treasury Lane.

Source: Google Maps 8 November 2022

Regional Adelaide Architecture (key style indicators of Dickson & Platten)

The Late-Twentieth Century Adelaide Regional style is a local response to Modernism that is adapted to climate, site and lifestyle. Robert Dickson and Newell Platten were leaders in the evolution of the style. Other key practitioners were John Chappel and JD Craven.

Apperly et al note the following attributes that define the style:

- mainly domestic,
- textured walls of painted or face brick or blockwork,
- timber windows and door joinery,
- simple shapes freely composed,
- low-pitched gable roofs with wide eaves clad in terracotta or concrete tiles,
- clerestory windows,
- well-shaded verandahs with timber posts and screens,
- off-form concrete columns and balustrades,

Key stylistic indicators of Dickson & Platten:

- structural expression and materials palette reminiscent of the work of Alvar Aalto and the Sydney School,
- design response to site and function; aesthetics arise from built solutions to the problem,
- rejection of historic allusion and irrelevant beautification,
- plan resolution is fundamental, zoned and defines site relationships,
- use of filtered light in circulation corridors to blur edges (clerestory windows),
- direct journey through the space,
- thickened walls,
- overlapping framed views,
- built-in furniture,
- shaded living spaces, slatted and shaded verandahs,
- courtyards,
- roof is emblematic and expresses function of internal spaces while shaping interesting volumes, module based on width of 'Solomit' compressed straw panelling used as a ceiling lining and often varnished, roof clad in terracotta or concrete tiles,
- interesting use of brick both as face-brick and load-bearing walls, early works characterised by the use of red brick; cream brick used in later works,
- brick is used as a textural element often as brick-on-edge lintels and grilles (best example according to Platten is Union House),
- extensive use of exposed timber for trusses and robust internal carpentry,
- use of off-form concrete for structural elements,
- landscape elements/setting.⁹

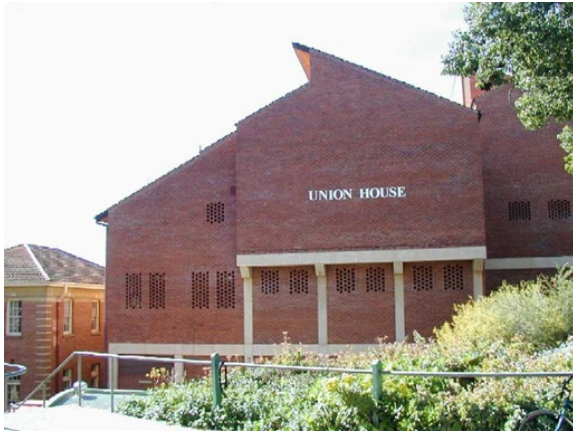
In 2017, Professor Anthony Radford wrote an essay to accompany the exhibition 'Dickson & Platten Architects 1950-2000'. In that essay Radford stated:

the work of Dickson and Platten bears comparison with the best international architecture. There is a sense of directness and confidence about their work, practical problem solving coupled with delight for the sense. Their design language made for the places with spatial interest rather than spatial gymnastics, understated originality in a familiar design language rather than experimenting with new style and has amply demonstrated robustness and longevity. Some of their best buildings have been demolished or compromised but many remain as wonderful places to live, work or play.¹⁰

Two State Heritage Places demonstrate both the Late-Twentieth Century Adelaide Regional style and the work of Dickson and Platten, namely:

- Union House, a part of the listing for the Union Building Group, The University of Adelaide (including the Lady Symon Building, the George Murray Building, the Cloisters, the Western Annexe and the multi-level Union House), University of Adelaide SHP 17619

- Kathleen Lumley College including Amenities Wing, Residential Wing, Master's Residence, Central and Front Gardens, Transformer Building, Southern Boundary Walls and Gates, MacKinnon Parade SHP 26350



Union House, Union Building Group (SHP 17619), University of Adelaide

Source: DEW Files nd

Assessment against Criteria under Section 16 of the *Heritage Places Act 1993*. All Criteria have been assessed using the 2020 Guidelines.

(a) it demonstrates important aspects of the evolution or pattern of the State's history.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be closely associated with events, developments or cultural phases which have played a significant part in South Australian history. Ideally it should demonstrate those associations in its fabric.

Places will not normally be considered under this criterion if they are of a class of things that are commonplace, or frequently replicated across the State, places associated with events of interest only to a small number of people, places associated with developments of little significance, or places only reputed to have been the scene of an event which has left no trace or which lacks substantial evidence.

Dr Kent's Paddock is associated with the historic theme of providing homes for South Australians and, in particular, social housing. The provision of social or affordable housing for the elderly, working poor and others experiencing disadvantage has been a constant theme in South Australia's history. In the nineteenth century and the first decades of the twentieth century the provision of social housing was primarily via the philanthropic actions of some individuals and organisations, such as the church (see Comparability, Rarity and Representation).

While the government established the SAHT in 1936 to supply affordable mass housing, it was initially intended for workers to support the Playford government's industrialisation strategy. However, in 1967 the SAHT began restructuring in response to many factors including social change and budget cuts that resulted in it becoming

the primary provider of rental welfare housing in South Australia. Similarly, social and economic change also inspired broader urban renewal and densification of the urban environment.

In line with these changes and to meet the increasing need for social housing, the SAHT under the stewardship of Stretton, Roberts and Platten built dozens of medium density cluster infill developments in established communities such as in the City of Adelaide and the inner band of suburbs around the city. Unlike the urban fringe, these locations provided the SAHT's clients with access to established communities, and services and amenities. The SAHT quickly became the industry leader in providing this type of urban development and was well in advance of private developers in doing so.

The SAHT was the largest provider of housing in South Australia during the twentieth century and while Dr Kent's Paddock is one of dozens of sites where the SAHT built medium density cluster social housing, Stage 1 of the development is acknowledged as one of the best examples of this type of development. Like Kathleen Lumley College SHP 26350 and Manitoba SHP 26419 that demonstrate respectively medium density housing and the evolution of medium density social housing within the City of Adelaide, Dr Kent's Paddock demonstrates how this important evolution was fulfilled on larger inner suburban infill sites. Dr Kent's Paddock is an important example in the evolution of social housing in South Australia and is considered to fulfil criterion (a) for this reason.

It is recommended that the nominated place **fulfils** criterion (a).

(b) it has rare, uncommon or endangered qualities that are of cultural significance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should demonstrate a way of life, social custom, industrial process or land use which is no longer practised, is in danger of being lost, or is of exceptional interest. This encompasses both places which were always rare, and places which have become scarce through subsequent loss or destruction.

Places will not normally be considered under this criterion if their rarity is merely local, or if they appear rare only because research has not been done elsewhere, or if their distinguishing characteristics have been degraded or compromised, or if they are at present common and simply believed to be in danger of becoming rare in the future.

Dr Kent's Paddock is a medium density cluster development built by the SAHT in the late 1970s and expanded in the early 1980s. It is one of many such types of housing developments constructed by the SAHT from the late 1960s, in response to emerging ideas about social planning and improving dwellings to meet the needs of its clients (see Comparability, Representation, Rarity). While the provision of social housing and medium density cluster housing are both themes of cultural significance to South Australia, Dr Kent's Paddock cannot be said to be a rare, uncommon or endangered example of either theme. Social housing is still being constructed by both government

and non-government organisations, while infill cluster housing is a form of housing still being constructed by private developers across the state.

It is recommended that the nominated place **does not fulfil** criterion (b).

(c) it may yield information that will contribute to an understanding of the State's history, including its natural history.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should provide, or demonstrate a likelihood of providing, information that will contribute significantly to our knowledge of the past. The information should be inherent in the fabric of the place. The place may be a standing structure, an archaeological deposit or a geological site.

Places will not normally be considered under this criterion simply because they are believed to contain archaeological or palaeontological deposits. There must be good reasons to suppose the site is of value for research, and that useful information will emerge. A place that will yield the same information as many other places, or information that could be obtained as readily from documentary sources, may not be eligible.

There are many records pertaining to Dr Kent's Paddock including plans, photographs, archival materials, and a variety of publications. There is little evidence to indicate that the site is likely to yield information that will contribute to an understanding of the state that is not already well documented by the evident fabric at the site and by primary and secondary sources materials.

It is recommended that the nominated place **does not fulfil** criterion (c).

(d) it is an outstanding representative of a particular class of places of cultural significance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be capable of providing understanding of the category of places which it represents. It should be typical of a wider range of such places, and in a good state of integrity, that is, still faithfully presenting its historical message.

Places will not be considered simply because they are members of a class, they must be both notable examples and well-preserved. Places will be excluded if their characteristics do not clearly typify the class, or if they were very like many other places, or if their representative qualities had been degraded or lost. However, places will not be excluded from the Register merely because other similar places are included.

Dr Kent's Paddock is an example of the class of place 'late twentieth century social housing' within the context of medium-density-cluster housing. While Dr Kent's Paddock demonstrates aspects of the class, namely a variety of social housing options, within a well resolved landscape setting and featuring both private and communal garden spaces, it does not include other amenities and/or facilities that are also typically associated with the class. For example, access to shops and a school

(West Lakes), shops (Manitoba), or a Community Centre (Box Factory). Without including some of these other key elements typically associated with the design of social housing built in the late twentieth century, Dr Kent's paddock cannot be considered to be an outstanding representative of the class.

It is recommended that the nominated place **does not fulfil** criterion (d).

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should show qualities of innovation or departure, beauty or formal design, or represent a new achievement of its times. Breakthroughs in technology or new developments in design would qualify, if the place clearly shows them. A high standard of design skill and originality is expected.

Places would not normally be considered under this criterion if their degree of achievement could not be demonstrated, or where their integrity was diminished so that the achievement, while documented, was no longer apparent in the place, or simply because they were the work of a designer who demonstrated innovation elsewhere.

Stage 1 of Dr Kent's Paddock demonstrates a high degree of creative and aesthetic accomplishment in the composition of the site and the relationship between built components, landscape and the surrounding urban form to create a high-quality living environment at low cost.

The site design and buildings are unpretentious and while built to a strict budget, demonstrate the late Twentieth Century Adelaide Regional style while also expressing key stylistic indicators of Dickson and Platten, namely:

- Design response to the site and its function, expressed by height variation of the buildings to address the slope of the site; stepped form of the buildings to the boundary to maximise the number of dwellings while still enabling internal communal garden; and private and shared garden spaces to enhance liveability (landscaped setting).
- Zoned areas for living, dependant on stage of life: flats for single people and couples (to Rundle Street); townhouses for families (to Capper Street) away from the busier Rundle Street; pensioner flats grouped at narrow end of the site, to take advantage of the view over the communal open space and landscaping.
- Setback of flats and inclusion of treed car parking to Rundle Street to reduce noise, internal configuration of each flat so that bed and living rooms face the communal garden, with the kitchen, bathroom, store cupboard and circulation spaces facing Rundle Street, further mitigating possible road noise to the living spaces.

- Living spaces in the townhouses facing private courtyards and communal garden.
- Buildings are simple shapes freely composed, with low-pitched gable roofs and eaves clad in concrete tiles, pale coloured masonry walls, contrasting red-brick perforated screening walls to drying yards and rubbish bin enclosures to tie the existing warehouse into the design, shaded verandah with timber screen balustrading (flats), timber fencing (townhouses).

Stage 1 of Dr Kent's Paddock has been widely recognised for the quality of its design both shortly after being completed and again some decades later. In 1982 and 1983 Dr Kent's Paddock received respectively an Award and a Commendation from the Civic Trust of South Australia. Then in 1990, academic, architect and architectural historian Professor Jennifer Taylor identified the SAHT as one of the most 'progressive bodies' in Australia achieving 'fresh impetus under the chairmanship of Hugh Stretton and the design direction of Newell Platten.' Professor Taylor stated: 'Dr Kent's Paddock ... shows the work at its best.'

The Australian Institute of Architects SA Chapter included Dr Kent's Paddock on its Top 100 Significant Twentieth Century Architecture List and then in 2007 awarded Newell Platten with a 25-year award for Dr Kent's Paddock. The critique accompanying the award stated: 'more than any other project of its time, [Dr Kent's Paddock] embodies the virtues of this award – a project of considerable influence for its time and place, and one that has stood the test of time'. For all of these reasons Dr Kent's Paddock is considered to fulfill criterion (e).

It is recommended that the nominated place **fulfils** criterion (e).

(f) it has strong cultural or spiritual association for the community or a group within it.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be one which the community or a significant cultural group have held in high regard for an extended period. This must be much stronger than people's normal attachment to their surroundings. The association may in some instances be in folklore rather than in reality.

Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised by a small number of people, or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.

Dr Kent's Paddock may have cultural and spiritual associations for two groups in South Australia, namely the SAHT clients who have and/or continue to live there and people with an interested and/or regard for the work of Newell Platten and modern architecture. Each is considered in turn.

Dr Kent's Paddock has provided a home for a small number of South Australians who have lived there since 1979 and is important to them as their home or former home. While Dr Kent's Paddock is important to the people who live or have lived there this group is unlikely to be recognised as one that would be considered to resonate with

the broader South Australian community. Rather it is the whole of the SAHT client base that would be likely to be considered such a group. However, for most SAHT clients Dr Kent's Paddock holds little meaning with their attachments being to other places.

Dr Kent's Paddock is also important to a group of people who appreciate the architecture of Newell Platten and his contribution to a more relaxed style of modernism in South Australia known as the Late Twentieth Century Adelaide Regional style. Newell designed many dwellings amongst other building types and his work is highly regarded by members of the architecture and design fraternity as well as a number of individuals who appreciate modern architecture. However, there are many places designed by Newell that this group would demonstrate a similar attachment to, for example Kathleen Lumley College (SHP 26350). Like Dr Kent's Paddock, Kathleen Lumley College is a medium density residential precinct with dwellings around a communal garden. As the place does not represent a particularly strong association with the group, being one of a number of such places, it is considered to be unlikely to meet criterion (f).

It is recommended that the nominated place **does not fulfil** criterion (f).

(g) it has a special association with the life or work of a person or organisation or an event of historical importance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place must have a close association with a person or group which played a significant part in past events, and that association should be demonstrated in the fabric of the place. The product of a creative person, or the workplace of a person whose contribution was in industry, would be more closely associated with the person's work than would his or her home. Most people are associated with many places in their lifetime, and it must be demonstrated why one place is more significant than others.

Places will not generally be considered under this criterion if they have only brief, incidental or distant association, or if they are associated with persons or groups of little significance, or if they are associated with an event which has left no trace, or if a similar association could be claimed for many places, or if the association cannot be demonstrated. Generally the home or the grave of a notable person will not be entered in the Register unless it has some distinctive attribute, or there is no other physical evidence of the person's life or career in existence.

Dr Kent's Paddock is associated with a government organisation, namely the South Australian Housing Trust and two people of historical importance, namely Premier Don Dunstan and architect Newell Platten, each is considered in turn.

Dr Kent's Paddock is located in what was once Premier Dunstan's electorate. Premier Dunstan was also involved in having the site transferred to the SAHT to enable the construction of the complex. However, in the context of Dustan's achievements as Premier of South Australia his involvement with Dr Kent's Paddock is very minor if somewhat typical of his interest in improving South Australia. Dr Kent's Paddock is not

considered to fulfil the threshold to meet criterion (g) for its association with Premier Don Dunstan.

Dr Kent's Paddock is one of hundreds of developments undertaken by the SAHT since it was first established in 1936, work that has ranged from the construction of single dwellings and double units, for example the first houses it built (double units) in the Port Adelaide suburb of Rosewater (SHP 13125) to the planning and development of the new town of Elizabeth. Between 1936 and 1967, the SAHT was also the de facto planning agency in South Australia and as a result was responsible for developing large parts of metropolitan Adelaide as well as regional centres. At this time the SAHT was not considered a welfare housing agency but one that was constructing homes for workers in support of the Playford government's industrialisation strategy.

From 1967 the SAHT began shifting its focus, becoming the primary social welfare rental housing provider in South Australia. It undertook this work with an understanding of the growing importance of social planning and the need to improve its housing stock to better meet the needs of its clients. It was as a result of this change in focus under the stewardship of Board members such as Hugh Stretton, Jack McConnell and Dick Roberts that the SAHT designed and built medium-density cluster-housing as urban infill in the City of Adelaide and existing suburbs, becoming an acknowledged leader in this type of development in South Australia.

While Dr Kent's Paddock is one example of dozens of this type of development constructed by the SAHT, Stage 1 of the development is widely acknowledged as the best of its type. As such, Dr Kent's Paddock, like Manitoba Housing Complex (SHP 26419), has a special association with the work of the SAHT, namely it demonstrates the major change in direction of the organisation in the 1970s from broad acre developer of housing for workers on the urban fringe to designer and builder of medium-density-cluster, social-housing, as infill within existing suburbs and the City of Adelaide. Stage 1 of Dr Kent's Paddock is considered to meet criterion (g) for its association with the SAHT an organisation of historical importance to South Australia.

Newell Platten, with his business partner Bob Dickson, is acknowledged as creating and introducing a more relaxed form of Modernism to South Australia, a modification of the style that responded to the environment and has become known as 'Late Twentieth Century Adelaide Regional'. While Newell designed many building types, dwellings were a feature of his work and when Newell was approached to join the SAHT in 1973 as the Chief Design Architect he was at the height of his career.

While at the SAHT, Newell was responsible for improving the design of housing stock to ensure that it could be adapted to suit the conditions of multiple site types, something he also did at Dr Kent's Paddock while also meeting the needs of the clients it was being constructed for. Newell was responsible for designing many of the infill projects that the SAHT built in the 1970s, resulting in the SAHT becoming the acknowledged leader in the design and construction of medium-density cluster housing in South Australia.

Dr Kent's Paddock was designed by Newell in the late 1970s, with an additional stage designed and completed in the early 1980s, after he had left the SAHT. The first stage of Dr Kent's Paddock is imbued with and demonstrates his design philosophy, albeit, within strict budgetary constraints. Of all of the work Newell undertook for the SAHT, Dr Kent's Paddock is the project he widely acknowledges as the one he is most proud of and that best represents what he was trying to achieve while at the SAHT – 'design innovation' in social housing and a wish to return something to his working class roots. Stage 1 of Dr Kent's Paddock is considered to fulfill criterion (g) for its association with architect Newell Platten.

It is recommended that the nominated place **fulfils** criterion (g).

PHYSICAL DESCRIPTION

Stage 1

Dr Kent's Paddock (Stage 1) is a medium density cluster housing development arranged around a central, communal garden and within a landscaped setting. It comprises a mixture of 2- and 3-bedroom, 2-storey townhouses with private gardens; 2- and 3-storey blocks of flats; and a warehouse conversion (bedsit type apartments).

Although the buildings are very simple forms, they are arranged to create interest through height variation taking full advantage of the fall across the site and stepped placement responding to the road alignment, which creates a triangular-shaped allotment. The various housing types were specifically designed to suit singles, families and pensioners, creating a mixed community within the existing suburb of Kent Town.

The blocks of flats intended for singles and couples are located facing Rundle Street, with a treed carpark paved with concrete pavers providing a setback from the street. There are also flats to the western and eastern ends of the triangular shaped allotment. Flats at the eastern end were specifically intended for pensioners. Townhouses intended for families front Capper Street and the eastern end of the site, with private front and back yards. The flats in the warehouse conversion were intended for single people.

With the exception of the existing warehouse, built 1912 in red-brick, the flats and townhouses are constructed from light grey bricks and feature grey-concrete-tile clad, low-pitched gable roofs. The walls of the flats incorporate simple detailing across the wall above the window lintel achieved by laying the bricks on end.

The flats feature balconies, some cantilevered, with painted timber balustrades and brick walls to ground floor courtyards - grey brick walls to Rundle Street and perforated red-brick walls to the internal garden. Some windows and doors feature hoods constructed from timber frames, clad with grey concrete tiles. Drying yards and areas set aside for rubbish bins are enclosed within perforated red brick walls.

The townhouses feature timber fences to street, timber-framed carports clad with grey-concrete tiles and small timber framed and clad skillion-roofed storage sheds. There is narrow verandah at each 'front' door, while ground floor doors and windows

to private courtyards feature timber-framed grey-concrete tile-clad hoods. Timber fences enclose the courtyards.

Phase 2

Phase 2 is located at the western end of the site and is comprised of 3-storey blocks of flats and 2-storey townhouses. The flats are of a simpler design than the Stage 1 flats but are constructed with similar light grey brick, with grey-concrete-tile-clad, low-pitched gable roofs, and grey-tile-clad, timber-framed window hoods to first and second floor windows. Interest is incorporated into the design by alternating double-course bands of light grey and red brick to ground floor wall. A circular window also features in the second storey stairwell and is detailed in red brick. The upper storey flats have a small verandah with timber balustrade, while the ground floor flats feature a small courtyard with a low red brick wall.

The townhouses are light grey brick structures with red brick lower walls (creating a plinth effect), featuring either a low-pitched gable or skillion roof, clad in grey concrete tiles. The front entrances feature two red brick pillars supporting a 'floating' timber framed, grey-concrete-tile clad, gabled porch. Each townhouse has a fenced (currently green Colourbond) private garden to the rear.

Unlike Stage 1, Stage 2 buildings are arranged around a carpark (concrete pavers), with narrow garden beds, planted with trees and shrubs, separating the carpark from the buildings.

Elements of Significance:

Elements of heritage significance include (but are not necessarily limited to):

- Stage 1 Development of Dr Kent's Paddock,
- Blocks of flats, townhouses and warehouse converted to flats,
- Central communal open space and garden spaces around buildings,
- Height variation and stepped placement of buildings,
- Concrete pavers to carparks,
- Red-brick perforated walls enclosing drying yards and garbage bin enclosures,
- Grey face brick to walls, use of timber to balustrades and fences, grey concrete tiles to roofs, hoods and eaves.

Elements not considered to contribute to significance of place include (but are not necessarily limited to):

- Stage 2 Development to western end of site, including blocks of flats, townhouses and car park,
- Interior finishings to flats and townhouses in Stage 1 (these have been variously updated since the late 1970s and early 1980s)¹¹.

HISTORY

Dr Kent's Paddock

Dr Kent's Paddock is named for historical associations with the site it occupies. In 1840, Dr Benjamin Archer Kent arrived in South Australia on the *Warrior*, taking up residence on Section 255, Hundred of Adelaide to the east of the city where he initially lived in a timber hut, began planting a substantial garden and built a flour mill. In 1854, Section 255 was subdivided into the suburb of Kent Town, with the land adjacent to Capper Street known as Dr Kent's Paddock. Much of the land known as Dr Kent's Paddock became the recreation grounds for Prince Alfred College, while the John Martin's department store warehouse was built there in the early twentieth century. Parts of the site were also used as a Depot for the Engineering and Water Supply Department.¹²

South Australian Housing Trust (SAHT)

The SAHT was formed in 1936 after the passage of the *South Australian Housing Trust Act 1936*. A key premise for its establishment was to provide mass housing for workers, not welfare housing, in support of the Playford government's industrialisation policy for South Australia. The SAHT initially began constructing housing in the western and northern suburbs of Adelaide, near existing areas of industry, building what were known as 'double units', or pairs of small single storey semi-detached homes. The first double units were built in the Port Adelaide suburb of Rosewater (SHP 13125).

In the 1950s-1960s, the SAHT also undertook the planning and construction of the new town of Elizabeth and large tracts of land located on the then urban fringe including at Salisbury and Noarlunga, with the SAHT becoming the 'de facto metropolitan planner'.¹³ The SAHT also undertook substantial developments in regional centres such as at Whyalla. This resulted in large areas of low-density housing, including both rental and sales housing being constructed across South Australia.

From 1967, the SAHT underwent a period of restructuring in response to social change, budget cuts, the loss of its role as 'de facto metropolitan planner'¹⁴ to the South Australian Land Commission, and the appointment of new Board members including academic Hugh Stretton and architects Jack McConnell and Dick Roberts.¹⁵ It was also at this time that the SAHT shifted from providing housing for workers to become the primary provider of rental welfare housing in South Australia.

The appointment of board members such as Stretton, McConnell and Roberts provided the necessary support for the SAHT to adopt and implement the new concepts being promoted by social planners. This enabled new homes and urban developments to be approached in different ways with the intent that such designs would be more socially oriented. It also led to the employment of Newell Platten as Chief Design Architect and later Chief Planner. It is within this context that Dr Kent's Paddock was designed and built.¹⁶

After 1967, the SAHT increasingly sought opportunities to create medium density, urban infill developments, designed as cluster housing that would enable its clients to

live in established communities. One of the first sites developed by the SAHT in this way was at Marden (now demolished) and included 2-storey maisonettes with small private yards for families, single storey villa flats and 3-storey walk-up flats, completed 1970-1972.¹⁷ The Marden development was viewed as the precursor to the 100 acre development at West Lakes (1971-1976) designed following the Radburn idea that set homes within a pedestrianised environment and communal designed landscape.¹⁸

In 1974-1975, the SAHT built its first cluster development in the City of Adelaide creating the earliest large-scale public housing development to be built in the city, known as the Manitoba Housing Complex (Manitoba) (SHP 26419). The SAHT commissioned Ian Hannaford to design Manitoba. Hannaford designed the site on Carrington Street with apartments and townhouses imagined as terrace housing around a central communal open space. Manitoba also responded to a new policy implemented by the City of Adelaide to increase residential development and bring life to the city centre.¹⁹

During the 1970s and 1980s the SAHT designed and built dozens of infill developments, noting in 1992 that it had received at least 30 awards or commendations from either the Civic Trust or the RAI for its work in urban consolidation projects. Broadly, small infill developments responded to their environment and attempted to 'fit in'. Larger developments such as the Box factory, Manitoba and Dr Kent's Paddock, while sensitive to their environs, attempted a stronger architectural presence.²⁰

Newell Platten & Dr Kent's Paddock

Newell was approached directly by Dick Roberts, Chair, SAHT Board and asked to consider applying for the role of Chief Design Architect. After considering the offer, Newell applied for the position as he felt that the SAHT might be 'receptive to design innovation' and wished to return something to his working class roots.²¹ While the relationship with some of the other architects and planners who had spent many years at the SHAT was acrimonious and his job description somewhat vague, Newell described his work for the SAHT as resolving into three parts:

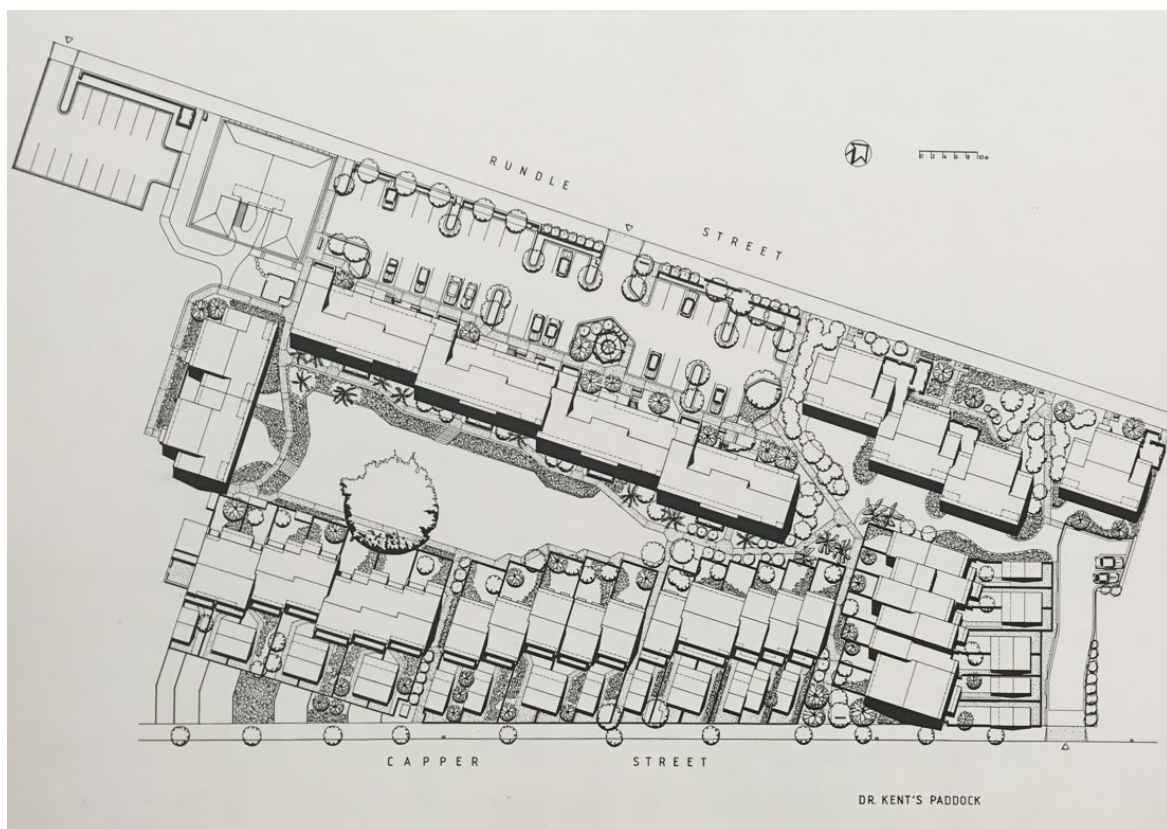
- Preparing designs for stock housing including detached houses, row houses, cottage flats, and flats,
- Working with other architects on their projects, and
- Preparing plans for sites at the direct request of Alex Ramsay (Managing Director SAHT).

During his time at the SAHT, Newell contributed to redesigning housing stock so it provided versatility across a range of different sites and improved liveability for the tenants. This included providing options that took site orientation into account, better indoor-outdoor relationships, noise reduction for living and sleeping spaces through design, and the inclusion of carports, etc. However, budget was also always at front of mind as increased building costs meant fewer houses could be constructed at a time when the need for them was increasing.²²

When not improving the design of dwellings, the projects given to Newell by Alex Ramsay were for flats in landscaped grounds or groups of 2-storey townhouses with private gardens. Projects such as Hallweld (1978-1980), the Box Factory (1977), and Dr Kent's Paddock in effect combined both townhouses and flats in the same project. However, it is Dr Kent's Paddock that Newell recognises as the most representative of what he was trying to achieve while working for the SAHT.²³

Dr Kent's Paddock was designed by Platten in two stages, the first while employed by the SAHT (late 1970s) and the second shortly after leaving the SAHT (early 1980s). Located in Premier Don Dunstan's electorate, Newell remembers that the site, previously an Engineering and Water Supply Department depot covered in sheds and workshops, was transferred to the SAHT at Dunstan's behest. Plans and a model of the first stage were also shown to the Premier for his approval before construction commenced.

Dr Kent's Paddock is a mixture of townhouses and flats including a warehouse conversion arranged around a central open space. With the exception of the warehouse conversion, the designs are ones that Newell had already prepared to improve the SAHT's housing stock, albeit adapted and arranged to suit the Dr Kent's Paddock site. Working with Newell on the project were SAHT draftsmen Rudy Pleunik and John Fritz and landscaper David Forbes. Newell notes that the budget was increased slightly enabling the landscaping and use of concrete pavers in the car park rather than the usual bitumen.²⁴



Site Plan Stage 1 Dr Kent's Paddock

Source: Architecture Museum UniSA S127

The flats were primarily sited facing Rundle Street, with stairs and service rooms (kitchen, bathroom, storage cupboards) to the street, while the bed and living rooms faced the internal communal garden. This was a purposeful design solution to mitigate street noise with a treed car park also providing a setback from the busy street. The townhouses fronted Capper Street and have small private gardens to front and back, with carports to the street. Flats and townhouses were also arranged at either end of the site to take advantage of the internal communal garden.²⁵



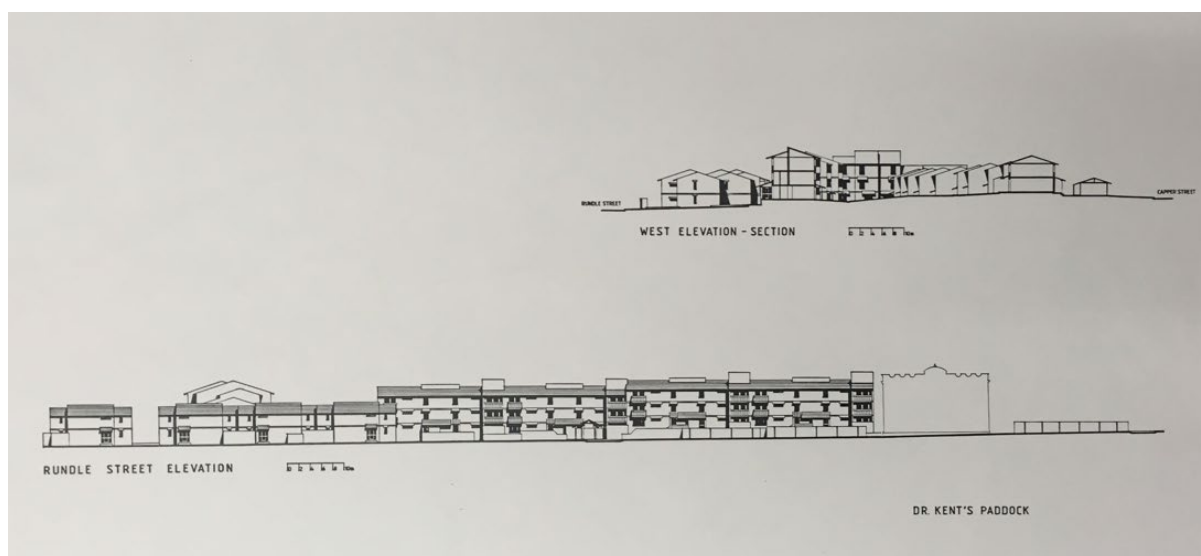
Dr Kent's Paddock communal open space/garden c.1980

Source: SAHT Annual Report 1980.

Excluding the existing warehouse, the buildings have traces of typical Dickson and Platten detailing seen in the window proportions, lintels and eaves. Newell also incorporated red-brick grille screens into the design as fencing and walls to drying yards and garbage bin shelters, as a means to draw on the language of the red-brick warehouse. The warehouse was originally built in 1912 as a bulk-store for John Martin's Department Store and was adaptively reused to create 10 bed-sit type flats (now known as Studio apartments).²⁶

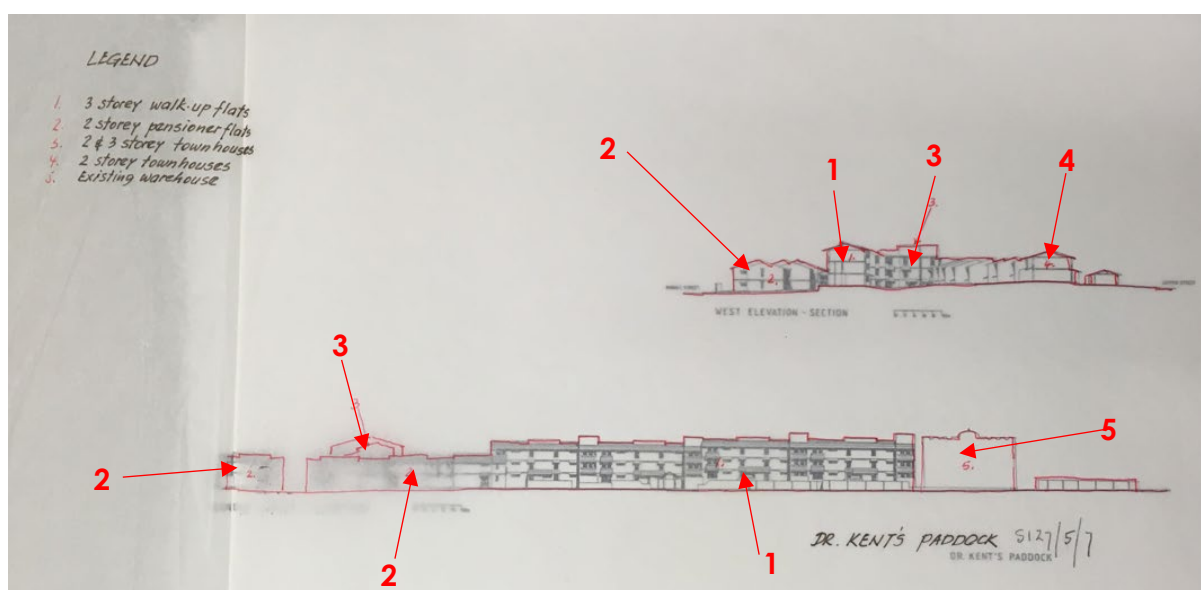
Newell chose not to renew his contract with the SAHT in 1981 and returned to private practice, noting that seven years away was a long time. It was while in private practice that he completed further housing designs for the SAHT including at Pennington and/or Renown Park, North Adelaide and the second stage of Dr Kent's Paddock. In the second phase additional flats were built to the west of the site,

however, rather than surrounding an internal garden the internal space was used to create a carpark.²⁷



Stage 1 Dr Kent's Paddock showing Rundle Street elevation and west elevation section illustrating height variations and stepped layout of homes to suit to allotment.

Source: Architecture Museum, UniSA S127



Same image as above with key indicating intended social mix

- 1. 3-storey walk-up flats**
- 2. 2-storey pensioner flats**
- 3. 2- & 3-storey townhouses**
- 4. 2-storey townhouses**
- 5. Warehouse conversion**

Source: Architecture Museum, UniSA S127

Dr Kent's Paddock has received a number of accolades and awards from the architecture and design fraternities and was at the time of its construction designed to meet newly emerging ideas about ways of living that took social planning into account.²⁸ Some of the first awards were from the Civic Trust of South Australia. Dr Kent's Paddock received a Civic Trust Award in 1982 and Commendation in 1983.²⁹

In 1990, Professor Jennifer Taylor, a renowned architect, academic, author and critic wrote about the medium density housing built by the SAHT, in her book *Australian Architecture Since 1960*, noting that between 1974 and 1981 the SAHT was one of the most 'progressive bodies' in Australia achieving 'fresh impetus under the chairmanship of Hugh Stretton and the design direction of Newell Platten.'³⁰ 'Dr Kent's Paddock ... shows the work at its best.'³¹

Dr Kent's Paddock was included in the 100 Significant 20th Century Architecture List compiled by the Australian Institute of Architects SA Chapter and received a 25-Year Award from the AIA in 2007. 25-Year Awards are not routinely given, and none will be awarded if the jury is of the opinion that there is nothing deserving in that year.

The jury was unanimous in 2007 stating:

Dr Kent's Paddock, more than any other project of its time, embodies the virtues of this award – a project of considerable influence for its time and place, and one that has stood the test of time. All the more potent is that it was carried out by that most venerable of South Australian institutions, the South Australian Housing Trust, its roles now incorporated within Housing SA.³²

Dr Kent's Paddock now forms a part of the housing stock managed by the South Australian Housing Authority and continues to offer a range of rental options for clients who access the South Australia Housing Authority's services.

Chronology

Year	Event
1840	Dr Benjamin Archer Kent arrives in South Australia on the <i>Warrior</i> , taking up residence on Section 255, Hundred of Adelaide.
1854	Section 255 is subdivided and becomes the suburb of Kent Town, with part of Dr Kent's Paddock becoming the recreation grounds for Prince Alfred College.
Early Twentieth Century	Warehouse built for John Martin's Department Store (1911) at Dr Kent's Paddock. Depot constructed for the Engineering and Water Supply Department.
1928	Newell Platten is born.
1936	South Australia Housing Trust (SAHT) is established to provide housing for workers.
1937	First homes are built by the SAHT including a double-unit at Rosewater (SHP 13125).
1946-1951	Newell Platten studies to become an architect, working with Adelaide firm Lawson, Cheesman and Doley (1948-1951).
1940s-1950s	SAHT develops large areas of housing in the western suburbs of Adelaide and at Salisbury.
1950s	Newell Platten joins the Contemporary Architects' Group.

- 1958-1973 Newell Platten and Robert Dickson work in practice together as Dickson & Platten Architects, developing a distinctive Adelaide Regional style of modern architecture.
- 1950s-1960s SAHT designs and constructs the new town of Elizabeth.
- 1961-1963 Newell Platten works in Greece for Constantinos Doxiadis, the creator of 'Ekistics', a form of urban design that believes in the use of human scale and the ability of a space to influence how people view themselves.
- 1960s-1980s SAHT develops large areas of housing on the urban fringe at Noarlunga and northern suburbs.
- From 1967** ***Passage of Planning and Development Act 1966-1967, the creation of the South Australian Land Commission, changing social and economic conditions see the SAHT begin to adopt and implement new social planning concepts, withdraw as the de facto metropolitan developer and concentrate on new housing designs and medium-density, infill urban developments.***
- Early 1970s Newell Platten is engaged as a private consultant to the SAHT Advisory Committee for the development of the Noarlunga Regional Centre.
- 1973-1981** **Newell Platten joins the SAHT as Chief Design Architect and later also Chief Planner, he is tasked with improving the quality of the housing stock and design medium-density-infill cluster housing.**
- 1978-1979** **Design and construction of Stage 1 Dr Kent's Paddock**
- 1981 Newell Platten chooses not to renew his contract with the SAHT and returns to private practice. After leaving the SAHT Newell is commissioned to design a number of medium density housing complexes for the SAHT including Stage 2 of Dr Kent's Paddock.
- 1992** **SAHT notes that it has received at least 30 awards from either the Civic Trust of SA or the Royal Australian Institute of Architects for its work in urban consolidation.**
- 2007** SAHT becomes Housing SA.
Newell Platten is awarded the 25 Year Award by the Royal Australian Institute of Architects (SA Chapter) for Dr Kent's Paddock.
- 2018 Housing SA and Renewal SA merge to become the South Australian Housing Authority.
- 2021 April 26 Newell Platten dies.

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[http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=81]
- Pers. Com. Emily Hatfield, SA Housing Authority 24 June 2022.
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SITE RECORD

NAME: Dr Kent's Paddock Housing Complex

PLACE NO.: 26514

DESCRIPTION OF PLACE: Medium density infill cluster housing development featuring 1 and 2 bedroom, 2-storey and 3-storey blocks of flats; 2 and 3 bedroom, 2-storey townhouses with private courtyard gardens; warehouse conversion with 10 flats; all set around a communal garden. (Additional townhouses and blocks of flats built around a carpark to western end known as Stage 2 and not included in extent of listing).

DATE OF CONSTRUCTION: Stage 1 1978-1979

REGISTER STATUS: Nominated 9 April 2020

Provisional Entry tba

CURRENT USE: Housing

1979-present

ARCHITECT: Newell Platten, with Rudy Pleunik and John Fritz (draftsmen); David Forbes (landscaper), 1978-1979.

BUILDER: South Australian Housing Trust, 1978-1979.

LOCAL GOVERNMENT AREA: City of Norwood Payneham & St Peters

LOCATION: **Street:** 3-57 Capper Steet & 28-48 Rundle Street

Town/Suburb: Kent Town

Post Code: 5067

LAND DESCRIPTION: **Title** CT 5400/161 D28437 A102

Reference:

Hundred: Adelaide

PHOTOS

NAME: Dr Kent's Paddock Housing Complex

PLACE NO.: 26514



Central communal open space/garden, looking east, with flats to left side of image and townhouses with private courtyard gardens to right side of image.

Source: DEW Files 24 June 2022



Central communal open space/garden, looking west, note existing pepper tree *Schinus molle* retained and integrated into the space.

Source: DEW Files 24 June 2022

NAME: Dr Kent's Paddock Housing Complex

PLACE NO.: 26514



Dr Kent's Paddock 3-storey flats, viewed from car park fronting Rundle Street, looking east to cottage flats for pensioners.

Source : DEW Files 24 June 2022



Dr Kent's Paddock, pensioner flats fronting Rundle Street.

Source: DEW Files 28 October 2022

NAME: Dr Kent's Paddock Housing Complex

PLACE NO.: 26514



3-storey flats fronting communal garden, note the red brick wall.

Source: DEW Files 24 June 2022



Flats showing window details, note concrete lintel, band of brick above, brick sill and concrete tiles to roof.

Source: DEW Files 24 June 2022



Examples of landings in 3-storey flats.

Source: DEW Files 24 June 2022



Typical example of the living space in the flats and the view from the third floor.

Source: DEW Files 24 June 2022



Typical example of the kitchen in flats and the verandah accessed from the kitchen.

Source: DEW Files 24 June 2022

NAME: Dr Kent's Paddock Housing Complex

PLACE NO.: 26514



John Martin's Warehouse conversion, showing rear landing and small courtyard garden.

Source: DEW Files 24 June 2022



Former John Martin's Warehouse.

Source: DEW Files 28 October 2022



Interior warehouse conversion showing living space and kitchen.

Source: DEW Files 24 June 2022



Example of the townhouses, fronting Capper Street, note the carports and fencing.

Source: DEW Files 28 October 2022



Townhouses to Capper Street, note the stepped siting to accommodate the block shape.

Source: DEW Files 28 October 2022



Stage 2, showing the arrangement of townhouses and flats around a carpark.

Source: DEW Files 24 June 2022



Stage 2 flats fronting Capper Street.

Source: DEW Files 28 October 2022



Stage 2 townhouses.

Source: DEW Files 24 June 2022



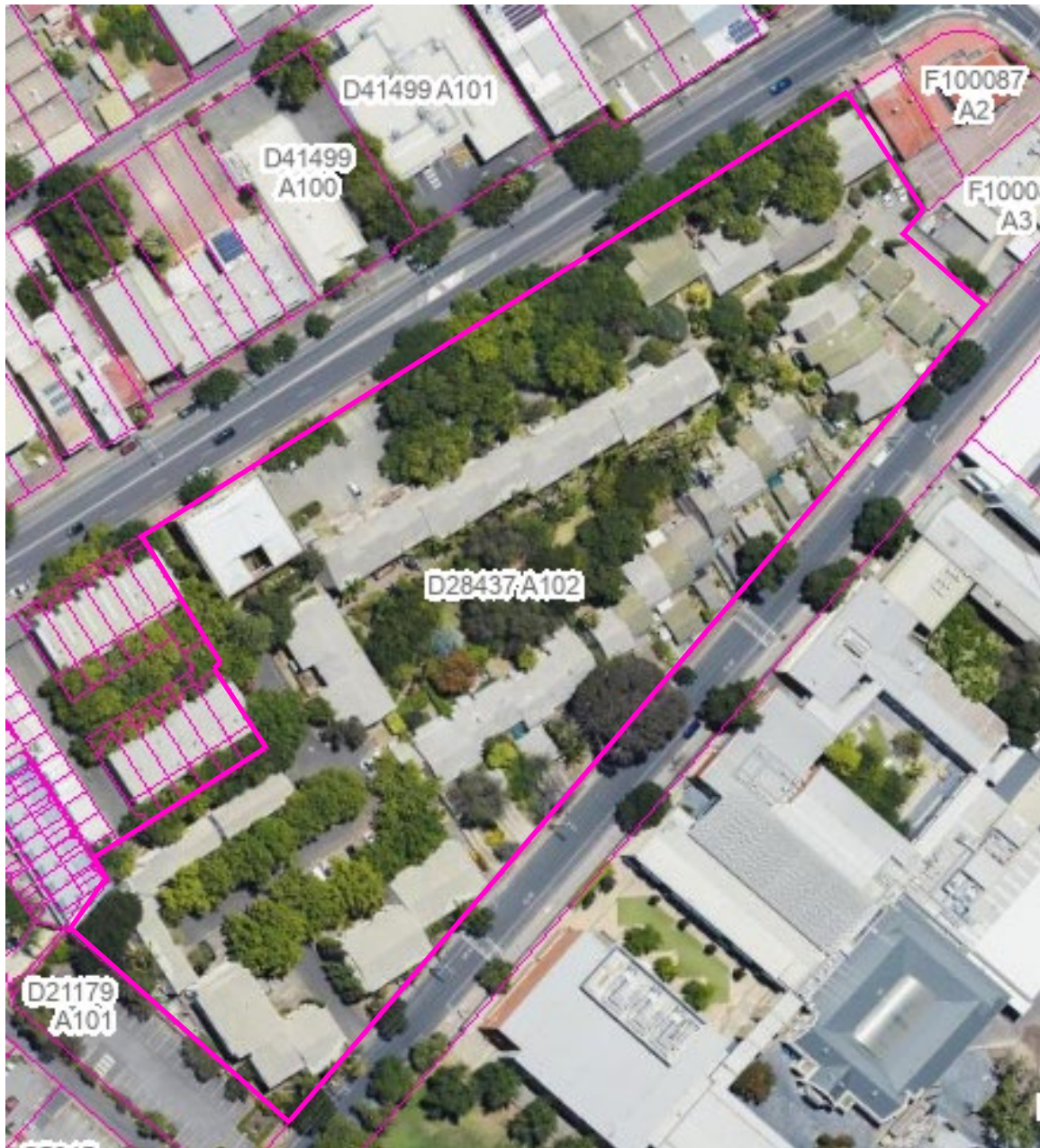
Signage for Dr Kent's Paddock showing the site configuration, carparking (red rectangles), homes (green) and carports (small green outline), former warehouse (large green outline to Rundle Street).

Source: DEW Files 24 June 2022

SITE PLAN

NAME: Dr Kent's Paddock Housing Complex



PLACE NO.: 26514



**Dr Kent's Housing Complex, Rundle and Capper Street, Kent Town CT 5400/161 D28437 A102
Hundred of Adelaide**

N ↑

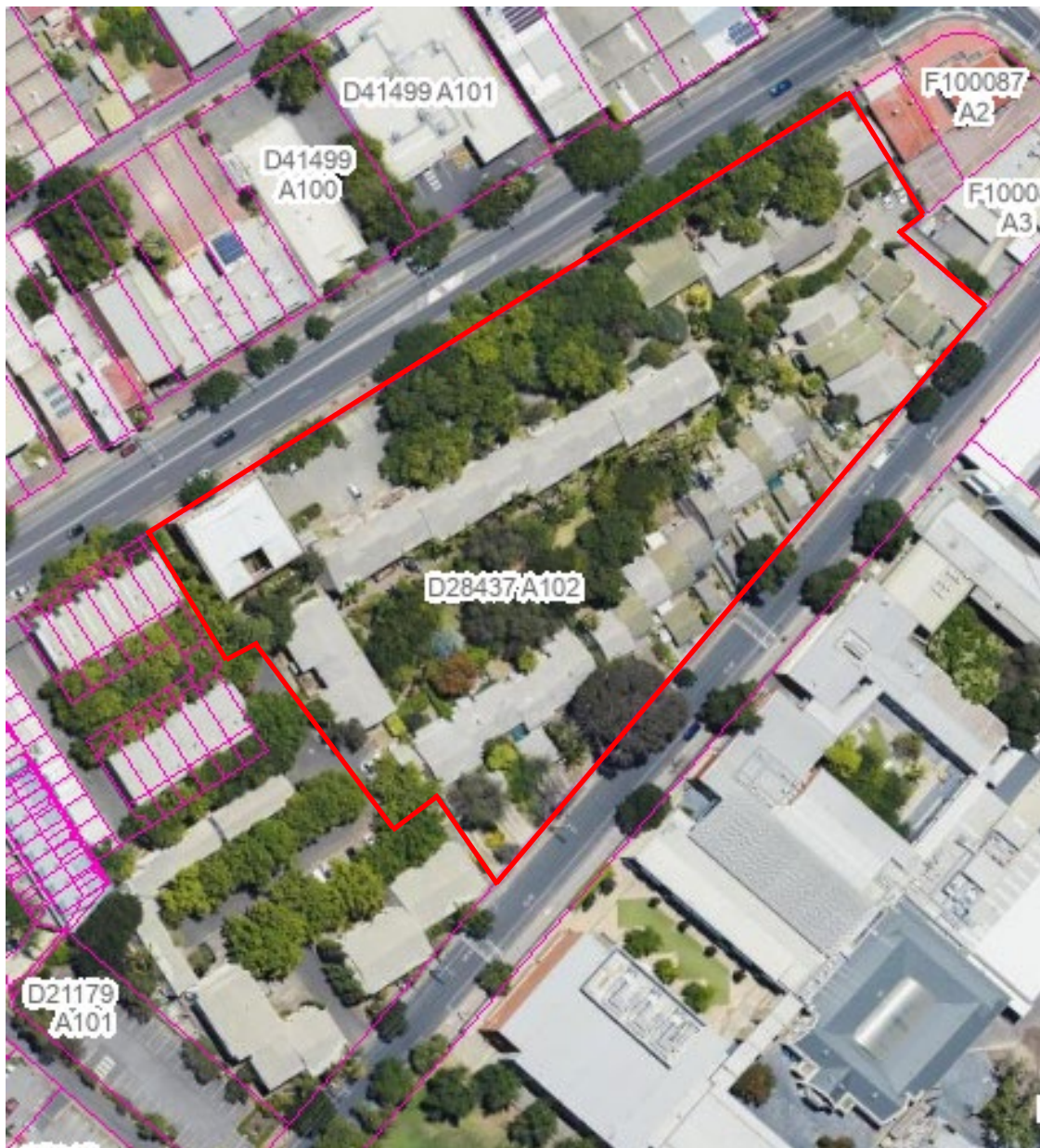
LEGEND

-  Parcel boundaries (Indicates extent of Listing)
-  Outline of Elements of Significance for State Heritage Place - see detail map next page

SITE PLAN (DETAIL)

NAME: Dr Kent's Paddock Housing Complex

PLACE NO.: 26514



**Dr Kent's Housing Complex, Rundle and Capper Street, Kent Town CT 5400/161 D28437 A102
Hundred of Adelaide**

LEGEND N ↑

 Outline of Elements of Significance for State Heritage Place

Elements of heritage significance include (but are not necessarily limited to):

- Stage 1 Development of Dr Kent's Paddock - blocks of flats, townhouses and warehouse converted to flats
- Central communal open space, garden spaces around buildings
- Height variation and stepped placement of buildings
- Concrete pavers to car car parks
- Red-brick perforated walls enclosing drying yards and garbage bin enclosures
- Grey face brick to walls, use of timber to balustrades and fences, grey concrete tiles to roofs, hoods and eaves

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- ¹ James Warburton (1986), *Sustaining our Heritage: the story of the Civic Trust awards and brickbats, 1971 to 1984*, (Adelaide: Civic Trust of South Australia), pp.12-13.
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- ³ Warburton, p.18.
- ⁴ Selected list of examples from Warburton and SAHT, *Urban Consolidation*.
- ⁵ Alison McDougall (2008), 'Platten, Newell', Architecture Museum, University of South Australia, Architects of South Australia:
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- ⁶ Richard Apperly, Robert Irving and Peter Reynolds (2011), *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, (Angas and Robertson: North Ryde), pp.248.
- ⁷ Platten quoted in McDougall
[http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=81]
- ⁸ Platten quoted in McDougall
[http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=81]
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- ¹¹ Pers. Com. Emily Hatfield, SA Housing Authority 24 June 2022.
- ¹² Rodney Cockburn (1984), *What's in a Name? Nomenclature of South Australia*. (Adelaide: Ferguson), p.116.
- ¹³ Susan Marsden (1996), 'Playford's metropolis', in Bernard O'Neil, Judith Raftery and Kerrie Round (eds.), *Playford's South Australia: Essays on the History of South Australia 1933-1968*, (Adelaide: Association of Professional Historians), p.123.
- ¹⁴ Marsden, 'Playford's Metropolis', p.123.
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- ¹⁷ SAHT, 'Annual Report' 1971.
- ¹⁸ SAHT, *Urban Consolidation*, p.5.
- ¹⁹ Susan Marsden 'Assessment Report Manitoba Housing Complex' DEW Files SHP 26419.
- ²⁰ SAHT, *Urban Consolidation*, p.13.
- ²¹ Platten, *Hybrid Beauty*, p.118.
- ²² Platten, *Hybrid Beauty*, pp.119-121, 125.
- ²³ Platten, *Hybrid Beauty*, pp.121-124. Pers. Comm. Newell Platten interview with Louise Bird 12 December 2012 (relevant portion of transcript now included in DEW Files.)
- ²⁴ Platten, *Hybrid Beauty*, pp.124-131.
- ²⁵ Newell Platten 'Architect's Notes', Royal Australian Institute of Architects (SA Chapter) Collection, Architecture Museum UniSA, S127/5/13. Platten, *Hybrid Beauty*, pp.124-131.
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- ²⁷ Platten, *Hybrid Beauty*, pp.124-131.
- ²⁸ Michael Page (1986), *Sculptors in Space: South Australian Architects 1836-1986*, (Adelaide: Royal Australian Institute of Architects (SA Chapter)), p.261.
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- ³⁰ Jennifer Taylor (1990), *Australian Architecture Since 1960*, 2nd ed. (Red Hill: Royal Australian Institute of Architects), p.146.
- ³¹ Taylor, p.147.

³² Quoted in Platten, *Hybrid Beauty*, pp. 127-128.