

## **SUMMARY OF STATE HERITAGE PLACE**

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### **REGISTER ENTRY**

**Entry in the South Australian Heritage Register in accordance with the  
*Heritage Places Act 1993***

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**NAME: Manitoba Housing Complex PLACE NO.: 26419**

**ADDRESS: 228-256 Carrington Street, 7-29 Hume Lane & 1-32 Regent Street  
North, Adelaide  
CT 5493/819 Lot 5, FP 166, Hundred of Adelaide  
CT 5877/915 Lot 870, FP 182522, Hundred of Adelaide**

### **STATEMENT OF HERITAGE SIGNIFICANCE**

The Manitoba Housing Complex is important as the first public rental housing scheme of its kind to be built in the City of Adelaide by the South Australian Housing Trust, reflecting a major change in its tradition of building in outer suburban estates. It was also the first large-scale construction of public, or 'social' housing, in the history of central Adelaide, and marks the start of an important phase in council and government action to revive the city's residential population, and to retain the low-cost accommodation that was traditionally available within the city.

The Manitoba Housing Complex is a significant example of an architectural form of medium-density housing new to South Australia, scaled-up and innovatively designed to provide for both communal and private occupation by public rental residents, and to respect existing urban form in an old inner city precinct. The design was influenced by the social-planning work of Hugh Stretton and realised by architect Ian Hannaford.

The place has significant associations with the South Australian Housing Trust, the State's first housing authority and a major planner, builder and developer in South Australia.

## **RELEVANT CRITERIA (under section 16 of the *Heritage Places Act 1993*)**

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

The Manitoba Housing Complex marks a significant turning point in the history of the State's public housing authority, the South Australian Housing Trust. From its establishment in 1937, the Trust built only suburban dwellings until Manitoba was constructed in the Adelaide city centre in 1974. Manitoba represents the first large-scale construction of public or 'social' housing in Adelaide's city centre. This was a distinctive phase in both the history of the South Australian Housing Trust and in city development.

The Manitoba Housing Complex is of particular significance as an example of the evolution of low cost and affordable housing built in inner Adelaide.

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

The Manitoba Housing Complex is an outstanding example of innovative public housing design, and a pioneering example of social housing development. It was more than just the provision of housing, also building a sense of community through its design including community support facilities such as shop, community room and large communal space. These design features remain, although the shop and community room have been converted and playground equipment has been removed.

Manitoba was also a distinctively new form of housing design for the Trust, as it was medium-density comprising two and three-story units with small private yards enclosing a large open space shared by the tenants. This medium-density form became the preferred style of South Australian Housing Trust housing in the 1970s. Manitoba was followed by several similar Trust developments in the city and suburbs, including complexes in close proximity such as the Box Factory. In contrast to the Trust's traditional mass-housing approach to design, Manitoba's design was also informed by social research into the needs of residents, not only for a range of dwelling types and facilities but also for both private and communal garden space.

An outstanding feature of the design of the site was that private yard space was retained, to reduce any feeling of overcrowding. There was space set aside for a children's playground, and seating space relating to the corner shop was also provided. The dwellings provided individual living units ranging from single pensioner flats to larger family-type units of two or three bedrooms.

The design of Manitoba was influenced by the work of Hugh Stretton, academic historian and public intellectual. The profound changes in the location and design of South Australian Housing Trust rental housing, exemplified by the Manitoba Housing Complex, were associated with new appointments to the Board made by the social reformist Dunstan government, the most prominent of them being

Stretton. Stretton supported sensitive urban rehabilitation, improvements in the design and range of Trust housing (including medium-density rather than simply suburban-style housing) and efforts to increase the Trust's stock in the inner-city area. The South Australian Housing Trust employed South Australian architect Ian Hannaford to develop Manitoba's design, based on these principles.

## SITE PLAN

Manitoba Housing Complex  
228-256 Carrington Street, 7-29 Hume Lane &  
1-32 Regent Street North, Adelaide

PLACE NO: 26419



Manitoba Housing Complex, Carrington Street, Adelaide – Site Plan

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[Generally indicating the important elements and features of the place (outlined in red)]

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## COMMENTARY ON THE LISTING

### Description and notes with respect to a place entered in the South Australian Heritage Register in accordance with the *Heritage Places Act 1993*

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#### Physical Description

The Manitoba Housing Complex is a medium-density housing complex occupying a city block in central Adelaide bounded by Carrington Street, Regent Street North (formerly Frome Street), Hume Lane and a private lane, and surrounding a spacious central garden courtyard with access restricted to residents. The complex (stage one only, excluding stage 2 built later on the north side of Hume Lane) consists of the original 41 two- and three-storey apartments designed as medium-density terrace housing. The two- and three-bedroom apartments face onto the central communal garden courtyard and have small fenced private front and rear yards. They are of red brick construction with tiled roofs, and the three-storey apartments have bay windows on the street frontages with cladding on the lower sections.

Manitoba includes buildings extending north from the corner of Carrington Street and Regent Street North, designated in the original layout plan as a laundromat, and used as a barber shop (on the corner) and a shop used as a community room (off Regent Street North) – both now converted for residential use. Apart from fencing and roll-up garage doors there are no other major changes evident in the design. The housing is still used for its original purpose, rented by Housing SA (formerly South Australian Housing Trust) tenants.

The components identified as being intrinsic to the heritage significance of Manitoba Housing Complex include:

- the exterior of all buildings (and exterior architectural features) comprising the Manitoba Housing Complex and former shops occupying the block bounded by Carrington Street, Regent Street North, Hume Lane and a private lane; the fencing enclosing the private garden spaces attached to each unit, and the central shared open space and its mature trees.

#### **History of the Place**

Manitoba Housing Complex was built in 1974-75 for the South Australian Housing Trust as a major initiative in public housing design, 'the first Trust new building in the City of Adelaide' and so was the first large-scale construction of public housing in the history of the city.

Manitoba Housing Development (as named originally by the architect) was designed by architect Ian Hannaford, who identifies it as one of the earliest medium-density housing developments of this type in South Australia, and the first in central Adelaide. While large-scale and modern in form Manitoba is described by Hannaford as 'urban design', respecting the nineteenth and early twentieth century housing of the surrounding south east quarter of the city.

Manitoba was also built to comply with the Adelaide City Council's new policy aimed at restoring residential life in the city centre, supported by the State government under Premier Don Dunstan, and the Manitoba development was a catalyst for the revival of residential construction in the City of Adelaide, both by the Trust and by private developers.

### **References**

The primary source for this Summary was:

- Marsden, Dr Susan, Heritage Assessment Report 'Manitoba Housing Complex' (2014), commissioned by DEWNR.

Refer to the Heritage Assessment Report for more detailed information about the history of the Manitoba Housing Complex, 228-256 Carrington Street, 7-29 Hume Lane & 1-32 Regent Street North, Adelaide and references.

## SITE DETAILS

**Manitoba Housing Complex**  
**228-256 Carrington Street, 7-29 Hume Lane &**  
**1-32 Regent Street North, Adelaide**

**PLACE NO: 26419**

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<b>FORMER NAME:</b>	Manitoba Housing Development
<b>DESCRIPTION OF PLACE:</b>	Medium-density housing complex occupying block bounded by Carrington Street, Regent Street North, Hume Lane and a private lane, and surrounding central garden courtyard. The complex consists of 41 two and three-storey apartments and a single-storey building (originally used as shops). The place includes all of these buildings, private garden spaces and central shared space.
<b>DATE OF COMPLETION:</b>	1975
<b>SA HERITAGE REGISTER STATUS:</b>	<b>Description:</b> Nominated <b>Date:</b> 16 October 2012  <b>Description:</b> Provisionally entered <b>Date:</b> 4 August 2014  <b>Description:</b> Confirmed <b>Date:</b> 17 June 2015
<b>LOCAL HERITAGE STATUS</b>	N/A
<b>CURRENT USE:</b>	<b>Description:</b> Social (low-income rental) housing <b>Dates:</b>
<b>PREVIOUS USE(S):</b>	<b>Description:</b> N/A <b>Dates:</b> N/A
<b>ARCHITECT:</b>	<b>Name:</b> Ian Hannaford <b>Dates:</b> 1974-75
<b>BUILDER:</b>	<b>Name:</b> Kennett Brothers <b>Dates:</b> 1974-75
<b>LOCAL GOVERNMENT AREA:</b>	<b>Description:</b> Adelaide
<b>LOCATION:</b>	<b>Unit No.:</b> N/A <b>Street No.:</b> 228-256 <b>Street Name:</b> Carrington Street <b>Street No.:</b> 7-29

**Street Name:** Hume Lane  
**Street No.:** 1-32  
**Street Name:** Regent Street North

**LAND DESCRIPTION:**

**Title Type:** CT  
**Volume:** 5493  
**Folio:** 819  
**Lot No.:** 5  
**Plan No.:** FP 166  
**Section:**  
**Hundred:** Adelaide

**Title Type:** CT  
**Volume:** 5877  
**Folio:** 915  
**Lot No.:** 870  
**Plan No.:** FP 182522  
**Section:**  
**Hundred:** Adelaide

## PHOTOS

**Manitoba Housing Complex**  
**228-256 Carrington Street, 7-29 Hume Lane and**  
**1-32 Regent Street North, Adelaide**

**PLACE NO: 26419**



*Manitoba Housing Complex, Carrington Street, Adelaide – Two and three storey units on Carrington Street (looking north)*  
(S Marsden, March 2014)



*Manitoba Housing Complex, Carrington Street, Adelaide – Two and three storey units on Carrington Street (looking north)*  
(S Marsden, March 2014)

## PHOTOS

**Manitoba Housing Complex**  
**228-256 Carrington Street, 7-29 Hume Lane and**  
**1-32 Regent Street North, Adelaide**

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**PLACE NO: 26419**



*Manitoba Housing Complex, Carrington Street, Adelaide - Rear of Carrington Street units, viewed from central space showing their private gardens (looking south) (S Marsden, March 2014)*



*Manitoba Housing Complex, Carrington Street, Adelaide - Rear of Carrington Street units, viewed from central space showing their private gardens (looking south) (S Marsden, March 2014)*

## PHOTOS

**Manitoba Housing Complex  
228-256 Carrington Street, 7-29 Hume Lane &  
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**Aerial View of Manitoba Housing Complex, Carrington Street, Adelaide –  
located in bottom left hand corner [late 1978] (looking south)  
(SAHT, MAN 0024)**



**Manitoba Housing Complex, Carrington Street, Adelaide –  
Plan of Medium Density site: Layout Plan [1974]  
(SAHT, MAN 0002)**

[Note, the section on the northern side of Hume Lane (aka Proposed A.C.C. Lane), which was built as Stage 2 of Manitoba, is not included as part of this Place]