

SUMMARY OF STATE HERITAGE PLACE

REGISTER ENTRY

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

NAME: Dr Kent's Paddock Housing Complex **PLACE NO.:** 26514

ADDRESS: Karna Country
3-57 Capper Street & 28-48 Rundle Street
Kent Town 5067
CT 5400/161 D28437 A102 Hundred of Adelaide

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. Built by the South Australian Housing Trust in 1978-1979 and designed by acclaimed South Australian architect Newell Platten while employed as Chief Design Architect, Dr Kent's Paddock Housing Complex demonstrates the South Australian Housing Trust's transition from provider of homes for workers to become the primary provider of social housing in South Australia. To meet the increasing needs for social housing during a time of social and economic change and inspired by broader urban renewal and densification of the urban environment, the South Australian Housing Trust became the industry leader in providing medium density cluster infill developments with Dr Kent's Paddock Housing Complex considered the best of this type.

Dr Kent's Paddock Housing Complex also has a special association with the work of Newell Platten. Noted for his residential designs, Platten designed Dr Kent's Paddock Housing Complex at the height of his career and it demonstrates the translation of his ideas for medium density infill design begun in the late 1960s. The complex embodies the design innovation in social housing Platten was attempting to achieve and it is one of the best examples of the new typology Platten led in the creation of for the South Australian Housing Trust in the 1970s and 1980s.

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

Dr Kent's Paddock demonstrates an important evolution in the provision of homes for South Australians and, in particular, social housing. In the nineteenth century and the first decades of the twentieth century social housing was primarily provided via the philanthropic actions of some individuals and organisations, such as the church.

In 1936, the South Australian government established the South Australian Housing Trust (SAHT) to supply affordable mass housing 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.

To meet the increasing need for social housing, the SAHT, under the stewardship of Hugh Stretton, Dick Roberts and Newell Platten, built dozens of medium density cluster infill developments in established communities such as 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, services and amenities. The SAHT quickly became the industry leader in providing medium density infill developments 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.

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

Stage 1 of Dr Kent's Paddock Housing Complex has a special association with the work of leading South Australian architect Newell Platten. Newell Platten, with his business partner Bob Dickson, created and introduced 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' and more colloquially the 'Platten pattern'.

While Platten designed many building types, dwellings were a feature of his work and when Platten was approached to join the SAHT in 1973 as the Chief Design Architect he was at the height of his architectural career. It was this experience that enabled him, within the tight budgetary constraints of the SAHT, to improve the design of the SAHT's housing stock while also ensuring it could be adapted to suit multiple site types and meet the varied needs of the clients it was being constructed for. Platten was responsible for the design of many of the infill projects that the SAHT built in the 1970s, drawing on his experience in designing not only the buildings but also the relationship with the landscape, resulting in the SAHT becoming the acknowledged leader in the design and construction of medium-density infill housing in South Australia.

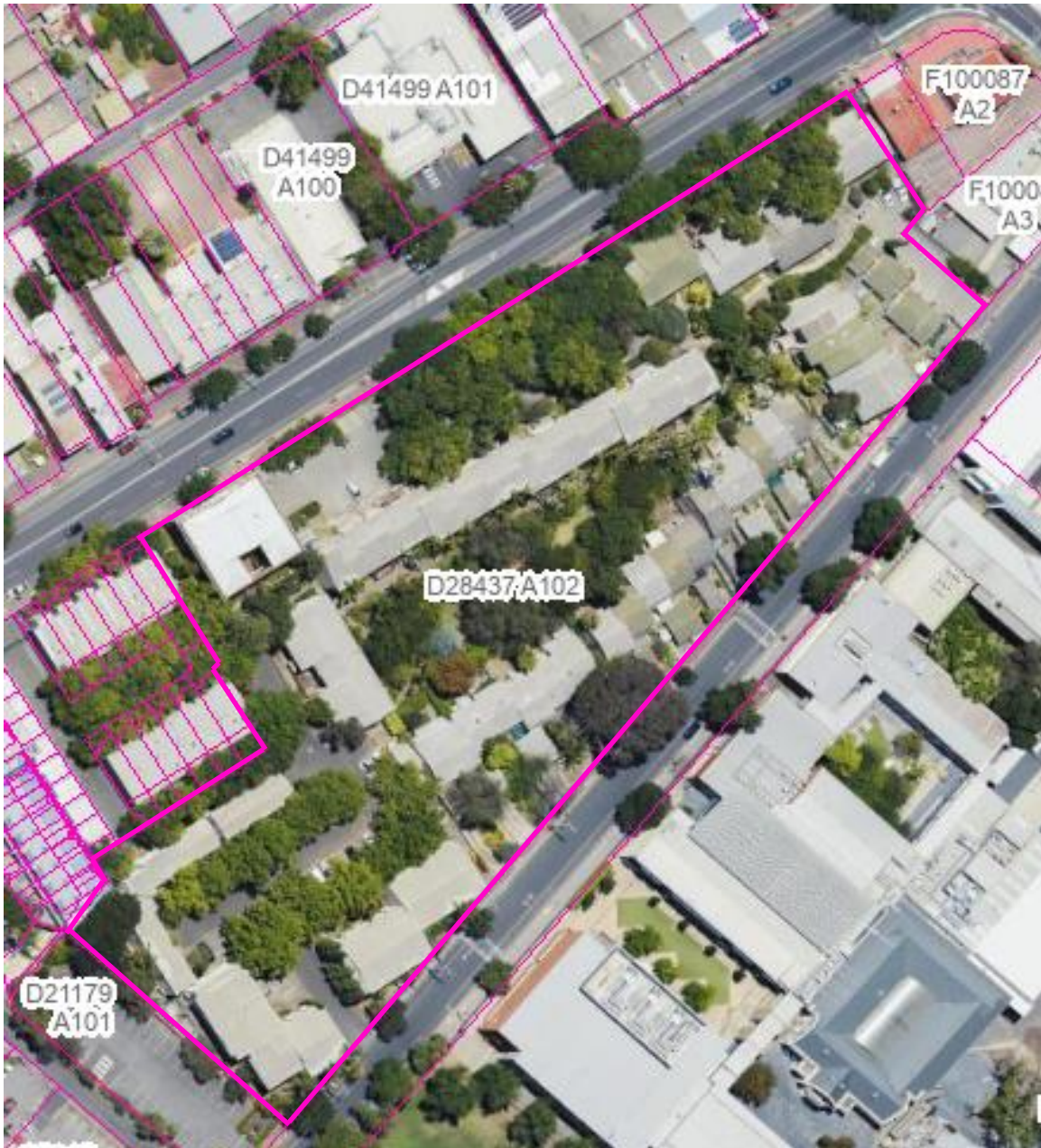
It is Dr Kent's Paddock Housing Complex that Platten contends best represents what he was trying to achieve while at the SAHT, 'design innovation' in social housing and a wish to return something to his working class roots. It is also a project that he readily acknowledged being 'proud of'. Stage 1 Dr Kent's Housing Complex has a special association with the work of South Australian architect Newell Platten demonstrating the translation of his ideas for medium density infill design begun with Kathleen Lumley College (SHP 26350) in the late 1960s to become one of the best examples of the new typology, which he led on creating for the SAHT in the 1970s and 1980s.

SITE PLAN

Dr Kent's Paddock Housing Complex

PLACE NO.: 26514



Kaurna Country, 3-57 Capper Street & 28-48 Rundle Street, Kent Town 5067



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

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 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).

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*

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 or Studio 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 a 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.

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)¹.

History of the Place

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.²

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'.³ 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'⁴ to the South Australian Land Commission, and the appointment of new Board members including academic Hugh Stretton and architects Jack McConnell and Dick Roberts.⁵ 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.⁶

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 1970-1972.⁷ 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.⁸

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.⁹

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 RAA 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.¹⁰

Newell Platten and Dr Kent's Paddock

Newell Platten graduated from his architectural studies in 1951 and in 1958 entered into partnership with Robert (Bob) Dickson, creating the firm Dickson & Platten Architects. While in partnership (1958-1973), Dickson and Platten are recognised as 'pioneering and developing'¹¹ a 'friendly and more relaxed form of modernism'¹² that came to be known as the Adelaide Regional style. Early commissions for Dickson & Platten Architects were predominantly domestic, which they regarded as the most pure form of architecture'.¹³ For Platten, house design was 'about life, in pure, continuous solid form' or 'the most pure form of architecture'.¹⁴ Platten designed a number of houses, including his own and was at the height of his career when he joined the SAHT 1973.

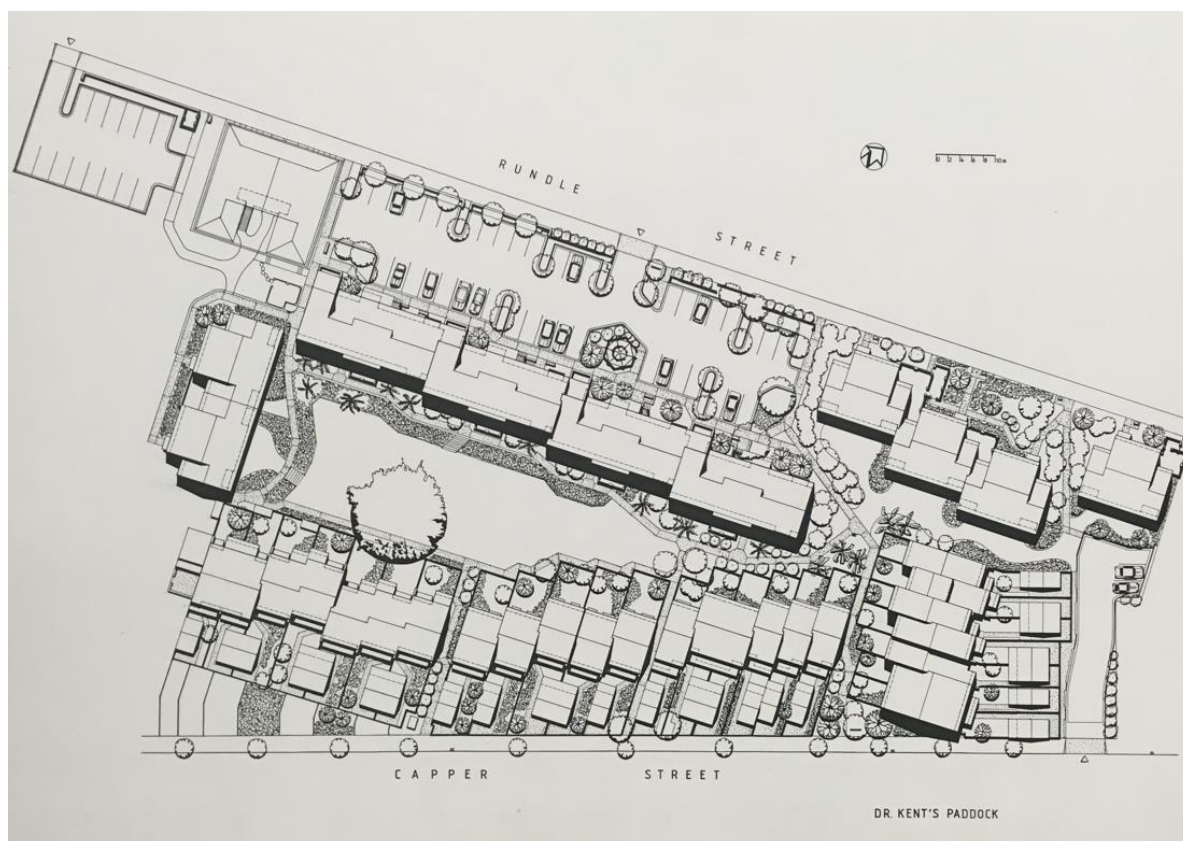
Platten was approached directly by Dick Roberts, Chair, SAHT Board and asked to consider applying for the role of Chief Design Architect. After considering the offer, Platten applied for the position as he felt that the SAHT might be 'receptive to design innovation' and wished to return something to his working class roots.¹⁵ While the relationship with some of the other architects and planners who had spent many years at the SAHT was acrimonious and his job description somewhat vague, Platten 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, Platten 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.¹⁶

When not improving the design of dwellings, the projects given to Platten 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 Platten recognises as the most representative of what he was trying to achieve while working for the SAHT. More than just the architecture of the buildings, it was also the form of the space and the amenity it provided. In his own words, Dr Kent's Paddock is a place he is 'proud of'.¹⁷

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, Platten 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.

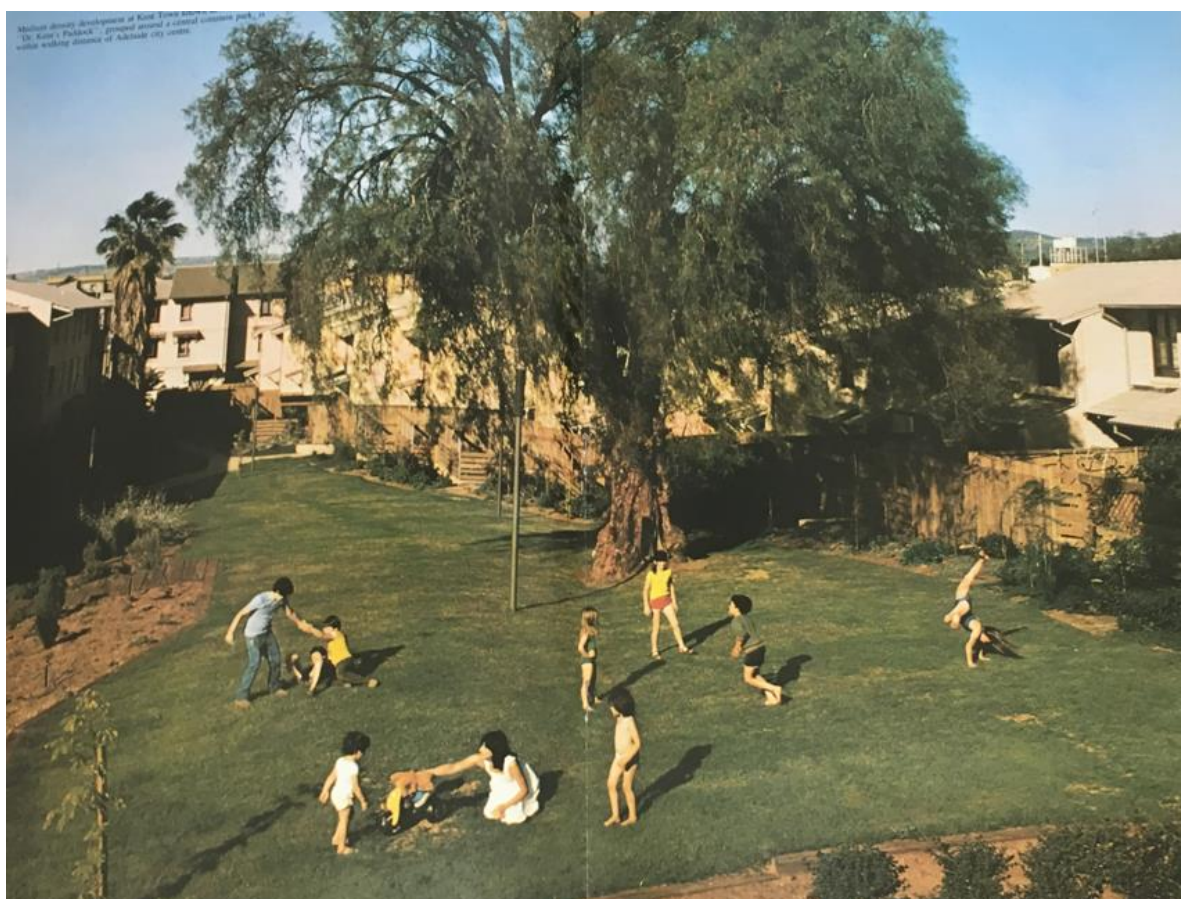


Site Plan Stage 1 Dr Kent's Paddock

Source: Architecture Museum UniSA S127

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 Platten had already prepared to improve the SAHT's housing stock, albeit adapted and arranged to suit the Dr Kent's Paddock site. Working with Platten on the project were SAHT draftsmen Rudy Pleunik and John Fritz and landscaper David Forbes. Platten notes that the budget was increased slightly enabling the landscaping and use of concrete pavers in the car park rather than the usual bitumen.¹⁸

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.¹⁹

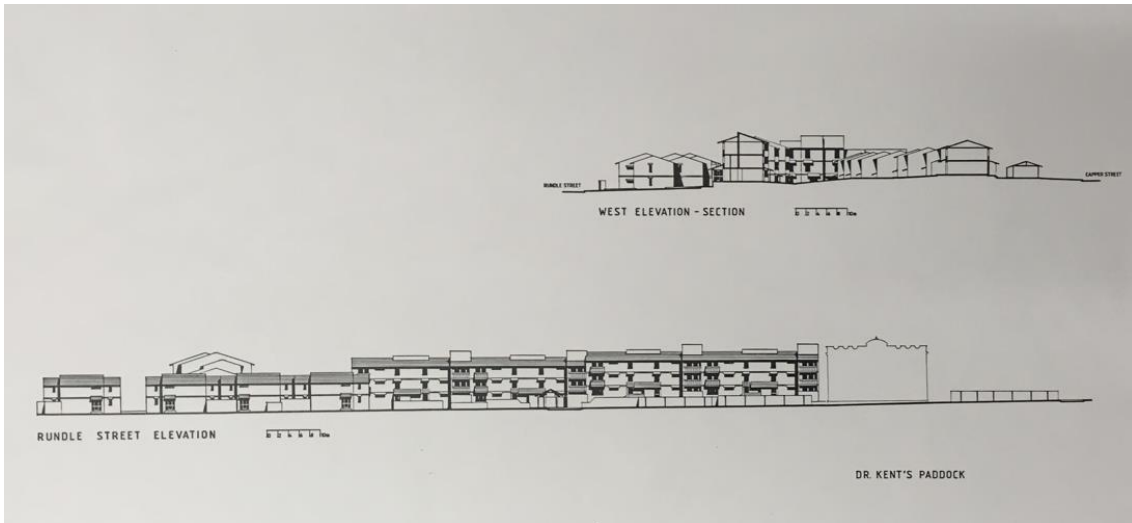


Dr Kent's Paddock communal open space/garden c.1980

Source: SAHT Annual Report 1980.

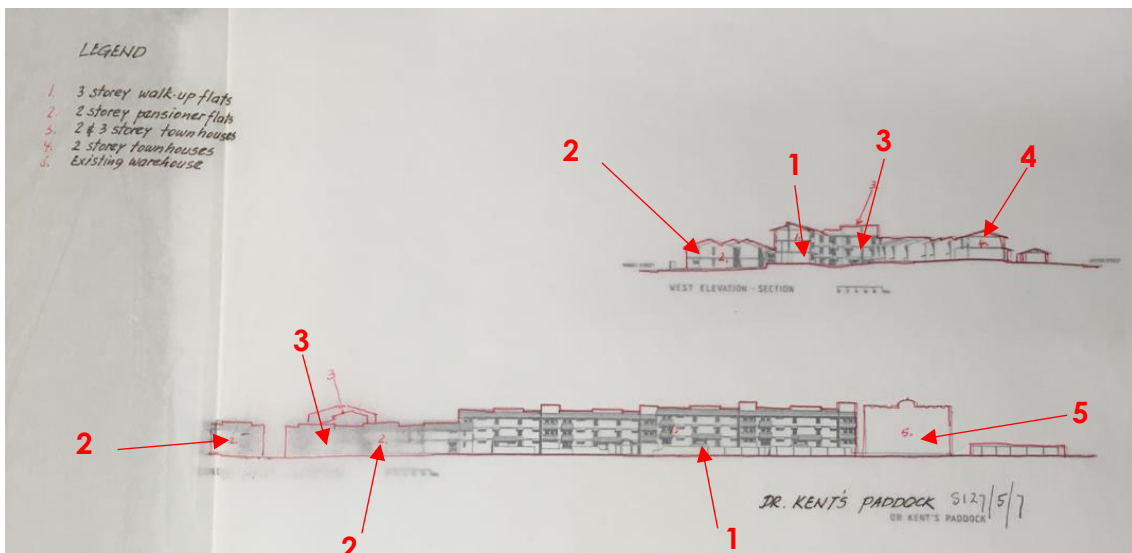
Excluding the existing warehouse, the buildings have traces of typical Dickson and Platten detailing seen in the window proportions, lintels and eaves. Platten also incorporated red brick grille screens into the design as fencing and walls to drying yards and garbage bin shelters, as a means to draw 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).²⁰

Platten 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 and townhouses were built to the west of the site, however, rather than surrounding an internal garden the internal space was used to create a carpark.²¹



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.²² 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 1983.²³

In 1983, the Royal Australian Institute of Architecture SA Chapter (RAIA SA Chapter) awarded Newell Platten a Commendation for Dr Kent's Paddock stating, '[t]he building exteriors, designed in the familiar "Platten pattern", substantially but unobtrusively raise the architectural quality of the mixed residential / commercial neighbourhood.' The RAIA SA Chapter further commenting 'it is fitting that the architecture of Dr Kent's Paddock should earn recognition.'²⁴

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.'²⁵ 'Dr Kent's Paddock ... shows the work at its best.'²⁶

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.²⁷

In 2013, the book *Urban Voices* was published with the support of the three peak professional design organisations in Australia, namely the Australian Institute of Architects, Planning Institute of Australia and the Australian Institute of Landscape Architects. The book is a retrospective of Australian urban design from the last decades of the twentieth century and first decades of the twenty first century. In his chapter titled 'Social housing, leadership and innovation', John Byrne echoed Taylor's and the AIA's assessment of Platten's work in fundamentally shifting the urban design practices of the SAHT. In particular, highlighting the SAHT's contribution to 'best practice urban design' in the 1970s and 1980s through its program of urban renewal with infill housing. The three 'flag bearers' of that work were all designed by Newell

Platten and are Dr Kent's Paddock, the Box Factory and Hallweld. Byrne further notes '[a] case could easily be made for their heritage listing.'²⁸

In 2017, Professor Anthony Radford wrote an essay to accompany the retrospective 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.²⁹

Dr Kent's Paddock, remains a highly intact example of Newell Platten's residential and urban designs. The housing complex 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 Australian 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	<i>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.</i>

- Early 1970s Newell Platten is engaged as a private consultant to the SAHT Advisory Committee for the development of the Noarlunga Regional Centre.
- 1973-1979 Newell Platten serves as a member of the National Capital Planning Committee.
- 1973-1980 Newell Platten serves as a Commissioner for the Monarto Development Commission.
- 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.**
- 1977-1981 Newell Platten serves as a member of the City of Adelaide Planning Commission.
- 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 Platten 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.**
- 1993 Newell Platten awarded RAIA SA Chapter Sir James Irwin President's Medal.**
- Newell Platten receives City of Kensington & Norwood Urban Innovation & Design Excellence Award.**
- 1995 Newell Platten awarded a Member of the Order of Australia (AM) for services to Architecture and Town Planning.**
- 1996 Newell Platten is made a life member of the RAIA.**
- 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]
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Pers. Comm. Newell Platten interview with Louise Bird 12 December 2012.
'Architect's Notes', Royal Australian Institute of Architects (SA Chapter) Collection, Architecture Museum UniSA, S127/5/13.

SITE DETAILS

Dr Kent's Paddock Housing Complex

PLACE NO.: 26514

3-57 Capper Steet & 28-48 Rundle Street, Kent Town

FORMER NAME:	Dr Kent's Paddock
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 14 April 2020 Provisional Entry 8 December 2022 Confirmed 19 October 2023
LOCAL HERITAGE STATUS:	Not listed as a local heritage place at time of confirmation as a State Heritage Place.
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 Name: 3-57 Capper Steet & 28-48 Rundle Street Town/Suburb: Kent Town Post Code: 5067
LAND DESCRIPTION:	Title CT 5400/161 Reference: Lot No.: A102 Plan No.: D28437 Hundred: Adelaide

PHOTOS

Dr Kent's Paddock Housing Complex

PLACE NO.: 26514

3-57 Capper Street & 28-48 Rundle Street, Kent Town



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

PHOTOS

Dr Kent's Paddock Housing Complex

PLACE NO.: 26514

3-57 Capper Street & 28-48 Rundle Street, Kent Town



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

Summary of State Heritage Place: 26514

Provisionally entered by the South Australian Heritage Council on 08 December 2022

Confirmed by the South Australian Heritage Council on 19 October 2023

PHOTOS

Dr Kent's Paddock Housing Complex

PLACE NO.: 26514

3-57 Capper Street & 28-48 Rundle Street, Kent Town



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

PHOTOS

Dr Kent's Paddock Housing Complex

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3-57 Capper Street & 28-48 Rundle Street, Kent Town



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

PHOTOS

Dr Kent's Paddock Housing Complex

PLACE NO.: 26514

3-57 Capper Street & 28-48 Rundle Street, Kent Town



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

PHOTOS

Dr Kent's Paddock Housing Complex

PLACE NO.: 26514

3-57 Capper Steet & 28-48 Rundle Street, Kent Town



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

PHOTOS

Dr Kent's Paddock Housing Complex

PLACE NO.: 26514

3-57 Capper Steet & 28-48 Rundle Street, Kent Town



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

Source: DEW Files 28 October 2022

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- ¹ Pers. Com. Emily Hatfield, SA Housing Authority 24 June 2022.
- ² Rodney Cockburn (1984), *What's in a Name? Nomenclature of South Australia*. (Adelaide: Ferguson) p.116.
- ³ Susan Marsden (1996), 'Playford's metropolis', in Bernard O'Neil, Judith Rafferty and Kerrie Round (eds.), *Playford's South Australia: Essays on the History of South Australia 1933-1968*, (Adelaide: Association of Professional Historians), p.123.
- ⁴ Marsden, 'Playford's Metropolis', p.123.
- ⁵ SAHT (1971), 'Annual Report', (Adelaide: SAHT). Susan Marsden (1986), *Business Charity and Sentiment: The South Australian Housing Trust 1936-1986*, (Netley: Wakefield), pp.335-428.
- ⁶ Louise Bird (2016), 'Planning for Open Space in Postwar South Australia' (PhD thesis, University of South Australia), pp.164-165.
- ⁷ SAHT, 'Annual Report' 1971.
- ⁸ SAHT, Urban Consolidation, p.5.
- ⁹ Susan Marsden 'Assessment Report Manitoba Housing Complex' DEW Files SHP 26419.
- ¹⁰ SAHT, Urban Consolidation, p.13.
- ¹¹ Alison McDougall (2008), 'Platten, Newell', Architecture Museum, University of South Australia, Architects of South Australia:
[http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=81]
- ¹² 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.
- ¹³ Platten quoted in McDougall
[http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=81]
- ¹⁴ Platten quoted in McDougall
[http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=81]
- ¹⁵ Platten, *Hybrid Beauty*, p.118.
- ¹⁶ Platten, *Hybrid Beauty*, pp.119-121, 125.
- ¹⁷ 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.)
- ¹⁸ Platten, *Hybrid Beauty*, pp.124-131.
- ¹⁹ 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.
- ²⁰ 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.
- ²¹ Platten, *Hybrid Beauty*, pp.124-131.
- ²² Michael Page (1986), *Sculptors in Space: South Australian Architects 1836-1986*, (Adelaide: Royal Australian Institute of Architects (SA Chapter)), p.261.
- ²³ Warburton, p.16.
- ²⁴ RAI SA Chapter (1983), 'RAIS SA Chapter Awards' *Building and Architecture* September 1983, p.16.
- ²⁵ Jennifer Taylor (1990), *Australian Architecture Since 1960*, 2nd ed. (Red Hill: Royal Australian Institute of Architects), p.146.
- ²⁶ Taylor, p.147.
- ²⁷ Quoted in Platten, *Hybrid Beauty*, pp. 127-128.
- ²⁸ John Bryne (2013), 'Social housing, leadership and innovation', in John Byrne, Bill Chandler and Bruce Echberg, *Urban Voices*, (Melbourne: Urban Design Forum Incorporated), pp.101-102.
- ²⁹ Anthony Radford (2017), 'Dickson & Platten in the other tradition of Modern Architecture' in Julie Collins and Michael Pilkington (eds), *Dickson & Platten Architects 1950-2000*, (Adelaide: Phillips Pilkington Architects), p.57.