

From 1888 to 1917, there were three breweries in London: the Carling Brewery, the Labatt Brewery, and the Kent Brewery.

The Kent Brewery was established on Ann Street in 1859 (Phillips, 76) (Baker, 14). The Kent Brewery continued in business for 58 years, until 1917, when it was shuttered by prohibition.



Here it is pictured as it was c. 1905 (London Old Boys Souvenir 1905), after "extensive alterations and additions were made" by Joseph Hamilton "near the end of the [19th] century" (Phillips, 155). Apart from a new door in the centre, the main Kent Brewery building still looks much as it did in its heyday, when this c. 1905 photograph was taken.



Glen Phillips, in his book *On Tap: The odyssey of beer and brewing in Victorian London-Middlesex*, says that "The main building is the largest surviving brewery artifact from Victorian London Middlesex". (Phillips, p. 155).

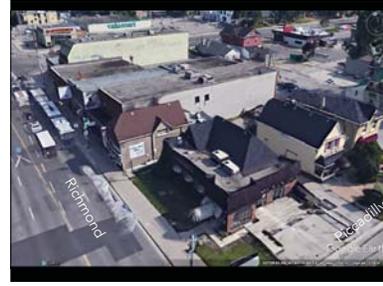
City of London policy offers a favourable climate for adaptive re-use, both for the preservation of heritage built assets, and for the environmental and sustainability advantages of re-using existing buildings.



The following examples from the near neighbourhood of the Kent Brewery building illustrate that creative adaptive re-use of old buildings, even plain buildings, is the norm in the neighbourhood.



This first example shows that buildings don't have to be grand to be adaptively re-used. Humble structures can lend charm and variety to their surroundings. This building, which now houses the iconic Campus Hi-Fi, was built and used as a brick stable in the 1880s.



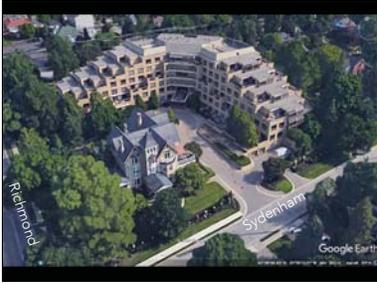
Another example is the Black Walnut Café at Piccadilly and Richmond Streets, which still has the original 1928 gas station embedded in it.



A third example is the 1911 Fireproof Warehouse, which was turned into The Village Corners. The Village Corners development shows that it is possible to take a commercial building, and turn it into a showpiece. The back of this building can be seen from the front door of the Kent Brewery.



Another example is the filling-in of the courtyard of the 1909 Murray-Selby Shoe factory building at Piccadilly and Richmond Streets. The industrial feel of the factory was preserved while creating an airy modern atrium.



The Sir Adam Beck house was rebuilt with modern materials after an attempt was made to reconstruct it from the original bricks. Lessons were learned about the viability of disassembling existing buildings in the hopes of rebuilding them, but the intent was there to incorporate the historic fabric and simultaneously intensify.



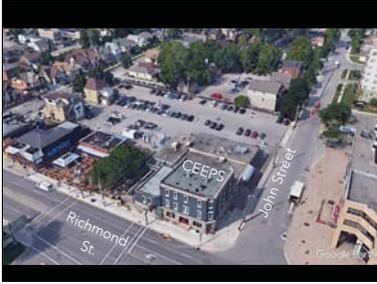
Another development, along Richmond Street at Central, preserves and incorporates some of the grand old residences along Central Ave. It shows the possibilities for preserving heritage properties while simultaneously developing denser residential units on the site.



The Station Park development added density while incorporating the 1892/93 CPR railway station.



One re-use for the Kent Brewery building could be a pub, perhaps even a brew-pub.



The following are examples of buildings in the neighbourhood that have been adaptively re-used to include pubs or brew-pubs. The CEEPS, built as a hotel in 1890 to capitalize on the then newly established CPR railroad, is now a brew pub.



The Pub on Richmond, north of Piccadilly on Richmond, started life as Mrs. Keene's grocery in 1883.



The building that now houses McCabe's at 739 Richmond has served, among other uses, as a taxi service, smoke shop, and drug store.



Molly Bloom's is tucked into the corner of the 1909 Murray-Selby building, mentioned earlier.



Since a decision does not have to be made today, there is perhaps time for exploration of additional options. I hope that these examples of nearby adaptive re-use can provide some pause for thought, and some inspiration. Thank you.