

## Item Details

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**Name**

Royal Cricketers Arms Inn

**SHR/LEP/S170**

LEP #

**Address**

385 Reservoir Road PROSPECT NSW 2148

**Local Govt Area**

Blacktown

**Local Aboriginal Land Council**

Unknown

**Item Type**

Built

**Group/Collection**

Commercial

**Category**

Inn/Tavern

## All Addresses

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**Addresses**

Records Retrieved: 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
2	Cricketers Arms Road	PROSPECT/NSW/2148	Blacktown	Unknown			Unknown	Alternate Address
385	Reservoir Road	PROSPECT/NSW/2148	Blacktown	Unknown	Prospect	Cumberland	Unknown	Primary Address

## Significance

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**Statement Of Significance**

The Cricketers Arms Hotel is a place of state significance for its historical values and of local significance for its aesthetic, creative and associational values. The place is rare as an example of a mid-Victorian country hotel in the Sydney area but also for its context and setting that retain much of the character of the area and remain largely unaltered over the last 100 years.

The place has the ability to demonstrate the State Historical Themes of Land Tenure, development (and failure) or Townships, Transport and its role in determining patterns of development, the provision of Utilities as seen in the construction of the Prospect Reservoir, the development of Commerce in early settlements and the role of Individuals in the settlement of western Sydney.

The site and buildings are powerful invocations of early western Sydney and its development.

(Davies 2001)

**Criteria a)****Historical Significance**

The Cricketers Arms Hotel is one of a small group of surviving structures in the Prospect area, one of the earliest settlements west of Parramatta. The other notable buildings are St Bartholomew's Anglican Church (1841), the structures related to the late 19th century reservoir and the former Prospect Post Office.

Prospect is significant for its associations with early exploration, the first subdivision of land in the district and associations with significant early settlers and landholders.

The hotel, although not specifically to function as a 'roadside inn', is the last surviving hotel on the old western road providing evidence of the pattern of use of that early link to the west and the development along it.

The hotel construction is closely linked to the construction of the Prospect Reservoir, a major engineering undertaking of the 1880s that provided the water supply to Sydney. The success and later decline of the hotel business are closely linked to the construction activity of the reservoir. The building is evidence of an early business venture on the outskirts of Sydney and the attempts to establish new townships. The failure of the business demonstrates the impact of the railway in the development of Sydney and the movement of trade and transport routes to the railway away from the earlier established road routes.

The hotel building is a rare and very good example of a country hotel surviving on the outskirts of Sydney.

(Davies 2001)

#### **Criteria b)**

##### **Historical Association Significance**

The site is associated with the Neeve and Manning families who were early settlers in the Prospect area. They occupied the site from 1869 until the 1930s. They were a significant family in the Prospect area and contributed to the social history of the area.

The place has the ability to demonstrate early patterns of use related to recreation and associated uses to the hotel and stores and as part of the civic and social life of Prospect.

(Davies 2001)

#### **Criteria c)**

##### **Aesthetic/Technical Significance**

The building demonstrates a high level of aesthetic achievement and is a fine example of mid-Victorian country hotel construction and design that is rare in the Sydney area and also rare in the closer areas around Sydney. The building demonstrates an unusual form that is in stark contrast to the hotels being constructed in inner Sydney at the same time.

The building demonstrates good detailing and joinery, competent design and the use of unusual features such as the asymmetrically located cantilevered balcony to the upper level. The building demonstrates the (unfounded) confidence of its builder in the future of the area.

The building and site retain early fitout and features that are also rare as most hotel buildings have had at least one and often many refits that removed most of their significant form and fitout.

(Davies 2001)

#### **Criteria d)**

##### **Social/Cultural Significance**

The site and buildings have some value to the present community of Blacktown who patronise the hotel. This is of limited significance.

(Davies 2001)

#### **Criteria e)**

##### **Research Potential**

The site and buildings have the rare ability to demonstrate a pattern of development of early Sydney that is almost lost and survives in remnant form. This is seen here in the buildings themselves but also the setting along an undeveloped section of the Old Western Road that has retained much of its early appearance and context. The overall setting of the building on the Old Western Road is of high significance.

The building has the ability to demonstrate a pattern of use that is rare as it retains its planned function within the spaces planned for that use. Despite the introduction of some modern services the building demonstrates a use within a setting that is rare.

The building history also demonstrates changes in use from hotel and shop to residence and farm and back to hotel use, changes that reflect the changing nature of the Prospect area.

The site and building have low archaeological significance as the archaeological evidence is poor and not reflective of the historic or significant use of the site.

(Davies 2001)

#### Criteria f)

##### Rarity

The building and setting are rare within the Sydney area.

(Davies 2001)

#### Criteria g)

##### Representative

The buildings are excellent examples of early hotel construction and fitout.

The site retains its historic setting with boundaries from early sub-division still understandable and discernible.

(Davies 2001)

## Owners

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Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

## Description

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Designer

Builder/Maker

Physical Description

Updated

An attractive two storey brick building with gable ended galvanised iron roof and ground level verandah at the road frontage. The attic rooms contain windows in the end gables and a large projecting gable in weatherboard over the front entrances.

Physical Condition

Updated

Modifications And Dates

1992 conservation works

### Further Comments

### Current Use

Hotel

### Former Use

Hotel, tea rooms, residence

## Listings

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### Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Amend No 143		4/12/2002 12:00:00 AM	72	2262
State Environmental Planning Policy				WSP	

## Procedures/Exemptions

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Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

## History

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Historical Notes or Provenance

Updated

James Manning was born at Parramatta in 1854. His father, who had predeceased him, had a farm between Prospect and Seven Hills Roads. His mother remained living at the farm, marrying Peter Winter in 1856. After working as a coachman firstly for Walter Lamb and later for Mr Wentworth of Greystanes, he inherited his parents' farm in 1877 but did not move to the property, preferring to lease it.

In 1877 he purchased part of his mother-in-law's land fronting Flushcombe Road at Prospect. It appears that James Manning built a hotel on the land soon after his purchase, hoping to capitalise on the construction of the nearby Prospect Reservoir and the establishment of a stone quarry on Prospect Hill. The site was ideally located next to Fluschcombe Road, the main access between the quarry and Blacktown Railway Station. He was issued with a publican's licence for the Royal Cricketer's Arms Hotel on 16 September 1880. He also operated a racetrack and cricket pitch on the property.

From the time of his purchase, Manning had taken out a series of mortgages on his property. By 1884 he was having financial problems and subdivided the land, retaining three acres around the hotel and store. According to I. Rice in "James Manning of the Cricketer's Arms" (BDHS Journal, Vol VI, 1985) Manning appointed a manager to run the hotel, but the manager had allowed the business to deteriorate and eventually absconded with the funds. In 1889 Manning leased the property to Hugh McCue, Innkeeper. By 1892, the Permanent Trustee Company had been appointed as a trustee for the balance of the property. They foreclosed on the mortgage but maintained the hotel in operation. This corresponds to the time that Prospect finished its boom period.

Manning continued to live at Prospect working at the quarry and farming until his death in 1927.

Licences for the Cricketers' Arms were granted in 1895 and 1899 to Sarah Roche. It appears to have operated discontinuously until 1913 when the property was conveyed to Edward F. Cooney, a labourer of Prospect and husband of James Manning's daughter Florence. Cooney ran a dairy farm on the land and his daughters established a tearoom and local store in the former hotel. Cooney sold the property in 1937 and it then had a succession of owners before being purchased by the Great Western Drive-In Theatre Pty Ltd in 1963. They used most of the land for the new drive-in, leaving a small area around the former hotel. The former hotel became the caretaker's residence until 1989 when the Department of Planning purchased the former hotel site. Conservation works were undertaken in 1992.

## Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
3. Economy	Transport	Transport and its impact on urbanism

## Recommended Management

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### Management Summary

### Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

## Report/Study

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## Heritage Studies

Records Retrieved: 2

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Blacktown Heritage Study			1995		(not stated)
Blacktown Heritage Study			1988		Jonathan Falk Planning Consultants in association with Rodney Jensen and Assoc.s

## Reference & Internet Links

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### References

Records Retrieved: 1

Type	Author	Year	Title	Link
Written	Paul Davies Pty Ltd Architects & Heritage Consultants	2001	Conservation Management Plan - The Royal Cricketers Arms Hotel, Prospect	

## Data Source

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The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Blacktown City Council	1140065

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