

Item Details

Name

Royal Cricketers Arms Inn

SHR/LEP/S170

s170

Address

385 Reservoir Road PROSPECT NSW 2148

Local Govt Area

Blacktown

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Transient Accommodation

Category

Inn/Tavern

All Addresses

Addresses

Records Retrieved: 2

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

Significance

Statement Of Significance

A rare example of a Victorian era roadside hotel in Western Sydney. It was associated with James Manning and the Neeve Family, who were early settlers in the area. It is also of significance as one of few surviving structures relating to the original village of Prospect.

Criteria a)

Historical Significance

The Royal Cricketers Arms Hotel is of high historical significance as the last surviving operational roadside hotel along the Old Western Road from Parramatta to Penrith and is an important example of the roadside inns which proliferated from the 1820s until the turn of the century. It also has historical significance as one of the few surviving structures related to the original Prospect Village, which was one of the early settlement areas in the land west of Parramatta. The hotel is closely related to the construction of Prospect Reservoir and its rise and decline reflects the construction progress of the reservoir. The building is evidence of any early business venture in the Western Sydney area and demonstrates several changes of use. The property has close associations with James Manning and the Neeve family who were a significant family in the area.

Criteria c)

Aesthetic/Technical Significance

The Royal Cricketers Arms Hotel has high aesthetic significance as a fine example of a Victorian roadside inn. It is an excellent example of a small country hotel and has high aesthetic appeal with its asymmetrical design and projecting cantilevered balcony on the upper floor.

Criteria d)

Social/Cultural Significance

The Royal Cricketers Arms Hotel is of high social significance as a surviving remnant of development in the Prospect area, particularly as the only surviving commercial building from the early phase of development and for its association with James Manning and the Neeve family who contributed to the social history of the area. The hotel played an important social role in the area during the construction of the Reservoir, and continues to do so.

Criteria e)

Research Potential

The Royal Cricketers Arms Hotel has high technical and research significance as an example of mid to late Victorian construction techniques as demonstrated through the high quality construction and joinery and unusual design.

Criteria f)

Rarity

The Royal Cricketers Arms Hotel is the only surviving Victorian roadside inn along the Old Western Road between Parramatta and Penrith and is one of only two surviving commercial buildings from the original Prospect Village.

Criteria g)

Representative

The Royal Cricketers Arms Hotel is an excellent example of a Victorian roadside inn and is the only such surviving operational building along the Old Western Road from Parramatta to Penrith.

Integrity/Intactness

The building is in highly intact condition and has retained a high degree of integrity.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

James Manning

Builder/Maker

James Manning

Physical Description

Updated

A two storey brick and timber building with 9" solid brick external and internal walls on the ground floor and timber walls on the upper floor, except for the gable end walls which are brick. All of the masonry walls are plastered internally and rendered externally. The building sits on an irregular stone base with a cellar under the main front room and a storage space with access from an external opening in the foundation wall. The building has a galvanised iron painted roof and there is no evidence of an earlier roof type. It appears that the iron roof dates from either the period of construction or when the first extensions were carried out as evidence of change can be seen in the roof sheeting where an early chimney was removed. A small weather board clad room protrudes from the roof. There is a galvanised roof to the verandah, with timber posts, decorative timber brackets and timber floor.

Physical Condition

Updated 11/26/1998

The building was restored in 1996. The site may have some archaeological potential, however this is unlikely following the extensive conservation works which took place during the restoration of the building.

Modifications And Dates

c.1915-1940s - various internal modifications; c.1916 - rear verandah addition and room addition; c.1880s - front verandah addition, door and room additions, internal wall modifications, door and window modifications. 1996 - building restoration, inc. reinstatement of building features that had been removed.

Further Comments

It is highly desirable that the building continue to operate as a hotel. Given the popularity of the hotel with locals, this objective does not appear to be a problem at present.

Current Use

Hotel

Former Use

Inn /Hotel

Listings

Listings

Records Retrieved: 1					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - s.170 NSW State agency heritage register	PCO	3490008	11/11/1998 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

The first official record of a hotel at Prospect is in 1876 when the town is described as having a Post Office, a hotel - "The Prospect" - a public school and an Anglican and Catholic Church. A further record in 1902 indicates a second hotel opening at Prospect in that year. James Manning was issued a publicans license on 13th September 1881 for the Royal Cricketer's Arms Hotel which indicates that the hotel was already built. It is likely that the hotel operated briefly prior to the issue of the licence. Manning also operated a race track and a cricket pitch on the property and it was a popular site for picnics. Various mortgages were taken out to expand the hotel during the 1880s, the boom period for the village of Prospect. In 1889 ownership of the hotel was transferred to Hugh McCue, who mortgaged the property back to Manning. Business continued to deteriorate and Manning eventually died in 1927, aged 73. A trustee was appointed for the property and the bank foreclosed on the mortgage. The hotel continued to operate until 1906 when it is believed to have ceased operation. The property changed hands numerous times and became successively more derelict until 1989 when the Department of Planning (then) placed a Permanent Conservation Order on the site and purchased the property. The building has since been leased and restored and has resumed operation as a hotel.

Historic Themes

Records Retrieved: 2

National Theme	State Theme	Local Theme
9. Phases of Life	Persons	Unknown
3. Economy	Commerce	Unknown

Recommended Management

Management Summary

Ongoing maintenance of the building fabric as required.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 4

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
S.170 Register DUAP			1999		Paul Davies Pty Ltd
SHI Inventory Sheet			1998		(not known)
SHI Inventory Sheet			1998		(not stated)
Blacktown Council DCP			1988		Blacktown City Council

Reference & Internet Links

References

Records Retrieved: 1

Type	Author	Year	Title	Link
Written				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
State Government	Department of Planning, Housing and Infrastructure (Heritage & Conservation Register)	3490008

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