



CARRINGTON CENTENNIAL CARE SITE CONSERVATION MANAGEMENT STRATEGIES



Main Building



Former Mortuary



Masonic Cottage Hospital



Grasmere Villa



River Cottage

**90 Werombi Road
Camden NSW 2570**

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1.0 INTRODUCTION

1.1 Background

The Carrington Centennial Trust commissioned Noel Bell Ridley Smith & Partners to prepare these Conservation Management Strategies, in response to a request from Camden Council.

1.2 Location of the Site

The site of the Carrington Centennial Homes is contained in two separate allotments situated approximately three kilometres south east of Camden, their addresses are

- 10000 Erromi Road, Rasmere NSW, described as lot of P in the Parish of Camden, County of Cumberland location shown in figure , and
- Small Lane, Rasmere NSW, described as lot of P in the Parish of Camden, County of Cumberland

The subject site is bounded by Erromi Road to the south and east, residential development to the north, and the Nepean River and Ferguson Lane to the east, and is currently listed as a heritage item in Camden Local Environmental Plan No

The site is currently used for aged Care Services including

- Carrington Centennial Nursing Home
- Paling Court Hostel
- Mary Macillop Hostel
- Carrington Retirement Village
- Carrington Community Care Services

The individual buildings identified in the following Conservation Management Strategies are located within the boundary of Erromi Road, Rasmere

1.3 Study Objectives

These Conservation Management Strategies were prepared to

- determine the heritage significance of individual buildings on the site and provide general guidance on their future management
- assist in the development of a Master Plan for the Carrington Centennial Homes site
- assist in determining the appropriateness of a reduced heritage curtilage for the former Carrington Convalescent Hospital and the Masonic Cottage Hospital

1.4 Methodology

The format of each of the Conservation Management Strategies generally follows the two part structure recommended by the NSW Heritage Office, including

- Investigation and assessment sections, and
- Conservation policy and management sections

The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout these Conservation Management Strategies have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*

1.5 Authorship

The following Conservation Management Strategies were prepared by Matthew Vella, under the guidance of Robert Staas, Heritage Consultant and Director of Noel Bell Ridley Smith & Partners Architects.

1.6 Acknowledgements

The Author gratefully acknowledges the assistance of the following people in the preparation of this report:

- Mr Raad Richards, Chief Executive Officer, Carrington Centennial Trust.
- Mr Mark Tutt, OH & S Manager, Carrington Centennial Trust.
- Mr John Wrigley, Camden Historical Society and Carrington Museum.
- Ms Jo Hafner, Librarian, NSW Masonic Centre.
- Mr Grahame Cumming, author of *Masonic Hospitals of NSW*.
- Mr Warwick Hirst, Curator of Manuscripts, Mitchell Library.
- Mr Colin Kaye, Sydney Water Archives.
- Ms Noni Boyd, Heritage Consultant, provided personal research files on the history of hospitals and the comparative analysis of convalescent hospitals in Australia.

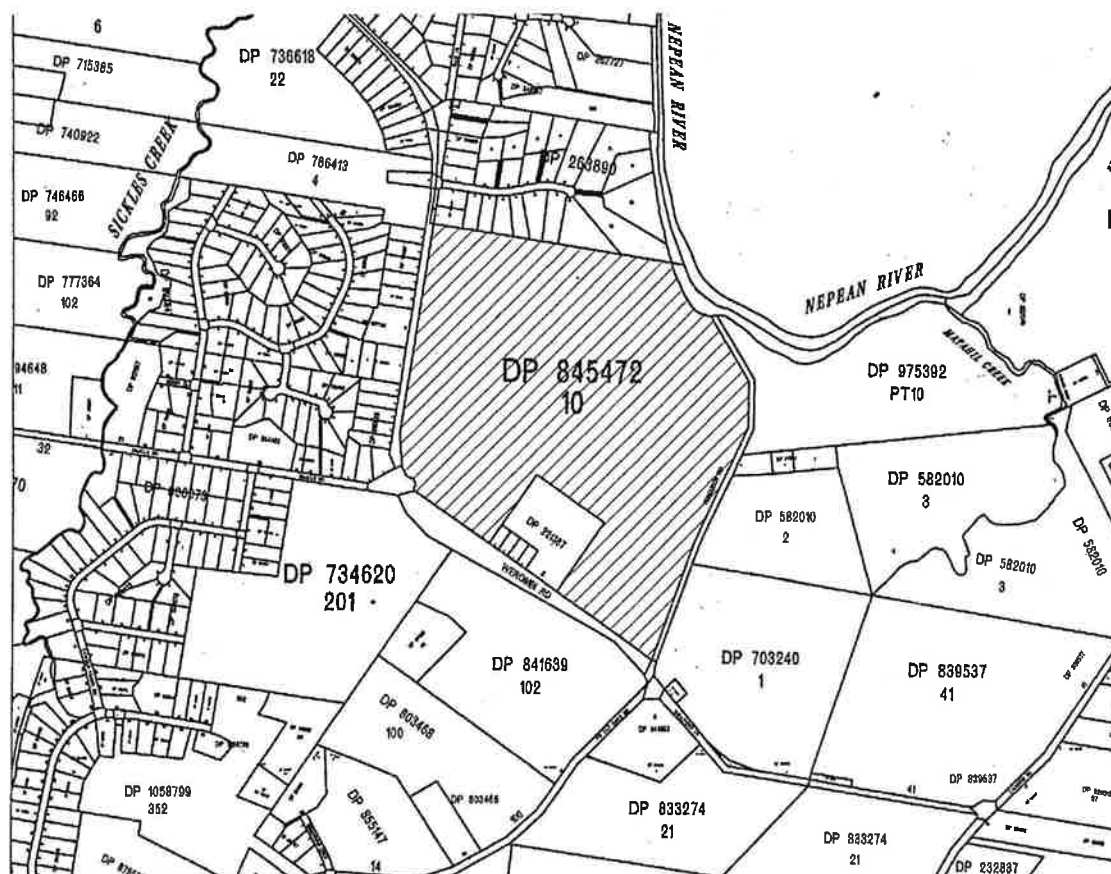


Figure 1. Location of Carrington Centennial Homes, 90 Werombi Road Camden NSW 2570, shown hatched

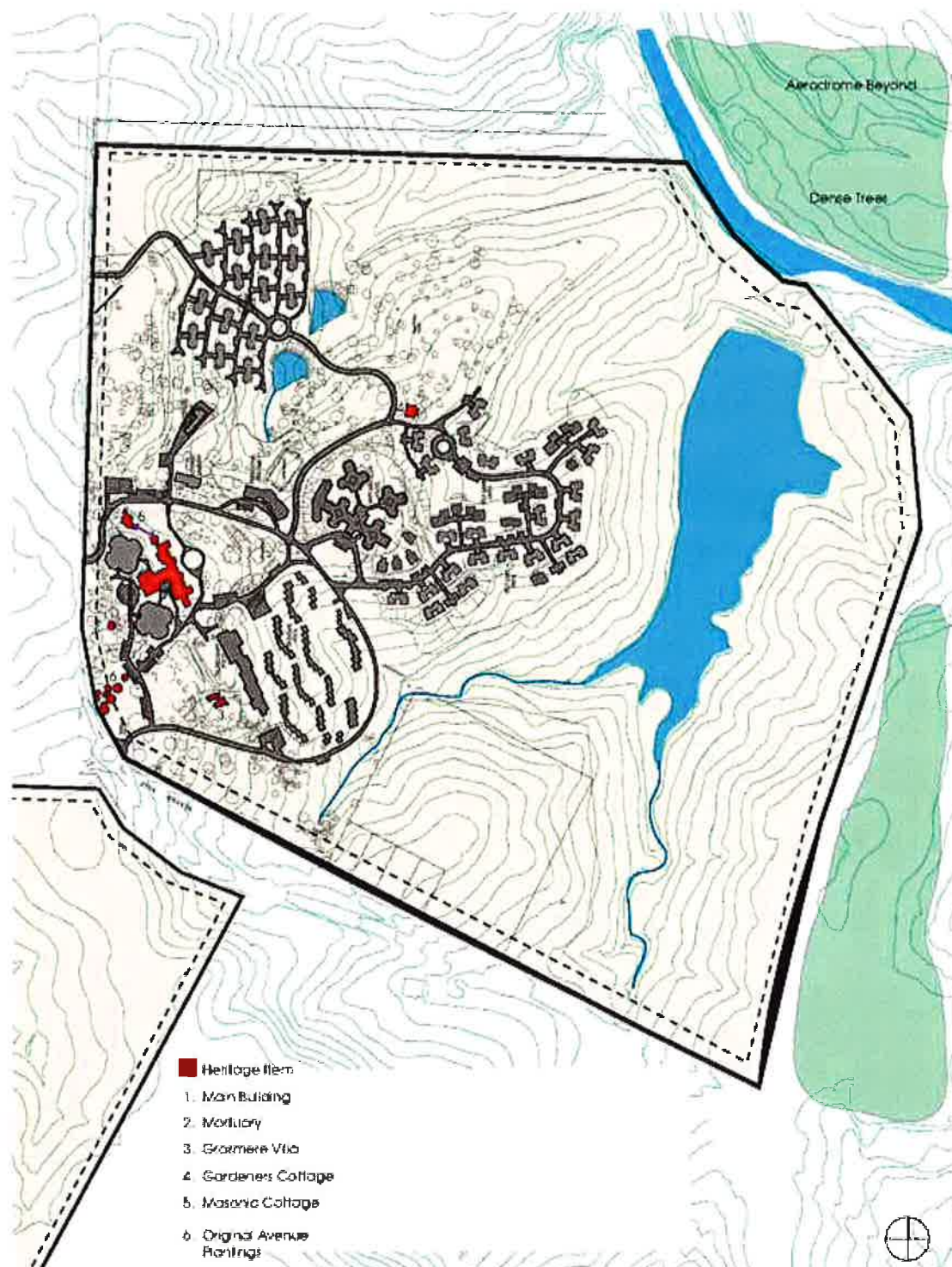


Figure 2. Plan showing the location of buildings identified as heritage items with the boundary of the Carrington Centennial Homes site.

2.0 CARRINGTON NURSING HOME CONSERVATION MANAGEMENT STRATEGY

2.1 Part 1 – Investigation and Heritage Assessment

ITEM DETAILS			
Name of Item	Carrington Nursing Home		
Other Name/s Former Name/s	Carrington Convalescent Hospital; Main building		
Item type (if known)	N/A		
Item group (if known)	Carrington Nursing Home		
Item category (if known)	Built		
Area, Group, or Collection Name	Carrington Hospital Group		
Street number	90		
Street name	Werombi Road		
Suburb/town	Camden NSW	Postcode	2570
Local Government Area/s	Camden		
Property description	Lot 10 in DP845472, Parish of Camden, County of Cumberland		
Owner	Carrington Centennial Trust		
Current use	Nursing Home		
Former Use	Convalescent Hospital		
Statement of significance	The Carrington Nursing Home demonstrates State cultural heritage significance for historical evolution, historical associations, aesthetic values, social values, research value and rarity. A centennial gift by W. H Paling to the colony of New South Wales, it included his farm known as 'Grasmere' at Camden consisting of about 450 acres with its stock, orchard, irrigation plant, and other improvements, together with an endowment of 10,000 pounds. It was a fine example of late 19th century philanthropy and a major social project, receiving support from many important people in the colony. It was also connected with the work of the Royal Prince Alfred Hospital and the Freemasons. Harry Chambers Kent, a notable Sydney Architect was the Architect for Carrington Nursing Home and became the Honorary Architect for the building for the next thirty years. The hospital was named after His Excellency the Governor Lord Carrington of New South Wales who accepted the Presidency of the hospital and consented to chair at the General Committees. W.H Paling accepted the role of Vice President and the first major convalescent hospital in New South Wales was opened in 1890. It has continuing associations with Freemasonry in New South Wales. Along with Thomas Walker Convalescent Hospital, Carrington Nursing Home remains as one of only two purpose built late 19th century convalescent hospitals remaining and still functioning in New South Wales. The building is largely intact and some spaces still serve the purpose of their original functions.		

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	The continued use of the place as a health care facility provides research potential and a valuable insight into the changing technology and practice of institutionalised health and aged care, over a period of over 100 years. The ventilation system is also unusual. It contributed greatly to the spread of improved techniques in the ventilation of hospitals. Construction in the building is evidence of innovation in building techniques. Carrington Nursing Home is an excellent example of a Late Victorian Queen Anne Revival Style building. The building's setting forms an impressive feature in the landscape and surrounding countryside, along with the carriage trail loop and flower bed its presence is mainly felt on the east side main frontage which is well sited on a wide level ridge-top forming a sloping grassy knoll, reinforcing the visual presence of the building. The setting of the building is enhanced by the spacious gardens notable for their general Victorian layout. The four-storey tower is 80 feet high, and is located centrally over the entrance to the two-storey symmetrical east façade (main façade). All the original facades of the building are distinguished by fine quality face brickwork, render and stone detail, verandahs and windows. The main façade features two octagonal bays located symmetrically around the main entrance. The interior of the building is an outstanding example of a purpose built late Victorian hospital interior. With the exception of the kitchen area and the general western side of the ground floor, it is mostly intact. The original joinery, wall finishes and ceilings survive. Other structures contributing to the significance of the site include Grasmere Villa built before Carrington Nursing Home and the dwelling of W.H Paling. The Masonic Cottage built at the same time as the main building, the Gardeners Cottage and the former mortuary.	
Level of Significance	State ☒	Local ☐

DESCRIPTION	
Designer	Harry Chambers Kent - Architect
Builder	P. Graham with the help of his son A.P Graham
Physical Description	The main building is a large two-storey building. The plan is highly articulated, although it is basically a "T" shape, with a single bilateral axis of symmetry. The principal façade faces five degrees east of north-east. The style of the building is a Late Victorian Queen Anne Revival style. The external walls of the building are generally face brick, laid in English bond with a cavity. Rendered bands run around the circumference of the building, at several levels: above and below the high level windows, and at the first floor windowsill level. The window sills are sandstone, with one facet of the stone weathered. The building also has a projecting sandstone base course. The floors are generally timber framed. The floorboards are tongue and groove hardwood, 150mm by 25mm. Some rooms on the ground floor have been replaced with concrete slabs. There are cast iron columns in the dining room and two passageways. The roof is also timber framed. There are several types of windows. Most are double-hung and have segmental arched heads. There are also rectangular high-level hopper windows to the wards. There are <i>oeil-de-boef</i> windows with rendered surrounds and false keystones in the

	tower and in some of the brick gable ends. The building has verandahs at ground floor level. They have striped corrugated iron roofs supported on turned timber posts with timber brackets. The east façade of the building has a formal composition, which is more highly decorated than the other facades. The central, square, tower is the main feature. It has piers corners and <i>oeil-de-boef</i> windows to three faces. In the storey above the roofline there are slit hopper windows with round arches. The top storey is constructed of sandstone and rendered brick. Each face has three round arch windows with moulded extrados, separated by pilasters with moulded capitals. The corners have pilasters with unusual Ionic style capitals. Each capital face has three flower motifs. The roof of the tower is pyramidal, with projecting eaves. It has an octagonal ventilated lantern with a lead onion dome and a weathervane. Below the tower is the main entry to the building. It has a sandstone arch with a keystone and the date of foundation of the building with '1889' set in raised roundels to either side. Above the arch is a marble tablet which reads: ERECTED UPON THE GRASMERE ESTATE, WHICH WITH THE SUM OF £10,000 WAS PRESENTED TO THE COLONY AS A CENTENNIAL GIFT BY W.H. PALING ESQ. The other features of the east façade are the projecting wings flanking the entry with truncated corners. The composition is strengthened by the paired, vertically proportioned windows. There are also recessed panels of triangular shaped terracotta tiles with a flower motif. These are located below first floor window sill level. At either extremity segmentally placed projecting wings with Anglo Dutch gables contain the building. There is decorative render to the parapeted gables on the north, south and west facades of the main building. The kitchen wing has a repeating triangular pediment motif above a number of round-arched door openings. The roof of the building is slate, with terracotta ridge and hip capping. The eaves are boxed. A number of bays of the building, including those at the north and south ends, are parapeted. All the remaining bays are hipped. There is a walkway, with cast iron balustrade, along the main ridge of the roof. Another major feature is the decorative circular lead vents, many of them facing the east. The western end of the building is single storey and has a parapeted roof. There were two brick extensions at the western end of the original building. One was a room adjacent to the former Parry Ward. The other was a storeroom. It was built on an area, which originally contained an underground tank. The tank was surrounded on three sides by verandahs. Most of these verandahs have been demolished. At the southern end of the main wing there is a single story addition. It has face brickwork walls, double-hung windows, and a terracotta tile roof with wide boxed eaves, known as the Colin Clarke Room. In 1994, the service courtyard to the west of the main building was enclosed and adapted as administration and support areas for the nursing home. The kitchen in the main building was upgraded and a new vehicle entrance constructed at what was previously the rear of the building. The old Parry ward was demolished and Parry House constructed on the site. The opening ceremony for these two projects
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	was 25th November 1995. The main entry to the building is in the east façade. A new ramp built over the original stairs gives access to an internal corridor, which runs from north to south, the length of the building. Most of the wards are on the eastern side of this corridor. The Dining Room is in the centre of the Building. Two internal stairs give access to the first floor. Most of the interiors in the main (eastern) half of the building are original. This includes the timber skirtings, architraves and picture rails and the plaster walls. The services wing lies to the rear of the Dining Room. Originally it accommodated all the kitchen and laundry functions, with servants' rooms above, at first floor level. Although the ground floor of this part of the building has been almost completely refitted, many of the functions remain the same.					
Physical condition	The main building is in excellent condition and is well maintained since the time of construction. The former servants area on the western side of the first floor, which is now used as offices and a staff room requires minor works to the internal walls where the paint application is peeling away, possibly due to dampness or incorrect surface preparation.					
Construction years	Start year	1889	Finish year	1890	Circa	☐
Modifications and dates	Very few modifications have been made to the main building since it was first erected. The first known modification occurred in 1894, when the greenhouse was converted into a women's clothes room. The estimated cost was \$12. Electric lighting was first installed in 1901, and replaced in 1920. A septic tank was installed in 1904, necessitating linkage with the Camden Water Supply by 1907. In 1920 the Matron reported that the slates of the main roof and those of the Masonic Cottage were repaired, and where necessary, replaced. The guttering was renewed at that time. By the 1930s it was apparent that improvements to the amenities of the Hospital were necessary. In 1936 the matter was referred to the Honorary Architect (still Mr HC Kent), who submitted a report. The Hospital was subsequently visited by the Inspector of Hospitals, Mr Otton, and then by the Government Architect, who prepared estimates for the proposal. By 1938 it was resolved that the verandahs on the men's day room, women's day room and dining room should be extended and widened. The proposal also included the addition of two new wards. The proposals for the two wards were later expanded, to two-storey, twenty-four bed wards. However the Hospitals Commission had some difficulty locating the necessary funds. By 1939 the Board of the Hospital accepted a tender for the "urgent repairs", regardless. Eventually the Minister for Health, acting as wartimes Chair of the Hospitals Commission, offered to arrange for the Department of Public Works to prepare plans, give estimates and assist in supervision. Public Works prepared separate plans and specifications for the lavatories, kitchen and dining room. These works were apparently completed by March 1941, at a cost of some \$12,000. Additional items, such as doors, wire screens, fire escape doors and storerooms cost \$2,600. In 1942, under National Emergency Conditions, a strategy was developed to transfer Carrington to the Sydney Hospital if the need should arise. A new ward, the Emergency Annexe, was constructed in 1942, at a cost of \$1300. The ward was to the rear of the original main building, sited around the former underground tank. In 1943 the National Emergency had passed, and the keys to the unfurnished Annexe were handed over to the Matron.					

	In 1945 the Perpetual Trustee Co Ltd advised the Hospital Committee that the Convalescent Hospital was a beneficiary under the will of the late JH Parry, who had died in 1924. The Board subsequently resolved, "to furnish the New Ward for the accommodation of women patients and to obtain the necessary staff... and take the necessary action to increase amenities..." In 1952 the Public Works Department reported that repairs, to cost \$40,000, were required, but two months later the Hospitals Commission reduced the Hospital's subsidy and advised that maintenance must be limited. The urgent repairs were estimated to be in the order of \$16,000 worth. It is not certain what works were entailed in these repair, though they were most certainly commenced. A system of hot water heating was installed in 1954, at a cost of \$11,000, half of which was paid by the Hospitals Commission. In 1968 major works were listed in the <i>Report of the Carrington Centennial Hospital for Convalescents: Camden</i>. These included renewal of the water service and extension of the central heating system. At the same time the Masonic Cottage was converted for female domestic staff. A lift was installed by December 1968, and an office provided for the Chief Executive Officer within the main building. The previous female domestic quarters, situated over the kitchen, were converted into storerooms, with access to the new lift. A ten-bed ward for female convalescent patients was also provided, along with wards upstairs for extended stay for patients of both sexes. The cost of these works was \$37,000. At this time the matron's flat was also provided. The retirement village commenced in 1981. During the early 1980s the Parry ward was extended to create a kitchen and private treatment area, which has since been demolished. Self Care units were completed in 1987. In 1994 - 1995 a nursing home was built consisting of two single storey wings or clusters positioned to the north west and south east of the main building. The wings are essentially identical in design. They have a square plan with truncated corners and highly articulated facades. Each accommodates 16 two-bed rooms, together with lounge areas, a library, and various service facilities. There is a courtyard in the centre of the building. The clusters are connected to the main building by enclosed walkways. The clusters have pitched roofs with wide eaves overhangs, clad in corrugated iron sheeting. The roofs are mostly hipped. However, there are a number of gables, and gablets with semi-circular roof vents. The eaves height is approximately 2.6 metres above ground level. The wall construction is of polychrome face brick. The windows are aluminium framed, some are half-height, and others full-height. In the same year alterations to the main building were undertaken to the western end of the ground floor level. The original external walls of the building were retained. The western half of the existing kitchen was converted to a store and toilet facilities. The middle of the renovated area is an Activity Area. The west and southern sides of this space are flanked by smaller office and consulting rooms. The main entry to the hospital is through the foyer in the west façade. It has a porte cochere. A new verandah has been added to part of the north façade. The covered walkways from the two clusters intersect the original building. The limited amount of new external wall is face brickwork, closely matching the original. The roof is at a six degree pitch, and hidden behind the existing parapet and a new parapet.
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	Other changes to the building fabric, include the following: ○ Concrete floors to verandahs. ○ Replacement of window frames. ○ New exterior plumbing. ○ External fire escapes and stairs. ○ Ambulance bay on south side of kitchen wing.
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HISTORY

	The subject property lies on part of a grant of 5400 acres to John Macarthur in 1825 and referred to as the North Cawdor or North Camden Estate and later as Cawdor Park. This land was not part of the original Camden Park Estate granted to John Macarthur in 1805 but part of a second grant of two adjoining portions containing over 10,000 acres. Following Macarthur's death in 1834, the Camden Estate was inherited by his two younger sons, James and William. James Macarthur bequeathed the whole of his estate and property to his wife Amelia and his brother Sir William Macarthur in trust for his daughter and only child Elizabeth Macarthur. William never married and his estate was also left to James and Amelia and then in trust to his niece Elizabeth. James Macarthur died on the 21st April 1867, Amelia Macarthur died on 25th November 1880 and William died on 29th October 1882. Elizabeth married Arthur Alexander Walton Onslow in January 1867 and he also died in October 1882. Thus by the end of 1882 Elizabeth had inherited the bulk of the Macarthur Estates. In 1892 Elizabeth officially changed her name to Macarthur-Onslow. From the 1840s much of the Camden Estate was opened up and cultivated as clearing leases for wheat growing which initially was very successful but the industry was ruined in the 1860's when rust made its appearance. In 1881 a syndicate of 4 people W.H Paling, Benjamine James Jnr, William Stimson (land owner and Mayor of Fairfield in the late 1800's), and Andrew Hardie McCulloch, (member of the Legislative Assembly) entered into an agreement to purchase the North Cawdor Farms and all the unsold portions of the township of Camden, from the Macarthur family, being a total area of 5100 acres. The agreement was initially entered into with Sir William Macarthur and following his death in October 1882 continued with Elizabeth Macarthur Onslow. The agreement established that an initial sum of £5000 be paid immediately and that a further £5000 be paid within 12 months from the date of sale, bearing interest of 4% and the balance to remain secured by mortgage for 5 years bearing interest at the rate of 4% per annum, the interest to be paid half yearly and to commence from 1st January 1882. The total cost the land was £61,000. The agreement further stated that the property would be sold subject to an annuity of £300 to be paid to Lady Emmeline Parker, daughter of Hannibal Macarthur, with a further £3000 paid at her death. The vendors, Sir William Macarthur and others, would pay this annuity. At the time of sale, all the farms were tenanted and a list of the names of the tenants on the farms sold to the Syndicate appears in the Macarthur Papers. In 1882 the land purchased by the syndicate was first advertised for auction by Hardie and Gorman. Ferdinand Reuss was the surveyor and the sale was set for Monday and Tuesday 13th & 14th March. The names of the tenants appear across each farm. The farms were offered again for sale again in 1883, 1887 and 1888. Sales were slow, and in 1887 a glossy sales booklet was published to assist in the promotion of this land. In this booklet the land was described as 3600 acres known as the North Cawdor Estate consisting of farm lots of between 40 and 130 acres. The
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	farms were offered as sites for villas or country residences and the brochure highlighted the excellent condition of the roads throughout the estate. To emphasise the desirability of this land the brochure stated that the <i>North Cawdor Estate is desirable as sites for farms and homesteads is evidenced by the fact that Mr W.H. Paling, J.P., the well-known musician and piano forte importer (who has built a commodious site), Mr McCulloch, Mr Cliff and Mr Porter, all purchased large farms in the centre of the estate. These gentlemen have expended large amounts in fencing, making dams and reservoirs and laying down hundreds of acres of English Grasses.</i> The brochure also contained, among other images, three sketches of Mr W.H. Paling's farm showing the cottage, dairy and stockyard. Paling had selected some of the land for himself, as had Stimson and McCulloch, and had outlaid quite a sum of money in establishing his farm. The following images give some indication as the extent of development on Paling's property in 1887. His land included farms 12,13,45,46, 47 & 62. By 1887 the farms were being advertised under the name of the Anglo Australian Investment Finance and Land Company, of which Paling, Stimson, McCulloch and James were the board members. This time the land was referred to as Camden Park Estate, Cawdor Farms perhaps thought to be a better-known title. In 1888 the purchase of the Cawdor Farms Land was finalised and the land converted from leasehold to freehold. Though some farms had been sold prior to this date final payment was not due until after 1888. Between 1888 and 1898 the Land Titles Office records the sale of 48 of the North Cawdor farms and Paling's purchase in April 1888 appears to have been the first completed sale. William Henry Paling (1825-1895), a prominent Sydney citizen and businessman migrated to Australia from the Netherlands in 1853. In his early life he had studied violin, and was already a skilled pianist and technician of musical instruments before migrating to the Colony of NSW. He settled permanently in Sydney, where he taught music and promoted concerts, becoming an "estimable pioneer of the musical community of Sydney." Paling established an enduring and profitable business, importing hand-selected pianos and popular sheet music from Europe. He further profited by speculating in mining and land, and accrued considerable personal wealth. Aside from his musical and cultural endeavours, and his business interests, WH Paling was a distinguished citizen. He was a member of the Commission of the Peace, and regularly served on the Bench of Magistrates. He was also active in civic affairs as an Alderman, and later Mayor, of Petersham Council. Contemporary reports indicate that Paling was also noted for his generous philanthropy. That Paling was socially progressive is further indicated by his concern for health reform. Nixon notes that during his involvement in Petersham Council it was reported; <i>His service was most active... he has taken the greatest interest in and has devoted much attention to sanitary improvements... he esteems good health to be of the first importance in individual and in national greatness.</i> It was this concern, which led to the establishment of the Carrington Centennial Convalescent Hospital, the first major convalescent hospital in the Colony. On New Year's Day 1888 WH Paling wrote a remarkable letter to Lord Charles Robert Carrington, then Governor of NSW. In the letter Paling declared his
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	intention to establish a Hospital for Incurables and Convalescents, and his desire that it be named after Lord Carrington. He dedicated his substantial Camden estate, "Grasmere" and £10,000 to the new Hospital, as a "... Centenary Gift for the Colony of NSW as a token of loyal affection and gratitude from one who during 33 years has enjoyed all the rights and privileges as a subject of that great and liberal nation the British Empire." Paling was also a Freemason, and a number of other masons' including Lord Carrington, were involved in the establishment and the on going management of the Carrington Hospital. Paling's generous gift was, naturally, accepted and a Provisional Committee, which included Governor Carrington, was formed. By 28 February 1888 the Provisional Committee had resolved that the proposed Hospital be named "The Carrington Convalescent Hospital", and appointed a sub committee to frame the scheme of the Hospital and prepare the necessary arrangements to carry it out. A Board of Trustees was subsequently appointed by the Governor. The General Committee was formed on 13 March 1888. Governor Carrington accepted the Presidency of the Hospital, and the Chair of the General Committee. William Paling was elected Vice President. The <i>Deed of Gift</i>, by which William Palings' donation, in its entirety, was officially transferred to the Hospital Trustees, was signed on 18 April 1888. That document established the right of the Trustees to the estate, and listed the property involved. The Deed also defined the "Objects for which the Gift was made"; thus ensuring the continuance of Paling's ideals well into the future of the new Hospital. On 29 May 1888 the Lord Mayor of Sydney chaired a Public Meeting at the Town Hall. The Representative of the Government in the Legislative Council, Mr Solomons, QC, informed the meeting that the gift comprised a farm of 500 acres valued at £20,000; with dairy, irrigation appliances and two cottages. He also noted the additional £10,000 cash endowment. Solomon motioned that a further sum of £18,000 be raised to achieve a "perfect result". Sir Henry Parkes, then Premier, moved a resolution; <i>"That with a view to meeting the pressing necessity for a Convalescent Hospital, a Public Subscription be immediately opened, and a fund raised for its erection upon the Grasmere Estate..."</i> A committee of government members and eminent citizens were appointed to collect subscriptions. The hospitals objective was that those recovering from acute illnesses would benefit from convalescing, for a short time in the healthful climate of Camden and from the plentiful use of farm products from the estate and that those suffering from incurable illnesses may have their lives prolonged and their sufferings alleviated by these conditions. Originally Water Road divided Farms 45 & 46 with Grasmere Villa on Farm 45 while the Hospital was proposed to be constructed on Farm 46. Palings gift of the site to Lord Carrington, allowed Paling, and then his stepsons Maney and Willem Lake, to occupy the Grasmere Villa and surrounding land at a peppercorn rent for their lifetime while the development of the hospital took place on Farm 46. It was not until 1901 that Grasmere Farm and cottage were transferred to the trustees of the hospital. A building committee was established in 1888 and architect Harry Chambers Kent was engaged to prepare plans for the main hospital building. Before the Hospital was built in 1889 the Board of Management invited several
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	religious and charitable organisations to build convalescent cottages for their respective folk on the grounds of Carrington. Though numerous groups made enquiries, the Masons were the only organisation to accept this invitation, donating £1000 to erect a cottage. H.C Kent was called upon to oversee the design the Masonic Cottage Hospital, in conjunction with the Masons own architect, Herbert S Thompson, and the cottage was constructed at the same time as the main hospital building and both were officially opened on 20 August 1890. The last of the original buildings to be built and still standing on the Carrington Hospital Site is the Gardeners Cottage (now River Cottage), which was constructed in 1892. The remainder of the farmland of the Grasmere estate, not occupied by the hospital, initially remained under the management of Mr John Carter who was also managing Paling's other Camden Farms (No's 8-11). Carter appears to have been the farm manager during Paling's ownership of the property and farm records indicate that he had half shares in the livestock and equipment on the property. As work on the construction of the hospital proceeded Carter became more and more frustrated with gates left open and stock escaping and in 1890 a new agreement was drawn up to lease the farm to Carter and for him to supply the hospital with dairy produce from time to time as part of his rent. By March 1891 Mr Carter had decided not to renew his lease and a date was set for the sale of live stock and dairy utensils allowing Carter's share in these products to be given to him. A formal agreement for the lease of the farm was then written leaving about 2/3 of Farm 46 for the hospital. The land to be leased included Farm 12, portion of Farm 45, Farm 62 and Farm 13 containing an area of 313 acres with an option of leasing Farm 47 containing 32 acres for a 5 year term. In 1891 the Grasmere Estate Farm was leased to Mr H. Greigg for 5½ years at an annual rate of £150.
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THEMES

Australian historical theme	Not applicable
New South Wales historical theme	Developing local and regional economies –Health; Marking the phases of life; Welfare – activities associated with the provision of social services by the state or philanthropic organizations; Creative endeavour – example of the Queen Anne style; Persons – WH Paling (Philanthropist), HC Kent (Architect).
Local historical Theme(s)	Not applicable

COMPARABLE ITEMS

Location and description, stating why they are comparable	The earliest purpose-built convalescent home in Australia is believed to have been the Convalescent Hospital for Women, Clayton Road Melbourne, constructed in about 1886, although the Carrington Hospital for Convalescents and Invalids appears to have been the first hospital devoted entirely to convalescents in NSW. A number of large-scale institutional hospitals were built in NSW during the late nineteenth century, namely: - The Coast Hospital, Little Bay, initially a camp to cater for the smallpox epidemic of 1881. The convalescent patients were accommodated some distance from the isolation and infectious wards. Substantial development of the site has taken place in the twentieth century, and little evidence of the original hospital layout has survived. - The Callan Park Asylum, within the grounds of Garry Owen House, designed by
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	Colonial Architect James Barnet 1880-1884. The Asylum was a symmetrical arrangement of buildings, with segregated facilities for males and females. Three convalescent cottages were built for female patients and one for male patients. The grounds were extensively landscaped, and gardening was undertaken as a form of occupational therapy by the patients. • Gladesville Asylum (Gladesville Hospital). A female convalescent wing was design by Walter Liberty Vernon and constructed in 1892. The internal layout of the wing, and the quality of detailing are comparable with the Carrington Convalescent Hospital. • Thomas Walker Convalescent Hospital. A competition was held for the design of the Hospital in 1886, and the building opened in 1893. The complex contained a central administration block, a Mortuary and laundry, the Joanna Walker Memorial Children's Hospital and extensive landscaped gardens. • Newington Hospital (now Silverwater Gaol), originally constructed in 1832, and adapted as a psychiatric hospital in the late nineteenth century. • Rydalmere Hospital (formerly the Female Orphanage). This building was originally constructed between 1813 and 1820, and adapted and extended as a Hospital by the Government Architect, Walter Liberty Vernon in the late nineteenth century. The building has been conserved and refurbished for the University of Western Sydney, and the garden setting compromised during the twentieth century. • Kenmore Asylum, Goulburn, constructed between 1894 and 1900. Designed by Walter Liberty Vernon, this complex is physical evidence of the layout of an institutional hospital with separate convalescent cottages, mortuary, cemetery and landscaped gardens. Carrington Convalescent Hospital is a rare example of a purpose-built convalescent hospital constructed in New South Wales in the late nineteenth century, being comparable with the Thomas Walker Convalescent Hospital. Both Hospitals were designed to reflect contemporary thinking on the siting, layout and treatment of convalescing patients and the role of gardens as a form of occupational therapy for patients, especially as espoused by Florence Nightingale.
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CURTILAGE

Describe the physical curtilage of the item	The legal curtilage of the Carrington Nursing Home is Lot 10 of Deposited Plan 845472 (Parish of Camden, County of Cumberland). Refer to the Heritage Curtilage Assessment, prepared for the site by Noel Bell Ridley Smith & Partners (March 2006), which analysed the historical evolution of the site, design, functional uses, significant vegetation and archaeological features in keeping with the guideline Heritage Curtilages (NSW Heritage Office, 1996), and recommended a reduced heritage curtilage.
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APPLICATION OF CRITERIA

Historical significance <i>SHR criteria (a)</i>	The establishment of Carrington Nursing Home at Camden was a direct result of the generosity of W.H Paling a businessman and distinguished citizen, who devoted much of his time to sanitary improvements. It was this concern, which lead to the establishment of Carrington Convalescent Hospital, the first major convalescent home in New South Wales. The Carrington Nursing Home is a fine example of late 19th century philanthropy, which was an important aspect of society of the time. The commercial enterprises of W.H Paling enabled him to combine concert promotions with his philanthropic aspirations. His zest for civic and philanthropic activities won him many honorary public offices including a Justice of the Peace, an elected member of the Royal Society of New South Wales, an alderman of Petersham Municipality before becoming the Mayor of Petersham. His far sighted preoccupation with questions of sanitation, health and hospital
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CARRINGTON NURSING HOME CONSERVATION MANAGEMENT STRATEGY
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	accommodation culminated in his presentation to the colony on 23rd April 1888 of his 450-acre model farm Grasmere at Camden, valued at 20,000 pounds to be used as a hospital for convalescents and incurables; he also donated 10,000 pounds for the erection of suitable buildings. The hospital received a great deal of support from many important people in the colony. The site indicates evidence of significant human activity with continued use as a convalescent hospital or nursing home since its opening in 1890. It was in use as a convalescent hospital until 1973 when it was registered as a nursing home for 53 beds. Carrington Nursing Home demonstrates a high level of historic significance at a State level. It is physical evidence of the first major convalescent hospital in New South Wales, which is still in use as a nursing home today. It is evidence of a period of conspicuous philanthropy in late Victorian society and private and public involvement in the provision of health services.
Historical association significance SHR criteria (b)	The building has important historical associations with its founding benefactor, WH Paling, and then Governor and patron, Lord Carrington. A General Committee was formed on 13th March 1888. Governor Carrington accepted the Presidency of the Hospital, and the Chair of the General Committee. William Paling was elected vice president. Harry Chambers Kent a notable Sydney Architect, and the Architect for Carrington Nursing Home was the Honorary Architect for the building for the next thirty years after completion in 1890. The institution had continuing associations with the Freemasons, with Paling and Lord Carrington both Freemasons. Recently the Freemasons donated a window to Carrington Nursing Home in 1997 with a plaque stating "This window was donated by the Freemasons of District No. 108". Carrington Nursing Home has special historical associations with WH Paling, Harry Chambers Kent and Lord Carrington at a State level. It also has important associations with the Freemasons, which continues today.
Aesthetic significance SHR criteria (c)	The main building is a magnificent example of a large, Late Victorian Queen Anne Revival style building. The long eastern front is the major façade of the building. It features short, gabled, end-fronting wings with semi octagonal bays. At the centre is an arched entrance surmounted by a central tower, both richly detailed. The eastern and other facades of the building are distinguished by the original fine quality face brickwork, render and stone detail, verandahs, and windows. The interior of the main building is an outstanding surviving example of a purpose built late Victorian hospital interior. With the exception of the western wing on the ground floor including the kitchen area, it is almost intact. Much of the original joinery work, and most of the wall finishes and ceilings survive. The ventilation system is unusual. The administration building (originally the Masonic Cottage) Grasmere Villa and Gardener's Cottage are intact and fine examples of late Victorian domestic-scale architecture. The former Mortuary has been considerably altered, but the building retains its original roof, as an important architectural feature of the site. The flowerbed and carriage loop trail retains the same setting and shape since its development with the original construction of the main building. The Carrington Nursing Home has been well maintained and is relatively unchanged from its original form. Along with its associated buildings and landscape, Carrington Nursing Home is a vital part of the historic form of Camden.

CARRINGTON NURSING HOME CONSERVATION MANAGEMENT STRATEGY
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	The Carrington Nursing Home demonstrates a high level of aesthetic significance at a State level.
Social significance <i>SHR criteria (d)</i>	The social significance of Carrington Nursing Home to the people of Camden lies in its exemplary beginnings. An admirable model of late 19th century philanthropy is well known throughout the community of Camden to the present day. Forming an important historical part of Camden it continues to be a part of the heritage attraction for visitors to the area as well as the Macarthur region and a section at the local historical society containing documentary evidence of Carrington Nursing Home including photographs, letters and published documents. Carrington Nursing Home has continuing associations with organisations such as the Freemasons of district No. 108 and the Pink Ladies, who are a volunteers workers association assisting patients and staff by providing hair dressing services, shopping services, mobile library as well as raising funds for the purchase of equipment. Both of which donated a stained glass window for the recently constructed chapel within the building envelope on the first floor. The Carrington Nursing Home demonstrates a high level of social value at a local level as a fine example of late 19th century philanthropy and continuing associations with local organisations.
Technical/ Research significance <i>SHR criteria (e)</i>	The original main building is largely intact which includes the exterior and interior spaces, many still serving their original functions. They provide a valuable insight into the changing technology and practice of institutionalised health and aged care over a period of over 100 years. The building contributed greatly to the spread of improved techniques in the ventilation of hospitals. The building incorporates innovation in construction including the use of cavity brickwork to provide waterproof walls, corrugated iron, and slab arches claimed to be used here for the first time. The building's layout and construction demonstrates the principles espoused by Florence Nightingale in her publication 'Notes on hospitals', those taken up in Sydney by Alfred Roberts the Administrator of Royal Prince Alfred Hospital, and John Sulman with regard to the layout, finishes and relationship of the verandahs and large scale garden areas which created 'light work' for the convalescents. The Carrington Nursing Home demonstrates a moderate level of technical/ research value at a state level as an intact structure, which is still in use and some spaces functioning under their original purpose.
Rarity <i>SHR criteria (f)</i>	The intactness of Carrington Nursing Home built in 1890, as a convalescent hospital in its rural setting is one of only two remaining late 19th century purpose built convalescent hospitals in New South Wales. Along with Thomas Walker Convalescent Hospital, Carrington Nursing Home with its associated structures, carriage loop trail and flowerbed is a rare example of a major institution to have survived and remain in use as a health care facility in New South Wales. Carrington Nursing Home is rare at a State level as one of only two remaining late 19th century purpose built convalescent hospitals in New South Wales.
Representativeness <i>SHR criteria (g)</i>	Carrington Nursing Home is an outstanding example of the evolving health care and an aged care facility type hospital providing evidence of institutional design and use of a building at a representative level.

2.2 Part 2 – General Conservation Policy and Management

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	General conservation policies are established as a guide to the care of Carrington Nursing Home – main building as to enable the quality and significance of the place to be retained, and where possible recovered, while maintaining the usefulness and viability of the building. The intention of the policies is to: • Retain the significant character and quality of the building and its various elements; • Permit alterations, adaptations and new works which are compatible with the above and which will make the place more effective in its principal intended use; • Identify elements which adversely affect the place and which are in need of modification or removal; • Provide an approach to the replacement of deteriorated fabric; • Draw attention to the need for coordination of the conservation needs of the place both in the short term and over the longer life of the building with other functional and technical aspects and requirements for the place.
Owner's or Steward's Requirements	The building is currently being occupied as a nursing home. The owners of the site are preparing a master plan of the site, which will lead to a series of development applications with the intention of carrying out works to enable an adaptive reuse of the building at a later date. The works to the Carrington Nursing Home – main building and its surroundings will be guided by the recommendations of this Conservation Management Strategy, Conservation Management Plan prepared January 2005 by Noel Bell Ridley Smith and Partners Architects and Curtilage Study prepared March 2005 by Noel Bell Ridley Smith and Partners Architects
Items/Fabric to be conserved	All fabric of the Carrington Nursing Home main building should be conserved other than fabric considered intrusive or contain little significance. Please refer to the Conservation Management Plan – Carrington Nursing Home prepared January 2005 by Noel Bell Ridley Smith and Partners, Architects for detailed analysis of levels of significance of fabric and spaces. All works proposed to the main building of Carrington Nursing Home require the advice of a Heritage Consultant.
Items/Fabric that can be altered	Fabric considered to have little significance or Intrusive fabric in the Carrington Nursing Home main building may be altered provided the alterations are sympathetic to the existing significant fabric. Please refer to the Conservation Management Plan – Carrington Nursing Home prepared January 2005 by Noel Bell Ridley Smith and Partners, Architects for detailed analysis of levels of significance of fabric and spaces. All works proposed to the main building of Carrington Nursing Home require the advice of a Heritage Consultant.
Exemptions under the Heritage Act	The exemptions only reduce the need to obtain approval from the Heritage Council, under section 60 of the Heritage Act, to carry out works to a heritage item listed on the state heritage register. As per the following publication 'Standard exemptions for works requiring Heritage Council Approval' prepared by the NSW Heritage Office. Standard exemptions under the Heritage Act include areas such as: maintenance and cleaning, repairs, painting, excavation, restoration, development endorsed by the heritage council, minor activities with no adverse impact on heritage significance, non-significant fabric, change of use, new buildings, temporary structures, landscape maintenance, signage, safety and security, movable heritage items.
Archaeological Material	The substantial built nature, solid floors, and limited variance in use of the main building means its archaeological potential is limited. All the hospital buildings are regarded as having a low level of archaeological potential. Rubbish deposits associated with the early hospital are likely to exist within the grounds.

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	No significant archaeological deposits have been identified at the place. The Relics provision of the NSW Heritage Act 1977 provides automatic statutory protection to prevent the excavation or disturbance of land for the purposes of discovering, exposing or moving a relic not subject to a conservation instrument, except in accordance with an excavation permit.
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RECOMMENDATIONS

Lodgement of copies of this document.	A copy of this document should be lodged with the Carrington Centennial Trust. This CMS should be taken into consideration in assessing the heritage impact of any changes or proposed development to the main building and the surrounding subject site, until a Conservation Management Plan has been prepared for the site.
If the item is to be opened to the public, what are the risks to public safety and how can they be mitigated?	Carrington Nursing Home – main building is not open to the public as a tourist/visitors centre. It remains today as a fully functional nursing home on the ground floor and administration offices on the first floor. The building is not open to the general public although visitors are frequently seen on the ground floor as part of the nursing home. The risk to public safety is very minimal. The building is well maintained and the interests of the patients and visitors are held in high regard.
What are the item's conservation needs and interpretation requirements?	A Conservation Management Plan, including a maintenance plan should be prepared for the former Convalescent Hospital, to guide future development and changes to the site. The building fabric has been well maintained, although some of the original fabric and finishes have been removed or compromised by recent alterations (eg the installation of a smoke screen around the main stair). Interpretation of the former Convalescent Hospital is currently limited to framed copies of historic photographs wall-mounted throughout the building. It is recommended that an Interpretation Plan be prepared for the building and its site, to inform visitors of abstract aspects of its history, including the role of WH Paling and Victorian philanthropy, and the philosophy underlying the design and siting of the former Hospital with its garden setting.
Are there any confidential matters to be included in an appendix?	Not applicable to the subject site
Recommended future review of this document.	This document should be reviewed no later than January 2011, or when major changes or new development is proposed to the main building or its surroundings.

HERITAGE LISTINGS

Heritage listing/s	Carrington and the Carrington Centennial Homes site, is listed as an item of heritage significance on the following registers: • NSW State Heritage Inventory (Database No. 1280027) • Camden Local Environment Plan No. 48 (Schedule 1- Heritage Items) • National Trust of Australia (NSW)- Classified 1979
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CARRINGTON NURSING HOME CONSERVATION MANAGEMENT STRATEGY
CARRINGTON CENTENNIAL HOMES, CAMDEN NSW 2570

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home Conservation Management Plan	Jan 2005	Carrington Nursing Home
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home Heritage Curtilage Assessment	Mar. 2005	Carrington Nursing Home
Written Report	Casey & Lowe Pty Ltd	Carrington Hospital – Review of Non-Indigenous Archaeology	c.2004-2005	Carrington Nursing Home

SOURCE OF THIS INFORMATION

Name of study or report	Conservation Management Strategy	Year of study or report	2006
Item number in study or report	N/A		
Author of study or report	Noel Bell Ridley Smith & Partners, Architects Pty Ltd		
Inspected by	Noel Bell Ridley Smith & Partners, Architects Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Noel Bell Ridley Smith & Partners Architects Pty Ltd	Date	January 2006

IMAGES

Image caption	General view of the single storey addition and ramp to the southern side Carrington Nursing Home (c1980), and showing the original open verandah, now infilled.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	View of the south eastern section of the main façade of Carrington Nursing Home.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	The Main Entrance and tower of Carrington Nursing Home, looking west.				
Image year	2005	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	North eastern section of the main façade of Carrington Nursing Home.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



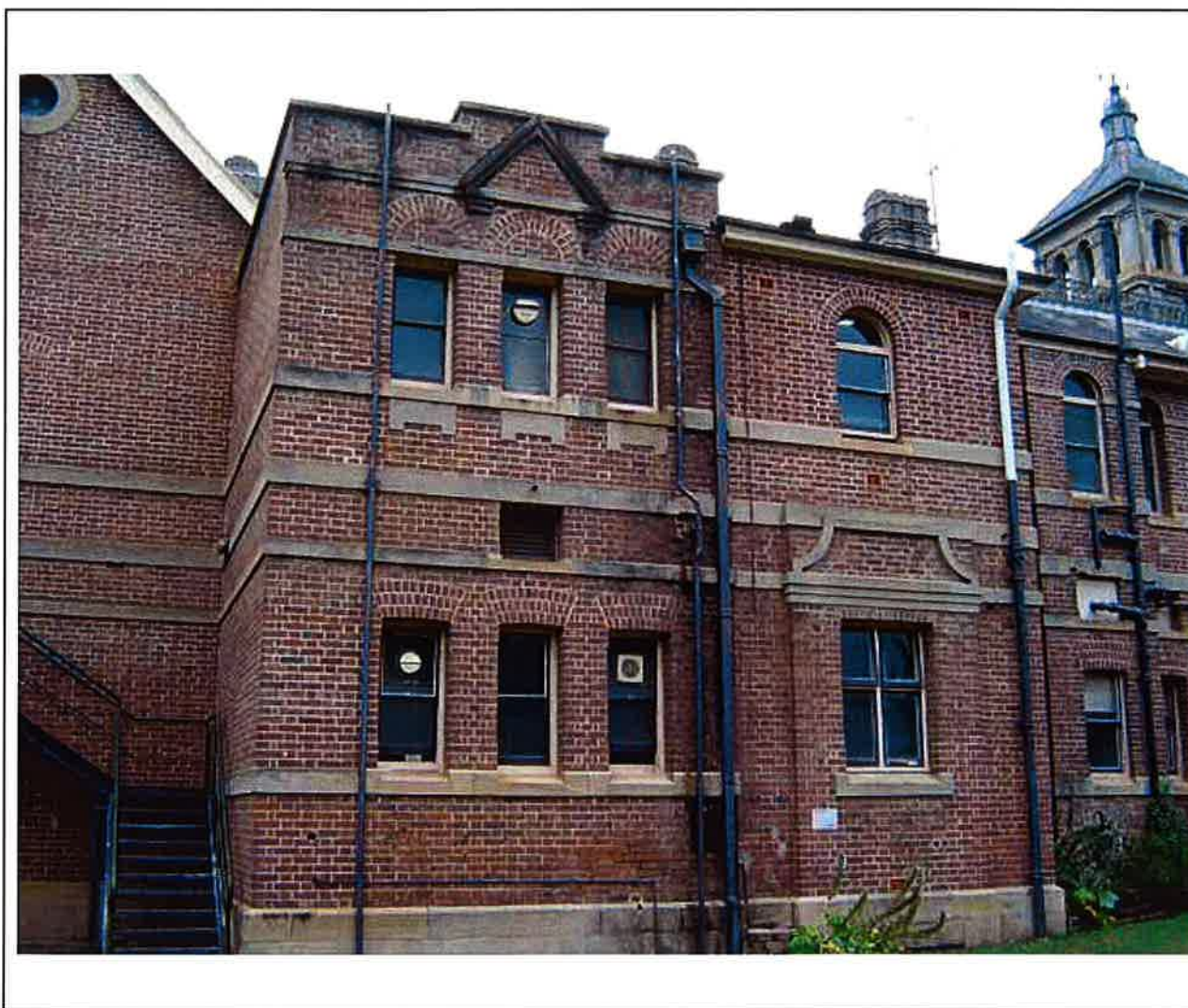
IMAGES

Image caption	Former smoking room and new access ramp attached to the northern elevation of the Carrington Nursing Home. (Looking west.)				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	North western side of Carrington Nursing Home main building façade with recent fire stair (c1995)				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	General view of the northern side of the original central kitchen wing showing the surface mounted services and water tanks. The corridor (right hand side of photograph) was constructed in 1995.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Adaptation of the former service wing of Carrington as a residents' lounge and offices, completed in 1995, including new doors, windows, verandah and lighting.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	The main entrance of Carrington Nursing Home and porte-cochere constructed in 1995.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



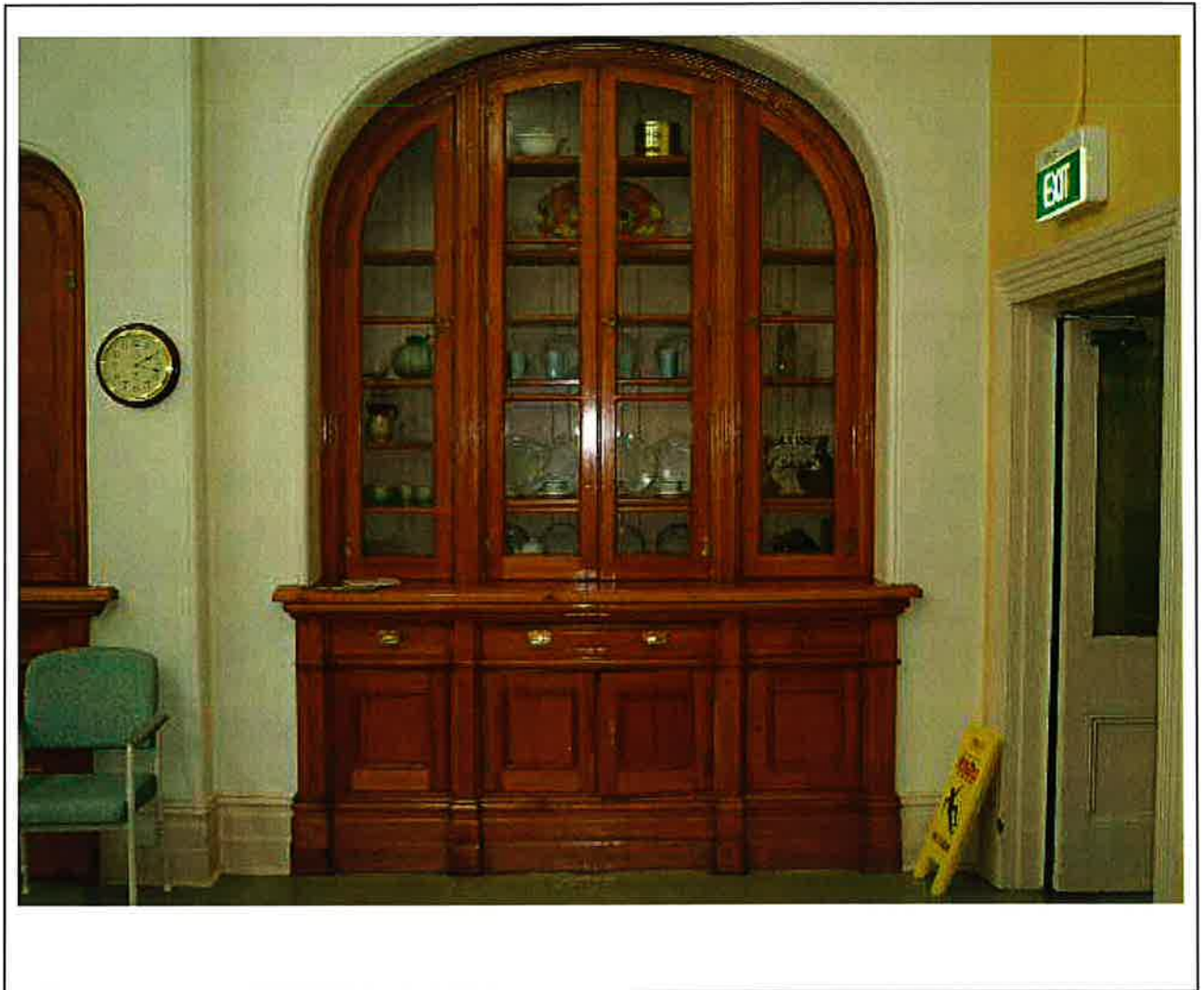
IMAGES

Image caption	South western side of Carrington Nursing Home main building façade, showing an upper level window adapted as an exit door and the new steel fire stair in 1995.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	An original built in dresser located in the main dining room (ground floor) of Carrington Nursing Home.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Former ground floor garden entrance hall and north corridor of the former Carrington Convalescent Hospital, showing the marble plaques inscribed with the names of the main donors.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	General view of the southern section of the First Floor main corridor, showing the original ripple iron ceiling and joinery. The corridor was repainted in c2004, and the anaglypta wallpaper and emergency lighting were added at the same time. The heating system was installed in the 1970s.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Main staircase located at the first floor level of Carrington Nursing Home building.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



3.0 MASONIC COTTAGE HOSPITAL CONSERVATION MANAGEMENT STRATEGY

3.1 Part 1 - Investigation and Heritage Assessment

ITEM DETAILS			
Name of Item	Administration Building		
Other Names/ Former Name/s	Masonic Cottage Hospital		
Item type (if known)	N/A		
Item group (if known)	Carrington Nursing Home		
Item category (if known)	Built		
Area, Group, or Collection Name	Carrington Hospital Group		
Street number	90		
Street name	Werombi Road		
Suburb/town	Camden NSW	Postcode	2570
Local Government Area/s	Camden		
Property description	Lot 10 in DP845472, Parish of Camden, County of Cumberland		
Owner	Carrington Centennial Trust		
Current use	Community care office		
Former Use	Convalescent home, Staff quarters		
Statement of significance	The Masonic Cottage Hospital was constructed in 1889-90 as one of a group of cottage hospitals intended to surround Carrington Convalescent Hospital. The building was purpose-built and is physical evidence of the approach to the treatment of convalescing patients in the late nineteenth century. The Masonic Cottage Hospital, the former Carrington Convalescent Hospital and the Mortuary together form an assemblage of buildings that are culturally significant to the state of NSW, as physical evidence of the first purpose-built convalescent Hospital in the state. The name of the building, the Masonic Cottage Hospital, commemorates the local Masonic Lodge, which was responsible for its founding and historical associations with founding benefactor, WH Paling, and the Governor and patron of the Hospital Lord Carrington, both freemasons.		
Level of Significance	State ☒		Local ☐

DESCRIPTION	
Designer	Herbert S. Thompson, Architect, in association with Harry Chambers Kent
Builder	Unknown.

**MASONIC COTTAGE HOSPITAL CONSERVATION MANAGEMENT STRATEGY
CARRINGTON CENTENNIAL HOMES, CAMDEN NSW 2570**

Physical Description	The former Masonic Cottage Hospital is single storey building located to the north of the main hospital building on the site. The Cottage Hospital has a slate roof with terracotta tile capping and boxed eaves. It is gabled at the north and south ends and hipped in the centre. There are two face-bricked corbelled chimneys. External walls are face brick with a rendered base course. The timber windows are double-hung with segmental arch heads. On the eastern side of the building there is a verandah with a striped corrugated iron roof. The main entry to the building is in the centre of the west façade. The eaves drop to form a small gabled porch roof, supported on a pair of timber posts and a brick balustrade. There is a Masonic symbol and date "1889" on the gable. A marble tablet in the foyer records the opening of the building.					
Physical condition and Archaeological potential	The external fabric is in fair condition, although a number of slates have slipped and need refixing. The existing bathroom fitouts date from c1955, and the main corridors are compromised by visually intrusive surface mounted services. The building is located in an area of low archaeological potential.					
Construction years	Start year	1889	Finish year	1890	Circa	☐
Modifications and dates	The Masonic Cottage was built at the same time as the main building; documentary evidence indicates numerous alterations to the building as well as continued use and change of use. From the period of construction up until 1917 most of the work to the building included maintenance, repair work and minor renovations. In that year, the Masonic Cottage was substantially refurbished. The building was not altered again other than maintenance until 1953 when the roof was re-slatted, in 1957 when extensive repairs were undertaken, and in 1962 when the roof to the verandah was replaced. In 1968 - 1969 the building was converted to live-in quarters for female domestic staff, which was then converted to an administration block in 1974 – 1975, as it remains today. As mentioned above repairs and maintenance to the Cottage are recorded in the various annual reports however no major structural changes have been made. In 1896 the cottage was painted then in 1898 the cottage was painted and renovated throughout. In 1901 both the main hospital and the Masonic Cottage were fitted with electric lights. The cottage was painted and repaired inside and out in 1904 and in 1917 it was refurbished and two bath heaters added to bathroom. This refurbishment came as a result of £200 received from the Masonic Grand Lodge for this purpose. A gift of £100 in 1925 allowed the cottage to be repainted and renovated and new linoleum provided. The toilet system was updated in 1945. In 1953 the roof was re-slatted and in 1957 extensive repairs to the structure of the Masonic Cottage were made.					

HISTORY

Historical notes	The only convalescent cottage hospital ever constructed in the grounds of the Carrington Hospital was the Masonic Cottage Hospital, which was officially opened at the same time as the main Carrington Hospital in 1890. The cottage was constructed to provide accommodation for Masons recovering from major illness or surgery and was the first venture of the Freemasons of NSW into the building and financing of a health care unit. The Masonic architect, Herbert S. Thompson, designed the cottage in conjunction with the architect of the main hospital, Harry Chambers Kent. When the union of Masonry took place in NSW in 1888 and the United Grande Lodge of NSW was formed with Lord Carrington as their Grand Master, the former District Grand Lodge, English Constitution, had a sum of money at its disposal for benevolent purposes and the sum of £1000 was set apart for the erection of a convalescent home for Masons. The Grande United Lodge voted £200 to suitably
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	furnish the building. On 28 September 1888 the Honorary Secretaries of the Carrington Hospital were advised of the Freemasons decision and informed that the cottage was to be a Memorial of English Freemasonry. On 30 January 1889 the agreement, proposed for the Erection of the Cottage Hospital by the Masonic body, had been approved. The "Items of Deed of Agreement: made between the Masonic body and the Committee of the Carrington Centennial Hospital for Convalescents" included the following provisions; <i>[1] That such cottages should become the absolute property of the Institution and be subject to the control of the Committee in all respects.</i> <i>[2] That Mr Herbert Thompson of Pitt Street, Sydney... shall act as Architect for the Masonic Cottage Hospital and in conjunction with Mr HC Kent the Architect for the said Carrington Hospital, prepare the necessary plans and specifications of the intended Masonic Cottage Hospital at a cost not to exceed one thousand pounds...</i> <i>[5] That all furniture fittings and effects which may from time to time be purchased and placed in the said Masonic Cottage Hospital shall be the exclusive property of the Trustees of the Carrington Centennial Hospital...</i> <i>[11] That all patients nominated by the said Board of Benevolence of the said United Grand Lodge shall be subject to the Rules and Regulations of the said Carrington Centennial Hospital.</i> The foundation stone of the Freemason's Cottage was laid by Lord Carrington, on 18 February 1889, the same day as the foundation stone for the Carrington Hospital. The cottage, containing seven beds, was completed at a total cost of £1472.7.6. The Daily Telegraph Saturday April 19, 1890 recorded that - <i>Near the Centennial Hospital, and in the course of erection, is the Masonic Cottage Hospital, which is being built for the asons and which, it is intended, will be included in the jurisdiction of the Carrington.</i> The Illustrated Sydney News dated 24 May 1890 <i>In the grounds, away to the right we see the cottage erected by the Freemasons as a Masonic Convalescent Home. ...It is a pretty little building and sufficiently near the larger one to be under the Matron's supervision. It contains two wards, sitting room with large bay window, kitchen, nurse's room bathroom etc and a good verandah, seven feet wide runs along the whole length of the building. It is the first edifice erected by the masons of NSW for a charitable object..."</i> A description of the cottage and its operation were published in the NSW Freemason in August 1925: <i>Situate about one and a half miles from Camden, it stands on an elevated site overlooking the little historic town. The cottage contains a living room comfortably furnished and provided with a library of excellent books, games etc., two dormitories with three beds each and a single room, providing all the accommodation for seven Brethren. There is also a small kitchen where any little extras can be prepared; a splendid bathroom with hot and cold water, linen cupboard and lavatories complete the cottage, ...The cottage inmates have their meals with those of the main hospital.</i> The maintenance and repairs of the Masonic Cottage were part of the general maintenance program of the Hospital. The Grand Lodge of Freemasons and individual Lodges and brethren made annual donations to the Hospital and patients paid, if possible, for their care. Many donations in "kind" were received from Lodges and members, such as an organ given by Camden Lodge in 1903 for use in the Cottage.
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**MASONIC COTTAGE HOSPITAL CONSERVATION MANAGEMENT STRATEGY
CARRINGTON CENTENNIAL HOMES, CAMDEN NSW 2570**

	Records over the years show that the cottage was often under utilised and at times empty. In 1965 the committee were having difficulty finding a caretaker for the cottage and as a result, the cottage had no patients. Finally in 1968 it was decided to cease using the Masonic Cottage as a Convalescent Home and the cottage was converted for use as quarters for live-in female domestic staff. In 1974-75 the cottage again changed usage and was converted into an administration block for the Chief Executive Officer and his clerical staff. The Masonic cottage is currently in use as the Community Care Office for the hospital complex.
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CURTILAGE

Describe the physical curtilage of the item	The legal curtilage of the Carrington Nursing Home is Lot 10 of Deposited Plan 845472 (Parish of Camden, County of Cumberland). Refer to the Heritage Curtilage Assessment, prepared for the site by Noel Bell Ridley Smith & Partners (March 2006), which analysed the historical evolution of the site, design, functional uses, significant vegetation and archaeological features in keeping with the guideline Heritage Curtilages (NSW Heritage Office, 1996), and recommended a reduced heritage curtilage.
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APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The Masonic Cottage Hospital has historical significance to the state of NSW as part of the former Carrington Convalescent Hospital, which was the first purpose-built convalescent hospital in NSW. The cottage indicates evidence of significant human activity as a convalescent home since 1890. The site also has high historical significance at a state level as evidence of a period of conspicuous philanthropy in late Victorian society and private and public involvement in the provision of health services.
Historical association significance SHR criteria (b)	As part of the Carrington Convalescent Hospital group, the Masonic Cottage Hospital has important associations with Freemasonry in Australia, particularly founding benefactor, WH Paling, and then Governor and patron, Lord Carrington. The cottage hospital has associations with Herbert S. Thompson, Architect, and its co-designer Harry Chambers Kent, a notable Sydney architect.
Aesthetic significance SHR criteria (c)	The building has high significance at a local level as a relatively intact example of a late Victorian cottage hospital, and demonstrates a high level of craftsmanship, particularly by the incorporation of Masonic motifs in its stained glass windows and decorative timber fretwork over its entrance.
Social significance SHR criteria (d)	The Masonic Cottage Hospital is physical evidence of the development of public health facilities in NSW, and the relationship between public institutions and the wider community. As part of the Carrington Nursing Home, the Masonic Cottage Hospital demonstrates social value at a local level as a fine example of late 19 th century philanthropy and continuing associations with local organisations.
Technical/ Research significance SHR criteria (e)	The Masonic Cottage Hospital does not strongly demonstrate this criterion.
Rarity SHR criteria (f)	The building is rare at a state level as an example of a Cottage Hospital constructed in 1890 and for its degree of intactness.
Representative-ness SHR criteria (g)	The Masonic Cottage Hospital, as part of the Carrington Convalescent Hospital group, demonstrates the hospital-design principles prevalent in the second half of the nineteenth century.

3.2 Part 2 – General Conservation Policy and Management

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	The Masonic Cottage Hospital should be retained and conserved, and continue to be part of the cyclical maintenance program carried out by the Carrington Centennial Trust. Work should reflect best practice principles and be consistent with the principles contained in the Burra Charter and the Heritage Manual (published by the NSW Heritage Office). Investigative works should be carried out to identify the extent and condition of original fabric. Generally the building should be retained and repaired. Some minor adaptation can occur internally, provided there is minimum adverse affect on surviving heritage fabric, and they are not visible on the exterior of the building.
Owner's or Steward's Requirements	The Masonic Cottage Hospital is currently used as community care offices, however it may be adapted for different purposes in the future, subject to the preparation and recommendations of a Statement of Heritage Impact. The Masonic Cottage Hospital should be adapted to enable the Carrington Centennial Trust to meet their obligations under statutory legislation, including the Occupational Health and Safety Act, the Disability Discrimination Act, and the Building Code of Australia. Changes should be referred to a heritage consultant to assess their potential heritage impact before changes are carried out.
Items/Fabric to be conserved	All original exterior fabric of the Masonic Cottage Hospital is to be conserved, including the slate and terracotta roof finishes, face brick walls, sandstone trims. The interior layout and finishes are to remain unaltered including structural elements. All works proposed to the Masonic Cottage Hospital require the advice of a Heritage Consultant. Generally minor adaptation of the interior of the building can occur, provided the original architectural character, scale and bulk of the original Cottage remains apparent. The architectural character is determined by face brickwork, window and door details, painted joinery, roof, chimneys and verandahs. Original internal fabric should be retained including original joinery, eg skirting, staff moulds, doors and windows (leafs, sashes, frames, architraves), chimneypieces, plaster wall finishes and any surviving original ceiling finishes.
Items/Fabric that can be altered	The existing bathrooms can be adapted, and the existing fixtures and fitments can be removed and replaced, and intrusive elements removed, subject to advice from suitably qualified Heritage Consultant prior to any work being carried out.
Exemptions under the Heritage Act	Not applicable, the Masonic Cottage Hospital is not included on the NSW State Heritage Register.
Archaeological Material	The Carrington Centennial Homes site has been assessed as having low non-Indigenous archaeological potential. The 'Relics' provision of the <i>NSW Heritage Act 1977</i> provides automatic statutory protection to prevent the excavation or disturbance of land for the purposes of discovering, exposing or moving a relic not subject to a conservation instrument, except in accordance with an excavation permit under Section 140 of the Act. The Masonic Cottage Hospital is located in an area identified as having low Indigenous archaeological potential. Indigenous deposits located within the boundary of the site are protected under the <i>NSW National Parks and Wildlife Act 1974</i>.

RECOMMENDATIONS

Lodgement of copies of this document.	This Conservation Management Strategy (CMS) is to be retained by Carrington Centennial Trust, and a copy lodged with the Carrington Centennial Trust Archivist and Building Manager. This CMS should be taken into consideration in assessing the heritage impact of any changes to the Masonic Cottage Hospital.
If the item is to be opened to the public, what are the risks to public safety and how can they be mitigated?	The Masonic Cottage Hospital should be adapted to enable the Carrington Centennial Trust to meet their obligations under current statutory legislation, including Occupation Health and Safety Act, Disability Discrimination Act, and the Building Code of Australia. Changes should be referred to a heritage consultant to assess the potential heritage impact of changes before they are carried out.
What are the item's conservation needs and interpretation requirements?	The Masonic Cottage Hospital should continue to be maintained under the cyclical maintenance program implemented by the Carrington Centennial Trust. The history of the site, including that of the former Masonic Cottage Hospital, is outlined in a publication <i>Carrington 1890-1990: The centre of total care</i> (RE Nixon, 1990), which is currently available to read on site, or to purchase. The Masonic Cottage Hospital, and the development of Cottage Hospitals in the late nineteenth century, should be included in any future interpretative signage strategy for the site.
Are there any confidential matters to be included in an appendix?	None known.
Recommended future review of this document.	This document should be reviewed no later than January 2011, or when changes or new development is proposed to the Cottage Hospital or its surroundings.

HERITAGE LISTINGS

Heritage listing/s	The former Masonic Cottage Hospital is not currently listed as an individual heritage item on any local, state or Commonwealth register. It is however located within the boundary of Carrington Centennial Homes site, which is listed as an item of heritage significance on the following registers: • NSW State Heritage Inventory (Database No. 1280027) • Camden Local Environment Plan No. 48 (Schedule 1- Heritage Items) • National Trust of Australia (NSW)- Classified 1979
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home Conservation Management Plan	Jan 2005	Carrington Centennial Trust
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home Heritage Curtilage Assessment	Mar. 2005	Carrington Centennial Trust
Written Report	Casey & Lowe Pty Ltd	Carrington Hospital – Review of Non-Indigenous Archaeology	2004	Carrington Centennial Trust

**MASONIC COTTAGE HOSPITAL CONSERVATION MANAGEMENT STRATEGY
CARRINGTON CENTENNIAL HOMES, CAMDEN NSW 2570**

Written Report	Archaeological & Heritage Management Solutions Pty Ltd	Aboriginal Assessment: NSW	Heritage Camden	2004	Carrington Centennial Trust
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SOURCE OF THIS INFORMATION

Name of study or report	Conservation Management Strategy	Year of study or report	2006
Item number in study or report	N/A		
Author of study or report	Noel Bell Ridley Smith & Partners Architects Pty Ltd		
Inspected by	Noel Bell Ridley Smith & Partners Architects Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Noel Bell Ridley Smith & Partners Architects Pty Ltd	Date	January 2006

IMAGES

Image caption	The main entrance (western entrance) to the Masonic Cottage Hospital at Carrington Centennial Homes, with a decorative Masonic emblem and date featured on the gable.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	View of the north west corner of the Masonic Cottage Hospital.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	General view of the north east corner of the Masonic Cottage Hospital.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	General view of Masonic Cottage Hospital and the north elevation of the Carrington Nursing Home, showing a section of their immediate garden setting.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



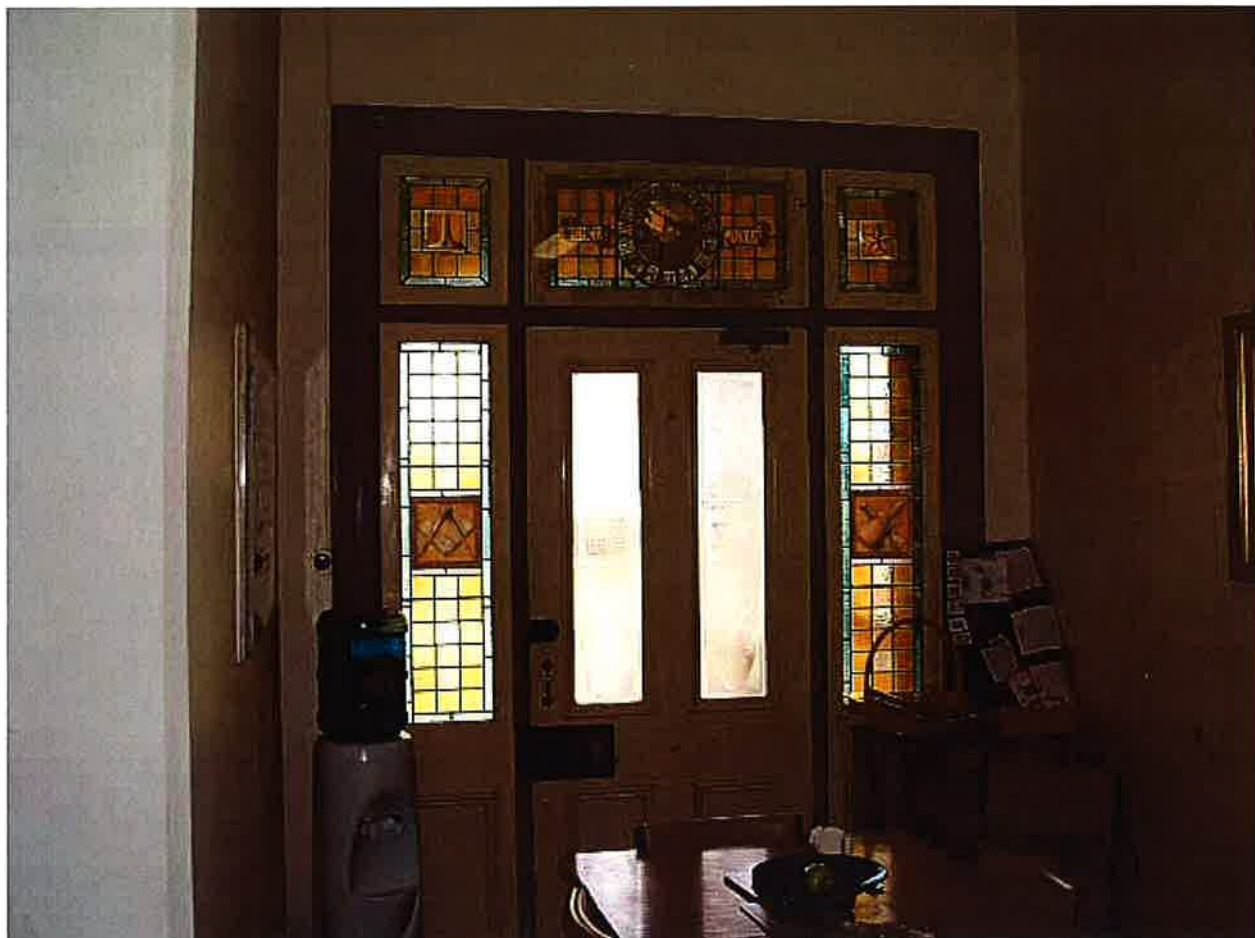
IMAGES

Image caption	The east elevation of the Masonic Cottage Hospital showing the relationship of the windows of the former wards, the verandah and garden.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Internal view of the main entrance door, sidelights and fanlight of the Masonic Cottage Hospital, incorporating Masonic emblems in the stained glass patterns.				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Detail showing a typical corridor in the Masonic Cottage Hospital and the visual impact of surface mounted services into original spaces				
Image year		Image by	NBRS&P rchitects td	Image copyright holder	NBRS&P rchitects td



IMAGES

Image caption	Interior view of the Masonic Cottage Hospital showing the original ripple iron ceiling, timber cornice and painted plaster wall finishes. Note the original fanlights have been painted.				
Image year	2006	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



4.0 FORMER MORTUARY CONSERVATION MANAGEMENT STRATEGY

4.1 Part 1 – Investigation and Heritage Assessment

ITEM DETAILS			
Name of Item	Arbour		
Other Name/s Former Name/s	Mortuary		
Item type (if known)	N/A		
Item group (if known)	Carrington Nursing Home		
Item category (if known)	Built		
Area, Group, or Collection Name	Carrington Hospital Group		
Street number	90		
Street name	Werombi Road		
Suburb/town	Camden NSW	Postcode	2570
Local Government Area/s	Camden		
Property description	Lot 10 in DP845472, Parish of Camden, County of Cumberland		
Owner	Carrington Centennial Trust		
Current use	Arbour		
Former Use	Mortuary, Workshop, Store		
Statement of significance	The former Mortuary, built in 1892, is a rare surviving example of its type in New South Wales. Although its appearance has been compromised by recent changes, it demonstrates an important aspect of the operation of a late nineteenth century hospital. The free standing structure was used to house human remains prior to collection by an undertaker, and was located some distance from the hospital to reduce the spread of germs and odours before refrigeration was commonplace in NSW up to the end of the nineteenth century. The location of the Mortuary as a separate pavilion was an acceptable departure from the overall pavilion planning principles underpinning the layout of Carrington Convalescent Hospital. The former Mortuary, the Carrington Convalescent Hospital and the Masonic Cottage Hospital, have exceptional heritage significance as the first purpose-built Convalescent Hospital in NSW.		
Level of Significance	State ☒		Local ☐

DESCRIPTION	
Designer	Harry Chambers Kent, Architect.
Builder	P Graham and son, AP Graham.
Physical Description	The former Mortuary has an octagonal plan, and is constructed of traditional load bearing brick. It contains clerestory windows and two louvred ventilators in the east

**FORMER MORTUARY BUILDING CONSERVATION MANAGEMENT STRATEGY
CARRINGTON CENTENNIAL HOMES, CAMDEN NSW 2570**

	and west walls, the original corrugated iron roof and a louvred lantern over the centre of the roof. The structure has been adapted by constructing an open verandah around its perimeter with a separate roof structure partially supported by metal pipe columns. The interior of the building has been altered, including the removal of the central bench and construction of a new bench adjacent to the south wall and new cement topping to the existing floor.					
Physical condition	The original building envelope (ie walls, windows, roof finish, roof structure) was retained as part of the adaptation of the building in 1987, and is now in need of repair and stabilisation to maintain it in situ for as long as possible.					
Construction years	Start year	1892	Finish year	1892	Circa	☐
Modifications and dates	The structure was modified in the 1987 as a sheltered outdoor entertaining area. The main changes at that time included: • the painting of interior face brick walls, • removal of the central bench and construction of new brick bench with cooking facilities set into a reinforced concrete benchtop, • concrete topping to original floor, • construction of an open verandah around the perimeter of the original structure.					

HISTORY

	The Mortuary was designed by Harry Chambers Kent, and is included in the original plans for Carrington Convalescent Hospital. The structure was an important part of the complex and was located to the west of the main Hospital building, on a lower section of land. The siting of the structure was consistent with hospital design of the nineteenth century, and designed to minimise its impact on ventilation of the main building. By 1965 the mortuary was being used as a shed, and as a workshop from 1965 to 1987. In 1987 the mortuary was adapted as an Arbour with an open verandah and barbeque facilities.
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CURTILAGE

Describe the physical curtilage of the item	There is no area of land specifically associated with the former Mortuary. The legal curtilage of the Carrington Nursing Home is Lot 10 of Deposited Plan 845472 (Parish of Camden, County of Cumberland). Refer to the Heritage Curtilage Assessment, prepared for the site by Noel Bell Ridley Smith & Partners (March 2006), which recommended that the former Mortuary be retained within the recommended reduced heritage curtilage together with the former Carrington Convalescent Hospital, the Masonic Cottage Hospital.
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APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The former Mortuary, together with the former Carrington Convalescent Hospital and the Masonic Cottage Hospital, is part of the Carrington Hospital Group, has historical significance to the state as the first purpose-built convalescent home to be constructed in NSW.
Historical association significance SHR criteria (b)	The former Mortuary has a high level of historical association significance at a state level as a part of the Carrington Hospital Group, which is associated with the Victorian philanthropist, WH Paling and the architect, Harry Chambers Kent.

**FORMER MORTUARY BUILDING CONSERVATION MANAGEMENT STRATEGY
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Aesthetic significance <i>SHR criteria (c)</i>	The former Mortuary has aesthetic significance as part of the Carrington Hospital Group, although it has been compromised by alterations carried out in 1987.
Social significance <i>SHR criteria (d)</i>	The former mortuary has a high level of social significance at a state level as a part of the Carrington Hospital Group, which is physical evidence of philanthropy in New South Wales in the second half of the nineteenth century.
Technical/ Research significance <i>SHR criteria (e)</i>	The former Mortuary building does not strongly demonstrate this criterion.
Rarity <i>SHR criteria (f)</i>	The former Mortuary is a rare surviving example of this building type in NSW. The Mortuary, together with the Masonic Cottage Hospital and the former Carrington Convalescent Hospital, are a rare surviving assemblage of buildings demonstrating the first purpose built convalescent hospital in NSW.
Representative-ness <i>SHR criteria (g)</i>	The former mortuary, as part of the Carrington Hospital Group, is representative of the design of convalescent hospitals during the second half of the nineteenth century in NSW, in particular the relationship between the Mortuary and the main hospital building to prevent the possible spread of disease.

4.2 Part 2 – General Conservation Policy and Management

GENERAL STATEMENT OF CONSERVATION APPROACH

General statement of Conservation approach	The former Mortuary should continue to be part of the cyclical maintenance program currently implemented by the Carrington Centennial Trust. Original fabric should be retained and conserved in keeping with the principles contained in The Burra Charter.
Owner's or Steward's Requirements	The building is currently used as an outdoor entertaining area, and will continue with this use in the foreseeable future.
Items/Fabric to be conserved	All original fabric of the former Mortuary should be conserved, including original windows, sashes, timber louvres, masonry walls. All proposed works require the advice of a Heritage Consultant.
Items/Fabric that can be altered	Changes to the former mortuary other than maintenance and repairs or removal of the intrusive additional viewing area are not recommended. All proposed works require the advice of a Heritage Consultant.
Exemptions under the Heritage Act	Not applicable, the former Mortuary is not listed on the NSW State Heritage Register.
Archaeological Material	The Carrington Centennial Homes site has generally been assessed as having low non-Indigenous archaeological potential. The 'Relics' provision of the <i>NSW Heritage Act 1977</i> provides automatic statutory protection to prevent the excavation or disturbance of land for the purposes of discovering, exposing or moving a relic not subject to a conservation instrument, except in accordance with an excavation permit under Section 140 of the Act. The area surrounding the former Mortuary has been identified as an area of high Indigenous archaeological potential, and future works in the vicinity of the Mortuary should follow the recommendations set out in the <i>Aboriginal Heritage Assessment Report</i> prepared for the site by Archaeological & Heritage Management Solutions Pty Ltd (Nov. 2004). Indigenous archaeology within the boundary of the Carrington Centennial Homes site is generally protected under the <i>NSW National Parks and Wildlife Act 1974</i>.

RECOMMENDATIONS

Lodgement of copies of this document.	This Conservation Management Strategy (CMS) is to be retained by the Carrington Centennial Trust Archivist, and a copy lodged with the Carrington Centennial Homes Building Manager. This CMS should be taken into consideration in assessing the heritage impact of any changes to the Masonic Cottage Hospital.
If the item is to be opened to the public, what are the risks to public safety and how can they be mitigated?	The former Mortuary has been adapted as a recreational facility for the use of staff, residents and their visitors to Carrington. Given the rarity of the building type in NSW, it is recommended that further adaptation of the building be limited, and that a alternative use, more compatible with the heritage significance of the structure, be considered in preference to further alteration of original fabric. The surround verandah, dating from 1987, may however be adapted to enable the Carrington Centennial Trust to meet their obligations under current statutory legislation where necessary.

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What are the item's conservation needs and interpretation requirements?	The surviving original fabric of the former Mortuary building should be identified and conserved, and the building should be included in the ongoing cyclical maintenance program currently undertaken by the Carrington Centennial Trust. The history of the Carrington Centennial Homes site is outlined in a publication, <i>Carrington 1890-1990: The centre of total care</i> (RE Nixon, 1990), which is currently available to read on site, or to purchase. The former Mortuary should be included in any future interpretative strategy for the site. However, given the current use of the site as an aged care facility and the sensitivity of residents and their visitors, it is not necessary to locate interpretative signage on or immediately adjacent to the former Mortuary.
Are there any confidential matters to be included in an appendix?	None known.
Recommended future review of this document.	This document should be reviewed no later than January 2011, or when changes are proposed to the former mortuary or its surroundings.

HERITAGE LISTINGS

Heritage listings	The former Mortuary is not currently listed as an individual heritage item on any local, state or Commonwealth register. It is however located within the boundary of Carrington Centennial Homes site, which is listed as an item of heritage significance on the following registers: • NSW State Heritage Inventory (Database No. 1280027) • Camden Local Environment Plan No. 48 (Schedule 1 - Heritage Items) • National Trust of Australia (NSW) - Classified 1979
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home Conservation Management Plan	Jan 2005	Carrington Centennial Trust
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home Heritage Curtilage Assessment	Mar. 2005	Carrington Centennial Trust
Written Report	Casey & Lowe Pty Ltd	Carrington Hospital – Review of Non-Indigenous Archaeology	2004	Carrington Centennial Trust
Written Report	Archaeological & Heritage Management Solutions Pty Ltd	Aboriginal Heritage Assessment: Camden, NSW	2004	Carrington Centennial Trust

**FORMER MORTUARY BUILDING CONSERVATION MANAGEMENT STRATEGY
CARRINGTON CENTENNIAL HOMES, CAMDEN NSW 2570**

SOURCE OF THIS INFORMATION			
Name of study or report	Conservation Management Strategy	Year of study or report	2006
Item number in study or report	N/A		
Author of study or report	Noel Bell Ridley Smith & Partners Architects Pty Ltd		
Inspected by	Noel Bell Ridley Smith & Partners Architects Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Noel Bell Ridley Smith & Partners Architects Pty Ltd	Date	January 2006

IMAGES

Image caption	General view of the former Carrington Convalescent Hospital Mortuary and its setting.				
Image year	2005	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Outdoor entertaining area added to the former mortuary at Carrington Nursing Home				
Image year	2005	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Internal view former Mortuary roof showing the clerestory windows and the residue of the original paint finish.				
Image year	2005	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



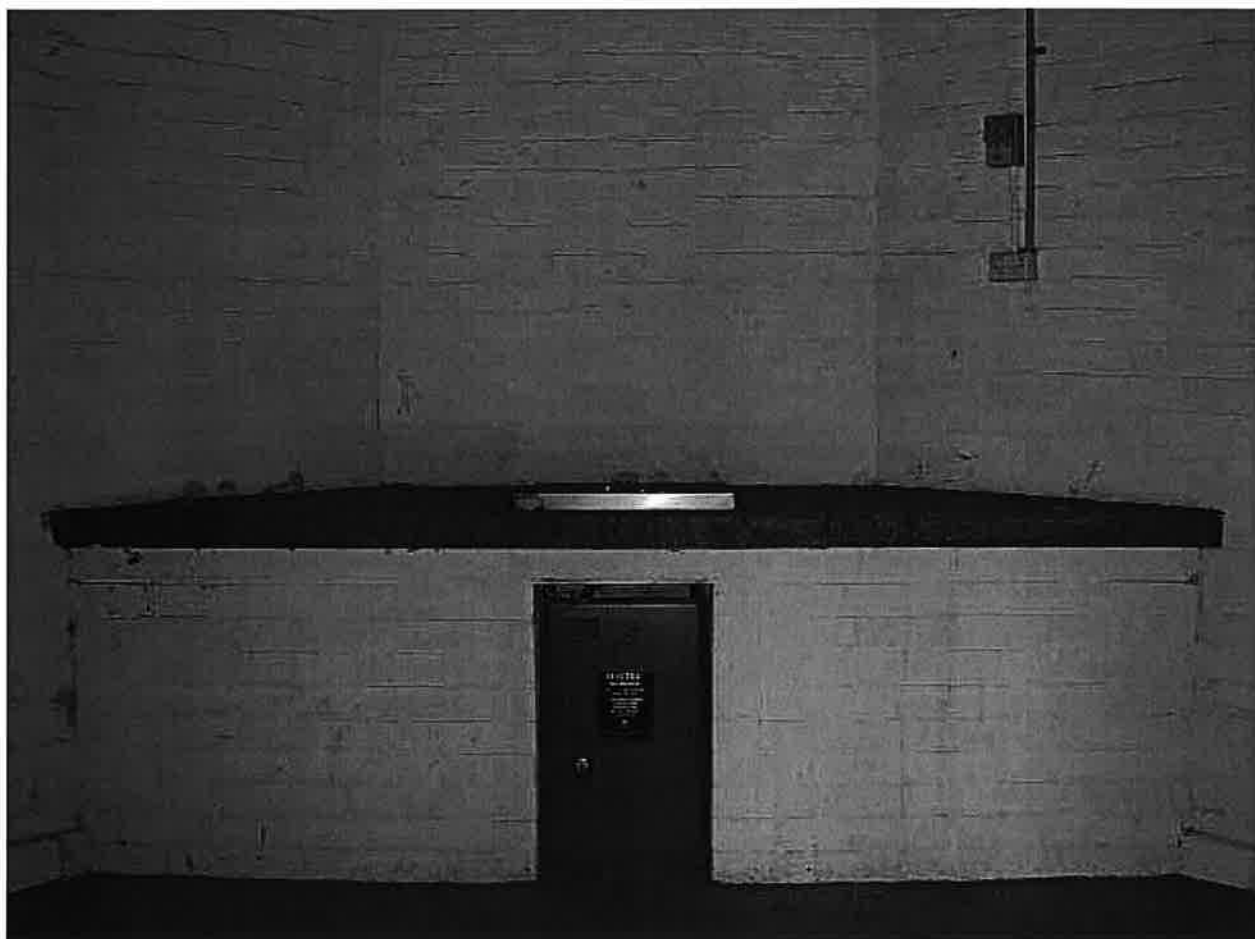
IMAGES

Image caption	Internal roof structure of the former mortuary at Carrington Nursing Home				
Image year	2005	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Ltd



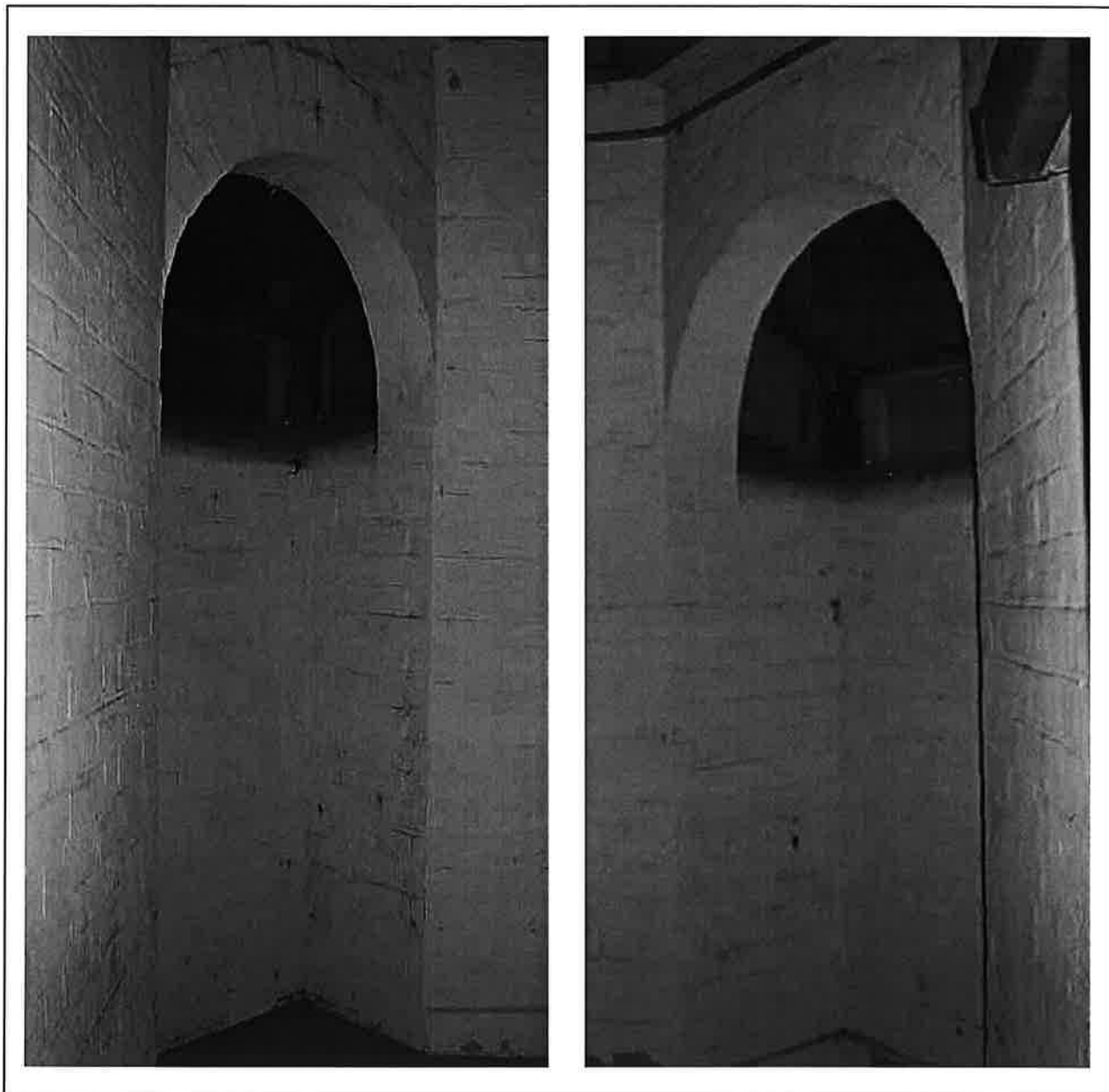
IMAGES

Image caption	Internal wall structure (barbeque) in the former mortuary at Carrington Nursing Home				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Internal wall structure of the former mortuary at Carrington Nursing Home				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



5.0 GRASMERE VILLA CONSERVATION MANAGEMENT STRATEGY

5.1 Part 1 – Investigation and Assessment

ITEM DETAILS			
Name of Item	Grasmere Villa		
Other Name/s Former Name/s	Grasmere Cottage		
Item type (if known)	N/A		
Item group (if known)	Carrington Nursing Home		
Item category (if known)	Built		
Area, Group, or Collection Name	Carrington Hospital Group		
Street number	90		
Street name	Werombi Road		
Suburb/town	Camden NSW	Postcode	2570
Local Government Area/s	Camden		
Property description	Lot 10 in DP845472, Parish of Camden, County of Cumberland.		
Owner	Carrington Centennial Trust		
Current use	Visitor's residential accommodation		
Former Use	Private residence; Convalescent home for children; Nurses accommodation; Tearooms; Office accommodation		
Statement of significance	Grasmere Villa has historic significance to the local community as a residence dating from c1875 or earlier, and for its historic significance with the family of WH Paling. The house has been associated with the site of the Carrington Hospital Group since 1901.		
Level of Significance	State ☐	Local ☒	

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	Grasmere Villa is a single storey brick building, built as a residence associated with the site when it was used as a farm prior to its acquisition by WH Paling in 1880. The plan of the house is a U-shape, built around a service courtyard, now used as a parking area. The original external walls are face brick, laid in English bond, and contain double hung timber windows and four-panelled timber doors. The windows have rendered projecting sills and louvred timber shutters. The original east verandah has been altered, and a room formed at its southern

**GRASMERE VILLA CONSERVATION MANAGEMENT STRATEGY
CARRINGTON CENTENNIAL HOMES, CAMDEN NSW 2570**

	corner by enclosing the space with fibre cement sheeting. The verandahs facing the service courtyard have also been enclosed to form internal corridors, and a new verandah has been constructed on the south elevation. The original roof finished has been replaced with painted corrugated iron and proprietary ridge and hip capping. The face brick chimneys have a corbelled detail. Internally the building has been compromised by the removal of internal walls and finishes, and by concealing original walls behind timber wall panelling. Some original face brick walls are now visible externally, following the enclosure of original open verandahs.					
Physical condition and Archaeological potential	The internal building fabric appears to be severely affected by rising damp, particularly around the service courtyard, where a concrete slab has been poured, and in the main sitting room, where the original walls have been concealed behind timber panelling. The Carrington Centennial Homes site has generally been assessed as having low non-indigenous archaeological potential, and low Indigenous archaeological potential. Note however, the 'Relics' provisions of the <i>NSW Heritage Act 1977</i> provide automatic statutory protection to prevent the excavation or disturbance of land for the purposes of discovering, exposing or moving a relic not subject to a conservation instrument, except in accordance with an excavation permit made under Section 140 of the <i>NSW Heritage Act 1977</i>.					
Construction years	Start year	1870	Finish year	1870	Circa	☒
Modifications and dates	Documentary and physical evidence indicates the following modifications to Grasmere Villa: • North wing added, c1885 • East verandah altered, c1930 • South verandah added, c1930 • Courtyard verandah infilled, c1976 • Concrete slab laid in service courtyard, c2000 • Re-roofed in corrugated iron, c1930 • Sections of brickwork painted, c1930 and later • Out buildings demolished, various dates up to 1976.					

HISTORY

	Grasmere Villa is the oldest building within the boundary of the Carrington Centennial Hospital and predates WH Paling's ownership. The architectural character of the original part of the cottage indicates that it could have been constructed as early as 1870 and as such may have been constructed for Amos Miller, an early lessee. Extensions to this building and the additional wing were constructed between 1882 and 1887, and valued at £529.15.7 in 1888. The section of Grasmere Estate to the north of Water Lane became the site of Carrington Convalescent Hospital, while the section south of Water Lane continued as a farm, containing Grasmere Villa, an orchard, vineyard and paddock and was leased back to William Paling and his heirs for a peppercorn rent. The Paling Family continued to use the property for their personal use until 1901, when the site and Villa officially came under the control of the Trustees of the Carrington Hospital. Initial plans were to tenant the villa however by 1902 the villa was still vacant and the committee began to look at the idea of using Grasmere Villa as a juvenile convalescent cottage. Repairs were carried out to the building, and the building electrified following its connection to the main hospital battery, and the vineyard was restored on advice from the Government fruit expert, WJ Allen.
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	By the end of 1902 Grasmere Villa, and a portion of its grounds, was leased as a Convalescent Home for Children sent from the Royal Alexandria Hospital for Children at Glebe. This arrangement was short lived and by 1908, having not occupied the cottage for some time, the Royal Alexander Hospital relinquished their lease. In 1910 the villa was still unoccupied and its use as a juvenile convalescent home was abandoned. The next occupier of the villa was Mr Peter Simonsen, a long-serving maintenance man who lived in the villa with his family until his death in 1929. From 1931 <i>Grasmere</i> was run as a tea-room by the Matron, and recorded good profits. It was later used for nurses' accommodation and office purposes. The villa is currently in use as visitor's accommodation.
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CURTILAGE

Describe the physical curtilage of the item	Grasmere Villa has been located within the legal boundary of Carrington Centennial Homes, now described as Lot 10 of Deposited Plan 845472 (Parish of Camden, County of Cumberland), since 1888. The immediate setting of Grasmere Villa was absorbed visually into the site of Carrington Convalescent Hospital, following the resumption of Water Lane in 1978, and the demolition of its associated outbuildings and fences.
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APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Grasmere Villa has historical significance at the local level as an example of a residential building, probably constructed in c1870, on a rural allotment. The building continued to be used as a residence until the early 1900s, when it used as a Cottage Hospital for Children associated with the former Carrington Convalescent Hospital. The Villa was subsequently used as Nurse's Quarters and Residential accommodation associated with Carrington.
Historical association significance SHR criteria (b)	Grasmere Villa has historical association significance at the local level for its association with WH Paling, founding benefactor of Carrington Nursing Home, being used as a residence by the Paling Family from 1882 until 1901.
Aesthetic significance SHR criteria (c)	Grasmere Villa does not strongly demonstrate aesthetic significance.
Social significance SHR criteria (d)	Grasmere Villa has limited social significance at the local level, as part of the Carrington Convalescent Hospital site.
Technical/Research significance SHR criteria (e)	Grasmere Villa does not demonstrate this criterion.
Rarity SHR criteria (f)	Grasmere Villa is typical of residential buildings constructed in the 1870s, and does not demonstrate this criterion.
Representative-ness SHR criteria (g)	Grasmere Villa is representative of small residential buildings constructed in the second half of the nineteenth century. The building has been extensively altered, including the removal of original fabric and finishes, and does not demonstrate this criterion sufficient to warrant listing at the local level.

5.2 Part 2 – General Conservation Policy and Management

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Grasmere Villa should be retained and conserved, and continue to be part of the cyclical maintenance program carried out by the Carrington Centennial Trust. Work should reflect best practice principles and be consistent with the principles contained in the Burra Charter and the Heritage Manual (published by the NSW Heritage Office). Investigative works should be carried out to identify the extent and condition of original fabric, particularly: • The condition of wall behind the beaded timber panelling in the main sitting room. • The condition of sub floor and roof structure and signs of insect infestation. • Damp in the south wing and water drainage across service yard generally. Generally the building can continue to be adapted internally, and minor additions can be located at the western end of the south wing, provided there is minimum adverse affect on surviving heritage fabric. Additional space may be housed in a separate pavilion, and linked to Grasmere Villa, provided the Villa remains, visually and physically the dominant element in the group/immediate setting.
Owner's or Steward's Requirements	Grasmere Villa may be adapted for different purposes in the future, subject to the preparation and recommendations of a Statement of Heritage Impact. Grasmere Villa should be adapted to enable the Carrington Centennial Trust to meet their obligations under statutory legislation, including the Occupational Health and Safety Act, the Disability Discrimination Act, and the Building Code of Australia. Changes should be referred to a heritage consultant to assess their potential heritage impact before changes are carried out.
Items/Fabric to be conserved	All existing fabric is to be retained and conserved, including walls, windows, doors, roof finish and structure, timber floors and floor structure. All works proposed to Grasmere Villa should be referred to a Heritage Consultant to assess the potential impact on the change on the heritage significance of the building prior to work being carried out.
Items/Fabric that can be altered	Internal finishes only of Grasmere Villa may be altered other than original significant fabric which remains, the advice of a Heritage Consultant should be sought if changes are proposed. Grasmere Villa is in urgent need of repair and preventative maintenance. Alterations, additions and general changes to the fabric during the life of the subject site, which are unsympathetic to the property, are creating problems to the subject site, which is causing the fabric to deteriorate rapidly. It remains though an item of high local significance and all works proposed to Grasmere Villa requires the advice of a Heritage Consultant.
Exemptions under the Heritage Act	Not applicable, Grasmere Villa is not included on the NSW Heritage Register.
Archaeological Material	Grasmere Villa and the Carrington Centennial Homes generally, have been assessed as having low non-Indigenous archaeological potential. The landform in the vicinity of Grasmere Villa has been substantially modified and is not expected to retain substantive remains connected to the orchards or farm buildings. However, buried features such as wells, cisterns, cesspits, rubbish dumps and pits may be present in the vicinity of the house. The 'Relics' provision of the <i>NSW Heritage Act 1977</i> provides automatic statutory protection to prevent the excavation or

**GRASMERE VILLA CONSERVATION MANAGEMENT STRATEGY
CARRINGTON CENTENNIAL HOMES, CAMDEN NSW 2570**

	disturbance of land for the purposes of discovering, exposing or moving a relic not subject to a conservation instrument, except in accordance with an excavation permit issued under Section 140 of the Act. Grasmere Villa is located in an area of the site identified as having low Indigenous archaeological potential.
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RECOMMENDATIONS

Lodgement of copies of this document.	Copies of this Conservation Management Strategy (CMS) are to be lodged with the Carrington Centennial Trust Archivist and the Carrington Centennial Homes Building Manager.
If the item is to be opened to the public, what are the risks to public safety and how can they be mitigated?	Grasmere Villa should be adapted to enable the Carrington Centennial Trust to meet their obligations under current statutory legislation, including the Occupation Health and Safety Act, the Disability Discrimination Act, and the Building Code of Australia. Changes should be referred to a heritage consultant to assess the potential heritage impact of changes before they are carried out.
What are the item's conservation needs and interpretation requirements?	Grasmere Villa should
Are there any confidential matters to be included in an appendix?	None known.
Recommended future review of this document.	This document should be reviewed no later than January 2011, or when changes are proposed to Grasmere Villa or its immediate surroundings.

HERITAGE LISTINGS

Heritage listings	Grasmere Villa is not currently listed as an individual heritage item on any local, state or Commonwealth register. It is however located within the boundary of Carrington Centennial Homes site, which is listed as an item of heritage significance on the following registers: - NSW State Heritage Inventory (Database No. 1280027) - Camden Local Environment Plan No. 48 (Schedule 1- Heritage Items) - National Trust of Australia (NSW)- Classified 1979
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home - Conservation Management Plan	Jan. 2005	Carrington Centennial Trust
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home - Heritage Curtilage	March 2005	Carrington Centennial Trust

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		Assessment		
Written Report	Casey & Lowe Pty Ltd	Carrington Hospital – Review of Non-Indigenous Archaeology	2004	Carrington Centennial Trust
Written Report	Archaeological & Heritage Management Solutions Pty Ltd	Aboriginal Heritage Assessment: Camden, NSW	2004	Carrington Centennial Trust

SOURCE OF THIS INFORMATION

Name of study or report	Conservation Management Strategy	Year of study or report	2006
Item number in study or report	N/A		
Author of study or report	Noel Bell Ridley Smith & Partners Architects Pty Ltd		
Inspected by	Noel Bell Ridley Smith & Partners Architects Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Noel Bell Ridley Smith & Partners Architects Pty Ltd	Date	January 2006

IMAGES

Image caption	General view of the northwest elevation of Grasmere Villa and its surrounding landscape.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Main entrance (east elevation) to Grasmere Villa.				
Image year	2005	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Ltd



IMAGES

Image caption	General view of Grasmere Villa, looking west. The verandah to the left of the photograph, and the corner room, were altered in the twentieth century.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	General view of the west elevation of Grasmere Villa, showing the hipped roof form of the roof, the enclosed verandahs, and the current landscaping scheme.				
Image year	2005	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	General view of Grasmere Villa, looking east, showing the two wings forming a service courtyard (now paved).				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	The main (north east) elevation of Grasmere Villa taken in 1994.				
Image year	1994	Image by	Unknown	Image copyright holder	Carrington Nursing Home Archives



IMAGES

Image caption	Detail of a section of original external brick wall now enclosed by a verandah on the south west wing. Note the crack located in the mortar joint above the arch.				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Internal view of the chimneypiece located in the northwest wing of Grasmere Villa.				
Image year	2006	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	An interior view of Grasmere Villa showing the new plasterboard ceiling and the timber panelling, installed c2004.				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



6.0 RIVER COTTAGE CONSERVATION MANAGEMENT STRATEGY

6.1 Part 1 – Investigation and Assessment

ITEM DETAILS			
Name of Item	River Cottage		
Other Name/s Former Name/s	Gardener's Cottage		
Item type (if known)	N/A		
Item group (if known)	Carrington Nursing Home		
Item category (if known)	Built		
Area, Group, or Collection Name	Carrington Hospital Group		
Street number	90		
Street name	Werombi Road		
Suburb/town	Camden NSW	Postcode	2570
Local Government Area/s	Camden		
Property description	Lot 10 in DP 845472, Parish of Camden, County of Cumberland		
Owner	Carrington Centennial Trust		
Current use	Residential accommodation		
Former Use	Residence; office accommodation,		
Statement of significance	River Cottage contributes to an understanding of the operation of a late nineteenth century convalescent hospital, and demonstrates the early reliance of the Hospital on small scale farming in part for self-sufficiency and in part as physical activity for recuperating patients. River Cottage demonstrates low historical significance to the local area.		
Level of Significance	State ☐	Local ☒	

DESCRIPTION	
Designer	Not known
Builder/ maker	Not known
Physical Description	River Cottage was constructed as a single-storey brick residence in 1892. The building has an open verandah located on its east, north and west elevations and a skillion-roofed addition to its south elevation, now containing an entrance and bathroom facilities. The roof is a simple gable form with decorative timber bargeboards over the east and west gables. The external appearance of the verandahs has been altered by replacement of the original timber columns and brackets, the replacement of the original verandah floor with reinforced concrete slabs, the construction of a ramp access and the partial

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	painting of the original face brickwork. Internally, the original configuration of the spaces is still evident, although the kitchen fitout, floor finishes (carpet and sheet vinyl) and colour schemes were replaced in 2005.					
Physical condition	The existing fabric of River Cottage is in good physical condition, although some building fabric, such as ceilings and floor finishes, has been replaced.					
Construction years	Start year	1892	Finish year	1892	Circa	☐
Modifications and dates	c1900 - Face brickwork external walls were painted and a larger water tank was installed. 1944 – General repairs. c1976 – Original verandah floor replaced with reinforced concrete slab, timber verandah columns replaced. 2005 – General repairs, repainting, construction of access ramp, construction of accessible lavatory and shower room, new kitchen fitout, smoke detectors installed.					

HISTORY

	River Cottage was erected in 1892, at a cost of £450, to accommodate the Gardener and his family. The Gardener was responsible for the ornamental garden to the east of the Convalescent Hospital, the vegetable and kitchen gardens and an orchard. Successive Gardeners tended the kitchen garden and vegetable garden under the Matron's supervision until the outbreak of World War 2, when he was seconded for military service. In 1944 he was discharged from service and returned to Carrington. The importance of the garden diminished in the every day running of the Hospital, and it was abandoned in the 1960s.
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CURTILAGE

Describe the physical curtilage of the item	River Cottage was set apart from the main convalescent hospital buildings, in an area that was originally adjacent to an extensive vegetable garden. The construction of roads and buildings within the site since the 1970s has resulted in River Cottage being physically and visually isolated from the former Carrington Convalescent Hospital, the Masonic Cottage Hospital and the Morgue.
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APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	River Cottage demonstrates local historical significance as evidence of the early reliance of the former Convalescent Hospital on small-scale farming for self-sufficiency and the Gardener's role in providing physical activity (gardening) for recuperating patients.
Historical association significance SHR criteria (b)	River Cottage does not demonstrate this criterion sufficient to warrant listing as an individual item.
Aesthetic significance SHR criteria (c)	River Cottage does not demonstrate this criterion sufficient to warrant listing as an individual item.
Social significance SHR criteria (d)	River Cottage does not demonstrate this criterion sufficient to warrant listing as an individual item.

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Technical/ Research significance <i>SHR criteria (e)</i>	River Cottage does not demonstrate this criterion sufficient to warrant listing as an individual item.
Rarity <i>SHR criteria (f)</i>	River Cottage is typical of small-scale residential buildings constructed in NSW in the 1890s, and does not demonstrate this criterion.
Representative- ness <i>SHR criteria (g)</i>	River Cottage is representative of small-scale residential buildings constructed in NSW in the 1890s, exhibiting traditional joinery and masonry details, but is not an outstanding exemplar of its type. River Cottage does not demonstrate this criterion sufficient to warrant listing as an individual item.

6.2 Part 2 – General Conservation Policy and Management

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	River Cottage has limited heritage significance as its functional and visual relationship to the former Carrington Convalescent Hospital have been compromised or lost, and the Cottage requires 'interpretation' to visitors to enable them to understand the importance of the Gardener's role in the running of the Convalescent Hospital in the 1890s. Generally, the external appearance of River Cottage should be retained and conserved, however adaptation of the interior of the building is acceptable provided there are minimal changes to the exterior of the building. The skillion addition to the south can be adapted, the asbestos sheet panels can be replaced/removed/adapted and the windows in the infill can be replaced with new timber frames windows in keeping with the elongated proportions of the original windows. Where additional space is required, it may be housed in a pavilion structure located to the east of the building and linked to the Cottage via the south skillion or the east verandah. A suitably qualified heritage consultant should be consulted before changes are made to the exterior of the building or the removal of any physical fabric (internally or externally). River Cottage should continue to be part of the cyclical maintenance program currently implemented by the Carrington Centennial Trust.
Owner's or Steward's Requirements	River Cottage is currently used as residential accommodation for visitors to the site, and will continue in this use in the foreseeable future. The Owner Adaptation of the Cottage for other uses is acceptable, provided their potential heritage impact is assessed prior to any adaptation being carried out.
Items/Fabric to be conserved	Generally minor adaptation of the building can occur, provided the original architectural character, scale and bulk of the original Cottage remains apparent. The architectural character is determined by face brickwork, window and door details, painted joinery, roof, bargeboards, chimneys and verandahs. Original internal fabric should be retained including original joinery, eg skirting, staff moulds, doors and windows (leafs, sashes, frames, architraves), chimneypieces, plaster wall finishes and any surviving original ceiling finishes.
Items/Fabric that can be altered	Minor adaptation of the Cottage can occur, provided changes do not adversely affect the external appearance of the building. The south annex can be adapted, and in the long term the compressed asbestos cement sheets should be removed and reconstructed using a suitable substitute material and new windows that reflect the elongated proportions of the original windows. In the long-term the timber verandah columns and brackets should be reconstructed to enhance the original appearance of the Cottage. The building can be adapted internally, provided the potential heritage impact of each change is assessed by a suitably qualified Heritage Consultant prior to the work being carried out.
Exemptions under the Heritage Act	Not applicable, River Cottage is not listed on the NSW Heritage Register.
Archaeological Material	The Carrington Centennial Homes site has been assessed as having low non-indigenous archaeological potential. The 'Relics' provisions of the <i>NSW Heritage Act 1977</i> provide automatic statutory protection to prevent the excavation or disturbance of land for the purposes of discovering, exposing or moving a relic not subject to a conservation instrument, except in accordance with an excavation permit made under Section 140 of the <i>NSW Heritage Act 1977</i>. The area surrounding River Cottage has been identified as an area of high

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	Indigenous archaeological potential, and future works in the vicinity of the Cottage should follow the recommendations set out in the <i>Aboriginal Heritage Assessment Report</i> prepared for the site by Archaeological & Heritage Management Solutions Pty Ltd (Nov. 2004). Indigenous archaeology within the boundary of the Carrington Centennial Homes site is generally protected under the <i>NSW National Parks and Wildlife Act 1974</i> .
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RECOMMENDATIONS

Lodgement of copies of this document.	This Conservation Management Strategy (CMS) is to be retained by the Carrington Centennial Trust Archivist and a copy lodged with the Carrington Centennial Homes Building Manager. This CMS should be taken into consideration in assessing the heritage impact of any changes or development proposed to River Cottage.
If the item is to be opened to the public, what are the risks to public safety and how can they be mitigated?	River Cottage should be adapted to enable the Carrington Centennial Trust to meet their obligations under current statutory legislation, including Occupation Health and Safety Act, Disability Discrimination Act, and the Building Code of Australia. Changes should be referred to a heritage consultant to assess the potential heritage impact of changes before they are carried out.
What are the item's conservation needs and interpretation requirements?	The River Cottage should continue to be maintained under the cyclical maintenance program implemented by the Carrington Centennial Trust. The relationship between the Cottage and the original Convalescent Hospital is no longer apparent, and needs to be interpreted to visitors to the site. The history of the site, including the importance of the former Gardener's Cottage (River Cottage), is outlined in a publication <i>Carrington 1890-1990: The centre of total care</i> (RE Nixon, 1990), which is currently available to read on site, or to purchase. The Cottage, and the role of the Gardener in the late nineteenth century, should be included in any future interpretative signage strategy for the site.
Are there any confidential matters to be included in an appendix?	None known.
Recommended future review of this document.	This document should be reviewed no later than January 2011, or when changes are proposed to the River Cottage.

HERITAGE LISTINGS

Heritage listings	River Cottage is not currently listed as an individual heritage item on any local, state or Commonwealth register. It is however located within the boundary of Carrington Centennial Homes site, which is listed as an item of heritage significance on the following registers: • NSW State Heritage Inventory (Database No. 1280027) • Camden Local Environment Plan No. 48 (Schedule 1- Heritage Items) • National Trust of Australia (NSW)- Classified 1979
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
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**RIVER COTTAGE CONSERVATION MANAGEMENT STRATEGY
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Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home-Conservation Management Plan	Jan 2005	Carrington Centennial Trust
Written Report	NBRS&P Architects Pty Ltd	Carrington Nursing Home -Heritage Curtilage Assessment	March 2005	Carrington Centennial Trust
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SOURCE OF THIS INFORMATION			
Name of study or report	Conservation Management Strategy	Year of study or report	2006
Item number in study or report	N/A		
Author of study or report	Noel Bell Ridley Smith & Partners Architects Pty Ltd		
Inspected by	Noel Bell Ridley Smith & Partners Architects Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Noel Bell Ridley Smith & Partners Architects Pty Ltd	Date	January 2006

IMAGES

Image caption	View of River Cottage showing the main entrance and new access ramp (north elevation) and the western gable, following the construction of the garden beds in September 2005. Note the section of painted brickwork under the western gable.				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	View showing the south elevation of River Cottage, the roof, chimneys, the decorative timber barge detail, and the skillion-roofed extension formed by infilling an open verandah with asbestos cement sheets. Note the proportions of the original windows (extreme right of building) and those contained in the infill section c1955. The garden beds were constructed in September 2005.				
Image year	2005	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	Eastern elevation of River Cottage, showing a section of the open verandah and the building's setting.				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	General view of the interior of the River Cottage showing the existing ceiling, which appears to date from c1955. The building was repainted as part of the refurbishment works carried out in September 2005.				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	The surviving original chimneypiece, hearth and fender in the sitting room of River Cottage are representative of the 1890s. They are important elements in establishing the original architectural character of the interior of the building.				
Image year	2006	Image by	NBRS&P Architects Pty Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



IMAGES

Image caption	General view of the kitchen showing the new fitout, installed in September 2005.				
Image year	2006	Image by	NBRS&P Architects Ltd	Image copyright holder	NBRS&P Architects Pty Ltd



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IMAGES

Image caption	Original Plans of the River Cottage, undated.				
Image year	Undated	Image by	Carrington Centennial Trust	Image copyright holder	Carrington Centennial Trust

