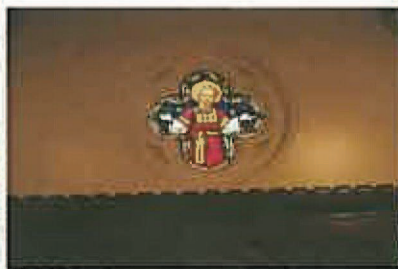


HERITAGE ASSESSMENT

Meriden Anglican School for Girls
Senior Campus



For

Meriden School

October 2013

PREAMBLE

The purpose of this Heritage Assessment report, prepared on behalf of Meriden Anglican School for Girls, is to assist the school to:

- make a Planning Proposal to Strathfield Council to remove the specific heritage listing on the house at 3 Margaret Street Strathfield (part of the school's heritage-listed Senior Campus site); and
- To inform the formulation of a development application to expand sporting and school assembly facilities at the Senior Campus of the school.

With regard to the Planning Proposal to remove the specific heritage listing on the house at No. 3 Margaret Street, the following points are relevant:

- The house sits within the heritage-listed Meriden Senior Campus site, and if the removal of the specific heritage listing over the house is approved, the house remains part of the heritage-listed Meriden Senior Campus site.
The Strathfield LEP 2012 Dictionary defines a heritage item as "*a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5*". Schedule 5 lists heritage Item No. 1187 as "Meriden School 10-28 Redmyre Road, Lot 101, DP 862040", which covers the entirety of the Meriden Senior Campus site, including the area within which the house at No. 3 Margaret Street sits.
As a result, any future development application for the site must still take any potential heritage impacts into account.
- The specific heritage listing of the house - as opposed to the overall heritage listing of the Meriden Senior Campus site - appears to be anomalous. There is no existing analysis of significance for the house, and therefore no established reason why the house was heritage listed as a separate element within the site.
- This report establishes that the house is not of heritage significance. It is a modest, now very altered, Federation Queen Anne style house dating from circa 1907, which now lacks any context.
- The heritage listing situation regarding the house at No. 3 Margaret Street (essentially a specifically heritage listed element within the larger Senior Campus site which is itself heritage listed), is unique within the Strathfield Council area, therefore any decision to remove the heritage listing over No. 3 Margaret Street cannot be considered a precedent for de-listing any other heritage-listed site within the Strathfield Council area.

In conclusion, approval to remove the specific heritage listing of No. 3 Margaret Street, Strathfield in the Strathfield LEP Schedule 5 as item no. 1175 does not affect its heritage listing as part of the overall heritage-listed Meriden Senior Campus site (Schedule 5 Item No. 1187).

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1.0 INTRODUCTION

1.1 THE BRIEF

This Heritage Assessment has been prepared on behalf of Meriden Anglican School for Girls to assist the school to:

- Obtain permission from Strathfield Council for the removal of the heritage listing on the house at 3 Margaret Street Strathfield (part of the school site); and
- Formulate a development application to Strathfield Council for a proposal to expand sporting, classroom and school assembly facilities at the Senior Campus of the school.

1.2 SITE LOCATION AND DETAILS

The real property description of the Senior Campus of the Meriden Anglican School for Girls site at 10-28 Redmyre Road, Strathfield is Lot 101, DP 862040. The site is located on the southern side of Redmyre Road, fronting Redmyre Road along its northern boundary, and fronting Margaret Street along its southern boundary. The site also has a secondary address, 3-13 Margaret Street. Figure 1 below is a simple image of the site with the majority of the existing buildings shown, taken from the school's website. Figure 2 shows a satellite view of the existing Senior Campus.

The Senior Campus is zoned R3 under the Strathfield Local Environmental Plan (LEP) 2011.

Note that Meriden School also occupies other nearby sites, however these other sites are not included in the proposed works.

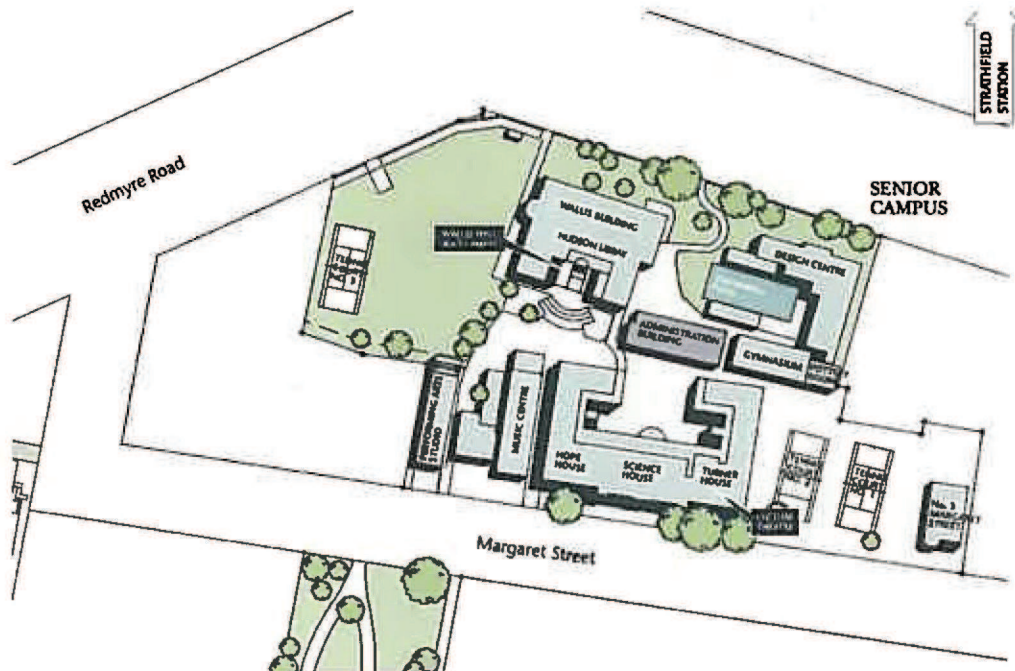


Figure 1: Detail of map of the Meriden School Senior Campus, the site affected by the proposal, which runs between Redmyre Road and Margaret Street. Source: Meriden school website



Figure 2: Meriden School Senior Campus at 10-28 Redmyre Road, Strathfield, Lot 101, DP 862040 (image from NSW Land & Property Information Six Maps)

1.3 HERITAGE LISTINGS

1.3.1 STATUTORY LISTINGS AND CONTROLS

NSW Heritage Act 1977

The Meriden school Senior Campus is not included on the State Heritage Register (SHR).

Local Environmental Plan

The Meriden School Senior Campus at Lot 101, DP 862040, including the Federation house at No. 3 Margaret Street, has been locally heritage listed since 1999. The site is heritage listed on the Strathfield Local Environmental Plan (LEP) 2012 as item Nos. I175 and I187. The Strathfield LEP 2012 was gazetted on 29 March 2013. The LEP Schedule 5: Heritage Items includes the details in Table 1 below for these heritage items. Figure 3 below shows the heritage listing boundary in the LEP encompasses the whole of Lot 101, DP 862040.

Table 1: Site heritage listing details from Schedule 5: Part 1:Heritage Items, Strathfield LEP 2012

Suburb	Item Name	Address	Property Description	Significance	Item no.
Strathfield	Meriden School	10-28 Redmyre Road	Lot 101, DP 862040	Local	I187
Strathfield	Federation house	3 Margaret Street	Lot 101, DP 862040	Local	I175



Figure 3: Extract of Strathfield LEP 2012 Heritage Map No. 5 showing the site (indicated with arrow) and nearby Redmyre Road Conservation Area No. C14 (hatched red). Also note Heritage Item No. I176 to the south (this is No. 16 Margaret St).

The site is adjacent to the Redmyre Road Strathfield Conservation Area No. C14 (as shown hatched red on Figure 3 above), and in the vicinity of a heritage item No. I176 located at No. 16 Margaret Street (Lot 1, DP 723946), which is a Victorian house and garden known as "Lingwood", formerly "Branxton", and is of Local significance. Note that "Lingwood" is owned by Meriden School and is referred to as the "Lingwood Campus" of the school.

Strathfield Significant Tree Register

Table 2 below includes information in the Strathfield Council Significant Tree Register, which affects the school site.

Table 2: Extracted information for site from Strathfield Significant Tree Register Cultural/Historic plantings

Site Address	Quantity and Botanic Description
Significant Trees Under Private Ownership	
Meriden Girls High School, 3 Margaret Street	1 No. Canary Is. Date Palm (<i>Phoenix canariensis</i>)
Significant Street Trees	
Redmyre Road Strathfield	Brush Box (<i>Lophostemon confertus</i>) Camphor Laurels (<i>Cinnamomum camphora</i>)

Source of Table 2 information : www.strathfield.nsw.gov.au/resources/5276/Significant%20Tree%20Register%20Index.pdf

1.3.2 NON-STATUTORY LISTINGS

The Senior Campus of the school has not been listed on the NSW National Trust Register.

The site is not included in the Australian Institute of Architects NSW Chapter *Register of Significant Architecture in NSW*.

The site is not recorded on the Australian Heritage Places Inventory.

1.4 APPROACH AND METHODOLOGY

This HIS will thoroughly research the development history of the site, review the heritage significance of the site, review relevant statutory heritage controls, assess the impact of the proposed works, make recommendations as to the level of heritage impact and provide recommendations to mitigate any heritage impacts.

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter, the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Branch Statements of Heritage Impact guidelines.

1.5 AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Chery Kemp, Heritage Specialist, and Paul Davies, Director, Heritage Architect, with historical research undertaken by Nick Jackson, Historian sub-consultant.

1.6 LIMITATIONS

During the site visit on Thursday September 12 2013 the school's Senior Campus was inspected and photographed. The inspection was undertaken as a visual inspection only.

The historical outline in this report provides sufficient background information to:

- provide a detailed understanding of the development of the site including the dating of all elements of the site
- assess the heritage significance of the various elements of the site and the site overall
- assess the impact of proposed works on the heritage significance of the site.

Research is sourced from a mix of primary (Sands Directory, Lands Titles) and secondary sources.

1.7 DEFINITIONS

For the purposes of this report

Local refers to Strathfield Council area; and

State refers to New South Wales.

The following definitions are used in this report and are from the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include preservation, restoration and adaptation and will be commonly a combination of more than one of these.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is distinguished from repair. Repair involves restoration or reconstruction and should be retreated accordingly.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction, which are outside the scope of the charter.

Adaptation means modifying a place to suit proposed compatible uses.

Compatible use means a use involving no change to the culturally significant fabric, changes, which are substantially reversible, or changes requiring minimal impact.

2.0 BRIEF HISTORY OF THE DEVELOPMENT OF THE MERIDEN SENIOR CAMPUS SITE

Unless otherwise footnoted, the following history was prepared using the information presented in Anne Cooke's *Visions of Parnassus: Meriden's first 100 years* (Strathfield, 1997).

2.1 FOUNDATION YEARS IN STRATHFIELD

Meriden School was founded in the mid 1890s (on a different site than today) by Mrs. Jeannie Monckton. The school was named Meriden after a house in England associated with a member of Mr. Monckton's family. In 1907 the Monckton family and school together moved to a house in Woodward Avenue, Strathfield. However, in the following year Mrs. Monckton sold the School to Miss Bertha Brailsford Turner, and she and her family moved to Manly.

Miss Turner was born in England around 1863 and came to Sydney in 1902. She had trained in England as a teacher and it is believed she taught at Mrs. Monckton's Meriden. Initially, Miss Turner continued to run the School in the Woodward Avenue property, but in late 1909 moved to the existing site in Redmyre Road.

The original house in Redmyre Road used by Meriden was named Wariora. This late-nineteenth century villa was demolished in 1976 to make way for the school's swimming pool. Wariora was leased initially by the school and was purchased in 1919. The new school proved popular with local families wishing to educate their daughters with a general education, but with attention to music, art, domestic science, dress making, etc., and also instruct them in the traditional ways of good manners, good speech and religious observance. Sport was encouraged with tennis being especially popular. By the late 1910s there were 22 boarders and 101 day pupils. At that time, the School was affiliated with the Anglican faith, but not part of the diocese, and the girls attended St Anne's Church at the corner of Homebush Road and Beresford Road, Strathfield.

2.2 PURCHASE OF *THE BRIARS*

In 1914, the neighbouring house, originally named *Riccarton* and then *The Briars*, was purchased for 3,400 pounds.¹

¹ 'Real Estate', Sydney Morning Herald, 21/3/1914, p.8

This house still stands, enveloped by Wallis Hall (erected in 1935). *The Briars* was another late-nineteenth century villa and was representative of the development of Strathfield as a place of residence for the middle classes following the opening of the railway station in 1877 at Strathfield. The station originally took the name Redmire after the large estate subdivided in 1867. The blocks of land within the Redmire estate were large, allowing for the construction of large villas within gardens. The railway provided an express service to the city from 1892, and from 1894, with the opening of the line to Hornsby, a very frequent service.

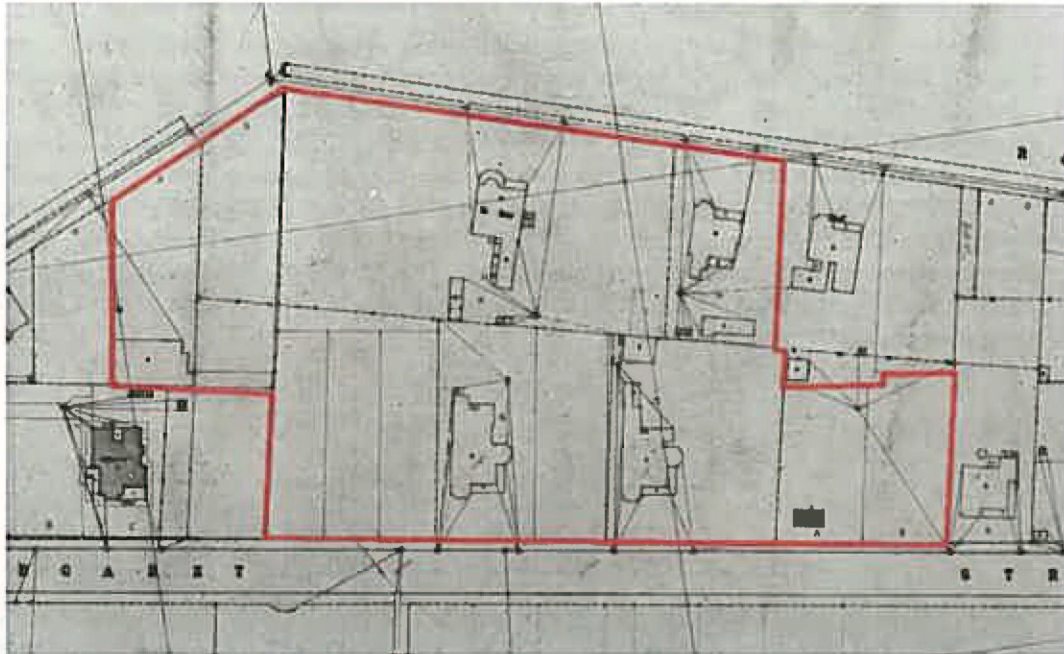


Figure 4: Survey of the Meriden School site as at 1893 Source: Sydney Water

Riccarton was built around 1885 for Edward Richard Deas-Thomson. Deas-Thomson (1839-1920) was the eldest son of Sir Edward Deas-Thomson, a former colonial secretary of NSW. He was sent to Oxford to study law, but most of his life was associated in some form with the Anglican Church in Sydney.² Prior to selling the property in 1888, Deas-Thomson enlarged the grounds to around 1½ acres by purchasing neighbouring allotments. When the property was sold in 1888 it was described as a 'superior detached family residence' comprising:³

The Residence - in excellent decorative order, is well removed from the road, and being substantially built of brick, on stone foundations, contains the following accommodation:

On the top floor - four bedrooms and dressing-room, first-class bathroom, fitted with shower, plunge (bath), lavatory, and w.c., all complete; 2 servants' rooms, approached by a secondary staircase.

On the ground floor - Entrance hall, large double drawing-room, dining-room, library, housemaid's pantry, kitchen (with range), washhouse (with copper, range of tubs, &c), larder.

Outside are laundry, wood and coal sheds, man's room, &c. There are also extensive fowl-houses and yards, bush-houses, &c.

² 'Obituary', Sydney Morning Herald, 6/7/1920, p.10

³ Advertising, Sydney Morning Herald, 11/6/1888, p.11

The pleasure grounds are exceedingly attractive, and are disposed in well-kept lawns, adorned with flower-beds and intersected by gravelled paths. The timber and shrubs are well matured.

The property was purchased in 1888 by James Cobban Smith who renamed it *The Briars*. Smith (1842-1904) was a merchant and partner in the firm of Morgan and Smith of Clarence Street, Sydney. He seems to have been born in England and after a brief time in Melbourne took up the life of a cotton planter in Fiji in the 1860s. For many years after, he was associated with the colonial administration of Fiji, before returning to Sydney where he entered the firm of George Morgan & Co., owned by a fellow former resident of Fiji.⁴

Despite the evident success of the School, over the late 1910s and early 1920s Miss Turner sought to sell it, with SCEGGS, Darlinghurst, being considered the most suitable prospective purchaser. Nothing came of this and Miss Turner then resolved to close the School at the end of 1925. The threat of closure elicited a response from members of the local community to fund the purchase of the School and arrange for a council to manage it on their behalf from 1926. The close association between Meriden School and the Anglican Church commenced in 1926 and was affirmed in 1929 when the School was incorporated under the Companies Act of 1899 as a non-profit Association. The Articles of Association stipulated all fifteen members of the Council must be of the Protestant faith, and of them at least eleven being members of the Anglican Church.

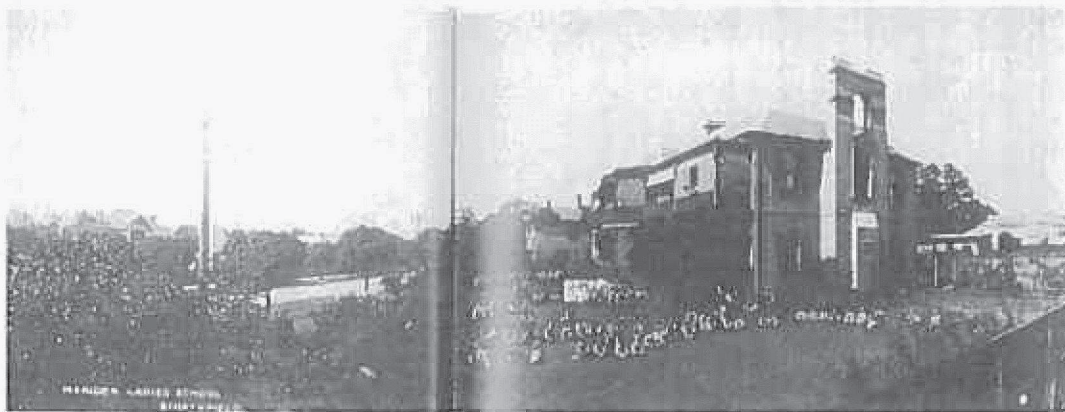


Figure 5: *The Briars* with *Wariora* (now demolished) in the background. Not dated (1920s). Source: Cooke, A, *Visions of Parnassus: Meriden's first 100 years*, Strathfield, 1997, p.22

The purchase in 1926 only included *The Briars* and the *Bungalow*; the *Bungalow* being a weatherboard building that was constructed around 1923 to house the gymnasium and assembly hall, also used as the venue for art classes. In later years the *Bungalow* was used for the kindergarten and primary classes, and from around 1959 it was used by staff. The *Bungalow* building was demolished in 1975 to make way for the Gilhespy Administration Block.

Wariora was retained by Miss Turner's family and after various changes in ownership was repurchased by Meriden in 1937 and became the school library.

The new School Council appointed Miss Grace Overy to replace the retiring Miss Turner for the start of the 1926 school term. Miss Overy (1875-1940) undertook changes to the curriculum and worked to develop a school ethos modelled on the traditional English private schools for girls. The physical appearance of the School also changed during her tenure (which ended in 1940).

⁴ 'Personal', Sydney Morning Herald, 27/6/1904, p.6; 'Mr George Morgan', Sydney Morning Herald, 13/11/1930, p.13

This began modestly with the construction in 1927 of a weatherboard building of three classrooms (since demolished) sited behind the tennis court. That building was extended in 1929 by an additional three classrooms (since demolished). The architect for the addition was Thomas P. Sampson (see below),⁵ and it would seem likely Sampson was also the architect for the 1927 building.



Figure 6: The Bungalow (now demolished) and Briars in 1929. Source: Cooke, A, *Visions of Parnassus: Meriden's first 100 years*, Strathfield, 1997, p.34-35

2.3 WALLIS HALL

In 1935 *The Briars* was remodelled and extended to provide an assembly hall, a chapel, and additional sleeping accommodation for the boarders, their numbers having increased steadily over the early 1930s (boarding students ceased at the end of 1979). The School Council thought it was important to remodel the street front of the late-Victorian villa to provide a modern, up-to-date appearance. The foundation stone of the building, Wallis Hall, was laid in November 1935 and the work was completed by March 1936. The following is a contemporary detailed account of the work, possibly provided by the architect:⁶

The works comprise the erection of an assembly to seat 450 persons. A stage is provided at one side of the hall, off which is a 16ft archway, fitted with sliding doors opening to an octagonal shaped chapel. The chapel will form an apsidal end to the main building, will have an open timbered roof, quatrefoil stained glass windows, and will be fitted with altar rail, table, lectern, etc. A new verandah and balcony, each 160 feet in length, library, spacious dormitories, teachers', and class rooms, bathrooms, shower cubicles (divided by marble terrazzo partitions), tiled floor, and walls, and other additions are being made. A feature of the construction is an Innes-Bell concrete floor, carrying the upper storey. This was designed by the Innes-Bell Company's engineer (Mr Malcolm Stanley), to give a clear space of 40 feet, and a level ceiling, unbroken by beams, to the assembly hall below. The facade 120 ft facing north to Redmyre Road, will be of brickwork, in graded shades of red. Here is the main verandah and balcony, enclosed with an arched colonnade, flanked with buttressed and domed turrets. The main roof is to be covered with Welsh slates, and the hall floor with polished tallowwood. A modern lighting system is to be installed.

⁵ 'Tenders', Sydney Morning Herald, 10/12/1929, p.8

⁶ 'Additions to School', Sydney Morning Herald, 20/12/1935

The cost of this extensive work, put at 4,000 pounds, was underwritten by Frederick James Wallis. Wallis (1865-1960) was a major benefactor and sympathetic patron of the School in this period. He managed the Sydney office of his family's firm James Bell and Co.

The architect was Thomas Pollard Sampson and the contractor was Kell and Rigby. The work of Sampson (1874-1961) is currently not well documented. He married Clarice Effie Henderson (1883-1980), the daughter of Charles Alfred Henderson, in 1911. His work was principally residences, especially in the 1910s, with an example being 22-24 Martin Road Centennial Park, c.1913.⁷ He did some commercial work with examples being alterations and additions to the now demolished Austral Club in Darlinghurst in 1912,⁸ and a hotel in Blackheath.⁹

In the late 1930s the School was enlarged by purchases of neighbouring properties. In 1937 the neighbouring house on Redmyre Road, Wariora, was repurchased (it had been leased in 1908, purchased in 1919 and sold in 1925). It was demolished in 1976. The first of the Margaret Street purchases was completed in 1937 with the acquisition of Jeroun (demolished in 1957 for Hope House). In 1938 Eldon in Margaret Street was purchased (demolished in 1958 for Turner House). These Margaret Street houses provided additional classrooms and domestic science rooms, and their grounds contained tennis courts. The demand for tennis courts was insatiable, for in 1939 another Margaret Street property (west of No. 3 Margaret Street), which possessed a tennis court still in use, was purchased.



Figure 7: Wallis Hall shortly after completion in 1936. Note this photo is taken from the western end, with the chapel at right. Note there is no clock tower on the corner in foreground (the north-western corner of the building). The clock tower was added when the building was refurbished in 1992. Source: Cooke, A, *Visions of Parnassus: Meriden's first 100 years*, Strathfield, 1997, p.56

⁷ <http://federation-house.wikispaces.com>

⁸ State Records NSW

⁹ 'Supreme Court', Sydney Morning Herald, 3/12/1938, p.6

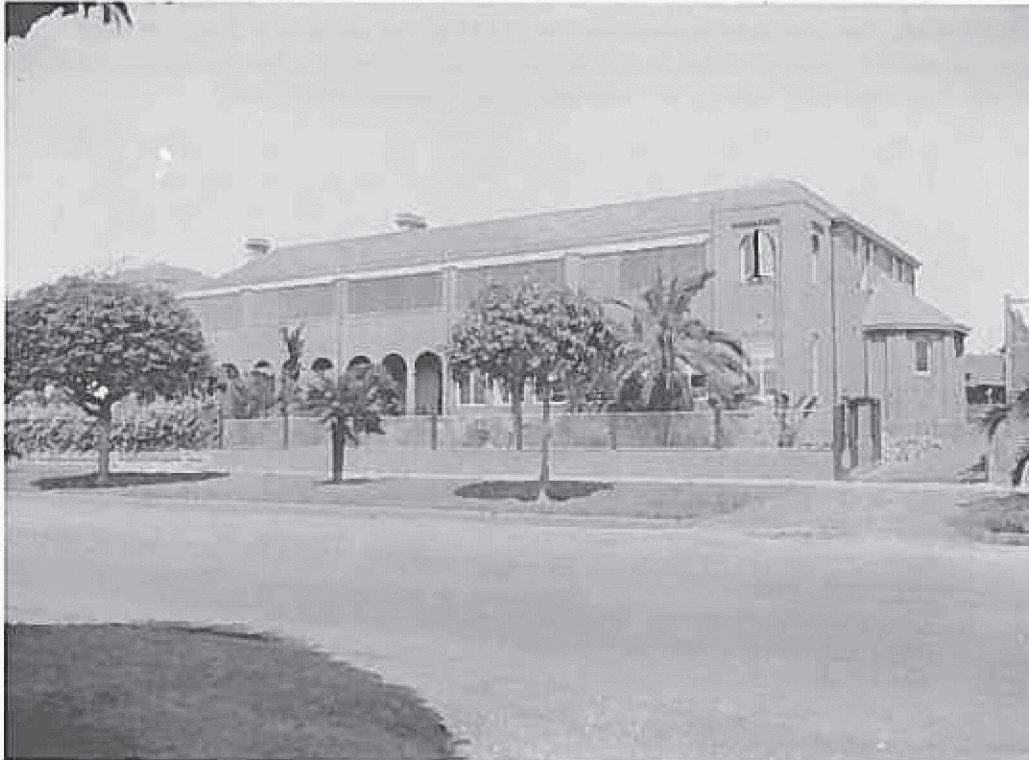


Figure 8: The Redmyre Road frontage of Wallis Hall, c. 1940 Source: National Library of Australia (vn3095541-v)

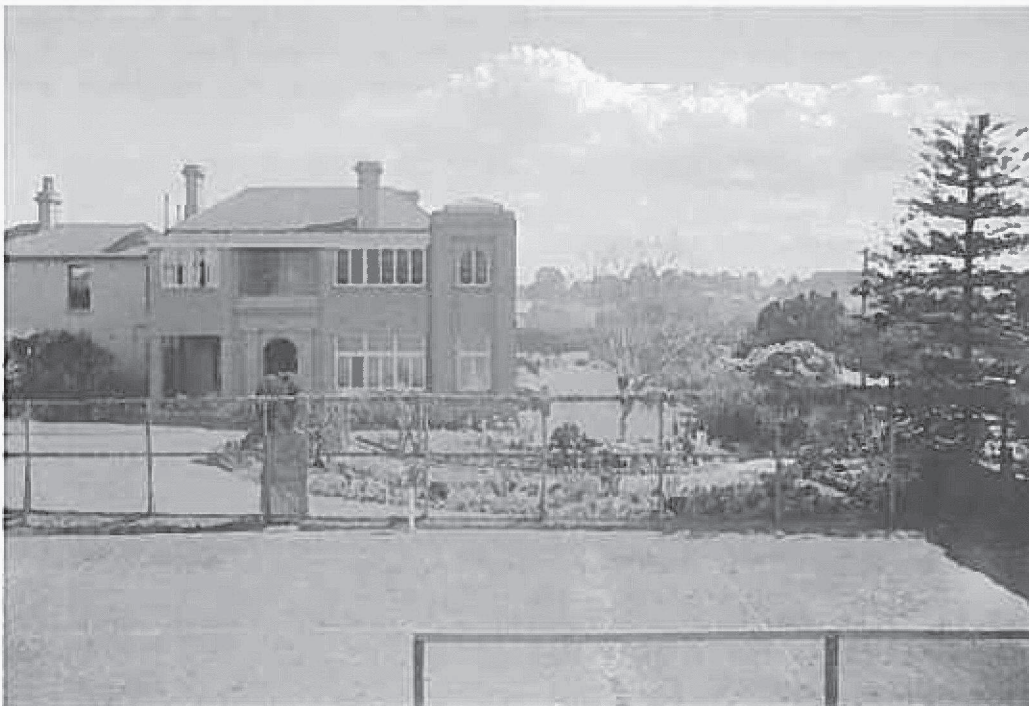


Figure 9: The east elevation of Wallis Hall, c. 1940. Note the former service wing of *The Briars* at left. Also Norfolk Island Pine at right. Source: National Library of Australia (vn3101025-v)