

JACKSON TEECE

STATEMENT OF HERITAGE IMPACT

PROPOSED REDEVELOPMENT OF PALING COURT

at
CARRINGTON CENTENNIAL CARE
at
90 Werombi Road Camden 2570

for
Carrington Centennial Care

May 2012
Revised October 2012

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1. INTRODUCTION

1.1 PREAMBLE

This Statement of Heritage Impact considers the impact of the proposed redevelopment of the existing Paling Court buildings on the heritage significance Carrington House, 'Grasmere Villa' and their settings at Carrington at 90 Werombi Road Camden 2570.

The Statement has been commissioned by Carrington Centennial Care, the owner of the property, and has been prepared by Peter McKenzie, Principal in charge of heritage conservation at Jackson Teece Architecture.

The Statement summarises:

01. The heritage significance of the affected areas, as assessed in the:
Conservation Management Plan Carrington Nursing Home; and
Carrington Nursing Home Heritage Curtilage Assessment; and
Carrington Centennial Care Site Conservation Management Strategies
02. The proposed redevelopment as described on:
Jackson Teece Architecture drawings dated 08 October 2012:

DA 000_B	Cover Page
DA 001_B	Site Analysis Plan
DA 002_B	Site Plan
DA 050_B	Demolition Plan
DA 100_B	Basement Plans
DA 101_B	Lower Ground Floor Plan
DA 102_B	Upper Ground Floor Plan
DA 103_B	Level 1 Floor Plan
DA 104_B	Roof Plan
DA 300_B	Elevations
DA 301_B	Elevations
DA 400_B	Sections
DA 401_B	Sections
DA 500_B	Shadow Diagrams
DA 550_B	Illustration 1
DA 551_B	Illustration 2

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1.2 METHODOLOGY AND TERMINOLOGY

This Statement adopts the methodology outlined in Statements of Heritage Impact prepared by the NSW Heritage Office, 1996, revised 2002.

The terminology used in this Statement is that of The Burra Charter: the Australia ICOMOS Charter for the Conservation of Cultural Significance, 1999.

The Conservation Management Plan Carrington Nursing Home describes the original main building, opened in 1890, as the **Carrington Nursing Home**. In view of the recently changed use of this building, the building will be referred to as **Carrington House** in both this Statement and the drawings.

1.3 REFERENCES

Conservation Management Plan Carrington Nursing Home, Volumes 1 to 3, by Noel Bell Ridley Smith and Partners, dated January 2005. Hereafter referred to as the CMP.

Carrington Nursing Home Heritage Curtilage Assessment, by Noel Bell Ridley Smith and Partners, dated May 2006. Hereafter referred to as the HCA.

Carrington Centennial Care Site Conservation Management Strategies, by Noel Bell Ridley Smith and Partners, dated January 2006. Hereafter referred to as the CMS.

1.4 REVISION

This Statement has been revised in response to Camden Council's Request for Additional Information about Development Application No. 642/2012, dated 10 August 2012. Revisions are indicated by yellow shading.

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2. GRASMERE VILLA' AND ITS SETTING

2.1 SUMMARY HISTORY OF 'GRASMERE VILLA'

The following summary history of the development of 'Grasmere Villa' is extracted from:

- **CMP: Chapter 1.0 Summary Description**; and
- **CMP: Chapter 3.0 Documentary Evidence**; and
- **Carrington 1890 – 1990**, R.E.Nixon, no date.

c.1870	Original portion of the cottage constructed, possibly by Amos Lee, the lessee of the land from the Macarthur family. Refer to Figure 1.
1882	W.H.Paling entered into an agreement with the Macarthur family to purchase their North Cawdor Farms, 'Grasmere Villa' being located on Farm 45.
c.1887	Wing added on the north side of the original cottage.
April 1888	Purchase of Farm 45 finalised. At this time, the farm was referred to as the "Orchard Farm"; it contained 1111 fruit trees, 20 ornamental trees, a shed and a coach house. Refer to Figure 2.
1891	Part of Farm 45 leased to H Greigg for 5½ years.
1901	End of Paling occupation.
1902	Grasmere Cottage leased by the Childrens Hospital as a Convalescent Home for Children; the lease area excluded the orchard, vineyard and lake paddock. Connected to Carrington electricity supply.
c.1907	Connected to hospital water supply from the lake. Half of the trees removed from the orchard and replanted.
c.1909	Tenancy terminated by Royal Alexandra Hospital for Children. Cottage vacant.
c.1911	Grasmere Cottage allotted to Peter Simonsen, Carrington's engineer and maintenance man.
1929	End of Simonsen occupation.
1931	Operated by the Matron as tea rooms. Construction of Simonsen's Memorial Shelter Shed. Refer to Figure 3. House subsequently used for nurse/staff accommodation, offices, and temporary accommodation for resident visitors.
1978	Water Road purchased by the Trustees of Carrington Hospital.
1983	Paling Court opened

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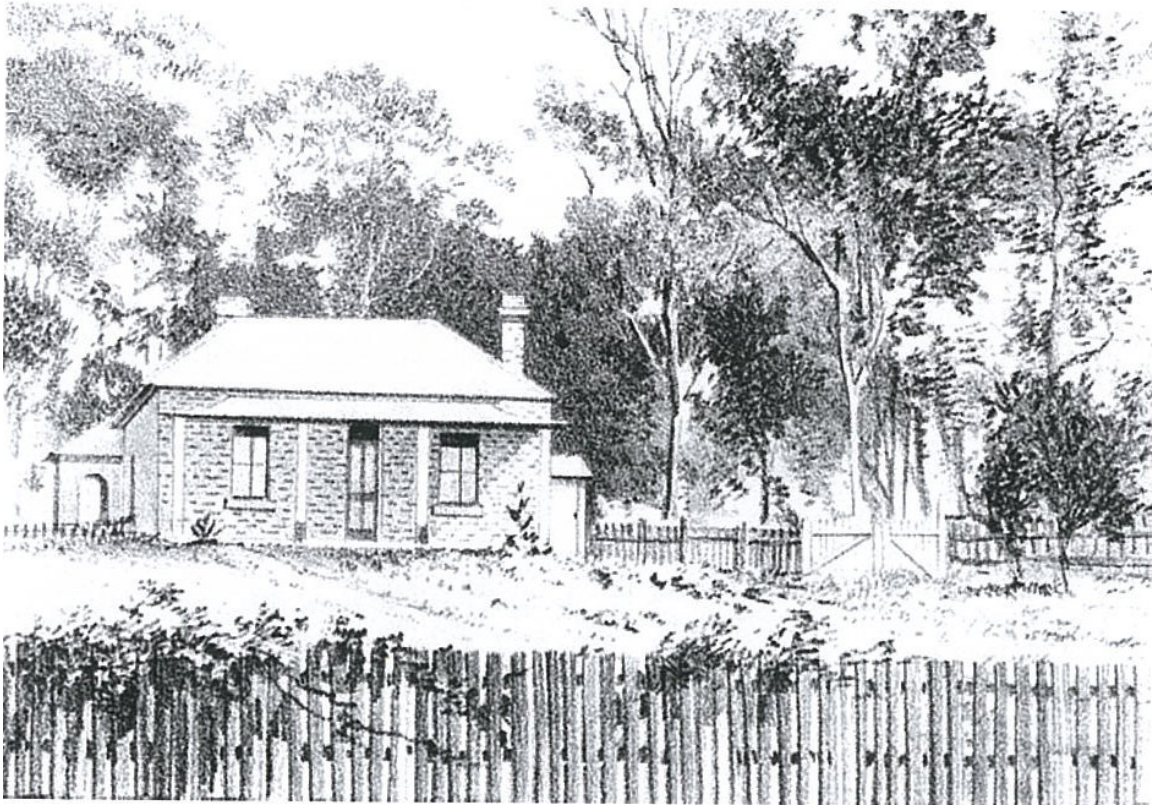


Figure 1
'Grasmere Villa'

Original configuration of cottage, later 'Grasmere Villa', viewed from the east.
Source: North Cawdor Estate Sale Brochure 1887 [in CMP p.21.]

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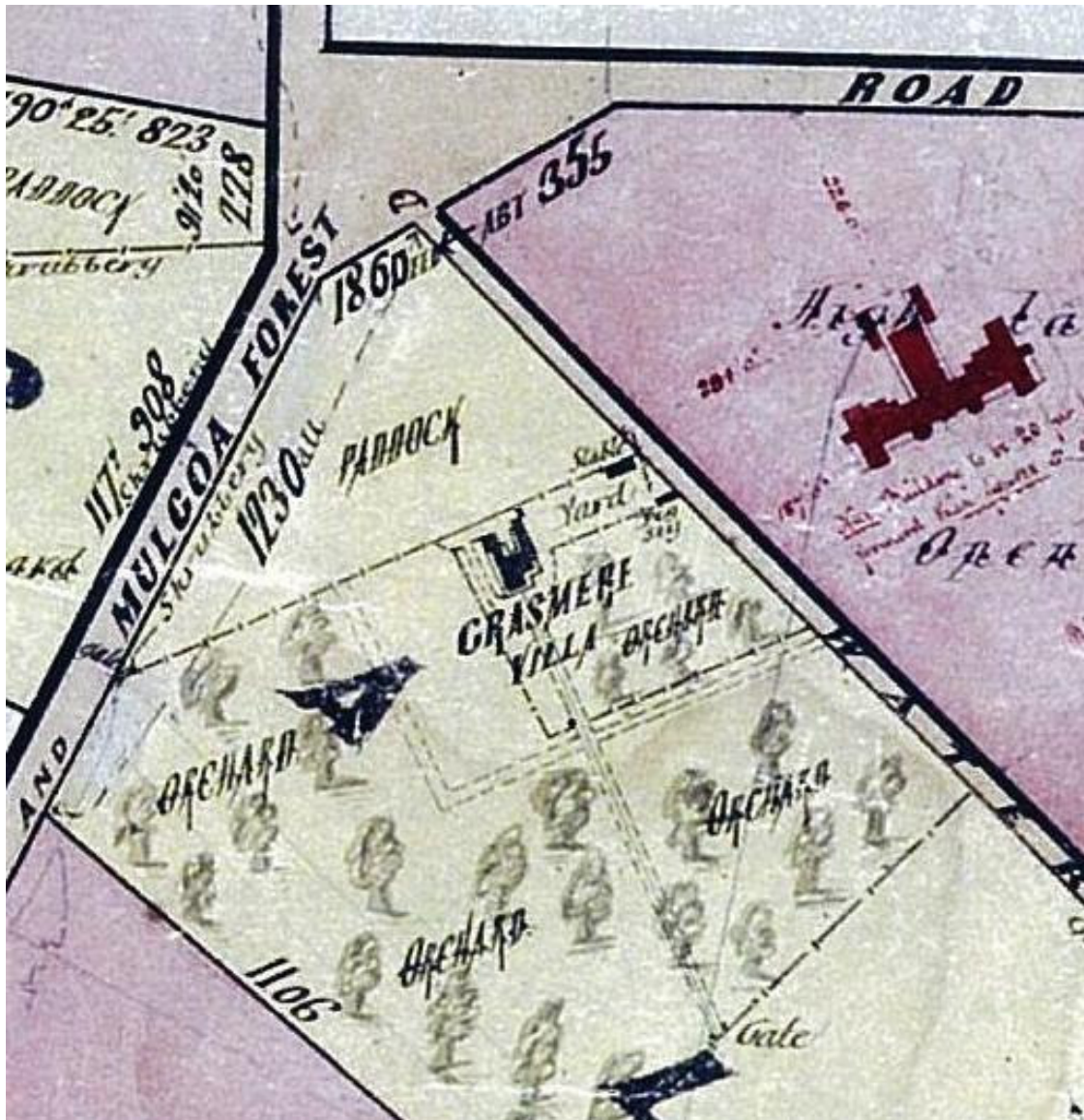


Figure 2
Site of 'Grasmere Villa'

The survey plan shows:

- The footprint of the yet to be constructed Carrington House [in red ink at top right].
- The wing added to the north side of the original cottage.
- 'Grasmere Villa' separated from Carrington House by Water Road.
- Entrance roadway to 'Grasmere Villa' off Water Road, leading to the front entrance of the cottage.
- Fenced paddock with "shrubbery" to the west between the rear of 'Grasmere Villa' and the road to Mulgoa Forest.
- Fenced orchards with access roadways to the south and east of 'Grasmere Villa'.
- Stables and pig sty in the yard between Water Road and the cottage.

Source: Part of Plan of Grasmere Estate presented to Lord Carrington by W.H. Paling, 1888. Mitchell Library MSS 4825/42x [in CMP].

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Figure 3
Simonsen's Memorial Shelter Shed
Opening of Simonsen's Memorial Shelter Shed in 1931.
Source: Carrington Archives [in CMP p.52.]

2.2 ASSESSMENT OF HERITAGE SIGNIFICANCE

Section 5.1: Part 1 – Investigation and Assessment of the CMS assesses the heritage significance of the place in the terms of the various State Heritage Register criteria.

2.3 STATEMENT OF HERITAGE SIGNIFICANCE

Section 5.1: Part 1 – Investigation and Assessment of the CMS states:

Grasmere is considered to have high significance at a local level for its associations with founding benefactor W.H. Paling and its continuous use and associations with the Carrington Nursing Home forming part of the Carrington Hospital Group.

2.4 CURTILAGE OF 'GRASMERE VILLA'

Section 5.1: Part 1 – Investigation and Assessment of the CMS states:
CURTILAGE

The parcel of land originally associated with 'Grasmere Villa' has been amalgamated

The CMS provides no guidance with regard to:

- Definition of a heritage curtilage for 'Grasmere Villa'; and
- Conservation planning within and in the vicinity of the curtilage of 'Grasmere Villa'.

Section 7.2: Recommended Reduced Heritage Curtilage of the HCA states [in part]:

'Grasmere Villa' was not designed as part of the Carrington Convalescent Hospital, but was utilised by the Hospital following the Paling family's occupation. The building predates the hospital, and was used by the hospital for patients and later as staff accommodation. 'Grasmere Villa' has historical and associative significance at the local level as a representative example of a small late nineteenth century residence. The immediate setting of 'Grasmere Villa' has been altered, and the building now stands separate from all other buildings in a grassed area, with no defined heritage curtilage. Heritage curtilages should contain evidence of any cultural associations as well as providing a visual and aesthetic context for the item. Given this, the existing pattern of development on the site, and the primary significance of the Hospital Group is that it was constructed as the first purpose-built convalescent hospital in New South Wales, the inclusion of 'Grasmere Villa' and River Cottage is not essential to understanding the significance of the Hospital, or its visual or aesthetic context.

Figure 38: Plan showing the recommended reduced heritage curtilage for Carrington Convalescent Hospital in the HCA indicates a reduced heritage curtilage for 'Grasmere Villa'.

The definition of a curtilage for 'Grasmere Villa' contradicts the assessment made in Section 7.2 of the HCA which states "*The immediate setting of 'Grasmere Villa' has been altered, and the building now stands separate from all other buildings in a grassed area, with no defined heritage curtilage.*" [Author's emphasis].

For the purposes of this Statement we concur with the definition indicated on Figure 38 in the HCA. Refer to Figure 4.

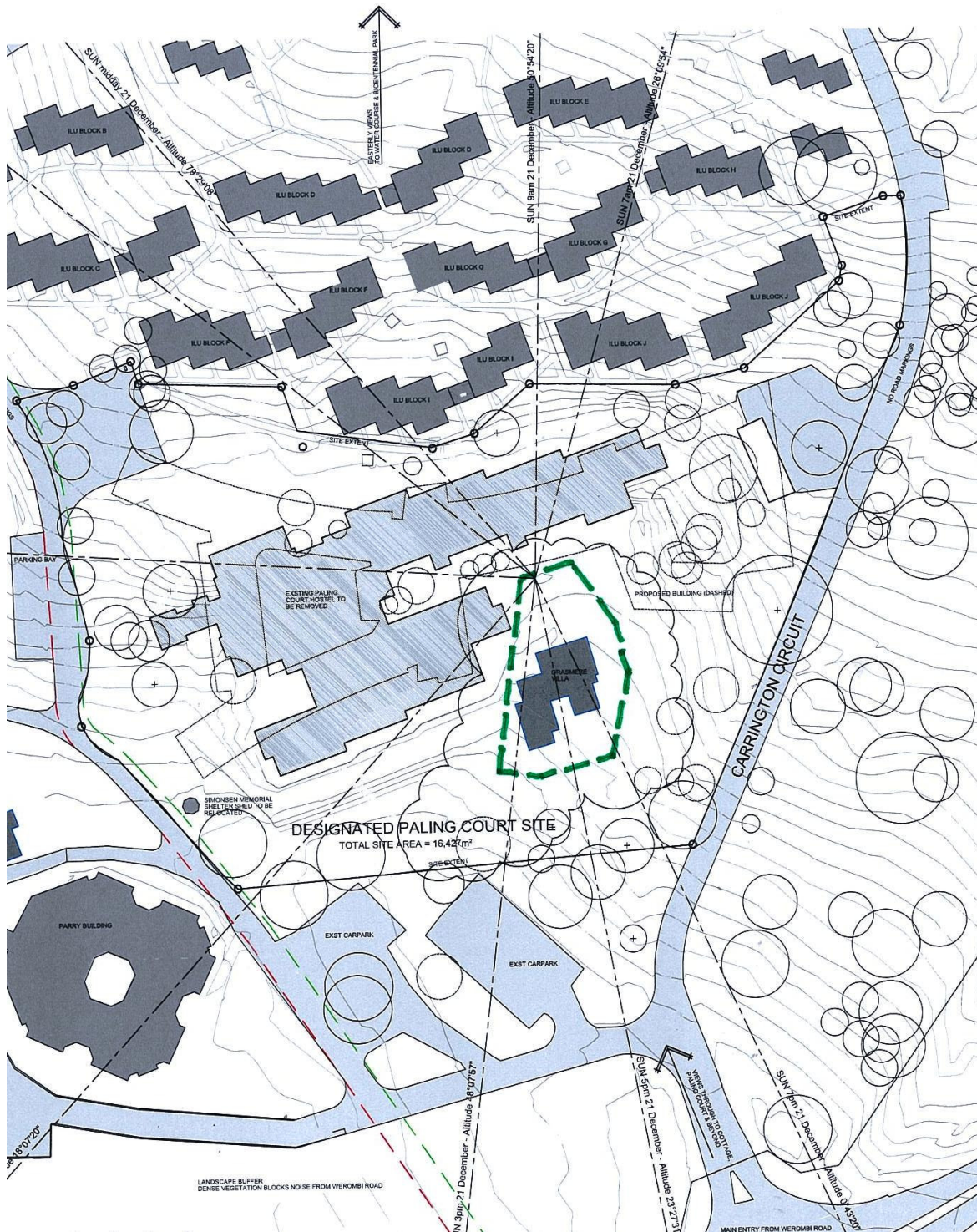


Figure 4.
'Grasmere Villa'
Reduced Heritage Curtilage as indicated on Figure 38 in the HCA is shown dashed green.

2.5 CONSERVATION MANAGEMENT STRATEGY

Section 5.2: Part 2 – General Conservation Policy and Management of the CMS states [in part]:

'Grasmere Villa' should be retained and conserved.....[sic]

Generally the building can continue to be adapted internally, and minor additions can be located at the western end of the south wing. 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.

2.6 ARCHAEOLOGICAL MATERIAL

Section 5.2: Part 2 – General Conservation Policy and Management of the CMS states [in part]:

'Grasmere Villa'.....[has] been assessed as having low non-indigenous archaeological potential.

'Grasmere Villa' is located in an area of the site identified as having low indigenous archaeological potential.

3. CARRINGTON HOUSE

3.1 ASSESSMENT OF HERITAGE SIGNIFICANCE

Part 6 of the CMP assesses the heritage significance of the place in the terms of the various criteria outlined in Assessing Heritage Significance, NSW Heritage Office, 2000.

3.2 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The following section is an unedited extract from the CMP, Section 6.8.

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.

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,

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reinforcing the visual presence of the building. The setting of the building is enhanced by the spacious gardens notable for their general Victorian layout.¹

The four storey entrance tower is 80 feet high central to a two storey symmetrical east façade. It features short, gabled, end-fronting wings with octagonal bays. There is an arched central entrance below the central tower, which are both richly detailed. All facades of the building are distinguished by the original fine quality face brickwork, render and stone detail, verandahs and windows.

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.

3.3 CURTILAGE OF CARRINGTON HOUSE

3.3.1 CONSERVATION MANAGEMENT PLAN

Part 5: Curtilage and Future Development of the CMP states:

A separate detailed "Heritage Curtilage Assessment" has been prepared by Noel Bell Ridley Smith and Partners in January 2005. Please refer to this document for issues relating to the curtilage and future development.

The "Heritage Curtilage Assessment" by Noel Bell Ridley Smith and Partners dated January 2005 is superseded by the HCA dated May 2006, as included in the Carrington Master Plan 2006.

This Statement of Heritage Impact makes reference to the later HCA dated May 2006, not the document dated January 2005.

3.3.2 HERITAGE CURTILAGE ASSESSMENT

Section 7.2: Recommended Reduced Heritage Curtilage of the HCA states:

It is recommended that the reduced heritage curtilage shown in [Figure 5 following] be adopted, to ensure the heritage significance of the [Carrington House] is retained and that the impact of any future development within the boundary of the site is minimised. A six-metre wide 'buffer' zone of vegetation is recommended around the reduced heritage curtilage to protect the immediate setting of the road defining part of the heritage curtilage.

¹ We consider the assessment of the gardens as having a "general Victorian layout" is misleading, and not derived from the available evidence. Our detailed assessment of both the documentary evidence and the extant setting indicates that the gardens are largely recent constructions loosely based on the 1909 period cottage garden layout.

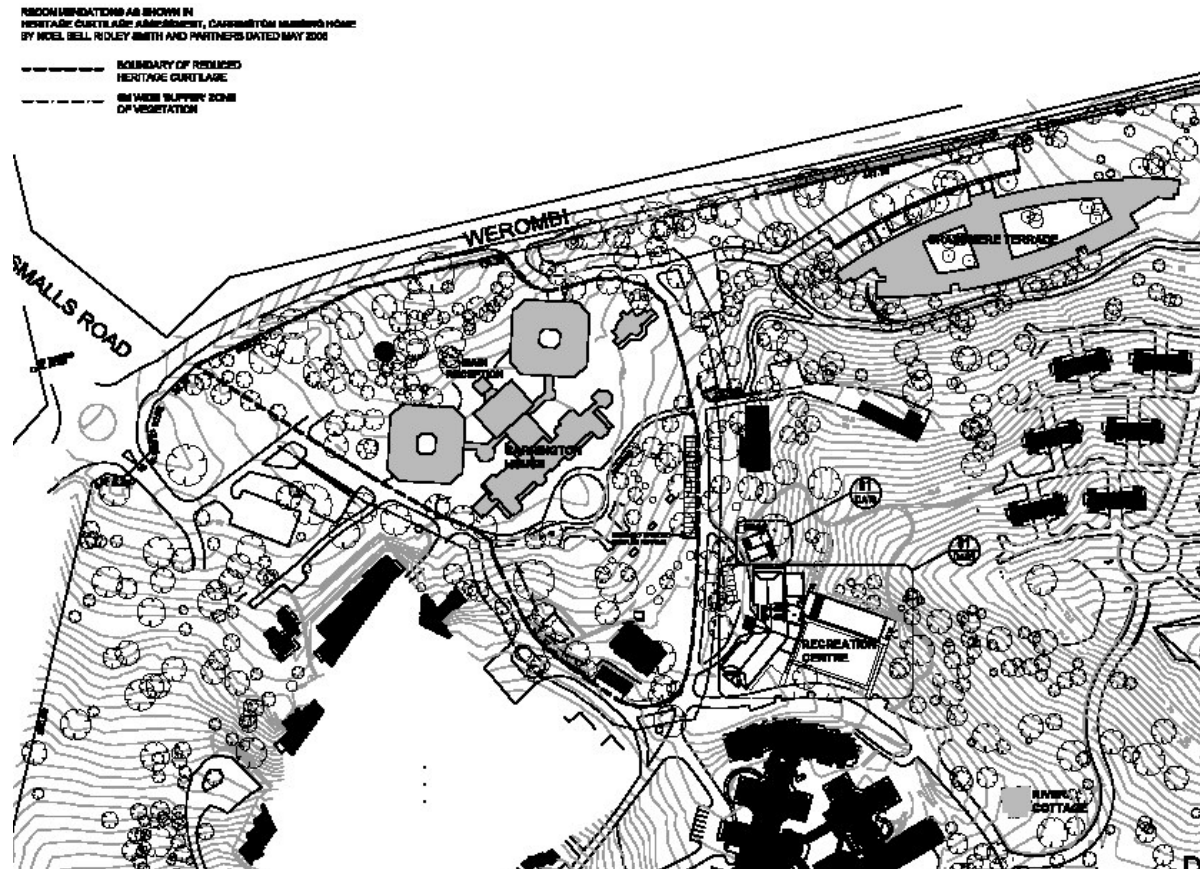


Figure 5
Carrington House
Reduced Heritage Curtilage as shown on Figure 38 in the HCA.

4. OTHER BUILT COMPONENTS

4.1 HERITAGE SIGNIFICANCE OF OTHER BUILT COMPONENTS

4.1.1 CONSERVATION MANAGEMENT PLAN

With the exception of the Carrington House, the CMP does not assess the heritage significance of any of the built components of the setting of relevance to the proposed additions and alterations to the Carrington Leisure/Recreation Centre.

4.1.2 HERITAGE CURTILAGE ASSESSMENT

Section 5.7: Significance of Landscape Components of the HCA assesses the heritage significance of the built components of the setting of Carrington.

Assessments of relevance to the proposed redevelopment of Paling Court are:

Items of exceptional significance

- Carrington Convalescent Hospital
- Surviving garden setting including the Circular garden and remnant avenue plantings
- 'Grasmere Villa'

Items of little significance

- Paling Court
- Simonsen's Memorial Shelter Shed

Intrusive items

- Rothbury House and Rose House

5. PLANNING PRINCIPLES AND IMPLEMENTATION

5.1 CONTEXT

Section 7.3: Planning Principles and Implementation of the HCA outlines the main planning principles for access to and within, and for the landscape of Carrington. The principles relevant to the proposed redevelopment of Paling Court are reproduced following.

5.2 FOR 'GRASMERE VILLA'

Subsection 7.3.2: Historic Buildings of the HCA lists the following planning principles and objectives of relevance to 'Grasmere Villa':

- *Retain and re-use heritage buildings.*
- *Adapt the historic buildings to meet current Building Code of Australia requirements.*
- *Ensure compatible uses for existing heritage buildings and spaces.*
- *Interpret significant periods of development within the site, demonstrating historic themes outlined in the Conservation Management Plan prepared for the Carrington Convalescent Hospital.*

5.3 FOR PALING COURT

Subsection 7.3.4 New Development of the HCA contains the following "planning principles and objectives".

- *New low scale development should be permitted within the boundary of the site, but should not be allowed in the landscaped area to the northeast of Carrington Convalescent Hospital, provided its height and location take into account important views to and from heritage items.*
- *New infill development can be located in compromised section of the historic precinct, provided it takes into account the scale, massing, materials, form and details of the original buildings and landscape. The appearance of new buildings should be appropriate to the time of development; mere replication of buildings is not encouraged.*

5.4 SITE ACCESS AND PARKING

Subsection 7.3.5 Access, circulation and parking of the HCA contains the following "planning principles and objectives".

- *Retain the existing entrance to the site, and maintain a major address relating to all forms of transport.*
- *Retain evidence of original circulation in the heritage precinct and repair, restore, reinstate and interpret the layout where possible.*
- *Prepare the detailed design of carparking areas adjacent to, or within, the reduced heritage curtilage in consultation with heritage and landscape specialists when required under the staged Masterplan.*
- *Provide adequate car parking consistent with the needs, location and planning policies.*
- *Establish an on-site movement system that provides for:*
 - *Optimum pedestrian movements*
 - *User vehicles access, egress and parking*
 - *Service vehicles*
 - *Disabled access*
 - *Safety and security*

5.5 FOR THE REDUCED HERITAGE CURTILAGE

Subsection 7.3.3: Historic landscape of the HCA lists "planning principles and objectives" for the historic landscape of Carrington.

The principles and objectives of relevance to the proposed redevelopment of Paling Court are:

- *Provide new planting where appropriate to screen visually intrusive structures and elements on the site.*
- *Screen parking areas from important vistas from Carrington Convalescent Hospital.*

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6. THE PROPOSAL

6.1 PALING COURT

Principal works entail:

- Demolition of the existing Paling Court buildings.
- Construction of new Paling Court Residential Aged Care facility comprising two 3 storey buildings linked together with a double storey wing, with a total of 114 rooms for 126 residents and carparking for 41 vehicles on the two lowest levels.

6.2 'GRASMERE VILLA'

Works on 'Grasmere Villa' entail maintenance actions and works on the external envelope, as outlined in the following schedule.

Location	Material	Current condition	Maintenance action	Timeframe or Frequency
External walls	Painted face brickwork	Good	Monitor	Yearly
	Painted asbestos cement sheet	Good	Monitor	Yearly
	Face brickwork	Good Erosion of pointing due to rising damp on lower levels on east and north walls, typically associated with recent concrete slabs cast against walls.	Provide air gap between slab and wall; repoint brickwork.	Within 2 years
Roofs	Painted corrugated steel	Good	Monitor	Yearly
	Painted timber eaves and fascia	Good	Monitor	Yearly
	Painted quad steel gutters	Good	Monitor	Yearly
	Painted steel downpipes	Good Some pipes discharge onto ground.	Connect to pipework to discharge away from walls.	Within 2 years
Chimneys	Painted face brickwork up to eaves level	Good	Monitor	Yearly
	Face brickwork above eaves	Good to fair: isolated open perpend; erosion of pointing at upper levels	Repoint	Within 2 years
	Sheet metal capping	Corroding - Fair?	Inspect and repair or replace.	Within 2 years
Windows	Painted timber; double hung sashes. Flyscreens	Good	Monitor	Yearly
	Painted timber shutters	Good	Monitor	Yearly
	Metal/glass louvres	Good	Monitor	Yearly
Doors/toplight	Painted timber	Good	Monitor	Yearly

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Verandahs	Face brick plinth	Good; minor erosion of pointing; small area of collapsed brickwork	Rebuild collapsed portion. Monitor	Within 2 years
	Timber floor	Good; minor deterioration on exposed outer edges.	Monitor	Yearly
	Concrete floor	Good Concrete slabs are cast against solid face brick walls, causing rising damp within walls and erosion of pointing.	Provide air gap between slab and wall.	Within 2 years
	Painted timber posts	Posts: good Bases: some failure	Posts: monitor Bases: repair	Posts: yearly Bases: within 2 years
	Painted timber roof framing	Good	Monitor	Yearly
	Precoloured cgi roofing	Good	Monitor	Yearly
	Painted rendered masonry front entrance steps	Good	Monitor	Yearly
	Painted cast iron valance	Good	Monitor	Yearly
West courtyard	Masonry pavers	Good Drainage from the area might be causing rising damp within perimeter solid brickwork walls.	Inspect and upgrade drainage if needed.	Within 2 years.

6.3 GROUNDS

Principal works entail:

- Realignment of existing roads and construction of new roads.
- Rationalisation of existing carparking.

6.4 OTHER POTENTIAL LOCATIONS CONSIDERED FOR THE PROPOSAL

The site of Carrington includes significant constraints when considering major upgrading of existing residential facilities. For new developments, the constraints are:

- the Cumberland Woodland which occupies more than 30% of the site; and
- the Camden Sewage Treatment Plant, the 250m restricted zone for which is incapable of being used; and
- the Asset Protection Zone; and
- the 20% of the site which lies within the flood plain; and
- the Reduced Heritage Curtilage of Carrington House; and
- the aboriginal heritage protection area.

Combination of these constraints imposes significant limitations on selection of suitable sites of the area and scale needed for a viable modern major Residential Aged Care facility.

In addition, the existing Paling Court buildings, completed in 1983, no longer effectively serve current aged care requirements and cannot be cost-effectively upgraded or adapted to meet contemporary expectations of residents.

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After assessment of these influencing factors, it was evident that the selected site at the front of Carrington was the sole location suitable and available for construction of a major Residential Aged Care facility.

7. ASSESSMENT OF THE IMPACT OF THE PROPOSED REDEVELOPMENT ON HERITAGE SIGNIFICANCE

7.1 ASPECTS WHICH RESPECT OR ENHANCE HERITAGE SIGNIFICANCE

The following aspects of the proposal **respect or enhance** the heritage significance of the buildings and their settings at Carrington.

7.1.1 Redevelopment of Paling Court

Proposal

Demolition of the existing Paling Court buildings; excavation for the new Paling Court building; excavations for new/realigned roadways and carparking; retention of 'Grasmere Villa'.

Discussion

The entire area of the site of the proposal, including proposed roadways and carparking:

- is located in an area identified as having Low Indigenous Archaeological Potential; and
- is not in the vicinity of and contains no identified Aboriginal Sites.

Refer to HCA Figure 37: Plan showing the various zones of archaeological potential within the boundary of Carrington Nursing Home. Source: Report by Archaeological + Heritage Management Solutions Pty Ltd, March 2006

The preliminary archaeological assessment by consultant archaeologists Casey + Lowe dated September 2004 identifies no potential archaeological deposits within the entire area of the site of the proposal. However, and as noted in the CMS, *buried features such as wells, cisterns, cesspits, rubbish dumps and pits may be present in the vicinity of the house.* If uncovered, the relics provisions of the NSW Heritage Act would be triggered.

Assessment

The proposal entails no impacts on the known archaeological resources of the place; it therefore **respects** the heritage significance of the place.

Proposal

Construction of a new Residential Aged Care facility, comprising two 3 storey buildings linked together with a double storey wing.

Objectives

Subsection 7.3.4 *New Development* of the HCA lists the following planning principles and objectives

- *New low scale development should be permitted within the boundary of the site, but should not be allowed in the landscaped area to the northeast of Carrington Convalescent Hospital, provided its height and location take into account important views to and from heritage items.*
- *New infill development can be located in compromised section of the historic precinct, provided it takes into account the scale, massing, materials, form and details of the original buildings and landscape. The appearance of new buildings should be appropriate to the time of development; mere replication of buildings is not encouraged.*

Discussion

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Assessment of other potential sites in the context of the considerable constraints operating within the site of Carrington showed that no other sites were available for an assisted living facility of the size required.

In addition, the existing Paling Court buildings, completed in 1983, no longer effectively serve current aged care requirements and cannot be cost-effectively upgraded or adapted.

The redeveloped Paling Court building is of low scale, and is positioned and shaped so as to mitigate visual impact on both 'Grasmere Villa' and Carrington House.

The double storey wing linking the 3 storey wings of the proposed Paling Court building is positioned to the east of 'Grasmere Villa' with its axis aligned with the axis of the original entrance road leading to the front entrance of 'Grasmere Villa'. This arrangement maximises the views from 'Grasmere Villa' to the east and is an improvement on the existing situation whereby views are partly obscured by the existing Paling Court buildings.

The proposed arrangement incorporates 'Grasmere Villa' into the functioning of the new Paling Court and it essentially appears as an integrated, though clearly and distinctively separated part of the new Paling Court.

The principal eastern entrance to 'Grasmere Villa' is integrated into the planning of the proposed Paling Court buildings. Thus, the current unsatisfactory situation whereby the house is entered from the "wrong side", namely the rear or western side of the house, is overcome by giving increased prominence to and re-emphasising the original eastern entrance.

The entrance to the proposed Paling Court facility is designed so as to provide a measure of visual prominence to the new facility to visitors entering at the principal entrance to the Carrington site at the Werombi Road roundabout. Much in the same way as Carrington House incorporates a dominant central entrance to clearly signify it, so too does the proposal. However the design is moderated to mitigate visual impact on Grasmere Villa, and balances visual prominence for the new facility against potential detrimental impact on Grasmere Villa.

The Paling Court building at this point is positioned as far to the north as possible thereby providing acceptable physical separation beyond the setting and nominated Reduced Heritage Curtilage of Grasmere Villa. This separation is emphasised by new row plantings along the northern edge of the setting which serve both as a permeable visual buffer between Paling Court and Grasmere Villa and as a wayfinder for the entrance to Paling Court.

Views to the east from the original entrance verandah of Grasmere Villa are assisted by open space to east and open partly glazed connecting links between the south and north wings of the Paling Court facility. Currently views to the east and north are prevented by the tiled roofs of the existing Paling Court buildings, and to the south east by dense landscaping.

Assessment

The proposal fulfils the objectives of the HCA, and therefore **respects** the heritage significance of the place.

7.1.2 'Grasmere Villa'

Proposal

Retention of the building in its current configuration.

Objectives

Section 5.2: Part 2 – General Conservation Policy and Management of the CMS states [in part]:

'Grasmere Villa' should be retained and conserved.....

Generally the building can continue to be adapted internally, and minor additions can be located at the western end of the south wing. 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.

Subsection 7.3.2: Historic Buildings of the HCA lists the following planning principles and objectives of relevance to 'Grasmere Villa':

- *Retain and re-use heritage buildings.*
- *Adapt the historic buildings to meet current Building Code of Australia requirements.*

Discussion

The building has undergone extensive alterations and additions, both externally and internally, most dating from the 1980's.

Other than maintenance actions, no works are building proposed on the building.

Assessment

The proposal fulfils the objectives of the CMS, and therefore **respects** the heritage significance of the place.

Proposal

Retention of the current use of 'Grasmere Villa'.

Objectives

Section 5.2: Part 2 – General Conservation Policy and Management of the CMS states [in part]:

'Grasmere Villa' should be retained and conserved.....

Generally the building can continue to be adapted internally, and minor additions can be located at the western end of the south wing. 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.

Subsection 7.3.2: Historic Buildings of the HCA lists the following planning principles and objectives of relevance to 'Grasmere Villa':

- *Retain and re-use heritage buildings.*
- *Ensure compatible uses for existing heritage buildings and spaces.*

Discussion

Since the early 1930's, 'Grasmere Villa' has undergone a succession of changes to adapt it to its changing and varying uses related to the ongoing operations of Carrington, the most recent being use as short-term visitor accommodation.

This current use is considered to be compatible with the character of the building.

No change of use is proposed for the building.

Assessment

The proposal fulfils the objectives of both the HCA and the CMS, and therefore **respects** the heritage significance of the place.

Proposal
Maintenance works

Objective

Section 5.2: Part 2 – General Conservation Policy and Management of the CMS states [in part]:
'Grasmere Villa' should be retained and conserved.....[sic]

Discussion

Overall, all external and internal fabric is in good condition. Areas of deterioration of external fabric will be repaired. All external fabric will be regularly monitored for deterioration.

Assessment

The proposal fulfils the objectives of the CMS, and therefore **enhances** the heritage significance of the place.

7.1.3 Grounds

Proposal
Realignment of the entrance roadway and rationalisation of the existing carparking areas adjacent to the main entrance at Werombi Road.

Objectives

The HCA states the following objectives:

- *Prepare the detailed design of carparking areas adjacent to, or within, the reduced heritage curtilage in consultation with heritage and landscape specialists when required under the staged Masterplan.*
- *Provide adequate car parking consistent with the needs, location and planning policies.*

Discussion

The existing carparking was constructed in 1995. It is located on the southern edge of the Reduced Heritage Curtilage around Carrington House.

The proposed reorganisation of the entrance roadway and rationalisation of the carparking has been designed in consultation with Carrington and the author of this Statement. The proposed carparking in this location is adequate for the current and likely future needs of Carrington.

The proposed rationalisation of the carparking entails no impact on landscape components of heritage significance.

Assessment

The proposed rationalisation and upgrading of the existing carparking both respects the heritage significance of the place and fulfils the objectives of the HCA.

7.1.4 Carrington House

Proposal

Location and design of the new buildings so as to minimise visual impacts on Carrington House and its Reduced Heritage Curtilage.

Objectives

Section 5.7: Significance of Landscape Components of the HCA assesses Carrington House as an Item of Exceptional Significance of the setting of Carrington.

Section 7.2: Recommended Reduced Heritage Curtilage of the HCA states:
It is recommended that the reduced heritage curtilage shown in [Figure 5] be adopted, to ensure the heritage significance of [Carrington House] is retained and that the impact of any future development within the boundary of the site is minimised. A six-metre wide 'buffer' zone of vegetation is recommended around the reduced heritage curtilage to protect the immediate setting of the road defining part of the heritage curtilage.

Subsection 7.3.3: Historic landscape of the HCA lists the following principles and objectives of relevance to the proposed redevelopment of Paling Court:

- *Provide new planting where appropriate to screen visually intrusive structures and elements on the site.*
- *Screen parking areas from important vistas from Carrington Convalescent Hospital.*

Conservation Policy 7.2 of the CMP states:

The visual connection between [Carrington House] and Masonic Cottage Hospital, 'Grasmere Villa' and the former mortuary should be maintained.

Discussion

Conservation Policy 7.2 requires maintenance of the visual connection between Carrington House and 'Grasmere Villa', rather than views directly between the buildings. In any event, the potential need to maintain or improve direct views between the buildings is conflicted somewhat by the requirement in the HCA to provide a 6m. wide vegetated buffer zone along the perimeter of the Reduced Heritage Curtilage nominated for Carrington House.

Visual connection between Carrington House and 'Grasmere Villa' is maintained by not locating the proposed building within the area directly between Carrington House and 'Grasmere Villa', the area currently largely occupied by the existing carpark.

The proposed design ensures that both Carrington House and 'Grasmere Villa' are clearly presented when viewed from anywhere along the nearby west side of the Carrington site, but most particularly when entering from the Werombi Road roundabout. The current somewhat confusing arrangements at the site entrance arise from previous planning associated with the major additions on the west side of Carrington House, when the principal entrance was moved from the east side to the west side. The 'Grand Walk' scheme reorganises access to the Carrington site and is the spine upon which movements within the site occur, including to Carrington House, 'Grasmere Villa', the Paling Court redevelopment and the proposed

Gateway development; in addition it encourages reactivation of the original principal entrance into Carrington House.

At its closest point the proposed Paling Court building is about 42m from the southern elevation of Carrington House. The northern elevations of the two wings of the new buildings are located about 16.4m and 15.0m beyond the adjacent southern perimeter of the Reduced Heritage Curtilage.

New trees are proposed to be planted along this perimeter within the 6m. wide 'buffer' zone of vegetation along the boundary of the Reduced Heritage Curtilage. The new plantings will augment existing plantings and will reinforce the visual definition of the Reduced Heritage Curtilage of Carrington House.

The proposed tree plantings extend westward along the southern edge of the realigned entrance roadway, thereby screening the relocated carparking and roadway from Carrington House.

Because of its double-wing configuration the proposed new building entails marginally increased visual impact on the Reduced Heritage Curtilage; however this is offset by the new plantings within the 'buffer' zone of vegetation along the curtilage boundary.

Assessment

The proposal fulfils the objectives of the HCA, and therefore **respects** the heritage significance of the place.

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7.2 ASPECTS WHICH ENTAIL POTENTIAL FOR DETRIMENTAL IMPACT ON HERITAGE SIGNIFICANCE

The following aspects of the proposal entail the potential for detrimental impact on the heritage significance of the buildings and their settings at Carrington.

7.2.1 'Grasmere Villa'

Proposal

Retention of the existing setting of 'Grasmere Villa', including the remnant front yard at the front of the principal entrance to the house, and presentation of the 1880's setting by means of new landscaping, with references to the original landscape, for example citrus trees, garden layout, paddock fencing.

Objectives

Section 5.2: Part 2 – General Conservation Policy and Management of the CMS states [in part]:

'Grasmere Villa' should be retained and conserved.....

Generally the building can continue to be adapted internally, and minor additions can be located at the western end of the south wing. 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.

Section 7.2: Recommended Reduced Heritage Curtilage of the HCA states [in part]:
The immediate setting of 'Grasmere Villa' has been altered, and the building now stands separate from all other buildings in a grassed area, with no defined heritage curtilage."
[Author's emphasis].

This statement is contradicted by **Figure 38** in the HCA on which a reduced heritage curtilage for 'Grasmere Villa' is indicated.

For the purposes of this assessment we have adopted the defined curtilage indicated on Figure 38.

Discussion

The late 19th century setting of 'Grasmere Villa' as shown on Figure 2 is no longer extant having been modified by construction of the existing Paling Court buildings in 1983.

The Reduced Heritage Curtilage of 'Grasmere Villa' is shown on Figure 4.

'Grasmere Villa' is not included within the Reduced Heritage Curtilage of Carrington House.

The proposal integrates the new interpreted domestic-scaled landscaped setting of 'Grasmere Villa' into the more rigid geometrical and formal setting for the new Paling Court building.

The setting of 'Grasmere Villa' is reinforced by its extension well beyond all four boundaries of the Reduced Heritage Curtilage shown in the HCA.

Potential adverse impacts on the visual qualities of the setting are mitigated by:

- design such that no potentially intrusive facilities, such as carparking, are provided on the west side of 'Grasmere Villa', between the house and Werombi Road.
- Overland drainage on the west side is provided by a swale in the form of a low haha.
- On the east side, the land profile is similar to the existing [already altered] profile.

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- Excavation for the proposed underground carpark will be minimised so as to retain as much as possible of the existing landform; this will be done by design of the excavation so that potential batters are eliminated

Assessment

The proposal fulfils the objectives of the CMS, and therefore **respects** the heritage significance of the place.

It is recommended that consideration be given to on-site interpretation of the heritage significance of 'Grasmere Villa' and its remnant setting.²

Proposal

Excavation for new basement levels of carparking.

Objective

Section 5.2: Part 2 – General Conservation Policy and Management of the CMS states [in part]:

'Grasmere Villa' should be retained and conserved.....[sic]

Discussion

The proposed basement level carparking floors provide a total of 22 carspaces for ambulance, visitors, and staff.

At its closest point, the excavation for the carpark will extend to within about 5.2m of the easternmost wall of the verandah of 'Grasmere Villa'.

The existing ground level at this excavation line is about RL 92.7, and the excavation level about RL 89.7; therefore the excavation will be about maximum 3.0m deep at this point. The need or otherwise for temporary support during excavation works, and long term support, for the walls and footings potentially affected by excavation will need to be determined.

The extent of the proposed excavation will entail disturbance of about 50% of the existing area of the open space between the east side of 'Grasmere Villa' and the west sides of the existing Paling Court buildings. The remainder of the area is proposed to be protected during the works. The disturbed area is currently grassed, without evidence of a formal setting or gardens or other plantings, and is of little heritage significance.

² In the Conservation Works Implementation Plan by Jackson Teece Architecture dated November 2009, Sections 3.1 and 3.2 recommend preparation and implementation of an Interpretation Plan. In accordance with this recommendation, Jackson Teece Architecture has prepared a Draft Interpretation Strategy for the following components of the place:

- The setting of Carrington.
- The Main Building.
- The Masonic Cottage Hospital.
- 'Grasmere Villa'.
- River Cottage.
- The Former Mortuary.

Refer to Appendix 1.

On completion of excavation, the proposal envisages reinstatement at about its former levels of the open space between the east side of 'Grasmere Villa' and the west elevations of the new Paling Court buildings.

Assessment

The proposed location of the excavation for the new basement carparking acceptably mitigates the potential for adverse impacts on the security of the existing construction of 'Grasmere Villa', thereby achieving the objectives of the CMS.

7.2.2 Existing Paling Court

<u>Proposal</u> Demolition

Objective

Section 5.7: Significance of Landscape Components of the HCA assesses the existing Paling Court building as being of Little heritage significance as a landscape component.

Discussion

The Paling Court buildings were completed in 1983. The buildings are proposed for demolition and replacement because they no longer effectively serve current aged care requirements and cannot be cost effectively upgraded or adapted.

Assessment

In view of the benefits deriving from redevelopment of the Paling Court buildings, the potential detrimental impact on the heritage significance of the landscape entailed by demolition of the buildings is considered minimal and acceptable.

7.2.3 Simonsen's Memorial Shelter Shed

<u>Proposal</u> Relocation

Objectives

Section 5.7: Significance of Landscape Components of the HCA assesses Simonsen's Memorial Shelter Shed as being of Little heritage significance as a landscape component.

Discussion

Simonsen's Memorial Shelter Shed was constructed in 1931 in memory of Peter Simonsen, occupant of 'Grasmere Villa' and engineer at Carrington for 20 years.

The proposed upgrading of roadways and pedestrian pathways entails relocation of *Simonsen's Memorial Shelter Shed*.

Assessment

In view of the benefits deriving from upgrading of pedestrian movement, the impact on heritage significance entailed by relocation of this building is considered acceptable.

8. SUMMARY

In summary, and for the reasons outlined foregoing, the impacts on the assessed heritage qualities of Carrington arising from the proposed redevelopment of Paling Court are considered acceptable.

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APPENDIX 1: HERITAGE INTERPRETATION STRATEGY

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HERITAGE INTERPRETATION STRATEGY

for

CARRINGTON

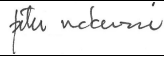
at 90 WEROMBI ROAD CAMDEN NSW 2570

for

Carrington Centennial Care

November 2011

JACKSON TEECE

REVISION REGISTER					
ISSUE	ISSUED FOR:	DATE	REVISION NO.	AUTHORISED	
				NAME / POSITION	SIGNATURE
1	Draft for comment	23 November 2011	0	Peter McKenzie	

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PREAMBLE

Background

The Interpretation Strategy has been commissioned by Carrington Centennial Care, the owner of the property.

The objectives of the preparation of the Conservation Management Plan and this Interpretation Strategy are for the building owner to achieve long-term heritage conservation outcomes and provide opportunities for users of, visitors to and passers-by to absorb the history of Carrington

In the *Conservation Works Implementation Plan* by Jackson Teece Architecture dated November 2009, Sections 3.1 and 3.2 recommend preparation and implementation of an Interpretation Plan by November 2012.

The Interpretation Plan shall consider:

The setting of Carrington.

The Main Building.

The Masonic Cottage Hospital.

Grasmere Villa.

River Cottage.

The Former Mortuary.

This Interpretation Strategy recognises the need to present information about the layers of history of the place, the landscape and gardens, the physical fabric of the buildings in the form of the surviving fabric, both internally and externally, and the archaeological resources of the place.

TERMINOLOGY

The terminology used in this Strategy is that of The Burra Charter: the Australia ICOMOS Charter for the Conservation of Cultural Significance, 1999.

The *Carrington Nursing Home Conservation Management Plan* describes the original main building, opened in 1890, as the Carrington Nursing Home. In view of the recently changed use of this building, the building will be referred to in this Strategy as Carrington House.

AUTHORSHIP

The Interpretation Strategy has been prepared by Peter McKenzie, Director in charge of heritage conservation architecture at Jackson Teece Architecture.

REFERENCES

Conservation Works Implementation Plan: Jackson Teece Architecture, November 2009.

Carrington Nursing Home Conservation Management Plan: NBRSP, 2005.

Heritage Interpretation Policy: Heritage Office, Department of Planning, 2005.

STRATEGY

STRATEGY STRUCTURE

This Interpretation Strategy recognises the need to assess extant data and present relevant information about:

The history of the locality including its pre-European history;

The layers of the history of the place;

The uses of and changes to the place;

The landscape and gardens;

The physical fabric of the buildings in the form of the surviving fabric, both internally and externally;

The surviving documents and artefacts held by Carrington Centennial Care;

The archaeological resources of the place.

The Strategy describes the concepts and outcomes that are recommended for the insitu interpretation of Carrington, taking into account the over-riding need to maintain and not detrimentally impact on the ongoing use as a place of care.

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The areas to be interpreted are centred on the common spaces within the grounds and inside and outside the buildings. [Refer to Figure 1].

OWNER'S VISION FOR THE INTERPRETATION OF CARRINGTON

The buildings of Carrington and their settings together constitute a prominent and rare assembly of buildings constructed in the late 19th century in New South Wales as a convalescent hospital. The interpretation of Carrington will focus on the continuity of the historic original use of the place, the changes in use leading to the ongoing need to allow for development of the place, and the consequent changes to the fabric of the buildings.

INTERPRETATION SITES

The principal sites around which this Interpretation Strategy is built are as follows.

The original entry from Werombi Road

The surviving original landscape setting

The surviving remnant gardens

The exterior of Carrington House

The interior of Carrington House

The exterior of the other older and significant buildings on the site - the Masonic Cottage Hospital, Grasmere Villa, River Cottage, and the Former Mortuary.

The interior of the other older and significant buildings on the site - the Masonic Cottage Hospital, Grasmere Villa, River Cottage, and the Former Mortuary.

INTERPRETATION SIGNAGE

Approach

Interpretation signage throughout the place will be minimal, discrete and provide summary and relevant information about the place.

Interpretation signage will comprise major interpretation signage and local interpretation signage.

Major interpretation signage

Major Information interpretation signage will be placed in the following location:

Adjacent to the carpark at the entrance from Werombi Road.

The signage will be located where shown on Figure 1.

Local interpretation signage

Local Information interpretation signage will be placed in the following locations:

Adjacent to the original entrance to Carrington House

Adjacent to the entrances to other buildings - Masonic Cottage Hospital, Grasmere Villa, River Cottage, and the Former Mortuary

In Carrington House entrance lobby

The signage will be located where shown on Figure 1.

INTERPRETATION SIGNAGE LOCATIONS

At the carpark at the Werombi Road entrance

Where visitors and casual passers-by gain the primary information about the question "What is this place?" Signage will outline:

The history and development of Carrington;

The history and location of the significant buildings, landscape components and archaeological resources of Carrington.

At the original entrance roadway from Werombi Road

Where the story of access to Carrington is told to visitors and users.

Signage will outline:

The various methods of transportation to Carrington;

The locations of the roadways with Carrington;

The remnant archaeological components related to the original entrance roadway.

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At the original entrance to Carrington House

Where the story of Carrington House is told to visitors and users.

Signage will outline:

The history of the development and design of the building;

The history of its usage;

The history of the changes to the building.

Inside Carrington House

Where the story of the original purpose of the building is told to visitors and users.

Signage will outline:

The history of the usage of the spaces inside the building;

The changes to the building to suit changes in resident care philosophy

In the garden east of Carrington House

Where the story of the development and uses of the grounds and gardens adjoining Carrington Hospital is told to users and visitors.

At the entrance to the Masonic Cottage Hospital

Where the story of its construction and use as a convalescent hospital is told to users and visitors.

Signage will outline:

Its original functional relationship with Carrington Hospital;

The history of its development;

The history of its subsequent uses.

At the entrance to Grasmere Villa

Where the story about of the oldest surviving building at Carrington is told to users and visitors.

Signage will outline:

The history of the land and cottage before WH Paling;

The history of the occupants before and after Paling;

The changes to the building;

The history of the uses of the surrounding land for orchards, vineyard and paddocks.

At the entrance to River Cottage

Where the story of the original construction and use of the cottage as a Gardener's Cottage and its subsequent uses is told to visitors and users.

At the entrance to the former Mortuary

Where the story of the original construction and use of the building and the subsequent changes is told to visitors and users.

INTERPRETATION DISPLAY

The Carrington Archive Room will house a static display outlining:

The history and development of the place prior to purchase by WH Paling in 1888; topics to be included are aboriginal occupation; development of The Cowpastures; development of Cawdor and Camden; association with the Macarthur family; and development of the Grasmere Estate.

The history of WH Paling.

The development and design of the buildings and lands at Carrington Convalescent Hospital, including descriptions of original uses.

The daily functioning of Carrington Convalescent Hospital.

The ongoing use and growth of Carrington as a place of care.

The changes to the buildings needed to keep them functioning for contemporary uses.

Selected surviving documentary records, photographs, drawings and artefacts held by Carrington Centennial Care will be displayed with captions outlining the significance of the items.

The display will be located where shown on Figure 1.

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INTERPRETATION BROCHURE

An interpretation brochure will be available for visitors to and users of the place.

It will be made available at the discretion of Carrington Centennial Care.

The interpretation brochure will outline:

The history and development of the place prior to purchase by WH Paling in 1888; topics to be included are aboriginal occupation; development of The Cowpastures; development of Cawdor and Camden; association with the Macarthur family; and development of the Grasmere Estate.

The history of WH Paling.

The development and design of the buildings and lands at Carrington Convalescent Hospital, including descriptions of original uses.

The daily functioning of Carrington Convalescent Hospital.

The ongoing use and growth of Carrington as a place of care.

The changes to the buildings needed to keep them functioning for contemporary uses.

HERITAGE EVENTS

At the discretion of Carrington Centennial Care, Carrington will be available to the general public for guided tours and events on selected days, eg. During National Trust Heritage Week; Camden Festival Heritage Week.