

Open High School

Gordon Street, Petersham

Statement of Heritage Impact



Prepared for
NSW Department of Education

November 2016 • Issue A

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1 INTRODUCTION

1.1 Background and purpose of the report

This Heritage Impact Statement has been prepared on behalf of the NSW Department of Education to accompany a Development Application to Inner West Council to adapt and refurbish buildings at Petersham TAFE West campus. Located at Gordon Street, Petersham, the site was established in 1878 originally as the Petersham Public School, and is included as a heritage item in the former Marrickville Council's 2011 Local Environmental Plan.

Operating as a TAFE since 1989, the site and buildings are proposed to be refurbished as a new Open High School, a specialist distance education language school for secondary high school students, presently located at Randwick. Five buildings on the site – variously dating from the 1870s to the 1960s – are proposed to be adapted and upgraded to accommodate new classrooms, staff rooms and associated amenities and facilities. Works are predominately internal, with minor external works also proposed to achieve BCA and accessibility compliance.

This report identifies and assesses the potential heritage impacts of the proposal on the cultural significance of the buildings and campus.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

1.3 Author identification

This document was prepared by George Phillips, Practice Director, of Tanner Kibble Denton Architects.

1.4 Documentation

Documents referred to in this report include:

Architectural drawings (Tanner Kibble Denton Architects)

AR.DA.0000	Cover Sheet and Site Plan
AR.DA.1001	Existing / Demolition Site Plan
AR.DA.1101	Proposed Site Plan
AR.DA.2001	Proposed Ground Floor Plan
AR.DA.2002	Proposed First Floor Plan
AR.DA.2003	Proposed Second Floor Plan
AR.DA.2004	Proposed Third Floor Plan
AR.DA.2005	Proposed Roof Plan
AR.DA.3001	West Street Elevation

Reports

Statement of Environmental Effects (*Urbis*)

1.5 Heritage management context

NSW State Heritage Register

Open High School, Petersham is not included in the NSW State Heritage Register.

Marrickville Local Environmental Plan, 2011

Open High School, Petersham is included in the Schedule in the Marrickville Local Environmental Plan, 2011 as 'Petersham TAFE College', Item I230.

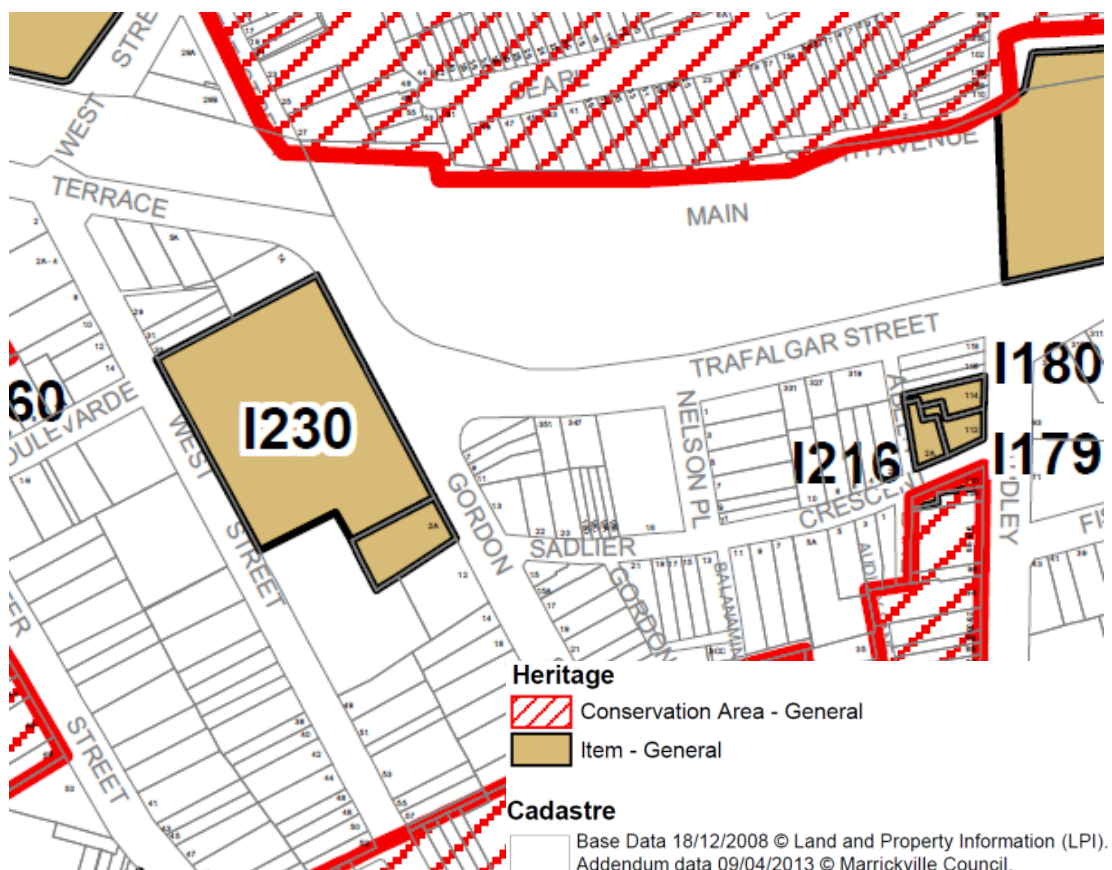
Neighbouring heritage conservation areas include HCA 25, Petersham Commercial Precinct, and HCA 26, Lewisham Estate.

National Trust of Australia (NSW)

Open High School, Petersham is classified by the National Trust of Australia (NSW) as 'Gordon Street Group', Place ID 1715.

Section 170 Register

Open High School, Petersham is included in the Section 170 Heritage and Conservation Register as 'Open High School formerly Petersham TAFE/Petersham Girls High School/Petersham Public School'.



- 1 Marrickville LEP 2011 Heritage Map, Open High School, Petersham is identified as item I230.

Source: Marrickville Council.



1.6 Site location and description

The Petersham West TAFE site is located at Gordon Street, Petersham, bounded by West Street to the south, the Joshua Tree Petersham Presbyterian Church to the east, and residential properties and a small reserve to the east. Situated to the immediate south-west of the T2 Inner West and South rail line, the campus is located approximately halfway between Petersham and Lewisham stations. The immediate environs of the site are mostly residential, predominantly characterised by late nineteenth and early twentieth century residences.

There are six buildings on the site:

Block A	1964: former Girls' High School building, presently used for classrooms
Block B	1964: canteen and WCs
Block C	1897-8: original Girls' School with 1906 Domestic Economy addition, presently classrooms
Block D	1890: Infants School, presently classrooms
Block E	1878: original Public School; additions 1882-4; presently classrooms and offices
Block F	1993: Petersham Children's Educational and Care Centre

Landscaping on the site comprises areas of lawn and shrubbery to the Gordon Street frontage and mostly bitumen elsewhere within the site. A car park is located at the southern end of the site. The original stone fence plinth extends across the Gordon Street boundary, with a recently reconstructed timber picket fence.



2 Aerial view of the Petersham West site.
Source: Bing Maps with TKD Architects overlay.





- 3 Block E, designed by architect George Allen Mansfield and completed in 1878, with Boy's Wing' addition (LHS) by Kemp 1882-4.



- 4 Block D, designed by architect WE Kemp and completed in 1890.



- 5 Part of Block C, former Domestic Economy Rooms, 1 designed by architect HS Wigram 1897-8 with additions 1906.



- 6 Block B, Canteen, completed 1965, with later alterations.



7 Block A, former Girls' High School block, 1964.



8 Block F, Child Care Centre, 1993.

2 HISTORICAL BACKGROUND

2.1 Historical overview

The following historical overview is a summary extracted from the 1996 'Petersham TAFE West Conservation Plan' prepared by Heritage Group State Projects.

The Municipality of Petersham was instituted in 1871 and by the early-1870s, the area was rapidly developing. As the number of people living in the suburb boomed, and as there were few schools nearby, residents began to press for a public school. The area was granted as a public school in 1876 – an attractive site due to the accessibility of the nearby railway station.

The first Petersham Public School (now Block E), typical of the time and characteristic of the Gothic Revival work of the School Council's architect, George Allen Mansfield, was built in 1878. The school was positioned on the northern half of the site leaving a large open area around it to the south and west. By 1881, it was noted that four classes had to take turns outside for their lesson, two on the verandahs and two in new weather sheds. A c1882 extension designed by WE Kemp virtually doubled the size of the school. By 1884, Petersham Public School had separate departments for girls, boys and infants.

The new Infants Section (now Block D) was constructed in 1890. The enhancement of the landscape including major tree planting also occurred at this time. In 1898, an extension to the east elevation of the Girl's School (now Block C) was constructed. The building was a brick, two storey structure designed by Kemp's successor, James Sven Wigram. At this time, the school's ground expanded. This meant that the school's southern fence now abutted the Presbyterian Church erected in what is now Gordon Street in 1881.

Wigram continued the Gothic Style used for the building facing Gordon Street in an extension to the Boys School in 1903. Vocational training rooms were also established c1905-1907 in response to a new syllabus with more of an accent on teaching practical skills.

A canteen building (Block B) was constructed 1964 and the Public School continued at the school until December 1964. In January, 1965, the primary pupils transferred to Lewisham Public School to allow Petersham to become a Girls' High School. At the time, significant plantings were removed to make way for a new two-storey High School block (Block A). Alterations to the existing buildings including partitions and brick infill to openings and fireplaces were undertaken. The Girls' High School discontinued operations in December 1989 when it amalgamated with Newtown Boys' High School to become the Newtown School of the Performing Arts and the Gordon Street site came under the control of TAFE.

A major refurbishment of Block E was undertaken in 1995 including the reconstruction of landscape elements and repair of original fabric.

3 HERITAGE SIGNIFICANCE

3.1 Statement of significance

The following statement of heritage significance is extracted from the 1996 'Petersham TAFE West Conservation Plan' prepared by Heritage Group State Projects.

The configuration of the site, all remaining parts of Blocks C, D & E and all traces of associated structures and landscaping, which were in place by 1913, are of Considerable Significance to the State, Region and locality for the following reasons:

Historical:

- The remaining building fabric of Blocks C, D & E has State significance as it provides physical evidence of the changes which occurred in the NSW education system between 1878 and 1903. For example, there is evidence of changes in planning, room sizes, architectural expression, lighting and ventilation.
- The school achieved a high reputation under the influence of James Rickard, Head Teacher between 1896 and 1915. It became a prominent evening school and a pioneering centre for commercial education and practical science teaching. In 1912 it was claimed to be the largest and most successful Continuation School in Australia.

Evidence of the high standards and enterprising spirit of the school is provided by contemporary claims, e.g. that it had the earliest purpose-built Domestic Economy rooms, that it had the first Parents Association. Even after Rickard resigned, the school was able to attract teachers of the highest calibre, for example Hermann David Black, later a noted economist and Chancellor of the University of Sydney, taught there in 1927; another teacher in 1930s was Raymond Maxwell Crawford, later Chair of History at Melbourne University and pivotal figure in the development of history teaching in Australia.

- Evidence of the continual expansion and improvement of the buildings between 1878 and 1913 reflects the constant struggle of the educational authorities to keep up with an expanding population and a society changing from a pastoral to an industrial existence. This is reflected in the configuration of the site, including the current Public School site on the other side of West Street, as well as in the buildings.
- The establishment of the Public School has local significance as an important event in the history of the Municipality of Petersham. The expansion of the school buildings and the site reflected the growth of Petersham from a rural settlement to an inner city suburb.
- The original school has local significance as one of the first public buildings in the area.
- The remaining trees on the Gordon Street frontage have significance as they are likely to be the result of early Arbor Day plantings.

Aesthetic Value:

Block E

The portion of Block E dating from 1878 is an intact example of a Gothic Revival Style school by the prominent school architect George Allen Mansfield. It is representative of the medium sized schools he designed of which only 3 others are known to exist. The building is unique in planning and detailed design and includes the only known extant example of stone 'plate tracery'.

The original Petersham Public School retains all its major components: the schoolroom, infants room, classroom, tower, belfry and spire although the roofing, bargeboards, dormers and gablets have been change: The early school interiors can be interpreted from the evidence of the remaining fabric.

Extension to Block E

These extensions are rare examples of the use of the Gothic style by WE Kemp in 1884 and by JS Wigram in 1903. The growth of Block E demonstrates the use of the Gothic Revival Style and the same palette of materials by three major school architects. The resulting complex facing Gordon Street is a prominent and distinctive building forming a consistent group with the Presbyterian church next door.

Block D

Block D is an intact, representative example of a simple, functional, two-storey building by W. E. Kemp, using similar brick walling and stone dressings as the original school.

Block C

Block C is an intact, representative example of a small two storey school building carried out by J. S. Wigram in a simplified version of the Romanesque Style established by Kemp.

It makes an attractive and distinctive contribution to the streetscape of West Street and The Boulevard.

The Site as a Whole

- The pleasant scale and materials of the buildings, their distinctive and consistent style, and the landscaped setting make the site an important landmark in the local streetscape.
- The way the buildings on the site grew between 1878-1907, taking their cues from the original small public school, is an object lesson in harmonious architectural treatment.

Social Value

The site has been in continuous use for educational purposes over 118 years. Its current use as a TAFE college is apt considering the strong tradition of commercial and vocational education associated with the site.

The site has strong memories and associations for many local people who may have gone to school there or might be aware of the memorial in the grounds to the airmen who died in the World War II aeroplane crash nearby.

3.2 Levels of heritage significance

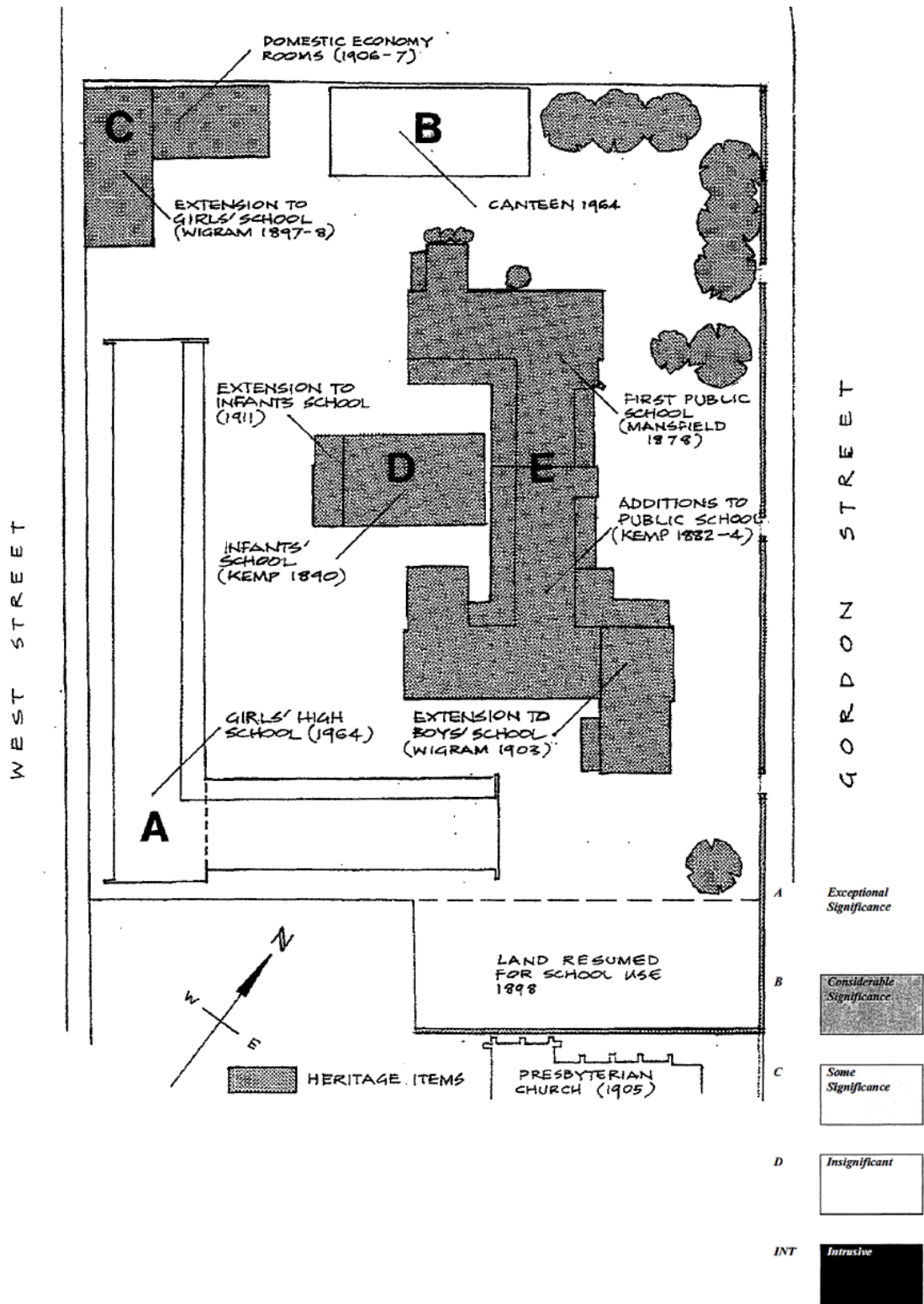
The Conservation Management Plan applies a hierarchy of levels of significance to the various elements on the site according to the following categories:

Grading of Significance	Justification for Grading
Exceptional	This is the highest level of cultural significance (eg Sydney Opera House, early part of Parramatta Gaol). It does not apply to Petersham TAFE.
Considerable	Items which deserve to be included on any national or state register and would be subject to statutory conservation measures. This category includes the remaining parts of the original school
Moderate	This level contains the threshold for listing on a national or state register. It includes later fabric.
Insignificant	Fabric in this category has little or no heritage significance. It either has a neutral impact on heritage values or would be too destructive to remove.
Intrusive	This category includes items which impair heritage value either by being visually intrusive or by obscuring more significant parts.

Grading	Item
Considerable	<p>Exterior</p> <p>Roof structures and roof forms of Blocks C, D & E. Slate roofing to Block C. Other roof coverings have been substantially replaced.</p> <p>Spire form and structure, cast iron finial. Any vestiges of original louvred belfry and bulls eye vents remaining under painted metal covering. Lightning conductor appears on early photograph and is of considerable significance.</p> <p>All original brickwork: chimneys, parapets, string courses, sills and general walling.</p> <p>Areas of original pointing are important evidence of the building's original construction and appearance. They have survived more than 100 years in protected areas (e.g. under verandahs) and can be expected to continue intact for the foreseeable future, if left alone.</p> <p>All original sandstone elements: lintels, sills, plinths, window surrounds, plate tracery, downpipe sockets, string courses, chimneys, '1878' date panel in Gordon Street facade.</p> <p>All original exterior joinery including windows, doors, roof eaves and barge boards, entrance porches, verandah posts, brackets and beams. Vestiges such as coat hook rails under verandahs</p> <p>All original glazing (further research is needed to determine how much original glass remains)</p> <p>All original metalwork: cast iron wall vents, verandah railings to Gordon St frontage.</p> <p>Gordon St. stone fence including base walls, stone pillars, remains of early lighting and ironmongery.</p> <p>Remaining trees on Gordon Street frontage.</p> <p>Memorial to airmen killed in crash over school.</p>

Grading	Item
	<p>Interior</p> <p>Roof, floor and internal wall structures and linings, boarded ceilings, painted brick walls. Evidence (including sub-floor) of the original raked and platform seating.</p> <p>Configuration of interior spaces.</p> <p>Joinery, panelling, doors, stairs, balustrades, skirtings, architraves, dados, fireplaces and picture rails.</p> <p>Vestiges of original services. Cesspit reported to exist under Block D</p> <p>Ironmongery, door and window hardware (not all is original but most should be kept in situ. New items, where necessary, may be fixed alongside).</p>
Some	<p>Exterior</p> <p>Flat dormers to Gordon St. elevation of Block E.</p> <p>Replacement windows dating from 1911.</p> <p>Cast iron lamp standard. (This was reported to have been moved to this site from the Railway Station relatively recently).</p> <p>Replacement barge boards.</p> <p>Shingled gables.</p> <p>Interior</p> <p>Any evidence of alterations later than 1913.</p>
Insignificant	<p>Exterior</p> <p>Any fabric dating from the 1995 conversion for TAFE.</p> <p>Roofing of asbestos cement shingles.</p> <p>Fire hose reels.</p> <p>Metal cladding to spire and belfry drum.</p> <p>Rendered blocking-up of arches in Block C.</p> <p>Interior</p> <p>Any fabric dating from the 1995 conversion for TAFE.</p> <p>1960s additions (Blocks A & B).</p> <p>External security screens fitted to windows.</p>
Intrusive	<p>Large illuminated TAFE sign on Gordon Street boundary.</p> <p>Exterior lighting fixed to brickwork</p> <p>Paint applied externally to brickwork.</p>

The following plan of the buildings and landscaping, extracted from the 1996 CMP, denotes levels of significance based on the above terminology.



9 Open High School, Petersham, Levels of Significance.
Source: 1996 'Petersham TAFE West Conservation Plan

4 DESCRIPTION OF THE PROPOSAL

4.1 Background

The Open High School provides language teaching to students that cannot access these courses at their local school. The current site in Randwick is to be demolished as part of a Development Application to Randwick Council. The Open High School will be relocated to Petersham, which provides better teaching and administration outcomes for the staff and students. The relocation will increase the number of staff on site when compared to the present TAFE campus. However, the number of students at the school will be less than the TAFE, notwithstanding that the enrolment capacity is higher because the school generally operates distance education courses.

Works associated with the proposed change in use of the site from TAFE to the Open School are predominantly internal – comprising fitout of new offices, classroom spaces and associated amenities – with minor external works required in order to achieve BCA compliance.

Set out below is a summary of the proposed works. Reference should also be made to the Development Application drawings and Statement of Environmental Effects. No works are proposed for Building F.

4.2 External works

- Demolition of non-compliant accessible ramps to the south and west sides of Building E, and construction of compliant accessible ramps
- Demolition of stair and handrail to the west side of Building D, and construction of new accessible ramp
- Modification to levels across the site generally, to achieve accessibility compliance
- Addition of a walkway balustrade/ handrail to stairway at entry of the male WC entry stair (Block B)

4.3 Building adaptation and refurbishment works

Building A

Ground Floor

- Upgrade of stair balustrade, treads and handrails to comply with BCA
- Installation of new of accessible WC to comply with DDA and BCA
- Upgrade of existing lift to comply with current DDA and BCA
- Demolition of interior walls within sick bay area to accommodate a new meeting room
- Demolition of interior walls within reception as part of its conversion to a mail/ print room
- Demolition of bathrooms to east wing to accommodate a meeting room, quiet room and compactus
- New interior finishes generally.

First, second and third floors

- Demolition of some internal walls to convert classrooms to new offices and other functions
- Installation of new partitions and door at entry to stairs to achieve BCA fire-isolation requirements
- Upgrade of balustrades to balconies (throughout entire building)
- Installation of new bulkheads to soffits throughout to accommodate new mechanical services
- Installation of new glazed partition and door to stair in east wing
- New interior finishes generally.

Roof

- New metal tray deck roofing and photovoltaic cells on both wings.

Building C

Ground Floor

- Removal of non-original partition walls within the northern-most room for conversion to a classroom
- New BCA and DDA compliant doors where required
- New interior finishes generally.

First Floor

- Demolition of kitchen fit out and partition walls to accommodate new classrooms
- Upgrade of stair treads and handrails to stairs to comply with current BCA requirements
- New interior finishes generally.

Building D

Ground Floor

- Modifications to lift lobby layout including removal of existing doors
- New lift pit and shaft to achieve BCA / accessibility compliance; modification of roof to accommodate new lift overrun
- Demolition of non-original wall dividing classrooms - to be replaced with an operable wall
- Upgrade of stair balustrade, treads and handrails to stairs to comply with current BCA requirements
- New interior finishes generally.

First Floor

- Demolition of kitchenette and door to accommodate a new lift lobby
- New partitions to provide three tutorial rooms (in the location of original walls previously removed)
- New interior finishes and fitout generally.

Building E

- Demolition of some non-original walls and doors throughout
- Replacement of two pairs of external doors with new doors to achieve accessibility compliance
- New door to be installed in non-original wall between reception and library
- New wall to south-west addition to create a hall dividing the library and a new kitchen/staff room
- Installation of new lining to the western verandah soffit
- New lightweight partitions installed within central spaces to create new offices. The computer lab and classroom are to be adapted to provide staff offices and meeting room.

4.4 Services

- Addition of new condensing units to the south of Block D
- Installation of new mechanical services throughout Block D, including reticulation of ductwork through new bulkheads installed within the verandahs
- Retention of existing AC plant to the rear (west) of Block E
- Installation of new external fire hydrants and hose reels
- Installation of a new hydrant booster valve assembly and pump within a masonry enclosure at the south-west corner of the site, fronting West Street.

4.5 Signage

- Installation of new graphics within the existing sign on the Gordon Street frontage.

4.6 Security

- Installation of a new steel palisade security fencing and gates to the perimeter of the site.



2 Block E: Non-compliant concrete ramp proposed to be demolished.



3 Block D: original or early steps, balustrading and timber entry doors and c1990s timber porch are proposed to be removed, in order to accommodate a new accessible entry ramp.



4 Block B: compliant handrails and accessible ramp are proposed to be installed.



- 5 Block E: the non-compliant ramp is proposed to be replaced to achieve BCA / accessibility compliance.



- 6 Levels generally across the site are proposed to be modified to achieve accessibility compliance.



- 7 Levels generally across the site are proposed to be modified to achieve accessibility compliance.



- 8 Block A balcony: reticulation of new mechanical services is proposed to be concealed within new bulkheads to the soffits of the balconies at first, second and third floors.



- 9 Block A: stairs are required to be fire-isolated and upgraded to achieve BCA / accessibility compliance.



- 10 Block A: balcony balustrading is proposed to be upgraded to achieve BCA compliance.



- 11 Block A: new openings are proposed to be formed in the exterior ground floor wall of the west wing to accommodate new uses.



- 12 Block A: internal dividing walls generally are proposed to be removed to accommodate new uses.



- 13 Block B interior: the cafeteria is proposed to be demolished to accommodate a new student common room.



- 14 Block B: WCs are proposed to be modified to achieve BCA compliance.



- 15 Block C: c1990s partition in one of the ground floor classrooms proposed to be demolished.



16 Block C: the entry doors are required to be removed to achieve BCA / accessibility compliance.



17 Block C: BCA / accessibility upgrade works proposed for the stairs include the addition of compliant handrails and nosings.



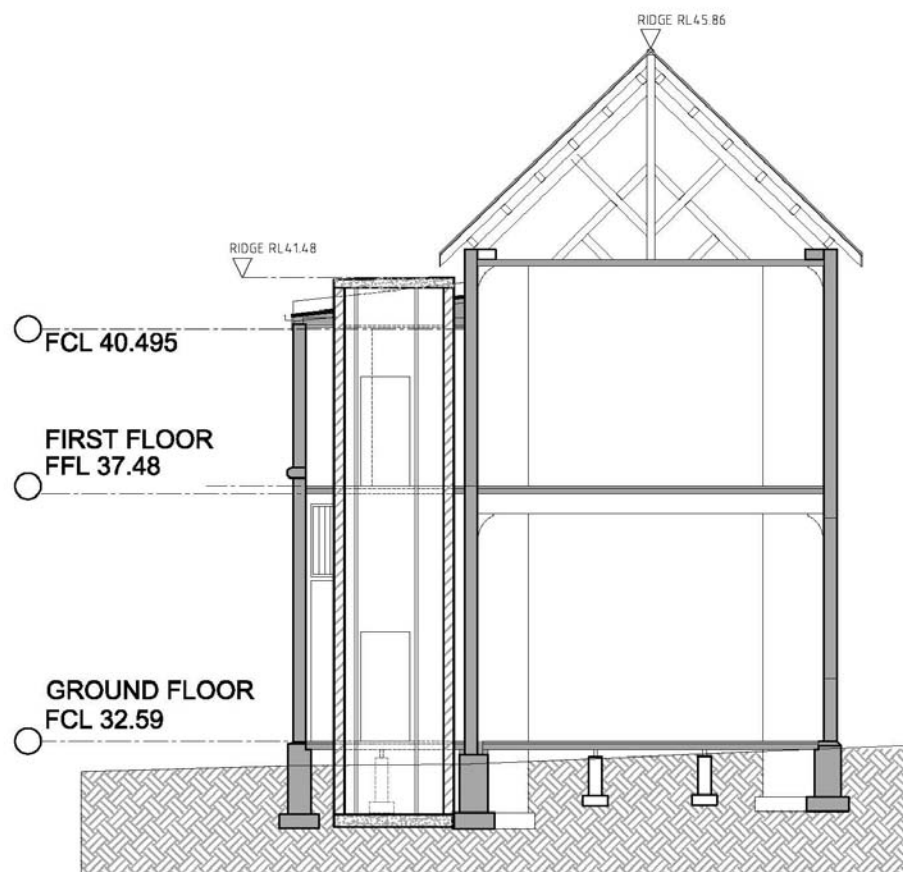
- 18 Block D: a non-original wall dividing the ground floor classrooms is proposed to be demolished and replaced with an operable wall.



- 19 Block D: BCA / accessibility upgrade works proposed for the stairs include the addition of compliant handrails and nosings



- 20 Block D: photograph annotated to indicate the location and extent of the overrun for the proposed lift above the skillion roof.



- 21 Block D: section drawing showing the proposed lift and lift shaft, not to scale.



- 22 Block D the early twentieth century glazed timber-framed door and sidelight at ground floor (LHS) and timber panelled door at first floor are proposed to be removed to achieve accessibility.



- 23 Block E: the lightweight partition (below early timber-framed highlight glazing) is proposed to be removed.



- 24 Block E: external doors are proposed to be removed and replaced with a new door, to achieve accessibility compliance.



- 25 Block E: c1990s aluminium-framed glazed doors and sidelights are proposed to be removed.



- 26 Block E interior: a new waiting room, reception, meeting room and sick bay are proposed to be installed at the south end of the south wing (foreground of the photo).



- 27 The existing signage panel in the garden area on the Gordon Street frontage is proposed to be retained and new graphics installed for the proposed Open School.



- 28 A new steel palisade security fence is proposed to be installed to the perimeter of the property. The fence will be largely concealed by the existing dense hedge along the Gordon Street frontage.



- 29 Exterior view of the Gordon Street fence and hedge.



- 30 Existing steel palisading fencing at West Street; this type of fencing is proposed to be installed around the perimeter of the site to provide secure entry to the campus.

5 ASSESSMENT OF HERITAGE IMPACT

5.1 Introduction

This section of the report identifies and assesses the potential heritage impacts associated with the proposed works to the Petersham TAFE buildings and site generally. The proposed works have been assessed with reference to relevant policies contained in the 1996 CMP and relevant clauses of the Marrickville Local Environmental Plan 2011 and Marrickville Development Control Plan 2011.

Marrickville Local Environmental Plan 2011

Section 5.10 of the Marrickville LEP sets out the heritage conservation objectives for the area and the requirements for development consent. This Statement of Heritage impact is submitted to Council to fulfil Clause 5 to assess the effect of the proposed changes on the heritage significance on Petersham TAFE.

Marrickville Local Development Control Plan 2011

Part 8 of the 2011 Marrickville DCP provides objectives for proposed development on heritage items, heritage conservation areas and archaeological and Aboriginal sites. Its principal aim is to ensure that 'changes...respect the existing built environment and any identified heritage significance'.

Clauses relevant to the proposed works at Petersham TAFE include:

8.1.6.3 Alterations and additions

8.1.6.4 Building materials and details

8.1.8 Minor works

8.2.3.8 Skylights and solar panels

Part 2, section 2.11 Fencing is also relevant to the proposal.

5.2 External works

External works proposed for the site – including new disabled access ramps, the modification of levels and the installation of new handrails to achieve accessibility compliance – are located in the central area of the grounds, which has been substantially altered and is not considered to be of significance.

The proposed ramp (and accessible entrance) to Block D will require the removal of early or original steps, balustrading, timber doors and c.1990s timber porch. Necessarily, the removal of historic elements will result in a minor adverse impact. The proposed location of the ramp on the north side of the building is the result of the consideration of number of locations assessed during the design phase; this location is determined to have optimum functionality with the least physical and visual heritage impacts. While the ramp and entry requires the removal of original fabric, impacts are comparatively minor and are preferable to the greater impacts associated with alternative locations.

Original steps, balustrading and doors on the east side of the building (which are of the same design to those proposed to be removed) will remain unchanged.

5.3 Building adaptation and refurbishment works

Minor internal demolition of non-original partitions, fixtures and fittings

Minor internal demolition proposed throughout the buildings generally comprise later or non-significant finishes, fixtures, partitions and later bathrooms and kitchens. Their removal will facilitate the adaptive reuse of the buildings for contemporary classroom spaces and offices.

Added in the late twentieth century, elements proposed to be removed have little or no heritage significance and no adverse heritage impacts will arise from their demolition. Removal of c1990s partitions from the ground floor of Block C is considered positive, as the original volume of the classroom will be reinstated.

No adverse impacts are associated with the removal of partition walls within Block A, which is assessed as being of little or no heritage significance.

New fit out works

Block E

The southern wing of Block E (added in 1903) will remain the principal visitor entrance. Proposed modifications include a new reception area, waiting area, WC and sick bay, and will incorporate an existing (c.1990s) meeting room. These insertions are designed to minimise visual impacts on the space as far as feasible. Partitions will not be full height – to allow the large, high-ceilinged volume of the space to be understood visually – and will not obscure original windows to the east, facing Gordon Street.

New partitions installed within the original central wing will be lightweight, allowing their future removal if required, in response to changing requirements. The detailed design of the partitions will aim to minimise physical impacts on the exposed original timber trusses and avoid the Tobin ventilation tubes.

External and internal timber doors are required to achieve accessibility compliance within the building, in order to achieve openings of the required minimum width. Considered a minor heritage impact, original doors are recommended to be labelled and stored on site.

Block D

New partitions at first floor of Block D are proposed to be installed in the location of original dividing walls (previously removed at an unknown date) to create three new tutorial rooms. Installation of these partitions is considered positive from a heritage perspective, as they will reinstate the volumes of the original classrooms.

Block A

Block A is assessed as having little or no heritage significance, no adverse impacts are associated with proposed internal modifications and fitout works.

BCA compliance upgrade works

Block D: new lift

A new lift is proposed to be installed within Block D, to achieve compliant access to the first floor classrooms. Fabric required to be removed to facilitate its installation include timber floor and floor framing, a timber-framed glazed door and partition at ground floor and a timber door at first floor (early but not original fabric, added in the early twentieth century). Externally, the lift overrun will require the removal of corrugated galvanised steel roofing (not original). In height the overrun will extend approximately 600mm above the lowest part of the roof, resulting in a minor change to the skillion profile (see figures 20 and 21). Galvanised steel flashing to the walls of the lift shaft and membrane coating to the lid will be painted to match the existing roofing. From ground level vantage points, visibility of the overrun will be negligible. Overall, the adverse impacts associated with this work are considered minor and are balanced against the benefits of achieving accessibility compliance.

Blocks C and D: upgrade of original timber stairs

Modifications to the original timber stairs in Blocks C and D are required to achieve BCA and accessibility compliance. Works will comprise the addition of handrails and nosings, resulting in minor but acceptable visual and physical impacts.

Signage

The existing sign in the front lawn area is proposed to be retained, and its graphics replaced to identify the new Open School. The design of the graphics will be subject to future detailed design.

Security

A new security steel palisade fence is proposed to be installed around the perimeter of the site (an existing section of fencing and gates on West Street will be retained).

Potential adverse visual impacts of the fence along the significant Gordon Street frontage of the campus are largely mitigated by existing dense vegetation behind the historic (and reconstructed) stone and timber picket fence. The dense hedging ensures that the fence and gates will be largely obscured from public domain views, visible only at the pedestrian gates.

Services

Photovoltaic cells

New photovoltaic cells are proposed to be installed on the flat roofs of Block A. As the building is assessed as having little heritage significance, their installation will not result in adverse physical or visual impacts on the building. Set back approximately 1 metre from the edge of the four-storey building, their visibility from street level on West Street will be minimal.

Hydrant pump and booster valve enclosure

The upgrade of the site for its new use necessitates the installation of a new hydrant pump and booster valve. Proposed location of these installations is on the West Street frontage of the site, in the vicinity of the vehicular entrance, and enclosed within a masonry (concrete block) enclosure.

Located some distance from the historic buildings on the site and from any identified heritage items and conservation areas in the area, visual impacts of the enclosure are negligible.

6 CONCLUSIONS

Established in 1878 as the Petersham Public School, the buildings on the Gordon Street campus are demonstrative of the school's evolution and reflect its changes to a Girls' High School and later a TAFE. Individually, the school buildings are generally typical of their era, with the most distinctive being the earliest building, Block E, which comprises the site's principal public frontage.

Proposed works to the buildings and site – required as part of the Department of Education's relocation of the Randwick Open School to the Petersham TAFE site – aim to provide contemporary school classrooms, staff administrative offices and associated amenities while minimising impacts on significant original fabric and spaces. The proposed new school use is compatible and consistent with the historic use of the site.

The proposed adaptation of the historic buildings necessarily involves the removal of some original fabric, mostly associated with the requirement to achieve BCA compliance. These works include the installation of external ramps (Blocks D and E), installation of a new lift (Block D) and removal of original doors (Blocks C, D and E) to achieve accessibility compliance. Potential adverse impacts arising from these works are minimised as far as possible through their location and design. Overall the extent of modification and removal of original fabric is minor in extent and nature.

Assessed as having little or no heritage significance in the Conservation Management Plan, no adverse impacts are associated with the adaptive re-use works proposed for Blocks A and B.

Visual impacts of the proposed perimeter steel security palisade fence are minimal, as it will be largely concealed by existing dense vegetation when seen from public vantage points on Gordon Street.

Considered overall, the proposal has appropriate regard for the heritage values and fabric of the former Petersham Public School buildings and the site generally. Works have been designed and detailed to avoid, minimise or mitigate potential adverse impacts on the heritage significance of the former school buildings as far as feasible. The proposal achieves an appropriate balance between the retention of heritage fabric and values while providing compatible new uses for the buildings to ensure their continued maintenance and use into the long term.