
CONSERVATION WORKS SCHEDULE



RAITH
74 -92 Fern Avenue, Bradbury

November 2018



Blue Mountains
10 Asquith Avenue
Wentworth Falls 2782

1.0 INTRODUCTION

This Conservation Works Schedule has been prepared to accompany the Conservation and Management Plan 2018 for the property of Raith to establish essential conservation works required to the house and remnant garden to ensure its ongoing stability and viable use. The Conservation Works Schedule also includes a summary of ongoing maintenance protocols and needs specific to the historic house.

The Conservation Works Schedule is intended for the use of future owners and managers to assist in managing the property into the future.

Raith is an historic home from the Federation era, which has been since the 1960's part of the social services accommodation of the Family and Community Services. The Family and Community Services site included the historic home, "Raith", and the former home "Lark Hill", which were used for accommodation of state wards, young orphans, and children at risk, a child care centre operated by Campbelltown City Council, and short term emergency accommodation, training classrooms and other welfare services.

The property of Raith and the open space and grounds of 2.24 Ha has been subdivided from the Family and Community Services site as it has been surplus to requirements and unoccupied for a number of years. Access through to the FACS community services and welfare site remains through the property of Raith. The property was subject to a fire in 2014, and was restored and repaired by Services NSW in 2016. However, as a vacant property it remains at risk of vandalism and requires constant security surveillance.

This heritage report will provide a review of previous studies on the site and develop detailed conservation policies for the future conservation of the property in the context of the current planning legislation, private ownership, and planning constraint applying to the property.

The site was visited in November 2018 to assess the current state of the building and setting.

2.0 SITE INFORMATION

The site covered by this report is located at 74 – 92 Fern Avenue, Bradbury, NSW. Lot 101, DP 1168971. An area of 2.24 hectares. The site includes Raith House, a 1960's classroom building and a C1980's accommodation/store building, open grounds, a cricket pitch, tennis courts, the former swimming pool terrace and the remnants of a terraced garden associated with Raith.

Family and Community Services occupy the adjacent property for various welfare functions and Campbelltown Shire council child care centre. Site access to the FACS facility is currently through the site from Fern Avenue to Pine Avenue.

This Conservation works Schedule applies to the House and immediately surrounding Garden.



Figure 1 : Aerial Photograph – Six Maps – six.nsw.gov.au
(Area included in the Conservation Works Schedule is circled)

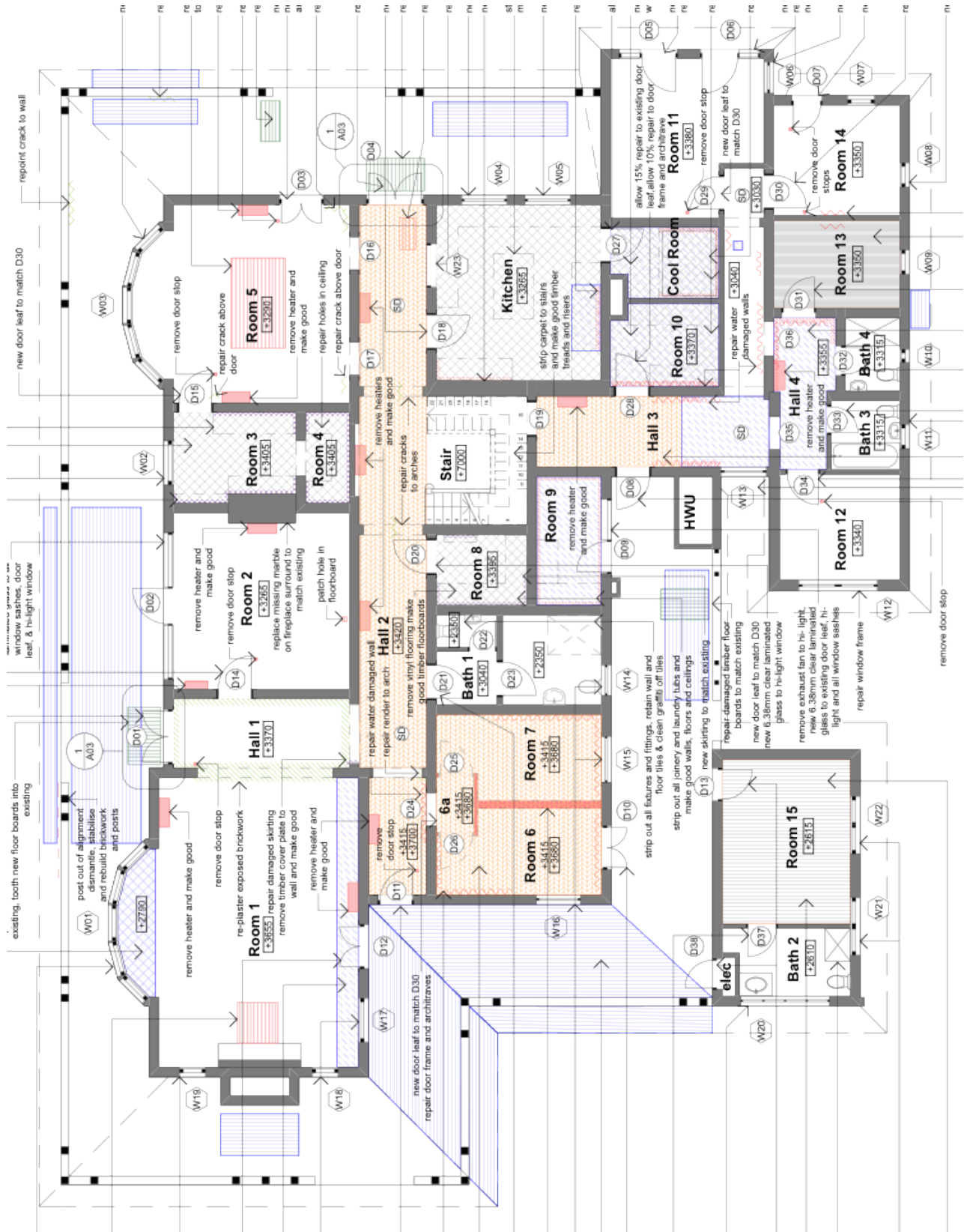


Figure 2 : Reference - Restoration works Ground floor 2015

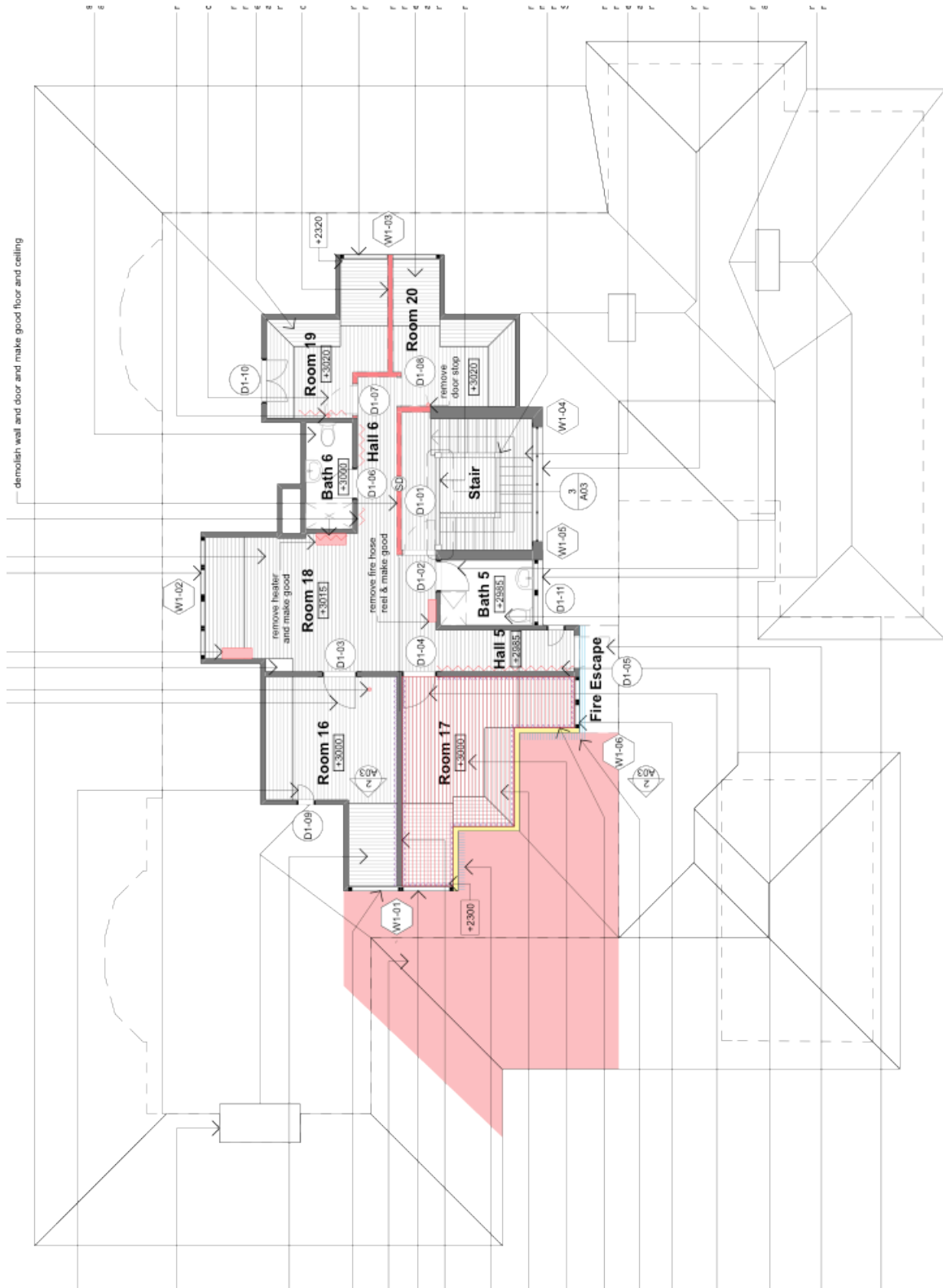


Figure 3 : Reference - Restoration works First Floor 2015

2.0 CONSERVATION AND MAINTENANCE WORKS

Conservation works are to be managed and supervised by a Heritage Consultant Architect. Specialist trades are to be utilised for the works, that are experienced with Heritage properties.

2.1 House Garden and Surrounds

2.1.1 Description

The setting is characterised by the house platform for Raith that was cut and filled at the time of construction in 1903. Subsequent levelling of the upper area of the site for the childcare centre and tennis courts and pool above Raith have meant that the retaining wall to the South is now approx.. 2m high and has been upgraded with concrete interlocking blocks.

The land naturally falls to a hollow at Fern Avenue then rises again toward Appin Rd.

The house platform terrace is bounded by tree plantings that would date from the original residential use of the house, and includes typical federation tree plantings such as Bottle Trees, Fig, Robinia, Hibiscus and Palms.

The edges of the verandah were also planted with typical federation plants such as frangipani, and Hibiscus. The remnants of the driveway circle remain in front of the house. The drive would have continued to the rear to a garage located in the current toilet block at the rear.

There are the remains of fencing, steps and lower brick retaining walls in the frontage terrace to the north of the house.

Beyond the house terrace the landscape is open grassland edged by mature eucalypts and some interplanting of eucalypts. The open landscape may have contained a cricket pitch in the hollow.

Plants of the federation era planting Identified in the gardens around the house include :

- Robinia psuedoacaia – Black Locust
- Carya illoinensis – Pecan Tree
- Brachychiton Rupestris – Bottle Tree
- Brachychiton Acerifolious – Illawarra Flame Tree
- Ligustrum Lucidium – Broad leaf privet (Weed)
- Palms
- Jacarandaeae sp – Blue Jacaranda
- Hibisceae – Hibiscus cultivars
- Aloe sp
- Frangipani
- Rose

2.1.2 Conservation Works – To be carried out as part of any major Development occurring at the site

Item	Heritage Significance	Works required	Timeframe	Specialist	Probable cost
Trees around house platform and on embankment, and driveway approaches from Fern Avenue and Appin Road (fmr)	Potentially high	Carry out a detailed tree survey to identify SULE, and historic and botanical status, weed species etc.and locate trees on site.	Prior to any tree removal or ground works on the site	Arborist Surveyor	\$20-30000.00 \$10000.00
Garden plantings around house	Potentially high	Carry out a detailed garden survey to identify SULE, and	Prior to any tree removal	Horticulturist	\$8000.00

platform and on embankment and driveway approaches from Fern avenue and Appin road		historic and botanical status, weed species etc. and locate trees on site.	or ground works on the site		
Driveways and pathways – current use including Fern Avenue Drive , Drive loop, garden edges, pathways around house	Moderate to high	Carry out a detailed survey of location and typology,	Prior to any groundworks on site	Surveyor	Included in above
General landscape setting of house platform and driveway approach from Fern avenue		Carry out and implement a detailed landscape design and planting design based on retention of significant plants and pathways, and plant types suitable for federation era as outlined in CMP	Prior to any ground works on the site.	Landscape Architect with Heritage Experience Landscape contractor with Horticultural / Garden experience	\$50000.00 \$500000.00
Embankment pathways, former timber gate and sandstone steps	Very High	Clear undergrowth and weeds to establish stability of remains. Stabilise in situ for incorporation into garden bed for future visual interpretation	Immediate conservation works as part of future landscape works on the site	Horticulturist Landscape contractor	Part of landscape works
Significant trees and plants as identified above and in CMP	Very high	Retain and carry out required tree surgery and pruning for viability. Source and propagate seeds for additional / succession planting.	Immediate conservation works as part of future landscape works on the property	Horticulturist	\$5000.00
Weed species trees and plants – noxious	Varies	Remove all noxious weeds carefully using hand tool methods and limited localised poisoning. Take care to treat weed species only and minimise ground disturbance.	Immediate	Specialist Noxious Weed removal horticulturist s	\$8000.00
Weed species - invasive	High	Review by specialist horticulturist. If a stable means of retention and management is possible retain significant federation plantings that may now be deemed weeds as advised by the specialist team	Immediate	Specialist Horticulturist	Part of garden survey
Appropriate materials for hard landscaping		Bitumen Concrete (plain broom swept) Stone or brick edging Gravel Brick paving			

2.1.3 Cyclical Maintenance

Item	Heritage Significance	Works required	Timeframe	Specialist	Probable cost
Weed species trees and plants – noxious	Varies	Remove all noxious weeds carefully using hand tool methods and limited localised poisoning. Take care to treat weed species only and minimise ground disturbance.	Cyclical – Annual check	Specialist Noxious Weed removal horticulturists	\$2000/annum
Weed species - invasive	High	Review by specialist horticulturist. If a stable means of retention and management is possible retain significant federation plantings that may now be deemed weeds as advised by the specialist team	Cyclical Annual Check	Specialist Horticulturist	Included above
Ongoing maintenance		Weed management, Tree management Garden maintenance and pruning	Regular cyclical maintenance by specialist gardeners Weekly / fortnightly	Horticulturist Gardeners	\$8000/annum



Former southern driveway alignment to right
Original tree and garden group



Raith from the former driveway approach



View of house platform from open area



House from frontage garden along Fern Avenue



House glimpsed form fern avenue entry



Carya illoinensis – Pecan Tree



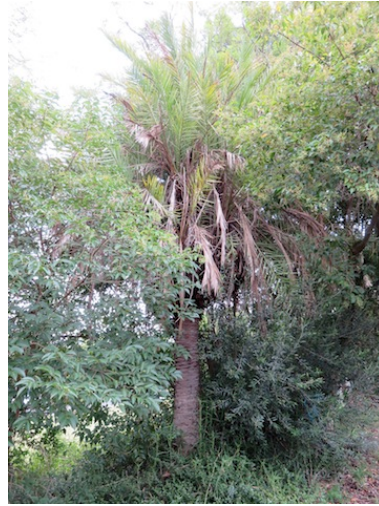
Plumbago Ground Cover



Possible Bottle Tree – Brachychiton sp



Broad Leaf Privet



Palm



Jacarandah



Hibiscus Cultivars





Former circular drive



Aloe Sp clump



Flame Tree – Brachchiton Acerifolious



Former pathway entrance from Fern Avenue Drive
(Post childrens Home)



Set of steps from the pathway embankment
adjacent to the former fence (Federation era)



Remains of garden fence at the top of the northern Embankment (Federation Era)



Detail of Sandstone Steps



Frangipani



Rose

2.3 Raith House – External

2.3.1 Description

Raith house is a brick federation bungalow home with deep wrap around verandahs and steeply pitched hipped tiled roof, incorporating a loft.

The house was designed by architects, Wardell and Denning and contains significant design features including formal living, sitting and dining rooms with large fireplaces, pressed metal ceilings and grand archways. The house has a clear separation of resident living spaces and service areas.

Verandahs wrap around the house with a brick balustrade skirt and double posts. Soffit linings are timber panelled.

Chimneys are stucco finished.





2.3.2 Verandah and exterior Conservation works - To be carried out prior to occupation

Item	Heritage Significance	Works required	Timeframe	Specialist	Probable cost
Underfloor vents and air boxes to full perimeter	Low	Clear plant growth and excavate ground level to 50mm below underfloor vents. Maintain a 450mm gravel skirt around full perimeter of building with agricultural drainage to provide an air drain and remove water from base of building. Grade falls of ground away from building min 1 in 100.	Immediate	Building contractor / plumber	Part of landscaping cost
Damp proof course	Low	Inspect damp proof course to full perimeter of building. Repair where necessary	Immediate	Water penetration specialist / hydrologist	\$5000.00
Eastern rainwater head, downpipe and gutter	Moderate	Check and repair as required to ensure full effective operation	Immediate	Roofing plumber with experience with copper	\$2000.00
All downpipes and gutters	Moderate	Check clear, clear drains, ensure falls to downpipes, ensure downpipes drain effectively away from house, check all flashings	Immediate	Roofing plumber with experience with copper and lead	\$5000.00
Brick pointing – Eastern verandah and corner adjacent to kitchen	High	Repair pointing and tuck pointing after removal of damp (above), moss and mould, to match existing. Test and Desalinate if required	After wall area has dried out	Specialist tuck pointer and mason	\$5000.00
Brickwork throughout	High	General review and repair of pointing and tuck pointing throughout	Immediate	Specialist tuck pointer and mason	\$5000.00
Eastern verandah sandstone caps	High	Remove paint finish by use of non caustic paint removal techniques	Immediate	Specialist system / poultice / peel away	\$5000.00

Sandstone caps generally	High	Inspect for stability and replace where required with matching pieces	Immediate	Stone Mason	\$1500.00
Verandah timbers throughout	High	Timber specialist inspection for termites and timber rot	Immediate	Specialist timber scientist	\$2500.00
Rear (southern) verandah	High	Inspect sub floor and replace rotten timbers. New full verandah width verandah flooring replacement where required to remove trip hazards after repair of substructure. Replace with matching sections and detail	Immediate	Carpenter	\$5000.00
Timber boarded ceilings Verandah throughout	High	Refix loose verandah ceiling boards. Replace damaged sections. Repaint	Immediate	Carpenter	\$2500.00
Rendered sections of verandah	Low	Check moisture levels, desalinate and remove flaking paint / chemical / oil deposits and repaint	Immediate	Renderer Heritage specialist	\$2500.00

2.3.3 Cyclical Maintenance

Item	Heritage Significance	Works required	Timeframe	Specialist	Probable cost
Underfloor vents and air boxes to full perimeter	Low	Clear plant growth and maintain ground level to 50mm below underfloor vents.	Annual Inspection	Gardener	\$1000.00/a
All downpipes and gutters	Moderate	Check clear, clear drains, ensure falls to downpipes, ensure downpipes drain effectively away from house, check all flashings	6 monthly inspection and gutter cleaning	Roofing plumber with experience with copper and lead	\$2000.00/a
Brickwork throughout	High	General review and repair of pointing and tuck pointing throughout	5 yearly	Specialist tuck pointer and mason	\$5000.00/ 5 years
Verandah timbers throughout	High	Timber specialist inspection for termites and timber rot	5 Yearly	Specialist timber scientist	\$2500.00/ 5 years
Painting	High	Repaint with selected approved colours to match existing or from former colour scheme that is known. Breathable paints to masonry walls Full Gloss enamel Seal to timber work. External grade oil seal to verandah boarding.	5 yearly	Specialist painter	\$50000.00 / 5 years





2.4 Raith House internal Ground Floor

2.4.1 Conservation Works – to be carried out prior to occupation of the building.

Item	Heritage Significance	Works required	Timeframe	Specialist	Probable cost
All rendered masonry walls throughout.	High	Check moisture chemical and oil levels and for rising and falling damp in masonry walls. Desalinate remove toxins as required after repair of DPC (Ref external works) Remove flaking paint	Immediate	Specialist Renderer damp / render / toxin removals	\$8000.00
All sub floor areas skirtings and architraves	Moderate	Termite and rot inspection	Immediate	Specialist timber scientist	\$2500.00
Internal painting	Existing colours low significance	Walls low sheen breathable paint. Timbers full gloss enamel Paint only existing surfaces. Colours may be based on original colour schemes identified (see below)	Prior to occupation, after walls have been checked and cleared of chemical and moisture damage	Painter	\$50000.00
		Remove termite damaged timbers and replace with matching sections in termite resistant timbers. Where possible provide physical termite barriers to underfloor areas.	Immediate	Carpenter	\$5000.00
Room 1 Reception	High	Refix loose skirting boards	Immediate	Carpenter	\$500.00
Repainting	High	Note previous colour schemes for walls include : - Eu de Nil - Rich Cream - Eggshell blue	After repairs	Painter	See Cyclical maintenance cost below.
Room 2 Study	High	Ceiling paint peeling – test for chemical /oil deposits.	Immediate	Specialist Renderer damp / render / toxin removals	Included above
Room 3 / 4 Vestibule to sitting room	High	Remove drainage pipe from redundant bathroom over. Repair and repaint	Immediate	Carpenter / plasterer	\$2500.00
Hall 2 – western end	High	Substantial sub floor damage area, substantial damp area.	Immediate	Carpenter / renderer toxin specialist	See above
Room 6 Bedroom	High	Floor damage – remaining fire damage, termites, floor bounce.	Immediate	Carpenter	\$3000.00
Bath 1	High	After wall treatment noted above, refit bathroom with new fitout to functioning bathroom – retain existing	Prior to occupation	Builder	\$10000.00

		wall and floor tiles. Use existing plumbing.			
Room 9	Moderate	Refit room for laundry use using existing plumbing.	Prior to occupation	Builder	\$10000.00
Kitchen	Moderate	Refit room for kitchen use using existing plumbing.	Prior to occupation	Builder	\$20000.00
Room 10a (former Cool room)	Moderate	Severe damp from external roof drainage failure. Repair external failure and leave to dry out until moisture is cleared. Provide additional ventilation to room	Prior to occupation / use of room	Builder	\$3000.00 For additional ventilation
Hall 3a (former part of kitchen)	High – remnants of kitchen hearth	Remove timber flooring and inspect subfloor – remove rotted and damaged timbers, replace sub structure for flooring and rework to enable stable and termite secure connections with the former fire place hearth. Repair / reinstate damp proof course along the western wall.	Prior to occupation	Carpenter/ builder	\$10000.00
Room 14	Moderate	Evidence of floor damage around external perimeter. Check sub floor and clear if required after external works. Replace sub structure as required.	Prior to occupation	Carpenter / Builder	\$500.00
Bathrooms 3 and 4	Low	Inspect damp proof coursing and repair if needed. Check and clear sub floor as required after external works completed. Provide mechanical exhaust with light switching. Treat mould on walls prior to repainting.	Prior to occupation	Builder	\$10000.00

2.4.2 Cyclical Maintenance Ground Floor

Item	Heritage Significance	Works required	Timeframe	Specialist	Probable cost
Sub floor spaces and ceilings, timbers	High	Termite inspections and treatment	6 monthly inspections	Termite / pest inspector	\$3000/a
Internal area	Moderate	Painting	5 Yearly	Painter	\$30000/5years



Room 1 conservation issues



Room 1 conservation issues

Room 3 – 4 Conservation issues



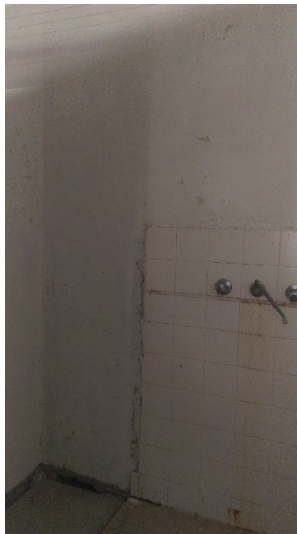
Hall 2 west Conservation Issues



Room 6 and 7 Conservation Issues to floor



Bath 1 Condition



Room 9 Former Laundry Condition



Kitchen Condition



Room 10a (Cool Room Davies) Poor condition



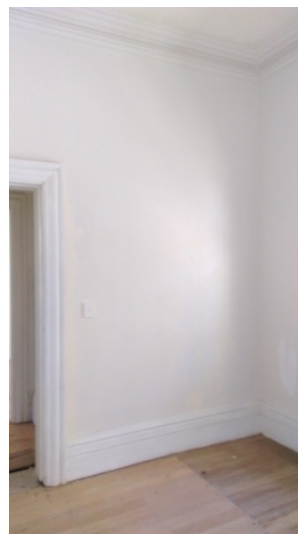
Typical Wall paint damage



Hall 3a condition



Room 11 falling damp from external roof failure



Room 14 timber flooring replaced at perimeter.



Bathrooms 3 and 4 mould damage in walls

2.5 First Floor

2.5.1 Conservation Works Prior to occupation

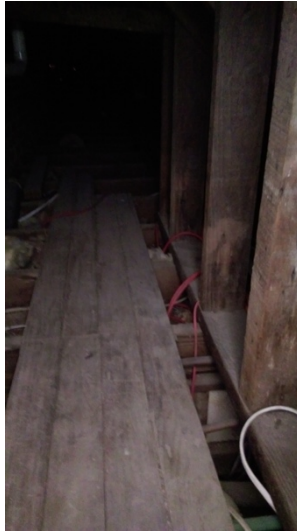
Item	Heritage Significance	Works required	Timeframe	Specialist	Probable cost
Throughout	Moderate	Check and refix loose floor boards and ceiling boards throughout	Prior to occupation	Carpenter	\$2000.00
Throughout	Moderate	Painting	Prior to occupation	Painter	\$10000.00
Roof space	High	Provide bulk insulation to ceiling space R3	Prior to occupation	Builder	\$5000.00
Ceilings Room 18 and Hall 5	Moderate	Structural inspection of span and ceiling support Provide additional structural support as required	Prior to Occupation	Structural engineer Builder	\$4000.00 TBC
Bathroom 5	Low	Refit Bathroom for use using existing plumbing points.	Prior to occupation	Builder	\$20000.00
Bathroom 6	Moderate	Reline and finish room for storage room – do not reinstate bathroom. Remove plumbing fixtures. Retain remnant wall boarding within wall.	Prior to occupation	Builder	\$6000.00

2.5.2 Cyclical Maintenance First Floor

Item	Heritage Significance	Works required	Timeframe	Specialist	Probable cost
Floor and roof space	High	Termite inspections and treatment	6 monthly inspections	Termite / pest inspector	\$3000/a
Internal area	Moderate	Painting	5 Yearly	Painter	\$10000/5years



Hall 5 Sagging ceiling



Roof space



Bathroom 5



Bathroom 6



Bathroom 6



Room 18 sagging ceiling