

Raith House

Conservation Management Plan

Final Draft



Prepared for

Government Property NSW

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8/12/14
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EXECUTIVE SUMMARY

This is the third CMP prepared for Raith since it became surplus to government requirements. It has been commissioned specifically because the property is about to be placed on the market and there has been ongoing vandalism and arson since the earlier CMPs were prepared. Due diligence, as part of the sale process, requires the document to be current and reflect the values and condition of the building and site along with the potential for use, adaptation or works.

The CMP draws on the work prepared in particular by Howard in 2006. This plan was well prepared but did not reflect the levels of vandalism and deterioration of the building that is now found. The review also draws on some of the material in the more recent Rappoport CMP.

There are significant differences between the two earlier CMP's, particularly with regard to the appropriate setting around the house. This review adopts and further refines the Howard CMP approach from 2006 with regard to establishing a setting for the house. This is discussed under the policy section.

Raith is a house of high significance within the Campbelltown area. It is a very fine house from the early years of the twentieth century that forms part of the development of the area prior to the intense urbanization that took place in the latter part of the century. It is also an unusual house as many of the grander houses of Campbelltown are considerably earlier in date, relating to first or early settlement of the area, with relatively few grand houses dating from the twentieth century.

It was built and sat in extensive grounds at a time when the Bradbury area was not developed for housing and was a 'country' house. Even though now remaining with some setting and grounds, the sense of a country house is long removed with the creation of the suburb around it. This does not diminish the value of the house and it retains a fine setting with sufficient separation from adjacent development for its scale and importance to be both seen and understood.

Raith has survived both the changes that take place from institutional use and the more recent vandalism and arson that inevitably accompanies buildings being redundant and not occupied. Works are about to commence to reconstruct fire damage and address the vandalism, however, the future of the property can only be secured if the building finds a new use, a new owner and is occupied within the near future.

While this CMP provides guidance on a wide range of matters related to development, conservation, future works on the adjoining land, etc, its key observations and recommendations are:

- Raith is of high significance and should be conserved and used as a residence.
- Raith is a heritage item on the LEP, the State Heritage Register and the agency section 170 Register. After the sale of the property it will cease to be on the Section 170 Register.
- The building requires a suitable setting as illustrated in this document.
- With a sufficient setting the surplus and adjacent land can be developed, ideally for housing without adverse impact on the significance of Raith
- Campbelltown Council should consider favourably the heritage incentive provisions of the LEP with regard to relocating the development potential from the land around Raith (the setting) onto the excised land to facilitate the conservation of the place and to establish a setting that is appropriate to conserve its heritage values.
- The overall potential development of the site (that is the land excised from the house setting) must be designed so that there are no adverse heritage impacts on the setting of Raith.

1.0 INTRODUCTION

1.1 BACKGROUND

Location

Raith House is located in Fern Avenue Bradbury within the Campbelltown local government area. The site that is subject to this CMP occupies 2.24 hectares of land and fronts Fern Avenue. It is described as Lot 101 DP 1168971. The site today includes the main house and several more recent, minor and non-significant structures and their setting.

Administration

The site is managed by Government Property NSW and is currently unoccupied.

Heritage Listing

The site is listed on the NSW State Heritage Register and the Campbelltown LEP Heritage Schedule, is contained within a Section 170 Register and is listed by the National Trust.

The Brief

This Conservation Management Plan (CMP) for Raith House has been prepared for the State Property Authority following the 2013 fire and consequent damage to the property.

This CMP has been commissioned to develop strategies, guidelines and actions for the conservation of the heritage significance of the site.

The CMP is a guiding document for the management and future use of Raith House. The CMP determines the cultural significance of Raith House and provides policies that direct the future management, adaptive re-use, new works and interpretation of the site.

This Plan has been prepared in accordance with published Heritage Council guidelines. It initially provides a documentary and physical analysis of the history of the place and makes an assessment of the significance of individual elements, site and the geographic context. The Plan identifies constraints and sets policies for the future management of the place.

The Plan has been prepared with the purpose of submittal to the Heritage Council of NSW or its delegate for their endorsement. The Plan therefore follows the guidelines of the *NSW Heritage Manual* (1996) as amended, and addresses significance under the *NSW Heritage Criteria*. The Plan follows the principles and methodology of the *Australia ICOMOS Burra Charter*, 1999 and *The Conservation Plan-Fifth Edition* by James S. Kerr.

Endorsement of the Plan implies that future management of Raith House will be in accordance with the statutory requirements of the *NSW Heritage Act 1977* (as amended).

1.2 PREVIOUS STUDIES

This plan draws on information in the following documents that contain more detailed historical, architectural and archaeological data than is included here; they should be read in conjunction with this report with regard to the background material.

Howard CMP 2006

Rappoport CMP 2010

It is noted however that all the analysis and policy have been updated to reflect the current status and condition of the property and the requirements under the various statutory listings.

1.3 TERMS

The following terms used in this report are defined in the Australian ICOMOS Burra Charter. The definition of terms that are related to curtilage are from the Heritage Office and DUAP 1996 *Heritage Curtilages*.

Adaptation means modifying a place to suit proposed compatible uses.

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

Conservation means the continuous protective care of the fabric so as to retain its cultural, natural and Indigenous significance. It includes protection, maintenance and monitoring. According to circumstance it may involve preservation, restoration, reconstruction, reinstatement or adaptation and will be commonly a combination of more than one of these. For Indigenous communities, it can include conserving relationships between people and places that embrace spiritual as well as historical values, and protecting Aboriginal sites in order to protect their significance to people.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Delegation: A number of agencies with significant heritage portfolios and appropriate heritage expertise are able to deal with minor applications for change to heritage items under delegation. In 2004 the authorisation to endorse CMP's, consider applications under S.60 and 140 of Heritage Act, exemptions, exceptions from excavation permit under s.139 (1) and (2) of the Heritage Act was extended to officers of the Department of Environment and Climate Change (DECC). The use of these exemptions, authorisations and delegations streamlines the approval and exemption notification processes involving these agencies.

Fabric means all the physical material of the place.

Indigenous significance refers to Indigenous heritage value and includes Aboriginal sites showing evidence of Aboriginal occupation and Aboriginal places, which are of contemporary or spiritual importance according to Aboriginal culture or custom.

Interpretation means all the ways of presenting the cultural significance of a place.

Maintenance means upkeep of fabric and places to the standards required by the NSW Heritage Act 1977, and does not involve restoration, reconstruction or reinstatement.

Movable heritage is a term used to define any natural or manufactured object or collection of heritage significance.

Natural significance means the importance of ecosystems, biological diversity and geo-diversity for their existence value for present or future generations in terms of their scientific, aesthetic and life-support value.

Place means Site, area, building or other work, group of buildings or other works together with associated contents and surround.

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

Restoration means returning the existing fabric, habitat or place to a known earlier state by repairing degradation, removing accretions or introduced species or by reassembling existing components without the introduction of new material

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric

Reinstatement or reintroduction means to introduce to a place one or more species or elements of habitat or geodiversity that are known to have existed there naturally at a previous time, but that can no longer be found at that place

Setting means the area around a place, which may include the visual catchment.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

The following terms are defined in the Heritage Office guidelines Heritage Curtilage (1996). This document illustrates several types of curtilage pertaining to a heritage item. The types of curtilage include the following:

Lot Boundary Heritage Curtilage: the most common type of heritage curtilage comprises the boundary of the property containing the heritage item as shown on the lot plan.

Reduced Heritage Curtilage: This type applies when the heritage curtilage is less than the property boundary, and the significance does not relate to the total lot, but to a lesser area. This type of curtilage is often only defined when subdivision occurs.

Expanded Heritage Curtilage: This type applies when the heritage curtilage may need to be greater than the property boundary. An expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

Composite Heritage Curtilage: This type generally applies to heritage conservation areas.

1.4 ABBREVIATIONS

AHC	Australian Heritage Commission
ANHC	Australian Natural Heritage Charter
AHIMS	Aboriginal Heritage Management System
BCA	Building Code of Australia
BP	Before Present
CMP	Conservation Management Plan
DECC	Department of Environment and Climate Change
DPWS	Department of Public Works and Services
DUAP	Department of Urban Affairs and Planning
EPBC	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
HRNSW	Historical Records of New South Wales
ICOMOS	International Committee on Monuments and Sites
ML	Mitchell Library, State Library of New South Wales
NAA	National Archives of Australia
NPWS	National Parks & Wildlife Service
PWD	Parks and Wildlife Division of the DECC
PoM	Plan of Management
RAHS	Royal Australian Historical Society
SAONSW	State Archives Office New South Wales
SRNSW	State Records of New South Wales
SHR	State Heritage Register

1.5 SCOPE AND METHODOLOGY

The methodology used is in accordance with the principles and definitions as set out in the guidelines to the Australia ICOMOS Charter for The Conservation of Places of Cultural Significance – The Burra Charter, the Australian Natural Heritage Charter (1997) published by The Australian Heritage Commission, J.S. Kerr's Conservation Plan, The NSW Heritage Manual, The NSW National Parks and Wildlife Service Aboriginal Cultural Heritage Standards and Guidelines Kit (1997) and in accordance with the latest version of The NSW Heritage Office CMP Assessment checklist, September, 2003.

This methodology incorporates the following sections: *Historical Background, Physical Analysis, Significance Assessment, Conservation and Management Principles and Management Policies*. The historical overview contained within this report provides sufficient background to assess the place and provide relevant policy recommendations. However, it is not intended to be an exhaustive history of the site.

Site inspections were conducted to examine Raith House, assess the building and landscape elements of the site and the potential for archaeological materials to occur. The inspections were *not full landscape or archaeological surveys*.

This plan evaluates the cultural heritage significance of the built and landscape features within the context of the site. The CMP also considers and determines appropriate conservation management policies and guidelines for the future use of the place which are consistent with the assessed cultural significance.

The methodology of the preparation of this plan follows that set out in JS Kerr "*The Conservation Plan*". The key elements of the study are:

- Understanding the Place through description and historical research site investigation and analysis looking at how the site is used
- Setting out the significance of the Place through a statement of significance looking at the *significance of the various parts of the Place*
- Looking to the future by providing policies and strategies on the place as a whole as well as the various elements that make the Place.

1.6 LIMITS OF THE PLAN

In the preparation of this plan a number of existing sources of information and research have been used, particularly the previous studies undertaken. Other research has been undertaken at local and state repositories. The research was limited due to time and budgetary constraints. Funding did not allow for extensive historical research into phases of development for Raith House. The historical outline within this report provides sufficient background to provide an *assessment of the site and relevant policy recommendations*. However it is not intended to be an exhaustive history of the site. The uses and associations related to Raith House and much of the research material is based on secondary, rather than primary material. Site investigation has also been undertaken for built and landscape heritage elements. However no intervention has been carried out in *reaching the opinions and recommendations in the report*.

1.7 AUTHORS

This Conservation Management Plan has been prepared by *Paul Davies Pty Ltd., architects and heritage consultants*:

Paul Davies Principal Consultant, Conservation Architect

Elizabeth Duck-Chong Report Production

1.8 IDENTIFICATION OF THE PLACE

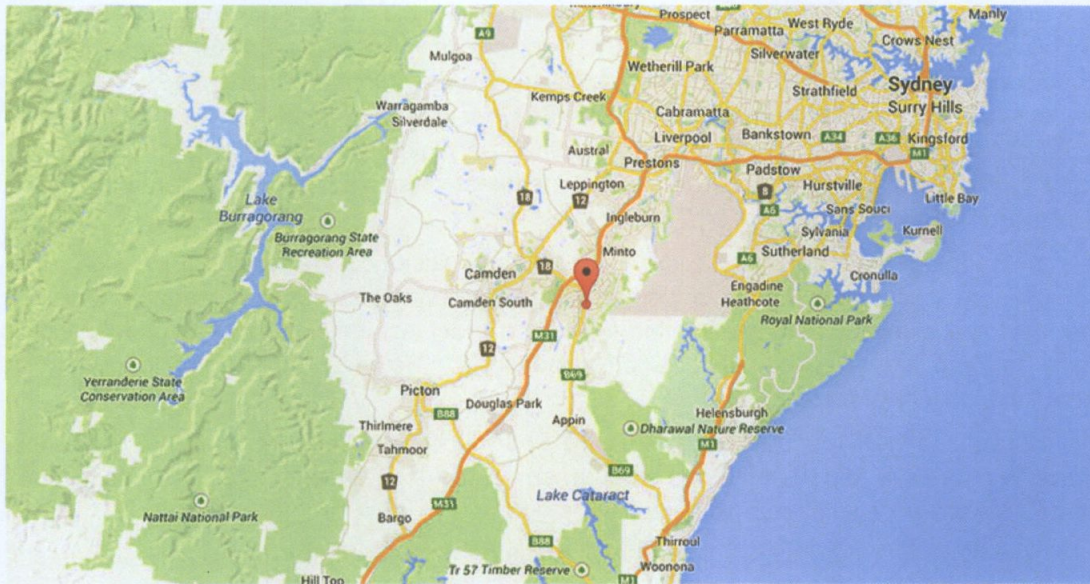


Figure 1 Location of Raith House at Campbelltown in Sydney.

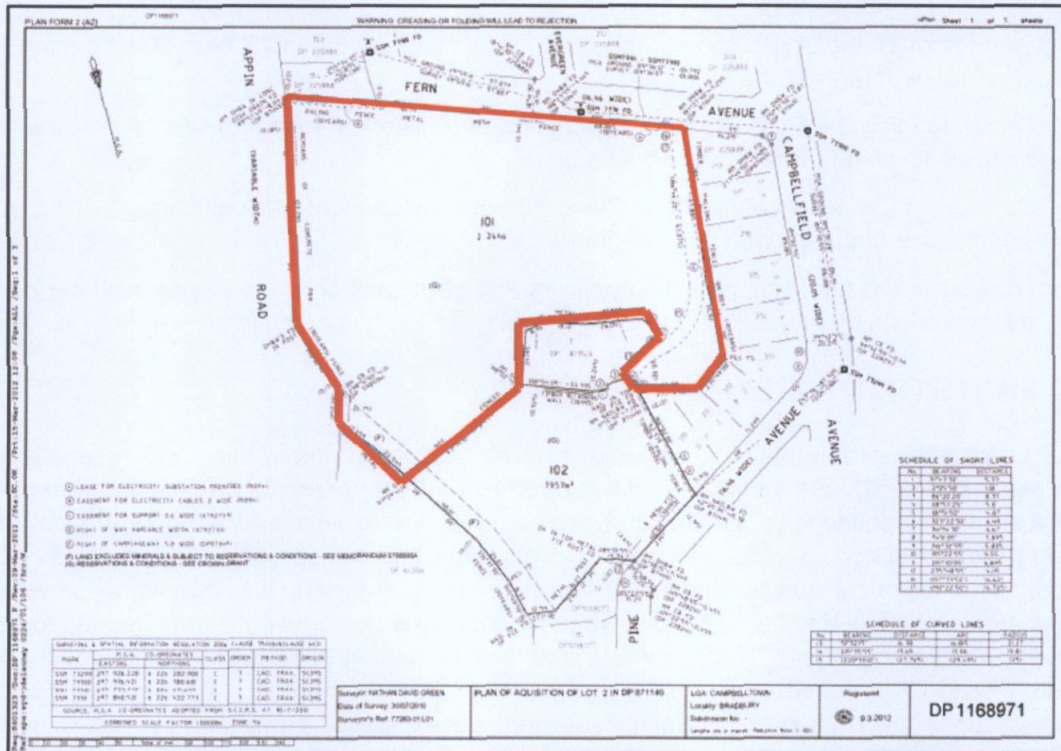


Figure 2 Site Plan of Raith showing site that is subject to this CMP in red outline.

2.0 RAITH HOUSE HISTORICAL BACKGROUND

2.1 HISTORICAL OVERVIEW

Aboriginal History – Bradbury

The area was once the territory of the Dharawal and Gandangara Aboriginal communities. The Georges River and its tributaries provided water, food and shelter.¹

There were often hostile interactions between European settlers and the Dharawal and Gandangara Aboriginal communities in colonial Campbelltown between 1788 and 1830.²

Bull Cave

There are many areas and specific sites of cultural significance that have been left by the Dharawal people. One of the most significant of these is what is known as the Bull Cave.

The legend of the Cowpastures explains how early European settlers stumbled on the region's fertile farming land. In July 1788, just six months after European arrival, the early settlers lost two bulls and four cows. *Almost two years later, the cattle were sighted in the Menangle area.* Local Aboriginal people saw the strange animals and sketched them on the walls of sandstone shelters along the Georges River, including in a cave now known as 'Bull Cave'.³

Appin Massacre

Intensification of white settlement brought conflict with Aboriginal inhabitants, and a series of attacks against both Europeans and Aborigines culminated the Appin Massacre of April 1816, when soldiers and locals opened fire on an Aboriginal camp and drove others over cliffs, written records attesting to the deaths of fourteen people. The massacre is traditionally remembered as the annihilation of the Aboriginal people of Campbelltown, however, Dharawal continued to live in the Cowpastures until the mid-1840s, sometimes working with Europeans on farms.⁴

The Appin massacre of 1816 is perhaps the most devastating and tragic event to occur to the Dharawal and other local clans, and was a low point in the relationship between indigenous and European inhabitants.

Diseases brought by the Europeans also depleted the Dharawal population. In 1845 the number of Aborigines in the Campbelltown Police District had dropped in ten years from twenty to none. Tribal life in the district continued in a limited way. Corroborees were still held at Camden Park and Denham Court until at least the 1850s. During 1858 about 200 Aborigines attended the celebrations at Campbelltown marking the opening of the railway line.⁵

Early History

The land on which "Raith" is situated was once part of 55 acres granted to Richard Brown on 8 October 1816. The land formed Portion 56 of the Parish of St Peter. The chain of title over the next couple of decades is not clear, but in September 1834 a Memorandum of Sale was signed between Samuel Terry and George Simpson. Simpson retained ownership for about thirty years before conveying the title to the land to James Simpson on 14 March 1867. James Simpson subsequently applied to bring the land that was by then, perhaps unsurprisingly, known as

¹ Liston, Campbelltown, The Bicentennial History, 1988, pp.7, 53-55,86.

² Liston, Carol. The Dharawal and Gandangara in Colonial Campbelltown, New South Wales, 1788-1830

³ <http://www.campbelltown.nsw.gov/default.asp?iSubCatID=3153&NavCatID=3150>

⁴ HAAH, 1998, pp. 4-7; Liston, 1988, pp. 23-26

⁵ <http://www.campbelltown.nsw.gov/default.asp?iSubCatID=3153&NavCatID=3150>

Simpson's Farm, under the provisions of the Real Property Act. The application was made on 22 December 1870⁶.

At some time soon after this Simpson's Farm was sold to The Reverend Edwin Robinson, whose name appears on a Certificate of Title dated 19 July 1871⁷. In August 1884 Reverend Robinson sold the Farm to James and James George Robinson Bocking of Campbelltown and Alfred Rees of Stanmore. The three men mortgaged it in 1884 and took out a second mortgage in 1886 but mortgagees subsequently sold the property to Herbert Merewether around the end of March 1903⁸.

Herbert Meriwether

Herbert James Mitchell Merewether was a member of a family which had established important pioneering associations within the Hunter Valley region of New South Wales. He was the third son of Edward Christopher and Augusta Maria Merewether and was born in 1866 or 1867.

Edward Merewether arrived in Australia in 1841 and, after serving as aide de camp to Sir Maurice O'Connell and Governor Fitzroy was appointed a commissioner for crown lands. He married Augusta Mitchell, a daughter of Sir James Mitchell, in 1860. In 1861 Merewether accepted an offer to become general superintendent of the Australian Agricultural Co and moved to Newcastle. His meritorious work is recalled in the name of Merewether, a suburb of Newcastle. He and his family moved to Sydney in 1876, building a house at Bondi and one at Mount Wilson that was called "Dennarque". "Dennarque" was apparently an aboriginal name for one of the varieties of tree fern that grew around Mount Wilson⁹. Merewether was a benefactor of educational institutions that included schools, schools of arts and St Paul's College at the University of Sydney. On his death he was survived by his wife, six sons and three daughters¹⁰.

Herbert Merewether married Wilhelmina (also known as Nina) Gore on 18 November, 1903 at All Saints Church in Woollahra.¹¹ She was the third daughter of A.J. Gore, who was the manager of the Campbelltown branch of the Commercial Banking Company of Sydney between 1876 and 1904.¹² This was not the only connection between the two families for Frederick Merewether (who may have been Herbert's brother) had married Gore's second daughter Sylvia some years earlier.

Herbert Merewether died on 5 March 1920 "after a long and trying illness ... The deceased gentleman was well known in the community, having lived the greater portion of his life in Campbelltown, and leaves to mourn his loss a wife and one daughter."¹³

Notwithstanding the claim that he had spent much of his life in Campbelltown, at the time Merewether acquired what had been Simpson's Farm he was living at Woollahra¹⁴.

"Raith"

The construction of Merewether's new home was of sufficient import to warrant reporting in a local newspaper:

⁶ Primary Application 2802

⁷ Certificate of Title Volume 123 Folio 92

⁸ Ibid

⁹ C H Currey, Mount Wilson, New South Wales: its location, settlement and development, p. 59

¹⁰ Australian Dictionary of Biography, Volume 5, p.

¹¹ The Campbelltown Herald, 25 November, 1903, no pagination

¹² Carol Liston, Campbelltown: The Bicentennial History, (North Sydney, 1988), p.83. However, The Campbelltown Herald of 25 November, 1903 refers to him as the late Mr. Gore.

¹³ The Campbelltown News, 12 March 1920

¹⁴ The Campbelltown News, 12 March 1920; Certificate of Title Volume 123 Folio 92

Work in connection with the building which Mr. H.J. Merewether is erecting upon his property on the Appin-road is now well under way.

The plans, which were prepared by Messrs Wardell and Denning, architects, Sydney, show a house of sixteen rooms exclusive of outbuildings, the design being on Indian bungalow lines. When completed, about November next, it will be in every way an ornament to the town. The cost of the building, approximately, will be £3000.

Messrs D. McIntyre and Sons are the contractors. Mr. Merewether is to be commended on his *enterprise and the townspeople may congratulate themselves that a man of his stamp has been attracted to the place.*¹⁵

The architects of the house, Wardell and Denning, were important late nineteenth and early twentieth century practitioners. Herbert Edward Wardell was the youngest son of the prolific and major nineteenth century architect William Wardell, who had established a practice in Sydney in 1878. George Denning began his association with the Wardells later that year. Herbert Wardell joined the firm during the late 1880s and succeeded his father upon the death of the latter in 1899.¹⁶

The firm was known as Wardell and Denning from 1904, although Warded and Denning had worked out of the same premises prior to this.¹⁷ The partnership lasted until the beginning of the 1920s.¹⁸ It designed a wide range of buildings, including residences such as "Innisfail" at Wahroonga (1897) and "Raith", churches such as St. Carthage's Roman Catholic Cathedral at Lismore (1892-1906) and hospitals such as St. Vincent's at *Darlinghurst* (1921). The firm continued to practice as Warded, Moore & Dowling - noted architect and artist John D Moore joined it in 1927. Herbert Warded retired in 1935 and died in August 1955 at the age of 89.

It is perhaps not so surprising that the firm received the commission for "Raith", for Herbert Warded was married to one of Edward Merewether's daughters¹⁹. The house was completed by the middle of November 1903:

Mr. H.J. Merewether's new building at Campbelltown has just been completed by the contractors...and is one of the finest houses in the district. It has extensive grounds and commands a magnificent and unobstructed view of the surrounding country. The rooms, fifteen in number, are spacious, those on the ground floor having Wunderlich metal ceilings, which greatly add to the appearance. The structure is of brick with tiled roof. The water supply is provided by five large tanks - one underground - four having a capacity of 1000 gallons each.²⁰

An early photograph of the house, taken from the west, depicts the unusual and quite large amount of earthwork undertaken to form a level foundation for the building. The earthworks provided some shelter for the house, allowing it to be screened by an embankment from cold southerly winds. However, the area around the dwelling was initially bare of vegetation, leaving it exposed for a time to the elements.

The completion of the house coincided with the marriage of *Herbert Merewether and Nina Gore*, and it could be supposed that the newly weds took up residence in it almost immediately. For many years (at least until the time that Herbert Merewether died) "Raith" was known as "Dennarque", the same name given to the family's house at Mount Wilson. On Herbert's death the property passed to his widow Nina, William Merewether and Henry Maxwell.

¹⁵ **The Campbelltown Herald**, 1 July, 1903, no pagination.

¹⁶ Ursula M. de Jong, **William Wilkinson Wardell 1823-1899: His Life and Work**, (Clayton, Victoria, 1983), pp. 9-10

¹⁷ Sands Sydney and suburban directory, 1901-1905.

¹⁸ The last listing in **Sands directory** is in the 1921 edition.

¹⁹ "The Late H.E. Wardell", **Building, Lighting and Engineering**, 24 October 1955, p.27

²⁰ **The Campbelltown Herald**, 18 November, 1903, no pagination.



Figure 3 Undated photograph of "Raith" viewed from the north west. The photograph was very likely to have been taken shortly after its completion in 1903. Its original roof configuration and details of dormer fenestration are clearly visible. The site works necessary to provide a level foundation are also quite apparent. (Campbelltown City Library Local Studies Collection).

A Change of Owner

It was only a few months before Mrs Merewether and the two men sold "Dennarque" to Captain Frank Harding. The transfer of title took place on 27 July 1920. Captain Harding mortgaged the property to its vendors but subsequently transferred the title back to them in June 1923. The property was sold to Arthur James Amot, a civil engineer from Sydney, in September 1927²¹. It only remained in his possession for about two years for in August 1929 "Dennarque" was acquired by Mrs Hannah Elliott Plaskitt, the wife of grazier John Plaskitt. Mrs Plaskitt may have initiated the change of name to "Raith"²². John Plaskitt had, since 1898, owned a property known as "The Cedars" in the vicinity of Brewarrina, which appears to have been sold around the time that "Raith" was acquired²³.

On the death of Mrs Plaskitt, which took place around 1946, the property passed to her daughter Sylvia. Sylvia Plaskitt subsequently subdivided the property into two allotments. The larger of the two included a house called "Lark Hill", which had been built by the Plaskitt family, and was sold to William Henry Cameron Treweeke. Transfer of title took place on 23 December 1952²⁴. The smaller allotment remained in Miss Plaskitt's possession until the first quarter of 1963, when it

²¹ Municipality of Campbelltown Valuation and Rate Book for the Three Years Ending 31st December 1922; Certificate of Title Volume 123 Folio 92.

²² Conversation with Alex Goodsell, Campbelltown Historical Society; Municipality of Campbelltown Valuation and Rate Book: Three Years Ending 31st December 1937.

²³ Elaine Thompson (compiler), **Brewarrina Bric-a-Brac**, p.24; Sands Sydney and suburban directory 1923 to 1929 editions.

²⁴ Certificate of Title Volume 4070 Folio 224

was sold to a company known as Cecec (No. 15) Pty Limited. It is believed that the company was associated with a much larger organisation, Lend Lease Development, which acquired quite substantial holdings of land around "Raith" preparatory to subdividing it²⁵. The first blocks in the new Sherwood Hills Estate were offered for sale in March 1965 and so "Raith" was destined to become encircled by suburban development.²⁶

Institutional Use

In June 1964 the Child Welfare Department announced its intention to adapt "Raith" and "Lark Hill" for the purposes of housing state wards and about 70 acres of land was purchased on behalf of the Crown from Cecec No. 15 during the year²⁷. "Raith" was now set to become the residence of 20 school aged children, the "innocent victims of broken homes". The amenity of the children would be enhanced, as the gardens surrounding the houses were to be retained.²⁸ "Lark Hill" accepted the first intake of pre-school age children on 10 September 1964²⁹ but "Raith" did not receive children until the second half of 1965 or the beginning of 1966.³⁰

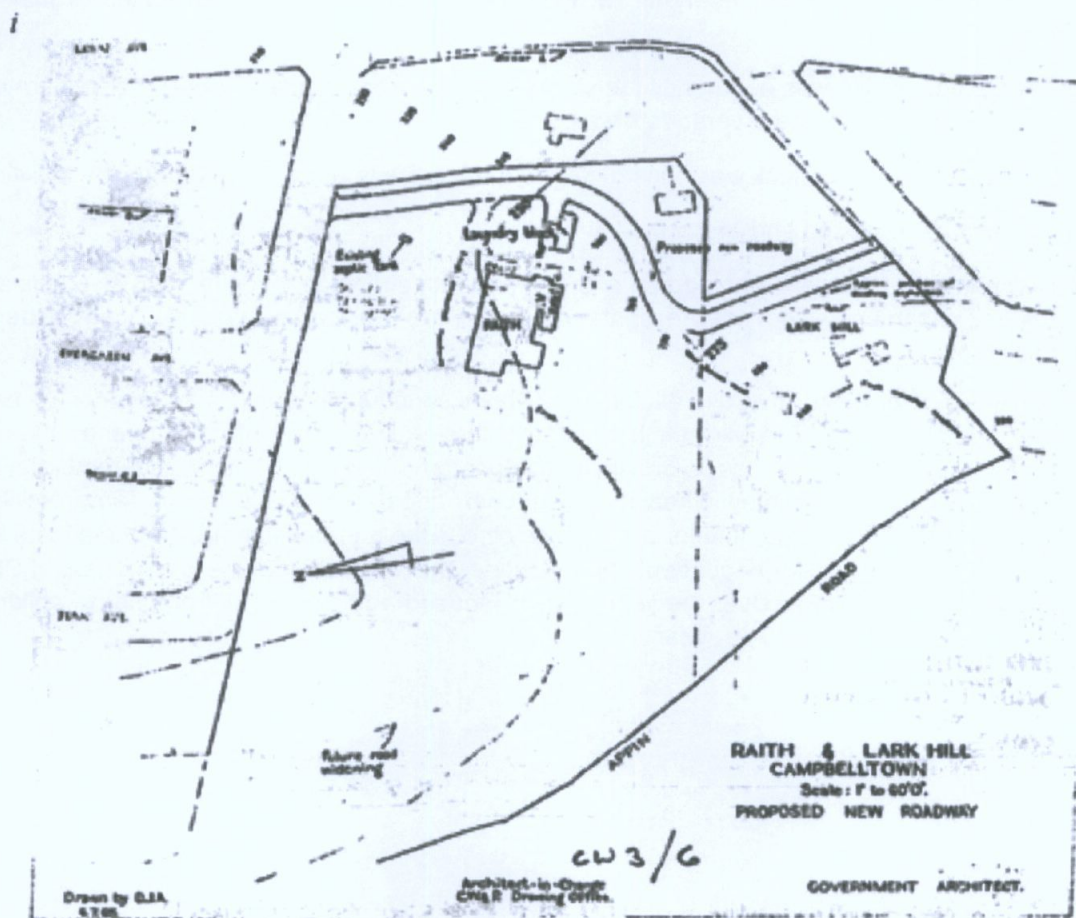


Figure 4 Site Plan showing "Raith" and "Lark Hill" dated 6 July, 1965. The early driveway appears to be noted as an "existing unsealed roadway". (Public Works and Services CW3/6)

²⁵ Deposited Plan 220709

²⁶ Gill, et. al., op. cit., p.29

²⁷ Certificates of Title Volume 9791 Folios 216,217 and 219

²⁸ Campbelltown Ingleburn News, 30 June, 1964, p. 1

²⁹ Report of the Department of Child Welfare for the year ended 30th June, 1965, p.18

³⁰ Report of the Department of Child Welfare for the year ended 30th June, 1966, p.18

Modifications were made to the house to adapt it for its new role of accommodating twelve boys and eight girls:

- The billiard room was converted to an eight bedroom dormitory;
- Three major living rooms on the northern side of the house on the were converted to bedrooms, each sleeping four children;
- The dining room was extended, necessitating demolition of part of an external wall and enclosure of part of the eastern verandah;
- The north eastern corner of the verandah was enclosed to form an office;
- A staff dining area was formed by modifying a room on the south eastern side of the ground floor;
- Portions of the southern verandah (at the back of the house) were enclosed to make a recreation room;
- The garage, which was apparently the single storey building located against the western end of the southern part of the verandah, was adapted to serve as the boys' ablutions area;
- A new free standing block was constructed to east of "Raith" for a laundry and staff facilities;
- "Raith" was repainted and "decorated throughout";
- Comparison of the early photograph of the house with an image taken in 1966 also indicates that the casement window sashes in the dormers were replaced with double hung sashes at this time.

Despite these alterations, the overall form and plan configuration of "Raith" appear to have remained largely intact.³¹ The Minister for Child Welfare, A D Bridges, officially opened the new facility on 22 April 1966³². The close proximity of "Raith" and "Lark Hill" was considered beneficial as it allowed siblings who may otherwise have been separated to live in the same facility³³. "Raith" was but one of a large number of buildings across the metropolitan area and the state that provided shelter and care for dependent children under the jurisdiction of the Department of Child welfare and Social Welfare. Over the years "Raith" housed a fairly constant number of children, averaging between 18 and 19 per year.

³¹ "Plans for 'Raith and 'Lark Hill' ", **Campbelltown Ingleburn News**, 26 April 1966, p.5; Public Works and Services Plan Room CW3/3 drawn by the Government Architects Office, February 1965

³² "Minister opens 'Raith' ", **Campbelltown Ingleburn News**, 26 April 1966, p.1

³³ Report of the Department of Child Welfare for the year ended 30* June, 1966, p.18

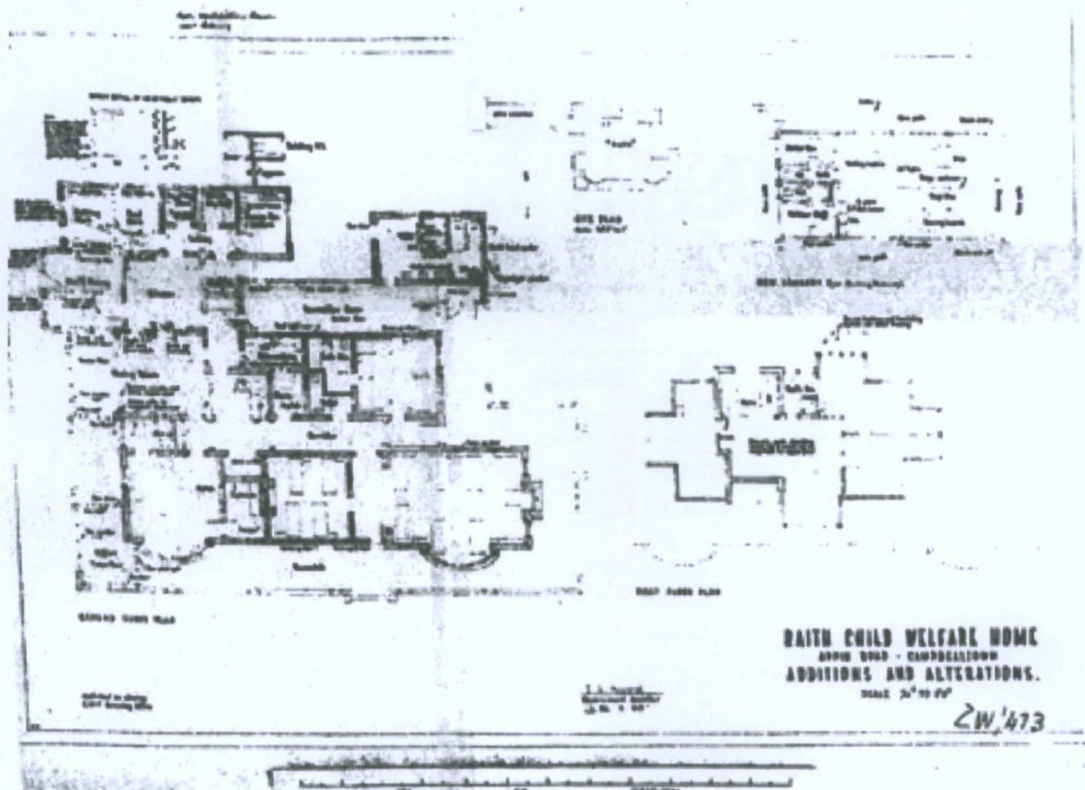


Figure 5 Alterations to "Raith" documented by the Government Architect's Office in 1965 in preparation for its use as a home for children. (Public Works and Services CW/473)



Figure 6 "Raith" as it appeared shortly after assuming its role as a house for state wards. (Report of the Department of Child Welfare for the Year ended 30th June, 1966, p.18)

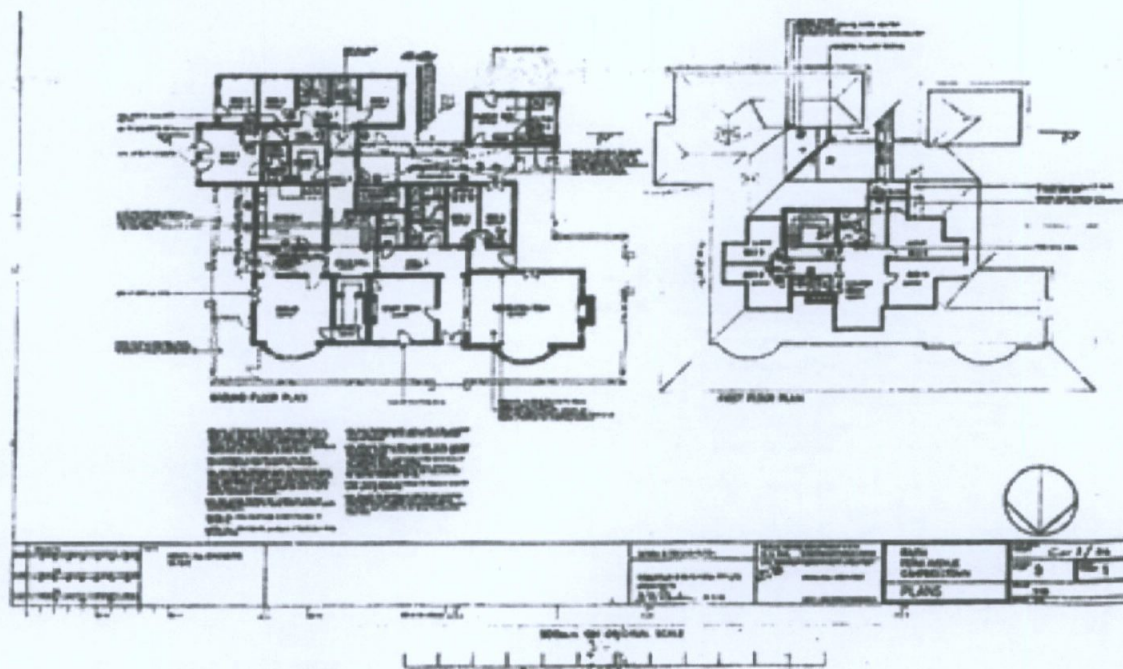


Figure 7 Alterations and additions to "Raith" documented by Robertson and Hindmarsh in 1986. (Public Works and Services CW3/26)

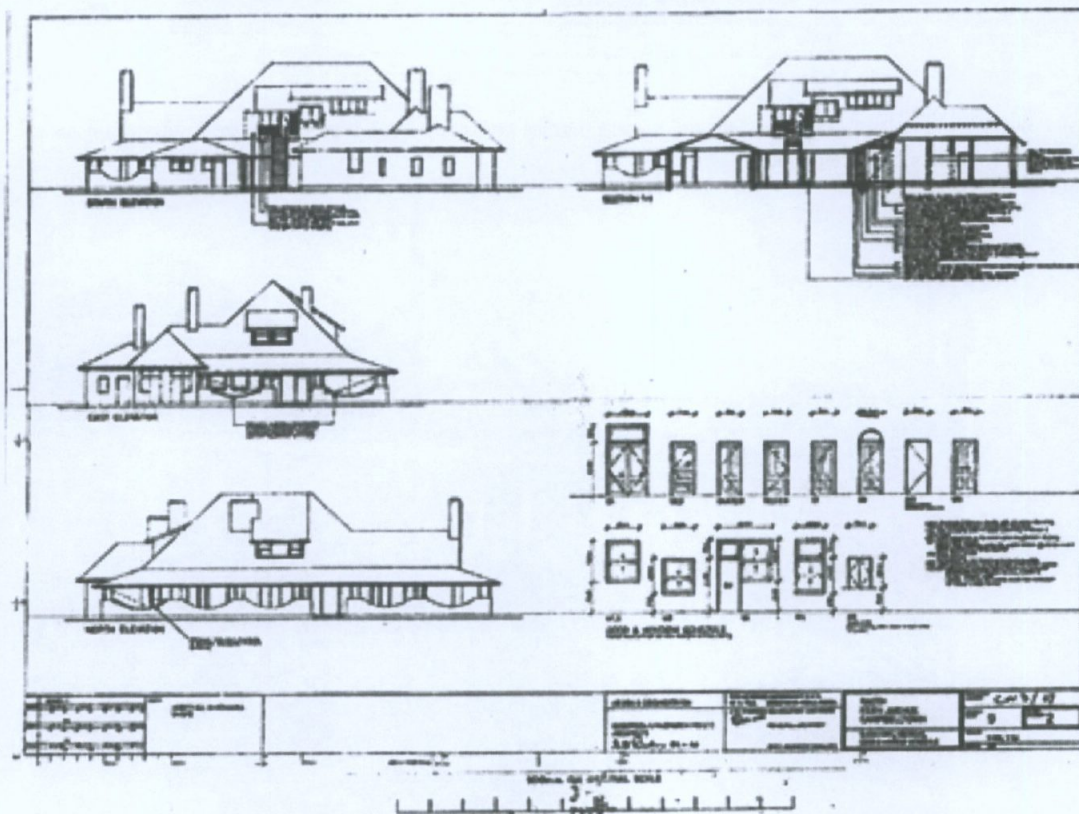


Figure 8 Alterations and additions to "Raith" documented by Robertson and Hindmarsh in 1986. (Public Works and Services CW3/27)

Further modifications were documented by the architectural firm of Robertson and Hindmarsh in 1985 and these are essentially what comprise the present configuration of the house. The verandah enclosures were removed, the kitchen relocated and storage and bathrooms revised and upgraded. Ceilings throughout the building (with the exception of the

bedrooms in the south eastern section of the ground floor level) were renewed with new framing and linings. Rooms in the attic level were subdivided by means of lightweight timber framed walls and fire safety devices such as isolation of the stair, construction of an external escape stair on the southern side of the building, and provision of a fire hose reel were documented.

Notwithstanding these works, the house ceased to function as a facility for child welfare and was tenanted as a private residence during the second half of the 1990s. Subdivision of the site undertaken in 1997 and registered during 2003 put a preschool building to the south of "Raith" onto separate title³⁴.

³⁴ Public Works and Services Plan Room drawings CW3/26, CW3/28, CW3/32

2.2 ANALYSIS OF THE LANDSCAPE

The landscape setting of Raith is now a remnant of what would have been its original setting. What survives is the house on the cut and filled platform with a formal forecourt that contained a driveway, edge planting and fencing with a range of earlier trees located around the extended property.

There is almost no garden planting or layout remaining from the early form of the house (assuming it had an extended garden) however the grassed open areas give an indication of the nature of the surrounding landscape that may have existed around the house.

Later changes that have affected the site and setting include:

- the crib wall rear embankment that, while effective, is not in character with the house
- the adjacent laundry building that is also not in character with the house
- the creation of the eastern driveway access to the rear property even though the alignment is likely to reflect an earlier drive (it is also possible that this drive was created with suburban sub-division and the earlier drive extended east from the house towards the main road).
- the construction of the child care centre above and to the rear of the house
- suburban development, particularly the rear boundary fences and yards to the east.

The core setting is now contained within a roughly rectangular shape that extends from Fern Avenue to the rear boundary of the site and aligns with the embankment to the west and the property boundary to the east (figure 41).

Howard identified this area as being the significant setting around the house, however the Rappoport CMP excised most of the Fern Street frontage from the setting. There is no rationale within that CMP for such a radical change of approach to establishing the setting and no discussion as to why the Howard analysis was not used. It would appear that the rationale relates more to creating more land for development than to establishing an appropriate setting around the house. This study confirms the Howard approach to creating a setting that strongly links the house to the street with a wide frontage and does not support the creation of a much smaller 'battle-axe' form of sub-division that removes the house completely from the public domain.

The landscape analysis from Taylor Bremmer remains relevant and identifies several significant trees and the importance of the immediate raised embankment setting around the building.

2.3 RELATIONSHIP TO HISTORIC THEMES

Raith has been assessed according to the key national, state and local historical themes as identified below. The state themes are based on the Historical Thematic framework developed for the NSW State Heritage Inventory. These themes have been sourced from the Heritage Branch.

Australian Theme	State Historic Themes	Response
1. Tracing the natural evolution of Australia,	Environment - naturally evolved - Activities associated with the physical surroundings that support human life and influence or shape human cultures.	The land upon which Raith sits was a successful farm.
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings.	The benching upon which Raith sits is an unusual and dominant feature in the landscape.
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Raith was the home of successive generations of different families Many members of which were prominent in local business and politics.
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal.	Raith was originally part of a land grant made to Richard Brown in 1816.
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.	As with other large farming estates, Raith played a part in the establishment of towns and communities in this area.
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	The architecture and remnant gardens of Raith are representative of a particular era.
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Raith is representative of large farming estates.
8. Culture - Developing cultural institutions and ways of life	Sport - Activities associated with organised recreational and health promotional activities.	The Raith estate was transformed into a home for wards of the state in 1964.
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups.	Raith is associated with the Merewether family.

3.0 PHYSICAL ANALYSIS

3.1 INTRODUCTION

Paul Davies Pty Ltd carried out a physical assessment of Raith House in October 2014. The analysis looks at the built form and landscape setting. It is not a detailed consideration of all fabric but an overview that looks to understand the elements of the place to assist in determining significance. Section 4.6 provides a detailed description of the Graded Areas of Significance on the site.

3.2 BUILT FORM

Raith is a substantial house that has had both single residential use and institutional use. As it has been vacant for a number of years and has suffered from extensive vandalism and arson, despite considerable security measures, the house is now in poor overall condition. Fortunately, the base structure and many of the core materials and finishes remain sound and much of the deterioration is superficial and capable of recovery.

This analysis considers the building as a whole rather than on a room by room basis as the building is very consistent in its original fitout and finishes and also quite consistent in the nature of changes (including vandalism) that have taken place. Some changes can and should be reversed while others are not easily capable of being reversed and provide potential for new fitout.

Whatever the final use of the building, it will require new fitout, particularly in the service areas as there is no infrastructure that is capable of being re-used in the building.

The history sets out some of the changes that have taken place to adapt Raith first in its house form and later in its institutional form. These are outlined following with some comments about the nature of the changes. However the original form of the building needs to be understood and set out.

The internal finish of the building as built was:

Floors	Timber probably polished with use of rugs and other polished finishes.
Walls	Render and set to masonry walls on ground and first floor Timber boarding to framed walls on the first floor Some limited use of lathe and plaster
Ceilings	Pressed metal to all main rooms to the ground floor and some service areas Ripple iron to some service areas Timber boarding to first floor rooms Timber boarding to some alcove areas
Skirting's	Decorative timber skirtings to all main rooms Simpler timber skirtings to service areas
Cornices	Pressed metal to all main rooms Simple timber trim to timber ceilings
Joinery	Decorative joinery to all windows and doors
Fire surrounds	Varied marble and timber depending on status of the room
Service Areas	Unknown as no fitout remains.

Externally the building was face brick with restrained use of stone for door and some window sills and at the base of the verandah wall. Other materials and finishes were:

- Painted timberwork
- Marseilles tiled roof
- Shingles to upper floor dormer windows
- Timber boarding to verandah ceilings and eaves.
- Rough cast render to chimneys
- Timber boarding to verandah floors

Additions to the building

The original form of the building appears to be as set out in the following drawing. This is based on inspection and the various remaining drawings indicating mid to late twentieth century changes to the fabric. It appears the house remained largely unaltered until used for institutional purposes.

The main rooms comprised:

- Ground floor
- Drawing Room
- Dining Room
- Study?
- Billiards Room
- Main Bedroom
- En-suite bathroom
- Guest bathroom
- Butler's pantry
- Stair
- Entry corridor
- East-west corridor
- Service room and laundry
- Kitchen
- Service hallway
- 2 staff bedrooms
- Scullery, pantry, bathroom and service areas.

First Floor

- 2 bedrooms
- Open areas
- Bathroom?

It is not known if the upper floor was divided into other rooms however it is likely that the eastern end was a separate room.

Pre institutional changes

- Addition of garage to rear verandah
- Addition of staff area to rear service wing

- Rear service area (demolished c 1960s)
- Enclosure of part of an open verandah adjacent to the kitchen
 - It appears that this work was undertaken at the same time as the brickwork and detailing is consistent.

Post Institutional changes

The building was reworked several times for institutional use. The major changes through this period were:

- Removal of outer dining room wall and enclosure of verandah to east to create enlarged dining room, this was then reversed and the caning room altered to a kitchen. This work involved adding new windows, infilling the outer wall, removing the fireplace and tiling over it, adding the server hatchway to the hall, adding a new ceiling, possibly changing the floor. The door connecting to the original kitchen remained.
- Sub-division of the main bedroom to create two small rooms with an entry lobby and closing off the access to the en-suite. Adding new ceilings.
- Reworking the bathrooms on the ground floor to create a new bathroom area with all new finishes.
- Closing off the access between the service cupboard and the laundry behind.
- Infilling the arch in the hallway that provided access to the butler's pantry.
- Fitting out rooms with shelving and other miscellaneous fitout and providing new ceilings throughout below the pressed metal ceiling.
- Dividing the kitchen area into cool room, store room and corridor with various new openings.
- Combining the two staff bedrooms by removing their central wall and providing internal access where originally that had only external access.
- Adding several new windows and doors to the service area.
- Refitting service rooms with new fit out.
- Converting the garage to various uses including bathrooms and amenity area.
- Enclosing and then opening up the front and rear verandahs to create additional rooms evidence now be the remaining rendered walls.
- Dividing the first floor space to separate the stairwell (for fire reasons) and to create two additional bedrooms and refitting the bathroom area.
- Adding an external escape stair and landing altering one of the dormer windows.

None of the changes are in themselves of significance and have generally covered or removed significant fabric.

Despite all of these changes the building retains its overall integrity to a high level and many of the changes are superficial.

Following the fire that severely damaged part of the first floor and several ground floor rooms as well as part of the verandah, the layering of work can be more easily seen and it is now clear that much of the original fabric remains above ceilings and behind new walls. It is however likely that the condition of this fabric is compromised. While this CMP is being reviewed some preliminary works have taken place within the building to remove debris and fire damage and a clearer understanding of the history of the fabric can be made.

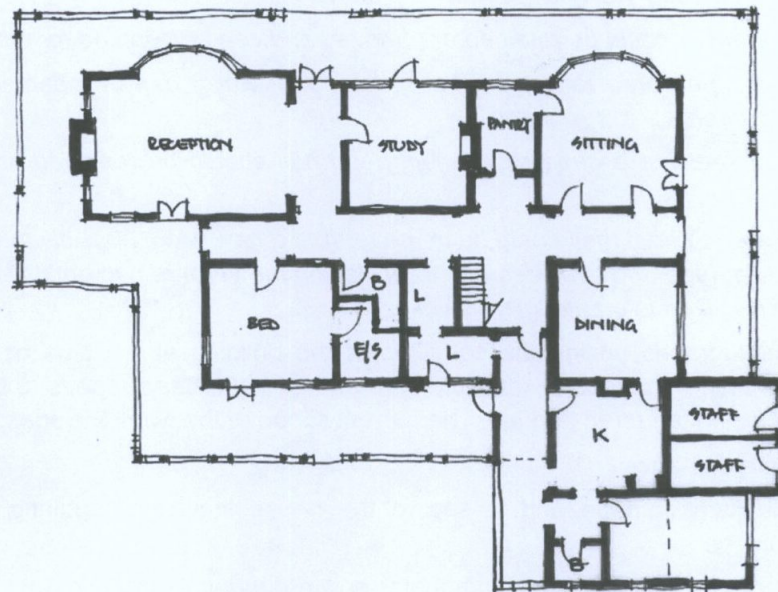


Figure 9 Conjectural original layout of the building. Paul Davies 2014.

Generally the changes to the fabric should be removed and reversed, however in some locations, where original finishes etc. are lost there is potential to make new interventions in to the place to facilitate future use.

The key principles for guiding approaches to change or adaption or re-use of the building are:

- 1 *The principal rooms should be retained and their original finishes reinstated. Rooms 1, 2, 5*
- 2 *The current kitchen should be returned to a principal room, preferably a dining room. This work could involve:*
 - *recovering the fireplace*
 - *reinstating original form of ceiling*
 - *replacing windows with joinery to match original possibly with French doors*
 - *removing tiles and re-plastering walls*
 - *infilling the servery hatch*
 - *reinstating missing joinery.*
- 3 *The infilled arch to Room 4 should be removed and the opening reinstated with a door to room 3.*
- 4 *Rooms 6, 6a and 7 should be combined to their original form and provision for the door to be opened up to create an en-suite bathroom.*
- 5 *Bath 1 should be reconfigured to allow en-suite and ground floor bathroom.*
- 6 *Room 10, cool room and rear hall should be recombined to create a (potential) new kitchen area. There is potential to link the area to room 11 to create a larger kitchen/living area.*

- 7 Rooms 12, 13, 14 Bath 3 and bath 4 and Hall 4 can be adjusted to create a more functional contemporary service area for the building.
- 8 The garage (former could be retained or removed and can be adapted for other uses.
- 9 The first floor open area (after removal of later infill walls) can be adapted to create additional bedrooms etc. if required.
- 10 The first floor rear fire escape stair landing and hall should be removed and the area redesigned.
- 11 If additions are required they could be in the form of a new wing, possibly in the location of the former garage and consideration to enclosing the verandah to bath 1, room 9 and hall 3 could be given to create internal links.

The following photographs outline the condition of the building at the time of writing the CMP. It is noted that a contract for rebuilding fire damage and basic repairs to the fabric is in the process of being tendered and let. The current scope of that work includes:

- 1 Repair the fire damage.
- 2 Repair vandalism damage and re-secure the house including repairing floors and damaged joinery.
- 3 Remove much of the institutional fitout that is now redundant and damaged.
- 4 Repair water damage.
- 5 Reinstate base electrical services to the building.
- 6 Repair walls and ceilings as they are (that is without removing plaster ceilings generally) and paint the interior of the building with undercoat only.



Figure 10 View along the verandah of both the eastern and northern façade. Note the rendered walls where earlier verandah enclosures were created. Paul Davies 2014.



Figure 11 View along the western verandah showing roof damage. Paul Davies 2014.



Figure 12 View along west/south verandahs showing verandah roof collapse, vandalism and the remains of rendered walls from the rear verandah enclosure. Paul Davies 2014.



Figure 13 Interior of former garage area, now divided into bathroom and general room. Note the timber boarding above the plaster ceiling and the later joinery from one of the adaptations of this wing for institutional use. Paul Davies 2014.



Figure 14 Main Living Room with vandalism damage, fire damage and the later fitout of plaster ceiling, heaters and fans. Paul Davies 2014.



Figure 15 View of room 1 displaying significant vandal damage including evidence of fires and graffiti. The ceiling has been clad in plasterboard. Paul Davies 2014.



Figure 16 Damage to the ceiling of Room 6 from the fire revealing the pressed metal ceiling above the lowered plaster ceiling. Paul Davies 2014.



Figure 17 Room 11 facing southeast. This room was originally two small staff bedrooms accessed only from the exterior doors. The window to the right is a later addition. Paul Davies 2014.

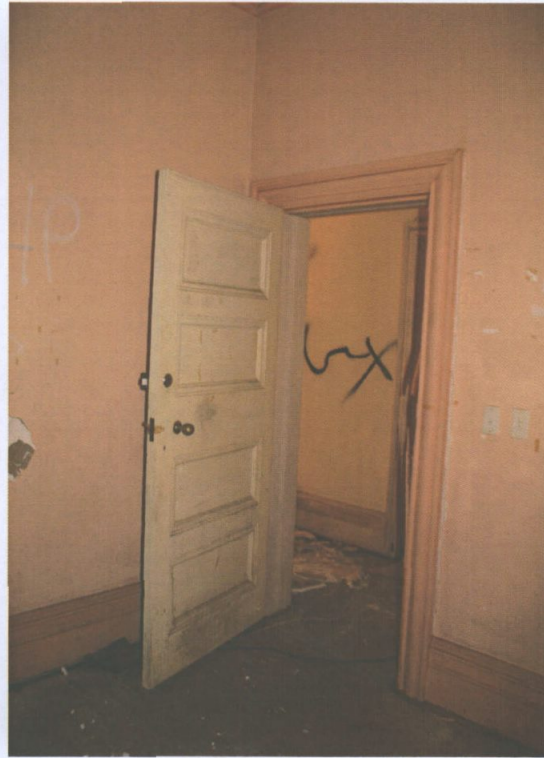


Figure 18 Room 14 facing northwest. Note the early door. Paul Davies 2014.



Figure 19 Main hallway looking west. Paul Davies 2014.

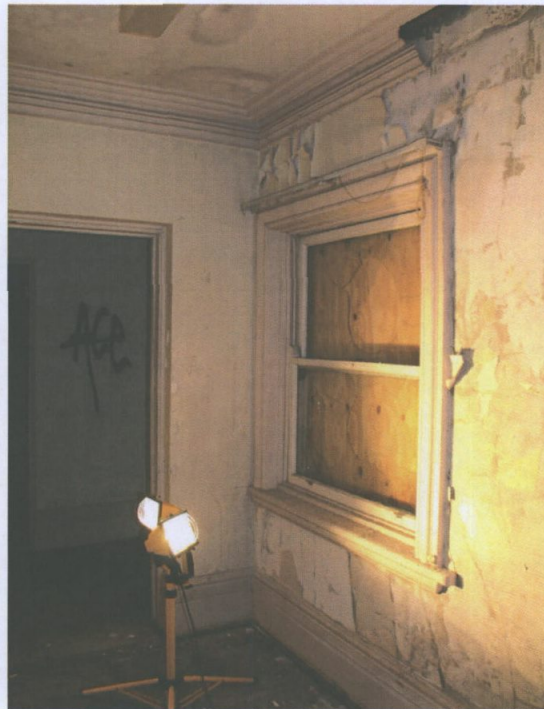


Figure 20 Hall 3 with severe water damage. Paul Davies 2014.



Figure 21 The main entrance (Hall 1) and reception room facing north, note loss of render to archway. Paul Davies 2014.



Figure 22 Butlers Pantry with recent shelves and recent plastering ceiling. Paul Davies 2014.



Figure 23 Bathroom in former garage with vandalised original door. Paul Davies 2014.



Figure 24 Bathroom 1 facing south. Paul Davies 2014.



Figure 25 Stairway to second floor facing northwest. Note later timber framed walls that have been burnt and vandalised. Most of the immediate fire damage is superficial with the stair and its enclosure remaining structurally sound. The stair has undergone substantial vandalism. Paul Davies 2014.



Figure 26 Room 17, including overview of fire damage. Paul Davies 2014.



Figure 27 Room 17, including detail of fire damage. Paul Davies 2014.



Figure 28 Room 17 roof area showing fire damage. Paul Davies 2014.



Figure 29 Interior of roof void over main reception room, generally the roof in this area has remained without damage, however it requires cleaning and tile repair above. Paul Davies 2014.



Figure 30 Room xxx showing impact of smoke and heat damage. It is likely that the wall finish to the right and ceiling will be fire damaged behind the plaster linings and will require replacement. Paul Davies 2014.

3.3 GROUNDS AND SETTING

The grounds are in basically maintained but generally neglected condition. That is, the grass is mowed regularly and recently overgrowth was cleared from around the building however, the grounds reflect their institutional use for a long period and, more recently, no use.

The original CMP identified significant trees and features and they remain intact. These elements should be retained within the recommended setting of the house. That drawing is set out below.

Raith has been separated from the balance of the larger site through a recent sub-division. Immediately behind the house and elevated above it is a childcare centre. The rear retaining wall to the house has been rebuilt at some point in the recent past and is now a concrete crib wall with panting over it. This would have replaced a cut earth bank. The rear boundary sits above this retaining wall and there is little opportunity to utilise the land beyond the leveled platform.

There is also extensive drainage with pits along the base of the crib wall. It is not known where the drainage extends to however it is important that drainage lines are maintained and easements may be required in the future if the drainage extends over land to be excised.

The overall site that is subject of this plan, that is the land that has been separated from the uses behind, contains Raith on its cut and filled platform, the land below the leveled platform extending to Fern Avenue and the area to south-west that falls into two distinct areas: the upper level area that contained a pool (now infilled) and tennis court along with several

former recreational buildings and the area below this between the house, Fern Avenue, the main road and one adjacent residential property. This is a shallow valley, grassed with some perimeter trees that have been used as part of the recreational area of the site. The land, even though once part of the setting of Raith, is quite distinct and does not form part of the main setting of the house. Similarly the leveled recreational area of former pool and tennis court does not form part of the direct setting of the house. The excision of these areas from Raith could be undertaken without adverse heritage impacts. However it is recommended that sufficient land be retained around Raith to allow future use.

The key aspects of establishing an appropriate setting around Raith to protect its heritage values are:

- 1 *Retaining the immediate area around the house, that is the levelled platform and embankments with their remnant plantings as the immediate garden setting.*
- 2 *Providing the house with a generous frontage to Fern Avenue that generally reflects the width of the levelled platform so that the house has a dominant setting within the street.*
- 3 *Establishing controls on the use of adjacent and excised land so that the setting Raith is not overwhelmed by the scale and proximity of new development.*
- 4 *Establishing a preferably (but not limited to) residential context around the house.*

It is noted that a driveway is located along the eastern boundary that connects to the sites behind Raith and that this driveway is likely to remain as an active roadway to these sites.

It is also noted that a separate building exists to the east that was built during the institutional phase as a laundry. The building is not significant and could be retained or removed as required.



Figure 31 Overview of house from west of rear embankment. Apart from fire damage the photo shows the poor quality of planting on the bank and the need to consider a landscape treatment for the area that provides separation between adjacent uses and enhances the setting of the house. The child-care facility will retain overviews as it is elevated even with significant landscape treatment. The boundary fence can also be discerned in the foreground as a green metal fence. Paul Davies 2014.



Figure 32 View of house from frontage. While the fence is necessary to provide some security, the generally degraded character of the frontage can be seen with failed pavements. It is noted that the planting around the house has been largely removed in recent maintenance works. Paul Davies 2014.



Figure 33 The rear of the former garage building with fire damage in the background. This building has been reworked and was an addition. There is considerable scope to redevelop this part of the site including replacing the current wing to allow discrete new development on the site. Such a wing could accommodate additional rooms and garaging. Removing part of the far embankment could also be considered without compromising the heritage values of the place. Paul Davies 2014.



Figure 34 View from the west. This further demonstrates the potential to add some discrete additions to the rear of the building. Paul Davies 2014.

3.4 COMPARATIVE ASSESSMENT

The selection of the examples in the comparative analysis that follows is based upon similar sized heritage listed homes that mostly exist on parcels of land that are greatly diminished in size from their original area. The group is quite broad in scope as there are no other houses that directly relate to Raith in terms of age, setting or style in the local government area.

Comparable Buildings in Campbelltown

- The locally prominent couple John and Sarah Moore built an imposing two storey Victorian Italianate style house called "St Elmo" in Broughton Street, Campbelltown, at some time during the 1880s.
- Perhaps the most distinctive of these late nineteenth century dwellings was "St Helen's Park" on the Appin Road, designed by the prominent architect George Allen Mansfield around 1887 for his son in law George Westgarth. The house was situated on an estate of some 600 acres and combined elements of the Victorian Rustic Gothic style with pragmatic features such as a deep ground floor verandah.
- The house originally known as "Parkholme" was built to the west of the town around 1880 by Alfred Leath Park and was extended circa 1892. The architect was Vernon Brothers. The house was renamed "Euglorie Park" although is better known as "Englorie" and is a large Victorian Italianate style single storey house with wide verandahs and a separate ballroom wing. Originally part of a large farm property some outbuildings remain. It is currently being used as a residence and child-care centre.
- "Glen Alpine", Circa 1890 "Glen Alpine", a large single storey building with verandahs.

- "The Pines", Circa 1890 a single storey Italianate style dwelling at Ingleburn.³⁵
- Boronia circa 1890, architect designed by Alfred Rose Payten, a local architect. A conservative design for its time of construction.
- Briar Cottage - site contains 2 houses, a circa 1885 cottage designed by architect Walter Monckton and a larger circa 1913 Federation Queen Anne style house.
- Circa 1910 Federation Bungalow style house called "Woodcrest" at Ingleburn,

Raith is the only known major house from the early twentieth century in the Campbelltown area. It stands out for several reasons:

- it is a large and late estate house, probably the last to be built on a major rural estate on the edges of the town.
- It is architect designed by a prominent firm of Sydney and Melbourne architects. This is unusual as most houses in the area are not architect designed or designed by local architects.
- It is a progressive design for its time in contrast to most of the residential buildings in the area which are quite dated from their times of construction.
- Even though the setting has been reduced, it retains a very good setting that is capable of retention. Most rural houses have had their settings significantly altered, some within modern residential sub-divisions.

Raith is a rare early twentieth architect designed house within the Campbelltown area of considerable significance.



Figure 35 "Englorie" photo date circa 1995. Source: Campbelltown City Council local studies Collection.

³⁵ Conservation Management Plan, Rod Howard Heritage Conservation Pty. Ltd. 2006.



Figure 36 Aerial view of "Englorie" showing its present approximate curtilage. Rappoport 2010.

Examples of extant country houses that were constructed in the first decade of the twentieth century are less common in the area.



Figure 37 Aerial photo of "Woodcrest" at Ingleburn showing its present curtilage.



Figure 38 Recent photo of "Woodcrest" at Ingleburn. Rappoport 2010.



Figure 39 Aerial view of Glen Alpine showing its approximate curtilage.



Figure 40 Glen Alpine built by James Sheil circa 1910. Photo date circa 1920.

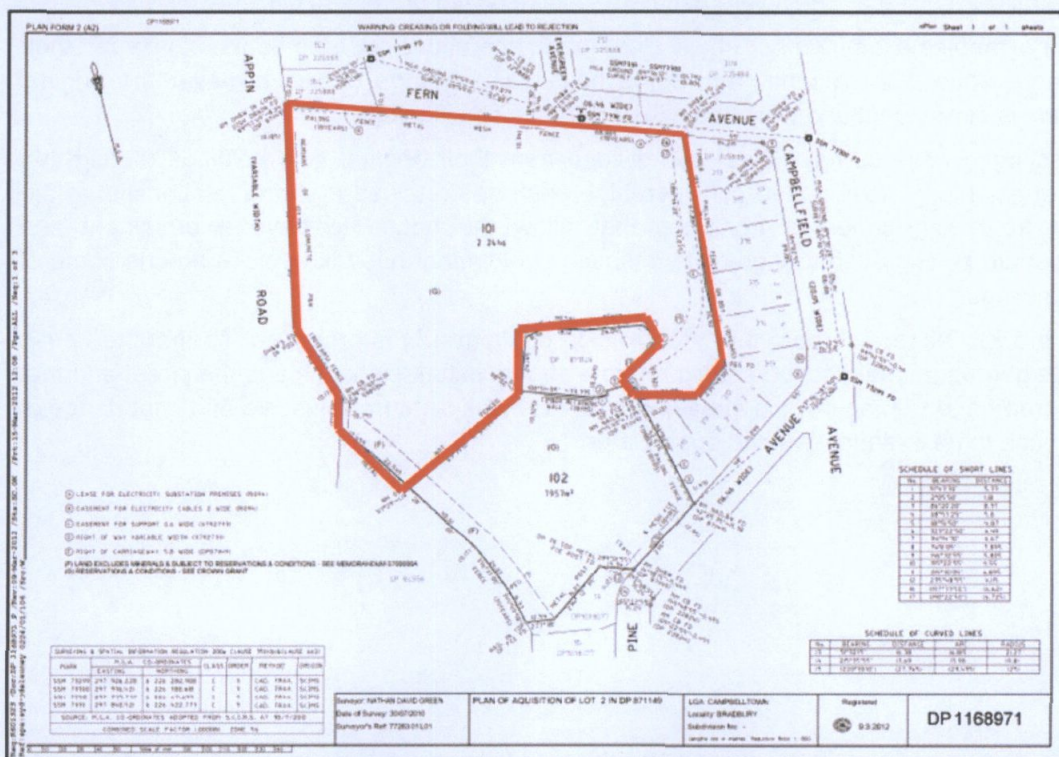


Figure 41 In comparison with the other three examples discussed in this section of the report Raith is currently located on a far larger parcel of land.

Apart from "Raith", the most related example in the district is the circa 1910 Federation Bungalow style house called "Woodcrest" at Ingleburn, the simple form of which echoes the earlier simplicity of late nineteenth century houses. It is less distinctive than "Raith", which

the editors of *The Campbelltown Herald* noted was designed along "Indian bungalow lines. (The term "bungalow" was understood in the early days of English settlement in India to mean a single storey house boasting extensive verandahs on three sides, with a prominent pyramidal roof). Woodcrest now sits on an approximately 5,250 square metre parcel of land surrounded by suburban development, it has however maintained a prominent setting with a major street frontage and streets to most of its boundaries. This creates a well-scaled setting that is not dominated by other development. The house, now called *Glen Alpine* was built by James Sheil circa 1890.

The property has been severely cut down in size and the house and the sub-division pattern around the property, in contrast to Woodcrest by way of example, provide an adequate but restrictive setting for the building.

Conclusion

The local government area encompassed by the City of Campbelltown has a relatively large number of substantial houses that were constructed within large estates from the early nineteenth century through to the early decades of the twentieth century; Raith belongs to the latter part of this historical continuum. These substantial country residences originally set on large estates reflect an era in New South Wales history when farms were being broken up and relatively large parcels of land subdivided off for stately residences.

As a group they are important in demonstrating the style and functionality of the domestic architecture of grander homes around the turn of the century in places such as the Campbelltown district. They were usually associated with prominent citizens.

All the examples examined here have undergone alterations over the years, have seen their curtilage reduced significantly and some have seen change of use however the original function is still evident and they retain their heritage significance.

Interestingly, while all have been sub-divided from their original land holdings (noting that their original land sizes varied considerably), each has retained a strong relationship to the street front with generous frontages that allow the house to have a prominent and appropriate setting even though quite intense development has taken place around some of the buildings.

This is a key aspect of the future sub-division of Raith (if it is proposed) so that the house and its garden and landscape setting retain a strong visual relationship to the street and that the garden and frontage at the street boundary are sufficient for the scale and importance of the house to be experienced and appreciated.

4.0 SIGNIFICANCE ASSESSMENT

4.1 DISCUSSION

Cultural significance is defined in The Burra Charter (1999), published by Australia ICOMOS, as:

Aesthetic, historic, scientific, social or spiritual value for past, present and future generations.

Setting out the cultural significance of a place assists in identifying what aspects of the place contribute to that significance and the relative contribution of the various elements of the place to that significance. This understanding is essential to allow management of the place that can guide future work in a way that retains its significance. The following section sets out the nature of the significance of Raith House by looking at what has been assessed in [any previous studies and statements], by looking at the criteria established under the NSW Heritage Act and setting out the significance of the place to address those criteria and by looking at the various attributes of the place and how they contribute to significance.

4.2 CRITERIA

The assessment of significance is based on the criteria described by the Heritage Branch NSW;

- an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
- an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- an item is important in demonstrating the principal characteristics of a class of NSW's
 - cultural or natural places; or
 - cultural or natural environments (or a class of the local areas
 - cultural or natural places ;or
 - cultural or natural environments.)

4.3 ASSESSMENT OF SIGNIFICANCE

Criteria for Assessing Cultural Heritage Significance

The N.S.W Heritage Manual (1996, amended 2001) was developed by the Heritage Office and the former N.S.W Department of Urban Affairs and Planning to provide the basis for assessment of the heritage significance of an item by evaluating its significance by reference to the following criteria.

Criterion (a)	An item is important in the course, or pattern, of the cultural or natural history of the Australian, NSW or local area;
Criterion (b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the Australian, NSW or local area;
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local history);
Criterion (d)	An item has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons in Australia, NSW or local area;
Criterion (e)	An item has potential to yield information that will contribute to an understanding of the cultural or natural history of Australia, NSW or local area;
Criterion (f)	An item possesses uncommon, rare or endangered aspects of the cultural or natural history of Australia, NSW or the local area;
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of Australian, NSW or local areas: Cultural or natural places; or Cultural or natural environments.

The above criteria for cultural and relative values provides three thresholds (National, State or Local, i.e. in Australia, NSW or the local region) for determining the level of significance.

Levels of Significance

National Heritage Listing National heritage comprises items significant in a nation-wide historical or geographical context or attributed to an important and identifiable contemporary national community. For research potential, historical, aesthetic and/or technical/research significance an item must be a fine representative example or be rare in the national context.

Social significance at a national level would require recognition of an item's importance to the people of Australia or to an important and identifiable nation-wide community.

State Heritage Listing State heritage comprises items in a state-wide historical or geographical context or attributed to an important and identifiable contemporary state-wide community. For research potential, historical, aesthetic and/or technical/research significance an item must be a fine representative example or be rare in the state-wide context.

Social significance at a state level would require recognition of an item's importance to the people of NSW or to an important and identifiable state-wide community. Most Aboriginal, multicultural and religious communities operate throughout the State, however, the item would have to be important to the entire group, not just a local branch.

Local Heritage Listing Local heritage comprises items significant in a local historical or geographic context or to an identifiable contemporary local community. The local context is defined in the analysis and statement of significance of the item. In a council heritage study the local context will approximate the local government area. When considering social significance it is important to identify the local community which values the item. This needs to be established through consultation with community groups such as local historical societies. Indications of

local social significance are often found in media coverage and local community group publications.

4.4 DETAILED STATEMENT OF SIGNIFICANCE

Criterion (a)

Cultural Values

"Raith" was built towards the end of a period where large homes on rural estates in the vicinity of the town of Campbelltown were constructed. This extended from the 1880s through to the first decade of the twentieth century. Raith appears to be the most significant and substantial 20 th C example within the local council area of this type of development.	High
"Raith" is a very fine example of the importance of Campbelltown as a place to live and develop estate living.	High
"Raith" has some significance because of its role as a child welfare institution from the mid-1960s to the 1990s.	Moderate

Criterion (b)

Historical Significance (people)

"Raith" has strong associations with the prominent and historically significant Merewether family, one of whom built the house."	Moderate
"Raith" has associations with the prominent architectural firm of Wardell & Denning. Herbert Wardell was a respected architect during the first half of the twentieth century and the house is a very fine example of his work.	Moderate

Criterion (c)

Aesthetic significance

"Raith" embodies and exemplifies many of the key characteristics of the Federation Bungalow style that was expressed in the design of residential buildings from circa 1890 to 1915 albeit in a somewhat unusual and distinctive expression of that style.	High
"Raith" is one of the very distinctive estate houses of the Campbelltown area and appears to be the last of the larger estates to be developed prior to the gradual increase in suburbanisation.	High

Criterion (d)

Social significance

"Raith" does not have social significance other than perhaps, to those who may have grown up there, when it functioned as a home for wards of the state.	Low
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Criterion (e)

Research potential

There is no evidence to suggest that Raith or the surrounding undeveloped land has the potential to yield further information in terms of archaeological potential or otherwise.	Low
The house itself is able to reveal information about its construction and design, however there do not appear to be particularly innovative or special aspects of the fabric of the	Medium

house apart from its scale and layout. The house, while in some respects a typical design for a large house, has aspects of modernity about its design and use of verandahs that are of considerable interest.	
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Criterion (f)

Rarity

The existing house and garden remnants at "Raith" are a substantial and rare surviving example of a Federation Bungalow style country dwelling	High
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Criterion (g)

Representative

Raith is representative of the development of large rural estates in the Campbelltown area and in comparable localities around the turn of the century and of the form and nature of a child welfare institution from the mid-1960s to the 1990s.	High
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4.5 SUMMARY STATEMENT OF SIGNIFICANCE

The existing house and garden remnants at Raith are a substantial and rare surviving example of a very fine federation era country residence, adapted for changing uses over time and having heritage significance on a number of levels.

Historically Raith is related to the end of a period in which large homes were constructed on rural estates in the vicinity of the town of Campbelltown, from the 1880s through to the first decade of the twentieth century. "Raith" also attains some significance because of its role as a child welfare institution from the mid-1960s to the 1990s. It appears to be the last of the country estate houses of the area.

"Raith" has strong associations with the prominent and historically significant Merewether family and the building has associations with respected architect Herbert Wardell.

Aesthetically Raith embodies many of the key characteristics of the Federation Bungalow style in a somewhat unusual and distinctive expression of that style. It is one of the most important Federation period houses of the region.

The existing house and garden remnants at Raith are a relatively intact substantial and rare surviving example of a Federation Bungalow style country dwelling.

Raith's social significance is Ltd to those relative few who grew up there as wards of the state.

Raith is representative of the development of large rural estates in the Campbelltown area and in comparable localities around the turn of the century and of the form and nature of a child welfare institution from the mid-1960s to the 1990s.

4.6 GRADED AREAS OF SIGNIFICANCE

The following assessment of elemental significance is set out on the basis of the statement of significance for the place and the relative values of the various component parts of the place. The elements of highest significance are those that are essential to conserve and understand the significance of the place.

The concept of graded significance provides for management of the various elements of the place with a level of finesse that acknowledges the potential for an ongoing active use of the

site and the need to implement changes and new uses while retaining those parts of the place that are unique and provide evidence of the development of the site.

The graded levels of significance are:

- | | |
|-------------------------------|--|
| 1 High significance | <p>These elements are essential to be retained as they reflect the early development of the site, demonstrate the former use of Raith House, have high aesthetic or technological value and have social value as elements that are esteemed by the broader community. Also included in this group are elements that have landmark value.</p> <p>Work to these elements should retain significance and recover significant forms, materials and elements wherever possible.</p> |
| 2 Moderate Significance | <p>These are elements that have heritage significance but which are not key or core elements of the place and which are not essential to the understanding of the former use or its significance. Their retention is desirable but not essential. Changes that provide for future use are acceptable.</p> |
| 3 Neutral or low significance | <p>These are elements that form part of the overall site which have minimal or no heritage significance but which do not adversely impact on elements of high heritage value. They can be retained, altered or removed as required.</p> |
| 4 Neutral or low significance | <p>New work only. These are elements that form part of the overall site which have minimal or no heritage significance but which do not adversely impact on elements of high heritage value. They can be retained, altered or removed as required.</p> |
| 5 Interpretative | <p>These are elements that present the significance of an item. Interpretation may be a combination of the treatment and fabric of the item; the use of the item; the use of interpretive media, such as events, activities, signs and publications, or activities, but is not limited to these.</p> |
| 6 Intrusive | <p>These are elements that adversely impact on significant elements or the overall significance of the place. They comprise late twentieth century alterations and additions and additional site elements that impact on more significant elements.</p> |

Table 1 Significance Assessment of Building Elements

Element	Significance Assessment
Building overall	High
Roof form and tile cladding	High
Brick Walls – external	High
1904 Brick walls – render finish from alterations	Intrusive (render finish only)

Element	Significance Assessment
Later brick and other additions	Moderate to low
1904 Joinery	High
Later joinery and altered joinery	Moderate to low
Verandah flooring – replaced late twentieth century	Moderate
Shingle wall cladding	High
Later external openings including doors, windows and replaced brickwork	Low – intrusive
Remains of steel stair	Intrusive
Chimneys and rough cast finish	High
Interior	
Original 1904 room layouts and configurations	High
Altered room layouts	Low – intrusive
1904 joinery throughout	High
Later joinery	Low - intrusive
1904 pressed metal ceilings – generally above later ceilings	High
Later ceilings	Low – intrusive
Timber floor finishes	High
1904 plasterwork	High
Added internal walls and linings	Intrusive
Post 1904 fit out including kitchen and bathroom fit outs	Intrusive – Low
Window screens	Intrusive
Original hardware to windows and doors	High
Later hardware	Low - Intrusive
Fire surrounds	High
Stair Case	High
Lighting and other added services	Intrusive
Electrical fitout	Low - Intrusive
Hydraulic fitout	Low - Intrusive
Mechanical Services	Intrusive

5.0 CLIENT REQUIREMENTS, CONSTRAINTS AND OPPORTUNITIES

Raith is a property that is now surplus to government requirements and it will be placed on the market in the near future. As the building is not suitable for future government use this is the preferred course of action to both conserve the place and have it occupied.

The government are required to both protect the heritage values of the place and achieve a fair market return for the property. These are both statutory and appropriate actions. This CMP has been commissioned to balance the conservation and disposal needs of the property so that the statutory requirements of the NSW Heritage Act in particular are met.

At the same time that this plan is being reviewed and updated, documentation has taken place to undertake the first stages of conservation, repair or fire and other damage and maintenance of the property.

This is the first action towards placing the property on the market and achieving a good heritage outcome.

These works do not attempt to adapt the property for any future use, but rather reverse some of the previous works, recover areas that are damaged or deteriorated and present the property in a condition and form that can be managed by a future owner.

These works have been documented with proper regard to the significance of the place, the LEP and DCP requirements (where they are applicable) and the requirements of the BURRA Charter with regard to what works are appropriate and necessary.

As the property is a heritage item at both State and local level all works must be undertaken with consent unless an exemption applies (which is the case for most of the current scope of repair and maintenance work).

A key function of this CMP is to provide guidance and a level of certainty to current and future owners as to how they can approach the place to conserve its heritage values but also to allow adaptation to achieve a good use and occupation of the building and site that is commensurate with the scale and importance of the house.

Consequently the constraints that affect the place now and in the future include:

- The provisions of the NSW Heritage Act
- The provision of the current and draft Campbelltown LEP and the accompanying DCPs with regard to heritage and more general development requirements.
- The provisions of the BCA for building compliance and equitable access in particular.

The opportunities that exist for the property include:

- Creating an appropriate setting for a fine house that is capable of ongoing use as the current land holding is sufficient to create a proper heritage setting.
- The surplus land to the west of Raith that provides opportunities for development.
- The heritage status of the property that provides for well considered incentives related to the overall approach to the site and its future conservation and development.

6.0 POLICY

6.1 DISCUSSION

Raith is located on a large area of land that falls into several separable areas. The house, set on its benched platform, fronts Fern Avenue and is elevated above it, the area defined by the edge of the levelled platform to the west, extended to Fern Avenue establishes a natural setting for the house that was recognized in the Howard CMP of 2006. The balance of the land is capable of excision and potentially development as it is surplus to government needs and is well located for some form of residential development. This can be achieved without any adverse impacts on Raith.

Sub-division of the land is not the only outcome possible from divestment of the property and it may be the intent of a future owner to retain the whole of the land as part of the setting of the house. However, sub-division is a likely outcome and is consequently considered in detail in this management plan.

A key aspect of the government's intent to divest the property is to protect its heritage value and establish a suitable setting and future ownership that will facilitate the conservation of the property. It is also the government's intent to sell the whole of the land having undertaken an initial stage of conservation and repair work to Raith following the vandalism and fire.

One of the core policies of this CMP is the use of clause 5.10.10 in the draft Campbelltown LEP to provide sufficient incentive to establish Raith on an appropriate lot with a sound setting and to provide for development on the balance of the land that may fall outside the current LEP provisions. This is not a lessening of development standards but rather a transfer of development potential from the land around Raith that cannot be developed because of its high heritage value and the desire to create a good setting for the house.

The fundamental proposition is that the whole of the development potential of the holding, that is available under the present zoning, be located on the residual land and, if necessary, the type of development allowed be considered by council to achieve that density.

This may result in townhouses or some apartments being proposed on the land.

Clause 5.10.10 provides a mechanism for Council to approve such development where it is satisfied that this is necessary to facilitate the conservation of the heritage place.

5.10.(10) Conservation incentives The consent authority may grant consent to development for ~~any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:~~

- * (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- * (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

There is also a requirement for the government to dispose of property respecting heritage values and achieving sales that represent good value as they are in essence public assets. For a property such as Raith there is a need to responsibly develop the land and achieve a good market price. With the quite large setting recommended to be retained around the house and the consequential reduction in value or loss of development potential, along with the expectation of a relatively low price for the house when it is sold due to the work that will be required to fully conserve it, providing for some greater development on the less significant and peripheral lands removes pressure on the house and its setting and will facilitate a good heritage outcome for the property.

This would result in the existing house being recommended for single residential use as the best way to retain its core heritage values.

This is also linked to the relatively low contributory value to the significance of the house of the land outside the recommended setting, the topography, the extant tree cover, the adjacent main road and the minimal amenity impacts that are likely to arise from greater development as the land adjoins only one other property.

Clause 5.10.10 is a discretionary clause, that is, it relies on merit and any proposal for development that is beyond strictly complying development would have to demonstrate merit in its own right as well as facilitating heritage conservation to be considered.

6.2 FUTURE USES FOR RAITH HOUSE

Raith was built as a family home and its ideal and preferred use would be as a single residence. This is a realistic use and the building layout and site is well suited to a family residence.

Other uses may be possible, however they would need to be implemented without adverse impacts on the layout and room arrangement of the building.

The building has been used for institutional use with limited success as seen in the closure of the facility and the level of adaptation that has taken place to provide suitable spaces for other than single residential use. Buildings such as this do not convert well to institutional or commercial uses and it is unlikely that such a use would be appropriate in the future.

There would appear to be a reasonable demand for high quality heritage homes and with a well-defined setting the property should be an attractive market proposition.

Often large houses are sub-divided to create more manageable unit sizes. Raith does not easily adapt to apartment development due to its layout and if such a use was proposed it would be likely to impact on heritage values.

The property could also be used for a mixed residential and home office type use or even gallery or similar use.

Policy 1:

Raith should continue as a residence and should only be used for other uses where they do not have significant impacts on the spatial arrangement or fabric of the place.

Policy 2:

The land around Raith, if it is excised from the house setting, should be developed for residential use in ways that do not impact on the setting or significance of the house and its remaining land.

6.3 SETTING

Creation of a generous and appropriate setting for the house is a fundamental requirement for consideration of sub-division and potential adjacent development. If the heritage incentive clause is to be used, it would be predicated on establishing a setting that fully conserves the heritage value of the house. This setting is set out in the drawing below.

The recommended setting is based on an analysis of the place and how it will function and be seen as a single residence. This analysis concludes that the land to the west is not required as part of the setting and while it is possible to retain it does not actively add to the heritage value of the place.

It may also be necessary to either excise the eastern driveway or create easements for its ongoing use. These would be acceptable policies.

Policy 3

The setting as drawn in figure 41 is the minimum setting to be retained around the house and is to be retained as a single lot.



Figure 42 Recommended setting for Raith House. The western boundary follows the base of the embankment to the raised platform around the house. The area to the south between the driveway and the rear boundaries of residences to the east, does not form part of the essential setting of the house and could be separate from the land provided suitable controls on future development were put in place. The driveway is likely to be subject to an easement or right-of way for access. The area marked red is the setting for the house that should not contain development other than directly related to the house (such as additions). An indication of the preferred location for additions (if they are required) is shaded green.

6.4 FABRIC

The fabric as discussed falls into two distinct areas, remaining original fabric and altered fabric. With the current works about to take place there will also be replacement fabric that will be of value in that it reinstates the parts of the building that have been lost through fire and vandalism.

As a general principal, original fabric is significant and should be retained.

This may not always be possible as it may be damaged to the point where it cannot be recovered or there has been such a loss of fabric in the area that minor other changes could be acceptable.

The internal fabric that is most important is that in the principal rooms and hallways where the character and appearance of the house are most critical. Conversely areas that are service areas that have been altered have much more flexibility in approach to fabric change.

This does not however extend to the external form of the building where all early and original fabric should be retained where it remains. This applies to unpainted brickwork, stonework, joinery, linings, roofs, etc.

It is also acknowledged that to upgrade a house such as Raith to a high contemporary standard will involve both conservation work and adaptation work. This is reasonable and the guidelines set out in the fabric analysis as to the extent of potential changes that could take place to various rooms provides guidance as to how this may take place. It is noted that this CMP does not promote a particular approach to how the house should be adapted and used, but its rather formal and quite inflexible arrangement of principal rooms suggests that where contemporary additions or changes are required they fit best into the rear areas of the house.

Policy 4:

The key policy is that any works that propose change to significant fabric need to be considered against the level of impact on that fabric and where alternative solutions exist that better retain significance they should be fully explored.

Policy 5:

There is a fundamental expectation that the historic room arrangement and finishes of most of the building and in particular the principal rooms and hallways will be conserved as part of any future use.

Policy 6:

The original external form of the building, where it remains, is to be conserved in that form.

Policy 7:

Later changes to the exterior such as rendered walls and altered windows, may be retained or where possible removed to recover earlier forms and finishes.

6.5 NEW WORK

If new buildings or additions are required, they can be added to the site with relative ease. The recommended controls for this are:

Policy 8

New structures or additions should not be added to or in front of the principal elevations, that is the front and two side elevations.

Policy 9

Given the setting of the house against a steep embankment the only feasible locations for additions to the building would be the area of the former garage where a new wing could be located that extends to the west. Such a wing could accommodate additional living spaces and garaging etc. It would be desirable to retain the front driveway and to extend the drive around the western end of the house as originally appears to have occurred.

A new wing could be contemporary in design subject to a suitable design approach that responds to the existing house.

Policy 10

Similarly a detached structure could be considered in the rear western portion of the site with similar controls.

Policy 11

A new structure could be located to the east of the house generally where the current service building is located. However, without extensive site works it is unlikely that a direct connection to the existing house could be achieved in this location without significant compromise to the appearance of the house.

Policy 12

It may be possible to add minor new elements to the site provided they are sited carefully and integrated into the overall landscape setting of the place.

6.6 MAINTENANCE

The ongoing maintenance and care of the place is essential to conserve the building and site in good condition. The most important action is to occupy the house as soon as practicable to reduce the potential for vandalism.

Once the house has been conserved and occupied presumably with upgrade and adaptation works a regular maintenance program is important to retain it in good condition. Basic activities such as cleaning gutters, cyclical painting and maintaining the garden and grounds are the major elements of maintenance. Beyond that attending to minor damage, keeping water out of the building and cyclical works will ensure the place remains in sound condition.

Policy 13:

It is recommended that a maintenance plan be required as part of any future sub-division proposal and that plan be attached to any sale of the property.

Policy 14:

Cyclical and thorough maintenance must be undertaken by current and future owners.

6.7 INTERPRETATION

As the future of the site will involve some form of sub-division and development it is appropriate that the history of the place be interpreted as part of that work. Raith has a

straight-forward history that can easily be told within the context of the development of the area and this could be presented as an information panel in the public domain as a basic way to understand the property. Other simple interpretive concepts could be naming any new streets or developments with names deriving from the property and ensuring that the CMP is provided to the local library and historical society.

Policy 15:

Interpretation of the history of the property should be a requirement of any future consent for works, development or sub-division of the property.

6.8 REVIEW OF THE CMP

This CMP has had several reviews, all anticipating some form of future ownership and possibly sub-division and development of the site. Assuming that such action takes place and is carried out using the principles and recommendations of this plan there should be little need to update the plan unless there is another significant proposal for the site of Raith that is not addressed by these policies.

Often a standard recommendation is for a CMP is to be upgraded or reviewed every 5 years, however, if the property reverts to single residential use and any adaptation or building works are approved by Council and satisfy the recommendations and policies of this plan a further review may not be required.

This is not a standard recommendation for review, but when a property moves back to its original purpose (residential in this case) and there is no major proposal for changes that would require a new approach this plan will be adequate to manage the future of the property.

Policy 16:

Only review this CMP if there is a significant change in approach to the site, significant adaptation works are proposed, a major change of use is proposed or there is a significant change in the planning scheme that applies to the site. If the property is sub-divided and single residential use of the house is undertaken (as set out in this plan), the policies of this plan will be adequate to guide future work.

6.9 MANAGEMENT

When undertaking works to Raith there needs to be a clear understanding of the heritage value and the consequent constraints that operate on the property. These constraints are basic and are set out in the following policy.

Policy 17:

- *works should not be undertaken without consent unless there is a specific exemption available such as undertaking routine maintenance.*
- *works should be undertaken by contractors with heritage experience where work is required to heritage fabric*
- *if significant work is being undertaken it is recommended that the work be supervised by a qualified heritage architect*
- *advice should be sought prior to planning works to the place from council, their heritage consultant or an independent heritage consultant*

- *contractors and others working on the site should be inducted and advised of the heritage values of the place*
- *good records of work should be maintained for future owners and to record what and how change is undertaken.*
- *when working on significant fabric ideally fabric should be retained, where it is damaged it should be carefully repaired and only when repair is not possible should fabric be replaced.*
- *basic concepts such as retaining face brick as face brickwork and not painting it are important to retain the heritage values of the building.*
- *when undertaking work and in particular repairs, work should be like for like, that is, for example, render and plasterwork should be replaced or patched using the same render and plaster mixes as found on the building, mortars should match, timber sizes should match, etc.*