

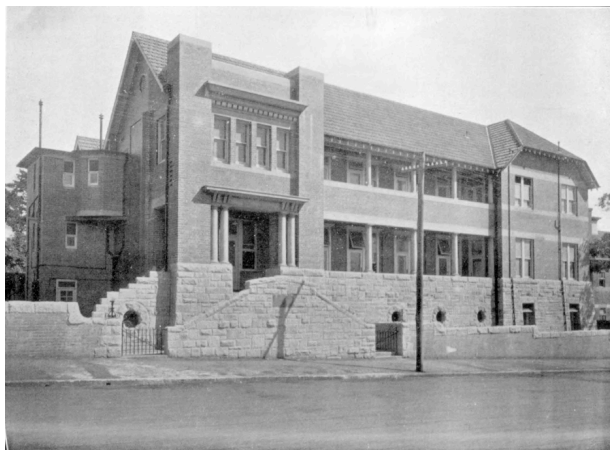
**PROPOSED REDEVELOPMENT**

**OF THE**

**ANN WALSH BUILDING**

**WEST STREET, LEWISHAM, NSW**

**REVISED HERITAGE IMPACT STATEMENT**



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Prepared for

Catholic Health Care

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Frontispiece: The West Street frontage of the outpatients' department as completed in 1917

Source: *Lewisham Hospital Annual Report, 1917/1918*

## 1.0 INTRODUCTION

### 1.1 BRIEF

This revised report has been prepared to assess the impact of the proposed redevelopment of the Ann Walsh building at the Lewisham aged care site at West Street, Lewisham. This report (Volume 6) addresses the impact of the redevelopment on the Ann Walsh Building. The impact of the overall site development and site works is assessed in Volume 2 and the impact of the changes to the former Novitiate are the subject of separate assessment (Volume 4).

### 1.2 BACKGROUND

The design has been the subject of ongoing discussions with the consent authority and has been revised to address some of the issues raised. An addendum to the original reports was prepared by this office in August 2019:

John Oultram Heritage & Design, *Proposed Redevelopment of the Former Novitiate of the Little Company of Mary & Ann Walsh Building, West Street, Lewisham, Heritage Impact Statement Addendum*, dated August 2019

The addendum was specifically prepared to respond to Council concerns outlined in their letter dated 24<sup>th</sup> July 2019 to comment on proposed design changes or to provide further justification for some of the changes proposed.

Council has requested that the Heritage Impact Statements prepared for the development be updated to reflect these and other changes to provide a consistent suite of reports on the current proposals.

The revised report has been prepared on behalf of Catholic Health Care, the owners of the property.

### 1.3 OTHER REPORTS

The works to the Ann Walsh Building are part of a wider development of the Lewisham Age care site at West Street that involves the redevelopment of the whole of the site for aged care use including:

- Redevelopment of the site to the south and west for aged care buildings in the form of three towers and a low level podium
- Associated site works and landscaping
- Redevelopment of the former Novitiate for aged care use
- Associated works to the East and North Gardens to the Novitiate

The works to the site overall including the new buildings and site works. The former Novitiate and its gardens are the subject of a separate heritage impact statements

Conservation Management Plans have also been prepared for the former Novitiate and the Ann Walsh building.

This report is part of a suite of reports prepared by this office that have been structured as follows:

- Volume 1      *Lewisham Aged Care, Thomas Street/West Street, Lewisham, Heritage Assessment and Conservation Development Strategy*
- Volume 2      *Proposed Redevelopment, Catholic Health Care, Thomas and West Street Lewisham NSW, Heritage Impact Statement*
- Volume 3      *Former Novitiate of the Little Company of Mary, West Street, Lewisham, Conservation Management Plan*
- Volume 4      *Proposed Redevelopment of the Former Novitiate of the Little Company of Mary, West Street, Lewisham, Heritage Impact Statement*
- Volume 5      *Ann Walsh Building, West Street, Lewisham, Conservation Management Plan*
- Volume 6      *Proposed Redevelopment of the Ann Walsh Building, West Street, Lewisham, Heritage Impact Statement*

The reports have been structured to avoid repetition of the common history of the site and the assessments of its components.

## 1.4 STUDY AREA

### 1.4.1 Location

The study area is part of the former Lewisham Hospital complex bounded by Thomas Street, West Street, the western railway line and the grounds to Trinity Grammar Infants' School and St. Thomas Becket Church (Figures 1.1 – 1.3).

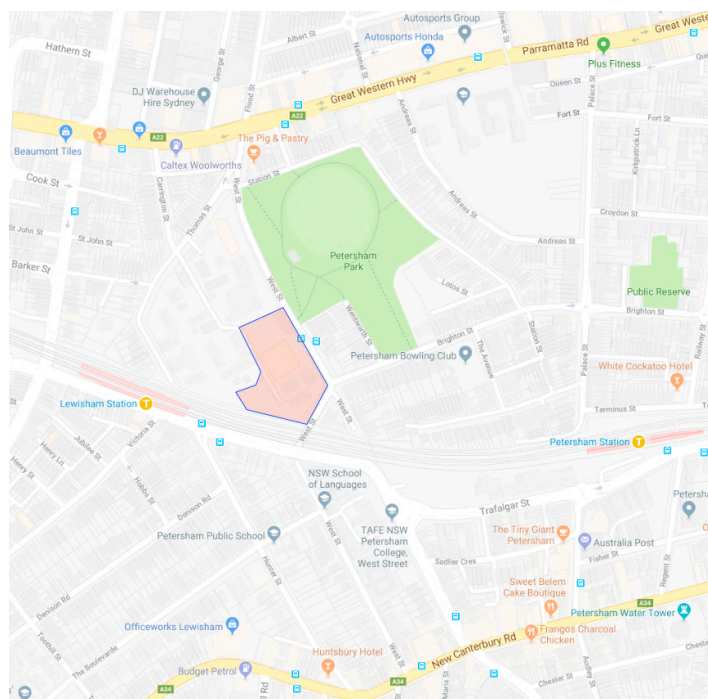
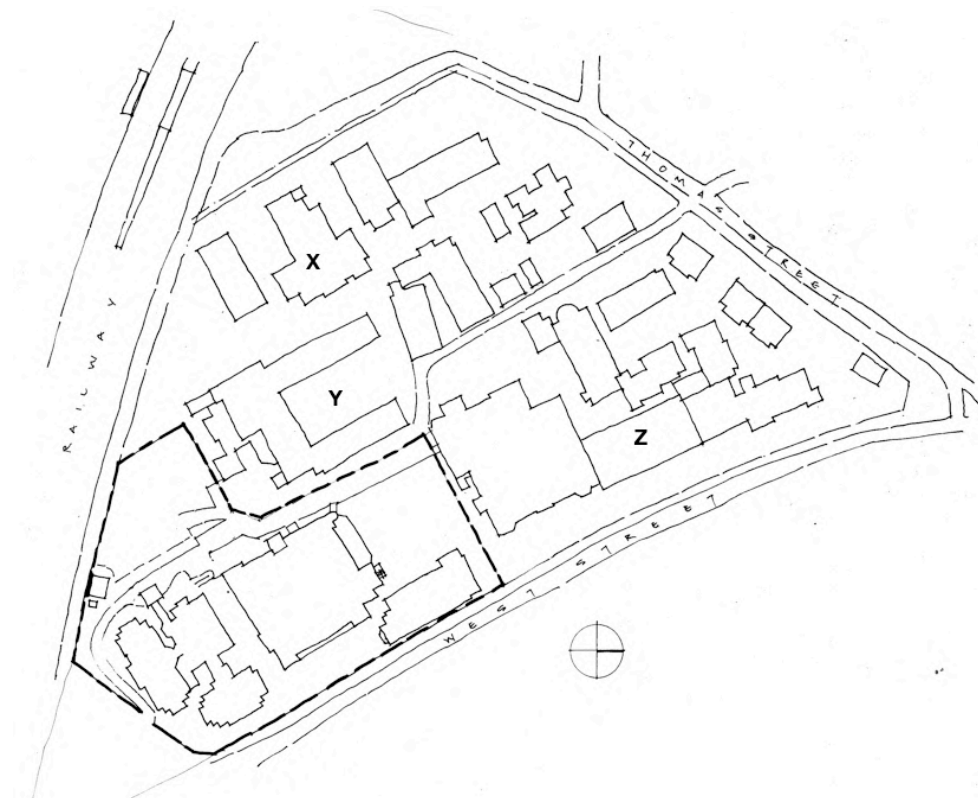


Figure 1.1      Lewisham Aged Care - Location Plan. Site highlighted by author

Source: Google Maps

### 1.4.2 Lewisham Hospital

The site was formerly part of Lewisham Hospital and the former hospital buildings about the site to the north and are now used as the headquarters of the Society of St. Vincent de Paul. The original formation of the site included the Church precinct to the west that includes the St. Thomas Becket Church, the presbytery and various school buildings now occupied by Trinity Grammar Infants' School. This area played a role in the historic development of the site and is referred to in this report as *the site*. (Figure 1.3)



ITEM	BUILDING	
X	ST THOMAS BECKET CHURCH	
Y	TRINITY GRAMMAR SCHOOL	
Z	FORMER LEWISHAM HOSPITAL (ST VINCENT DE PAUL SOCIETY)	

Figure 1.2 The Study Area – Former Lewisham Hospital site

### 1.4.3 Lewisham Aged Care

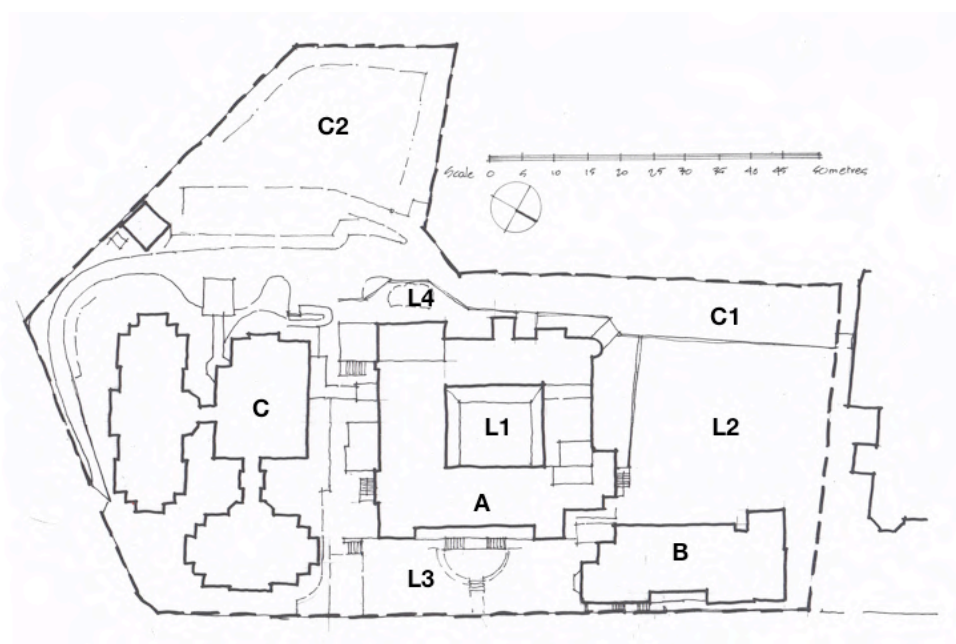


Figure 1.3 The Study Area – Lewisham Aged Care

The site contains a number of buildings and site areas:

ITEM	BUILDING
A	NOVITIATE
B	ANN WALSH BUILDING (FORMER OUTPATIENTS' DEPARTMENT)
C	AGED CARE HOSTEL
	LANDSCAPE AREAS
L1	CLOISTER
L2	NORTH GARDEN
L3	EAST GARDEN
L4	WEST GARDEN
	OTHER AREAS
C1	CAR PARK AND DRIVE
C2	CAR PARK

### 1.5 ARCHAEOLOGICAL HERITAGE ASSESSMENT

The site was the subject of a separate archaeological study:

Dominic Steele Consulting Archaeology, *Aboriginal and Non-Aboriginal Archaeological Heritage Assessment, Former Lewisham Hospital, Convent and Cemetery*, dated February 2012 (Steele)

The recommendations of this report are noted below.

### 1.6 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Inner West Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

The proposals have also been assessed against the conservation guidelines in the Conservation Management Plan for the building.



## 1.7 LIMITATIONS

This report only addresses the European significance of the place and refers to the archaeology report on aboriginal and archaeological significance. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

## 1.8 AUTHORS

This report has been prepared by John Oultram of John Oultram Heritage and Design. Historical research was prepared by Nick Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

## 1.9 LIST OF CHANGES – ANN WALSH BUILDING

The amendments to the design that have impacted on the Ann Walsh Building are noted below. Some of the amendments were in previous drawings issues but have been retained in the latest issue under Revision F.

DRAWING	REV	ITEM	REPORT SECTION
DA-030	F	NEW ROAD TO NORTH REMOVED	8.2
		NORTH WING AND ANNEXE OF ANN WALSH BUILDING RETAINED	8.2 & 8.5
DA-100	F	NORTH WING AND ANNEXE OF ANN WALSH BUILDING RETAINED	8.5.1
		BASEMENT INTERNAL LAYOUT AMENDED	8.5.1
DA-101	F	NORTH WING AND ANNEXE OF ANN WALSH BUILDING RETAINED	8.5.2
		LEVEL 01 INTERNAL LAYOUT AMENDED	8.5.2
DA-102	F	NORTH WING OF ANN WALSH BUILDING RETAINED	8.5.3
		LEVEL 02 INTERNAL LAYOUT AMENDED	8.5.3
DA-200	F	EAST ELEVATION SHOWING NORTHERN WING RETAINED	8.5.6.2
DA-203	F	WEST ELEVATION SHOWING NORTHERN WING AND ANNEXE RETAINED	8.5.6.8 & 8.5.6.11
DA-204	F	NORTH ELEVATION SHOWING NORTH WING AND ANNEXE RETAINED	8.5.6.5
DA-300	F	NORTH SECTION OF ANN WALSH BUILDING RETAINED	8.2 & 8.5
SK-201	F	LEVEL 01 DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.2.5
SK-202	F	LEVEL 02 DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.3.4
SK-210	F	LEVEL 01 DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.2.5
SK-211	F	LEVEL 02 DETAIL DRAWING ADDED TO SHOW CHANGES AND HERITAGE SIGNIFICANCE	8.5.3.4
SK-240	F	ILLUSTRATION TO SHOW INTERNAL DETAIL	8.5.2.3

Where text has been altered or additional text and illustrations provided these are noted in blue.

## 2.0 HISTORICAL DEVELOPMENT

The history of the place is comprehensively described in Volume 1 and the Ann Walsh CMP (Volume 5) and this has been edited below to focus on the development of the Ann Walsh Building.

### 2.1 ANN WALSH BUILDING

#### 2.1.1 Early Development

In 1916 a part of the cemetery ground was granted to the LCM,<sup>1</sup> and within this area, a new outpatients' department, proposed in 1916, was completed in 1918. At the time of the laying of the foundation stone by Archbishop Kelly in April 1917, the *Sydney Morning Herald* described the development as follows:<sup>2</sup>

*The new building has a frontage to West Street and is being erected on land adjoining the private hospital. The new outdoor patients' department will have a pleasant outlook, for it will overlook Petersham Park. The portion now being erected will comprise a two-storey brick building, built upon stone foundations and rooked with tiles. It will contain a large entrance hall leading to extensive waiting rooms, dispensary, reception, examination and operating rooms, all fitted in the most up-to-date manner necessary for the speedy and successful treatment of all classes of outpatients. The lower floor of the northern wing will be arranged for pathological work, and will contain up-to-date X-ray rooms, drug stores, etc. Indeed, when this building is completed, the hospital will be in possession of a very fine outdoor patients' department, fitted and furnished throughout with all the latest in medical and surgical requirements to carry on such work successfully. The system of ventilation to be employed and the general lay-out of the building will provide for a maximum of sunlight and air, while electricity will be installed for artificial light and for cooking purposes.*

The new wing, designed by architects Wardell and Denning, was opened in July 1918. At that time a marble tablet was installed that commemorated brothers John (died 1918) and William Redmond (died 1917). Both Redmonds were moderates in the campaign for home rule for Ireland and their families had gifted money to the hospital.<sup>3</sup>

Photographic evidence indicates the northern elevation was remodelled by the early 1930s. The architects for this were presumably JD Moore and VL Dowling. The outpatients' department was closed on the sale of Lewisham Hospital in the 1980s.

#### 2.1.2 Later Development

The historic association of the Hostel precinct with the LCM ended in 1988 on the sale of the Lewisham Hospital property to the St Vincent de Paul Society. The Society may have had some involvement in the Hospital prior to this as designs were prepared for the alteration of part of the Novitiate in 1978/79 for aged care use. The designs were prepared by architects Gordon M. Jenkins And Associates and included conversion of the second, third and fourth floors to aged care and some minor alterations to the lower floors. A new lift was added to the west elevation and two, steel fire stairs to the south.

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<sup>1</sup> CMP 1990 Appendix

<sup>2</sup> 'Buildings and Works', *Sydney Morning Herald*, 4/4/1917, p.16

<sup>3</sup> 'Lewisham Hospital', *Sydney Morning Herald*, 2/7/1918, p.3

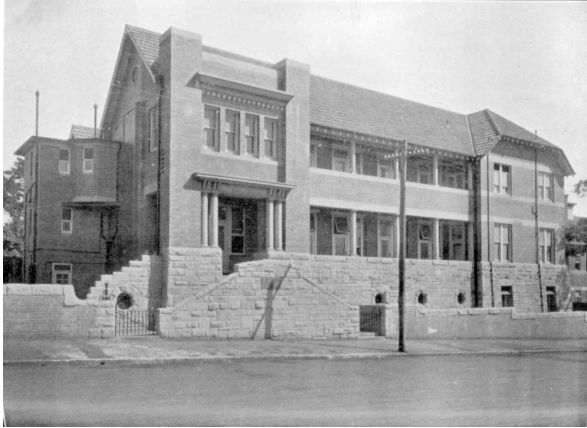


Figure 2.1 The West Street frontage of the outpatients' department as completed in 1917

Source: *Lewisham Hospital Annual Report, 1917/1918*



Figure 2.2 The northern frontage of the outpatients' department as completed in 1917

Source: *Lewisham Hospital Annual Report, 1917/1918*



Figure 2.3 The northern frontage of the outpatients' department as altered

Source: *Lewisham Hospital Annual Report, 1931/1932*



Figure 2.4 The waiting room as built

Source: *Lewisham Hospital Annual Report, 1927/1928*



Figure 2.5 Patients still waiting in the mid 1950s

Source: *Lewisham Hospital Annual Report, 1956/1957*



Figure 2.6 The fittings and decoration of one of the specialist rooms as built

Source: *Lewisham Hospital Annual Report, 1917/1918*

### 3.0 PHYSICAL EVIDENCE

#### 3.1 GENERALLY

The Ann Walsh is set on a site to the west of West Street Lewisham. It was formerly part of Lewisham Hospital that occupied a larger site including buildings to the northern side of the subject site that are now owned and occupied by the St. Vincent de Paul Society. The aged care facility, including the Ann Walsh Building, the former Novitiate and the Aged Care Hostel, is a stand-alone facility owned by Catholic Health Care.

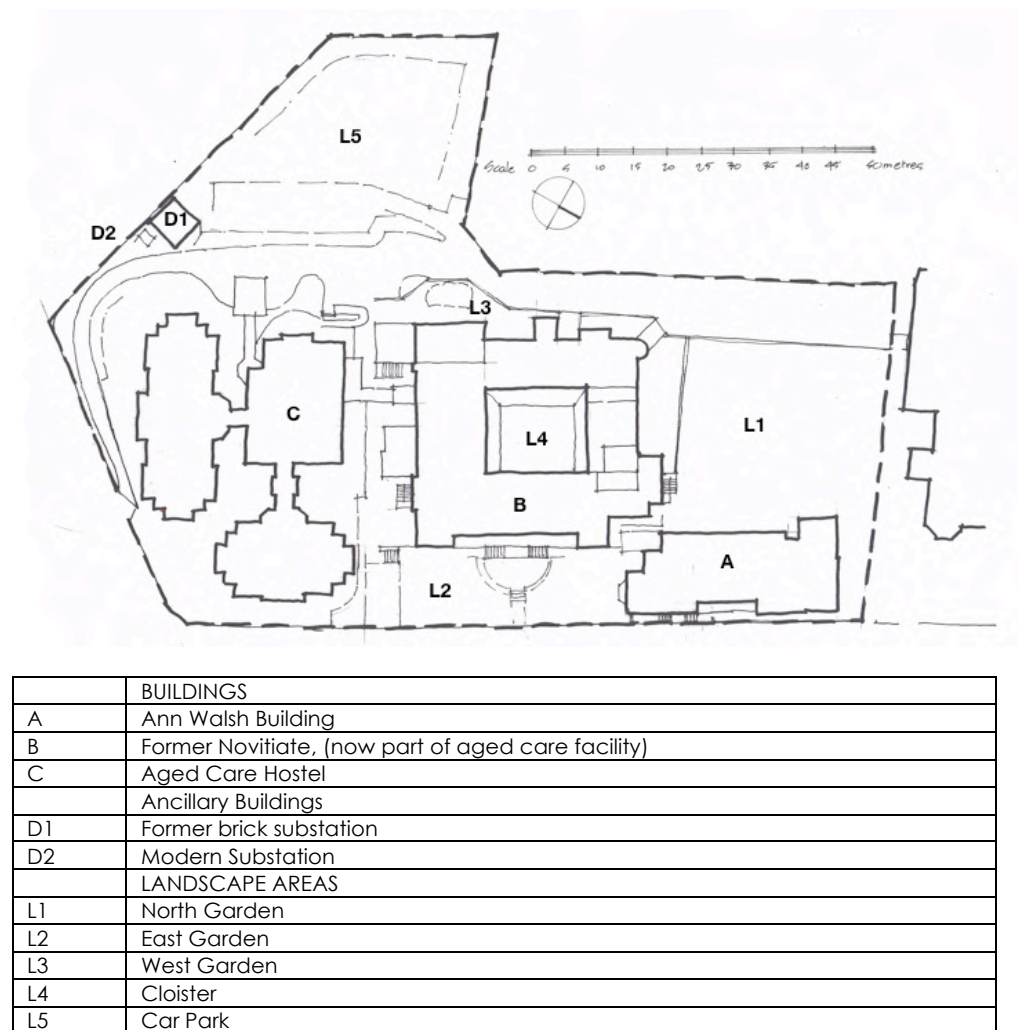


Figure 3.1 Site Plan – Lewisham Aged Care

The site boundary to the north and west is generally not marked though there are boundary walls to West Street and fences the railway line and part of the school site.

## 3.2 BUILT ELEMENTS

### 3.2.1 Ann Walsh Building

The current plans of the building are shown in Figures 3.1 to 3.3 and the elevations in Figures 3.4 and 3.5.

The Ann Walsh Building is a two/three storey building in the Federation Free Classical style set to the northeast corner of the site. The building is in face brick with render banding on a battered, rockface sandstone base with a hipped and gabled terracotta tile roof. The building is reasonably intact but has been altered with later additions to the north and south. The additions are marked by the lower sections being in brick.

The main entrance to the building was originally off West Street with a double set of stone steps up to a projecting, brick bay with a parapet to the street with brick, corner piers. The entrance has a decorated cornice supported on round, classical columns. To the north is a two storey verandah under the main roof with a brick spandrel supported on classical, concrete columns. There is a second projecting bay to the north with a jerkin head roof.

There is a second entrance to the north that is part of the later addition with a classically detailed façade in brick and render with render decoration to the central entrance. The addition has a roof top infill in fibro.

At the rear of the building is a pitched roof wing forming a large waiting room that shows evidence of being built with an extension planned to the south. There is also a two storey, flat roof addition to the south with an external access stair.

The building is set into the ground at the south and east with retaining walls to the gardens each side.

Internally the building has a purpose-designed layout to serve as doctor's consulting rooms and a large waiting room with service rooms in the lower floor. There are two entrance halls; the original entrance to the east that has an ornate, polished timber stair and leadlight decoration and a second entrance hall to the north with a terrazzo stair with built-in joinery that serves only the ground and first floors.

The basement is a warren of rooms with changing levels and is quite utilitarian. Part of the basement has been converted to a pottery store and the remainder is used as workshops.

The ground and first floors are divided into cellular rooms and corridors and has an unusual plan relating to its use. The original section is characterised by its purpose-designed bays with sliding internal doors or glazed doors and sidelights onto the verandah. At the ground level there is a large waiting area with a tiled floor and a vaulted timber ceiling supported on decorated, arched, timber trusses. The original ceiling has been obscured by a modern, suspended ceiling at a lower level but is visible in the roof space above accessed from the main stair. The original section has high quality joinery and retains much of its original detailing and fabric, including original lavatories. The later additions are plainer in detail.

There is a stone and brick wall boundary wall to West Street.





Figure 3.1 Ann Walsh Building – Lower Ground Floor Plan

August 2018

Source: Architect (room numbering by author)

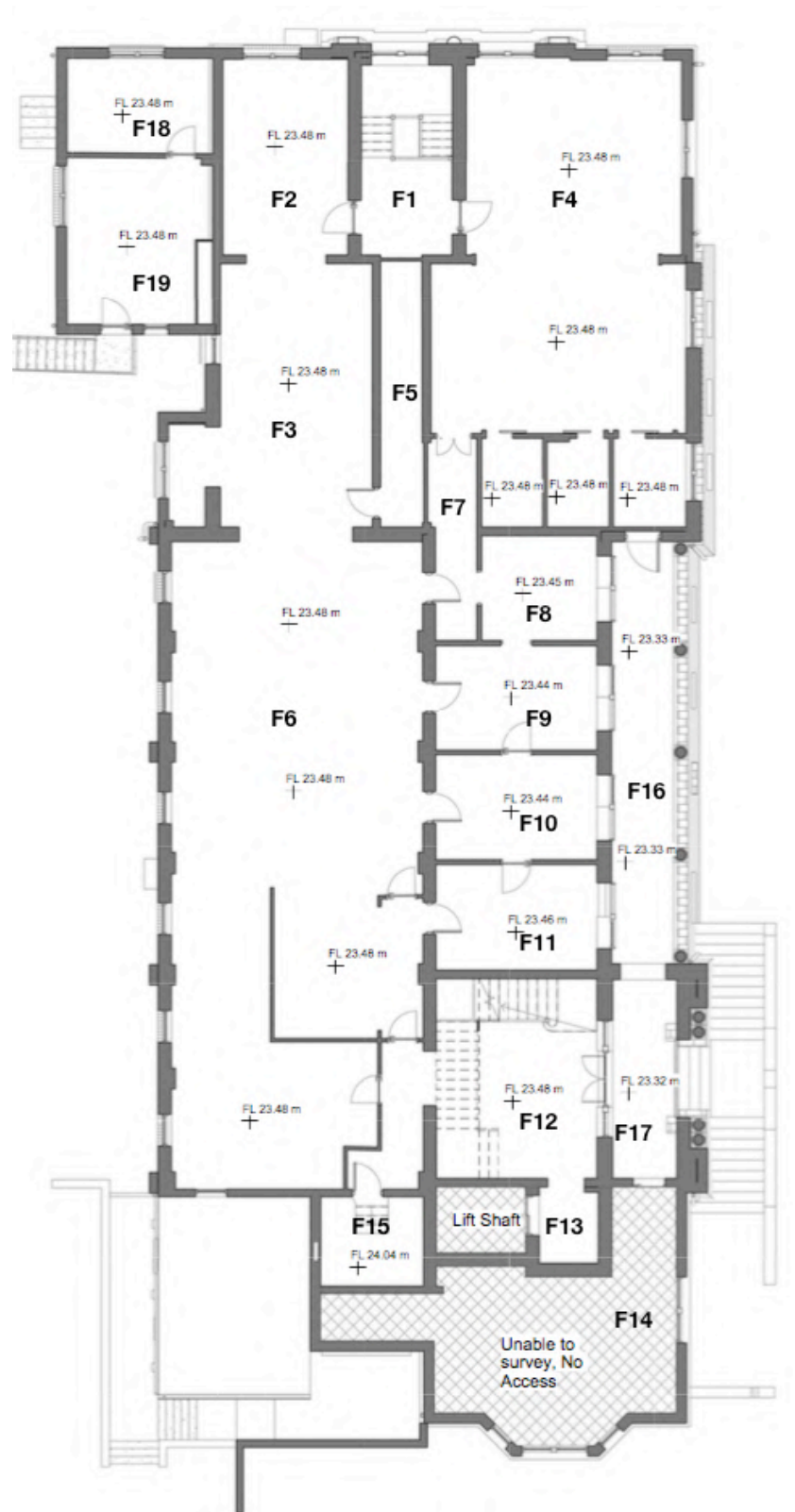


Figure 3.2 Ann Walsh Building – Ground Floor Plan

August 2018

Source: Architect (room numbering by author)



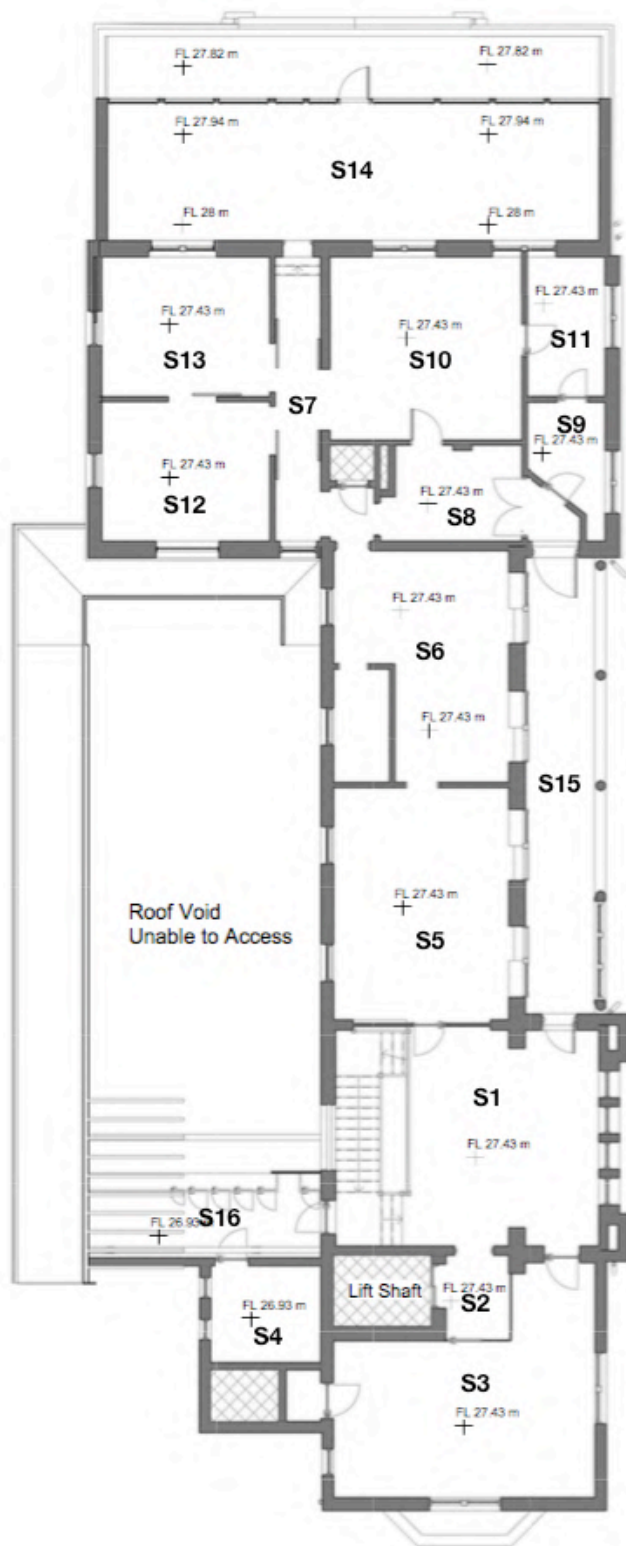


Figure 3.3 Ann Walsh Building – First Floor Plan

August 2018

Source: Architect (room numbering by author)



Figure 3.4 Ann Walsh Building – Elevations

August 2018

Source: Architect



NORTH ELEVATION



SOUTH ELEVATION

Figure 3.5 Ann Walsh Building – Elevations

August 2018

Source: Architect

### 3.3 SETTING AND SURROUNDINGS

The early extent of the site remains readable in the area bounded by West Street, Thomas Street and the Railway line. Within this there are various complexes of institutional buildings.

#### 3.3.1 Lewisham Hospital

As noted above, the Aged Care Complex was formerly part of Lewisham Hospital that contains a large collection of buildings and that was originally the site for the convent of the Little Company of Mary. The Order developed the site as a hospital that grew to be a large facility with buildings from various periods and includes:

Buildings	
Mary Potter Wing	Three storey face brick building in the Federation Queen Anne style with a hipped terracotta roof
Children's Hospital of the Holy Child	Two storey, face brick building
Petersham Convent of the Maternal Heart	Two storey, face brick building
Marian Wing	Two storey, face brick building in the Federation Free classical style on a stone base
Chapel and Belltower	High, face brick building and tower in the Inter War Romanesque style
Staff Dining Room	Two storey, painted brick building with a hipped roof
Chaplains Residence	Two storey, painted brick building with a hipped terracotta tile roof
Nurse Accommodation	
Central Services Building	Modern, three storey steel and glass building with a flat roof

Along with the Novitiate and Ann Walsh building the buildings form, an impressive range along West Street and read as a contiguous complex.

The Aged Care site was originally an enclosed site with fences and walls all round but it is now open to the Hospital. The closest building is the Marian Wing, a two storey building in the Federation Free Classical style in face brick building on a stone base with a hipped terracotta tile roof. The building has a verandah to West Street (now enclosed) and an internal courtyard. The building has some relationship to the subject site effectively closing the North Garden with an axial entrance related to the paths in the garden.





Figure 3.8 Lewisham Aged Care, Lewisham  
Former Lewisham Hospital  
Marian Wing



Figure 3.9 Lewisham Aged Care, Lewisham  
Former Lewisham Hospital  
Mary Potter Wing



Figure 3.10 Lewisham Aged Care, Lewisham  
Former Lewisham Hospital  
Main entrance to West Street

### 3.3.2 St. Thomas Becket Church, School and Presbytery.

To the west of the study area is the St. Thomas Becket Church, School and Presbytery that now partly occupied by the Trinity Grammar Infants' School.

The site includes:

St. Thomas Becket Church	Late Victorian Gothic style building in white stone with a gabled slate roof and stone tower
Church Hall	
School Hall	
Classrooms	Two storey Federation period building in face brick with a gabled slate roof
Presbytery	Two storey, late Victorian house in rendered masonry with a gabled slate roof and projecting front bay with flanking verandah
Classrooms	Range of single and two storey buildings from the late Victorian period onwards

The modern classrooms are the most dominant feature in relation to the subject site being set close to the access drive though the complex. Other areas have little visual relationship and there are limited views from the built sections of the site to the church group, though they are visible through the wire fence to the car park.

### 3.3.3 Railway Line

To the southwest of the study area is a multi-rail, railway line set into a cutting as it approaches the West Street bridge. There is small station in Thomas Street. The line is largely not visible from the study area due to the high brick wall along the western boundary that has a pedestrian path along it, though there are views through the chain link fence in the car park.

### 3.3.4 Petersham Park

To the east of the site across West Street is Petersham Park, a large park with a central oval and outbuildings including a grandstand, scoreboard and band rotunda. There is mature tree planting along the West Street boundary and a formal stone entry gate at the northern end of West Street.

### 3.3.5 Environs

This part of Lewisham is largely residential interspersed with commercial buildings along the main arteries.



Figure 3.11 Lewisham Aged Care, Lewisham  
St. Thomas Becket Church



Figure 3.12 Lewisham Aged Care, Lewisham  
Presbytery



Figure 3.13 Lewisham Aged Care, Lewisham  
Central drive and Trinity Grammar School

## 4.0 ASSESSMENT OF SIGNIFICANCE

The Ann Walsh CMP (Volume 5) contained a detailed assessment of significance and the summary is included below.

### 4.1.1 Definitions

The Australia ICOMOS Burra Charter defines cultural significance as:

*aesthetic, historic, scientific or social value for past, present or future generations.*

### 4.2 THE STUDY AREA

The Ann Walsh building is of cultural significance because:

Criterion (a)	<i>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)</i>
	The Ann Walsh building is an example of a purpose built outpatients' department completed in 1981 for the Little Company of Mary to the design of architects Wardell and Denning
	The building was part of Lewisham Hospital that was established in 1886 by the Little Company of Mary on land provided by the Catholic church under Archbishop Polding
	The site was originally part of land purchased by Archbishop Polding in 1852 with the intent of establishing a Catholic church and cemetery
	The study area was formerly part of Petersham Cemetery, a large parcel of land consecrated in 1865 by Archbishop Polding for Catholic burials and that was the site of the grave of the Archbishop that was removed to St. Mary's cathedral in 1901
	Local Significance
Criterion (b)	<i>An item has strong or special associations 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)</i>
	The place has association with:
	Archbishop Polding, an English born Benedictine monk who came to Australia in 1835 who vigorously supported the Catholic mission in Australia and the work of religious orders in providing support for the Catholic communities in Sydney
	The Little Company of Mary that was established in Australia in 1885 at the behest of Archbishop of Sydney, Cardinal Moran. The Order had been founded in England in 1877 by Mary Potter with a mission to care for the poor and sick and a major element of their work was establishing hospitals and providing nursing care
	High Local Significance
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The Ann Walsh building is a very good example of a three storey, purpose-designed, outpatients' department in the Federation Free Classical designed by architects Wardell and Denning.
	The building retains its bespoke interiors (in terms of layout and detail) with well detailed consulting rooms and common areas including an impressive vaulted waiting room
	High Local Significance



Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The site has been associated with the Catholic Church since the 1850's and the early chapel and the later St. Thomas Becket Church has served the religious needs of the Catholic community for over 150 years
	The site would be held in particular regard by the surviving religious of the Little Company of Mary being their first foundation in Australia and the headquarters of the Order
	The study area was formerly part of Lewisham Hospital that was established by the Little Company of Mary in 1887 and that has provided health care to the local community for over 150 years
	High Local Significance

Criterion (e)	<i>An item has the 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)</i>
	The archaeological potential of the site is low
	Does not meet the criterion

Criterion (f)	<i>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)</i>
	There are other religious based healthcare sites in Sydney and beyond but the site is unusual in the local area due to its history, its scale and the quality of its buildings
	Is Rare locally

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The study area is an example of a late Edwardian period outpatients department for a Victorian religious hospital foundation
	Does not meet the criterion at a State level
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>
	The study area is an example of a late Edwardian period outpatients department for a Victorian religious hospital foundation
	Representative Historically Locally Representative Aesthetically Locally Representative Socially Locally

#### 4.3 STATEMENT OF CULTURAL SIGNIFICANCE

The following statement is taken from the CMP:

*The Ann Walsh building is an example of a purpose built outpatients' department completed in 1918 for the Little Company of Mary (LCM).*

*The building was formerly part of Lewisham Hospital established in 1886 by the Little Company of Mary (LCM) on land provided by the Catholic Church under Archbishop Polding. The site was originally part of land purchased by the Archbishop Polding in 1852 with the intent of establishing a Catholic church and cemetery (Petersham Cemetery) that was consecrated in 1865.*

*The Ann Walsh building is a very good example of a three storey, Federation Free Classical style building designed by architects Wardell and Denning and retains its bespoke interiors (in terms of layout and detail) with well detailed consulting rooms and common areas including an impressive, vaulted waiting room*

*The study area has historical associations with Archbishop Polding, an English born Benedictine monk who came to Australia in 1835. The cemetery was the burial place of several prominent Catholics. The place also has associations the original land grant to Captain Neil McKellar in 1794 and the Petersham Estate of which it formed part.*

*The site has been associated with the Catholic Church since the 1850's and the early chapel and the later St. Thomas Becket Church has served the religious needs of the Catholic community for over 150 years.*

*The site would be held in particular regard by the surviving religious of the Little Company of Mary and the study area was formerly part of Lewisham Hospital that was established by the Little Company of Mary in 1887 and that has provided health care to the local community for over 150 years.*

CMP p. 49

## 5.0 DEFINING AND RANKING SIGNIFICANT ELEMENTS

### 5.1 PREAMBLE

The Ann Walsh CMP (Volume 3) contained rankings of spaces and fabric of the former Novitiate and these are shown on Section 9.0 in the assessment of the proposals.

### 5.2 GRADINGS OF SIGNIFICANCE

Different components of the place may make a different relative contribution to its heritage value. The NSW Heritage Manual has identified gradings of significance that can be applied to the place that have been amended as follows:

VH	Very High	Very high degree of original fabric
		Demonstrates a key element of the of the item's significance
H	High	High degree of original fabric
		Demonstrates an important element of the of the items significance
		Alterations do not detract from significance
M	Moderate	Altered or modified elements
		Elements with heritage value and which contribute to the overall significance of the item
L	Little	Altered or modified elements with little heritage value
		Alterations detract from significance
		Difficult to interpret
I	Intrusive	Damaging to the items heritage significance

The building was constructed in 1917/1918 but was altered in the early 1930s largely to a similar style and layout. The building appears to have remained largely intact from that time and the period selected for the identification of significant fabric is 1918 to 1930. The southern extension of the building was fairly seamless and may have been planned but the northern extensions are quite crude externally apart for the decorated, stucco entrance.

### 5.3 RANKING OF INTERNAL DETAIL AND FINISHES

The AWCMP contained rankings of internal details and finishes in table form that are reproduced in table form in Section 9.5 below with an indication of their treatment in the proposed works. Only elements ranked moderate and above in significant spaces are noted.

### 5.4 RANKING OF EXTERNAL DETAIL AND FINISHES

The AWCMP contained rankings of the external elevations and details in table form that are reproduced in table form in Section 9.5 below with an indication of their treatment in the proposed works. Only elements ranked moderate and above are noted.

### 5.5 RANKING OF EXTERNAL SPACES AND LANDSCAPING

The HACDS contained rankings of external spaces and landscaping. The Ann Walsh building has no gardens of note and its setting is largely provided by the East and North Gardens to the Novitiate and the works to these is assessed in Volume 4.

## 6.0 HERITAGE LISTINGS AND CONTROLS

The heritage listings and controls applying to the site are noted in Volume 1. The property is listed on the following:

AUTHORITY	Listed
Australian Heritage Council	
National Heritage List	No
NSW Heritage Council	
State Heritage Register	No
State Heritage Inventory	Yes
Inner West Council	
Heritage Item	Yes
Conservation Area	No
Heritage Items in the Vicinity	Yes
Heritage Conservation Areas in the Vicinity	Yes

### 6.1 LOCAL AUTHORITY

The local authority for the area is Inner West Council<sup>4</sup>. The property is listed as a heritage item in Schedule 5 Part 1 of the *Marrickville Local Environment Plan 2011* (as amended) (LEP) as part of the former Lewisham Hospital.

ITEM	ADDRESS		RANKING
I63	1 Thomas Street and 2B and 2C West Street	Former Lewisham Hospital and grounds including convent	Local

The property is not within a conservation area but is in the vicinity of several heritage items:

ITEM	ADDRESS		RANKING
I64	3 Thomas Street	St. Thomas's Catholic Church, School and Presbytery, including interiors	Local
I65	Thomas Street	St. Thomas's Catholic School	Local
I225	2 Station Street	Petersham Park including park and stone boundary walls, pergolas and memorial gates	Local
I230	West Street	Petersham Girls' High School (former) including interiors	Local
I324	17 Railway Terrace	Two storey Federation Queen Anne style residence	Local

The property is also in the vicinity of two conservation area identified in Schedule 5 Part 2 of the LEP:

ITEM	ADDRESS		RANKING
C3		Petersham North Heritage Conservation Area	Local
C26		Lewisham Estate Heritage Conservation Area	Local

The heritage provisions of the LEP relating to the development of a heritage item, in the vicinity of a heritage item and in the vicinity of a heritage conservation area would apply to the development at the site.

<sup>4</sup> Marrickville Council has recently been amalgamated and till new controls are gazette the Marrickville Planning controls apply

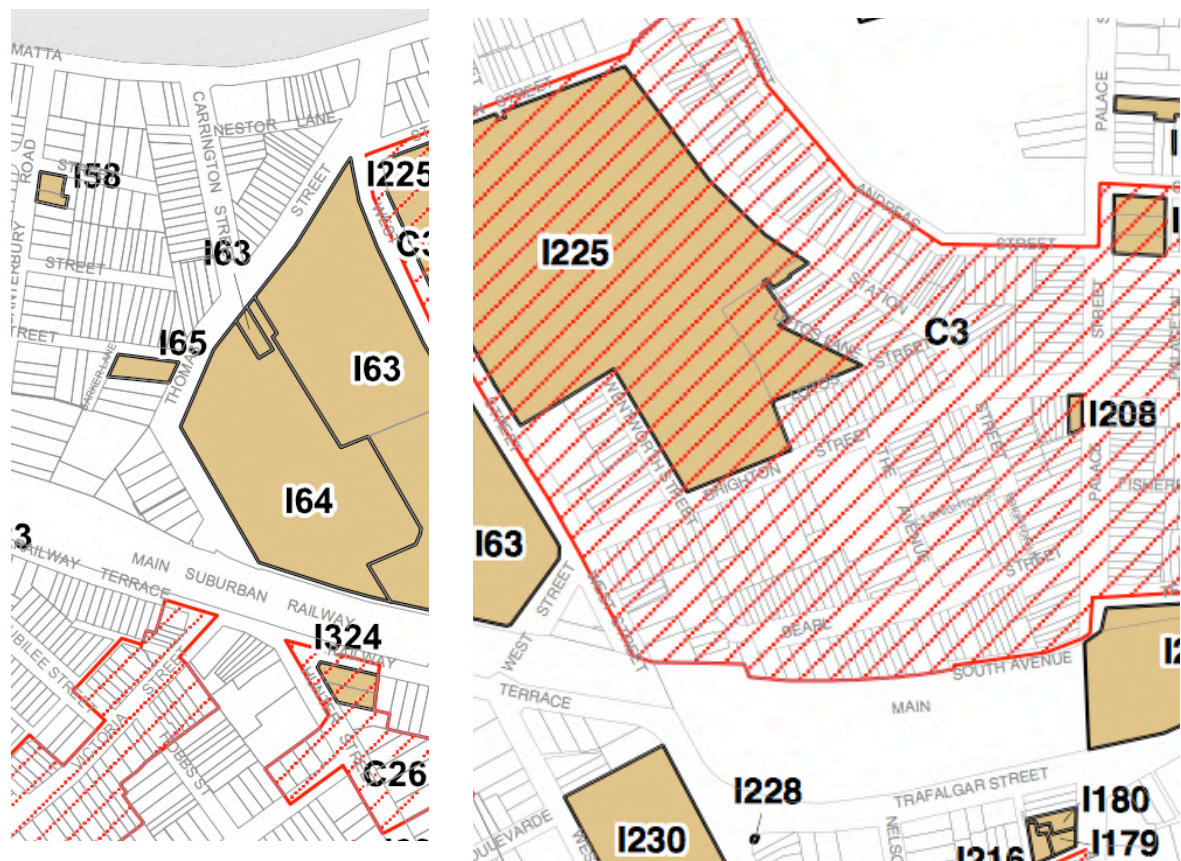


Figure 7.1 Marrickville Local Environment Plan 2011 Heritage Maps HER\_001 and HER\_003

Heritage items are coloured brown

Source: Inner West Council

#### 6.1.1 Other Planning Controls

Development at the site will be the subject of the other relevant planning controls adopted by the Inner West Council.

#### 6.2 OTHER STATUTORY CONTROLS

Development at the site may be the subject of other statutory control such as the Building Code of Australia (BCA), the Disability Discrimination Act and State and Federal controls relating to the operation and design of aged care facilities. These can have an impact on works to heritage buildings where the requirements for fire rating and disabled access can lead to changes and impact on significant fabric and spaces.

Any works related to the implementation of the relevant controls should be carried out in accordance with the conservation guidelines below.

### 6.3 NON STATUTORY LISTINGS

#### 6.3.1 National Trust

The place is not classified on the Register of the National Trust of Australia (NSW).

#### 6.3.2 Australian Institute of Architects NSW

The place is not classified on the Australian Institute's Register of Twentieth Century Buildings of Significance.

## 7.0 PROPOSED DEVELOPMENT

### 7.1 DEVELOPMENT PROPOSAL

Catholic Health Care is committed to expanding the level of aged care accommodation on the site. The organization would also like to upgrade the amenity of its accommodation and provide better facilities for users.

The aged care site will, be comprehensively developed and the overall development has been assessed in the heritage impact statement for the site.

The former Novitiate and the Ann Walsh building (the two major heritage components on the site) will be retained and converted to aged care use. The East and North gardens will be retained with some change to allow for access paths and the like. The West garden will be largely removed and the grotto relocated. The following assessment relates only to the works to the Ann Walsh Building.

## 7.2 ANN WALSH BUILDING

The proposals for the Ann Walsh building are shown on the following drawings:

DA-000	COVER / LOCATION
DA-010	SITE ANALYSIS
DA-011	DEMOLITION PLANS
DA-012	DEMOLITION PLANS
DA-013	AERIAL PHOTO
DA-014	STAGING DIAGRAM
DA-030	SITE PLAN / ROOF PLAN
DA-100	BASEMENT 2 PLAN
DA-101	BASEMENT 1 PLAN
DA-102	GROUND FLOOR PLAN
DA-103	LEVEL 1 PLAN
DA-104	LEVEL 2 PLAN
DA-105	LEVEL 3 PLAN
DA-106	LEVEL 4 PLAN
DA-107	LEVEL 5 PLAN
DA-108	LEVEL 6 PLAN
DA-109	LEVEL 7 PLAN
DA-110	LEVEL 8 PLAN
DA-111	ROOF PLAN
DA-200	ELEVATIONS - SHEET 1
DA-201	ELEVATIONS - SHEET 2
DA-202	ELEVATIONS - SHEET 3
DA-203	ELEVATIONS - SHEET 4
DA-204	ELEVATIONS - SHEET 5
DA-205	ELEVATIONS - SHEET 6
DA-206	ELEVATIONS - SHEET 7
DA-300	SECTIONS - SHEET 1
DA-301	SECTIONS - SHEET 2
DA-302	SECTIONS - SHEET 3
DA-303	SECTIONS - SHEET 4
DA-304	SECTIONS - SHEET 5
DA-305	SECTIONS - SHEET 6
DA-306	SECTIONS - SHEET 7
DA-400	3D VISUALISATIONS
DA-500	PROJECT SIGNAGE
DA-600	MATERIALS
DA-700	SEPP 65 COMPLIANCE SOLAR ACCESS
DA-701	SEPP 65 COMPLIANCE SOLAR ACCESS
DA-702	SEPP 65 COMPLIANCE SETBACKS & SEPARATIONS
DA-703	SEPP 65 COMPLIANCE CROSS VENTILATION
DA-704	SEPP 65 COMPLIANCE CROSS VENTILATION
DA-705	SEPP 65 COMPLIANCE OPEN COMMUNAL SPACE
DA-710	BUILDING ACCESSIBILITY STUDY SHEET 1
DA-711	BUILDING ACCESSIBILITY STUDY SHEET 2
DA-720	APARTMENT ACCESSIBILITY STUDY SHEET 1
DA-721	APARTMENT ACCESSIBILITY STUDY SHEET 2
DA-730	ROUTE TO WASTE STORE FOR ANNE WALSH AND NOVITIATE
DA-800	SOLAR ANALYSIS - JUNE 21
DA-801	SOLAR ANALYSIS - JUNE 21
DA-900	METRICS



SK - 201	AW - LEVEL 01
SK - 202	AW - LEVEL 02
SK - 210	AW LEVEL 1 HERITAGE GRADINGS OF SIGNIFICANCE
SK - 211	AW - LEVEL 2 HERITAGE GRADINGS OF SIGNIFICANCE
SK - 240	AW - INTERNAL 3D VIEW APARTMENT WITH VAULTED CEILING
SK - 301	NV - GROUND LEVEL
SK - 302	NV - LEVEL 1
SK - 311	NV - GROUND LEVEL HERITAGE GRADINGS OF SIGNIFICANCE
SK - 312	NV - LEVEL 1 HERITAGE GRADINGS OF SIGNIFICANCE
SK - 320	NV - WEST ST ELEVATION
SK - 325	NV - INTERNAL COURTYARD TOWARDS WEST
SK - 326	NV - INTERNAL COURTYARD TOWARDS NORTH
SK - 327	NV - INTERNAL COURTYARD TOWARDS EAST
SK - 328	NV - INTERNAL COURTYARD TOWARDS SOUTH

(all issue F) dated June 2020 and prepared by Jackson Teece.

The major change in the design is the retention of the north wing and annexe of the Ann Walsh Building that has resulted from the removal of the access road to the north. This section of the building has been incorporated into the adaptive reuse of the building.

The works are extensive and the extent of the works is shown on plans below with proposed works noted in the following tables with an assessment of the impact of the works against each element.

Not all works are described in detail and the focus is on the impact of the major changes to the building and the extent to which the works are mitigated by the retention of significant spaces and fabric.

The assessment is divided into the following:

- Demolitions
- Alterations
- Additions

## 8.0 IMPACT OF THE PROPOSED WORKS

### 8.1 PREAMBLE

The Ann Walsh building is a place of considerable significance that relates very strongly to its relationship with the former Lewisham Hospital.

The building was of a bespoke design though it incorporated elements seen in other some of the other buildings at the hospital such as the eastern colonnade and verandah. The building is relatively intact to its early form (including the 1930s additions) and layout and retains much of its original fabric.

The building contained consulting rooms, service areas and offices to a bespoke layout and detail and a large waiting room that had a vaulted timber ceiling with exposed trusses. The interiors are not highly decorated but some of the joinery is of very high quality. The layout reflects its bespoke design though the building has been altered to the south and north and the main entrance relocated to the north.

The elevations are in robust materials in brick and stone and the east elevation is highly articulated with a handsome colonnade and verandah and the former entrance porch.

The Ann Walsh building has no gardens of note as the surrounding area to the east and north formed the gardens to the Novitiate.

### 8.2 ADAPTIVE RE-USE

The building is currently vacant and showing signs of deterioration. The current proposal look to a comprehensive redevelopment that will allow for aged care facilities to a contemporary standard and that meet the high level of statutory controls now applying. Major spaces will be retained and parts of the waiting room reinstated to its original volume with some of the original fabric retained.

The previous proposals involved the demolition of the northern wing of the building back to the line of the original elevation to accommodate a new drive (See Volume 2) but this change has been deleted as the drive is no longer proposed. The current form of the building will be retained as is.

### 8.3 DESIGN APPROACH AND CULTURAL SIGNIFICANCE

The focus of the design is to respond to the cultural significance of the place by:

- Retaining significant spaces and detail
- Limiting change to significant spaces
- Retaining a sample of the more significant detail
- Retaining the overall form of the building
- Limiting the extent of change to the facades
- Removing intrusive additions
- Limiting the extent of additions
- Providing for sympathetic alteration and additions to provide for contemporary elements (external open space)

### 8.4 USE

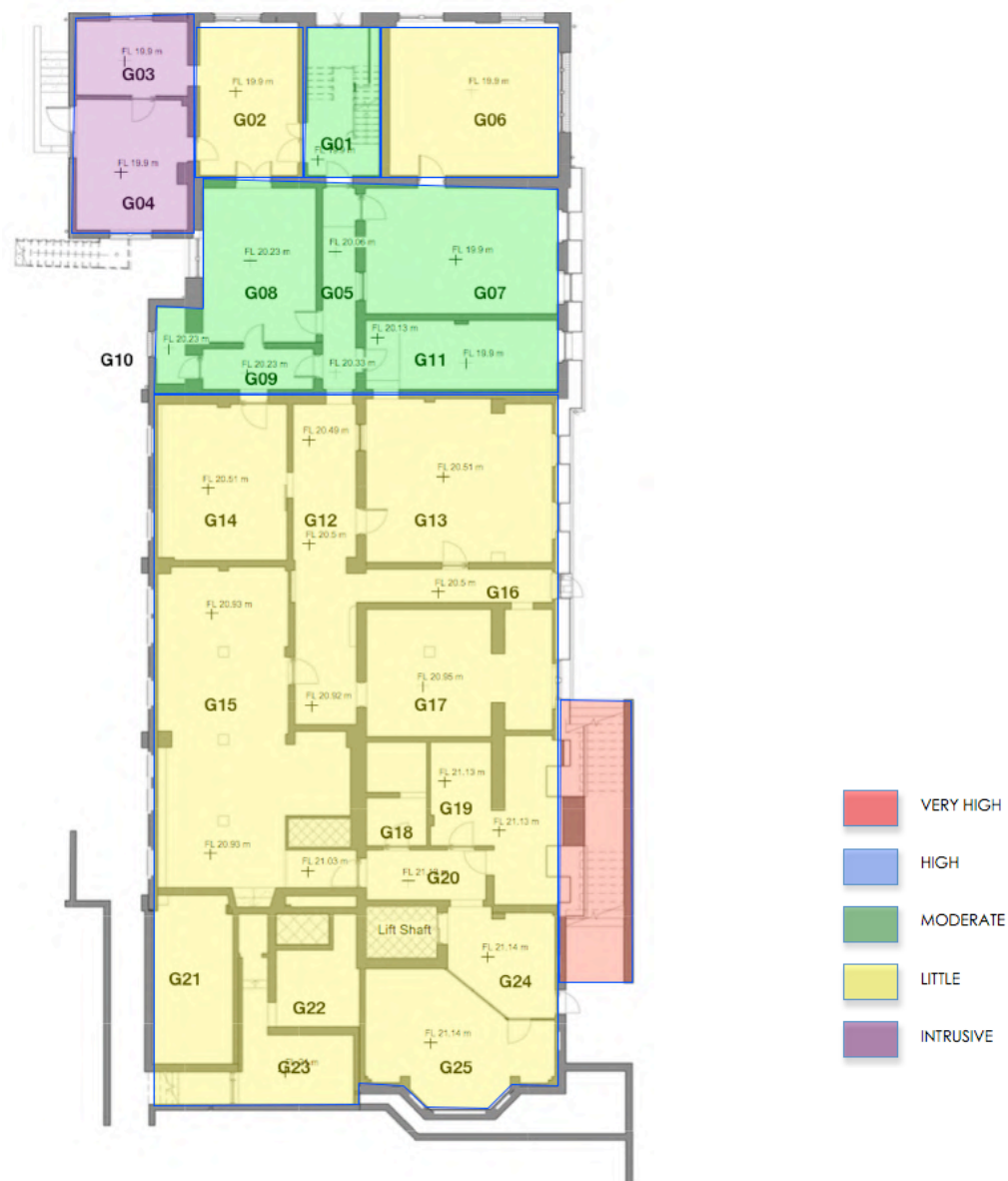
The building was purpose built as an outpatients department but this use ceased on the closure of Lewisham Hospital in 1987 and, since then, the southern section of the hospital site has been developed for Catholic aged care that is a complementary use for the site.

We consider that the proposals reflects the ongoing use of the site for aged care and seniors living and the adaptive reuse of the Ann Walsh building is complementary to its original and current use particularly as it will retain this important heritage component on the site, revitalise the disused building and maintain the important connection to the Catholic Church.

## 8.5 PROPOSED WORKS

### 8.5.1 Lower Ground Floor

The basement was a secondary service area and has few details of note. The rooms to the north and east were part of later extensions and appear to have been fitted out as offices. Though they retain their original detail this is relatively crude and typical throughout the floor.



GROUND FLOOR

Figure 8.5.1 Gradings of Significance- Ann Walsh Internal Spaces - Lower Ground Floor

## 8.5.1.1 Demolitions

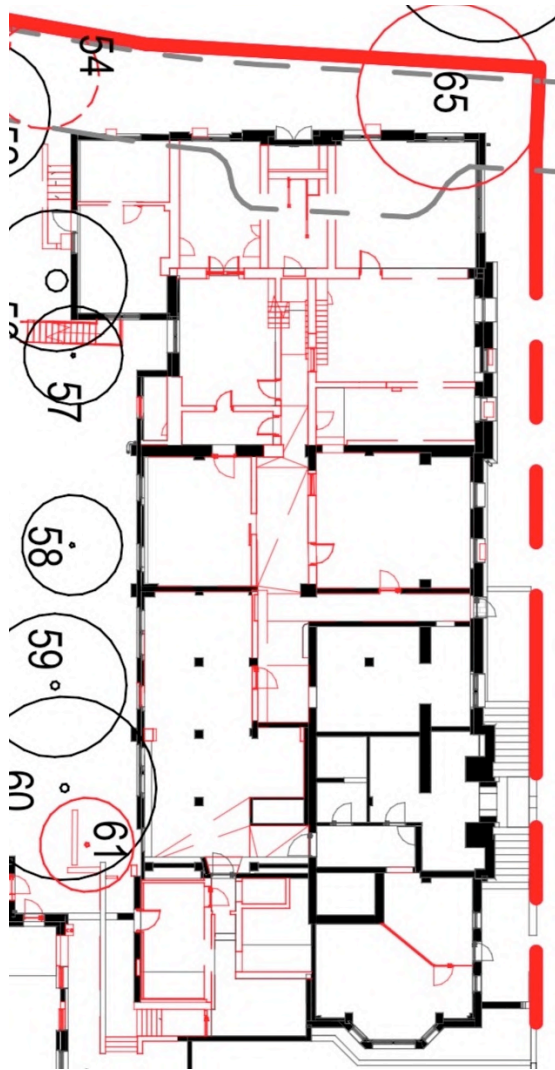


Figure 8.5.2 Lower Ground Floor Demolition Plan

AREA	ITEM	COMMENT/IMPACT
G01-G06	Demolition of north section	Deleted. The north wing will be retained
G03-G03	Demolition	The annexe will be retained
G06-G11	Demolition of internal walls	The area is of moderate significance and has no features of note
G12	Removal of ramp and excavation	The area is of little significance and the excavation will allow for adaptive reuse by increasing head heights
G13	Demolition of hall wall	The area is of little significance and has no features of note
G14/G15	Demolition of walls and excavation	The area is of little significance and the excavation will allow for adaptive reuse by increasing head heights
G21-G23	Demolition of walls	The area is part of the later alteration and is a service area with no features of note and poorly planned
G24	Removal of screen	The screen is a later alteration but is not of high quality

### 8.5.1.2 Alterations

The lower ground floor will be converted to accommodation and service areas. A ramp will be provided to the west in the lightwell to link with a new lift in the former Novitiate.

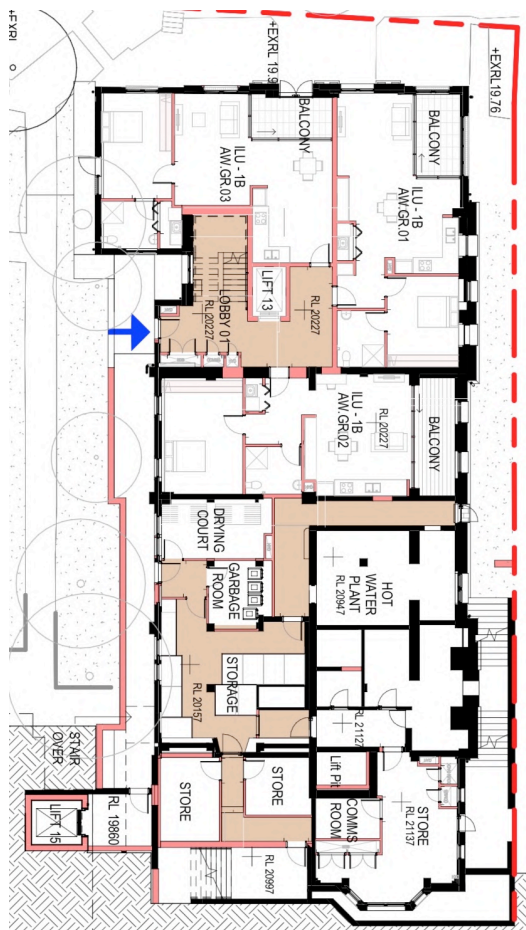


Figure 8.5.5 Lower Ground Floor Plan as Proposed

AREA	ITEM	COMMENT/IMPACT
G05-G08	Reconfiguration	The 1930s addition will be retained and reconfigured internally
		The area was noted as being of Moderate to Little significance and only the stair removal will have some impact thought this is a later element with no features of note
G01	New balcony	The balcony is inset from the entry door that will be retained and set in the open position
G06	New balcony	The balcony is inset and the existing windows will be retained
Other	Reconfiguration	Neutral. The lower ground floor is an area of relatively low significance and the works will not impact on fabric and spaces of high significance
G21	New link to the Novitiate	Minor. The link is single storey and will allow disabled access between the buildings. It is discretely placed away from public view

### 8.5.1.3 Treatment of Significant Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain is situ
- S Salvage for Reuse
- D Demolish and remove

ROOM	USE	ITEM	RANKING	TREATMENT
G01	STAIR	Terrazzo floor, stair and balustrade	M	D
		Polished understair panelling	M	D
		Two panel, French doors	M	D
G13	OFFICE	Multi panel, painted timber door, frame and fanlight with inset quad architrave	H	S
G24/25	OFFICE	Part glazed, polished timber screen	M	D

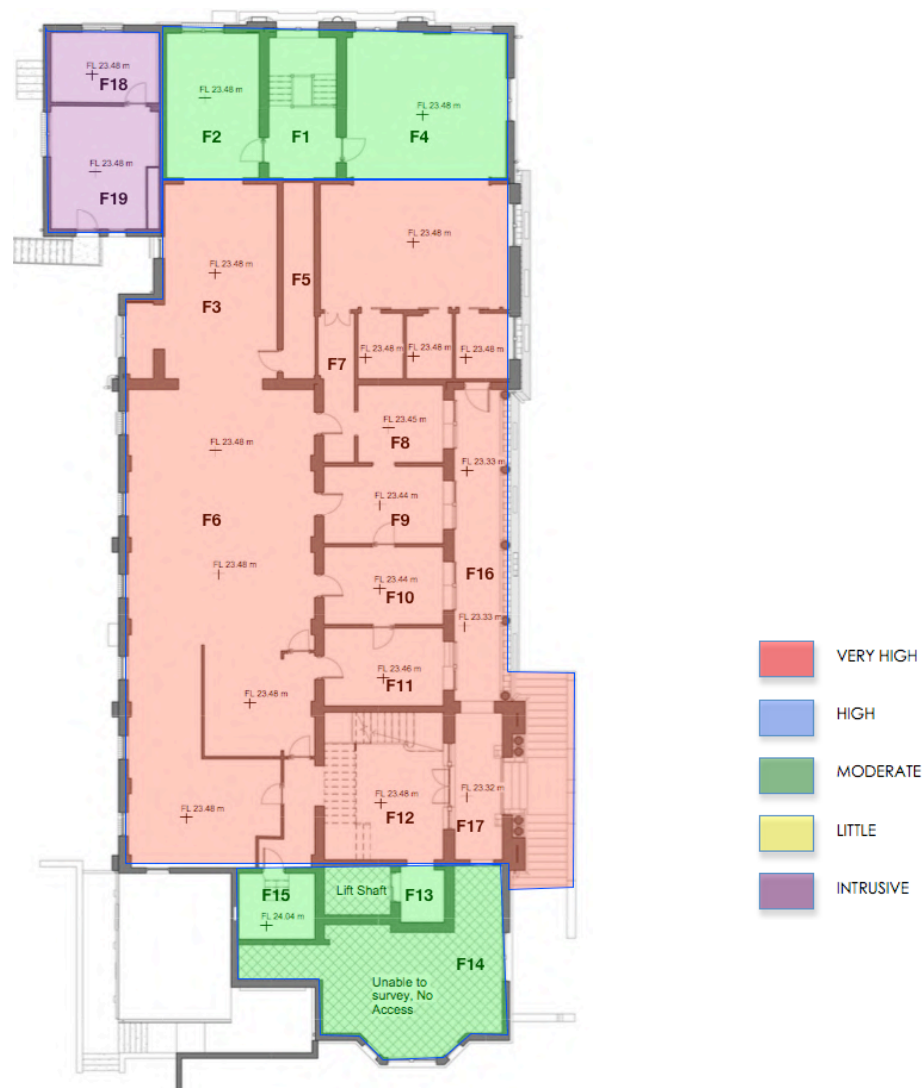
The floor has little fabric of significance and the changes reflect this.

### 8.5.2 Ground Floor

The ground floor contained the principal rooms to the outpatients department including the large waiting room and the main entrance hall from West Street. This was later superseded by the entrance to the north that was part of the later addition.

This floor has modest, decorated finishes with the small pattern floor tiling and joinery being the most significant elements. Some areas have no skirtings but the common treatment of skirtings is a polished, chamfered detail. The door details are partly common throughout with multi-panel, timber doors in a vertical format with an expressed lock rail to one panel with planted and inset architraves (depending on the wall thickness). Many doors retain their original hardware. Windows are to a common pattern of two pane, double hung, timber sashes (painted and polished) with obscure glazing.

There are no high quality plaster details to the ceilings that are largely in fibrous plaster with very discrete cornices to some rooms. The waiting room now has suspended ceiling set just above the truss corbels.



GROUND FLOOR

Figure 8.5.6 Gradings of Significance- Ann Walsh Internal Spaces - Ground Floor



## 8.5.2.1 Demolitions

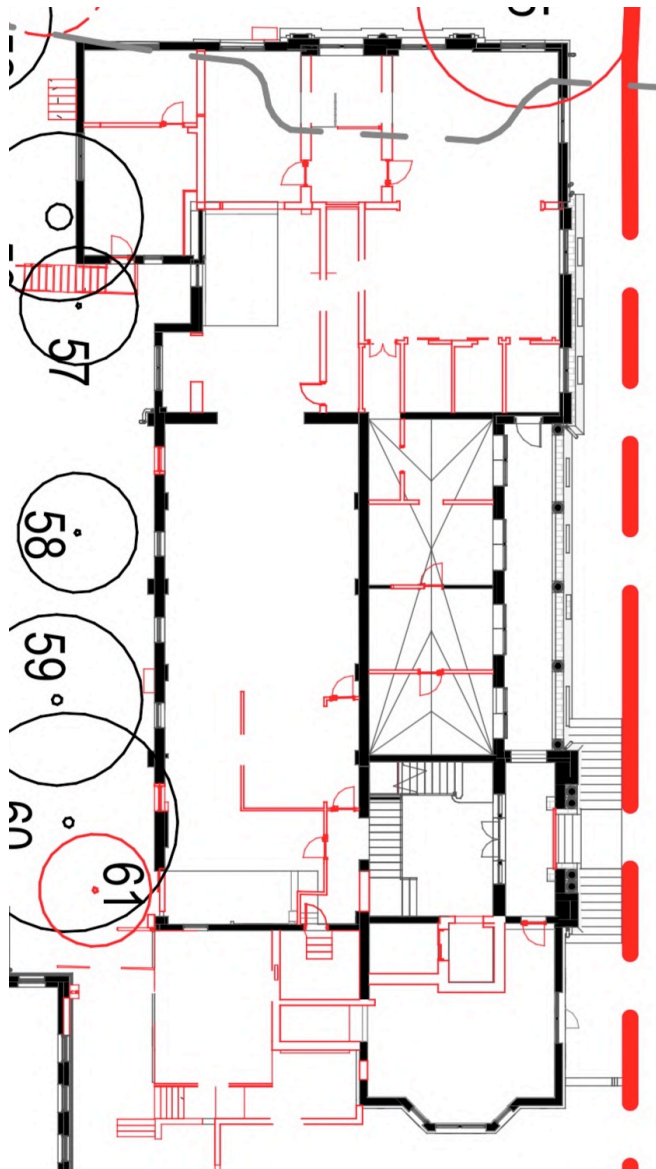


Figure 8.5.7 Ground Floor Demolition Plan

AREA	ITEM	COMMENT/IMPACT
F1-F4	Demolition of north section	The north wing will be retained
F18-F19	Demolition	The annexe will be retained
F3-F5	Reconstruction of the external facade	The work will return the building its original detail
	Demolition of walls	See below
F6	Demolition of walls and ceiling	Positive. The walls and ceiling are modern, intrusive elements
F8-F11	Demolition of walls	The works will allow for adaptive reuse
F13-F14	Demolition of walls	The walls are later alterations of little significance
F17	Removal of roller door	Positive. The removal will reopen the former main entrance porch
F15	Demolition of walls	The walls are to a service area that is poorly planned and accessed

8.5.2.2 Consulting Room F4 and Hall F5

The rooms are part of the original layout though the main consulting room has been extended into the northern addition. The rooms contain small, cellular treatment rooms that have bespoke, timber sliding doors in the manner that is common throughout the Ground Floor. The hall has been blocked though it retains original joinery.



Figure 8.5.8                  Sliding doors to the first floor treatment rooms (Room F4)

The current layout does not lend itself to adaptive reuse and it is proposed that all of the internal walls will be removed. The works will include a new stair and lift. The north elevation will be rebuilt to its original detail.

The works will have some impact on the building but this is balanced against the retention of typical details in other areas and particularly the major spaces such as the original stair hall, colonnade and verandah.

F3-F4	Recommendation	<i>Joinery be salvaged for reuse in other areas or for fixing to walls in the common area</i>
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### 8.5.2.3 Alterations

The area will be reconfigured for aged care use with new lifts and stairs. The main entry stair, external porch and colonnade will be retained largely as is.

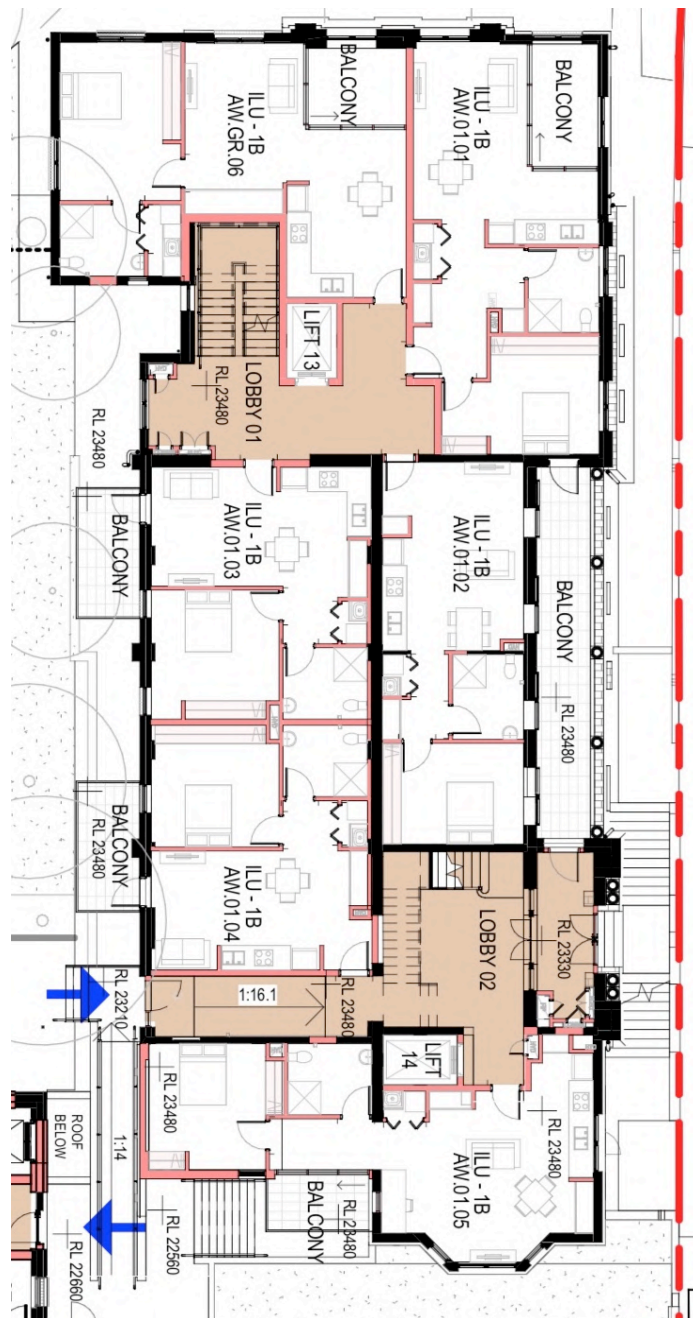


Figure 8.5.9 Ground Floor Plan as Proposed

AREA	ITEM	COMMENT/IMPACT
F1-F4	Reconstruction of the north facade	The north wing will be retained
F2-F5	Reconfiguration	See above
F1	New balcony	The balcony is inset and the existing window that will be retained
F2	New balcony	The balcony is inset and the existing widows will be retained

AREA	ITEM	COMMENT/IMPACT
F6	Reconfiguration	The former waiting room will be reconfigured with the living areas being full height to allow the timber trusses and vaulted roof to be exposed ( <a href="#">see Figure 8.5.10 below</a> )
	New external doors	The doors will give access to small external balconies. The window detail is common throughout and will be retained in many areas signalling the original detail
	Recommendation	<i>The doors be detailed to signal the change</i>
	External balconies	The balconies will bridge the lightwell and a small elements set close to the ground level of the adjoining garden and are not a prominent change
F6	New hall	The hall is sensibly located to allow a connection to the main stair hall
	Recommendation	<i>The hall layout be adjusted to avoid a new opening to the stair hall and reuse the current arched opening</i>
F8-F11	Reconfiguration	The works will partly retain the existing layout and all of the existing, glazed external door cases
	Recommendations	<i>Joinery be retained where possible or salvaged for reuse in other areas</i>
		<i>Doors from the rooms to the former waiting room be left in situ and boarded over rather than removed</i>
F13-F15	Reconfiguration	Neutral. This area is part of the later addition and has been previously altered.
F17	New service cupboards	The cupboards are sensibly placed in the recess

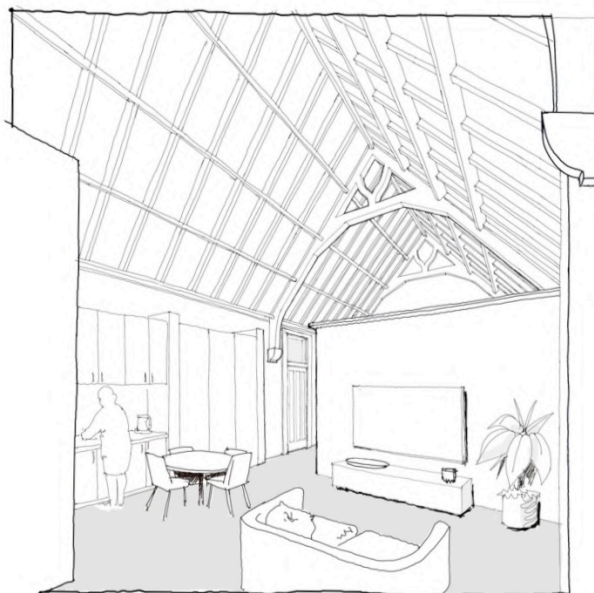


Figure 8.5.10 View showing the treatment of an apartment in the former waiting room with ceiling structure exposed in a double height spaces

Source: Architect Drawing No. SK 240

## 8.5.2.4 Additions

AREA	ITEM	COMMENT/IMPACT
F15	New unit	There is a discrete addition over the lower service area that is currently a mish-mash of low quality detail

## 8.5.2.5 Treatment of fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

R Retain in situ  
S Salvage for Reuse  
D Demolish and remove

ROOM	USE	ITEM	RANKING	
F1	STAIR LANDING	Terrazzo Floor and skirting	M	D
		Polished timber seat	M	D
F3	ANTEROOM	Small pattern, tiled floor (under carpet)	H	S
F4	CONSULTING ROOM	Small pattern, tiled floor (exposed and under carpet)	H	D
		Polished timber doors and fanlights	H	D & S
		Polished, sliding timber doors	H	S
		Fibrous plaster ceiling and angled cornice		D
F5	HALL	Beading to plastered walls	H	R
		Small pattern, tiled floor	H	R
		Polished timber door frame and fanlight	H	S
F6	WAITING ROOM	Beading to plastered walls	H	R
		Small pattern, tiled floor	H	R
		Truss corbels and bottom of trusses	H	R
		Polished timber doors and fanlights	H	R or S
F7	HALL	Small pattern, tiled floor	H	R
		Polished timber door	H	S
F8	CONSULTING ROOM	Small pattern, tiled floor (under carpet)	H	
		Chamfered, polished timber skirting	M	R
		Polished timber door and fanlight and side window	VH	R
		Polished timber door frame and architrave	H	R or S
F9	CONSULTING ROOM	Small pattern, tiled floor (under carpet)	H	R
		Chamfered, polished timber skirting	M	R or S
		Polished timber door and fanlight and side window	VH	R
		Polished timber door and architrave	H	R or S
F10	CONSULTING ROOM	Small pattern, tiled floor (under carpet)	H	D
		Chamfered, polished timber skirting	M	S
		Polished timber door and fanlight and side window	VH	R
		Polished timber door and architrave	H	R
F11	CONSULTING ROOM	Small pattern, tiled floor (under carpet)	H	R
		Chamfered, polished timber skirting	M	R or S
		Polished timber door and fanlight and side window	VH	R
		Polished timber door and architrave	H	R or S

ROOM	USE	ITEM	RANKING	
F12	STAIR HALL	Small pattern, tiled floor (under carpet)	H	R
		Chamfered, polished timber skirting	M	R
		Beading to plastered walls	H	R
		Fibrous plaster ceiling and angled cornice	H	R
		Polished timber stair	VH	R
		Polished, part glazed, timber door, fanlight and side windows	VH	R
		Arched opening	H	R
F14	HALL	Terrazzo floor	M	R
		Polished part glazed door	H	R or S

It can be seen from the above that the majority of fabric of Very High or High significance will be retained in situ or salvaged for reuse.

The treatment of fabric is shown on Drawing SK 201.

### 8.5.3 First Floor

The first floor contained larger consulting room largely to the same detail as the first floor.



FIRST FLOOR

Figure 8.5.10 Gradings of Significance- Ann Walsh Internal Spaces - First Floor



## 8.5.3.1 Demolitions

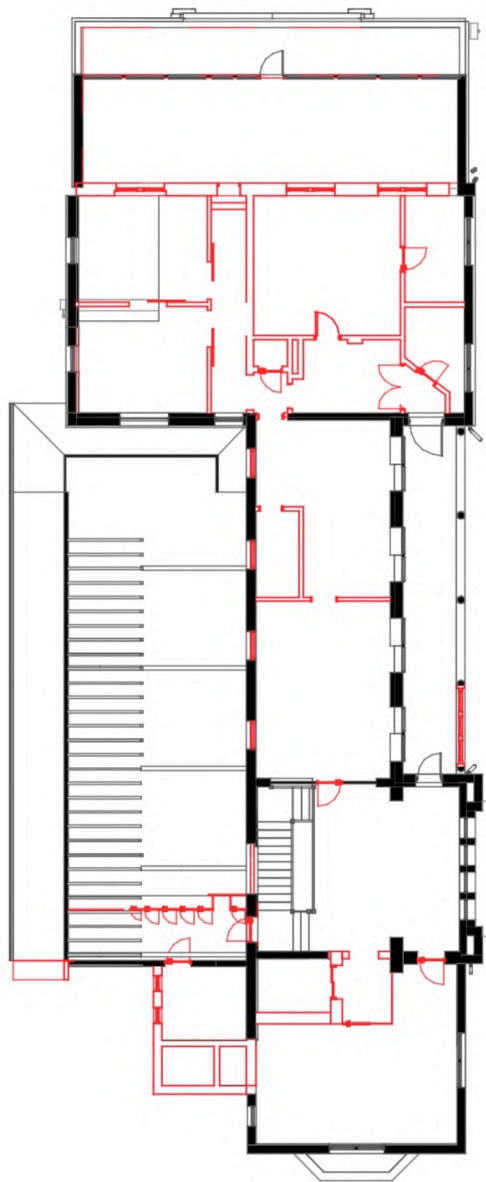


Figure 8.5.11 First Floor Demolition Plan

AREA	ITEM	COMMENT/IMPACT
S1	Demolition of infill walls	These are later intrusive elements
S3	Demolition of lift lobby	This is a later intrusive element
S4	Demolition	This is a later intrusive element
S5-S6	Demolition of walls	Thus area has less of the intricate detail of the first floor and the external door cases will be retained
S8-S13	Demolition of walls	The impact will be as per the works to the same area below (see comments above)
S14	Demolition of walls	The roof top addition is intrusive
	Demolition of external wall	The wall is original but has been altered and is now internal
S16	Demolition of walls	The area is a secondary store area above the later modern ceiling

### 8.5.3.2 Alterations

The area will be reconfigured for aged care use with new lifts and stairs. The main entry stair and external verandah will be retained largely as is.

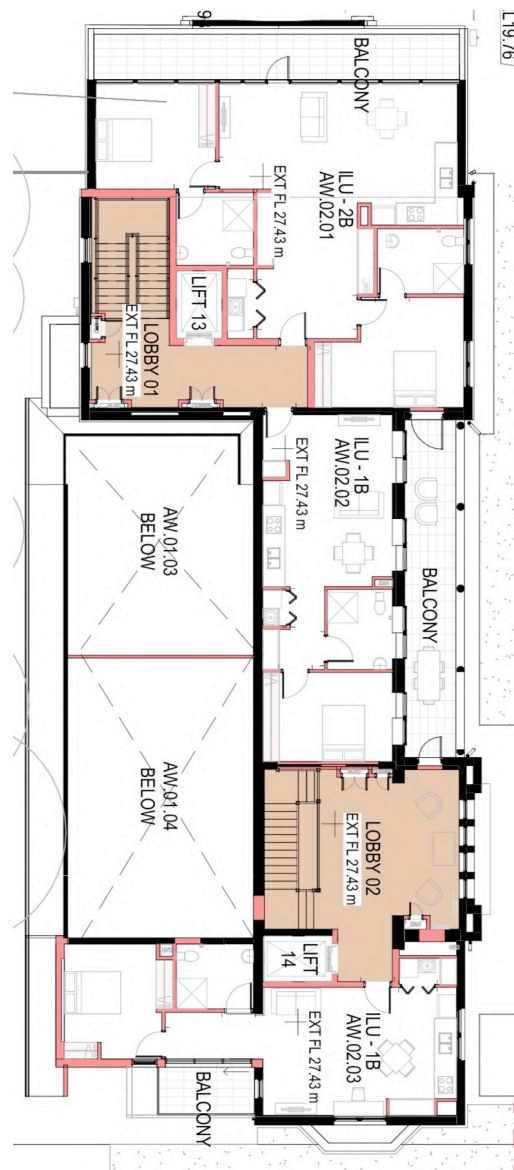


Figure 8.5.12 First Floor Plan as Proposed

AREA	ITEM	COMMENT/IMPACT
S1	Infill of the stained glass window	The window is original and of very high significance
	<i>Recommendation</i>	<i>The window be retained and conserved even if blanked off behind to provide fore protection</i>
	Infill of the door to the roof space	Minor
	Infill of the door to S3 and new service cupboard	The door is later alteration and the service cupboard is sensibly located
	Infill of the opening to S5	The infill will replace the current infill to a more appropriate form

AREA	ITEM	COMMENT/IMPACT
S2	New lift and hall	Neutral. The works will replace the later lift and lobby
S3	Reconfiguration and new opening	Neutral. The works are in the later extension and there are no features of note
S5-S6	Reconfiguration	Neutral. The external door cases to the verandah will be conserved
	Infill of the windows	The reasoning for the change is unclear
	<i>Recommendation</i>	<i>The windows be retained as is</i>
S8-S13	Reconfiguration	The impact will be per the rooms below
	<i>Recommendation</i>	<i>Joinery be salvaged for reuse in other areas or for fixing to walls in the common area</i>
		<i>The vaulted ceilings to S12 and S13 be left in place with a new ceiling under</i>
S10-S13	Reconstruction of the north facade	The north wing will be retained and the addition over the north wing will be rebuilt with the external balcony retained

#### 8.5.3.3 Additions

AREA	ITEM	COMMENT/IMPACT
F15	New unit	There is a discrete addition over the lower service area that is currently a mish-mash of low quality detail

ROOM	USE	ITEM	RANKING	TREATMENT
G01	STAIR	Terrazzo floor, stair and balustrade	M	D
		Polished understair panelling	M	D
		Two panel, French doors	M	D
G13	OFFICE	Multi panel, painted timber door, frame and fanlight with inset quad architrave	H	S
G24/25	OFFICE	Part glazed, polished timber screen	M	D

#### 8.5.3.4 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain in situ  
 S Salvage for Reuse  
 D Demolish and remove

ROOM	USE	ITEM	RANKING	TREATMENT
S1	STAIR LANDING	Polished timber floor	H	R
		Chamfered, polished timber skirting	M	R
		Polished, part glazed, timber doors	H	R
		Stained glass window	VH	R
S2	LIFT LOBBY	Polished timber floor	M	R
S3	OFFICE	Polished, part glazed, timber door	M	S
S4	LAVATORY	Two panel, painted timber doors	M	D
		Polished timber door and fanlight	H	S
S5	CONSULTING ROOM	Timber or tiled floor (under carpet)	H	D
		Polished, chamfered timber skirting	M	R or S
		Polished timber door frame and architrave	M	R or S
		Polished timber door and fanlight and side window	VH	R

ROOM	USE	ITEM	RANKING	TREATMENT
S6	CONSULTING ROOM	Timber or tiled floor (under carpet)	H	R
		Polished, chamfered timber skirting	M	R or S
		Polished timber door frame and architrave	M	R or S
		Polished timber door and fanlight and side window	VH	R
S7	HALL	Small pattern, tiled floor	H	D
S8	CONSULTING ROOM	Small pattern, tiled floor (under carpet)	H	R
		Beading to plastered walls	M	D
		Polished timber door frames, fanlights and architraves	H	R or S
		Polished, part glazed French doors and fanlights	H	R or S
S9	CONSULTING ROOM	Small pattern, tiled floor	H	R
		Beading to plastered walls	H	D
S10	CONSULTING ROOM	Small pattern, tiled floor	H	D
		Beading to plastered walls	M	D
S11	LAVATORY	Small pattern, tiled floor	H	D
		Subway wall tiling	M	D
		Polished timber door frames, fanlights and architraves	H	R
S12		Small pattern, tiled floor	H	D
		Beading to plastered walls	M	D
		Vaulted, fibrous plaster ceiling	H	R
		Painted and polished timber sliding door	H	S
S13		Small pattern, tiled floor	H	D
		Beading to plastered walls	H	D
		Vaulted, fibrous plaster ceiling	H	D
		Painted and polished timber sliding door	H	S
	ROOF SPACE	Timber trusses	VH	R
		Timber purlins and rafters	VH	R
		Timber boarded ceiling	VH	R

It can be seen from the above that the majority of fabric of Very High or High significance will be retained in situ or salvaged for reuse.

The treatment of fabric is shown on Drawing SK 202.

#### 8.5.4 Eastern Verandah

The eastern verandahs are one of the most accomplished elements in the external facades though their use is not known as the verandahs do not service residential rooms though they may have been used as passageways for access to the consulting rooms.

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain is situ
- S Salvage for Reuse
- D Demolish and remove

##### 8.5.4.1 Ground Floor

AREA	USE	ITEM	RANKING	TREATMENT
F16	VERANDAH	Tiled floor	H	R
		Face brick walls	VH	R
		Concrete columns and wall cappings	VH	R
		Timber boarded soffits	H	R
		Glazed door/window assemblies	VH	R
F17	ENTRY PORCH	Tiled floor	VH	R
		Face brick walls	VH	R
		Concrete columns and wall cappings	VH	R
		Timber boarded soffits	H	R
		Glazed door assemblies	VH	R

##### 8.5.5 First Floor

AREA	USE	ITEM	RANKING	TREATMENT
S15	VERANDAH	Timber floor	H	R
		Face brick walls	VH	R
		Sandstone columns and wall cappings	VH	R
		Timber boarded soffits	H	R
		Glazed door/window assemblies	VH	R

All significant elements to the verandahs will be retained.

### 8.5.6 Elevations

#### 8.5.6.1 Generally

The Anne Walsh Building has high quality elevations all round though the original east elevation is the most accomplished with its parapeted entrance porch and two level verandah flanked to the north by a projecting wing with a jerkin head roof.

The northern elevation was part of the later extension and has a finely detailed, stucco entrance assembly rising two storeys. The extension is a little crude in parts though it attempted to replicate the two-tone brickwork to the original elevations. The second floor element is intrusive as is the side wing to the west.

The southern elevation is also part of a later alteration and has a simple form and detail with the western section being a mish-mash of changes and detail.

The western elevation is nicely scaled to the North Garden and has a more complex roof arrangement to accommodate the waiting room.

The general detailing is repetitive to most of the elevation apart from where there are more decorative elements such as the eastern elevation with its verandah and battered stone base and the treatment of windows and doors is largely common throughout.

#### 8.5.6.2 East Elevation



#### EAST ELEVATION

Figure 8.5.13 Gradings of Significance- Ann Walsh - East Elevation

### 8.5.6.3 Demolitions and Alterations



Figure 8.5.13 Ann Walsh - East Elevation as Proposed

The north wing will be retained maintaining the current composition.

### 8.5.6.4 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain is situ
- S Salvage for Reuse
- D Demolish and remove

RANKING	AREA	ITEM	TREATMENT
VERY HIGH	WALLS	Face brick	R
		Sandstone base	R
		Parapeted entry porch	R
		Verandah	R
		Stone steps and brick flank walls	R
	ROOF	Terracotta tiles	R
	DOORS	Main entry door	R
		Glazed door/window assemblies	R
HIGH		Southern extension	R
	WINDOWS	Two pane double hung timber sashes	R
	DOORS	Part glazed doors	R
MODERATE		Western Extension	R



## 8.5.6.5 North Elevation



Figure 8.5.15 Gratings of Significance- Ann Walsh - North Elevation

## 8.5.6.6 Demolitions and Alterations



Figure 8.5.16 Ann Walsh - North Elevation as Proposed

The northern addition and annexe will be retained with the upper level addition rebuilt with new glazing.

## 8.5.6.7 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

- R Retain in situ  
S Salvage for Reuse  
D Demolish and remove

RANKING	AREA	ITEM	TREATMENT
VERY HIGH	ROOF	Terracotta tiles	R
HIGH		Southern extension stucco frontage	S
	DOORS	Part glazed doors	D
MODERATE		Remaining western Extension	D
	WINDOWS	Two pane double hung timber sashes	D

## 8.5.6.8 West Elevation



Figure 8.5.18 Gradients of Significance- Ann Walsh - West Elevation

## 8.5.6.9 Demolitions and Alterations



Figure 8.5.19 Ann Walsh - North Elevation as Proposed

AREA	ITEM	COMMENT/IMPACT
W1	Demolition of the northern wing	Positive. The north wing and annexe are to be retained
W2	New balconies	The works are one of the few interventions on the facades and take advantage of the views over the north garden
		The balconies are discrete elements at low level
	Recommendation	The balconies have open metal balustrades rather than glass

AREA	ITEM	COMMENT/IMPACT
W3	Replacement of the service wing and addition	The service wing is mish-mash of detail and partly derelict
		There is evidence that it was intended to extend the waiting room and the addition has a simple form set back from the main elevation to the waiting room
	<i>Recommendation</i>	<i>The area be the subject of design development</i>



Figure 8.5.20 View to the southwest corner of the waiting room showing brick toothing suggesting that an extension was planned

#### 8.5.6.10 Treatment of Fabric

RANKING	AREA	ITEM	TREATMENT
VERY HIGH	WALLS	Face brick	R
	ROOF	Terracotta tiles	R
	DOORS	Main entry door	R
		Glazed door/window assemblies	R
HIGH		Part southern extension	R
	WINDOWS	Two pane double hung timber sashes	R
MODERATE		Part western Extension	D

## 8.5.6.11 South Elevation



Figure 8.5.21 Gratings of Significance- Ann Walsh - South Elevation

## 8.5.6.12 Demolitions and Alterations



Figure 8.5.22 Ann Walsh - South Elevation as Proposed

AREA	ITEM	COMMENT/IMPACT
S1	Replacement of the service wing and addition	The service wing is mish-mash of detail and partly derelict
		There is evidence that it was intended to extend the waiting room and the addition has a simple form set back from the
	<i>Recommendation</i>	<i>The area be the subject of design development</i>
		The balconies are discrete elements at low level

### 8.5.6.13 Treatment of Fabric

The following fabric was identified as being of Moderate to High Significance and the treatment of this is noted below.

R Retain is situ  
S Salvage for Reuse  
D Demolish and remove

RANKING	AREA	ITEM	R
VERY HIGH	WALLS	Face brick	R
	ROOF	Terracotta tiles	R
HIGH		None	R
MODERATE		Southern Extension	R

## 9.0 CONSERVATION GUIDELINES

### 9.1 PREAMBLE

The CMP contained conservation guidelines in relation to:

- Archaeology of the place
- Use of the place
- Treatment of the fabric
- Removal of fabric
- Restoration and Reconstruction
- Adaptation of significant fabric
- Additions and new buildings at the place
- Setting, landscape and views
- Signage and Lighting
- Interpretation of the place
- Movable heritage
- Conservation procedures
- Adoption and review of conservation procedures

The proposed works are assessed against the relevant controls below. For clarity, the assessments are highlighted in blue.

## 9.2 ARCHAEOLOGY

The archaeological potential of the study is low due the level of subsequent development and known archaeological remains are outside of the Ann Walsh site.

### 9.2.1 Aboriginal Remains

The Archaeology Report noted;

*It is expected that Aboriginal archaeological evidence that may be present/survive on the site and maybe exposed in the future as a result of development will consist of low-density distributions of flaked stone artefacts that will occur within relatively disturbed contexts:*

Policy A2        Where Aboriginal objects may be revealed, the NSW Office of Environment and Heritage (OEH) would need to be notified of the discovery, and advised of the circumstances of that discovery.

Capable of compliance during construction.

### 9.2.2 European Heritage

There are no known archaeological remains close to the study area however not all details of buildings or site features may have been recorded in historic plans.

Policy A3        Treat the place as having some archaeological potential and monitor all excavations for evidence of previous structures and configurations and landscape layouts and allow the assessment of any finds by a suitably qualified archaeologist

Capable of compliance during construction.

## 9.3 GUIDELINES FOR THE USE OF THE PLACE

### 9.3.1 Historic Use

Policy A4        Allow the use of the place for its historic use as a medical facility

The building is no longer used as an outpatients department and will not revert to this use as the former Lewisham Hospital is now in private ownership and is used for offices.

### 9.3.2 Compatible Use

Policy A5        Allow for compatible use that maintains the cultural significance of the place.

- Educational use
- Commercial offices
- Aged care accommodation
- Hotel

Complies. An aged care use is proposed.

## 9.4 MANAGEMENT OF USE

Policy A6        Manage the use of the place to maintain the cultural significance of the place and allow its interpretation as noted in section 8.11

Complies. Once converted the building will be in aged care use.

#### 9.4.1 Incompatible Use

Policy A7 Restrict incompatible uses that diminish the cultural significance of the site or require substantial alteration of external form and landscape elements

The use is compatible.

### 9.5 TREATMENT OF THE SIGNIFICANT SPACES

#### 9.5.1 Interior Spaces and Fabric

Policy A8 Allow the adaptation of interior spaces and features:

Ranking	Guideline
Very High	<p>Preserve and conserve all significant fabric introduced prior to 1930</p> <p>Fabric constructed post 1930 may be altered or removed unless it is identified as significant fabric</p> <p>Non significant fabric may be removed to restore/reconstruct earlier configurations</p> <p>Replacement of significant finishes (other than paints, varnishes etc.) not appropriate</p> <p>New partitions not appropriate</p> <p>Discrete opening allowed to enlarge or connect rooms</p> <p>Significant fabric where it remains only a remnant of a previous configuration or detail can be removed</p>
High	<p>Preserve and conserve all significant fabric introduced prior to 1928</p> <p>Fabric constructed post 1928 may be altered or removed unless it is identified as significant fabric</p> <p>Non significant fabric may be removed to restore/reconstruct earlier configurations</p> <p>Replacement of significant finishes (other than paints, varnishes etc.) not appropriate</p> <p>New reversible partitions appropriate</p> <p>Discrete openings and partial removal of walls allowed to enlarge or connect rooms</p> <p>Sympathetic alterations appropriate</p> <p>Significant fabric where it remains only a remnant of a previous configuration or detail can be removed</p>
Moderate	<p>Preserve and conserve all significant fabric introduced prior to 1930</p> <p>Fabric constructed post 1930 may be altered or removed</p> <p>Non significant fabric may be removed to restore/reconstruct earlier configurations</p> <p>New reversible partitions appropriate</p> <p>New reversible fitments appropriate</p> <p>Minor sympathetic alterations appropriate</p> <p>Minor permanent structural alterations appropriate</p> <p>Covering of significant finishes by reversible construction appropriate</p>
Little	<p>Preserve and conserve all significant fabric introduced prior 1930</p> <p>Fabric constructed post 1930 may be altered or removed</p> <p>Non significant fabric may be removed to restore/reconstruct earlier configurations</p> <p>New reversible partitions appropriate</p> <p>New reversible fitments appropriate</p> <p>Sympathetic alterations appropriate</p> <p>Remodelling/alterations and additions appropriate provided some significant fabric or evidence of original room configuration is maintained</p> <p>Permanent structural alterations appropriate</p> <p>Covering of significant finishes appropriate</p>
Intrusive	Allow the removal of intrusive fabric



Partly Complies. Areas of very high and high significance are to be altered but significant spaces such as the main stair will be retained along with the main entry hall. The vaulted waiting room will be returned to its full height with the ceiling trusses exposed. The proposal draws a reasonable balance of retention of significant spaces over a sensible adaptive reuse.

The impact of the changes is discussed in Section 8.5 above.

## 9.6 ADAPTATION OF EXTERIORS

Policy A10 Allow the adaptation of the exteriors as follows:

Ranking	Guideline
Very High	Preserve and conserve all significant fabric introduced from 1918 to 1930 Fabric constructed post 1978 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes including face brickwork (other than paints, varnishes etc.) not appropriate
High	Preserve and conserve all significant fabric introduced from 1918 to 1930 Fabric constructed post 1978 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes (other than paints, varnishes etc.) not appropriate Minor sympathetic alterations appropriate
Moderate	Preserve and conserve all significant fabric introduced from 1918 to 1930 Fabric constructed post 1978 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations Remodelling/alterations and additions appropriate provided some significant fabric is maintained Major permanent structural alterations appropriate
Little	Non significant fabric may be removed Remodelling/alterations and additions appropriate Permanent structural alterations appropriate Covering of finishes appropriate
Intrusive	Allow the removal of intrusive fabric

Largely Complies. Changes to the facades of very and high significance are very limited and sympathetic and the more extensive changes are concentrated on areas of lower significance. Some intrusive elements will be removed.

The impact of the changes is discussed in Section 8.5 above.

## 9.7 TREATMENT OF SIGNIFICANT INTERNAL FABRIC

### 9.7.1 Fabric to be Conserved

Policy A12 Conserve the following:

- All fabric of Very High and High Significance introduced from 1918 till 1930
- Fabric of moderate significance introduced from 1918 to 1930 for the preservation and reconstruction of the place
- All fabric restored or reconstructed in the future in accordance with these guidelines

Except:

- Where the fabric is clearly of a temporary nature
- Where representative examples are kept in the more significant spaces

Partly Complies. Fabric of very high and high significance will be altered and in parts removed but the intent is to retain a representative example of the original detail while conserving fabric in spaces of very high significance largely as is. The proposal draws a reasonable balance of retention of significant fabric over a sensible adaptive reuse. The impact of the changes is discussed in Section 8.5 above.

#### 9.7.2 Fabric to be Maintained

Policy A13 Maintain the following:

- All fabric of Very High and High Significance introduced from 1918 till 1930
- Fabric of moderate significance introduced from 1918 to 1930 for the preservation and reconstruction of the place
- All fabric restored or reconstructed in the future in accordance with these guideline

Except:

- Where the fabric is clearly of a temporary nature
- Where representative examples are kept in the more significant spaces

Partly Complies. Fabric of very high and high significance will be altered and in parts removed but the intent is to retain a representative example of the original detail while conserving fabric in spaces of very high significance largely as is. The proposal draws a reasonable balance of retention of significant fabric over a sensible adaptive reuse. Where retained significant fabric will be maintained.

#### 9.7.3 Fabric that may be Removed

Policy A14 The following fabric may be removed (this may include paint finishes and temporary coverings)

- All fabric introduced after 1930 except where it is identified as significant fabric

Complies.

#### 9.7.4 Fabric that may be Demolished

Policy A15 The following fabric may be demolished:

- All fabric introduced after 1930 except where it is identified as significant fabric
- Fabric identified as of Little Significance or that is Intrusive
- Significant fabric where it is only a remnant of a previous configuration or detail

Complies.

#### 9.7.5 Restoration and Reconstruction

Policy A16 Allow the restoration or reconstruction of significant fabric that has been removed or altered and in particular:

- Waiting room volume

Complies. The opening up of the former waiting room and exposure of the ceiling structure and vault is a very strong positive.

## 9.8 ADAPTATION OF SIGNIFICANT FABRIC

### 9.8.1 Interior Fabric

Policy A17 Allow the adaptation of interior fabric and features:

Ranking	Guideline
Very High	Preserve and conserve all significant fabric introduced from 1918 to 1930 Fabric constructed post 1930 may be altered or removed unless it is identified as significant fabric Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes (other than paints, varnishes etc.) not appropriate New partitions not appropriate Discrete opening not appropriate Significant fabric where it remains only a remnant of a previous configuration or detail can be removed
High	Preserve and conserve all significant fabric introduced from 1918 to 1930 Fabric constructed post 1930 may be altered or removed unless it is identified as significant fabric Non significant fabric may be removed to restore/reconstruct earlier configurations Replacement of significant finishes (other than paints, varnishes etc.) not appropriate New partitions not appropriate Minor sympathetic alterations appropriate Discrete opening allowed to enlarge or connect rooms Significant fabric where it remains only a remnant of a previous configuration or detail can be removed
Moderate	Preserve and conserve selected elements significant fabric introduced from 1918 to 1930 Fabric constructed post 1930 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations New reversible partitions appropriate New reversible fitments appropriate Remodelling/alterations and additions appropriate provided some significant fabric or evidence of original room configuration is maintained Permanent structural alterations appropriate Covering of significant finishes by reversible construction appropriate
Little	Non significant fabric may be removed New reversible partitions appropriate New reversible fitments appropriate Major alterations appropriate Permanent structural alterations appropriate Covering of finishes appropriate
Intrusive	Allow the removal of intrusive fabric

Partly Complies. Fabric of very high and high significance will be altered and in parts removed but the intent is to retain a representative example of the original detail while conserving fabric in spaces of very high significance largely as is. The proposal draws a reasonable balance of retention of significant fabric over a sensible adaptive reuse. Where retained significant fabric will be maintained.

## 9.9 ADAPTATION FOR FIRE, DISABLED ACCESS AND OTHER STATUTORY REQUIREMENTS

### 9.9.1 Compliance with Statutory Requirements

Policy A18 Allow adaptation of significant fabric in order to comply with fire safety and other statutory requirements but only after investigation of alternatives to determine design and construction strategies that minimize damage to significant fabric. Carry out alterations in areas and spaces of lower significance in preference to those of higher significance

Capable of Compliance.

### 9.9.2 Adaptation for Installation of New or Replacement Services and Fittings

Policy A19 Allow adaptation of significant fabric to allow the installation of new or replacement services provided that:

- They are installed in areas and spaces of lower significance in preference to those of higher significance
- They are designed and constructed in a manner that causes minimum damage to significant fabric and are removable without further damage to significant fabric
- They do not result in the removal of significant fabric
- The work is planned and carried out with regard to the potential underground archaeology of the place

Capable of Compliance.

### 9.9.3 Identification of Adaptation

Policy A20 Identify by method and style of construction all adaptations introduced pursuant of these guidelines

Complies. New work will be identifiable as such.

## 9.10 ADDITIONS

There is little scope for additional buildings or extensions to the building apart from where elements are demolished (e.g. the southern service wings). The building has no grounds as such and there are no areas that could be considered for new buildings.

Policy A21 Additions should be restricted to the following

- To replace elements of Little Significance
- To replace elements of Little Significance
- Additions be restricted to below the main eaves height

Complies.

### 9.11 SETTING, LANDSCAPE AND VIEWS

Policy A22 Conserve the following

Entry gates and piers to the West Street entrance

Capable of compliance. (The drawings are unclear on the treatment of the gates but it appears that they can be retained).

Policy A23 Walls and Fencing - allow the following:

- Alteration to the West Street boundary wall

No works are proposed

Policy A24 Path Lighting - allow the following:

- Discrete lighting to all areas
- New pathway lighting to suit

Capable of compliance during design development.

Policy A25 Preserve the following Views:

- Views noted as significant in Figures 8.12.1

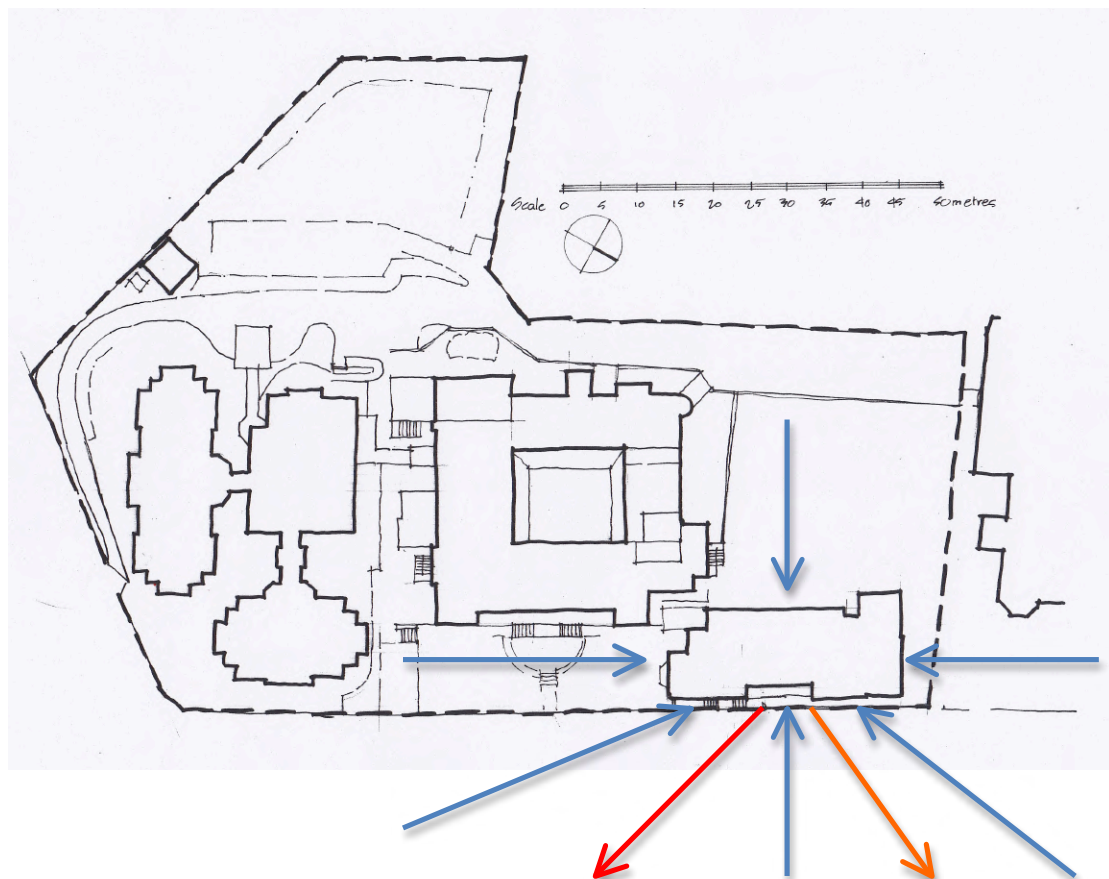


Figure 8.12.1 Views that should be maintained

Complies.

## 9.12 BUILDING SIGNAGE AND LIGHTING

Policy A26 Allow discrete signage and locate signage to the following:

- The Ann Walsh Building entrances
- Directional and name signage to new and existing pathways

Capable of compliance during design development.

Policy A27 Locate external lighting to the heritage components as follows:

- Front facades and verandahs
- North and East Gardens

Capable of compliance during design development.

## 9.13 GUIDELINES FOR INTERPRETATION

### 9.13.1 Generally

Interpret the place to the public and to specialists by a combination of restoration and reconstruction works to significant fabric and introduced devices (plaques etc.).

#### 9.13.1.1 Interpretation

Policy A28 Interpret the Ann Walsh Building as a place of High Significance Locally as:

*...an example of a purpose built outpatients' department completed in 1918 for the Little Company of Mary (LCM).*

*...as part of Lewisham Hospital established in 1886 by the Little Company of Mary (LCM) on land provided by the Catholic Church under Archbishop Polding. The site was originally part of land purchased by the Archbishop Polding in 1852 with the intent of establishing a Catholic church and cemetery (Petersham Cemetery) that was consecrated in 1865.*

*... a very good example of a three storey, Federation Free Classical style building designed by architects Wardell and Denning and retains its bespoke interiors (in terms of layout and detail) with well-detailed consulting rooms and common areas including an impressive, vaulted waiting room*

*...having historical associations with Archbishop Polding, an English born Benedictine monk who came to Australia in 1835. The cemetery was the burial place of several prominent Catholics. The place also has associations the original land grant to Captain Neil McKellar in 1794 and the Petersham Estate of which it formed part.*

*...having with the Catholic Church since the 1850's and the early chapel and the later St. Thomas Becket Church has served the religious needs of the Catholic community for over 150 years.*

*...being held in particular regard by the surviving religious of the Little Company of Mary and the study area was formerly part of Lewisham Hospital that was established by the Little Company of Mary in 1887 and that has provided health care to the local community for over 150 years.*

Capable of compliance during design development. The preparation of an Interpretation Strategy is recommended (see below).

### 9.13.2 Interpretation of Adaptations

Policy A29 Identify, by method and style of construction, all adaptations introduced pursuant of these guidelines

Complies. New works and adaptations will be readable as such.

Policy A30 Prior to any major development at the place develop a written interpretation strategy that will allow the interpretation of the place based on recorded information, extant fabric and photographic evidence

Capable of compliance during design development.

## 9.14 CONSERVATION PROCEDURES

### 9.14.1 Guidelines

The proposed guideline for the Conservation Procedures at the Place is to treat the place as of high cultural significance, and consequently guide activities at the place by the provisions of the *Australia ICOMOS Burra Charter*

### 9.14.2 Professional Conservation Team

Engage personnel skilled in the disciplines of conservation practice at a professional level as appropriate to advise on, and implement, the conservation aspects of the place.

### 9.14.3 Skilled Trade Team

Engage skilled trade building and engineering trades as appropriate to advise on the conservation of the place and to carry out all works at the place.

### 9.14.4 Reference Documentation

Assemble, catalogue and make readily available, copies of all known historical drawings, pictorial documents and major written primary and secondary records relating to the place in a permanent archive.

### 9.14.5 Archaeological Finds

Treat any archaeological remains in accordance with the archaeological study of the site. Assess and record all archaeological finds. Document and safely house all finds that have been, or are in future, removed from the place. Store in one location, apart from items that might be distributed elsewhere for particular research or interpretative reasons.

### 9.14.6 Photographic Survey

Carry out, catalogue and archive a systematic photographic survey of the place before any works in accordance with the Heritage Division guidelines for photographic archival recording (digital capture) and lodge the survey with a suitable archive (e.g. LCM archives and the Marrickville Local History Library)



#### 9.14.7 Conservation Practice

Carry out works to the place in the following manner:

a) Condition Survey

Before commencement of work to an element of the place, a full photographic and measured survey should be carried out to record:

- the extent and nature of the significant fabric
- if possible, the age of each part of the fabric

b) Documentation of Works

Proposed works to an element should be documented for implementation, in a way that allows scrutiny by others before the work is executed and also in posterity. The documentary or physical evidence upon which the works are based should be clearly known and cited. A copy of the documentation, including plans and schedules, should be held at the archive for the place.

c) Preservation of Fabric and Patina

The documentation should be drawn up to retain the maximum amount of significant fabric and patina consistent with the preservation and significance of the element. Replacement fabric should be considered of far less heritage value than the original fabric.

f) Information Revealed during Works

New information revealed about materials, configuration, use, age, evolution etc., that comes to light during the works should be recorded and added to the archival record.

g) Identification of Personnel

Personnel involved in the documentation and implementation of the works at the place should be recorded for future reference.

Capable of compliance during design development and construction.

#### 9.14.8 Compliance with Conservation Guidelines

Act only in accordance with the adopted guidelines. Proposals that are not in accordance with the Conservation Guidelines are only to be implemented following a revision of the whole of the guidelines that results in the conclusion that the proposals are consistent with the revised guidelines. Alterations to the guidelines should not be carried out in an ad hoc manner.

Capable of compliance.

#### 9.14.9 Review of Conservation Guidelines

Review the Conservation Guidelines after the first major works at the place, or otherwise at regular intervals, say seven years after their adoption.

Capable of compliance.

#### 9.14.10 Distribution of Conservation Guidelines

Allow this heritage study to be freely available by providing copies to public libraries. Supply a copy of any future conservation studies and guidelines to an appropriate archive (e.g. Marrickville Local History Library).

Capable of compliance.

## 10.0 SUMMARY AND RECOMMENDATIONS

### 10.1 SUMMARY

It can be seen from the above that Ann Walsh is a place of cultural significance that should largely be conserved.

The proposed development is a very well considered development of the place that takes due account of its established significance and maintains its most significant characteristic in terms of significant spaces and fabric and external form and detail.

The proposal:

- Maintains the Ann Walsh building on the site and proposes an appropriate adaptive reuse
- Limits the impact of the development on the heritage items in the vicinity

Despite the extent of change, the works achieve a reasonable and acceptable level of compliance with the conservation guidelines for the place in what is a complex building that does not readily lend itself to change.

### 10.2 RECOMMENDATIONS

We would recommend the following:

#### 10.2.1.1 Conservation Guidelines

We would recommend that development at the site be done in accordance with the conservation guidelines outlined in the CMP and the principles of the Burra Charter be applied to the conservation of the place.

#### 10.2.2 Archaeology


The development should be the subject of an archaeological watching brief and any finds assessed by a suitable qualified archaeologist. If finds are significant then the notification and approvals process outlined in the Archaeological Report should be implemented.

#### 10.2.3 Archival Recording

The site and heritage elements be the subject of photographic archival recording in accordance with the Heritage Division *Guidelines for the Recording of Heritage Sites, Buildings and Structures* for digital capture.

#### 10.2.4 Heritage Consultant

Design development involve the services of a suitably qualified heritage consultant to ensure that the detail design of the proposal pays due regard to the heritage significance of the place and its elements and limits the impact of detailed design on the fabric and setting of the place,



JOHN OULTRAM