

# SCHEDULE OF CONSERVATION WORKS

Burwood Uniting Church  
134A Burwood Road, Burwood NSW

October 2018

Issue B



GBA  
Heritage

## BURWOOD UNITING CHURCH, BURWOOD

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# 1.0

## INTRODUCTION

### 1.1 REPORT OVERVIEW

This Schedule of Conservation Works has been prepared for the Uniting Church in Australia Property Trust (NSW) for Burwood Uniting Church. It was written in April 2016 by Garry McDonald, Associate Director, and Dov Midalia, Senior Heritage Consultant, of GBA Heritage Pty Ltd, and updated in October 2018. Graham Brooks, Director of GBA Heritage Pty Ltd, has reviewed and endorsed this report.

This report has been prepared for submission with a Concept Development Application to the Municipality of Burwood for redevelopment of the whole site. It accompanies and should be read in conjunction with the Statement of Heritage Impact also prepared by GBA Heritage.

The subject buildings are a sandstone church in the Gothic style, built in 1880, and a sandstone and brick Hall, built in 1874. The Church is set back from Burwood Road within the front portion of the site and is surrounded by a paved area largely used for vehicle parking, with some areas of vegetation. The Hall is located directly behind the Church and is currently used as a pre-school, with substantial fenced play areas to the rear. Though slightly modified over time, both buildings have generally retained their heritage integrity. A sandstone fence and gates on the western (Burwood Road) boundary are also addressed herein; other structures on the site are not.

### 1.2 REPORT OBJECTIVES

This document describes the internal and external physical fabric of the heritage elements on the site, and is intended as a general guide for the appropriate conservation of the place. Its purpose is not to remove the patina or the blemishes of age, nor to attain perfection of detail and finish. Nor does this document address items of movable heritage located on the site.

This schedule has been prepared on the basis of inspections carried out in 2015-2016, with little intervention to fabric and limited access to the steeple and underfloor areas.

Although the interiors of these active, working buildings were largely vacant during inspection, furniture, carpets, etc, were not moved and a full inspection was not carried out. The inspection did not cover building services, appliances and fittings, or compliance with the building regulations. This report is not intended to describe the works fully for the purposes of obtaining quotations. It is a general guide to the nature, approach and extent of work likely to be required. It will need to be accompanied by a detailed specification for the works, prepared by specialist contractors with proven experience working with heritage materials.

Because a full inspection was not possible and because the condition of the building may have changed between the time it was inspected and the time conservation and repair works are carried out, any building documentation prepared using this schedule should contain a provision to review the extent and nature of the works after opening up, and any cost estimate based on this schedule should contain a substantial contingency provision for the preparation of specifications and additional work.

Where reference is made to works being completed “to nominated heritage consultant’s approval” it is required that agreed samples be prepared and the outcomes reviewed with the nominated heritage consultant on site. These samples are to be approved by the nominated heritage consultant before the builder or specialist contractor proceeds with any of the conservation works in general.

The proposed work has been determined with the aim of maintaining and conserving the fabric of the building for a period of at least 10 years.

### 1.3 HERITAGE SIGNIFICANCE

The place is listed as a heritage item on Schedule 5 of the *Burwood Local Environmental Plan 2012* (Item No. 120).

The following Statement of Significance for the Uniting Church and Hall at 134A Burwood Road, Burwood, has been sourced from the NSW Heritage Inventory, database entry number 1250057, *Congregational Church and Church Hall*:

*The Uniting Church and school room are of state significance for their architectural quality, historical associations and as landmarks within the municipality.*

The following revised Statement of Significance is sourced from the Statement of Heritage Impact prepared for the site by GBA Heritage.

*The former Congregational Church and School Hall at 134A Burwood Road, Burwood, have historical significance for their presence since 1880 and 1874 respectively, while the site itself housed the prior Congregational Church from 1866 to 1879. The Church’s change of location from Parramatta Road in 1866 reflects the establishment and growth of Burwood and its social-commercial centre after the coming of the railway.*

*The present buildings were designed by the noted Sydney architect, Thomas Rowe, who also designed many significant Sydney buildings including Sydney Hospital, Sydney Arcade, the Vickery Buildings (demolished) and the Great Synagogue, as well as many churches, houses and other buildings. The buildings thus have associational significance.*

*The Church is a good example of the Victorian Academic Gothic style, incorporating and retaining many intact elements characteristic of the style. Its dramatic belfry and steeple and its buttressed rock-faced sandstone walls, set back from bustling Burwood Road to provide a clear setting, make it a landmark item in the area and a contributor to the Burwood Road streetscape. The School Hall incorporates elements of the same style but is not a landmark building and makes little visual contribution to the streetscape or vicinity; nevertheless it forms a harmonious “sister” building to the Church. The site thus has aesthetic and representative significance.*

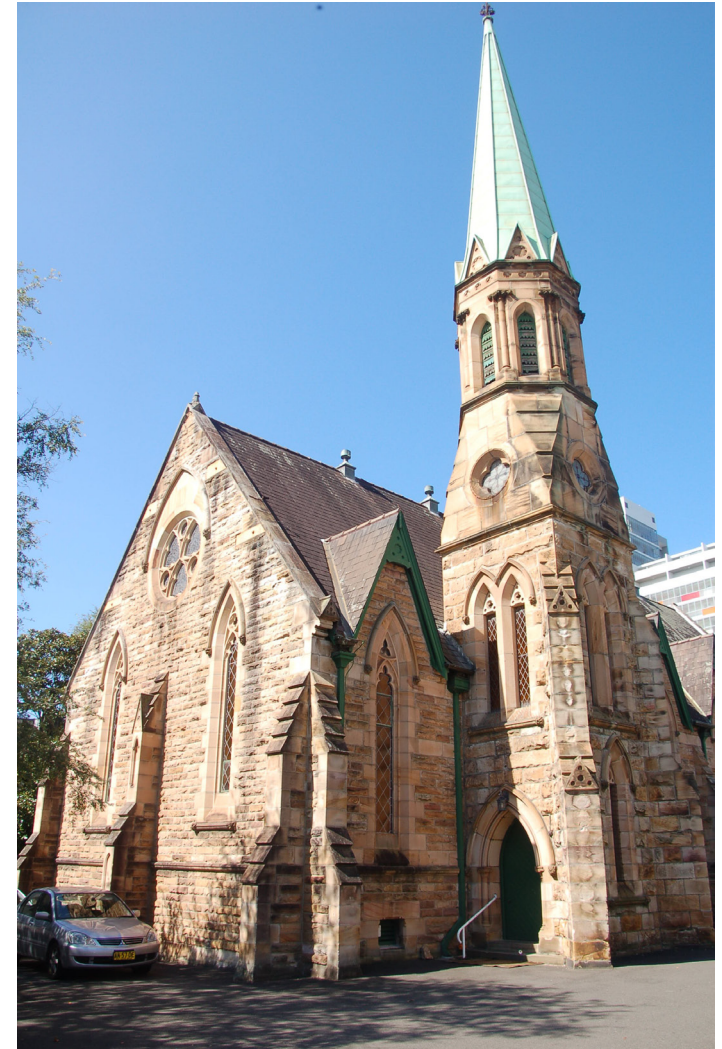
*The Church and Hall also have social significance due to their long association with the Congregational and later Uniting Church community, and some technical and research value primarily associated with the retained elements of the Tobin ventilation system in the Church.*

# 2.0

## PHOTOGRAPHS AND PLANS

The following photographs provide a brief overview of the existing building at the site. Unless otherwise noted, all photographs were taken by GBA Heritage.

Floor plans have also been included in order to indicate the location of elements referred to herein.



**Figure 2.1**  
The Church as seen from inside  
Burwood Road gate





**Figure 2.2**  
Southern facade of Church viewed from the east



**Figure 2.3**  
Detail of steeple



**Figure 2.4**  
Timber screen in belfry tower



**Figure 2.5**  
Typical gable and timber infill (with missing element on left), slate shingling, ridge vent and valley gutter



**Figure 2.6**  
Deteriorating gable infill



**Figure 2.7**  
Typical lancet window and gable with recent leadlight



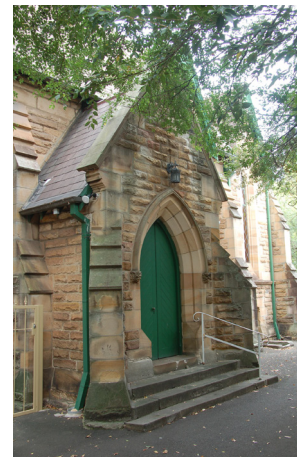
**Figure 2.8**  
Rear of church as seen from south-east showing porch and exterior of apse



**Figure 2.9**  
Rear of church as seen from north-east showing exterior of vestry



**Figure 2.10**  
Northern facade of church as seen from east

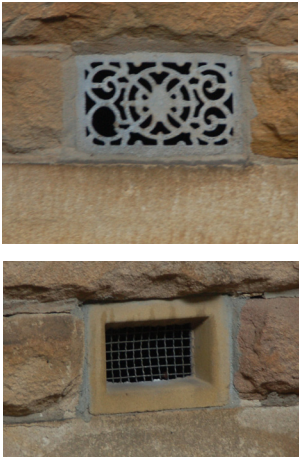


**Figure 2.11**  
Northern porch of church



**Figure 2.12**  
Typical buttress with typical deterioration of sandstone





**Figure 2.13**  
Ventilation grilles, likely original (top) and non-original (bottom)



**Figure 2.14**  
Typical carved boss at doorway



**Figure 2.15**  
Different rainwater heads, southern facade of Church; earlier on left



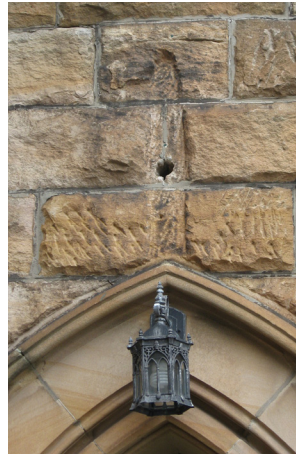
**Figure 2.16**  
Stonework cut to accommodate downpipe, and later handrail



**Figure 2.17**  
PVC collar of downpipe drain



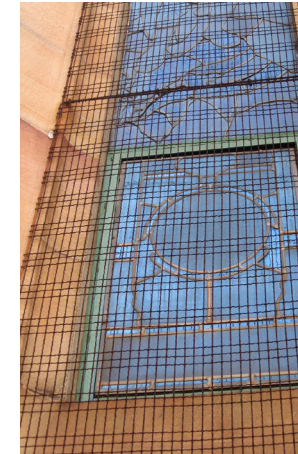
**Figure 2.18**  
Examples of damage to stonework due to wear and tear (left) and past work (right)



**Figure 2.19**  
Evidence of removed fixture over belfry doorway



**Figure 2.20**  
Example of inappropriate pointing



**Figure 2.21**  
Rusted wire screen over deteriorating stained glass window, southern facade



**Figure 2.22**  
Bricked up doorway to old organ location, eastern end of northern facade