

**PROPOSED PRIVATE HOSPITAL
35 WATER STREET WAHROONGA**

SCOPE OF WORKS TO RIPPON GRANGE

DATE: 26 FEBRUARY 2009

The proposed works to Rippon Grange consist of conservation works and adaptation works to adapt the former residence and hospital facility to accommodate ancillary facilities for the proposed Private Hospital.

CONSERVATION WORKS

The conservation works comprise:

- Repairs to the existing fabric including face brickwork, terracotta tile roofing, half timbering to the gables, copper roof plumbing, rough cast to chimneys, timber joinery, timber verandah elements, timber floor and roof structure, internal plaster to walls, fibrous plaster ceilings, pressed metal ceilings and timber boarded ceilings, timber T&G and parquet floors, marble floors and tessellated tiled floors, French polished joinery and chimney pieces.
- Removal of stuccoed plaster sheeting to the western First Floor external walls and replacement with timber shingles to original details.
- Removal of lattice infill to western First Floor verandah.
- Removal of intrusive elements and reconstruction of the original configuration of significant elements of the building including removal of south-eastern addition and reconstruction of verandah/conservatory and removal of north eastern addition and reconstruction of pergola as shown in documentary sources.
- Reconstruction of balustrading to eastern First Floor verandah.

ADAPTATION WORKS

The adaptation works comprise those works required to:

- Adapt the building to its new use by locating a Cafe, Chapel, Meeting Rooms, Offices and Consulting rooms generally within the original configurations of the principal rooms and locating more intensive interventions for new facilities eg kitchen and bathrooms in the less significant spaces.
- Introduce new fittings and fixtures designed to serve the new uses and respect the significant spaces and fabric.
- Adapt the building to comply with the requirements of the Building Code of Australia, including:
 - introduction of additional fire egress stairs (including to courtyard only if existing stairs unacceptable;
 - introduction of emergency services as required, possibly including smoke detectors, emergency lighting and EXIT lights, hose reels, fire hydrants and fire extinguishers;
 - provision of sanitary facilities;
- Adapt the building to comply with the requirements of the Disability Discrimination Act and BCA for Access, including:
 - Locating the main accessible entry into the existing building on the South Elevation, to facilitate on-grade access to and within the building and to the external spaces around the building;
 - Introducing a new lift to facilitate access to both levels of the main part of the building,
 - Introduction of new internal access ramp to enable access to principal eastern rooms;
 - Introducing accessible sanitary facilities.

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**SCOPE OF WORKS TO RIPPON GRANGE - ADDENDUM
DETAILED SCHEDULE OF WORK – SIGNIFICANCE OF SPACES AND FABRIC**

Date: 26 February 2009

5.5 “Rippon Grange”: Significance of Spaces

<i>Significance</i>	<i>Detail of works</i>
<p>Exceptional Significance: This level of grading does not apply to any item associated with any spaces within “Rippon Grange”.</p>	
<p>High Significance: Ground Floor Spaces identified in the Conservation Management Plan as rooms G1, G2, G3, the former Billiard Room G4, rooms G12 and G13, rooms G17, G18 and G19 and the associated corridor, G43 (eastern verandah);</p>	<p>Room G1 Original Use: Entrance. Proposed Use: Ceremonial Entrance Conservation of room & fabric within, removal of intrusive ramp, relocation of bench originally located in former Billiard Room. New opening connecting to G13 to allow disabled access.</p> <p>Room G2 Original Use: Ante Room between Entrance and WC. Proposed Use: Ante Room between Entrance and WC. Conservation of room & fabric within. Introduction of new (non-fire isolated) egress stair to/from above to comply with BCA.</p> <p>Room G3 Original Use: WC Proposed Use: WC Conservation of room & original fabric within</p> <p>Room G4 Original Use: Billiard Room Proposed Use: Chapel Conservation of room & original fabric within including repairs to extensively damaged areas.</p> <p>Room G12 Original Use: Parlour Proposed Use: Cafe Conservation of room & original fabric within, including re-introduction of original nook & fireplace to north side (currently G10 & 11) and window to north wall.</p> <p>Room G13 Original Use: Dining Room Proposed Use: Cafe Conservation of room and original fabric within. Removal of false ceiling, non-original joinery and fire place (insert) and ramp to G12. Introduction of new (reversible) ramp</p>

Significance	Detail of works
<p>First Floor Spaces identified in the Conservation Management Plan as rooms F19, F20 and F21; room F18, which is associated with the main stair, and that part of corridor F1 adjacent to the room; and the verandah on the western side of the first floor and the wide open terrace on the eastern side of the first floor.</p>	<p>and doorway to G1 to allow disabled access.</p> <p>Rooms G17, G18, G19 & corridor Original Use: Passage and services/WCs Proposed Use: Passage and WCs It should be noted that these spaces do not currently exist in original layout – the introduction of a hospital era fire stair completely removed G17 in its entirety, and the original walls to G17, G18 & corridor and the accompanying tessellated tile floor.</p> <p>Retain all existing tessellated floor tiles, and associated skirting tiles to retained walls. Restoration of window & related joinery to west corridor wall. Remove fire stair & walls, and remaining internal walls to G18 & G19. Remove existing ramp. Provide new (reversible) ramp over existing steps, (and provide new door opening in south wall in/adjacent to G20) to allow disabled access to main floor level, provide new toilets.</p> <p>Room G43 Original Use: Verandah Proposed Use: Verandah Conservation of existing verandah to match original (and re-instatement of original southern portion currently identified as G44).</p> <p>Stair adjacent to Room G26 This stair is currently in very poor/deteriorated condition and does not appear to comply with BCA requirements, limiting possible use. Its retention as a functional stair is pending BCA compliance.</p> <p>Rooms F19, F20 & F21 Original Use: Staff Living Quarters Proposed Use: General/Office Conservation of rooms generally, including repair of significant damaged & deteriorated fabric including joinery, ceiling vents & roses. Removal of kitchen exhaust from below. Some new openings within existing walls (nibs to be retained to allow interpretation). Probable provision of new compliant steps to supplement non-compliant original steps.</p> <p>Room F18, corridor & stair Original Use: Sitting Room, corridor & stair Proposed Use: Sitting Room, corridor & stair Conservation of rooms and significant fabric within, removal of non-original (intrusive) fabric to stairs.</p>

Significance	Detail of works
	<p>East & West verandahs Conservation of spaces and associated fabric, including replacement of significantly damaged and deteriorated sections of east verandah. . Restoration of original timber shingle linings and detailed balustrading. Removal of intrusive fabric such as lattice to west verandah.</p>
<p>Moderate Significance: Ground Floor Spaces identified in the Conservation Management Plan as rooms G14 to G16, G21 to G26, and G27 to G31;</p>	<p>Rooms G14 & 15 Original Use: ??? Proposed Use: Cafe Conservation of rooms and significant fabric within, including fireplaces and doors to verandah (G15).</p> <p>Room G16 Note: This room does not exist (demolished when hospital era fire stair installed), Re-constructed and space incorporated into G15.</p> <p>Room G21 Original Use: corridor Proposed Use: corridor Retention and conservation of significant fabric. Some adjustment of door openings to adjacent spaces.</p> <p>Rooms G22 & 23 Original Use: Stair and Service Rooms Proposed Use: Stair (retain existing), Kitchen Retention and conservation of significant fabric, including existing stair. Removal of wall between rooms. Some adjustment to openings to corridors.</p> <p>Rooms G24, G25 & G26 Original Use: Corridor & Stores (stair listed separately) Proposed Use: Corridor & Lift Retention of some remaining fabric such as ceiling hatch, walls & doors. Introduction of new lift within smaller rooms to provide disabled access to upper floor, new opening to corridor G21.</p> <p>Room G27 Original Use: Service Courtyard Proposed Use: Service Courtyard & Egress Stair Conservation of space and significant fabric within, retention as (service) courtyard. Introduction of new open (external) stair for egress only if stair at G26 unable to be used (due to BCA non-compliance).</p> <p>Room G28 Original Use: Kitchen</p>

Significance	Detail of works
<p>First Floor</p> <p>Spaces identified in the Conservation Management Plan as rooms F1 to F10 and F12 to F17.</p>	<p>Proposed Use: Kitchen Retention of space and significant fabric within, including early wall tiling and pressed metal ceiling. Adjustment of door opening to connect to G26.</p> <p>Room G29 & 30 Original Use: Service Rooms to Kitchen Proposed use: Service Rooms to Kitchen, new office Little or no original/significant fabric remains.</p> <p>Room G31 Original Use: Furnace/boiler space Proposed use: Demolish Room.</p> <p>Rooms F1 to F10 Original Uses: Corridor, Bedrooms, WC and Stores Proposed uses: – Corridor, Office/meeting rooms and WCs Conservation of spaces and any significant fabric generally, including fireplaces in F3 & F6. New egress stairs required for BCA compliance introduced to F4 & F5. Some partial wall openings (F8-9). New ramp to replace existing in corridor to allow disabled access.</p> <p>Room F12 Original Use: Bathroom Proposed Use: Bathroom Retention of room as bathroom and retention of significant fabric . Introduction of new partitioning and fittings to allow suitable continuing use as bathroom.</p> <p>Rooms F13 to F16 Original Use: Bathrooms, stores and corridor Proposed Use: Lift, lift lobby and corridor Retention of some remaining fabric such as floor/ceiling hatch. Some spaces combined to accommodate lift with remnants to allow interpretation. Salvaging of fabric (incl. marble) from F13 for re-use/interpretation, as current bathroom unfit for re-use.</p> <p>Rooms F17 Original Use: Store Proposed Use: Store or office Retention of room and any significant fabric.</p>
<p>Little Significance:</p> <p>Rooms G44 and F11.</p>	<p>Room G44 Original Use: Verandah (removed for construction of Ward) Proposed Use: Verandah Original verandah to be re-constructed to match original detail.</p>

Significance	Detail of works
	Room F11: Original Use: Enclosed Verandah/ Verandah Proposed Use: Enclosed Verandah/Lounge Conservation of room and any significant fabric.
Intrusive: Rooms identified as G5 to G11 in the addition at the north eastern side of the house and rooms G32 to G42 inclusive and G45 in the addition at the south eastern side of the house.	Rooms G5 - G9 – Removal of intrusive additions and restoration of exterior to match original detail. Rooms G10, 11 – Removal of intrusive additions and restoration as nook to G12 to match original detail. Rooms G32 - G42, G45 – Removal of intrusive additions and re-construction/restoration of original landscape forms allowing re-connection to pool.

5.6 “Rippon Grange”: Significance of Fabric

Significance	Detail of works
Exceptional Significance: This level of grading does not apply to any fabric associated with “Rippon Grange”.	
High Significance: All fabric remaining within “Rippon Grange” that is part of the building designed by John Sulman and modified by Howard Joseland, including intact external and internal masonry walls, timber joinery doors, windows, stair joinery, architraves and skirting boards, marble and timber chimney pieces, plaster cornices and the surviving ceiling linings, sanitary fitments and marble flooring in rooms G2 and G3, tessellated tile floors in rooms G17, G18 and G19 and associated corridors, early wall vents, the stair joinery on the northern side of room G22, tiling on the floor of the external service passage to the south of the main entrance; All intact original and early fabric within room G4 (the billiard room) including ceiling linings and joinery, window and door joinery.	Generally all listed fabric of high significance will be retained and restored, other than that to walls, doors & trims associated with changes to spaces noted above.
Moderate Significance: Items designed in the office of architect Ruskin Rowe, including the bathroom linings and fitments on the first floor level of “Rippon Grange” in room F12; Early bathroom fabric in rooms F4 and F13, including wall tiles, marble wall linings and screens;	Bathroom linings and fitments of significance in F12 will be retained. Generally bathroom fabric in F4 will be retained, other than part required to accommodate required egress stair. As current bathroom F13 is unfit for re-use, significant fabric including marble panels and wall vent will be salvaged for re-use/

Significance	Detail of works
<p>Early wall tiles and decorative ceiling linings in room G28;</p> <p>All commemorative plaques associated with the John Williams Memorial Hospital.</p>	<p>interpretation elsewhere.</p> <p>Fabric will be retained in-situ, concealed as required if unable to meet current health standards.</p> <p>All remaining plaques will be retained, in-situ or re-located if required.</p>
<p>Little Significance:</p> <p>Timber joinery cupboards in room F5;</p> <p>All joinery items associated with adaptive reuse made as a result of hospital functions.</p>	<p>F5 joinery will be assessed for re-use at detailed design stage.</p> <p>Hospital era joinery will be assessed for re-use at detailed design stage.</p>
<p>Intrusive:</p> <p>The fabric of the south eastern addition and the addition at the north eastern corner of "Rippon Grange";</p> <p>Cupboards and later doors and architraves within the former billiard room (room G4);</p> <p>Later joinery items that form a screen in room F18.</p>	<p>All intrusive fabric will be removed.</p> <p>All intrusive fabric will be removed.</p> <p>All intrusive fabric will be removed.</p>