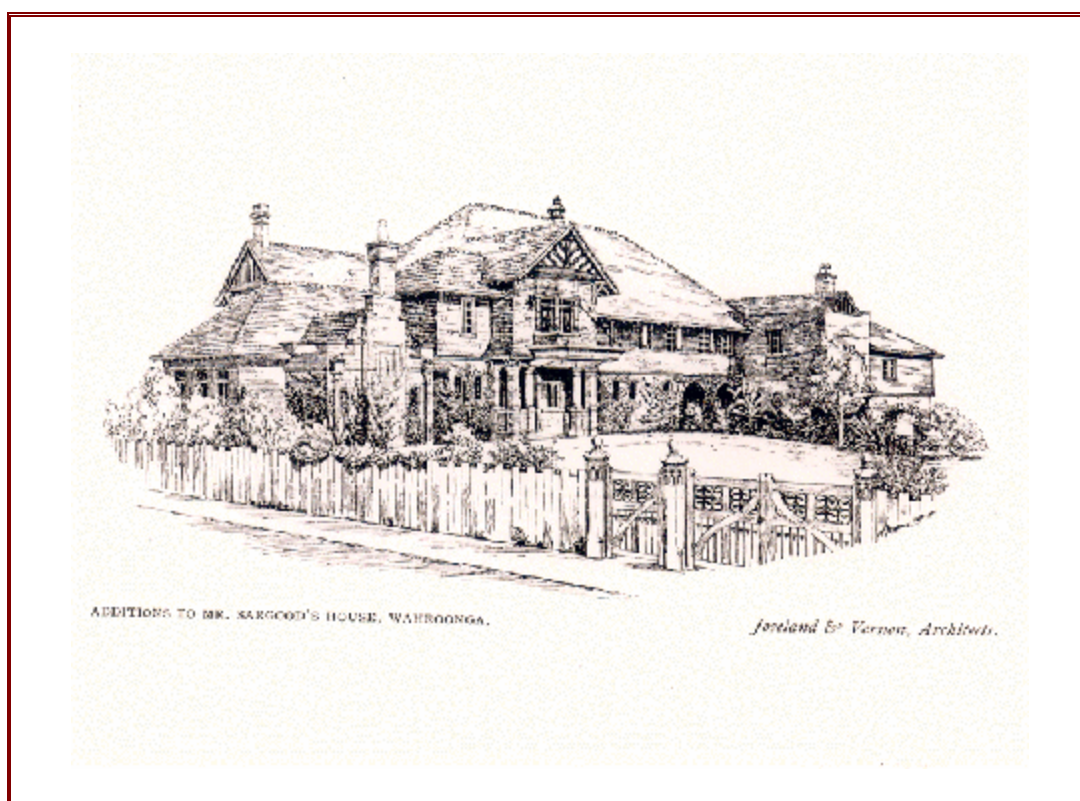


**“RIPPON GRANGE”
35 WATER STREET, WAHROONGA**



HERITAGE IMPACT ASSESSMENT

Prepared by

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EXECUTIVE SUMMARY

“Rippon Grange” and its grounds are historically, architecturally and environmentally significant within the Municipality of Ku-ring-gai.

It is historically significant in the context of large North Shore homes, the construction of which at the end of the nineteenth century established the physical and social character of the area. The place is significant for its use as a hospital from 1952 to 2004.

“Rippon Grange” is associated with several prominent individuals, including merchant Frederick Sargood, businessman Ernest Williams and architects John Sulman and Howard Joseland.

The place has aesthetic significance in that it includes a distinctive example of a Federation Arts and Crafts dwelling within grounds that reflect garden design and use during different periods of ownership between 1898 and 1952.

“Rippon Grange” was completed in 1898 to the design of John Sulman and underwent some modification around 1905 to the design of Howard Joseland. It was the home of Frederick Sargood and his family until the beginning of the 1920s, at which time the estate was subdivided and sold. The substantial allotment containing “Rippon Grange” was acquired by the Braddock family, who initiated numerous significant modifications to the grounds. “Rippon Grange” was then purchased by Ernest Williams, a founder of Woolworths Ltd. It was occupied by his family until the early 1950s. During that time the swimming pool was constructed. Williams donated the property to the State Government in 1951 for use as a hospital. It was named the John Williams Memorial Hospital in honour of one of his sons, who had died during World War II. The property underwent substantial change. The grounds were gradually becoming run down while “Rippon Grange” was unsympathetically altered and extended.

The property is currently in private ownership. The owner wishes to undertake a hospital development on the site and adapt “Rippon Grange” to new uses, at the same time conserving its fabric, enhancing its heritage values and regaining its heritage significance. Other significant components of the site will also be conserved and enhanced.

The applicant proposes the following development for “Rippon Grange”:

- Ground floor spaces will be adapted to new communal uses by locating a café and the chapel within the principal rooms on the ground floor. Service spaces including the kitchen and ancillary rooms and the ground manager’s office will be situated in spaces that are of less significance and that were originally used for service functions. In general terms the existing plan is not changed;
- First floor spaces will be used for various activities associated with diversional therapy and administration. The majority of spaces on this level will be retained and conserved;

- Introduction of new fittings and fixtures designed to serve the new uses and respect the significant spaces and fabric;
- Careful adaptation of the building to comply with the requirements of the Building Code of Australia;
- Careful adaptation of the building to comply with the requirements of the Disability Discrimination Act.

The following is proposed for the rest of the site:

- Conservation and adaptive reuse of built items embodying high heritage significance, including the original section of the Former Stable, the Swimming Pool and the Rustic Shelter or Summerhouse;
- Retention and conservation of important garden features, trees and other planting. This includes cultural plantings and features and indigenous vegetation;
- Construction of a new Hospital building in the southern section of the site. Carparking will be contained in basements within the footprint of the Hospital buildings.

The development application has been assessed against the questions included in the NSW Heritage Office publication *Statements of Heritage Impact* and the policies and objectives of the:

- Revised and updated Conservation Management Plan (May 2008);
- Ku-ring-gai Planning Scheme Ordinance

This report concludes that the proposed development has the real potential to deliver positive heritage outcomes for “Rippon Grange” and the entire site.

1.0 INTRODUCTION

1.1 Background

This Heritage Impact Assessment report relates to a proposal prepared in the office of Tanner Architects for the conservation and adaptive reuse of the historic house and its significantly landscaped setting known as “Rippon Grange” and the development of the remainder of the site for use as a private hospital. The place is recognised as having historical, aesthetic and social value and is listed as an item of environmental heritage in Schedule 7 of the *Ku-ring-gai Planning Scheme Ordinance*.

A draft Conservation Plan for the site was prepared by Rod Howard Heritage Conservation in association with Mayne-Wilson & Associates during 2000. The document was revised to the status of a Conservation Management Plan (CMP) and was dated July 2006. It was subsequently upgraded and finalised as Issue C, which was dated September 2007. The CMP, Issue C was submitted to the NSW Heritage Office for review in October 2007. During the process there was close liaison with staff from the NSW Heritage Office that included inspections of the site. The CMP was endorsed by the Heritage Council of New South Wales on 18 July 2008.

1.2 Objective of the Report

The Heritage Impact Assessment forms part of a submission to the Department of Planning. It is being assessed as a major project under a Part 3A of the Environmental Planning and Assessment Act 1979 (as amended). The Project Application number is MP07-0151.

The Heritage Impact Assessment also determines the suitability of the development proposal in relation to the CMP. The CMP identifies degrees of sensitivity and analysis in the relation to the established heritage values of the place and therefore provides a heritage management framework for the property. The framework provides a basis to determine the suitability of the proposed development in relation to the heritage and landscape values of the place and provisions established by Ku-ring-gai Council and the NSW Heritage Office.

1.3 Assessment of Significance

The CMP contains a comprehensive account of the history and development of the site as well as an assessment of the cultural significance of the place and identifies its important heritage qualities and fabric. It also contains a list of recommended constraints upon any future redevelopment of the site plus a series of conservation policy statements aimed at maintaining and maximising the heritage attributes of the building as part of new uses.

This Heritage Impact Assessment should be read in conjunction with the CMP since a number of the constraints and policy recommendations within it are referred to in this report.

1.4 Methodology

The report has been based on the recommendations of the Conservation Management Plan and the guidelines for the preparation of Heritage Impact Assessments published by the NSW Heritage Office.

1.5 Author

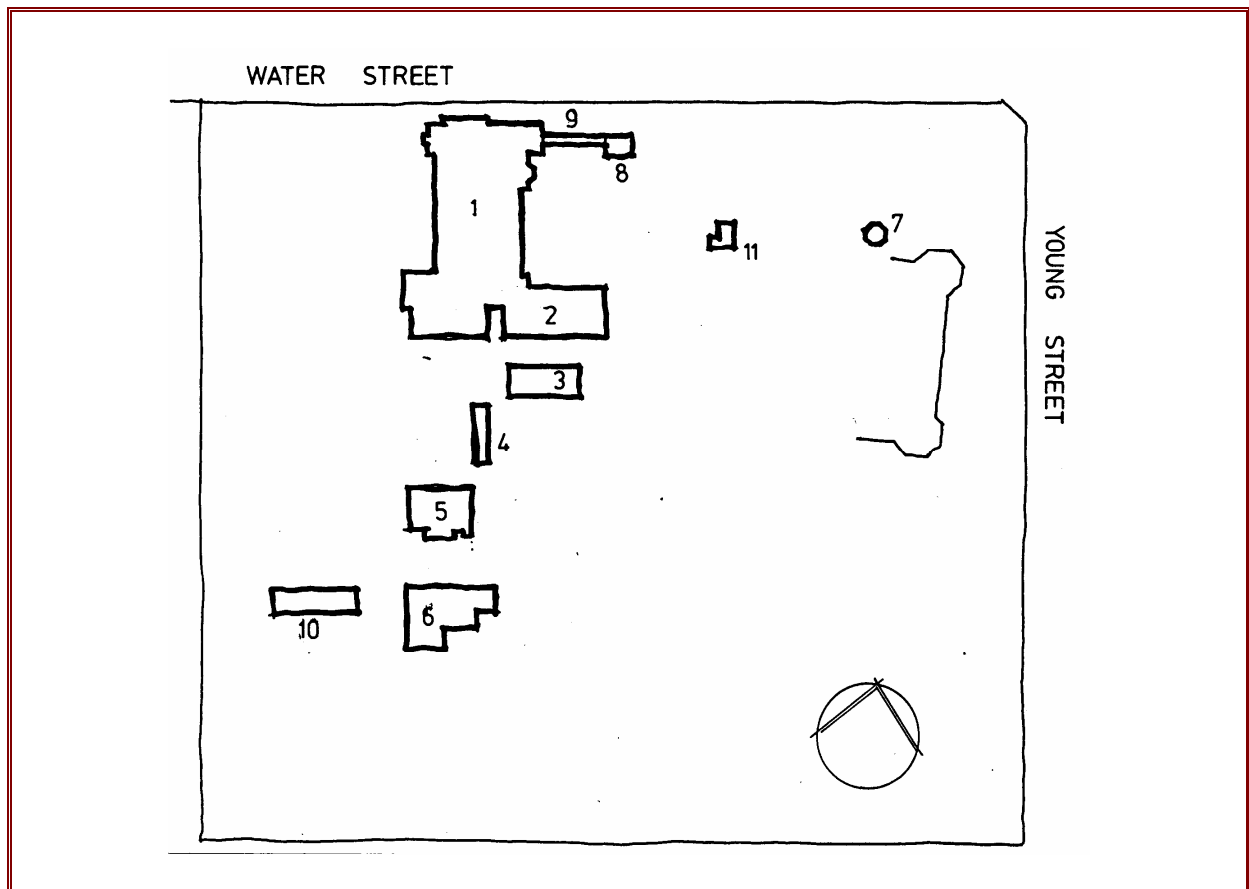
This report was prepared by Roy Lumby B Arch, M Arch, associate with the firm of Rod Howard & Associates and David Matthew Taylor B LArch, M BEnv (Cons) AILA, Registered Landscape Architect, heritage consultant and principal of Taylor Brammer Landscape Architects Pty Ltd.

1.6 Identification of Site

The site is identified as Lot 1 Deposited Plan 375262. It is located on the southern side of Water Street, Wahroonga, and is bounded by Young Street along the eastern side of the site.



Locality Plan: The location of the subject site is indicated by the arrow.



PRINCIPAL EXISTING BUILDINGS

- | | |
|-------------------------------------|-----------------------|
| 1. “Rippon Grange” | 7. Summerhouse |
| 2. 1970 addition to “Rippon Grange” | 8. Playroom/classroom |
| 3. Swimming Pool | 9. Covered way |
| 4. Pool shed | 10. Classroom block |
| 5. Garage | 11. “Killara Cottage” |
| 6. Former Stable | |

2.0 HERITAGE SIGNIFICANCE

2.1 Statement of Cultural Significance

The following Statement of Significance for the building is taken directly from Section 5.3 of the CMP:

The house known as “Rippon Grange”, buildings associated with the house, later buildings built to serve the uses of the John Williams Memorial Hospital and the grounds in which they stand, as well as the landscape features within those grounds are significant for the following reasons:

- “Rippon Grange” and its grounds are linked to a number of historically significant figures. They include Frederick George Sargood, member of an important mercantile family in New South Wales and Victoria, and Ernest Robert Williams, one of the founding directors of Woolworths (Australia) Ltd., who gave the property to the Royal Alexandria Hospital for Children for use as a hospital for treating children with poliomyelitis. The significance of the Braddock family, although evidently prominent members of their community, has not been ascertained;
- The house and grounds are significant because they were in continuous use for a little over fifty years after 1952, firstly as the John Williams Memorial Hospital and eventually as the John Williams Respite Centre, at first for the treatment of children infected with poliomyelitis and then subsequently for other treatment of sick and disabled children;
- The original and early portions of “Rippon Grange”, constructed between 1898 and 1905, are relatively significant locally because of associations with important architects. The earliest section of the house is understood to have been designed by the important and influential late nineteenth/early twentieth century architect John Sulman, and is thus one of a number of substantial houses and other buildings designed by Sulman in Ku-ring-gai. Sulman may also have been influential in the area because of his associations with the Wahroonga Progress Association. There is slightly later fabric associated with the house and grounds that was designed by other prominent architects, including the former billiard room and internal modifications undertaken by the firm of Joseland & Vernon. The mid 1930s swimming pool at the rear of the house and a bathroom within the house were the work of noted architect H Ruskin Rowe.
- “Rippon Grange” has aesthetic significance and rarity value locally because it is a distinctive example of a Federation Arts and Crafts style house that has retained a large amount of original internal and external fabric, and is unusual because of changes of level within the ground floor. The intact original internal fabric provides important evidence of the taste and lifestyle of the wealthy during the late nineteenth and early twentieth centuries. The house also has rarity value because of physical associations with its remaining grounds. Various items and site works constructed in the grounds and some of the planting that was undertaken between the years 1898 and 1951 are still in place;

- “Rippon Grange” and its grounds demonstrate some social significance. The buildings and infrastructure that were provided by the general community and private organisations to assist the John Williams Memorial Hospital furnish evidence of the role of these organisations in the successful operation of a specialised medical institution in the second half of the twentieth century. It is also likely that the place has significance for many people who as children were given health and other care during the second half of the twentieth century at the John Williams Memorial Hospital. In the wider community, the grounds may be associated with affluent members of the North Shore gentry, possibly valued for their evidence of a gracious though vanished lifestyle;
- In historical terms the grounds of “Rippon Grange” demonstrate the lifestyle of successful and wealthy businessmen in the early twentieth century, with a range of outdoor recreation facilities, display gardens and horticultural elements able to generate a degree of self-sufficiency in fresh produce. The estate reflects the continuance into the twentieth century of the generous scale and layout of gentry estates established in the second half of the nineteenth century once the colony of New South Wales began to prosper. Surviving original landscape elements reflect trends that developed to provide a gracious setting for Arts and Crafts style dwellings during the Federation period. Subsequent modifications to the grounds provide important evidence of the changing attitudes towards landscape design and the ways that gardens were used for recreation during the inter war period. After 1951, considerable modifications were made to accommodate the functional requirements of a home for children with disabilities and to reduce the costs of maintaining the large grounds.
- The grounds of “Rippon Grange” have heritage significance, having satisfied a wide range of assessment criteria and retaining substantial integrity of formal garden components. The removal of institutional additions to the grounds made since the 1950s would allow the restoration of those elements such as the lawn terraces and tennis court which have been much altered or covered over. This would allow their legibility as a garden demonstrating evolution across the Federation and inter war periods to be fully restored.

It is considered that the place has state significance and should be preserved because of the important and integral relationship between “Rippon Grange” and the grounds, the scale and relative intactness of the grounds, and the ability of both house and grounds to demonstrate the culture and lifestyle of affluent members of society in New South Wales during the first half of the twentieth century.

2.2 Other Assessments

2.2.1 National Trust of Australia (NSW)

The building was given “Classified” status by the National Trust of Australia (NSW) in November 1997. Reasons for listing are:

- The property includes a fine Federation Queen Anne house designed by the prominent architect, Howard Joseland [sic], and retains much of its original fabric and integrity. The 1954 alterations were designed by Cobden Parkes, Government Architect.

- The house and surviving grounds are generally in the form created for Frederick George Sargood, a prominent nineteenth century businessman. The grounds retain much of the original layout of paths and driveways and include early garden features such as croquet lawns, rock retaining walls and octagonal seating, and mature gum trees.
- The property is also associated with Ernest Robert Williams, a founding director of Woolworths.
- The house has been continuously used as a children’s hospital since 1952.

It should be noted that the contributions and modifications made to the surviving grounds by John Sulman, the Williams family and particularly the Braddock family (such as the croquet lawn and summerhouse, which appear to have been attributed to Sargood) are not appropriately acknowledged by the National Trust in its reasons for listing.

The property is also included in the area defined by the National Trust as the Wahroonga Urban Conservation Area, which was approved for classification in January 1985. This incorporates three precincts. “Rippon Grange” falls within the Burns Road/Water Street Precinct. The reasons for the classification of the Precinct are as follows:

A number of significant houses remain in this Precinct from the time of the original subdivision. Burns Rd commemorates J F Burns, MLA who, together with George Withers, MLA and Robert Burdett Smith, MLA and Colonial Treasurer, bought land in this area and subdivided it between 1878 and 1895 with roads extended at government expense to enrich the syndicate to the accompaniment of public indignation. The houses vary in size and style and show a development of Federation architecture from Queen Anne style through to post-war Arts and Crafts, with the work of several important architects (e.g., Howard Joseland’s own house at Number 41 Burns Rd, 1900).

The important street planting is a magnificent legacy of the activity of the Wahroonga Progress Association. Many well-known contributors to Sydney’s commercial and professional life built their houses in this salubrious new suburb.

2.2.2 NSW Heritage Branch

“Rippon Grange” and its grounds are not listed in State Heritage Register compiled by the NSW Heritage Branch, but are included in its State Heritage Inventory. This listing has no statutory effect and does not impose legal constraints. The assessment of significance is essentially the same as that of the National Trust.

2.2.3 Ku-ring-gai Council

The John Williams Hospital was identified as an item of heritage significance in the Municipality of Ku-ring-gai Heritage Study (1987, subsequently reviewed in 1998). The Statement of Significance for the place states in part:

Reasons for listing: historic, cultural, social, archaeological, architectural, natural, aesthetic, group value, state significance;

Note: Listing includes house, stables, grotto, summer house, numerous garden features and planting;

Excellent summer house (rusticated) in very poor repair.

The remainder of the Statement is based on that of the National Trust of Australia (NSW).

2.3 Significant Spaces and Elements: “Rippon Grange”

The Conservation Management Plan identifies significant fabric within the building in a hierarchy which provides a ranking of relative significance. The rankings, in descending degree of importance are: a) exceptional significance; b) high significance; c) moderate significance; d) little significance and e) intrusive. The following is extracted from the CMP.

2.3.1 Significant Spaces

The following spaces, described on the diagram appended to this section of the report, were evaluated according to the rankings enumerated above.

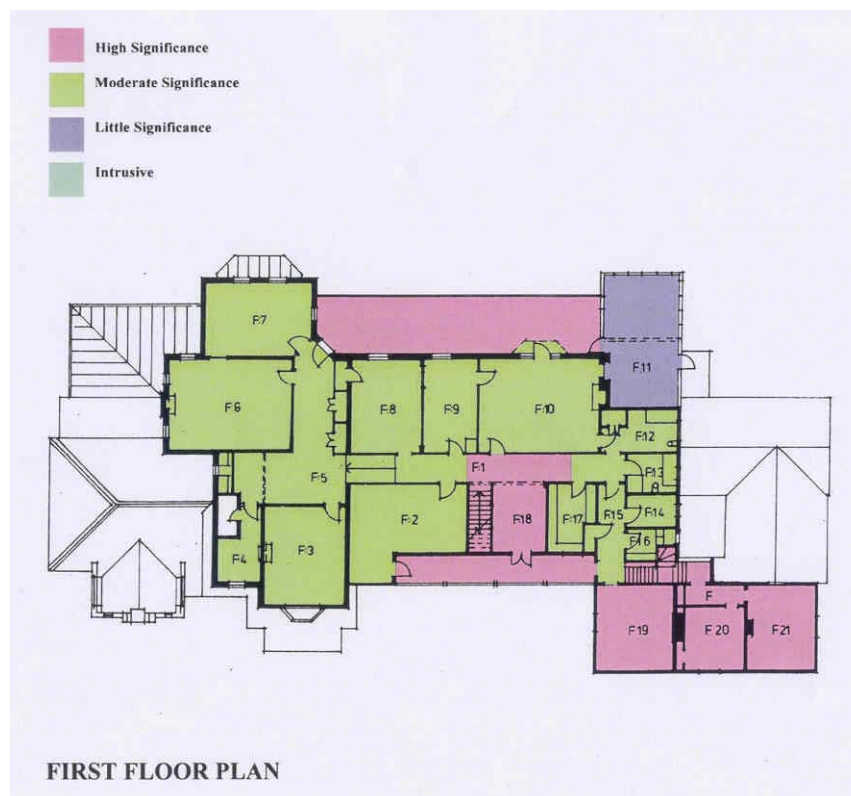
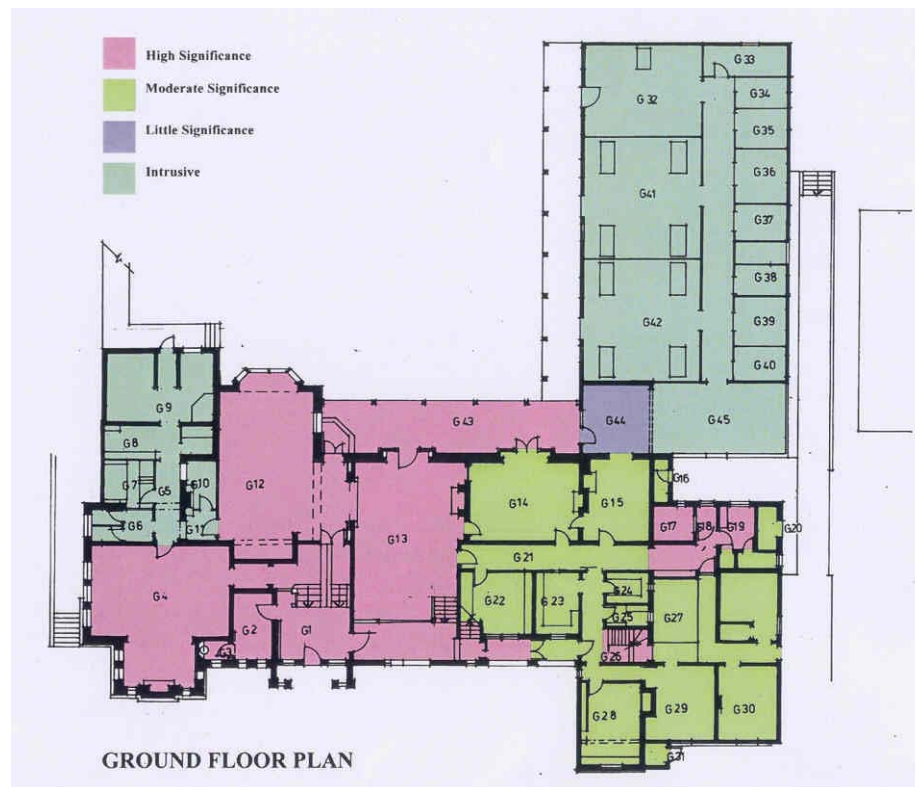
- a) Exceptional Significance: This level of grading does not apply to any item associated with any spaces within “Rippon Grange”.
- b) High Significance: Spaces identified in this Conservation Management Plan as rooms G1, G2, G3, the former Billiard Room G4, rooms G12 and G13, a section of room G18 and room G19 and the associated corridor, G43 (eastern verandah);

The stair adjacent to G26 and rooms at first floor level designated F19, F20 and F21;

Room F18, which is associated with the main stair, and that part of corridor F1 adjacent to the room;

The verandah on the western side of the first floor and the wide open terrace on the eastern side of the first floor.
- c) Moderate Significance: Spaces identified as rooms G14 to G16, G21 to G26, and G27 to G31;

Spaces at first floor level identified as F1 to F10 and F12 to F17.
- d) Little Significance: Rooms G44 and F11.
- e) 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



2.3.2 Significant fabric

- a) Exceptional Significance: This level of grading does not apply to any fabric associated with “Rippon Grange”.
- b) 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 a section of room G18 and room 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.
- c) 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;
- Early wall tiles and decorative ceiling linings in room G28;
- All commemorative plaques associated with the John Williams Memorial Hospital.
- d) Little Significance: Timber joinery cupboards in room F5;
- All joinery items associated with adaptive reuse made as a result of hospital functions.
- e) Intrusive: The fabric of the south eastern addition and the addition at the north eastern corner of “Rippon Grange”;
- Cupboards and later doors and architraves within the former billiard room (room G4);
- Later joinery items that form a screen in room F18.

2.4 Other Built Items

- | | |
|-----------------------------|--|
| a) Exceptional Significance | This level of grading does not apply to any item associated with the built fabric and grounds of “Rippon Grange”. |
| b) High Significance | The western section of the former Stable. |
| c) Moderate Significance | <p>Items designed in the office of architect Ruskin Rowe, including the original section of the Swimming Pool and associated brick walls, and the original portion of the Pool Shed;</p> <p>The eastern section of the former Stable;</p> <p>The Summerhouse. There is a large amount of early fabric still extant, although the structure has collapsed;</p> <p>Killara Cottage, the Playroom/Classroom and the Classroom Block;</p> <p>Commemorative plaques associated with the John Williams Hospital.</p> |
| d) Little Significance | <p>The Garage. Although there is evidence to suggest that this is a very early structure on the site, alterations to its form and fabric have diminished its heritage significance and some of these alterations are in fact intrusive;</p> <p>Later additions to the Pool Shed.</p> |
| e) Intrusive Items | <p>The covered link between the addition at the north eastern corner of “Rippon Grange” and the Playroom/Classroom;</p> <p>The structure enclosing the Swimming Pool. While it was an important component of the facilities offered by the John Williams Hospital, it obscures the swimming pool and detracts from the setting of “Rippon Grange”.</p> |

2.5 Significant Components of the Landscape

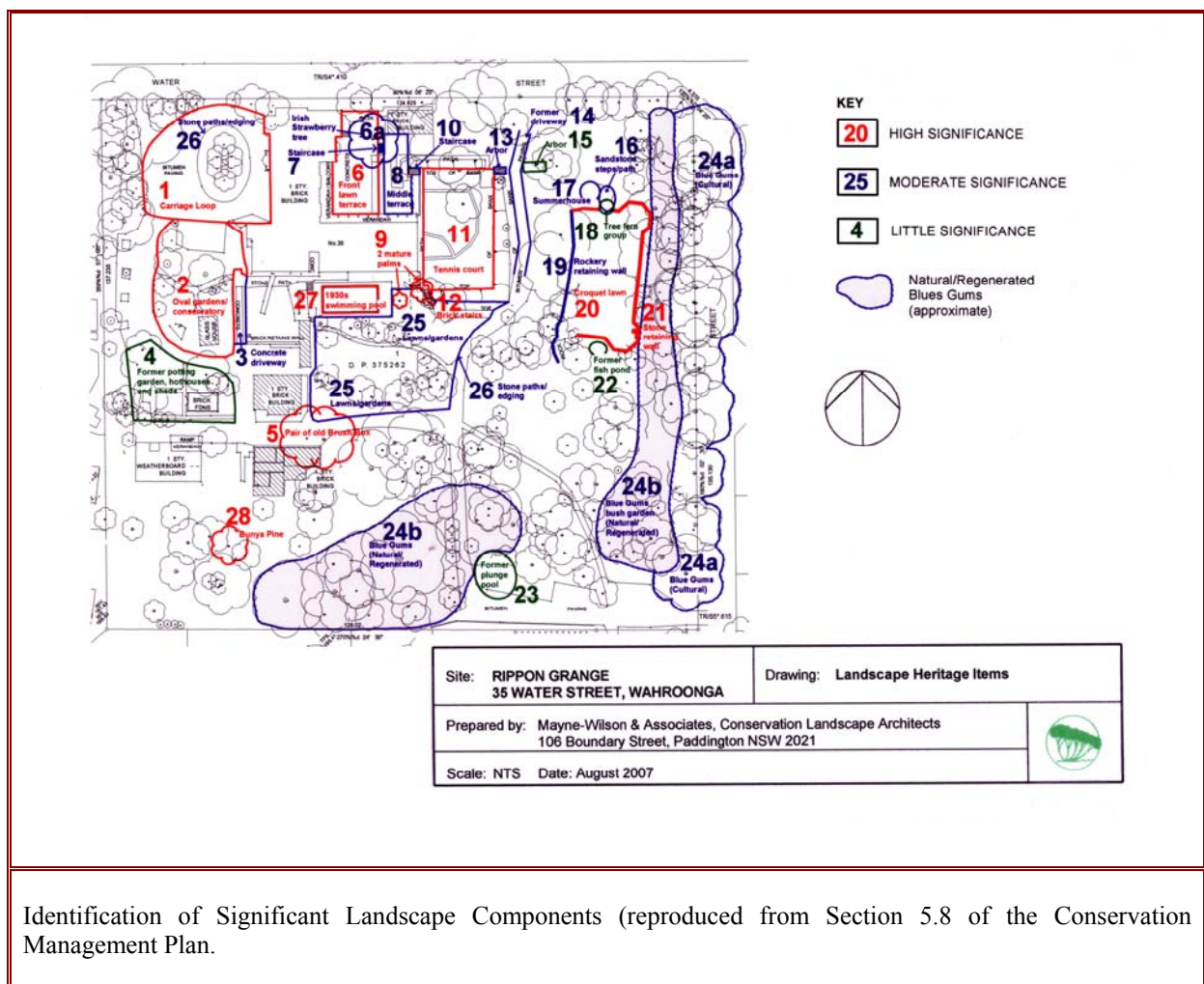
The following table is based on information prepared by Mayne-Wilson & Associates, Conservation Landscape Architects, which is included in the CMP:

IDENTIFICATION NUMBER	DESCRIPTION	SIGNIFICANT ELEMENTS and REASON FOR GRADING
High Significance		
1	Carriage Loop	Vehicular entry zone to site.
2	Oval gardens/ conservatory	These two spaces, separated by a flagstone pathway are part of the original garden layout and have survived intact. They contain important old shrubs and the relict glasshouse/conservatory (see items of Moderate Significance following).
5	Pair of Brushbox trees	Large specimens of planted trees. Conflict with fabric of stable structure.
6	Front lawn terrace	Formal lawn immediately adjacent to the eastern façade of the house, important as main forecourt to the house.
9	Two mature palms, middle terrace	Evidence of the style and establishment planting character of the garden, visual curtilage to eastern façade of house
11	Tennis court	Location of tennis court and evidence of use of garden: a court has existed from early in the life of the estate, reflecting the popularity of the game for domestic recreation in the early decades of the 20 th century.
12	Brick stairs off south end of tennis court	Part of infrastructure of garden Although early, their present configuration, however, reflects adjustments made when changes in level were made to the middle terrace when the swimming pool and hospital wing were added between 1935 and 1960.

IDENTIFICATION NUMBER	DESCRIPTION	SIGNIFICANT ELEMENTS and REASON FOR GRADING
20	Croquet Lawn	It is an important recreation facility introduced by the Braddock family and evidence of use of garden for recreation.
21	Stone retaining wall	Coursed stone wall supporting croquet lawn.
27	Swimming Pool	Interwar structure (1935) introduced by Williams family then later adapted for hospital use.
28	Bunya Bunya Pine	Statuesque planting, probably from the 1920s.
Moderate Significance		
2	Oval gardens/ conservatory	Conservatory only has moderate significance. It would collapse if the engulfing fig creeper were removed. It should be recorded, and then removed.
3	Concrete Pathway to Garage and Stable	Appears to provide evidence of residential and hospital use of site.
6a	Irish Strawberry tree	Of horticultural interest - an original cultural planting.
7	Staircase	Garden steps from top to middle terrace to eastern façade of the house.
8	Middle terrace	Remaining grass terrace, forms part of the establishment garden layout.
10	Staircase from middle terrace to tennis court	Garden steps from middle terrace to grass tennis court – if restored it has potential for high heritage significance.
13	Upper wire arbor	Metal arbor covering the stair from the tennis court to the strip garden and early gravel drive.

IDENTIFICATION NUMBER	DESCRIPTION	SIGNIFICANT ELEMENTS and REASON FOR GRADING
14	Former lower entry driveway	Service driveway from Water Street to Young Street
16	Sandstone steps/path to Summerhouse and Croquet Lawn	Rockwork associated with Summerhouse
17	Summerhouse	Garden artifact forming part of the inter war modifications to the garden layout
19	Rockery style retaining wall above Croquet Lawn	Rockery in an interwar style, evidence of ongoing garden evolution
24a	Blue Gums along Young Street	Cultural plantings, probably from the 1920s.
24b	Remnant/regenerated Blue Gums in southern and eastern parts of the site	Evidence of regrowth related to Blue Gum High Forest and retained as part of overall setting to the property.
25	Central lawns and gardens	Transition zone from formal gardens to bush gardens to the southern section of the site
26	Stone paths, edging	Forms part of the garden detail in the transition zone between formal garden and bush garden to the southern section of the site
Little Significance		
4	Former potting garden, hothouses and sheds	Evidence of activity on site associated with the garden and productive garden areas.
15	Arbor	Arbor linking former driveway to lower portion of the eastern side of the site
18	Tree fern group	Style of planting typical of the establishment and inter war modification times of the garden

IDENTIFICATION NUMBER	DESCRIPTION	SIGNIFICANT ELEMENT and REASON FOR GRADING
Little Significance		
22	Former fish pond	Inter war fish pond located to the southern side of the croquet lawn
23	Former plunge pool	Bush style plunge pool used in the early period of the site prior to the main swimming pool being constructed (Archeological only)



Notwithstanding the significant items contained within the site, its condition reflects the poor attention that the grounds have received while under the care and control of the former owners. The present owner is unable to address the conditions of the grounds until development consent is obtained and because of restrictions that have been placed on undertaking work adjacent to the Blue Gum High Forest remnants. There are numerous weeds throughout the site, cultivated lawns are in poor condition and shrubs and trees have not been trimmed and controlled. The random planting that took place during the hospital period has obscured the structure and form of the early garden, in some cases supplementing original plantings, as is evidenced by the presence of species such as the Norfolk Island Pine located in the centre of the former tennis court.

3.0 PROPOSED WORKS

3.1 Overview

The proposed development at 35 Water Street has several components. It includes:

- Demolition of intrusive built items and items of lesser heritage significance, including the 1970s addition to “Rippon Grange”, the Pool Shed, Garage, the deteriorating addition to the Former Stable, the steel framed Swimming Pool enclosure, the circa 1960 Classroom/Playroom and the covered link connecting it to “Rippon Grange” and the timber Classroom Block;
- Conservation and adaptive reuse of built items embodying high heritage significance, including “Rippon Grange”, the original section of the Former Stable and the Rustic Shelter or Summerhouse;
- Retention and conservation of important garden features, trees and other planting. This includes cultural plantings and features and indigenous vegetation;
- Construction of new Hospital buildings in the southern section of the site. Carparking will be contained in basements within the footprint of the Hospital buildings.

3.2 The Proposed Development

The proposed development is described on documentation prepared in the office of Tanner Architects dated September 2008 and Taylor Brammer Landscape Architects. The assessment of heritage impact is based on the following documents:

- 05 0832 AR.DA.002 Revision B Site & Roof Plan
- 05 0832 AR.DA.004 Revision B Rippon Grange & Pool Plans, Elevations & Sections
- 05 0832 AR.DA.005 Revision B Basement Floor Plan – B3
- 05 0832 AR.DA.006 Revision B Basement Floor Plan – B2
- 05 0832 AR.DA.007 Revision B Floor Plan – B1
- 05 0832 AR.DA.008 Revision B Floor Plan (Ground Level)
- 05 0832 AR.DA.009 Revision B Floor Plans
- 05 0832 AR.DA.010 Revision B Elevations
- 05 0832 AR.DA.011 Revision B Sections
- 05 0832 AR.DA.012 Revision B Elevations – East Wing
- 050832 AR DA 014 Revision B Rippon Grange Visual Impact Study 1
- 050832 AR DA 015 Revision B Visual Impact Study 2
- 050832 AR DA 016 Revision B Visual Impact Study 3

Documentation prepared by Taylor Brammer Landscape Architects includes:

- | | |
|------------------------|------------------------|
| • LS/DA.01 Revision F | Landscape Masterplan |
| • LS/DA.02 Revision D | Landscape Elevations |
| • LS/DA.03 Revision D | Landscape Elevations |
| • LS/DA.03a Revision B | Landscape Sections |
| • LS/DA.04 Revision D | Existing Site Key Plan |
| • LS/DA.05 Revision D | Site Strategy Plan |
| • LS/DA.06 Revision D | Planting Plan |
| • LS/DA.07 Revision C | Planting Plan |
| • LS/DA.09 Revision C | Raised Planter Details |
| • LS/DA.10 Revision B | Detail Plan |

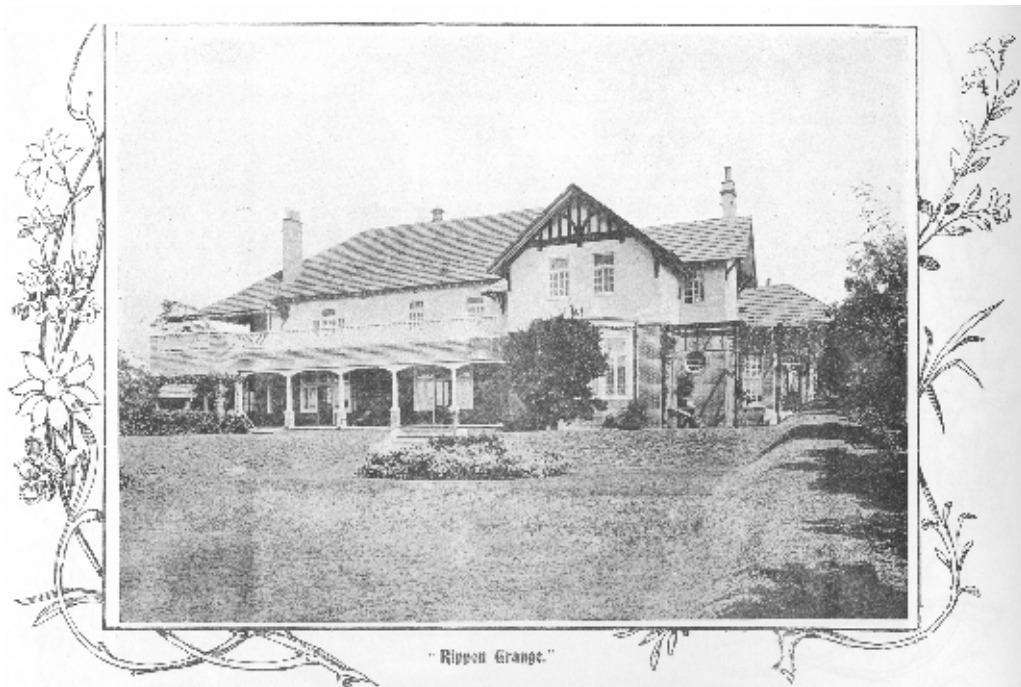
In terms of heritage conservation the proposed development will conserve and rehabilitate significant built items and garden elements in an integrated manner:

- “Rippon Grange” and the garden areas to its east and west will be conserved and rehabilitated in order to regain their important historical relationship and to consolidate an appropriate setting around the house. Conservation of “Rippon Grange” is to be accompanied by adaptive reuse, enabling the building to provide recreational, religious and social facilities for clients and visitors to the Hospital and also to provide space for diversional therapy and administrative staff;
- It is proposed to conserve and adaptively reuse the western portion of the former Stables for the purposes of a garden store and workshop;
- The Swimming Pool is to be conserved. The works will include demolition of the intrusive enclosure initiated as part of the site’s Hospital use and re-integration of the Pool with the garden;
- The Summerhouse is to be restored and missing elements reconstructed. “Killara Cottage” has deteriorated badly but may be able to be restored and if so will be relocated to another part of the site to assist in regaining the early setting of “Rippon Grange” and to serve as an interpretational device associated with the John Williams Memorial Hospital;
- The Fish Pond that was formerly located on the southern side of the Croquet Lawn is to be reconstructed;
- Demolition of buildings evaluated as having lesser heritage significance and intrusive buildings will take place. The demolitions will facilitate regaining the heritage significance of the whole place and will re-establish important relationships between “Rippon Grange” and its grounds;
- Conservation relating to the plant material that extends throughout the site will include rehabilitation of the stratified Sydney Blue Gum trees to the eastern and the southern portion of the site and conservation of individual significant trees.

Conservation of significant items and the placement and design of the proposed Hospital buildings take into account the recommended curtilage for the site. The establishment of a curtilage does not preclude new construction within its boundaries, and the CMP establishes the site areas in which new development can occur. The proposed Hospital building is located in a transitional “zone” between the formal gardens on the northern side of the site and the more informal bush land across the south of the site. The building has been placed so as to:

- Maximise and retain the bush character of the southern parts of the site;
- Conserve the important and historically significant relationships between “Rippon Grange” and the formal parts of its grounds on the northern section of the site. These parts are situated to the east and west of the mansion;
- Conserve the landscaped garden setting that is intimately related to “Rippon Grange” and a crucial part of the heritage significance of the place.

The established landscape is discussed in the CMP, which recognises both its formal and informal character. The analysis forms the basis for the conservation of significant landscape elements and the concept for upgrading and design across the site. In relation to the immediate environs of “Rippon Grange” proposed works will involve the removal of weeds and overgrowth and the removal of buildings constructed as part of the John Williams Memorial Hospital on the eastern portion of the site. Significant garden features including the Croquet Lawn, tennis court, gardens and terraces will be conserved and reconstructed. Early photographs and plans of the site of “Rippon Grange” from before and after World War II, such as those that follow, form the basis for conservation and design works.



View of the original lawn terraces outside the eastern facade of “Rippon Grange” (*Our Beautiful Homes*).



“An unconventional garden pool at ‘Rippon Grange’, Wahroonga, N.S.W. The pool is sunk below the surface of a spacious lawn and surrounded by large flagstones, between which grow marigolds, daisies and Iceland poppies” (*The Home*, 1 February 1928, p.34).



Aerial photograph of “Rippon Grange” from March 1930. During this period, the gravel drive between the tennis court and the croquet lawn can still be seen connecting to Water Street and the avenue of Eucalyptus along Young Street is already dominant. The photograph is oriented to the north (top of image).



Aerial photograph of “Rippon Grange” from May 1951. By that date only blocks 8, 9 and 13 of Sargood’s 1922 subdivision had been built upon and blocks 5, 6 and 7 of the same subdivision were still heavily vegetated. The photograph is oriented to the north (top of image).



The western side of “Rippon Grange” shortly after becoming the John Williams Memorial Hospital. The photograph was taken by the eminent photographer Max Dupain (The New Children’s Hospital archive).



Carriage loop on the western side of “Rippon Grange”, early 1950s (*Seventy-Third Annual Report of the Royal Alexandra Hospital for Children, 1952-53 Rear cover*)

The majority of existing cultural plantings will be retained and will be supplemented with further planting. Garden elements such as the fish pond, which is depicted in early documents, and arbors will be restored or reconstructed. Fencing along Water Street will be reconstructed according to the evidence furnished by early drawings and photographs. The carriage loop to the west of “Rippon Grange” will be retained and planted with species in accordance with available documentary evidence. The surface of the drive will be reinstated with a stabilized gravel surface, which is appropriate given the age of the drive. Elsewhere on the site the early driveway that traverses the site from north to south that is located to the west of the croquet lawn will be retained and conserved.

On the eastern edge of the site almost all of the existing Blue Gum trees and associated vegetation will be retained and protected. Landscape works and weeding within this area will be undertaken under the guidance of qualified and recognised ecological consultants and will conform to the relevant statutory requirements. Rehabilitation will be undertaken under the superintendence of a recognised and qualified ecological consultant.

Existing weed species will be removed. The location of the plunge pool and existing driveway will be retained as evidence of the former patterns and use of the site, while it is proposed to provide an informal walk through the Blue Gum bushland so that residents and visitors are encouraged to view this part of the site and appreciate its heritage and landscape qualities.

The proposed Hospital buildings are located away from the regrowth of Blue Gum trees in the southern and eastern sections of the site and placed in parts of the site that show evidence of high disturbance. Further planting is proposed to provide an appropriate setting and for the buildings.

The landscape design incorporates species identified on site and is careful to reflect the early character of planting in the immediate vicinity of “Rippon Grange”. It also recognises the distinctive combination of graduated topography across the site that is combined with the positioning of “Rippon Grange” at the highest portion of the site. The house has a deliberate orientation that takes advantage of views across the site but does not exploit the benefits of a southern orientation. Indeed, documentary evidence and the design of the house itself indicate that the south western part of the site was given over to service functions and garden functions such as an orchard. The house is unlike other contemporary houses in metropolitan Sydney that take advantage of the scenic and ecological potential offered by their sites. The close proximity of the house to the street is also unusual in comparison with other contemporary houses. The proposed landscape design is mindful of the precincts resulting from historical development across the site and the contrast between the formal immediate garden areas to the east and west of “Rippon Grange” and the bushland across the lower portions of the site.

So that the proposed buildings complement the architectural presence of the significant retained buildings and harmonise with the important landscape qualities of the site, a palette of building materials that exploits the intrinsic colours and textures of those materials has been selected. This approach is based on the direct way that building materials are exploited for their characteristics in the architecture of “Rippon Grange”. Materials include selected stone that echoes the use of stone as a building material elsewhere on site, restrained areas of face brickwork, timber balcony framing, metal sheet roof linings, judicious use of steel as framing elements and considered areas of glazing within powder coated aluminium frames. A restrained, muted range of colours, both in the selected materials and in painted finishes, is intended to visually blend the buildings with surrounding trees and planting. It is also intended to soften the architectural forms by means of planting vines and other plant stock on pergolas, rooftops, terraces and the like.

3.3 “Rippon Grange”

The proposed works to “Rippon Grange” consist of conservation works and works to adapt the former residence and hospital facility to accommodate communal and specific therapeutic facilities and administrative functions for the Hospital.

3.3.1 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 board 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 based on available documentary evidence;
- Removal of lattice infill across the western first floor verandah;
- Removal of intrusive elements and reconstruction of the original configuration of what were significant elements of the building. This will include removal of the south-eastern addition and reconstruction of the verandah/conservatory as shown in documentary sources and removal of the north eastern addition and reconstruction of the pergola as shown in documentary sources;
- Reconstruction of balustrading to the eastern first floor verandah.

3.3.2 Works Associated with Adaptive Reuse

These works comprise the following actions:

- Ground floor spaces are adapted to new communal uses by locating a café and the chapel within the principal rooms on the ground floor. Service spaces including the kitchen and ancillary rooms and the ground manager’s office will be situated in spaces that are of less significance and that were originally used for service functions. In general terms the existing plan is not changed;
- First floor spaces will be used for various activities associated with diversional therapy and administration. The majority of spaces on this level will be retained and conserved;
- Introduction of new fittings and fixtures designed to serve the new uses and respect the significant spaces and fabric;
- Adaptation of the building to comply with the requirements of the Building Code of Australia, including:
 - introduction of an additional stair;
 - introduction of emergency services including smoke detectors, emergency lighting and exit lights, hose reels, fire hydrants and fire extinguishers;
 - provision of appropriate sanitary facilities.

- Adaptation of the building to comply with the requirements of the Disability Discrimination Act:
 - Introducing a new lift to facilitate access to both levels of the main part of the building,
 - Introduction of new internal access ramps to enable access to principal eastern rooms;
 - Construction of accessible sanitary facilities.

4.0 ASSESSMENT OF HERITAGE IMPACT

4.1 General Compliance with the Conservation Management Plan

The works to implement this proposal are considered to be compatible with conservation policies outlined in Section 8.0 of the Conservation Management Plan.

The proposal complies with the policies in the following respects:

	POLICY	COMPLIANCE
Policy 1	All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS <i>Burra Charter</i>	The proposal has generally been designed with an awareness of the principles and guidelines of the <i>Burra Charter</i> .
Policy 2	The Conservation Management Plan should be endorsed as a guide to the conservation of the place and any future development.	The Conservation Management Plan has been endorsed by the Heritage Council of NSW.
Policy 3	The Assessment of Significance and other components of Section 5 of the Conservation Management Plan should be accepted as part of the basis for future planning.	Section 5 has formed part of the basis of site planning.
Policy 4	The treatment of all items, including buildings, landscape items, spaces and relationships between items should be based on the assessment of their significance.	The treatment of all significant built and landscape items, and the spaces and relationships between them, has been based on the evaluation of their heritage significance, while the significance of the place is to be enhanced by the removal of intrusive items, both additions to “Rippon Grange” and free standing buildings elsewhere on the site. The principal rooms of the house will be retained and conserved in their entirety. Only four secondary service spaces identified as having high significance within “Rippon Grange” are to be modified as part of adaptive use while a limited number of spaces identified as having moderate significance will be removed. However, the original configuration of almost all of these spaces will remain legible and able to be interpreted. These spaces will be recorded archivally and significant fabric salvaged for reuse elsewhere on site.
Policy 5	The policies set out in the Conservation Management Plan should be applied irrespective of any future use to which the site is subject.	In general terms the policies have been applied to the design of the proposed development.

	POLICY	COMPLIANCE
Policy 6	A use should be found for the entire place that does not compromise its heritage significance. Should any further changes of use take place in the future, then these should also be compatible with the character and significance of the place.	The proposed use for the place does not compromise its heritage significance, allowing the conservation and positive adaptive reuse of significant built and landscape items. The uses of the site and of “Rippon Grange” are consistent with past uses that have contributed to the heritage significance of the place and which are identified as appropriate uses in Section 7.8 of the Conservation Management Plan.
Policy 7	Every effort should be made to preserve as much as possible of significant fabric in all of the buildings identified as having high significance and moderate significance (where these are to be retained) and no intervention should be instigated without careful consideration of the alternative procedures available to accomplish this end.	The works include preservation and conservation of significant building fabric in items of high significance, including “Rippon Grange” and the former Stable, and other items that are to be retained that have a lower grading of significance such as the Swimming Pool, Summerhouse and “Killara Cottage”. The most significant primary spaces and fabric within “Rippon Grange” are to be retained and conserved. Five original secondary service spaces will be adapted to new uses and will be physically modified. Significant fabric within the service parts of “Rippon Grange” with high or moderate significance that are being adapted for new uses will be salvaged for reuse on the site. The modifications to these spaces will contribute to the viable adaptive reuse of the building and assist in its overall conservation.
Policy 8	Retain and conserve “Rippon Grange”.	“Rippon Grange” is to be retained and conserved. Intrusive additions that were constructed to serve hospital use are to be demolished, enabling the early form of the building to be regained. The proposed adaptive reuse is considered appropriate. It incorporates functions that can be easily accommodated within spaces without compromising the significance of the building or its integrity. Works associated with the site will regain the relationship of the building with landscaped areas to the east and west. A detailed schedule of conservation works for “Rippon Grange” has been prepared under the jurisdiction of an architectural conservation practitioner – refer to Appendix 1.

	POLICY	COMPLIANCE
Policy 9	The former Stable should be retained and conserved.	The earlier part of the former Stable is to be retained and conserved while demolition of the eastern section is proposed so that a highly significant tree can be retained and conserved. The proposed use as a garden store and workshop acknowledges the functional role that the building has played in the past and is considered appropriate.
Policy 10	The Swimming Pool should be retained and conserved.	The Swimming Pool is to be retained and conserved, while the intrusive enclosure that was constructed around 1960 is to be demolished, thus re-establishing the relationship of the Pool to the house and grounds.
Policy 11	The Summerhouse should be reconstructed.	The Summerhouse is to be restored and, where necessary, components reconstructed, based on documentary and physical evidence.
Policy 12	Consideration should be given to retaining and conserving the original northern portion of the pool shed, “Killara Cottage”, the Playroom / Classroom and the Classroom Block where this is practicable.	Built items including the Pool Shed, the Playroom/Classroom and the Classroom Block have a moderate level of heritage significance, but this is not so high as to prevent demolition, which provides benefits in terms of regaining and interpreting the heritage significance of the place. Demolition of the Playroom/Classroom will greatly assist in regaining the original setting of “Rippon Grange” and regain views of the building and site It is proposed to reconstruct the damaged fabric of “Killara Cottage” and relocate it to a less intrusive section of the site, which will also assist in regaining the setting of “Rippon Grange” and also provide an effective device for interpretation.
Policy 13	All identified intrusive fabric should be removed.	Intrusive items are to be removed, most particularly post World War II additions to “Rippon Grange” and the covered link between the north eastern addition to “Rippon Grange” and the Playroom / Classroom. The adaptive reuse of “Rippon Grange” will provide the opportunity to remove intrusive fabric from within the house.

	POLICY	COMPLIANCE
Policy 14	A regular maintenance and repair program, based on thorough knowledge of the condition of all building fabric, landscape items and setting, should be established for all items evaluated as having high or moderate significance (where these items are being retained).	It is intended to initiate a maintenance and repair program as an integral part of the ongoing management of the seniors' self-care housing project.
Policy 15	An interpretation strategy should be devised and the interpretative material located in a position that is readily accessible for occupants and visitors.	It is intended to initiate an interpretation strategy as part of the proposed development, incorporating the guidelines included in the Conservation Management Plan The retention of certain items such as “Killara Cottage” will form an integral part of an interpretation strategy, which will be assisted by the adaptive reuse of “Rippon Grange”. The latter will enable residents and visitors alike to appreciate the house and interpret it as a Federation era dwelling and appreciate the relationship of the house and its grounds.
Policy 16	The curtilage recommended in Section 6 of the Conservation Management Plan should be established for the site.	Development within the curtilage has been designed to take into account the guidelines identified in the Conservation Management Plan
Policy 17	A submission should be prepared for the inclusion of “Rippon Grange” and its site on the State Heritage Register.	The NSW Heritage Office has been informed of the scope and character of the proposed development and endorsement of the Conservation Management Plan has taken place.
Policy 18	The Conservation Management Plan should be reviewed at regular intervals of at least five years or sooner if new information should come to light or circumstances relating to “Rippon Grange” and its site change.	The Conservation Management Plan was endorsed by the Heritage Council of NSW in July 2008.
Policy 19	Conservation of the grounds should be based on their overall significance as an unusual example of the overall form of an early twentieth century garden overlaid with modifications undertaken during the inter war era and by subsequent institutional use during the second half of the twentieth century, and the contribution that their component elements make to that significance.	Conservation of the grounds is based on a thorough understanding of their heritage significance and the intrinsic relationship between landscaping and built items that informs the character and heritage significance of the entire site

	POLICY	COMPLIANCE
Policy 20	Action to repair, restore or reconstruct items associated with the grounds that have been identified as having heritage significance should generally follow Burra Charter principles, and where restoration or reconstruction is proposed, the advice of an appropriate conservation expert should be sought and followed.	All conservation work within the grounds will be carried out in recognition of Burra Charter principles and under the direction of a recognised conservation practitioner with the appropriate experience and skills. Landscape items nominated in the Conservation Management Plan for conservation are to be conserved. Landscape items nominated in the Conservation Management Plan for reconstruction or restoration are to be reconstructed or restored, as appropriate.

The proposed development also complies with the Development Guidelines and Cultural Heritage Constraints described on the diagram accompanying Section 9.2 of the CMP and which were endorsed by the New South Wales Heritage Council, in the following ways:

- The distance between “Rippon Grange” and the proposed buildings exceeds the recommended distance of 15 metres. The space between the buildings contributes to minimizing the impact of the building on “Rippon Grange”;
- The proposal complies with the requirements of the zone established for the former Stable and nearby cultural plantings. It assist in their conservation by not intruding within this zone;
- There is no new development proposed for the north eastern corner of the site, although the Conservation Management Plan allows for controlled development in this location. The proposed development will have no negative impact on the entire northern and eastern parts of the site;
- There is compliance with the minimum distance stipulated in CMP guidelines between the southern end of the croquet lawn and permissible development;
- There is no new development proposed for the areas of the site to the east and west of “Rippon Grange” in which no new building can take place;
- Development within the 15 metre setback zone between “Rippon Grange” and new development is considerably less than is permitted in terms of volume and height, and is confined to a canopy structure at the entrance to the proposed Hospital building and an open pergola linking the Swimming Pool to “Rippon Grange”. The minimal requirement for any structures within the zone assists in minimizing impacts on “Rippon Grange” and maintains the building as a free standing component of the site;
- The height of the proposed buildings does not exceed the ridge height of “Rippon Grange”. This will assist in minimizing impacts on “Rippon Grange” when viewed from the west, north and east – the proposed buildings will not be visible above the ridge of “Rippon Grange”;

4.2 Compliance with the Ku-ring-gai Planning Scheme Ordinance

The Planning Scheme Ordinance contains clauses controlling development associated with heritage items. The proposed development at 35 Water Street complies with these clauses in the following ways:

	CLAUSE	COMPLIANCE
Clause 61D (1)	A person shall not, in respect of a building ... or place that is a heritage item - a. demolish, or alter the building or work d. erect a building on or subdivide land on which the building ... is situated or that compromises the place; or e. make structural changes to the interior of a building or work listed in Part 1 of Schedule 7 except with the consent of the council.	This document forms part of a formal application for the development of 35 Water Street, and is intended to assist in the assessment of the effects that the development will have on the heritage significance of the place. “Rippon Grange” is included in Part 2 of Schedule 7 of the Planning Scheme Ordinance. That part of the Clause relating to Part 1 Schedule 7 is not applicable.
Clause 61D (2)	The Council shall not grant consent to a development application under subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and any stylistic or horticultural features of its setting.	This document forms part of a formal application for the development of 35 Water Street, and is intended to assist in the assessment of the effects that the development will have on the heritage significance of the place.
Clause 61E	The Council shall not grant consent to an application to carry out development on land in the vicinity of a heritage item unless it has made an assessment of the effect of the carrying out of that development will have on the heritage significance of the item and its setting.	This document forms part of a formal application for the development of 35 Water Street, and is intended to assist in the assessment of the effects that the development will have on the heritage significance of the place.
Clause 61F (1)	This clause relates to demolition of a heritage item and items within a conservation area and the requirement to notify the Heritage Council.	Demolition of items of moderate significance and intrusive items is proposed as part of the development and has been described in the development application.
Clause 61F (2)	Subclause (1) does not apply to the partial demolition of a heritage item or of a building or work within a conservation area if, in the opinion of Council, the partial demolition is of a minor nature and will not adversely affect the heritage significance of the heritage item or the building or work in relation to the environmental heritage of the Municipality	Demolition of individual buildings is generally confined to buildings of moderate, or less, heritage significance. Their removal will assist in enabling the significance of the place to be regained. Demolition associated with “Rippon Grange” involves removal of intrusive built elements, the removal of which will assist in enabling the significance of the building to be regained.

	CLAUSE	COMPLIANCE
Clause 61G	This clause requires the consent of Council for demolition and alteration of a building in a conservation area, and erection of a building in a conservation area. It also requires Council to assess considerations relating to the roof, fenestration and materials that are proposed for a new building or alterations to an existing building.	35 Water Street is included in Urban Conservation Area 27, described in Appendix C of DCP 55. It is understood, however, that the conservation area has not been gazetted. This document forms part of a formal application for the development of 35 Water Street, and is intended to assist in the assessment of the effects that the development will have on the conservation area.
Clause 61H	This clause contains provisions for conservation incentives relating to heritage items. Council may grant consent if, amongst other things, conservation of the building depends on the granting of consent. Council may also, for the purposes of determining floor space ratio and determining the number of parking spaces on the site exclude from its calculation of floor space buildings erected on the land, but only if Council is satisfied that the conservation of the building depends on Council granting consent under this clause.	Consent will ensure the conservation of “Rippon Grange” and other significant built items, significant components of the site and landscaping and remnants of the Blue Gums that extend across parts of the site.

4.3 Conservation Area

The property is located within Urban Conservation Area 27 - Wahroonga (East side), which is described in Ku-ring-gai Council’s Development Control Plan No. 55. However, the Conservation Area has not been gazetted and has no statutory force.

The Conservation Area formed part of the Ku-ring-gai Heritage and Neighbourhood Character Study (2000) and Urban Conservation Areas report (2002), both undertaken by Godden Mackay Logan. The significance of the Conservation Area was evaluated after extensive analysis but recognises the work previously done by the National Trust of Australia (NSW). The National Trust classified the Wahroonga Urban Conservation Area in January 1985. The Conservation Area was divided into three precincts. “Rippon Grange” lies within the Burns Road/Water Street Precinct.

Comparison of the subdivision layout in Burns Road and Water Street included in the National Trust’s classification report with the precinct as it exists in 2008 shows that a number of large properties have been subdivided, such as the large allotment formerly associated with “Mt Alverna” at 49-51 Burns Road, which extends through to Water Street.

The character of the conservation area that would have been apparent in the mid 1980s has been diminished by development that has taken place in what were the front yards of a number of properties, to the extent that the subdivision shown on the locality map

accompanying the Classification report is now hard to discern in places. It has also been diminished by accretions such as tennis courts at the front of properties. These factors have eroded the outstanding streetscape significance of the conservation area, which was in part established by grand Federation houses set in expansive gardens on unusually large allotments and have impacted on its identified high visual quality.



The heritage item at 41-43 Burns Road has been obscured by a tennis court, which also affects the setting of the house within the conservation area.



The tennis court in front of the large, recently completed house at 45 Burns Road detracts from views to the heritage item at 47 Burns Road from the street.



High density of subdivision and development in front of 49 -51 Burns Road (“Mt Alverna”)



Development associated with the subdivision of 49-51 Burns Road along Water Street, which has altered the character of the street in the vicinity of “Rippon Grange”. The new houses are closer to the street and do not have the garden setting of earlier houses in the conservation area.



Another development associated with the subdivision of 49-51 Burns Road along Water Street, which has altered the character of the street in the vicinity of “Rippon Grange”.

4.4 Heritage Office Guidelines: Heritage Impact Statements

The NSW Heritage Office has published guidelines for the preparation of Heritage Impact Statements. This part of the report is based on the criteria for Proposed Change included in the guidelines – each section heading relates to aspects of change that form the basic criteria.

4.4.1 Proposed Change - Demolition

“Rippon Grange”

In the case of “Rippon Grange” major demolition is confined to additions made in association with the John Williams Memorial Hospital. These spaces and fabric have been identified as intrusive in the Conservation Management Plan. Removal will allow reconstruction of original verandah fabric on the south eastern section of the ground floor and reconstruction of window openings and window fabric. The demolition of these later accretions enhance “Rippon Grange” and regain a large part of its original form, enabling an appreciation of the building from the time when it was used as a residence.

Minor demolition is to take place internally to allow adaptive reuse and will not make an impact on the structural integrity of the building. There will be positive outcomes from partial demolition:

- Reinstatement of the ingle and fireplace in room G12;

- Removal of intrusive ramps in room G1;
- Conservation works and removal of intrusive joinery items in room G4;
- Removal of lattice from the western first floor verandah.

The proposed adaptive reuse will result in the modification of a limited number of secondary service spaces and associated fabric:

- A stair is to be introduced into Room G2, which will impact on the space;
- Rooms F19, F20 and F21 will be opened up to form one large space. However, sufficient fabric will remain to enable interpretation of their earlier configuration;
- Room F14 and Rooms G24 and G25 will be modified to provide space for a lift. These rooms have been evaluated as having moderate significance only;
- The fabric in bathroom F13 is to be removed, but will be salvaged for reuse elsewhere on site.

While these works impact on spaces and fabric of some significance, the impact is limited in nature and is offset by the positive benefits accruing from demolition of intrusive fabric elsewhere in the house and reconstruction of early fabric that will enhance the significance of the building. Generally the early configuration of these secondary spaces will be able to be interpreted in the final scheme. Where sections of walls are to be removed in spaces that have been identified as having moderate heritage significance so that new uses can be introduced, sufficient of the walls will be retained to allow interpretation of the original plan configuration.

Former Stable

It is proposed to demolish the eastern section of the former Stable, which is understood to be a later addition to the building. It has been severely damaged by poor drainage, the effects of tree roots and by termite infestation. The deterioration of its fabric has reached the point that much of it cannot be conserved and a large quantity of new fabric would need to be introduced.

The large Brushbox trees immediately adjacent to the Stables that are in part causing the damage are identified as having significance in the Conservation Management Plan. Removal of the eastern section of the former Stable will materially assist in the preservation of the tree.

Other items

It is proposed to demolish a number of other built items, including the School Playroom/Classroom, Garage, and Pool Shed. These have been evaluated as items of lesser heritage significance, the retention of which is not essential for interpreting the heritage significance of the place. In some cases their demolition will materially assist in regaining the original relationship of “Rippon Grange” and its grounds, while in other cases deterioration of building fabric has progressed to the point that conservation will become simply rebuilding with new fabric.

4.4.2 Proposed Change - Change of Use

Although “Rippon Grange”, associated buildings and grounds were used for residential purposes over many years, from the start of the 1950s through to the beginning of the twentieth century, or about half of the time that the place has existed, the site served an institutional function as the John Williams Memorial Hospital. This role has contributed to the heritage significance of the place, although adaptive reuse of “Rippon Grange”, the construction of various buildings and the changes that took place to the grounds as a result have not necessarily maintained or enhanced the heritage significance of the site.

The original use of “Rippon Grange” and its grounds as a grand family residence is impractical and unrealistic at the beginning of the twenty first century. Its former hospital use resulted in unsympathetic modifications and the diminution of heritage significance, although contributing to its overall heritage significance. The proposed development retains the site in its entirety on one title and enables historical relationships between buildings and landscape to be regained through the enhancement of the formal gardens and reinforcement of the Blue Gums on the site. This is in marked contrast to the subdivision and development that has taken place elsewhere in the locality. Careful site analysis has been undertaken to develop and refine the scheme.

It is important to use the site in an appropriate way so that its heritage significance can be regained and conservation and maintenance of significant items can occur. The proposed use for the entire site, which is to remain on one title, is for continued use as a hospital. This continued use is appropriate in terms of the heritage significance of the place but unlike the earlier hospital demonstrates a greater understanding of the place and a sensitive approach to it. The fact that the property will remain on one title is an important aspect of the proposed development, as it gives the opportunity of regaining and conserving the relationships that existed between the built and landscape elements prior to the advent of the John Williams Memorial Hospital.

The proposed use requires the adaptation of “Rippon Grange” so that it can provide important facilities other than patient care for the site. The proposed adaptive reuse will enable the principal spaces within the building to be retained in their entirety and be conserved, which is positive in terms of its heritage impact. The use will also enable the early configuration and uses of the building to be interpreted and enjoyed by all of the residents on the site and their visitors, another positive heritage benefit. There are a limited number of additions to be made to the building, confined to reconstruction of verandahs and pergolas on its eastern side.

Other changes to the site include conservation and adaptive reuse of the western section of the former Stables, conservation of the Swimming Pool and conservation and upgrading of extensive areas of the grounds. All of these are positive in terms of regaining and enhancing the heritage significance of the place.

The proposal also includes the construction of several new buildings. Their impact is discussed in Section 4.4.3 below.

The proposed development has been undertaken in consultation with heritage consultants, who have advised on the built items and the landscaping. The advice of a structural engineer has also been obtained concerning the condition of “Rippon Grange” and the former Stables.

4.4.3 Proposed Change - New development adjacent to a heritage item

a) “Rippon Grange”

The entire site has been identified as the curtilage of the heritage item. The Conservation Management Plan includes guidelines for development within this curtilage. Both curtilage and guidelines have been endorsed by the Heritage Council of New South Wales.

The proposed development addresses findings raised in the Land and Environment Court hearing that took place in May 2007, which related to a previous development application and a now obsolete definition of site curtilage. The previous scheme included several buildings located across the southern section of the site and on the southern side of “Rippon Grange” That were considered to intrude on the curtilage of the building and impact on Blue Gum High Forest trees on the site.

The proposed buildings that form part of the development consists of structures placed to the south of and set well apart from “Rippon Grange” in accordance with the endorsed guidelines. At their highest point the proposed buildings are to be no higher than the ridge level of the existing house. “Rippon Grange” will remain as a free standing building within the site – there are only a canopy and pergola in the wide space separating “Rippon Grange” from the proposed building. The placement of the proposed building ensures that the highly significant relationship between “Rippon Grange” and its formal garden components to the east, north and west is not affected in any way.

The impact of the proposed building on “Rippon Grange” and the southern section of the site is addressed and minimised by:

- Maintaining a height that does not exceed the ridge height of “Rippon Grange”. The chimneys of “Rippon Grange” will remain the tallest built elements on the site;
- Modulation of building mass. This is achieved by reducing the overall heights of buildings in a stepped form in response to falls across the site. Cantilevered balconies and recessed and projecting building planes will provide areas of shadow and void.
- A carefully considered palette of building materials that conforms to the palette of traditional building materials that already exists across the site.

The proposed buildings are within an existing landscape area that contains a number of Rhododendron species. These plants will be transplanted on the site. The existing landscape around the formal driveway entrance to “Rippon Grange” is to be enhanced, consolidating the principal entry off Water Street.

There will be some impact on “Rippon Grange” and its setting to the south and on the former Stable, which will be “contained” by new construction. According to documentary evidence the areas to the south of the house were service areas such as an orchard and garaging. However, this side of “Rippon Grange” is the most appropriate for the introduction of a new building on the site. Identified areas containing the regrowth of Blue Gum trees are not to be developed

The link between “Rippon Grange” and the former Stable, which is largely the result of a footpath and roadway connecting the entrance driveway to the southern section of the site, is

maintained by relating the entry lobby of the proposed building to it, which allows interpretation of movement across the site in the past.

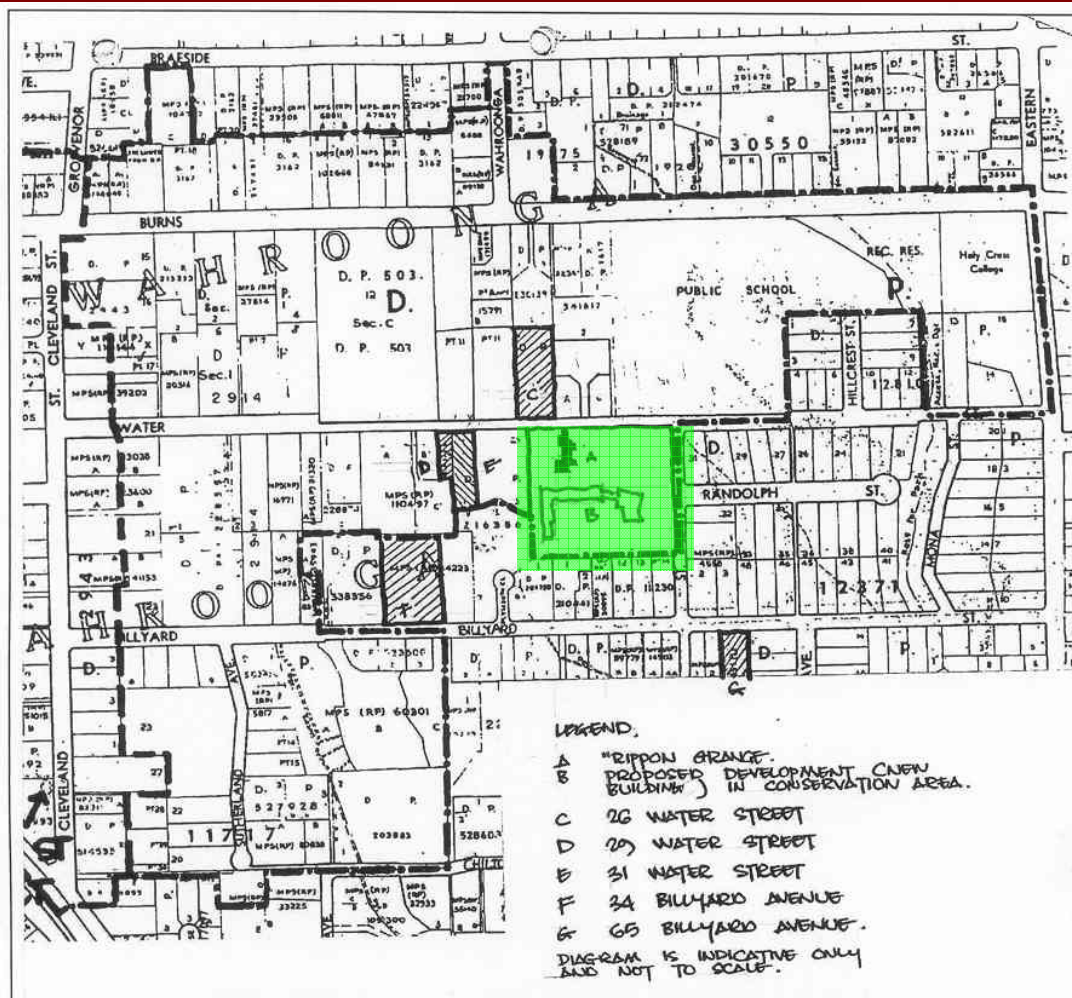
The impact of the proposed buildings on the heritage significance of the landscape is minimised as much as possible by a contained footprint that conforms to the endorsed guidelines contained within the Conservation Management Plan. Individual trees identified as having high significance are to be retained.

The proposed development will enable members of the public to visit the site and gain an appreciation and understanding of its manifold heritage values. Certain spaces within “Rippon Grange” may be made available for use by members of the local community for meetings and other purposes. Interpretation of the site will be assisted by the conservation works to buildings and grounds and retention of significant minor items such as “Killara Cottage” and giving names to buildings that recall individuals associated with the place in the past.

b) Neighbouring Heritage Listed Properties

The proposed development is in the vicinity of identified heritage items at 22, 26, 29 and 31 Water Street. 29 Water Street was formerly the gatehouse associated with “Rippon Grange”. The proposed development will have minimal impact on these items.

In terms of the conservation area and listed heritage items in proximity to the property, the impact of the proposed building will be mitigated by physical distance from the items, placement on the site in relation to “Rippon Grange” and screening by existing and proposed trees.



“Rippon Grange” in the context of the Burns Road/Water Street precinct or conservation area (heavy outline) and nearby listed heritage items (included within shaded allotments). 34 Billyard Avenue (identified as G) does not lie within the boundaries of the precinct. The site of “Rippon Grange” is highlighted. Buildings associated with the proposed development that are within the conservation area are also indicated. The new buildings associated with the proposed development are on the periphery of the conservation area.



Looking east towards “Rippon Grange” from the vicinity of 22 Water Street. The location of the heritage item in relation to “Rippon Grange” and existing mature planting already obscure the relationship between the two properties.



“Rippon Grange” viewed from the main vehicular entrance, opposite 26 Water Street. The landscape qualities of the place will be consolidated by additional planting, weeding and reconstruction of significant landscape features.



26 Water Street viewed from the vehicular entrance to “Rippon Grange” The house is screened by its garden planting from the street and 35 Water Street.



Planting along the site boundaries already screens views of “Rippon Grange” from Water Street.



The conservation area will be enhanced by removal of later accretions on the site and by conservation and reconstruction works on the northern side of the site.



The site of “Rippon Grange” cannot be seen from the street outside the heritage item at 66 Billyard Avenue.



Evidently relatively dense residential development can be accommodated in the locality, as is demonstrated by this project at 49-51 Billyard Avenue. The proposed development at “Rippon Grange” avoids making this sort of impact on the conservation area and nearby heritage items.



35 Water Street is not apparent when looking to the north east from outside the heritage item at 34 Billyard Avenue.



The significant house formerly known as “Innisfail” is now part of the Knox Grammar Preparatory School and an important individual item in the conservation area.



Contrasts of scale at an institutional level – “Innisfail” flanked by a recent large building at Knox Grammar Preparatory School – viewed from Billyard Avenue.

4.4.4 Proposed Change - New landscape works and features

The heritage significance of the existing landscape will be enhanced and reinstated through the rehabilitation of the formal gardens on the northern side of the site and with the Blue Gum bushland being extended from its present marginalised locations.

All new car parking on site is located within the footprints of the proposed buildings. There will be a minor re-alignment of existing parking on grade adjacent to the Young Street vehicular entry to the site. The fencing to the vehicular entry zone of the Water Street boundary is to be reconstructed, based on available documentary evidence.

A number of trees have been identified for removal due to termite infestation and low SULE rating. Trees are also located within the zones of building footprints. Peter Castor of Tree Wise Men has been employed to provide a tree impact statement. Substantial new planting is proposed, reinforcing both the cultural and natural heritage values of the site.

Where substantial shrubs are affected by the proposed development, these plants will be transplanted elsewhere on site.

4.5 Archaeological Impact

“Rippon Grange” and its site are considered to have low archaeological potential. The original property was subdivided and sold by its original owner, Frederick Sargood, in 1922 and the existing site underwent two changes of ownership over the next thirty years before it became a hospital. In all of this time the site has undergone a great deal of disturbance at the instigation of its various owners.

The areas of site in which the proposed development is to take place may contain evidence of past use. These past uses would have related to recreational or service activities. Any significant items that come to light should be carefully retained and incorporated into interpretative devices for the place.

5.0 CONCLUSIONS

The proposed development on the site of “Rippon Grange” is considered to be supportable in heritage terms because of the numerous positive benefits that it will confer.

The proposal recognises the informal and irregular form of the place that results from the location of “Rippon Grange” on the high part of the site and the clear division that is evident between the cultural and natural landscape forms. Here there was a combination of the practical issues of sustainability, demonstrated in the past by chicken runs and sheds, fruit trees and the like on the southern or service side of “Rippon Grange”, which contrasted with the formal and recreational gardens on the eastern and western sides of the house. Remnant natural planting remained on the southern part of the site and was introduced as a cultural planting on the eastern site boundary.

The proposed development is supportable in heritage terms for the following reasons:

- It will retain the entire site on one title, thus allowing conservation of significant items both individually and in their historical relationships;
- It conforms to the policies and guidelines contained within the Conservation Management Plan and endorsed by the Heritage Council of New South Wales;
- An appropriate and sympathetic adaptive use will be provided for “Rippon Grange” that will enable conservation of significant fabric, ongoing maintenance and public access that will enhance understanding of the place and its heritage significance. The adaptive reuse of the building will result in the demolition of intrusive and detracting additions;
- The significant relationships of the house and its grounds will be regained. The section of the grounds that was used for recreational purposes to the east of “Rippon Grange” will be conserved and important elements reconstructed so that the presentation of the house and its grounds to the locality will be greatly enhanced. The proposed development recognises the combination of significant building forms and cultural and remnant natural landscape forms;
- The proposed new buildings are located to the south of “Rippon Grange” and away from the house. Their footprint and placement has been determined by the constraints on development within the curtilage that are set out in the CMP.
- The impact of the proposed buildings on the place is minimised by their placement on the site, strictly controlled building height, modulation and breaking up of building mass, materials that are compatible with the existing building materials at the place. These means will minimise visual impacts both on “Rippon Grange” and on the locality, including nearby heritage items;
- The former Stable, although modified, is to be conserved and appropriately adapted to new uses;

- The Summer House will be reconstructed;
- The Swimming Pool is to be retained and conserved;
- Significant cultural plantings and regrowth of native trees are retained. The proposed development will enable the proper maintenance of these important site components. The carefully considered envelope of the new buildings ensure that the maximum number of Blue Gum trees and associated species are retained, thus providing an optimal balance between cultural plantings and natural vegetation;
- The proposed development will enable ongoing funding to ensure the proper conservation (which includes ongoing maintenance over time) of “Rippon Grange”, other built items; the formal site elements such as the entrance driveway, terraces on the north eastern part of the site, the croquet lawn, and cultural and native plantings.

6.0 DRAFT STATEMENT OF COMMITMENTS

The following measures will be introduced for the management and monitoring of the project that are specifically related to issues of heritage conservation.

- Undertake works to significant built and landscape items in association with an acknowledged heritage conservation practitioners who are recognised as specialists in their field of expertise.
- Protection of all significant built elements and landscape elements during the construction process.
- Adherence to conservation management policies and management guidelines contained in the endorsed Conservation Management Plan.
- Protection and conservation of Blue Gums and associated plant species.

APPENDIX:

SCHEDULE OF CONSERVATION WORKS TO “RIPPON GRANGE”

1.0 SPACES

Evaluation of significance	Proposed Works
Exceptional Significance: This level of grading does not apply to any item associated with any spaces within “Rippon Grange”.	
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);	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. 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. Room G3 Original Use: WC Proposed Use: WC Conservation of room & all fabric within Room G4 Original Use: Billiard Room Proposed Use: Chapel Conservation of room & all fabric within including repairs to extensively damaged areas. Room G12 Original Use: Parlour Proposed Use: Cafe Conservation of room & fabric within, including re-introduction of original nook & fireplace to north side (currently G10 & 11) and window to north wall. Room G13 Original Use: Dining Room Proposed Use: Cafe Conservation of room and fabric within. Removal of false ceiling, non-original joinery and fire place (insert) and ramp to G12. Introduction of new (reversible) ramp and doorway to G1 to allow disabled access. 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

Evaluation of significance	Proposed Works
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.	entirety, and the original walls to G17, G18 & corridor and the accompanying tessellated tile floor. 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, (and provide new door opening in south wall in/adjacent to G20) to allow disabled access into main floor level, provide new toilet facilities. 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). 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. Rooms F19, F20 & F21 Original Use: Staff Living Quarters Proposed Use: Office/Administration 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. 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. 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.
Moderate Significance: Ground Floor Spaces identified in the Conservation Management Plan as rooms G14 to G16,	Rooms G14 & 15 Original Use: Not identified Proposed Use: Cafe Conservation of rooms and significant fabric within, including fireplaces and doors to verandah (G15).

Evaluation of significance	Proposed Works
G21 to G26, and G27 to G31;	Room G16 Note: This room does not exist (demolished when hospital era fire stair installed), Re-constructed and space incorporated into G15. Room G21 Original Use: corridor Proposed Use: corridor Retention and conservation of significant fabric. Some adjustment of door openings to adjacent spaces. 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. 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. 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. Room G28 Original Use: Kitchen 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. Room G29 & 30 Original Use: Service Rooms to Kitchen Proposed use: Service Rooms to Kitchen, new office Little or no original/significant fabric remains. Room G31 Original Use: Furnace/boiler space Proposed use: Demolish Room.
First Floor Spaces identified in the Conservation Management Plan as rooms F1 to F10 and	Rooms F1 to F10 Original Uses: Corridor, Bedrooms, WC and Stores Proposed uses: – Corridor, Offices, meeting &

Evaluation of significance	Proposed Works
F12 to F17.	therapy 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. 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. 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. Rooms F17 Original Use: Store Proposed Use: Store or office Retention of room and any significant fabric.
Little Significance: Rooms G44 and F11.	Room G44 Original Use: Verandah (removed for construction of Ward) Proposed Use: Verandah Original verandah to be re-constructed to match original detail. 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.

2.0 FABRIC

Evaluation of Significance	Proposed 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; Early wall tiles and decorative ceiling linings in room G28; All commemorative plaques associated with the John Williams Memorial Hospital.	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/ interpretation elsewhere. Fabric will be retained in-situ, concealed as required if unable to meet current health standards. All plaques will be retained, in-situ or re-located if required.
Little Significance: Timber joinery cupboards in room F5; All joinery items associated with adaptive reuse made as a result of hospital functions.	F5 joinery will be assessed for re-use at detailed design stage. Hospital era joinery will be assessed for re-use at detailed design stage.
Intrusive: The fabric of the south eastern addition and the addition at the north eastern corner of “Rippon Grange”;	All intrusive fabric will be removed.

Evaluation of Significance	Proposed Works
Cupboards and later doors and architraves within the former billiard room (room G4); Later joinery items that form a screen in room F18.	All intrusive fabric will be removed. All intrusive fabric will be removed.