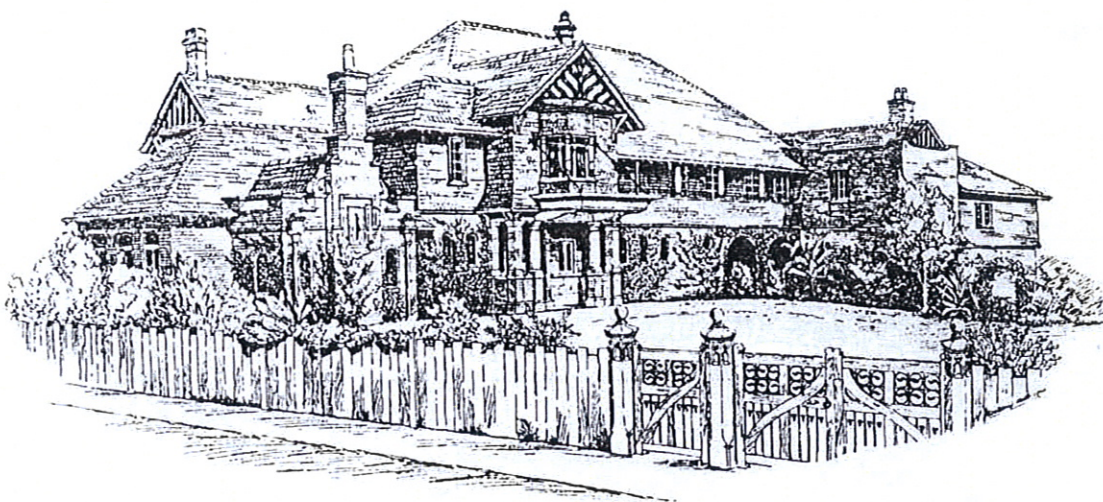


"RIPPON GRANGE"
35 WATER STREET, WAHROONGA



ADDITIONS TO MR. SARGOOD'S HOUSE, WAHROONGA.

Joseland & Vernon, Architects.

CONSERVATION MANAGEMENT PLAN

ENDORSED

CONSERVATION MANAGEMENT PLAN

Heritage Council

Prepared by



of New South Wales

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Date endorsed

18th July, 2008

Date expires

18th July, 2013

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REVISION 'C': DECEMBER 2007 AND UPDATED MAY 2008
as endorsed by the Heritage Council of New South Wales, 11 May 2008

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PREAMBLE TO THE CONSERVATION MANAGEMENT PLAN

Rod Howard Heritage Conservation Pty Ltd, in association with Mayne-Wilson & Associates, was commissioned to prepare a Conservation Plan report by the Department of Community Services on 3 August 2000. According to the brief prepared by the Department:

The purpose of the study is to identify the significance of the subject buildings and grounds and the subsequent preparation of Conservation Plan [sic] that will provide for the protection of those site elements identified for preservation.

The site is currently use [sic] by the Department to provide accommodation services for children with disabilities. The site is subject to a deed of trust that may have some relevance to the social significance of the site.

The Department is proposing to vary the trust arrangement to enable the property to be sold to generate funds to acquire other properties under the terms of the trust. The conservation plan will be an important element of the disposal strategy as it will identify any constraints arising from the heritage status of the property¹.

The Department of Community Services required a draft document to be undertaken within a ten week period and to be finalised within two weeks of receiving comments.

The constraints of time given to prepare the whole document placed a limit on the extent of historical research that could be undertaken, thus establishing the real potential for an incomplete understanding of the place, while there was nothing included in the brief describing any end use for the property or any potential future owner. The lack of end use and definite owner is an unusual circumstance and placed a constraint on the preparation of the Conservation Plan. Accordingly a conservative approach was taken in drafting constraints on the property and describing a heritage curtilage for the place.

The draft Conservation Plan was submitted to the Department of Community Services for review in January 2001. The only suggested amendments to the draft that came from the Department related to the proposed curtilage for the place. A suggestion that the southern part of the site could be an area of potential subdivision was rejected by the Department because of possible difficulties arising from new buildings sited near trees or neighbours objecting to possible townhouse development. It was suggested that the southern portion of the site should be described as an area where new structures associated with “Rippon Grange” might be located, that is an area for possible development. It was anticipated by the consultant team that the most likely future development would be residential in nature and this was reflected in the conservation policies (Policy 7.4 Curtilage).

As part of its brief, the Department of Community Services required endorsement of the Conservation Plan by the Heritage Council. Records held by the NSW Heritage Office indicate that the Department, which had undertaken to submit the report, did not forward a copy of it to the Heritage Council. Having neither received Heritage Council consideration nor endorsement the Conservation Plan thus remained in draft form.

¹ NSW Department of Community Services, Consultant Brief, Conservation Plan – “Rippon Grange” Wahroonga, 4 July 2000

Policy 7.6 of the Conservation Plan recommended that the document be reviewed after a five year period “should new information come to light or circumstances relating to ‘Rippon Grange’ and its site change”. This type of policy statement is recommended by the NSW Heritage Office as a standard component of a Conservation Plan/Conservation Management Plan. Apart from this, the recommendation was included in the draft Conservation Plan because it was understood that the property would change hands in the near future and because the constraints of time had limited the extent of archival research undertaken on the place. These constraints resulted in some assumptions about the history and fabric of the place being made that were supported by assumptions made by various organisations such as the National Trust of Australia (NSW).

For the purposes of this report the draft Conservation Plan, dated January 2001, was issue A of the document.

In 2005 the property was offered for sale and subsequently acquired by Waterbrook at Wahroonga Pty Ltd, which proposed to adapt the place for use as seniors’ self care housing.

It is customary when Conservation Plans or Conservation Management Plans are being updated to uncover additional historical information concerning a place. This may arise because the authors of the document retain an interest in the place and keep an eye open for any new material that becomes available. It may also take place when a new owner requests it, particularly if a change of use is being contemplated. It is also the case that any new Conservation Management Plan or revisions to an earlier document will be more substantive and more fully researched because the NSW Heritage Office’s requirements and the professionalism of heritage consultants become more precise and exacting each year. Guidelines such as the heritage manuals prepared by the Heritage Office have become more exacting since the draft Conservation Plan was prepared in 2000.

Rod Howard & Associates Pty Limited and Mayne-Wilson & Associates were engaged by Waterbrook to revise and upgrade the draft Conservation Plan to the standard of a Conservation Management Plan. This was completed in July 2006. Upgrading was undertaken in conformity with Policy 7.6 of the draft Conservation Plan because circumstances relating to the site had changed. The NSW Heritage Office guidelines, such as the model table of contents that it has drafted for Conservation Management Plans, require identification of an owner’s requirements and new uses to form “in particular” two of the valid opportunities or constraints included in a Conservation Management Plan. The draft Conservation Plan did not include a section outlining constraints and opportunities, nor did it provide management guidelines for the place and thus was deficient in terms of later acceptable practice. As a draft document it also remained incomplete.

“Rippon Grange” was now under new ownership and the new owner had a definite end use for the place. The necessity of upgrading the draft Conservation Plan, which allowed more time to undertake further historical research and further analysis of the physical fabric of the place, allowed a more complete understanding of the place and its heritage significance to emerge. Assumptions that had been made about the site in the draft Conservation Plan because of the constraints in the brief and in independent assessments of heritage significance made by others about the place were tested and modified where found to be inadequate or erroneous. The better understanding of the heritage significance of the entire place arising from the additional research and analysis enabled curtilage constraints in the draft Conservation Plan, which did not allow for much development, to be refined, modified and relaxed to permit greater development.

The draft Conservation Plan was upgraded and finalised by:

- the inclusion of additional historical and contextual analysis in Section 2.0;
- refinement of the Assessment of Heritage Significance in Section 5.0;
- refinement of curtilage recommendations (Section 6.0);
- inclusion of a section outlining constraints and opportunities (Section 7.0);
- revisions to conservation policies (Section 8.0);
- addition of implementation guidelines (Section 9.0).

For the purposes of this report the Conservation Management Plan (July 2006) was issue B of the report.

A Development Application was lodged with Ku-ring-gai Council by Waterbrook at Wahroonga Pty Ltd on 4 August 2006. It was given the identifier of 855/06/DS. The Conservation Management Plan (Issue B) was submitted to Council as part of the Development Application.

The development application was refused by Council and subsequently became the subject of Land and Environment Court proceedings hearing that took place predominantly during May 2007. The proposed development was refused by the Court.

Because of the need to prepare evidence for the hearing and address objections to the development, additional detailed historical research concerning specific aspects of the place was undertaken. This facilitated a more complete understanding of the heritage significance of “Rippon Grange” and its site. Objections that were addressed included those of the National Trust of Australia (NSW) and the John Williams Neighbourhood Group Inc, which included two reports. These were A Preliminary Opinion of the Impact on Heritage Values of development proposed at “Rippon Grange”, Water Street, Wahroonga (The Former John Williams Memorial Hospital) prepared by Robert A Moore Pty Ltd and dated 14 September 2006, and Preliminary Comments on Heritage Impact on Grounds of DA 855-06 prepared by Colleen Morris and dated 12 September 2006.

During the Court proceedings heritage issues were raised by Zoltan Kovacs, Joint Heritage Expert and curtilage issues were raised by Deborah Laidlaw, town planner, which related to the draft Conservation Plan and the Conservation Management Plan prepared on behalf of the Applicant. Another issue was raised by Dr Peter Smith of P & J Smith Ecological Consultants, court-appointed ecological expert, in regard to the ecological significance that should be placed on the Blue Gums on the site, some of which were cultural plantings and some of which were either remnants or more likely mature trees that had generated many decades ago from the original seed bank of the once pervasive Blue Gum High Forest in the area.

This present revision of the Conservation Management Plan has been undertaken to incorporate the additional material and further refine the document. Revisions address issues raised by the objectors and other expert opinions in connection with the previous development application described above. The revisions include additional oral evidence and photographic evidence generously supplied by Mr and Mrs Peter Williams. Peter Williams, a former occupant of “Rippon Grange”, is one of the sons of Ernest Williams, who owned the property from the second half of the 1930s to the beginning of the 1950s.

This additional information clarified or expanded earlier research and has further confirmed and refined the understanding of the site’s significance. This enabled a more precise articulation and strengthening of the assessment of heritage significance, conclusions and conservation recommendations. Amongst other things, it led to a fuller appreciation (and acknowledgment) of the role that the Braddock family played in consolidating, elaborating and enhancing the so-called “Federation” character and aesthetic qualities of the grounds, the general layout of which had been established by the original owners, the Sargood family.

The recommended heritage curtilage has also been refined to address difficulties that became evident in the Court hearing over the interpretation of the heritage curtilage included in issue B of the Conservation Management Plan.

This issue of the Conservation Plan, identified as issue C, has been upgraded by:

- the inclusion of additional historical information, historical photographs and analysis in Section 2.0;
- refinement of the landscape analysis in Section 4.0;
- refinement of the Assessment of Heritage Significance in Section 5.0;
- refinement of curtilage recommendations in Section 6.0;
- refinement of constraints and opportunities in Section 7.0;
- revisions to conservation policies in Section 8.0;
- revisions to implementation guidelines in Section 9.0; and
- generally, by taking into account recent developments such as the upgrading of heritage assessment methodology promoted in the NSW Heritage Office’s manuals, the revised Australian Natural Heritage Charter of 2002, the Illustrated Burra Charter of 2004 and the decision by a scientific committee established under the NSW Threatened Species Conservation Act in 2006 to declare the Sydney Blue Gum High Forest to be “critically endangered”.

Issue C of the Conservation Management Plan was endorsed by the Heritage Council of New South Wales on 11 May 2008. To achieve endorsement the Conservation Management Plan was upgraded by refinements to section 9.0, editing of text, insertion of figure numbers beneath illustrations and diagrams and revisions to the Development Guidelines and Cultural Heritage Constraints diagram in Section 9.0.

1.0 INTRODUCTION

1.1 Objectives of the Conservation Management Plan

The primary objectives of this Conservation Management Plan are as follows:

- Examination of the historical development of the site;
- Identification of all significant fabric on the site;
- Formulation of a Statement of Significance for the site and its principal components, based on historical and physical evidence;
- Nomination of an appropriate curtilage for “Rippon Grange” and associated items;
- Identification of any constraints upon any new development arising from heritage considerations;
- Formulation of policy recommendations for appropriate future conservation works to significant fabric;
- Preparation of guidelines for the management of the property so that its heritage significance is maintained and enhanced; and
- Preparation of guidelines for future development within the site so that the heritage significance of the place is maintained, conserved and enhanced.

1.2 Methodology

The Statement of Significance and Policies in the Conservation Management Plan have been derived from historical research and evaluation of the existing physical evidence provided on the site. Historical research was undertaken at the State Library of NSW, the Department of Lands Land Titles Office, the Department of Public Works and Services Plan Room, the archives of The New Children’s Hospital at Westmead and the Department of Community Services, Ashfield, the Society of Australian Genealogists and the local history section of Kuring-gai Public Library. Inspections of buildings on the site associated with the Conservation Plan were undertaken by Rod Howard and Roy Lumby while the grounds were inspected by Warwick Mayne-Wilson. Subsequent inspections have been undertaken by Roy Lumby.

Generally this document follows the format set out in The Fifth Edition Conservation Plan by L S Kerr, published by J S Kerr on behalf of the National Trust of Australia (NSW), May 2000, and *The Illustrated Burra Charter* published by Australia ICOMOS Inc, 2004.

1.3 Terminology

The terminology used throughout this document, particularly the words *place, culture, significance, fabric, conservation, maintenance, preservation, restoration, adaptation and compatible use*, is as defined in Article 1 of the Australia ICOMOS Burra Charter.

Heritage curtilage is based on the definition set out in the Heritage Office publication *Heritage Curtilages* (1996). It is described in this document as:

“... the area of land ... surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- Land which is integral to the heritage significance of items of the built heritage; or
- A precinct which includes buildings, works, relics, trees or places and their settings”².

1.4 Limitations of the Report

No physical disturbance or intervention was carried out on any part of the site and its associated features. The former Nurses’ Home that is located at the corner of Young and Billyard Streets was not included in the study area at any time during the preparation of the draft Conservation Plan and the Conservation Management Plan.

1.5 Acknowledgments

The assistance of the following individuals was gratefully received during the preparation of the Conservation Plan and Conservation Management Plan:

- Ann Cook, archivist at The New Childrens’ Hospital, Westmead;
- Zeny Edwards, architectural historian;
- Megan Jones, Director, Tanner Architects;
- Matthew Taylor, landscape architect and heritage consultant, Taylor Brammer Landscape Architects Pty Ltd;
- Peter Williams and Dorothy Dwyer, children of Ernest Williams;
- Warren Yates, Department of Aging, Disability and Home Care;
- Volunteer staff at the Society of Australian Genealogists

1.6 Author

The draft Conservation Plan of 2001 was undertaken by Rod Howard and Roy Lumby of Rod Howard Heritage Conservation Pty Ltd in association with Mayne-Wilson & Associates.

² *Heritage Curtilages* (Sydney, 1996), p.3.

During the course of the study Rod Howard interviewed representatives of the Williams family.

The upgrading of the document to the status of Conservation Management Plan (July 2006) was undertaken by Warwick Mayne-Wilson, Director of Mayne-Wilson & Associates, and Roy Lumby, Associate of Rod Howard & Associates Pty Limited.

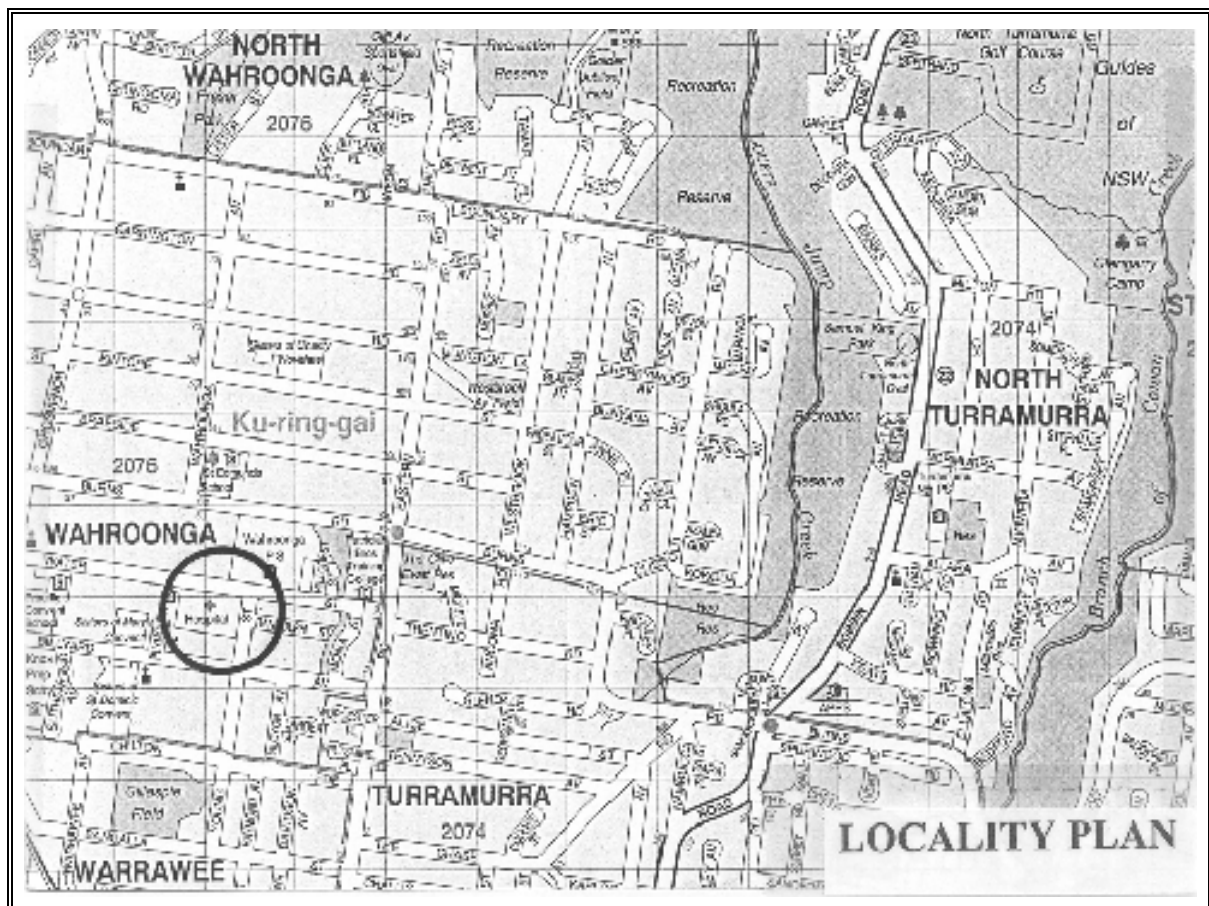
During the preparation of this revision to the Conservation Management Plan (identified as Revision C) Roy Lumby was accompanied by Peter Williams across the site, who described the ways that it was used during the period in which the Williams family resided at “Rippon Grange”.

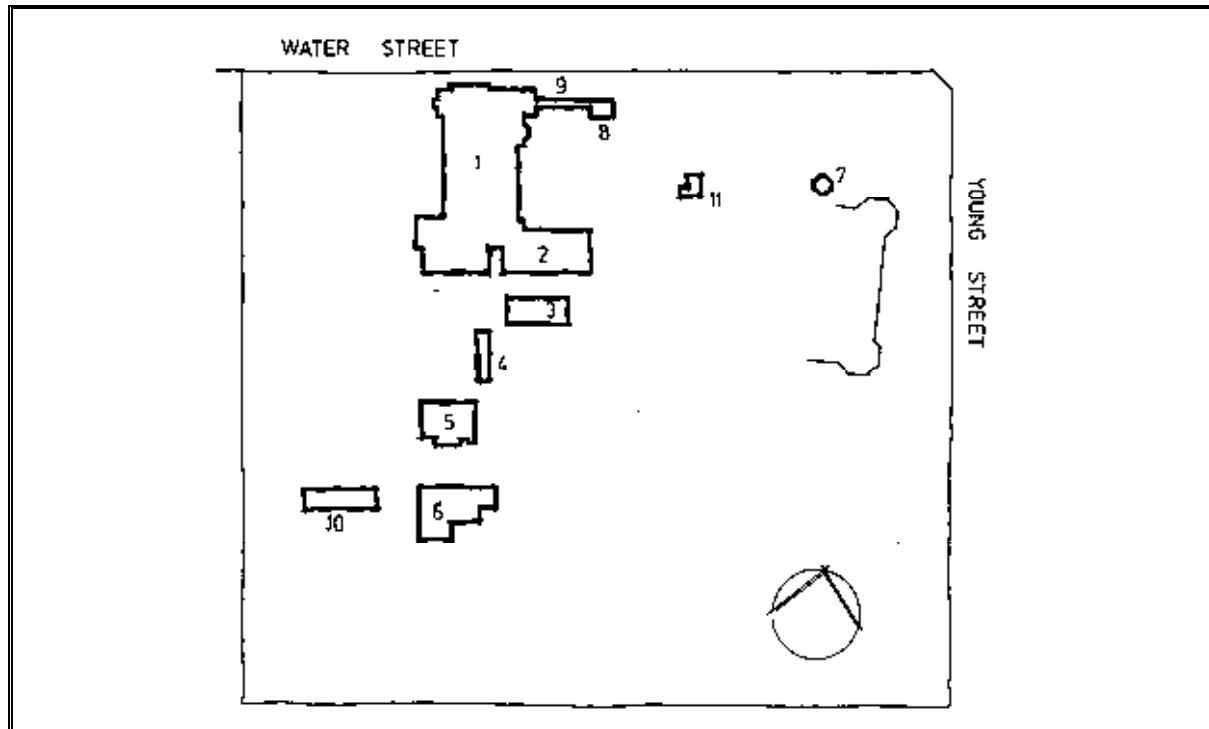
Section 4.0 of the report concerning the grounds and other sections relating to grounds elsewhere in the report was undertaken by Mayne-Wilson & Associates

Revision C of the Conservation Management Plan was reviewed by heritage consultant Cathy Colville on behalf of the NSW Heritage Office.

1.7 Study Area

The site is identified as Lot 1 Deposited Plan 375262. The area examined in this document consists of the buildings and land within the boundaries described in the following diagrams.





SITE PLAN

- | | |
|--------------------------------|-----------------------|
| 1. “Rippon Grange” | 7. Rustic Shelter |
| 2. 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 DOCUMENTARY EVIDENCE

2.1 Early History

The land on which “Rippon Grange” and its grounds are located was once part of 2000 acres that were leased from 1822 onwards to Thomas Hyndes. Hyndes, a convict, was appointed clerk to the Superintendent and Overseer of town and prison gangs and received a conditional pardon in 1808. By 1814 Hyndes was operating a timber yard and was able to acquire large amounts of land in the Illawarra region. In 1838 he was granted 640 acres immediately to the west of the 2,000 acres that he was already leasing at what is now Wahroonga and acquired a further 220 acres in the region of Hornsby the following year³. A transaction related to the land at Wahroonga took place between Hyndes and his wife Charlotte, George John Rogers and John Terry Hughes in 1840. This was recorded in an Indenture of Release dated 7 January 1840, and evidently allowed Hughes to occupy the land.

However, according to one source the land may instead have been leased by Alexander Berry. Berry was a Scottish doctor who eventually took up trading, and settled in New South Wales in 1819. Berry prospered to the extent that in 1820 Governor Macquarie described him as “an eminent merchant, well acquainted with the present state and recourses of this colony”. Berry became a Legislative Councillor in 1828 and held the position until 1861. He died in September 1873⁴.

Whatever the circumstances, on 18 August 1842 the 2000 acres of land were formally granted to John Terry Hughes (1802-1851), who arrived in Sydney as a free settler in 1824. He was the nephew of wealthy ex-convict Samuel Terry, dubbed “the Botany Bay Rothschild”. Hughes profited from brewing and milling interests and trading in spirits. As well as acquiring land in various parts of the state he sent timber cutters to exploit the land at Wahroonga and mortgaged it to George Rogers and Adolphus William Young, but was bankrupted during the severe financial depression that took place in the 1840s. This was, perhaps, not surprising given a career that was reputedly characterised by “fraud, folly and roguery”⁵. Young became plaintiff against Hughes’ trustees in the Supreme Court in March 1845, and was paid out the following year by the expedient device of being given the land.

Young, who arrived in Sydney around 1837, quickly assumed roles as a provisional director of the Australian Gaslight Co., third police magistrate, and justice of the peace. He returned to England but on his appointment as Sheriff of New South Wales arrived back in Sydney in the middle of 1843.

The following year he became a director of the Australasian Colonial and General Life Assurance Co and was elected as representative of the Port Phillip District in the Legislative Council. It was during this period that he was involved with Hughes and the action against his trustees. After being advised that he could not hold his seat in the Council concurrently with a government office he resigned his posts and subsequently returned to England⁶.

³ Ian A Ramage, *Wahroonga – Our Home*, pp. 8-9

⁴ Les Thorne, *North Shore, Sydney*, p.19.

⁵ Christopher Keating, *Surry Hills, the city’s backyard*, p.23 quoting Ruth Park, *The Companion Guide to Sydney*, p.102.

⁶ *Australian Dictionary of Biography*, Volume 2, p.633

In February 1854 Young gave a solicitor named William Whaley Billyard power of attorney to look after his affairs in New South Wales⁷.

A large amount of Young’s land was purchased by John Brown, a locally born timber getter who cut trees at the head of the Lane Cove River. Brown acquired large amounts of land in and around Wahroonga. An indication of the extent of his holdings is shown on a plan of what was called the Big Island Estate, a name given at some time to Hughes’ grant⁸. As he cleared his land, Brown established orchards and continued to acquire further land and develop it in this way. He also owned a boat building yard and later established a timber yard in North Sydney. Brown died in 1884, and at the time of his death still owned almost 100 acres of land stretching from North Sydney to Wahroonga⁹. A little over 438 acres of Young’s land were conveyed to Robert Vance on 23 October 1862. Contemporary maps also show that Vance came into possession of land formerly owned by John Brown¹⁰. Vance died in December 1874.

2.2 The Activities of Burns and Co.

An indenture dated 17 November 1875 recorded the conveyance of Vance’s land to a solicitor called Harmsworth Way. Less than a month later the land was conveyed to William Billyard¹¹ who in turn sold the land to Robert Burdett Smith and John Fitzgerald Burns on 20 December 1876¹². Smith and Burns were quite prominent within the community and along with an associate by the name of George Withers were members of State Parliament as well as land speculators. They formed a company under Burns’ name - Burns and Co - and purchased land in the locality of what are now Wahroonga and Hornsby¹³.

Smith and Burns applied to bring the land at Wahroonga under the provisions of the Real Property Act on 16 July 1879¹⁴. It was subdivided and quickly began to sell. The first sales took place on 15 May 1880 (amongst them allotments destined to become associated with “Rippon Grange”) as follows: what were identified as lot 13 of Section A, Lot 8 of Section B and Lot 5 of Section C of the Smith and Burns subdivision were sold to Thomas Reely. A number of Lots including Lot 4 of Section C were sold to Charles Rhodes at the end of 1882¹⁵. Charles Rhodes sold Lot 4 to a boarding house keeper by the name of Albert Rogers shortly afterwards.

The sale of the Smith and Burns’ land preceded the opening of the Strathfield to Hornsby railway line in September 1886. This event, in conjunction with the subsequent opening of the railway line linking Hornsby to St. Leonards in January 1890, bolstered development in Wahroonga. The influx of residents into the area was such that it led to the foundation of the Wahroonga Progress Association at the beginning of November 1895.

Albert Rogers sold Lot 4 to Frederick George Sargood in the middle of 1898¹⁶.

⁷ Old Systems Title Book 41 No. 27

⁸ Mitchell Library ZSP W1/52. The plan is dated 18 August 1862

⁹ Ramage, pp. 13-15 ; John R E Brown, “John Brown 1827-1884, *The Historian*, September 1976, pp 2-7.

¹⁰ Old Systems Title Book 80 No. 465: Mitchell Library ZSP W1/52, plan dated 18 August 1862.

¹¹ Old Systems Title Book 159 No’s. 725 and 726. It consisted of Lot 5 and 7 to 10 of Section 1, Lots 2, 5, 8 to 12 of Section 2 and Lots 4 to 9 plus a residue of Section 3 of the Big Island Estate.

¹² Old Systems Title Book 165 No. 208.

¹³ Helen Barker, *Houses of Hornsby Shire, Volume II*, p. 114-119.

¹⁴ Primary Application 4884

¹⁵ Certificate of Title Volume 610 folio 245.

¹⁶ Certificate of Title Volume 624 folio 132.

2.3 Frederick Sargood and “Rippon Grange”

Sargood was one of nine children of the eminent merchant and politician Sir Frederick Thomas Sargood (1834–1903). The Sargood family had arrived in Melbourne in 1850. Frederick Thomas’s father established a retail drapers business the following year known as Sargood King & Co, and his son was taken on as a junior partner in 1858. Sargood senior returned to England to look after the firm’s business there while Frederick Thomas remained behind and married the daughter of a prominent merchant, the Honourable George Rolfe, MLC. The business flourished and extended its operations to other parts of the country and then to New Zealand. Frederick Thomas Sargood was appointed KMG and then KCMG, served as a member of the Legislative Council of Victoria between 1874-1880 and 1882-1901, and was appointed a senator in the first Commonwealth Government¹⁷.

The young Frederick George Sargood went to work in the Melbourne branch, known at that time as Sargood Butler Nicol & Ewen, softgoods importers and manufacturers. He subsequently spent two years working in its London office then in 1895 became resident partner in the firm’s newly established Sydney office¹⁸. Frederick George and one of his brothers took over control of the whole of the business after his father died, and as a result its name was changed to Sargood Brothers in the second half of the 1890s¹⁹. By this time “[i]n the distribution of soft goods throughout the Commonwealth no name is more favourably and widely known than that of Sargood Bros, and this firm is probably one of the oldest soft goods firms in Australia”²⁰. In the middle of the 1920s Sargood Bros amalgamated with W Gardiner & Co Ltd to become Sargood Gardiner Ltd. Apart from his business career, Frederick George Sargood was at one stage chairman of the Wahroonga Progress Association and a member of its committee²¹.

Sargood engaged the respected architectural firm of Sulman & Power to design a large and impressive house on his newly acquired land at Wahroonga. The firm had earlier designed Sargood Butler Nichol & Ewen’s building in Flinders Lane, Melbourne, which was completed in 1897²². It is likely that the connection between Sargood and John Sulman, a prominent and influential architect, took place at that time²³. However, Sulman was also one of the original organisers of the Wahroonga Progress Association and lived in the upper North Shore at Warrawee and from 1897 at Turramurra²⁴.

By October 1898 Sulman & Power received tender prices for the construction of a “large residence and stabling”²⁵ and work must have progressed quite efficiently, for the Sargoods were in occupation the following year²⁶. Sargood named his new home “Rippon Grange”, following the precedent of his father, who built a grand Italianate mansion set in splendid

¹⁷ Australian Council of National Trusts, *Historic Houses of Australia*, pp. 230-234: ADB Volume 6, p.87.

¹⁸ Michael Cannon (editor), *Our Beautiful Homes*, p.6.

¹⁹ *Sands Sydney and suburban directory*, 1910 edition.

²⁰ *Commerce in Congress*, p.86.

²¹ Ramage, p. 19.

²² Trevor Howells and Michael Nicholson, *Towards The Dawn*, p. 49.

²³ Refer to Appendix 2.

²⁴ Zeny Edwards, *Six of the Best: Architects of Ku-ring-gai*, p.14; *Sands Sydney and suburban directory*, 1898 edition

²⁵ Sulman papers, State Library of NSW; “Contracts Received or Accepted”, *Building, Engineering & Mining Journal*, 15 October 1898, p.5

²⁶ The first entry in *Sands Sydney and suburban directory* for the Sargood family at Water Street appeared in the 1900 edition, indicating that they had moved there during 1899.

gardens and grounds in Melbourne in the late 1860s and named it “Rippon Lea”²⁷. Rippon commemorated the maiden name of Sargood’s grandmother, Emma Sargood (nee Rippon).

Frederick Sargood then proceeded to accumulate adjoining sections of land to the immediate west. The title to a narrow strip forming the eastern part of Lot 5 was purchased from Pymble orchardist Thomas Reely in January 1901²⁸ and the rest of Lot 5 in March 1903²⁹. These acquisitions provided an appropriate expanse of land for a formal approach to the house. Negotiations for Lot 5 may have been proceeding over some time, as “Rippon Grange” was sited very close to the western boundary of Lot 4. Sargood converted the land to one title and conveyed it to his wife Agnes on 5 August 1904³⁰.

About two years later “Rippon Grange” itself was extended on the north western end with the construction of a finely detailed billiard room designed by the prominent architectural firm of Joseland & Gilling³¹. The main entrance to the house may also have been modified now that enough land was available for an impressive approach to the house. Architect Howard Joseland was a member of the Wahroonga Progress Association’s committee and at one time served as its Honorary Secretary. A gate lodge, now a private residence at 29 Water Street, may also have been built at this time to the design of Joseland & Gilling, which was subsequently engaged to design Sargood Brothers’ new building in York Street, Sydney, around 1910. After the works were completed, “Rippon Grange” featured in at least two publications. A rendering of the western side of the house featuring the additions designed by Joseland & Vernon and photographs of the billiard room and drawing room were published in the journal *Art and Architecture* in 1905³². At about the same time the eastern side of the house and the same photograph of the drawing room were included in the lavishly illustrated compendium of fashionable Sydney houses, *Our Beautiful Homes*³³.

Between December 1905 and November 1907 Sargood acquired land to the east of Young Street consisting of Lots 1, 2 and 3 of the Smith and Burns subdivision. Lots 1 and 2 were purchased from Joseph Hughes of Sydney, described on title documents as a “gentleman”. Hughes transferred the title of Lot 1 to Sargood on 2 May 1906³⁴ and Lot 2 a little earlier, on 23 March 1906³⁵. The acquisition of Lot 3 was rather more protracted. Smith and Burns sold the allotment to auctioneer Francis Dawson in the middle of 1895. The following October Dawson sold the southern half of the allotment to Joseph Townsend, described on title documents as a freeholder from Wahroonga. The following year the northern half was purchased by orchardist Herbert Chamberlain³⁶. Sargood acquired the northern half first in December 1905³⁷ but had to wait until Townsend died before acquiring the southern half, which he purchased from the Curator of Intestate Estates in November 1907³⁸. The purpose of these acquisitions is not clear, but some development did take place. A weatherboard cottage was constructed on the corner of Billyard and Young Streets at the south western corner of

²⁷ Australian Council of National Trusts, *Historic Houses of Australia*, p. 232.

²⁸ Certificate of Title Volume 1341 folio 204.

²⁹ Certificate of Title Volume 1460 folio 87.

³⁰ Certificate of Title Volume 1364 Folio 136

³¹ Refer to Appendix 3.

³² *Art and Architecture*, March/April 1905. The design of the drawing room is attributed to Joseland & Vernon, suggesting that other (undocumented) alterations may have taken place to their design.

³³ Michael Cannon (editor), *Our Beautiful Homes, N.S.W.* (facsimile edition), p.118

³⁴ Certificate of Title Volume 1689 Folio 3

³⁵ Certificate of Title Volume 1675 Folio 232

³⁶ Certificate of Title Volume 1168 Folio 2

³⁷ Certificate of Title Volume 1194 Folio 218

³⁸ Certificate of Title Volume 1178 Folio 135

Lot 3. The cottage was constructed around 1908 and occupied by Roderick Wood³⁹. Wood worked as a gardener and is understood to have been employed by the Sargood family.

Agnes Sargood died on 23 September 1916. To perpetuate her memory Frederick Sargood financed construction of the Sargood Memorial Hall at the Burnside Homes in North Parramatta, which was opened in August 1919. Sargood had served on the original Board of the Homes when it was established in 1909⁴⁰.

The title to Lots 4 and 5 did not devolve to Frederick Sargood until the beginning of 1918. He is understood to have married Lillian Antill in 1919 and appears to have alternated his address between “Rippon Grange” and a house in Elizabeth Bay Road, Elizabeth Bay for a couple of years before finally moving permanently to Elizabeth Bay in 1921. At that time Roderick Wood moved into or otherwise looked after “Rippon Grange”⁴¹.

Lots 1, 2 and 3 were consolidated onto one title. All of Sargood’s estate was subdivided and a sale of land held on 8 April 1922. An auction notice published by Raine and Horne indicates that the land was subdivided into 33 allotments. “Rippon Grange” was on the largest (Lot 1), along with garages, stabling, and garden elements that included a tennis court, rockery, fowl yards, an orchard, a swimming pool (“concrete bath”) and two sheds. The grounds to the west of the house, including a driveway, gate lodge, bush house (which overlapped into the new grounds of “Rippon Grange”), paths and a rose bower, were subdivided into several allotments. The auction notice shows that the grounds now associated with “Rippon Grange” covered about half of Lots 4 and 5 of the Smith and Burns subdivision, although the orchards extended south towards Billyard Avenue and Young Street. The only other development associated with the property was Roderick Wood’s weatherboard cottage near the intersection of Billyard Avenue and Young Street⁴².

Frederick Sargood died in London on 5 November 1932⁴³.

2.4 The Braddock Family

Several allotments of the “Rippon Grange” subdivision were purchased in the name of Harriett Marion Sarah Braddock, the wife of Sydney merchant Frederick Walter Roy Braddock. The title to Lot 1, which incorporated “Rippon Grange” plus its ancillary structures and features, was transferred to her on 26 May 1922, then that of Lot 11 on 31 July 1922⁴⁴. Mrs Braddock then purchased Lot 10 in November 1923. What remained of the grounds of “Rippon Grange” was thus linked to Billyard Avenue.

Little available information concerning the Braddocks came to hand during research. However, something is known of them. Neither Frederick nor Harriett Braddock (nee Bricknell) was born in New South Wales. The couple was married in 1902 and may have moved to Sydney after that, living at Mosman during the first and second decades of the twentieth century. They had four children between the years 1904 and 1912⁴⁵. It would seem

³⁹ The first identifiable entry in Sands Sydney and suburban directory appears in the 1909 edition, indicating that it was occupied if not constructed by that year.

⁴⁰ Susan Keen, *Burnside: 75 Years of Caring*, p.52

⁴¹ *Sands Sydney and suburban directory*, 1920 to 1922 editions

⁴² Mitchell Library Subdivision Plan ZSP W1/13.

⁴³ *Sydney Morning Herald*, 7 November 1932, p.8

⁴⁴ Certificate of Title Volume 3314 Folio 119.

⁴⁵ Information received from the Society of Australian Genealogists

that they achieved a reasonably high level of social standing while living at “Rippon Grange”, if not before - photographs of parts of the garden at “Rippon Grange” were published in the expensive and prestigious *The Home* for 1 February 1928 and 1 August 1928. This journal was devoted to reporting the social scene and all that was new, up-to-date and modern. The inclusion of these photographs indicates both the social standing of the Braddocks and their awareness of fashionable trends in gardening. Sadly the family’s associations with “Rippon Grange” were abruptly terminated by the death of Frederick Braddock in London at the end of September 1933. Frederick, his wife and their youngest daughter were visiting the city at this time⁴⁶.

“Rippon Grange” was subsequently put back onto the market. A brochure published by Arthur Rickard & Co Ltd evocatively described the house and grounds at this time:

The Billiard room with its panelled fire inglenook is especially attractive. School room, Cloak rooms with fitted cupboards, Store, Pantries and Larder, Servants’ Hall, Kitchen, and Laundry.

To mere men the home appears especially designed for his comfort and that of his guests.

But his Lady observes that domestic science has also been studied. She can get the maximum result with the minimum effort.

The first floor is also suitably arranged and contains; Large Balcony and Sleep out; Landing Hall; 7 Bedrooms, Dressing Room; two Bathrooms and ample fitted Cupboards; also 3 servants’ Rooms and Bathroom (approached by separate staircase); Outbuildings; Brick Garage for 6 cars; man’s Room; Auxiliary Electrical Engine Room; Battery Room; Trellis Bush House; Glass House; Potting Shed. A particular feature is the magnificent swimming pool. One must visit the grounds many times to become properly acquainted with their many attractive walks and shady corners. Trees and shrubs garnered from the four corners of the earth are blended with indigenous flora to form a harmonious landscape. Terraced lawns, Tennis Court and Croquet Lawn are kept in perfect order, and one cannot imagine anything more tempting after a strenuous set of tennis than to plunge into the cool depths of the swimming pool.

Happy indeed are the parents whose children may grow up amid this environment of prestige and refinement.

The spacious drive suggests the meeting place for the hunt – one almost expects to see horses and hounds and gay red coats.

Entering the portals the impression persists. The generous dimensions, the exquisite workmanship of the fittings, and the attractive and unusual architecture increase the feeling that here is a perfect setting for gentlefolk of olden times.

⁴⁶ *Sydney Morning Herald*, 30 September 1933, p.17; Frederick Braddock is listed at 35 Water Street, Wahroonga, in the 1932/33 edition of *Sands Sydney and suburban directory*, the final edition, so it is also possible that they may have moved to England.

Each room unfolds further evidence of the discriminating taste of the designer of this most comfortable of houses. From each window are delightful glimpses of an old-world garden.

The accommodation on the ground floor comprises a marble entrance hall with guest's cloak room and lavatory leading from it. Lounge Hall en suite, with Drawing room, Dining room and Morning room, all opening on to a spacious tiled verandah⁴⁷.

The photographs within the brochure show that a loggia had been constructed at the southern end of the terrace above the eastern verandah of the house. This may have been designed by Howard Joseland around 1905 (although not evident in contemporary photographs) but could well have been added by the Braddock family.

The layout of the buildings, garden and other features of the site was described in a more succinct fashion on a survey drawing undertaken in March 1934. Although the drawings showed a number of the attractive features described in Arthur Rickard & Co Ltd's brochure, it also suggested that the residents of “Rippon Grange” enjoyed a high level of self sufficiency – there was an orange grove, vegetable garden and large fowl run, while a pool had been constructed to provide water for the garden. Several features appear to have been initiated by the Braddocks, including relocation of the tennis courts closer to the house and the construction of the croquet lawn (at the back of which was an extensive rockery), fish ponds and summer house, none of which appear on the 1922 auction notice. The orchards in the south eastern section of the property had given way to a “bush garden”. However, there was a small orchard within a garden area defined by paths and driveways to the south west of “Rippon Grange”.⁴⁸

2.5 Ernest Robert Williams

“Rippon Grange” was purchased by Ernest Robert Williams during February 1935⁴⁹. He was born 13 May 1888 at Mackay in Queensland and became principal of the Adelaide concern of Cash and Carry. It became the model for Woolworths Ltd, of which Ernest Williams was a founder and director. Woolworths' first store opened in December 1924. Williams and his wife had four children. He also owned a number of racehorses, one winning the Melbourne Cup in 1953. Ernest Williams died in March 1961⁵⁰.

The Williams family commissioned a swimming pool and minor alterations to “Rippon Grange”. An application for the swimming pool was lodged with Ku-ring-gai Council on 17 September 1935⁵¹. The works are thought to have been designed by the architect H Ruskin Rowe⁵². The firm of Ross & Rowe, of which H Ruskin Rowe was a principal, undertook commissions for Woolworths Ltd – an example is the building at the corner of Liverpool and Pitt Street, Sydney, that was completed during 1933⁵³. This may well be the reason that the firm was engaged for the works at “Rippon Grange”. The swimming pool was completed by 1937, as indicated by a survey dated 5 July 1937 drawn by the Water Board. The survey also

⁴⁷ *A Gentleman's Residence of Dignity and Charm: Rippon Grange, Wahroonga*, no pagination.

⁴⁸ Department of Public Works and Services (DPWS) Plan Room drawing Misc/57

⁴⁹ Certificate of Title Volume 3335 folio 95.

⁵⁰ Joseph A Alexander (compiler and editor), *Who's Who in Australia*, 16th edition, 1959, p.849

⁵¹ Ku-ring-gai Council Building Application Register – Building Application 35/462 for E R Williams

⁵² Refer to Appendix 4.

⁵³ *Journal of the Retail Traders' Association of N.S.W.*, 31 January 1933, pp. 37 and 40.

shows a pair of brick and glass hothouses and the curiously shaped “bush house” extending into the adjacent allotment to the west of “Rippon Grange”. Council records show that a brick and glass hot house was approved by Ku-ring-gai Council on 11 January 1938⁵⁴.

The Williams family used the grounds in a somewhat different manner to their predecessors. The vegetable garden appears to have been retained but the southern section of the site was little used though well maintained. The fowl run appears to have diminished in size and was used as kennels for the family dogs. The brick swimming pool in the southern section was disused, not surprising after the conveniently located swimming pool designed by Ruskin Rowe was completed. Family recreation seems to have revolved around the swimming pool and tennis court. Similarly, the Williams family did not make use of the croquet lawn, while the stable no longer accommodated horses. Permission was given for the stable and billiard room to serve military purposes during World War II, while Ernest William installed a petrol bowser near the garage in the early 1940s.⁵⁵

World War II was to have far reaching consequences for the Williams family, “Rippon Grange” and its grounds.

2.6 The John Williams Memorial Hospital

On 26 July 1951 Ernest Williams handed “Rippon Grange” and its grounds over to the State Government, transferring the title to the Crown about a month later⁵⁶. It was given to the Crown for the purposes of “providing a convalescent home or after-care home for New South Wales children who are victims of infantile paralysis and, when not required for that purpose, to be used as an annexe or adjunct of the Royal Alexandra Hospital for Children for accommodating such other diseases of children as may, in the opinion of the board of that hospital, be necessary to relieve the pressure on the accommodation at the main hospital”⁵⁷. Williams was quoted as saying, “My family’s grown up and they’ve had the pleasure of being brought up in lovely surroundings. God has been good to me and I feel I need to do something worthwhile in return”⁵⁸. He asked if the facility could be named the John Williams Memorial Hospital in honour of his son John, who was killed in action during World War II.

New South Wales was experiencing an epidemic of poliomyelitis at this time. As a result of the bequest the Royal Alexandra Hospital, which had been operating a convalescent home at Collaroy since 1921, was able to expand its convalescent facilities. By the middle of November 1951 eight cots were available and four young poliomyelitis patients were transferred from the main hospital at Camperdown. The cots were placed within the ground floor of “Rippon Grange” while the first floor was used as staff quarters. By the end of March 1952 the ground floor had been altered to the extent that it could comfortably accommodate twenty beds. All were soon occupied. The hospital was officially opened by the Premier of New South Wales, the Hon. J J Cahill on 3 July 1952⁵⁹ and four weeks later the Crown became the proprietor of the entire site, exclusive of a small portion of Lot 11⁶⁰.

⁵⁴ Ku-ring-gai Council Building Application Register - Building Application 37/769 for E R Williams

⁵⁵ Oral description from Peter Williams.

⁵⁶ *Seventy-Second Annual Report of the Royal Alexandra Hospital for Children*, 1951-52, p. 16; Certificate of Title Volume 4687 folio 21.

⁵⁷ *Seventy-Second Annual Report of the Royal Alexandra Hospital for Children*, 1951-52, p. 16; Memorandum of Transfer dated 31 August 1951.

⁵⁸ Murray, p. 121.

⁵⁹ *Seventy-Second Annual Report of the Royal Alexandra Hospital for Children*, 1951-52, p. 16-17.

⁶⁰ Certificate of Title Volume 6540 folio 182.

By the middle of 1953 eighty one patients had been treated, proof that the new hospital was providing a much needed service. Further alterations, documented by the Government Architect’s Office, were taking place⁶¹. They included a single storey brick addition with a flat metal roof constructed on the north-eastern side of the house. The addition contained a utility room, bathroom, store and lavatories. Several of the once grand formal living rooms such as the billiard room and drawing room were converted into wards⁶² while nurses’ accommodation was provided on the first floor. Gardens and grounds were “improved”, the garage was modified and a sewerage plant was constructed. A school teacher was provided by the Department of Education for the older children, while a morning kindergarten was established for the younger ones. However, “[p]erhaps even more significant than bricks and mortar is the fact that a definite pattern of life has evolved for the children. The majority live almost entirely out of doors, the beneficent effects of the sunshine being reflected in their healthy colour”⁶³.

Locating nurses’ accommodation on the first floor of “Rippon Grange” proved to be a temporary measure. The Royal Alexandra Hospital purchased land adjoining the hospital site so that separate nurses’ quarters could be erected. This was Lot 14 of Sargood’s subdivision, at the corner of Young Street and Billyard Avenue. It had been sold to Juanita Adams in 1926 and changed hands several times in the following years. The hospital purchased the land from Irmgard Jacobsohn during May 1952⁶⁴.

A survey of the site was undertaken in 1954 and shows that relatively little change had taken place over twenty years. Early garden structures on the western side of the site, including the bush shed, had been removed. Potting sheds and a glasshouse (or at least their bases) had survived and new glass houses had been constructed. A conservatory had been erected near the orange grove while the pool designed by Ruskin Rowe remained unchanged. As well, the network of driveways and roads had been partially reorganised⁶⁵.

A single storey classroom was designed by the Government Architects Office in September 1954. It was a modest timber framed building with a gabled roof covered with corrugated iron and walls lined externally with timber weather boards. The little building was constructed to the west of the stables, causing the demolition of a corrugated iron shed. By the middle of 1955, when the school building was adding “greatly to the pleasure of an already happily running school”, there were thirty beds in the hospital, plus a new ward and physiotherapy room. The school building was officially opened by the Minister for Education, the Hon. R J Heffron, in October 1955⁶⁶.

At the end of April 1956 work began on clearing the site for the new nurses and domestic staff on the former Lot 14. Over half the money needed to construct the home came from a competition run by the *Sun-Herald* newspaper. The home was officially opened on 6 April 1957 by Lady Fairfax, who had been a member of the Royal Alexandra Hospital’s Board between 1918 and 1952 and served as Vice President from 1936. When the home was completed it left a large amount of space on the first floor of “Rippon Grange”, allowing the

⁶¹ *Seventy-Third Annual Report of the Royal Alexandra Hospital for Children*, 1952-1953, p. 8.

⁶² DPWS Plan Room Misc/58.

⁶³ *Seventy-Fourth Annual Report of the Royal Alexandra Hospital for Children*, 1953-54, p.7.

⁶⁴ LTO Volume 3892 folio 61.

⁶⁵ DPWS Plan Room.

⁶⁶ *Seventy-Fifth Annual Report of the Royal Alexandra Hospital for Children*, 1954-55, p. 5; *Seventy-Sixth Annual Report of the Royal Alexandra Hospital for Children*, 1955-56, no pagination.

building to accommodate up to fifty patients⁶⁷. And so, alterations were completed by the middle of 1958 – “[t]he most important item has been the building of a fire-proof escape stair from the upper floor to the garden below, with broad shallow stairs and safety hand-rails. The upstairs wards have been attractively decorated and the bright clear colours give the children very genuine pleasure. A sunny playroom upstairs will be most helpful...The overall atmosphere of the unit remains non-institutional and home-like and the children respond well and happily during their rehabilitation”⁶⁸.

Many of the hospital’s facilities and even a large amount of building works were funded by Auxiliary Groups and outside organisations. Ernest Williams maintained an involvement with the hospital until his death, donating Christmas decorations each year. These were arranged by the display staff of Woolworths Ltd. By 1960 the hospital was a well established and smoothly running institution. The turnover of patients was becoming quicker while what was called a Baby Unit had been established on the first floor. A “large central Play Room” on the ground floor was “modernised” and lined with a proprietary acoustic-tile ceiling. These alterations were funded by the Killara Group Auxiliary. The Sun Room was also modernised and given a new ceiling, funded by the City Commercial Travellers’ Cot Fund⁶⁹.

Extensions to the schoolroom were planned, and other important projects from this period included enclosure of the swimming pool and the construction of a freestanding Playroom/Classroom block to the north east of “Rippon Grange”. The pool was so heavily used that enclosing it and providing facilities to heat the water allowed year round therapeutic usage, augmented by the subsequent installation of an electric hoist to assist in the lifting of disabled patients in and out of the water. The Playroom/Classroom was a single storey brick building with a hipped roof and extensive areas of glazing that was used as a kindergarten and play space. Once again, both projects were financed by independent organisations⁷⁰.

“Rippon Grange” was modified still further by the conversion of the Billiard Room into a “bright and functional” physiotherapy room and installation of murals in the play room executed by Rosemary Fox of Wahroonga⁷¹.

The illnesses being treated in the hospital were changing as the incidence of poliomyelitis in the community decreased. In the first half of the 1960s asthma and chest cases predominated while the infants’ ward dealt with babies experiencing feeding problems. In selected cases patients were taken to the hospital by their parents and looked after on a daily basis. At the end of 1963 and into 1964 a new laundry was installed and the kitchen enlarged⁷². Two years later a toilet block, “toddlers’ bathroom” and a covered way, designed in the office of Leighton Irwin & Company, were constructed. The toilet block formed an extension to “Rippon Grange”, and was linked to the Playroom/Classroom by the covered walkway⁷³.

By the late 1960s the Collaroy Convalescent Home had become a financial burden to the Royal Alexandra Hospital. In June 1969 it came under the control of the Department of Public Health and the proceeds of its sale were earmarked for use at the John Williams Memorial Hospital, where it was felt that more efficient and economical convalescent operations could be carried out. There were certainly plans to extend the hospital to provide an additional

⁶⁷ *Seventy-Seventh Annual Report of the Royal Alexandra Hospital for Children, 1957-57*, no pagination.

⁶⁸ *Seventy-Eighth Annual Report of the Royal Alexandra Hospital for Children, 1957-58*, pp. 2-3.

⁶⁹ *Eightieth Annual Report of the Royal Alexandra Hospital for Children, 1959-60*, pp. 2, 27.

⁷⁰ *Eighty-First Annual Report of the Royal Alexandra Hospital for Children, 1960-61*, p. 7.

⁷¹ *Eighty-Second Annual Report of the Royal Alexandra Hospital for Children, 1961-62*, pp. 8, 36.

⁷² *Eighty-Fourth Annual Report of the Royal Alexandra Hospital for Children, 1963-64*, p. 8.

⁷³ Leighton Irwin & Company drawing 3697/1 dated 23 June 1966 held at The New Childrens Hospital.

twenty beds, and the documentation for these works was prepared in the office of Leighton Irwin & Co from the beginning of 1969 onwards⁷⁴.

Tenders were invited at the beginning of September 1969 for the construction of a new ward unit and for extensions to Fairfax House, the nurses’ home⁷⁵. The new ward unit was ready for occupation in December 1970⁷⁶. Some of the early fabric of “Rippon Grange” was destroyed during this period – the timber shingles lining the first floor exterior of the old house were removed in the name of fire safety and were replaced by roughly textured plaster, which may well have been seen as a regrettable occurrence – it was noted with some surprise that “[t]he appearance is much more pleasing than was anticipated”⁷⁷.

Despite (or because of) this program of expansion, a couple of years later it was found that the new accommodation was being under-utilised. This fact was attributed not only to a decline in the numbers of children with chronic illness requiring hospitalisation but also because some parents found Wahroonga hard to reach⁷⁸. The ongoing shortage of patients continued to cause concern as the 1970s progressed. The type of patient being treated was also changing and now included more children with social problems or mental retardation⁷⁹. In the middle of the decade bed occupancy was increased by transferring patients from the Royal Alexandra Hospital at Camperdown and from the Prince of Wales Hospital. However, it was not enough to prevent closure of the John Williams Hospital’s school and kindergarten by 1978⁸⁰.

The future direction of the Hospital’s management was foreshadowed in 1976 when suggestions were made to change its role to provide residential care for intellectually handicapped children. The possibility of use as a paediatric convalescent unit for the Northern Metropolitan Health region was also considered⁸¹. In August 1979 the Health Commission of NSW imposed a series of budgetary cuts on works to existing hospitals to help finance new hospitals in the western part of metropolitan Sydney. As a result the Royal Alexandra Hospital was forced to give up control of the John Williams Memorial Hospital⁸².

The role of the Hospital had changed dramatically over the years. From the middle of the 1970s it looked after mentally retarded children for whom there were no beds in other institutions. Chronically ill children whose families could not care for them were taken in and short term respite was provided for retarded children and children considered at risk of child abuse pending legal or medical procedures. At the time it was handed over to the Northern Region Area Health Board the whole facility was greatly underutilised. Only 17 to 19 beds of its 70 beds were consistently occupied.

⁷⁴ *Eighty-Ninth Annual Report of the Royal Alexandra Hospital for Children*, 1968-69, p. 10. A sketch plan for the new wing held at the archive of The New Children’s Hospital is dated 15 January 1969.

⁷⁵ Royal Alexandra Hospital: Memorandum for House Committee dated September 1969.

⁷⁶ Correspondence Leighton Irwin & Company to Royal Alexandra Hospital for Children dated 7 December 1970.

⁷⁷ *Ninetieth Annual Report of the Royal Alexandra Hospital for Children*, 1971-1970, pp. 8-9, 11.

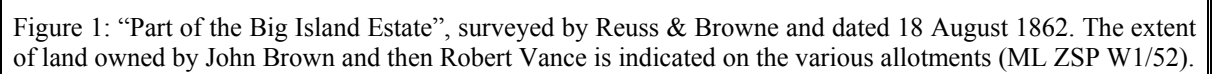
⁷⁸ *Ninety-Second Annual Report of the Royal Alexandra Hospital for Children*, 1971-72, p. 5.

⁷⁹ *Ninety-Third Annual Report of the Royal Alexandra Hospital for Children*, 1972-73, p. 9.

⁸⁰ *Ninety-Eight Annual Report of the Royal Alexandra Hospital for Children*, Year Ended 30 June 1978, p. 7.

⁸¹ Correspondence Health Commission of NSW to Royal Alexandra Hospital for Children, 20 February 1976; Memorandum J S Yu, deputy General Medical Superintendent Royal Alexandra Hospital for Children to Dr P McReady, General Medical Superintendent Royal Alexandra Hospital for Children, 1 September 1976.

⁸² *101st Annual Report of the Royal Alexandra Hospital for Children*, Year Ended 30 June 1981 no pagination.



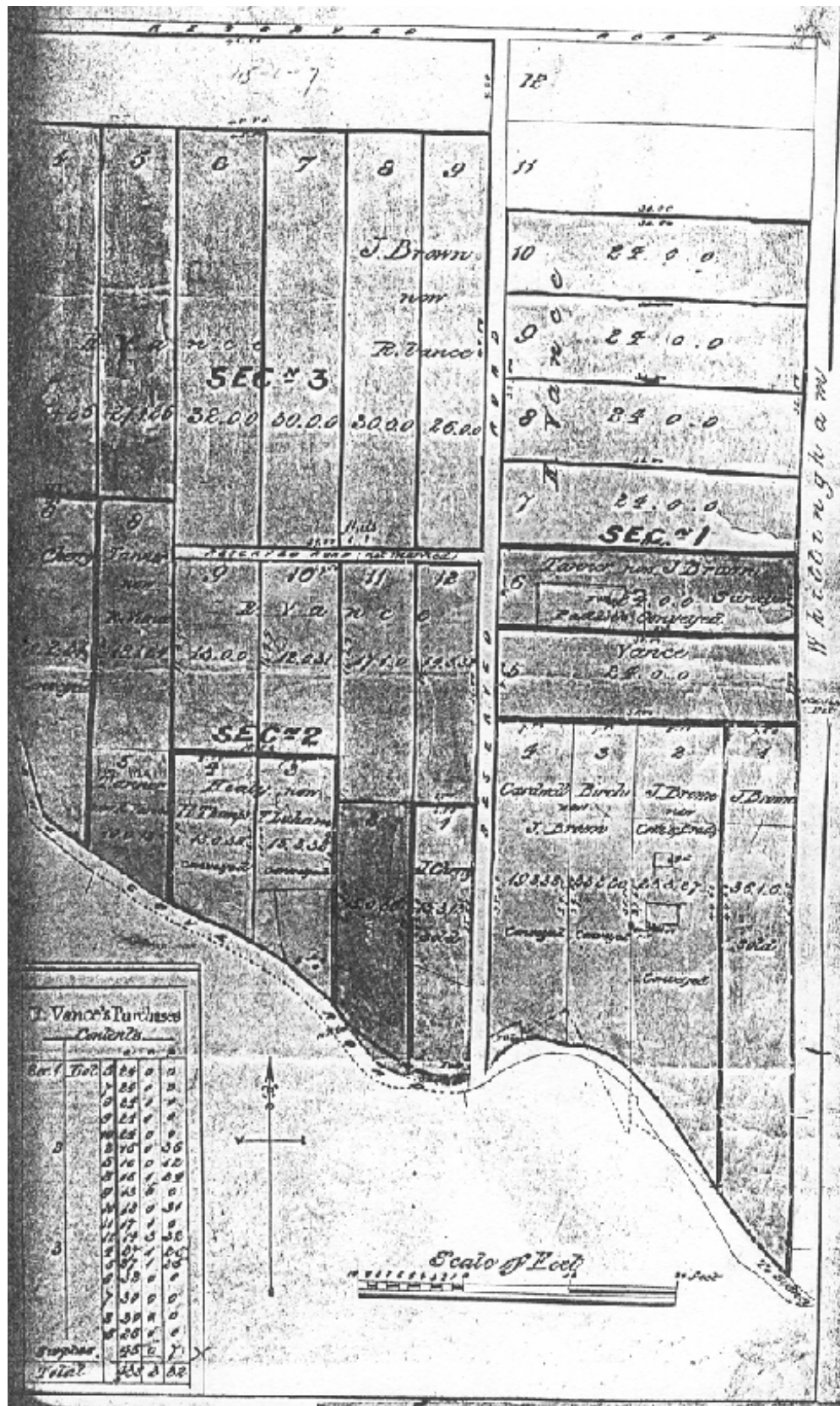


Figure 2: Land purchased by Robert Vance in October 1862 (Old Systems Title Book 80 No. 465).

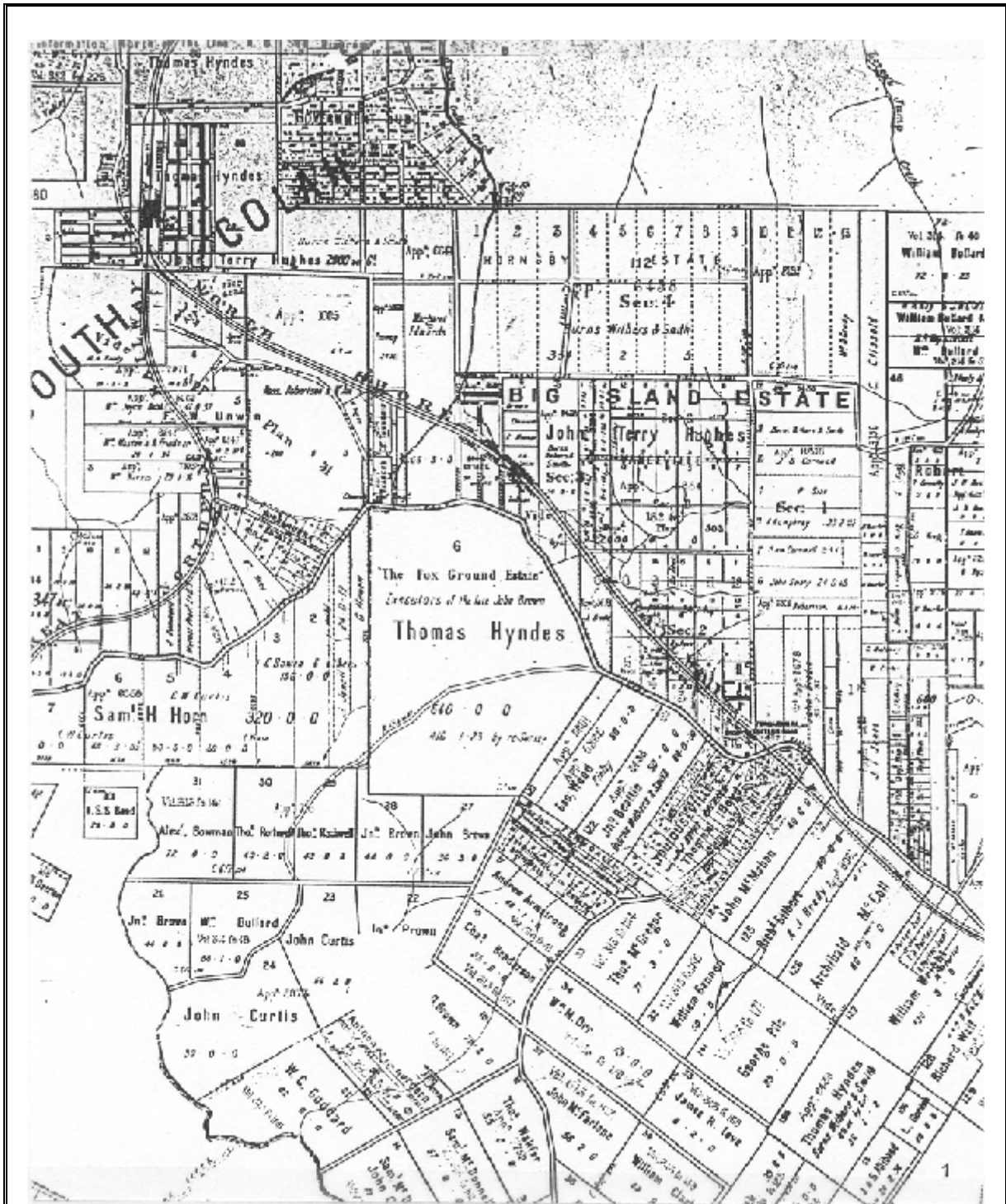


Figure 3: Portion of Higginbotham and Robinson’s map of the Parish of Gordon, circa 1893. John Terry Hughes’ grant formed most, if not all, of the Big Island Estate (ML ZM3 881.144/1893?/1).

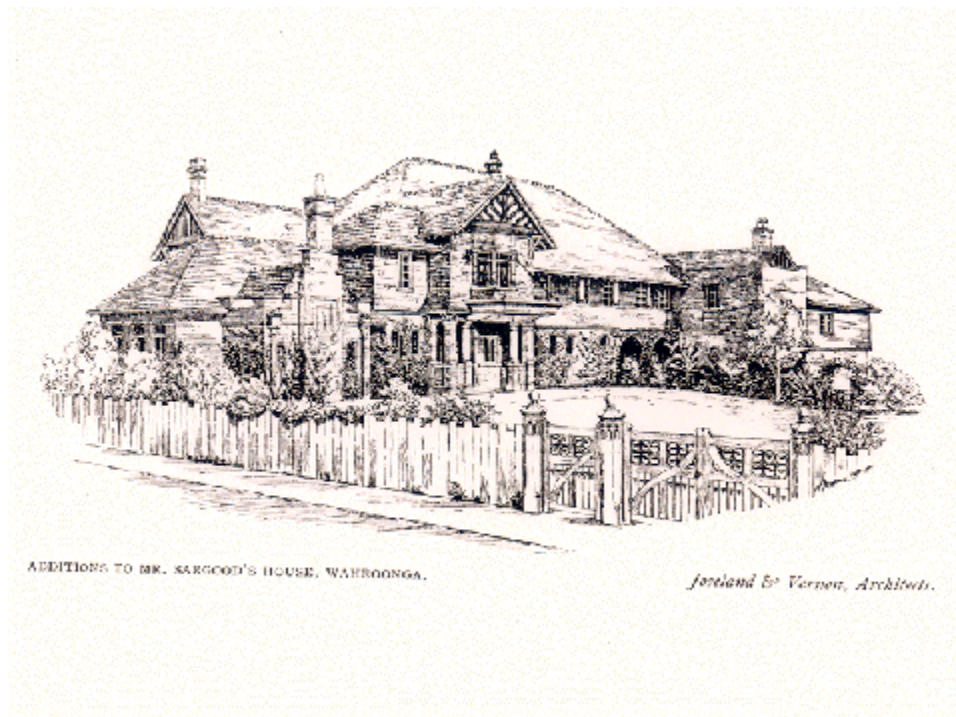


Figure 4: Joseland and Gilling's addition to the northern side of “Rippon Grange” was published in the architectural journal *Art and Architecture* for March/April 1905. This included an evocative rendering of the house showing the extension (above) and a photograph of the interior (below).





Figure 5: The drawing room was also featured in the same issue of *Art and Architecture*.



Figure 6: The former Gate Lodge of “Rippon Grange”, now 29 Water Street (photograph by Rod Howard Heritage Conservation, 2000).

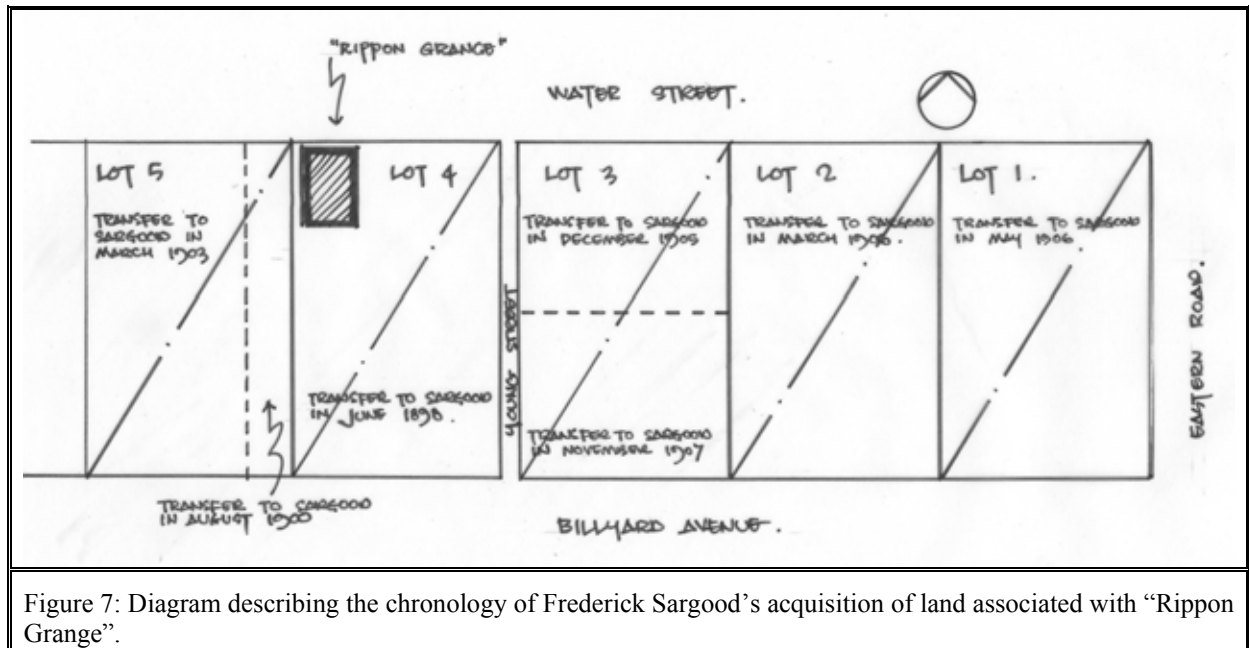


Figure 7: Diagram describing the chronology of Frederick Sargood's acquisition of land associated with "Rippon Grange".

== RIPPON CRANCE ==

WAHROONGA

IN SUBDIVISION

Residence and Choice Building Sites

Auction Sale on the Ground at 3 p.m.

SATURDAY, 8TH APRIL, 1922

Auctioneers

Raine & Horne

20 Pitt Street, Sydney.

TORRENS TITLE

Terms

Residences - 3 Cash, Balance in 3 years, interest 6% payable quarterly and secured by approved mortgages. Land - 10% Deposit, Balance by 12 equal quarterly payments with interest 5% payable quarterly.

J. J. Foxall

Building Covenant

To protect Buyers

Winter Simpson & Co

Figure 8: Auction notice for the sale of land formerly belonging to Frederick Sargood. The auction took place on 8 April 1922 (ML ZSP W1/13).

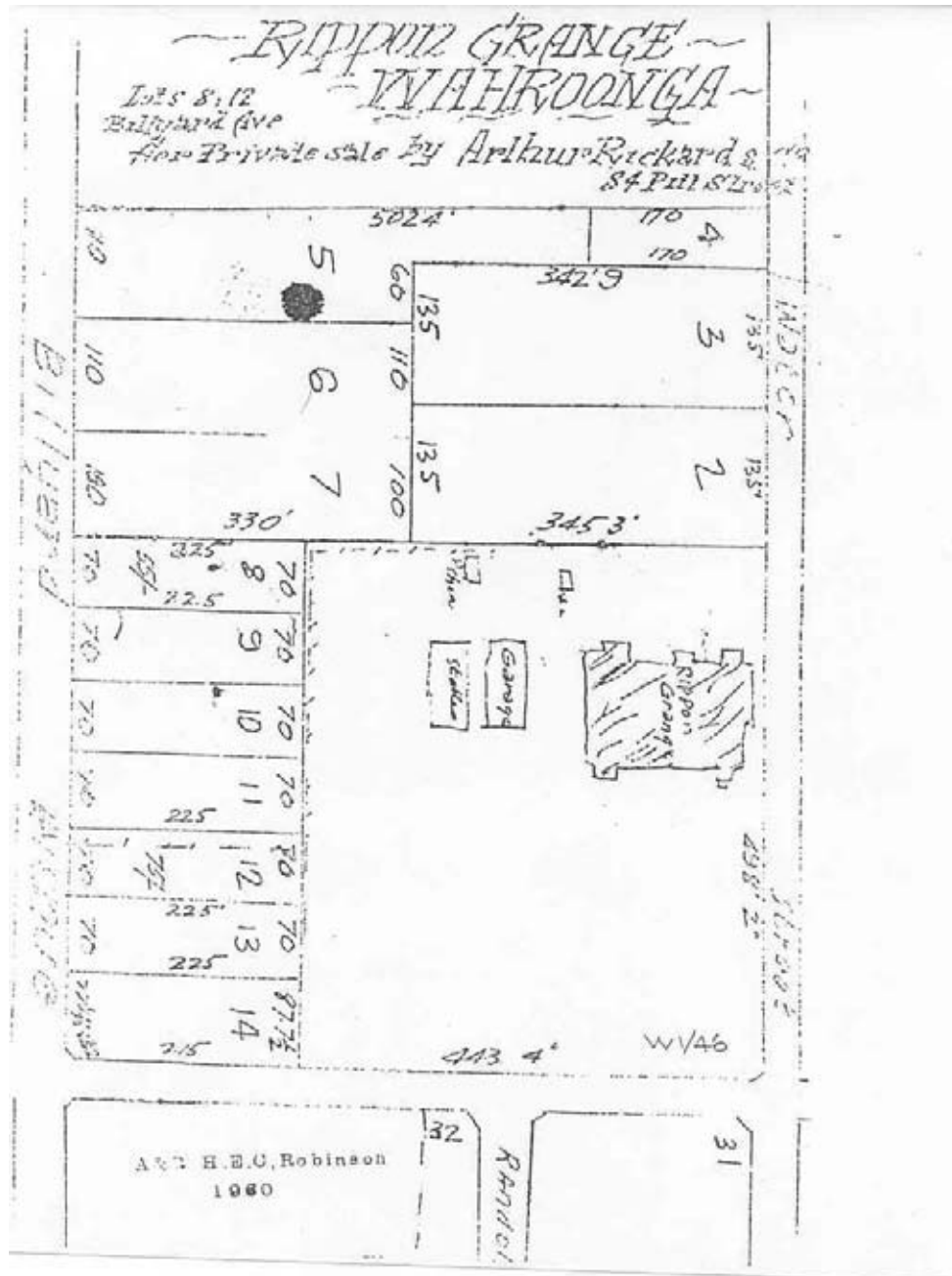
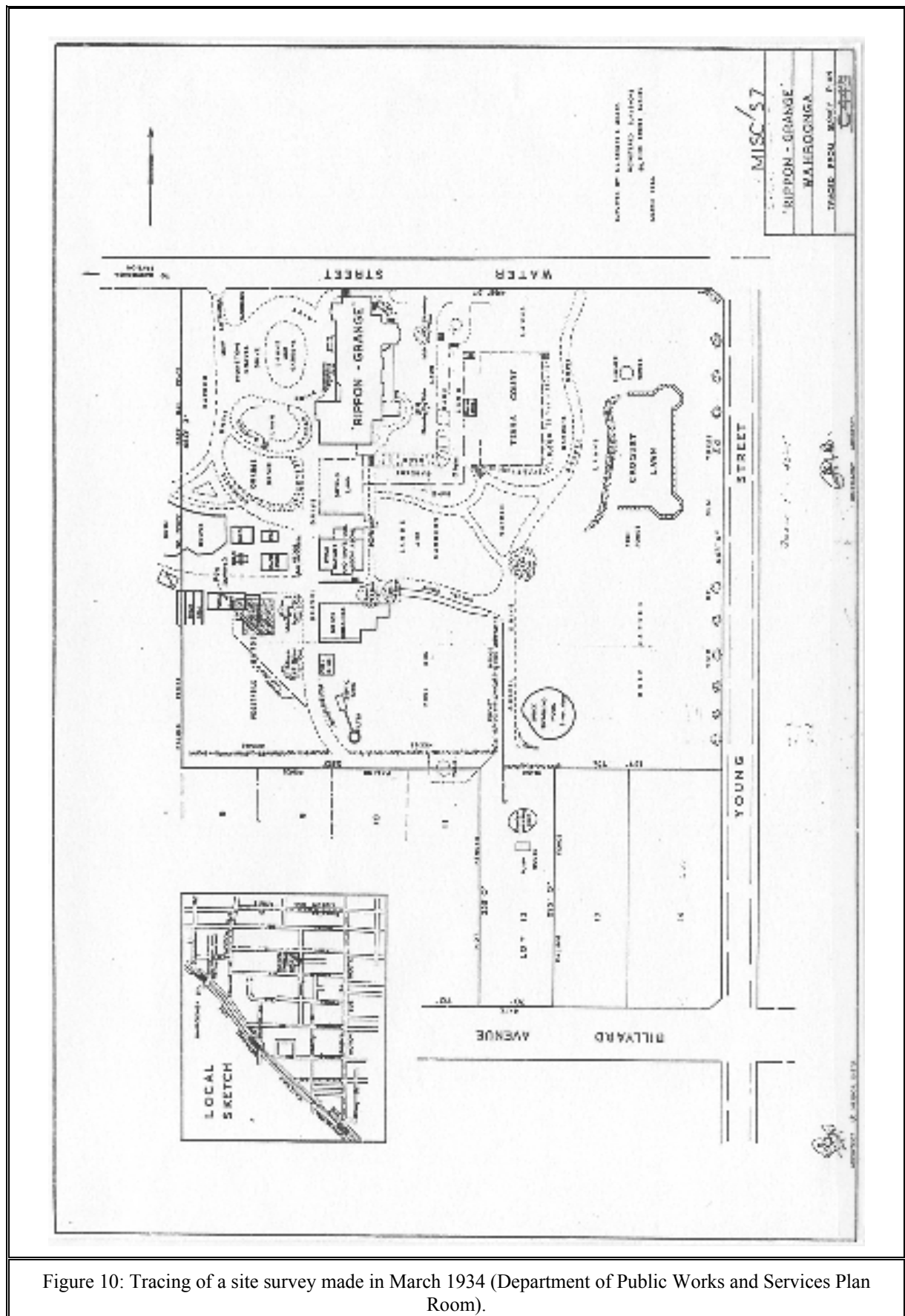


Figure 9: Undated site sketch from the 1920s or 1930s prepared to accompany the sale of Lots 8 and 12 Billyard Avenue (ML ZSP W1/46).



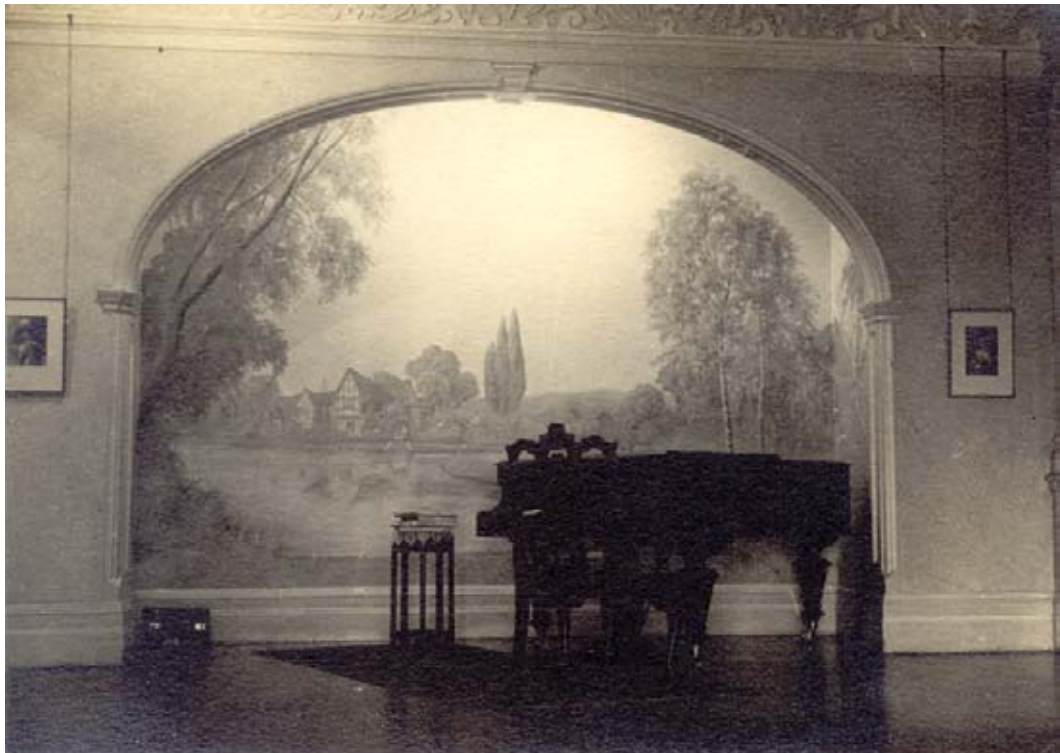


Figure 11: Circa 1940 photograph showing the western wall of the drawing room on the ground floor of “Rippon Grange”. The space was used as a ballroom by the Williams family. According to Dorothy Dwyer it was in place before the Williams family occupied the house. (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 12: Ernest Williams and members of his family handing over “Rippon Grange” to the Premier of New South Wales, James McGirr, in July 1951 (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 13: The official opening of the John Williams Memorial Hospital by the Premier of New South Wales, J J Cahill, on 3 July 1952 (*Seventy-Second Annual Report of the Royal Alexandra Hospital for Children, 1951-52*, p.16).



Figure 14: 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).

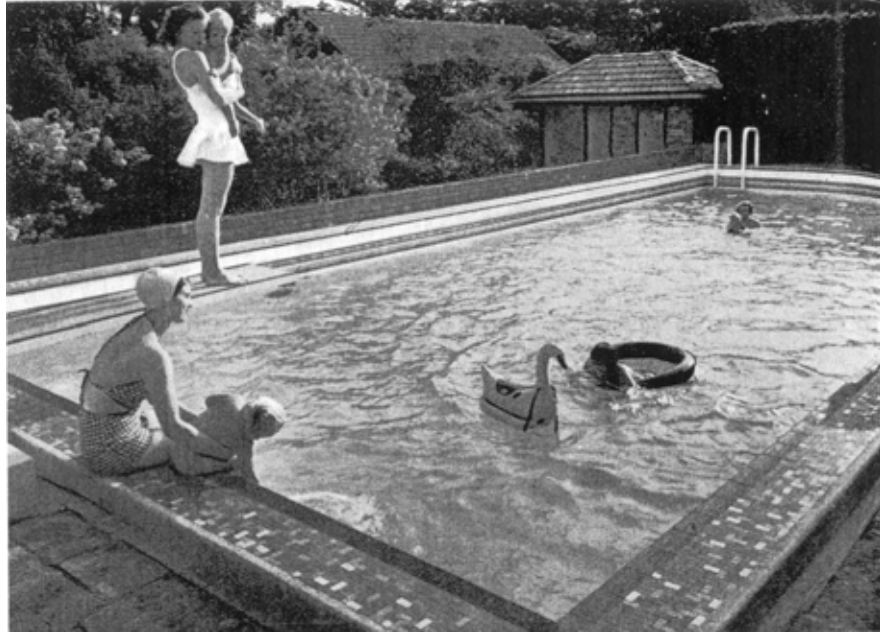
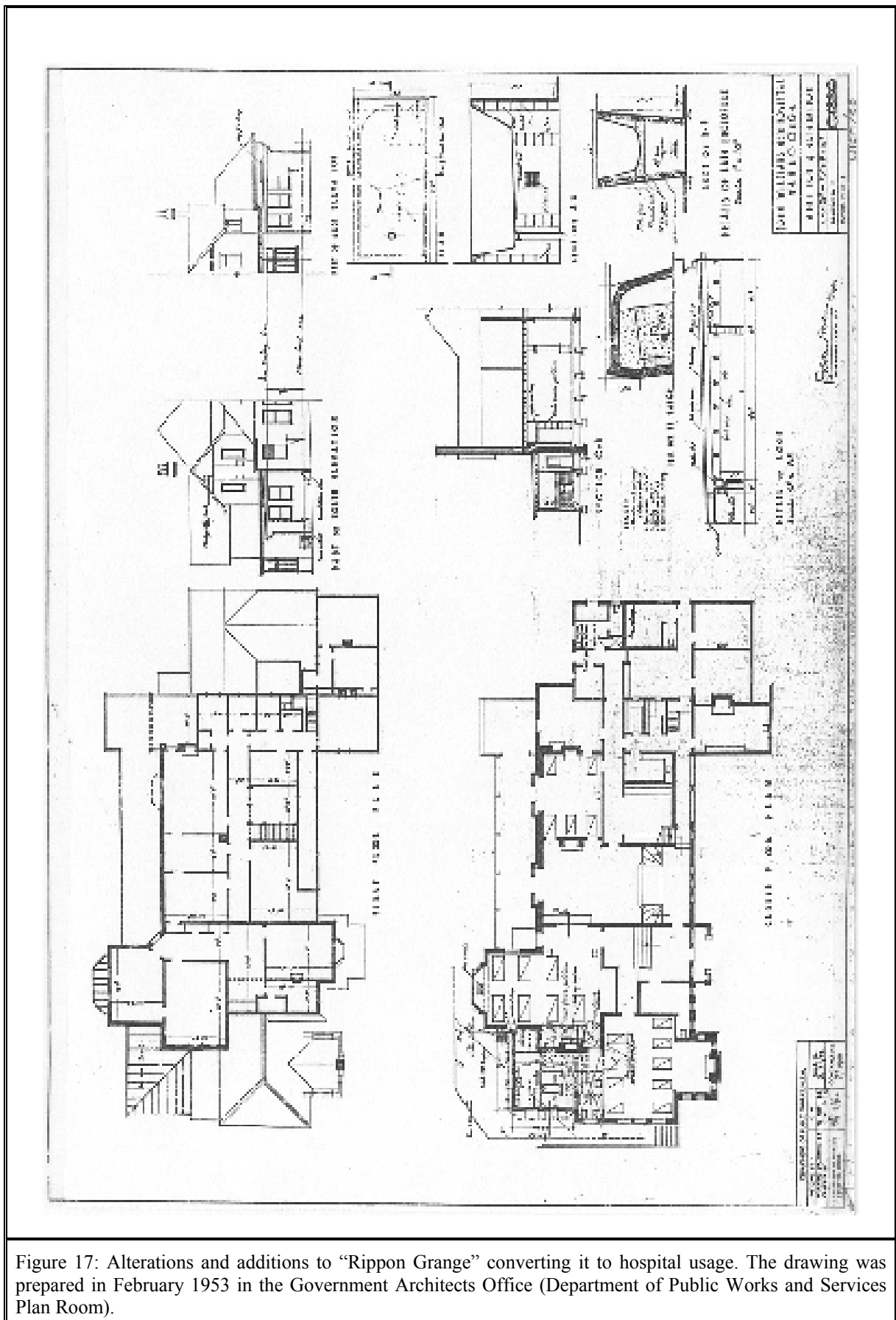


Figure 15: The swimming pool located to the south of “Rippon Grange”, designed by H Ruskin Rowe in 1935. The photograph, taken around 1952, also shows the early configuration of the pool shed and the roof of the garage prior to its replacement with the present structure (*Seventy-Second Annual Report of the Royal Alexandra Hospital for Children*, 1951-52, p.26).



Figure 16: 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*)



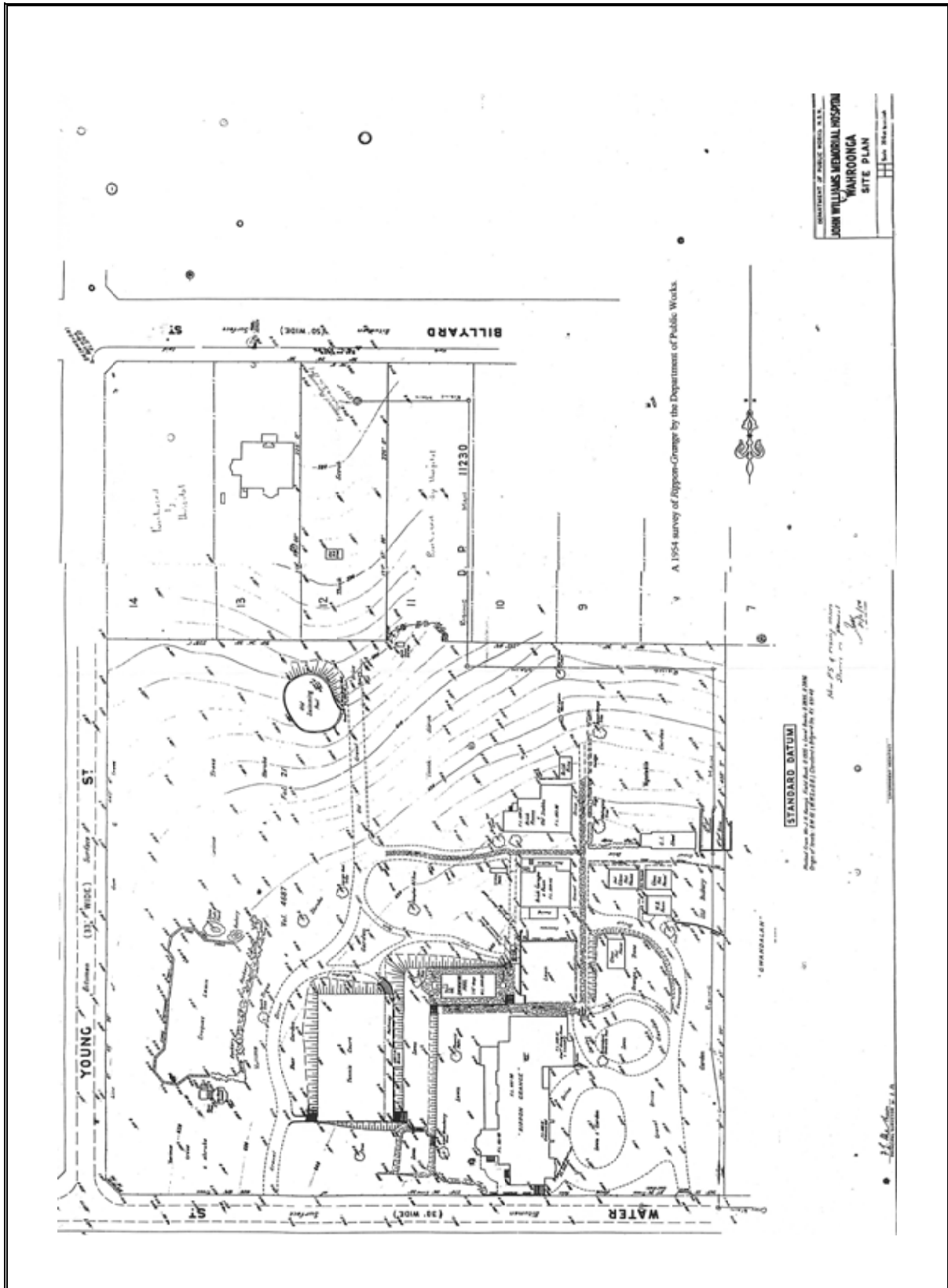


Figure 18: A Site Survey made by the Department of Public Works N.S.W., 1954 (Department of Public Works and Services Plan Room).

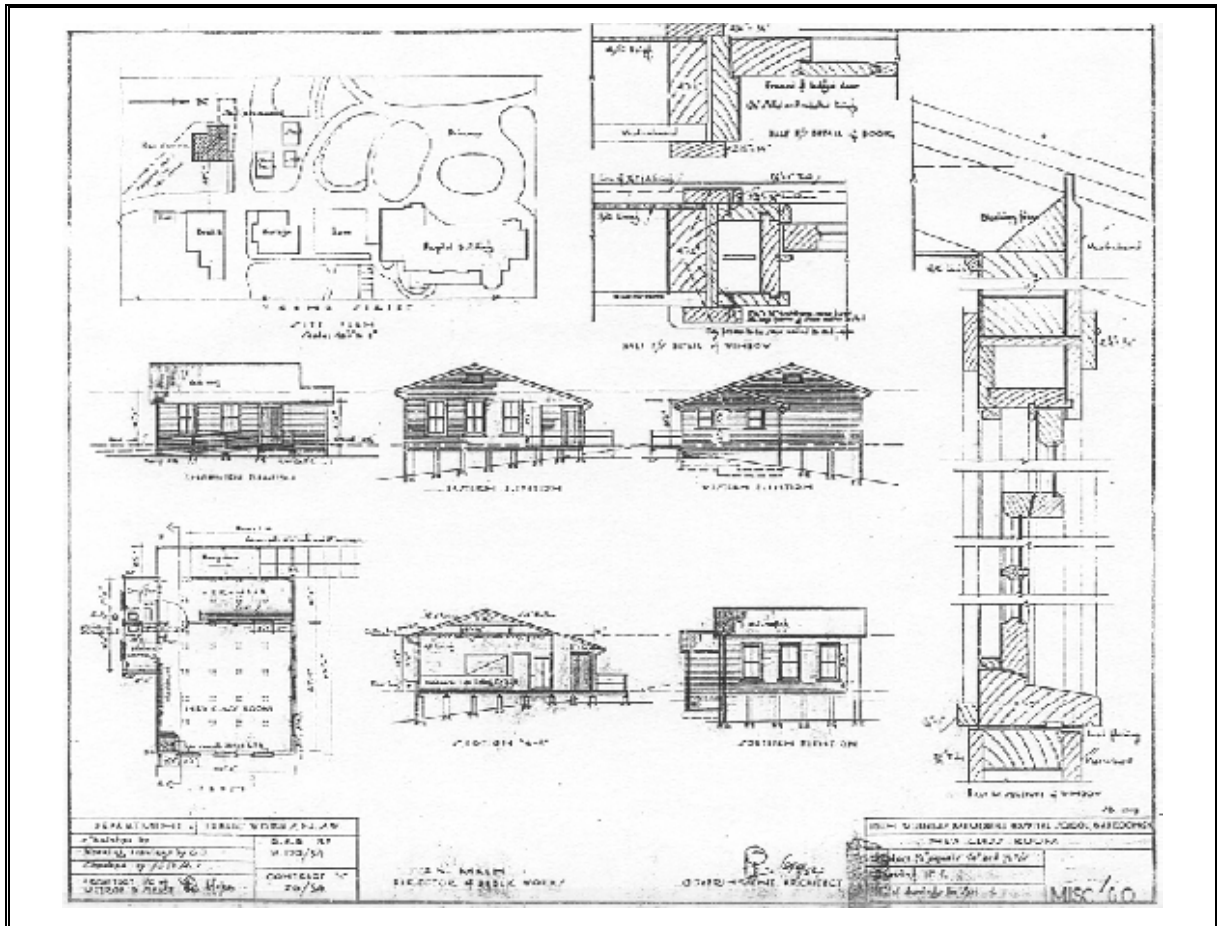
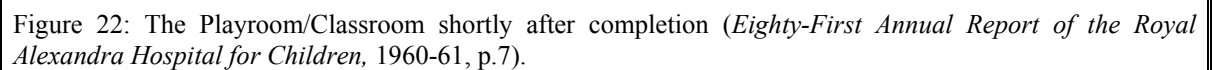
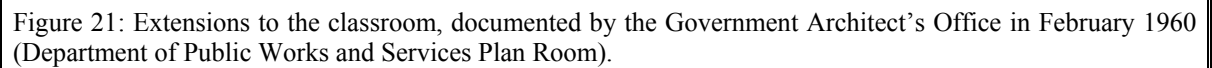


Figure 19: Timber classroom, documented by the Government Architect's Office in September 1954 (Department of Public Works and Services Plan Room).



Figure 20: Swimming Pool with decorative fountain in foreground. The fountain no longer exists. (Seventy-Fifth Annual Report of the Royal Alexandra Hospital for Children, 1954-55 Inside front cover)



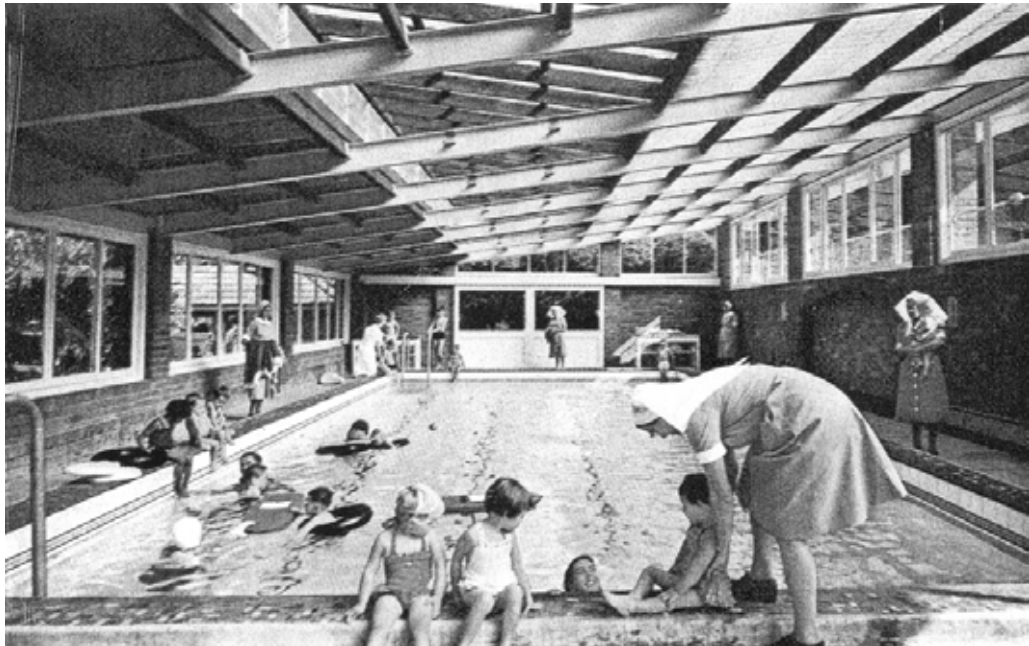


Figure 23: Internal and external views of the swimming pool enclosure shortly after it was completed (*Eighty-First Annual Report of the Royal Alexandra Hospital for Children, 1960-61*).



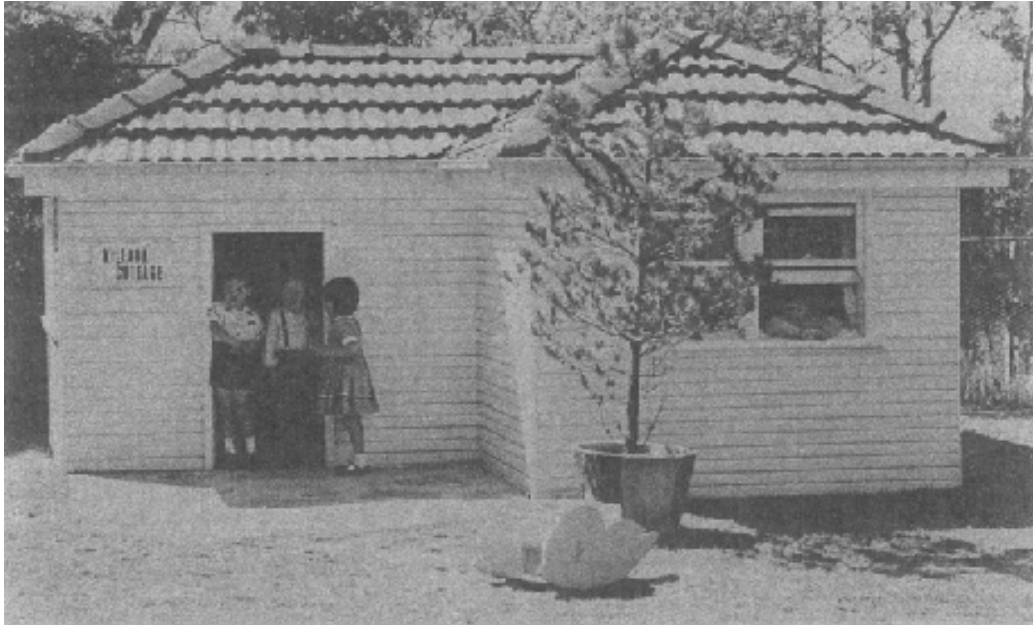
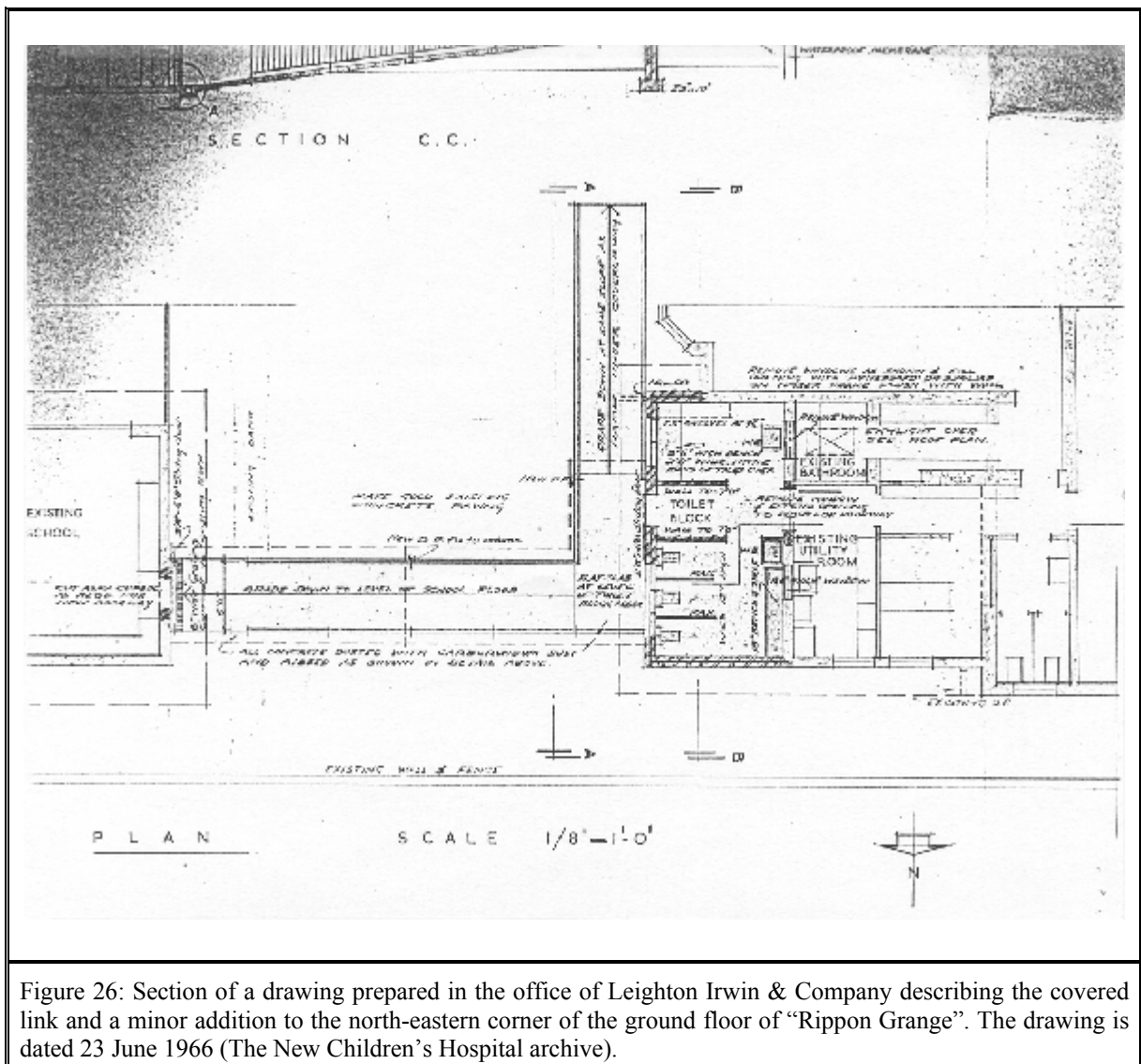
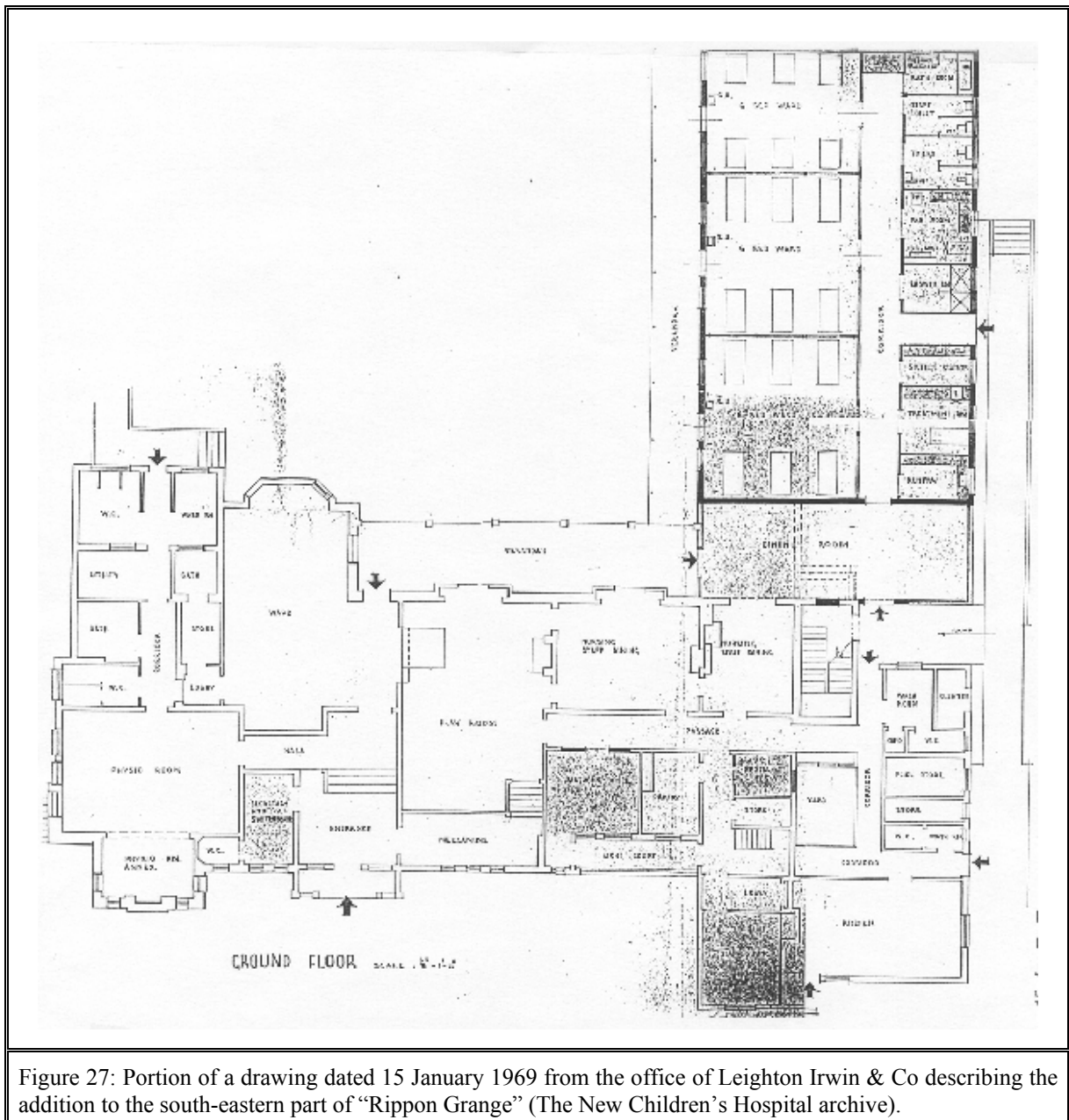


Figure 24: “Killara Cottage” shortly after completion (*Eighty-Sixth Annual Report of the Royal Alexandra Hospital for Children*, 1965-66, p.34).



Figure 25: The south eastern corner of “Rippon Grange” prior to the addition of the 1970 ward block. The photograph was taken in the middle of the 1960's (*Eighty-Sixth Annual Report of the Royal Alexandra Hospital for Children, 1965-66, rear cover*).





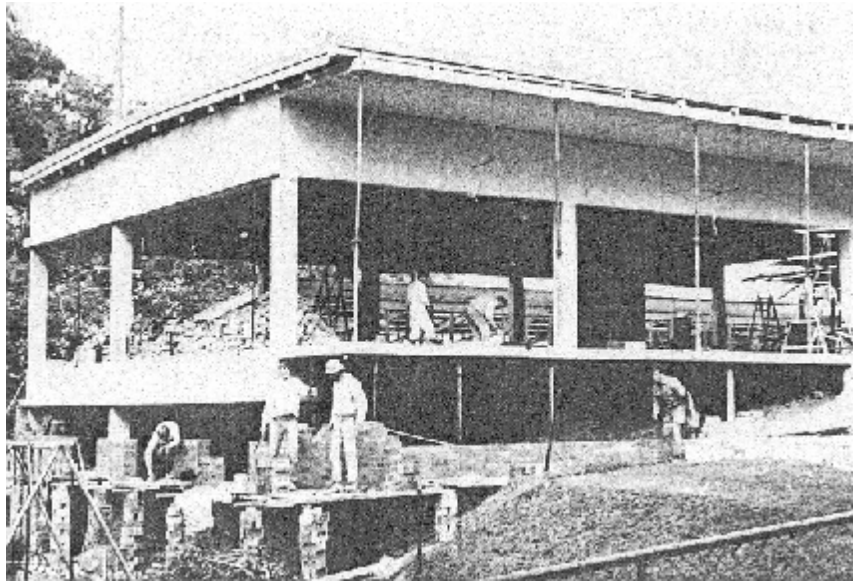
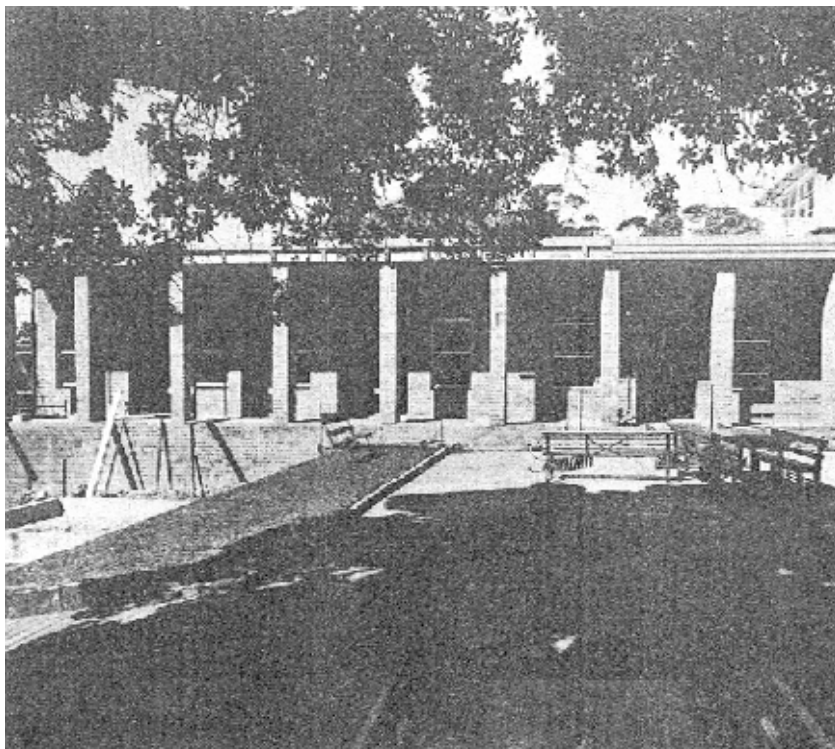


Figure 28: The extension to the south-eastern side of “Rippon Grange” during two phases of construction, 1969-70 (*Ninetieth Annual Report of the Royal Alexandra Hospital for the Children*, 1969-70, p.33 (above); *Ninety-First Annual Report of the Royal Alexandra Hospital for Children*, 1970-71, p.36. (below).



2.7 Changes in Management

Control of the John Williams Memorial Hospital was transferred to the Northern Region Area Health Board in October 1980. It was now administered by the Hornsby and Ku-ring-gai District Hospital⁸³. The declaration of trust established by Ernest Williams when he gave “Rippon Grange” to the state was varied by order of the Supreme Court of New South Wales⁸⁴, and the Hospital became a facility for the care of physically and intellectually handicapped children.

In 1981 “Rippon Grange” was “adopted” by the staff of the journal *Vogue Living* for its “Year of the Disabled” project, which involved redecoration of the sleeping areas and a number of living areas. The intention was to “transform [the] hospital into a ‘home’ – a bright attractive place for its young residents and out-patients”. The design of the re-decoration was guided by Helen Marshall, the journal’s Interior Design Editor, and goods and services were provided by over seventy companies and individuals⁸⁵. Around the same period the services offered by the Hospital for the families of developmentally disabled children were expanded to accommodate both adults and children⁸⁶.

At the beginning of July 1989 the administration of the Hospital was transferred from the Department of Health to the Department of Community Services. In 1995 the Supreme Court of New South Wales ruled that the property was to be operated under the administration of the Director General of the Department of Community Services⁸⁷. By the second half of the 1990s the Hospital was known as the John Williams Respite Unit, providing accommodation for a maximum of twelve individuals up to the age of 18. The facility was intended to provide care of a high quality to those who were permanent occupants or using the place on a long term respite basis, or as a day care facility and to assist in the acquisition of daily living skills. However, its days as a health facility were numbered.

The John Williams Respite Unit came under the jurisdiction of the Department of Ageing, Disability and Home Care after it was formed in April 2001. As part of a program set up in the year 2000 to relocate people from large residential centres to community based accommodation, the John Williams Respite Centre ceased to function on 30 April 2004⁸⁸.

In the first half of 2005 the entire site was offered for sale by tender and subsequently acquired by a private company, Waterbrook at Wahroonga Pty Ltd, at the end of June 2005.

⁸³ 101st Annual Report of the Royal Alexandra Hospital for Children, Year Ended 30 June 1981, no pagination; The Hornsby and Ku-ring-gai Hospital and Area Health Service Annual Report, Year Ended June 1980, p. 7, Year Ended June 1981, p. 10.

⁸⁴ Supreme Court of New South Wales Sydney Register Equity Division, S2621 of 1980. The Order was 1980.

⁸⁵ *Vogue Living*, December 1981-January 1982, pp. 73-83.

⁸⁶ The Hornsby and Ku-ring-gai Hospital and Area Health Service Annual Report, Year Ended June 1982, p.27.

⁸⁷ Supreme Court of New South Wales Sydney Registry Equity Division, No. 2506 of 1995.

⁸⁸ Department of Aging, Disability and Home Care Annual Report 2003-2004, p.19; information provided by Warren Yates, DADHC

2.8 Context: “Rippon Grange” and other Dwellings in the Locality

It has been claimed that the early residential development in Wahroonga and Turramurra during the 1890s established the character of the North Shore line, that is to say generous suburban houses built on generous sized blocks resulting from the subdivision of the Big Island Estate⁸⁹. The editor of the local journal *Progress* commented on the transformation that was taking place; “[i]n the silent glens and deep forests shades where, a few years ago, the hardy sportsman tracked the wallaby or native bear, happy homes, cosy and artistic, have been carved out of the primeval forest and occupy almost every available hillcrest in this elevated and healthy region. From the railway line between Turramurra and Wahroonga, turn on which side you may, you catch sight of the red tiles of those up-to-date residences modelled on the early English style of architecture, peeping through the greenery of the balmy eucalypti”⁹⁰.

A very large number of these happy, artistic homes built in the area from the end of the 1880s and into the first decade of the twentieth century were designed by prominent and influential architects for prosperous middle class clients, many of whom were members of the mercantile and professional classes. Amongst the very earliest were “Pibrac” in Pibrac Avenue, Warrawee (1889-90), designed by John Horbury Hunt for Eccleston du Faur. Hunt also designed “Cheddington” in Hastings Road, Warrawee (circa 1890), for du Faur’s business partner Francis Gerard. Other architects of note included John Burchamp Clamp, Maurice B Halligan, and Herbert Wardell, the firm of Robertson & Marks, Thomas Cosh and Walter Liberty Vernon. Howard Joseland, whose office designed the 1905 additions to “Rippon Grange” was a popular choice of many residents and consequently designed a large number of houses in the area, including eight or so along Water Street. Notable dwellings include “Redleaf” in Redleaf Avenue, Wahroonga (1899) and Joseland’s own house “Malvern” in Burns Road, Wahroonga (1900)⁹¹.

Sulman himself was responsible for several dwellings in the area. Apart from “Rippon Grange”, these included “Ingleholme” in Boomerang Street, Turramurra (1896), which was designed for his parents and subsequently occupied by him and his immediate family, and “Addiscombe” on the Pacific Highway at Turramurra (1896, since demolished), which was also designed for his parents. The former “Upton Grey” in Hastings Road, Warrawee (circa 1894, now known as “Kooyong”) is attributed to Sulman. He also designed alterations to “Pibrac” around 1899. Sulman’s work in the area was not just restricted to houses, however. Other projects included the group of shops at 62-66 Coonanbarra Road, Wahroonga (1894) and the small, unpretentious St James Anglican Church in King Street, Turramurra (1899, since demolished)⁹².

⁸⁹ Robert Moore et al, Municipality of Ku-ring-gai Heritage Study, pp. 60-61.

⁹⁰ Moore et al p. 61, quoting *Progress*, vol. 1 No. 3, 1897.

⁹¹ Edwards, pp. 33-47. The houses in Water Street included No’s 1, 2, 3 (since demolished), 7, 29, 33, 35 and 36 Water Street.

⁹² Edwards, pp. 17-29.

2.9 Context: From Residence to Hospital

“Rippon Grange” was just one of a number of large nineteenth and early twentieth century residences (and associated estates) that was taken over by the State Government and private instrumentalities for hospitals and welfare purposes during the twentieth century. Other examples in metropolitan Sydney included:

- Dame Eadith Walker’s Yaralla Estate at Concord, which was originally established circa 1860 and remained within the Walker family until 1938. It then became a sub-acute diseases hospital in 1940 before being handed over to Royal Prince Alfred Hospital;
- “Graythwaite” at North Sydney, originally owned by Sir Thomas Dibbs. During World War I he donated the house and gardens to the Red Cross Society of New South Wales, which converted it into a hospital for the care of wounded soldiers. It was eventually taken over by the Department of Health in 1980⁹³;
- The house known as “Carleton” built for Charles Skarratt around 1883 and set in extensive grounds in Liverpool Road, Summerhill, was taken over by the Benevolent Society of New South Wales and became the Renwick Hospital for Infants in 1921. It was sold to the State Government in 1965 and reopened as the Grosvenor Diagnostic and Assessment Clinic in 1969.

Similarly, numerous grand houses became private hospitals in a variety of locations. Many were run by religious organisations. This has happened to a relatively large number along the North Shore Line⁹⁴. Examples include:

- The late Edwardian era house called “Kelvin” in Park Avenue, Gordon, which operated as the Gordon Private Hospital between 1938 and 1970;
- “Burnham Thorp” in Gordon, designed by architects Joseland and Gilling and built in 1937 for John Woolcott-Forbes. The property was purchased by the Red Cross around 1940 for use as a convalescent home and was converted to a hospital in 1958. It became known as the Lady Gowrie Home and after 1975 was operated jointly by the Red Cross and the Department of Veteran’s Affairs. The establishment was purchased by the Anglican Retirement Villages in April 1978 and shortly afterwards became a nursing home;
- The house known as “Goorawin”, built in 1904 for John Upward in Marian Street Killara, was run as a convalescent and medical hospital, Marian House, between 1954 and 1976;
- Eccleston du Faur’s circa 1895 house “Flowton”, located in 52 acres adjacent to Ku-ring-gai Chase National Park, was used by the Red Cross as a convalescent home during World War 1. It was then purchased by the Department of Defence and named the Lady Davidson Home, functioning for many years as a tuberculosis hospital. In 1961 the facility became an auxiliary to the Repatriation General Hospital at Concord;

⁹³ Thorne, pp. 17-18; *The Mosman Daily*, 30 March 1995.

⁹⁴ The summary is derived from Kerrin Cook, *The Railway comes to Ku-ring-gai*.

- Andrew Reid, partner and later sole owner of James Hardie Industries, built “Neringah” at Wahroonga in 1912. His family gave the house to the Australian Red Cross in 1940 for use as a convalescent home. It was purchased by the Anglican Church in 1955 and was then run as a hospital, the Neringah Home of Peace.

3.0 PHYSICAL EVIDENCE

Apart from “Rippon Grange”, there are a number of buildings and structures located across the site that provide important evidence of the various phases of occupation that have taken place. Documentary evidence establishes that “Rippon Grange” itself and the Stable are from the initial period of occupancy by the Sargood family, while it is possible that the original parts of the Garage may have been built during the same period. The Braddock family are understood to have initiated modifications to the garden, including the small Summerhouse and the Croquet Lawn. Some relatively minor alterations to the interior of “Rippon Grange”, the Swimming Pool and part of the associated brick pavilion plus the potting shed to the south west of “Rippon Grange” are associated with the Williams family, while other buildings and structures were erected as part of the John Williams Memorial Hospital.

Photographs that formed part of the 2000 Conservation Plan have been reproduced in this Conservation Management Plan because they provide a better understanding of the place than photographs taken at a later date.

3.1 “Rippon Grange”

“Rippon Grange” is a substantial two storey building with a prominent hipped and gabled roof covered by terracotta tiles. Major external and internal alterations were made to the building after the advent of the John Williams Memorial Hospital. The building is an early example of the Federation Arts and Crafts style, which has some distinction because it was designed by the prominent architect John Sulman. This is clearly evident in the detailed resolution of the main entrance porch and canopy, the distinctive half timbering of roof gables, the massing of the house and detailing of chimneys. The verandah on the eastern side of the house is similar to those found in other dwellings designed or modified by Sulman. Documentary evidence suggests that the first floor level on the western side of the house was originally lined with timber shingles, while on the eastern side it was lined with roughcast cement render.

The Federation Anglo-Dutch style extension by Howard Joseland on the north western side of the house is distinguished by a centrally positioned tall stepped chimney, rising above flanking castellated parapets. Although its architectural expression is quite different from the original part of “Rippon Grange”, the extension blends harmoniously into its relaxed and informal mass.

The interior of the house is organised in “zones”, the northern section originally devoted to family life and entertaining, the southern section providing essential services. It boasts some unusual features, partly as a result of the fall across the site. This is particularly evident in the relationship of the entrance hall (identified as G1 in this report) and the adjacent room identified as G12, originally the drawing room, which is below the level of the hall. The gallery above the room identified as G13 is of some note, as is the main stair that is located to the south of room G13. This arrangement of major circulation spaces is unusual, as is the location of the main stair in an unobtrusive location away from the main entry and hall. It is possible that the configuration of these spaces may have resulted from alterations documented by Howard Joseland.

3.1.1 Exterior

The original external form of “Rippon Grange” is still quite evident and a relatively large amount of original and early external fabric is still intact. This includes:

- The distinctive suspended canopy protecting the main entrance. The fabric of the canopy is in poor condition and is deteriorating, whilst some joinery elements have been removed;
- The marble flooring of the entrance porch;
- The tiled verandah floor and marble margin of the eastern verandah (room G43);
- Roughcast wall linings at the first floor levels on the eastern side of the house;
- Timber joinery associated with the entrance porch;
- Remnants of leadlight glazing in windows associated with room G2;
- Terracotta roof tiles and exposed rafter ends;
- Chimneys;
- Timber window and door joinery;
- Tiled paving in the sunken service passage to the south of the main entrance to the house.

Modifications that have taken place since 1952 include:

- Removal of timber shingle linings on the first floor level on the western side of the building and replacement with plaster, circa 1970;
- Removal of leadlight windows on the ground floor and replacement of early window sashes elsewhere;
- Possible raising of the driveway level;
- Enclosure of first floor verandahs along the eastern and western sides of the building;
- Removal of original timber balustrades and timber shingle skirt of the first floor terrace on the eastern side of the house and replacement with metal balustrades;
- Introduction of p.v.c. downpipes in some locations;
- Replacement of early window sashes with later sashes in rooms F12, F14, F16 and F19;
- Removal of a ridge vent that is visible in early photographs from the main section of roof;

Portions of the eastern side of the house have been destroyed as a result of construction undertaken during the 1950s through to the 1970s, such as the fire stair and the addition at the south eastern corner of the building.



Figure 29: The western side of “Rippon Grange”. Although the exterior of the house has retained much of its early form and fabric, unsympathetic modifications include obscuring of verandahs and the replacement of timber shingle wall linings with a fire resistant plaster finish (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 30: The canopy over the main entrance is deteriorating and has suffered the loss of important elements including the brackets that connect it to the columns on either side of the porch (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 31: The eastern side of “Rippon Grange”. Modifications in this part of the house include the addition of lavatory facilities along the northern corner and replacement of early timber balustrades and shingle skirts associated with the first floor terrace with unsympathetic metal balustrading (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 32: The northern side of “Rippon Grange”, with Howard Joseland’s addition of 1905 close to the street. Flat roofed additions dating from the 1950’s and 1960’s are also visible (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 33: “Rippon Grange” viewed from the south, near the Garage (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 34: The open first floor terrace on the eastern side of “Rippon Grange” has been extensively modified. This includes enclosure of the loggia at the southern side of the terrace, modification of openings in the eastern wall of “Rippon Grange” and removal of original balustrades and handrails (left). An unsympathetic metal balustrade has been installed, along with insensitively placed rainwater goods, but evidence of the profiles of original balustrade and handrail joinery is still visible on wall surfaces (right) (Rod Howard Heritage Conservation Pty Ltd, October 2000).

3.1.2 Interior

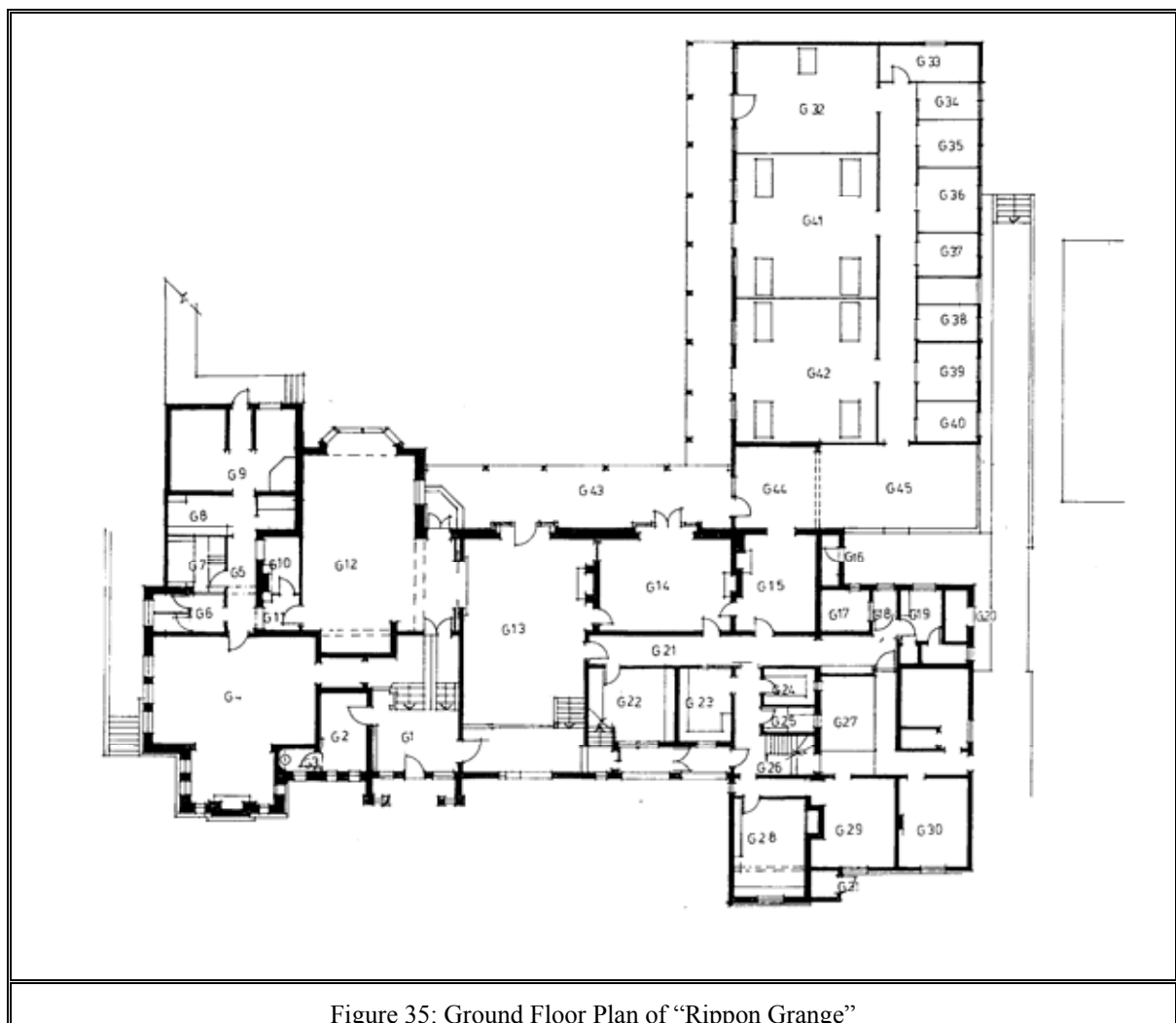
Although the interior of “Rippon Grange” has undergone a whole series of modifications, many carried out after 1952, it still retains a number of intact original and early spaces and intact original and early fabric:

- Ceilings, cornices, early timber joinery, colonnade and marble stair and flooring in room G1. The timber settle against the northern wall of this space is thought to be part of the early furniture installed in room G4 (Howard Joseland’s 1905 addition), but it has been cut down to fit into this space;
- Marble floors, timber skirting boards and architraves, a water closet and cistern enclosure, and lavatory basin in rooms G2 and G3;
- A large part of the layout, decorative ceiling linings, door joinery and hardware on the southern side and decorative detail in room G12, which is the finest remaining early space in “Rippon Grange”. It may be the work of Howard Joseland. The angle in the north western corner of the room that appears in early photographs was destroyed as a result of alterations and additions made to accommodate bathrooms and associated spaces in the first half of the 1950s. According to Dorothy Dwyer, a member of the Williams family, a mural on the western wall was in existence before the Williams family occupied the house;
- The timber joinery, ceiling linings and timber roof structure in room G4;
- Some stair joinery and the fireplace in room G13. It is possible that early ceiling fabric is still in place above the false ceiling;
- Fabric in room G28 appears to date to the 1920s. This includes wall tiling. The space also contains an early pressed metal ceiling on the western side of the space;
- Tessellated tile flooring in rooms G19, G20, G21 and G22 and the corridor adjacent to them;
- The main stair and associated balustrade, including timber linings to the stair carcase in room G22;
- The service stair in room G26;
- The timber chimneypieces in rooms F3 and F6;
- The timber joinery balustrade and colonnade between room F18 and the main stair;
- The bathroom F4, which includes marble wall linings and early metal vents. If it is not original, the fabric in this room is early and of high quality. The fitments in room F4 appear to date to the 1920s, during which time the house was owned by the Braddock family;
- Lincrusta or similar wall linings in the curved stairwell at the south western corner of room G13.

Modifications to the interior of “Rippon Grange” include:

- Extension of the roof over the open first floor terrace at the south eastern end of the house, which may have been undertaken during the 1920s or 1930s. The resulting verandah has since been enclosed (room F11);
- Removal of a flight of stairs from room G13 leading onto the gallery and other modifications to the stair joinery;
- Installation of a suspended ceiling above room G13(although the original ceiling linings may still exist above the suspended ceiling) and elsewhere;
- Blocking off of the fire place in room G14;

- Rooms G5 to G11 resulted from alterations and additions made to the building in 1966. The works involved modification of early spaces and fabric;
- The fabric of bathroom F12 has been modified but provides valuable evidence of occupancy by the Williams family. While the fabric has been modified to serve institutional use, the space retained wall tiles and fitments that date to the 1930s;
- Removal of internal decorative features such as wall coverings and early finishes to timber joinery;
- Linoleum from the 1930s is located in cupboards on the southern side of corridor F5, while linoleum or similar floor coverings in room G21 were laid as part of *Vogue Living's* 1981 project;
- Timber screening between the main stair and room F18, which has been installed over original joinery;
- A small flight of stairs between hallways F1 and F5 has been covered over by a gently inclined ramp;
- The kitchen fitout in room F17;
- A stair has been removed from the curved space at the southern end of the gallery above room G13;
- Cork flooring has been laid in room F10.



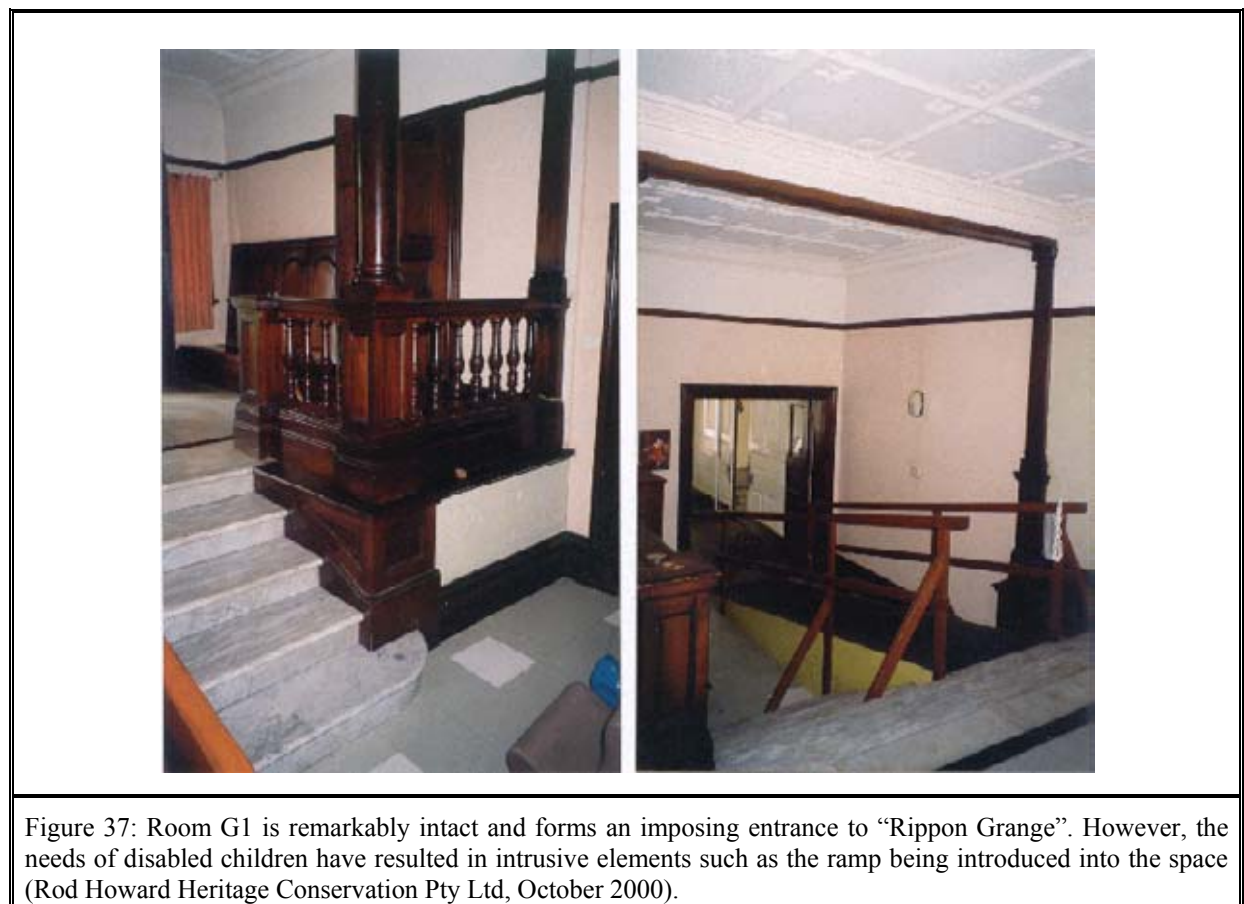
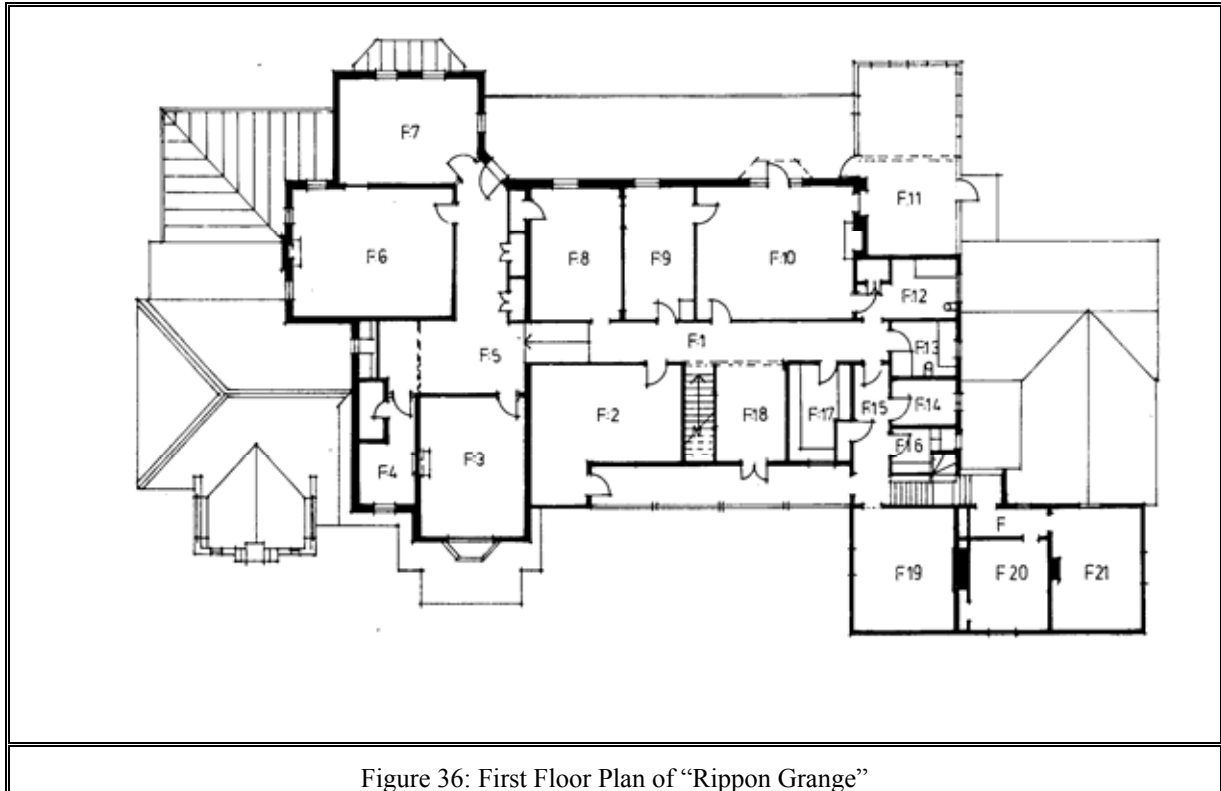




Figure 38: Western end of Room G2 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 39: Flooring and lavatory basin in Room G2 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 40: Water closet and cistern, Room G3 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 41: Early wall linings in the curved stair space off the south-western corner of Room G13 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 42: Intact original and early fabric in “Rippon Grange” includes the tiled paving of the eastern verandah floor, shown above, and the ceiling of Room G4, the 1905 billiard room designed by Howard Joseland, shown below (Rod Howard Heritage Conservation Pty Ltd, October 2000).





Figure 43: Room G12 is amongst the most important spaces within “Rippon Grange”, although it has been modified as a result of the conversion to hospital use. The quality of plaster ceilings, cornices and other decorative details is very high (Rod Howard Heritage Conservation Pty Ltd, October 2000).





Figure 44: Room G13 is another of the important spaces in “Rippon Grange” because of its fabric, scale and configuration over two levels. The upper gallery leads to the main stair beyond the southern wall of the room. The space has been unsympathetically modified with a suspended ceiling and alterations to the original stair joinery, windows in the western wall and the fireplace (Rod Howard Heritage Conservation Pty Ltd, October 2000).





Figure 45: Early timber door and window joinery, eastern side of Room G14 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 46: Fireplace joinery, northern wall of Room G15 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 47: Tessellated floor tiles in the corridors near Rooms G17, G18 and G19 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 48: Tiling in Room G28, southern wall (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 49: Pressed metal ceiling linings, western side of Room G28 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 50: Important early fabric on the first floor of “Rippon Grange” includes this fire box and timber chimney piece in Room F3, at left, and the marble lining and metal bath vent in Room F4, at right (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 51: Early timber cupboards in corridor F5 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 52: Circa 1935 linoleum on the floor of the cupboard on the southern side of Room F5 (Rod Howard & Associates Pty Ltd, 2005).



Figure 53: Room F10 has been modified to become living spaces, and finishes from the 1981 refurbishment are still in place (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 54: Room F11 was modified by the construction of the fire stair at the end of the 1950's (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 55: Although much of the joinery relating to the main stair is intact, the spatial quality around Room F18 has been disfigured by the introduction of security screening (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 56: Circa 1935 wall tiling, Room F12 (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 57: The fabric of Room F19 to F21 has deteriorated as a result of water penetration and other causes. Ceilings have collapsed in some places (Rod Howard Heritage Conservation Pty Ltd, October 2000).

3.2 The South Eastern Addition to “Rippon Grange”

The south eastern addition was designed in the office of Leighton Irwin & Co and completed in 1970. The building is a single storey brick structure with a high verandah along the northern side and includes a lower basement level on its eastern side. The building has a shallow pitched roof with deep timber fascias.

Comparison of the interior of the extension as it presently exists with the sketch drawing prepared in the office of Leighton Irwin & Co shows that remarkably little change has taken place. It is possible that those parts of the extension that do not match the plan, especially around the nurse’s station, may have been the result of changes initiated during final design or construction. The planning consists of three wards along the northern side of the building opening onto the verandah. A central corridor gives internal access to the wards and to the row of service and office spaces along the southern side of the extension. The finishes and fittings throughout the building are basically unaltered from the time that it was completed.

The basement level has a concrete floor slab and contains boiler equipment. The embankment that appears in early photographs is still evident at the rear of this space.



Figure 58: The unsympathetic ward block addition to “Rippon Grange”, circa 1970, is intrusive and crude in detail and proportion (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 59: The ward block’s eastern side is even more devoid of architectural merit (Rod Howard Heritage Conservation Pty Ltd, October 2000).

3.3 Swimming Pool

The swimming pool located on the southern side of “Rippon Grange” was built circa 1936. It is rectangular in shape and surrounded by a tiled upstand and concrete paving. A wall constructed of coloured textured bricks is located on its northern side. It incorporates a shallow arched opening and decorative brick piers, some of which have been damaged and others removed. Original ceramic tiling has survived within the pool itself and on the horizontal surface of the upstand. Other tiles appear to have been installed after the advent of the Hospital. The brick and steel framed enclosure lined with translucent material was erected around 1960. The steelwork is in relatively poor condition. Plaques commemorating its construction are located on a brick pier adjacent to the pool.



Figure 60: The enclosure around the swimming pool has deteriorated and it is in fair condition only. Although an important adjunct to the treatment of children, it is not in sympathy with the pool of nearby “Rippon Grange” (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 61: Commemorative plaques associated with enclosure of the Swimming Pool, recording the generosity of various community groups (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 62: Early brick wall on the northern side of the Swimming Pool (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 63: Tiling within the Swimming Pool (Rod Howard Heritage Conservation Pty Ltd, October 2000).

3.4 Pool Shed

This small brick building is located to the south of the swimming pool. It has a hipped roof covered with colour blended terracotta tiles. The different tones and textures of the brickwork visible on the exterior of the building provide evidence that it was extended in two stages – the original portion, which contains ablutions facilities that have been refurbished within the past thirty years, is at the northern end of the building and was constructed in the mid 1930s when the Swimming Pool was installed. The textured bricks in this section are similar to those in the wall on the northern side.



Figure 64: The pool shed originally dates to the mid 1930s. It has been extended twice, but the roof tiling is consistent for its entire length (Rod Howard Heritage Conservation Pty Ltd, October 2000).

3.5 Garage

The Garage was built prior to 1922 and has been modified several times since the 1950s, if not before. Photographs taken during the 1950s and earlier show the building to have had a gabled roof, but this has been replaced by a flat roof covered by metal linings and wide board lined eaves. Decorative joinery around some window openings suggests that the building may have been constructed at the same time as "Rippon Grange", although many windows have been subsequently modified. It is possible that it was originally built as a stable. External walls are constructed of face brick, which is deteriorating in some parts of the building as a result of dampness and erosion of mortar in joints. A concrete lintel spans the wide openings on the northern side of the building and wide doors have been installed within them. The reveals of these openings are distinguished by bricks that are curved in profile. Conduits and pipes have been crudely placed on some wall surfaces. There is a small skillion roofed addition on the southern side of the building.

Internally most floors are of concrete, although early timber boards remain in the eastern side of the building. Ceilings are lined with fibro or a similar type of material with timber battens covering joints. Timber stud partitions have been constructed to subdivide the interior, and an opening has been cut into early brickwork to connect the later skillion roofed addition to the rest of the building.



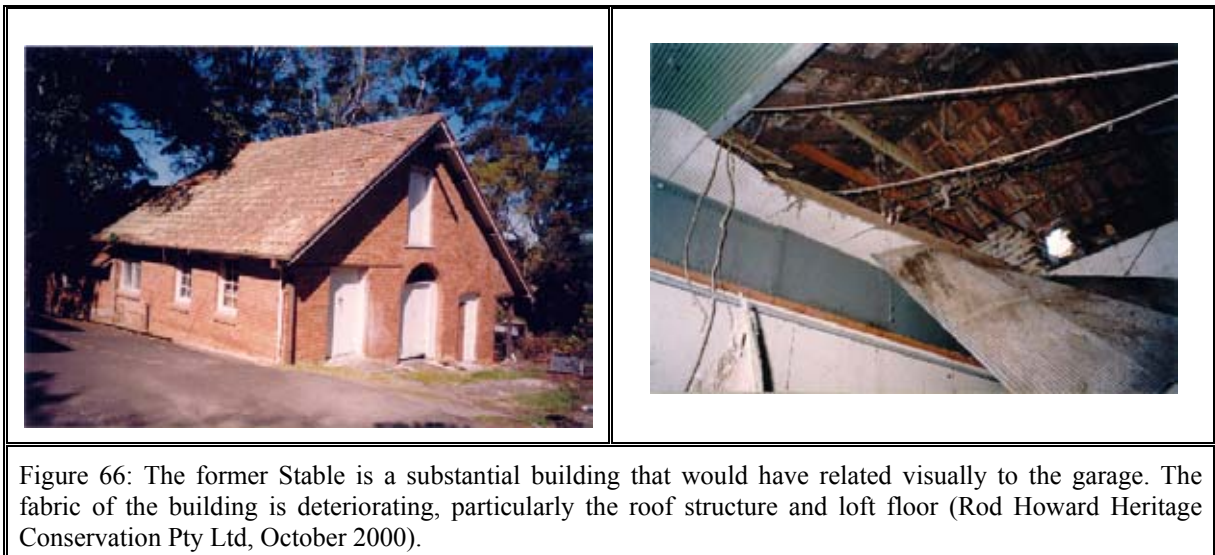
Figure 65: Although the Garage is amongst the earliest buildings on the site, it has been extensively altered over the years. The original gabled roof form has been replaced by this unsympathetic flat roof (Rod Howard Heritage Conservation Pty Ltd, October 2000).



3.6 Former Stable

The former Stable is located to the south of the Garage. It is a commodious brick building with a deep, steeply pitched gabled roof covered with unglazed French terracotta tiles. It is not certain when the building was constructed but it certainly existed by the 1920s and may have been built as a result of converting what may have been a stable to the garage. It was built in two sections, that to the east being lower than the other. This part of the building is in very poor condition and its roof is collapsing. External walls are of cavity brick construction, and the bricks below the level of the damp course are lighter in tone than those above. Windows are located in the northern, southern and eastern sides of the building and contain multi-paned timber framed sashes excepting for a pair that provide light and air to lavatories. These appear to be a later modification that included the removal of an early door and infilling of part of the opening. One of the windows in the north wall has come away from the surrounding structure and is leaning, as is the wall beneath it. The building contains two levels, the upper level being contained as a loft within the roof space with associated doors and a catshead beam located in the western wall. The Stable is open along the southern side and the roof is supported off bracketed timber posts. This section is paved with brick and retains timber joinery that provides evidence of the location of horse stalls. Wall surfaces in this section of the building have been painted.

Internally there is a deep timber beam running from east to west and supported off timber posts. Spaces are separated by lightweight timber framed walls. Ceilings are lined with small profile corrugated iron in the western part of the building and fibro or similar in the eastern part. Brick walls have been painted.



3.7 Summerhouse

The Summerhouse is situated at the north eastern corner of the croquet lawn. Its construction date has not been determined, but it may have been built during the 1920s. It was certainly standing by 1928.

There was a fashion for rustic garden structures during the 1920s, just as there had been twenty or so years earlier during the Federation period. *The Art and Craft of Garden Making*, a popular and influential work by Thomas and E Prentice Mawson, spans the two eras. It was first published in 1900 and ran to its fifth edition in 1926, which is indicative of its continuing influence. The following advice appeared in the first edition of the book (and in a slightly different form in the 1926 edition), which proves the enduring popularity of rustic garden structures across three decades:

A primitive summer-house or arbour is often required in the wild garden, or in the woodland, or in specially interesting spots away from the dominating architecture of the residence. Such may be constructed of any material to hand ... wood might be substituted throughout and the roof slated or shingled; such erections, built in the simplest and most direct manner, and no attempt being made to ornament them by twisted oak or virgin bark, will generally provide a summer-house, possessing all of the charm of which such a retreat is capable and the rusticity would be real ...⁹⁵

Another book, Percy Cane’s *Modern Gardens British and Foreign*, a richly illustrated compendium published in London during 1926 or 1927, includes photographs of gardens boasting rustic summerhouses.

The earliest conclusive evidence for the existence of the Summerhouse at “Rippon Grange” consists of the photographs taken by the prominent and influential photographer Harold Cazneaux that were published in *The Home* for 1 February 1928 and 1 August 1928. The inclusion of the garden at “Rippon Grange” indicates both the social standing of the Braddocks and their awareness of fashionable trends in gardening. It was one of several summer houses featured in an article written by John L Berry that appeared in *The Home* for 1 August 1928⁹⁶. Other photographs associated with the article included a rustic shingle-roofed hexagonal structure in the home of Mr Keith Williams at Warrawee as well as the Grecian-Chinese Tea House (1927) and the small classical summerhouse (circa 1914) that were erected at “Eryldene” in Gordon. Apart from the photographs the article contained advice on how to construct a rustic summerhouse:

Generally it will be found that the rustic summer house [sic] is successful only in a natural garden which has been informally handled about an irregular or undulating site, and one which depends rather upon its picturesqueness than the layout for its appeal.

⁹⁵ Thomas and E Prentice Mawson, *The Art and Craft of Garden Making*, fifth edition (1926), pp148-149. By means of comparison, on p.64 of the first edition it states: “A summer house or arbour of the most primitive description is often required for a position in the wild garden, along some woodland walk, or in a specially interesting spot to which short excursions are made. Such an erection, being quite away from the dominating architectural features of the residence, may be of any material which comes most readily to hand. ... Such erections, whilst being built in the simplest and most direct manner, should be strong; and the result would generally be a summer house of a very rustic character, possessing all the charm which such a retreat is capable of lending to a woodland scene, whilst the rusticity would be real ...”

⁹⁶ John L Berry, “The Garden House”, *The Home*, 1 August 1928.

And even here the rustic summer house may not be thrown together with any old gnarled logs or bits of stick gathered from the bush nearby regardless of form, as would seem from the many that we may see about, but must be thoughtfully designed and carefully put together if we would wish it to look something other than the mere amateur's effort.⁹⁷

The Summerhouse was octagonal in plan and had been skilfully constructed with undressed timber posts and brackets contrasting with carefully shaped rails supported off undressed timber balustrades. The roof was covered with timber shingles and culminated in a tall turned finial. It contained the remains of two timber benches, of which a relatively large amount of fabric was still evident.

The Summerhouse collapsed at some time after 2001 as a result of invasive vegetation (although Cazneaux photographs show that vines and plants had covered the roof of the structure during the 1920s) and ongoing neglect.



Figure 67: The Summerhouse, on the northern side of the former croquet lawn, was a charming structure that skilfully combined found timber elements with joinery items. It had deteriorated due to a lack of maintenance and the deleterious effects of vegetation that had grown over it (Rod Howard Heritage Conservation Pty Ltd, October 2000).

⁹⁷ John L Berry, “The Garden House”, *The Home*, 1 August 1928, p.92



Figure 68: The Summerhouse has since collapsed (Rod Howard & Associates, 2006).

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3.8 Playroom/Classroom

The Playroom/Classroom is located to the east of “Rippon Grange” on the northern side of the site and close to Water Street. It is sited over a part of the early terraced garden area and is a single storey building with aluminium framed windows, face brickwork laid in stack bond between structural steel columns and a concrete floor slab. The tiled roof is hipped and features wide eave overhangs. Continuous high windows are located beneath the eaves. The southern wall of the building is glazed from floor to ceiling level, while the three pairs of timber framed French doors open onto a concrete paved terrace on the southern side of the building. There is dry rot in the roofing timbers at the eaves, especially at the south eastern corner of the building – the eaves are sagging in this location. Internally the building is a large unencumbered space with finishes that are simple – cement rendered walls and a flush finished fibrous plaster ceiling – and largely unaltered since the building was completed in 1959.

The building is suffering from the effects of vandalism.



Figure 69: The playroom/classroom building is the most architecturally successful building constructed in association with the John Williams Memorial Hospital (Rod Howard Heritage Conservation Pty Ltd, October 2000).



Figure 70: Commemorative plaque fixed to the exterior of the Playroom/Classroom (Rod Howard Heritage Conservation Pty Ltd, October 2000).

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3.9 Covered Way

The covered way connects the Playroom/Classroom block to “Rippon Grange” and is part of a small addition made to the house in 1966. It was designed in the office of Leighton Irwin & Company. It consists of a concrete ramp which falls to accommodate the change in level between the two buildings, protected by a flat metal roof supported off steel pipe columns. The underside of the roof structure, which steps down in three sections, is lined with fibro or a similar material. Steel pipe handrails with chain wire balustrades have been installed on either side of the ramp between the columns.



Figure 71: The covered way, constructed some six years later than the Playroom/Classroom, is rather more intrusive (Rod Howard Heritage Conservation Pty Ltd, October 2000).

3.10 Classroom Block

The Classroom Block was constructed in two stages between 1954 and 1960 – the second stage is located at the western end of the building. It is a single storey building with timber framed walls lined externally with rusticated timber weather boards and has a shallow pitched gabled roof covered with corrugated iron and a verandah along the northern side. Rainwater goods are relatively recent fabric and are made of p.v.c. Tall windows with low sill and double hung timber framed sashes provide ample light and air into the building. The building is supported off brick piers, and because of the fall across the site there is sufficient space to stand and to store large objects beneath it.

Internally walls are lined with fibrous plaster or a similar material above a low dado finished with vertical timber boards. Ceilings are also lined with fibrous plaster or similar material and joints are covered with timber battens. There is a small kitchen and office adjacent to the main classroom.



Figure 72: The Classroom Block was built in two stages. The eastern section was designed in 1954, while the western section was designed six years later. This provides evidence of the growth of the John Williams Memorial Hospital during its first decade of operation (Rod Howard Heritage Conservation Pty Ltd, October 2000).



3.11 Killara Cottage

Killara Cottage is a small playhouse that was built around 1964. It is in the form of a miniature dwelling, and is L-shaped in plan. It has a hipped roof covered in terracotta tiles, while the external walls are lined with timber weather boards. The windows are double hung timber framed sashes. The building contains two rooms and a small area fitted out as a kitchen, and has been painted in bright bands of colour. However, its physical condition is very poor. A portion of the roof has collapsed and there is evidence of termite infestation in roof and wall joinery.



Figure 73: Killara Cottage. Photograph taken in March 2006 showing serious deterioration (Rod Howard & Associates).

3.12 Glass House

Of the various potting sheds and glass houses that were located to the south west of “Rippon Grange” and depicted on various surveys and plan diagrams, only one remains in any form. A reconstruction of the history of these structures is as follows:

- The 1922 auction notice indicates two sheds, one of which was lined with weatherboards, along what is now the western site boundary. A bush house with an irregular plan footprint extended from the western side of the northernmost shed onto the adjoining allotment (now 33 Water Street);
- The 1934 survey shows that the northernmost of the 1922 sheds had been demolished following modifications to the driveway system on the western side of the house. Two more sheds and a glass house were built in its place. Apparently the bush house was still extant;
- The Water Board survey of 1937 shows that two glass houses were then extant. One appears to have been located in the grove of trees and shrubs to the south west of “Rippon Grange”. One of the “new” sheds shown on the 1934 survey had evidently been demolished;
- A survey undertaken for the Public Works Department dated 21 June 1954 reveals that another glass house had been erected, making three in all. Council records show that a brick and glass hot house was approved by Ku-ring-gai Council on 11 January 1938.

From this evidence it appears that the overgrown remnants of the glass house located in the planting bed to the south west of “Rippon Grange” were built between 1934 and 1937, during the early years of occupation by the Williams family. Its extremely overgrown and deteriorated condition precluded a detailed physical inspection.

4.0 THE GROUNDS

4.1 Historical Development

The land on which the property “Rippon Grange” stands was originally granted to John Terry Hughes by Crown Grant on the 18th August 1842. It was later acquired by Robert Burdett Smith, who subdivided a parcel of this land in 1880, and between 1898 and 1903 Frederick George Sargood purchased Lots 4 & 5 of Smith’s subdivision, an area which totalled 12 acres 3 roods and 18¾ perches.

In 1922, Sargood subdivided his property into 14 separate lots. As a result of this subdivision, the gatehouse to “Rippon Grange” on Water Street and a portion of the original entry driveway from Water Street to the carriage loop of the mansion were severed from the remaining house block.

A 1930 aerial photograph of the site provided by the Lands Department shows that whilst Sargood’s subdivision had occurred in 1922, none of the blocks along Billyard Avenue had been built upon by 1930. However, by that date, development had occurred on Lots 2, 3 and 4 of the 1922 subdivision – the blocks to the west of “Rippon Grange” on Water Street, which historically would seem to have been the more utilised street than the area fronting Billyard Avenue.

Sargood sold Lot 1, which contained the mansion and measured 5 acres, 1 rood and 3 perches, to Harriett Marion Sarah Braddock on the 26th May 1922. On the 31st July 1922, Braddock bought Lot 11 of Sargood’s subdivision and on the 17th November 1923, she bought the adjoining Lot 10, both fronting Billyard Avenue.

Sargood did not retain ownership of any of the lots following the subdivision. Those not bought by Braddock were sold off by Sargood in the following sequence:

- 18th July 1922 - Lot 5 was purchased by Henry Apperly.
- 15th August 1922 - Lot 4 was purchased by Ethel Emma Kilham.
- 3rd November 1922 - Lots 2 & 3 were purchased by Marion Elise Fotheringham.
- 29th May 1924 - Lot 9 was purchased by Charles Edington Byrne.
- 14th May 1925 - Lot 13 was purchased by Emily Jane Hand.
- 4th August 1925 - Lots 8 & 12 were purchased by the NSW Realty Co. Ltd.
- 4th August 1925 - Lots 6 & 7 were purchased by Charles Harvard Smith and Arthur Ernest Alfred Swain.
- 30th June 1926 - Lot 14 was purchased by Juanita Agnes Adams.

A 1937 survey plan of the site by Sydney Water shows that only Lots 8 & 13 of the 1922 subdivision were built upon by the date of that plan. A 1951 aerial photograph of the site shows that in the period between 1937 and 1951, only Lot 9 of the same subdivision was built upon.

In February 1935 Ernest Robert Williams bought Lot 1, the “Rippon Grange” house block purchased by Harriett Braddock in 1922. Probably at Williams’ request, Braddock subdivided Lot 11, which she still owned, selling the small north-east corner of it to Williams. Subsequently to that transfer, Land Titles plans have referred to the larger portion of the lot retained by Braddock as Lot 11A and the portion of 1¾ perches transferred to Williams as Lot 11B.

The reason for the subdivision was related to the location of a large water tank⁹⁸ situated on the boundary between Lot 11 and Lot 1, the main house block. (From 1935 onwards, Lot 1 is also referred to on Land Title plans as Lots 4 & 5 of Sec. C). The total size of the land that Williams then owned was 5 acres 1 rood and approximately 5 perches, which included Lot 11B.

In 1951, Ernest Robert Williams gave the property to the Royal Alexandra Hospital for Children for use as a hospital for treating children with poliomyelitis. For this transfer, the decision must have been made to carve-off Lot 11B from Lot 1, thus “squaring-off” the southern boundary to the site. A Land Titles note from the 3rd October 1951 shows that the 1¾ perches, comprising the original water tank, was indeed to be re-attached by title to the balance of Lot 11. However, Land Titles searches show that there was never a formal transfer of that segment, and that by this inaction it was left in the ownership of Ernest Williams.

Harriet Braddock sold Lot 11A in 1950, and it was subsequently sold by the purchaser to the Royal Alexandra Hospital for Children in 1952. The Hospital retained this Lot until 1963, but at no stage did it own the Lot 11B that contained the water tank. It is presumed that the Hospital purchased Lot 11 in 1952 because it was understood that the water tank was part of that block and sought to utilise it. However the Land titles show that the water tank portion has always belonged to Ernest Robert Williams or his estate.

Excluding the period between 1952 and 1963, when the Hospital owned Lot 11A, and putting aside the issue of Lot 11B, the existing southerly fence-line of “Rippon Grange” since 1952 has always been the legal boundary of the property since 1922. The southerly boundary of the land was only altered when the Department purchased Lot 14 of the original 1922 subdivision on the corner of Young Street and Billyard Avenue.

With the transfer of the property in 1951-52 for use as a hospital, amendments began to be made to the layout of the grounds to meet the practical requirements of the care facility. A significant landscape change to the property came with the construction of the classroom buildings off the eastern facade of the mansion in 1954 and 1960. These developments led to the drastic truncation of the large lawn forecourt, grassed banks and gardens that had provided the frontispiece to the home in views across the property from the east. The remaining area off the eastern facade of the mansion, not covered by the new classroom buildings, was paved with sandstone flagging and a large retaining wall was built along the western edge of the tennis court platform in place of the former grassed bank.

Whilst there is no documentary evidence to indicate when the tennis court was removed, it is likely that the managers of the hospital simply decided to remove the net and boundary fence and install children’s play equipment. There is some evidence to suggest that the stairs that presently lead between the Children’s playground terrace and the driveway date from the time of the establishment of the tennis court and croquet field.

The wire arbours along this route appear to date from the same period. Similarly, whilst they have been more recently amended, the stair between the children’s playground and the sandstone forecourt to the mansion appear to be in the same location as a flight of stairs shown on the 1934 survey plan and appearing in an early photograph published in *Our Beautiful Homes*.

⁹⁸ Whilst town water became available to this site after 1928, the tank would have still provided an important water source for the large grounds of “Rippon Grange”.

The other two flights of stairs that originally provided access up the grassed bank between the home and its tennis court have been replaced by a concrete ramp. A small ornamental garden bed in the grassed terrace to the north-west of the former tennis court platform was removed with the construction of the northern-most classroom building. This feature can be seen on the 1934 survey plan and the 1951 aerial photograph of the property.

Until the early 1950s, rose beds, similar to those which still exist to the south of the tennis court platform, also extended along sections of the lawn beneath the existing eastern grassed bank of the tennis court.

Outside the western facade of the mansion, the gardens in the centre of the carriage loop were removed and the palm trees which now exist were subsequently planted.

Ku-ring-gai Local Studies Library records indicate that garden improvement works were carried out on the site between 1952 and 1954. Whilst there is no documentary evidence to show the extent of these works, the similarities between the present configuration of the gardens and that shown on the 1934 survey plan, suggests the works may have largely involved extending shrubberies, removing features like the brick and concrete plunge pool and fish pond at the bottom of the garden, and converting some areas to lower maintenance gardens or grassed areas.

4.2 Layout of the Grounds.

The large elaborate grounds of “Rippon Grange” were initially laid out in the Federation period style often found around similar mansions in Wahroonga dating from the late 1800s and early 1900s. The scale of the mansion, its extensive driveway and path network and its sweeping open spaces are indicators of the affluence and prominence of the landowners by whom the property was developed.

The main features of the grounds that were in place by 1922, built to provide an elegant setting for the mansion, impress guests to the property and provide recreational areas, are understood to have included an elaborate entry drive system, carriage loop, formal gardens and a gate lodge to the west of “Rippon Grange”. To its east there were a tennis court, a native “bush garden” with a plunge pool, large stone retaining walls and extensive lawns and gardens.

The Sargoods clearly had some interest in horticulture, evident from the detail shown on the 1922 auction notice. The property also offered semi-self sufficiency, with small water reservoirs, vegetables gardens, fruit tree groves and a fowl run, which were screened behind a privet hedge in the zone at the south of the site.

Owing to changes in the layout of the grounds of the “Rippon Grange” site caused by the 1922 subdivision, and carried further since the site was transferred to the Royal Alexandra Hospital for Children in 1951, the property today demonstrates a combination of landscape elements, some original, and some overlaid on the ground plan established by the Sargoods during the twenty years or so that they occupied “Rippon Grange”. After 1922 the original tennis court was relocated to the large third terrace below the mansion’s front verandah, the croquet lawn established and a lap swimming pool laid out to the immediate south-east of the house.

The 1934 survey indicates that following the 1922 subdivision which removed the western and southern extremities of Sargood’s original land, there were five distinctly separate zones remaining through the grounds (Figure 75 following). These zones were essentially the same up until the time that modifications were undertaken by the Hospital.

Zone 1. The area to the west of the mansion was the formal entry to the property, with a sweeping carriage loop, lawns and elaborate gardens laid out to match the grandeur of the home.

When Sargood subdivided the property in 1922 the original entry drive to the house from its gatehouse to the west was rather crudely lopped-off. However, a vehicular entry had been formed close to “Rippon Grange” by this time, perhaps in anticipation of the sale. This now forms the principal entrance and links into the older carriage loop comfortably. It is probable that the second gravel entry drive to the property from further east along Water Street was closed off during the mid-1930s and the end of the driveway was planted over.

Zone 2. The area to the south of the carriage loop, indicated as an orange grove on the 1934 and 1954 public works surveys, is likely to have been converted to the rockery garden after 1951. Oral evidence suggests that the conservatory structure standing within this rockery garden was constructed prior to the 1935 property transfer to Williams. It does not appear however on the 1934 survey, but is shown on a Sydney Water survey plan of the site from July 1937 and is clearly evident on the 1951 aerial photograph.

The ‘potting garden’ to the south of the original orange grove was a feature of the site from the time it was owned by Sargood. The glass houses, sheds and beds that filled this western garden quadrant were bordered on their western side by a substantial ‘bush house’, for the exhibition of shade-loving rainforest plants and ferns. By 1922, however, the fashion for keeping such plants had faded, and Sargood’s subdivision cut straight through it, leading inevitably to its removal.

With the acquisition of the site by the government in 1951-52, the remaining ‘potting garden’ features were either removed or left to fall into disrepair, probably due to a lack of interest in and funds available for continuing horticultural pursuits by the hospital.

Zone 3. The active recreation areas were constructed to the east of the house by the Braddock family between 1922 and 1934, comprising a lawn tennis court (relocated from a position near the north eastern corner of the site to a location closer to the house near the house) and a large croquet lawn (further to the east, near Young St.). These sporting facilities, flowing grassed banks, and stone stairways and retaining walls between levels provided a generous forecourt to the house, facilitating good views of the mansion through the developing row of gum trees along Young Street (to the east). A formal lap swimming pool was built near the south-eastern corner of the mansion after the transfer of the property to Ernest Robert Williams in 1935. Lawns and gardens - mostly shrubberies and rose beds - flanked the eastern and southern facades of the mansion. These would have enjoyed full eastern and northern sun and commanded good views to the extensive grounds and beyond to the south.

Zone 4. The south-western corner of Lot 1 was originally laid out as the utilitarian part of the property, containing vegetable and potting gardens, glass and potting houses, the stable, a drying lawn for the mansion and a fowl run. Oral evidence suggests that the fowl run had greatly diminished by the time the Williams family occupied the place. An aerial photograph of 1930, although somewhat indistinct, suggests that there were trees shading the eastern part of this section of the site.

Zone 5. To the east of this zone, at the south-east corner of Lot 1, a large ‘bush garden’ provided a substantial, informal passive recreation area for the property. A large brick and concrete plunge pool was located on the edge of the ‘bush garden’, conveniently close to a water storage tank to the south of it. These became irrelevant after water was reticulated to the area in 1928, and the formal swimming pool installed beside the house in 1935-6. Oral evidence strongly suggests that this part of the grounds was little used by the Williams family.

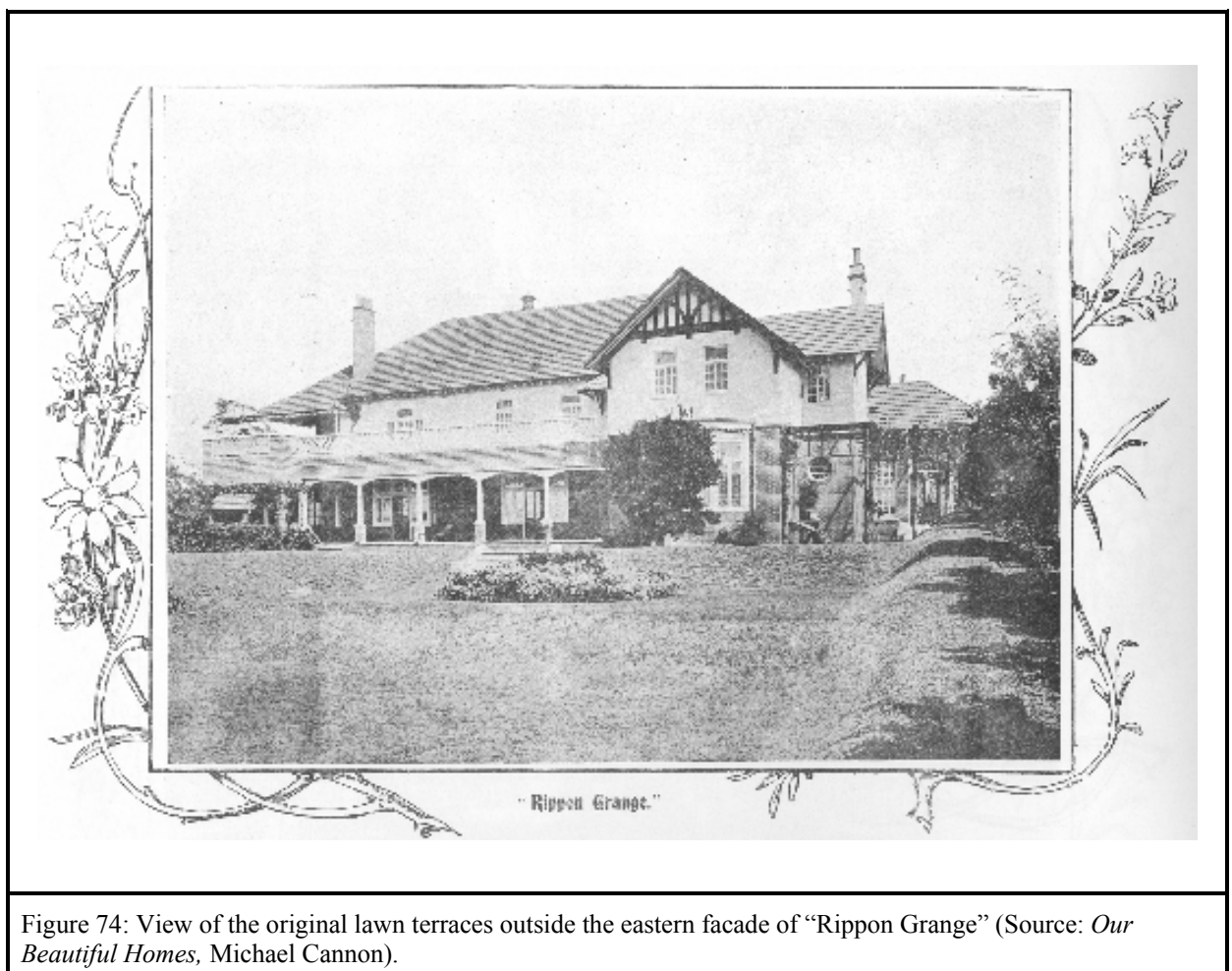


Figure 74: View of the original lawn terraces outside the eastern facade of “Rippon Grange” (Source: *Our Beautiful Homes*, Michael Cannon).

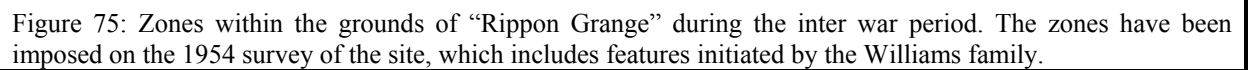




Figure 76: This photograph shows part of the elaborate fish pond abutting the southern wall of the croquet lawn at “Rippon Grange”. Note in the background the significant stone retaining wall separating the croquet lawn from the tennis court and the adjoining quaint summer house: “An unconventional garden 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).



Figure 77: The secluded rustic Summer house, picturesquely perched above the expansive croquet lawn at the east of the property. Both the shelter and the wire trellis in the left background of the photograph are present on the site today: “Here the garden house and the garden are pleasantly blended. Treated with some regard to form the little rustic building fits admirably into a picturesque situation. There is a nice feeling of woody texture imparted by the log supports. At ‘Rippon Grange’, Wahroonga, N.S.W.” (*The Home*, 1 August 1928, p.28).



Figure 78: Portion of an 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.



Figure 79: View looking east along Water Street, Wahroonga in the early 1930's. Note the remnant Eucalypt stands in the middle ground of the photograph and the avenue of young street trees with frames installed along the verges. It has not been ascertained if “Rippon Grange” is included in the image (Source: Ramage, I.A., *Wahroonga - Our Home*)



Figure 80: Circa 1940 photograph of the grounds from the Swimming Pool looking to the south-east (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 81: Circa 1940 photograph taken on the Croquet Lawn looking to the south (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 82: Looking south across the terraced areas to the east of “Rippon Grange”, circa 1940 (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 83: Circa 1940 photograph taken above the Swimming Pool and looking southwest towards the Garage (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 84: Circa 1940 photograph taken below the Swimming Pool and looking towards the rear of “Rippon Grange” (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 85: Section of the garden, understood to be in the eastern part of the site, circa 1940 (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 86: Eastern side of “Rippon Grange” from the western edge of the tennis court, circa 1940 (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 87: Circa 1940 photograph showing some of the planting between the Swimming Pool and the Garage (Reproduced with the permission of Mr and Mrs Peter Williams).



Figure 88: View across the tennis courts, looking to the south, circa 1940 (reproduced with the permission of Mr and Mrs Peter Williams).

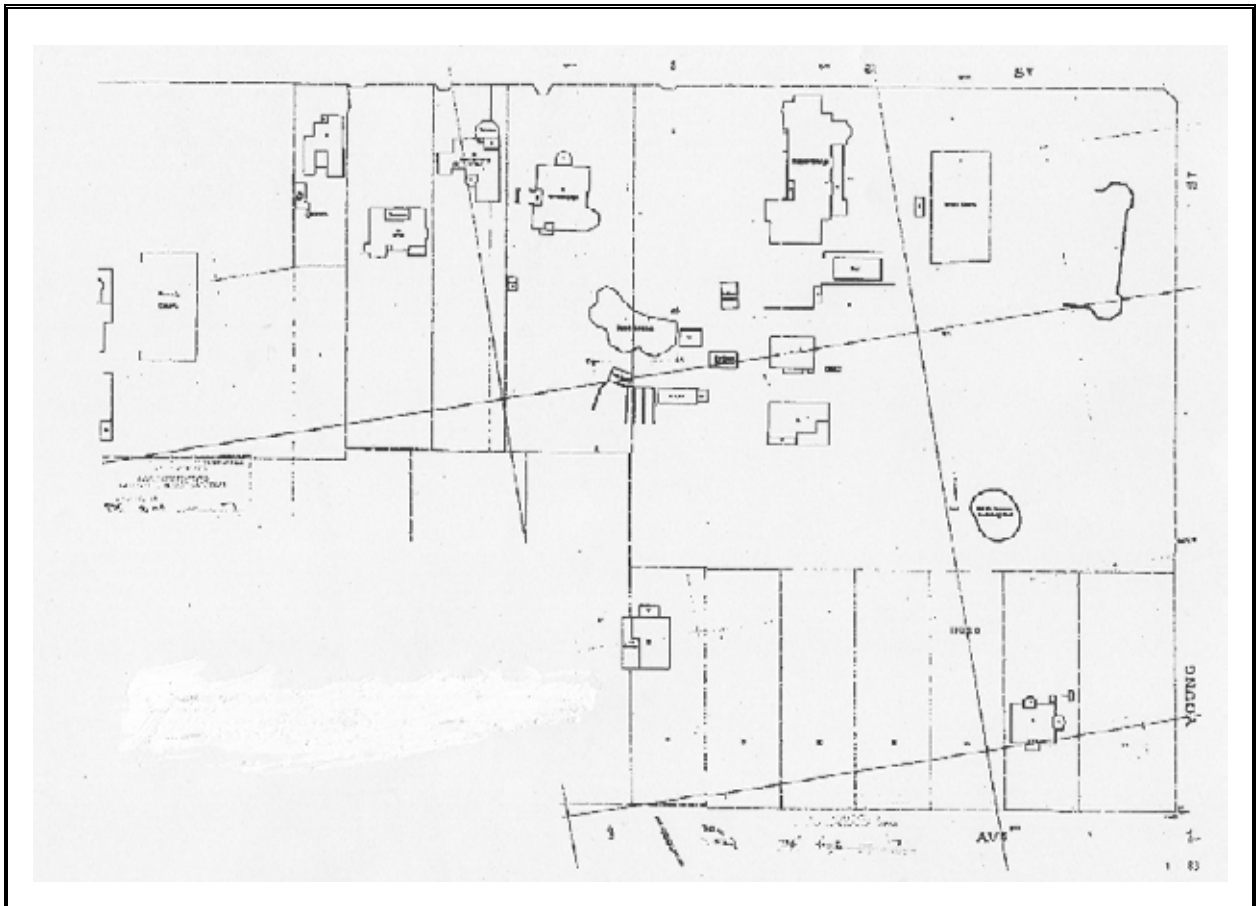


Figure 89: Water Board survey of “Rippon Grange” from 5th July 1937, showing that by this date the second of the site’s swimming pools had been constructed at the south-east corner of the mansion. Also apparent is that by that date, only block numbers 8 and 13 of the 1922 Sargood subdivision had been built upon. (Source: Sydney Water plan room.)

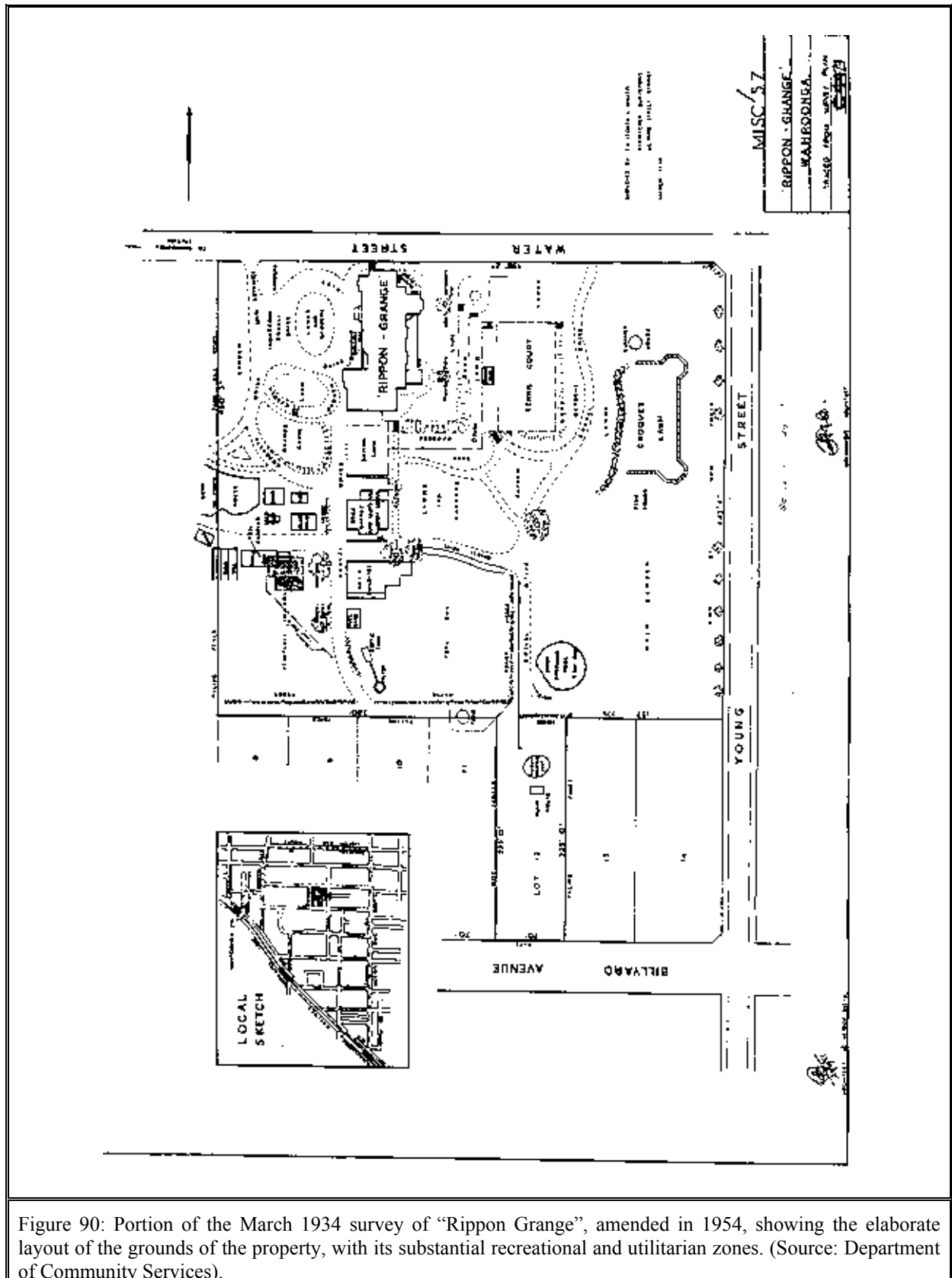


Figure 90: Portion of the March 1934 survey of “Rippon Grange”, amended in 1954, showing the elaborate layout of the grounds of the property, with its substantial recreational and utilitarian zones. (Source: Department of Community Services).

4.3 Analysis of Fabric

4.3.1 Driveways and Carriage Loop

Prior to the 1922 subdivision, the original driveway configuration of the “Rippon Grange” site appears to have been loosely set out in the shape of a Y, with two entries to the property from Water Street and a third which may have been the service or stables entry from Billyard Avenue, through what was to become Lot 12 of the 1922 subdivision.

The original gravel entry driveway began well to the west of the house, close to a gate lodge. However, those elements were cut off by the 1922 subdivision, and a new entrance created much closer to the house. Early plans show the truncation of the entry drive, as well as the division of a large bush house (which no longer exists) into two parts. However, the carriage loop retained its original diameter and character as a strong, defining arrival feature for visitors to the mansion.

The network of subsidiary gravel drives and paths throughout the site, shown on the 1934 survey plan, provided important access ways between the many passive and active recreation areas throughout the property's extensive grounds.

The original ironstone gravel drive of the carriage loop and the remainder of the gravel drives throughout the property have all been covered over with bitumen since 1952 and the main gravel drive up to the south end of the mansion has been paved with sandstone and concrete. Whilst this process has removed much of the late nineteenth and early twentieth century landscape character of the grounds, some of the original brick spoon drains that bordered the gravel drives around the site were retained for contemporary drainage requirements and are still visible.

4.3.2 Tennis Court Platform

The platform of the tennis court, which was established on this part of the site by the Braddock family between 1922 and 1934, has been converted into a children's playground. Whilst much of the original character of this platform, including the upper (western) grassed bank, has been lost by the development of the 1960s classroom block to its west, the original lawn bank of the platform facing the croquet field remains dominant when walking along the gravel drive to the east of the platform. The old sandstone catch drain coming out of the lawn beneath the children's playground is a remaining component of the drainage system which serviced the lawn tennis facility and a sign of good technical construction knowledge in the original formation of the platform. A Norfolk Island Pine and Liquidambar have been planted in the court since 1952.

4.3.3 Croquet Lawn

One of the most significant features and grand landscape statements of this site is the croquet lawn, sited on a level platform created by the construction of substantial retaining walls on its eastern and southern side. The 1922 auction notice indicated that tennis courts were located to the north of the current location of the croquet lawn, closer to Water Street. The earliest documentary evidence for the existence of croquet lawn relates to the period that the Braddock family occupied “Rippon Grange”. Croquet appears to have been relatively popular during the 1920s. According to one source, in America croquet enjoyed “something of a comeback during the 1920s, at least among wealthy people playing on large, well-levelled lawns at estates on Long Island and in Hollywood, the two major hot beds. Croquet was⁸⁹

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Heritage Council of NSW 11 May 2008

frequently mentioned in Broadway and movie gossip columns because of the names involved.”⁹⁹. The sport apparently enjoyed a level of support in New South Wales during the first three decades of the twentieth century. Clubs were formed from the 1900s through the 1920s and began to hold competitions around 1923, which were divided into grades as the 1920s progressed. Croquet lawns were to be found in upper class or upper middle class suburbs¹⁰⁰. In this context it is reasonable to suggest that the Braddock family may have constructed the croquet lawn. The detailing of its construction, which is unlike other structures in the garden, provides further evidence for construction during the 1920s.

According to Peter Williams, the son of Ernest Williams, that family never used it for croquet after they purchased the property in 1935. Today, its surrounding sandstone retaining walls have become partly concealed by dense overgrowth, but even without structural maintenance, the croquet lawn platform has remained largely intact, due to the high quality of construction of its walls.

4.3.4 Summerhouse

This structure, built pre-1934 to serve as a viewing shelter for the croquet lawn, collapsed recently, having been weighed down by vegetative overgrowth. The original rustic charm of the timber summerhouse is apparent in a 1928 photograph, as is the sinuous sandstone stairway that leads down to the croquet lawn. It is possible that what remains is not the original structure, and that it was renewed, perhaps in the 1930s.

4.3.5 Garden Arbors

Two arched wire garden arbors lead pedestrians between the upper tennis court platform and the croquet lawn. They, together with the stairs adjoining the western end of the arbors, are likely to be garden elements from the Braddock era, deliberately placed to direct visitors towards the croquet field, its full grandeur only becoming apparent upon exiting the floral ‘tunnel’. A third wire arbour leads off the south-east corner of the carriage loop into the conservatory rockery area.

4.3.6 Native “Bush Garden” and Plunge Pool

The 1930 and 1951 aerial photographs of the site show that a “bush garden” was present at the south-eastern corner of the existing property boundary. It is assumed that the original bushland was thinned, and only the large mature trees retained, thereby creating a more open woodland and extending the recreational area of the property. The area was probably retained as a reminder of the natural character (Blue Gum High Forest) of the locality prior to settlement. Later photographic evidence suggests that it may have only been as a result of the 1952-54 landscape works that this zone was further cleared and a formal mown lawn surface introduced into sections of it. Today, only a semblance of the former ‘native’ character of this section of the grounds remains, owing to the insertion of more formal lawns within the zone.

Early plans also show that a large, 8 feet deep brick and concrete swimming - or, rather, plunge - pool of irregular shape was the main built feature on the western edge of this zone and would have been constructed to appear as a natural forest swimming hole.

Oral evidence from Ernest Williams’ children suggest that this pool had become a ‘swamp’ by the time their father purchased the property in 1935 and was unused from this time.

⁹⁹ www.hickocsports.com/history/croquet.shtml, 2 November 2006

¹⁰⁰ Max Hooper, *Croquet History: Mainly Australia, especially New South Wales*, pp.35-41

Archaeological investigation would have to be undertaken to locate the item, as it was covered over after 1951. The construction of such a substantial feature in this area, well removed from the mansion, suggests that the original owners used the full extent of their grounds for recreational as well as utilitarian purposes.

4.3.7 Fish Pond

Early photographs of the site from 1928 and survey plans from 1934 and 1954 show there was a large, elaborate fish pond directly abutting the southern edge of the croquet lawn. It was built at a lower level than the croquet lawn, presumably so that people standing on the croquet platform could look down on the pond and enjoy its beauty. It may have also been placed in this location to act as a transition between the highly formal and structured croquet facility and the informal native bush garden further to the south. A 1954 Public Works plan shows that a small rockery feature abutted the pond on its western side. This feature is still present on the site, but has been consumed by vegetation. As with the former swimming pool in the “bush garden”, archaeological investigation would have to occur to uncover the remains of the pond, as earthworks carried out since 1952 have concealed them.

4.3.8 Lawns and Gardens

From an analysis of the site's existing landscape, the 1934 survey of the property, early photographs, and the 1951 aerial photograph, it would seem that many of the sweeping lawns and shrubberies around the site that were originally constructed and then consolidated between 1898 and 1934, have been retained.

Some of the lawns and shrubbery beds surrounding the croquet field on its southern side have been more recent installations, consequent upon the simplification of the original bush garden. The areas of lawns and garden beds which have been altered most radically are those which originally provided the eastern terraces for the mansion. Completely covered over by sandstone flagging after 1951 and with the installation of the 1960s classroom block, little visual evidence remains of their former style.

4.3.9 The Conservatories, Rockery Gardens and Orange Grove

There is no conclusive evidence to confirm exactly when the rockery features on the western side of the site were constructed and when the ‘orange grove’ shown on the 1934 and 1954 survey plans was removed. However, it seems probable that some rockery features existed prior to Williams' ownership of the property and that after it was given over to the Crown in the early 1950s, the orange grove was removed and the rockery elements extended up into this zone, to abut the remaining conservatory.

Whilst the conservatory, which is now covered by dense fig overgrowth, is not shown on the 1934 survey of the site, oral evidence from Williams' children has suggested that this structure was built prior to their father acquiring the property in 1935. The other glass hot houses adjoining the rockery garden, of which only remnants can be seen today, are shown on the 1934 survey plan and are likely to have been earlier constructions than the conservatory which remains.

The crescent-shaped garden bed immediately to the south of the carriage loop has mostly been converted into parking space for visitors, and only large trees and shrubs, including a large Magnolia and Arbutus, a Poinsettia, Dogwood and Camellias, remain as buffer plantings between the parking lot and the conservatory rockery garden.

4.3.10 Cultural Plantings

Feature trees, which include Oaks, a Bunya Pine, Cabbage Tree Palms, a Mahogany tree, an Irish Strawberry tree, Brush Boxes and a Queensland Umbrella tree, are shown on the 1934 survey plan of the site. These were placed as focal points in the foreground of views out from the house. Carriageway border plantings of groundcovers and shrubs led visitors to the various ‘garden rooms’ within the site, designed so that guests were kept in suspense until entry into each zone. A significant portion of this planting remains on the site today, much of which was developed by Ernest Williams, who undertook considerable re-planting of the grounds after 1935. Large scale planting works were also carried out in the early 1950s.

The southern and eastern boundaries of the property are characterised by the remnant Eucalypts and mature ornamental trees throughout these zones. A row of Blue Gums planted along the Young Street boundary in the early 1900s, together with remnant or self-generated specimens from the original seed bank, have high natural significance and historical, social and aesthetic significance and are an important landmark feature for the property.

The southern edge of the property has many mature cultural plantings, including Silky Oaks, Pines, Cedars and Jacarandas and a scatter of remnant Blue Gums, which are clearly visible in a 1930 aerial photograph of the site. Other Blue Gums have regenerated from the existing seed banks since then, and are now mature trees. These trees provide good screening for the mansion against developments along Billyard Avenue and would have been useful as windbreaks for the large vegetable garden in the west of this zone.

4.3.11 Vegetable Garden and Fowl Run

These originally existed in the south-western sector of the site, with the fowl run lying between the vegetable garden on the west, and the bushland zone on the east. They illustrated that the early owners were interested in achieving a degree of self-sufficiency in fresh vegetables, eggs and probably fruit. The Williams' son, Peter, has advised that his parents also kept a couple of cows there for fresh milk. Following the transfer of the property to the new hospital care facility in the early 1950s, these were probably an unwanted responsibility and unnecessary resource, and became overgrown. Nothing remains of these functions today, although some of the edges of the vegetable gardens can still be identified. A few trees were subsequently planted within this area, and have become fine, mature specimens.

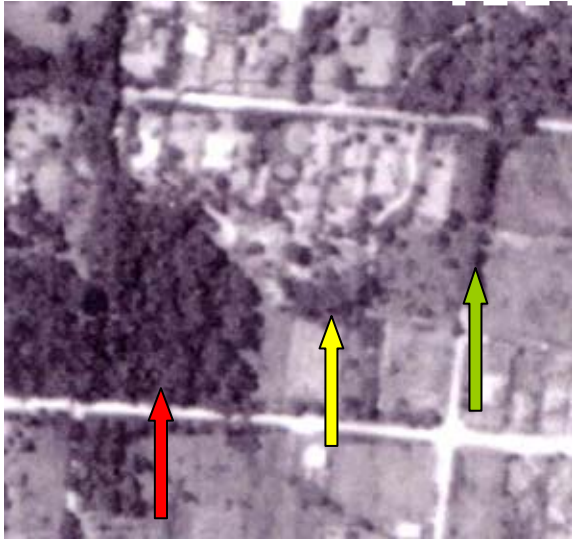
Comparison of the existing layout of this part of the grounds with earlier surveys shows that paths and masonry storage bins were constructed during the Hospital period. It is possible that the bins were constructed for the use of groundsmen working at the Hospital.

4.3.12 Blue Gums

Historic aerial photographs of the site from the years 1930 and 1951 provide information about tree cover. In 1930 there was a cluster of what appeared to be mature trees in the central sector of the southern boundary area, in the vicinity of the fowl run. These were more substantial than the cultural planting of trees along the Young St. boundary. There was very dense tree cover on lots 8 to 10 of the Sargood subdivision. It is concluded that – as with other remnants of Blue Gum High Forest identified in various parts of Wahroonga – both the trees on lots 8 to 10 and along the southern boundary were similar and from the same origin, that is the pervasive forest that extended across the district prior to European clearing.

Furthermore, although there had obviously been substantial clearing of land in the general area during the 19th century, the size of the trees in the southern section of the grounds of₉₂

“Rippon Grange” suggested that these had either been spared, or had regenerated some decades previously, to have become as substantial as they appeared in 1930. An examination of the 1951 aerial photograph confirms that the Blue Gums in this area had increased in density and size since 1930 (see Figure 91 and Figure 92 below). The photograph indicates that the trees in the mid section of the southern boundary were still present and substantial, and also that the remnant of the Blue Gum High Forest was still present on lots 8 and 9 to the west. The planted trees along the Young St. boundary had become larger, as have the regenerated trees in the ‘bushland’ between them and the retaining wall of the croquet lawn.

	
Figure 91: 1930 Red arrow indicates tree cover on southern parts of the Sargood subdivision (Lots 8 to 10); Yellow arrow indicates trees in the central section of the southern boundary; Green arrow indicates cultural planting along Young Street.	Figure 92: 1951 Red arrow indicates tree cover on southern parts of the Sargood subdivision (Lots 8 and 9); Yellow arrow: trees in the central section of the southern boundary; Green arrow indicates cultural planting along Young Street.

Unfortunately, none of the historic family or other known photographs provide any clear indication of the presence of the Blue Gums in the central southern boundary area (other than lofty tree canopies somewhere in the background). They are not shown on the 1934 or 1953 survey plans perhaps because surveyors did not bother then to make notations of natural elements such as (what was usually regarded as) ‘bush’ or ‘brush’.

The Blue Gums present on the site are representatives of the principal tree of the Blue Gum High Forest plant community. As is typical in many cases of remnant or regenerated stands, while the big trees remain, the understorey has been largely cleared or degraded. Nevertheless, the absence of a full, representative understorey plant community does not mean the trees are no longer significant.



Figure 93: The carriage loop outside the western facade of the mansion. The present bitumen road surface was laid at a higher level than the original driveway servicing the main entry. The palms in this photographs are not original planting (Mayne-Wilson & Associates, August 2000).



Figure 94: The main entry to “Rippon Grange” from Water Street (Mayne-Wilson & Associates, August 2000).



Figure 95: View looking north-east, from the driveway off the carriage loop, towards the mansion. The tree in the foreground is an Arbutus, flanked on its far edge by a large Magnolia. The path in the right foreground leads towards a conservatory, now concealed by dense creeping fig, with an abutting secluded ‘garden room’ (Mayne-Wilson & Associates, August 2000).



Figure 96: The arc of the driveway to the south of the entry carriage loop. The Jacaranda in the right foreground is an early site planting. The conservatory and its adjoining gardens are on the far left, raised above the driveway by a couple of metres (Mayne-Wilson & Associates, August 2000).



Figure 97: Detail of the kerbing and guttering along the edges of the carriage loop outside the western facade of the mansion. Such sandstone block gutters and brick spoon drains are commonly found on the edges of many of the driveways around the site (Mayne-Wilson & Associates, August 2000).



Figure 98: The parking area created at the southern edge of the carriage loop outside the main entry to the mansion abuts several original plantings, including a Magnolia, Camellias and poinsettias. The Magnolia is the largest specimen, in the middle of the photograph (Mayne-Wilson & Associates, August 2000).



Figure 99: One of the several sandstone planting beds still visible in the lawn below and across the driveway from the conservatory. This feature was part of what was originally termed the ‘potting shed’, comprised of several sandstone-edged beds and a potting shed (Mayne-Wilson & Associates, August 2000).



Figure 100: The concrete and sandstone driveway leading from the southern side of the mansion past the conservatory and ‘potting shed’. This may have originally been a service driveway to the kitchen area of the house. Note the brick spoon drains on either side of the driveway (Mayne-Wilson & Associates, August 2000).



Figure 101: The southern edge of the original ‘potting garden’. The sandstone steps and bed walls in the foreground are original features of the garden layout. The Crepe Myrtles are more recent (Mayne-Wilson & Associates, August 2000).



Figure 102: An internal view of the conservatory structure, to the south-west of the mansion. Detail of its original external structure is not available, due to the fig coverage (Mayne-Wilson & Associates, August 2000).



Figure 103: Looking south from the lawn forecourt outside the southern facade of the mansion. The conservatory, concealed by a creeping fig, is on the far right of the view. The driveway arm disappearing to the right of the photograph leads up to the carriage loop and Water Street. Note the dominant Bunya Pine (Mayne-Wilson & Associates, August 2000).



Figure 104: The western section of the original ‘potting garden’, now on the boundary of the property. The sandstone edging and crazy-paved paths are original elements of the garden layout (Mayne-Wilson & Associates, August 2000).



Figure 105: The ‘garden room’ outside the conservatory. Small sandstone-edged planting beds, similar to those found in the ‘potting garden’ border a lawn area. The conservatory is on the far left of the view (Mayne-Wilson & Associates, August 2000).



Figure 106: View looking east from below the ‘potting garden’ towards a dominant Brush Box, planter to border one of the several original flowing driveways to the south-east of the mansion (Mayne-Wilson & Associates, August 2000).



Figure 107: View looking east from underneath the two large Brush Boxes south of the mansion. Note the density of planting in garden beds adjoining the driveways through the site. Cliveas dominate the bordering edge to the road (Mayne-Wilson & Associates, August 2000).



Figure 108: View looking east from the south-western corner of the property. The large original plantings through this zone, including Kaffir Plums, Silky Oaks, Cedars, Pines and Jacarandas, combined with the Eucalypts further east, form a dominant green visual screen along the southern boundary of the site (Mayne-Wilson & Associates, August 2000).



Figure 109: The remnant and regrowth Eucalypts in the sweeping lawn along the southern boundary of the property (Mayne-Wilson & Associates, August 2000).



Figure 110: View looking north from the property's southern boundary, through the regrowth Eucalypt grove, towards the mansion, the chimneys of which are visible in the left background of the photograph (Mayne-Wilson & Associates, August 2000).



Figure 111: A junction in the sweeping driveways to the south-east of the mansion. The original rose garden is in the centre background of this view., with the driveway to the left leading west towards the ‘potting garden’ (Mayne-Wilson & Associates, August 2000).



Figure 112: View of the rose garden, to the south-east of the mansion. Note the sandstone edging along the garden and the brick spoon drains. The path to the left of the photograph leads up to the lawn outside the southern facade of the mansion, alongside the existing indoor swimming pool (Mayne-Wilson & Associates, August 2000).



Figure 113: View looking south-west through the rose garden, which lies to the south-east of the mansion (Mayne-Wilson & Associates, August 2000).



Figure 114: View looking north along the bitumen drive leading towards the rose garden. Note that this section of the driveway system does not have brick spoon drain edgings (Mayne-Wilson & Associates, August 2000).



Figure 115: An original sandstone stormwater outlet to the east of the mansion in the lawn is seen in the centre of the photograph. The area on the top of the grass slope in the background of the view originally supported a tennis court (Mayne-Wilson & Associates, August 2000).



Figure 116: View looking west through the western-most of the two garden arbours leading towards the croquet lawn from the mansion (Mayne-Wilson & Associates, August 2000).



Figure 117: View looking east through the eastern-most of two garden arbours leading towards the croquet lawn from the mansion (Mayne-Wilson & Associates, August 2000).



Figure 118: View looking west through the two garden arbours between the croquet lawn and the mansion (Mayne-Wilson & Associates, August 2000).



Figure 119: The main stairs leading between the original tennis court platform and the eastern forecourt to the mansion (Mayne-Wilson & Associates, August 2000).



Figure 120: View looking south-east to the croquet lawn from the area to the north of the dilapidated Summer house built next to it (Mayne-Wilson & Associates, August 2000).



Figure 121: The croquet lawn, seen from the steps to the north. The platform is a relatively secluded zone separated from the mansion by a large retaining wall and concealed from Young Street by the significant stand of Eucalypts along the street edge (Mayne-Wilson & Associates, August 2000).



Figure 122: The north-east corner of the croquet lawn. The sandstone wall that retains the field on its eastern side extends above the level of the lawn by approximately 400 mm, as seen in the background of the view (Mayne-Wilson & Associates, August 2000).



Figure 123: The ‘summer house’ adjoining the croquet lawn, seen from the south. This structure is thought to have been built after 1922 and was definitely in place by 1928 (Mayne-Wilson & Associates, August 2000).



Figure 124: The south-east corner of the croquet lawn, where a higher sandstone wall and a long, arched sandstone seat provided a sheltered sunny location for spectators. The “grotto” in this part of the site is thought to date to the 1970s, as suggested by its construction (Mayne-Wilson & Associates, August 2000).



Figure 125: The southern entry and exit from the croquet lawn was marked by roughly constructed large-bouldered sandstone walls, the upper one of which (on the left) is partly remaining. They are both now concealed by vegetation overgrowth (Mayne-Wilson & Associates, August 2000).



Figure 126: The open lawn area to the immediate south of the croquet lawn. This is one of several flowing lawn spaces at the south of the property marked by internal specimen plantings and defined by the adjoining driveways (Mayne-Wilson & Associates, August 2000).



Figure 127: The southern face of the retaining wall supporting the croquet lawn. This section of the retaining wall is much higher than at the northern end of the field, due to the fall in ground level along the base of the wall (Mayne-Wilson & Associates, August 2000).



Figure 128: The eastern wall of the croquet lawn, closer to the northern end of the field. Glimpses of the mansion's roof are visible in the background of the photograph (Mayne-Wilson & Associates, August 2000).



Figure 129: View looking north through the Eucalypt and shrub planting along the property's border with Young Street (Mayne-Wilson & Associates, August 2000).



Figure 130: View looking south through the Eucalypt and shrub planting along the property's border with Young Street (Mayne-Wilson & Associates, August 2000).



Figure 131: The dominant Eucalypts that line the boundary between the “Rippon Grange” property and Young Street. These are likely to be early plantings, not remnant specimens (Mayne-Wilson & Associates, August 2000).



Figure 132: The corner of the informal lawn area bordering the DOCS facilities building at the south-east of the property. The boundary fence of the site can be seen in the right background of the photograph (Mayne-Wilson & Associates, August 2000).



Figure 133: The entry gateway off Young Street to the DOCS facilities building car park (Mayne-Wilson & Associates, August 2000).

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Basis of Assessment

To determine the heritage significance of the site it is necessary to identify, discuss and assess the significance of all the components present and then the contribution that they make collectively to it. This process will allow for the analysis of the site's manifold values. These criteria are part of the system of assessment that is centred on the Australia ICOMOS Burra Charter. The Burra Charter principles are important for the assessment, conservation and management of sites and relics. The assessment of heritage significance is enshrined through legislation in the NSW Heritage Act 1977 (as amended) and guidelines issued subsequent thereto.

The various natures of heritage values and the degree of this value have been appraised according to the standard NSW Heritage Assessment Criteria below.

5.2 Assessment of Significance

5.2.1 *Criterion 1 an item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area).*

- “Rippon Grange” is one of a number of substantial architect-designed dwellings built at the close of the nineteenth century in Sydney's northern suburbs. It furnishes evidence of wealthy mercantile and professional families consolidating and defining the social standing of this area during the late nineteenth century and during the first five decades of the twentieth century, as evidenced by the successive ownership of the Sargood, Braddock and Williams families;
- “Rippon Grange” and the buildings on the site constructed after 1952 are representative of the conversion of large estates and houses into hospital facilities during the twentieth century. This was a common practice across metropolitan Sydney;
- Between 1952 and 2004 “Rippon Grange” was used initially as the John Williams Memorial Hospital and finally as the John Williams Respite Centre, which was associated with the treatment of children infected with poliomyelitis in the post war era and subsequently for the treatment of sick and mentally disabled children;
- The grounds of “Rippon Grange” provide evidence of the lifestyle of successful and wealthy businessmen at the early twentieth century, with a range of outdoor recreation facilities, display gardens and horticultural elements able to generate near 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 NSW began to prosper and demonstrates changes in garden use and design during the 1920s and 1930s and changes made to serve Hospital and respite purposes;

- The original landscape style of the grounds reflects the evolution of garden design from the Federation era through to the mid twentieth century. It was initially constructed to provide a gracious setting, recreation areas and service areas for the Arts and Crafts style dwelling “Rippon Grange” by the original occupants. Subsequent modifications to the garden, such as the relocated tennis court, croquet lawn and summerhouse that were initiated during the 1920s and the swimming pool that was constructed during the 1930s, record changes in attitude towards garden usage and recreation during the interwar years. 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 after the property was donated to the Department of Health in 1951.

5.2.2 Criterion 2 *an item has strong or special associations with the life or works of a person, or group of persons, of importance in New South Wales’ cultural or natural history (or the cultural or natural history of the local area).*

- “Rippon Grange” is associated with Frederick George Sargood, son of a prominent nineteenth century merchant and politician, who had achieved some stature in Sydney’s business community at the end of the nineteenth century and in the early part of the twentieth century. The house has retained a relatively large amount of early fabric that provides valuable evidence of the ways in which it functioned during its occupation by the Sargood family;
- Although there is evidence to suggest that the Braddock family, which owned “Rippon Grange” for about ten years during the 1920s and 1930s, was prominent within the community, the exact status of the family has not been ascertained;
- “Rippon Grange” was owned by Ernest Robert Williams and occupied by his family from the middle of the 1930s and the beginning of the 1950s. Ernest Williams has some historical significance as one of the founding directors of Woolworths (Australia) Ltd., an important and influential retailing organisation during the twentieth century;
- The basic structure of the grounds reflect the requirements, outlook and aspirations of Frederick George Sargood, son of a very distinguished father who established the famous mansion and gardens of “Rippon Lea” in Melbourne and who made their fortunes in the warehousing business in Victoria and New South Wales. However, an important component of the grounds, the formal section to the west of “Rippon Grange”, was lost after subdivision in 1922 and then sale. Subsequent owners, the Braddock and Williams families, were also wealthy merchants who carried on the lifestyle and extended the range of recreation facilities that the generous grounds supported;
- The physical fabric of “Rippon Grange” and other buildings on the site have associations with a number of prominent architects and architectural practices, although they are not all necessarily of a high standard of design:

John Sulman, who is understood to have designed the original portions of “Rippon Grange” and the Stable;

Joseland & Vernon – its principal, Howard Joseland, probably designed the former billiard room that was added to the house around 1905 and possibly other fabric within the house. The company of Joseland & Vernon may also have designed the Garage and probably designed the gate lodge now located at 29 Water Street;

H Ruskin Rowe, who designed the Swimming Pool to the rear of the house, the first portion of the associated Pool Shed and internal modifications to “Rippon Grange”, including the bathroom on the first floor;

The Government Architect’s Office, which was responsible for early alterations to the ground floor and first floor of “Rippon Grange” that were associated with its change of use as part of the John Williams Memorial Hospital, and the Classroom Block;

Leighton Irwin and Company, which designed the eastern addition to “Rippon Grange”, the covered way and associated additions to the house, and possibly the Playroom/Classroom. However, these works are of little significance compared to other buildings designed by this prominent firm.

5.2.3 *Criterion 3 an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales (or the local area).*

- “Rippon Grange” is a distinctive example of a large Federation era dwelling that has retained a relatively large amount of original internal and external fabric, and is unusual because of changes of level within the ground floor. Its exterior is representative of the Federation Arts and Crafts style, while the large ground floor living and circulation spaces on the northern side of the house are notable for their generous proportions, plan relationship, and finely crafted decorative detailing that combines a rich variety of materials - plaster, marble, timber and metal. The house is understood to be an example of the domestic architecture of John Sulman, who was responsible for the design of a number of large houses in the locality during the 1890s and was active within the Wahroonga Progress Association. However, there is some fabric (the billiard room exterior and interior and possibly the drawing room and main entrance) that was designed by the firm of Joseland & Vernon (probably Howard Joseland);
- The grounds provide some evidence of the distinctive serpentine landscape style developed to provide an appropriate setting for a Federation Arts and Crafts style mansion. The elements of this style include sweeping, curving driveways and paths (originally in gravel or sandstone); extensive buffalo lawn terraces with battered slopes; generous staircases; shrubberies; feature garden beds edged with bush rock; bush houses for rare plants; and informal ponds. The grounds also included typical Federation period elements such as separate rose garden beds, a large vegetable garden, fruit trees (especially oranges), potting sheds, a glass house, a fowl run, and a water tank with pump. However, subsequent modifications during the 1920s and 1930s to the grounds have altered the original character of the place and added major significant elements including the croquet lawn, summer house, wire arbors, relocated

tennis courts and the swimming pool to the south of “Rippon Grange”;

- The landscaping of the grounds demonstrates skill in capitalizing on the opportunities provided by a large sloping site by placing the mansion at the top of the rise and providing it with impressive visual catchments outwards (now degraded). The creation of the generous, east-facing lawn terraces as a grand forecourt and setting to the house (now also degraded), with arbors leading from the lawn tennis court to the croquet lawn, were well conceived and executed. So, too, was the layout of driveways and pathways through the site. These various features, which date from the three periods of ownership between 1898 and 1951, all contribute to the character and significance of the place.

5.2.4 *Criterion 4 an item has strong or special associations with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.*

- Buildings and infrastructure that were provided by the general community and private organisations to assist in the successful operation and amenity of the John Williams Memorial Hospital are significant. This is because they furnish evidence of the way that the contributions of these organisations assisted in the successful operation of a specialised medical institution in the second half of the twentieth century. Items include Killara Cottage, the swimming pool enclosure, the Playroom/Classroom and remaining interior finishes in “Rippon Grange” from the *Vogue Living* project of 1981;
- It is 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 when “Rippon Grange” served the community as the John Williams Memorial Hospital;
- The grounds may be associated in the community’s mind with affluent members of the North Shore gentry, and could be valued for their spaciousness, mature vegetation, and evidence of a gracious lifestyle, now largely lost, but regarded with some nostalgia and envy. However, since the beginning of the 1950s the grounds have also been associated with hospital and respite care use.

5.2.5 *Criterion 5 an item has potential to yield information that will contribute to an understanding of New South Wales’ cultural or natural history (or the cultural or natural history of the local area).*

- “Rippon Grange”, despite attrition caused by conversion to hospital and health care use, still provides evidence of the living standards and expectations of the wealthy mercantile class at the end of the nineteenth century and the first half of the twentieth century, that is, for a period of about fifty years;
- The grounds, despite institutional overlays, still contain the original elements associated with Federation period and inter war period garden design. If carefully identified, preserved, restored and maintained, the grounds would provide information that contributes to a closer understanding of that aspect of the culture of the gentry of New South Wales over the first fifty years of the twentieth century.

5.2.6 *Criterion 6 an item possesses uncommon, rare or endangered aspects of New South Wales’ cultural or natural history (or the cultural or natural history of the local area).*

- “Rippon Grange” is a relatively uncommon example of a large and sophisticated Federation era residence and associated grounds within Ku-ring-gai. It has retained a relatively large amount of early fabric externally and some fine early interiors and decorative internal detailing. The survival of a very large 20th century garden that has sufficient early fabric to demonstrate the evolution of garden design over some fifty years has become uncommon and is valued for that reason. It would be endangered, and its legibility as such altogether lost, if the property was ruthlessly subdivided and the main garden elements and driveways separated from the mansion;
- Some of the old Eucalypts in the lower garden may be remnants or may be progeny from the original Sydney Blue Gum High Forest which once covered the whole of the district, and can be considered an increasingly rare aspect of its natural history. This Forest has been listed as a critically threatened ecological community under the NSW Threatened Species Conservation Act of 1995.

5.2.7 *Criterion 7 an item is important in demonstrating the principal characteristics of a class of New South Wales’ cultural or natural places, or cultural or natural environments.*

- “Rippon Grange” and early outbuildings, particularly the former Stable, are considered to be representative of a large Federation era dwelling and ancillary service buildings. While the Garage may be significant to some degree, it has been badly compromised by unsympathetic and crude modifications;
- The grounds of “Rippon Grange” clearly demonstrate some of the principal characteristics of a Federation period garden laid out to provide an appropriate setting for an Arts and Crafts style mansion and to provide a desired lifestyle for affluent members of the North Shore gentry. These characteristics have been altered by the construction of garden elements resulting from the requirements of two subsequent owners between 1922 and 1951.

5.3 Statement of Significance

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.

5.4 Significance of Individual Components

This section of the Conservation Management Plan identifies the relative heritage significance of various components of “Rippon Grange”, and has been defined by the following terminology:

Exceptional significance: This level of significance is justified as a rare or outstanding element directly contributing to an item’s local and State significance.

This status fulfils criteria for local or State heritage listing.

High significance: This level of significance is justified by a high degree of original fabric. It demonstrates a key element of the item’s significance, and alterations do not detract from significance.

This status fulfils criteria for local or State listing.

Moderate significance:	This level of significance justifies altered or modified elements, and elements with little heritage value but that contribute to the overall significance of an item. This status fulfils criteria for local or State listing.
Little significance:	This level of significance is justified for alterations that detract from significance and to items that are difficult to interpret. This status does not fulfil criteria for local or State listing.
Intrusive:	This level of significance is justified where the item's heritage significance is damaged. This status does not fulfil criteria for local or State listing.

It should be noted that the assessments have been made only in regard to significance, that is, on the importance of the item. They do not take into account issues of management, that is, what should ultimately happen to the item.

5.5 “Rippon Grange”: Significance of Spaces

Exceptional Significance:	This level of grading does not apply to any item associated with any spaces within “Rippon Grange”.
High Significance:	Spaces identified in this 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); 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.
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.
Little Significance:	Rooms G44 and F11.
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.

5.6 “Rippon Grange”: Significance of Fabric

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.
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.
Little Significance:	Timber joinery cupboards in room F5; All joinery items associated with adaptive reuse made as a result of hospital functions.
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.



Figure 134



Figure 135

5.7 Other Items

Exceptional Significance	This level of grading does not apply to any item associated with the built fabric and grounds of “Rippon Grange”.
High Significance	The western section of the former Stable.
Moderate Significance	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; The eastern section of the former Stable; The Summerhouse. There is a large amount of early fabric still extant, although the structure has collapsed; Killara Cottage, the Playroom/Classroom and the Classroom Block; Commemorative plaques associated with the John Williams Hospital.
Little Significance	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; Later additions to the Pool Shed.
Intrusive Items	The covered link between the addition at the north eastern corner of “Rippon Grange” and the Playroom/Classroom; 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”.

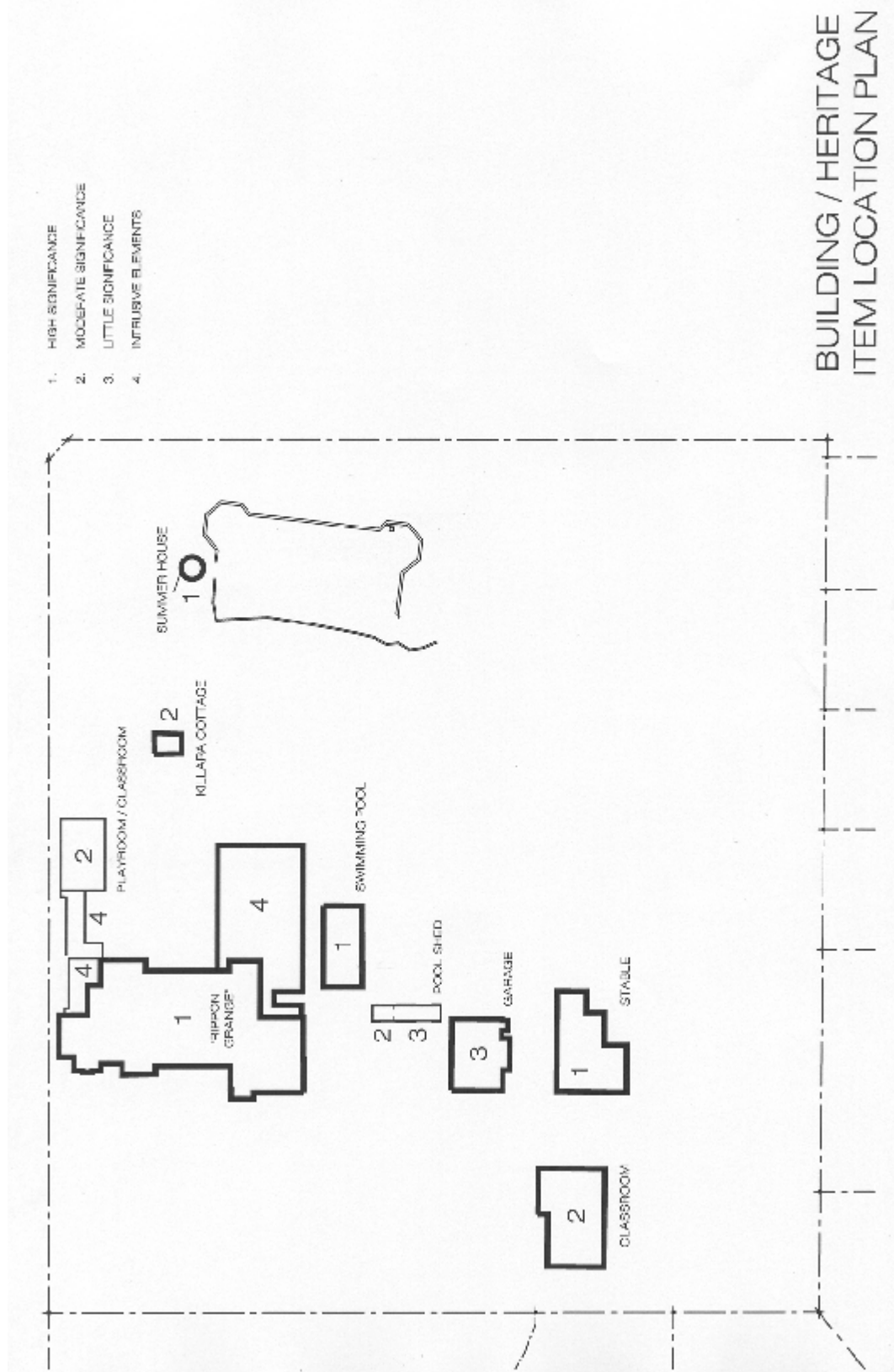


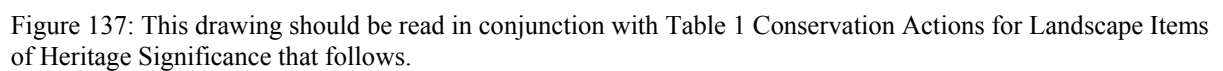
Figure 136

5.8 Significant Landscape Items

The numbers associated with each item refer to the diagram at the end of this section of the report (Figure 137) identifying the location of the items.

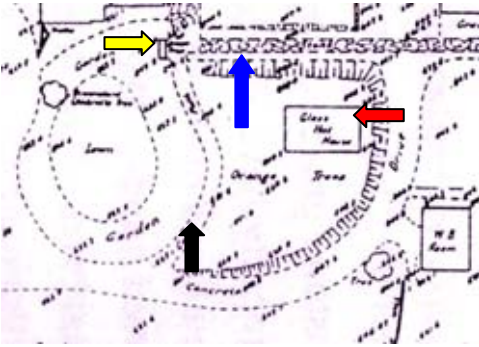
Exceptional significance	This level of grading does not apply to any item associated with any spaces within “Rippon Grange”.
High Significance	The carriage loop forming the vehicular entry zone to the site (1); Oval gardens including the planted area adjacent to the carriage loop (2); Formal lawn and terrace immediately adjacent to the eastern facade of the house (6); The pair of mature palms, which provide evidence of the style and planting character of the garden at its establishment, and help frame the eastern facade of the house (9); Brick stairs forming part of the infrastructure of the garden (12); Tennis court (11); Croquet lawn and associated stone retaining wall (20 and 21); Pair of Brushbox trees (5); Bunya Bunya Pine (28).
Moderate Significance	Concrete pathway apparently associated with Hospital use (3); Stone paths and edging forming the alignment detail of the carriage loop (26); Garden steps from top to middle terrace to eastern facade of the house (7); Irish Strawberry tree (6a); Middle terrace - grass terrace forming part of the establishment garden layout (8); Garden steps from middle terrace to grass tennis court (10); Metal arbor adjacent to terraces linking former driveway (13); Service driveway from Water Street to Young Street (14);

	Sandstone steps / path associated with Summerhouse (16);
	Interwar rockery and retaining wall (19);
	Blue Gums, evidence of regrowth related to Blue Gum High Forest (24);
	Lawns, gardens forming a transition zone from the formal garden to the “bush gardens” in the southern section of the site (25);
	Stone paths and edging forming part of the garden detail in the transition zone between the formal garden and “bush garden” in the southern section of the site (26);
	Remnant conservatory in the planted area adjacent to the carriage loop (2);
Little Significance	Former potting garden, hothouses and sheds (4);
	Arbor linking former driveway to lower portion of the eastern side of the site (15);
	Tree fern group (18);
	Former fish pond located on the southern side of the croquet lawn (22);
	Former plunge pool - archaeological significance only (23).



- The boundaries of heritage items are indicative only. The diagram has not been drawn to scale.
- Refer to the species impact statement by Cumberland Ecology, vegetation management plan prepared by Urban Bushland Management and tree impact statement by Treewisemen for more accurate mapping of Blue Gums and other ecological species and communities on the property.

Table 1 Conservation Actions for Landscape Items of Heritage Significance

No.	Item and Location / Description of Historic Elements	Photograph of Item	Heritage rating, comment and/or heritage recommendations
1.	Entry carriage loop (north-west sector) After the 1922 subdivision excised the original entrance to the property, this loop of the original carriage drive was merged with the new entrance to the front of the house.		Rating: High Should be conserved and maintained, including the original brick drain edging. The palms are not significant and could be removed.
2.	Oval gardens and conservatory (central north-west sector) These two spaces, separated by a flagstone pathway (black arrow), are part of the original garden layout and have survived intact. They contain important old shrubs and the relict glasshouse/conservatory (red arrow).	 	Rating: High The oval configuration, including the bush rock edging and curved path, should be conserved, as should the old plantings of camellias and magnolias. The glass conservatory has Moderate significance. It would collapse if the engulfing fig creeper were removed. It should be recorded, and then removed. 

3. **Concrete driveway to garage & stables** (*central sector*)

(See blue arrow in item 2 above for its location.)

This section once provided vehicular access from the main driveway to the service rooms & kitchen of the residence. It also provided pedestrian access from the carriage loop to the garage and stables via a wire arbor (see yellow arrow on item 2 above). This access way is now seldom used.



Rating: Moderate

In the event that it is retained, its configuration and crazy paved edging should be maintained. As its condition has deteriorated over the decades, it should be repaired, but only with similar materials.

4. **Former potting garden, glass hot houses and sheds**

(*central sector*)

In the first four decades of the 20th century there were successive potting sheds and glasshouses in this area for the propagation of plants for the ornamental and vegetable gardens, demonstrating early attempts at self-sufficiency. As the picture opposite shows, only the bases of some of these structures remain (arrowed).



Rating: A Little

While the remnant footings could be retained for interpretative purposes, none of the original superstructures are left, so it is hardly worth doing so. Their location is already identified on site plans of 1934, 1937 and 1954.

These bases could be removed if new development is required in this space.

5. **Pair of old Brush Box trees** (*central sector*)

These huge trees appear to be quite early plantings on the site, flanking the central driveway down to the southern sector.



Rating: High

Should be conserved and maintained by a skilled arborist.

6. **Front lawn terrace**

(central northern sector)

This was substantially altered by the construction of the 1960s hospital wing but the space is important as the main forecourt to the house.

It appears that the ground level of this terrace it has been raised about 300mm since 1960.



Rating: High

The paving and stone retaining wall should be removed and the terrace reinstated as closely as possible to the original layout, with lawn batter slopes of buffalo grass, as shown in the old black & white image below.



Note the Irish Strawberry tree (arrowed) in front of the bay window, right of centre.

6a **Irish Strawberry Tree**

(central sector)

An original cultural planting in front of the Bay window (see black & white image below), this still exists in reasonably good condition.

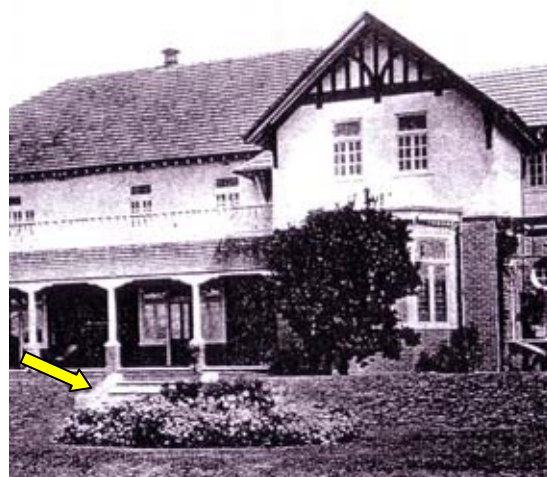


Rating: Moderate

Should be conserved and maintained by a skilled arborist.

7. **Staircase from upper to middle terrace** *(central sector)*

This element (yellow arrow) was removed when the middle terrace was raised with fill to accommodate the new brick hospital wing added to the far left of the front façade in the 1960s.



Rating: Moderate

Should be reinstated as closely as possible to the original layout after the fill on the two upper terraces has been removed.

8. **Middle terrace lawn**

(central eastern sector)

This was a transitional space between the upper forecourt terrace and the tennis court. It was largely filled to provide a level platform for the new brick wing added in the early 1960s.



Rating: Moderate

Should be reinstated as closely as possible to the original level and the buffalo grass bank restored, as shown in the image opposite.

9. **Two mature palms, middle terrace** (central sector, south end)

These two Cabbage Tree Palms are not of the same age, the shorter one being planted in the late 1930s. The older one c.1900 is a typical federation period planting. They flank the view to the house from the croquet lawn and gravel drive.



Rating: High

Should be conserved and maintained by a skilled arborist.

10. **Staircase from mid terrace to tennis court**

(central eastern sector)

This staircase, with slate treads, appears to have been re-built to a greater height, combining treads from the original upper staircase with those of this one. This was necessary to accommodate the fill laid over the middle terrace (see items 7 & 8 above).



**Rating: Moderate as is,
High if restored**

The upper, dark slate treads should be lifted and used to restore the upper to middle level staircase (see item 7 above), and the pale slate used for the mid-terrace-to-tennis-court-level staircase, which will need to be reduced in height.

11. **Tennis court**

(central eastern sector)

This 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 20th century.



Rating: High

All later elements such as children's playground equipment and tree plantings should be removed, and the court reinstated as closely as possible to the original layout.

(For this, see 1954 site survey plan contained in this CMP)

12. **Brick stairs off south end of tennis court**

(central eastern sector)

These stairs are early ones, leading from the southern end of the tennis court to the pathways through the lawns and gardens south of the house. 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



Rating : High

Should be retained, repaired and conserved. Adjustments may need to be made when the middle level terrace is restored and the hospital wing removed.

13. **Upper wire arbor**

(central north-east sector)

This wire arch covers the stairs from the tennis court to the strip garden and early gravel drive below it. It was a typical feature of interwar gardens.



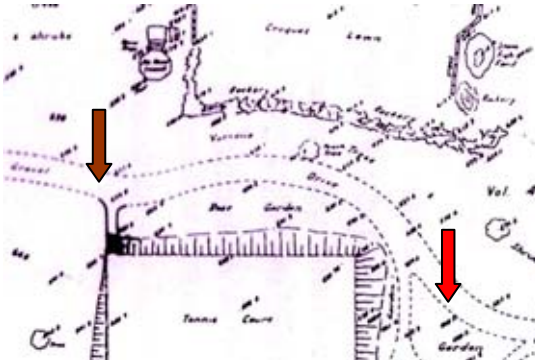
Rating: Moderate

Should be repaired, conserved and maintained. If too rusted and decrepit, it should be replaced by another arbor of very similar character and materials

14. **Former lower entry driveway**

(central sector)

This gravel driveway, between the tennis and croquet courts originally constituted a service entry to the 'rural' sector of the estate. It appears to have been disused after c. 1950, possibly earlier.



Rating: Moderate

Should be retained and could be incorporated into an internal road system for the new development.

15. **Lower wire arbor**

(lower north-east sector)

This leads from the early gravel drive (item 14) along the curving pathway to the summerhouse and croquet court. It is in poor condition.



Rating: A Little

Should be replaced by another arbor of similar character and material, to guide persons along the pathway to the croquet lawn.

16. **Sandstone steps and pathway to summer house and croquet lawn**
(lower, eastern sector)

Typical federation period curving pathway to summer house and on via sandstone steps down to croquet lawn.



Rating: Moderate

Should be restored, conserved and maintained.

17. **Summerhouse**

(lower, eastern sector)

Once a charming, rustic feature with timber frame and conical, thatched roof, this has collapsed. Its precise date of construction is not known, but it appears likely to have been built in the 1920s.



Rating: Moderate,

Loose fabric should be stored on site so that it can be restored or used as a basis for reconstruction of the missing fabric.

18. **Group of tree ferns**

(lower, eastern sector)

These tree ferns became an integral part of the group composition with the summer house, perhaps inspired by that at *Rippon Lea* in Melbourne.



Rating: A little

Should be conserved and maintained by a skilled arborist.

19. **Rockery-style retaining wall above croquet lawn**

(lower, eastern sector)

This substantial rock boulder wall was originally an elaborate rockery (see late 1930s image in historical section above). It served to retain the slope between the gravel drive above and the croquet lawn below. It is now much overgrown.



Rating: Moderate

This should be repaired, conserved and maintained, and the vegetation in front of and within it removed.

20. **Croquet Lawn**

(lower, eastern sector)

This is the lowest of the three major lawn terraces to the east of, and downslope from, the house.

It demonstrates another important recreation facility introduced by the Braddock family.



Rating: High

This should be cleared of any regrowth trees or shrubs, and the lawn surface restored. If not used for croquet, it should be retained as a grassed open space.

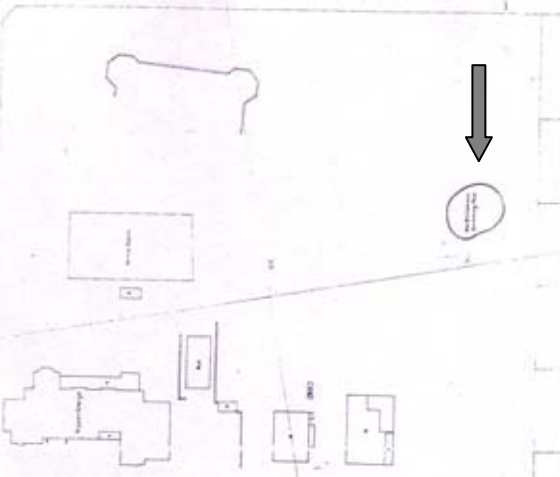
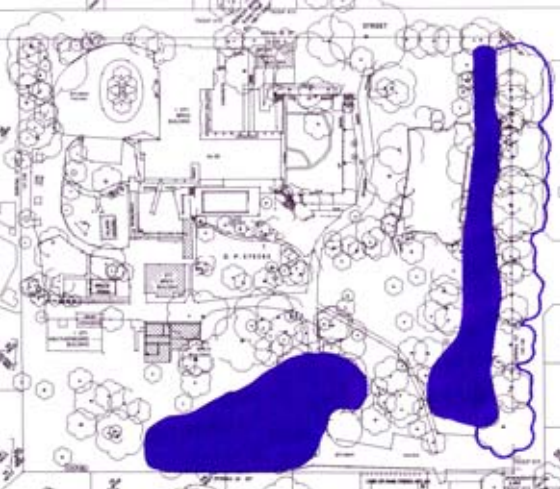
21. **Sandstone block (lower) retaining wall, croquet court**
(lower, eastern sector)

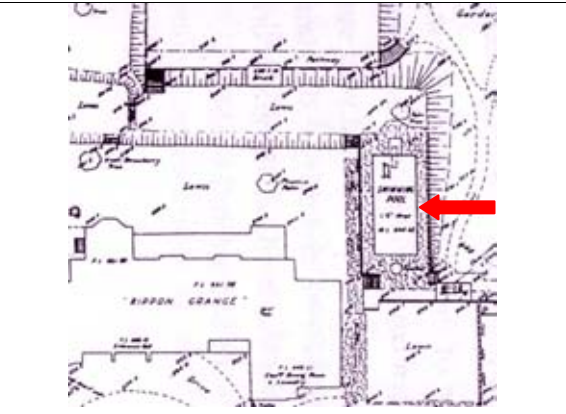
This solidly built block wall retains the eastern and southern edge of the croquet court, and has seating at one end. It is substantially intact.



Rating: High

Should be repaired, conserved and maintained.

22.	Former fish ponds (central, lower eastern sector) These have been completely covered over and have now become an archaeological item. This 1928 photograph opposite demonstrates their original character. They were an unusual adjunct and appear to have been installed after 1922 by the Braddock family.		Rating: Formerly Moderate, now A Little They could be excavated, or remain covered, depending on the proposed future use of this area. If a water feature is desired within the future landscaping plan, it could be based on this site and its component elements.
23.	Former brick-lined plunge pool (south-eastern sector) This served as an informal plunge pool before the formal pool was built close to the house in the mid 1930s. It is now filled in and covered over and has become an archaeological item. It demonstrated yet another recreation facility of the Sargood family. It may also have served initially as a water storage tank for the garden.		Rating: Formerly Moderate, now A Little This is not worth excavating unless a water feature is desired in this location as part of a future landscaping plan. Its presence needs to be taken into account if building foundations are planned over it.
24a	Blue Gums along Young St. (eastern boundary) The row of Blue Gums along the Young St. boundary are deliberate cultural plantings, probably of the 1920s, but some trees are either remnant or regenerated endemic specimens from the original Blue Gum High Forest.		Rating: Moderate to High Mature, endemic species should be conserved and maintained by a skilled arborist. Plants belonging to the Blue Gum High Forest community which have regenerated there should be retained. Introduced species need not be retained, although some would have amenity and/or asset value.
24b	Remnant/regenerated Blue Gums in southern and eastern sectors Blue Gums in these two areas are not cultural plantings but ones which have been present in the site for many decades, some well prior to 1930. The majority are probably regenerated trees from the original seed bank of the original Blue Gum High Forest which once covered the whole area. Because little of the normal understorey of that BGHF plant community is present, the stands - as a forest entity - are somewhat degraded, although the trees themselves are still significant.		Rating: Moderate These trees should be conserved and maintained by a skilled arborist. Weed species which have appeared among them in recent times should be removed. In general terms no development should occur within the dripline of their canopies or as advised by an arborist.

25.	Central lawns and gardens – central sector These contained shrub and rose beds set in lawns, and demonstrate an integral part of the garden, possibly Federation. Note the raised stone edging and brick spoon drains which are typical of late Federation period gardens		Rating: Moderate Now much overgrown, this area should be selectively cleared of inappropriate plantings and self-seeded plants, but valuable old shrubs should be retained and the lawn and rose bed reinstated.
26.	Stone pathways and garden bed edging (central sector) Many of these are made of sandstone slabs, probably exfoliated sheets from outcrops in the bush, some used as pavers, and some laid on edge to contain soil within garden beds. They are typical elements that accompanied the arts and crafts style of some federation houses.		Rating: Moderate Should be repaired, conserved and maintained, using same materials as the original.
27.	1930s swimming pool (central sector) This was installed by the Williams family in 1936 close to the house as a more modern swimming facility than the earlier plunge pond down in the bushland sector.		Rating: High Should be repaired, conserved and maintained. The roof covering could be either removed altogether, or replaced with a modern one sympathetic to the architecture of the house.
28.	Bunya Pine (south-western sector) A typical late 19th–early 20th century planting, demonstrating planting tastes of the period. As it does not appear in the background of early photographs, it may have been planted in the late 1920s. (The Golden Cypress in the right foreground was removed after this photograph was taken in 2000.)		Rating: High Should be conserved and maintained by a skilled arborist. No construction should occur within a radius of 7m from its trunk.

6.0 ASSESSMENT OF HERITAGE CURTILAGE REQUIREMENTS

6.1 Determining a Heritage Curtilage

A “heritage curtilage” is defined as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage; or
- a precinct which includes buildings, works, relics, trees or places and their setting.¹⁰¹

A judge of the High Court of Australia stated in a judgement in 1955 that a curtilage was “... a larger area of land [than the footprint of the building] which subserves the purposes of the building. The land surrounds the building because it actually or supposedly contributes to the enjoyment of the building or the fulfilment of its purposes. In deciding on a curtilage, one would do one's best to fix on an area of land which is seen to comprise all that is really devoted to the better use or enjoyment of the house as a dwelling.” (Quote from the judgement).

This judgement has been used as the basis for assessing and determining an appropriate curtilage for “Rippon Grange”. Given its extensive landscaped grounds, it is necessary to consider for inclusion within a curtilage all the ‘buildings, works, relics, trees or places and their setting’ - that is, all the built and landscape elements, and its setting, which contribute to its overall significance.

The establishment of a curtilage for “Rippon Grange” is important for the following reasons:

- To preserve the historic and visual relationships between “Rippon Grange”, its setting, and locality;
- To preserve a sufficient portion of the site so that the role of “Rippon Grange” as a very significant late nineteenth century/early twentieth century residence surrounded by extensive gardens can be successfully maintained and interpreted;
- To preserve the remnants of the initial Federation period layout, important plantings, inter war modifications and driveways that have heritage significance and that are important as part of the setting of the residence and other significant buildings on the site;
- To retain the status of the site as an important component of the heritage of Ku-ring-gai Municipality.

A heritage curtilage for “Rippon Grange” should not be interpreted as a device for the exclusion of future development across the site. Guidelines for the management of heritage curtilages issued by the NSW Heritage Office are fully cognisant of permissible development

¹⁰¹ *Heritage Curtilages*, p.3.

within a curtilage and recommend the establishment of height, form, scale and setback limits within a curtilage¹⁰².

6.2 Curtilage Recommendations

The house and grounds of “Rippon Grange” must be regarded as an integral composition, since the recreational elements and gardens within the grounds were clearly designed to subserve the purposes of the occupants of the building. For that reason, the curtilage for the place should be defined by its boundaries, as described on the diagram at the end of this section of the report (Figure 138). From a study of the diagram one may infer that there may be constraints on development based on the relevant significance of items across the site.

Apart from the house, there are many built and landscape items across the site that contribute to an understanding of the place and to its heritage significance. Many of these items share special associations in a relationship that extends from the western to the eastern site boundaries and encompasses the entry driveways, “Rippon Grange”, the terraced areas, croquet lawn and swimming pool. Their relationship to one another is an intrinsic component of the heritage significance of the place.

The earlier informal brick plunge pool, fish pond, and water tank which were located on the lower, southern slopes of the block undoubtedly did subserve the needs/purposes of the early occupants of the house. However, most were not used after 1935 and very little now remains of any of them, at least above ground. Their value and functions were largely superseded when town water was made available to the residence in 1928, and would have been redundant after the larger, formal swimming pool was built. It is important that they be formally recorded - which is partly achieved by this report, but may warrant a proper archaeological investigation - their inclusion within the curtilage is less essential, and could depend on the factors discussed below.

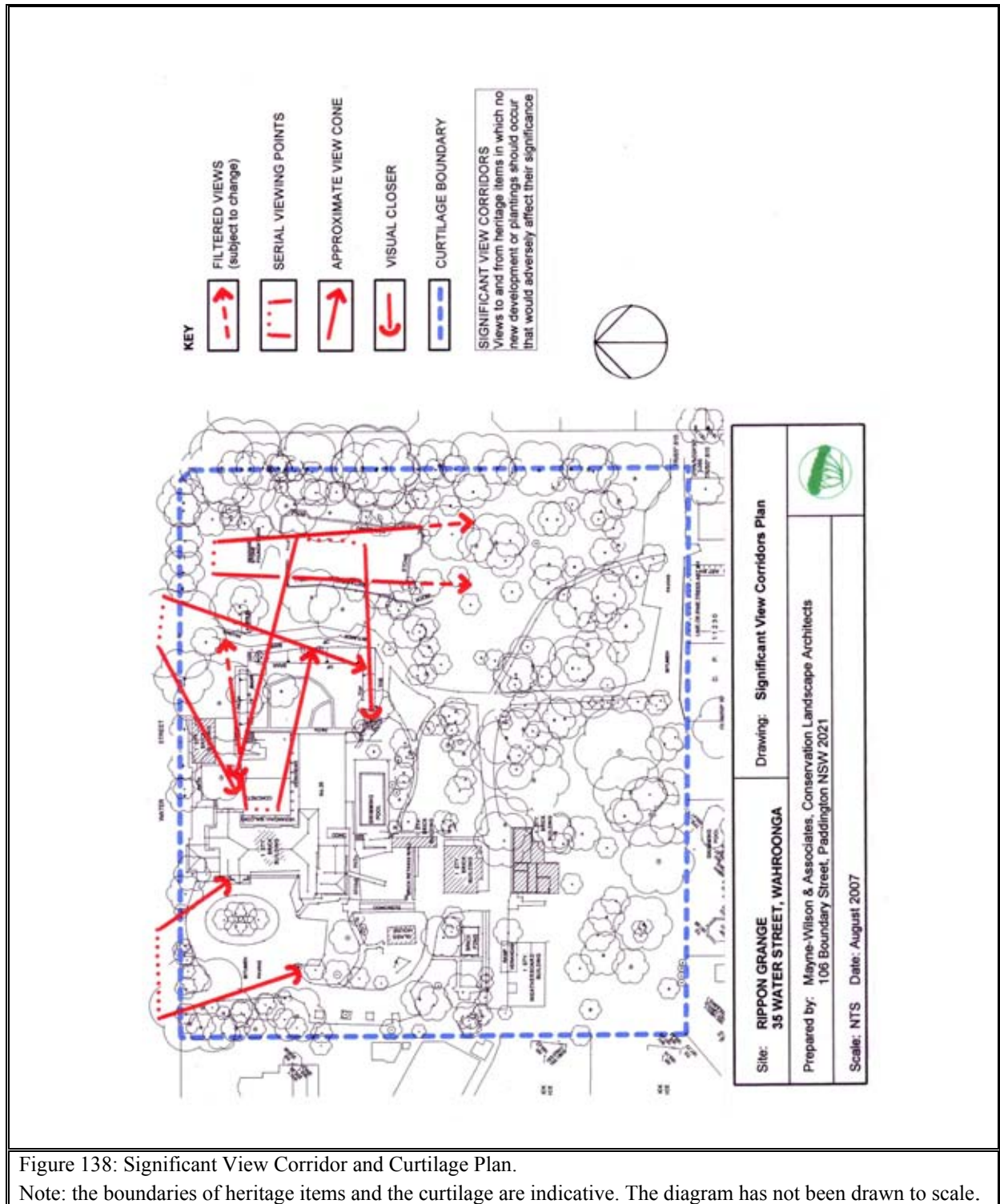
Items of lesser significance include the former glass hothouses, potting and storage sheds, and vegetable garden. These useful elements contributed to the heritage significance of the original garden and were consistent with the functions provided for in the early twentieth century period (and later) gardens. They also reflected the reliance of the early occupants on fresh vegetables (and often fruit) from their own property. Nevertheless, while they undoubtedly did subserve the needs and purposes of the early occupants of the house, most were not used after 1935 and very little now remains of any of them, at least not above ground. It is important that they be formally recorded.

The central lower section of the grounds was once used as a fowl run, but probably not by the Williams family or hospital authorities, while the lower south-eastern sector appears to have always been left as open woodland or bushland. Although these elements, together with the amorphously shaped vegetable garden, were consistent with the layout and functions of gardens in the early twentieth century period and up to 1950, they have not been used for over half a century and very few traces of these earlier uses remain. As such uses are not likely to be reactivated in the future, and as virtually no fabric remains to demonstrate them, they are regarded as being elements of a treed open space zone.

Many of the site’s very large mature trees that have been identified as cultural plantings, which include the pair of Brush Boxes, the Bunya Bunya Pine, palms, the Irish Strawberry

¹⁰² Ibid, pp.22-23

and the line of Blue Gums along the Young Street site boundary, have some heritage value, and should be conserved. Firm controls would be needed to ensure their preservation, and conditions imposed to ensure that building envelopes did not come within distances from their trunks recommended by a consulting arborist.



7.0 CONSTRAINTS AND OPPORTUNITIES

7.1 Statement of Significance

The Statement of Significance (Section 5.3) summarises the evaluation of why the place is significant in heritage terms. In general terms and based on the Statement of Significance, therefore, care needs to be taken with future adaptive reuse or activities that may be proposed for “Rippon Grange”, associated items and grounds:

- Such reuses or activities should avoid removing or reducing evidence of historical and aesthetic associations embodied within building fabric and landscape items so as to maintain their heritage significance;
- The reuses or activities should not detract from, or interfere with, the relationships of significant built and landscape items that are identified in this Conservation Management Plan;
- Any proposal for reuse should not reduce the integrity of built and landscape items identified as having high heritage significance, unless it can be convincingly proved that retention of component elements associated with the item compromises conservation.

Any future proposal for adaptive reuse or new use should ensure that:

- Building fabric and items that have been identified as having high and moderate heritage significance should be retained and conserved in situ;
- The place should be used in ways that recognise and maintain its heritage significance;
- Internal spaces within buildings that have been identified as having high heritage significance should be retained and conserved. This does not prevent sympathetic adaptive reuse of these spaces and the introduction of appropriate new building fabric;
- Changes to the use of the place are likely to occur. New uses should be undertaken so that interpretation of heritage significance is maintained and if possible enhanced in the future;
- Any new buildings are designed and detailed to complement the character and scale of significant buildings and harmonise with significant buildings and other items. This does not mean that new buildings should replicate features of existing buildings such as pitched roofs and fenestration patterns, which may be inappropriate in terms of the legitimate architectural expression and use of the new buildings

7.2 The Australia ICOMOS Burra Charter

All conservation, adaptive reuse and future development are to be undertaken in accordance with the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter), revised in 1999. The Burra Charter (refer Appendix 1) is accepted by the Heritage Council of New South Wales as providing sound guidelines for conservation work

and practices. The following constraints, which arise from relevant articles contained within the Charter, also apply to the whole site:

- Provision should be made for continuing security of the place and for maintenance of significant items [Article 2];
- All conservation works should involve minimum interference with the existing significant fabric [Article 3];
- The conservation policy will determine which uses are compatible [Article 7];
- The visual setting for significant items must be maintained and no new construction or other action which detracts from the heritage value of the item should occur [Article 8];
- Adaptation is acceptable to achieve conservation, so long as this does not detract from cultural significance [Article 20];
- Existing fabric should be recorded before disturbance occurs [Article 23];
- Disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place [Article 24];
- Appropriate direction and supervision should be maintained during all stages of the work [Article 27].

7.3. Heritage Listings

7.3.1 National Trust of Australia (NSW)

“Rippon Grange” was classified by the National Trust of Australia (NSW) in November 1997. However, although classification by the Trust does not have legal force, it is widely recognised as an authoritative statement of cultural significance for a place.

The 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 (eg, 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.

7.3.2 NSW Heritage Office

The study area is not included in the Heritage Office’s State Heritage Register. It is, however, included in the State Heritage Inventory, which contains information on heritage items included on statutory lists. However, inclusion in the Register itself has no statutory effects and does not impose legal constraints. The Statement of Significance included in the database containing the listing is essentially the same as that written by the National Trust of Australia (NSW).

7.3.3 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 the National Trust of Australia (NSW) reasons for listing.

7.3.4 Australian Heritage Council

“Rippon Grange” is listed in the Register of the National Estate, which is a list of places that have heritage significance at a national level. The Register is maintained by the Australian Heritage Council, which falls under the jurisdiction of the Australian Government’s Department of the Environment and Heritage. The place is listed as 35-45 Water Street, Wahroonga. Its legal status is Indicative Place, which means that although information has been entered into the Council’s database, a formal nomination for inclusion has not been made and the Council has not received data for assessment.

In any case, listing does not impose legal constraints on private individuals, private corporations or State or Local Governments.

7.4 Statutory Requirements

7.4.1 Ku-ring-gai Council

35-45 Water Street, consisting of the land comprising Lot 1 Deposited Plan 375262, is listed as a heritage item in Schedule 7 of the *Ku-ring-gai Planning Scheme Ordinance*, as amended to 30 March 2007, which is the principal planning instrument pertaining to heritage items. The site is zoned 5(a) Special Uses: Hospital.

The sections of the Planning Scheme Ordinance relating to heritage are contained within Clauses 61D to 61H:

- Clause 61D requires Council consent for demolition or alteration to buildings and erection of new buildings on sites containing heritage items (amongst other things). Council must take into consideration the effect a proposed development would have on a heritage item before granting consent.
- Clause 61E requires Council to assess effects of proposed development in the vicinity of heritage items before granting consent.
- Clause 61 F relates to advertisements and notifications that are required in respect of demolition of a heritage item other than minor partial demolition that would not adversely impact on the heritage significance of an item.
- Clause 61G relates specifically to conservation areas and is not applicable to the site.
- Clause 61H describes conservation incentives relating to heritage items, which relate to the granting of consent and exclusions for the construction of new buildings on a site that includes a built heritage item. Incentives include granting of consent to use for any purpose if the proposed use has little or no effect on the amenity of an area and conservation of a building depends on that use, and exclusion of the floor space of extant buildings from calculations determining floor space ratio and car parking spaces on the site.

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).

7.4.2 Building Code of Australia

The Building Code of Australia is the major building ordinance affecting conservation and the ongoing use of “Rippon Grange” and other buildings on the site. It relates to aspects of buildings that are controlled by legislation, which include structure, fire resistance, access and egress, fire fighting equipment, mechanical ventilation and aspects of health and user safety.

The requirements for compliance with the Building Code of Australia are based on the classification of the building, which is determined by the purpose (or purposes) for which it will be used. Where different parts of the building have different uses they will be classified separately.

Alternative solutions may be negotiated through the Fire Access Services Advisory Panel, a sub-committee of the NSW Heritage Council, where compliance with parts of the Code may compromise the architectural integrity of a building and diminish its cultural significance.

7.4.3 Blue Gum Trees

The eastern and southern parts of the site are distinguished by the presence of Blue Gum trees. Blue Gum High Forest is regarded as a critically endangered ecological community. A number of these trees are considered to be cultural plantings, while others are understood to be the result of regrowth after clearing. The trees are understood to fall under the provisions of the *Threatened Species Conservation Act 1995*.

Evaluation of the ecological significance of these trees falls outside the purview of this Conservation Management Plan. Their ecological status should be evaluated by a specialist consultant conversant with the Act and qualified to undertake such an evaluation. However, the Blue Gum trees along the eastern boundary of the site have heritage significance because they have been identified as a cultural planting (refer to section 5.8 of this report).

7.5 Physical Condition of Significant Buildings

The following observations on the condition of “Rippon Grange” and certain other buildings are based on visual inspections and on those of a structural engineer as noted below. The observations are not a comprehensive schedule of defective building fabric but are intended to indicate the physical condition of the buildings.

7.5.1 “Rippon Grange”

External fabric appears to be in reasonably good condition, although in some parts, such as the canopy associated with the principal entry, it has been damaged and is deteriorating. The most extreme external damage is associated with the verandah on the eastern side of the house, the ceiling of which has collapsed.

Internally there is more evidence of deterioration, due in part to termite infestation and, at the southern end of the building, water penetration as well. In recent times, parts of the building have become damaged through vandalism.

The termite infestation within the building has been the subject of investigation by a specialist company. The main area of infestation is in the south western part of the house and includes the stair and adjacent rooms at ground and first floor levels identified in this report as G24, G25, G26, F19 and F22 and in the roof above the first floor spaces¹⁰³. These spaces have also suffered from the effects of water ingress, presumably through the roof. Here floor structures have deteriorated to the extent that they are becoming dangerous to use.

Apart from these sections of the building, termite infestation is particularly notable in skirting boards on the western side of the former billiard room (room G4). Walls in the western side of the room show evidence of damp penetration, while a section of the decorative ceiling linings on the eastern side of the space has been damaged.



Figure 139: Deteriorating skirting joinery, north-western corner of Room G4 (Rod Howard & Associates, 2006).



Figure 140: Damaged skirtings and wall surfaces in the north-western corner of Room G4 (Rod Howard & Associates, 2006).

¹⁰³ Report prepared by Ant-Eater Environmental Services Pty Ltd dated 2 March 2006.



Figure 141: Badly damaged fabric associated with spaces adjacent to the stair at the southern end of “Rippon Grange” (Rod Howard & Associates, 2006).



Figure 142: Damaged ceiling fabric, Room F19 (Rod Howard & Associates, 2006).

7.5.2 Former Stable

External brickwork is deteriorating with quite noticeable cracking in several places, and the building is subsiding along its southern and eastern sides to the extent that the roof over the eastern section of the building is collapsing. The roof structure has been severely affected by termite infestation as has the floor of the loft, part of which has collapsed.

The building has been the subject of investigation by a structural engineer, who has observed that distortion and cracking appear to be due to the following:

- Differential settlement in the founding material, which may be due to shrink/swell in underlying clays, consolidation of fill or the effect of sub-surface groundwater flows;
- Localised saturation and/or wash out at downpipes discharging onto and into the ground;
- The effect of tree roots - there is a very large brush box tree growing close to the northern wall of the building's eastern section, with major roots passing beneath the building¹⁰⁴.

¹⁰⁴ Hughes Trueman Structural Condition Report dated 20 October 2005



Figure 143: Collapsed section of roof on the south-eastern side of the former Stable (Rod Howard & Associates, 2006).



Figure 144: Condition of ceiling linings within the former Stable (Rod Howard & Associates, 2006).



Figure 145: Deterioration of portion of roof within the former Stable (Rod Howard & Associates, 2006).



Figure 146: The gap between flashings and lower roof indicate the extent to which the roof has dropped (Rod Howard & Associates, 2006).

7.5.3 Swimming Pool

The structural engineer also carried out a preliminary inspection of the Swimming Pool in October 2005. Apart from minor cracking in the tops of pool walls aligned with the deepest part of the pool, initial inspection suggests that the structure is likely to be sound. However, further detailed investigation, including opening-up works and analysis of concrete, has been recommended.¹⁰⁵

7.5.4 Summerhouse

As stated elsewhere in the Conservation Management Plan, the summerhouse has deteriorated to the extent that the structure has totally collapsed. However, deteriorated building fabric remains in place, providing evidence of the original design to guide restoration of sound early fabric and reconstruction of damaged elements.

7.5.5 Killara Cottage

Killara Cottage is in very poor condition, with the northern section of its roof progressively collapsing and its walls demonstrating a sizable amount of termite infestation.



Figure 147: Killara Cottage (Rod Howard & Associates, 2006).

¹⁰⁵ Ibid.

7.6 Landscape

It would not be possible to restore and conserve the terraces to the east of the residence until the buildings that the hospital authorities erected and the trees that they have planted there have been removed.

The recommendation to retain and conserve the original driveways and pathways may be considered a constraint to future development, unless they were regarded as an asset and decisions were made to “work” with them. As they offer the most convenient and logical means of accessing the various elements and spaces within the site, as well as being of high to moderate heritage significance, it would be desirable to retain them.

With regard to the former potting sheds, glass house, vegetable garden, fish pond and plunge pool, so little of their fabric remains that there is little point in attempting to conserve it. A possible exception could be the former fish pond, if a future owner decided there was merit in having this water feature excavated and restored for the purposes of aesthetics, amenity and visual pleasure.

A further constraint is the desirability of retaining as much of the remnant or regenerated Blue Gum trees as can be achieved, balanced against the need to secure identified cultural landscape values as discussed in this Conservation Management Plan.

7.7 Owner's Requirements

The property was acquired by Waterbrook at Wahroonga during 2005. The company builds and manages residential estates for those aged 55 and over, termed lifestyle resorts, which offer a comprehensive range of recreational facilities in addition to high quality housing. Waterbrook intends to incorporate “Rippon Grange” and its grounds into a senior’s lifestyle resort development.

7.8 Appropriate Uses and Opportunities

“Rippon Grange” and its site were developed and enjoyed as a family home for fifty two years. Since 1951 the place has served health care purposes, which is reflected in the present (2007) zoning of the site. However, the State Government no longer had use for the property past a certain date, as evidenced by its program of relocating people from large residential centres to community based accommodation. This program was initiated in the year 2000. “Rippon Grange” was only one of a number of large residences that were closed during the second half of 2003 and the first half of 2004¹⁰⁶. As a result of this the property was sold and has been returned to private ownership.

However, the house and its grounds present opportunities for conservation and adaptive reuse, most of which would require rezoning. Given the size of the property, its heritage significance and condition there are serious financial considerations attending its future use and conservation.

¹⁰⁶ *Department of Aging, Disability and Home Care Annual Report 2003-2004*, p.19

The future conservation of the place will rely on an appropriate use and ongoing funding. The preferred use for the place would maintain the site on one title so that all of the identified components of its heritage significance can be maintained and conserved.

Possible uses for the place that would retain one title and not involve additional building include:

- Reversion to a family home maintaining its existing grounds;
- A prestigious guest house;
- A school or educational facility such as the School of Philosophy based at “Mahratta”, a large house situated in Wahroonga;
- A child care facility;
- A corporate centre for staff training, conferences and the like. “Mahratta” served this use prior to its current use;
- A centre for a denomination of organised religion. An example of this, albeit in a much smaller setting, is the house owned by the Seventh Day Adventist Church on the Pacific Highway at Gordon.

Possible uses for the place that would involve conservation of significant items and the construction of new buildings include:

- Continued use as a health care facility similar to its past uses;
- A conference centre;
- A lifestyle health resort;
- An aged care facility.

Possible uses that would result in the subdivision of the site into separate titles include:

- Development of detached housing retaining “Rippon Grange” on one of the allotments;
- Retention of “Rippon Grange” and townhouse development elsewhere across the site.

Clearly not all of these potential uses would be appropriate in terms of their effects on the integrity of the site’s title and retention of the site’s important characteristics. The most appropriate reuses would maintain the integrity of the site, “Rippon Grange” and other items identified as having heritage significance, and the relationships of all of the significant items across the site.

Potential appropriate uses for “Rippon Grange” and its various spaces could include:

- Residential, whether as a single dwelling, guest house or containing “live in” functions;

- Non-intrusive communal uses in the main living areas, which could include dining, meeting/conference, passive recreational and lounge functions;
- A conference or corporate facility with residential or office and meeting facilities;
- A small educational facility with passive uses such as lecturing, classes and meetings, plus residential spaces;
- Child care;
- Aged care.

Subdivision of “Rippon Grange” into residential apartments is not considered appropriate because of the plan and disposition of the building’s interiors and because it would compromise interpretation of the building as a single dwelling. Also, compliance with current building regulations may also result in the compromise of the building’s significance.

Potential appropriate uses for the former Stable (the western section) could include:

- Maintaining use for stabling;
- Communal uses such as studio space or recreation space;
- Site maintenance such as storage or workshop functions.

8.0 CONSERVATION POLICIES

The Conservation Management Plan should form the basis for future decision making, to enable the conservation and adaptive reuse of the place while retaining its cultural significance. This section of the report contains the conservation policies that provide a guide for the care of the place. They are intended to balance the current and any future owner's requirements with the necessity of retaining and conserving significant spaces and fabric, and to facilitate appropriate reuse of the place.

8.1 Conservation Approach

Policy 1

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (*The Burra Charter*), revised 1999.

Policy 2

This Conservation Management Plan should be endorsed as a guide to the conservation of the place and any future development that may be proposed for it.

Policy 3

The Assessment of Significance, Statement of Significance and Significance of Individual Components described in Section 5 of this Conservation Management Plan should be accepted as part of the basis for future planning related to the site.

8.2 Conservation of Significant Fabric and Items

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:

Guidelines

- All items and fabric evaluated as having high significance should be retained in situ and conserved. Any adaptive reuse necessary to ensure the continued use of the place, change, removal or obscuring of this fabric is to be minimised, and changes should be reversible. Any fabric which is to be justifiably removed is to be recorded prior to its removal. This is to be carried out in accordance with the documents *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006) and *How to Prepare Archival Records of Heritage Items* (3rd edition, June 1998) both published by the NSW Heritage Office.
- All fabric evaluated as having moderate significance should be retained as much as possible. A greater degree of change is permissible, but change, removal or obscuring

of significant fabric should be minimised and changes should be reversible.

- All fabric evaluated as having little significance may be retained or removed provided that such removal does not cause damage to fabric of having greater significance.
- Intrusive fabric should be removed or modified to lessen its negative impact. Damage to significant adjoining fabric should always be avoided.

8.3 Future Use

“Rippon Grange” was originally designed as a large and spacious family home set in extensive landscaped grounds and supported by a variety of ancillary leisure and service structures. Although its grounds were drastically curtailed during the 1920s and its use radically changed in the 1950s, there is still a great deal of fabric remaining in place to allow interpretation of the site’s original uses and character.

Policy 5

The policies set out within this Conservation Management Plan should be applied irrespective of any future use to which the site is subject.

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 retention of the character and significance of the place.

8.4 Built Items

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 and no intervention should be instigated without careful consideration of the alternative procedures available to accomplish this end.

Guidelines

In general terms, no activity should occur to “Rippon Grange” and other items of high significance that would:

- Remove or reduce evidence of important historic and aesthetic associations contained within the existing fabric;
- Significantly detract from, or otherwise interfere with, their important associations with the landscape features of the site;
- Reduce the intactness of remaining fabric of most significance.

Any future action should take into account the following:

- Original and early fabric should be retained and conserved where it survives;
- The buildings should be used in a way that will not compromise their heritage significance;
- Evidence of important past use contained in building fabric should be conserved in situ;
- No activity that prejudices the character of the place should occur;
- Significant intact internal spaces, volumes and areas should be retained and conserved;
- Changes to the use of the place may occur, but these should not affect the interpretation of its significance;
- Any new works should be designed and detailed in a way that will harmonise with, and complement, the character and scale of the respective buildings;
- The planning, design, documentation and supervision of any changes to any building fabric or any future development associated with the place should be undertaken by or in conjunction with persons having relevant expertise and experience in building conservation projects.

8.4.1 “Rippon Grange”

“Rippon Grange” is the most significant built item on the site. It is imperative that conservation of the building is undertaken as part of any future program of adaptive reuse.

Policy 8

Retain and conserve “Rippon Grange”.

Guidelines:

- A detailed schedule of conservation works, prepared under the jurisdiction of a recognised architectural conservation practitioner, should be prepared prior to any work taking place on the building;
- An appropriate adaptive reuse (or uses) should be found for “Rippon Grange” that acknowledges its past domestic character and use and does not compromise its heritage significance;
- All intact original and early fabric and spaces associated with those parts of “Rippon Grange” that were designed by John Sulman and Joseland & Gilling and H Ruskin Rowe should be retained and conserved;
- All intact fabric and spaces associated with those parts of “Rippon Grange” that were designed by H Ruskin Rowe should be retained and conserved;

- Cutting of new openings into the early and original external masonry walls of “Rippon Grange” should not be permitted, nor should existing openings be enlarged, so that evidence of early use and the significance of the respective building exteriors are not diminished. New openings in building fabric of those parts of the building associated with John Sulman or Joseland & Gilling should be limited in number and only if justifiable to ensure the ongoing conservation of the building;
- Fabric identified as being intrusive should be removed. This would also entail careful reconstruction of demolished fabric or restoration of existing fabric where the intrusive fabric was removed. Reconstruction should be based on available documentary and photographic evidence;
- Alterations and additions to the exterior of the building should be restricted to relatively minor works that complement original fabric and the building’s form and detail. They should be located in parts of the building that have been modified intrusively as a result of hospital usage. Materials should match as closely as possible early roof coverings, brickwork, stone, timber shingles and timber joinery;
- The introduction of new services should be located unobtrusively and ideally confined to building fabric that has been disturbed;
- Original finishes may exist concealed behind later fabric. Should these be uncovered during future building works, the advice of persons having relevant expertise and experience in building conservation projects should be sought;
- The setting of “Rippon Grange” should be upgraded and, where appropriate, reconstructed to enhance the significance of the place and to enable interpretation of the historical and aesthetic importance of the place;
- All changes to significant building fabric should be recorded.

8.4.2 Former Stable

Policy 9

The former Stable should be retained and conserved.

Guidelines:

- An appropriate adaptive reuse should be found for the building;
- The eastern section of the building is deteriorating, in part because of the roots of a highly significant tree growing nearby, and has been the subject of a structural engineer’s report. Consideration should be given to demolition of the eastern section because of the risk of damage to the tree in the event that repairs were undertaken;
- Any new elements that are introduced to any part of the building should be designed with respect to the significance of the building’s fabric;
- All changes to building fabric should be recorded.

8.4.3 Swimming Pool

Policy 10

The Swimming Pool should be retained and conserved.

Guidelines:

- The enclosure that was constructed around 1960 is intrusive and should be removed. This should be done in a way that prevents any further damage to early fabric associated with the Swimming Pool;
- The vertical surrounds associated with the Swimming Pool are constructed of textured brick and have suffered deleterious modification and damage. Damaged brickwork should be repaired and missing brickwork should be reconstructed. It may be possible to salvage bricks for reuse from the Pool Shed to the south west of the Swimming Pool;
- All changes to significant fabric should be recorded.

8.4.4 Summerhouse

Policy 11

The Summerhouse should be reconstructed.

Guidelines:

- The summerhouse should be reconstructed in or close to its existing location and conserved so that its heritage significance can be regained;
- The building has collapsed as a result of poor maintenance and neglect. Loose fabric should be stored safely on site so that it can be restored or used as a basis for the reconstruction of missing fabric.

8.4.5 Other Built Items

A number of other built items, including the original portion of the pool shed, Killara Cottage, the Playroom/Classroom and the Classroom Block have been evaluated as having moderate significance. The buildings contribute to an understanding of the development and use of the site, especially during the post World War II era.

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.

Guidelines:

- Although the northern section of the Pool Shed has been assessed as an item of moderate significance because of its associations with the Williams family and H Ruskin Rowe, its significance is not so great as to warrant retention. Brick walls of the northern section of the building should be carefully demolished and bricks stockpiled in a secure location on site for reuse in reconstruction and repair of early walls around the swimming pool;
- The location of Killara Cottage on the site and its specialised use as a play facility for inmates of the hospital, make its in situ conservation difficult. Consideration should be given to retaining Killara Cottage on the site, but relocating it so that the setting of Rippon Grange is enhanced;
- The Playroom/Classroom has been assessed as an item of some significance because of its associations with the John Williams Memorial Hospital and because of its architectural character. Serious consideration should be given to its retention and conservation, and an appropriate adaptive reuse be found for the building. Demolition of the item should only be considered if no appropriate adaptive reuse can be found or if it is proved to interfere with the reconstruction of the landscaped setting of “Rippon Grange”;
- The Classroom Block has been identified as an item of some significance because of its role within the infrastructure of the John Williams Memorial Hospital. It is desirable to retain and conserve this item. An appropriate adaptive reuse should be found for the building so that its conservation is feasible. Should there be no appropriate reuse for the building, then demolition may be considered;
- All of the buildings described above should be archivally recorded prior to any demolition taking place.

8.5 Intrusive Items

Policy 13

All identified intrusive fabric should be removed.

Guidelines:

- Removal of intrusive fabric may entail careful reconstruction of earlier demolished fabric or the restoration of existing fabric where intrusive elements are to be removed. Any reconstruction should be based on available documentary and photographic evidence.

8.6 Maintenance

It is important to initiate and implement a program of preventative maintenance for the site.

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 some significance.

8.7 Interpretation

Policy 15

An interpretation strategy should be devised and the interpretative material located in a position that is readily accessible for occupants and visitors.

Guidelines

- A commitment should be made to provide reasonable public access to the place;
- Prepare an interpretation plan to make clear to occupants and visitors in clear and direct terms the social, historical and aesthetic significance of the place;
- It may be possible to use commemorative plaques associated with the John Williams Hospital that are presently fixed to parts of a number of buildings in the interpretation strategy;
- Generally, the best way of making the significance of the grounds understood would be to conserve, and where necessary restore or reconstruct those elements which contribute to its distinctive character as a property developed by the wealthy Sargood family and subsequently modified and enriched by the contributions of the Braddock and Williams families.

If the hospital accretions that intrude onto the eastern terraces were removed and the latter restored to their former configuration - including the tennis court - the grounds would generally speak for themselves and need little specific interpretation;

- If new development were to occur in the tree'd southern section of the property, then signs or plaques would be desirable to illustrate the original use of that area for vegetable gardens, fowl runs, informal swimming, and experiencing 'bushland'.

8.8 Curtilage

Policy 16

The curtilage recommended in Section 6.0 of this Conservation Management Plan and described in the diagram at the end of Section 6.0 should be established for the site. These will impose several constraints, which are described in the diagram incorporated into Section 9.2 following.

Guidelines:

- No activity should take place within the site curtilage that would diminish the historic relationship of the mansion “Rippon Grange” with the site and its surrounding landscape and setting;
- Any new buildings that may be constructed within the curtilage should be in accordance with the Guidelines spelt out in Section 9.2 below;
- New development may occur within the site curtilage and should conform to the Guidelines outlined in Section 9.3 below;
- New development should be cognisant of identified view corridors and should be designed so as to maintain the corridors (refer to the diagram at the end of Section 6.0);
- Consideration may also be given to screen new development from significant built items by means of planting. This should take the form of species compatible with the planting already on the site.

8.9 State Heritage Register

“Rippon Grange” and its site are items of state significance, and should be afforded the legislative protection that would be provided by inclusion on the State Heritage Register, compiled by the Heritage Council of NSW.

Policy 17

A submission should be prepared for the inclusion of “Rippon Grange” and its site on the State Heritage Register.

8.10 Reviews

Although this document proposes a framework for the conservation and management of “Rippon Grange” and its site, the circumstances relating to the place may change over time as recommendations are implemented and the changing requirements of users become evident.

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.

8.11 Conservation Policy for the Grounds

Policy 19: General Policies

The conservation policy for 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 initiated during the interwar era by private owners and then modifications arising from institutional use during the second half of the twentieth century, and the contribution that their component elements make to that significance.

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 the legibility of the Federation and interwar period layers of the grounds to be fully restored.

Should this restoration work be carefully and sympathetically completed, it is considered that the scale and relative intactness of the grounds and their ability to demonstrate the culture and lifestyle of affluent members of New South Wales society in the first half of the twentieth century would support or reinforce the future listing of the property as a whole as being of State significance. The significant landscape spaces and component elements of the grounds that contribute to this should therefore be conserved.

Elements of high significance, such as the carriage loop, driveways, terraces, tennis court, croquet lawn, swimming pool and identified early plantings (Brush Box, Bunya and Irish Strawberry Tree) and Blue Gum trees should be conserved and the recognised values of the garden reinstated where possible to their original form.

It is most desirable that the modern structures and plantings located in the tennis court be removed, and that the configuration of the original terracing along the eastern front of the house be restored. The later walls and roofing over the Swimming Pool should also be removed, and it should be refurbished to its original style.

As most pathways are on or close to their original configuration, they should be conserved and where appropriate, repaved in the original materials used during the key period of the property (1898 - 1935). The brick edging and spoon drains used along the driveway and some of the pathways should also be conserved and restored where necessary, as should the bush rock edging around the garden beds where it was used.

Landscape elements of lesser significance, such as the former potting sheds, the glass conservatory, minor pathways and the (essentially archaeological) sites of the former plunge pool and fish pond should each be considered on their merits. In some instances, where the fabric is no longer visible, they should be simply interpreted by means of appropriate plaques or signage, while in others it would be sufficient for them to be properly recorded and then removed.

The regenerated Eucalypts from the seedbed of the original forest should be retained (and appropriately treated) where they meet satisfactory SULE criteria as assessed by the consultant arborist. Where the regrowth of the native vegetation disrupts the historic visual relationship between the house and garden it should be removed.

The guiding considerations should be that any removal would not diminish but would uncover, restore or enhance the significance of the items of high significance and the ability of the latter to be fully understood and correctly interpreted.

Policy 20: Recommended Conservation Action

Actions to repair, restore or reconstruct items identified as having significance should generally follow the Burra Charter principle to do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained. Where specific items of identified significance need to be restored or reconstructed, the prior advice of an appropriate conservation expert should be sought and subsequently followed.

All the relevant landscape elements and the recommended actions for their conservation are contained in Table 1. Their location and a summary of desirable conservation action are contained in the plan diagram at the end of this Section (Figure 148).

To summarise the above, the following landscape items should be conserved:

- a. entry carriage loop and driveways
- b. oval gardens (south west of “Rippon Grange”)
- c. brick staircases down from the tennis court
- d. croquet lawn and retaining walls
- e. wire arbours
- f. nominated significant trees that are cultural plantings, including two Brush Box, Bunya Bunya Pine, Irish Strawberry Tree, two Cabbage Tree Palms and cultural plantings of Blue Gum trees. Other Blue Gum trees on the site should be analysed by an environmental specialist and form the subject of a separate report.

The following elements should be restored or reconstructed:

- g. upper front lawn terrace, batter slope and staircase down to
- h. middle terrace, batter slope and staircase down to
- i. tennis court
- j. sandstone steps down to croquet lawn
- k. summerhouse
- l. (lap) swimming pool
- m. any damaged or missing brick spoon drains along retained driveways
- n. missing or broken sandstone edging along garden beds and pathways

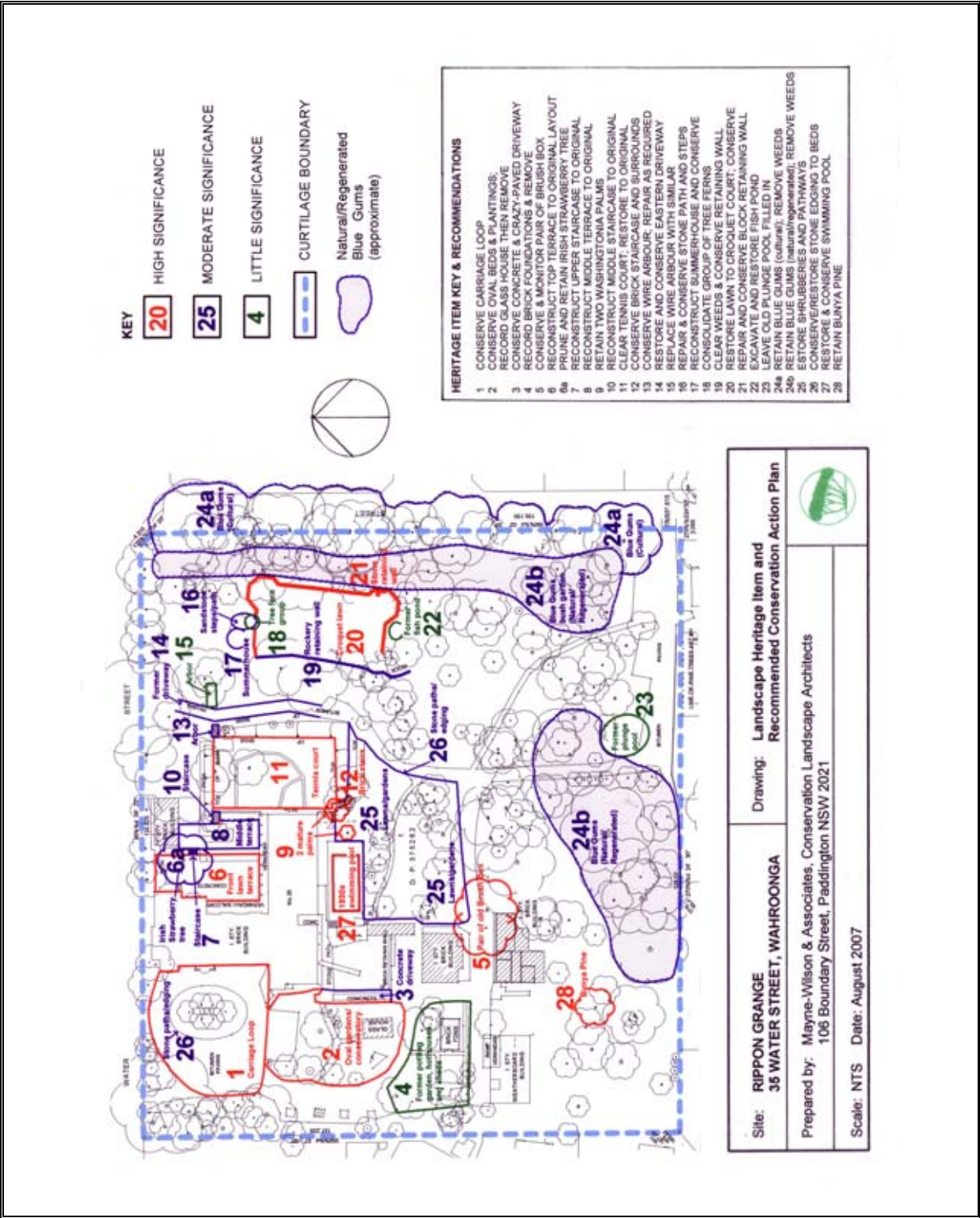


Figure 148.

Note:

- The boundaries of heritage items and the curtilage are indicative only. The diagram has not been drawn to scale.
- Refer to the Species Impact Statement by Cumberland Ecology, Vegetation Management Plan prepared by Urban Bushland Management and Tree Impact Statement by Treewisemen for more accurate mapping and for a more detailed treatment and maintenance of Blue Gums and other ecological species and communities on the property.

9.0 IMPLEMENTATION

9.1 Conservation Management

9.1.1 Philosophy

It is important for those persons who will be looking after the future management of “Rippon Grange” to be briefed in the findings of this Conservation Management Plan and have access to sound advice regarding conservation practice and traditional building technology.

The Australia ICOMOS Burra Charter provides a sound basis for the philosophy of heritage conservation and provides in simple and easily understood terms principles, guidelines and definitions. A copy of the Articles of the Burra Charter is included in Appendix 1 of this report.

9.1.2 Expertise

When alterations to significant building fabric or landscape elements are planned it is recommended that the services of a suitably qualified and experienced conservation practitioner are obtained to provide the proper advice concerning conservation, design and technical information.

9.2 Conservation and Development Guidelines: Curtilage

9.2.1 Objectives

The main objective for conservation works in the curtilage defined for the site is to maintain the integrity of significant buildings and landscape elements and their historical relationships. Conservation works should enhance an appreciation and understanding of the significance of the place. The objectives are summarised on Figure 149 appended to the end of this section of the Conservation Management Plan.

9.2.2 Guidelines

- Significant buildings should be conserved. This may include renovation and alteration where necessary to ensure the conservation of the buildings;
- Buildings can be adapted to appropriate new uses to ensure conservation;
- Intrusive elements and buildings should be demolished to regain cultural significance for significant items and for the place;
- Extensions may be made to existing buildings. However, any addition must be regulated by stringent design controls;
- The landscaped setting of “Rippon Grange” and significant built items should be conserved and upgraded. Important existing planting may be supplemented so that its significance is enhanced and reinforced;

- New development that may be undertaken should be cognisant of the need to protect and enhance the cultural significance of the place. New buildings should not disturb or intrude upon the visual relationships between “Rippon Grange” and the significant garden areas to the east of the building, or from identified views from the north, east and west. Care should also be taken with the placement of new buildings in the vicinity of other significant built items, garden areas and views, which should be considered in light of their heritage significance;
- In general terms any new buildings should be set back from significant built items. To assist in minimising their impact on the items, the bulk and detailing of new buildings should be carefully considered in terms of the relationship of the buildings with the significant items. These constraints will assist in maintaining the interpretation of the items’ significance and will control the impact of new buildings on the items;
- At the north eastern corner of the site new buildings should be restricted in height. The fall across the site should be exploited to minimise building mass. Development in this part of the site is considered permissible because of its relative lack of heritage significance, relatively small impact on views across the site and topography that will assist in lessening the impact of a building on the place;
- Elsewhere new buildings should be no higher than the ridge line of “Rippon Grange” and should be sited in such a way that “Rippon Grange” can be interpreted as a free standing building. “Rippon Grange” is the most significant built item, located on the highest part of the site, and has a major role in defining its visual character. By establishing this height restriction the prominence of “Rippon Grange” will be maintained and its visual relationship with the natural tree canopy, which forms an important part of views across the site from Water Street, will also be maintained;
- Extensions to the significant built items should be subsidiary to the items in terms of their bulk and scale so that they do not dominate the item or detract from its setting. Their architectural style must complement significant buildings but does not need to replicate their architectural style;
- Views across the site that are identified on the plan diagram following Section 6.2 of this Conservation Management Plan should not be obstructed by new development.
- New services to improve amenity of users and to achieve compliance with current building regulations can be introduced, provided their introduction does not detract from the cultural significance of the place or result in damage to significant built items and landscape items;
- In general terms any new buildings should be limited in height to the extent that that the natural forest canopy can be read as an independent element;

- There should be no development within the area around the former Stable outlined on the diagram on the following page (Figure 149). The extent of this area should encompass the significant trees near the Stable and should include the width of the driveway on the western side of the Stable. The space around the Stable will enable interpretation of the building as a free standing element on the site and assist in conserving the significant trees included in it.

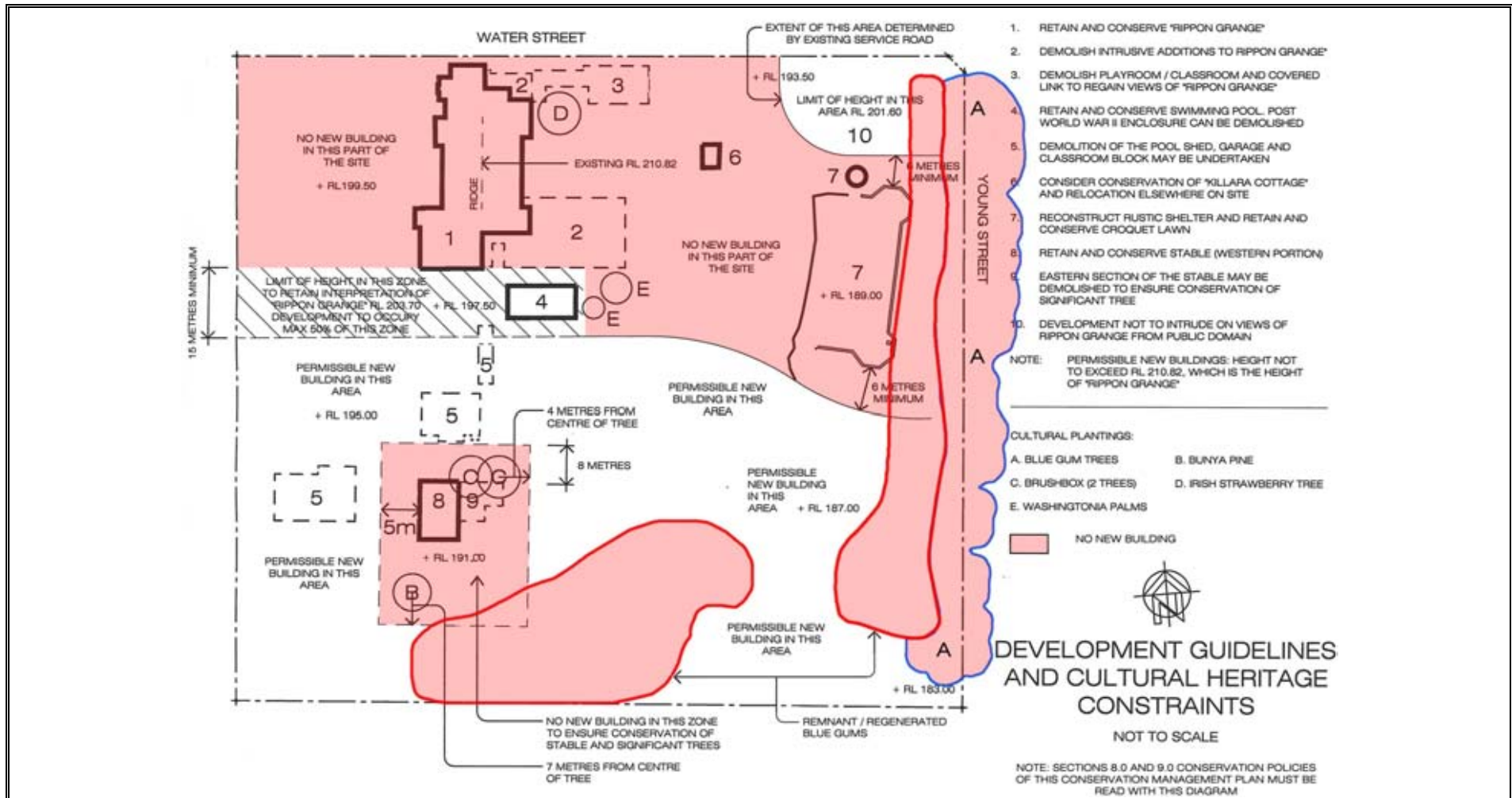


Figure 149

Note:

The boundaries of heritage items and the shaded sections describing development constraints are indicative only. The diagram has not been drawn to scale.

This diagram should be read in conjunction with the Conservation and Development Guidelines contained in Section 8.0 and 9.0 of this Conservation Management Plan

9.3 Conservation Guidelines: Building Design

9.3.1 Objective

The objective of the guidelines for these areas is to ensure that any new development is undertaken in a manner that recognises and enhances the significance and setting of built and landscape items across the site.

9.3.2 Guidelines

- The most appropriate types of development that should be undertaken on the site are considered to be residential, institutional or recreational because of their potential to retain the heritage significance of the place, conserve important items and retain a single title across the site;
- New construction should take the form of free standing buildings modulated and detailed so that their visual effect is minimised. This will assist in lessening impacts on significant buildings elsewhere on the site and assist in maintaining an interpretation of the site's open character;
- The placement of new buildings should enable interpretation of the established relationship between significant buildings so that an understanding of their relationship to each other and the site can be understood;
- The architectural style of new development should not duplicate the architectural style of significant buildings. The significant buildings have an aesthetic integrity and historical character that would be diminished by imitation of their design;
- The design of new buildings should complement significant buildings in terms of bulk and scale. An established vocabulary of building materials already exists on the site, and consideration should be given to continuing at least some of this vocabulary into new development. Replication of existing architectural forms and detailing is not considered appropriate in new buildings because it is considered to be an approach of pastiche, thus diminishing the importance of the significant buildings on the site. Replication of traditional roof forms is not considered essential in the design of new buildings – the roof form of “Rippon Grange” makes a very important contribution to the character of the place and this would be compromised by repetition of its form on other buildings or parts of buildings that may have a similar overall height. Judicious planting on new buildings may be acceptable;
- Advantage should be taken of falls across the site to minimise height and bulk of new development. However, heights of new buildings are not to exceed the ridge height of “Rippon Grange” so as to minimise impacts on “Rippon Grange”;
- It is preferable to locate car parking associated with new development beneath new buildings to maximise the potential for retaining existing trees and open space and

to allow new planting to consolidate existing planting and enhance the place. All car parking should conform to the regulations that are applicable to the type of development that is proposed.

- New development should not visually dominate the significant buildings and cultural landscape associated with “Rippon Grange”. This will require careful consideration of the location, bulk, scale and visual impact of new buildings associated with development.

9.4 Maintenance Guidelines

- Only persons qualified and experienced in the treatment of relevant material should be employed to carry out remedial work to significant fabric.
- Unless it constitutes a serious safety risk, worn or damaged fabric should remain in place.
- Previous maintenance or repair works that have made use of inappropriate materials or methods should be replaced using materials that are appropriate or replicate original fabric.
- Wherever possible reference should be made to original extant written and visual evidence as a means of reconstructing missing components and detailing.
- Generally, no intervention in the fabric and care of the grounds should be permitted which is inconsistent with the recommendations of this Conservation Management Plan. However, maintenance activities such as mowing, pruning, watering and weeding should be permitted without obtaining special permission.
- Overall, the core parts of the grounds, which are the formal elements in the northern half of the site, are structurally intact. Weed infestation is prevalent in some sectors and generally shrubs and lawn are very overgrown. Accepted horticultural practices are to be used within this zone. Landscape maintenance or weeding around Blue Gum trees need to be carried out under the guidance of qualified and recognised ecological consultants and conform to the relevant regulatory requirements. These areas need to be rehabilitated using accepted bushland regeneration methods superintended by a recognised and qualified ecological consultant.
- Some of the original bush rock/sandstone rubble used as edging around some of the garden beds needs to be replaced or re-laid securely, in order to maintain their heritage value;
- Original brick spoon drains need to be checked on a regular basis to ensure they are in sound condition and repaired as required;

- A qualified arborist is to inspect the site once a year to check on the condition of all major trees and carry out necessary arboricultural maintenance;
- The early twentieth century character of the formal gardens to the north of the site is to be maintained and where replacement planting is required sympathetic plant stock selected. Where trees or shrubs die or need to be replaced, or fill gaps, care should be taken to ensure that the new material is drawn from plants which were commonly grown in Federation period gardens, and not from recently introduced showy cultivars. Appropriate plant lists are available in a number of publications on Federation housing and their gardens. The replacement of plants of a recent period with the same species - for example, Cocos Island palms - should not occur; rather, plants of the Federation period should be substituted;
- A landscape contractor experienced in the management and maintenance of period gardens needs to be engaged. The contractor should be supplied with a copy of this Conservation Management Plan prior to undertaking any work on the site. An experienced and qualified bush regeneration practitioner should be engaged to undertake all work associated with the Blue Gum trees.

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The Australia ICOMOS Burra Charter

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;

- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.
- 1.11 *Compatible use* means a use which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

It is recognised that all places and their components change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Articles

- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations and meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Explanatory Notes

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Articles

Article 5. Values

- 5.1 *Conservation of a place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2 The policy for managing a place must be *based* on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

- 7.1 Where the *use* of a place is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible use*.

Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Explanatory Notes

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, interpretation and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

Article 15. Change

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Article 16. Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

- 20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the *cultural significance* of the place.
- 20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

- 21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the place.
- 21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

- 22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.
- 22.2 New work should be readily identifiable as such.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

- 24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.
- 24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many places is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

- 26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
- 26.3 Groups and individuals with *associations* with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

- 27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.
- 27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked to use.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.
- 28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

- 32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.
- 32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

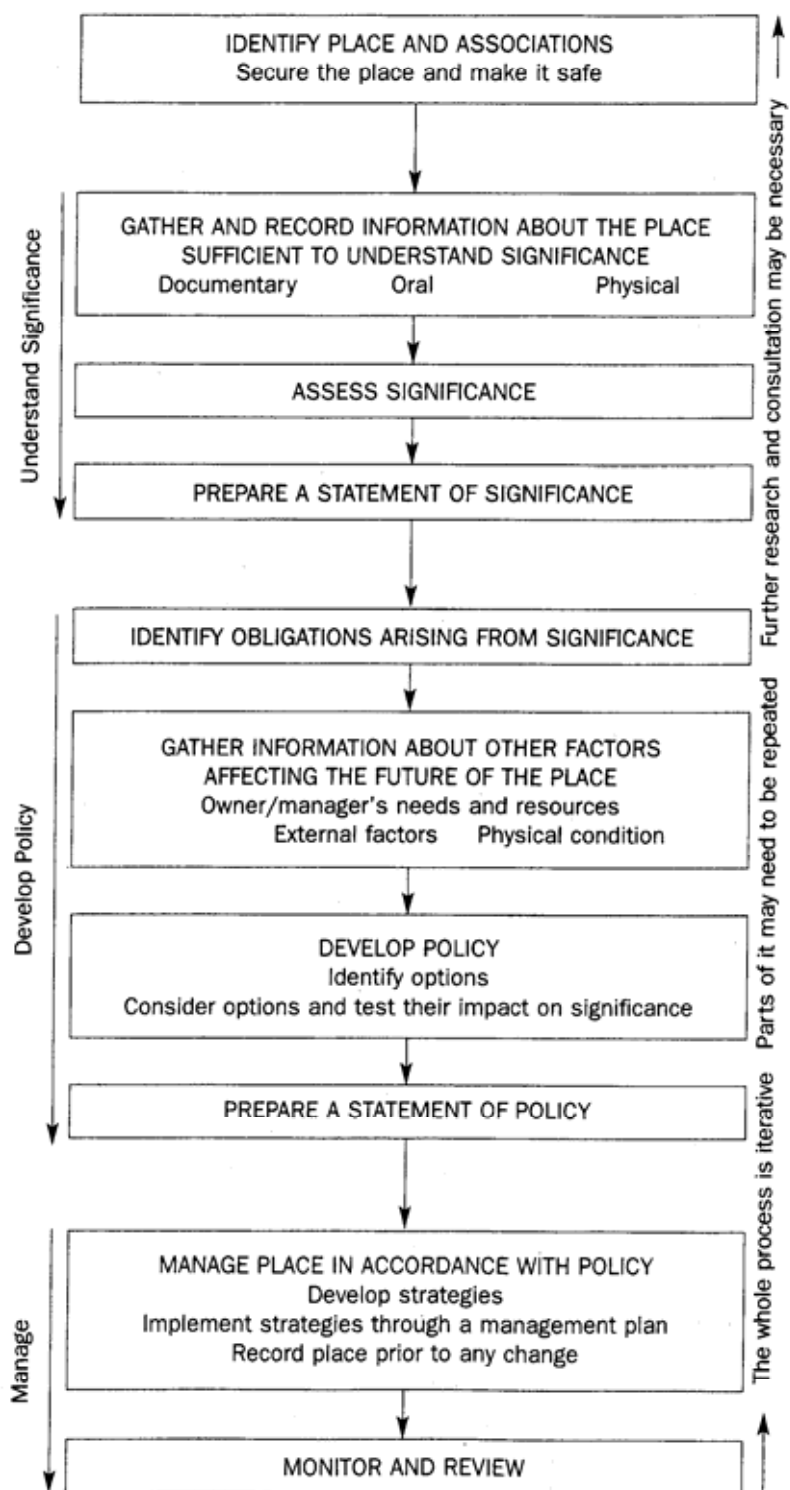
Adequate resources should be provided for conservation.

Words in italics are defined in Article 1.

The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Sequence of investigations, decisions and actions



John Sulman

John Sulman (1849-1934) was born in Kent, England. In 1864 his family moved to Croydon and he was articled to the London architect Thomas Allan. After a bout of illness Sulman returned to London, in 1868. Here he was articled to H R Newton and studied at the Architectural Association and Royal Academy of Arts. Sulman went on to establish a successful architectural practice, lectured on fine art and founded the Nineteenth Century Art Society. While traveling in Italy during 1882 he contracted typhoid fever, to be followed by his wife developing symptoms of tuberculosis. Sulman decided to quit England for Australia, arriving in Sydney on 13 August 1885. On his departure from England the president of the Architectural Association is reputed to have said that the cloak of professional leadership would devolve from Sulman's shoulders to those of the major architect Aston Webb, which suggests the esteem with which the former was held at the time of his departure there.

In 1886 Sulman set up a practice in Sydney, initially renting a single room from the established firm of Wardell and Vernon. However, difficulties involved with the fledgling practice forced him to form an ill-fated partnership with architect C H E Blackmann, which lasted only a few months before Blackmann fled Australia taking with him all of the firm's money. Because of the terms of the partnership Sulman was left to cope with the firm's debts and providing for his ex-partner's abandoned family as well, and it took him several years plus a large amount of money to extricate himself from this situation. However, it is a measure of the standing that Sulman held within the architectural profession and community at large that he was offered a lectureship in Architecture and Building Construction at the University. He took up the position in 1887, providing the first classes in architectural education in Sydney, and continued to lecture until 1912.

The firm of Sulman and Power was formally set up on 2 July 1889. Joseph Porter Power had originally answered an advertisement placed by Sulman requiring the services of an assistant. He worked as chief draftsman in Sulman's office before accepting the offer of a salaried partnership. The association lasted until 1 June 1908, when Sulman decided to retire from the practice of architecture and apparently presented the firm to Power as a gift. Power subsequently went into partnership with John Shedden Adam, and some years later they were joined by Joseph Fearis Munnings.

The firm of Sulman and Power designed numerous fine buildings over its nineteen years. They included churches, residences, school buildings, hospitals, various branch premises for the ASJ Bank and office buildings for the AMP Society and Mutual Life Assurance company. Apart from Rippon Grange, buildings designed by Sulman and then Sulman and Power in Ku-ring-gai include the Wahroonga Village Stores (1894) and St James Anglican Church, Turramurra (1898; demolished) and the houses Addiscombe, Turramurra (1896; demolished), Ingleholme, Turramurra (1896; built for his parents and then occupied by himself and his family until 1910), alterations and additions to Pibrac, Warrawee (1899). The house known as Upton Grey in Warrawee (circa 1894) is attributed to him.

Sulman was also involved in the development of the professional organisation of architecture in New South Wales. He founded the Palladian Club in 1887 and became honorary local secretary to the Royal Institute of British Architects, membership of which was prized in Australia at a time when the local professional bodies were undergoing traumas associated with their formation. Sulman joined the Institute of Architects of New South Wales in 1887 and was elected its Vice President, but

due to conflicts with others, most particularly the prominent architect John Horbury Hunt, resigned from the Institute in 1892. In later years he rejoined it, becoming its Vice President once again in 1912. Apart from his involvement in the world of architecture, Sulman found time to pursue other interests. Between 1890 and 1894 he was a member of the Parramatta Half Squadron of Lancers. At this period of time he lived at Mays Hill, a little to the west of Parramatta.

Sulman became an important and influential figure in the advocacy of town planning in New South Wales. His interest in the topic arose during a visit to Paris during 1873, but it was not until the 1890s that he began to publish articles and give lectures on the topic. After his retirement, Sulman occupied several important positions - as a director of the Daily Telegraph Newspaper Co Ltd, as president of the Town Planning Association of New South Wales, and Chairman of the Town Planning Advisory Board to the Department of Local Government. He became a trustee of the National Art Gallery of New South Wales in 1899, a position that he retained for thirty five years. In 1915 he was elected its Vice President and in 1919 its President, which he remained for fifteen years. Sulman was knighted in 1924. In 1930 he established the Sir John Sulman award for meritorious architecture in the state of New South Wales, and after his death in 1934 his family endowed the Sir John Sulman prize for genre painting or mural decoration.

Sources:

- *Australian Dictionary of Biography*, Volume 12, pp.137-138.
- J S MacDonald, "Sir John Sulman F.R.I.B.A. 1849-1934", *Art in Australia*, 15 November 1934, pp.47-48.
- Zeny Edwards, *Six of the Best: Architects of Ku-ring-gai*. 1998.
- J M Freeland, *The Making of a Profession*. Angus & Robertson, 1971.
- Morton Herman, *The Architecture of Victorian Sydney*. Angus & Robertson, second edition 1964.
- *Sands Sydney and suburban directory*, 1896 edition.
- Graham Humphrey, Architectural Research Project on John Sulman for Final Year Architecture, University of NSW, 1968.
- Miscellaneous manuscripts and references by and about John Sulman in the Mitchell Library - MSS 4420.

Joseland and Vernon

Richard George Howard Joseland (1860-1930) was born in Claines near Worcester in England. Coming from a prosperous family background, he was educated in private schools and chose architecture as a profession. An early mentor to the young Joseland was George Thomas Robinson (1828/9-1897), who first practiced in Manchester and was a correspondent to the *Manchester Guardian* during the siege of 1870 in Paris. He was one of a number of architects employed by the Metropolitan Board of Works in London for which he designed many Queen Anne style houses in the 1870s and 1880s in the Chelsea district of London. From about 1877 he became the Art Director of the firm of Trollope and Sons' "Museum of Decorative Art", which was in fact a supplier of interior decor. During the 1880s Robinson contributed articles on furniture, decorative art and the like to the *Art Journal*. From him Joseland "learnt to appreciate the intricate detail of architectural accessories such as metal-work, textiles, furniture and ceramics" (Edwards, p.33).

As a result of deteriorating health, at the end of 1886 Joseland was advised to leave England and find a place with a more equable climate in which to live. After leaving England he spent six months working in Auckland and then travelled to Melbourne before choosing to move to Sydney, where he arrived in August 1888. In February 1889 Joseland met the important architect Walter Liberty Vernon, at the point of dissolving his practice with William Wardell. Vernon and Joseland entered a number of competitions together and this greatly enhanced the latter's reputation. Two other unbuilt schemes prepared by Joseland around this time, for Maitland Town Hall and a building in Pitt Street, Sydney, showed a very great debt to the Arts and Crafts architecture that he would have encountered while in contact with Robinson in London.

When Walter Vernon was appointed Government Architect in 1890 he handed his clients and private commissions over to Joseland. In 1903 Joseland went into partnership with Vernon's son, Hugh Venables Vernon. Hugh Vernon (1877-1935) had a career as a soldier before becoming an architect, and did his architectural training under Joseland. In the times between military commissions he worked in Joseland's office. Between 1904 and 1906 the firm of Joseland and Vernon worked on thirty large residential commissions. Apart from the extensions to Rippon Grange, other houses in Ku-ring-gai include Greystanes, Wahroonga (1891), Midhope, Wahroonga (1896), Redleaf, Wahroonga (1899), Malvern, Wahroonga (1900; Joseland's own house), Entally, Warrawee (1906), Craignairn, Wahroonga (1906; renamed The Laurels) and 3 Bangalla Street, Warrawee (1909). Houses in Water Street that are attributed to Joseland are No. 3, Wairoa (circa 1908), No. 5, Dinorah, No. 35, the gatehouse to Holcombe Rogus and No. 36.

Between 1908 and 1914 Joseland and Vernon were engaged on a number of large commissions from the Public Works Department in the New Hebrides. The partnership was dissolved at the outbreak of World War I. Vernon enlisted for service while Joseland continued in practice by himself. At the end of 1919 he went into partnership with Frederick Glynn Gilling and so the firm of Joseland and Gilling was formed. He retired in 1929 and Gilling retained the name of the practice, which has endured into the present. Joseland died in July 1930.

According to Zeny Edwards, "[a]lthough Joseland's work included a variety of commissions, his practice relied significantly on designs for domestic buildings. His architecture predominated on the North Shore where he became popular among the well-heeled residents, particularly those living on the Berry Estates at North Sydney and Wahroonga. He himself lived for twenty-two years in Burns

Road, Wahroonga, in Malvern, a house he built for himself in 1900. Rather than being enslaved by design trends. [sic] He was passionate about building houses that were appropriate to the climate. He abhorred superfluous ornamentation and the 'vandalism' of natural material such as wood and marble, with intricate and 'cheap' embellishments".

Sources:

- Mark Girouard, *Sweetness and Light*. Oxford University Press, 1977.
- Zeny Edwards, *Six of the Best: Architects of Ku-ring-gai*. 1998.
- Trevor Howells and Michael Nicholson, *Towards the Dawn*. Hale & Iremonger, 1989.

H Ruskin Rowe

H Ruskin Rowe (d. 1956) was a son of the prominent nineteenth century architect Colonel Thomas Rowe. His professional career began as an articled clerk to his father's firm of Rowe and Spain. At the same time he studied at the Sydney Technical College where he gained an Honours grade in the Architectural Diploma Course there. Rowe worked in a number of architectural offices after this before spending five years with the Government Architect's Department, where he worked on a number of buildings constructed at the University of Sydney. In 1911 Rowe entered into partnership with Herbert Ross. The partnership lasted for twenty years and was responsible for the design of a large number of buildings ranging from the major head office and 150 branch buildings for the State Savings Bank of NSW, office buildings, department stores, hotels, clubs, warehouses and factories and residential buildings. Outstanding buildings included the Sate Savings Bank in Martin Place (1928) and additions to Mark Foys, Liverpool Street, Sydney (1930). The firm was badly hit by the depression but still managed a number of smaller commissions, such as the public house at the corner of Goulburn and Elizabeth Streets, Sydney (1933). Rowe retired to his country property near Warren. Ross died in 1937. Rowe continued to work during the 1930s and designed some exceptional buildings, such as the factory for Peak Freans at Ashfield (first stage completed 1937). Some residential work in Killara and Darling Point in 1939 and 1940. He was also involved in the remodelling of part of the Hotel Australia in 1940 and industrial work, such as alterations and additions to factories in Camperdown in 1940 and for W B Love Pty Ltd at Enfield before and after World War Two. In 1953 he went into partnership with R J C Elmes. Rowe died on 4 February 1956 at the age of 72.

Other buildings of note designed by Ross & Rowe include Beanbah Chambers in Macquarie Street, Sydney (1914), Dungowan Flats in Manly 1919, a building for Penfolds Wines in George Street, Sydney (1937) and Hall & Co's furniture warehouse extensions in Castlereagh Street, Sydney (1938). The last mentioned were carried out in association with Stephenson and Turner

According to the author of an obituary which appeared in the journal *Building: Lighting: Engineering*, Rowe was "handsome, debonair, always genial, physically perfect, and unruffled under any circumstances ... Mr Rowe's contribution to Australian architecture was of a standard of which all of us can be proud".

Sources:

- *Building*, 24 August 1937
- *Building: Lighting: Engineering*, 24 February 1956
- *Decoration and Glass*, September 1940.
- Sydney Morning Herald: various.

Leighton Irwin

The Leighton Irwin Company was founded in 1922. It was responsible for a relatively large amount of hospital work around Australia in the years prior to and during World War 2 that included the Warrnambool Base Hospital alterations and additions (1936), a new hospital and nurses' home at Temora (1938), rebuilding of Royal Hobart Hospital (1940), the central block of the Prince Henry Hospital in Melbourne (1940), Broken Hill Hospital (1941), the Nurses Home at Royal Alexandra Hospital, (1942), the first stage of the Rachel Forster Hospital at Redfern (1942), Hamilton District Hospital in Victoria (1942), the Pathological Block at Hobart General Hospital (1942), Heidelberg Repatriation Hospital, Melbourne (1943). Post war work in Melbourne for Melbourne University in the mid 1950s, main block for Royal Canberra Hospital (1964). The firm was incorporated in 1958.

Leighton Irwin died in the second half of 1962.

Sources:

- Phillip Goad, *A Guide to Melbourne Architecture*. Watermark Press, 1999.
- *Architects of Australia*. Images Australia Pty Ltd, 1988.
- *Architecture in Australia*: December 1962.
- *Building*: 24 May 1940, 24 October 1940, 24 January 1942, 25 May 1942.
- *Decoration and Glass*: July 1939, March 1942.
- *Sydney Morning Herald*: 17 May 1938.

Summary of Historical Land Title documents for “Rippon Grange”

Summary of Historical Land Title documents for *Rippon-Grange*

20 th May 1922	- Subdivision of <i>Rippon-Grange</i> by Frederick George Sargood into 14 Lots.
22 nd May 1922	- Lot 1 was purchased by Harriett Marion Sarah Braddock.
8 th May 1935	- Lot 1 was purchased by Ernest Robert Williams from Harriett Braddock.
31 st July 1952	- Lot 1 was purchased by King George the Sixth.
3 rd November 1922	- Lots 2 & 3 were purchased by Marion Elise Fotheringham.
15 th August 1922	- Lot 4 was purchased by Ethel Emma Kilham.
18 th July 1922	- Lot 5 was purchased by Henry Apperly.
4 th August 1925	- Lots 6 & 7 were purchased by Charles Harvard Smith and Arthur Ernest Alfred Swain.
4 th August 1925	- Lot 8 was purchased by the NSW Realty Co. Ltd.
29 th May 1924	- Lot 9 was purchased by Charles Edington Byrne.
17 th November 1923	- Lot 10 was purchased by Harriett Braddock.
31 st July 1922	- Lot 11 was purchased by Harriett Braddock.
27 th February 1935	- 'Part B' of Lot 11 was purchased by Ernest R. Williams from Harriett Braddock.
7 th May 1935	- 'Part A' of Lot 11 was purchased by Robert Wemyss Frewin.
1 st April 1952	- 'Part A' of Lot 11 was purchased by W.C. Logan from R.W. Frewin.
20 th March 1964	- 'Part A' of Lot 11 was purchased by L.J. Hogarth P/L from W.C. Logan.
10 th July 1964	- 'Part A' of Lot 11 was purchased by A.M. Marks and B.J. Marks.
6 th August 1965	- 'Part A' of Lot 11 was purchased by C.W. Hodgson and C.V. Hodgson.
5 th January 1967	- 'Part A' of Lot 11 under sole ownership of Mrs C.V. Hodgson.
4 th August 1925	- Lot 12 was purchased by the NSW Realty Co. Ltd.
14 th May 1925	- Lot 13 was purchased by Emily Jane Hand.
30 th June 1926	- Lot 14 was purchased by Juanita Agnes Adams.

Appl. No 4884
Reference to Last Certificates
Vol. 1364 Fol. 136
" 1460 " 87.

New South Wales.



[CERTIFICATE OF TITLE.]

ORDER NO. A. 810495

REGISTER BOOK,
Vol. 3314 Fol. 119

CANCELLED

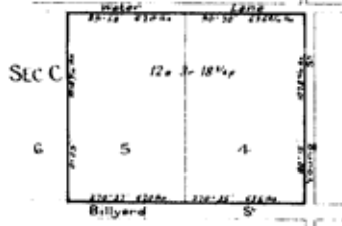
FREDERICK GEORGE BARBOD of Sydney, Warehouseman, by virtue of Certificates of Title Volume 1364 Folio 136 and Volume 1460 Folio 87 now surrendered for consolidation is now the proprietor of an Estate in Fee Simple

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in that piece of land situated at Turrumurra in the Shire of Ku-ring-gai Parish of Gordon, and County of Cumberland containing twelve acres three roods eighteen and three quarters perches, or thereabouts, as shown in the Plan hereon and therein edged red, being Lots 4 and 5 of Section C in a plan deposited in the Land Titles Office, Sydney No. 503 and also shown in plans annexed to Instrument of Transfer No. 316612 and Order No. 9840 and being part of 2000 acres (portion 400 of parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to John Terry Hughes by Crown Grant dated the eighteenth day of August one thousand eight hundred and forty two.

In witness whereof, I have hereunto signed my name and affixed my Seal, this 18th day of May 1922.

Signed in the presence of

Registrar General.



NOTIFICATION REFERRED TO.

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of Gold and of Silver.

Registrar General.

No. A. 363065 Caveat dated the 15th. day of February 1918 by the Registrar General. Produced the 15th. day of February 1918 and entered the 15th. day of March 1918 at 10 o'clock in the forenoon.

Registrar General.

No. 874455 Caveat dated 25 May 1922. Produced 25 May 1922 and entered 31 May 1922 at 11 o'clock in the forenoon. 25 May 1922 at 11 o'clock in the forenoon. 25 May 1922 at 11 o'clock in the forenoon.

No. A. 822104 TRANSFER dated 26th May 1922 from the said Frederick George Barbod to Harriette Marion Sarah Bradlock of part of the land within described Produced and entered 6th July 1922 at 10 o'clock in the forenoon. Cancelled & Certificate of Title issued Vol. 3335 Fol. 97. Registrar General.

No. A. 411023 TRANSFER dated 1st July 1922 from the said Harriette Marion Sarah Bradlock to Harriette Marion Sarah Bradlock of part of the land within described Produced and entered 15 August 1922 at 10 o'clock in the forenoon. Cancelled & Certificate of Title issued Vol. 3352 Fol. 244. Registrar General.

No. 874455 TRANSFER dated 31st July 1922 from the said Frederick George Barbod to Harriette Marion Sarah Bradlock of part of the land within described Produced and entered 25th August 1922 at 12 o'clock in the forenoon. Cancelled & Certificate of Title issued Vol. 3349 Fol. 160. Registrar General.

No. 250419 TRANSFER dated 12 August 1945
 from the said George George Langford to Edith M
Langford of 1428 S. 11th St. H. 1120 (subject
 to contract.)
 of the land within described
 Product and entered 12 August 1945
at 11:45 a.m. at 11:45 in the after noon
 Canceled & Certificate
 of Title issued
 Vol. 368 Fol. 90
Edith M. Langford
 REGISTRAR GENERAL


[illegible]

No. 8174 TRANSFER dated 30th June 1926
from the said Frederick George Burford to
Francis Edgar Adams of lot 114 of H2220
(subject to mortgage)
of the land within described
Produced to me July 1926 and
entered 24th July 1926
at 10 o'clock in the fore noon
Cancellor & Controller
of Titles
Vol. 2876 p. 61
REGISTRAR GENERAL
SOUTH AUSTRALIA

67
Payroll

~~MR~~ ROBERT WILLIAMS, of Wamboona, Company Director, Transferee under Instrument of Transfer No.

~~18827~~ is now the proprietor of an Estate in Fee Simple.

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Turrumburra

in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland containing Five acres one rood five perches or thereabouts as shown in the plan hereon and therein edged red and also shown as to part in plan annexed to the said Instrument of Transfer No. C318827 being part of Lots 4 and 5 of Section C in Deposited Plan No. 503 and part of Lot 11 in Deposited Plan No. 11230 and being also part of 2000 acres (Portion 400A of Parish) originally granted to John Terry Hughes by Crown Grant dated the 18th day of August 1842.

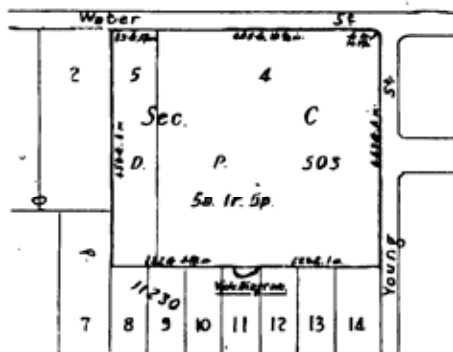
In witness whereof I have herewith signed my name and affixed my Seal, this

Eigath day of May 1935.

Signed in the presence of

McLennan

Ray W. Wells
Registrar General



Scale: 200 Feet to one inch

Diagram



Scale: 20 Feet to one inch

CONTINUATION REFERRED TO

At the reservations and conditions contained in that above referred to are reservations of all gold and of silver.

Ray W. Wells
Registrar General



Instrument of Transfer No. AM44154 comprising Lot 11 of Plan 11230 contains a covenant in the following words:-

The transferee covenants with the transferor his heirs executors administrators and assigns to bind herself her heirs executors administrators and assigns as well as the lands hereby

"transferred and the successive owners and tenants thereof that any main building or dwelling to be erected on the said land shall be constructed of brick or stone or partly of the one or partly of the other or with material to be approved of in writing by the transferor his executors or administrators and the roof of such main building or dwelling to be constructed as aforesaid shall be of slate or tiles or shingles or such other material as may be approved of in writing by the transferor his heirs executors or administrators And that the benefit of this covenant is intended to be appurtenant to the whole of the land in the said Deposited Plan And also that the persons by whom this covenant may be released or modified are the proprietors of the various lots contained in the said Deposited Plan and all persons claiming or entitled to claim any estate or interest through or under them"

Ray W. Wells
Registrar General



No. 51034 TRANSFER dated 2nd August 1935
from the said Robert Williams to the said John Terry Hughes
of the land within described
Produced 10.55 and entered 11.00 1935
at 12 o'clock in the noon.
As to land in this transfer
there is an AM 44154
and part Certificate issued
Vol 5340 Fol 15
J. Wells
REGISTRAR GENERAL

BY WALTER LINTON & BENNETT

The residue of land in this folio comprises
lot 11 in DP 530845

50.11.35
CT 21.11.35
15.12.35
F663241

Appts. No. 48511

Reference to last Certificate

Vol. 33 1/2 Fol. 114

New South Wales.



[CERTIFICATE OF TITLE.]

REGISTER BOOK

Vol. 3357 Fol. 112

Harriett Marion Sarah Braddock wife of Fredrick Walter Reg Braddock of Sydney Merchant transferee under Instrument of Transfer from Fredrick George Langford 1918 1511 as now the proprietor of an estate in fee simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified herein, in that piece of land situated at Turrumulla in the Shire of Kurung-gai Parish of Gordon and County of Cumberland containing as shown in the Plan hereon and therein edged red, being Lot 11 in a Plan deposited in the Land Titles Office, Sydney, No. 11230 and being part of 2007 acres (Portion 400 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to John Perry Hughes by Crown Grant dated the eighteenth day of August One thousand eight hundred and forty two.

In witness whereof, I have hereto signed my name and affixed my Seal, this

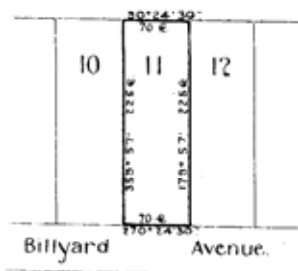
27th day of

August 1933

Signed in the presence of

W. H. Williams

Registrar-General.



Scale 100 Feet To One Inch

Notification referred to.

Amongst the reservations and conditions contained in the Grant above referred to are reservation of mines of gold and of silver.

W. H. Williams

Registrar-General

The above mentioned Instrument of Transfer 1918 1511 contains a covenant in the words following:—
And the Transferee covenants with the Transferor and his heirs executors administrators and assigns so as to bind heretofore his heirs executors administrators and assigns as well as the lands heretofore transferred and the successive owners and tenants thereof that any main building or dwelling to be erected on the said land shall be constructed of brick or stone or partly of the one or partly of the other or with material to be approved of

in writing by the Transferor his executors or administrators and the body of such main building or dwelling to be constructed as aforesaid shall be of stone or tiles or shingles or such other material as may be approved of in writing by the Transferor his heirs executors or administrators and that the benefit of this covenant is intended to be appurtenant to the whole of the land in the said Deposited Plan and also that the persons by whom this covenant may be released or modified are the proprietors of the various Lots contained in the said Deposited Plan and all persons claiming or entitled to claim any estate or interest thereto or under them And the Transferor for herself and her assigns hereby for the benefit of the adjoining land but only during the ownership thereof by the Transferor his executors administrators and assigns other than purchasers or sale covenants with the Transferor his executors administrators and assigns that no fence shall be erected on the land hereby transferred to divide it from such adjoining land without the consent of the Transferor his executors administrators and assigns but such consent shall not be withheld if such fence is erected without expense to the Transferor his executors administrators and assigns and in favor of any person dealing with the Transferor or her assigns such consent shall be deemed to have been given in respect of every such fence for the time being erected And this restriction may be released by the owner or owners for the time being of such adjoining land.

W. H. Williams

Registrar-General

No. 0. 31127 TRANSFER dated 27th February 1933	
from the said <u>Harriett Marion Sarah Braddock</u> to <u>Fredrick Walter Reg Braddock</u>	
of the land within described	
Produced on 27/2/33	10th April 1933
At 12 o'clock in the noon.	
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol 3357 Fol 112	
REGISTRAR GENERAL	

Appl. No. 4004

Reference to last certificate

Vol. 3357 Fol. 112

New South Wales.



[CERTIFICATE OF TITLE]
ORDER NO. C318027.

RESIDUE AFTER TRANSFER NO. C318027.

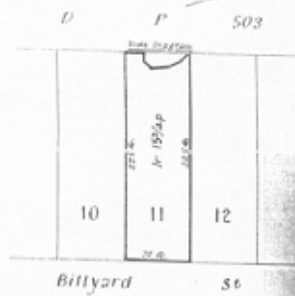
REGISTER BOOK.
Vol. 4685 Fol. 248

CANCELLED W

HARRIET MARION SARAH BRADDOCK, of Wollstonecraft, Widow, by virtue of Certificate of Title Volume 3357 Folio 112 now surrendered as to Residue after Transfer No. C318027 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Turramurra in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland containing One rood fifteen and three quarters perches as shown in the Plan hereon and therein edged red, being part of Lot 11 in Deposited Plan No. 11230 and being also part of 2000 acres (Portion 400A of Parish) originally granted to John Terry Hughes by Crown Grant dated the 18th day of August 1842.

In witness whereof I have hereunto signed my name and affixed my Seal, this Seventh day of May 1931.

Signed in the presence of



Scale - 100 feet to one inch.



Scale - 10 feet to one inch.

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

Roy W. Arlett
Registrar General.

Instrument of Transfer No. A844154 comprising inter alia the land above described contains a covenant in the words following:-
"And the transferee covenants with the transferor and his heirs executors administrators and assigns so as to bind herself her heirs executors administrators and assigns as well as the lands hereby transferred and the successive owners and tenants

"thereof that any main building or dwelling to be erected on the said land shall be constructed of brick or stone or partly of the one or partly of the other or with material to be approved of in writing by the transferor his executors or administrators and the roof of such main building or dwelling to be constructed as aforesaid shall be of slate or tiles or shingles or such other material as may be approved of in writing by the transferor his heirs executors or administrators And that the benefit of this covenant is intended to be appurtenant to the whole of the land in the said Deposited Plan And also that the persons by whom this covenant may be released or modified are the proprietors of the various Lots contained in the said Deposited Plan and all persons claiming or entitled to claim any estate or interest through or under them And the transferee for herself and her assigns hereby for the benefit of the adjoining land but only during the ownership thereof by the transferor his executors administrators and assigns other than purchasers on sale covenants with the transferor his executors administrators and assigns that no fence shall be erected on the land hereby transferred to divide it from such adjoining land without the consent of the transferor his executors administrators and assigns but such consent shall not be withheld if such fence is erected without expense to the transferor his executors administrators and assigns and in favor of any person dealing with the transferee or her assigns such consent shall be deemed to have been given in respect of every such fence for the time being erected And this restriction may be released by the owner or owners for the time being of such adjoining land."

Roy W. Arlett
Registrar General.

No. F2795-7 TRANSFER dated 3rd August 1930
from the said Harriet Marion Sarah Braddock
to the said James Thomas Hughes
Produced and entered at the land within described
at 10 o'clock in the forenoon.
J. H. Wells
REGISTRAR GENERAL.

M.P.S(R.P.)
F548101

Plan Form No 7 (for completion)

Municipality of Ku-ring-gai
Shire of

PLAN

FP 375262

of subdivision of the land in Cert of Title Vol 4687 fol 21

Parish of Gordon County of Cumberland

Scale 100 feet to an inch.

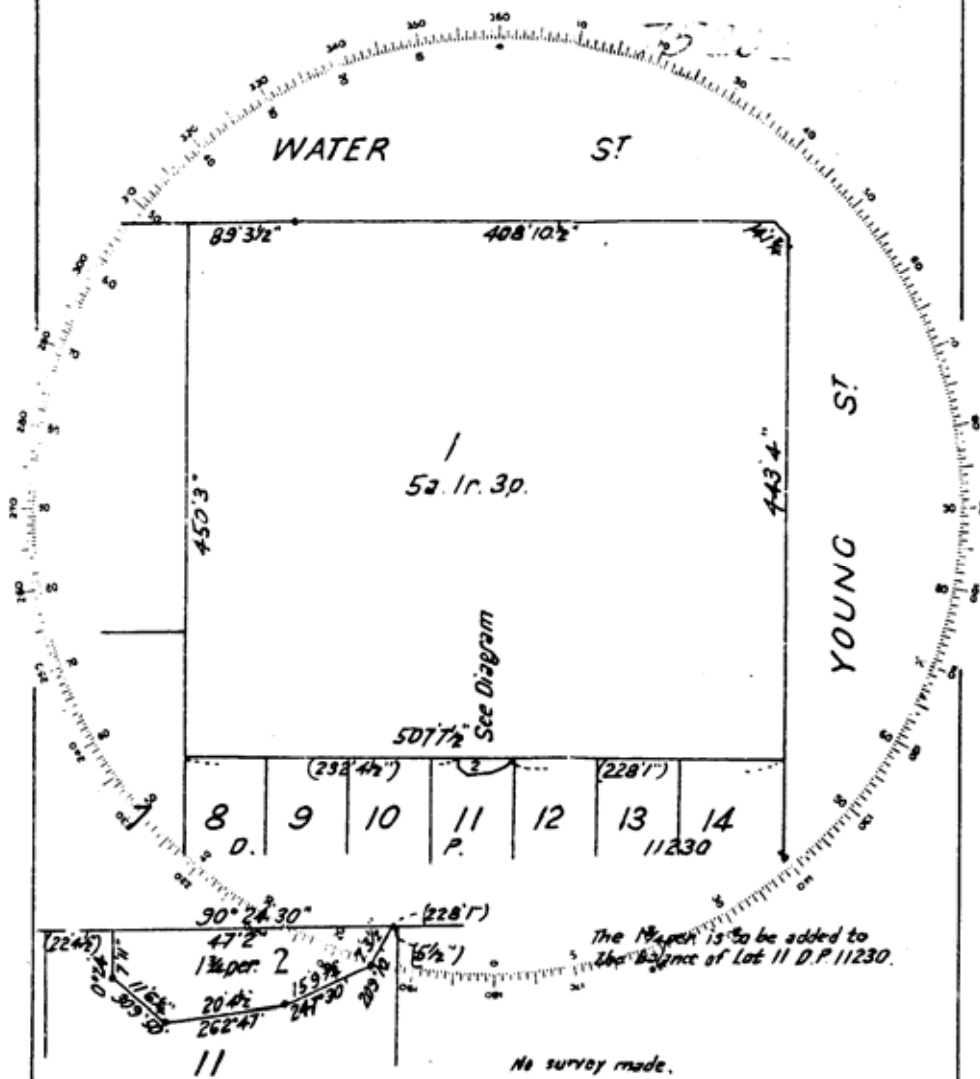


Diagram - Scale 20 feet to an inch

I certify that this plan has been compiled from the information in
Certificate No 51/174
Plan in C318827
and is correct.

Plan of Subdivision as approved by the Council
of the Municipality of Ku-ring-gai, the requirements
of the Land Acquisition Act, 1933 (other than the
requirements of the registration of plans) having been
complied with.

Approved by the Council on the 3rd day
of October 1951

Town Clerk.

Signatures of parties to be made in this margin.

This is the plan marked " " referred to in
Dated

Appa. No. 4884

Reference to last Certificate

Vol. 4687 Fol. 21

New South Wales.



[CERTIFICATE OF TITLE]

Hascombe Down.
Vol. 6540 Fol. 182

HIS MOST GRACIOUS MAJESTY KING GEORGE THE SIXTH, Transferee under Instrument of Transfer No. F609249 is now the proprietor of an Estate in Fee Simple;
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Turramurra in the Municipality of Burragui Parish of Gordon, and County of Cumberland containing Five acres one rood three perches or thereabouts as shown in the plan hereon and therein edged red and also shown in Miscellaneous Plan of Subdivision (R.P.) Registered No. 75262 being part of Lots 4 and 5 of Section C in Deposited Plan No. 505 and being part of 2000 acres (Portion 400A of Parish) originally granted to John Terry Hughes by Crown Grant dated the 18th day of August 1842.

In witness whereof I have hereunto signed my name and affixed my Seal, this Thirty-first day of July, 1952.

Signed in the presence of

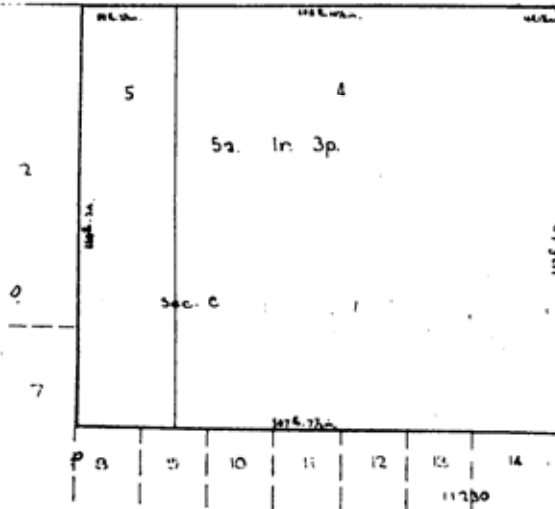
R. H. Fitzgerald

J. H. Ellis
Registrar-General



Water

St



Scale: 100 feet to one inch.

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

J. H. Ellis

Registrar-General



No. *F663261* CAVEAT dated *22nd Aug 1952*
by the Registrar-General.
P.W. of *12th Aug* 1952 and
endorsed *22nd August* 1952
at *12 o'clock* in the noon.

J. H. Ellis
REGISTRAR GENERAL



F663261 R.H.A.

TRANSFER dated 1st April 1964
from the said Robert William Morgan & Co
Memorandum registered for children

Produced and entered 1st April 1964
at 10.15 a'clock in the AM noon.

J. H. P.
REGISTRAR GENERAL

William Crawford Logan, of
Haberfield, Real Estate Agent is

7,500026... 8th November 63

11th November 63

J. H. P.
REGISTRAR GENERAL

2500027... 8th February 1965
Elizabeth Waugh of Earlwood,
Widow

21st November 63

J. H. P.
REGISTRAR GENERAL

MORTGAGE No. 7500027 has been discharged
See 7604506 Entered 1st April 1964

J. H. P.
REGISTRAR GENERAL

1/9 Regarth Pty Limited is

14th March 1964

Entered 1st April 1964

J. H. P.
REGISTRAR GENERAL

William Montague Marks of Wahroonga,
Company Director and Barbara Joy Marks
his wife

10th July 1964

10th July 1964

J. H. P.
REGISTRAR GENERAL

No. 724525 MORTGAGE dated 9th July 1964
to Robert Henry Murphy of Sydney

Entered 6th August 1964

J. H. P.
REGISTRAR GENERAL

MORTGAGE No. 724526 has been discharged
See K80696 Entered 6th September 1965

J. H. P.
REGISTRAR GENERAL

MORTGAGE No. 724525 has been discharged
See K80495 Entered 6th September 1965

J. H. P.
REGISTRAR GENERAL

James William Hodgson of Wahroonga, Company
Director and Clara Viola Hodgson, his wife are

now the registered proprietors of land within described
as joint tenants

See TRANSFER No. K80616 dated 6th August 1965

Entered 6th September 1965

J. H. P.
REGISTRAR GENERAL

No. K80616 MORTGAGE dated 6th August 1965
to the Commercial Banking Company of Sydney Limited

Entered 2nd May 1966

J. H. P.
REGISTRAR GENERAL

MORTGAGE No. K311025 has been discharged.
See K546777 Entered 5th January 1967

J. H. P.
REGISTRAR GENERAL

Clara Viola Hodgson

the surviving joint tenants, is
now registered sole proprietor of the land within described.

See Notice of Death (Section 101) No. K546779

Entered 5th January 1967

J. H. P.
REGISTRAR GENERAL

This deed is cancelled and Certificate of Title issued.
Vol. 10498 Fol. 224 and 17-2-1967
Vol. OK546778

J. H. P.
REGISTRAR GENERAL

No. 724525 MORTGAGE dated 9th July 1964
to Robert Henry Murphy of Sydney

Entered 6th August 1964

J. H. P.
REGISTRAR GENERAL

“A Gentleman’s Residence of Dignity and Charm...”

Reproduction of the Sales Brochure
produced by Arthur Rickard & Co. Ltd.,
Sole Agent for the Braddocks, (circa 1934)

**A Gentleman's Residence
of
Dignity and Charm**



**Rippon Grange
Wahroonga**



"This lovely drive leads to the portals of Rippon Grange"

ROMANCE! Chivalry of valiant knights and gracious ladies; of old-world gallantry and old-world serenity!

Of such is the atmosphere of "Rippon Grange", in its sylvan setting at Wahroonga; far-famed as the *piece de resistance* of our beautiful Northern Hills—about 700 feet above the sea, and only 12 miles from the centre of the City.



"With its inviting entrance"



"And its charming drawing room"

The Billiard room with its panelled fire inglenook is especially attractive. School room, Cloak rooms with fitted cupboards, Store, Pantries and Larder, Servants' Hall, Kitchen, and Laundry.

To mere man the home appears especially designed for his comfort and that of his guests.

But his Lady observes that domestic science has also been studied. She can get the maximum result with the minimum effort.

The first floor is also suitably arranged and contains:—Large Balcony and Sleep-out; Landing Hall; 7 Bedrooms, Dressing Room; 2 Bathrooms and ample fitted Cupboards; also 3 Servants' Rooms and Bathroom (approached by separate staircase); Outbuildings; Brick Garage for 6 cars; Man's Room; Auxiliary Electrical Engine Room; Battery Room; Trellis Bush House; Glass House; Potting Shed. A particular feature is the magnificent swimming pool. One must visit the grounds many times to become properly acquainted with their many attractive walks and shady corners. Trees and shrubs garnered from the four corners of the



"Thro' Rippon's sylvan glades"

earth are blended with indigenous flora to form a harmonious landscape. Terraced lawns, Tennis Court and Croquet Lawn are kept in perfect order, and one cannot imagine anything more tempting after a strenuous set of tennis, than to plunge into the cool depths of the swimming pool.

Happy indeed are the parents whose children may grow up amid this environment of prestige and refinement.



"With fine lawn tennis court"



"...and to this spacious hall"

The spacious drive suggests the meeting place for the hunt—one almost expects to see horses and hounds and gay red coats.

Entering the portals the impression persists. The generous dimensions, the exquisite workmanship of the fittings, and the attractive and unusual architecture increase the feeling that here is a perfect setting for the gentfolk of olden times.



"Here is the billiard room—with fireplace in an ingled nook"



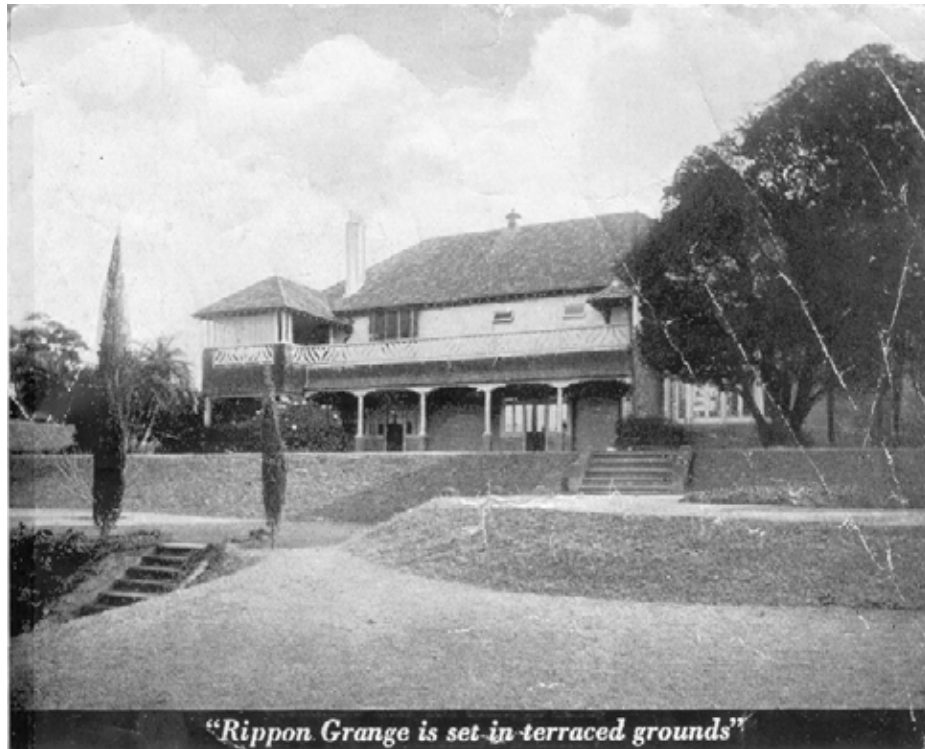
"And so we come to Rippon Grange"

Each room unfolds further evidence of the discriminating taste of the designer of this most comfortable of homes. From each window are delightful glimpses of an old-world garden.

The accommodation on the ground floor comprises a marble entrance hall with guests' cloak room and lavatory leading from it; Lounge Hall en suite, with Drawing room, Dining room and Morning room, all opening on to a spacious tiled verandah.

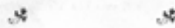


"The Collonade opens on verdant lawns"



"Rippon Grange is set in terraced grounds"

And the children—how valuable to them the tradition and atmosphere created by such a home. What wonderful memories of their childhood would they carry through life!



Phone B 6491 (Arthur Rickard & Co. Ltd.) to arrange for your inspection.



"Green lawns lead to its swimming pool"

Sole Agents for the Vendors:
ARTHUR RICKARD & Co. LTD.
Rickard House
84 Pitt Street :: Sydney
Phone B 6491

J & O'S. LTD .PRINT, SYDNEY