

CONSERVATION MANAGEMENT PLAN

VOLUME 3 OF 3

UNIVERSITY HOUSE FORMERLY N.E.S.C.A HOUSE KING STREET NEWCASTLE



Prepared for:



THE UNIVERSITY OF
NEWCASTLE
AUSTRALIA

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VOLUME 3

Appendix H: Inventory Datasheets Continued

DRAFT

APPENDIX H:
INVENTORY DATASHEETS cont.

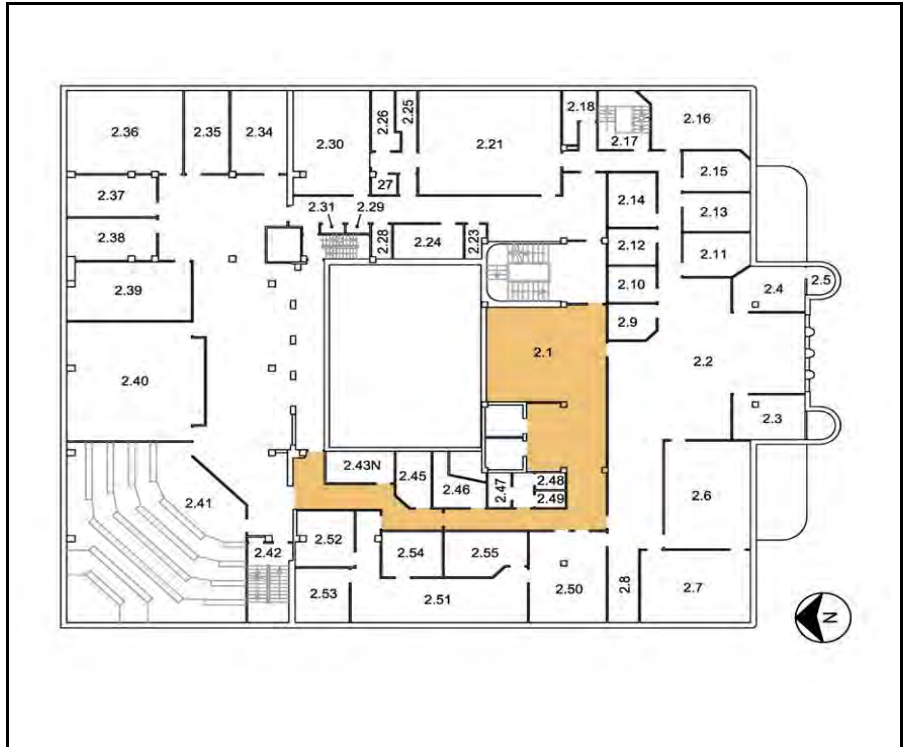
DRAFT

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.1	SECOND FLOOR FOYER, LIFT LOBBY, WESTERN CORRIDOR
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LOCATION: SECOND FLOOR

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Fair to good condition, with cracks in scagliola tiles on walls, some moisture staining on ceiling in corridor.

HERITAGE OVERVIEW

Scagliola wall tiles, inlaid vinyl flooring, original metal frame windows, timber veneer and glazed screen in lift lobby, timber veneer doors to corridor and original directional signage all considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Inlaid vinyl flooring to lobby 2.1 and south end of corridor, sheet vinyl flooring to middle part of corridor, carpet at north end of corridor. Generally good condition, some scuff marks to flooring in lobby at junction with western corridor.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
		Mixed
	HIGH Inlaid vinyl LOW Sheet vinyl and carpet	
FUNCTIONALITY	Functional, requiring minor repairs	

ACTION REQUIRED	
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OVERVIEW	Rectify marking to lobby floor
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ASSET ELEMENT	CEILING
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EXISTING CONDITION		
OVERVIEW	Painted plasterboard ceiling to lobby and most of corridor, suspended ceiling tiles to northern end of corridor. Generally good condition, some moisture staining to eastern side of ceiling in corridor near entry to toilets.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair.	
ACTION REQUIRED		
OVERVIEW	Investigate source of moisture above, repair and restore ceiling as required.	

ASSET ELEMENT	WALLS
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EXISTING CONDITION			
OVERVIEW	<p>Scagliola tiles, with stepped timber skirting to most of lobby and southern end of corridor - fair condition, with fine cracks extensively across surface of scagliola tiles. Black stone skirting to lift walls. Some tiles in corridor and lobby have surface colour deteriorating / falling off. All scagliola tiled walls drummy in some areas, particularly adjacent to larger crack locations. Decorative timber rail at 2100 AFFL, paint finish over. Render and paint to walls in north part of lobby (waiting room), generally good condition, some chips in paintwork at window reveals. Timber veneer and glazed wall to lift entry screen wall, good condition. Northern part of corridor combination of render or plasterboard with paint finish, generally good condition with some cuff marks, scratches, etc.</p>		
HERITAGE SIGNIFICANCE	<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Heritage Significance Value of the element</td> <td style="text-align: center;">Mixed</td> </tr> </table>	Heritage Significance Value of the element	Mixed
	Heritage Significance Value of the element	Mixed	
<p>EXCEPTIONAL Scagliola tiles, skirtings HIGH Timber veneer / glazed wall LOW Painted plasterboard / render</p>			
FUNCTIONALITY	Functional but requiring repair.		
ACTION REQUIRED			
OVERVIEW	Repair and restore wall finishes as required		

ASSET ELEMENT

DOORS



EXISTING CONDITION

OVERVIEW	Mostly timber veneer doors with glazed panels, some with timber louvres in lower half of door. Some doors newer timber veneer. Generally good condition to all.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement window to external light well - fair condition, some discolouration to frame. Black stone sills, some minor cracking evident. Timber framed glazing to walls surrounding lobby and at each side of corridor, and on screen wall at lift entry. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Original metal window and timber framed highlight window LOW Powdercoated aluminium framed glazing	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	Restore original glazing frames and sill as required.
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ASSET ELEMENT	FITTINGS
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EXISTING CONDITION		
OVERVIEW	Original directional signage from NESCA occupancy. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.2, 2.8	UNIVERSITY LEGAL CENTRE GENERAL OFFICE, KITCHEN
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LOCATION: SECOND FLOOR SOUTH

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally fair - good condition, paint flaking at southern wall, particularly at reveals. Paint also flaking in areas of the ceiling. Anecdotal evidence of water leaks.

HERITAGE OVERVIEW

Timber framed glazing to lobby, timber veneer and glazed wall surrounding room 2.6 and metal framed windows to external wall considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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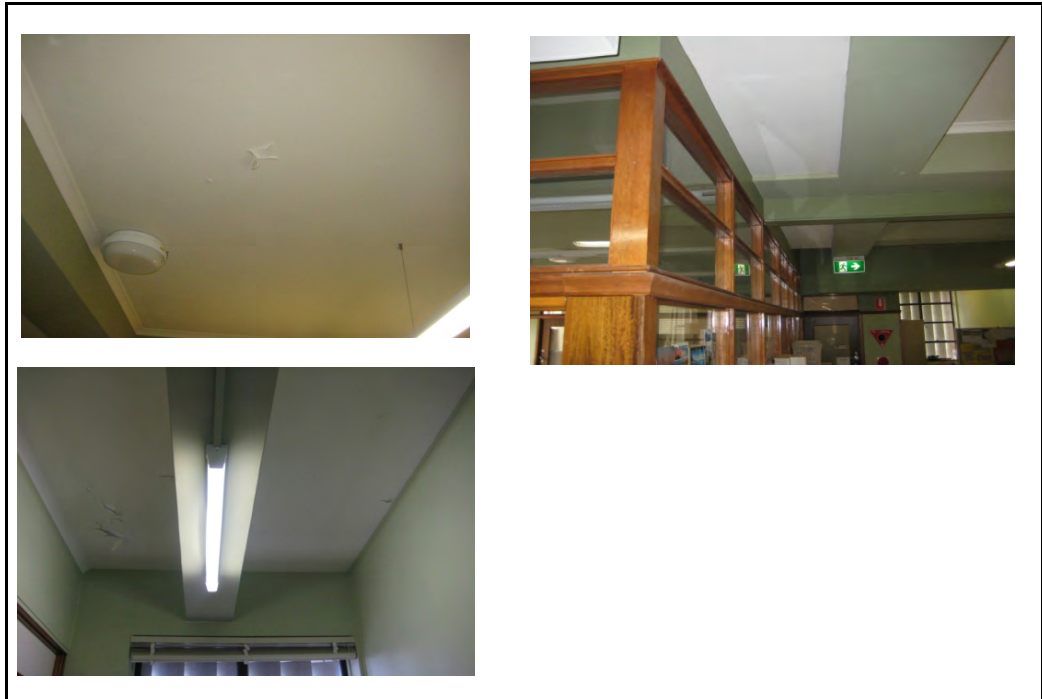
EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, generally good condition, some staining in middle of room 2.2	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling, generally good condition, some areas of flaking paint.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
FUNCTIONALITY	Functional, requiring repairs to paintwork.	

ACTION REQUIRED	
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OVERVIEW	Remove damaged paintwork and repaint as required.
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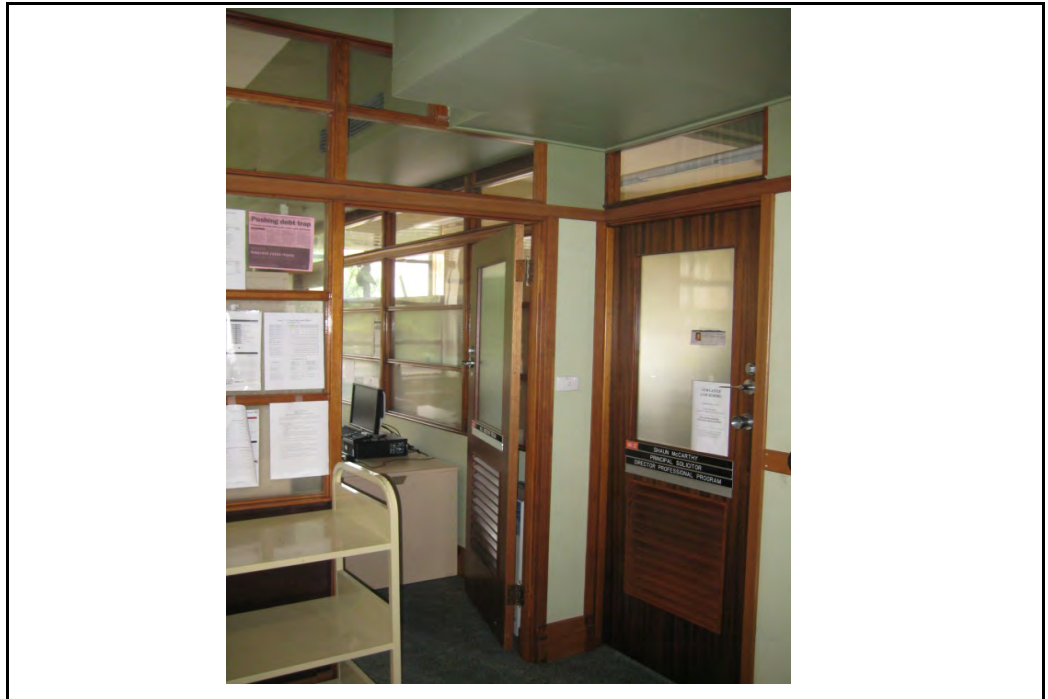
ASSET ELEMENT	WALLS
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EXISTING CONDITION		
OVERVIEW	Mixture of wall types - render and painted, plasterboard / FC and paint, timber veneer and glass, and masonite / paint with timber framed glazing. Generally good condition, some paint flaking, peeling on external wall, particularly at window reveals.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Timber veneer and glass and painted masonite and glass LOW Painted plasterboard / render	
FUNCTIONALITY	Functional but requiring repair.	
ACTION REQUIRED		
OVERVIEW	Repair and restore wall finishes as required	

ASSET ELEMENT

DOORS



EXISTING CONDITION

OVERVIEW	Timber veneer and glass doors, good condition. Timber doors, also good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	<p>HIGH Timber veneer and glass doors</p> <p>LOW Other timber doors</p>	
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement window to external walls - fair condition, some discolouration to frames. Black stone sills, some cracking evident. Powdercoated aluminium framed glazed walls to internal offices. Timber framed glazing to lobby and to rooms 2.6 and 2.7.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	EXCEPTIONAL Original metal window HIGH Timber framed windows LOW Powdercoated aluminium framed glazing	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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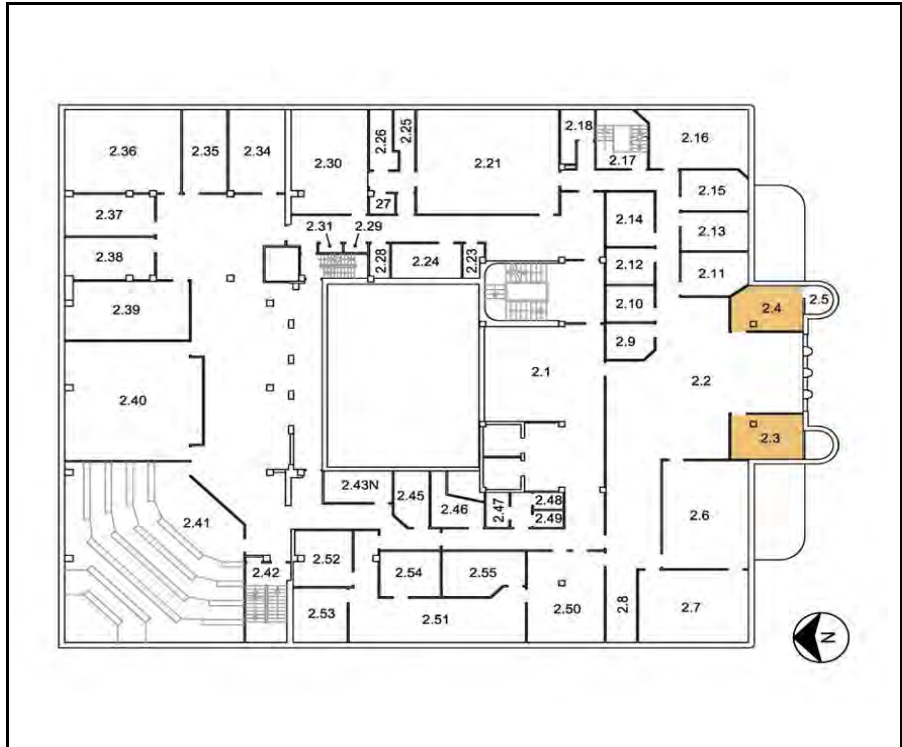
OVERVIEW	Restore original glazing frames and sill as required.
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.3, 2.4	UNIVERSITY LEGAL CENTRE OFFICES
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LOCATION: SECOND FLOOR SOUTH

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally fair - good condition, paint cracking, peeling, damaged on external walls, particularly around windows. Paint also flaking on ceilings. Anecdotal evidence of water leaks.

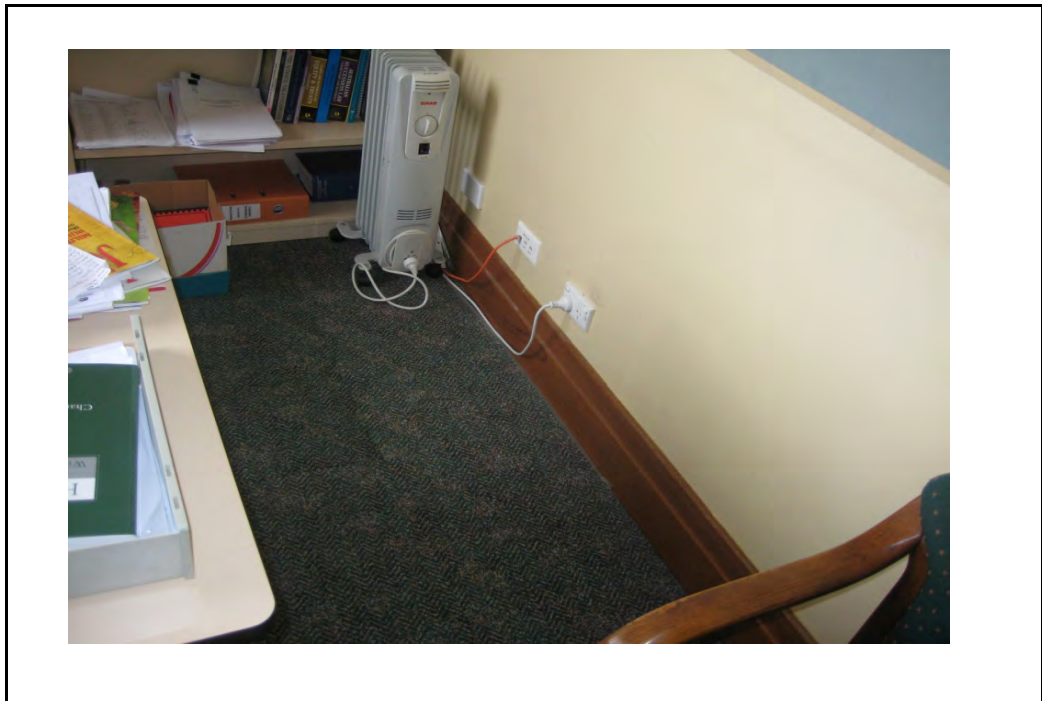
HERITAGE OVERVIEW

Original metal framed casement windows to external walls considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling, generally good condition, cracked, flaking paint on underside of beams, and ceiling at external walls.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs to paintwork.	

ACTION REQUIRED	
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OVERVIEW	Remove damaged paintwork and repaint as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish, fair - good condition. Paint bubbling below window heads and on window reveals. Possible moisture damage. Corners of columns chipped.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Medium
	HIGH External walls LOW Internal walls	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
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OVERVIEW	Investigate and rectify source of moisture, repair and restore wall finishes as required
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber doors, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement window to external walls - fair condition, some discolouration to frames, sealant perished, missing externally. Timber frame beads deteriorating. Black stone sills, some cracking and fading evident.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Exceptional
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	Restore original glazing frames and sill as required.
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ASSET ELEMENT	FITTINGS
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EXISTING CONDITION		
OVERVIEW	Original power outlets on column in room 2.4.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Not assessed, assumed functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FLOOR
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EXISTING CONDITION		
OVERVIEW	Carpet tile flooring, generally good condition, showing some signs of wear.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling, generally good condition, cracked, flaking paint in middle and south areas of rooms.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs to paintwork.	

ACTION REQUIRED	
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OVERVIEW	Remove damaged paintwork and repaint as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish, fair condition. Extensive paint bubbling, flaking and peeling, particularly in room 2.7. Generally flaking, bubbling on window reveals and underside of window heads. Possible moisture damage. Painted masonite wall with timber framed glazing - internal wall. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH External walls and internal walls with original timber framed windows LOW All other internal walls	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
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OVERVIEW	Investigate and rectify source of moisture, repair and restore wall finishes as required.
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber veneer and glazed doors, with timber louvres. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement window to external walls - fair condition, some discolouration to frames, sealant perished, missing externally. Timber frame beads deteriorating. Black stone sills, some cracking and fading evident. Discoloured area of sill in room 2.6. Timber framed glazing to internal walls, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	EXCEPTIONAL External windows HIGH Internal timber framed windows	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	Restore original glazing frames and sill as required.
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ASSET ELEMENT	FITTINGS
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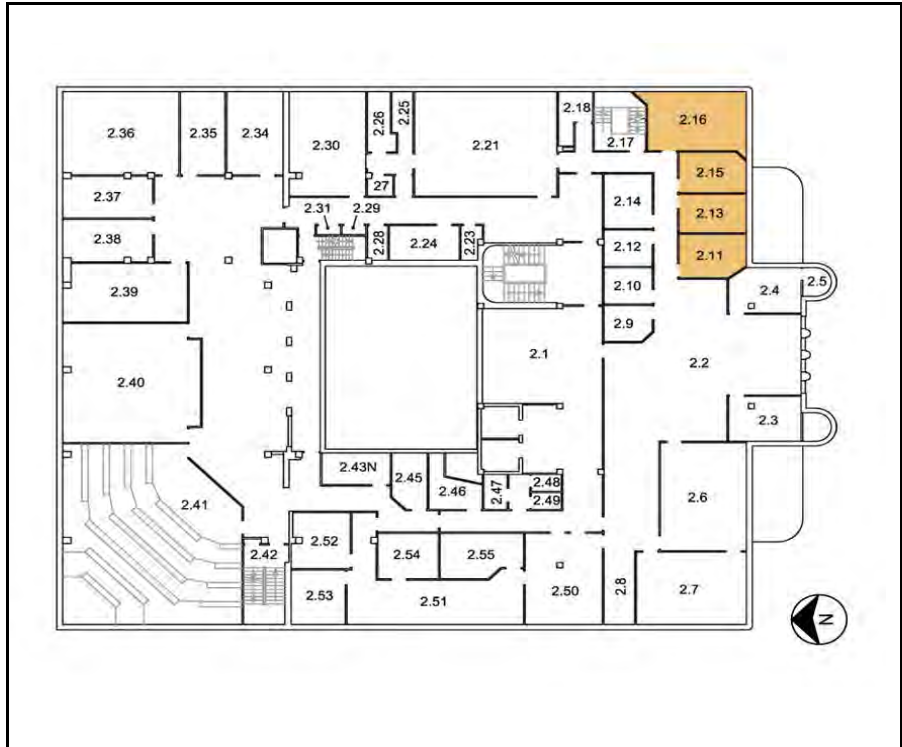
EXISTING CONDITION		
OVERVIEW	Timber veneer joinery along south wall of both rooms. Good condition, section of vinyl top missing in room 2.6	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring repair	
ACTION REQUIRED		
OVERVIEW	Repair benchtop to joinery in room 2.6.	

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.11, 2.13, 2.15, 2.16	UNIVERSITY LEGAL CENTRE OFFICES
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LOCATION: SECOND FLOOR SOUTH EAST

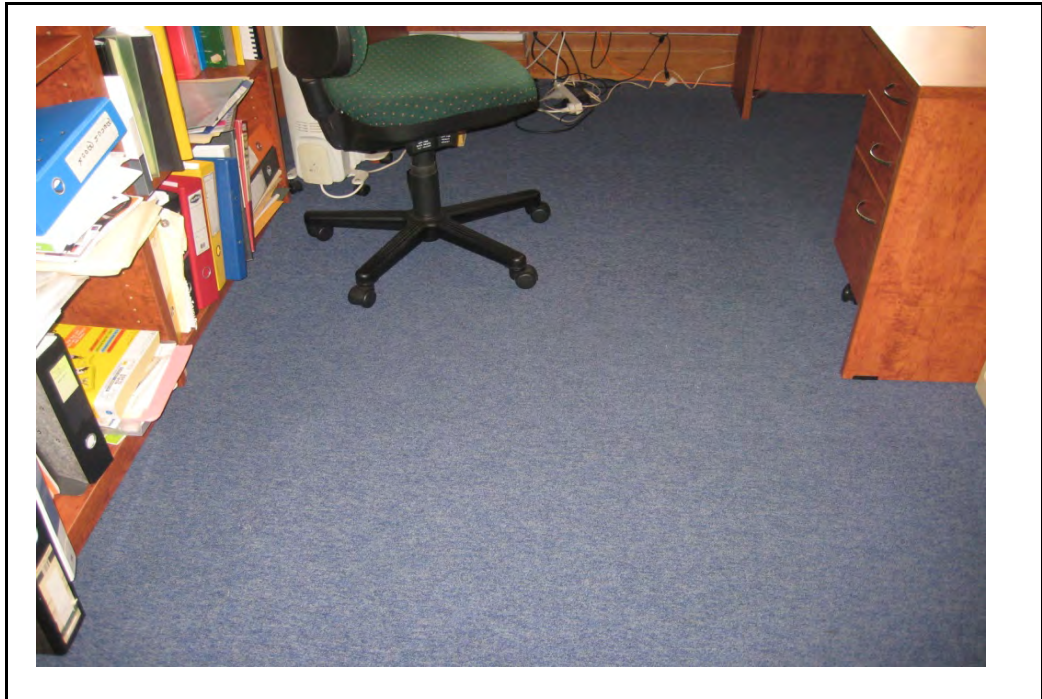
KEY PLAN:



OVERVIEW

EXISTING CONDITION	Generally fair - good condition, paint cracking, peeling, damaged on external walls, particularly around windows. Anecdotal evidence of water leaks.
HERITAGE OVERVIEW	Original metal framed casement windows to external walls considered significant.
REQUIRED CONDITION	Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling, generally good condition, some areas of flaking paint.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs to paintwork.	

ACTION REQUIRED	
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OVERVIEW	Remove damaged paintwork and repaint as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint to external walls and party walls, powdercoated aluminium framed glazed walls to corridor in rooms 2.11, 2.13 and 2.15. Some painted areas in all rooms in poor condition - paint flaking, bubbling, peeling, appears moisture affected. Particularly evident on window reveals and underside of window heads.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH External walls LOW Internal walls	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
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OVERVIEW	Investigate and rectify source of moisture, repair and restore wall finishes as required
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber doors, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement window to external walls - fair condition, some discolouration to frames, sealant perished, missing externally. Cracked pane in room 2.13. Black stone sills, some cracking and fading evident. Powdercoated aluminium framed glazed walls to corridor.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	EXCEPTIONAL Original metal window and timber framed windows LOW Powdercoated aluminium framed glazing	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	Restore original glazing frames and sill as required. Replace cracked pane.
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ASSET ELEMENT	FITTINGS
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EXISTING CONDITION		
OVERVIEW	Original power outlet on wall in room 2.16.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Not assessed, assumed functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

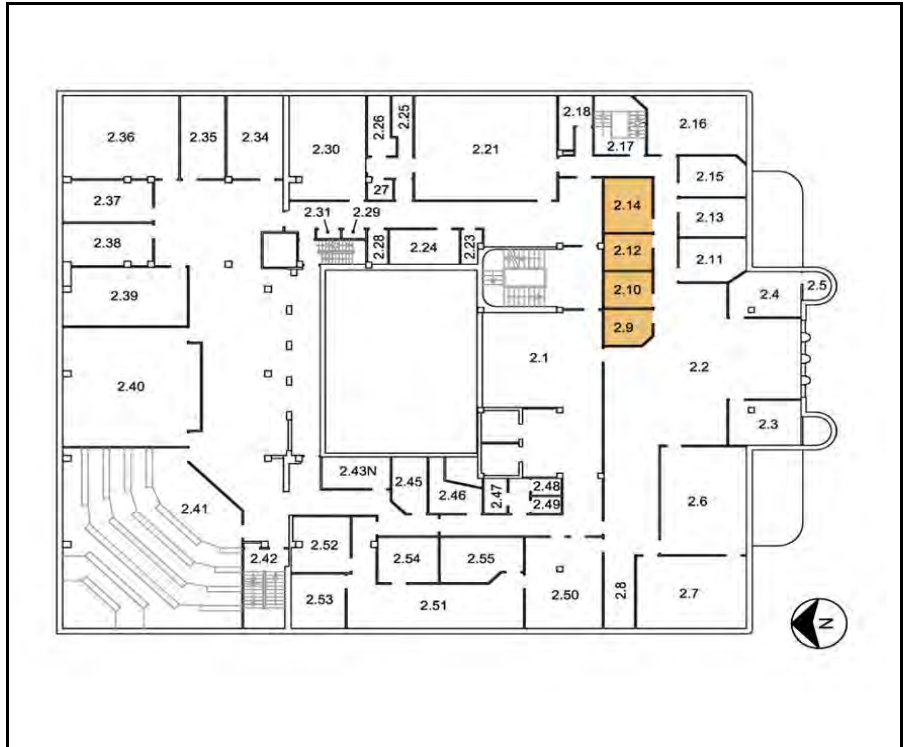
ROOM: 2.9, 2.10, 2.12, 2.14

UNIVERSITY LEGAL CENTRE OFFICES

LOCATION:

SECOND FLOOR SOUTH EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, some scuffs, chips and holes on walls.

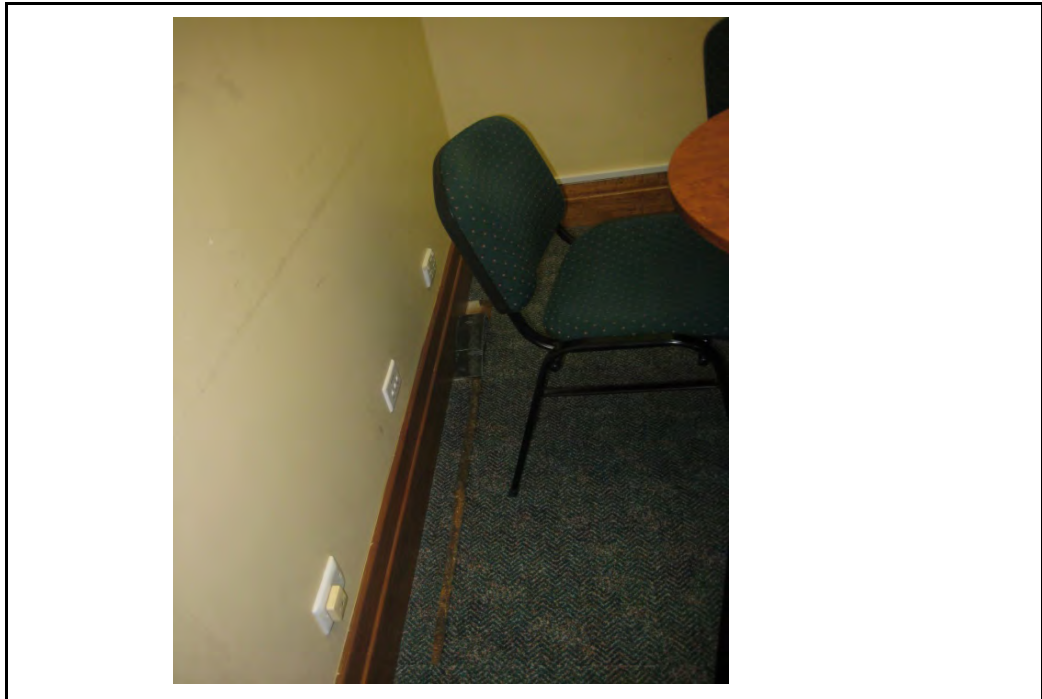
HERITAGE OVERVIEW

Timber framed highlight glazing to room 2.9 possibly significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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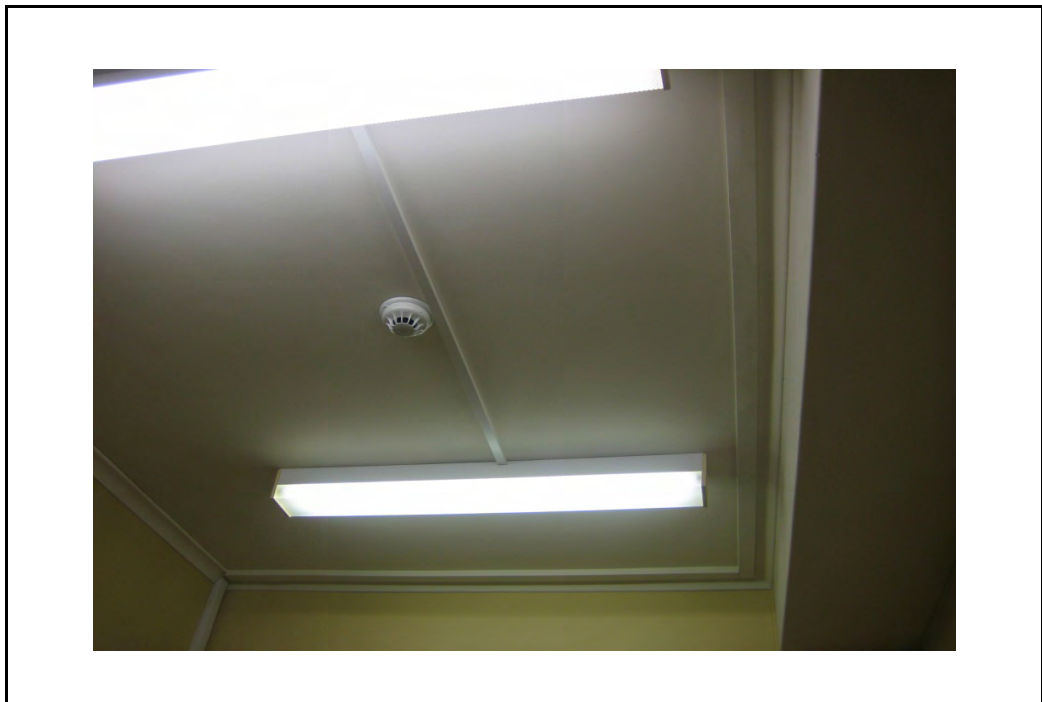
EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, generally good condition, tiles loose at west wall in room 2.9.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish, generally good condition. Powdercoated aluminium framed glazed wall to corridor.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH North wall (excluding powdercoated aluminium glass partition) LOW Other walls	
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber doors Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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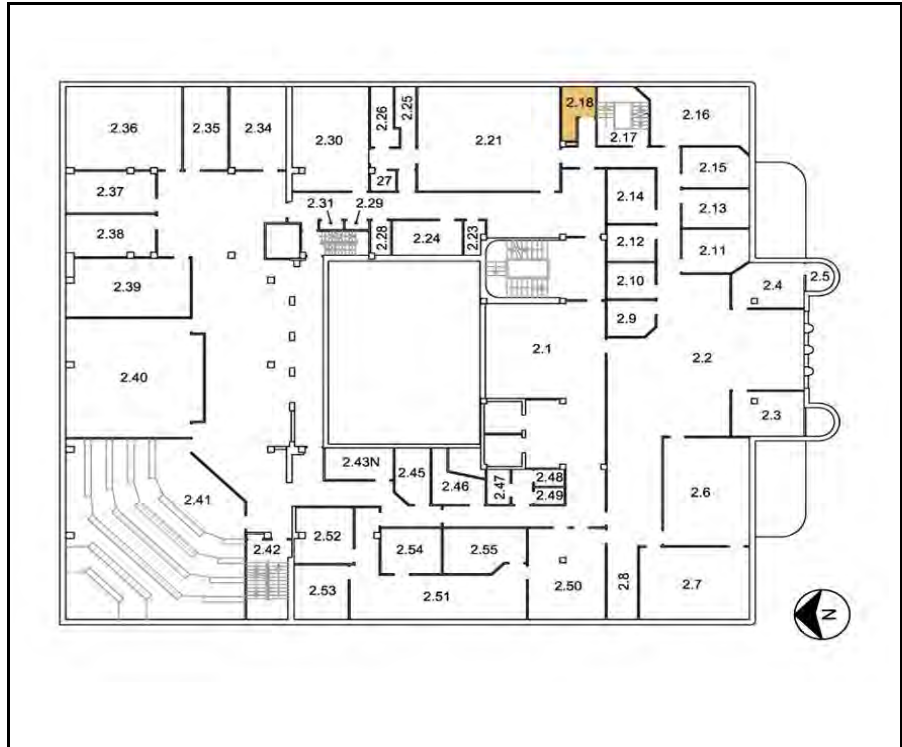
EXISTING CONDITION		
OVERVIEW	Timber framed highlight glazing in room 2.9	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.18	AMENITIES
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LOCATION: SECOND FLOOR EAST

KEY PLAN:



OVERVIEW	
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EXISTING CONDITION

Generally fair - good condition. Minor cracks in terrazzo floor, some cracked wall tiles.

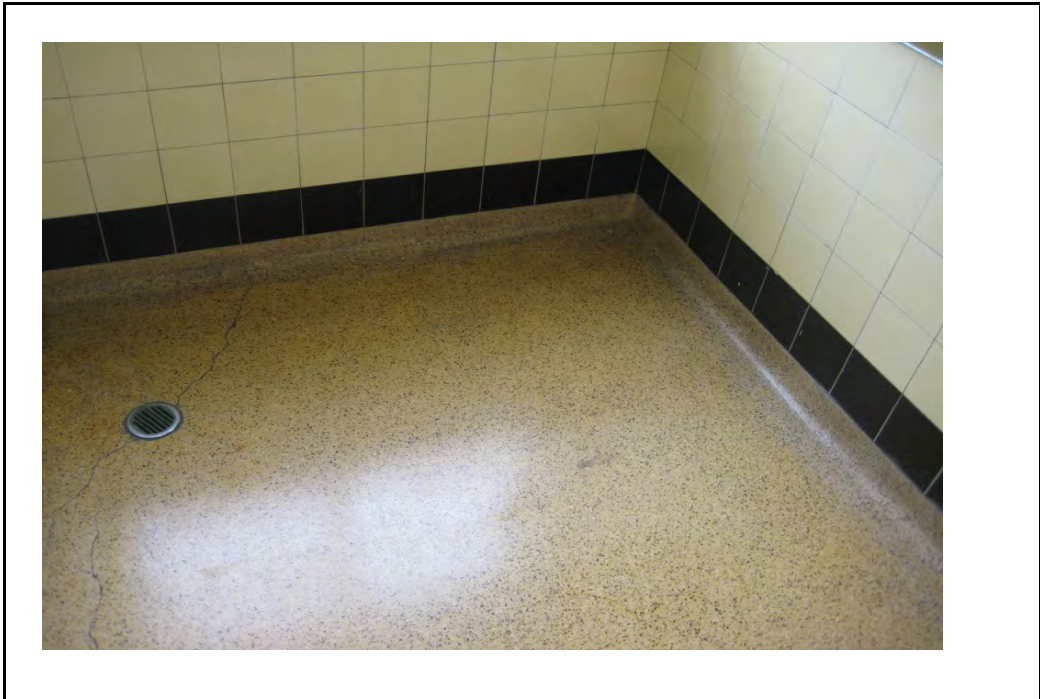
HERITAGE OVERVIEW

Terrazzo flooring, original wall tiles, terrazzo toilet partitions, original metal framed window.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION		
OVERVIEW	Terrazzo flooring, coved at walls in. Generally fair condition, some cracks and discolouration present.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring minor repair.	
ACTION REQUIRED		
OVERVIEW	Repair and restore flooring as required	

ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Underside of floor over, paint finish - good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WALLS
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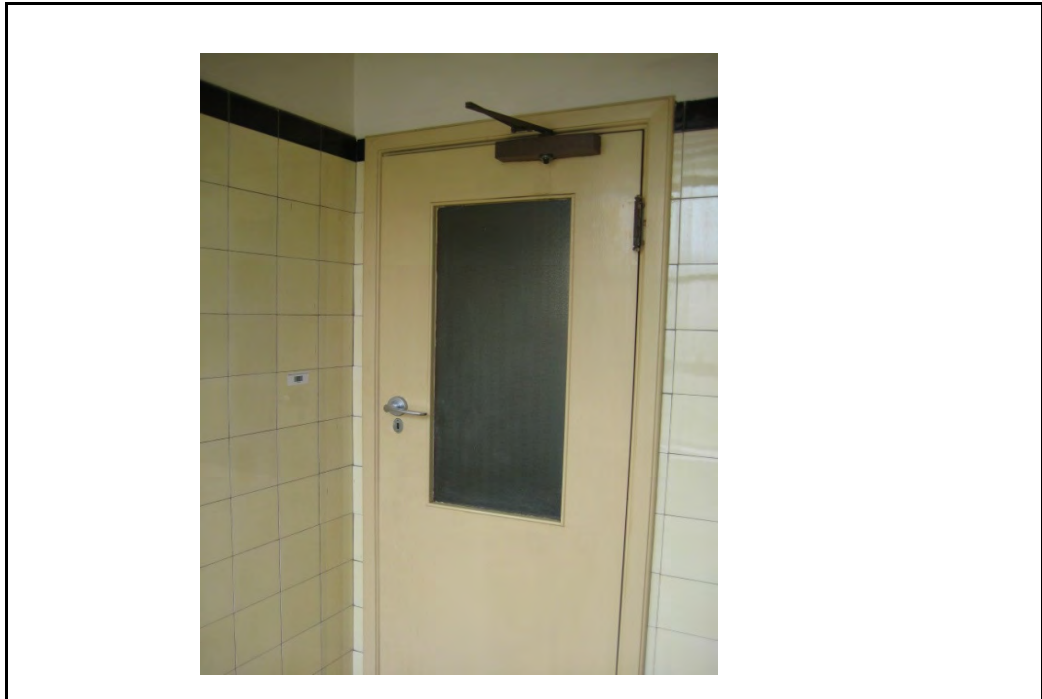
EXISTING CONDITION	
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OVERVIEW	Tiles to approx. 2200 AFFL, appear to be original and generally in fair condition. Some cracked tiles. Paintwork above appears in good condition, some moisture damage at window - paint flaking.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring minor repairs	

ACTION REQUIRED	
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OVERVIEW	Repair and restore wall finishes as required
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ASSET ELEMENT	DOORS
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EXISTING CONDITION	
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OVERVIEW	Timber and glass door, painted. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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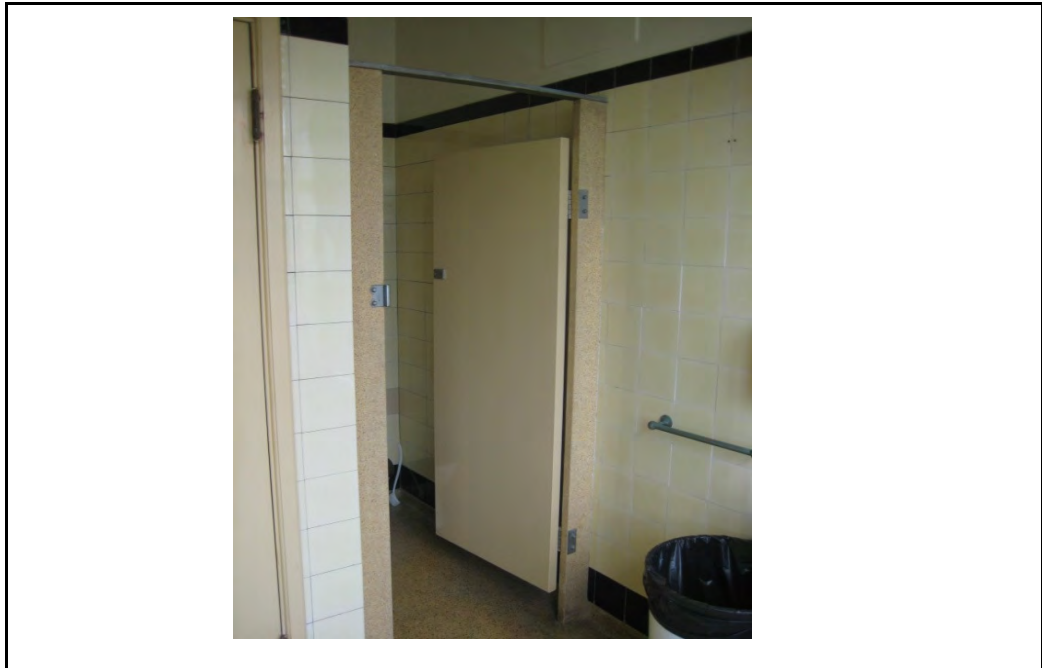
OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION		
OVERVIEW	Original metal framed windows - casement at base, louvres above, fair condition. Frame discoloured, sealant perished, missing externally. Black stone sill.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional.	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FITTINGS
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EXISTING CONDITION	
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OVERVIEW	Terrazzo toilet partition in fair condition, some discolouration particularly at base.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
		Mixed
	HIGH Terrazzo partitions LOW Non-original sanitary fittings	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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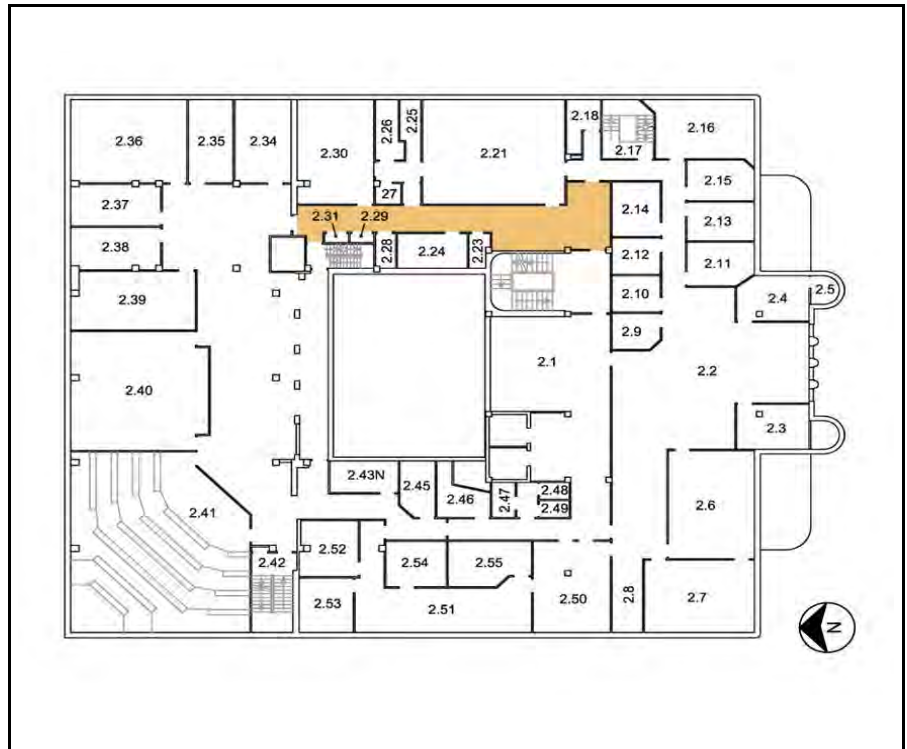
OVERVIEW	
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.20	UNIVERSITY LEGAL CENTRE EAST CORRIDOR
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LOCATION: SECOND FLOOR EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally fair - good condition, cracks to scagliola tiles on walls at southern end, tiles drummy in areas. Anecdotal evidence of water leaks.

HERITAGE OVERVIEW

Timber veneer doors, scagliola tiles, inlaid vinyl floor at southern end considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Inlaid vinyl flooring to lobby at south end, sheet vinyl flooring to corridor. All generally good condition, hole in vinyl near door to room 2.31.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Inlaid vinyl flooring LOW Sheet vinyl	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Plasterboard ceiling, paint finish, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
OVERVIEW	Scagliola tiles to lobby at south end - extensively covered in fine cracks, drummy areas. Corridor painted plasterboard, generally good condition. Decorative timber rail at 2100 AFFL and steeped timber skirtings throughout.
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element Mixed
	EXCEPTIONAL Scagliola tiles LOW Painted plasterboard
FUNCTIONALITY	Functional
ACTION REQUIRED	
OVERVIEW	Repair and restore wall finishes as required

ASSET ELEMENT	DOORS
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EXISTING CONDITION	
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OVERVIEW	Timber veneer doors with timber frames throughout, 1 door with glazed panel, some with timber louvres. Door to stair lobby room 2.22 is painted timber with steel framed. All generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Timber veneer doors LOW Painted doors	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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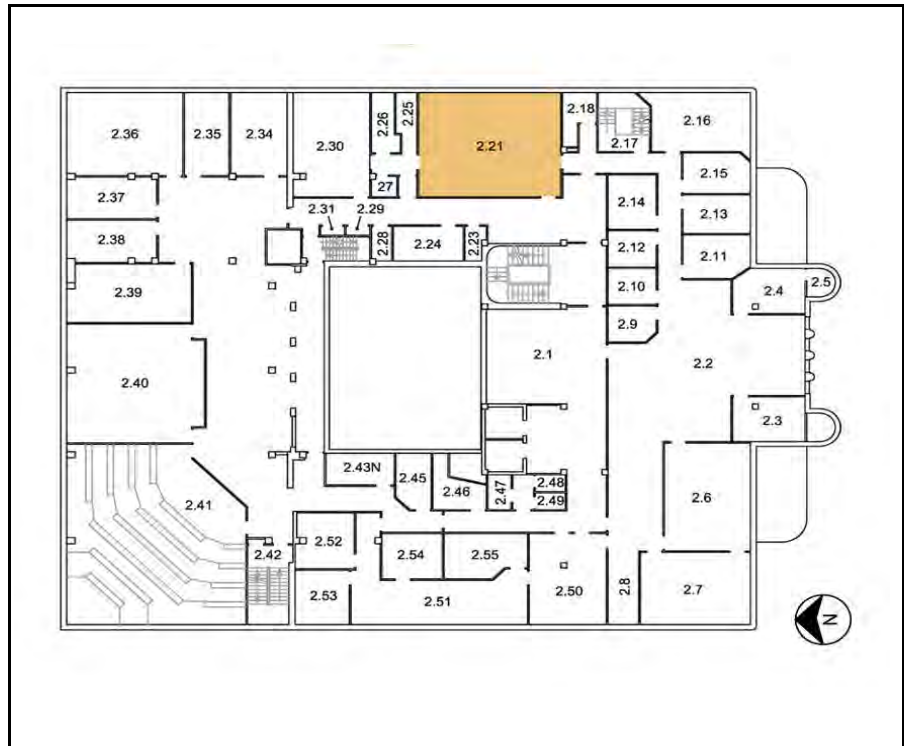
OVERVIEW	
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.21	UNIVERSITY LEGAL CENTRE MOCK COURTROOM
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LOCATION: SECOND FLOOR EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, timber veneer panelled walls. Paint flaking on ceiling. Anecdotal evidence of water leaks.

HERITAGE OVERVIEW

Original metal framed casement windows to external walls, timber veneer walls and doors, carpet, furnishings and feature ceiling considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION		
OVERVIEW	Carpet flooring, possibly dating back to NESCA occupancy, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling, generally good condition, paint cracked, bubbling, flaking in south half of room. Moisture damage evident.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring repairs to paintwork.	

ACTION REQUIRED	
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OVERVIEW	Investigate and rectify source of moisture, remove damaged paintwork and repaint as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION		
OVERVIEW	Timber veneer panelling, generally good condition, some scratches and areas where veneer scuffed.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional but requiring repair.	
ACTION REQUIRED		
OVERVIEW	Repair and restore wall finishes as required.	

ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber veneer doors with timber louvres. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION		
OVERVIEW	Steel / timber framed casement window to external walls - fair condition, some discolouration to frames, sealant perished, missing externally. Timber frame beads deteriorating. Timber sills and reveals, faded.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Exceptional
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW	Restore original glazing frames and sills as required.	

ASSET ELEMENT	FITTINGS
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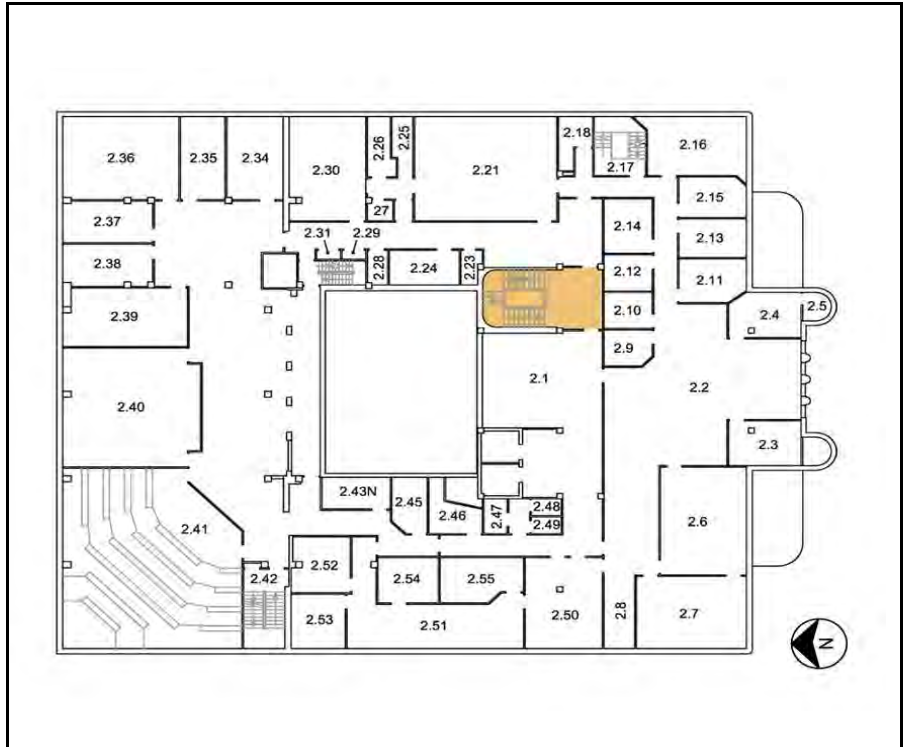
EXISTING CONDITION		
OVERVIEW	Older style upholstered timber furniture, possible original NESCA items.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.22	STAIR LOBBY SECOND FLOOR, INCL. STAIR FROM FIRST FL.
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LOCATION: FIRST / SECOND FLOOR

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Fair to good condition, with cracks in scagliola tiles on walls and balustrade.

HERITAGE OVERVIEW

Scagliola wall tiles, black stone skirting, original metal framed window and stone sill, balustrade and handrails, inlaid vinyl flooring to room 2.22 and rubber flooring to stair treads all considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Rubber flooring to stair treads, vinyl flooring to intermediate landings, inlaid vinyl flooring to lobby 2.22. Generally good condition, some marks to flooring in lobby 2.22.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	Rectify marking to lobby floor
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling to 2.22, painted soffit to stair over. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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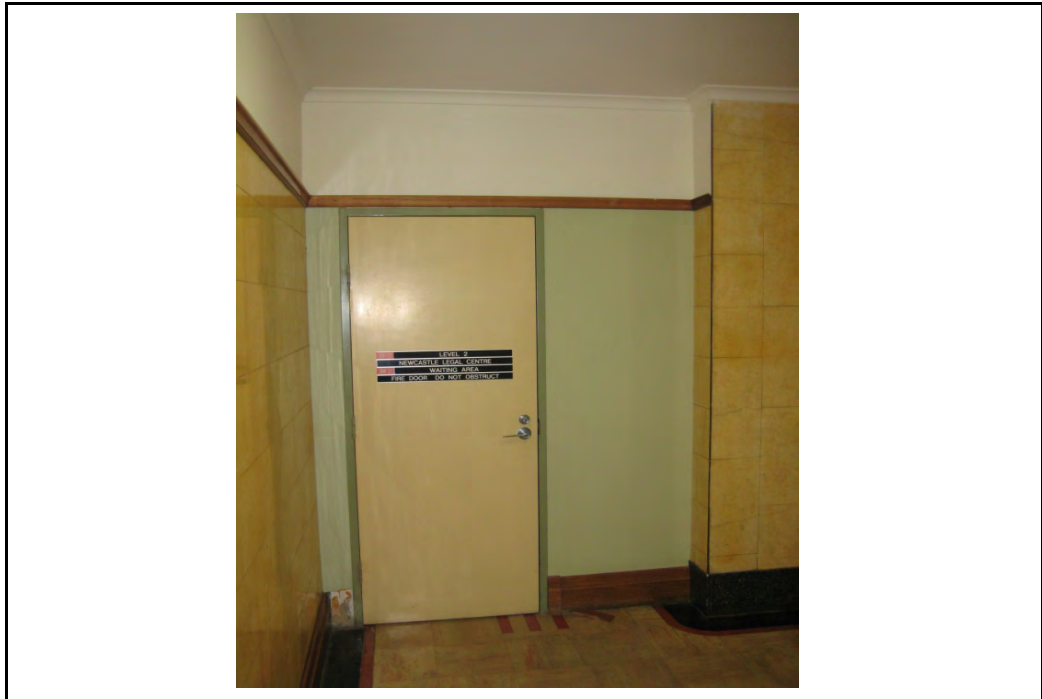
OVERVIEW	
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
OVERVIEW	Scagliola tiles with black stone skirting to stair wall and balustrade - fair condition, with fine cracks extensively across surface of scagliola tiles. Black stone capping to balustrade. Painted plasterboard with stepped timber skirting, scagliola tiles with black stone skirting to room 2.22. Similar condition to stair walls - fine cracking extensively across surface, all scagliola tiled walls drummy in some areas, particularly adjacent to larger crack locations. Section of skirting missing at corner of room near door to 2.1. Section of timber rail missing near door to 2.20.
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element
	Mixed
EXCEPTIONAL	Scagliola tiles, skirtings
LOW	Painted plasterboard
FUNCTIONALITY	Functional but requiring repair.
ACTION REQUIRED	
OVERVIEW	Repair and restore wall finishes as required

ASSET ELEMENT	DOORS
---------------	-------



EXISTING CONDITION		
OVERVIEW	Painted timber with painted steel frames. All good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		



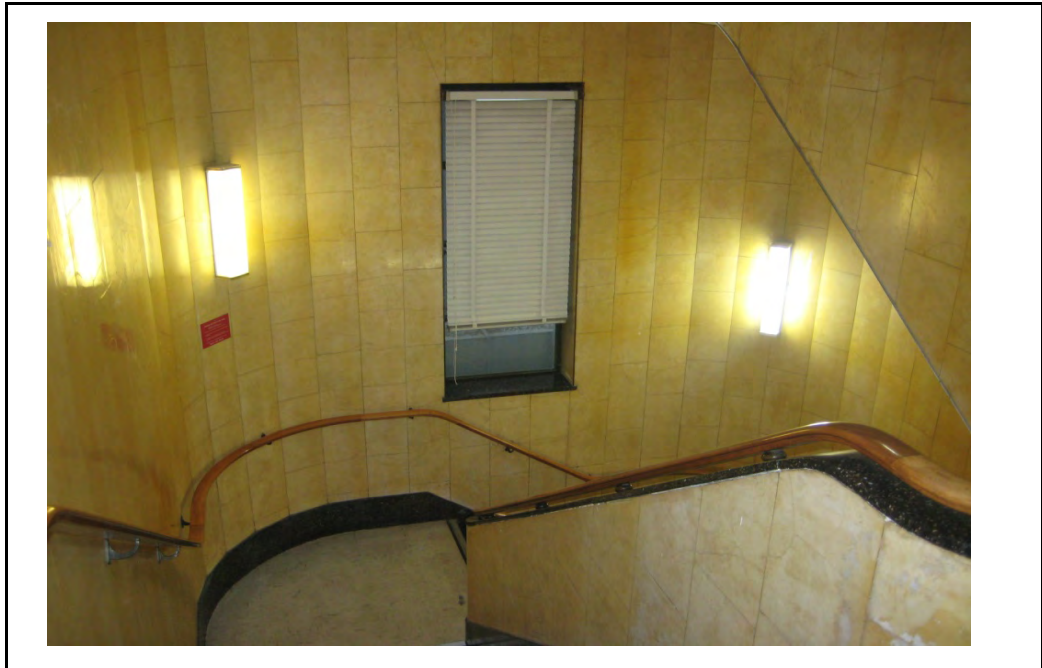
EXISTING CONDITION

OVERVIEW	Steel / timber framed casement window to external light well - fair condition, some discolouration to frame. Black stone sills, some minor cracking evident.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	Restore original glazing frames and sill as required.
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ASSET ELEMENT	FITTINGS
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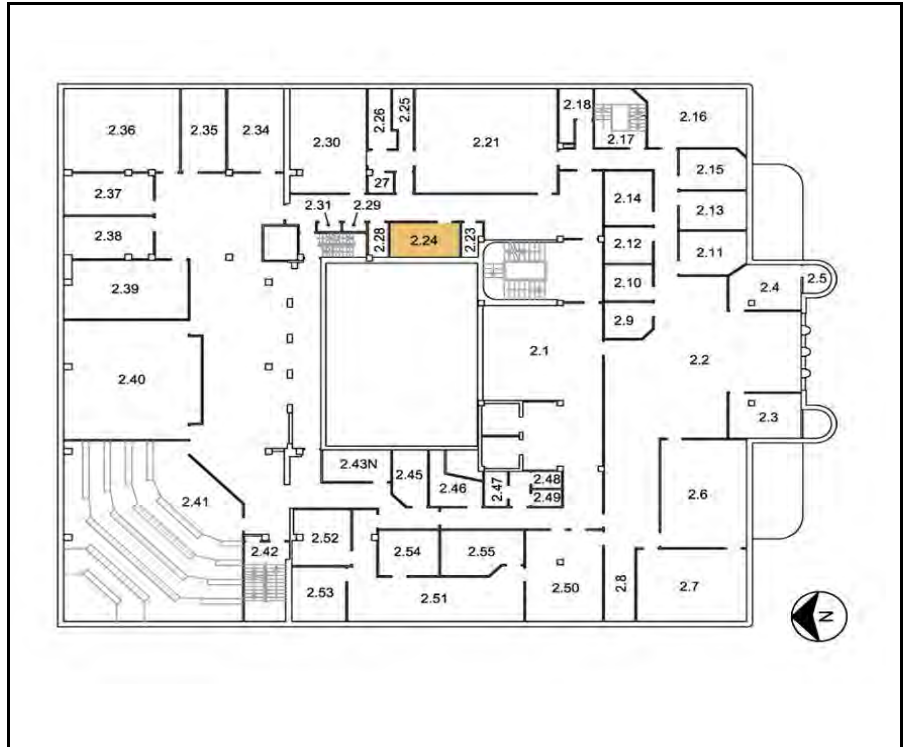
EXISTING CONDITION		
OVERVIEW	Timber handrail fixed to walls with bronze brackets, fixed to balustrade top with bronze mountings. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.24	FEMALE AMENITIES
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LOCATION: SECOND FLOOR EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition. Minor cracks in terrazzo floor, some cracked wall tiles.

HERITAGE OVERVIEW

Terrazzo flooring, original wall tiles, terrazzo toilet partitions, original metal framed window.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION		
OVERVIEW	Terrazzo flooring, coved at walls in. Generally good condition, some minor cracks and discolouration present.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring minor repair.	
ACTION REQUIRED		
OVERVIEW	Repair and restore flooring as required	

ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish - good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT

WALLS



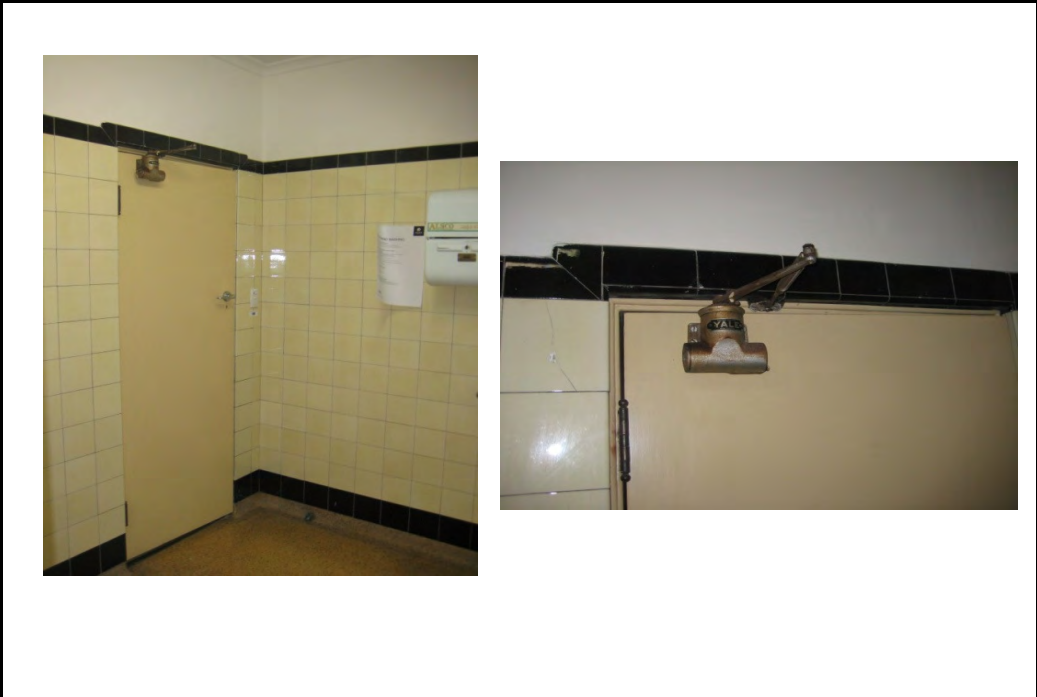
EXISTING CONDITION

OVERVIEW	Tiles to approx. 2200 AFFL, appear to be original and generally in good condition. Some cracked tiles. Paintwork above appears in good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring minor repairs	

ACTION REQUIRED

OVERVIEW	Repair and restore wall finishes as required
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ASSET ELEMENT	DOORS
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EXISTING CONDITION	
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OVERVIEW	Painted timber door, good condition. Old style door closer - possible original fitting.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
	HIGH Door closer LOW Door	Mixed
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION		
OVERVIEW	Original windows, fair condition. Black stone sill.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Window INTRUSIVE Louvre	
FUNCTIONALITY	Functional.	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT

FITTINGS



EXISTING CONDITION

OVERVIEW	Terrazzo toilet partitions in fair condition, some discolouration particularly at base, chips at base of one cubicle.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Terrazzo partitions LOW Non-original sanitary fittings	
FUNCTIONALITY	Functional	

ACTION REQUIRED

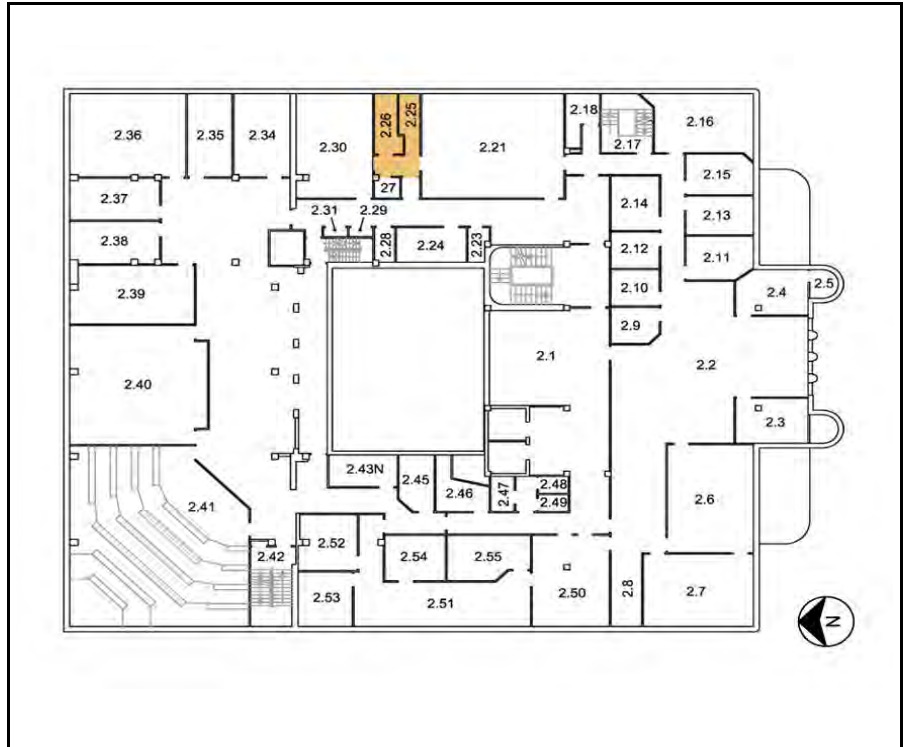
OVERVIEW	
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.25, 2.26	FEMALE AMENITIES
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LOCATION: SECOND FLOOR EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, original windows fair condition.

HERITAGE OVERVIEW

Mosaic tile flooring, original wall tiles with frieze tile and covered base, timber veneer and glass doors, terrazzo toilet partitions, original metal framed windows.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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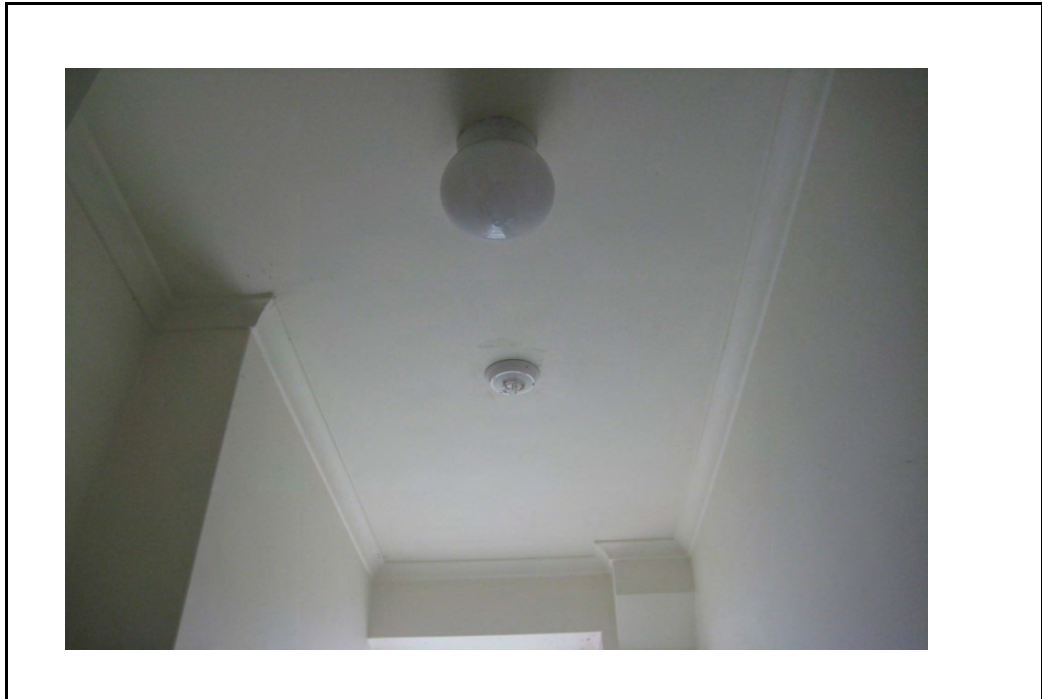
EXISTING CONDITION	
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OVERVIEW	Mosaic tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Plasterboard lining, paint finish - good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT

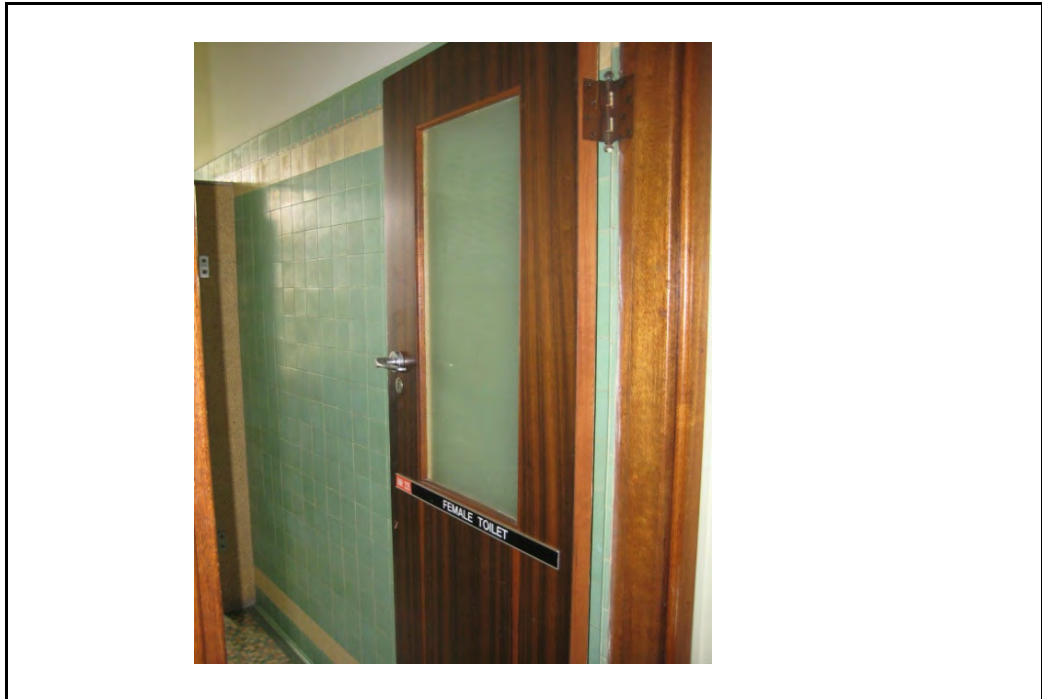
WALLS



EXISTING CONDITION

<p>OVERVIEW</p>	<p>Tiles to approx. 2200 AFFL, appear to be original and generally in fair condition. Decorative frieze tile at top in room 2.25. Cove tiles at base of walls in each room.</p>	
<p>HERITAGE SIGNIFICANCE</p>	<p>Heritage Significance Value of the element</p>	<p>High</p>
<p>FUNCTIONALITY</p>	<p>Functional</p>	
<p>ACTION REQUIRED</p>		
<p>OVERVIEW</p>	<p>Repair and restore wall finishes as required</p>	

ASSET ELEMENT	DOORS
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EXISTING CONDITION	
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OVERVIEW	Timber veneer and glass door. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WINDOWS
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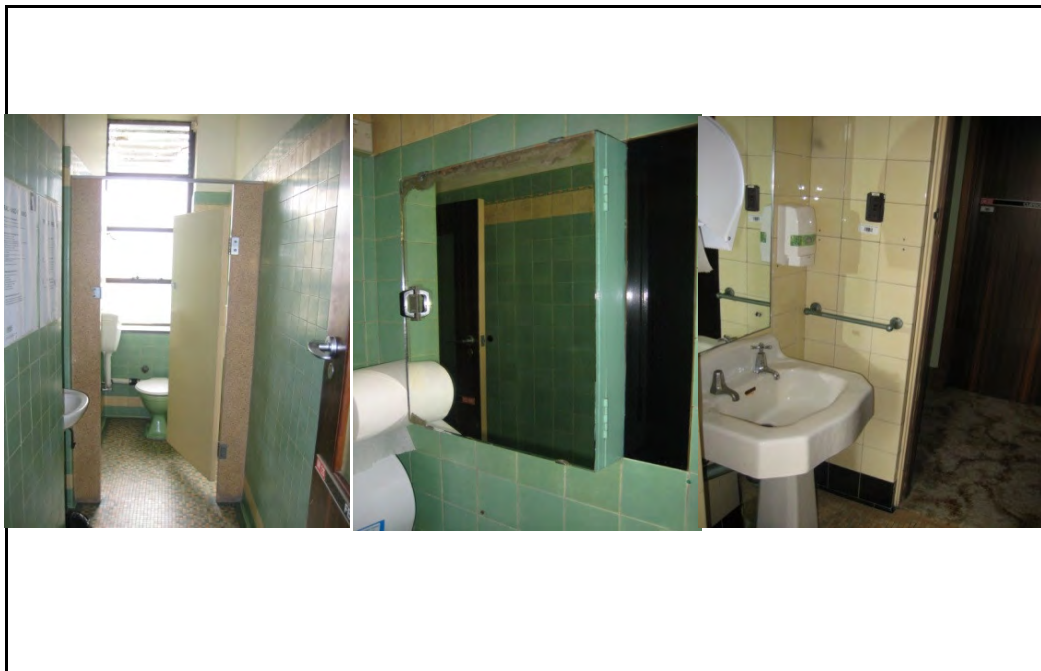
EXISTING CONDITION	
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OVERVIEW	Original metal framed windows - casement at base, louvres above, fair condition. Frame discoloured, timber beads in frame deteriorating, sealant perished, missing externally. Black stone sill - cracking and faded. Terrazzo reveal at common wall in each room.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Exceptional
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	Restore window frames and sill as required.
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ASSET ELEMENT	FITTINGS
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EXISTING CONDITION	
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OVERVIEW	Terrazzo toilet partitions in fair condition, some discolouration particularly at base. Possibly original pedestal basin and towel rack in room 2.26, mirror cabinet in room 2.25.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
		Mixed
	HIGH Terrazzo partition and original sanitary fittings LOW Non-original sanitary fittings	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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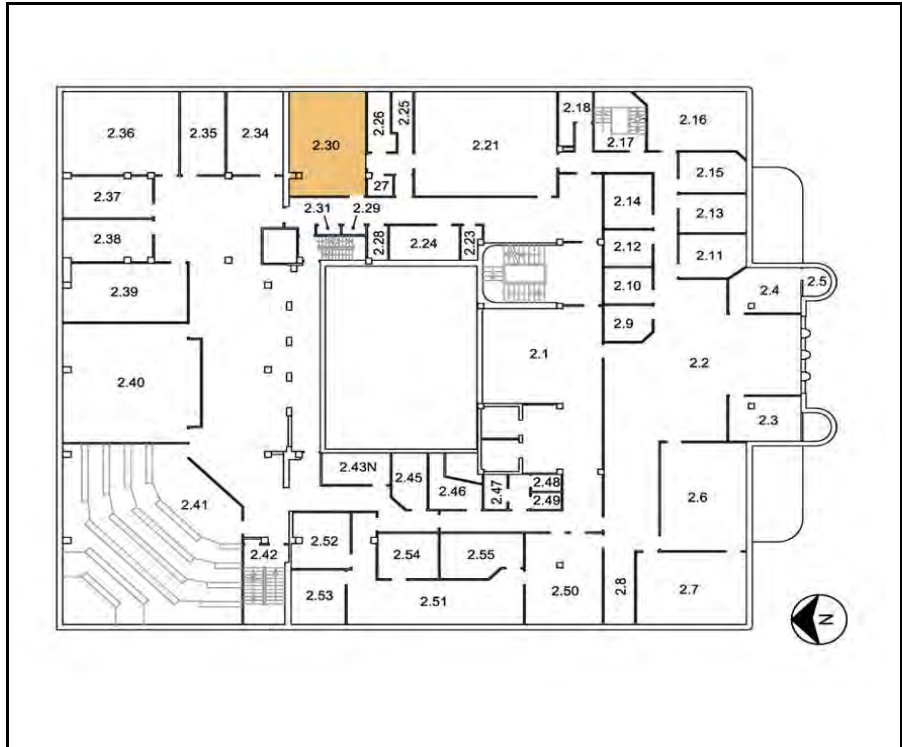
OVERVIEW	
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.30	UNIVERSITY LEGAL CENTRE OFFICE
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LOCATION: SECOND FLOOR EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, timber veneer panelled walls. Moisture damage, paint flaking on ceiling. Anecdotal evidence of water leaks.

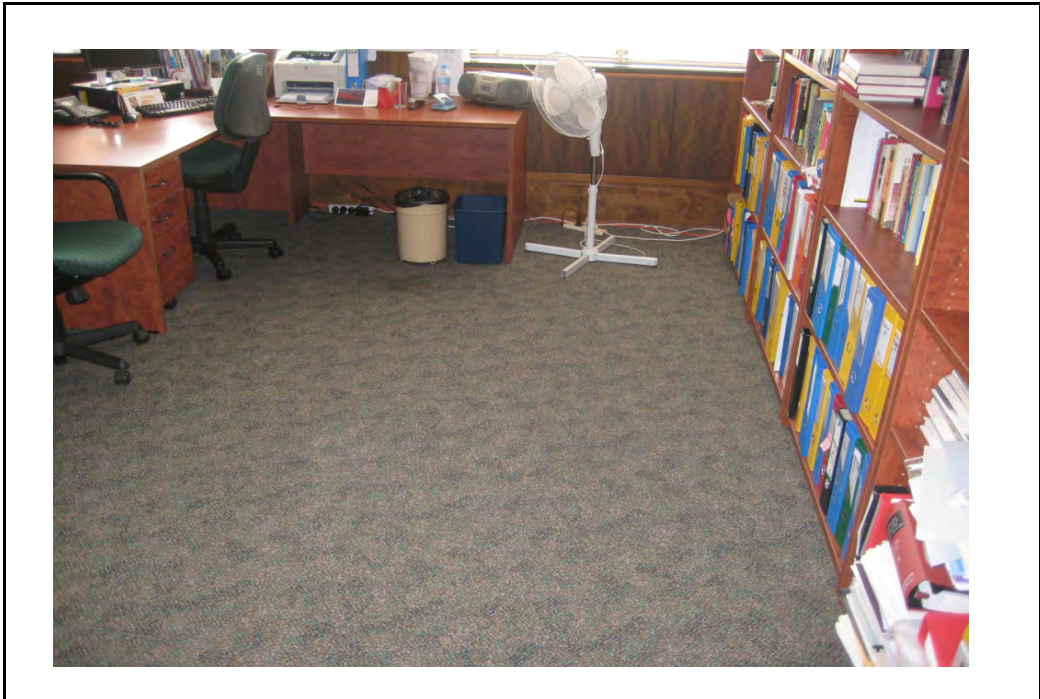
HERITAGE OVERVIEW

Original metal framed casement windows to external walls, timber veneer walls and doors considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet flooring, generally good condition, some staining and wear evident.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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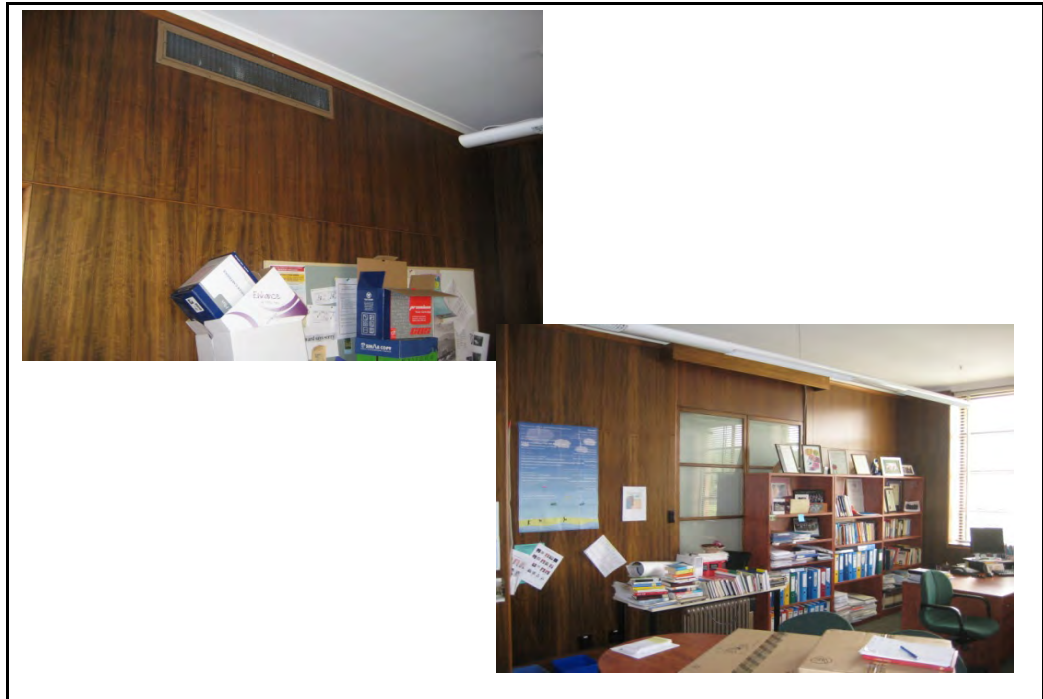
OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION		
OVERVIEW	Painted plasterboard ceiling, generally fair condition, area of ceiling in north-west part of room poor condition, moisture damage and paint flaking.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
FUNCTIONALITY	Functional, requiring repairs to paintwork.	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, remove damaged paintwork and repaint as required.	

ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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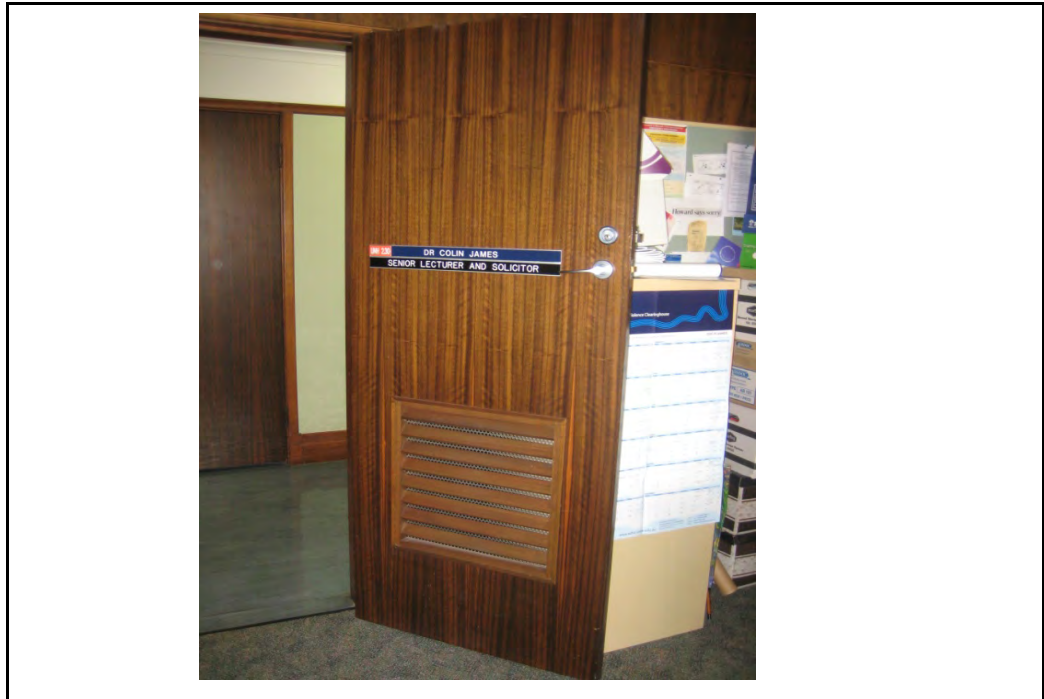
OVERVIEW	Timber veneer panelling, generally good condition, timber framed window in north wall (northern wall of original building).	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	Repair and restore wall finishes as required.
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ASSET ELEMENT

DOORS



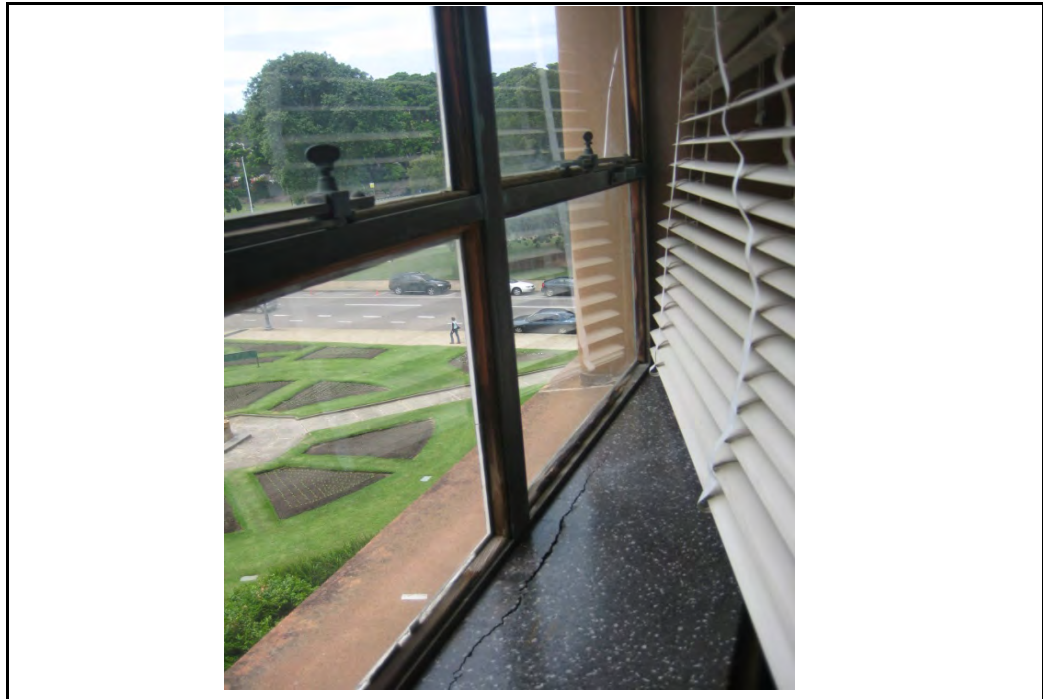
EXISTING CONDITION

OVERVIEW	Timber veneer doors with timber louvres. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED

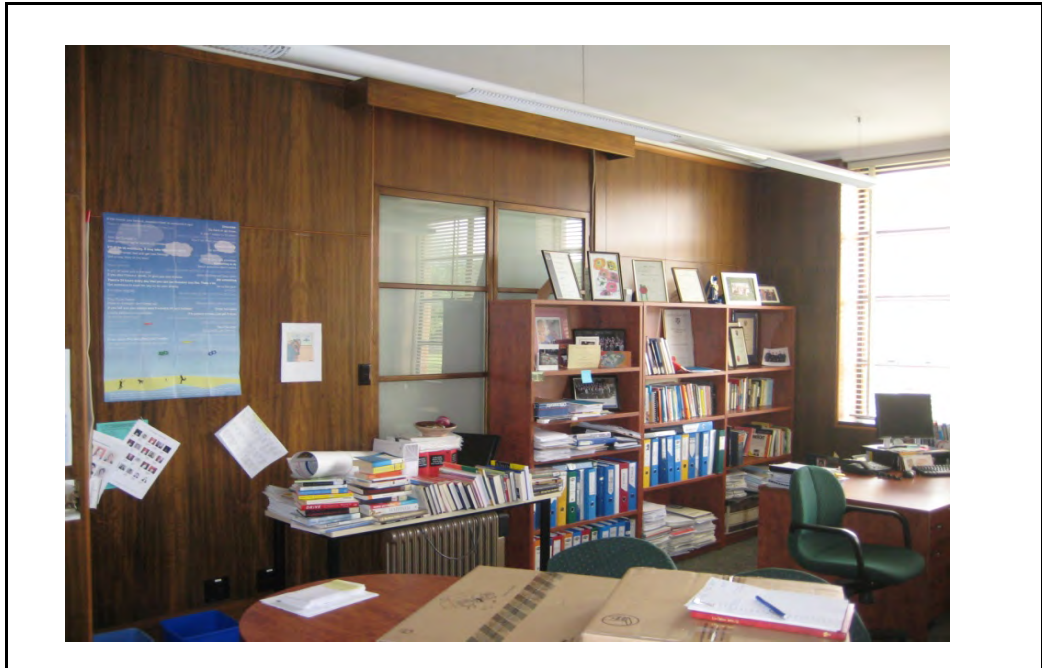
OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION		
OVERVIEW	Steel / timber framed casement window to external walls - fair condition, some discolouration to frames, sealant perished, missing externally. Cracked pane on northern-most window. Black stone sills, fading and cracking evident. Large crack to sill on northern-most window.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Exceptional
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW	Restore original glazing frames and sills as required.	

ASSET ELEMENT	FITTINGS
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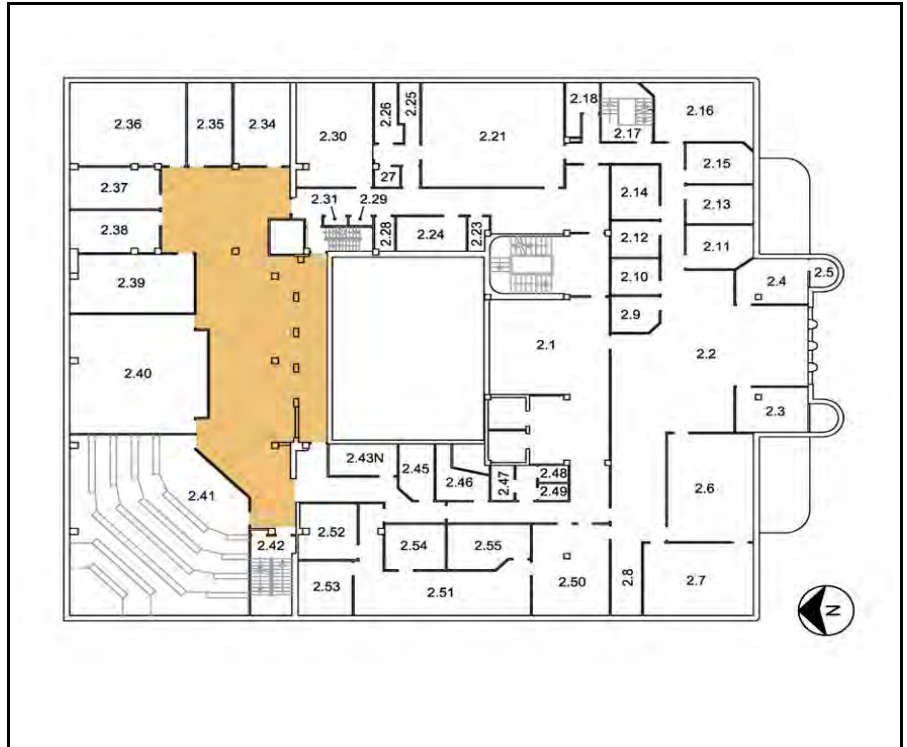
EXISTING CONDITION		
OVERVIEW	Timber pelmet over window in north wall	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.33	NORTHERN LOBBY
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LOCATION: SECOND FLOOR NORTH

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally fair - good condition, some staining to ceilings, scuffs and marks on walls.

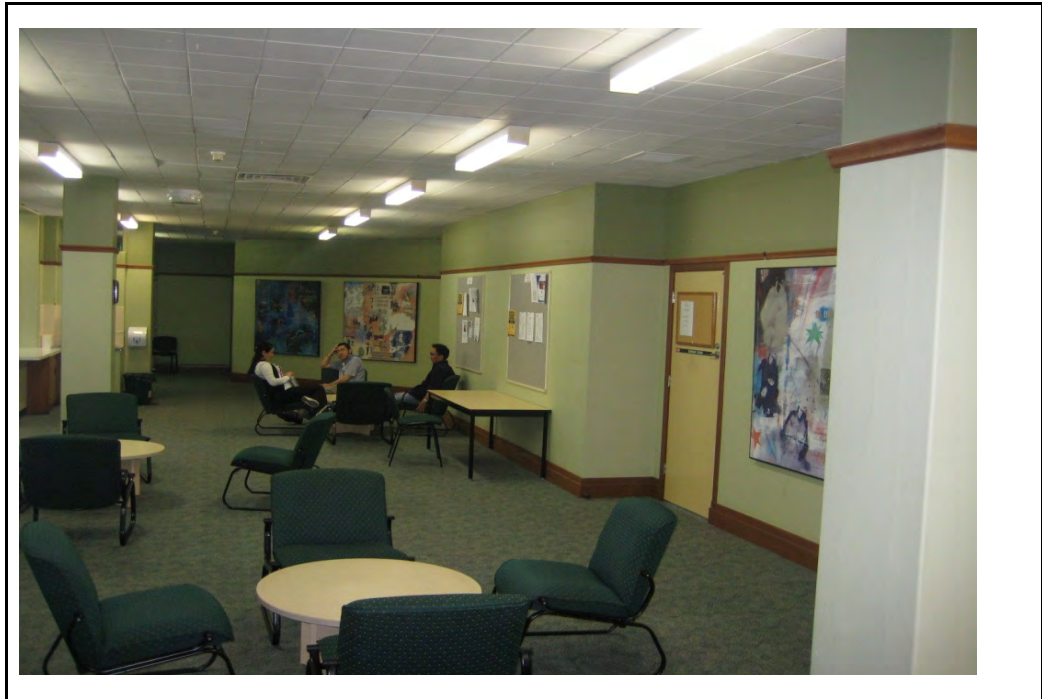
HERITAGE OVERVIEW

Evidence of 1959 additions - rear blockwork of original building visible (painted) on southern wall.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
		Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Perforated metal suspended ceiling tiles, generally condition. Some tiles misaligned / loose, some tiles discoloured - possible moisture.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
FUNCTIONALITY	Functional, requiring minor repair	

ACTION REQUIRED	
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OVERVIEW	Investigate source of discolouration, rectify tiles as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Painted blockwork to south walls, painted plasterboard to north walls, aluminium framed timber veneer and glass walls to offices in north east part of room. Generally good condition, some scuffs and marks to painted walls.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Rear wall of original building LOW Internal walls	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	Repair and restore wall finishes as required
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