

# University of Technology Sydney Blackfriars Campus 4-12 Buckland St, Chippendale Conservation Management Plan



Prepared for  
University of Technology Sydney

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## 2.9 CHRONOLOGY OF THE BLACKFRIARS CAMPUS

The table below summaries the historical information outlined above. Historical maps added below are sourced from City of Sydney Archives Historical Atlas and from the Casey & Lowe 1993 archaeological report.

Table 2: Chronology of the Blackfriars site

| Year/s        | Historical events and elements on the site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| Prior to 1819 | Aboriginal occupation of the land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1819          | Governor Macquarie made a grant of 95 acres to William Chippendale. The land was a mix of swamp and agricultural land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1821          | Chippendale sold his land to as the "Chippendale Estate" to Solomon Levey, emancipist and colonial business tycoon, who eventually owned most of Alexandria, Redfern and Waterloo. Robert Cooper's Brisbane distillery and dam were located in the area from 1822, on land leased from Levey. Cooper built worker's housing in the area, the best of which remains at 6-10 Elim Place (a terrace of tiny sandstone single storey houses).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1830s-1840s   | The Kent Brewery opened nearby in 1835. The Brisbane Distillery was substantially expanded in the 1830s. These industries ensured the area was not desirable for residential development. The majority of housing built in the area were small cheap (often timber) working-class dwellings built for rental. After Levey's death in 1833, the Chippendale Estate was sold to Cooper. Cooper developed a steam flourmill and other ventures on the land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1850s-1860s   | In 1850 Robert Cooper was declared bankrupt (for the 2 <sup>nd</sup> time) and the Chippendale lands were put up for sale, however Copper retained ownership for another two years. In 1852, Cooper's Chippendale property offered for sale included: The Brisbane Distillery; The Brisbane Steam Flour Mills; The Pantechnicon (a market building); Cooper's Sugar Refinery; Brisbane Cottage; twelve brick built and slated houses with shops "in Parramatta Street"; twenty-two stone built cottages; fifty-five weatherboard cottages, all buildings on land totalling 17 and a half acres, "with DAM covering several acres and commanding a never failing supply of water". The Australasian Sugar Company (ASC) purchased all of Cooper's Chippendale property and began building a new sugar refinery. In 1855 the three principals of the company, Edward Knox, R.M. Robery and Clark Irving dissolved the company and formed a new one under the name Colonial Sugar Refining Company (CSR). In 1855 CSR demolished most of the housing built by Cooper replacing these with more substantial four-roomed 2-storey brick terrace houses with slate roofs, built for sale rather than rental, to increase the company's capital reserves. The sugar refinery expanded on the site through the 1860s |
| 1870s         | The refinery attracted complaints due to the company's practice of burning bones to make charcoal for filtration. In October 1870 formal petitions of protest were received from residents. The City Health Officer reported "stinking bones" left lying about and that the dam was in a terrible state. The company stopped using the dam and allowed it to silt up, demanding supply of mains water instead. However a row over water rights ensued as the City Corporation could not supply sufficient water to the company. In the late 1870s the decision was made to vacate the Chippendale site and relocate CSR to larger premises on the Pyrmont Peninsula. The new Pyrmont refinery commenced operation in 1878, with the Brisbane Sugar Refinery closed down and sold to A.H. McCulloch, C.F. Stokes and R.S. Black. These purchasers intended to subdivide the former industrial land for residential development.                                                                                                                                                                                                                                                                                                                                                                               |
| 1880s         | The well watered industrial land had drainage issues. McCulloch requested permission from the City Corporation to build a street to facilitate storm water movement. Although the old dam had been drained, the original watercourse still easily flooded in heavy rain. McCulloch called his new road Stream Street - the name later changed to Buckland Street. Buckland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Year/s      | Historical events and elements on the site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | <p>Street follows the course of the old Blackwattle Swamp Creek. Dispute over drainage and street width issues were stalling McCulloch's subdivision when in 1882 the NSW Government decided to build a public school on Blackfriars Estate. The Department of Public Instruction began acquiring land in 1881, completing its purchases in 1884. The land was next door to St. Benedict's Catholic School. The Department planned to build a school for 1500 pupils "possibly the biggest school building project of the 19<sup>th</sup> century". G.A. Mansfield, who favoured the Victorian Gothic revival style, was appointed as architect resulting in "a grand Gothic pile of brick..[which] completely overshadowed the simple Catholic school next door.", engendering much angst in the Catholic community. However the Blackfriars school buildings were completed in April 1885. The St Benedict's Catholic school closed in 1882 with its site used as a temporary site for Blackfriars school during construction. The school was closed permanently after the completion of Blackfriars in April 1995.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1890s       | <p>Blackfriars School reached a peak of 1,300 students in the 1890s with numbers declining thereafter, largely due to the continuing industrialisation of Chippendale. Activities such as an evening school for factory and warehouse employees were established in vacant classrooms. The evening school operated till 1906 and was one of the first of its kind in NSW.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1900s-1980s | <p>The Sydney Teachers College was established within the Blackfriars Public School, following the amalgamation of the Fort Street and Hurlstone Teacher Training Colleges. The Teachers College remained at Blackfriars till 1920. The symbiotic relationship between the College and the use of Blackfriars as their Demonstration School "is perhaps one of the most significant features of the School's history. Blackfriars continued in this role after the Teachers College moved to Sydney University in 1924." In the 1920s enrolment at Blackfriars was less than 600. The Department established a Correspondence School after the removal of the Teachers College in 1924. This was the first educational facility for children in remote areas. Blackfriars remained the centre for correspondence education for the next 40 years. "By 1967 the Correspondence School had 6,602 students in remote area and employed almost 300 specially trained teachers: it was one of the largest correspondence schools in the world." As the school grew, a "School of the Air" was established, utilising the radio relay station at Broken Hill, with children conducting lessons with 2-way radio broadcast. "It developed into the leading correspondence school in the world" with its innovations, such as the "School of the Air" repeated in other countries. It was the benchmark for distance education, and continues today though it relocated from the Blackfriars site in the late 1960s, with the vacated space being used for an Arts Education Studio and Adult Migrant Education Services.</p> <p>In 1950 Blackfriars Public School became Blackfriars Infants School</p> |
| 1990 on     | <p>Blackfriars was acquired by the University of Technology Sydney, which began a program of conservation and reuse of buildings in 1993, removing a number of small timber buildings on the site and various brick accretions to the main buildings were removed including a 2-storey amenities building on the western side of the Girls school. A new childcare centre was built in 1994 at the northern end of the site fronting Buckland Street, involving some archaeological assessment and investigation. The 1994 Casey &amp; Lowe Archaeological Monitoring report indicated a likelihood that more extensive archaeological investigation on the site will reveal cultural deposits associated with former uses of the site, including the possibility of remnant distillery or refinery walls. "A substantial amount of conservation work took place to all buildings on the site and a number of the larger internal spaces have been partitioned for office use. New partitioning of spaces is removable and does not impact heavily on significant fabric. Various site works have also taken place, including the removal of large areas of bitumen, laying of grass, construction of new stone fencing and the re-planning of car-parking areas. The former Headmasters' Residence has suffered the greatest loss of integrity with the removal of much of the exterior decorative detailing and interior joinery."</p>                                                                                                                                                                                                                                                         |



Figure 31: Extract of Woolcott & Clarke's Map of Sydney 1854, showing the location of the Brisbane Distillery on Parramatta Road. A dam is located approximately where the Blackfriars campus is located today (arrowed). Note "Cooks River Road" marked at left is today City Road. Source: City of Sydney Archives Historical Maps collection

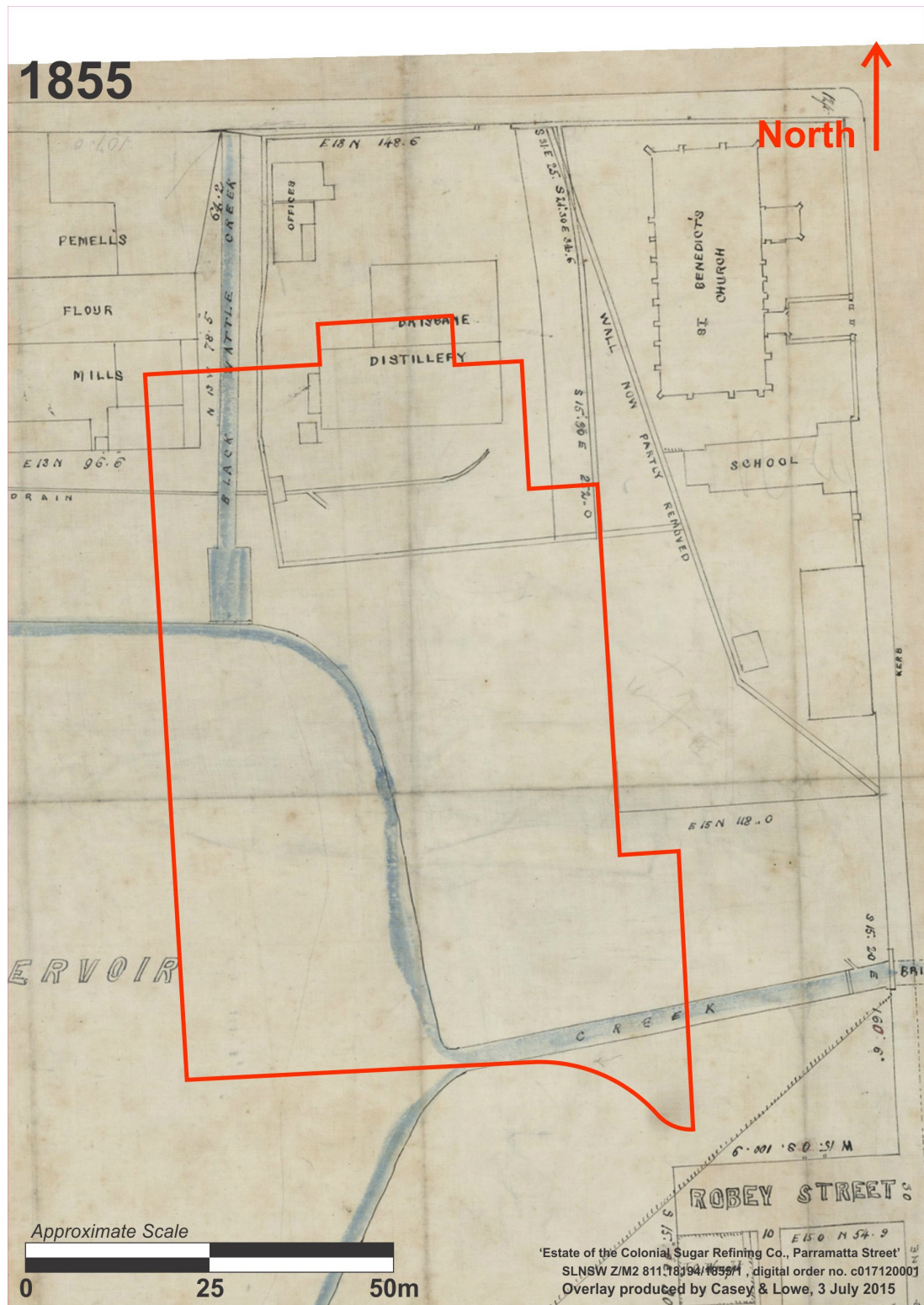


Figure 32: 1855 map with overlay by Casey & Lowe, showing the Blackfriars site outlined (in red) over part of the dam, with some Brisbane Distillery buildings at the northern end of the site. Source: Casey & Lowe report, City of Sydney Archives Historical Atlas

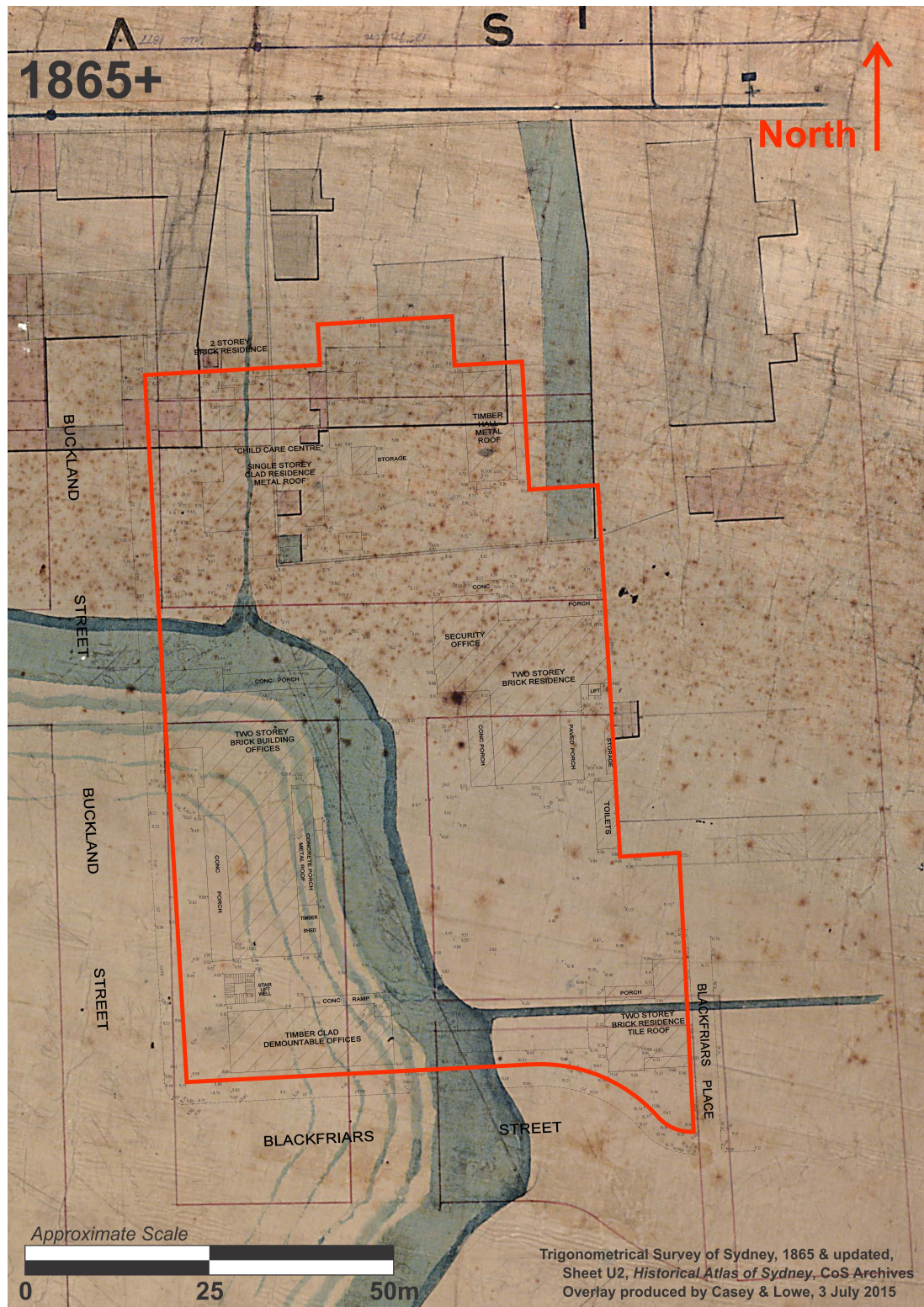


Figure 33: Overlay of site outline (in red) by Casey & Lowe onto extract of the Trigonometrical Survey of Sydney 1865, showing how the site partially covered the dam. Source: Casey & Lowe report, City of Sydney Archives Historical Atlas

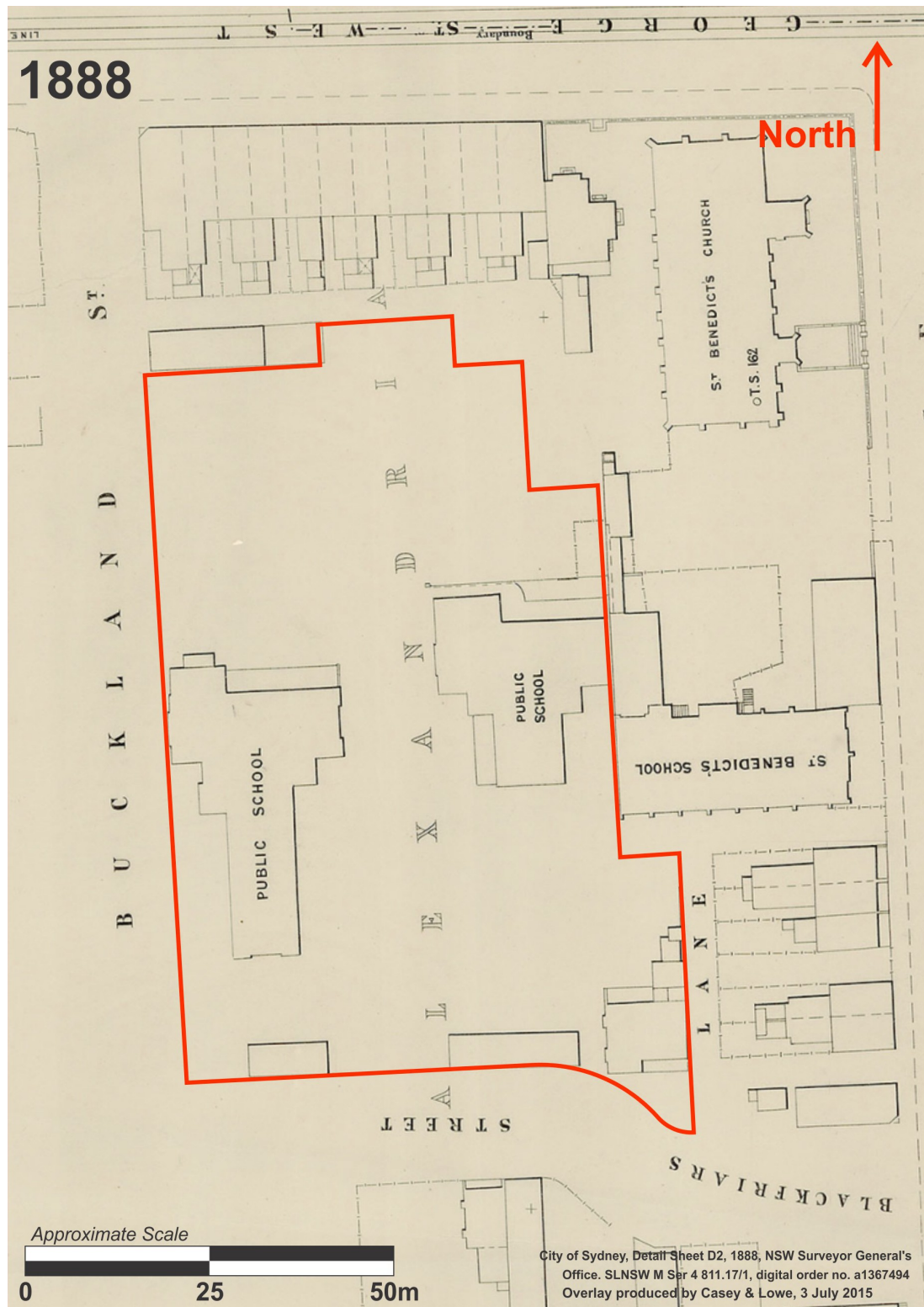


Figure 34: The Blackfriars School site in 1888, shortly after its completion in 1885. Source: Overlay by Casey & Lowe on 1888 City of Sydney Detail sheet



Figure 35: Extract of a 1903 City of Sydney map showing the Blackfriars school site (circled). Source: City of Sydney Archives Historical Atlas of Sydney



Figure 36: 1943 aerial photo showing the Blackfriars site with numerous small buildings around the three original 1885 buildings Source: NSW Land & Property Information Six Maps.

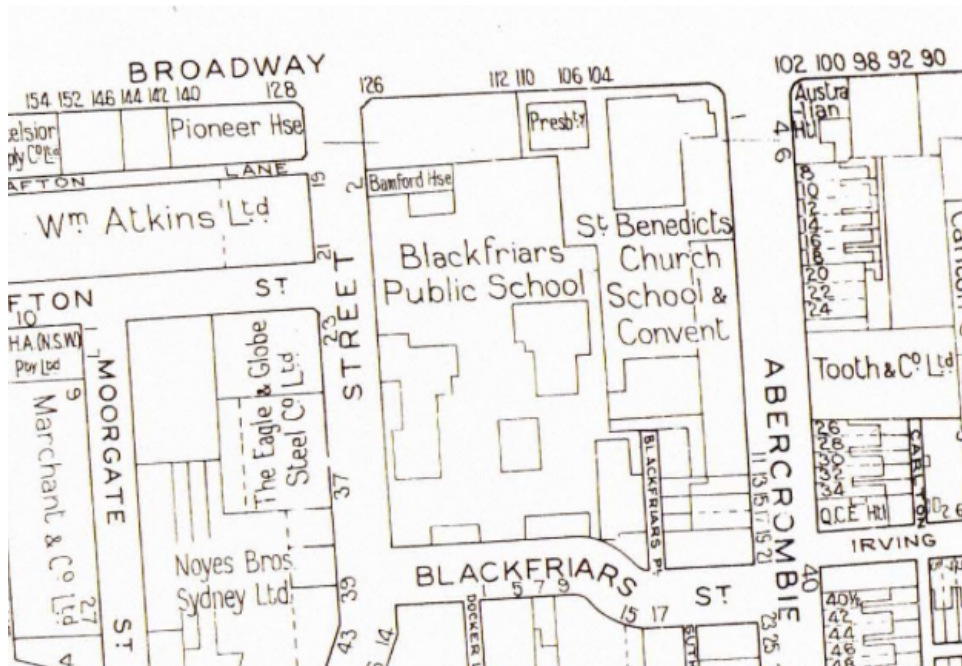


Figure 37: 1956 City Surveyors map extract, showing various buildings on the Blackfriars site near the original buildings. Source: City of Sydney Archives Historical Atlas of Sydney



Figure 38: 1949 aerial photo with the site circled. By this time the site was less cluttered. Source: City of Sydney Archives Historical Atlas of Sydney

## 2.10 ANALYSIS OF THE LANDSCAPE

Comparison of the two 1940s aerial photos with modern satellite photo of the site establishes that there are more trees and grassed areas on the site today than in the past. Prior to the 1943 aerial photo it appears that the site contained little landscaping.

The site was quite cluttered with utilitarian buildings and accretions to existing buildings, both brick and weatherboard, prior to 1990 and was extensively asphalted. The site today contains grassed areas and substantial trees (some of these trees evident in the 1943 and 1949 aerial photo above).

The soft landscaping except for the trees, is recent and of little heritage significance. The trees largely do not appear to have any heritage significance and many appear to be random or self-sown plantings. The exception is the large camphor laurel on the corner of Blackfriars Street that has become a visual feature in the precinct. It does not however appear to have any heritage significance.

## 3.0 PHYSICAL ANALYSIS

### 3.1 SITE AND SETTING

The former Blackfriars School site is bounded to the north by a café (former car garage) off Parramatta Road, Broadway, Buckland Street to the west, Blackfriars Street to the south and the St. Benedict's Church complex to the east.

Within this 6,043 square metre, roughly rectangular, area is contained six building structures and several small out buildings.

### 3.2 SCHOOL BUILDINGS AND BOUNDARY FENCING

The most prominent buildings are the three 1880s Mansfield-designed masonry school buildings:

- The 1883 two-storey Infants and Girls Primary School flanking Buckland Street, Building 2
- The 1883 two-storey Boys Primary School adjacent to the eastern boundary, Building 5
- The 1883 two-storey Headmaster's Residence, including a former wing at the northeast, now a masonry wall, and its fences, which fronts Blackfriars Street, Building 7.

Other buildings on site include:

- A single-storey timber c1920s portable, former classroom building at Blackfriars Street, Building 1
- A single storey timber c 1920s portable former classroom building at the north eastern corner of the site, Building 4
- A single-storey c1994 masonry and timber modern Childcare Centre, Building 3
- Two lift towers and steel fire stair adjacent to the Infants and Girls and Boys Primary Schools, constructed c1990.

Other items of heritage value include:

- Stone and wrought iron palisade fencing and gates along Buckland Street, c1885

- Stone and wrought iron fencing and gates located partly along Blackfriars Street, c1885, masonry fencing (but no gates) along Blackfriars Lane noting that most of the fencing is later infill fencing that is not significant.
- Remnant brick walls at the north east of the former Headmaster's Residence, c1885, which once comprised a wing of the building.
- Boundary masonry walls with stone cappings around the site to the north and east.
- Extant soft landscape, including shrubbery and plane trees of relatively recent planting, are assessed as not having heritage value.

The structures of high cultural significance are the three Mansfield-designed buildings. The early sections of the stone and wrought iron palisade fences and gates also have heritage significance.

The siting and relationship of the Infants and Girls School and Boys Primary School to each other is of significance, as it demonstrates Victorian moral and educational values in separating classrooms by gender. The Headmaster's Residence is sited so as to address Blackfriars Street.

During the late 1880s, the completed school complex would have been an 'oasis' of quality, ordered architecture within a suburb of overcrowded industry and residential squalor. It would also have been a fairly stark site without landscaping.

### 3.3 ARCHITECTURAL AND AESTHETIC VALUE

Designed in the picturesque Victorian Free Gothic Style (or Gothick Picturesque Style), the three 1883 Mansfield buildings exhibit characteristics consistent with the aesthetics of this style. The Victorian Free Gothic Style was prevalent amongst designers c1840 - 1890. In Australia, the Victorian Free Gothic Style was a flexible and versatile idiom, not confined to churches nor buildings with religious associations - at Blackfriars this style was accomplished and it was used to create memorable buildings of vigorous and original design.

The buildings exhibit:

- Elements of different ecclesiastically-inspired medieval traditions
- Romantic, eclectic detail design elements
- Picturesque design, irregular planning and facade treatments
- Use of stone walling, steep roof pitches
- Use of face brickwork, stone detailing with purged rendered masonry below ground floor level for the Headmaster's Residence.

Refer to Chapter 4 of this CMP for a detailed inventory assessment in line with SHI format.

### 3.4 STRUCTURAL CONDITION

The construction methods employed were traditional load-bearing systems and the structural design conservative.

Load-bearing stone and brick with stone detailing, having internal render and set plaster finish, forms the basis of construction throughout.

Timber scissor trusses are used on the upper floors of the Boys and Girls school buildings to create an open-vaulted roof structure. The two major internal features are the open-vaulted roof and an imposing staircase.

### 3.5 CONTENTS, LOOSE AND FIXED ITEMS

Many of the original fixtures remain, although no 1880s loose furniture items were found. The following original interior fixtures were noted:

- Plaster walls
- Staircase
- Chimney flues
- Doors
- Architraves
- Skirtings
- Timber floors.

### 3.6 INTERNAL AND EXTERNAL ALTERATIONS GENERALLY

Buildings 2, 5 and 7 have been subject to major restoration and refurbishment carried out by UTS, c1993 and 2012.

Out-of-character internal partitioning and external accretions have been removed to reveal essential elements of the 1880s original fabric in buildings 2 and 5. New partitions and toilet facilities have been added.

Building 7 has undergone significant change (refer to interior section below) that is now seen on the exterior of the building with three mid twentieth century windows on the western elevation where originally there were no windows and the replacement of doors to the front verandah with a mid-twentieth century window. The rear verandah has also had a concrete finish added.

These changes have been in place now for at least 50 years and form part of the character of the building.

### 3.7 BUILDING CONDITION EXTERNAL, BUILDINGS 2, 5 + 7

The exterior of the buildings generally appear in good condition. Save for mortar weathering to the eastern facades, stonework and jointing are in fair to reasonable condition. Some stain marks are evident on the southern upper facade due to parapet flashing/water interaction. The sandstone originally used was not of high quality and some repairs have been carried out over recent decades.

Roofs were not inspected due to difficulties of access. However, no damage was apparent from ground view inspections, and there was no evidence of water ingress on inspection of upper floor ceilings and walls. New guttering and rainwater goods have been recently constructed throughout, and the building fabric is in generally good condition.

### 3.8 BUILDING CONDITION INTERNAL, BUILDINGS 2, 5 + 7

#### BUILDINGS 2 AND 5

The interior spaces of buildings 2 and 5, although not completely original, are of Victorian Free Gothic style and appear in good condition. There is evidence of new c1990s alterations and additions - e.g., new toilets, tea rooms and glazed partitioning on the ground floor of Building 2. Apart from c1990s work, all other existing timber glazed partitions to Buildings 2

and 5 date from c. 1915-1920. However, these modern elements generally do not significantly detract.

All ceilings, walls and trim have recent paint finish. The original colour schemes appear not to be in evidence.

No paint scrapes were taken to determine the extent of original interior colour schemes, although the raised profile of original stencils are evident on the walls adjacent to the imposing staircases of Buildings 2 and 5.

Should full restoration colour schemes be required, further investigation is recommended to determine the original designs.

The fireplace structures remain internally. Where walls have been opened, in context trim has been applied to new door ways.

The most significant interior change has been carried out to the tea-making and toilet areas where modern wall and floor tiles are evident.

There was no evidence of major water penetration, nor evidence of wall and floor cracking.

#### BUILDING 7

The interior is in reasonable condition however has had significant alteration and is presently used as student housing with various bathrooms and kitchens. All service areas require refitting (or removal) irrespective of future use.

### 3.9 INTERNAL LAYOUTS

#### BUILDINGS 2 AND 5

G.A. Mansfield designed the two school buildings as T-shaped buildings in plan. The internal layout for the school buildings allowed large combined classes, and this open plan is, to a lesser extent, still evident today and is of significance in planning any future adaptive re-use proposals. Original tiered seating was removed c.1920.

#### BUILDING 7

Building 7 has undergone very significant internal alteration and some external alteration. Within the main part of the house the rear stair and its enclosing walls with several doors remain, the rear kitchen on the ground floor remains and sections of internal wall in remnant form remain only.

The room arrangement on ground and first floors has been completely altered and there are now mid twentieth century windows in the locations of former cross walls. Some fireplaces remain but most have been blanked off.

A range of new walls have been added to accommodate the various uses the building has had, they are lightweight in construction and most ceilings appear to have been replaced. Floors could not be inspected.

Apart from the staircase, several early doors, the kitchen space and several fireplaces the interior has been reworked and nearly all joinery has been replaced.

Early fabric within the residence should be retained in future adaptation but there are few other constraints in relation to retention or adaptation of the building interiors.

### 3.10 VIEWS TO AND FROM THE SITE

Views from the site are contained by high brick walls to the north and east and new 3 and 4-storey development beyond Blackfriars Street to the west and south. Some oblique and longer views are available down side streets but these are minor. Generally the site is a contained site when viewed from within the campus.

Views to the site and heritage buildings are from the south and west, although, given the narrowness of surrounding streets, distant views are not possible. The site is visually and physically well contained with the dominant feature being building 2 and the large camphor laurel tree on the corner of Blackfriars Street with its surrounding fencing.

The primary focus is the two building group of the 1883 Infants and Girls Primary School and Boys Primary School, sited parallel to each other with an open dividing space. The Headmaster's Residence, on its corner site, is somewhat detached within the urban context of the School and addresses Blackfriars Street.

### 3.11 CURTILAGE + SETTING

Each of the three Mansfield-designed buildings were originally sited on separate allotments of land. Although the roadways separating each were later resumed, the similarity of design between the buildings, especially the two main buildings, would appear to be a conscious approach to design a visual connection between separate elements.

Although previous decades show a 'cluttered' site, currently there is a strong physical and visual connection between the two school buildings via an open-paved courtyard space.

The Headmaster's Residence, although now visually connected to the school buildings, clearly addresses Blackfriars Street and, to a great extent turns its northern 'back' and western 'side' to the site.

The curtilage is the whole of the current site.

### 3.12 ANALYSIS OF EVIDENCE

The present 1883 Victorian Free Gothic Style structures are built on the site of the former distillery, sugar works factory and reservoir constructed by Robert Cooper and CSR 1850-1878. None of these structures remain, nor is there above-ground evidence of any pre-1883 structures, or evidence of Aboriginal occupation.

Externally, the three Mansfield-designed buildings are relatively intact and have changed little since their 1883 construction. Except for the c.1994 internal wet area alterations, c.1915 to 1920 partitioning, new paint work and the window changes to building 7, no major intrusions are evident.

Spatial configurations, except for timber and glass dividing partitions to form office spaces in buildings 2 and 5, are mostly intact. Building 7 has largely lost its early interior.

The siting, access and forms of the three heritage-valued buildings and palisade fencing remain in predominantly original condition.

A number of relocatable and temporary sheds and structures have been removed from the site in recent decades to allow a fuller appreciation of the original three remaining heritage structures. Two timber demountable buildings remain (one approved for demolition) and the late twentieth century childcare centre on the northern part of the site remains and is in use until the new facility is constructed on the southern portion of the site.

The history and analysis suggests that while the three main buildings are extant and significant that sections of perimeter palisade fencing remain and the high brick walls to the north and east are significant aspects of the evolution and development of the site.

The stone and palisade fence along Buckland Street appear to be largely intact although the whole fence is now in very deteriorated condition. The fence to Blackfriars Street is less intact with two large central sections being replaced, one is a simplified palisade and the other in a block stone wall. The current vehicle entry gate is recent in construction and location, the gatepost to the west being the original gatepost in this location. It appears the front fence of the residence is original however the lane fence is recent. Street levels have changed which is evident from the marking of former finishes on the stonework plinth of the wall.

There is clearly archaeological potential that is addressed in the archaeology reports, but above ground the landscaping, pavements and other ephemera now on the site are not significant.

## 4.0 SIGNIFICANCE ASSESSMENT

### 4.1 INTRODUCTION

Cultural significance is defined in The Burra Charter (2013), published by Australia ICOMOS, as:

*Aesthetic, historic, scientific, social or spiritual value for past, present and future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.*

Setting out the cultural significance of a place assists in identifying what aspects of the place contribute to that significance and the relative contribution of the various elements of the place to that significance. This understanding is essential to allow management of the place that can guide future work in a way that retains its significance. The following section sets out the nature of the significance of [subject site] by looking at what has been assessed in [any previous studies and statements], by looking at the criteria established under the NSW Heritage Act and setting out the significance of the place to address those criteria and by looking at the various attributes of the place and how they contribute to significance.

The preparation of a statement of significance involves analysing and assessing the various aspects of cultural significance that relate to the place and setting them out in a way that:

Allows comparison with other places

- Places them in an historic context
- Identifies key areas of value

Cultural significance is complex in that it may include a range of ideas or concepts that come together in a particular place which can have value separately and together.

Significance can be embodied in:

- The actual fabric of the place,
- The setting and context in which it is found,
- The fitout and items within it,
- The use of the place and its history
- Records of its use and the memories and responses which are made to the place by its direct and associated users.

The Former Blackfriars School is significant on a number of levels and for a wide range of reasons:

- The School has been the site of a number of important educational initiatives through continual occupation and in providing the physical framework for several innovative educational occupations, including evening school, teachers college and correspondence school.
- The School symbolises the battle between State and religion over the secularisation of education in New South Wales.
- The setting of the School, hard against St Benedict's Catholic Church and School, is particularly symbolic of the battle between the Catholic Church and the Education Department to monopolise primary education.
- The original setting of the School with its prominent frontage along a major thoroughfare (Parramatta Road) was a reflection of society's new attitude to education in the late 19th century and the Department of Education's desire to maintain a very public presence in the field of education.
- The School buildings and Headmaster's Residence are the work of an important Victorian architect, G.A. Mansfield, whose contribution to the architecture of Victorian Sydney was significant and has been, until recently, somewhat overlooked.
- The Blackfriars site was formerly part of the site of two important colonial industries - distilling and sugar refining - and was associated with a number of significant 19th century persons and industries, including Robert Cooper, Edward Knox and the Colonial Sugar Refining Company. The buildings noted appear not to have fully occupied the Blackfriars site.

## 4.2 SIGNIFICANCE CRITERIA

The N.S.W Heritage Manual (1996, amended 2001) was developed by the Heritage Office and the former N.S.W Department of Urban Affairs and Planning to provide the basis for assessment of the heritage significance of an item by evaluating its significance by reference to the following criteria.

|                                         |                                                                                                                                                                                           |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criterion (a)<br>Historical             | An item is important in the course, or pattern, of the cultural or natural history of the Australian, NSW or local area;                                                                  |
| Criterion (b)<br>Historical Association | An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the Australian, NSW or local area; |
| Criterion (c)<br>Aesthetic              | An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local history);                                  |
| Criterion (d)<br>Social                 | An item has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons in Australia, NSW or local area;                        |
| Criterion (e)<br>Research               | An item has potential to yield information that will contribute to an understanding of the cultural or natural history of Australia, NSW or local area;                                   |
| Criterion (f)<br>Rarity                 | An item possesses uncommon, rare or endangered aspects of the cultural or natural history of Australia, NSW or the local area;                                                            |
| Criterion (g)<br>Representativeness     | An item is important in demonstrating the principal characteristics of a class of Australian, NSW or local areas: Cultural or natural places; or Cultural or natural environments.        |

The above criteria for cultural and relative values provides three thresholds (National, State or Local, i.e. in Australia, NSW or the local region) for determining the level of significance.

## Levels of Significance

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| National Heritage Listing | <p>National heritage comprises items significant in a nation-wide historical or geographical context or attributed to an important and identifiable contemporary national community. For research potential, historical, aesthetic and/or technical/research significance an item must be a fine representative example or be rare in the national context.</p> <p>Social significance at a national level would require recognition of an item's importance to the people of Australia or to an important and identifiable nation-wide community.</p>                                                                                                                                                             |
| State Heritage Listing    | <p>State heritage comprises items in a state-wide historical or geographical context or attributed to an important and identifiable contemporary state-wide community. For research potential, historical, aesthetic and/or technical/research significance an item must be a fine representative example or be rare in the state-wide context.</p> <p>Social significance at a state level would require recognition of an item's importance to the people of NSW or to an important and identifiable state-wide community. Most Aboriginal, multicultural and religious communities operate throughout the State, however, the item would have to be important to the entire group, not just a local branch.</p> |
| Local Heritage Listing    | <p>Local heritage comprises items significant in a local historical or geographic context or to an identifiable contemporary local community. The local context is defined in the analysis and statement of significance of the item. In a council heritage study the local context will approximate the local government area. When considering social significance it is important to identify the local community which values the item. This needs to be established through consultation with community groups such as local historical societies. Indications of local social significance are often found in media coverage and local community group publications.</p>                                     |

## 4.3 SUMMARY STATEMENT OF SIGNIFICANCE

- The Former Blackfriars School is of State Significance for its historical association with the development of educational reforms in the late 19th century both within Chippendale and on a State-wide basis.
- The School is of State historical significance for its role as host to a number of educational initiatives including the development of the State's first kindergarten, its adoption of the Montessori Method of education and the development of the Blackfriars Correspondence School.
- The School buildings and Headmaster's Residence are of State aesthetic significance as examples of late 19th century architecture in the Victorian Free Gothic style and as fine examples of the work of a prominent Victorian architect, G.A. Mansfield.
- The 1883 School buildings and Headmaster's Residence are of local aesthetic significance as a surviving late Victorian school complex in the Victorian Free Gothic style, atypical of the majority of NSW public schools at the time, although typical of Mansfield's later work.
- The 1883 School buildings and Headmaster's Residence are of State historical significance as remnants of the expansion period experienced by the Department of Education in the late 19th and early 20th centuries. The demountable timber structures are contributory elements.
- The School is of State historical significance as a 'modern' 19th century public school and as a symbol of the State's attempt to monopolise primary education during this period.

- The 1883 School buildings and Headmaster's Residence have local aesthetic significance as a remnant of an earlier cultural landscape now largely lost to the pressures of urban and industrial development.
- The site of the Blackfriars school is of State Research significance as part of the former site of Cooper's Brisbane Distillery and later the Colonial Sugar Refinery, both important colonial industries linked to prominent colonial businessmen.
- The site is of State Research significance for its archaeological potential associated with former industries on the site and for the archaeological potential associated with its possible occupation and use by the Eora people, prior to and immediately after European settlement.

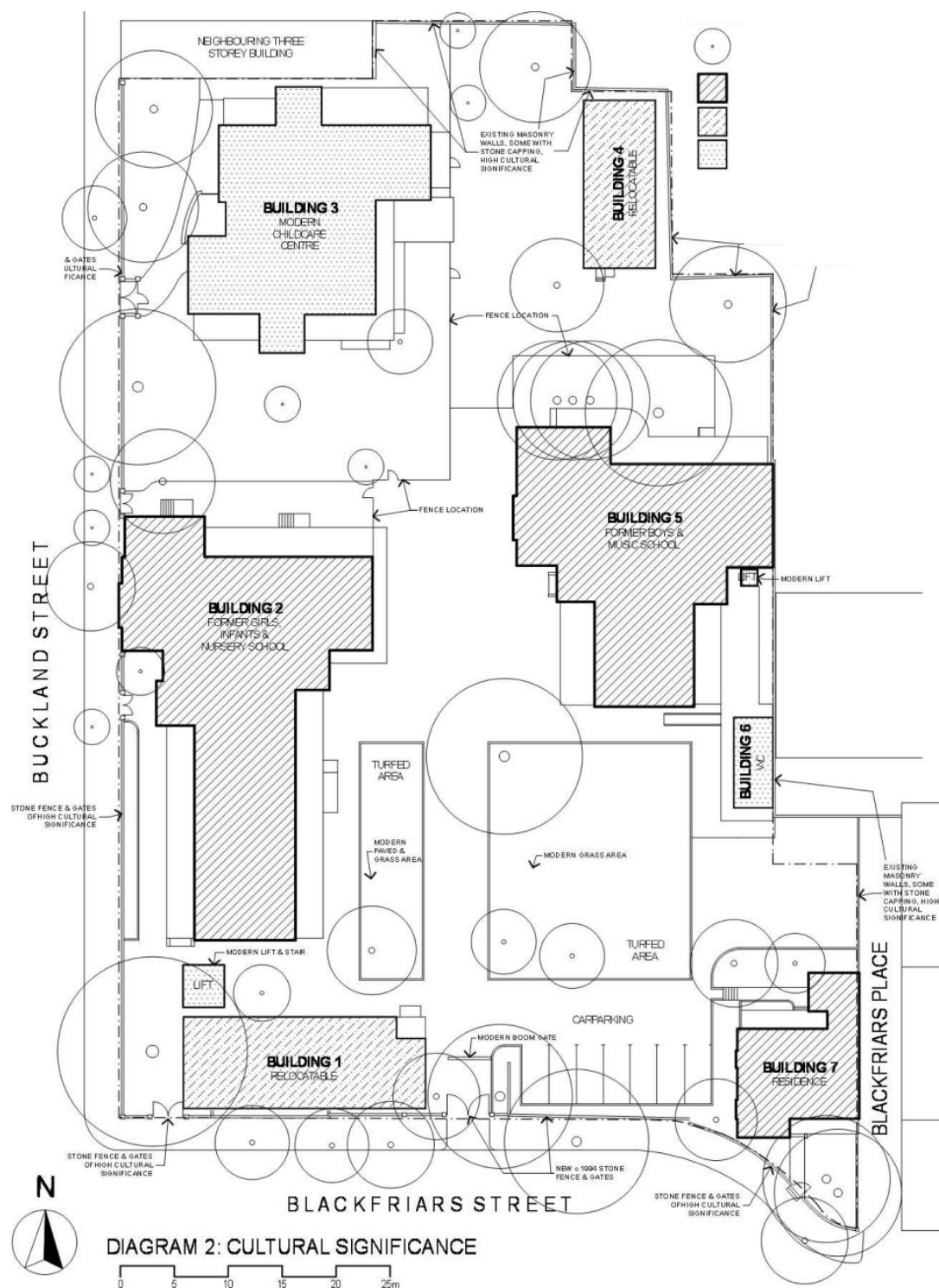


Figure 39: Figure Significance Rankings of Buildings.

Buildings 2, 5 and 7 are of heritage significance, buildings 1 and 4 are temporary timber buildings of limited significance, building 1 is approved for demolition, buildings 3 and 6 are of neutral and do not have heritage significance.

## 4.4 DETAILED STATEMENT OF SIGNIFICANCE

### Criterion A: Historical

- The Blackfriars site is the former site of Cooper's Brisbane Distillery (and associated industries). Cooper's Distillery was, for a time, the largest distiller of gin and rum in the Colony and was a well-known landmark throughout Sydney.
- The Blackfriars site is on part of the former site of the Colonial Sugar Refinery. The refinery also became a Sydney landmark and was the beginning of CSR's successful attempt to dominate the sugar industry in the South Pacific.
- The Colonial Sugar Refinery was associated with a number of prominent businessmen, most notably Edward Knox. Along with Tooth's Kent Brewery and the nearby abattoir, the refinery was the principal employer of men in Chippendale in the mid and late 19th century.
- The Blackfriars site is part of a wider area which formed the hunting and living ground of the Eora people. The Eora were the first Aboriginal tribe to have made contact with the First Fleet and were the first to be decimated by introduced diseases such as smallpox. Very little cultural deposits relating to the Eora's activity have survived, and any archaeological deposits relating to their possible occupation of the site are likely to be of National significance.
- The School buildings and Headmaster's Residence are symbolic of the State's attempt to monopolise primary education in the late 19th and early 20th century.
- The first fully equipped kindergarten in New South Wales was established at Blackfriars in 1906.
- In 1912 Blackfriars adopted the Montessori Method of teaching, the first school to do so in New South Wales. From that time onwards, the school became the centre for Montessori influence in New South Wales.
- In 1913 Blackfriars established the first after school play centre for infants in New South Wales. This was followed by the establishment of a class for children with special needs in 1921 and the development of the Children's Health Lunch Cafeteria in 1929.
- In 1938 Blackfriars established the first government pre-school for children aged 3-5 years.
- In 1924 Blackfriars became the home of the Blackfriars Correspondence School, this first distance education school for primary children in Australia. It grew to become the largest such school in the world and was a world leader in developing educational facilities for children (and adults) in remote areas. It was also the centre for training distance education teachers both for the Blackfriars School and for correspondence schools in other parts of the world.
- Despite some modern alterations, the site is a mostly intact late 19th century group of school buildings and therefore demonstrates late Victorian attitudes to early childhood education and the role of State and Church in education.

### Criterion B: Historical Association

- The site is associated with Robert Cooper, a prominent Colonial businessman and "colourful identity" who was responsible for the establishment of the Bank of New South Wales. He was instrumental in the development of one of the colony's most important early industries - the distillation of rum and gin - and was a principle employer of the men and women of Chippendale in the first half of the 19th century.

- The site is associated with Edward Knox who was responsible for the establishment of the Colonial Sugar Refinery. It was largely at the instigation of Knox that the CSR was able to expand until it completely monopolised sugar production in the South Pacific.
- The 1883 School buildings and Headmaster's Residence are the work of a prominent Victorian architect, G.A. Mansfield. Mansfield made a great contribution to the architecture of Victorian Sydney as well as establishing the NSW Institute of Architects.

#### Criterion C: Aesthetic

- The School buildings and Headmaster's Residence are good examples of the later work of G.A. Mansfield.
- The School buildings and Headmaster's Residence are well-designed examples of Gothic architecture in a secular setting.
- The School buildings and Headmaster's Residence are unusual in that the majority of public schools at the time were designed on Classical architectural principles.
- The architectural style of the school buildings and Headmaster's residence was symbolic of both the massive education reforms taking place at the time and the battle between State and religion over the secularisation of education in New South Wales.

#### Criterion D: Social

- The Blackfriars School has strong links with the community of Chippendale, particularly in the turbulent years of the late 19th and early 20th centuries which saw a shift in the demographic there from working class to middle class and a decline in the Catholic population of the area. Additionally, the School demonstrates the rise of education which became compulsory.
- The site has strong links with the working class culture which predominated in Chippendale for most of the 19th century, via the distillery industry.
- The site has intangible links with the Eora people who possibly occupied the land prior to and immediately after European settlement.
- The School buildings and Headmaster's Residence are a reflection of society's changing attitudes to public education in the late 19th century.
- The Blackfriars School was the site of the Sydney Teachers College for approximately 20 years. The Teachers College was responsible for the development of a number of educational initiatives which were tested at the school and the Blackfriars School became a demonstration school.

#### Criterion E: Research

- The site, similar to neighbouring sites has high archaeological potential associated with the former industrial uses of the site, particularly Cooper's Distillery and the Colonial Sugar Refinery.
- The site could have archaeological potential associated with its possible occupation and use by the Eora people prior to and immediately after European settlement.
- The site could have the potential to demonstrate aspects of early industrial uses of the site, particularly processes associated with the operation of Cooper's Distillery and the Colonial Sugar Refinery through archaeological discovery and interpretation of any associated artefacts.

- The site has the potential to demonstrate aspects of the life and culture of the Eora people through any archaeological deposits associated with their possible use and occupation.

#### Criterion F: Rarity

- The Former Blackfriars School presents a rare opportunity to study the workings of a late Victorian school and its subsequent evolution through several periods of educational reform. It is an excellent example of a late Victorian public primary school and had importance to both the local community and in the broader context of education in New South Wales.
- Few public schools of similar stature have survived intact in New South Wales and particularly in the Sydney metropolitan region. The buildings are a rare example of public school design at the time and have retained a high degree of integrity. Few schools in New South Wales can equal the number of education initiatives which took place at Blackfriars; its role as a continuous innovator and leader in the educational field affords it a degree of rarity and significance which is unique amongst public primary schools of the period.

#### Criterion G: Representativeness

- The School buildings and Headmaster's Residence are excellent examples of the later work of G.A. Mansfield. They are representative of his designs for public schools although they are atypical for the majority of similar designs at the time.
- The School buildings and Headmaster's Residence are representative of the late Victorian boom in building in the Sydney metropolitan region and of the Department of Education's massive expansion programme throughout this period.
- The School buildings and Headmaster's Residence are also representative of changing attitudes to education during the late 19th and early 20th centuries as well as a number of important educational reforms, particularly the secularisation of primary schooling.

## 4.5 COMPARATIVE ANALYSIS

### Blackfriars School and Schools of the Mid 1880s

That Blackfriars is an unusual school (from an architectural perspective) is undisputed. There is no argument that the architectural styles of Kemp and Mansfield were very different, but it is important to remember that Mansfield began his career as a Classicist, just as Kemp did. That Mansfield was able to diversify into the Victorian Free Gothic style was probably due just as much to his choice of a private career (over a civil one) as to his personal tastes. As a civil architect he would not have been allowed such free reign over his design ideals and perhaps this is why he chose to remain in private practice.

Examining Mansfield's earlier school designs, there is a clear progression of ever more elaborate Gothic elements culminating in the fully blown fantasy of Blackfriars. Morton Herman criticised Mansfield's early attempts at a secular Gothic style as "rather dull." When his earlier schools are compared with Blackfriars there is some truth to this. Both the Cleveland Street and Newtown Schools lack the boldness of detail that defines Blackfriars. Although many of the design elements such as the towers with candle- snuffer roofs and off-set gabled arrangements are common to all his designs, in the Cleveland St and Newtown schools they retain a certain rigidity which harks back to Mansfield's early Classical training.

It is clear that by the time he designed Blackfriars, Mansfield was a mature and confident architect, willing to break free from the strict confines of public architecture which defined Kemp's work (and most public architecture of the 19th century).

It is also clear the Blackfriars was designed at a point in New South Wales educational history when many great changes were occurring. The very public and bitter battle over the secularisation of education, particularly between the State and Catholic schools gave Mansfield more latitude in his design than he might have otherwise enjoyed. Whether the design was intended as a pun, a gesture of defiance or a mark of respect to the Catholic traditions of Chippendale we will never know but there is clearly a link between Mansfield's design, its immediate environment and the events which defined the reformation of education at the time. It would be fair to say that Blackfriars, perhaps better than any other school in Sydney, symbolises the fight between State and religion and the fundamental shift from a working class to middle class demographic in Chippendale.

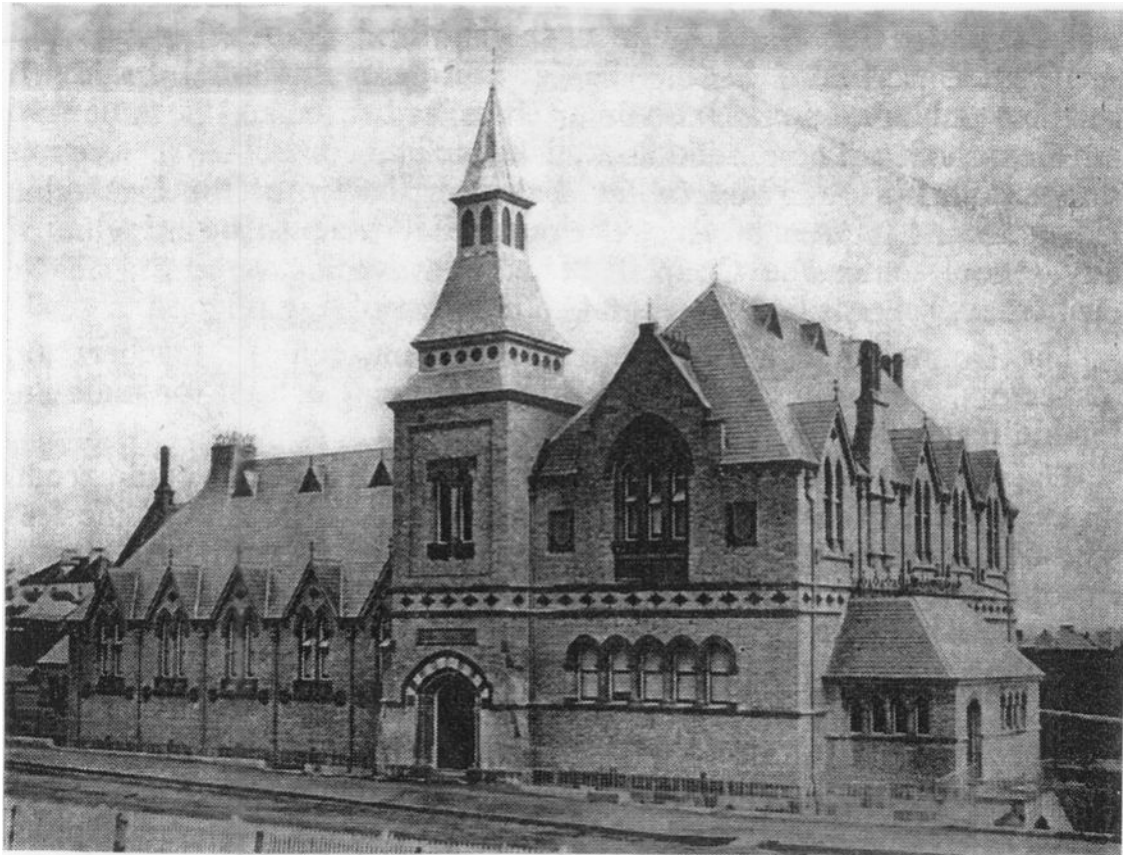


Figure 40: The Cleveland Street Public School. Designed by Mansfield and built in 1867, the building shares many features with Blackfriars, most notably the tower with its candle-snuffer roof and the finely articulated dripstones and weathering's. (Reprinted from A. Barcan, *A Short History of Education in New South Wales*, Martindale Press, 1965, p.129.)

## 4.6 Graded Areas of Significance

The following assessment of elemental significance is set out on the basis of the statement of significance for the place and the relative values of the various component parts of the place. The elements of highest significance are those that are essential to conserve and understand the significance of the place.

The concept of graded significance provides for management of the various elements of the place with a level of finesse that acknowledges the potential for an ongoing active use of the site and the need to implement changes and new uses while retaining those parts of the place that are unique and provide evidence of the development of the site.

The graded levels of significance are:

- |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 High significance           | These elements are essential to be retained as they reflect the early development of the site, demonstrate the former use of the Blackfriars Campus, have high aesthetic or technological value and have social value as elements that are esteemed by the broader community. Also included in this group are elements that have landmark value.<br><br>Work to these elements should retain significance and recover significant forms, materials and elements wherever possible. |
| 2 Moderate Significance       | These are elements that have heritage significance but which are not key or core elements of the place and which are not essential to the understanding of the former use or its significance. Their retention is desirable but not essential. Changes that provide for future use are acceptable.                                                                                                                                                                                 |
| 3 Neutral or low significance | These are elements that form part of the overall site which have minimal or no heritage significance but which do not adversely impact on elements of high heritage value. They can be retained, altered or removed as required.                                                                                                                                                                                                                                                   |
| 4 Neutral or low significance | New work only. These are elements that form part of the overall site which have minimal or no heritage significance but which do not adversely impact on elements of high heritage value. They can be retained, altered or removed as required.                                                                                                                                                                                                                                    |
| 5 Interpretative              | These are elements that present the significance of an item. Interpretation may be a combination of the treatment and fabric of the item; the use of the item; the use of interpretive media, such as events, activities, signs and publications, or activities, but is not limited to these.                                                                                                                                                                                      |
| 6 Intrusive                   | These are elements that adversely impact on significant elements or the overall significance of the place. They comprise late twentieth century alterations and additions and additional site elements that impact on more significant elements.                                                                                                                                                                                                                                   |

Table 3 Graded Areas of Significance

| Item or element                                        | Assessed Level of Significance | Policy and Recommendations                                                                                                                                                                                                                    |
|--------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Buildings 2 and 5                                      |                                |                                                                                                                                                                                                                                               |
| Exterior                                               |                                |                                                                                                                                                                                                                                               |
| Brick and Stone Walls                                  | 1                              | Retain all face brickwork and stonework in original condition. Do not paint, seal or alter. Ensure repairs are undertaken in appropriate materials.                                                                                           |
| Roof form                                              | 1                              | Retain the original roof form and detailing.<br>Do not alter the roof shape or arrangement.                                                                                                                                                   |
| Roof cladding                                          | 3                              | The current cladding is appropriate and should be retained.<br>Earlier known roof cladding materials may be reinstated.                                                                                                                       |
| Original Joinery                                       | 1                              | Retain and repair and maintain all original joinery.<br>Only replace if maintenance is not possible.                                                                                                                                          |
| Steel verandah railings                                | 6                              | Remove later railings when the opportunity arises.                                                                                                                                                                                            |
| Original verandah elements                             | 1                              | Retain the form and detail of the original verandahs.<br>Retain original fabric where possible.<br><br>If changes are required to facilitate equitable access etc ensure that they are reversible and minimise impacts on significant fabric. |
| Later verandah materials                               | 4/6                            | Where additions or changes have been made they should be reversed to original forms.                                                                                                                                                          |
| In filled verandah areas                               | 3                              | These areas may be retained or returned to open verandah areas.                                                                                                                                                                               |
| Recovered elements such as infilling of later openings | 3                              | Where repair work to fabric has been undertaken retain and maintain.                                                                                                                                                                          |
| Steel Exit stair                                       | 6                              | While the stair is required for the operation of the buildings and has been built to minimise direct heritage impact to the building, if the opportunity arises it should be removed in the future.                                           |
|                                                        |                                |                                                                                                                                                                                                                                               |
| Interior                                               |                                |                                                                                                                                                                                                                                               |
| Original room arrangements                             | 1                              | The particular spatial arrangement of the building has significance and while there is potential to make some adjustments, ideally the room and corridor/stair forms should largely be retained.                                              |
| Original finishes                                      | 1                              | All early finishes contribute to significance, generally they should be retained. If removal or alteration is proposed it should be minimised.                                                                                                |
| Altered floors to remove raked seating                 | 2                              | The floors to a number of rooms were altered to remove raked seating. The altered fabric has significance and should generally be retained.                                                                                                   |
| Bathroom and service area fitouts                      | 4                              | All fitouts are recent and have no significance, these areas can continue to be fitted out or the fitout removed.                                                                                                                             |

| Item or element                                                            | Assessed Level of Significance | Policy and Recommendations                                                                                                                          |
|----------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Fitout items related to university use                                     | 4                              | The University fitout is not significant and can be removed or retained as required.                                                                |
| Services such as lights and heating                                        | 4                              | Services generally are not significant but are necessary. Where new fitout is required it should be installed to minimise fabric damage.            |
| Building 7                                                                 |                                |                                                                                                                                                     |
| Exterior                                                                   |                                |                                                                                                                                                     |
| Original Fabric, brick stone walling                                       | 1                              | Retain all face brickwork and stonework in original condition. Do not paint, seal or alter. Ensure repairs are undertaken in appropriate materials. |
| Roof form                                                                  | 1                              | Retain the original roof form and detailing.<br>Do not alter the roof shape or arrangement.                                                         |
| Roof cladding                                                              | 3                              | The current cladding is appropriate and should be retained. Earlier known roof cladding materials may be reinstated.                                |
| Original Joinery                                                           | 1                              | Retain and repair and maintain all original joinery.<br>Only replace if maintenance is not possible.                                                |
| Later joinery                                                              | 3                              | Retain generally but replace if required.                                                                                                           |
| Rear first floor addition                                                  | 1                              | Retain as a significant part of the fabric with evidence of material changes between sections of the building.                                      |
| Stone flagged verandah floors                                              | 1                              | Retain                                                                                                                                              |
| Concrete verandah floors                                                   | 6                              | Remove when possible and reinstate earlier verandah materials                                                                                       |
| Timber verandah screens                                                    | 2                              | Retain in situ                                                                                                                                      |
| Interior                                                                   |                                |                                                                                                                                                     |
| Remaining original joinery including stair, doors and upper level cupboard | 1                              | Relatively little early joinery remains, retain extant joinery.                                                                                     |
| Altered or replaced interior joinery                                       | 3                              | There are no constraints on introduced fabric.                                                                                                      |
| Remaining early fireplaces and surrounds                                   | 1                              | Retain in situ and conserve.                                                                                                                        |
| Other internal finishes                                                    | 3/4                            | There are no constraints on introduced fabric.                                                                                                      |
| Bathroom, kitchen and service area fitouts                                 | 6                              | There are no constraints on these items, remove as required.                                                                                        |
| Fitout items related to university use                                     | 6                              | There are no constraints on these items, remove as required.                                                                                        |
| Services such as lights and heating                                        | 6                              | There are no constraints on these items, remove as required.                                                                                        |

| Item or element                              | Assessed Level of Significance | Policy and Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Features</b>                         |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Original Palisade fencing on stone base      | 1                              | <p>The early fence is significant but is in very poor condition. It is important to retain the sense of a fence and enclosed site and to retain fencing that is appropriate to the site.</p> <p>In time all of the fencing will be required to be replaced (stonework) and the steelwork will require major upgrade and or replacement.</p> <p>Retain the palisade fence to the corner of Blackfriars and Buckland Street, retain other areas of fencing allowing for some new development and site entry and egress areas.</p> <p>Conserve retained fencing.</p> |
| Changes to palisade fencing                  | 4                              | The areas of newer palisade fencing in Blackfriars Street and Blackfriars Lane are not significant and may be adapted, developed or replaced with fencing matching the original fencing.                                                                                                                                                                                                                                                                                                                                                                          |
| Stone fencing to Blackfriars Street          | 4                              | The late twentieth century wall to Blackfriars Street is not significant and may be removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Brick walls to the east and north boundaries | 1                              | <p>The walls around the common boundaries are significant and should be in principle retained.</p> <p>There is potential to create new openings in these walls if that is required.</p>                                                                                                                                                                                                                                                                                                                                                                           |
| Site Pavements generally                     | 4                              | No pavements are significant and may be retained or removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site gardens and landscaping                 | 4                              | The landscape on the site is not significant and may be retained or removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## 5.0 CONSERVATION POLICY

### 5.1 SIGNIFICANT PHASES OF DEVELOPMENT

The former Blackfriars School site has seen six significant phases of development:

- 1) Aboriginal occupancy and land use
- 2) Cooper's Distillery- 1825 to 1850
- 3) CSR-1850 to 1880
- 4) Establishment of the Blackfriars School - 1883 to 1938
- 5) The Blackfriars School - 1930s to 1989
- 6) UTS - 1990 to present.

The only above ground items to be found on site relate to phase (4) Establishment of the Blackfriars School 1883 to 1938, phase (5) The Blackfriars School from 1930s to 1989, and phase (6) UTS - 1990 to present.

### 5.2 RECOMMENDED CONSERVATION POLICIES

The recommended conservation policies for the site, the Infants and Girls Primary School Building 2, the Boys Primary School Building 5, and the Headmaster's Residence building 7 are listed below.

The user requirements may call for exterior and interior changes, these should be guided by the assessment of significance and the policies.

Following an extensive restoration and adaptive reuse refurbishment of the Blackfriars buildings c.1993, the extent of further interior restoration and refurbishment may be limited. General policies are therefore provided.

### 5.3 SIGNIFICANT ELEMENTS WHICH ARE TO BE CONSERVED

All surviving building fabric dating from the original phase (4) of construction is to be preserved in situ, including c.1915-1920 glass/timber partitions in the Girls and Boys buildings and, where necessary, restored. This policy applies to footings, walls, doors, door and window reveals, architraves, skirtings, staircase, fireplaces, and the like.

Those elements which are assessed as having specific heritage significance include:

#### Interior

- Original timber joinery
- Internal Stairs
- Scissor trusses
- Skirtings
- Architraves
- Doors
- Ceiling lining boards.

#### Exterior

- Verandahs
- Face stonework

- Original timber joinery
- The building facades in their entirety, including bell tower structures but excluding noted later changes of lower significance.

#### Site

- Stone and metal palisade fence (as set out in the detailed schedule). Some sections of this fence have been altered and the over all integrity of this item weakened.
- Boundary brick walls and stone capping's.

## 5.4 ELEMENTS WHICH MAY BE REMOVED

Relatively minor changes have been made to the school buildings with more extensive changes made to building 7. The elements associated with these changes can be removed wherever the opportunities arise. This policy applies to Buildings 2, 5 and 7:

- Recent construction associated with the kitchen, bathrooms, entryway and partition screens.
- Twentieth century changes to building 7
- Services generally
- Items identified in the detailed schedule where removal is possible or recommended.
- Buildings 1, 3, 4 and 6 and any infrastructure related to them
- Landscaping and trees on the site

Due to the landscape soft works plantings on the site carried out in recent decades, existing trees may be removed in accordance with the client brief and Council requirements, following an assessment report by a qualified horticulturist.

## 5.5 MODERN ELEMENTS

There are also a number of modern elements related to the 1993 renovations. These elements are:

- Interior finishes to the tea room, toilet areas, buildings 2 and 5
- Interior finishes and plans changes to the Headmaster's Residence, building 7. The new two self-contained flats planning took advantage of changes made by others prior to 1993, at which time the property was in a 'gutted' condition.

These elements form part of the most recent adaptive reuse works carried out on the site and detract from the heritage significance of the place. They are able to be altered or be removed without depleting the value of the heritage item.

## 5.6 RECONSTRUCTION WORKS, BUILDINGS 2, 5 AND 7

Restoration should be undertaken only where there is reliable evidence of the original design and materials of the item being considered.

In the case of the three heritage buildings, the only reliable evidence so far discovered is provided by early photographs and design drawings, the building itself and records held by Tanner & Associates, Architects.

As an extensive programme of restoration and adaptive re use work has been carried out by UTS during 1993 and 2012, the buildings are in good condition. Future works may be required to accommodate changes in function etc.

## 5.7 NEW WORKS, BUILDINGS 2, 5 AND 7

The recent approval of the child-care facility involves work to building 7 that has been approved but not undertaken at the time of preparation of this CMP review. Generally, including the final details of work to building 7 should adopt the following principles:

- New construction and new elements should be distinguishable from the original fabric, as work associated with the new use.
- Generally, new work should not attempt to replicate original details, finishes, or materials where they did not previously exist, however reinstatement of missing elements to complete an historical aspect of the place that may have been altered or removed is appropriate.
- Design of new elements should be harmonious with the significant building fabric and should not compete with the original in its stylistic approach and detailing.
- As much as possible, new work should be reversible. Junctions, fixings and the like should be designed so that, should the new work be removed in the future, original fabric may be preserved in undamaged condition. This particularly applies if rooms are to be sub-divided or reconfigured.
- Cutting out or otherwise damaging original fabric, such as skirtings, cornices, architraves, window sills, etc., is to be minimised. Where new work abuts skirtings, it would be scribed to the skirting profile.
- Care should be taken to plan elements of new work to avoid detail items such as cornices, architraves and the like. Rooms with original raked, open truss-roofed ceilings are to be maintained in their original form.
- Generally additions to the buildings should not be undertaken, however, as approved with building 7, minor links to other buildings may be appropriate provided the design is sympathetic and the impacts on the form and spatial qualities of the facades are acceptable.
- Where possible, the original masonry wall finishes should be retained and maintained in good condition. Should walls be removed, the original planning is to be able to be interpreted by leaving wall nibs, creating flat arch head openings and/or using timber flooring strips to denote original wall positions.

## 5.8 BUILDING SERVICES, BUILDINGS 2, 5 AND 7

The buildings have various layers of services currently installed. Some are integrated into the fabric and some are surface mounted. Service installations undergo the greatest amount of change and upgrade in buildings as technology and uses and requirements change. Planning for service installations and upgrades is a key element for most heritage buildings fitouts. Careful co-ordination of services can avoid unnecessary damage to heritage fabric and provide cost effective integrated and planned outcomes.

A coordinated services design should be implemented for any interior and exterior restoration works.

New building services installations should observe the following guidelines:

### Light and Power, Buildings 2, 5 and 7

- Where there is surface-mounted electrical wiring, light and power switches, telecom cable internally and externally, these items, where they do no longer function, should be removed.

- Conceal all wiring within walls and floor, taking care not to damage the original built fabric. Investigate and employ quality design solutions to minimise the impact of services reticulation. Where possible insert services below timber floors and avoid disruption to early ceilings.
- Run power wiring and telecom wiring behind skirtings, where voids exist, to GPOs (selected to harmonise with the building's character) or to phone outlets mounted carefully in flat sections of skirting.
- Select new light fittings which are more compatible with the functional use of the building. New fittings should not be period reproductions; modern fittings of an appropriate design are acceptable.

### Hydraulic Services, Buildings 2, 5 and 7

- Where there is hydraulic piping internally and externally, these items, where they do no longer function, should be removed.
- Existing water and sewerage installations, at present, are well rationalised. Should further works be proposed, any external PVC vent pipes should be removed and replaced by metal, in-context rainwater goods.

### Heating and Cooling, Buildings 2, 5 and 7

- Where new heating and cooling systems are required to rooms which are not proposed to be air-conditioned, free-standing radiant or convection heaters plugged into a power point are preferable to systems requiring ducting, special forms of reticulated hot water or gas pipes.
- Air conditioning, where required, should be room console type relying on chilled water reticulation concealed in building floor or ceiling cavities.
- Care must be taken to install any required chiller and condenser units in locations where they cannot be seen from public areas.

## 5.9 THE SITE AND NEW DEVELOPMENT

The site relationship of the three G.A. Mansfield-designed buildings within the former Blackfriars site, should be maintained. It is noted that the former Headmaster's Residence, building 7, addresses Blackfriars Street, forming a primary link with the street and a secondary link with the former School building 2 and building 5. The sandstock and stone capped walls to the north east of the site, once part of a wing of the building, should be maintained, including its remnant flashings.

Building 2 forms a primary link with Buckland Street and to building 5, and, to a less significant degree, building 7. Building 5 forms a strong primary link with building 2, and these relationships should not be changed by major site changes.

Since the removal of a number of structures from the centre of the site in recent decades, an open space between building 2 and building 5 now exists. This space and strong visual link between buildings 2 and 5 should be maintained.

An approval is current to construct a new child care facility along the Blackfriars Street frontage. This approval includes removal of building 1. The University intend to proceed with this development and it has been taken as work that will take place in the assessment of this report.

Based on this development proceeding and the retention of building 6 behind the new facility and the removal of building 1 as approved, the university are also considering development

on the northern portion of the site. A separate study is being undertaken of that site that has been informed by the previous and this upgraded CMP.

The detailed assessment of how development may take place on the northern portion of the site is outside the scope of a CMP however the key parameters that need to be considered when planning for new work on this site include:

- how new work relates visually and physically to the existing heritage buildings on the site
- how the proposal interacts with the streetscape in terms of form, scale, materiality and activation
- how meaningful external areas can be created around and between the new and heritage buildings
- creating a fine setting for the existing heritage buildings
- retaining the central open area on the site for open space use
- how new work interfaces with the boundary walls and fencing
- the impact of scale on solar access and the overall scale of the campus
- the design quality and finesse of the proposal to complement the fine scaled quality of the existing heritage buildings

## 6.0 CONSERVATION GUIDELINES

### 6.1 RESTORATION, REFURBISHMENT + ADAPTIVE RE-USE

During 1993 and 2012, UTS Sydney commissioned Howard Tanner & Associates Pty. Ltd., to carry out restoration and refurbishment works to the site and to individual buildings.

An extensive programme of works was carried out, including relocation of redundant weatherboard buildings, removal of building accretions and construction of a new single storey child care centre for 40 children. This has resulted in a site which is comparatively open and uncluttered. The extent of work and detailed changes are shown on drawings A01 to A17 inclusive, dated August 1993, and DA01 to DA03 inclusive, dated December 1993. Refer to Appendix 3. Fabric evaluation data is available from Tanner & Associates, Architects. The extent of work carried out has been confirmed in the first CMP review during November 1999, and, given the extensive programme of works recently carried out, the client brief is that any further change to the heritage fabric be carefully managed.

Should change be contemplated, however, the following summary provides guidelines for future conservation actions, based on conservation policy. The relative heritage value in the chart below includes ability to demonstrate associated links and formal and aesthetic quality of the elements.

### 6.2 EXTERIOR, BUILDINGS 2, 5 AND 7

Note: Buildings 1 and 4 are relocatable structures and may be relocated on site or to other sites. Building 4 has recently been moved twice on site since 1993. Building 3, is modern c1993 and of low value. The toilet block, Building 6, is modern, altered c1993 construction, and of low value.

| Item                                                                           | Heritage value | Comment                                                                                                            |
|--------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Roof</b>                                                                    |                |                                                                                                                    |
| Corrugated iron and Copper bell towers only                                    | Medium         | Maintain, repair as required                                                                                       |
| Stone Chimneys                                                                 | High           | Conserve and maintain                                                                                              |
| Parapet walls                                                                  | High           | Conserve and maintain, repair                                                                                      |
| New Gutters                                                                    | Low            | Conserve and maintain                                                                                              |
| Facias                                                                         | High           | Conserve and maintain                                                                                              |
| Eaves                                                                          | High           | Conserve and maintain                                                                                              |
| <b>Walls</b>                                                                   |                |                                                                                                                    |
| Face brick walls                                                               | High           | Repaint where previously painted                                                                                   |
| Face stone work                                                                | High           | Conserve and maintain                                                                                              |
| Rear exterior walls                                                            | High           | Repair as required                                                                                                 |
| Rendered walls                                                                 | High           | Conserve and maintain                                                                                              |
| Verandahs                                                                      | Low            | Maintain in good condition                                                                                         |
| Rain water heads, windows                                                      | Low            | Maintain in good condition                                                                                         |
| Copper and cast iron, stainless steel, galvanised steel downpipes              | Low            | Maintain in good condition                                                                                         |
| Doors                                                                          | High           | Conserve and maintain                                                                                              |
| Ground floor exterior joinery                                                  | High           | Conserve and maintain                                                                                              |
| <b>Stone and iron fences and pillars</b>                                       |                |                                                                                                                    |
| Early walling and fencing                                                      | High           | Generally conserve, rebuild where required due to fabric failure, allow for some changes to accommodate new works. |
| Later walling and fencing                                                      | Low            | Retain, remove, or maintain as required.                                                                           |
| Brick Walls                                                                    | High           | Retain, Repair to original detail where damaged. Allow for some new openings if required.                          |
| Original Gates and iron work*                                                  | High           | Repair to original detail where damaged                                                                            |
| <b>External paths, paving and landscape</b>                                    |                |                                                                                                                    |
| Edged bitumen paving                                                           | Low            | Repair, change as required                                                                                         |
| Soft landscape works (existing olive trees to be assessed by horticulturalist) | Low            | Retain or remove to suit future landscaping and development requirements.                                          |

## 6.3 INTERIOR, BUILDINGS 2, 5 AND 7

It is noted that most rooms in the school buildings are in original, good condition however most rooms in the residence have undergone significant alteration..

Where alterations are proposed reference to the original plan arrangement is to be made by retaining as much of the original spatial layout as possible

| Item                                                 | Heritage value | Comment                    |
|------------------------------------------------------|----------------|----------------------------|
| Entry porch, lobby and hall, Buildings 2 & 5         |                |                            |
| Ceiling                                              | High           | Retain                     |
| Ceiling below kitchenette                            | Low            | Maintain in good condition |
| Walls                                                | High           | Maintain in good condition |
| Joinery                                              | High           | Maintain in good condition |
| Former classrooms, Buildings 2 & 5                   |                |                            |
| Ceilings                                             | High           | Retain                     |
| Walls                                                | High           | Maintain in good condition |
| Joinery                                              | High           | Retain                     |
| Floor                                                | High           | Maintain in good condition |
| Toilets, Buildings 2 & 5                             |                |                            |
| Ceiling                                              | Low            | Maintain                   |
| Walls                                                | Low            | Maintain                   |
| Joinery                                              | Low            | Maintain                   |
| Floor finishes                                       | Low            | Maintain                   |
| Stairs, Buildings 2, 5 & 7                           |                |                            |
| Joinery                                              | High           | Maintain                   |
| First floor rooms, Buildings 2, 5 & 7                |                |                            |
| Ceilings                                             | High           | Maintain                   |
| Walls                                                | High           | Maintain                   |
| Joinery                                              | High           | Maintain                   |
| Floor                                                | High           | Maintain                   |
| First floor partitions C. 1915-1920, Buildings 2 & 5 |                |                            |
| Soffit                                               | High           | Maintain                   |
| Walls                                                | High           | Maintain                   |
| Joinery                                              | High           | Maintain                   |
| Doors                                                | High           | Maintain                   |

| Item                                      | Heritage value | Comment                        |
|-------------------------------------------|----------------|--------------------------------|
| First floor toilet areas, Buildings 2 & 5 |                |                                |
| Ceilings                                  | Low            | Maintain or change as required |
| Walls                                     | Low            | Maintain or change as required |
| Joinery                                   | Low            | Maintain or change as required |
| Floor                                     | Low            | Refurbish                      |
| First floor stair area, Buildings 2 & 5   |                |                                |
| Ceiling                                   | High           | Maintain                       |
| Walls                                     | High           | Maintain                       |
| Joinery                                   | High           | Maintain                       |
| Floor                                     | High           | Maintain                       |
| Later partitions, Building 2              |                |                                |
| Soffit                                    | Low            | Maintain or change as required |
| Walls                                     | Low            | Maintain or change as required |
| Joinery                                   | Low            | Maintain or change as required |
| Doors                                     | Low            | Maintain or change as required |
| Building 7                                |                |                                |
| Ceilings                                  | Low            | Maintain or change as required |
| Original wall finishes and fabric         | High           | Retain and Maintain            |
| Stair and original joinery                | High           | Retain and Maintain            |
| Fire surrounds and kitchen hearth         | High           | Retain and Maintain            |
| Infill walls                              | Neutral        | Maintain or change as required |
| Later joinery                             | Neutral        | Maintain or change as required |
| Bathroom and kitchen and other fitouts    | Neutral        | Maintain or change as required |

## 6.4 OPPORTUNITIES AND CONSTRAINTS

### Opportunities

- Adaptation and reuse of interior spaces of the three G.A. Mansfield-designed buildings within CMP guidelines and statutory requirements.
- Ability to provide pedestrian access to the site from Buckland Street and Blackfriars Street.
- Elimination of on-site parking from the site, apart from possibly disabled and service vehicle parking
- Capability for new building development at the northern end of the site within CMP guidelines, enabling expansion of on-site UTS facilities.

- Ability to enhance existing landscaped open space.

## Constraints

- Retention and maintenance in good condition of the three G.A. Mansfield-designed buildings
- Retention and maintenance of the sense of enclosure of the site seen in the historic boundary fencing
- All new development on the site must comply with CMP guidelines and statutory heritage requirements (Sydney LEP 2012 Heritage Clause 5.10).

## 6.5 CLIENT REQUIREMENTS

UTS intends to further develop the site at its northern end and is undertaking an analysis of options, in part, based on the heritage understanding of the site from this CMP review and other heritage advice. UTS have a long-term commitment to the site and to the use and integration of the existing heritage buildings. While the site currently has various uses, the place is not used effectively and does not provide a quality campus environment. UTS realises that a key component of any ongoing site use is the carefully planned and integrated use of the heritage buildings and features to create a small campus that has a particular character derived from those heritage components.

UTS have a fine track record of excellent development that will continue onto this site.