

6.5.4 Proposed Works to Building C4 (1923)

Significance	High
Proposed use	- Ground Floor: Special Programs Areas and store. - First Floor: Double Home Base
Demolition	- New openings eastern elevation (courtyard). - Remove non-compliant concrete stair. - Removal of ground level flooring due to deteriorated condition (to be replaced). - New openings in ground floor walls, fabric to interpret former openings.  Figures 117, 118, 119: The non-compliant concrete stair, the ground floor courtyard frontage and ground level flooring - in a deteriorated condition. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	- Repairs to original windows and doors. - Repairs to window awnings. - Render repairs. Removal of corrosive inserts and other redundant services. - Reinstatement of detail to columns to northern elevation. - Repainting of painted surfaces. Includes removal and / or encapsulation of lead paint systems. - Cleaning of stained exposed external walls. - New protective cappings and flashings to pediment mouldings. - Replacement of tile roof and replacement of roof vents in gables. - Repairs (and replacement where HAZMAT present) of soffits and barge boards. - Repairs to existing copper rainwater disposal system, with some replacement elements. - Clean pigeon guano and install pigeon proofing. - Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls. - Installation of finely detailed cross bracing at ceiling level on level one for structural strengthening.
Alterations + additions	- New lightweight internal walls. - New openings windows and doors to eastern courtyard elevation. - Joinery to special use spaces, and practical activity spaces as required. - New plasterboard ceilings at ground level. - Upgraded services. - New floor finishes. - New internal and external lighting. - Replacement of timber floor on ground level and structure as required.