

ISSUES

Revisions to previous issue are either in **red** (additional/amended) or ~~striethrough~~ (deleted) text.

Issue	Date	Reason for Issue	Comment	Checked	Approved
1	01/08/16	Issue for Client review	Draft	NZ	
2	11/08/16	Revised issue for Client review	Draft	NZ	
3	20/05/20	SSDA Issue	Draft for Information Only	VB	



Allen Jack+Cottier Architects Pty Limited
79 Myrtle Street
Chippendale NSW 2008

ABN 53 003 782 250

Tel 9311 8222
Fax 9311 8200

**THE UNIVERSITY OF SYDNEY
DARLINGTON ROAD TERRACES
(14051)**

**9605
TERRACES INTERNAL CONDITION
PROPOSED CONSERVATION SCHEDULE**

LEGEND

A visual internal inspection was conducted on 27/07/16 with CIS and AJ+C on the Darlington Road Terraces existing conditions. The intent is to classify the terraces into 3 categories with the level of refurbishment required.

Note: Terraces in classification A are generally in good conditions
Terraces in classification B are in moderate conditions
Terraces in classification C will require significant repairs

Classification A: (Terraces 131, 130, 129, 128, 127, 123, 122, 118, 116, 113, 108, 107, 106, 105, 103, 101, 100, 99, 96, 95, 94, 87 and 86)

- Allow to patch and paint all walls and ceilings.
- Repaint all timber windows and doors.
- Remove security bars to existing windows – Crimsafe screen to be installed on ground floor windows facing Darlington Road.
- Remove all redundant fixings to all doors and surfaces.
- Allow to remove all existing carpet.
- Repair any damaged timber floor boards, allow for replacement of 10 sqm to match existing.
- Existing balustrade – raise height to meet compliance in accordance with BCA and to architects detail.
- Add nosing strips to stair treads in accordance with BCA
- Realign doors where required.
- Allow for 20m of new cornices to rooms with no cornices.
- Where bathrooms are demolished in the rear first floor bedroom, allow all bulkheads to the floor below to be demolished and allow for 20 sqm of new floor and 20sqm of new ceiling.

Classification B: (Terraces 126, 125, 124, 121, 119, 117, 115, 114, 111, 110, 109, 102 and 98)

- Include all items noted above in Classification A.
- All surface mounted conduits to be removed and made redundant.
- Raising damp on walls install DPC in accordance with raising damp specification and ensure stormwater drainage falls away from the terraces. Allow for removal of drummy render and re-render.
- Skim coat to smooth uneven wall surfaces, allow 3 sqm.
- Remove and replace rotten or defective skirting to match existing, allow for replacement of 5m skirting.
- Allow for replacement of 1m ceiling cornices to match.
- Repair any damaged timber floor boards, allow for replacement of 20 sqm to match existing.
- Allow for removal of 10 sqm of existing ceiling and replace with of new ceiling.

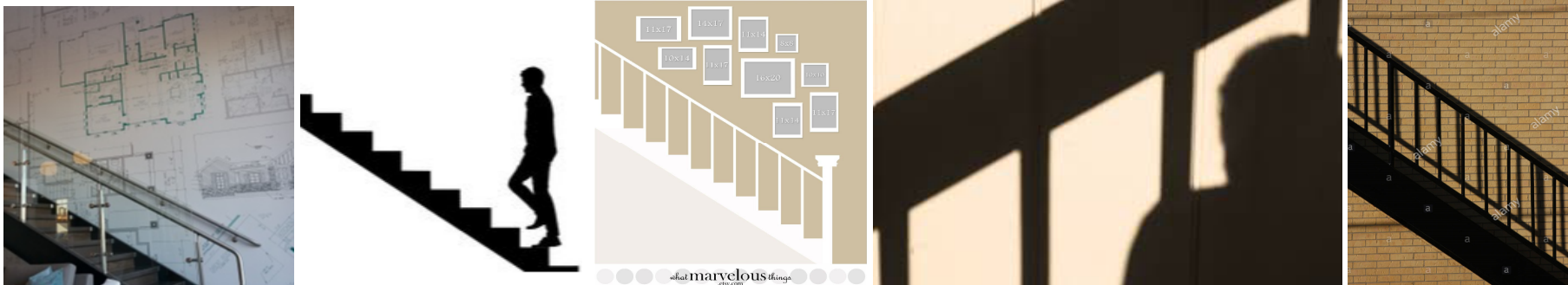
Classification C: (Terraces 112 and 104)




- Include all items noted above in Classifications A & B.
- Allow for re-leveling floors, including replacement of any defective timber floor boards and any packing required to below the timber floor boards.
- Repair any damaged timber floor boards, allow for replacement of 50 sqm to match existing.
- Structural repairs required –refer to structural engineers for detail.
- Replace all internal doors with new hinges and hardware.
- Remove plaster and re-render where required, allow 20 sqm.
- Allow for replacement of ceiling cornices and architraves 50m.
- Allow for replacement of 20m skirtings to match existing.




Notes:




- Where bathrooms are to be demolished, remove all fixtures, fittings and finishes and cap off services.
- Allow for removal of existing aluminium windows and replace with timber double hung windows. Refer to Architectural demolition plan drawings A1101 – A1106 for locations.
- Remove all heaters and air conditioning units and handover to the University of Sydney for storage.
- Remove all existing roller blinds to windows and handover to the University of Sydney for storage and re-use.
- Remove all fixed shelving and built-in robes and make good wall.
- Refer to internal finishes schedule for paint colours and finishes.
- Refer to Architectural demolition plan drawings A1101 – A1106 and below for removal of mantles and fireplaces, allow for storage and re-use. (refer to Architectural drawings A2109-A2113 for locations of mantles.) - 63 mantles existing; 53 to be retained; 10 to be re-instated.
- Allow for all windows to be operable. Provide allowance to repair any of internal window mechanisms such as sash and locks.
- Refer to Structural engineers drawings and specification for wall crack repairs and timber strengthening to all floors, walls and balustrades.
- Refer to Hydraulic engineers drawings and specification for existing and proposed services.
- Refer to Electrical Engineers drawings and specification for removal of existing lights and location + number of proposed lighting.
- Refer to Hazardous Materials Survey for location and method of removal of existing hazardous material.




SUGGESTED METHODS OF INTERPRETING REMOVED STAIRS (GRAPHICS)

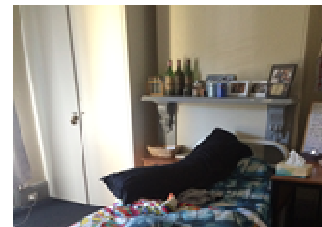



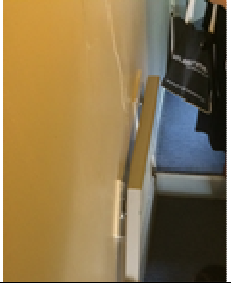


TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No.131	A	<ul style="list-style-type: none"> Ceiling rose to be retained where it does not interfere with new walls. Allow to patch up existing window architrave in existing kitchen behind stainless steel splashback. <u>Remove existing Fireplace (to accommodate proposed Bathroom) and Relocate Fireplace to Terrace 129 (to proposed Lounge Room)</u> 	
No.130	A	<ul style="list-style-type: none"> <u>Remove existing Mantle (to accommodate proposed Bathroom) and Relocate Mantle to Terrace 129 (to proposed Front Bedroom on Ground Floor)</u> 	
No.129	A	<ul style="list-style-type: none"> Allow for removal of 4 existing aluminium windows and replace with double hung timber windows (refer to drawings for locations). Existing kitchen with painted brick wall, allow for direct stick plasterboard with new cornice and new skirting to where new bedroom is proposed. New plasterboard to abut existing door and window frames. Investigate the cause of the mould evident in upstairs back bedroom and provide treatment to prevent it recurring. <u>Remove existing Stair (to accommodate proposed Lounge Room) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall).</u> Refer to Suggested methods of interpreting removed Stairs above. 	
No.128	A	<ul style="list-style-type: none"> Allow for direct stick plasterboard to existing kitchen with painted brick wall with new cornice and new skirting to where new bedroom is proposed. New plasterboard to abut existing door and window frames. 	




TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No.127	A	<ul style="list-style-type: none"> Remove distribution board in living room. <u>Remove existing Fireplace (to accommodate proposed Bathroom and Comms. Cupboard) and Relocate Fireplace to Terrace 128 (to proposed Dining Room)</u> <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall).</u> <u>Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.126	B	<ul style="list-style-type: none"> Remove floor grille under stair case and make good floor. Allow for removal of 4 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) <u>Remove existing Mantle (to accommodate proposed Bathroom) and Relocate Mantle to Terrace 128 (to proposed Front Bedroom on Ground Floor)</u> 	
No.125	B	<ul style="list-style-type: none"> Existing kitchen with painted brick wall, allow for direct stick plasterboard with new cornice and new skirting to where new meeting room is proposed. New plasterboard to abut existing door and window frames. <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	


TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No.124	B	<ul style="list-style-type: none"> Retain existing timber awning window in bathroom. <u>Remove existing Stair (to accommodate proposed Lounge Room) and apply outline of demolished stair painted as a graphic on Terrace wall (east wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.123	A	<ul style="list-style-type: none"> Remove vent grille in wall and make good wall. Retain decorative ceiling. Allow for removal of 2 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) <u>Remove existing Mantle (to accommodate proposed Bathroom) and Relocate Mantle to Terrace 125 (to proposed Front Bedroom on Ground Floor)</u> <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (east wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.122	A	<ul style="list-style-type: none"> Remove glass block window in bathroom and replace with double hung timber window. Allow to patch and repair upstairs front balcony door, include weather seal. Retain decorative ceiling. Allow for removal of 1 existing aluminium window and replace with double hung timber window. (refer to drawings for location) 	
No.121	B	<ul style="list-style-type: none"> Allow for removal of 2 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) 	
No.120 NOT IN SCOPE			
No.119	B	<ul style="list-style-type: none"> Retain decorative ceiling. Allow for removal of 3 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) <u>Remove existing Mantle (to accommodate proposed Bathroom) and Relocate Mantle to Terrace 121 (to proposed Front Bedroom on Ground Floor)</u> 	



TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No.118	A	<ul style="list-style-type: none"> Retain decorative ceiling. Allow for removal of 4 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.117	B	<ul style="list-style-type: none"> Retain decorative ceiling. Allow for removal of 1 existing aluminium window and replace with double hung timber window. (refer to drawings for location) <u>Remove existing Mantle (to accommodate proposed Bathroom) and Relocate Mantle to Terrace 118 (to proposed Front Bedroom on Ground Floor)</u> <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (east wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.116	A	<ul style="list-style-type: none"> Allow for removal of 4 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) 	
No.115	B	<ul style="list-style-type: none"> Allow for removal of 4 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) 	

TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No.114	B	<ul style="list-style-type: none"> Allow for removal of 4 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) Allow for wall cracks repair where required, refer to structural engineers detail. <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.113	A	<ul style="list-style-type: none"> Allow for removal of 2 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) 	
No.112	C	<ul style="list-style-type: none"> Allow for removal of bowing ceiling and replace with 25 sqm new plasterboard ceiling in level 2 front bedroom. <u>Remove existing Mantle (to accommodate proposed Bathroom) and Relocate Mantle to Terrace 113 (to proposed Front Bedroom on Ground Floor)</u> <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.111	B	<ul style="list-style-type: none"> <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (east wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.110	B	<ul style="list-style-type: none"> nil 	
No.109	B	<ul style="list-style-type: none"> nil 	
No.108	A	<ul style="list-style-type: none"> Allow for removal of 1 existing aluminium window and replace with double hung timber window. (refer to drawing for location) <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	

TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No.107	A	<ul style="list-style-type: none"> Allow for wall cracks repair where required, refer to structural engineers detail. Remove wall fixed handrail and make good wall. Allow for removal of 3 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) 	
No.106	A	<ul style="list-style-type: none"> Allow for wall cracks repair where required, refer to structural engineers detail. Allow for removal of 2 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) <u>Remove existing Stair (to accommodate proposed Lounge Room) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.105	A	<ul style="list-style-type: none"> Allow for removal of 2 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) Investigate the cause of the mould evident in the hallway ceiling cornices and provide treatment to prevent it recurring. Remove infill boards to balustrade at stair landing and replace with balusters to match existing. <u>Remove existing Stair (to accommodate proposed Dining Room) and apply outline of demolished stair painted as a graphic on Terrace wall (east wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	

TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No.104	C	<ul style="list-style-type: none"> Repair and replace ceilings where required, allow for 50 sqm of new ceiling. Patch and repair upstairs external balcony door, allow for new hinges and weather seal. 	
No.103	A	<ul style="list-style-type: none"> Allow for direct stick plasterboard to painted brick work wall to upstairs bedroom with new cornice and new skirting. New plasterboard to abut existing door and window frames. <u>Remove existing Stair (to accommodate proposed Administration Reception) and apply outline of demolished stair painted as a graphic on Terrace floor or part of reception joinery. Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No.102	B	<ul style="list-style-type: none"> Repair any damaged timber floor boards, allow for replacement of 5 sqm to match existing. <u>Remove existing Stair (to accommodate proposed Administration Reception) and apply outline of demolished stair painted as a graphic on Terrace floor or part of reception joinery. Refer to Suggested methods of interpreting removed Stairs above.</u> 	

TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No.101	A	<ul style="list-style-type: none"> Allow for spindle, where missing to balustrade as required. Allow for removal of 1 existing aluminium window and replace with double hung timber window. (refer to drawing for location) 	
No.100	A	<ul style="list-style-type: none"> nil 	
No. 99	A	<ul style="list-style-type: none"> Allow for removal of 2 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) Allow for direct stick plasterboard with new cornices, and new skirtings to upstairs back bedroom with painted brickwork wall. New plasterboard to abut existing door and window frames. <u>Remove existing Fireplace (to accommodate proposed Bathroom and Comms. Cupboard) and Relocate Fireplace to Terrace 110 (to proposed Lounge Room)</u> <u>Remove existing Mantle (to accommodate proposed Bathroom and Comms. Cupboard) and Relocate Mantle to Terrace 110 (to proposed Lounge Room)</u> 	

TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No. 98	B	<ul style="list-style-type: none"> Note this building hazmat report states, level 1 wall lining and ceiling lining is positive for asbestos. The report also states the paint systems contain positive traces of lead. Refer to Hazmat report for appropriate removal procedure. Allow for removal of 3 existing aluminium windows and replace with double hung timber windows. (refer to drawings for locations) Allow for plasterboard lining to framed wall in upstairs middle bedroom. Repair ceiling where required. Rectify the source of damage to the ceiling. Remove wall mounted rails along stair. <u>Remove existing Fireplace (to accommodate proposed Bathroom) and Relocate Fireplace to Terrace 106 (to proposed Lounge Room)</u> <u>Remove existing Mantle (to accommodate proposed Bathroom) and Relocate Mantle to Terrace 106 (to proposed Lounge Room)</u> <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	
No. 97 NOT IN SCOPE			
No. 96	A	<ul style="list-style-type: none"> Investigate the cause of waterdamage evident to the cornice over the entry hallway ceiling cornices and provide treatment to prevent it recurring. Investigate the cause of leaks at balcony and provide treatment to prevent it recurring. 	
No. 95	A	<ul style="list-style-type: none"> <u>Remove existing Mantle (to accommodate proposed Bathroom) and Relocate Mantle to Terrace 109 (to proposed Dining Room)</u> 	
No. 94	A	<ul style="list-style-type: none"> Allow for removal of 1 existing aluminium window and replace with double hung timber window. (refer to drawings for location) <u>Remove existing Stair (to accommodate proposed Hallway) and apply outline of demolished stair painted as a graphic on Terrace wall (west wall). Refer to Suggested methods of interpreting removed Stairs above.</u> 	

TERRACE NO.	INTERNAL CONDITION CLASSIFICATION	SPECIAL CONDITIONS	PHOTOS
No. 93 – 88 NOT IN SCOPE			
No. 87	A	<ul style="list-style-type: none">• nil	
No. 86	A	<ul style="list-style-type: none">• nil	