

14 December 2017

APG
Level 08, 210 George Street
SYDNEY NSW 2000

Attention: Mr Cian Fitzgerald

Our Ref: 16-0235cfc1

Re: Loreto Kirribilli—Response to Submissions SSD 7919

Dear Mr Fitzgerald,

In the Response to Submissions SSD 7919, concerns were raised in relation to the proposed demolition of the Mary Ward Building, Loreto Kirribilli. In particular it was noted that the interiors of the building should be subject to a further heritage assessment.

In Section 4.0 of GML's Heritage Impact Statement for the project, dated July 2017 (HIS), the Mary Ward Building was assessed as being of moderate significance in its contribution to the heritage significance of Loreto Kirribilli. This assessment was made with reference to the NSW Heritage Office document *Assessing Heritage Significance*, 2001, as per the table below:

Significance Grading	Justification
Exceptional significance	Rare or outstanding element directly contributing to an item's local and state significance.
High significance	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.
Moderate significance	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
Little significance	Alterations detract from significance. Difficult to interpret.
Intrusive elements	Damaging to the item's heritage significance.

The following was noted in the HIS regarding this assessment of the Mary Ward Building.

Built in the 1980s, it is one of many school buildings across NSW designed by architect Kevin Curtin. Although the building has some interesting architectural features, the external architectural qualities of the building's main elevation have been compromised by the addition of the Music and Performing Arts building. The building's main interior space, the theatre, is however largely intact. The building is largely blocked from view from both Carabella Street and Elamang Avenue.

There is no question that the main elevation of the building has been significantly compromised by the addition of the Music and Performing Arts building. The following, however, is an expanded assessment of the interior of

Sydney Office

Level 6
372 Elizabeth Street
Surry Hills NSW Australia 2010
T +61 2 9319 4811
E heritage@gml.com.au

Canberra Office

2A Mugga Way
Red Hill ACT Australia 2603
T +61 2 6273 7540
E heritage@gml.com.au

GML Heritage Pty Ltd

ABN 60 001 179 362

the building, with particular consideration given to the theatre as the most significant space within the building.

Theatre

Additional research has shown that few of the building's original interior qualities remain intact in the current theatre. The original space was constructed as a multipurpose hall, designed to be used for 'concerts, workshops and gymnasium work'¹ (Figure 1). The hall had a flat floor, windows along its northern and southern sides, and a stage at the eastern end of the room. The multipurpose hall was later subjected to substantial alterations. It was divided—most likely in the late 1990s—into two main spaces, with the western portion becoming a drama studio and the eastern portion refurbished to become the theatre (Figure 2). It is considered that many of the interior finishes and fixtures in the theatre date from this time, or later. Unlike the original multipurpose hall, the theatre has a stepped floor with fixed seating. Internal walls have been built inside the original eastern and western walls, and now form the walls that contain the space. The coffered ceiling was also likely to have been added at a later date, and carpet and seats are contemporary (Figure 3). The stage is located in the eastern part of the space, as per the original drawings, but appears to have been widened. In summary, the original design qualities of the space have been substantially compromised by later alterations.

Western Entry Lobby

An assessment of this small entrance lobby has been undertaken as the form of the space and original finishes remain substantially intact (Figure 4). Original fabric includes the timber boarded ceiling, terrazzo floor and timber handrails. Original aluminium framed windows remain intact. However, the space does not have particular architectural or design merit. Whereas it provides evidence of the original interior finishes, it is not of significance as an interior space. The finishes are typical for their time, and are without notable design qualities. A plaque within the space commemorating the construction of the building is the only item considered to be of heritage significance.

Other spaces

The spaces within the building's undercroft were repurposed as music practice rooms in conjunction with the construction of the Music and Performing Arts Building, with interiors completely renewed (Figures 5 and 6). The building's upper floor contains classrooms. Finishes in these rooms have been updated over time as needed.

Conclusion

This additional assessment of the significance of the interiors of the Mary Ward Building has concluded that the theatre was constructed as a later alteration to the original building. It contains little evidence of the original interior finishes or fixtures, and the space itself is substantially altered from the original multipurpose space.

The western entry lobby remains as an intact example of the original interior of the building. It provides evidence of an interior that was typical for its era, without notable architectural or design merit.

As such, it is considered that the interior of the building has little heritage significance.

Heritage Significance of the Mary Ward Building

In consideration of the revised assessment of the interiors of the building (above), the significance of the heritage significance of the building has been reassessed. It is now considered that the building is of little significance to the overall heritage significance of Loreto Kirribilli, due to the substantially compromised

exterior and interior of the building. As such, it is considered that demolition of the Mary Ward Building will have little impact on the heritage significance of the school.

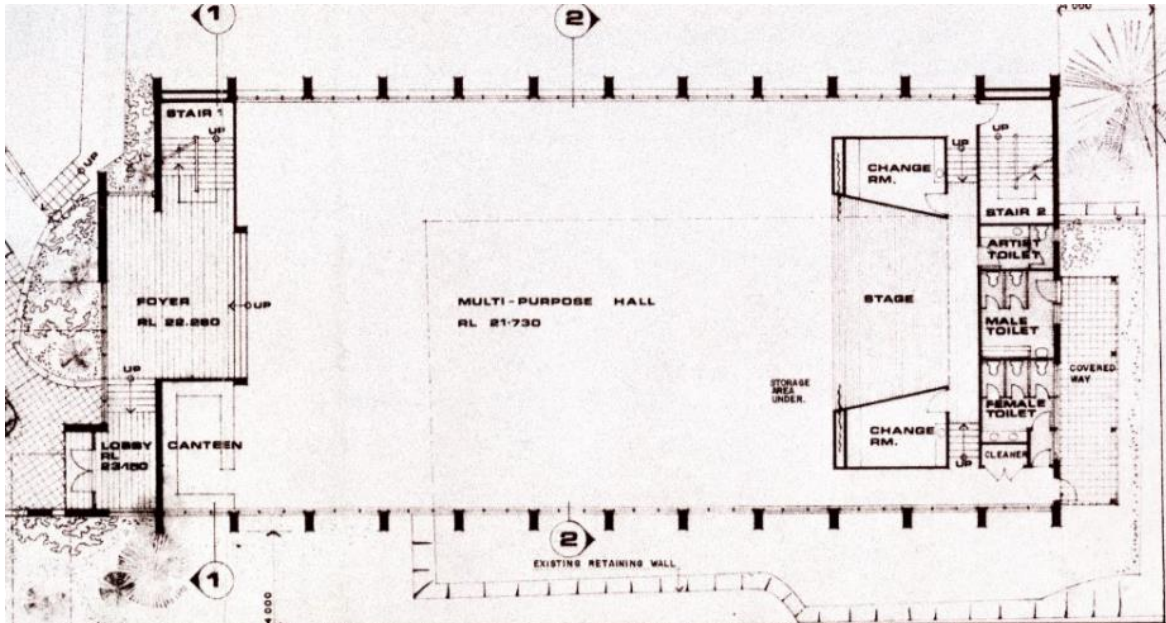


Figure 1 Floor plan of the original building showing the original multipurpose hall with windows along the north and south sides, and flat floor. (Source: 'Loreto Kirribilli Building Project 1980', sourced from the school's archives)

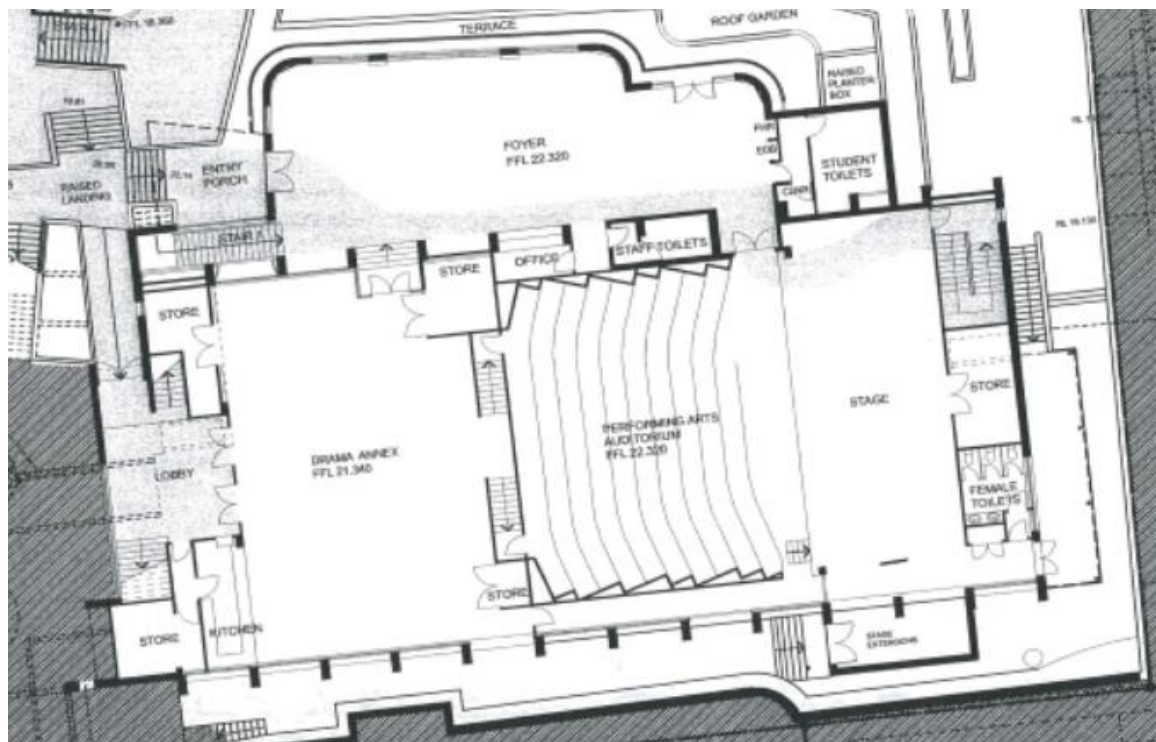


Figure 2 Floor plan of the Mary Ward Building showing the theatre and drama annexe that occupy the space that was originally the multipurpose hall. This floor plan is largely consistent with the current plan of the building. (Source: Loreto Master Plan, Plan Level C, drawing 09023_108A, Gardner Wetherill & Associates, 2011)



Figure 3 Interior of the Theatre. (Source: GML, November 2016)



Figure 4 Interior of the Western Entry Lobby. The original interior is intact but is not of particular architectural or design merit. (Source: GML, November 2016)



Figure 5 Interior of a music practice room in the building's undercroft. (Source: GML, November 2016)



Figure 6 Interior of a music practice room in the building's undercroft. (Source: GML, November 2016)

Yours sincerely,
GML Heritage Pty Ltd



Anna Simanowsky
Senior Heritage Consultant

¹ Brochure titled 'Loreto Kirribilli Building Project 1980', published by Loreto Kirribilli, sourced from the school's archives.