



CONSERVATION MANAGEMENT PLAN

THE SCOTTISH HOSPITAL
2 COOPER STREET
PADDINGTON NSW 2021

Issued June 2006
Amended and re-issued 10th November 2010

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**THE SCOTTISH HOSPITAL
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EXECUTIVE SUMMARY

This Conservation Management Plan establishes the Cultural Heritage Significance of the building known as The Scottish Hospital and its site, and the relative heritage significance of its building fabric and internal spaces. This evaluation is based on an analysis of documentary evidence of the site's origins, construction, and subsequent alterations and additions to the building, as well as a detailed examination of the physical fabric of the place.

Following the assessment of the cultural significance of the place, the procedures for retaining and enhancing fabric and other aspects of identified heritage value are established and set down, together with appropriate constraints and opportunities for the future management of the place.

The methodology adopted for use in this report follows the established guidelines of *The Conservation Plan* by Dr James Semple Kerr (5th Edition, 2000) published by the National Trust of Australia (NSW), and *The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*. Evaluation of the site has also been undertaken in accordance with the guidelines of the NSW Heritage Manual.

Major Recommendations

The Scottish Hospital has cultural heritage significance covering historical, associative, social and aesthetic values at local and state levels of importance. The building is representative of the development of twentieth century private health facilities within metropolitan Sydney, and has some degree of landmark value within the suburb of Paddington.

More generally the building has important historical associations with the suburb of Paddington, a number of prominent businessmen, medical practitioners and architects in New South Wales.


Major recommendations of this report include:

- The Owner of The Scottish Hospital site should adopt this Conservation Management Plan as the guide document for future action.
- Suitably qualified consultants should be engaged to prepare a landscape master plan to guide future changes to the setting and to retain the heritage significance of the building and historic landscape elements.
- Formal procedures should be established for undertaking heritage conservation and maintenance work to the place involving experienced conservation professionals and contractors.
- A planned maintenance and repair program for the historic building fabric should be prepared and implemented.
- A planned maintenance program for the landscaped setting of The Scottish Hospital site should be prepared and implemented.
- A list of prioritised conservation works to the significant fabric and elements to be commenced within the next twelve months.

- Documents relating to the site and building should be lodged in an appropriate archive within the Presbyterian Property Trust and a copy retained by The Scottish Hospital Building Manager.
- An Interpretive Strategy and Plan is prepared for the site.
- Challenges and opportunities for potential development of the site and heritage-listed building.

This report was issued in June 2010. The Plan should be reviewed no later than June 2017 or earlier if circumstances relating to the site should change.

NBRS+PARTNERS



Robert Staas
Director/Heritage Consultant

1.0 SUMMARY DESCRIPTION

<i>Name</i>	The Scottish Hospital, formerly called The Terraces Private Hospital and The Paddington Hospital
<i>Address</i>	2 Cooper Street, Paddington NSW 2021
<i>Land Title</i>	Lot 2 in Deposited Plan 607572, Parish of Alexandria, County of Cumberland
<i>Original Owner</i>	John Edye Manning
<i>Present Owner</i>	The Presbyterian Church (New South Wales) Property Trust.
<i>Local Government Area</i>	Woollahra Municipal Council
<i>Construction Dates</i>	c1848, 1902, 1936, c1955, 1975, 1993
<i>Architect</i>	c1848 - Unknown 1902 - George Sydney Jones 1975 – McConnell Smith and Johnson 1993 – Lawrence Nield and Associates
<i>Builder</i>	c1848 – Unknown 1902 - William Farley
<i>Summary History</i>	<p>The site was granted to John Edye Manning in 1833, and subsequently owned by Hamilton Collins Sempill and William Godfrey McCarthy. McCarthy subdivided the property retaining the Deep Dene House as his residence, and selling Lot 13 to Henry Burton Bradley in 1847. The sale was not finalised until 1851, by which time Bradley had constructed 'The Terraces' and laid out the grounds for his family. Bradley was widowed in 1872, leaving him to rear nine children. He married Louisa Portia O'Ferrall in March 1873, three days after giving the house to her as a settlement, and in October of the same year Richard Denne purchases the house. Denne resided at The Terraces until his death in 1881, having purchased another 3 roods 5 perches from WF McCarthy in 1878. The Terraces was purchased at auction in 1883 by John England. The England Family resided there until 1898, when the property was leased for approximately two years, and then sold to a group of prominent Sydney doctors for use as The Terraces Private Hospital. Extensive additions and alterations were undertaken in 1902 under the direction of the architect, George Sydney Jones.</p>

In 1926 Sir Alexander MacCormick, and the other owners, gave The Terraces as an endowment to the Presbyterian Church in memory of Alexander MacCormick Junior, who had been killed in World War 1, with the condition that the building was called The Scottish Hospital.

In 1953 a new constitution was adopted by The Scottish Hospital, and the property transferred to The Presbyterian Church (New South Wales) Property Trust. It continued to function as a hospital, run by The Scottish Hospital Board.

The Victor Clark-Duff Hostel and AC Mackie Nursing Home were opened in 1977, and The Scottish Hospital building was extensively altered and extended in 1993. The hospital was leased to Impact Health Pty Ltd between 1995 and 1998.

Since 1998 the site has been managed by Presbyterian Aged Care – Sydney. The Scottish Hospital building has been unoccupied since 2001.

- | | |
|--------------------------------------|---|
| <i>Statutory
Heritage Status</i> | <ul style="list-style-type: none"> • NSW State Heritage Inventory (Heritage Database No. 19957) • Woollahra Local Environmental Plan 1995 |
|--------------------------------------|---|

<i>Summary Description</i>	The Scottish Hospital is the result of several construction phases. The original building on the site, The Terraces, a two-storeyed residence, has been incorporated into the existing hospital and extensively altered and extended. George Sydney Jones adapted the hospital in the Federation Arts & Crafts style, although some of the walls and joinery survive from c1848, and are typical of Victorian detailing.
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<i>Summary Statement of Cultural Significance</i>	<p>The Scottish Hospital has historic, aesthetic and social significance at the local level as a private hospital in the suburb of Paddington. It is representative of the conversion of large houses in Sydney to private hospitals that took place prior to the First World War. The building contains remnants of an early Victorian residence built by Henry Burton Bradley. The site represents the subdivision of the early land grants in the suburb, and the early suburbanisation of Paddington.</p>
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It has a long association with the Presbyterian Church in NSW, and its role as a health-care provider. The building is also associated with Sir Alexander MacCormick and the architect George Sydney Jones.

The Scottish Hospital has local aesthetic significance for its intact Federation Arts & Crafts exterior.

2.0 INTRODUCTION

2.1 Introduction

This Conservation Management Plan (CMP) was commissioned by Centro Pty Ltd, on behalf of the Owner of the site, the Presbyterian Property Trust Pty Ltd. It was prepared by NBRSPartners, and involved general revisions to an earlier Conservation Management Plan prepared in 2004 by Noel Bell Ridley Smith & Partners Architects (now known as NBRSPartners).

The Scottish Hospital building was inspected and the section setting out the physical evidence of the site was updated to reflect the current condition of the building.

2.2 Location of the Site

The Scottish Hospital occupies a site on the northern side of Cooper Street, in the Sydney suburb of Paddington. The site contains several buildings accommodating health facilities, and is described as Lot 2 in Deposited Plan 607572 held by the Land Titles Office of New South Wales. The location and extent of The Scottish Hospital site are shown in Figures 1 and 2.



Figure 1 - Aerial Photograph showing the extent of the subject site and its suburban context.

Source: NSW Department of Lands

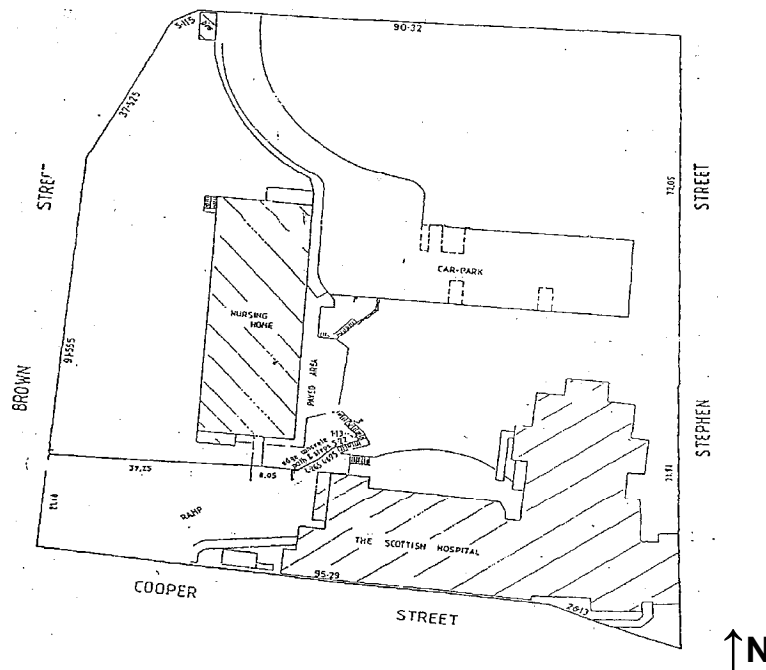


Figure 2 – Plan showing the current legal curtilage of The Scottish Hospital and the relative location of buildings within the site.
Source: NSW Land Property Office

2.3 Study Objectives

This Conservation Management Plan is intended to be a practical working document to guide the future management of The Scottish Hospital, and addresses the following:

- historical evidence for the development and use of the site,
- analysis of the physical fabric of the building,
- statement of cultural significance,
- consideration of constraints and opportunities,
- policies, and recommendations for their implementation, to ensure that the significance of the place is retained in the event of any future development or work.

2.4 Methodology

This report generally follows the format set out in the document entitled *The Conservation Management Plan* by Dr James Semple Kerr (5th Edition, 2000). The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report have the meaning given them in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*.

Space numbers referred to throughout this report are shown in Figure 15, Figure 16 and Figure 17.

2.5 Limitations

This Conservation Management Plan is limited to an assessment of The Scottish Hospital within its immediate setting. Inspection of the fabric was carried out without physical intervention in the place, and while sections of the site were occupied by Presbyterian Aged Care Sydney and operational.

2.6 Authorship

This report was prepared by NBRSPartners, under the direction of Mr Robert Staas, Director and Heritage Consultant, with specialist advice was provided by:

- Mr Chris Betteridge, MUSEcape Pty Ltd, Cultural Landscape Consultant.
- Mr Peter Castor, Tree Wise Men Australia Pty Ltd.
- Mr Tony Lowe, Consultant Archaeologist, Casey & Lowe Pty Ltd.
- Ms Pam Jeffery, NBRSPartners, Senior Architect and Heritage Specialist
- Mr Alex Mayes, NBRSPartners, Graphic designer.

MUSEcape Pty Ltd provided sections of text relating to curtilage, discussion of landscape and setting, and policies generally.

Photographs and illustrations throughout this report were taken or prepared by NBRSPartners unless otherwise noted.

The following members of NBRSPartners participated in the production of earlier versions of this Conservation Management Plan:

- Robert Staas Director
- Pam Jeffery Senior Heritage Architect
- Colin Israel Senior Heritage Specialist
- Liliana Duran Heritage Specialist
- Michelle Richmond Historian

NBRSPartners (ABN 016 002 247 565) acts solely as trustee for the N.B.R.S. & P. Unit Trust (ABN 73 957 744 855) and in no other capacity.

2.7 Acknowledgments

The authors gratefully acknowledge the assistance of the following people in the preparation of this report:

- Mr Paul de Cristo, Cerno Management
- Mr Christopher Betteridge, MUSEcape Pty Ltd,
- Ms Judith Rintoul, Conybeare Morrison International Pty Ltd.
- Ms Verena Ong, Conybeare Morrison International Pty Ltd.
- Mr Allen Coker, Director Planning and Development, Woollahra Municipal Council.
- Ms Sara Reilly, Heritage Advisor, Woollahra Municipal Council.

In addition, the authors acknowledge the assistance of the following people in the preparation of earlier versions of this report:

- Mr John Tropman, Conservation Architect, Tropman & Tropman Architects.
- Mr Bruce Baskerville, Consultant Historian.
- Mr Jack Watson, past Chairman of the Board of The Scottish Hospital (1983-1995).
- Mr Bob Irvine.
- Ms Antoinette Buchanan, Librarian, Ferguson Memorial Library.
- Mr Colin Kay, Sydney Water.
- Mr Joe Styne, Land Titles Office of NSW.
- Mr Tony Lowe, Consultant Archaeologist, Casey & Lowe Pty Ltd.

2.8 Copyright

©NBRS+Partners Pty Limited 2010. This report was prepared for the owners of the site, The Presbyterian Church (New South Wales) Property Trust. It shall not be used for any other purpose and shall not be transmitted in any form without the written permission of the authors.

3.0 DOCUMENTARY EVIDENCE

3.1 Sources of Information

This section of the original NBRSPartners' report draws heavily on two earlier reports, namely, the *Preliminary Conservation Plan: The Paddington Private Hospital known as The Scottish Hospital* prepared by Tropman & Tropman (May 1997) and the *Thematic History of Paddington* prepared by Ron Johnston for Woollahra Municipal Council (1995). The main documentary sources consulted in the preparation of this report are listed below. A complete bibliography is contained in Section 9.0.

Mitchell Library, State Library of New South Wales

- Maps and plans catalogue
- Pictures catalogue
- Small pictures file
- General reference
- Newspapers

Land Titles Office of New South Wales

- Primary Application Nos. 3989, 7727 & 12559
- Deposited Plan No. 915
- Deposited Plan No. 117517
- Deposited Plan No. 607572
- Various Old Systems Dealings

3.2 Pre European Environment

At the time of European settlement there were three main Aboriginal tribes, based on linguistic groups, in the Sydney region. The Guringai, situated north of Sydney Harbour, the Dharug, around the Harbour and to the west, and the Tharawal to the south of Botany Bay. Recent research indicates the Dharug people were made up of a number of smaller groups, and that while the area around Sydney Cove was peopled by the Cadigal, the southern shore of Sydney Harbour was occupied by the Birrabirragal.

Although there is archaeological evidence (in the form of shell middens) of Aboriginal occupation throughout the Municipality of Woollahra, there is no evidence within the boundaries of the study site.

The area was claimed for the English Crown in 1770 and European occupation of the Sydney Basin commenced in 1788. Rush Cutters' Bay was located three inlets to the east of Sydney Cove, about one quarter of the distance between Sydney Town and South Head where an outpost was established in the earliest days of the Colony.

Despite the Aboriginal population being decimated in the early years of European settlement, Aborigines were still relatively numerous in Paddington and frequently camped on West's Bush and Underwood's Paddocks. They were a common sight even up to the late 1850s especially on 24th May when they assembled to receive their annual issue of blankets against the coming winter.

3.3 Early European Settlement at Rush Cutter' Bay

In December 1832 Governor Bourke dealt with a number of applications for land in lieu of promised allotments at Hyde Park. Bourke granted land located at Rush Cutters Bay, divided into allotments of about 3 to 4 acres. The grants consisted largely of double allotments in recognition of its "inferior situation" to either Hyde Park or Woolloomooloo. He imposed *"the same conditions upon these Grantees as Governor Darling had done on dividing Woolloomooloo Hill, conditions which have had the effect of erecting a beautiful suburb at that Place...it has preserved Hyde Park for the People of Sydney, and will procure the erection of Villas in a beautiful Situation near the Bay."*¹

The nine individual Grantees in the area included:

Name of Grantee	No of allotments granted	Particulars
W T Cape	1	Granted by Governor Darling, in lieu of an allotment promised at Parramatta.
John Kinchela	2	Given in pursuance of an order from the Secretary of State, that Mr Kinchela should receive a Building Allotment, near Sydney.
JE Manning	2	Given in lieu of an Allotment on Woolloomooloo Hill, authorised for Mr Manning, in pursuance of the Secretary of State's Instructions that he should have a Building Allotment.
Colonel Dumaresq	2	In lieu of an Allotment on Hyde Park, authorised for Colonel Dumaresq, in pursuance of the Secretary of State's order for his obtaining a Building Allotment.
John Gurner	2	In lieu of a Sydney Allotment promised by Sir Thomas Brisbane.
Roger Therry	2	In lieu of an Allotment on Hyde Park authorised for Mr Therry, in consequence of the Secretary of State's Instructions that he should have a Building Allotment.
FN Rossi	2	Granted in lieu of an Allotment on Hyde Park, originally promised by Sir Thomas Brisbane and confirmed by General Darling.
Rev. R Hill	2	The same as the foregoing.
William Lithgow	2	The same as the foregoing.

The names of early grantees are indicated on subdivision plans held by the Mitchell Library and shown in Figures 3 and 4. A number of grantees took up residence during the 1830s, building large houses with associated outbuildings. Other sites, including Manning's grant, remained unoccupied for some years, being leased for grazing or gradually being utilized as market gardens or Chinese gardens.

¹ *Historical Records of Australia*. Commonwealth of Australia: Sydney. Vol XVI p.825-27

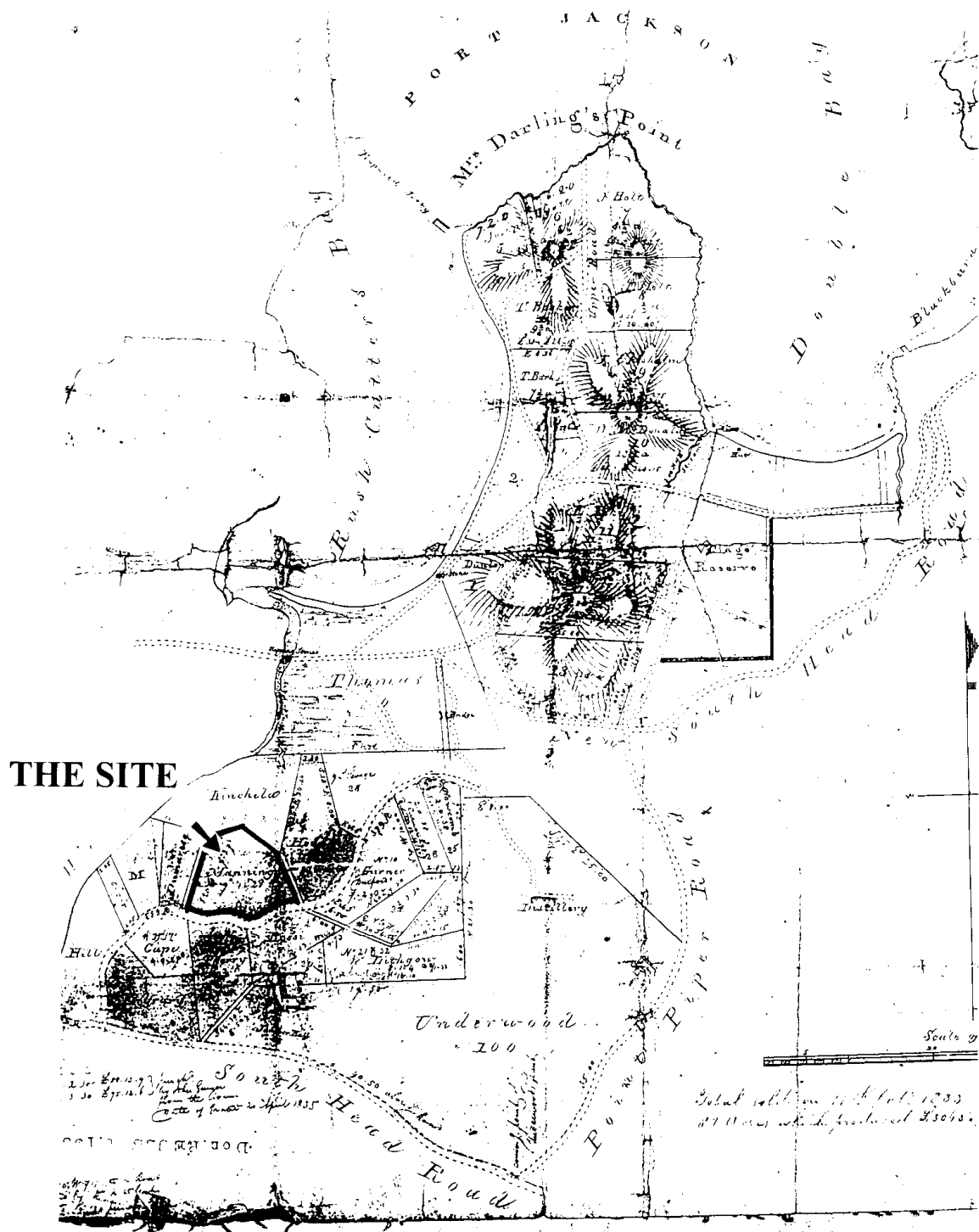


Figure 4 – Plan of Rush Cutter's Bay in April 1835 showing the extent of Manning's property, Deep Dene.

(Source: Mitchell Library, State Library of New South Wales)

3.3.1 John Edye Manning

John Edye Manning was born at Exeter (England) in 1783, the second son of the Reverend James Manning and his second wife Lydia, nee Edye. Manning married Matilda Jordan Cooke on the 1st May 1804, and began practising law about the same time. By 1811 Manning had been declared insolvent and soon took up residence on the Continent. He returned to England under the protection of the Insolvent Debtors' Relief Act in 1823.

Manning was appointed registrar of the Supreme Court of New South Wales on a salary of £800- in August 1828, eventually taking up the position in May 1829. His wife, Matilda Jordan Manning, and eight children accompanied him to the Colony. Manning was soon appointed to a number of public and private positions within the Colony.

He had expected to receive a land grant of 2560 acres on his arrival in the colony, but was disappointed to find Governor Darling did not have the power to make such a grant. On the 6th June 1829 he wrote a letter to Sir George Murray requesting:

...that I may be placed on the same footing with almost every other Servant of His Majesty, who had preceded me, as to the grant of a portion of town land on the Woolamaloo Hills (sic) or in any other spot convenient to the Government, in order that I may be relieved of the intolerable burden of paying 20 per. Cent. for money in the shape of house-rent.²

Governor Bourke subsequently dealt with the request, granting Manning nine acres one rood and twenty-eight perches of land at Rush Cutters' Bay on the 8th July 1833 to be known as *Deep Dene*. Manning is recorded as occupying several different residences during the 1830s, but does not appear to have lived or cultivated his grant at Rush Cutters' Bay.

By the late 1830s Manning was beginning to feel the effects of the economic depression in the Colony. In March 1842 his town estate was sequestrated with debts of some £30,000-, a third of that being trust monies he had failed to lodge with the Savings Bank.³

Manning returned to England and died in Bristol on the 16th January 1870. Two of his sons, Edye and William Montagu remained in Sydney, holding respected positions as a merchant and lawyer respectively.

3.3.2 Hamilton Collins Sempill

Hamilton Collins Sempill purchased the Deep Dene Estate from Manning on the 15th September 1837, taking over Manning's mortgage with the Trustees of the Savings Bank of New South Wales.

Hamilton Collins (Sempill) was born in Scotland in 1794. He inherited the estates of his grand-uncle on the condition that he assumed the name of Sempill, and the estates were to remain in the Sempill family of Belltrees. In 1818 he disposed of the property in Castlebams, Edinburgh, and in about 1827 he moved his family to New South Wales and settled in the Hunter district. In 1831 he

² *Historical Records of Australia*. Commonwealth of Australia: Sydney. Vol.XV p.242.

³ Under the terms of his appointment as Curator of Intestate Estates by the Judges of the Supreme Court.

received a grant of two thousand five hundred and sixty acres, and acquired other leasehold and freehold lands including the Hamilton Valley of the Upper Apsley River. He was appointed General Manager of Thomas Potter Macqueen's Segenhoe Estate on the Hunter River at about the same time.⁴

Sempill was at this time the owner of an allotment on Woolloomooloo Hill. In 1835 Sempill commissioned John Verge to draw up plans and to construct his house, Rockwall. The house was not completed until 1837, by which time Sempill had sold the property to Thomas Umson Ryder.

In 1842 Sempill returned permanently to Scotland, in part for "procuring the emigration of shepherds from the Highlands". His financial interests in Australia were severely affected during the 1840s, and his Sydney agents were required to dispose of his assets. In February 1842 Sempill surrendered the Deep Dene Estate to The Trustees of the Savings Bank of New South Wales instead of paying the mortgage endorsed on 7.9.1835.

Previous reports suggested that a series of terraced vineyards were located on the subject site in the 1830s and 1840s⁵. While there is evidence that vineyards were established in the vicinity at that time, the terracing on the subject site appears to be contemporary with the construction of The Terraces house and layout of its grounds in c1848. Other vineyards were situated at Woolloomooloo Hill (now known as Potts Point) and Judge Kinchella is believed to have developed vineyards on his grant, immediately to the north of Manning's grant. Early plans indicate Thomas West was growing grapes nearby in the area known as the Valley of La Crozia.

3.4 WG McCarthy and the Subdivision of Deepdene Estate

William Godfrey McCarthy purchased the Deepdene Estate in 1847. Prior to this time McCarthy's address was given as Vineyard⁶, Rushcutters Bay. No evidence has been found during the research for this report to indicate that McCarthy leased the property prior to purchasing it. It appears that he and his family were resident at a different site in the vicinity until Deep Dene House was constructed.

McCarthy appears to have built the house known as Deep Dene and to have been responsible for the first subdivision of the site. A number of subdivision plans held by the Mitchell Library show the extent of Deep Dene House and the approximate location of some outbuildings and an access road.

McCarthy mortgaged the property for £1,000- to the Australian Trust Company in November 1847, to be repaid on the 1st July 1852. He subdivided the Deep Dene Estate, offering thirteen lots for sale, while keeping the remaining land and Deep Dene House as his own residence. A strip of land was reserved to create Cooper Street, running off the government road now known as Brown Street. Henry Burton Bradley purchased Lot 13 (shown in Figure 5) of the Deep Dene subdivision soon after, and built his house, The Terraces, between 1848 and 1849. Bradley finalised the purchase of the land on the 12 June 1850 from the

⁴ JF Campbell. 1922. Royal Australian Historical Society

⁵ Tropman & Tropman. Preliminary Conservation Plan: The Paddington Hospital. May 1997.

⁶ Manning's grant was known as Deep Dene from 1833, it therefore appears unlikely that McCarthy would have changed the name temporarily to Vineyard, only to change it back several years later.

Australian Trust Company for £300-. The property consisted of 2 acres and four perches of land at the northwest corner of the original grant.

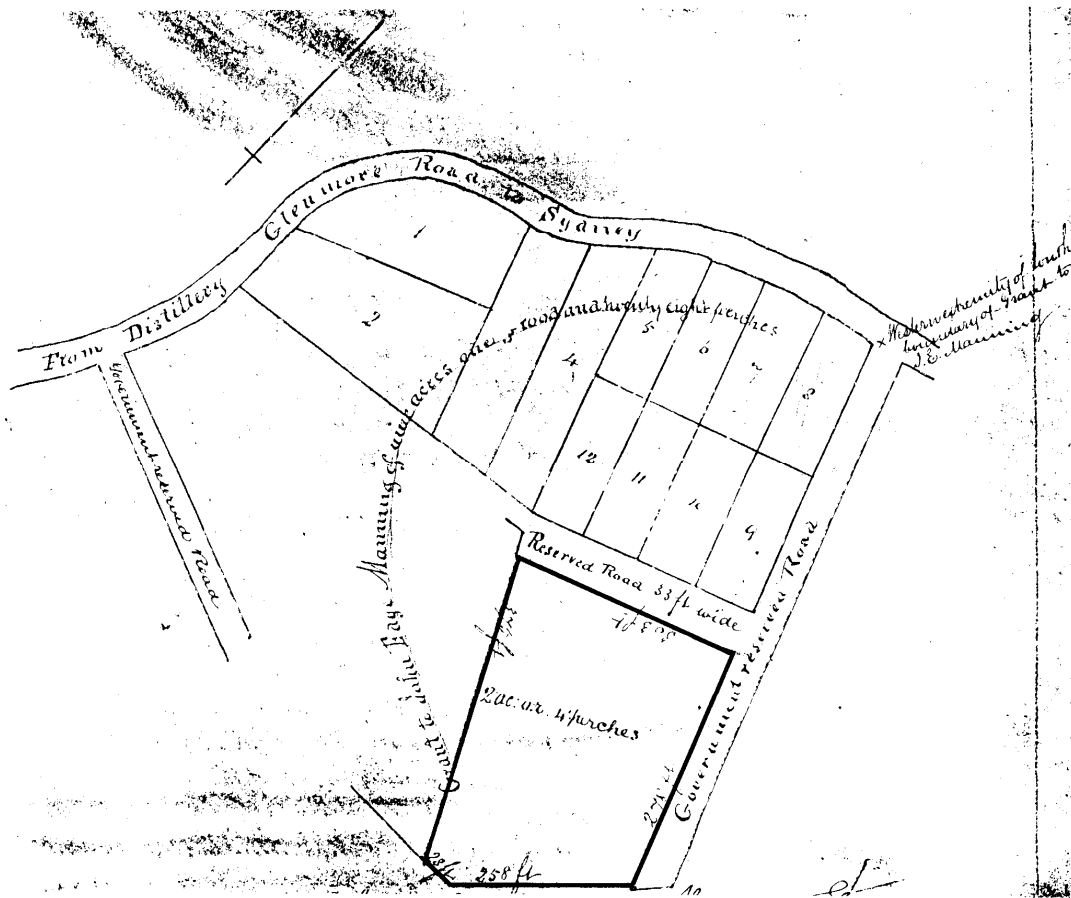


Figure 5 – Plan showing the location of Lot 13 of the Deep Dene Estate containing 2 acres and 4 perches, purchased by Henry Burton Bradley.

(Source: Land Titles Office of New South Wales)

3.5 Henry Burton Bradley and The Terraces

Henry Burton Bradley was born in London in 1815. Following the death of his father, he was raised by his uncle, Sir William Westbrooke Burton. Sir William, a Judge in the Supreme Court of the Cape Colony, was appointed to the Supreme Court of New South Wales in 1832. Both Sir William and Henry arrived in Sydney in 1832, and two years later Henry was appointed a clerk of the Supreme Court. In 1838 took leave to visit England; and returned to Sydney in February 1840 with his new wife, Charlotte Sarah, a niece of his aunt, Lady Burton.

In November 1840, Henry Burton Bradley was admitted to practice as a solicitor. He resigned as chief clerk of the Supreme Court in December 1841, and went into private practice with Mr D O'Reilly. During this period, Henry and Charlotte lived in a number of houses with their growing family. In the early 1840s their

home address was given as Queen Street, Surry Hills⁷, but by December 1844 the family had moved to the North Shore. Following the accidental drowning of the daughter of a couple in their employ⁸ the family returned to Surry Hills, and in November 1845 a son, Henry Houghton, was born.⁹ They were apparently living in Dowling Street, Surry Hills by 1847.

At some time during 1848 or 1849, the Burton Bradley's moved from Surry Hills to Paddington. Their fourth child, Caroline, was born in December 1849 at 'Glenmore Road'.¹⁰ By 1851, Henry Burton Bradley, solicitor, was listed as living at 'The Terrace' in Glenmore Road, Paddington.¹¹

Henry was known as a keen horticulturalist and gardener, especially for his improvements with bulbous plants, and his son Henry Houghton followed in this passion.¹² The original gardens and grounds surrounding The Terraces were created under the supervision of Henry Burton Bradley in the few years following 1849. By the mid 1850s the character of the garden had largely been established, and the mansion became a popular haunt of the Sydney elite.¹³ A photograph (see Figure 7) taken in 1866 indicates the extent and location of early terracing on the site, as well as the location of some early trees. It was at about this time that the grove of Port Jackson Figs was planted at the base of the terracing.¹⁴

Figure 8 shows the Bradley family at The Terraces, probably prior to the death of his wife Charlotte, in 1872¹⁵, with the northern facade shown in the background. The photograph shows the early timber shutters and window joinery.

On 26th March 1873 Bradley settled the property on Louisa Portia O'Ferrall, and appointed Thomas Robert Alt and Richard Henry Denne as Trustees. Three days later Bradley married Louisa O'Ferrall at St Luke's Church, Burwood. By early October Richard Denne had been replaced as a Trustee by George Fullerton, presumably to enable Denne to legally purchase the property on the 28th October 1873.

Bradley and Louisa moved to a house, "Llewellyn" at Five Dock, where they had six children that survived to adulthood. Bradley became involved in public affairs, founding the model Lodging House Company for destitute men, becoming involved in the Health Society of NSW, and was responsible for several of its publications on sanitation and typhoid prevention. In 1879 he unsuccessfully represented in the colonial parliament the case of Chinese Sydneysiders opposed to the Chinese Immigration Restriction Bill. He continued to practice law until his death aged 77, when he was the oldest solicitor on the roll of the Supreme Court.

⁷ 'List of Citizens in Cook Ward', *Sydney Morning Herald*, 13 September 1842: Brabazon's NSW General Town Directory 1843.

⁸ 'Child Drowned', *Sydney Morning Herald*, 31 December 1844: 2.

⁹ Register of Baptisms, Parish of St James, Sydney, 1845 (ML AO Reel 5008); *Lowe's City of Sydney Directory 1844-45* (ML FM4/2376). Their address was given as Dowling Street, Surry Hills.

¹⁰ Register of Baptisms, Parish of St James, Sydney 1850 (ML AO Reel 5011).

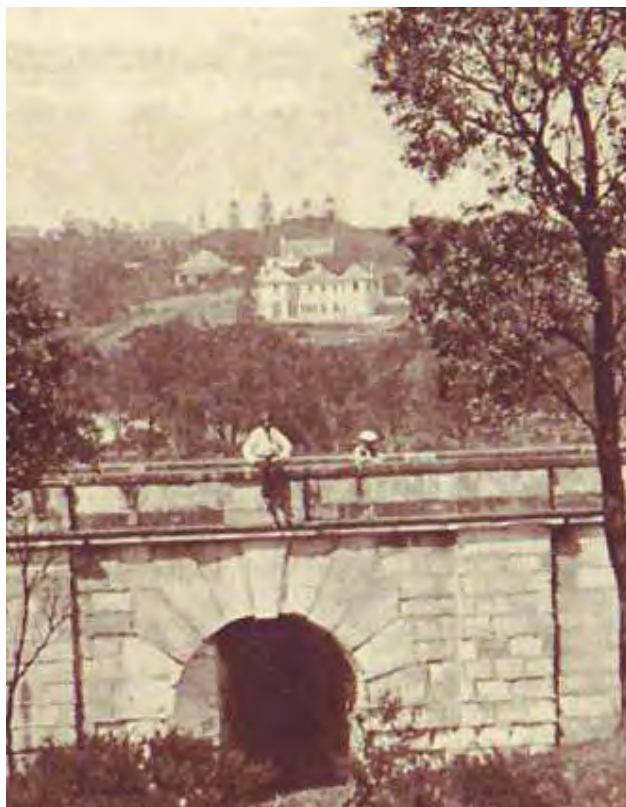
¹¹ Ford's Sydney Commercial Directory, 1851 (ML FM4/2376)

¹² Burton-Bradley: 215

¹³ J Paranthoin, "Some Historical Background of The Scottish Hospital, Victor Clark-Duff Hostel and the AC Mackie Nursing Home", *The Scottish Hospital News*, February-June 1989.

¹⁴ Woollahra Municipal Council, *Register of Significant Trees: data survey sheet*, dated 28 April 1991.

¹⁵ Pioneer Index, ML



*Figure 6 - Distant view of The Terraces, residence of Henry Burton Bradley, taken in c1858.
(Source: Mitchell Library, Stat Library of New South Wales)*



*Figure 7 – The residence of Henry Burton Bradley taken in 1866.
(Source: Mitchell Library, State Library of New South Wales)*



Figure 8 – Henry Burton Bradley and his family, taken c1870.

(Source: Mr Robert Irvine)

3.6 Richard Denne

Richard Henry Denne is believed to have come from Kent in England with his brother, William, in the first half of the nineteenth century. They began farming in the Campbelltown area, before squatting in the Valley of Crokers or Tia River area of the New England tableland in northern New South Wales. The family remained at Tia River for about fifty years. The brothers also occupied Cooplacurripa (south of Tia River) and Trinchy, on the Liverpool Plain. By the early 1850s Richard Denne was the Manager of the Peel River Estate of the Australian Agricultural Company.¹⁶

Denne, described as a grazier, purchased the property at Rush Cutter's Bay from Henry and Louisa Bradley on the 28th October 1873. Denne moved into The Terraces with his wife, Catherine, and his two sons David Richard Denne and Pembroke Denne.

A number of trees, including the Holm Oak, Kauri Pine, Norfolk Island Pine and the Moreton Bay Figs planted along the Cooper and Brown Street boundaries, appear to date from the mid 1870s¹⁷. Other improvements to the house and grounds are unknown, although they were each maintained, and the garden allowed to mature into the picturesque setting that survives in part today. In 1878 Denne purchased an additional 3 roods 5 perches (comprising Lots 24 to

¹⁶ JF Campbell. *Op cit.*, p.266-67.

¹⁷ Woollahra Register of Significant Trees

30 and part of Lots 22 and 23) to the east of The Terraces from William McCarthy.

Richard Denne died at The Terraces on the 4th May 1881. His Estate, valued at almost £51,000-, passed to his widow and children.

A description of the site is contained in the auction catalogue prepared for the sale of The Terraces in August 1882, stating:

...that commodious, beautifully situated family residence, together with upwards of two acres, highly improved freehold ground with a northern and eastern aspect overlooking the harbour and commanding extensive, magnificent views of the surrounding scenery.

*The whole is terraced by stone retaining walls. The Garden is so well known and enjoys so high a reputation for tasteful arrangement and sylvan beauty as scarcely to need comment. It was originally laid out by a well known amateur florist and botanist. An Educated and Judicious arborescence pervades the whole, which may be fitly described as on brilliant mass of Magnificent Trees and Rare Shrubs of mature growth, glorious in height, perfect in form, exquisite in symmetry, clumped and clustered together in a most attractive manner...giving nearly perpetual bloom and delightfully secluded as if in the deepest heart of a sequestered wood.*¹⁸

In March 1883 the property was sold to John England, Esquire.

3.7 John England and his Family

John England purchased The Terraces on the 19th March 1883, living there for less than three years prior to his death in November 1885. The bulk of his Estate was left to his wife, Sarah, and his two sons, Theophilus England and Thomas Hillard England.

Following Sarah's death in early 1898 the house passed jointly to Theophilus England, Thomas Hillard England and Sarah Lydia England, described as a Spinster. By May 1889 they had applied to bring The Terraces under the provisions of the Real Property Act, and leased the site to Dr WH Rigby, Physician and Surgeon. While Dr Rigby was shown as the occupant of The Terraces in Sands' Directory of 1899 and 1900, Miss Francis Rigby was listed as the Occupant of Hamilton Cottage, a house located in Stephens Street, which was subsequently absorbed into the site of The Scottish Hospital.

The England Family sold the site in 1901 to a group of five prominent Sydney doctors who adapted the building as The Terraces Private Hospital.

3.8 Sir Alexander MacCormick and The Terraces Private Hospital

The Terraces was sold to a consortium of five medical practitioners as tenants in common on the 9th September 1901, namely:

- Edward Thomas Thring

¹⁸ Max Kelly, A paddock full of houses: Paddington 1840-1890 (1978, Doak Press) p. 52.

- Alexander MacCormick,
- William Henry Crago.
- Samuel Thomas Knaggs.
- Edward Johnstone Jenkins.

By mid December Samuel Knaggs had withdrawn from the venture, and his portion was transferred equally between the remaining owners. Alexander MacCormick commissioned the architect George Sydney Jones to design alterations to the existing house to adapt it as a private hospital and to call tenders for the work.

Jones designed additional spaces including an operating theatre, new wards and administrative support areas. The exterior of the building was finished with pebble-dash render to provide a cohesive appearance to the original building and the new additions, and the first floor balcony was added over the original northern verandah. The building remained roofed in slate tiles, however the hips and ridges were finished with terra cotta capping. The resulting building, renamed The Terraces Private Hospital, was thereby given the appearance of an Arts & Crafts style building (see to Figure 9). The key structural walls and many of the original timber windows dating from c1848 remain in the building today.



Figure 9 – A perspective of the proposed alterations by the architect, George Sydney Jones, published in 1902.

(Source: Mitchell Library, State Library of New South Wales)

In 1907 the Owners purchased another 1 rood and 13 perches of land adjoining the northern boundary of their land. This small area of land was brought from James and Alexander Brown, and had originally been part of the 1833 land grant to Judge John Kinchella¹⁹.

¹⁹ The provenance of this small area of land appears to have resulted in subsequent confusion of the original grantee of the entire site, for instance in *A Paddock Full of Houses* by Max Kelly.

In 1914 William Crago retired and transferred his portion of the property to the eldest son of Sir Alexander MacCormick. Sir Alexander's son, Alexander Campbell MacCormick, was at that time still a minor, having been born on the 23 July 1897. Following the death of Alexander Junior in France during the First World War, his portion of the Hospital reverted to Sir Alexander in March 1917.

In 1926 The Scottish Hospital was created a legal entity, and The Terraces Private Hospital was given to its Trustees to run as a hospital and as a memorial to Alexander Campbell MacCormick.

3.8.1 Sir Alexander MacCormick, Physician and Surgeon²⁰

Alexander MacCormick was born in Argyleshire, Scotland in 1856. He studied medicine at the University of Edinburgh under (Sir) Thomas Anderson Stuart, Robert Scott Skirving and (Sir) Arthur Conan Doyle, and later spent a year at Liverpool, England where he was introduced to Listerian antiseptic methods. Anderson Stuart, who founded the medical school at the University of Sydney in 1883, appointed MacCormick as a demonstrator in anatomy and physiology in July of that year.

In 1885 MacCormick was awarded a Doctorate for his thesis on the musculature of the native cat, earning a gold medal from the University of Edinburgh. He was also appointed as an honorary assistant surgeon at Royal Prince Alfred Hospital in 1885. He gained a reputation as a skilled surgeon and diagnostician, and for promoting Listerian antiseptic methods, and from 1890 was senior surgeon and lecturer in the principles and practice of surgery at the University of Sydney.

He joined the British Expeditionary Force in November 1914, serving in France and Greece, before returning to Sydney in February 1916. Following the death of his eldest son in action in October 1916, he rejoined the AIF and served again in France. By February 1918 he had returned to his medical practice in Sydney and was appointed a consultant to Prince Henry Hospital and the Military Hospital, Randwick.

MacCormick maintained consulting rooms in Macquarie Street, Sydney, and became a part owner of The Terraces Private Hospital at Paddington from 1901. In 1926 he gave The Terraces, and an endowment, to the Presbyterian Church in memory of his son Alexander Campbell MacCormick. He was knighted in 1926, and a year later was a foundation vice-president of the College of Surgeons of Australasia.

MacCormick held a number of honorary positions including as a director of the Australian Mutual Provident Society (1919-31) and the Bank of New South Wales (1930-31), president of the Central District Ambulance Committee and an executive-member of the Navy League.

3.8.2 George Sydney Jones, Architect

George Sydney Jones was born in Sydney in 1865, the eldest son of Dr (Sir) Philip Sydney Jones, a distinguished medical practitioner and a past Chancellor of the University of Sydney, and his wife Hanna Howard Charter. George was

²⁰ Australian Dictionary of Biography, see copy of the biographical entry for Sir Alexander MacCormick in Section 10.5 of this report.

the eldest of nine children, and was the grandson of David Lloyd Jones, the emporium king.

Jones was educated at Sydney Grammar School and Sydney University. In 1883 he enrolled at University College, London to study architecture under Professor Thomas Roger Smith, a noted hospital designer.

After commencing his articles under Charles Bell, an architect who specialised in charity buildings and schools, Jones was forced through ill health to return to Australia in 1886. In 1890 he returned to London, completed his articles and became an Associate Member of the Royal Institute of British Architects.

He travelled widely in Europe, the Middle East and in India before returning to Sydney to commence in practice with H Thompson, a partnership which lasted for 8 years. During these travels he took an interest in vernacular architecture and in particular in the flat roofed buildings of the Middle East and India.

In 1891 he joined the Sydney 'Palladian Club' established by John Sulman, in preference to becoming a member of the local chapter of the Royal Australian Institute of Architects, which he considered was in disarray. His new practice was to consist largely of buildings for charitable and humane purposes - hospitals, churches, old peoples and children's homes and asylums as well as a fair sprinkling of significant residential and commercial projects.

A Nationalist, he saw about him a growing interest in Australian thought and design, and like several others in his profession he encouraged others to pursue architectural design to meet the demands of the harsh Australian climate. Jones theorised that architecture should reflect its own times rather than simply mimicking historical precedent, capturing the spirit of an age's culture and politics. His earliest designs in the 'Federation Era' owed something to the English Arts & Crafts Free Styles but were provided with prominent verandahs to meet the local conditions. He developed a social theory of architecture seeing architecture as a means of developing and shaping public morality. An interest in the Art Nouveau movement and in contemporary art is reflected in his use of building forms, materials and details.

As an architect he was a progressive, advocating the adoption of the flat roof in domestic design and the simplification of ornament. In the later years of his life he was more and more drawn to the philosophy of Modernism.

Initially Jones refrained from any active involvement with the local architectural profession but joined the Institute of Architects of NSW in 1895 and was elected a Fellow.

From 1898 until his death in 1927 he worked tirelessly in the organisations of the NSW Institute of Architects as its Honorary Secretary, as a Councillor and as President in 1912, 1913 & 1920. He edited the Institute's Journal, *Art and Architecture*, full time in 1909 and in later years was an editor and contributor to *The Salon* and *Architecture*, over many years. He was also a delegate to the Federal Council of the Institutes of Architecture, representing Western Australia. He was a member of the Public Monument Examining Board, a Lecturer and Examiner for the Architectural School of the Sydney Technical College, Honorary

Examiner for the NSW Institute of Architects, the Australian representative of the RIBA and an assessor for the NSW Government for designs for layouts of housing. He was a Councillor on the Town Planning Association. In 1921 he was honoured as the first Life Member of the Institute and was commemorated by that body with an oil portrait by Norman Carter.

Jones was a highly cultured and sensitive man, a musician, poet and painter as well as an architect and author. He was described as having an *unassuming humility and kindness, an understanding of his fellow man, and a benevolence which inspired emulation and aroused deep affection.*

Following his involvement with the establishment of the Queen Victoria Homes for consumptives at Wentworth Falls in 1902 his experience in hospital design continued with the commission for the remodelling of "The Terraces" at Paddington as a private hospital for Dr. MacCormick (1902) and was followed by the design of The Royal Women's Hospital in Paddington (1905), The Renwick Hospital for Infants at Summer Hill, the Red Cross Sanatorium, Bodington at King's Tableland and the RT Hall Memorial Hospital Hazelbrook as well as a competition entry for the new Melbourne Hospital.

During this period, hospitals were becoming more scientific in their design, demanding an aseptic environment and the design of completely functional interiors. Jones was fascinated by the standards for air and room volume that were then being devised for hospital wards and in one of his writings spoke of the possibilities of a 'sanitary architecture' where the interiors would be entirely faced with smooth glass.

Jones was responsible for many other important architectural works during his long career including, The Head Office of the Benevolent Society in Thomas Street Sydney, 'Alcock's Warehouse' in York Street, Sydney, The Hotel Sydney, Trinity Church & Schools, Strathfield, additions to the old David Jones Store, and large General stores at Katoomba. Other commissions included, factories, picture theatres, office buildings, stores and shops, private hospitals, residences and memorials.

Just prior to his death in January 1927, he won the National Competition for the design of the new administrative building in Canberra valued at over £700,000. The building was completed by Robertson & Marks Architects.

3.9 The Scottish Hospital

In 1926 Sir Alexander MacCormick addressed the General Assembly of the Presbyterian Church of Australia, announcing he was donating The Terraces Private Hospital (see Figures 10, 11 and 12) to the Scottish Community in New South Wales, "...as a Memorial to his son, the late Alexander Campbell MacCormick...and that the hospital was to be known as "The Scottish Hospital".²¹

Under the terms of the donation a company was to be formed with directors appointed by the General Assembly. The Church would not incur any liability in running the hospital, and in the event that it ceased to be a hospital, the church

²¹ Minutes and Proceedings of the General Assembly of the Presbyterian Church in the State of New South Wales...in 1926, Minute 54: 41-42.

could sell the property and apply the proceeds to the "relief of sickness and disease in the state of New South Wales". Sir Alexander MacCormick appointed the Board of Directors until 1932, at which time a separate company was established to run the hospital. After 1932, the directors were appointed by the General Assembly of the Presbyterian Church.

In 1936 ten additional rooms were constructed to the eastern side of the original building, part of which is shown in Figure 11, to provide accommodation for forty-three patients in total.

The original shallow terracing of the site was altered during the 1920s. A geotechnical report prepared by Demlikan Pty Ltd in 1997 indicated large areas of miscellaneous fill in the area to the northwest of the former house. This is consistent with oral reports that fill was brought from the site of the city circle railway for use in modifying the terraced garden adjacent to The Scottish Hospital. Photographs support a change in the height of some of the terrace walls prior to the Second World War (compare Figures 7 and 10). The vines were removed from the garden, and replaced with lawn, shrubs and flowers. This was in keeping with the use of the garden as a recreational area and to reduce maintenance. The main stone stair in the garden and the original retaining wall associated with the former house were retained.

In 1953 a new constitution was adopted by The Scottish Hospital, which instructed the Board of Directors to transfer the property to The Presbyterian Church (New South Wales) Property Trust. It continued to function as a hospital, run by The Scottish Hospital Board.



*Figure 10 – The garden frontage (north elevation) of The Scottish Hospital, c1926.
(Source: Ferguson Memorial Library)*

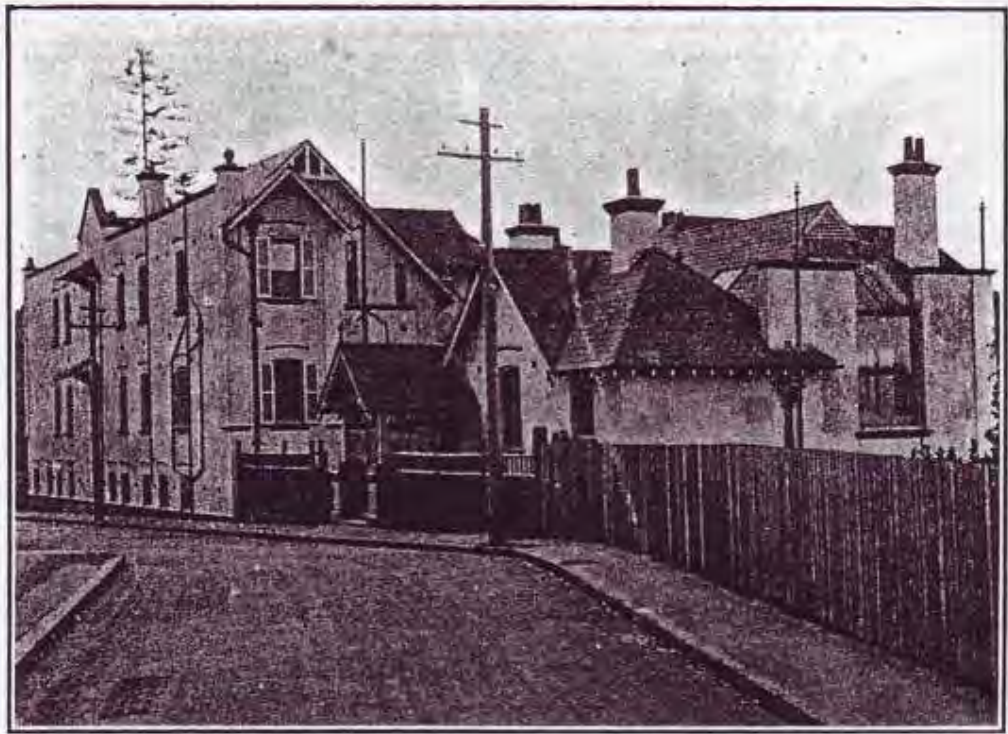


Figure 11 – View of the southern elevation of The Scottish Hospital, looking west along Cooper Street, c1926.

(Source: Ferguson Memorial Library)



Figure 12 - The plaque located within The Scottish Hospital building, commemorating the donation of the hospital building and grounds in memory of Alexander Campbell MacCormick.

(Source: Ferguson Memorial Library)

3.10 Presbyterian Aged Care

During 1969 and 1970 the Commonwealth Government introduced changes to subsidies available for heavy nursing cases and personal care for people over 80 years receiving hostel care. As a result, The Property Trust commissioned YRM + MSJ Architects to design a separate aged care facility within the site, located to the west of The Scottish Hospital. The Victor Clark-Duff Hostel and the AC Mackie Nursing Home were opened by the local Member for Parliament, WC Wentworth, on the 20th March 1977.

About the same time a number of minor alterations were carried out to the original building of The Scottish Hospital. These involved general upgrading of services and facilities in keeping with statutory requirements of the building code and government health authorities, particularly in relation to egress.

In 1985 Lawrence Nield + Partners Architects were commissioned to design a new block attached to the eastern side of The Scottish Hospital. This siting of this wing resulted in the further loss of some remnant terracing and garden associated with the former house known as The Terraces. The plantings on the site are now, in the main, restricted to mature trees and shrubs.

The Presbyterian Church withdrew from managing and running the hospital in 1995. The buildings were then leased to Impact Health who ran a private hospital on the site until April 1998. The Scottish Hospital has remained unoccupied since that time, although the Victor Clark-Duff Hostel and the AC Mackie Nursing Home are still used by Presbyterian Aged Care to accommodate residents.

In 1998 the firm of Noel Bell Ridley Smith & Partners Architects were commissioned to prepare a Conservation Management Plan for The Scottish Hospital and its' setting, to guide future development on the site. In 2001 Woollahra Council approved a Development Application for the site as an Aged Care facility for both high- and low-dependency residents. The Conservation Management Plan was revised and submitted to Woollahra Council in 2005 to fulfil a condition attached to the Development Approval by Council.

NBRS+Partners were engaged to review and amend the Conservation Management Plan to reflect changes in the fabric to assist the Owner of the site in the preparation of a new development application for the site. The former Terraces Hospital building has been unoccupied since c2003.

3.11 Summary Chronology of The Scottish Hospital

The following chronology is adapted from information prepared by Tropman & Tropman for their *Preliminary Conservation Plan: The Paddington Private Hospital known as The Scottish Hospital (May 1997)*. Additional information has been researched and incorporated into this report by Robert Staas, Pam Jeffery, Michelle Richmond and Colin Israel, of Noel Bell Ridley Smith & Partners.

DATE	EVENT	SOURCE
1833	Governor Bourke grants 9 acres 1 rood and 28 perches (3.814 hectares) of land, to be known as Deepdene, to John Edye Manning, Registrar of the Supreme Court, on 8 th July 1833.	PA 7727; OST Bk.F No.314

1835	7 th September. Manning takes out a mortgage of £500- to the Trustees of the Savings Bank of NSW	OST No.650	Bk.	H
1837	Manning and his wife, Matilda Jorden Manning sell the parcel of land (9a 1r 28p) called Deep Dene (sic) to Hamilton Collins Sempill.	OST No.755	Bk.	L
1842	9 th February. Hamilton and Susan Sempill default on mortgage (endorsed on mortgage 7/9/1835) to the Savings Bank of NSW.	OST No.799	Bk.18	
1847	24 th October. Conveyed to the Australian Trust Company by way of mortgage to secure the repayment sum of £1,000-.	OST No.799	Bk.18	
1847	Subdivision plan drawn for sale by auction by Mr Mort (Australian Trust Company)	OST No.799	Bk.18	
1847	William Godfrey McCarthy purchases 9a 1r 28p from the Australian Trust Company	OST No.639	Bk.17	
1847	Henry Burton Bradley purchases Lot 13 (2a Or 4p) of the Deep Dene Estate subdivision from WG McCarthy	OST No.799	Bk.18	
1850	Henry Burton Bradley completes purchase of Lot 13 (2a Or 4p) of the Deep Dene Estate subdivision from WG McCarthy	OST No.799	Bk.18	
1851	Henry Burton Bradley, solicitor, listed as resident in The Terraces, Glenmore Road	Fords Commercial Directory	Sydney	
1850s	Bradley, an amateur horticulturalist known for his work with bulbous plants, established an extensive terraced garden.	ADB 3:215		
1853	Trig Survey map indicates the existence of the house on the northern end of a ridge overlooking Rushcutter's valley - access is off what is now Brown Street, which runs downwards towards the valley from Glenmore Road.	Trig Survey of Port Jackson 1853 (ML)		
1861	Municipality of Paddington established.	Http://www.sl.nsw.gov.au/plb/libs		
c1860s	Port Jackson Fig grove planted.	Woollahra Significant Tree Survey		
1862	First municipal rate assessment in Paddington - the house was given a gross annual valuation of £350	Kelly:55		
1870s	Moreton Bay Figs, the Norfolk Island Pine, the Kauri Pine and the Holm Oak planted along the Brown Street and Cooper Street boundaries	Woollahra Significant Tree Survey		
1873	Bradley settles the property on Lousia Portia O'Ferrall on 26 th March. Thomas Robert Alit and Richard H Denne nominated as trustees.	PA 7727		
1873	Henry Burton Bradley marries Louisa Portia O'Ferrall at Burwood on the 29 th March	ADB		
1873	HB Bradley described as owner and occupier of house;	Paddington Rate		

	annual value: £300, assessed value £260	Book, Glenmore Ward 1873-4 PA 7727	
1873	George Fullerton replaces Richard Denne as Trustee 11/10		
1873	Richard Henry Denne purchases The Terraces (2a 0r 4p) 28/10	PA 7727	
1874	Richard H Denne listed as resident at The Terraces', Little Barcom Street (now Brown Street).	Sands 1874	1873,
1878	Richard Henry Denne purchases an additional 3 roods 5 perches from WF McCarthy on the 7 th January. Land comprises allotments facing Stephens Street.	Torrens F.98	V.323,
1880	Subdivision map of Paddington indicates that 'The Terraces' is one of about 10 remaining mansions associated with the old Paddington gentry. The south-eastern corner of the building is square.	Gibbs Shallard & Co. 1880 (ML)	
1882	Subdivision plan for Estate of the late RH Denne Esq. indicates that the row of allotments fronting Stephen Street formed Section B of The Terraces estate.	Paddington Subdivision Plan P1/45	
1882	Estate auctioned by Richardson & Wrench. The house was described as being of stone and brick, two storeys and "of an unusually massive character". There were several outbuildings, including a kitchen and a coach house. The gardens were terraced with stone retaining walls, and were "so well known and enjoy so high a repute for tasteful arrangement and sylvan beauty as scarcely to need comment."	Kelly:55	
1881	Richard Henry Denne, Grazier dies at The Terraces on the 4 th May.	Supreme Court NSW Probate Div No.5710 Ser.3	
1883	John England purchases The Terraces		
1884	John England first listed as living in 'The Terraces', Cooper Street Paddington.	Sands 1884	
1885	John England dies 30 th November, aged 59, at 'The Terraces', Paddington	Pioneer Series Probate Index	
1890	Water Board Detail Plan shows the outline of 'The Terraces', suggesting that the mansion now forms the central rooms and corridors and most of the northern facade of the subject building. Several outbuildings are shown, as well as stairways and seven rows of terracing of the gardens. The south-eastern corner of the building is stepped.	Metro. Detail Series, Paddington Sect.27/1890 (ML)	
1898	Sarah (Mrs John) England dies 8 th February at 'The Terraces'.	Pioneer Series	
1899-	WH Rigby, physician and surgeon, living in 'The	Sands 1899,	

1900	Terraces', with Miss Frances Rigby in 'Hamilton Cottage'. Owner: Thomas England; annual value £120-, assessed value £ 180-.	1900; Paddington Rate Book, Middle Ward
1901	Edward Thring, Alexander MacCormick, William Crago, Samuel Knaggs and Edward Jenkins purchase 2 acres 2 roods 38Y2 perches as tenants in common. 'The Terraces' adapted as a hospital for private patients where the surgeon Alexander MacCormick put many of his surgical theories and Listerian principles into practice.	Torrens V.1370, F.156-160
1901	WH Rigby, physician and surgeon, and Miss Frances Rigby, living at 'Hamilton House'.	Sands 1901
1901	Tenders called for a private hospital to be erected in Paddington to the design, and under the supervision of Mr G Sydney Jones, with Mr W Farley of Waverley being awarded the building contract for £8,106.	BEMJ, 19 Oct 1901: 326
1900s	Additions made to the subject building on the southern side, filling in the site to the Cooper Street boundary, with renovations and alterations made to 'The Terraces' Building to aesthetically unite the old and new structures in the Edwardian Arts & Crafts style.	Woollahra Heritage Study, Inventory sheet item A2/3a
1902	Sydney Falick living in 'Hamilton House'	Sands 1902
1902	Contract awarded by G Sydney Jones to William Farley for drainage works and hot water installation 'at Paddington'	BEMJ, 22 Feb 1902: 5
1902-1903	Owner: Dr Crago; occupier: none listed; description: hospital; annual value: £300, assessed value £270	Paddington Rate Bk, Middle Ward
1903	Site listed as Private Hospital, Miss Ryrie matron	Sands 1903
1903-1904	Owner: Dr Crago; occupier Dr. Crago; description: hospital; annual value £400, assessed value £360	Paddo Rate Bk, Middle Ward
1905	'The Terraces', Cooper St., Paddington, phone Pad. 193, Dr MacCormick, 125 Macquarie Street, phone 636	Sydney Phone Book 1905
1906-1908	Owner: Dr. Crago, occupier: none listed; description: hospital; capital value £900 (rating system changed from 1960)	Paddington Rate Book Middle Ward
1911	'The Terraces', Cooper St., Paddington, phone Padd.193	Sydney Phone Book, 1911
C1913	Weeping Lilli Pilli planted (possibly associated with MacCormick receiving a knighthood in 1913; or his son being killed in the war in 1916)	Woollahra Significant Tree Survey
1913	'The Terraces' Private Hospital, Miss Ryrie, matron, Cooper St., Paddington	Sands 1913
1920s	Sir Alexandria MacCormick reportedly operated at the hospital every morning, as well at other private hospitals and in his Macquarie street clinic, examining patients. During the afternoon he operated in public hospitals.	Paranthoin: 2-3, cited by Tropman & Tropman

1922	Subdivision plan for five lots of the Deep Dene Estate show 'The Terraces' mansion as the same shape as that shown on the 1890 Detail Plan	Paddington Subdivision Plan P1/6
1925	The Terraces Private Hospital, Miss Ryrie, Cooper St., Paddington	Sands 1923-25
1926	The Terraces Private Hospital, Cooper St., Paddington	Sands 1926
1926	Ratepayer: Drs Crago, McCormick, Jenkins & McCormack The Scottish Hospital; UCV: £5775, ICV £15,000, AAV £750: rates £156/811 (rating system has changed again since 1908)	Paddington Rate Book, Middle Ward
1926	Alexander MacCormick (¼ owner), Craignish Limited (¼ owner), Charles MacCormick (¼ owner) and Edward Jenkins (¼ owner) gave The Terraces and an endowment to the Presbyterian Church in memory of his son on the condition it was called The Scottish Hospital.	Torrens V.1383, F.244-247
1927	The Terraces Private Hospital, Matron JM Blackmore, Cooper Street, Paddington	Sands 1927
1928	The Scottish Hospital, 'The Terraces', Cooper Street, Paddington, Matron JM Blackmore	Sands 1928, 1929
1936	Alterations to The Scottish Hospital	Site inspection
1947	MacCormick dies at Jersey in the Channel Islands	Paranthoin: 4
1953	The site and buildings were transferred to the Presbyterian Church (New South Wales) Property Trust, but the hospital was run by The Scottish Hospital Board	LTO
C1955	Alterations to The Scottish Hospital	Site Inspection
1975	Foundation stone laid for the Victor Clark-Duff Hostel and AC Mackie Nursing Home by Rev DF Murray, Moderator of the NSW General Assembly of the Presbyterian Church.	Paranthoin: 4
1977	Hostel and nursing home opened by WC Wentworth, MHR, on 20 th March	Paranthoin: 4
1993	Extensions and alterations to The Scottish Hospital	Site inspection
1995	The Presbyterian Church withdraws from managing The Scottish Hospital, although the Presbyterian Church (New South Wales) Property Trust retains ownership of site and buildings.	Presbyterian Aged Care Sydney
1995	The Property Trust leases the hospital to Impact Health Pty Ltd to run as a private hospital	Presbyterian Aged Care Sydney
1998	Cessation of private hospital facilities on site.	Presbyterian Aged Care Sydney

1998	Presbyterian Aged Care – Sydney commission Noel Bell Ridley Smith & Partners Architects to prepare a Conservation Plan for The Scottish Hospital.	NBRS&P
2001	Woollahra Municipal Council approves Development Application No.DA931/2001 for new development on the site and adaptation of the existing Scottish Hospital.	Presbyterian Church (NSW) Property Trust
2005	Presbyterian Aged Care commission Noel Bell Ridley Smith & Partners to revise existing Conservation Plan, to satisfy Condition No. 21 of Development Application No.DA931/2001.	NBRS&P files.
2010	Cerno Management commission NBRS+Partners to revise the Conservation Management Plan for The Scottish Hospital to assist in developing an architectural scheme for the former hospital.	NBRS+P files.

4.0 PHYSICAL EVIDENCE

4.1 Generally

The surviving physical fabric of The Scottish Hospital was inspected by Pam Jeffery, Senior Architect/Heritage Specialist of NBRSPartners on various dates between February 2010 and April 2010. Physical research was carried out without excavation or physical intervention in the fabric.

A preliminary assessment of the fabric has been noted under the description of each space or element. Space numbers are shown in **Error! Reference source not found.** and **Error! Reference source not found.**. This assessment is general in nature, and it is recommended that further investigation and detailed schedules of repairs are prepared prior to works being carried out. The condition of the fabric has been generally classified as:

Good: Intact, structurally sound, serving its intended purpose, and needing only minor repair, monitoring and scheduled maintenance.

Fair: Showing early signs of erosion, weathering, wear, other deterioration or failure; there is a failure of a part; and /or replacing up to 25% of the entire element or an entire failed part is necessary.

Poor: Structurally failed or almost failed.

Missing: Missing, removed, and /or relocated to another area; retained as an architectural fragment.

Records held by Woollahra Municipal Council indicate a number of building works have been carried out to The Scottish Hospital over the past eighty years. This was confirmed during the site inspection. Some of the original fabric has been severely compromised by building works carried out since 1977.

4.2 Evolution of The Scottish Hospital

The Scottish Hospital is the result of five major construction stages. The evolution of The Scottish Hospital is shown in Figure 13. The major construction phases are:

STAGE 1	c1848	Original construction of a two-storeyed stone and brick residence for Henry Burton Bradley.
STAGE 2	1901-1935	Adaptation of the residence to a private hospital. Major alterations and extensions, designed by George Sydney Jones for four doctors.
STAGE 3	1936-1976	Ten additional private rooms constructed.
STAGE 4	1977-1984	Separate hostel and nursing home designed by YRM + MSJ Pty Limited Architects.
STAGE 5	1985-2006	New wing designed by Lawrence Nield + Associates Architects.
STAGE 6	2000-Present	Hiatus.

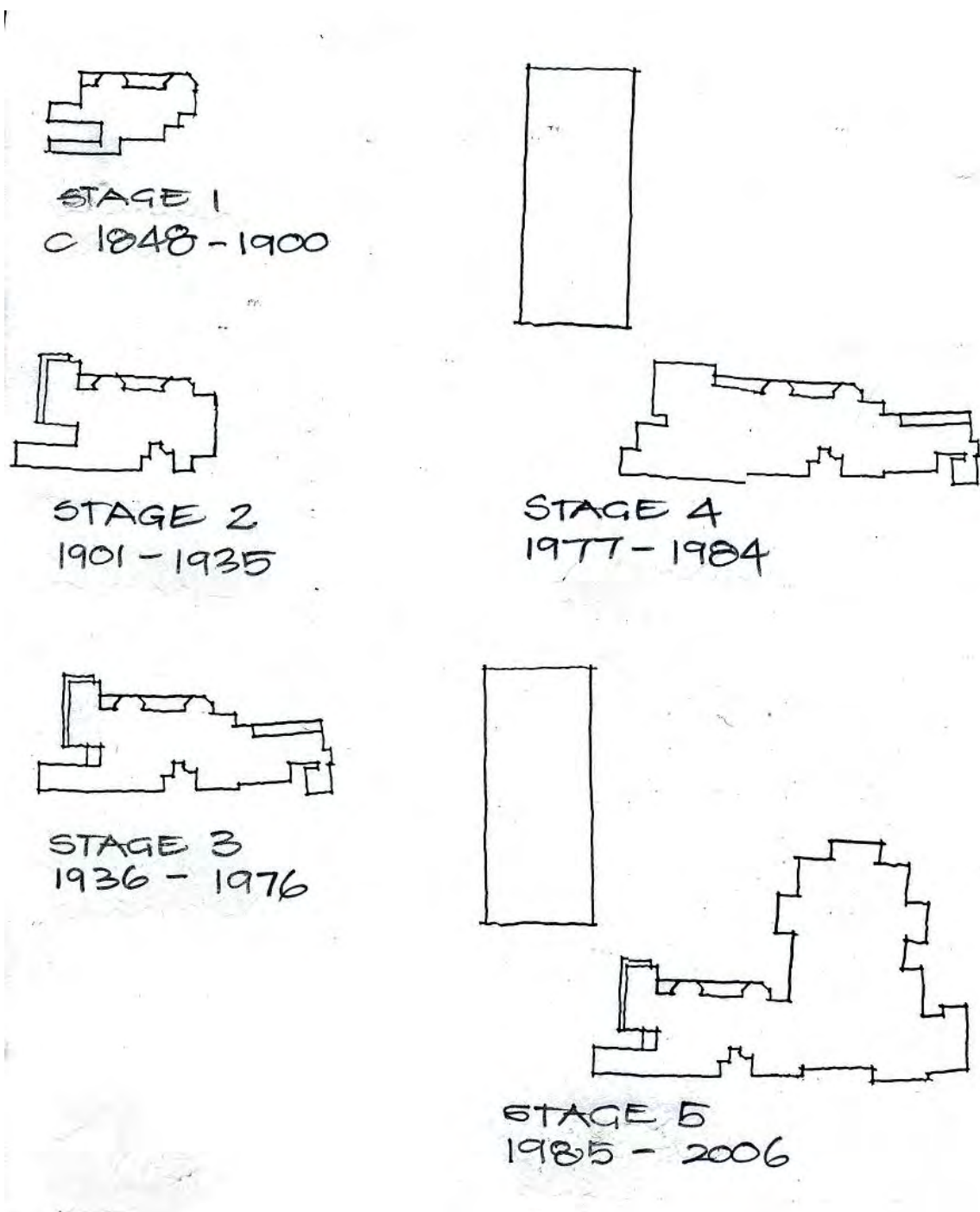


Figure 13 - Conjectural plans showing the development of The Scottish Hospital building.
NTS

4.3 Setting of The Scottish Hospital

The Scottish Hospital is located on an area of flat land at the southeast section of the site, adjacent to Cooper Street (refer to Figure 2 and Figure 14). The sandstone retaining wall indicates the original natural platform was adapted and partially levelled in the late 1840s to enable the construction of the existing residence on the site with a garden directly accessible from the ground floor rooms. The remnant garden terracing and stairs are attributed to Mr Henry Burton Bradley, who occupied the site between 1847 and 1873. The terracing was carried out progressively as part of his garden improvements.

A section of the stone stair (consisting of three risers) has been relocated, apparently to prevent further disturbance from the roots of mature trees situated to their east. Immediately below the stone retaining wall is a row of bricks, which appear to be the remnants of a former garden path.

The western section of the retaining wall is of different construction to the main retaining wall, and appears to date from the twentieth century. This is consistent with oral reports of fill being brought to the site in the 1920s. The site has been further modified in recent years to accommodate the nursing hospital wing (1977) and additions to The Terraces Hospital in c1990.

The garden contains a number of significant trees protected by the Woollahra LEP (refer to Section 10.5), and listed on the NSW State Heritage Inventory (see Section 10.4).



Figure 14 - Aerial photograph showing the suburban context of the site of The Scottish Hospital.

(Source: NSW Department of Lands)

4.4 Description of Exterior of The Scottish Hospital

Generally

The Scottish Hospital, in its current configuration, is a two-storeyed masonry building with a slate roof and terra cotta hips and ridges. The Scottish Hospital has been extended and is now contiguous with hospital wings dating from c1970 and an intensive care wing opened in 1993. The newer wings are located to the east of the original Scottish Hospital. The main entrance to the building is located on the southern elevation, entering at the upper (Cooper Street) level.

The exterior of the building is finished with a coat of pebbledash render or harling dating from 1901, which is believed to conceal the historical evidence of earlier construction phases.

Roof

The existing roof configuration dates from 1901, containing a central section dating from 1848, with relatively minor additions carried out in 1926 and the 1950s. The terra cotta hips and ridges were installed in 1901, as part of the major changes carried out by George Sydney Jones. Jones also altered the chimneys, by rendering them with pebbledash and installing new terra cotta chimney pots characteristic of the Federation Arts and Crafts architectural style. Later twentieth century additions to the hospital building are located on its eastern side, addressing Cooper Street, and are finished with terra cotta roof tiles.

The original terra cotta and slate roof finishes of The Scottish Hospital were replaced following storm damage in April 2000. Much of the original timber roof framing appears to have survived from c1848, although this should be confirmed on site prior to any further removal or adaptation to the roof.

External Walls

The original c1848 two-storey masonry building consists of traditional load bearing stone and brick walls, approximately 400mm thick. The additions and alterations dating from 1901 or later are double brick cavity walls.

The original external walls were finished with roughcast render in 1901. A number of new doors and windows were also created at this time, and moulded bricks were introduced as feature details on the verandah piers, chimneys, string courses and drip moulds.

External joinery

The ground floor verandah was originally constructed as a single storey, and was substantially altered in 1901 when an upper level was constructed. The timber columns were replaced with masonry columns finished with roughcast render and moulded face brick details. The western elevation was altered and the annex featuring a two-storey verandah was built.

The section constructed in 1901 exhibited Arts and Crafts detailing, including external joinery such as the exposed eaves, verandah balustrades, brackets and window awnings on the Cooper Street elevation. The building includes examples of the original 1848 fenestration including window details with six-paned sashes, bay windows with side lights and external sandstone sills remain. French doors were installed in 1901, and new windows and doors can be recognised by arched heads, rather than the flat arches dating from 1848.

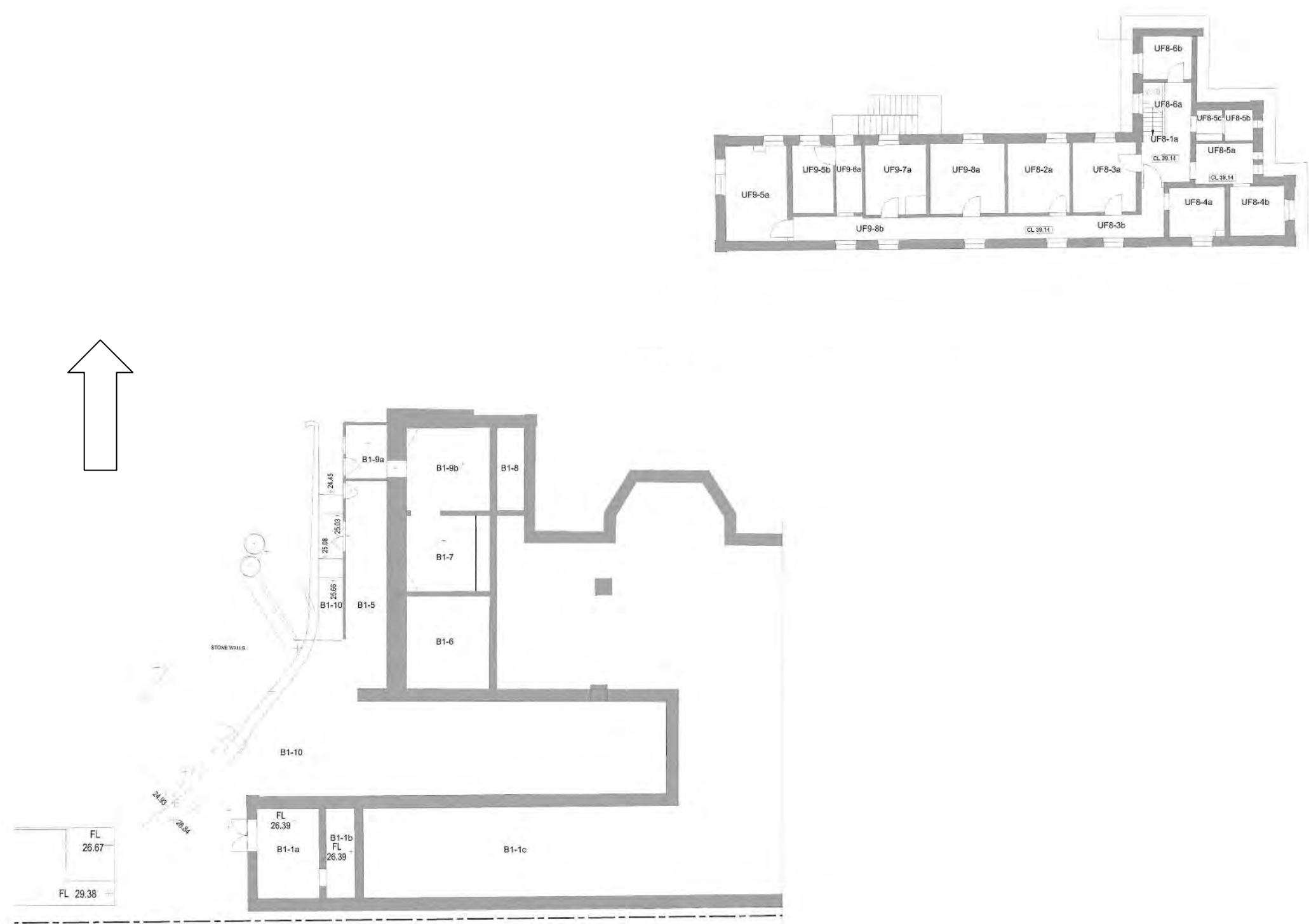


Figure 15 - Plan showing the Basement and Upper Floor layouts and space numbers used throughout this report.
(Source: after Conybeare Morrison International Pty Ltd.)

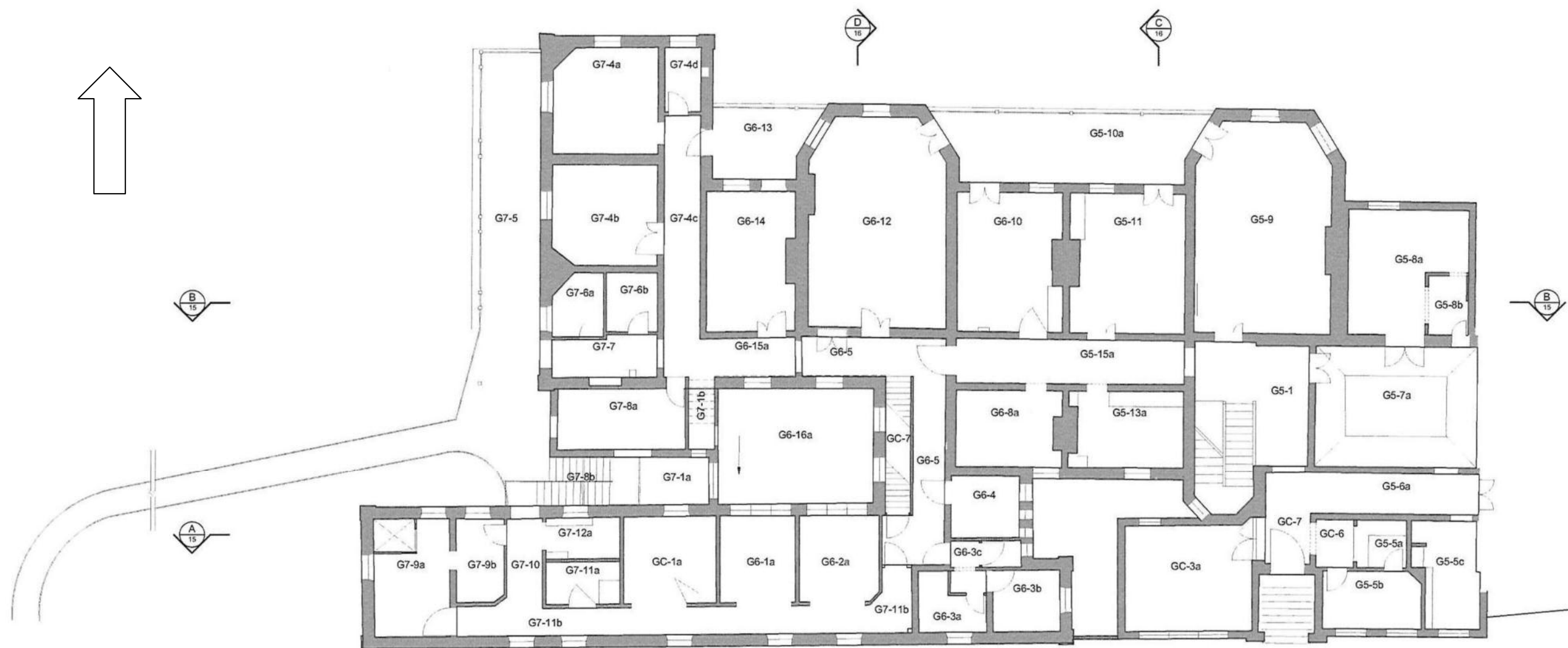


Figure 17 - Plan showing the Ground floor level layout and space numbers used throughout this report.
(Source: after Conybeare Morrison International Pty Ltd.)

4.5 Description of the Interior of The Scottish Hospital

The interior of The Scottish Hospital contains fabric dating from different construction phases, however the architectural character of its interior is primarily established by fabric dating from 1848 and 1901.

Access to the sub-floor areas at ground and first floor levels was not available at the time of inspection. These areas may contain information regarding the early layout of the building apart from that already determined.

A section of sandstone steps at the western end of the building suggest an early basement located in the area, and the relationship between window sills and floor level suggests the first floor of the building was raised.

4.5.1 Basement Floor Level

Space No. B1-1a

Basement Floor Level

Generally: Space not accessible for inspection; currently plant room.

Space No. B1-1b

Basement Floor Level

Generally: Space not accessible for inspection.

Space No. B1-1c

Basement Floor Level

Generally: Space not accessible for inspection.

Space No. B1-5

Basement Floor Level

Generally: Constructed c1901, adapted c1926, c1970.
Ceiling: Boarded timber, raking to suit roof structure.
Cornice: NA
Walls: Painted common brick; face brick, timber boards.
Joinery: Original painted timber verandah structure c1901, adapted c1970.
Skirting: Nil.
Floor: Timber boards, c1990.
Other: -
Condition: Poor.

Space No. B1-6

Basement Floor Level

Generally: Space not accessible for inspection.

Space No. B1-7

Basement Floor Level

Generally: Constructed c1901, adapted c1926, c1970.
Ceiling: Painted fibrous plaster.
Cornice: -
Walls: Painted plaster.
Joinery: Painted timber, windows c1926.
Skirting: Painted timber.
Floor: Timber strip floor over timber structure.
Other: -
Condition: Poor.

Space No. B1-8
Basement Floor Level

Generally: Space not accessible for inspection.

Space No. B1-9a
Basement Floor Level

Generally: Constructed c1901.
Ceiling: Boarded timber, raking to suit roof structure.
Cornice: NA
Walls: Painted common brick; face brick, timber boards.
Joinery: Original painted timber verandah structure c1901, adapted c1970.
Skirting: Nil.
Floor: Timber boards, c1990.
Other: -
Condition: Poor.

Space No. B1-9b
Basement Floor Level

Generally: Constructed c1901, adapted c1926, c1970.
Ceiling: Painted fibrous plaster.
Cornice: -
Walls: Painted plaster.
Joinery: Painted timber, windows c1926.
Skirting: Painted timber.
Floor: Timber strip floor over timber structure.
Other: -
Condition: Poor.

Space No. B1-10
Basement Floor Level

Generally: Constructed c1901, adapted c1926, c1970.
Ceiling: -
Cornice: -
Walls: Masonry with painted pebbledash finish.
Joinery: -
Skirting: -
Floor: Concrete paving
Other: -
Condition: Poor.

Space No. B1.11
Basement Floor Level

Generally: Space not accessible for inspection; currently plant room.

Space No. B1.12
Basement Floor Level

Generally: Constructed c1975.
Ceiling: NA
Cornice: NA
Walls: NA
Joinery: NA
Skirting: NA
Floor: RC slab
Other: Pipe handrail and railing.
Condition: Poor.

4.5.1 Existing Lower Ground Floor (LG)

Space No. LG2-1

Lower Ground Floor Level

Generally:	1901 entrance and staircase addition for conversion to hospital.
Ceiling:	Decorative metal pressed ceiling, 1901, painted.
Cornice:	Decorative moulded plaster cornice, painted.
Walls:	N-masonry, plaster finish, painted. Air vent. E- masonry, plaster finish, painted. S- masonry, plaster finish, painted. W- masonry, plaster finish, painted.
Joinery:	Internal door architraves, 1901, full height. Door to south elevation-recent alterations, highlight covered, steps, recent door.
Skirting:	Timber, painted.
Floor:	Timber, carpet covering.
Other:	Timber stair and balustrade. Later glass enclosure.
Condition:	Moderate.

Space No. LG2-1a

Lower Ground Floor Level

Generally:	Constructed c1901, adapted c1990.
Ceiling:	Painted plasterboard.
Cornice:	-
Walls:	Painted set plaster.
Joinery:	Nil
Skirting:	Painted timber.
Floor:	Carpet over RC slab.
Other:	-
Condition:	Poor.

Space No. LG2-2a

Lower Ground Floor Level (Air lock)

Generally:	Constructed c1990.
Ceiling:	Suspended plasterboard.
Cornice:	Plaster cove.
Walls:	Painted render finish.
Joinery:	Nil
Skirting:	Ceramic tiles
Floor:	Ceramic tiles
Other:	-
Condition:	Fair.

Space No. LG2-2b

Lower Ground Floor Level (Air lock)

Generally:	Constructed c1990.
Ceiling:	Suspended plasterboard.
Cornice:	Plaster cove.
Walls:	Painted render finish.
Joinery:	Nil
Skirting:	Ceramic tiles
Floor:	Ceramic tiles
Other:	-
Condition:	Fair.

Space No. LG2-4a

Lower Ground Floor Level (Former change room)

Generally:	Constructed c1901, adapted c1990.
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Ceiling:	Suspended plasterboard ceiling
Cornice:	Nil
Walls:	Ceramic wall tiles; painted render finish.
Joinery:	Nil
Skirting:	Ceramic tile.
Floor:	Ceramic tile.
Other:	Nil.
Condition:	Fair.

Space No. LG2-5a **Lower Ground Floor Level**

Generally:	Constructed c1990.
Ceiling:	Suspended plasterboard.
Cornice:	Nil.
Walls:	Ceramic wall tiles
Joinery:	Flush panel door, c1990.
Skirting:	Ceramic tile.
Floor:	Ceramic floor tile.
Other:	WCs, handbasins.
Condition:	Fair.

Space No. LG2-5b **Lower Ground Floor Level (Ante room)**

Generally:	Constructed c1990, forms entrance to former surgical ward.
Ceiling:	Suspended plasterboard
Cornice:	Plaster cornice.
Walls:	Ceramic wall tile.
Joinery:	Nil
Skirting:	Ceramic tile.
Floor:	Ceramic floor tile.
Other:	Handbasins.
Condition:	Fair.

Space No. LG2-6a **Lower Ground Floor Level**

Generally:	Constructed c1990.
Ceiling:	Suspended plasterboard.
Cornice:	-
Walls:	Ceramic wall tiles
Joinery:	Flush panel door, c1990.
Skirting:	Ceramic tile.
Floor:	Ceramic floor tile.
Other:	-
Condition:	Fair.

Space No. LG2-6b **Lower Ground Floor Level**

Generally:	Constructed c1990.
Ceiling:	Suspended plasterboard.
Cornice:	Plaster cove.
Walls:	Ceramic wall tiles
Joinery:	Flush panel door, c1990.
Skirting:	Ceramic tile.
Floor:	Ceramic floor tile.
Other:	WCs, Handbasins.
Condition:	Fair.

Space No. LG2-6c**Lower Ground Floor Level**

Generally:	Constructed c1990.
Ceiling:	Suspended plasterboard.
Cornice:	-
Walls:	Ceramic wall tiles
Joinery:	Flush panel door, c1990.
Skirting:	Ceramic tile.
Floor:	Ceramic floor tile.
Other:	-
Condition:	Fair.

Space No. LG2-6d**Lower Ground Floor Level (Former change room)**

Generally:	Constructed c1901, adapted c1990.
Ceiling:	Suspended plasterboard ceiling.
Cornice:	Nil
Walls:	Ceramic wall tiles; painted render finish.
Joinery:	Nil
Skirting:	Ceramic tile.
Floor:	Ceramic tile.
Other:	Nil.
Condition:	Fair.

Space No. LG2-7**Lower Ground Floor Level**

Generally:	This space was constructed as part of the original residence in c1848, and adapted in 1901. The original volume of the space has been retained, although the current ceiling may have been installed at a lower level than the original ceiling, and there may be evidence of the earlier ceiling and cornice above. The windows (W1, W2 and D1) located in the northern bay of this space include original architraves, reveals, frames and some sashes including original mullions and glass (c1848). D1 has been modified, and the existing French doors installed in the mid 1970s. D2 has been modified and elements replaced including, architrave and door leaf. The existing chimneypiece was installed in 1901. The existing colour scheme dates from 1993.
Ceiling:	Plaster ceiling panels-c1993. Fluorescent lighting and ceiling fans.
Cornice:	NA
Walls:	N-masonry, plaster finish, painted. Radiator. E-masonry, plaster finish, painted. Intrusive elect. services and lighting. S- masonry, plaster finish, painted. Intrusive elect. services and lighting. W- masonry, plaster finish, painted. Intrusive elect. services and lighting.
Joinery:	Original polished Victorian joinery has been painted. W1-Victorian detailing, internal timber architrave, painted. W2 -Victorian detailing, internal timber architrave, painted. D1-French Doors with highlight, Victorian detailing, internal timber architrave, painted. Later terrazzo threshold. D2 Entrance Door-1901 architrave, new 1½ doorleaf c1993.
Skirting:	Timber, moulded skirting, painted. East-replaced. Timber board covering fireplace.
Floor:	Timber, carpet finish
Other:	Fireplace – covered

Condition: The structural walls appear to be well maintained and sound, although the sub floor structure should be inspected for evidence of former pest infestation and/or rot. Generally the finishes in the space have reached the end of their expected life and should be replaced. The four pane sash windows are visually intrusive, and should be replaced with new sashes to match the detailing of original sashes and sidelights in the long term.

Space No. LG2-8a
Lower Ground Floor Level

Generally: Original c.1848 space, rebuilt in 1901.

Ceiling: Exposed soffit of timber floorboards, 1901, floor joists, chamfered beams, all painted.

Cornice: Timber, painted.

Walls: N-Open/Masonry columns with roughcast render and moulded face brick details.
 E-Masonry, roughcast render.
 S- Masonry, roughcast render. 4 air vents.
 W- Masonry, roughcast render.

Joinery: 1901 (no external architraves to openings)
 French doors, four panelled, top panels glazed, glazed highlight with arched head (flat arch), terrazzo thresholds.
 Six panelled sashes.

Skirting: NA

Floor: Sandstone, terracotta tiles, terrazzo thresholds.

Other: NA

Condition: The space is generally in fair condition. There is evidence of deterioration of the original sandstone edge by movement of salts.

Space No. LG2-9
Lower Ground Floor Level

Generally: Original c.1848 space, 1901 alterations.

Ceiling: Plaster ceiling panels-c1993. Fluorescent lighting and ceiling fans.

Cornice: NA

Walls: N-masonry, plaster finish, painted.
 E-masonry, plaster finish, painted.
 S-masonry, plaster finish, painted.
 W-masonry, plaster finish, painted. Intrusive elect. services and lighting.

Joinery: W3-1901 architrave, full height, modified -timber panels below window, six-pane sashes.
 D3- 1901 French Door and architrave.
 D4-recent-hollow core. 1901 architrave.

Skirting: Timber, painted.

Floor: Timber, carpet finish.

Other: Fireplace- covered with plasterboard. Marble chimneypiece and hearth date from 1901. Radiator.

Condition: The structural walls appear to be well maintained and sound, although the sub floor structure should be inspected for evidence of former pest infestation and/or rot. Generally the finishes in the space have reached the end of their expected life and should be replaced.

Space No. LG2-11
Lower Ground Floor Level

Generally: Space created in 1848, but adapted in 1901.

Ceiling:	Decorative fibrous plaster ceiling, c1926. Intrusive recent services.
Cornice:	NA
Walls:	N-masonry, plaster finish, painted. air vents. E- NA S-masonry, plaster finish, painted. W- NA
Joinery:	1901 Art Deco architraves.
Skirting:	Timber, painted.
Floor:	Timber, covered with carpet.
Other:	Arch –later highlight and frame.
Condition:	Moderate.

Space No. LG2-12

Lower Ground Floor Level

Generally:	Original c.1848 space, adapted in 1901, with recent alterations.
Ceiling:	Suspended ceiling panels c1993 and elect. services.
Cornice:	NA
Walls:	N-masonry, plaster finish, painted. Poor condition. E- masonry, plaster finish, painted. Poor condition. S- masonry, plaster finish, painted. Poor condition. Two air vents. W- masonry, plaster finish, painted. Poor condition.
Joinery:	W9- double hung, timber architrave and internal timber sill, clear finish. D10- solid timber panelled door with glazed highlight, clear finish. D11-recent frame, door removed.
Skirting:	Timber, clear finish.
Floor:	Timber, carpet finish.
Other:	Fireplace-1901 marble chimneypiece. Cupboard adjacent to fireplace.
Condition:	The fabric and finishes have been affected by water damage and general wear, and should be repaired or replaced as necessary.

Space No. LG2-13

Lower Ground Floor Level

Generally:	1901 entrance and staircase addition for conversion to hospital.
Ceiling:	Decorative metal pressed ceiling, 1901, painted.
Cornice:	Decorative moulded plaster cornice, painted.
Walls:	N-masonry, plaster finish, painted. E- masonry, plaster finish, painted. S- masonry, plaster finish, painted. W- masonry, plaster finish, painted.
Joinery:	-
Skirting:	Timber, painted.
Floor:	Timber, carpet covering.
Other:	Timber stair and balustrade. Later glass enclosure.
Condition:	Moderate.

Space No. LG3-3

Lower Ground Floor Level (Corridor and stair hall)

Generally:	Space constructed c1901.
Ceiling:	Painted sheet plaster.
Cornice:	Painted plaster.
Walls:	Painted plaster.
Joinery:	Painted timber; evidence of original clear finishes.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure, carpet finish.
Other:	Polished timber stair, c1901.
Condition:	Poor.

Space No. LG3-4a**Lower Ground Floor Level**

Generally:	Partly constructed c1901, adapted c1990. Walls may incorporate earlier sandstone walls c1848.
Ceiling:	Suspended plasterboard.
Cornice:	Nil.
Walls:	Ceramic wall tiles
Joinery:	Flush panel doors, c1990.
Skirting:	Ceramic tiles.
Floor:	Timber floor and floor structure. Finish partially removed. Floor partly missing.
Other:	Proprietary coolroom finishes.
Condition:	Poor

Space No. LG3-5**Lower Ground Floor Level (Corridor and stair hall)**

Generally:	Space constructed c1901.
Ceiling:	Painted sheet plaster.
Cornice:	Painted plaster.
Walls:	Painted plaster.
Joinery:	Painted timber; evidence of original clear finishes.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure, carpet finish.
Other:	Polished timber stair, c1901.
Condition:	Poor.

Space No. LG3-6**Lower Ground Floor Level**

Generally:	Space not accessible at time of inspection.
Ceiling:	Fibrous plaster ceiling panels c1926
Cornice:	NA
Walls:	N, E, S, W-Painted lime mortar.
Joinery:	Evidence of original polished timber.
Skirting:	Timber, painted finish.
Floor:	Timber floor, carpet finish.
Other:	Chinmeypiece.
Condition:	Poor

Space No. LG3-8**Lower Ground Floor Level**

Generally:	Space created in 1848, but adapted in 1901.
Ceiling:	Decorative fibrous plaster ceiling, c1926. Intrusive recent services.
Cornice:	NA
Walls:	N-masonry, plaster finish, painted. Air vents. E- NA S-masonry, plaster finish, painted. W- NA
Joinery:	1901 Art Deco architraves.
Skirting:	Timber, painted.
Floor:	Timber, covered with carpet.
Other:	Arch –later highlight and frame. Evidence of early staircase landing on north wall.
Condition:	Moderate.

Space No. LG3-9**Lower Ground Floor Level**

Generally:	Original c.1848 space, 1901 alterations.
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Ceiling:	Plaster ceiling panels-c1993. Fluorescent lighting and ceiling fans.
Cornice:	NA
Walls:	N-masonry, plaster finish, painted. Picture rail. E-masonry, plaster finish, painted. Picture rail. Intrusive electrical services. S-masonry, plaster finish, painted. Picture rail. W-masonry, plaster finish, painted. Picture rail.
Joinery:	W4-1901 architrave, full height, modified -timber panels below window, six-pane sashes. D5- 1901 French Door and architrave. D6- 1901 architrave. Hollow core door.
Skirting:	Timber, painted.
Floor:	Timber, vinyl covering.
Other:	Fireplace- covered with plasterboard. Later marble outer hearth and mantle. Radiator.
Condition:	The structural walls appear to be well maintained and sound, although the sub floor structure should be inspected for evidence of former pest infestation and/or rot. Generally the finishes in the space have reached the end of their expected life and should be replaced.

Space No. LG3-11 **Lower Ground Floor Level**

Generally:	Original c.1848 space, 1901 alterations. Retains some Victorian detailing (architraves).
Ceiling:	Plaster ceiling panels-c1993. Fluorescent lighting and ceiling fans.
Cornice:	NA
Walls:	N-masonry, plaster finish, painted. Radiator. E-masonry, plaster finish, painted. Intrusive elect. services and lighting. Radiator. S-masonry, plaster finish, painted. Intrusive elect. services and lighting. W-masonry, plaster finish, painted. Intrusive elect. services and lighting, sink and shelves.
Joinery:	W5-two air vents under window. W6-Victorian detailing (architrave). Glazing replaced. D7-French doors with highlight. Victorian detailing (architrave). Later terrazzo threshold. D8- 1901 architrave. New 1½ doorleaf c1993, glazed highlight.
Skirting:	Timber, painted.
Floor:	Timber, carpet finish.
Other:	Fireplace-covered.
Condition:	The structural walls appear to be well maintained and sound, although the sub floor structure should be inspected for evidence of former pest infestation and/or rot. Generally the finishes in the space have reached the end of their expected life and should be replaced. Mismatched window sashes should be replaced with historically appropriate windows to match site evidence in the long term.

Space No. LG3-12 **Lower Ground Floor Level**

Generally:	Original c.1848 space, rebuilt in 1901.
Ceiling:	Exposed soffit of timber floorboards, 1901, floor joists, chamfered beans, all painted. Intrusive light fittings fixed to the floor structure.
Cornice:	
Walls:	N-n/a E-masonry, roughcast render, painted. S-masonry, roughcast render, painted. 1 Air vent.

	W-masonry, roughcast render, painted.
	Joinery: 1901 (no external architraves to openings).
	W5-Victorian detailing. External sandstone sill removed.
	W6-Victorian detailing. External timber architrave and glazing replaced. External sandstone sill removed.
	W7-later window, glazing replaced.
	W8- later window with moulded face brick sill.
Skirting:	NA
Floor:	Concrete floor and steps finished with granolithic material, c 1993, now partly concealing air vent.
Other:	NA
Condition:	Paving appears to be in good condition, although it abuts early walls, and may potentially cause problems with rising damp.

Space No. LG3-13

Lower Ground Floor Level

Generally:	1901 addition.
Ceiling:	Fibrous plaster ceiling panels c1926.
Cornice:	Timber batten
Walls:	N-masonry, plaster finish, painted. E-masonry, plaster finish, painted. Intrusive elect. services and lighting. S-masonry, plaster finish, painted. W-masonry, plaster finish, painted.
Joinery:	W7 & W8- see GF-5a D9-1901 architrave.
Skirting:	Timber (not fully inspected).
Floor:	Timber, carpet finish.
Other:	Fireplace-later marble hearth and chimneypiece. Radiator.
Condition:	The structural walls appear to be well maintained and sound, although the sub floor structure should be inspected for evidence of former pest infestation and/or rot. Generally the finishes in the space have reached the end of their expected life and should be replaced.

Space No. LG4-4

Lower Ground Floor Level

Generally:	Constructed c. 1901, adapted c1990.
Ceiling:	Painted fibrous plaster.
Cornice:	Painted plaster.
Walls:	Painted set plaster.
Joinery:	Painted timber, architraves c1901.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure.
Other:	-
Condition:	Fair.

Space No. LG4-6a

Lower Ground Floor Level

Generally:	Constructed c. 1901.
Ceiling:	Painted fibrous plaster.
Cornice:	Painted plaster.
Walls:	Painted set plaster.
Joinery:	Painted timber, architraves c1901.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure.
Other:	Chimneypiece c1901.
Condition:	Fair.

Space No. LG4-6b**Lower Ground Floor Level**

Generally:	Constructed c. 1901.
Ceiling:	Painted fibrous plaster.
Cornice:	Painted plaster.
Walls:	Painted set plaster.
Joinery:	Painted timber, architraves c1901.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure.
Other:	Chimneypiece c1901.
Condition:	Fair.

Space No. LG4-6c**Lower Ground Floor Level (Former shower room)**

Generally:	Constructed c1901, adapted c1990.
Ceiling:	Suspended plaster.
Cornice:	-
Walls:	Painted set plaster.
Joinery:	-
Skirting:	Ceramic tile.
Floor:	Ceramic tile.
Other:	Evidence of for shower room/ lavatory fitout.
Condition:	Poor.

Space No. LG4.7a**Lower Ground Floor Level**

Generally:	Constructed c. 1901, adapted c1990
Ceiling:	Painted fibrous plaster.
Cornice:	Painted plaster.
Walls:	Painted set plaster.
Joinery:	Painted timber, architraves c1901.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure.
Other:	-
Condition:	Fair.

Space No. LG4-7b**Lower Ground Floor Level**

Generally:	Constructed c. 1901, adapted c1990.
Ceiling:	Painted fibrous plaster.
Cornice:	Painted plaster.
Walls:	Painted set plaster.
Joinery:	Painted timber, architraves c1901.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure.
Other:	SE corner modified to accommodate cleaners sink in space LF.17.
Condition:	Fair.

Space No. LG4-8**Lower Ground Floor Level**

Generally:	Constructed c1926.
Ceiling:	Timber
Cornice:	-
Walls:	N, W, S – Open; E – Painted pebbledash over masonry.
Joinery:	Painted pebbledash finished columns with brick trim
Skirting:	-

Floor: Pebblecrete over concrete slab.
 Other: -
 Condition: Fair.

Space No. LG4-9
Lower Ground Floor Level

Generally: Constructed c1901, adapted c1990.
 Ceiling: Painted sheet plaster.
 Cornice: -
 Walls: Painted set plaster
 Joinery: Painted timber, c1990.
 Skirting: Vinyl.
 Floor: RC slab forming ramp, with vinyl finish.
 Other: -
 Condition: Poor.

Space No. LG4-10
Lower Ground Floor Level

Generally: Constructed c1901, adapted c1990.
 Ceiling: Painted sheet plaster.
 Cornice: -
 Walls: Painted set plaster
 Joinery: Painted timber, c1990.
 Skirting: Vinyl, ceramic floor tiles under cleaners sink.
 Floor: RC slab with vinyl finish.
 Other: -
 Condition: Poor.

Space No. LG4-11a
Lower Ground Floor Level

Generally: Partly constructed c1901, adapted c1990. Walls may incorporate earlier sandstone walls c1848.
 Ceiling: Suspended plasterboard.
 Cornice: Nil.
 Walls: N, E, S, W-Ceramic wall tiles.
 Joinery: Doors c1990.
 Skirting: Ceramic tiles.
 Floor: Ceramic tiles.
 Other: Evidence of former kitchen fitout.
 Condition: Poor.

Space No. LG4-11b
Lower Ground Floor Level

Generally: Partly constructed c1901, adapted c1990. Walls may incorporate earlier sandstone walls c1848.
 Ceiling: Suspended plasterboard.
 Cornice: Nil.
 Walls: N, E, S, W-Ceramic wall tiles.
 Joinery: Doors c1990.
 Skirting: Ceramic tiles.
 Floor: Ceramic tiles.
 Other: Evidence of former kitchen fitout.
 Condition: Poor.

Space No. LGC-1a
Lower Ground Floor Level

Generally: Partly constructed c1901, adapted c1990. Walls may incorporate

	earlier sandstone walls c1848.
Ceiling:	Suspended plasterboard.
Cornice:	Nil.
Walls:	N, E, S, W-Ceramic wall tiles.
Joinery:	Windows c1901, adapted c1990. Doors c1990.
Skirting:	Ceramic tiles.
Floor:	Ceramic tiles.
Other:	Evidence of former kitchen fitout.
Condition:	Poor.

Space No. LGC-1b

Lower Ground Floor Level (Corridor and stair hall)

Generally:	Space constructed c1901.
Ceiling:	Painted sheet plaster.
Cornice:	Painted plaster.
Walls:	Painted plaster; plasterboard.
Joinery:	Painted timber; evidence of original clear finishes.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure, carpet finish.
Other:	-
Condition:	Poor.

Space No. LGC-1c

Lower Ground Floor Level

Generally:	Constructed c1901, adapted c1980
Ceiling:	Painted, suspended plasterboard.
Cornice:	Nil
Walls:	Ceramic wall tile.
Joinery:	C1901 window adapted c1980.
Skirting:	Ceramic wall tile.
Floor:	Ceramic floor tile.
Other:	-
Condition:	Poor.

Space No. LGC-1d

Lower Ground Floor Level (Former Shower room)

Generally:	Constructed c1901, adapted c1980
Ceiling:	Painted, suspended plasterboard.
Cornice:	Nil
Walls:	Ceramic wall tile.
Joinery:	C1901 windows adapted; new windows c1980.
Skirting:	Ceramic wall tile.
Floor:	Ceramic floor tile.
Other:	Evidence of former shower room fitout.
Condition:	Poor.

Space No. LGC-2a

Lower Ground Floor Level

Generally:	Not available for inspection. Partly constructed c1901, adapted c1990. Walls may incorporate earlier sandstone walls c1848.
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Space No. LGC-4a

Lower Ground Floor Level

Generally:	Partly constructed c1901, adapted c1990. Walls may incorporate earlier sandstone walls c1848.
Ceiling:	Suspended plasterboard.
Cornice:	Nil.

Walls: Ceramic wall tiles
 Joinery: Flush panel doors, c1990.
 Skirting: Ceramic tiles.
 Floor: Timber floor and floor structure. Finish partially removed. Floor partly missing.
 Other: -
 Condition: Poor

Space No. LGC-5a

Lower Ground Floor Level (Former kitchen)

Generally: Space constructed c1901, adapted c1990.
 Ceiling: Suspended plasterboard.
 Cornice: Painted timber quad mould.
 Walls: N, S, W-Painted render and set plaster.
 E-Various, painted plasterboard and painted render and set over masonry.
 Joinery:
 Skirting: Painted timber, and Ceramic floor tile.
 Floor: Ceramic floor tile.
 Other: Exhaust duct located adjacent to S wall.
 Condition: Poor.

Space No. LGC-5b

Lower Ground Floor Level

Generally: Constructed c1901, adapted c1980
 Ceiling: Painted, suspended plasterboard.
 Cornice: Nil
 Walls: Ceramic wall tile.
 Joinery: C1901 window adapted c1980.
 Skirting: Ceramic wall tile.
 Floor: Ceramic floor tile.
 Other: -
 Condition: Poor.

Space No. LGC-6

Lower Ground Floor Level

Generally: Constructed c1901, adapted c1980
 Ceiling: Painted, suspended plasterboard.
 Cornice: Nil
 Walls: Ceramic wall tile.
 Joinery: C1901 window adapted c1980.
 Skirting: Ceramic wall tile.
 Floor: Ceramic floor tile.
 Other: -
 Condition: Poor.

Space No. LGC-7a

Lower Ground Floor Level

Generally: Space not accessible for inspection.

Space No. LGC-7b

Lower Ground Floor Level

Generally: Space not accessible for inspection.

Space No. LGC-7c

Lower Ground Floor Level

Generally: External space not accessible for inspection.

4.5.2 Ground Floor Level

Space No. G5-1

Ground Floor Level (Stair Hall)

Generally:	Space constructed c1901 as entrance and staircase addition for conversion to hospital.
Ceiling:	Decorative metal pressed ceiling, 1901, painted.
Cornice:	Decorative moulded plaster cornice, painted.
Walls:	N-masonry, plaster finish, painted. Air vent. E- masonry, plaster finish, painted. S- masonry, plaster finish, painted. W- masonry, plaster finish, painted.
Joinery:	Internal door architraves, 1901 Art Deco detailing, full height. Door to south elevation-recent alterations, highlight covered, steps, recent door. Main entrance door from Cooper Street, Art Nouveau detailing (sidelight, fanlight and leadlight panels, solid timber panelled door).
Skirting:	Timber, painted.
Floor:	Timber, carpet covering.
Other:	Timber stair and balustrade. Pendant light fitting
Condition:	Moderate

Space No. G5-5a

Ground Floor Level (Former reception counter)

Generally:	Constructed c1901, adapted c1990.
Ceiling:	Painted fibrous plaster.
Cornice:	Painted, integral with ceiling finish
Walls:	Painted set plaster.
Joinery:	NA
Skirting:	Painted timber, approx 150mm high.
Floor:	Timber.
Other:	Reception counter
Condition:	Poor.

Space No. G5-5b

Ground Floor Level (Former office)

Generally:	Space constructed c1926.
Ceiling:	Painted fibrous plaster.
Cornice:	Painted, integral with ceiling finish.
Walls:	N, E, S, W-Painted render and set, curved corners
Joinery:	S Window, boarded
Skirting:	Painted timber, approx 150mm high.
Floor:	Strip timber.
Other:	2no. water heaters.
Condition:	Fair.

Space No. G5-5c

Ground Floor Level (Former office)

Generally:	Space constructed c 1926.
Ceiling:	Painted fibrous plaster.
Cornice:	Coved cornice integral with ceiling, painted.
Walls:	N, E, S, W-Painted render and set.
Joinery:	S Window, boarded.
Skirting:	Vinyl.
Floor:	Sheet vinyl.
Other:	Kitchen sink unit, melamine cupboards and bench unit.
Condition:	Fair.

Space No. G5-6a**Ground Floor Level (Corridor)**

Generally:	Constructed c1901.
Ceiling:	Painted fibrous plaster
Cornice:	Painted coved plaster, integral with ceiling.
Walls:	Painted set plaster.
Joinery:	Painted timber, various styles.
Skirting:	Painted timber.
Floor:	Timber
Other:	Fluorescent lights; incandescent light; exit sign.
Condition:	Poor.

Space No. G5-7a**Ground Floor Level (Former Radiology Screening Room)**

Generally:	Space constructed c1926, altered c1985.
Ceiling:	Fibrous plaster, painted. Tent-form ceiling.
Cornice:	Nil.
Walls:	N-masonry, render finish, painted. E- masonry, render finish, painted. A/C grille. S- masonry, render finish, painted. W- masonry, render finish, painted.
Joinery:	Doors, c1990
Skirting:	Vinyl.
Floor:	Sheet vinyl/RC slab
Other:	Steel structure at ceiling level.
Condition:	Moderate.

Space No. G5-8a**Ground Floor Level (Former Radiology Ward)**

Generally:	Space constructed c1926, altered c1985.
Ceiling:	Suspended plasterboard.
Cornice:	Coved plaster
Walls:	N-masonry, render finish, painted. Aluminium framed window, c1993. E- masonry, render finish, painted. S- masonry, render finish, painted. W- masonry, render finish, painted.
Joinery:	2no. bench/drawer units; 2no flush doors
Skirting:	Vinyl continuous with the floor finish
Floor:	Sheet vinyl finish over RC slab
Other:	Handbasins, GPOs.
Condition:	Poor.

Space No. G5-8b**Ground Floor Level**

Generally:	Space constructed c1985.
Ceiling:	Suspended plasterboard.
Cornice:	-
Walls:	Enclosure located in SE corner-Stud wall with painted plasterboard to all sides.
Joinery:	Bench on E wall.
Skirting:	Vinyl.
Floor:	Sheet vinyl over RC slab.
Other:	-
Condition:	Poor.

Space No. G5-9**Ground Floor Level (Former Ward)**

Generally:	Space constructed c1848, altered 1901.
Ceiling:	Fibrous plaster, c1926, with timber battens. Fluorescent lighting and ceiling fans.
Cornice:	Timber batten.
Walls:	N-masonry, plaster finish, painted. Air vents. E-masonry, plaster finish, painted. Air vents. S-masonry, plaster finish, painted. W-masonry, plaster finish, painted.
Joinery:	W1 & W2: later window architraves. D1: 1901 French door with highlight. D2: 1901 architrave. Door c1993.
Skirting:	Timber, painted.
Floor:	Timber structure and strip floor, carpet finish.
Other:	Chimneypiece-covered.
Condition:	The fabric and finishes have been affected by water damage and general wear, and should be repaired or replaced as necessary.

Space No. G5-10a**Ground Floor Level (Balcony)**

Generally:	1901 addition.
Ceiling:	Timber boards 1901, painted, rafters exposed.
Cornice:	Timber, painted.
Walls:	N-n/a. E-masonry, roughcast render, painted. S-masonry, roughcast render, painted. Four air vents. W-masonry, roughcast render, painted.
Joinery:	1901 timber, painted.
Skirting:	Timber quad mould, unpainted.
Floor:	Timber floor boards, unpainted, c2000.
Other:	Timber columns, brackets and chamfered beams, timber balustrade all painted. Timber handrail, unpainted.
Condition:	The fabric appears generally in fair condition. Handrail repaired/replaced c2000.

Space No. G5-11**Ground Floor Level (Former Ward)**

Generally:	Space constructed c1848, altered 1901.
Ceiling:	Fibrous plaster ceiling, c1926. Poor condition. Evidence of original lath and plaster visible on ceiling joists.
Cornice:	Timber batten
Walls:	N-masonry, plaster finish, painted. Two air vents. E-masonry, plaster finish, painted. Evidence of recent electrical services and lighting. S-masonry, plaster finish, painted. W-masonry, plaster finish, painted.
Joinery:	W3: original 2no. six pane (6/6) sashes. D3: 1901 French doors with glazed highlight. D4: 1901 architrave. Door leaf, c1993.
Skirting:	N, E, W-timber (W partially obscured by fitout), Air vent to N skirting. S-vinyl.
Floor:	Timber structure and timber strip floor.
Other:	Chimneypiece-covered with plasterboard. Later marble chimneypiece and hearth. Radiator.
Condition:	Poor. The fabric and finishes have been affected by water damage and general wear, and should be repaired or replaced as necessary.

Ceiling should be replaced.

Space No. G5-13a

Ground Floor Level (Former Ward)

Generally:	Original c.1848 space, modified. Poor condition.
Ceiling:	Fibrous plaster ceiling panels, 1926. Poor condition.
Cornice:	NA
Walls:	N-masonry, plaster finish, painted. Intrusive lighting and services, fittings and fixtures. E- masonry, plaster finish, painted. S-masonry, plaster finish, painted. Intrusive lighting and services, fittings and fixtures. Tiled splashback. Two air vents. Large section of plaster removed. W- masonry, plaster finish, painted.
Joinery:	W8: air conditioning unit, lower section modified to accommodate kitchen fitout (lower architrave and internal window sill removed). D11: no door, timber architrave.
Skirting:	Vinyl.
Floor:	Timber, vinyl covering.
Other:	Fireplace-covered. Recent shelving to both sides of fireplace.
Condition:	Poor.

Space No. G5-15a

Ground Floor Level (Corridor)

Generally:	Original c.1848 space, 1901 alterations.
Ceiling:	Decorative fibrous plaster panels, c1926. Intrusive services and lighting. Poor condition.
Cornice:	Plaster.
Walls:	N-masonry, plaster finish, painted. Four air vents. Recent timber handrail, clear finish. Intrusive electrical services and fixings. E- masonry, plaster finish, painted. S- masonry, plaster finish, painted. Intrusive electrical services and fixings. W- masonry, plaster finish, painted.
Joinery:	Early 1901 door architraves with Art Nouveau detailing to north and south walls.
Skirting:	Timber, painted.
Floor:	Timber, carpet covering.
Other:	Timber staircase to upper floor.
Condition:	Poor.

Space No. G6-1a

Ground Floor Level

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Plasterboard ceiling, c1990, inserted below original plaster ceiling, c1901.
Cornice:	Painted plaster cove.
Walls:	N, E, S, W- Painted render.
Joinery:	Door architrave c1901; door leaf missing. Highlight window located in north wall.
Skirting:	Painted timber skirting, approx 250mm.
Floor:	Strip timber over timber structure.
Other:	Wall mounted water heater, smoke detector, fluorescent lights, evidence of former air conditioning unit.
Condition:	Poor.

Space No. G6-2a
Ground Floor Level

Generally: Space constructed as part of the 1901 stage of works.
Ceiling: Plasterboard ceiling, c1990, inserted below original plaster ceiling, c1901.
Cornice: Painted plaster cove.
Walls: N, E, S, W- Painted render.
Joinery: Door architrave c1901; door leaf missing. Highlight window located in north wall.
Skirting: Painted timber skirting, approx 250mm.
Floor: Strip timber over timber structure.
Other: Wall mounted water heater, smoke detector, fluorescent lights, evidence of former air conditioning unit.
Condition: Poor.

Space No. G6-3a
Ground Floor Level

Generally: Constructed c1901, adapted c1990.
Ceiling: Suspended plasterboard.
Cornice: Nil.
Walls: N, E, W, S - Painted render and set with ceramic wall tiles.
Joinery: Door c1901, adapted c1990.
Skirting: Ceramic tiles.
Floor: Ceramic floor tiles.
Other: Evidence of shower/lavatory fitout.
Condition: Poor.

Space No. G6-3b
Ground Floor Level

Generally: Constructed c1901, adapted c1990.
Ceiling: Suspended plasterboard.
Cornice: Nil.
Walls: N, E, W, S - Painted render and set with ceramic wall tiles.
Joinery: Door c1901, adapted c1990.
Skirting: Ceramic tiles.
Floor: Ceramic floor tiles.
Other: Evidence of shower/lavatory fitout.
Condition: Poor.

Space No. G6-3c
Ground Floor Level

Generally: Constructed c1901, adapted c1990.
Ceiling: Suspended plasterboard.
Cornice: Nil.
Walls: S, E, W - Painted render and set with ceramic wall tiles.
N - Plasterboard with ceramic wall tiles.
Joinery: Door c1901, adapted c1990.
Skirting: Ceramic tiles.
Floor: Ceramic floor tiles.
Other: Evidence of shower/lavatory fitout.
Condition: Poor.

Space No. G6-4
Ground Floor Level

Generally: Constructed c1901, adapted c1990.
Ceiling: Suspended plasterboard.
Cornice: Nil.

Walls:	N, E, W - Painted render and set with ceramic wall tiles. S - Plasterboard with ceramic wall tiles.
Joinery:	Door c1901, adapted c1990.
Skirting:	Ceramic tiles.
Floor:	Ceramic floor tiles.
Other:	Evidence of shower/lavatory fitout.
Condition:	Poor.

Space No. G6-5 Ground Floor Level

Generally:	Space constructed c1901.
Ceiling:	Painted sheet plaster.
Cornice:	Painted plaster.
Walls:	Painted plaster.
Joinery:	Painted timber; evidence of original clear finishes.
Skirting:	Painted timber.
Floor:	Timber strip over timber structure, carpet finish.
Other:	Polished timber stair, c1901.
Condition:	Poor.

Space No. G6-8a Ground Floor Level (Former Ward)

Generally:	Original space c.1848, recent alterations.
Ceiling:	Recent suspended ceiling panels and fluorescent lights, c1993.
Cornice:	NA
Walls:	N-masonry, plaster finish, painted. Fixing holes where shelving removed. E-masonry, plaster finish, painted. Fixing holes where shelving removed. S-masonry, plaster finish, painted. Fixing holes where shelving removed. W-masonry, plaster finish, painted. Fixing holes where shelving removed.
Joinery:	D12: 1901 architrave Art Nouveau detail, no door.
Skirting:	Recent timber strip.
Floor:	Timber, vinyl covering.
Other:	Fireplace-covered.
Condition:	Poor

Space No. G6-10 Ground Floor Level (Former Ward)

Generally:	Original c1848 space, 1901 alterations.
Ceiling:	Fibrous plaster ceiling, c1926. Poor condition. Fire damage to S-W corner.
Cornice:	Timber batten.
Walls:	N-masonry, plaster finish, painted. Two air vents. E- masonry, plaster finish, painted. S- masonry, plaster finish, painted. W- masonry, plaster finish, painted. Recent electrical services and lighting.
Joinery:	W4: original window-six pane sashes. D5: 1901 French doors with glazed highlight. D6: 1901 architrave. Door leaf c1993.
Skirting:	Timber/ vinyl. Air vent to north wall. Not fully inspected (covered by kitchen fittings).
Floor:	Timber, vinyl covering.
Other:	Fireplace -covered with plasterboard. Stone chimneypiece and tiled

Condition: hearth with granite surround. Radiator installed in front of fireplace. Moderate. Evidence of fire at south-west corner (floor above).

Space No. G6-12

Ground Floor Level (Former Ward)

Generally: Original c.1848 space, 1901 alterations.
 Ceiling: Fibrous plaster ceiling. C1926. 1no. incandescent light and 2no ceiling fans.
 Cornice: Timber batten.
 Walls: N-masonry, plaster finish, painted. Air vents.
 E-masonry, plaster finish, painted.
 S-masonry, plaster finish, painted.
 W-masonry, plaster finish, painted. Air vents.
 Joinery: W5: later window architraves.
 D8 & D9: Architrave – 1901, Half glazed French doors with highlight.
 D7: Architrave - 1901 architrave. Door leaf c1993.
 Skirting: Timber, painted.
 Floor: Timber, covered with carpet.
 Other: Fireplace-covered.
 Condition: The fabric and finishes have been affected by water damage and general wear, and should be repaired or replaced as necessary. Ceiling should be replaced.

Space No. G6-13

Ground Floor Level (Balcony)

Generally: 1901 addition.
 Ceiling: Cement sheet lining, painted, c1955
 Cornice: Timber, painted.
 Walls: N-n/a.
 E-masonry, roughcast render, painted.
 S-masonry, roughcast render, painted.
 W-masonry, roughcast render, painted.
 Joinery: 1901 timber, painted.
 Skirting: Timber, unpainted.
 Floor: Timber floor boards, unpainted.
 Other: Timber columns, brackets and chamfered beans, timber balustrade all painted. Timber handrail, unpainted.
 Condition: Good. Handrail repaired/replaced c2000.

Space No. G6-14

Ground Floor Level (Former Ward)

Generally: 1902 addition.
 Ceiling: Fibrous plaster panels, c1926. Evidence of water damage. Intrusive services and ceiling fans.
 Cornice: n/a
 Walls: N-masonry, plaster finish, painted. Air vent.
 E-masonry, plaster finish, painted.
 S-masonry, plaster finish, painted. Intrusive services.
 W-masonry, plaster, painted. Intrusive services and lighting.
 Joinery: W6: 1901 architrave.
 W7: no architrave.
 D10: 1901 architrave. Recent hollow core door.
 Skirting: Timber.
 Floor: Timber, carpet covering.
 Other: Fireplace -covered with plasterboard. Marble chimneypiece and outer hearth.
 Condition: Poor

Space No. G6-15a
Ground Floor Level

Generally: Constructed c. 1901.
Ceiling: Painted fibrous plaster.
Cornice: Painted plaster.
Walls: Painted set plaster.
Joinery: Painted timber architraves c1901 and c1990.
Skirting: Painted timber.
Floor: Timber strip over timber structure.
Other: -
Condition: Poor.

Space No. G6-16a
Ground Floor Level

Generally: External space, not accessible for inspection.

Space No. G7-1a
Ground Floor Level

Generally: External space, not accessible for inspection.

Space No. G7-1b
Ground Floor Level

Generally: Not accessible for inspection.

Space No. G7-4a
Ground Floor Level (Former ward)

Generally: Constructed c. 1901.
Ceiling: Painted fibrous plaster.
Cornice: Painted plaster.
Walls: Painted set plaster.
Joinery: Painted timber, architraves c1901.
Skirting: Painted timber.
Floor: Timber strip over timber structure.
Other: Chimneypiece c1901.
Condition: Fair.

Space No. G7-4b
Ground Floor Level (Former ward)

Generally: Constructed c. 1901.
Ceiling: Painted fibrous plaster.
Cornice: Painted plaster.
Walls: Painted set plaster.
Joinery: Painted timber architraves c1901.
Skirting: Painted timber.
Floor: Timber strip over timber structure.
Other: Chimneypiece c1901.
Condition: Fair.

Space No. G7-4c
Ground Floor Level

Generally: Constructed c. 1901.
Ceiling: Painted fibrous plaster.
Cornice: Painted plaster.
Walls: Painted set plaster.
Joinery: Painted timber architraves c1901 and c1990.
Skirting: Painted timber.

Floor: Timber strip over timber structure.
 Other: -
 Condition: Poor.

Space No. G7-4d

Ground Floor Level (Former Shower room/WC)

Generally: Space constructed c1901, adapted c1926.
 Ceiling: Painted plasterboard.
 Cornice: -
 Walls: Ceramic wall tiles.
 Joinery: Painted timber.
 Skirting: Ceramic tile
 Floor: Ceramic floor tiles.
 Other: Evidence of former shower and WC.
 Condition: Poor.

Space No. G7-5

Ground Floor Level

Generally: Constructed c1926.
 Ceiling: Painted timber boards.
 Cornice: -
 Walls: Open: painted pebbledash over masonry.
 Joinery: Timber balustrade; timber columns.
 Skirting: -
 Floor: Timber.
 Other: -
 Condition: Fair.

Space No. G7-6a

Ground Floor Level

Generally: Constructed c. 1901.
 Ceiling: Painted fibrous plaster.
 Cornice: Painted plaster.
 Walls: Painted set plaster.
 Joinery: Painted timber architraves c1901.
 Skirting: Painted timber.
 Floor: Timber strip over timber structure.
 Other: Chimney piece c1901.
 Condition: Poor.

Space No. G7-6b

Ground Floor Level

Generally: Constructed c. 1901.
 Ceiling: Painted fibrous plaster.
 Cornice: Painted plaster.
 Walls: Painted set plaster.
 Joinery: Painted timber architraves c1901.
 Skirting: Painted timber.
 Floor: Timber strip over timber structure.
 Other: -
 Condition: Poor.

Space No. G7-7

Ground Floor Level

Generally: Constructed c. 1901.
 Ceiling: Painted fibrous plaster.
 Cornice: Painted plaster.

Walls: Painted set plaster.
 Joinery: Painted timber architraves c1901, window c1970.
 Skirting: Painted timber.
 Floor: Timber strip over timber structure.
 Other: -
 Condition: Poor.

Space No. G7-8a
Ground Floor Level

Generally: Constructed c. 1975.
 Ceiling: Painted plasterboard.
 Cornice: NA.
 Walls: Painted set plaster.
 Joinery: Painted timber architraves c1901, window c1970.
 Skirting: Painted timber.
 Floor: RC slab.
 Other: -
 Condition: Poor.

Space No. G7-8b
Ground Floor Level

Generally: External stair; constructed c1985.
 Ceiling: -
 Cornice: -
 Walls: -
 Joinery: -
 Skirting: -
 Floor: Reinforced concrete.
 Other: Painted steel pipe handrails/balustrade.
 Condition: Fair.

Space No. G7-9a
Ground Floor Level (Former ward)

Generally: Space constructed as part of the 1901 stage of works.
 Ceiling: Plasterboard ceiling, c1990, inserted below original plaster ceiling, c1901.
 Cornice: Painted plaster cove.
 Walls: N, E, S, W- Painted render.
 Joinery: Door architrave c1901; door leaf missing. Window c1901.
 Skirting: Painted timber skirting, approx 250mm.
 Floor: Strip timber over timber structure.
 Other: Wall mounted water heater, smoke detector, fluorescent lights.
 Shower room located in north west corner, and new window located in west wall, c1990.
 Condition: Poor.

Space No. G7-9b
Ground Floor Level (Former office)

Generally: Space constructed as part of the 1901 stage of works; adapted c1985 to form corridor (Space FF.30) and office (Space FF.31).
 Ceiling: Painted plasterboard.
 Cornice: Nil.
 Walls: N, E, S, W- painted render and set over masonry.
 Joinery: Window and architrave, c1901.
 Skirting: Painted timber, various profiles.
 Floor: Timber strip over timber structure.
 Other: -

Condition: Poor.

Space No. G7-10

Ground Floor Level (Corridor)

Generally: Space constructed as part of the 1901 stage of works; adapted c1990 to form corridor (Space FF.30) and office (Space FF.31).
Ceiling: Painted plasterboard.
Cornice: Nil.
Walls: N, E, S, W- painted render and set over masonry.
Joinery: Exit door, c1990.
Skirting: Nil.
Floor: Timber strip over timber structure.
Other: -
Condition: Poor.

Space No. G7-11a

Ground Floor Level (Former shower room/lavatory)

Generally: Space constructed as part of the 1901 stage of works.
Ceiling: Painted plasterboard.
Cornice: Nil.
Walls: Painted render and set.
Joinery: Door, c1901.
Skirting: Ceramic wall tiles.
Floor: Ceramic floor tiles.
Other: Evidence of former shower and WC.
Condition: Poor.

Space No. G7-11b

Ground Floor Level Corridor)

Generally: Space constructed as part of the 1901 stage of works.
Ceiling: Painted, decorative sheet plaster, c1926.
Cornice: Painted plaster cove.
Walls: N, E, S, W- painted set plaster.
Joinery: Painted timber architraves, c1901.
Skirting: Painted timber, approx 250mm high.
Floor: Strip timber over timber structure.
Other: Fluorescent lighting.
Condition: Poor.

Space No. G7-12a

Ground Floor Level (Former laundry)

Generally: Space constructed as part of the 1901 stage of works.
Ceiling: Painted plasterboard.
Cornice: Nil.
Walls: Painted render and set.
Joinery: Window, c1901.
Skirting: Ceramic wall tiles.
Floor: Ceramic floor tiles.
Other: Melamine cupboard/bench unit; evidence of former washing tubs.
Condition: Poor.

Space No. GC-1a

Ground Floor Level (Former ward)

Generally: Space constructed as part of the 1901 stage of works.
Ceiling: Plasterboard ceiling, c1990, inserted below original plaster ceiling, c1901.
Cornice: Painted plaster cove.

Walls: N, E, S, W- Painted render.
 Joinery: Door architrave c1901; door leaf missing. Highlight window located in north wall.
 Skirting: Painted timber skirting, approx 250mm.
 Floor: Strip timber over timber structure.
 Other: Wall mounted water heater, smoke detector, fluorescent lights, evidence of former air conditioning unit.
 Condition: Poor.

Space No. GC-6

Ground Floor Level (Former reception lobby)

Generally: Constructed c1901, adapted c1990.
 Ceiling: Painted fibrous plaster.
 Cornice: Painted, integral with ceiling finish
 Walls: Painted set plaster.
 Joinery: NA
 Skirting: Painted timber, approx 150mm high.
 Floor: Timber.
 Other: Fire alarm / indicator
 Condition: Poor.

Space No. GC-7

Ground Floor Level (Foyer)

Generally: Constructed c1901.
 Ceiling: Painted fibrous plaster
 Cornice: Painted plaster.
 Walls: Painted set plaster.
 Joinery: Front door includes decorative lead light panel.
 Skirting: Painted timber.
 Floor: Timber
 Other: -
 Condition: Poor.

Space No. GC-3a

Ground Floor Level (Former Office)

Generally: Constructed c 1901, adapted c1990.
 Ceiling: Painted fibrous plaster.
 Cornice: Painted cove.
 Walls: Painted set plaster.
 Joinery: Door opening widened, door 1½ leaves.
 Skirting: Painted timber, various styles.
 Floor: Strip timber.
 Other: Fluorescent lights.
 Condition: Poor.

Space No. GC-7a

Ground Floor Level (Entrance stair)

Generally: Space constructed c1901 as entrance to The Scottish Hospital from Cooper Street.
 Ceiling: Painted timber.
 Cornice: NA
 Walls: N, E, W – pebbledash finish; S-open.
 Joinery: NA
 Skirting: NA
 Floor: Terra cotta tiles, c1990.
 Other:
 Condition: Fair.

4.5.3 Upper Floor Level (Attic)

Space No. UF8-1a

Attic/Upper Floor Level (Stair Hall)

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted, sheet plaster, c1926.
Cornice:	Painted batten.
Walls:	Set plaster, painted finish.
Joinery:	Window and architrave, c1901.
Skirting:	Timber, c1901.
Floor:	Timber strip floor over timber structure
Other:	Polished timber stair and railing.
Condition:	Poor.

Space No. UF8-2a

Attic/Upper Floor Level (Former ward)

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted plasterboard, bulkhead adjacent north wall.
Cornice:	Nil.
Walls:	Set plaster, painted finish.
Joinery:	Window c1901; Architrave c1901.
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	-
Condition:	Fair.

Space No. UF8-3a

Attic/Upper Floor Level (Former ward)

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted plasterboard, bulkhead adjacent north wall.
Cornice:	Nil.
Walls:	Set plaster, painted finish.
Joinery:	Window sash and architrave, c1901.
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	-
Condition:	Fair.

Space No. UF8-3b

Attic/Upper Floor Level (Corridor)

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted, patterned sheet plaster, c1901
Cornice:	Painted plaster cove.
Walls:	Painted set plaster.
Joinery:	5no. windows c1901; Architrave c1901
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	South wall adapted to incorporate recessed timber handrail, c1990.
Condition:	Fair.

Space No. UF8-4a

Attic/Upper Floor Level (Former wet area)

Generally:	Space constructed as part of the 1901 stage of works, adapted c1990.
Ceiling:	Plasterboard
Cornice:	Nil
Walls:	Ceramic wall tiles

Joinery: Window c1901.
 Skirting: Ceramic wall tiles
 Floor: Ceramic floor tiles
 Other: Riser located in SE corner of room: former fitout partially demolished.
 Condition: Poor.

Space No. UF8-4b

Attic/Upper Floor Level (Former wet area)

Generally: Space constructed as part of the 1901 stage of works, adapted c1990.
 Ceiling: Plasterboard
 Cornice: Nil.
 Walls: Ceramic wall tiles, with wallpaper applied over tiles.
 Joinery: Window opening c1901, adapted c1990.
 Skirting: Ceramic wall tiles.
 Floor: Ceramic floor tiles.
 Other: Former fitout partially demolished.
 Condition: Poor.

Space No. UF8-5a

Attic/Upper Floor Level (Former wet area)

Generally: Space constructed as part of the 1901 stage of works, adapted c1990..
 Note: room not square.
 Ceiling: Plasterboard c1990.
 Cornice: Nil.
 Walls: Ceramic wall tiles
 Joinery: Boarded, framed timber door, c1902, painted finish.
 Skirting: Ceramic tiles.
 Floor: Ceramic floor tiles.
 Other: Former fitout partially demolished.
 Condition: Poor.

Space No. UF8-5b

Attic/Upper Floor Level (Former Lavatory)

Generally: Space constructed as part of the 1901 stage of works, adapted c1990.
 Ceiling: Raking ceiling.
 Cornice: Nil.
 Walls: Ceramic wall tiles.
 Joinery: Window c1990.
 Skirting: Ceramic tiles.
 Floor: Ceramic floor tiles (partially removed).
 Other: Evidence of former WC and handbasin.
 Condition: Poor.

Space No. UF8-5c

Attic/Upper Floor Level (Former Airlock)

Generally: Space constructed as part of the 1901 stage of works, adapted c1990.
 Ceiling: Raking ceiling.
 Cornice: Nil.
 Walls: Ceramic wall tiles, set plaster, painted finish.
 Joinery: Door leaf missing, architrave c1901.
 Skirting: Ceramic tiles.
 Floor: Ceramic floor tiles.
 Other: -
 Condition: Poor.

Space No. UF8-6a**Attic/Upper Floor Level (Stair Hall)**

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted, sheet plaster, c1926.
Cornice:	Painted batten.
Walls:	Set plaster, painted finish.
Joinery:	Architraves, c1901.
Skirting:	Timber, c1901.
Floor:	Timber strip floor over timber structure
Other:	-.
Condition:	Poor.

Space No. UF8-6b**Attic/Upper Floor Level (Former Office)**

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted plasterboard.
Cornice:	Nil.
Walls:	N,E,S, W- render and set over masonry. Painted finish.
Joinery:	Painted 4 panel door and architrave, c1901; window, reveal and architrave, c1901.
Skirting:	Painted timber c.1901.
Floor:	Timber structure, strip timber floor with hardboard.
Other:	Door-4-panel timber, painted finish. Window-Double hung, painted finish, c1901. Fluorescent light.
Condition:	Fair.

Space No. UF9-5a**Attic/Upper Floor Level (Former ward)**

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted plasterboard, bulkhead adjacent north wall.
Cornice:	Nil.
Walls:	Painted set plaster, spray paint graffiti throughout space.
Joinery:	5no W-original c1901: architrave c1901, door leaf c1985.
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	Timber pelmets above windows; vent under north window.
Condition:	Poor.

Space No. UF9-5b**Attic/Upper Floor Level (Former office)**

Generally:	Space constructed as part of the 1901 stage of works; adapted c1985 to form office (A.13) and corridor (Space A,12).
Ceiling:	Painted plasterboard, bulkhead adjacent north wall.
Cornice:	Nil.
Walls:	N, S, W-painted set plaster: E-timber/glass office partition
Joinery:	W-original c1902; D-c1985
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	-
Condition:	Fair.

Space No. UF9-6a**Attic/Upper Floor Level (Corridor)**

Generally:	Space constructed as part of the 1901 stage of works; adapted c1985 to form office (A.13) and corridor (Space A,12).
Ceiling:	Sheet plaster, painted finish.

Cornice:	Nil.
Walls:	Set plaster, painted finish.
Joinery:	D-c1985
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	-
Condition:	Fair.

Space No. UF9-7a

Attic/Upper Floor Level (Former ward)

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted plasterboard, bulkhead adjacent north wall.
Cornice:	Nil.
Walls:	Set plaster, painted finish.
Joinery:	Window and architrave c1901; Door architrave c1901.
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	-
Condition:	Fair.

Space No. UF9-8a

Attic/Upper Floor Level (former ward)

Generally:	Space constructed as part of the 1902 stage of works.
Ceiling:	Painted plasterboard, bulkhead adjacent north wall.
Cornice:	Nil.
Walls:	Set plaster, painted finish.
Joinery:	Window c1901; Architrave c1901.
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	-
Condition:	Fair.

Space No. UF9-8b

Attic/Upper Floor Level (Corridor)

Generally:	Space constructed as part of the 1901 stage of works.
Ceiling:	Painted, patterned sheet plaster, c1901
Cornice:	Painted plaster cove.
Walls:	Painted set plaster.
Joinery:	5no. windows c1901; Architrave c1901
Skirting:	Timber, painted finish.
Floor:	Timber structure, carpet finish.
Other:	South wall adapted to incorporate recessed timber handrail, c1990.
Condition:	Fair.

4.6 Fabric Condition

The Scottish Hospital was well maintained as part of a cyclical maintenance program until c1998, when the building was vacated. Interior fabric located at the first floor level suffered water damage resulting from storm damage in April 2000, and although the roof was subsequently replaced, internal repairs were not carried out at that time. The ground floor fabric is generally in fair condition, while the upper levels are in need of repairs to make them habitable.

Furniture and fixtures and fitments have generally been removed from The Scottish Hospital building, including kitchen and lavatory/bathroom fitouts.

There is evidence of previous occupation of the building by itinerant persons, although the building is regularly checked to ensure it is secure. Despite substantial changes and some localised deterioration of the interior of the building, the exterior is in fair condition, and the building is now weather-tight.

4.7 Ability to Demonstrate

4.8.1 Evidence of construction stage 1 - Residence built for Henry Burton Bradley, c1848

Walls

The original house is largely intact with all walls still in place demonstrating the basic plan of the house. The walls are 400 mm. thick which suggests a stone and brick construction. The construction of this phase consists of load bearing walls supporting the complex roof structure, with timber floor and roof structure. Original internal door openings have been modified during the twentieth century.

The walls have a pebbledash or harling applied to the exterior face and plaster to the interior walls.

Ceilings

The ceilings have generally been replaced throughout the building during the twentieth century, although there is evidence of the original 1848 lath and plaster ceilings surviving on ceiling joists over spaces at first floor level.

Cornices

No evidence of original cornices dating from 1848 appears to have survived in The Scottish Hospital building.

Floors

Original pit sawn floor boards still in place in Spaces G5-11, GF6-10, G5-13a, G6-8a. These have been covered over when the floor was raised by approx. 600 mm. The timber used for these floors is an Australian hardwood.

Access to the other floors in this section of the building has been limited but in the areas that were inspected are Radiata Pine tongue & groove flooring.

Stairs

There is an indication by shadows on the south wall of the Level 1 central hall (Space LG3-8) that a stair was located here. These could possibly have been relocated with the extension as part of Stage 2 works.

Windows/Doors

Sash moulds to the north facade of the building have used lambs tongue and bevelled styles to the small paned windows. Window reveals on the northern facade have used moulded cedar panelling. Original door leafs and architraves have been replaced.

Fireplaces

The original chimneypieces have been replaced (during Stage 2 works), or covered over, but remain in their original positions.

Setting

The main retaining wall with stone cushion mould and the stone stair in the garden date from this phase. The original terraced garden coincides with the occupation of

the house by Henry Burton Bradley and may date from about 1850, although the terracing was substantially altered in the twentieth century. A number of significant trees are believed to date from the occupation of The Terraces house by Henry Burton Bradley and his family. No evidence survives showing the location of the original carriage entry and main entrance

4.8.2 Evidence of construction stage 2 - Adaptation of building to a private hospital, 1901

This phase of the building extension is the most significant in both the extent of works and aesthetic value. The appearance of the building was enhanced by applying an Arts and Crafts finish to the entire building utilising moulded bricks for feature details such as on the verandah piers, chimneys, string courses and drip moulds. The Arts and Crafts detailing has been carried over to the internal and external joinery with the exposed eaves, verandah balustrades and brackets.

Internally the most notable features dating from this period were the moulded plaster ceiling panels, the simple moulded skirting boards and the door architraves.

The existing slate roof finish was altered, or possibly replaced, to incorporate terra cotta detailing, and extensions were finished in terra cotta roof tiles.

Walls

The main walls are 400 mm. thick and have survived the conversion from house to hospital. New walls constructed in 1901 and later are double brick and cavity walls resulting in thinner walls, which are particularly noticeable where at architraves.

A new entrance was added to the south east corner of the house which repeats the faceted bay of the northern facade in creating a new stairwell.

The western elevation was altered and an annex constructed at the western end of the building and a two storey addition consisting of a verandah and balcony.

Terra cotta roof tiles

The roof of this wing of the hospital has used a terra cotta roofing tile as distinct from the earlier phases of the building which has used Terra cotta only for the ridge tiles and chimney pots.

Ceilings

The ceilings throughout the Scottish Hospital have been replaced by fibrous plaster ceilings dating from c1926 when major works were carried out throughout the building. The only surviving ceiling to date from the works carried out under George Sydney Jones is the pressed metal ceiling located in the main stairhall, specifically Spaces LG2-1 and G5-1.

Cornices

The only surviving cornice to date from the works carried out under George Sydney Jones is the cornice associated with the pressed metal ceiling in the main stairhall, specifically Space G5-1.

Windows/Doors

The joinery dating from 1901 consists of simplified mouldings. New windows are double hung windows with single panes of glass in each sash. The work also refitted

much of the interior to replace the door architraves. An Art Nouveau style moulding has been used on all internal door architraves and used to replace earlier architraves.

Stairs

There is evidence of a former stair and landing on the north wall of Space LG3-8. The stairs were constructed in Space LG3-8 and possibly moved from elsewhere in the building. This is evident in previous fixings into the newel post and where the handrail of the same profile has been raised.

The joinery detail of the stairs in Space LG2-1 is characteristic of the Federation Arts and Craft style.

Skirting boards

The skirting boards used in these areas are a traditional late Victorian moulding 295mm. high using Kauri pine.

4.8 Moveable Heritage

The Scottish Hospital has been unoccupied since the late 1990s, and cleared of all furniture and furnishings in c2001. There is no moveable heritage associated with the building either as a hospital or a residence.

4.9 Archaeological Potential

Casey & Lowe Associates prepared an Archaeological Assessment of The Scottish Hospital site in March 2000 which identified areas of archaeological potential within the boundary of the site (shown in Figure 18). The potential archaeology relates to:

- a) Sections of the main house have probably been undisturbed since its construction in the late 1840s. These rooms may retain archaeological deposits relating to their construction and use.
- b) The upper section of the garden below the house probably covers the remains of the nineteenth-century garden terraces, which would include planting beds, terrace walls and pathways. The level above the northern half of the garden has risen substantially due to the importation of fills.
- c) The hospital grounds include a house which fronted Stephen Street as well as a house in the northwest corner of the site. Both these buildings are present by 1880 and survived into the twentieth century.

Note any disturbance of identified archaeological areas will require an application to the NSW Heritage Council for excavation permit under Section 140 of the *Heritage Act 1977*.

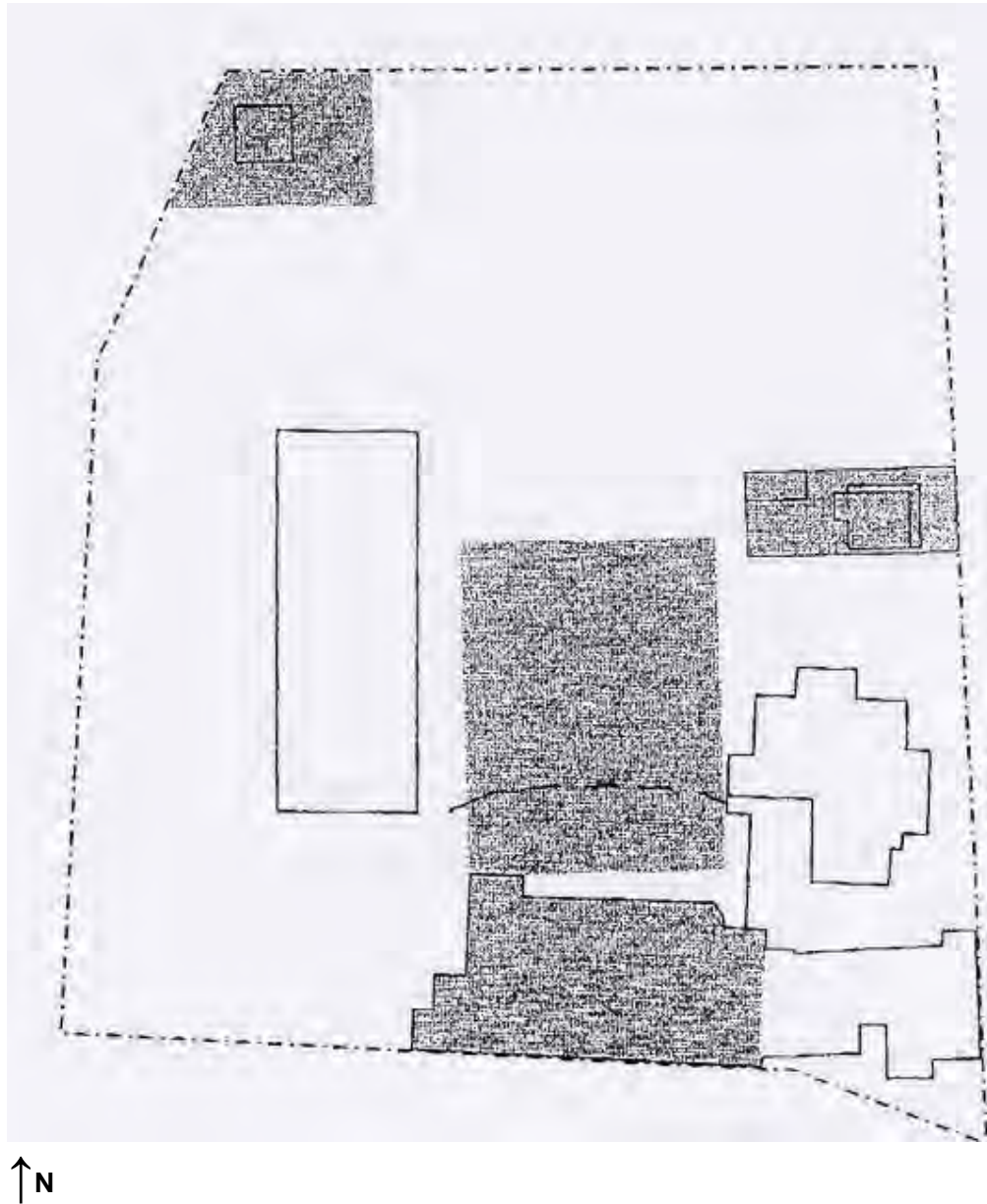


Figure 18. Plan of The Scottish Hospital site showing shaded areas identified as having archaeological potential.

(Source: Casey & Lowe Associates, 2000)

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Analysis of Historical and Physical Evidence

The Scottish Hospital is located on land first granted to John Edye Manning in 1833, although he does not appear to have resided on the property. Physical and historical evidence indicates the house, known as The Terraces, was constructed during the ownership of Henry Burton Bradley.

The physical evidence present on the site generally amplifies the documented sources, and confirms the original house has been extensively modified and adapted as a hospital and more recently as aged care facilities. The changes to the physical fabric at The Scottish Hospital generally relate to the following phases of building works:

Before 1833	PHASE 1	Pre European settlement- No known evidence of this phase.
1833-1836	PHASE 2	No known physical evidence of this phase. This phase coincides with the early European ownership of the land by John Edye Manning, grantee July 1833-1837.
1837-1842	PHASE 3	Hamilton Collins Sempil, purchased the property 15/09/1837 to 1842, when property surrendered to the Bank of NSW for default on mortgage.
1847	PHASE 4	William Godfrey McCarthy 1847-1850
1848-1872	PHASE 5	Henry Burton Bradley, purchased Lot 13 c1848-9, finalised purchase in 1850-1873
1873-1900	PHASE 6	Building owned by Richard Denne, (owner 1873-1883) and John England (owner 1883-1901).
1901-1926	PHASE 7	The Terraces Private Hospital, September 1901-1926.
1926-Present	PHASE 8	Ownership of the Presbyterian Church Property Trust (NSW) - The Scottish Hospital / Aged Care facility.

5.2 Stylistic Context

Nineteenth century movements in the decorative arts in England and the United States influenced the Federation Arts and Crafts style in Australia. The style was generally associated with residential architecture, and buildings were designed to be seen in-the-round rather than as facades. The characteristics of the style include:

...informality in planning, massing, fenestration and landscaping. The roof is a dominant element, featuring gables (with barges or parapets) and/or hips of medium to steep pitch and prominent eaves. Tall tapering chimneys, battered

wall buttresses and bay windows...pebbledash stucco (roughcast) was commonly used as an exterior wall finish, together with other materials having earthy, 'natural' colours and textures. Interiors frequently displayed timber panelling and sturdy ceiling beams.²²

The main walls and basic floor plan of The Scottish Hospital date from c1848 when Henry Burton Bradley built The Terraces as his home. George Sydney Jones retained much of the original plan form of the house, its roof, fenestration and a ground floor verandah. He built an open balcony above the original verandah, and provided new French windows as access to it. The original roof structure was modified, and terra cotta tile ridges were introduced. The external appearance of the original building and the additions were unified by a coat of pebbledash render.

Jones retained the essential garden setting of the original house, although the species of plants in the garden are believed to have changed. While mature trees and plantings remained, the kitchen garden and orchards were replaced ornamental shrubs and flowers.

5.3 Comparative Analysis

The primary significance of The Scottish Hospital lies in:

- Its continuity as a Private Hospital since 1901, its association with Sir Alexander MacCormick and the Presbyterian Church Property Trust.
- Its association with George Sydney Jones.
- It is evidence of the second phase of residential development in Rushcutters Bay (now Paddington) and its association with Henry Burton Bradley.

While a number of wealthy landowners in the 19th century tried their hand at creating vineyards for wine and /or table grape production, there are few properties today with surviving evidence of the terraces originally constructed for horticultural purposes. The terraces at the Scottish Hospital site are rare if not unique in the eastern part of Sydney although there is evidence of vineyard terracing at western Sydney properties such as Sir John Jamieson's "Regentville" and at the Cox family's "The Cottage", Mulgoa, both south of Penrith.

Eastern suburbs residences adapted as private hospitals

The Hospital is one of a large number of Victorian residences adapted as private nursing homes, and later as aged care facilities in metropolitan Sydney, and one of several owned and adapted by the Presbyterian Property Trust (NSW). Pittwood House at Ashfield is a Victorian residence adapted as a nursing home in the 1970s for Presbyterian Aged Care.

Other surviving residences adapted as hospitals in the eastern suburbs include:

- St Luke's Hospital, formerly Trebartha House, Potts Point.
- Lulworth House, Elizabeth Bay.
- Jean Colvin Hospital, formerly St Canice, Darling Point.

²² Richard Apperly, et al. 1989. *A pictorial guide to identifying Australian architecture*. Angus & Robertson: Sydney, pp140-43.

- Montefiore Private Hospital, Nelson Street, Woollahra.
- War Memorial Hospital formerly Edina House, Waverley.

The original settings of each of these hospitals has been compromised by twentieth century development within the boundaries of each site, although remnants of their garden settings have survived. The current legal boundary of The Scottish Hospital encompasses the extent of land associated with the occupancy of Henry Burton Bradley, and contains remnant plantings and evidence of the layout of his garden in c1870.

Comparable Works by George Sydney Jones

George Sydney Jones' practice consisted largely of buildings for charitable and humane purposes - hospitals, churches, old peoples and children's homes and asylums as well as a fair sprinkling of significant residential and commercial projects.

His designs responded to the harsh Australian climate, often including prominent verandahs to meet the local conditions, and developed a social theory of architecture as a means of developing and shaping public morality. An interest in the Art Nouveau movement and in contemporary art is reflected in his use of building forms, materials and details.

As an architect he was progressive, advocating the adoption of the flat roof in domestic design and the simplification of ornament. In the later years of his life he was more and more drawn to the philosophy underlying architectural Modernism.

Jones was commissioned to adapt at least three residences as private hospitals, they are:

- The Queen Victoria Homes for consumptives at Wentworth Falls.
- The Terraces Private Hospital, Paddington.
- The Red Cross Sanatorium, Boddington, King's Tableland

The commission to remodel The Terraces at Paddington as a private hospital in 1901 allowed Jones to explore the functional and scientific design of hospitals, in consultation with a group of prominent physicians and surgeons, including standards for air and room volume that were then being devised for hospital wards.

While each of the adaptations is competently and confidently designed and detail, the complexes only reflect part of his philosophical approach to hospital design, and the internal layouts are compromised by the earlier buildings.

George Sydney Jones hospital architecture culminates in his design of The Women's Hospital, Paddington NSW.

5.4 Basis of Cultural Significance Assessment

5.4.1 Introduction

This assessment of heritage is based on the methodology and guidelines set down by the NSW heritage Office, and the standard values or criteria which may

arise from the history, construction and use of the building and its site, as well as any levels of esteem by recognised groups for the site.

“Heritage significance”, “cultural significance” and “cultural value” are all terms used to describe an item’s value or importance to our own society. The value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historic records that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance permits informed decisions for future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The NSW Heritage Manual has produced standard evaluation criteria that are compatible with the criteria used by the Australian Heritage Commission in assessing items for the Register of the National Estate, and with those values embodied in *The Burra Charter*.

5.4.2 Criteria Evaluation

State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item (section 4A(1), Heritage Act, 1977). Those values relate to specific criteria used by the NSW Heritage Office to evaluate the cultural significance of a place as follows:

- Criterion A** *An item is important in the course, or pattern, of NSW’s cultural or natural history (Historical value).*
- Criterion B** *An item has strong or special association with the life or works of a person, or a group of persons, of importance in NSW’s cultural or natural history (Historical value).*
- Criterion C** *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Aesthetic value).*
- Criterion D** *An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Social value).*
- Criterion E** *An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (Technical/research value).*

Criterion F *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural History (Rarity).*

Criterion G *An item is important in demonstrating the principal characteristics of a class of NSW's*

- *Cultural or natural places: or*
- *Cultural or natural environments (Representativeness)*

5.5 Application of the NSW State Heritage Criteria

5.5.1 Applying the criteria to The Scottish Hospital

Criterion A *An item is important in the course, or pattern, of NSW's cultural or natural history (Historical value).*

The Scottish Hospital provides evidence of the development of private hospitals and by their continuing growth during the 20th century, and the role of the Presbyterian Church in Australia as a healthcare provider.

The Scottish Hospital is physical evidence of the significant human activity of caring for the sick and the development of theories and practices associated with hospitalised health care and particularly surgical procedures during the 20th century and the development of private hospitals in New South Wales.

The Scottish Hospital encapsulates an earlier residential building, The Terraces, which is physical evidence of the early phase of residential development in the area of Rushcutter's Bay and Paddington.

The cultural landscape of The Scottish Hospital retains visible and archaeological evidence of an historic designed landscape created in response to the site's steep topography, with later alterations associated with the adaptation of the site for hospital use.

Criterion B *An item has strong or special association with the life or works of a person, or a group of persons, of importance in NSW's cultural or natural history (Historical value).*

The Scottish Hospital is primarily associated with the following significant historical persons:

- John Edye Manning, Crown Grantee.
- William Godfrey McCarthy, who was responsible for the subdivision of the Deep Dene Estate, and sold Lot 13 which subsequently formed the site of The Terraces and Scottish Hospital.
- Henry Burton Bradley, Solicitor, responsible for the construction of The Terraces and layout of the grounds, and George Harwood, who was Bradley's Head Gardener from 1862 to 1873 and who subsequently became Superintendent of the Sydney Botanic Gardens under Joseph Maiden.

- Sir Alexander MacCormick, Surgeon, responsible for the adaptation of the residence as a private hospital, and as a benefactor of the Presbyterian Church for the donation of The Terraces Private Hospital in memory of his son, Alexander Campbell MacCormick.
- George Sydney Jones, Architect for the initial adaptation of the residence as a hospital in 1901.

Criterion C *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Aesthetic value).*

The Scottish Hospital has local aesthetic significance for its intact Federation Arts & Crafts style exterior and its landmark qualities within Paddington. The subject building is an example of the health buildings designed by George Sydney Jones. The building is not an innovative or significant architectural design in the context of George Sydney Jones work as a whole, and is not representative of his significant work.

It has landmark qualities for its location upon a prominent ridge overlooking Rushcutter's Valley, for its alignment along the length of Cooper Street, for its surrounding gardens, large trees and terracing, and for the prominence of its steeply pitched, many planed roof lines.

The Scottish Hospital contains many details that survive from its use as a Victorian residence, The Terraces.

The cultural landscape at The Scottish Hospital not only retains significant evidence of the former terraced gardens but also many mature trees planted in Victorian times and in the early 20th century, including a number of individually listed heritage trees and a group of palms thought to be a memorial to the son of former owner Dr McCormick who was killed in World War 1.

Criterion D *An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Social value).*

The subject building is valued by local residents for its remnant mansion fabric and garden plantings and for their evocation of an earlier period in Paddington's history.

The subject building is held in high esteem by adherents of the Presbyterian Church and former patients of the hospital, for its long record of health care and surgical excellence.

The subject building is esteemed by both historical and contemporary communities as the only one building in Paddington known to provide physical evidence of both an early Victorian mansion and an early 20th century private hospital.

The landscape of The Scottish Hospital site is held in high esteem

by the contemporary community of Paddington as a green oasis in an otherwise highly urbanised suburb.

Criterion E *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (Technical/research value).*

While both the building and remnant garden are evidence of the second wave of residential development in Paddington, they have limited potential to contribute further information as they have been compromised by substantial adaptation and changes to the site since 1901. The former residence and adaptation as a hospital employ traditional load-bearing and cavity wall construction methods. The Scottish Hospital incorporates examples of Victorian joinery and a well detailed main stair dating from 1926.

The terraced landscape at The Scottish Hospital site has the potential to yield further archaeological evidence of the ways in which the steep topography was modified for horticultural purposes.

Criterion F *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (Rarity).*

The Scottish Hospital is rare within Paddington as a gentleman's residence commenced in 1848 now encapsulated in another building, associated with remnants of a garden set out and developed between 1848 and 1873, and used as a private hospital from 1901 to 1998.

The site contains mature trees dating from the second half of the nineteenth century which form a dense canopy in a sheltered valley environment and are visually significant in the immediate area.

The site retains evidence of Victorian terracing that is increasingly rare, particularly in the more urbanised parts of Sydney.

Criterion G *An item is important in demonstrating the principal characteristics of a class of NSW's*

Cultural or natural places: or

Cultural or natural environments (Representativeness).

The exterior of The Scottish Hospital demonstrates the characteristics of the Federation Arts & Crafts architectural style. Those characteristics include:

- Informality in planning, massing, fenestration and landscaping.
- Dominant roof element, featuring gables (with barges or parapets) and/or hips of medium to steep pitch and prominent eaves.
- Tall tapering chimneys, battered wall buttresses and bay windows.

- Pebbledash stucco (roughcast) was commonly used as an exterior wall finish.²³

The building was adapted by George Sydney Jones, who adapted a number of other residences as private hospitals in the late nineteenth and early twentieth century. The interior of the building contains Victorian and Federation detailing, and does not strongly demonstrate a unified architectural style.

The cultural landscape of The Scottish Hospital site contains a number of mature trees representative of species that were popular for large gardens in the second half of the 19th century.

5.6 Statement of Cultural Significance for The Scottish Hospital

The Scottish Hospital has historic, aesthetic and social significance at a local level.

The Scottish Hospital is historically significant as physical evidence of the development of private hospital and nursing care facilities and in New South Wales, for its associations with historically significant persons John Edye Manning, Henry Burton Bradley, George Sydney Jones and Sir Alexander MacCormick and with the welfare activities of the Presbyterian Church. It is representative of small private hospitals that began functioning in Sydney in the early 20th century, and of those private hospitals that operated from converted large residences and mansions located in inner suburbs ringing the city of Sydney.

The Scottish Hospital encapsulates an earlier building, The Terraces, which demonstrates an early phase of residential development within the municipality of Woollahra.

The cultural landscape of The Scottish Hospital site demonstrates an ongoing complementary relationship between the original house and its grounds that was reflected initially in the terraced garden of the early Italianate house and continued in the mature landscape that complemented the Federation Arts & Crafts alterations by G Sydney Jones. The original residential building on the site was named The Terraces after the terraced gardens for which the property was renowned. The garden retains considerable integrity containing many mature trees including Port Jackson and Moreton Bay figs, Norfolk Island pine, Blackbean and a variety of palms. Extensions to the hospital were carefully planned to take consideration of many trees, some of which are over one hundred years old.

The surviving section of terraced garden and large mature trees on the site have exceptional/high historical, aesthetic and social significance for the area.

²³ Richard Apperly, et al. 1989. *A pictorial guide to identifying Australian architecture*. Angus & Robertson: Sydney, pp140-43.

5.7 Other Heritage Listings

The Scottish Hospital, its site or components are included as a heritage item on the following lists:

- NSW Heritage Inventory
The Scottish Hospital (Main Hospital Building) and The Scottish Hospital Grounds are listed separately on the NSW State Heritage Inventory.
- Woollahra Local Environmental Plan (1995)
The Scottish Hospital is listed as an item of heritage significance on the Woollahra Local Environmental Plan (LEP) 1995. The Scottish Hospital was identified in the Woollahra Heritage Study 1984 as an individual item and is located within the Paddington Heritage Conservation Area. Woollahra Municipal Council has zoned the site as Special Hospital use.
- Woollahra Heritage Study
- Woollahra Council Significant Trees Register
- National Trust of Australia (NSW)
The Scottish Hospital is within the Paddington Urban Conservation Area designated by the National Trust of Australia (NSW).
- Register of the National Estate
- Australian Heritage Places Inventory

5.8 Identified Historical Themes

The Scottish Hospital demonstrates a number of historic themes formulated by the Australian Heritage Council (formerly the Australian Heritage Commission), the NSW Heritage Office and Woollahra Municipal Council, as listed below:

National Theme	State Theme	Local Theme	Demonstrated by
Developing local, regional and national economies	Environment-cultural landscape	A landscape type/garden	The site contains remnants of a Victorian garden, laid out in c1848 by Henry Burton Bradley. Stone retaining walls forming northern garden, retaining walls adjacent to Cooper and Brown Street, stone steps, terraced earthworks to the north of The Scottish Hospital.
Developing Australia's cultural life	Creative endeavour	Architectural works	The building is physical evidence of the second phase of residential development in Paddington. The original house was adapted as a private hospital in 1901 by George Sydney Jones. The exterior of The Scottish Hospital is a fine example of the Federation Arts & Crafts movement in Sydney. The interior contains fabric from both the mid Victorian and Federation periods, and is not representative of any distinct period.

National Theme	State Theme	Local Theme	Demonstrated by
Marking the phases of life	Birth and death	Private health facilities.	The Terraces was used as a private hospital from 1901 until c2000, and associated with the Presbyterian Church since 1926. The site has been used as a nursing home and aged care facility since 1977.
Marking the phases of life	Persons	Prominent people and local identities.	<p>The site is associated with the following prominent people:</p> <ul style="list-style-type: none"> • John Edye Manning, recipient of the original Crown grant in 1833 • Henry Burton Bradley, responsible for the construction of The Terraces as a residence, and for setting out the garden • George Sydney Jones, architect, responsible for adapting The Terraces as a private hospital in 1901. • Sir Alexander MacCormick, physician and surgeon, who was part owner of The Terraces Private Hospital from 1901 to 1926, when it was given to the Presbyterian Church with an endowment of £25,000- in memory of his son, Alexander Campbell MacCormick, in 1926.

5.9 Significance of Elements

In accordance with *The Conservation Plan* by Dr James Semple Kerr, the significance of the various component elements of the place has been assessed against the above-mentioned criteria and ranked for the purpose of enabling decisions on the future conservation and development of the place to be based on an understanding of its significance. These assessments are made without regard to the practical considerations that must subsequently be taken into account when formulating policies. The schedules below identify components that contribute to the overall significance of The Scottish Hospital and its setting as stated above, in one of the following:

- Exceptional
- High
- Moderate
- Little
- Intrusive

Some elements (including but not limited to those noted below) have been fully degraded by adaptation, and require restoration or reconstruction to recover their full significance. The categories should be read in the context of the overall cultural heritage significance of The Scottish Hospital. The plans included as Figure 20, Figure 21 and **Error! Reference source not found.**, show the location, and indicate the relative heritage significance of spaces within the building. Emphasis has been placed on identifying original and early fabric,

together with fabric that contributes to an understanding of the evolution of the building.

Some elements (including but not limited to those noted below) have been degraded by adaptation, and require restoration or reconstruction to recover their full significance. The categories should be read in the context of the overall cultural heritage significance of The Scottish Hospital.

Original fabric refers to fabric dating from the c1848 and the 1901 construction phases.

5.9.1 Exceptional Significance

This category includes rare or outstanding items of local or state significance with a high degree of intactness and can be easily interpreted, are worthy of inclusion on any register of buildings of significance, which would if applied for, warrant inclusion on the NSW State Heritage Register by the Heritage Office of NSW.

Fabric in this category includes:

- Sandstone masonry walls of the building.
- Roof framing and floor structure comprising timber elements with an adzed finish.
- Joinery dating from c1848, including windows, doors, skirtings.
- Surviving glass window panes dating from c1848.
- Remnant sandstone garden retaining walls, including cushion mould to edge of northern grassed terrace.
- Evidence of horticultural terraces and associated steps, paths and stone edging to paths dating from 1889 or earlier.
- Trees nominated on the Register of Significant trees held by Woollahra Council.

Spaces in this category include:

- Existing lower ground floor spaces LG2-7, LG2-9, LG3-9, LG3-11, LG2-8a, LG3-12.
- Existing ground floor spaces G5-9, G5-11, G6-10, G6-12, G5-10a, G6-13.

Views and vistas in this category include:

- The view to The Scottish Hospital from the northern grassed terrace.

5.9.2 High Significance

This category comprises items of state or regional significance, retaining a high degree of original fabric. The item will demonstrate a key element of its significance, and may include alterations that do not detract from the significance of the place.

Fabric in this category includes:

- Brick masonry walls.
- Pebble dash render and 3-coat plaster finishes.
- Marble/stone chimney pieces dating from 1926 or earlier.

- Roof form and framing structure, slate tiles, terra cotta accessories, eaves linings, eaves brackets
- Joinery dating from 1901 and 1926, including windows, doors, skirtings, stairs
- Main entrance door, including sidelight, fanlight, leadlight panels
- Original hardware on doors and windows
- Early lightfittings, dating from 1926 or earlier.
- Evidence of horticultural terraces and associated steps, paths and stone edging to paths dating from 1889 or earlier.
- Trees nominated on the Register of Significant trees held by Woollahra Council.

Spaces in this category include:

- Existing lower ground floor spaces LG4-6a, LG4-6b, LG3-13, LG4-4, LG3-3, LG3-5, LG2-11 and LG3-8, LG2-1, Western verandah.
- Existing ground floor spaces G7-4a, G7-4b, G6-14, G6-15a, G6-5, GC-7, G6-15a, G5-1, GC-7, GC-7a, Western balcony.

Views and vistas in this category are:

- Partial views to and from The Scottish Hospital from the lower north grassed area.
- Views to the mature trees, garden stairs, lawn terrace from The Scottish Hospital.
- Views of The Scottish Hospital from Cooper Street.

5.9.3 Moderate significance

Elements in this category have little heritage value, but which contribute to the overall significance of the item, and may fulfil criteria for state listing. Altered or modified elements may be included.

Fabric in this category includes:

- Terra cotta roof of southern wing Tiled floor finish of northern verandah floor

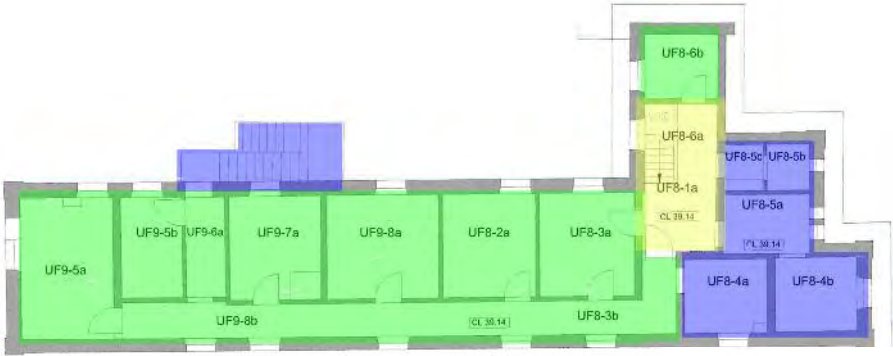
Spaces in this category include:

- Private rooms c1936
- Timber verandah and balcony on western facade

Views and vistas in this category include:

- Views to the roof of The Scottish Hospital from Cooper Street and Brown Street.

	EXCEPTIONAL
	HIGH
	MODERATE
	LITTLE
	INTRUSIVE FABRIC



03 EXISTING UPPER FLOOR PLAN 1:100@A1



Figure 19 – Existing basement floor plan and upper floor plan showing the relative levels of significance of spaces within the former Scottish Hospital.
(Source: after Conybeare Morrison International Pty Ltd)

	EXCEPTIONAL
	HIGH
	MODERATE
	LITTLE
	INTRUSIVE FABRIC



Figure 21 – Ground floor plan showing the relative levels of significance of spaces within the former Scottish Hospital.
(Source: after Conybeare Morrison International Pty Ltd)

5.9.4 Little significance

This category comprises most of the alteration and additions made to accommodate changing requirements, where these are expedient and of marginal intrinsic worth. Their impact on the significance of The Scottish Hospital ranges from neutral to tolerably adverse. Does not fulfil the criteria for local or state listing.

Fabric in this category includes:

- Stud wall on the northern side of the eastern entry door.
- Bathroom fitouts.
- Alterations carried out in the mid 1970s to bring the building into compliance with the building code.

Spaces in this category include:

- The wing completed in 1995.
- Compromised spaces on the southern side of the ground floor.

Views and vistas in this category include:

- View to the eastern wings of The Scottish Hospital.

5.9.5 Intrusive

This category comprises those alterations and additions that positively detract from the significance of The Scottish Hospital, and includes fabric that, in both materials and workmanship, poorly emulates the original.

Fabric in this category includes:

- The detached wing, accommodating the nursing home, completed in 1977.
- Fluorescent lighting.
- Hollow core doors.
- Later window sashes in bay windows.

Spaces in this category include:

- Out buildings to the east of The Scottish Hospital building.

5.10 Curtilage of The Scottish Hospital

5.10.1 Definition of Heritage Curtilage

Heritage curtilage is defined as the area surrounding a heritage item that is essential for retaining and interpreting its heritage significance. The curtilage should contain all the elements contributing to the heritage significance, conservation and interpretation of the heritage item, and may not necessarily coincide with the property boundary.

The NSW Department of Planning Heritage Branch has identified four types of heritage curtilage:

- Lot Boundary Heritage Curtilage
The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls,

fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

- **Reduced Heritage Curtilage**
This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.
- **Expanded Heritage Curtilage**
There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.
- **Composite Heritage Curtilage**
This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct. The curtilage will encompass heritage items, which have a distinctive homogenous character.

This type of curtilage is generally applied to a precinct or conservation area, and is not applicable to The Scottish Hospital site.

5.11 Recommended reduced heritage curtilage

Curtilages for heritage items are usually but not always the lot boundaries of the property which contains the significant elements. Other options are reduced or expanded curtilages determined by significance and adjoining zoning considerations. Given that the former property “The Terraces” was larger than the present site, a further reduction in the curtilage does not seem warranted. Nor does an expanded curtilage, given that the surrounding land is now in different ownerships and no longer relates to “The Terraces”, although Dillon Reserve is contiguous to the north. Protection of landscape character on surrounding land can best be achieved through appropriate zoning, as is currently available through the Paddington Heritage Conservation Area controls.

Consequently, a curtilage that encompasses the entire “Scottish Hospital” holding is recommended. This is justified because two previous owners (John England and Dr MacCormick) purchased lots that had been subdivided off from the property in an effort to reinstate its earlier boundaries. This curtilage would not preclude sympathetic development within the site.

6.0 DEVELOPMENT OF CONSERVATION POLICY

6.1 Introduction

This section summarises all the information relevant to the development of conservation policies for The Scottish Hospital. The development of an appropriate set of conservation policies for the place must include consideration of the following key factors:

- Challenges and opportunities arising from the statement of significance (Section 6.2).
- Challenges and opportunities arising from the physical condition of The Scottish Hospital (Section 6.3).
- Challenges and opportunities arising from the Owner's requirements (Section 6.4).
- Challenges and opportunities arising from statutory listings (Section 6.5).
- Challenges and opportunities arising from non-statutory listings (Section 6.6).
- Other statutory requirements (Section 6.7).

6.2 Challenges & Opportunities Arising from the Statement of Significance

The significance of The Scottish Hospital is in part embodied in the intact fabric of the building and its setting, and it is therefore critical that the significant components of the architectural character and fabric of the place are appropriately conserved.

The Scottish Hospital, in its current configuration, is the result of several different construction phases and demonstrates a number of historic themes. Decisions about works to the place, whether it is maintenance, repairs or more extensive adaptation works, must take into account the impact on the cultural significance of the place, both as a whole and on individual components. The approach and recommendations (related to the Burra Charter) set out in Sections 7.0 and 8.0 should be used as a guide to future work.

Future development within the boundary of the site must retain the former Scottish Hospital building, although some minor adaptation of the interior of the building is acceptable to allow the building to continue to function as an aged care or health facility. The external appearance of The Scottish Hospital, including the external walls, fenestration, roof, chimneys, verandahs, should be retained and restored where possible to its appearance in 1926.

The site contains remnants of a Victorian garden dating from c1848 including numerous substantial trees and landscaped terraces, which have high heritage significance and contribute to the overall setting of The Scottish Hospital and its sense of place. Significant vegetation and potential archaeological deposits have been identified in the separate reports.

6.3 Challenges & Opportunities Arising from the Physical Condition of The Scottish Hospital

The Scottish Hospital has been unoccupied since c2001, and was 'mothballed' to protect internal fabric. It has however been subject to vandalism, specifically broken windows, fire damage and water ingress. Previous alterations and repairs have resulted in the loss of some original internal and external fabric. In

addition some fabric and finishes are now reaching the end of their expected life, and need replacement to prevent possible deterioration of other elements. The roof of The Scottish Hospital was replaced in c2000, following storm damage in April 2000.

Physical change to the building may be limited by the adequacy of the existing structural walls, which may restrict considerations for further loadings and penetrations. The building is suitable for a number of uses provided they retain the significant features.

Apart from The Scottish Hospital building, the site contains trees, stone steps and terracing that have been identified as significant heritage fabric. Furthermore, an archaeological assessment prepared by Casey & Lowe Associates in 2004 indicates three areas of archaeological potential within the boundary. Future development within the boundary of the site must take into account these significant items and retain and conserve them where possible. Significant trees may be replaced where necessary with trees of similar species and size.

Tree 96 in the Tree Wise Men tree audit is dead and should be removed irrespective of site redevelopment. Tree 116 in the Tree Wise Men tree audit is considered a public safety hazard and should be removed immediately, irrespective of site redevelopment.

6.4 Challenges & Opportunities Arising from the Owner's Requirements

The Scottish Hospital was donated to the Presbyterian Church in 1901, and is currently in the Ownership of The Presbyterian Church (New South Wales) Property Trust. The church has been responsible for the maintenance and upkeep of the building since that date. The scale and detail of the building, combined with its age, place financial constraints on the owner in regard to continued maintenance and upkeep.

It is proposed that the site be retained and run by Presbyterian Aged Care as an aged care facility, catering for both high and low dependency residents. A Development Application was approved by Woollahra Council in 2003, allowing The Scottish Hospital to be conserved and adapted as an aged care facility, and additional hostel and independent accommodation are constructed on site. That approval has now lapsed.

The owners wishes to redevelop the site sympathetically, with new buildings on footprints that allow for retention of the site's significant built and landscape elements, including the remnant terracing and the significant mature trees.

6.5 Challenges & Opportunities Arising from Statutory Listings.

The Scottish Hospital is currently protected as an item of heritage significance, under legislation by the NSW State Government and Woollahra Municipal Council.

6.5.1 Commonwealth Government Requirements

Australian Heritage Council (Department of the Environment, Water, Heritage and the Arts)

The Scottish Hospital is listed (as a "Registered" place) on the Register of the National Estate, which was compiled between 1976 and 2003. Inclusion on the

Register of the National Estate does not place any direct legal constraints on the actions of owners of private property. Owners of registered places are not required to change the way in which they manage, maintain, or dispose of, their property. Entry in the Register does not mean that owners have to give any public right of access to registered properties.

The Register of the National Estate has been replaced by the National Heritage List, under the Environment Protection and Biodiversity Conservation Act 1999. The Scottish Hospital does not warrant inclusion on the National Heritage List.

6.5.2 New South Wales Government Requirements

NSW Department of Planning Heritage Branch

The Heritage Branch maintains two lists of heritage items, namely the NSW Heritage Inventory and the NSW Heritage Register. The Scottish Hospital is identified as a heritage item on the NSW Heritage Inventory, which identifies buildings that are protected under the *Heritage Act, 1977* or the *Environmental Planning and Assessment Act, 1979*.

The relics provisions of the *Heritage Act 1977* state that a person shall not move a relic protected by a conservation instrument without approval from the Heritage Council of NSW. An application must be made under Section 140 of the *Heritage Act 1977*, and an Excavation Permit issued prior to any work disturbing land to discover, expose or move a relic within the boundary of the site.

The definition of 'relic' in the *Heritage Act* has been amended several times since the Act was introduced in 1977. A relic is currently defined in the heritage Act as '*any artefact, object or material evidence which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and which is of State or local heritage significance.*'

The statutory provisions of the Heritage Act would apply to both evidence unearthed by chance as a result of routine maintenance and other activities and also works proposed to restore or reconstruct historical built or landscape elements, eg conservation works to the building, the terracing and the lower garden.

There are no known Aboriginal sites identified within the boundary of the subject site. Aboriginal sites and artefacts in New South Wales are protected under the *National Parks and Wildlife Act 1974*.

6.5.3 Local Government Requirements

Woollahra Municipal Council

The Scottish Hospital was identified in the Woollahra Heritage Study 1984 as an individual item and is located within a Conservation Area. Woollahra Municipal Council has zoned the site as Special Hospital use.

The Scottish Hospital is listed as a heritage item by Woollahra Municipal Council under the *Woollahra Local Environmental Plan (LEP) 1995*. The *Woollahra LEP 1995* provides the statutory basis for the conservation, development control and other activities that may affect the heritage value of The Scottish Hospital.

The LEP places an obligation on the Council to retain the significance of the place, and to take into consideration the level of significance in evaluating any proposal for the site.

The Scottish Hospital site includes seven trees that Woollahra Municipal Council has included in their Register of Significant Trees (see extract contained in Appendix F of this report). The listed trees are:

- 2 no. Moreton Bay Figs (*Ficus macrophylla*)
- 1 no. Port Jackson Fig (*Ficus rubiginosa*)
- 1 no. Norfolk Island Pine (*Araucaria heterophylla*)
- 1 no. Kauri Pine (*Agathis robusta*)
- 1 no. Weeping Lilly Pilly (*Waterhousia floribunda*)
- 1 no. Holm Oak (*Quercus ilex*)

6.6 Challenges & Opportunities Arising from Non-Statutory Listings

National Trust of Australia

Listing by the National Trust does not impose any statutory requirements on The Scottish Hospital. Places and items classified by the National Trust of Australia (NSW) and listed in the Register are "components of the natural or cultural environment of Australia that have aesthetic, historic, scientific or social significance or other special value for future generations, as well as for the present community".

The purpose of the National Trust Register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities that prompted the classification.

6.7 Other Statutory Requirements

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Woollahra Municipal Council. Matters may be identified in this study that may require modification includes, but is not limited to, the following:

- Building Code of Australia requirements.
- Fire safety requirements.
- Ingress and egress from the building.
- Disability access.
- Occupational Health and Safety issues.

Certain aspects of the building may be eligible for exemptions from the BCA where upgrading may result in the loss of heritage significance. These issues may be addressed directly with the relevant consent authority.

In addition to specific requirements relating to heritage significance of the place, The Scottish Hospital is required to meet a number of other statutory requirements. The main legislation relates to the Building Code of Australia and the relevant Australian Standards, including those specifically required by government authorities related to health facilities.

7.0 CONSERVATION POLICIES AND GUIDELINES

7.1 Introduction

The following general conservation policies are made as a guide to the care of the building, so as to enable the quality and significance of the place to be retained, and where possible recovered, while maintaining the usefulness and viability of the building. The intention of the policies is to:

- Retain the significant character and quality of the building and its various elements.
- Permit alterations, adaptations and new works that are compatible with the above.
- Identify elements which adversely affect the place and which are in need of
 - modification or removal,
 - provide an approach to the replacement of deteriorated fabric,
 - draw attention to the need for coordination of the conservation needs of the place both in the short term and over the longer life of the building with the other functional and technical aspects and requirements of the place.

Discussion of the preliminary information necessary for the preparation of the conservation policies is set out in Section 6.0 Development of Conservation Policy. This includes consideration of such issues as the requirements of the building's users, various statutory or other obligations, and the physical condition of the building together with potential future changes to the place.

The treatment of existing component spaces, fabric and contents of the building should be in accordance with their assessed level of significance and generally as set out in the following table:

LEVEL OF SIGNIFICANCE	ACCEPTABLE ACTION
Exceptional significance	Preservation, restoration or reconstruction. Adaptation in accordance with the Burra Charter guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place.
High significance	Preservation, restoration or reconstruction. Adaptation in accordance with the Burra Charter guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place.
Moderate significance	Preservation, restoration or reconstruction or adaptation to assist in ensuring the continual use and security of the building provided that no adverse effect is created to more significant fabric.
Little significance	More radical adaptation treatment of fabric with some significance may be acceptable to ensure the continual usability and security of the place as a whole.

Intrusive

Modification or removal in order that the significance of the building is enhanced by reduction of adverse effect.

The significance of The Scottish Hospital is in part reliant on the character and quality of its surviving early fabric. Where ever the issue of removing or altering significant fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the overall significance of the place needs to be undertaken. Such an assessment will review the identified significance level of the part to be removed or altered, the impact that such action will have on the element itself and the resulting impact on the place as a whole. Constraints arising from the statement of significance shall aim to reduce any adverse affect to the place as a whole that may arise from the action.

In general terms, an adverse effect on any item or aspect of greater significance may be permitted provided:

- it makes possible the recovery of aspects of greater significance,
- it helps to secure the future security of the place,
- there is no feasible alternative, and
- care is taken to minimise the adverse effect.

7.2 Policy Recommendations

The recommended policies are set out in italics. They are generally preceded by the information on which they are based. The policies should be read in conjunction with the associated text as this will make the context clear and aid interpretation.

Adjacent to the policies are references to the related articles of the Burra Charter which relate to the policy statement together with a short detailed explanation of the practical implication of the policy with examples where appropriate.

The policies are addressed in the following order:

- Basis of Approach
- Conservation Advice
- Future Possible Changes to the Place
- Maintenance and Repair
- Removal of Significant Fabric
- Exterior of the Building
- Roof Fabric
- Services
- Setting
- Pest Eradication
- Signage
- Archaeological Monitoring
- Interpretation of Historic Themes
- Review of Conservation Management Plan

7.2.1 Basis of Approach

The significance of The Scottish Hospital is in part embodied in the intact fabric of the place. Works carried out on site must therefore take into account its impact on the cultural significance of the place, both as a whole and on individual components. In order for this to occur all work to the place should be guided by the appropriate levels of investigation and supported by appropriate evidence. The *Burra Charter* provides a sound and accepted basis for such work and should be used and interpreted by appropriately qualified professionals throughout the development process.

Policy 1.1

The future conservation and development of the place should be carried out in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) as revised in 1988.

(Article 23) Policy 1.2

The statement of significance and schedule of significant spaces, fabric and elements in this plan, together with any more detailed assessments of individual items, should be adopted as a basis for future decision making, planning and work on the place.

(Article 23) Policy 1.3

The recommended policies and conservation options discussed in this document should be adopted as a guide to future conservation and development of the place irrespective of the use to which it is put.

(Articles 4 5,6,7) Policy 1.4

Prior to the undertaking of any conservation, maintenance or upgrading works on spaces or fabric nominated in this Conservation Management Plan as having high significance or considerable significance, a short Conservation Action Schedule shall be prepared which:

- *Verifies the assessment of Cultural Significance through detailed investigation, recording and evaluation by a conservation professional.*
- *Confirms the appropriate conservation policies applicable to the level of significance and the level of intervention proposed.*
- *Sets out a detailed comprehensive specification of conservation actions applicable to the situation based on the identified conservation policies of this plan.*
- *Is lodged with the Conservation Plan for future reference and review.*

(Articles 23, 26 & 27) Policy 1.5

Before any major works are undertaken review all available documentary and physical evidence in order to guide effective conservation work.

- (Article 23) Policy 1.6
All work in the building shall be undertaken on the basis of known evidence. Conjecture, guesswork or prejudiced decision making are not acceptable.
- (Article 3 & 5) Policy 1.7
Retention, enhancement and retrieval of the Cultural Significance of the place should be adopted and implemented as opportunities arise, taking into consideration the changing needs of the Owner, availability of funds and other constraints.
- (Article 26) Policy 1.8
An adopted procedure for coordinated planning and decision making for the place should be established. These procedures should ensure that decisions on development are made in the context of sound conservation practice. The planning and decision making procedure may need to be reviewed periodically to ensure its continued ability to meet this objective.

7.2.2 Conservation Advice

This conservation plan is a guide for the future care and management of The Scottish Hospital, but it will be relatively ineffective unless interpreted and implemented by persons with relevant conservation expertise. Appropriate conservation advice is necessary to ensure all development (including possible future changes, adaptation, alterations and additions, service installation/upgrading, etc) is compatible with the significance of the place and its individual components.

Similarly where technical advice is sought, or construction/repair works are carried out on significant features or fabric of the buildings - eg. analysis of structural problems, repair of stonework, replacement of roofing material, etc - it is important to use consultants and contractors with proven expertise in the relevant field of conservation-related work. Equally important is the continuity of conservation advice to avoid ad hoc decision making and inappropriate interpretation of these conservation policies.

- (Article 27) Policy 2.1
Relevant and experienced professional conservation advice should be provided for all conservation, adoption and repair works proposals and programs throughout the building.
- (Article 27) Policy 2.2
Consultant advice and contractual work on identified significant components or fabric should be limited to firms or persons with proven expertise in conservation-related projects in the relevant field.
- (Article 28) Policy 2.3
A comprehensive collection of all relevant archival material should be copied and kept for reference by all persons having responsibility for aspects of conservation of the place. The material should be housed on site in a designated appropriate archive area. This should include, but not be limited to, the following:

- copies of all extant archival plans, specifications and reports
- copies of all significant original and early photographic records of the place
- a copy of this plan and any subsequent specialists reports including contracts and accounts.
- a copy of the proposed asset management plan to be prepared for the place.
- an itemised record of all future maintenance and conservation works including documents and specifications
- A record of decisions taken in respect to conservation issues.

(Article 27) Policy 2.4

There shall be an ongoing commitment to make adequate financial resources available for the engagement of appropriate persons to provide experienced conservation advice when required.

(Article) Policy 2.5

There shall be an ongoing commitment to make adequate financial resources available for the development and implementation of a planned maintenance program involving regular inspections testing and servicing or repair of significant fabric in accordance with the proposed asset management plan.

7.2.3 Future Possible Changes to the Place

Opportunities for, and constraints on, the future development of the building and its setting, generally point up the need to make decisions for future change in the context of a coordinated plan for the whole.

(Articles 2, 7) Policy 3.1

The policies set out in this document should be applied irrespective of the use to which the buildings are put.

(Article 21) Policy 3.2

Adaptation of internal spaces is an acceptable form of action to ensure the conservation of the whole place.

(Articles 1.10 & 7) Policy 3.3

Should circumstances lead to a change of use for the building, new uses should be selected which are most compatible with the retention and recovery of the original character and identified cultural significance of the place.

(Articles 1.10 & 7) Policy 3.4

Proposed adaptation or changes which would require the introduction of particular services and/or structural alterations which would have a strong adverse effect on the character and/or heritage significance of the building are unacceptable.

(Article 23) Policy 3.5

Proposed changes of use to any part of a building should only be considered in the context of a coordinated plan for the whole building.

7.2.4 Maintenance and repair

Appropriate and prompt maintenance and repair is an essential component of the conservation of any significant place. Failure to carry out such works contributes to the deterioration of the fabric of the buildings and requires significant levels of repair/replacement works which would have been either unnecessary or of considerably less impact had the appropriate maintenance been carried out.

The Scottish Hospital should as a principle adopt simple strategies for regular inspections and maintenance and have oversight of the activities of maintenance contractors. They should schedule regular visual inspections and keep records sufficient to prepare an annual report to the Hospital Board.

(Article 16) Policy 4.1

A planned maintenance and repair program (Asset Management Plan) should be instigated for the building based on a comprehensive understanding of the building's present state, construction, character and materials with regular inspections and prompt appropriate preventative maintenance and repair when required.

Appropriately qualified tradespeople and supervisors are necessary to the successful carrying out of appropriate programmed maintenance and repair works, with care needing to be exercised at all times to ensure that significant fabric is protected and conserved. The NSW Department of Planning Heritage Branch may be of assistance in sourcing appropriately qualified tradespeople through the list of qualified tradespeople for various trades available through its website, <http://www.heritage.nsw.gov.au>.

(Articles 26 & 27) Policy 4.2

Appoint a heritage building officer responsible to coordinate and report on heritage property and maintenance matters and to make regular reports to the board of The Scottish Hospital.

(Article 27) Policy 4.3

Consultants, tradespeople and supervisory staff should be appropriately qualified in their relevant fields and have knowledge and experience of sound conservation practices.

Policy 4.4

Care should be taken by both tradespeople and supervisory staff that significant fabric is not damaged by maintenance and repair activities.

(Articles 6 & 23) Policy 4.5

The appropriate level of significance of any part or element of the building shall be determined from this plan prior to determining the appropriate level of intervention or action. Before any major works are undertaken, review all available documentary and physical evidence in order to guide effective conservation work.

- (Article 4) Policy 4.6
Colour schemes: Whenever painting is contemplated for significant external fabric only authenticated heritage colour schemes should be adopted.

7.2.5 Removal of significant fabric

Whenever the issue of removing original and significant fabric, including significant landscape features, from its original location is raised this needs to be carefully considered in the context of the reasons for the removal, the impact on the significant element itself and the place as a whole.

To ensure that significant items identified in this plan are maintained within their historic setting, these policies have been formulated to ensure that no movable item is removed from the building prior to the undertaking of a comprehensive study to identify the significance of the item and its significance to the place.

- (Article 10) Policy 5.1
Surviving building fabric and original contents of the building nominated in this Conservation Management Plan as being of exceptional significance or high significance shall not be removed, altered or in any other manner degraded.

- (Article 10) Policy 5.2
Surviving building fabric and original contents of the building nominated in this Conservation Plan as being of considerable significance or some significance shall only be considered for removal or alteration where there is no appropriate alternative. Decisions regarding this action should take into account the use and significance of the place as a whole in evaluating alternative action and such evaluation will always involve appropriate input from conservation professionals experienced in the relevant area of expertise.

- (Article 22) Policy 5.3
Where significant fabric is removed or altered a thorough recording of the original form and detail shall be made including its location within the structure. Removed items shall be labelled and stored safely against possible future reinstatement. The resulting records shall be lodged with the Conservation Management Plan for future reference and review.

- (Article 15.1) Policy 5.4
Building fabric which is identified in this plan as being insignificant or of an intrusive nature may be removed altered or adapted provided that such action allows the potential for recovery of significance and does not damage surrounding original fabric.

7.2.6 Exterior of the Building

The central section of The Scottish Hospital is recognised as having heritage significance. The building is the result of two major construction phases, namely c1848 and 1901. The Federation Arts and Crafts style exterior (including pebble dash render, roof finish and accessories, external joinery, verandah tiles) should be retained and enhanced, including the detailing that survives from the former Victorian residence.

- (Article 8) Policy 6.1
The building should retain its overall form - including layout and roof configurations - with work to areas and components of greater significance generally restricted to preservation, restoration and reconstruction. Proposed work which may have an adverse impact on the exterior form and qualities of the building are unacceptable.
- (Article 20) Policy 6.2
Limited adaptation which does not adversely affect the character or significance of the place as a whole may be permitted in areas of lowest significance or limited visual prominence.
- (Article 15.1) Policy 6.3
Existing services should be re-designed and new services designed in a co-ordinated program which will leave the facades visually free of intrusions.

7.2.7 Roof Fabric

The slate and terrace cotta roof of The Scottish Hospital contributes to the overall architectural character of the building, and should be retained and conserved. Minor adaptation of the roof is acceptable, such as new services penetrations, although they should be located to have the least visible impact on the north and south elevations of the building. Existing chimneys may be reused to disguise services where possible. Additional space at roof level should be designed to be lower than the ridge of the affected slope.

- (Article 16) Policy 7.1
Regular inspection of all guttering and storm water disposal systems should be undertaken to ensure effective weather protection of the building.
- (Article 14) Policy 7.2
The roof of The Scottish Hospital should be conserved to reflect its Federation Arts & Crafts appearance, including the retention and conservation of slate and terra cotta tiles, chimneys, chimney pots, copper gutters, downpipes and rainwater heads.

7.2.8 Services

The design of new services for any of the buildings should take into consideration the style and character of the original work. New services where required should be concealed where possible or relocated to areas of lesser significance. Areas which may need upgrading include:

- Former ward facilities
- Bathroom facilities
- Kitchen
- Lighting and air conditioning
- Fire protection
- Access
- Security systems

- (Articles 21 & 22) Policy 8.1
Removal of major services shall take into consideration the level of significance of the fabric affected and the new work shall generally be concealed.
- (Article 22) Policy 8.2
Provision of adequate fire detection systems shall be a high priority for The Scottish Hospital.
- (Articles 21 & 22) Policy 8.3
Services and utilities such as water supply, drainage, power and telecommunications should be provided in a manner that poses minimal environmental impact on the historic fabric or aesthetic qualities of the landscaped setting of The Scottish Hospital.

7.2.9 Setting

The Scottish Hospital is located on the northern side of Cooper Street, in a precinct containing a number of buildings listed in the Woollahra LEP, as having heritage significance. The Hospital building is located on a level area approximately 3.5 metres below the level of Cooper Street and is delineated by a stone retaining wall to its north. There are a series of remnant terraces between the upper level of the site and lower section and a remnant section of stone stairs. The site also contains seven mature trees that are identified as heritage items by Woollahra Council.

The appearance of the site has been compromised by the use of unsympathetic materials used in hard landscaping in close proximity to The Scottish Hospital, visually intrusive service areas and vehicle access to the upper site.

- (Article 4) Policy 9.1
The extant garden should be recorded by an experienced conservation landscape architect prior to any major works being undertaken that would adversely affect the immediate setting of The Scottish Hospital building.
- (Articles 2 & 8) Policy 9.2
A Landscape Masterplan compatible with the accepted Conservation Management Plan should be prepared for the site by a suitably experienced Landscape specialist, that provides for conservation of significant landscape elements and the introduction of new landscaping that maintains the heritage significance and character of the site while providing for current/ future needs.
- (Articles 2 & 8) Policy 9.3
The extant garden should be recorded by an experienced conservation landscape architect prior to any major works being undertaken that would adversely
- (Article 4.2) Policy 9.4
Only traditional paving materials should be utilised for historic areas adjacent to The Scottish Hospital. The retaining wall around the northern

lawn of the hospital and stairs associated with the former residential use of the building should be retained and conserved.

- (Article 8) Policy 9.5
A coordinated approach to external lighting should be adopted having regard to the historic character of the building, its setting and Cooper Street. External lighting should not be fixed to significant fabric.
- (Article 8) Policy 9.6
A coordinated approach to external fencing should be adopted having regard to the historic character of the building, its setting and the surrounding precinct.
- (Article 8) Policy 9.7
The parking/turning area in Cooper Street should be landscaped in the future to reduce its impact on the Cooper Street facade of The Scottish Hospital.
- (Article 8) Policy 9.8
The garden character of the site of The Scottish Hospital should be enhanced.
- (Article 16) Policy 9.9
The maintenance schedule prepared by MUSEcape Pty Ltd and contained in Appendix 10.7 of this report should be adopted and implemented.
- (Article 16) Policy 9.10
The Landscape Elements Maintenance Schedule should be revised every seven years or following any major changes to the setting of The Scottish Hospital.
- (Articles 8 & 27) Policy 9.11
Any new development should be located and designed to maximise the retention of heritage significance of The Scottish Hospital and its setting.
- (Article 8) Policy 9.12
Trees located within the site that are identified as having heritage significance should be retained and conserved in consultation with a suitably experienced landscape consultant.
- (Articles 8, 16 & 27) Policy 9.13
Decisions on whether to retain or remove particular trees should be based on their safety, relative significance, amenity value and contribution to the landscape as a whole.
- (Article 8) Policy 9.14
The existing legal boundary of the site should be accepted as the curtilage necessary to understand the setting of the former residence known as "The Terraces" and The Scottish Hospital.

7.2.10 Pest Eradication

There is evidence of feral animals within the boundary of the site. The presence of any feral animals such as rats, mice, foxes, feral cats, feral dogs or native animals such as possums or grey-headed flying foxes should be monitored, and any adverse impacts on significant items and areas, vegetation and wildlife recorded and appropriate control measures implemented.

(Article 8) Policy 10.1

The numbers of feral animals should be monitored and where necessary appropriate control measures implemented in consultation with relevant authorities.

7.2.11 Signage

Signage is an important architectural feature that should not detract from the overall architectural character of The Scottish Hospital building. The signage associated with The Scottish Hospital and the current use of the site generally falls into three categories:

- Site identification, which may including name, contact numbers, business/visiting hours, etc.
- Location identification, that is the name of a service or activity within the building, and
- Directional signage, vehicular and pedestrian traffic control, guidance and information.

(Article 29) Policy 11.1

The person or committee responsible for the consistent implementation of the Conservation Management Plan should also review all proposed signage for The Scottish Hospital building and its immediate setting.

(Article 8) Policy 11.2

Signs shall be carefully placed and not obscure architectural features, including windows of The Scottish Hospital building.

(Article 8) Policy 11.3

All signage shall be restrained in design and of a high standard of materials, construction and graphics. Lettering of signage within or attached to The Scottish Hospital building shall be of a sympathetic style to the age and architectural character of the building.

7.2.12 Archaeological Monitoring

An Archaeological Review of The Scottish Hospital, Paddington, was carried out by Casey & Lowe Pty Ltd, Consultant Archaeologists, in October 2009. That report summarised and confirmed earlier findings contained in the documents prepared for The Presbyterian Church (New South Wales) Property Trust, and listed below:

- a) Casey & Lowe, *Preliminary Archaeological Assessment, Scottish Hospital*, 2000.
- b) Casey & Lowe, *Archaeological assessment, The Scottish Hospital*, February 2001.

- c) Casey & Lowe, *Results of Initial Archaeological Testing, The Scottish Hospital*, April 2001.
- d) Casey & Lowe, *Statement of Archaeological Impact, New Development Application, The Scottish Hospital, Paddington*, September 2001.
- e) Casey & Lowe, *Excavation Permit Application, The Scottish Hospital*, July 2006.

The assessment carried out by Casey & Lowe Pty Ltd identified three areas within the site that may potentially contain archaeological material, refer to Figure 18.

- (Article 4.1) Policy 12.1
The management recommendations contained in the Archaeological Review prepared for The Scottish Hospital, Paddington site by Casey & Lowe Associates in October 2009, should be adopted when considering future development within the boundary of the site.
- (Article 28) Policy 12.2
An approval under Section 140 of the NSW Heritage Act 1977 should be obtained prior to works being taken within the boundary of The Scottish Hospital site that may affect archaeological material, including the areas identified by Casey & Lowe Pty Ltd as potentially containing archaeological material.
- (Article 4 & 10) Policy 12.3
Investigate, record and interpret where appropriate the archaeological evidence of early development of the site.
- (Article 10) Policy 12.4
Surviving physical evidence of the steps and paths, associated with the former terraced garden and dating from 1889 or earlier, as identified by Casey & Lowe shall be retained insitu where possible and preserved.
- (Article 15.1) Policy 12.5
Minor adaptation of existing retaining walls and paths is acceptable provided the changes do not significant impact on the architectural character and immediate garden setting of the former Scottish Hospital building.
- (Article 25) Policy 12.6
The general configuration of the garden terraces, paths and steps should be included in interpretative signage within the site.
- (Article 28) Policy 12.7
In the event an archaeological relic or artefact is located on site, the relevant authority shall be contacted for advice prior to its removal or disturbance.

7.2.13 Interpretation of Historic Themes

The Scottish Hospital building is physical evidence of the development of private hospital and nursing care facilities in New South Wales, and particularly the Woollahra Municipality.

(Article 25) Policy 13.1

An Interpretation Strategy should be prepared and implemented for The Scottish Hospital and its setting to assist visitors to the site to develop and understanding and appreciation of the cultural history of the place, including:

- *Pre-European Environment.*
- *Early European Settlement.*
- *The construction and development of the place, and surviving significant fabric.*
- *People and Organisations associated with the place.*

7.2.14 Review of Conservation Management Plan

This Conservation Management Plan must be reviewed and updated on a regular basis regardless of ownership of the site or site use, in keeping with best-practice heritage management principles.

(Articles 2, 4 & 26.1) Policy 14.1

The Conservation Management Plan adopted for the site of The Scottish Hospital shall be reviewed at least once in every seven year period, or following a major change to the site, the heritage-listed building or its fabric.

(Article 26) Policy 14.2

Any review of, or amendments to, this Conservation Management Plan must be undertaken in association with a suitably experienced heritage consultant, and include the following:

- a) *Identification of those undertaking the review and the procedures used;*
- b) *An assessment of the effectiveness of the plan in protecting and conserving Commonwealth Heritage values;*
- c) *Recommendations for the improved protection of values where necessary;*
- d) *Outline how new and changed information that may have come through monitoring, community input and further research will be incorporated into the revised management plan; and*
- e) *Details of any significant damage or threat to the heritage values.*

8.0 RECOMMENDATIONS AND POLICY IMPLEMENTATION

8.1 Introduction

This section provides recommendations on the way in which the policies in the previous section may be implemented. The recommendations should be read in conjunction with the conservation policies.

Priorities are provided for the implementation of policies in order to guide future conservation works.

Priority 1 Urgent works recommended to be carried out immediately.

Priority 2 Works to be carried out within 12 months of the completion of the Conservation Management Plan.

Priority 3 Works to be carried out as part of a long-term conservation and maintenance program.

8.2 General Guidelines for Care, Use and Management of the building

Policies 1.1 to 4.6 of the previous section deal in some detail with:

- how The Scottish Hospital could and should be used, and
- the need for a specifically structured and coordinated approach to decision making about both the immediate works on the building - conservation, repair and possible adaptation, and its ongoing maintenance, adaptation and management,

These policies mainly deal with principals of approach and are therefore largely self explanatory, while others are expanded on in the context of policies for specific components and/or fabric of the place. Those requiring specific action are set out below with guidelines and priorities for their implementation.

Priority 1:

The recommended policies and options of this Conservation Plan should be reviewed, adjusted as necessary and formally adopted by owner and occupant of the subject site, The Presbyterian Homes for Aged Persons.

- A formal procedure for coordinated planning and decision-making should be established and implemented by The Presbyterian Homes for Aged Persons. Allowance should also be made for formally obtaining advice from appropriately qualified and experienced conservation consultants for decisions affecting the significant fabric of the place, namely the building and its contents.
- The recommended archival source material should be brought together as a reference resource for further action.
- Any intended change of use of the building should be identified and evaluated in the light of the conservation policies to determine the appropriate level of adaptation compatible with the degree of significance of The Scottish Hospital.

- Prepare and implement a strategy for upgrading fire services throughout The Scottish Hospital building.
- Ensure the building is adequately secured and monitored if The Scottish Hospital is to remain unoccupied for over six months.
- Stabilise building to reduce ingress of water into building, secure to reduce vandalism inside building and squatters.

Priority 2:

A Maintenance Plan should be prepared for The Scottish Hospital, immediately following the completion of this report and should be formally implemented by being built into a specific programme and budget for the building.

This plan should specifically identify all major components of the fabric - including exterior and interior elements and finishes, services, etc and provide a checklist of how these features are to be examined and what remedial works may need to be carried out. Other areas of particular concern which should be addressed by the plan are:

- Upgrading and installation of future services, including lighting, electrical, communications, etc
- Access
- Fire detection and protection.

The timing of inspections of particular features should also be identified with potential problem items checked more frequently. Equipment and other services should be inspected in accordance with the recommendations of the manufacturer and/or as required by codes or other regulations.

Advice from qualified conservation practitioners regarding appropriate maintenance and repair works for significant elements and fabric - including the roof, windows, joinery and masonry should be included in the Maintenance Plan.

The survey of existing building fabric in Section 4.0 of this report generally identifies the major elements and current areas of deterioration and other problems. Further detailed recommendations on specific areas of fabric are included in Section 8.3 below.

8.3 Recommendations for Specific Conservation Works

8.3.1 Exterior of the Building

The Statement of Cultural Significance and the Conservation Policies generally reflect the importance of the fabric of the exterior of the building and the consequent need to appropriately conserve it. Preservation of as much as possible for as long as possible of the existing fabric is both desirable and feasible.

Priority 1:

The exterior of the building is in good condition and has had regular maintenance carried out. The main priority is to ensure that the building remains watertight and secure.

The slate roof of The Scottish Hospital was replaced following hail damage in April 2000. A small number of new slates have slipped, and should be refixed.

Investigate and adjust drainage adjacent to the northern verandah of The Scottish Hospital to reduce deterioration of surviving sandstone fabric.

Priority 2:

Significant and or badly deteriorated original components and fabric should be repaired, restored and for reconstructed as part of a Maintenance Plan.

The major elements to be conserved include:

- Removal of fabric identified as intrusive in this Conservation Plan

Priority 3:

- Progressive rationalisation of services on exterior walls and on roof.
- Paint the exterior in an appropriate colour scheme, based on evidence found on site.

8.3.2 Interior of the Building

The policies for the "retention of interior character and quality" generally set out the framework for the conservation of the significant interior character, fabric and components.

Any proposed future alterations to the layout of the spaces, if framed within the appropriate policies, should retain both the significant individual spaces and fabric.

Priority 1:

Carry out immediate repairs to bring The Scottish Hospital up to minimum requirements of the Building Code of Australia

- Recovery of Significant Spaces
- Upgrading of fire protection services throughout the building

Priority 2:

The implementation recommendations in this section are generally concerned with procedures and strategies for introducing new services in a manner which minimises their impact on the significant character and fabric of the building as required by the conservation policy.

- Services should generally be confined to less significant areas and concealed where possible or housed in sympathetically mounted conduits, fittings, etc.

- Fittings such as fire extinguishers should be located, if possible, away from the spaces identified as of high significance or considerable significance.

Priority 3:

- Progressive rationalisation of services throughout the building

8.3.3 Setting

The general aim of the conservation policies for the setting of The Scottish Hospital is to reveal and complement the significance of its external facade in its garden setting as much as possible, particularly the view to and from the northern elevation of the hospital.

Priority 1:

- Carry out conservation works to the remaining sandstone retaining wall and coping stone
- Retain and conserve the original stone stair located in the garden to the north of The Scottish Hospital.

Priority 3:

- Implement a new co-ordinated lighting system for the grounds of The Scottish Hospital.
- Progressive rationalisation of later fences and gates around the perimeter of the site.
- Prepare and implement an interpretation plan the setting of The Scottish Hospital.

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10.0 APPENDICES

10.1 The Burra Charter

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Explanatory Notes

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

The Burra Charter, 1999

Australia ICOMOS Inc

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

1.9 *Adaptation* means modifying a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a *use* involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the area around a *place*, which may include the visual catchment.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.

1.15 *Associations* mean the special connections that exist between people and a *place*.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

The term *cultural significance* is synonymous with *heritage significance* and *cultural heritage value*.

Cultural significance may change as a result of the continuing history of the *place*.

Understanding of *cultural significance* may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the *place*.

The distinctions referred to, for example in relation to roof gutters, are:

- *maintenance* — regular inspection and cleaning of gutters;
- *repair involving restoration* — returning of dislodged gutters;
- *repair involving reconstruction* — replacing decayed gutters.

It is recognised that all *places* and their components change over time at varying rates.

New material may include recycled material salvaged from other *places*. This should not be to the detriment of any *place* of *cultural significance*.

Associations may include social or spiritual values and cultural responsibilities for a *place*.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the *fabric* (e.g. maintenance, restoration, reconstruction); the use of and activities at the *place*; and the use of introduced explanatory material.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Article 5. Values

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

Article 6. Burra Charter Process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

Article 7. Use

- 7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A place should have a compatible use.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

For many places associations will be linked to use.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The results of studies should be up to date, regularly reviewed and revised as necessary.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

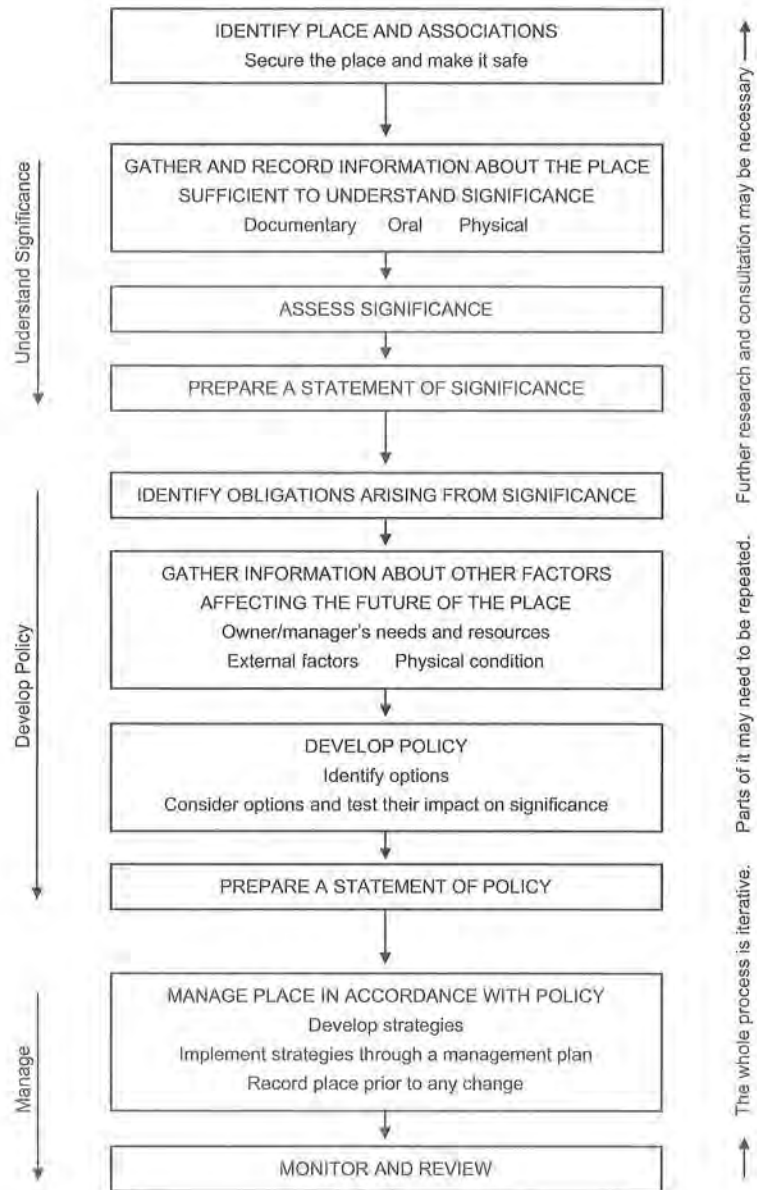
Adequate resources should be provided for *conservation*.

The best conservation often involves the least work and can be inexpensive.

Words in italics are defined in Article 1.

The Burra Charter Process

Sequence of investigations, decisions and actions



10.2 Land Titles Information relating to The Scottish Hospital site.

Partial chain of title for The Scottish Hospital

The following chain of title draws on information held by the Land Titles Office of NSW, in particular the documents listed below:

- Primary Application No.7727
- Certificate of Title, Volume 952 Folio 236.

The land comprises parts of allotments 5 and 6 and allotments 4 and 7 respectively, in the Valley of Rushcutters Bay, Parish of Alexandria County of Cumberland.

9 acres 1 rood 28 perches of land was originally granted to John Edye Manning by His Excellency Major General Richard Bourke on the 8th July 1833.

A small section of land, comprising 0 acres 1 rod 13 perches, was acquired in 1905 and incorporated into the site of The Scottish Hospital at that date. This section of land was part of the 9 acres 1 rod 3 perches originally granted to John Kinchela by His Excellency Major General Richard Bourke on the 8th July 1833.

DATE	SCHEDULE	REFERENCE
8/7/1833	Grant from crown to John Edye Manning of 9 acres 1 rood and 28 perches called Deepdene, Parish of Alexandria County of Cumberland. Enrolled in Supreme Court Bk. C, No. 192 &193, 13 Aug 1833	PA 7727
24/9/1833	Mortgage. John Edye Manning to Thomas Hyndes	Bk. E, No. 314
7/9/1835	Mortgage. JE Manning to The Trustees of the Savings Bank of New South Wales	Bk. H, No. 650
14&15/8/1837	Lease and Release. JE Manning and MJ Manning to Hamilton Collins Sempill	Bk. L, No. 755
9/2/1842	Mortgage. Hamilton Collins Sempill and Susan Sempill to Hastings Elwin and others	Bk. Z, No. 384
11/2/1842	Surrender (Endorsed on mortgage of 7/9/1835). The Trustees of the Savings Bank to Hamilton Collins Sempill	Bk. Z, No. 446
1/11/1847	Conveyance. Australian trust Company to William Godfrey McCarthy	Bk. 7, No. 639
2/11/1847	Mortgage. William Godfrey McCarthy to the Australian Trust Company	Bk. 7, No. 640
12/6/1850	Conveyance (Lot 13). Australian Trust Company to HB Bradley	Bk. 18, No. 799
29/12/1852	Confirmation deed (Lot 13). WG McCarthy and Eliza McCarthy to said HB Bradley	Bk. 24, No. 832
31/12/1852	Mortgage (£1,200-). HB Bradley to Hon E Deas Thomson Vice President of the Savings Bank of New South Wales	Bk. 24, No. 844
31/3/1860	Further Charge (£800-) (endorsed on amend to last mortgage). Said HB Bradley to The Trustees of the Savings Bank of New South Wales	Bk. 67, No. 499
26/3/1873	Settlement. Said HB Bradley (1 st part) Louisa	

	Portia O'Ferrall (2 nd part) and Thomas Robert Allt and Richard H Denne (3 rd part)	
11/10/1873	Appointment of a new Trustee (endorsed as last settlement). Said HB Bradley (1 st part) said RH Denne and Thomas Robert Allt (2 nd part) and George Fullerton (3 rd part)	
28/10/1873	Conveyance (Lot 13). Said Thomas Robert Allt and George Fullerton (1 st part) said HB Bradley and Louisa Portia Burton Bradley (2 nd part) and RH Denne (3 rd part)	Bk. 139, No. 1000
3/11/1873	Reconveyance (Lot 13) (endorsed on last mortgage) The Trustees of the Savings Bank to RH Denne	Bk. 140, No. 1

**LOT 11 AND
PART LOT 11**

DATE	SCHEDULE	REFERENCE
8/7/1833	Grant from the Crown to John Kinchela of 9 acres 1 rood and 3 perches Parish of Alexandria, County of Cumberland	
2/9/1833	Mortgage (£400-). J Kinchela to John Coghill	Bk. F, No. 290
29/2/1836	Mortgage. J Kinchela and wife to WH MacKenzie	
	(INCOMPLETE CHAIN)	
7/1/1878	Transfer. From William Frederick McCarthy to Richard Henry Denne. 3 roods 5 perches comprising Lots 24 to 30 and part Lots 22 and 23	V.323 F.98
3/3/1883	Transfer. From David Richard Denne, Pembroke Denne and Henry Houghton Burton Bradley to John Manifold Gibson, Civil Servant of Sydney. 2 roods, 1 perch, comprising Lots 1 to 6 of DP 915	V.630 F.222
30/1/1906	Transfer. From Gibson to MacCormick, Thring, Jenkins and Crago as Tenants in common.	V.1668 F.134, 135, 136, 137

9/5/1883	Transfer. From David Richard Denne, Pembroke Denne and Henry Houghton Burton Bradley to John England. 31½ perches, comprising Lots 8 and 9 and part Lot 10 as shown in DP 915.	V.644 F.69
19/3/1883	Conveyance. DR Denne and others to John England	Bk.285, No.306
23/5/1889	Application to bring lands under the provisions of the Real Property Act by Sarah England, Theophilus England and Thomas Hilliard England.	PA 7727
23/12/1889	Certificate of Title issued to Sarah England, widow, Theophilus England, gentleman as joint tenants	V.952, F.236
2/8/1898	Transfer. Sarah England, Theophilus England and Thomas Hillard England to Theophilus England, Thomas Hillard England and Sarah Lydia England, spinster, as tenants in common.	V.1255 F.116, 117, 118
9/9/1901	Transfer. From Sarah Lydia England, Theophilus England and Thomas Hillard England to Edward Thomas Thring Alexander MacCormick, William Henry Crago, Samuel Thomas Knaggs and	V.1370 F.156,157,158, 159,160

	Edward Johnstone Jenkins as tenants in common. 2 acres 2 roods 38½ perches.	
	Transfer. From Samuel Thomas Knaggs to Edward Thomas Thring, Alexander MacCormick, William Henry Crago and Edward Johnstone Jenkins as tenants in common. 2 acres 2 roods and 38½ perches.	V.1383 F.244, 245,246,247
12/12/1901	Transfer. From Alexander MacCormick to The Scottish Hospital	V.1383 F.244
12/12/1901	Transfer. From William Henry Crago to Alexander Campbell MacCormick of Sydney, a minor born on the 23 July 1897.	V.1383 F.245
15/11/1907	MacCormick, Thring, Crago and Jenkins purchase 1 rood 13 perches of land from James Alexander Brown and Alexander Henry Brown. This section of land had been part of the original grant to John Kinchela in 1833.	V.1829 F.80
	Transfer from Sir Alexander MacCormick to Craignish Limited	V.1383 F.245
	Transfer. From Craignish Limited to The Scottish Hospital	V.1383 F.245
	Transfer. Edward Thomas Thring to Charles Malcolm Campbell of Sydney, student, of his undivided ¼ share.	V.1383 F.246
	Transfer. Charles Malcolm Campbell MacCormick to The Scottish Hospital	V.1383 F.246
	Transfer. From Edward Johnstone Jenkins to The Scottish Hospital.	V.1383 F.247
	Transfer. To The Scottish Hospital	V.3894 F.184
	(Transfer by Application?) The Presbyterian Church (New South Wales) Property Trust	V.14598, F.94
	Lease to The Sydney County Council of Substation premises No. 6183 together with Right of Way and Easement for Electricity purposes over another part of the land above described shown in DP117517. Expires 31/12/2035	CF.2/607572

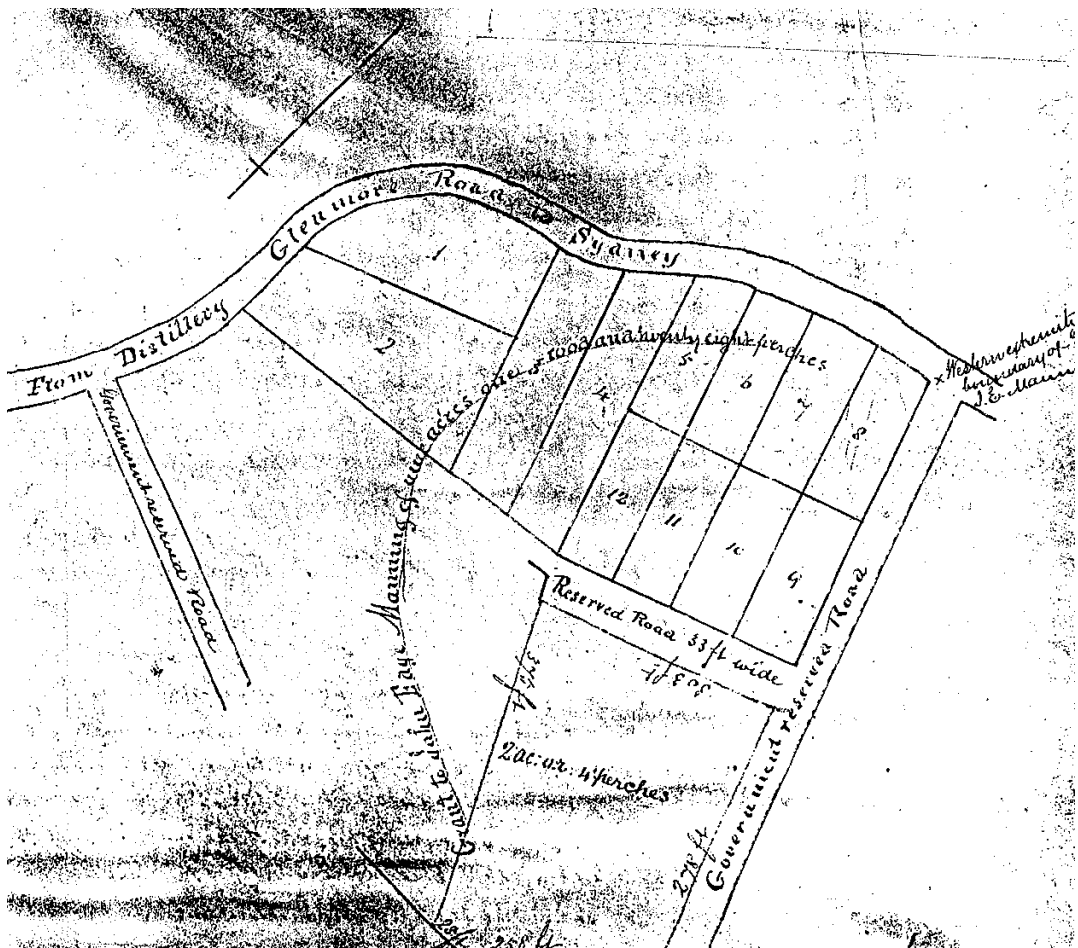


Figure 22 - OST Book 18, Number 799, 12th June 1850

Source: Department of Lands

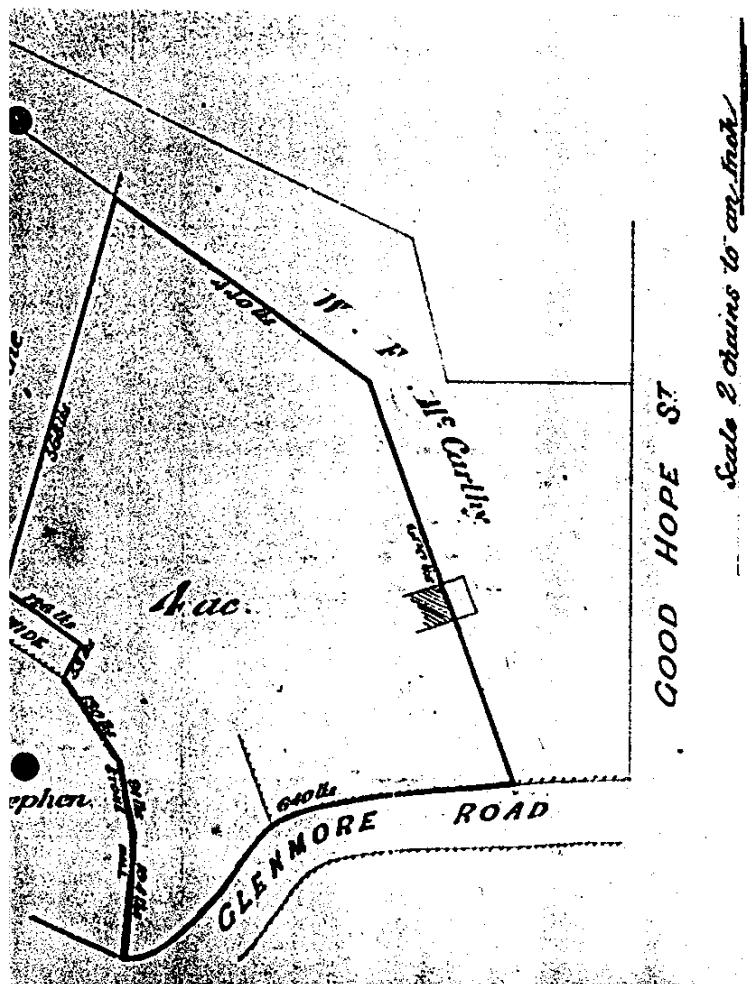


Figure 23 - Volume 260, Folio 223, 21st June 1876

Source: Department of Lands

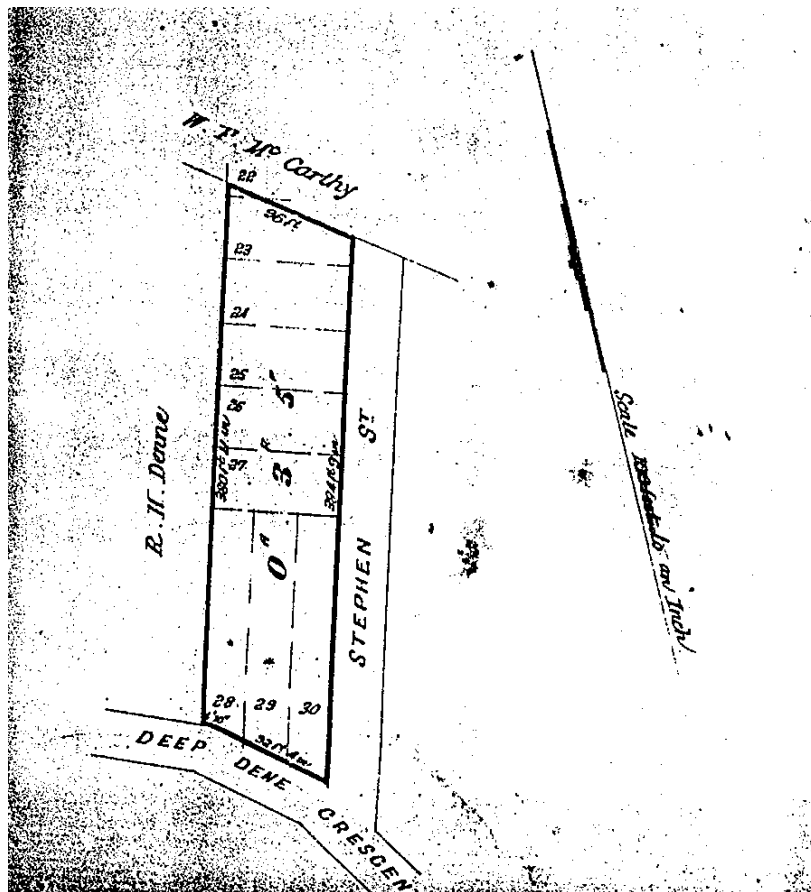


Figure 24 - Volume 323, Folio 98, 7th January 1878

Source: Department of Lands

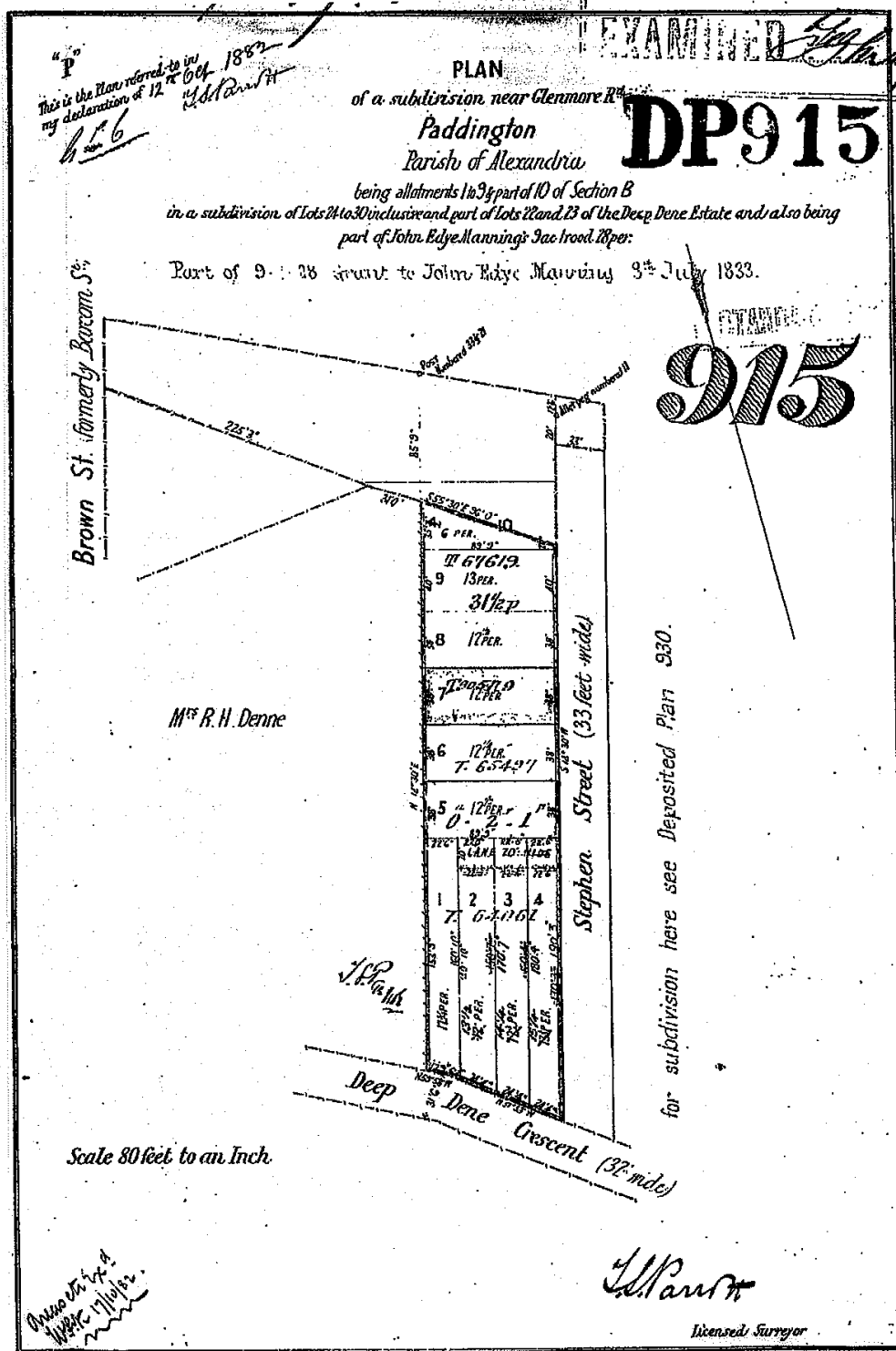


Figure 25 - Deposited Plan No. 915, 12th October 1882

Source: Department of Lands

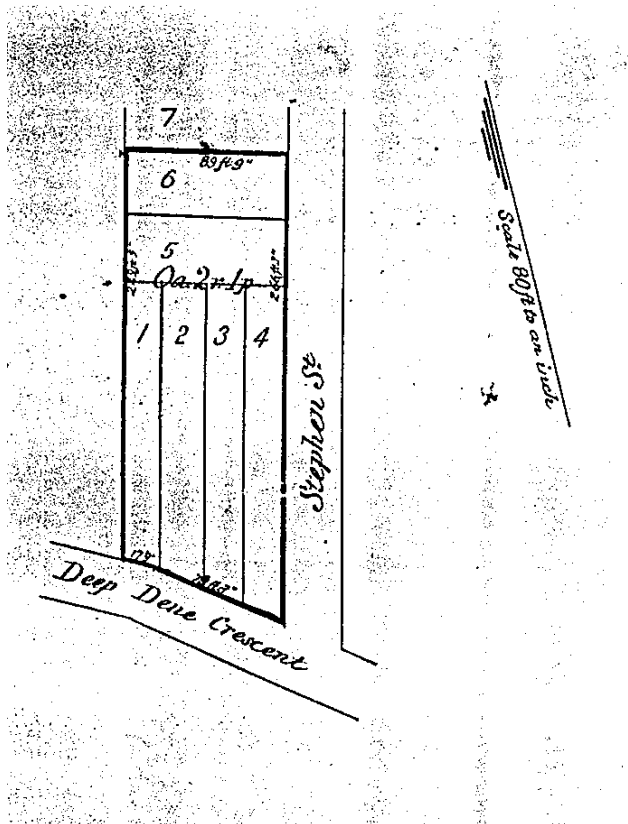


Figure 26 - Volume 630 Folio 222, 3rd March 1883

Source: Department of Lands

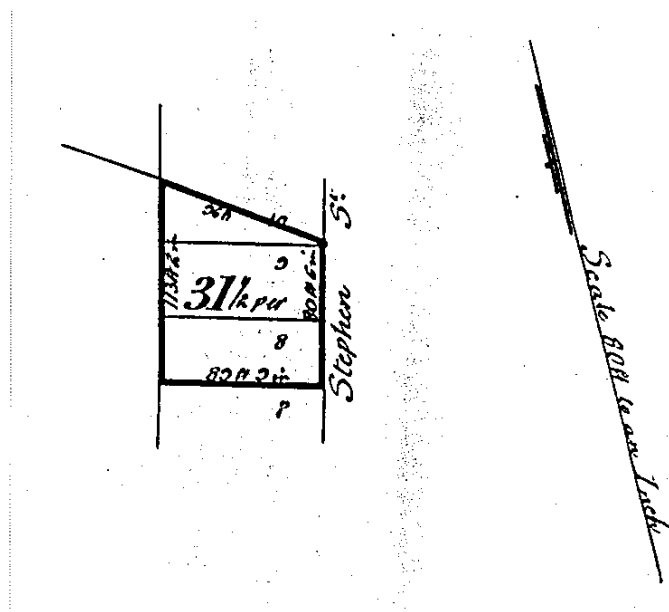


Figure 27 - Volume 644, Folio 69, 9th May 1883

Source: Department of Lands

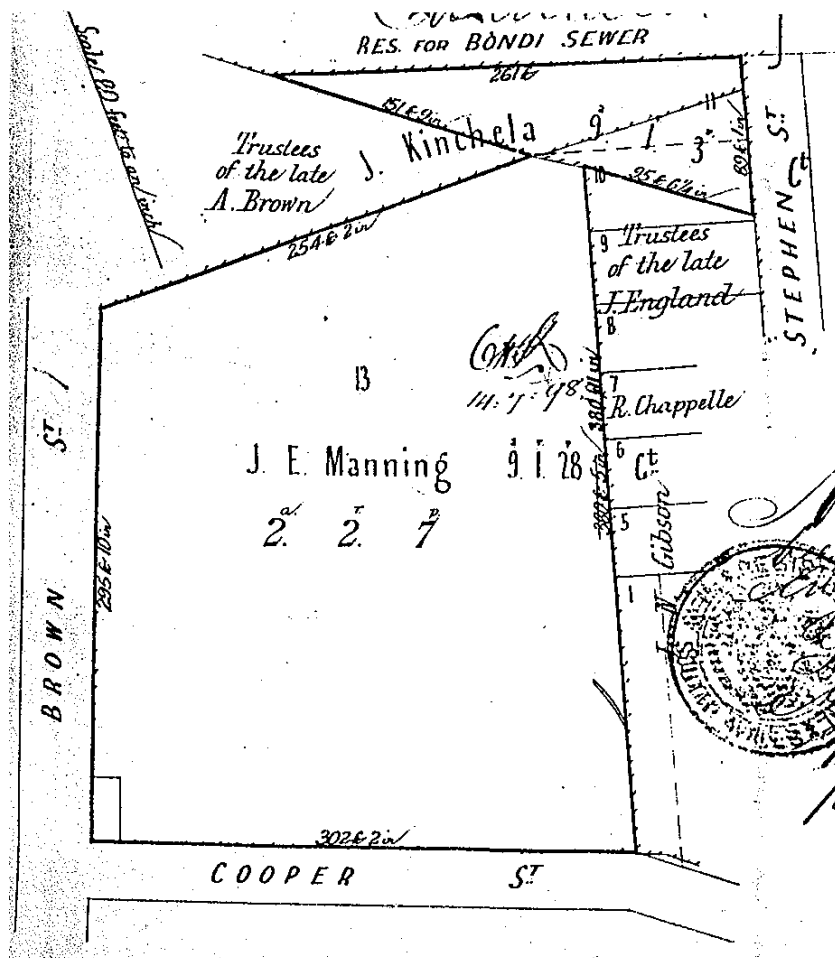


Figure 28 - Volume 952, Folio 236, 23rd December 1889

Source: Department of Lands

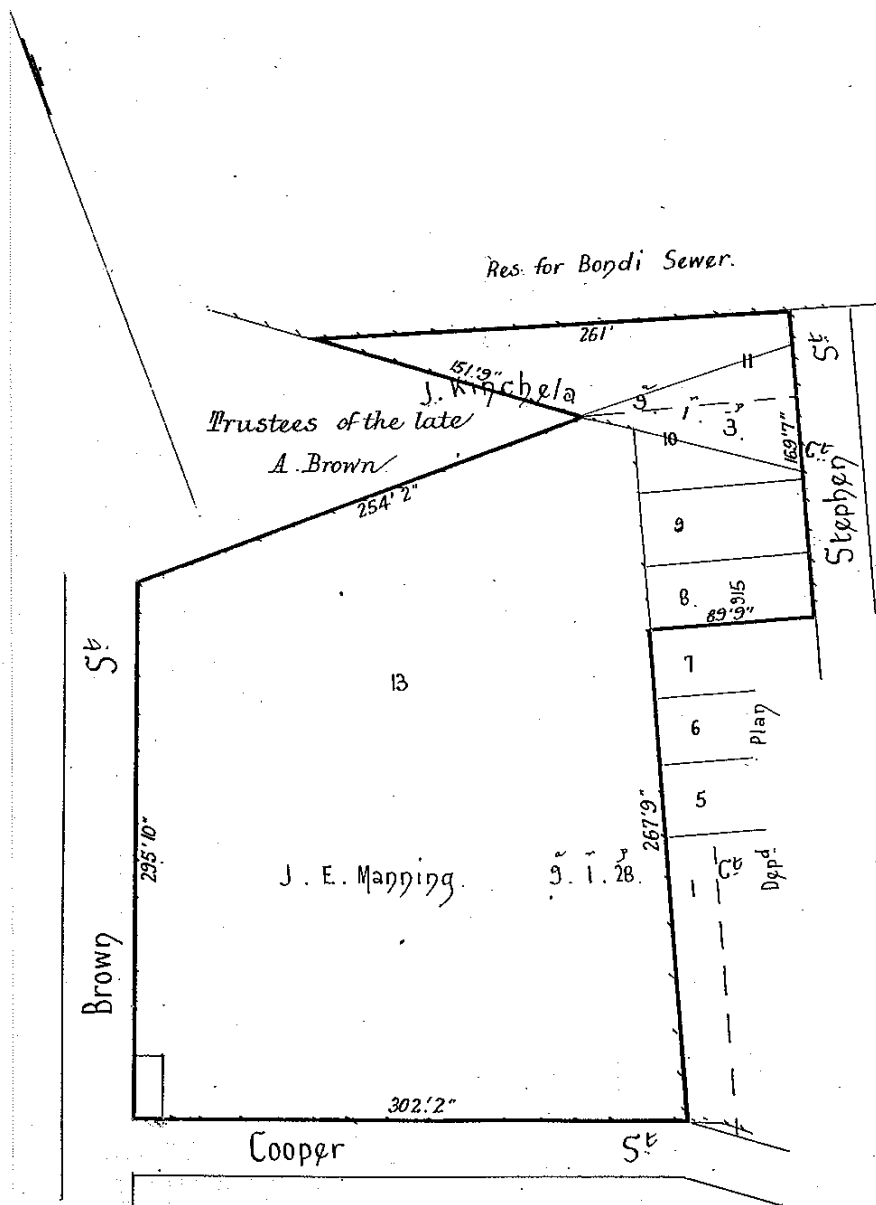


Figure 29 - Volume 1255, Folios 116-118, 2nd August 1898

Source: Department of Lands

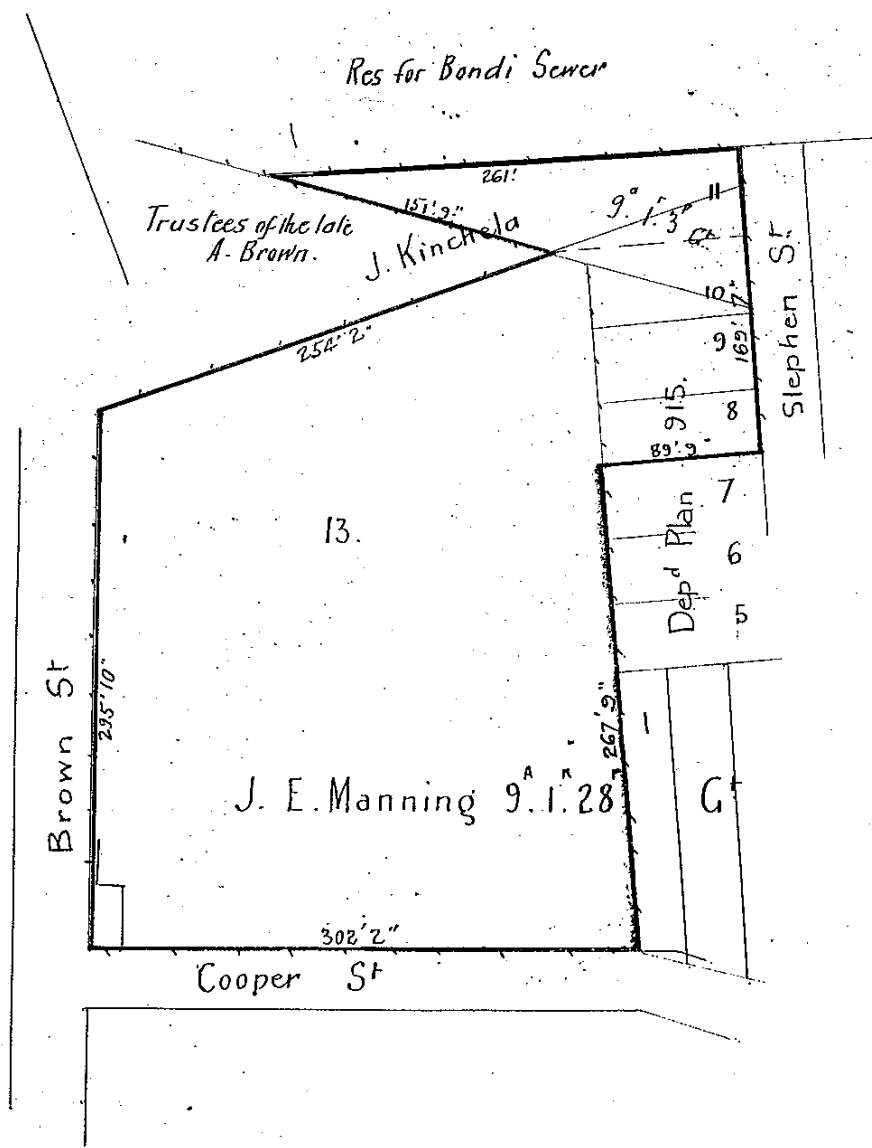


Figure 30 - Volume 1370, Folios 156-160, 9th September 1901

Source: Department of Lands

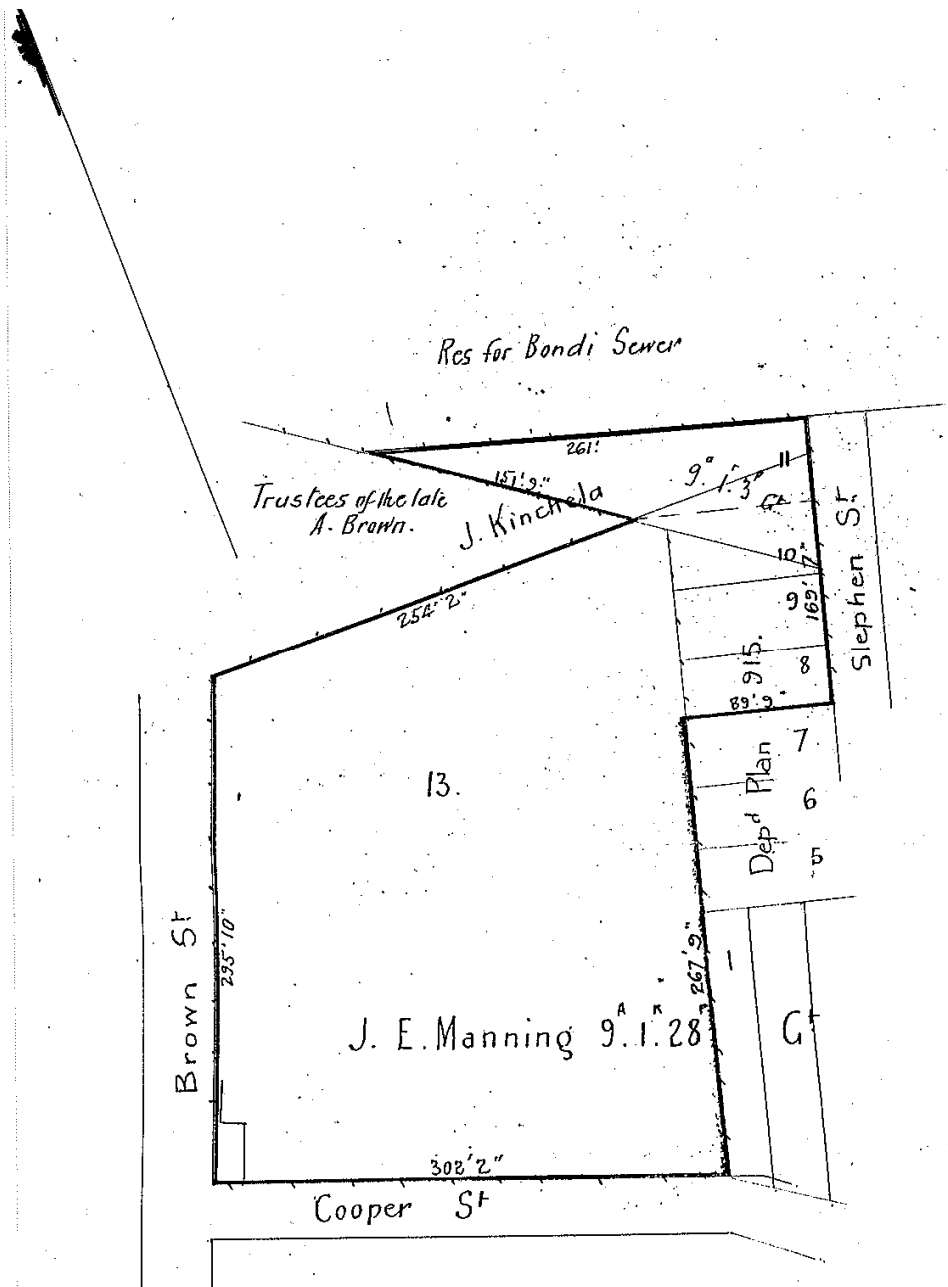


Figure 31 - Volume 1383, Folios 244-247, 12th December 1901

Source: Department of Lands

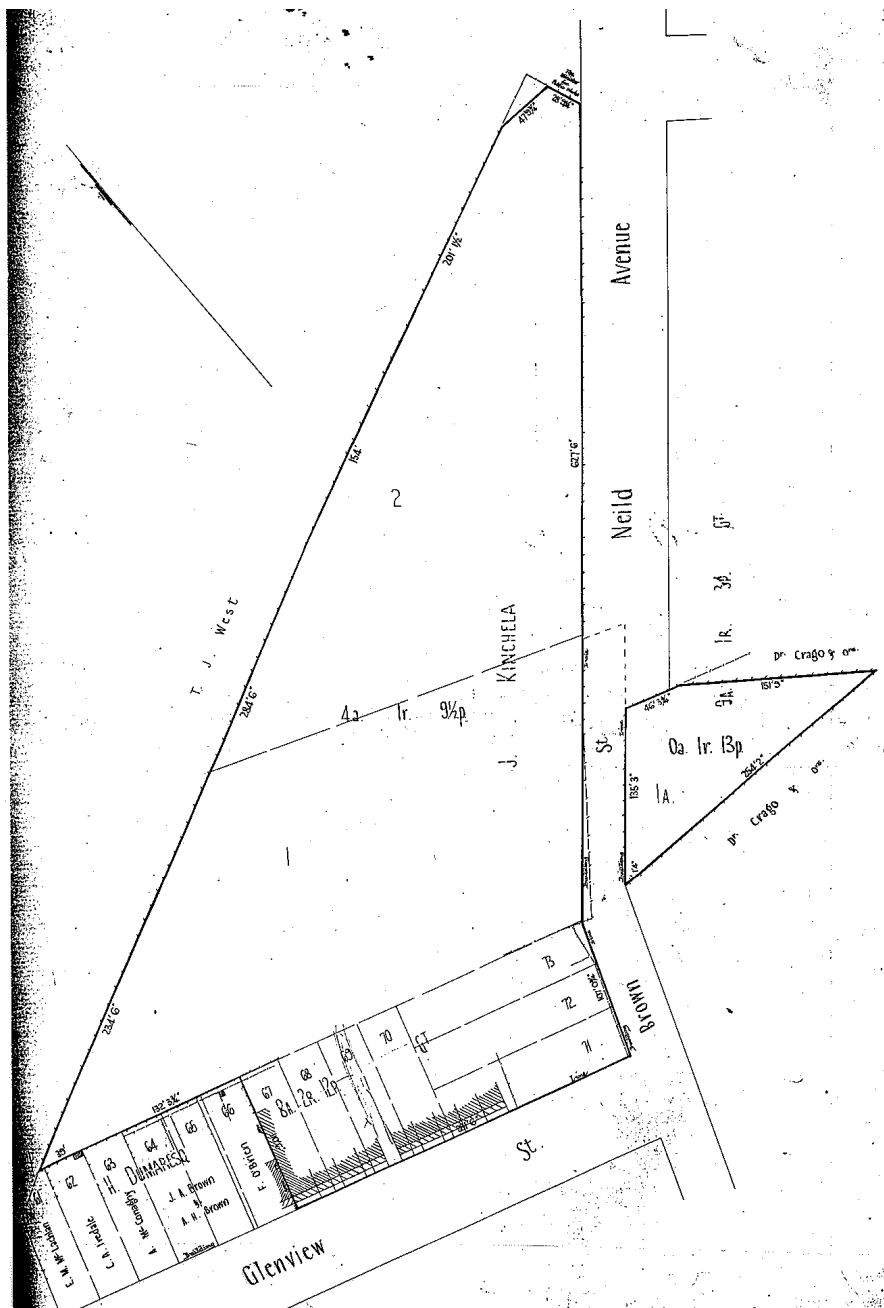


Figure 32 - Volume 1579 Folio 103, 1905

Source: Department of Lands

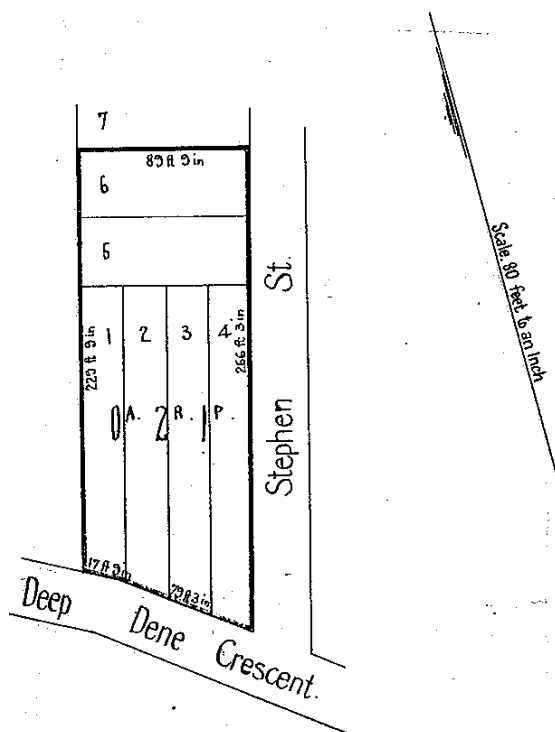


Figure 33 - Volume 1668, Folios 134-7, 30th January 1906

Source: Department of Lands

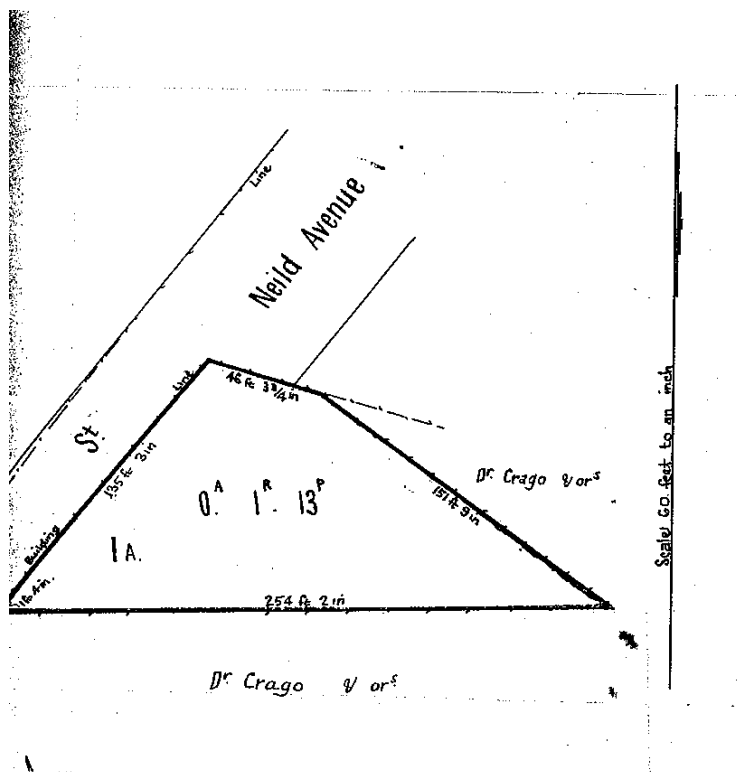


Figure 34 - Volume 1829, Folios 80-3, 15th November 1907

Source: Department of Lands

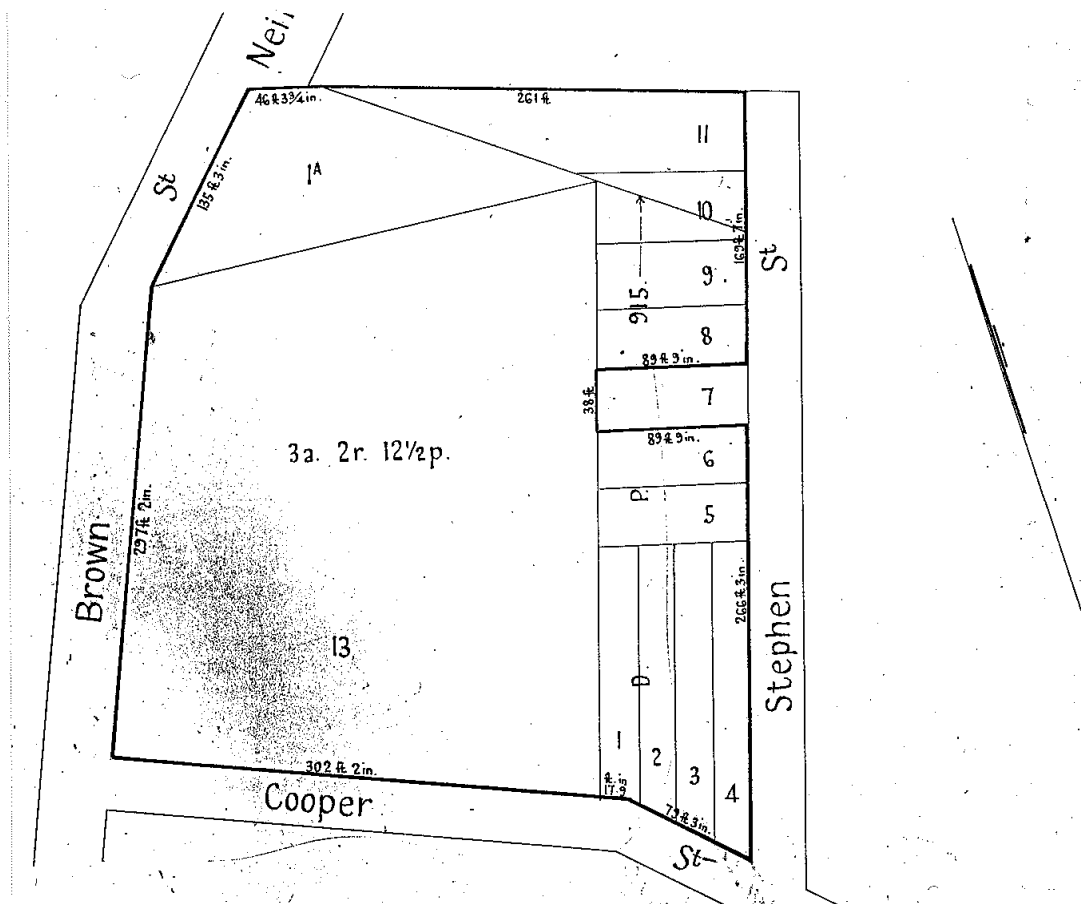


Figure 35 - Volume 3894, Folio 184, 5th August 1926

Source: Department of Lands

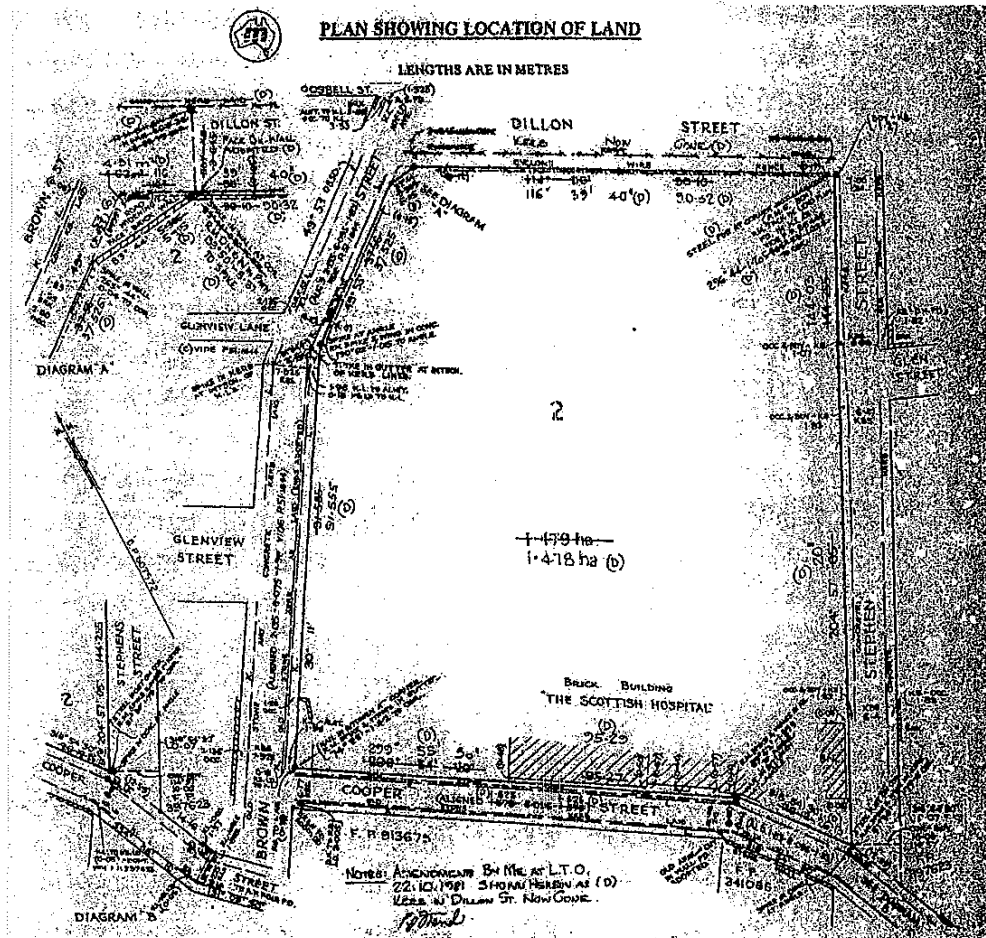


Figure 37 - Volume 14598, Folio 94, 13th November 1981

Source: Department of Lands

10.3 Sands Directory and Other Early Directory Listings THE SCOTTISH HOSPITAL (also known as "THE TERRACES" and "DEEPDENE")

EARLY DIRECTORY AND SANDS DIRECTORY SEARCH

1844-45 LOW'S CITY OF SYDNEY DIRECTORY

McCarthy WG Vineyard, Rushcutters Bay - solicitor
(Bradley H.B Queen Street Surry Hills) - solicitor

1851 FORDS SYDNEY COMMERCIAL DIRECTORY

McCarthy W.G Glenmore Road - solicitor
Bradley H.B "The Terrace" Glenmore road - solicitor

1855 WAUGH & COX'S DIRECTORY OF SYDNEY

McCarthy W.G Glenmore Road - Holden & McCarthy Solicitors
Bradley H.B "The Terraces" Glenmore Road - Bradley & James Solicitors

1857 COX & CO SYDNEY POST OFFICE DIRECTORY

McCarthy W.G Office Castlereagh Street
Bradley H.B Paddington

1858 TO 1933 SANDS SYDNEY AND SUBURBAN DIRECTORY

YEAR	OCCUPANT	ADDRESS	COMMENTS
1858/9	Bradley HB	Glenmore Road Paddington – Bradley & James Solicitors	
1861	McCarthy WG	"Deeptide"	Bradley not mentioned
1863	Bradley HB	Glenmore Road	
1864	Bradley HB	Glenmore Road	
1865	Bradley HB	Glenmore Road	
1866	Bradley HB	Glenmore Road	
1867	Bradley HB	Glenmore Road	
1868	Bradley HB	Glenmore Road	
1869	Bradley HB	Glenmore Road	
1870	Bradley HB	Glenmore Road – Bradley and Son Solicitors	
1871	Bradley HB	Little Barcom Street Paddington	
1873	Bradley HB	Little Barcom Street Paddington	
1875	(Bradley HB) Denne RH	(Lyons Road Five Dock) Glenmore Road Paddington	
1876	Denne RH	Little Barcom Street Paddington	
1880	Denne RH	Barcom Street "The Terraces"	
1882	Denne Mrs Catherine	Cooper Street Paddington "The Terraces"	This is the first mention of Cooper Street and Mrs Dene is the only resident
1883		Cooper Street Paddington not	

		mentioned, Barcom Street is now Brown Street and there is no mention of Mrs Denne)	
1884	England John	Cooper Street Paddington-north side off Brown Street "The Terraces"	Only resident in Cooper Street
1885	England John	"The Terraces"	
1886	England John	"The Terraces"	
1887	England Mrs J England Theophilus England Thomas H	"The Terraces" "The Terraces" "The Terraces"	
1888	England Mrs J England Theophilus England Thomas H	"The Terraces" "The Terraces" "The Terraces"	
1889	England Mrs J England Theophilus England Thomas H	"The Terraces" "The Terraces" "The Terraces"	
1890	England Mrs J England Theophilus England Thomas H	"The Terraces" "The Terraces" "The Terraces"	
1891	England Mrs J England Theophilus England Thomas H	"The Terraces" "The Terraces" "The Terraces"	
1892	England Mrs J England Theophilus England Thomas H	"The Terraces" "The Terraces" "The Terraces"	
1893	England Mrs J England Theophilus	"The Terraces" "The Terraces"	
1894	England Mrs J	"The Terraces"	
1895	England Mrs J	"The Terraces"	
1896	England Mrs J	"The Terraces"	
1897	England Mrs J	"The Terraces"	
1898	England Mrs J	"The Terraces"	
1899	Rigby WH - physician & surgeon Rigby Miss Frances	"The Terraces" "Hamilton Cottage"	
1900	Rigby WH – physician & surgeon Rigby Miss Frances	"The Terraces" "Hamilton Cottage"	
1901	Rigby WH – physician & surgeon Rigby Miss Frances	"Hamilton Cottage" "Hamilton Cottage"	
1902	Fallick Sydney	"Hamilton House"	
1903-27	Private Hospital	"The Terraces"	
1928-33	The Scottish Hospital	"The Terraces"	

10.4 Statutory Heritage Listings

NSW Heritage Office Website - Online Database

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Scottish Hospital, grounds - Full LEP listing - Description in Further Comments

Item

Name of Item: Scottish Hospital, grounds - Full LEP listing - Description in Further Comments
Type of Item: Landscape
Group/Collection: Parks, Gardens and Trees
Category: Garden Residential
Primary Address: 2 Cooper Street, Paddington, NSW 2021
Local Govt. Area: Woollahra

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
-----------------	-------------------	----------------	-----------------	-------------------

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
2 Cooper Street	Paddington	Woollahra			Primary
74 Brown Street	Paddington	Woollahra			Alternate

Statement of Significance

The original residential building on the site was named the Terraces after the terraced gardens for which the property was renowned. The building has been almost lost in the additions through the years of operation but the gardens remain largely unaltered. The many mature trees include Port Jackson and Moreton Bay figs, Norfolk Island pine, Blackbean and a variety of palms. Extensions to the hospital were carefully planned to take consideration of the many trees, some of which are over one hundred years old. The garden and trees have high social and historical significance as part of the garden of the original residence.

Note: There are incomplete details for a number of items listed on the State Heritage Register. The Heritage Office intends to develop or upgrade statements of significance for these items as resources become available.

Description

Construction Years: 1840 - 1860

Physical Description: Terraced gardens flow downhill from the rear of the Scottish Hospital main building and now terminate in a level park at the northern boundary of the site. Large mature trees include Moreton Bay and Port Jackson figs, Kauri, Holly Oak, Blackbean, a variety of palms and nettle trees. The garden is now much reduced in size but still contains many interesting species of tree. External Materials: Sandstone rocks.

Physical Condition and/or Archaeological Potential:

Well maintained. **Date Condition Updated:** 30 Mar 04

Further Information: Full LEP description - Scottish Hospital - main hospital building, grounds, gardens, terracing, 3 Moreton Bay Figs, Port Jackson Fig, Norfolk Island Pine, Weeping Lilli Pilli, Holm Oak Summary statement of cultural significance from the NBRS Addendum to the

Conservation Management Plan.

The Scottish Hospital and its site have historic, aesthetic and social significance at a local and possibly State level. The Hospital is historically significant for its evidence of caring for the sick in New South Wales and its associations with historically significant persons John Edye Manning, Henry Burton Bradley, George Sydney Jones and Sir Alexander MacCormick and with the welfare activities of the Presbyterian Church. It is representative of small private hospitals that began functioning in Sydney in the early 20th century, and of those private hospitals that operated from converted inner city mansions.

The cultural landscape at The Scottish Hospital site is historically significant at a State level for its strong association with a number of individuals and families important in the development of Sydney's Eastern Suburbs and of private health care in New South Wales.

The landscape of The Scottish Hospital site has the ability to reflect particular design trends and planting styles for its type of garden over the period of its development.

The mixed planting of evergreen and deciduous trees and shrubs, together with the vistas and views have produced a landscape with considerable character, which is now in stark contrast with the garden's more highly developed urban surroundings.

The landscape at the Scottish Hospital site has the potential to yield information that will contribute to an understanding of NSW's cultural history. The garden has archaeological, educational and interpretative potential as a resource for the study of subjects such as architecture, design, social history, landscape history and horticulture for present and future generations of Australians.

Current Use:

Nursing home grounds

Former Use:

Mansion grounds and grounds to former hospital

History**Historical Notes:**

The grounds of the Scottish Hospital were renowned for their spectacular terraced gardens, 'which extended downhill for some quarter of a mile' from the house. 'In 1882 the gardens were described as containing "magnificent trees and rare shrubs... giving nearly perpetual bloom".

Assessment of Significance**SHR Criteria a)**

[Historical Significance]

Historically Rare at a State level.

SHR Criteria c)

[Aesthetic Significance]

Aesthetically representative at a Local level.

SHR Criteria d)

[Social Significance]

Socially representative at a Local level.

SHR Criteria f)

[Rarity]

Historically Rare at a Local level.

SHR Criteria g)

[Representativeness]

Socially representative at a Local level. Aesthetically representative at a Local level. Representative for other reasons at a Local level.

Assessment Criteria

Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

Due to the historic nature of the gardens, including all the trees, it is recommended that a Heritage Report be prepared prior to any proposals for new work which may adversely effect either the gardens or planting. Consideration should be given to the retention of all trees and landscaping on the site.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	

Within a conservation area on an LEP	Paddington HCA				
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Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Woollahra Heritage Study 1995	1995	143.0380B	Schwager Brooks	Schwager Brooks	No

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	Betteridge , Chris	2001	Landscape Assessment Report	
Written	Casey & Lowe Associates	2001	Statement of Archaeological Impact....	

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

Source of information for this entry

Name: Local Government
Email: Contact Local Council
Web Page: www.dlg.nsw.gov.au/

Administration

Database Number: 2710026

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Scottish Hospital main hospital building - Full LEP list - Desc Further Comments

Item

Name of Item: Scottish Hospital main hospital building - Full LEP list - Desc Further Comments
Type of Item: Built
Group/Collection: Residential buildings (private)
Category: Nursing Home
Primary Address: 2 Cooper Street, Paddington, NSW 2021
Local Govt. Area: Woollahra

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
-----------------	-------------------	----------------	-----------------	-------------------

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
2 Cooper Street	Paddington	Woollahra			Primary
74 Brown Street	Paddington	Woollahra			Primary

Statement of Significance

The Scottish Hospital, a complex of buildings of which the earliest structure is now almost entirely enclosed in Federation Arts and Crafts style accretions dated 1903, incorporates an early two storey mansion dating from the 1840s. The remnants of this building hold high historical and social significance for the place it previously held as the finest mansion in the area. Although the original residence, 'which boasted the most extensive outbuildings in Paddington', is now hidden in front by the 1903 and 1936 additions, and is now rendered with rough-cast, parts of the earlier building are still visible at the rear, overlooking the terraces which gave the house its name. The main hospital building has high social significance for the part it played in the social structure of the community, and has some architectural significance for the Arts and Crafts remodelling of the building as a whole. The Hospital is situated at the top of a well maintained terraced garden which contains many mature trees over one hundred years old.

Note: There are incomplete details for a number of items listed on the State Heritage Register. The Heritage Office intends to develop or upgrade statements of significance for these items as resources become available.

Description

Designer: George Sydney Jones
Builder: Unknown
Construction Years: 1849 - 1903
Physical Description: The original block of the Scottish Hospital consists of a group of buildings in the Federation Arts and Crafts style, situated on a large site in Cooper Street. The original building dated 1849, was extended in 1936 and is now hidden behind these additions. Originally an impressive two storey brick and stone mansion constructed for Judge Kinchella and set on a wooded hillside with terraced gardens, the mansion which has been extended at the front and sides is now only visible at the rear. The 1936 additions saw the original building, along

with the additions, rendered with rough-cast. At this time the original slate roof was also changed to red terra-cotta tiles. The garden facade is asymmetrical with gabled and hipped projections breaking through the two storey verandah which is detailed in timber on the first floor, while the ground floor has brick detailed columns. The original building has segmented arch heads with label moulds to timber double hung windows and french doors, while the additions have square heads. A two storey verandah is located on the western face of the original building, and brick topped chimneys break through the high pitched roof and feature multiple terracotta pots. The Cooper Street frontage contains a two and a half storey ward and a single storey entrance opening directly onto the street. The windows to this facade feature segmented arch heads to double hung windows, decorative window hoods and grilles to ground floor and basement windows. The interior of the older wing features pressed metal ceilings and a timber staircase with timber balustrade and newel posts. Style: Federation Arts and Crafts External Materials: Brick, roughcast render, terra-cotta roof, timber doors and windows, timber balustrade, verandah posts and shingles. Internal Materials: Brick walls, plastered, pressed metal ceilings, timber staircase.

Modifications and Dates:

The original building was extended in 1936 to provide further ward accommodation. A large concrete block structure constructed in 1966 to the east of the main block has generating rooms located under operating theatres. A new three storey red brick ward was constructed in 1974 at the south western edge of property and features a metal clad mansard style enclosing the top floor.

Further Information:

Full LEP description - Scottish Hospital - main hospital building, grounds, gardens, terracing, 3 Moreton Bay Figs, Port Jackson Fig, Norfolk Island Pine, Weeping Lilli Pili, Holm Oak Summary statement of cultural significance from the NBRIS Addendum to the Conservation Management Plan.

The Scottish Hospital and its site have historic, aesthetic and social significance at a local and possibly State level. The Hospital is historically significant for its evidence of caring for the sick in New South Wales and its associations with historically significant persons John Edye Manning, Henry Burton Bradley, George Sydney Jones and Sir Alexander MacCormick and with the welfare activities of the Presbyterian Church. It is representative of small private hospitals that began functioning in Sydney in the early 20th century, and of those private hospitals that operated from converted inner city mansions.

The cultural landscape at The Scottish Hospital site is historically significant at a State level for its strong association with a number of individuals and families important in the development of Sydney's Eastern Suburbs and of private health care in New South Wales.

The landscape of The Scottish Hospital site has the ability to reflect particular design trends and planting styles for its type of garden over the period of its development.

The mixed planting of evergreen and deciduous trees and shrubs, together with the vistas and views have produced a landscape with considerable character, which is now in stark contrast with the garden's more highly developed urban surroundings.

The landscape at the Scottish Hospital site has the potential to yield information that will contribute to an understanding of NSW's cultural history. The garden has archaeological, educational and interpretative potential as a resource for the study of subjects such as architecture, design, social history, landscape history and horticulture for present and future generations of Australians.[NBRIS]

Current Use:

Nursing home

Former Use:

Mansion and gardens and former hospital

History

Historical Notes:

The original building dates from 1849 and was built for Judge Kinchella and called the Terraces. In 1926 Sir Alexander MacCormick donated the building and grounds to the Presbyterian Church as the Scottish Hospital. The gift was a memorial to his son killed in action during World War I. Ratebooks indicate that a hospital was already functioning on this site in 1902-3 and was owned by Dr Craigh. There was apparently also a house on the site same site owned by Mrs England. The building was extended in 1936 to provide more ward accommodation. The Arts and Craft style of the existing building indicates that the original 1849 building has either been extended and altered to the extent that is not in evidence or has been demolished. The hospital building was further extended in 1966 and in 1974 a new building was constructed in the southern portion of the site. The hospital is still owned and operated by the Presbyterian Church of Australia.

Assessment Criteria

Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

As the complex contains a range of buildings dating from the mid nineteenth century up to the present day, it is recommended that a Heritage Report be prepared prior to any proposals for new work. There should be no alterations which adversely impact on the form, composition or materials of the main hospital building. The rendered facade of the building should be well maintained and remain in its present form with no alterations to window or door openings, external timber detailing or internal fixtures and fittings such as original staircases and ceilings. There should be no changes which alter the roofline or the general appearance of the main building. Any alterations to the newer buildings on the site should take consideration of the style and composition of the main building and the retention of all trees and garden on the site.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan</i>	Woollahra	LEP 1995	10 Mar 95	28	
<i>Within a conservation area on an LEP</i>	Paddington HCA	LEP 1995	10 Mar 95	28	

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Woollahra Heritage Study 1995	1995	143.0380A	Schwager Brooks	Schwager Brooks	No

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	Noel Bell Ridley Smith & Partners Pty Ltd	2001	The Scottish Hospital Conservation Plan	

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

Source of information for this entry

Name: Local Government
Email: Contact Local Council
Web Page: www.dlg.nsw.gov.au/

Administration

Database Number: 2710025

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10.5 Extract from Woollahra Council Significant Tree List

1.0 SURVEY DATA SHEET

Significant Trees under Private Ownership

Woollahra Municipal Council28
Register of Significant Trees

28.04.91

DP

The Scottish Hospital - 2 Cooper Street, Paddington.

Summary of Listed Trees

located within this Property Description:

- 2 No. Moreton Bay Figs (*Ficus macrophylla*)
- 1 No. Port Jackson Fig (*Ficus rubiginosa*)
- 1 No. Norfolk Island Pine (*Araucaria heterophylla*)
- 1 No. Kauri Pine (*Agathis robusta*)
- 1 No. Weeping Lilly Pilly (*Waterhousia floribunda*)
- 1 No. Holm Oak (*Quercus ilex*)

Botanical Name: *Ficus macrophylla*
Common Name: Moreton Bay Fig
Significance:
Attributes: Informal Row Planting
Historic
Visual Dominance (District/ Local)

Origin: Ornamental/ Cultivated

Location: Boundary planting along Brown Street, between Cooper Street and Dillon Street Reserve. Trees are generally below road level and contained to some degree by a low retaining wall to the footpath and carriageway.

Height: up to 28 metres
Canopy Spread: 25-35 metres
Trunk Diameter: 1.7-3.7 metres (@ 1.0 metre above ground level)
Estimated Age: 120+ years

Condition/ Health: The Figs are generally in good condition and health with strong new growth evident and some minor dead wood. Lopping has been carried out for alignment of lower limbs near power lines. The canopy of the Fig on the corner of Cooper Street Brown Street extends well over the carriageway.

Botanical Name: *Ficus rubiginosa*
Common Name: Port Jackson Fig
Significance:
Attributes: Specimen Planting
Historic
Visual Dominance (Local)

Origin: Ornamental/ Cultivated

Location: Tightly planted grove located as a central feature in the lawn area, adjacent to Dillon Street Reserve.

The Scottish Hospital - 2 Cooper Street, Paddington. (cont'd)

Height: 21 metres
 Canopy Spread: 33 metres
 Trunk Diameter: 1.4-1.6 metres, 7-stemmed group (@ 1.0 metre above ground level)
 Estimated Age: 130+ years
 Condition/ Health: Excellent condition and health.

Botanical Name: *Araucaria heterophylla*
 Common Name: Norfolk Island Pine
 Significance
 Attributes: One Specimen
 Historic
 Visual Dominance (District/ Local)

Origin: Ornamental/ Cultivation

Location: Located near the Cooper Street entrance, south-western part of the site, at the edge of the embankment.

Height: 32 metres
 Canopy Spread: 10 metres
 Trunk Diameter: 1.1 metre (@ 1.0 metre above ground level)
 Estimated Age: 120+ years

Condition/ Health: Pine is in poor condition and showing some signs of ageing and physiological decline, with considerable dead wood in the top of the crown and also in the lower part where there is competition from other trees. An old vertical structural scar in the base now contains a bees nest and possibly further fungal and insect damage. Recommend tree surgeon's advice.

Botanical Name: *Agathis robusta*
 Common Name: Kauri Pine
 Significance
 Attributes: Component of Mixed Informal Group
 Historic
 Botanic

Origin: Ornamental/ Cultivated

Location: Located at the base of the embankment, 6 metres below Brown Street carriageway level.

Height: 32 metres
 Canopy Spread: 20 metres
 Trunk Diameter: 1.3 metres (@ 1.0 metre above ground level)
 Estimated Age: 120+ years

Condition/ Health: Excellent condition and health. Fine specimen in natural moist micro environment, sheltered by adjoining Figs.

The Scottish Hospital - 2 Cooper Street, Paddington. (cont'd)

Botanical Name:	<i>Waterhousia floribunda</i>
Common Name:	Weeping Lilly Pilly
Significance	
Attributes:	Grouped Specimen Planting Historic Botanic
Origin:	Ornamental/ Cultivation
Location:	Tightly planted grove of trees on the lawn area, adjacent to the entry driveway.
Height:	15 metres
Canopy Spread:	18 metres
Trunk Diameter:	450-600 mm (@ 1.0 metre above ground level)
Estimated Age:	80+ years
Condition/ Health:	Excellent condition and health.
Botanical Name:	<i>Quercus ilex</i>
Common Name:	Holm Oak
Significance	
Attributes:	One Specimen Historic Visual Dominance (Local)
Origin:	Ornamental/ Cultivation
Location:	Located near the Cooper Street entrance, south-western part of the site, in a retained planting bed and amongst covered walkways.
Height:	26 metres
Canopy Spread:	27 metres
Trunk Diameter:	1.0 metre (@ 1.0 metre above ground level)
Estimated Age:	120+ years
Condition/ Health:	Tree is in good condition and health with some dead wood to be removed. Minor pruning is evident to accommodate the new building works.

STATEMENT OF SIGNIFICANCE

All these trees are notable as typical of plantings in the 19th and early 20th century. Their size and scale lend themselves to grand landscape schemes appropriate for early large estates. Most of these species have an Australian rain forest origin, providing a dense green canopy, particularly to the perimeter of these grounds. The lush green foliage of these trees continues a general historic theme throughout Woollahra and this landscape with its expansive grounds is indeed a unique parcel of open space in the Paddington area.

The sheltered valley location has allowed the trees on the site to develop to magnificent proportions and scale, visually significant at the local streetscape level, however of limited visual significance at the district level. Nonetheless, the plantings are of great historic value and furthermore, there are a number of important botanic specimens in these hospital grounds.

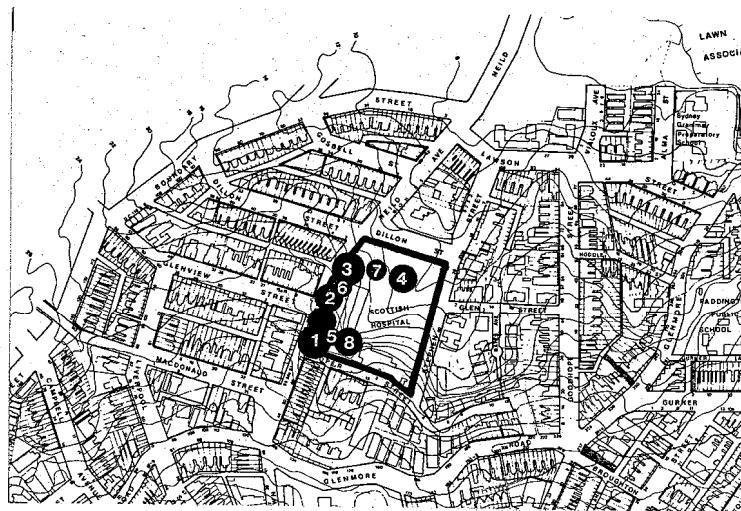
The Scottish Hospital - 2 Cooper Street, Paddington. (cont'd)

An outstanding grove of multi-planted Port Jackson Figs form a spectacular centre-piece on the northern lawn, adjacent to Dillon Street Reserve. This spectacular grouping, with their curiously contorted forms and sculptured trunks of coalesced roots, is possibly the most significant massing of this indigenous species in the Municipality. This tight clustering of the Figs in a roughly circular pattern is evident in two other similar plantings, including another smaller grove of Figs and the botanically significant Weeping Lilly Pilly grove also on this lawn adjacent to the entrance driveway. This latter species (*Waterhousia doribunda*), an ornamental rain forest tree, has been rarely planted in the Municipality and is known only in one other location at 5 Manning Road, Double Bay in the "Overthorpe" association. This style of planting is a unique characteristic of these gardens and possibly is the only example in the Municipality.

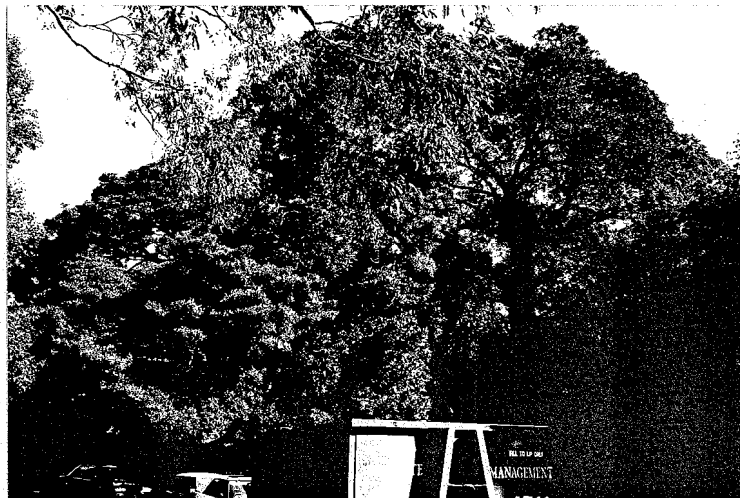
The western boundary to the Hospital grounds along Brown Street, between Cooper Street and Dillon Street Reserve, is characterised by a tall dense screen of three massive Moreton Bay Figs and an associated infill of Port Jackson Figs. The Moreton Bay Figs are significant as a grouping with each individual achieving massive proportions. The middle specimen of this row has a curtain of coalesced aerial roots and one of these has thickened substantially to form the supportive base for another major trunk of this Fig.

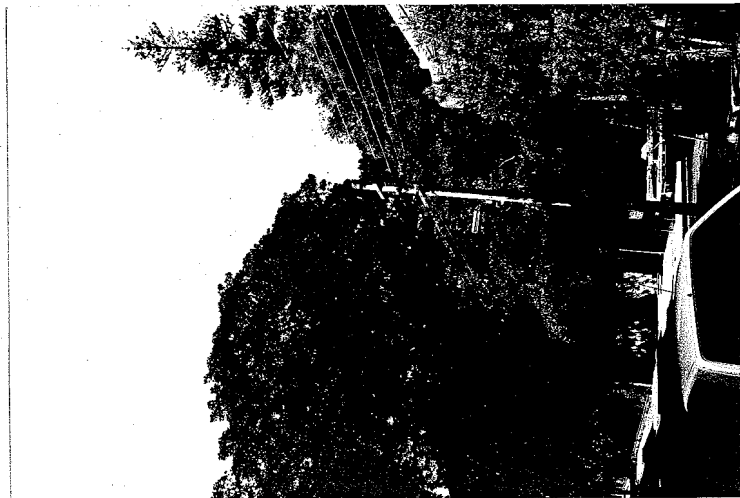
Two major specimen Pines occur in the sheltered environment adjacent to the row of Figs. The Norfolk Island Pine is a particularly large specimen, unfortunately now in decline. The Kauri Pine is a magnificent specimen that has achieved mature rain forest proportions. Although this specimen is of negligible visual significance, being screened on one side by the Fig row and the other by the Hospital building, it is a most outstanding ornamental tree in terms of its size and scale. This pine, relatively rare in this Municipality, is possibly the largest specimen of this species in this part of Sydney.

In the south-western corner, amid the covered walkways, a huge specimen Holm Oak of European origins, dominates the space and appears to have a canopy interwoven with the architecture. This is again possibly the largest specimen of this species in the Municipality. The terraces between the hospital and the lawn also contain a range of lesser noteworthy rain forest trees, including Plum Pine (*Podocarpus elatus*) and Firewheel Tree (*Stenocarpus sinuatus*) as well as an assortment of palms and exotic trees, such as Washington Palm (*Washingtonia robusta*), Canary Island Date Palm (*Phoenix canariensis*) and Jacaranda (*Jacaranda mimosifolia*).









10.6 Extracts from the Australian Dictionary of Biography

- John Edye Manning
- Henry Burton Bradley
- Sir Alexander MacCormick



MANNING, JOHN EDYE (1783-1870), court registrar, was the second son of Rev. James Manning of Exeter, England, and his second wife, Lydia, née Edey. He married Matilda Jordan Cooke (1788-1860) on 1 May 1804 and about that time began practising law. In 1811 he became insolvent and executed a deed of assignment of his property for the benefit of his creditors. Between 1814 and 1823 Manning lived on the Continent; he returned to England in 1823 under the protection of the Insolvent Debtors' Relief Act and in 1824 sold his property.

Manning was appointed registrar of the Supreme Court of New South Wales in August 1828 on a salary of £800, and next May arrived in Sydney in the *Lord Melville* with his wife and five of his children. His expectations were disappointed; on his arrival he complained to the Colonial Office that living costs were high and that the customary land grant and town allotment had not been immediately granted to him. Governor Darling was instructed to extend this indulgence to Manning and granted him two allotments at Rushcutters Bay in November 1831. Manning was also appointed curator of intestate estates by the judges of the Supreme Court, and despite his objections was obliged to lodge a security of £2000 to protect the public from loss. Since he could not raise this sum in the colony, his father and his elder brother, a barrister of Lincoln's Inn, entered into security in England on his behalf. In 1838 Manning again objected when the judges of the Supreme Court made new rules for the deposit of intestate money in the Savings Bank and for the quarterly audit of the registrar's accounts. Manning felt that these rules were inconsistent with the understanding on which he had accepted his position. He claimed that his official income had proved to be less than half the £2000 a year which he had been promised as the practical value of his office, and that, unless he could derive an indirect income through the custody of intestate estates, he would have to use his own salary to pay the cost of their administration, with consequent losses to the beneficiaries. However, these objections were waived by Glenelg who insisted that Manning had no reason for complaint or disappointment.

From his arrival in the colony Manning took an active part in public life; he was a member of the Stockholders' Committee, the Southern Cattle Association and the Sydney College Committee, a director of the Fire and Life Assurance Co. and the Sydney Ferry Co., and active in the formation of the Brisbane Water Steam Co., the Australian Navigation Co. and the Australian Mining Co. He was a member of the central committee of the Australian Immigration Association and a generous subscriber to religious and charitable funds. His large land holdings included houses and stores in Queen Street, Sydney, land at Brisbane Water, Melbourne, Carcoar, Goulburn and Wollongong, and a lease of Vermont near

p.1

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in Sydney, and William Montagu had a distinguished legal career.

■ *HRA* (1), 14-6, 18-25; *Sydney Gazette*, 9 May 1829; *Australian*, 16 Oct 1841, 7 May 1842; MS cat under Manning (ML).

R. J. M. Newton

p.3

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BRADLEY, HENRY BURTON (1815-1894), solicitor and notary, was born in London, son of Henry Bradley, merchant, and his wife Annie Singer, née Burton, of Daventry, Northamptonshire. He was educated at the Merchant Taylors' School, London. On the death of his father he was sent to live with his uncle (Sir) William Westbrooke Burton [q.v.], second puisne judge in the Supreme Court at the Cape of Good Hope. When Burton was appointed to the Supreme Court bench in New South Wales on 1 March 1832, Bradley sailed with him and his wife from Cape Town to Sydney in the *Leda*, 150 tons, which Burton chose because she carried a surgeon and no other person, and 'to avoid the greater evils of a convict or emigrant ship'.

At a loss to know what to do with Bradley in Sydney, Burton first thought of putting him into a business house, then favoured farming where he would be less exposed to the 'temptations of Sydney', and finally decided on the law because it had served him well. All this had little effect on Bradley whose quiet disposition made him, in Burton's words, 'willing poor boy to do anything I recommend'. Bradley was appointed third clerk of the Supreme Court on 8 February 1834 with a salary of £160; the *Australian*, 10 February, while refraining from criticism of the fitness of the appointment, declared that opportunity should have been afforded to a younger man born in the colony. Evidently one could then be too old at 19. In 1837 he was promoted second clerk at £330 a year. In 1838 he was granted eighteen months sick leave on half pay to return to England. Again the *Australian*, 20 August, protested saying that they had 'had the pleasure daily of seeing this young gentleman, and certainly as far as outward and visible signs can be an index to the inward man, he does not appear to be in need of a sea voyage as a renovator'. Apparently he regained his youth and later his health, for on 21 February 1840 he returned to Sydney in the *Hope* with his wife Charlotte Sarah, née Spedding, a niece of Lady Burton; they had been married in London on 25 August 1839.

On 3 November 1840 Bradley was admitted to practice as a solicitor with 'marks of approbation from the Court for his diligence, ability and zeal in the discharge of his public functions'. He resigned as chief clerk of the Supreme Court on 3 December 1841 and went into practice at first in partnership with D. O'Reilly. This partnership was dissolved in May 1844 and Bradley was appointed a commissioner of the Supreme Court in July. Later he had other partners including his son. In addition to his regular work as a solicitor Bradley gave evidence on behalf of his clients at several parliamentary inquiries, including the select committee on Blandford Proprietary School of which he was secretary. On 5 March 1879 he was allowed to appear at the bar of the Legislative Assembly with a petition from Chinese residents of Sydney against the Chinese immigration regulation bill; despite his erudite appeal

p.1

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to history, economics, health and morality, the petition had no effect. At the time of his death he was the oldest solicitor on the roll of the Supreme Court.

Bradley lived for many years at The Terraces, Paddington. In 1875 he built Llewellyn at Five Dock and lived there until his death on 22 December 1894. By his first wife he had eleven children. After she died he married on 29 March 1873 at St Luke's Church, Burwood, Louise Portia, daughter of Major Rolla O'Ferrall and Louisa, née Macnamara. She survived him, with six of their eight children, and eight children by his first marriage.

Bradley had been an ardent horticulturist and was well known to amateur gardeners of Sydney and suburbs for his improvement of bulbous plants. This enthusiasm he transmitted to many including his son Henry of the first marriage and his son Alan of the second. He founded the Model Lodging House Co. of Sydney Ltd from motives of philanthropy and was secretary in an honorary capacity until his death. For an outlay of £6000 it provided lodging at 6d. a bed each night for five hundred men who could not find other suitable accommodation. Although by nature a quiet and retiring man who wrote much verse but published little, he nevertheless participated in the social life of the city, attending concerts, levees and balls. His vital interest in the subject of sanitation is testified by his many letters on this and other health matters to the *Sydney Morning Herald* and by his close association with the Health Society of New South Wales, of which he was honorary secretary from its foundation. Four publications of this society are credited to him: *Health* (1877), *House Poison* (1878), *Life & Death* (1879), and *Domestic Economy* (1881). By strange coincidence he and his youngest son Alan suffered mild attacks of typhoid fever against which he had lectured and written so much. After three weeks of this illness Bradley had almost recovered, when he succumbed suddenly to pulmonary embolism. He had lived up to the family motto *Aliis serviendo consumor*.

 *Australian*, 3 Nov 1840; *SMH*, 29 Dec 1894; MS cat under Bradley (ML); research notes (RAHS); family papers (held by author).

B. G. Burton-Bradley



MacCORMICK, Sir ALEXANDER (1856-1947), surgeon, was born on 31 July 1856 at North Knapdale, Argyleshire, Scotland, son of Archibald MacCormick, farmer and coastal trader, and his wife Mary, née Campbell. He was educated at Lochgilphead School and studied medicine at the University of Edinburgh (M.B., Ch.M., 1880) with (Sir) Thomas Anderson Stuart, Robert Scott Skirving [qq.v.] and (Sir) Arthur Conan Doyle. He spent a year at Liverpool, England, as house surgeon to E. R. Bickersteth, one of the first surgeons to adopt Lister's methods.

When Anderson Stuart came to Sydney to found the medical school at the university in 1883, MacCormick joined him in July as demonstrator in anatomy and physiology. In 1885 he was awarded an M.D. and gold medal by the University of Edinburgh for his thesis on the musculature of the native cat. That year he was appointed an honorary assistant surgeon at Royal Prince Alfred Hospital and in 1890 senior surgeon and lecturer at the university in the principles and practice of surgery. His skills as a surgeon and outstanding diagnostician, as well as his introduction of Listerian antiseptic methods, led to rapid success and wide recognition. Reputedly the first man in Sydney to wear a white coat while operating, he was dubbed by his colleagues 'The Hokey Pokey Man'. Taciturn by nature, he did not enjoy lecturing and was not good at it, but taught by example and was always ready to answer questions. Physically very strong and apparently tireless, he worked through long lists.

At All Saints Church, Woollahra, MacCormick married Ada Fanny Hare, sister of C. W. Cropper [q.v.8], on 26 February 1895. He served in the South African War as an honorary major with the New South Wales Medical Corps from January 1900 and was mentioned in dispatches in September 1901. He was president of the New South Wales branch of the British Medical Association in 1905, and between 1884 and 1915 published over thirty articles in the *Australian Medical Gazette* and other journals. He was elected an honorary fellow of the Royal Colleges of Surgeons, England, in 1900 and Edinburgh in 1905, and was knighted in 1913. That year he retired from Royal Prince Alfred Hospital and was appointed honorary surgeon to St Vincent's Hospital, which he remained until 1931.

On the outbreak of war in 1914 MacCormick went to England and joined the British Expeditionary Force in November. As a colonel and consulting surgeon he served in France at the Boulogne base. He took with him a supply of Thomas knee splints and in vain urged their use by field ambulances. Also commissioned in the Australian Army Medical Corps, he was sent to Lemnos where he was 'unable to do any operating at all'. Frustrated, he returned to Sydney in February 1916 but after the death in action in October of his eldest son he



rejoined the A.I.F. in May 1917: in France his talents were again largely wasted. Back in Sydney in February 1918, he had become a consultant at Prince Henry Hospital and the Military Hospital, Randwick.

From 1903 MacCormick had owned a private hospital, The Terraces, at Paddington; he also built a seven-storey block of flats and consulting rooms in Macquarie Street and in 1912 a house, Kilmory, on Point Piper, where he lived quietly. He was a director of the Australian Mutual Provident Society in 1919-31 and the Bank of New South Wales in 1930-31, president of the Central District Ambulance Committee and an executive-member of the Navy League. In 1926 he gave The Terraces with an endowment of £25,000 to the Presbyterian Church in memory of his son; it became known as the Scottish Hospital. He was appointed K.C.M.G. that year and in 1927 was a foundation vice-president of the College of Surgeons of Australasia.

Sailing was MacCormick's great pleasure. He bought the yacht, *Thelma*, and successfully raced her in the 1890s. Joining the Royal Sydney Yacht Squadron in 1893, he was commodore in 1897-1900 and in 1913-20. In 1913 he had built a cutter, *Morna*, for cruising. He was a founder and first commodore of the Prince Edward Yacht Club in 1920. In 1927 he visited Scotland to supervise the building of a schooner, *Ada*. With four others he sailed her through the Panama Canal reaching Sydney after a four-month voyage. He was made a member of the Royal Yacht Squadron at Cowes and became the only yachtsman on Sydney Harbour privileged to fly the white ensign.

Rugged and sunburned, with a bristling moustache, MacCormick had 'a heavy physique without anything soft in it ... large square hands and keen bright blue eyes'. With a Scot's 'canny sense of humour he smiled more with his eyes than his mouth'. He never spared himself in the case of the sick and even in old age would rarely delegate responsibility.

MacCormick retired to the Channel Islands in 1931 and sailed in Scotland in the summers. He dramatically escaped from Jersey in his yacht crammed with refugees only hours before the Nazis arrived. He lived in London for the rest of the war but died at St Brelade, Jersey, on 25 October 1947, survived by his wife, son and two daughters. His portrait by John Longstaff [q.v.] is held by the University of Sydney.



A. G. Butler (ed), *Official history of the Australian Army Medical Services ... 1914-18*, 2, 3 (Canb, 1940, 1943); P. R. Stephensen (ed), *Sydney sails* (Syd, 1962); G. N.



Griffiths, *Point Piper, past and present* (Syd, 1970); J. A. Young et al, *Centenary book of the University of Sydney Faculty of Medicine* (Syd, 1984); *MJA*, 24 Jan 1948; *Scottish A'sian*, 21 Nov 1923, 21 Feb 1928; *SMH*, 15 May 1917, 20 May, 3 July 1926, 30 Mar 1927, 30 Jan 1928; MacCormick, small war diary 1915 and 1917 (Archives, Roy A'sian College of Surgeons, Melb); letters from MacCormick 1913-19 (held by author, Syd).

Douglas Miller

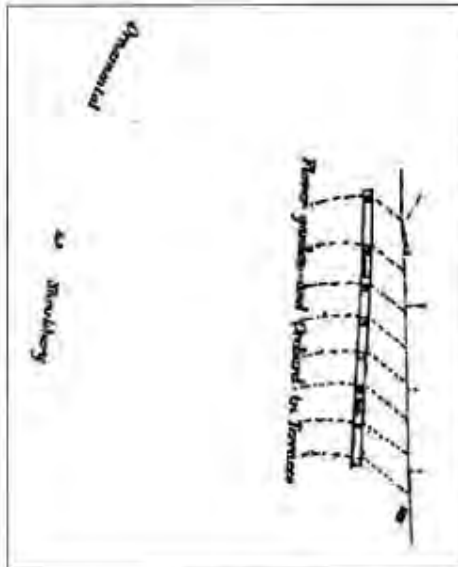
10.7 Landscape Elements Maintenance Schedule

The following General Maintenance Schedule was prepared as part of Landscape Assessment Report for The Scottish Hospital Site Paddington by Mr Chris Betteridge of MUSEcape Pty Ltd (August 2000).

Landscape Element	Maintenance Actions
Trees and Major Shrubs	Check every 6 month for signs of disease, rot, dead wood and treat as necessary. Prune to lift crowns as necessary ever 12 months and mulch with leaf mulch. Carry out tree husbandry operations such as staking, protection and replacement during June.
Minor Shrubs	Check minor shrubs every 6 months for signs of disease, rot, dead wood and treat as necessary. Prune as necessary, in accordance with species requirements, to improve shape, flowering or fruiting. Check for fungal attack during humid weather months and spray as necessary.
Herbaceous plantings	Prune as necessary, in accordance with species requirements, to improve shape, flowering or fruiting. Check for fungal attack during humid weather months and spray as necessary. Prune roses during July, or June if onset of dormancy is earlier due to cold weather.
Lawn Areas	Aerate worn areas in September if necessary and reseed or returf if necessary. Condition soil and topdress and fertilise in September eg with combined topdressing and organic fertiliser. Spray lawn weeds with selective herbicide if necessary at start of active growth season. Increase frequency of mowing if necessary, depending on growth. Gradually increase frequency of watering during March and fertilise if necessary. Spray winter lawn weeds during late May if necessary.
Fences and gates	Check condition and operation of fences and gates 3 monthly and repair damage as necessary. Schedule major repair and maintenance for July.
Paving	Inspect paving surfaces for wear every 12 months. Inspect for trip hazards every 3 months. Respond immediately to any safety problems.
Miscellaneous items	Service and maintain gardening equipment during winter months. Arrange maintenance check and service as necessary of reticulation equipment during late autumn/winter. Check operation of reticulation equipment prior to warmer months.
Signs	Inspect signs every 6 months and repair/repaint as necessary. Graffiti should be removed as soon as practicable after it has been applied.
Guttering, Inlet Pits and Gully Pits	Inspect and clear guttering and drainage pits after each period of heavy rain or at least monthly.

10.8 Archaeological Assessment Report

Results of Initial Archaeological Testing The Scottish Hospital, Paddington



Report to
Noel Bell, Ridley Smith & Partners

April 2001

CASEY & LOWE Pty Ltd
Archaeology & Heritage

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Results of Initial Testing The Scottish Hospital, Paddington

1.0 Introduction

1.1 Background

An extensive terraced garden was established at The Scottish Hospital site by 1866, probably designed by the owner Henry Burton Bradley. A photo taken in that year shows the garden descending in multiple terraces to the north of the house, The Terraces. The garden seems to have been created in the years following Bradley's family's move to the house in 1848 or 1849. Bradley was known as a keen horticulturist and gardener.¹ As the name of the house seems to reflect the built landscape, it should be noted that it first appears in 1851.²

The photo does not clearly show what was growing in the garden although medium-sized fruit trees seem to be present in the lower section. A plan dated 1883 with additions in 1889 (Fig. 1) shows a pathway with steps adjacent to each terrace at the eastern side of the garden. The path is labelled 'concrete', while the steps were presumably sandstone. The path and steps are not visible in the photo but they may be obscured rather than being not yet built.

The present garden has been seen as a modified version of that shown in the 1866 photo. The terraced slope remains although it has lost the terraced walling and sharp terrace delineations shown in the photo. Considering the amount of fill in the northern half of the garden it was considered that the upper historic garden might also be buried under later fill.³ It was noted that stone steps were present on the eastern side of the garden. The assessment indicated that:

The path is situated in a rough line opposite the western side of the eastern bay room of The Terraces. This section of the garden has a series of stone steps and remains concrete path. Although its position in relation to the eastern side of the house is largely obscured by trees, the central portion of the stairs appears to be in the position shown on the 1883 plan. The upper section of stone steps and the sections adjacent to the carpark are on different alignments and appear to have been rebuilt at a later period. The presence of hard cement mortar in the some of the stonework also suggests these sections have been rebuilt. If any section of the path or steps were original, this would indicate that the adjoining garden terraces are still basically in their original configuration or at least at their original level. It is considered that the terracing and steps are likely to continue under the carpark and under the later fill into the northern half of the site.

1.2 Excavation Permit

An excavation permit was lodged to investigate and record the site's archaeology. Various archaeological areas were identified, including the upper garden area (Area 2). The permit documentation identified that the terraced garden had the potential to retain intact remains of the nineteenth-century garden.

Area 2: The terraced garden

The original garden and its terracing is thought to be largely buried under later fills, especially in the area northwards from the current carpark. The original garden as shown on the 1883/89 plan extended across to the northern side of the current carpark, but remnant terracing might extend much closer to the northern boundary than this. The nature of the original garden's

¹ NBRSP, Conservation Plan, p.11.

² *Ford's Sydney Commercial Directory*, 1851, 'The Terrace' and 'The Terraces' in Waugh & Carr's *Directory of Sydney*, 1855. Conservation Plan, Appendix 10.2.

³ Casey & Lowe, Archaeological Assessment, p.6.

layout and terracing, as well as soils containing evidence of plantings, is likely to be preserved under the later fills.

The extant garden terracing to the north of the main house is probably a much modified version of the original terraced garden. If this supposition is correct, then sections of the extant path and steps might date to that shown on the 1883/89 plan. Sections of the buried garden might also be more intact than the exposed terraces. There is historic reference to stone retaining walls, presumably delineating each terrace. The stone in the buried terraces north of those currently exposed might not have been removed.

2.0 Archaeological Testing

2.1 Testing Program

Because of the implications that substantial intact remains in the upper garden area would have on the proposed development, it was decided to investigate the remnant steps and adjacent terracing. The aim was to determine if the steps and pathway might be that shown on the 1880s plan. This was done by clearing the pathway of overburden and vegetation so that it could be clearly seen and excavating trenches adjacent to the path in order to see if there was evidence of terrace walling.

2.2 Results of Testing

The removal of soil and vegetation showed that a well-constructed concrete path is present linking the central section of sandstone steps (Fig. 2; Photos 1, 2). The steps to the south of the main section of pathway have been rebuilt (Photo 8) as have the steps immediately adjacent to the carpark. Each section of the path is concrete with ironstone aggregate and has been laid over a rubble sandstone base. The path surface is reasonably intact although sections are missing or damaged. A rounded concrete edging acts as a border along the sides of the path (Photo 5). The border is thicker on the western side than on the eastern (c60 to 30mm) (Photo 11). The height of sections of the path and the steps were later raised with the addition of rough sandstone pieces adhered with hard cement mortar (Photo 6). This appears to be in response to the changes in the contours of the adjacent terraces. The stair treads do not appear to be set in mortar.

The clearance of the vegetation around the path indicated two rough sandstone terrace walls running eastwards out from the path, at an angle similar to that shown on the 1880s plan (Fig. 1; Photo 1). As there is no visible walling on the western side of the path, it was decided to excavate a trench adjacent to the best preserved set of steps in order to pick up any terrace walling. The 1880s plan indicated that the terrace walls corresponded with the bottom of each set of steps. No sign of walling was found adjacent to the steps but a rough sandstone wall was located just to the north of the bottom of the steps. Two to three courses of this wall were exposed (Photo 9, 10). At the base of the exposed walling the brown topsoil changed colour, perhaps indicating the level of the nineteenth-century garden bed. The soil behind the retaining wall was loose grey/white sand.

The northern end of the path ends where the ground level had been lowered for the carpark. The concrete path surface has been broken at this point and originally would have extended some two to three more metres before the next set of steps. The steps down to the carpark immediately east of this point are not in the pathway alignment and are assumed to have been built when the carpark was constructed. They may, however, predate the carpark's construction and accessed another path running eastwards from the main pathway. A small section of this path was exposed at the top of the carpark steps. The concrete surface of the

path is different to that of the main pathway, probably indicating it was built later. At the bottom of the northernmost pathway steps is a dry-stone terrace wall on the eastern side. The wall seems to be sitting on a concrete path but the concrete surface is different to that of the main pathway. If this was the case the terrace wall was also rebuilt.

The main section of pathway and steps can be tentatively identified on the 1880s plan (Fig. 3). If so there was one more set of steps to the south, since rebuilt to the west, and three to the north, ending just south of the northern end of the carpark.

3.0 Conclusions

3.1 Conclusions

- The central section of pathway, consisting of five segments of concrete path and four sets of steps, appears to be that shown on the 1883/89 plan. This c. 20 metre length is on the same alignment as that shown on the plan, opposite the eastern side of the house.
- The type of concrete used in the pathway was used in the nineteenth century.
- The pathway already existed when the terraced garden's levels were raised and modified and the pathway was modified in response.
- Stone terrace walls belonging to the nineteenth-century garden are present to the east and west of the path. The walls on the western side are buried under later fills.
- Sections of intact terracing and garden beds belonging to the nineteenth-century garden are likely to survive in the upper garden area south of the carpark.
- The sections of stone steps at the southern and northern ends of the upper garden not in the main pathway alignment were constructed at a later time.
- The pathway and terracing are likely to continue under the carpark.

Figures

Figure 1: 1883/89 plan of site, with stairs arrowed.

Figure 2: Plan of steps and concrete path, with section (vertical height not to scale).

Figure 3: Modern site layout overlaid onto 1883/89 plan, indicating section of stairs uncovered.

Photographs

Photo 1: Set of steps looking south. Note terrace wall on eastern side at left.

Photo 2: Pathway looking north.

Photo 3: Pathway showing modified terracing to right (west).

Photo 4: Set of steps damaged by tree but with only minor damage to concrete path.

Photo 5: Detail of pathway and western edging.

Photo 6: Detail of modified path edging.

Photo 7: Detail of concrete path.

Photo 8: Southernmost rebuilt steps.

Photo 9: Western terrace wall.

Photo 10: Western terrace wall.

Photo 11: View southwards along pathway.

Figure 12: View southwards showing southernmost set of steps at upper right.

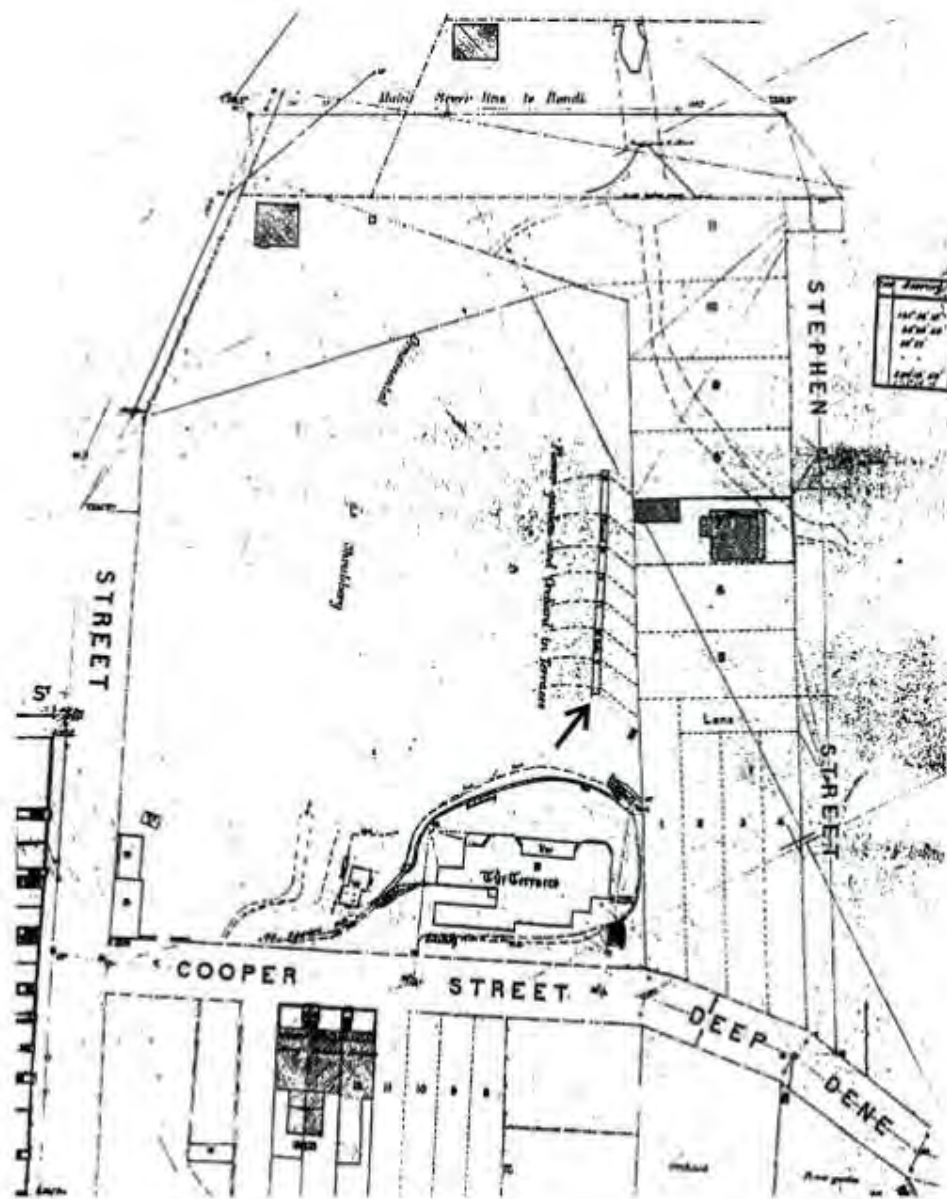
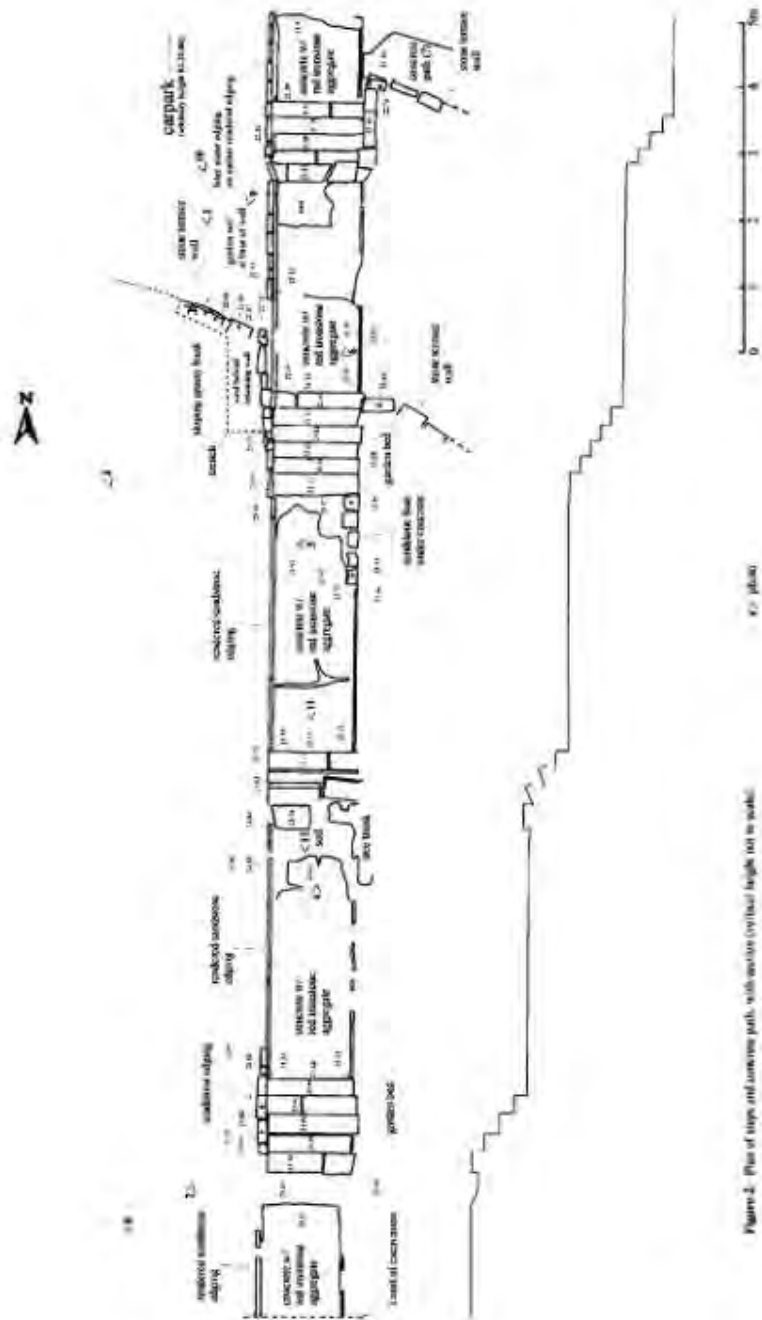


Figure 1 1883/89 plan of site, with stairs arrowed.

Casey & Lowe

Scottish Hospital - Results of Initial Testing



Scottish Hospital - Results of Initial Testing

Casey & Lowe

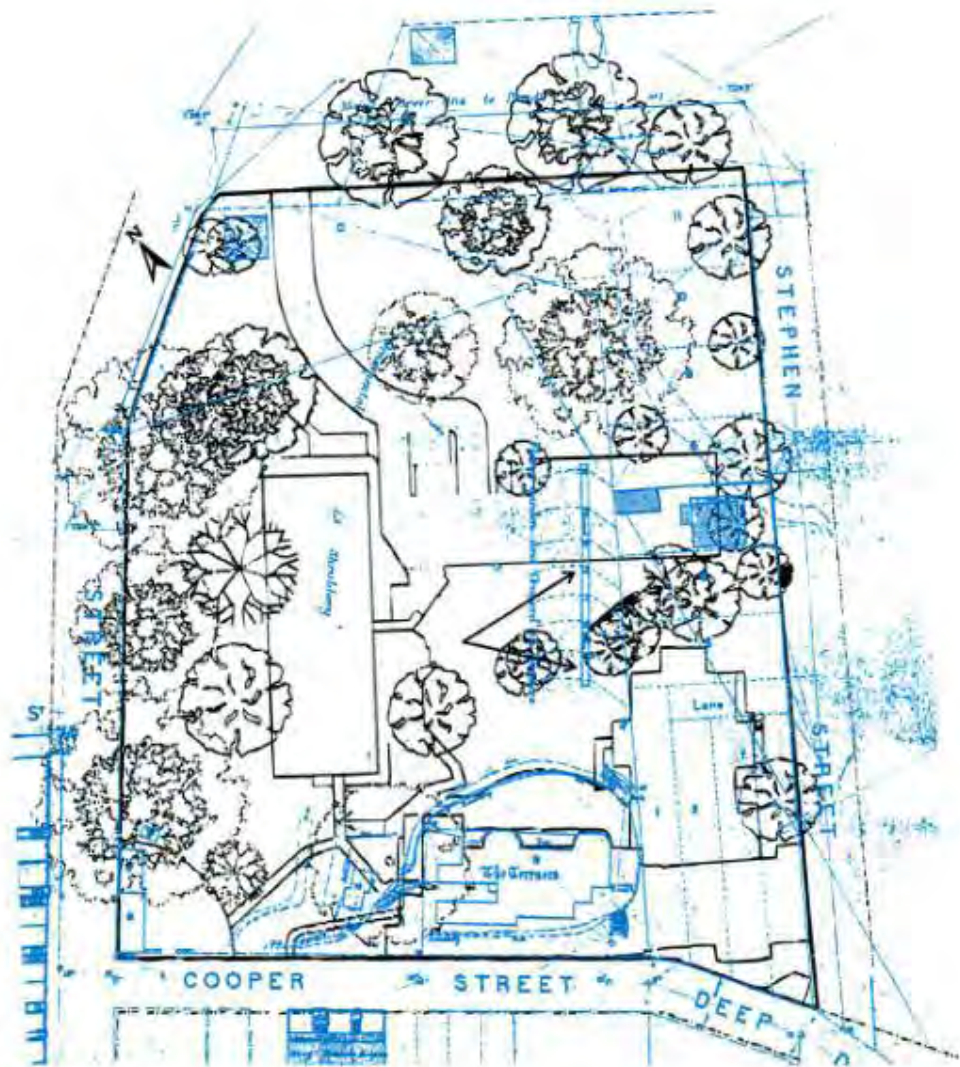


Figure 3. Modern site layout overlaid onto 1883/89 plan, indicating section of stairs uncovered.



Photo 1: Set of steps looking south. Note terrace wall on eastern side at left.



Photo 2: Pathway looking north.



Photo 3: Pathway showing modified terracing to right (west).



Photo 4: Set of steps damaged by tree but with only minor damage to concrete path.



Photo 5: Detail of pathway and western edging.



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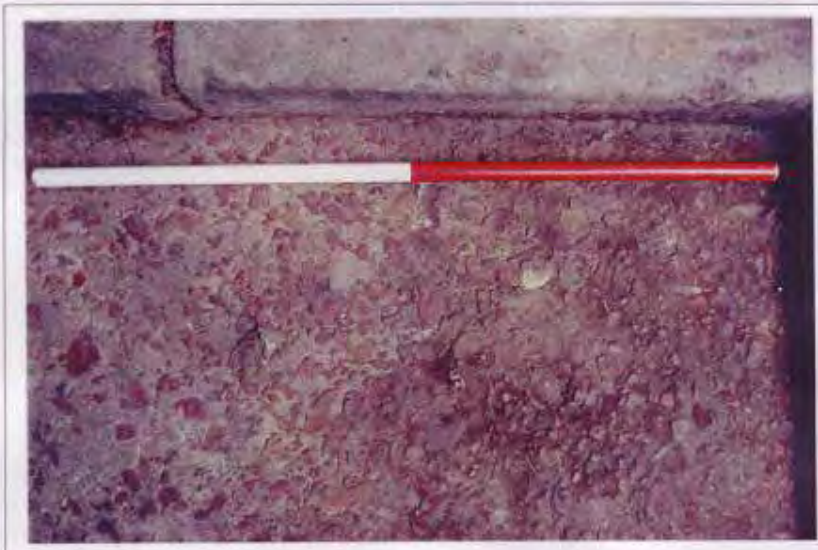


Photo 7: Detail of concrete path.



Photo 8: Southernmost rebuilt steps.



Photo 9: Western terrace wall.



Photo 10: Western terrace wall.



Photo 11: View southwards along pathway.

10.9 Miscellaneous Photographs and Plans of the Site



Figure 39 - Cooper Street (south) elevation of the Scottish Hospital, 8th January 1999, (NBRS+Partners)



Figure 40 - Detail of rain water head and pebbledash render finish to north elevation, 8th January 1999, (NBRS+Partners)



Figure 41 - The north elevation of the Scottish Hospital, 8th January 1999, (NBRS+Partners)



Figure 42 - Detail of moulded brick capital on north elevation, 8th January 1999, (NBRS+Partners)



Figure 43 - Typical French door and fanlight located at ground floor level (north elevation), 8th January 1999, (NBRS+Partners)



Figure 44 - Typical original window with flat arch lintel and six-pane sashes, 8th January 1999, (NBRS+Partners)



Figure 45 - View of north elevation and grassed terrace area, 8th January 1999, (NBRSPartners)



Figure 46 - Original window leading from north east bay to garden, showing painted sandstone sill, 8th January 1999, (NBRSPartners)



Figure 47 - Main window in north east bay. Note the two main sashes have been replaced with four-pane sashes, instead of six-pane sashes, 8th January 1999, (NBRSPartners)



Figure 48 - North elevation of the Scottish Hospital, showing the gable roofed wing added in 1901, 8th January 1999, (NBRSPartners)



Figure 49 - General view of north west bay and verandahs, 8th January 1999, (NBRSPartners)



Figure 50 - View of original stone steps leading to a cellar area, 8th January 1999, (NBRSPartners)



Figure 51 - View of timber verandah columns and joists on the 1901 western wing, 8th January 1999, (NBRSPartners)



Figure 52 - Detail of internal stair joinery dating from 1901, 8th January 1999, (NBRSPartners)



Figure 53 - Detail of pressed metal ceiling, 8th January 1999, (NBRSPartners)



Figure 54 - General view of the south side of the roof, 8th January 1999, (NBRSPartners)



Figure 55 - General view of slate roof and chimneys, 8th January 1999, (NBRS+Partners)



Figure 56 - Detail of exposed rafters and eaves lining, 8th January 1999, (NBR+Partners)



Figure 57 - Section of the ground floor hall. Note the wall shown provides evidence of a former staircase, 8th January 1999, (NBRS+Partners)



Figure 58 - Detail of newel post, 1901, 8th January 1999, (NBRS+Partners)



Figure 59 - Detail of original glazing bar and reveal lining on north east bay, 8th January 1999, (NBRS+Partners)



Figure 60 - Detail of original glazing bar, 8th January 1999, (NBRS+Partners)



Figure 61 - Underside of existing slate roof, 8th January 1999, (NBRS+Partners)



Figure 62 - Underside of existing slate roof, 8th January 1999, (NBRS+Partners)



Figure 63 - Internal view of main entrance door, 8th January 1999, (NBRS&P)

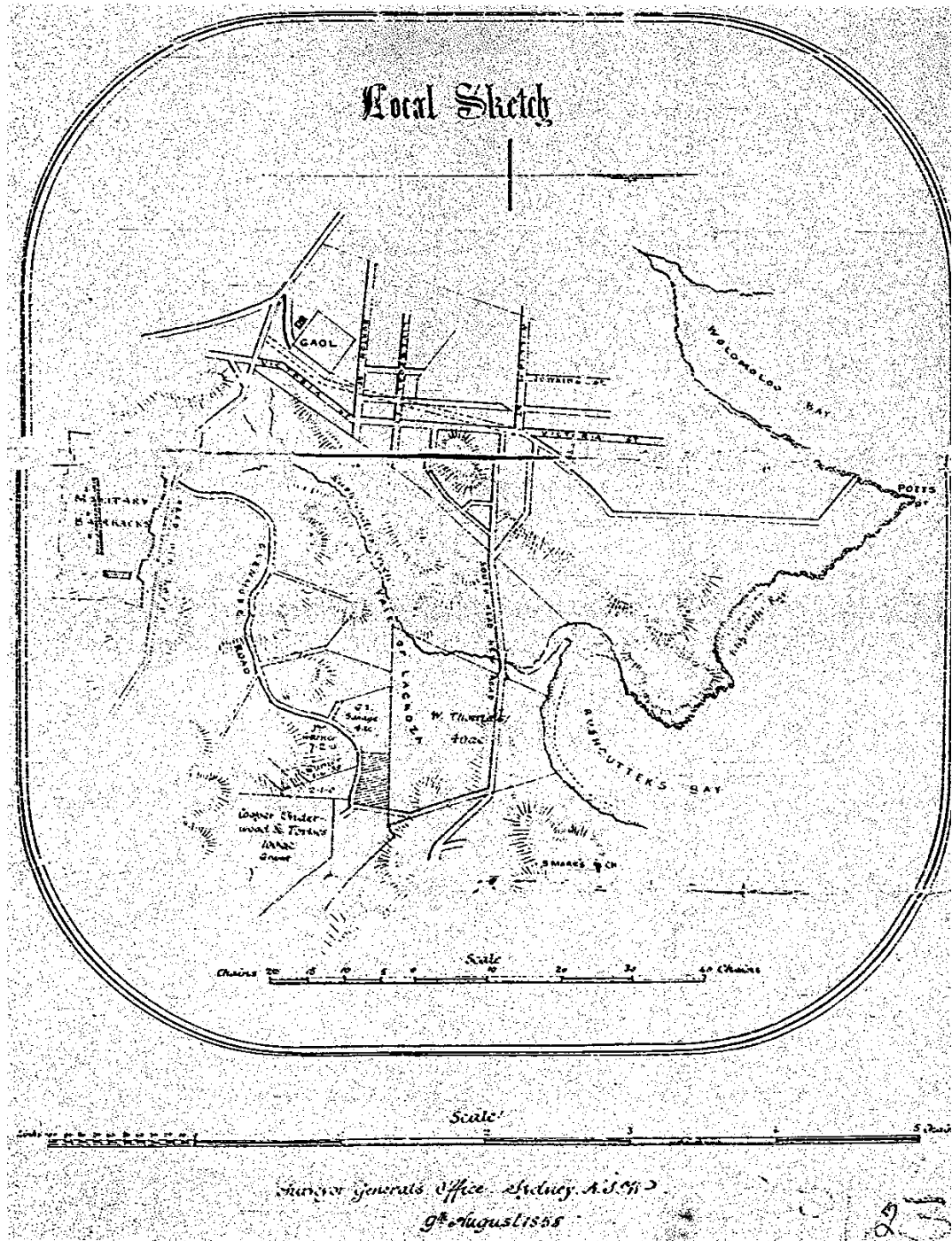


Figure 64 - Subdivision Plan, 9th August 1858

Source: Mitchell Library, State Library of New South Wales

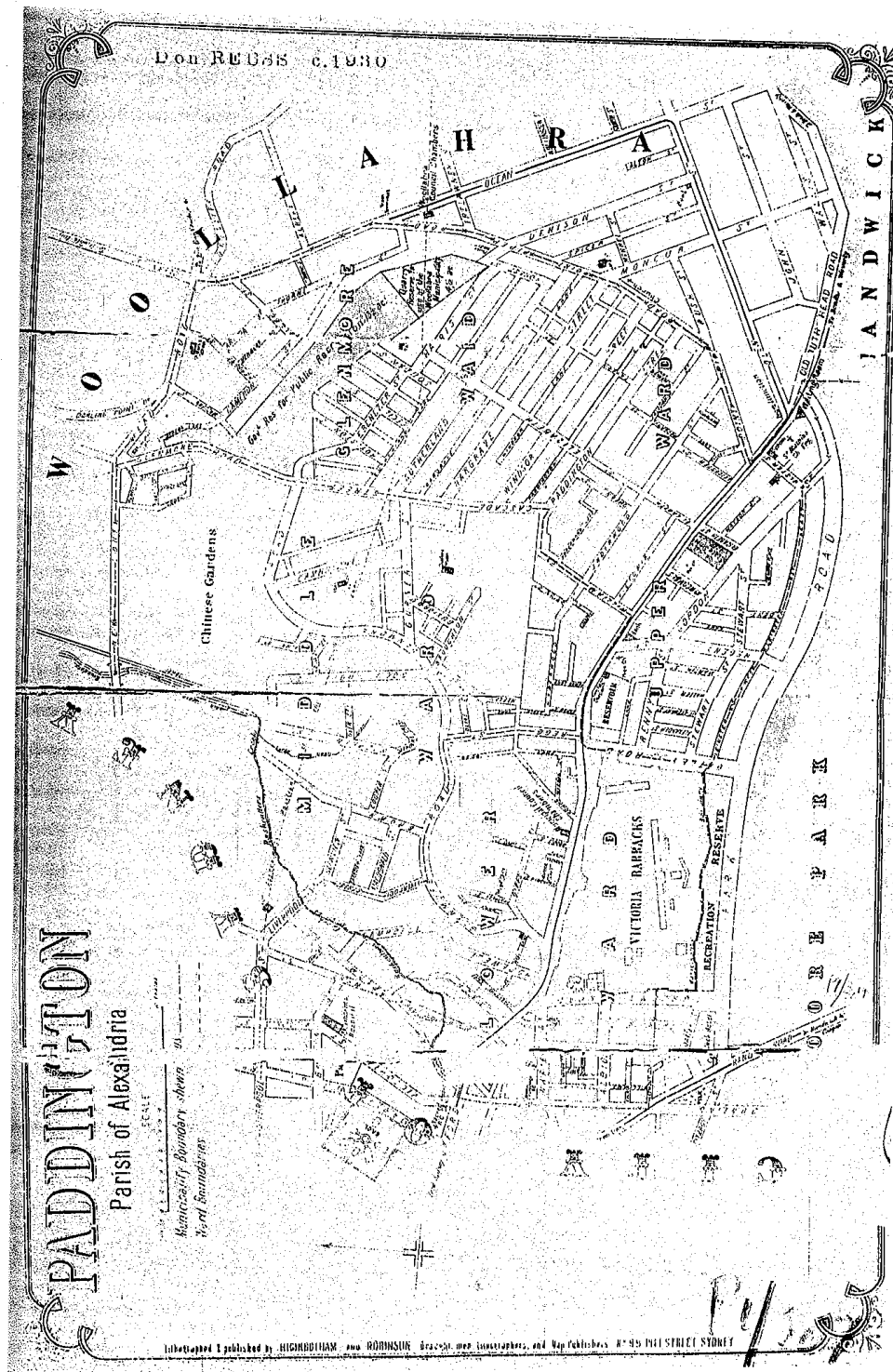


Figure 65 - Plan showing the Municipality of Paddington, c1865

Source: Mitchell Library, State Library of New South Wales

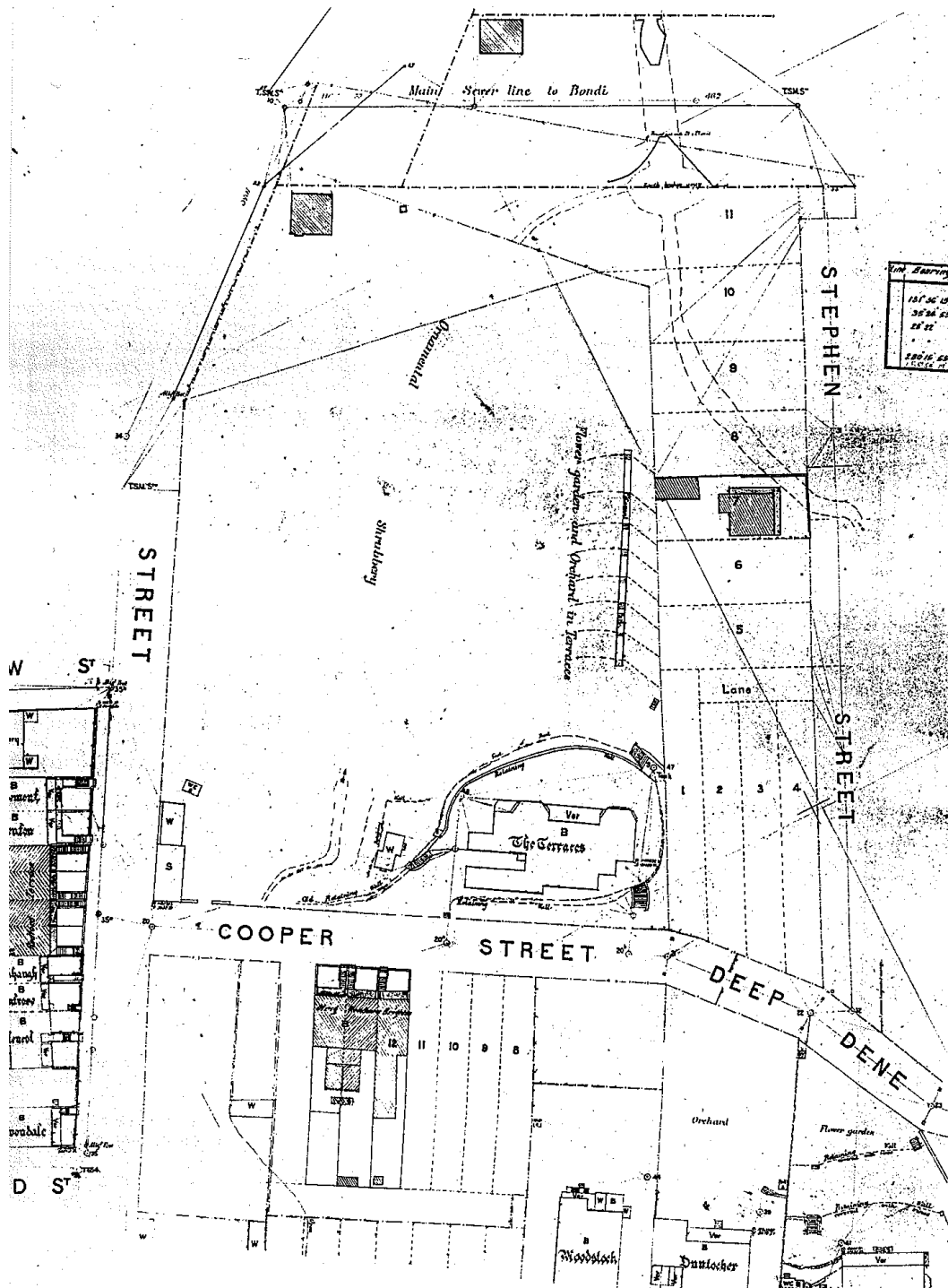


Figure 66 - Map showing the location of The Terraces, 1880

Source: Mitchell Library, State Library of New South Wales



Figure 67 - Map showing the location of The Terraces and proposed subdivision on, and adjacent to the subject site, 1887.

Source: Mitchell Library, State Library of New South Wales

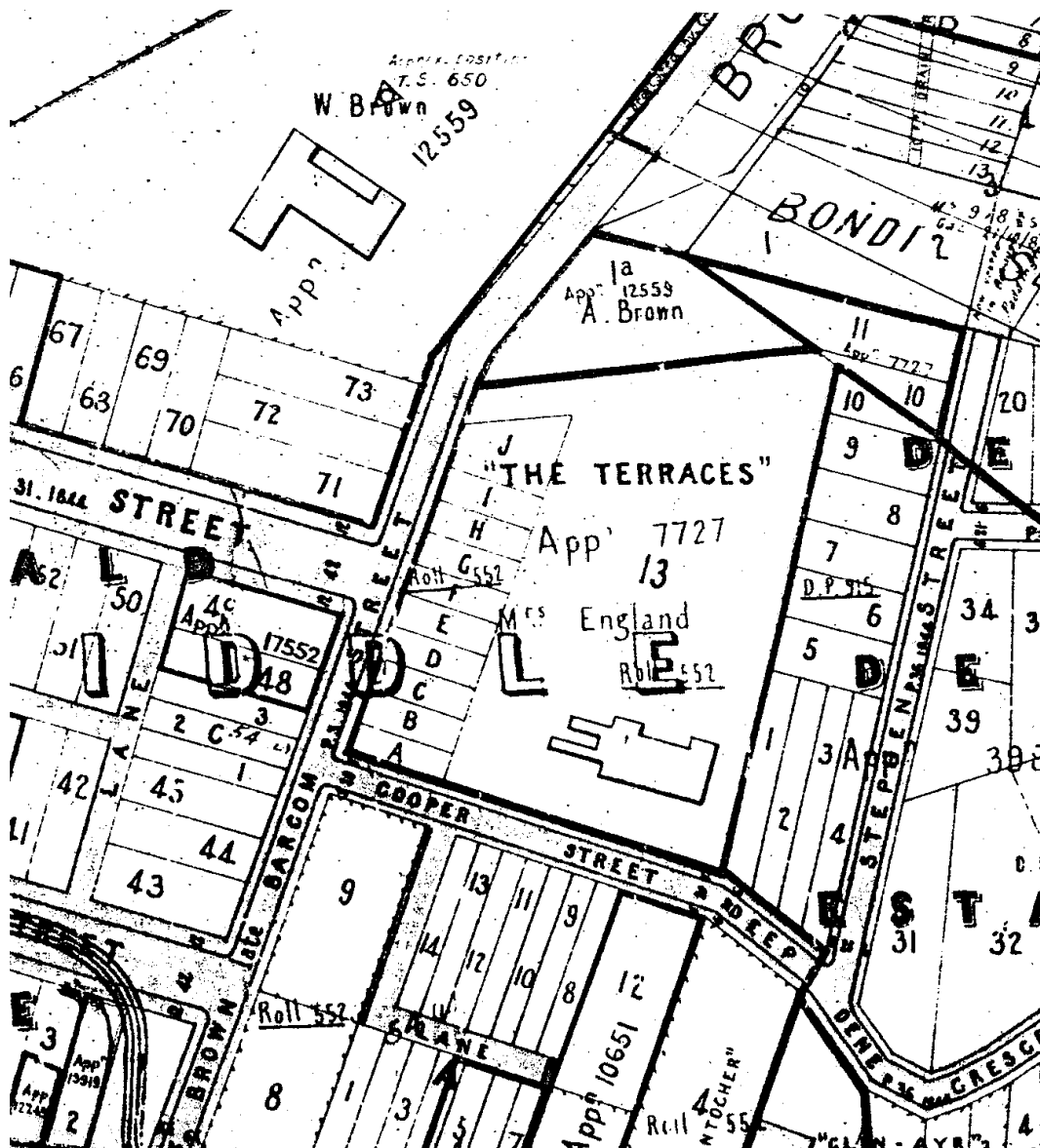


Figure 68 - Survey of the site of The Terraces, 1883

Source: Sydney Water

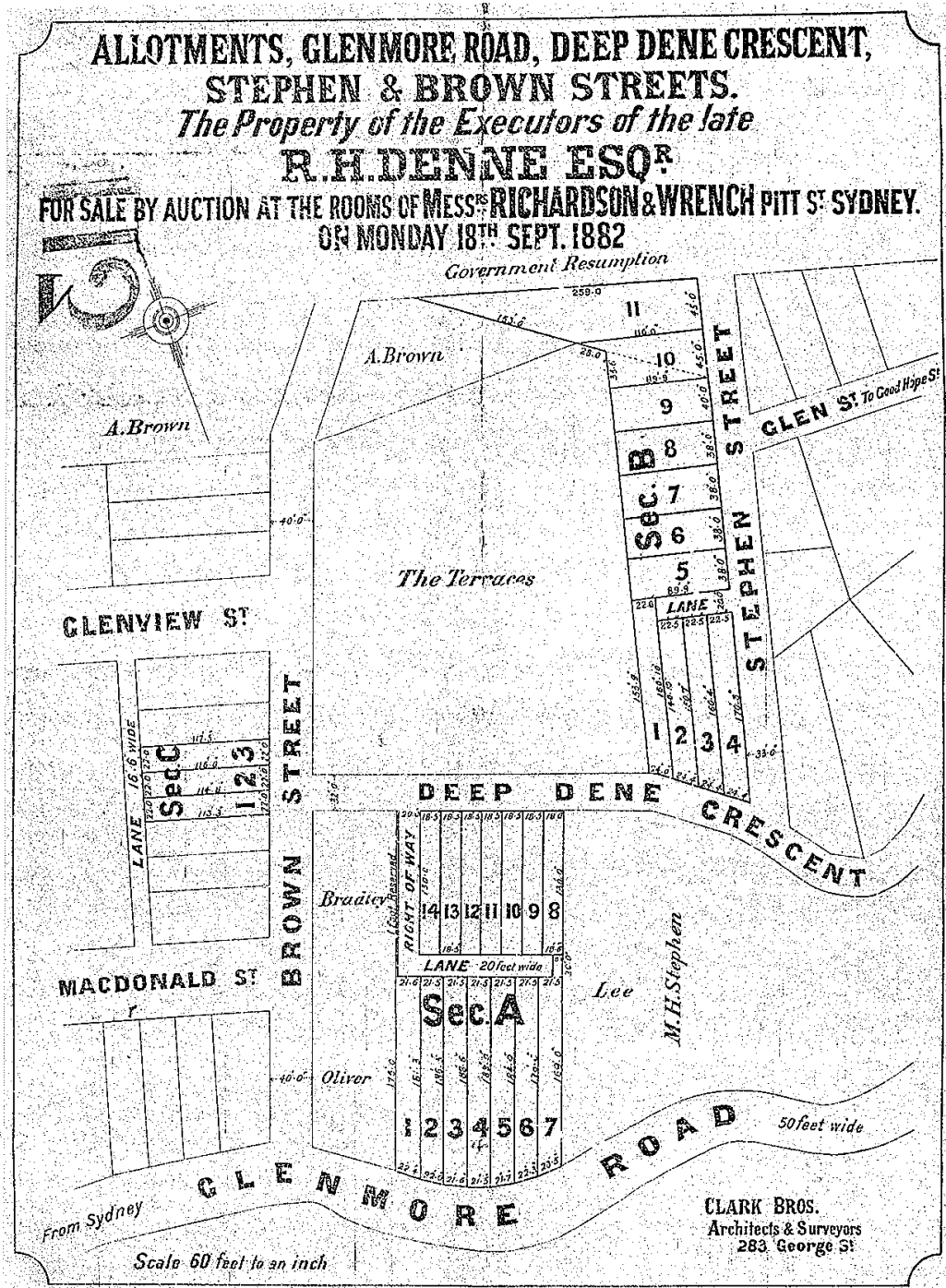


Figure 69 - Subdivision plan showing the extent of The Terraces site in 1882.

Source: Mitchell Library, State Library of New South Wales

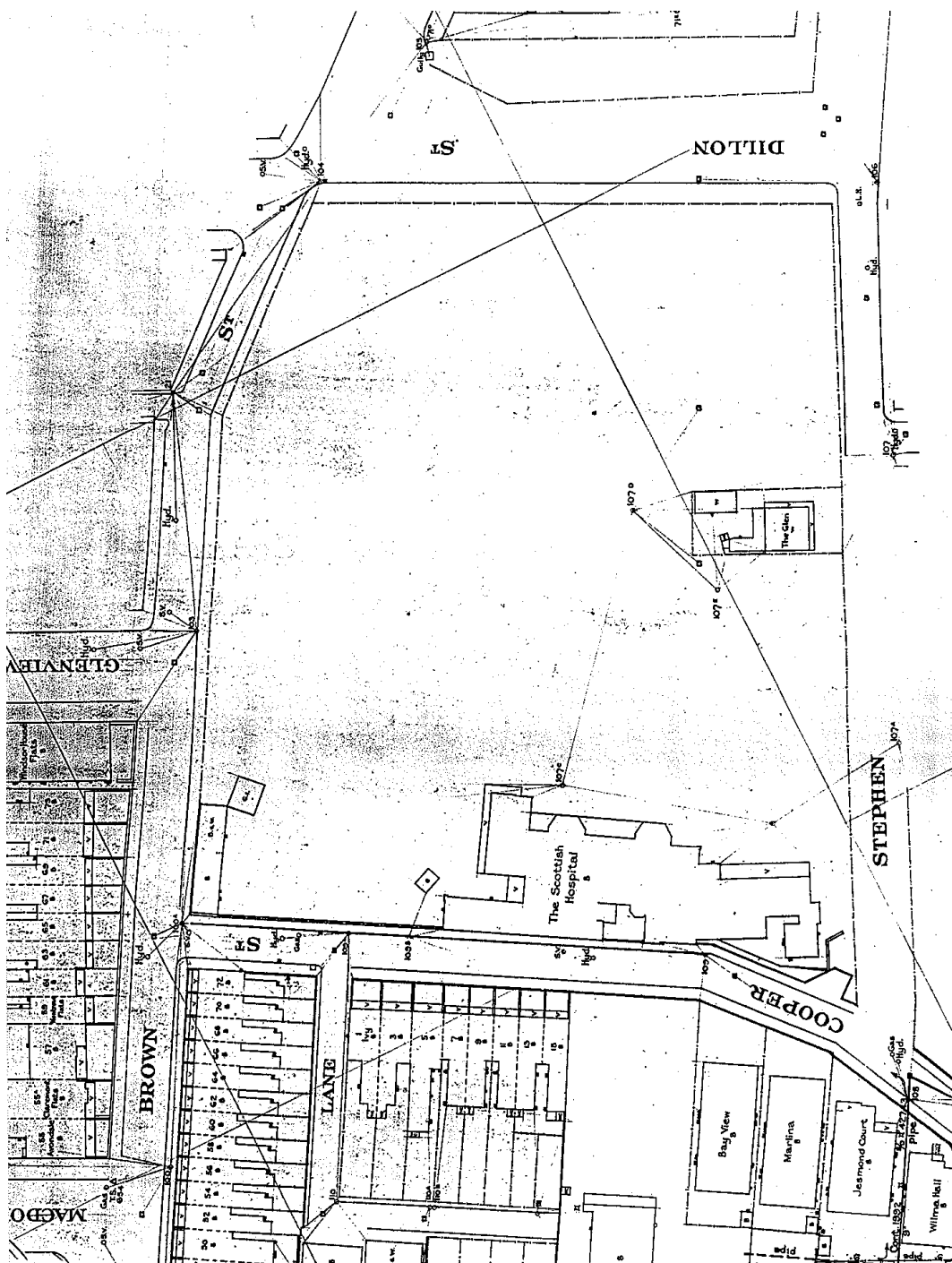
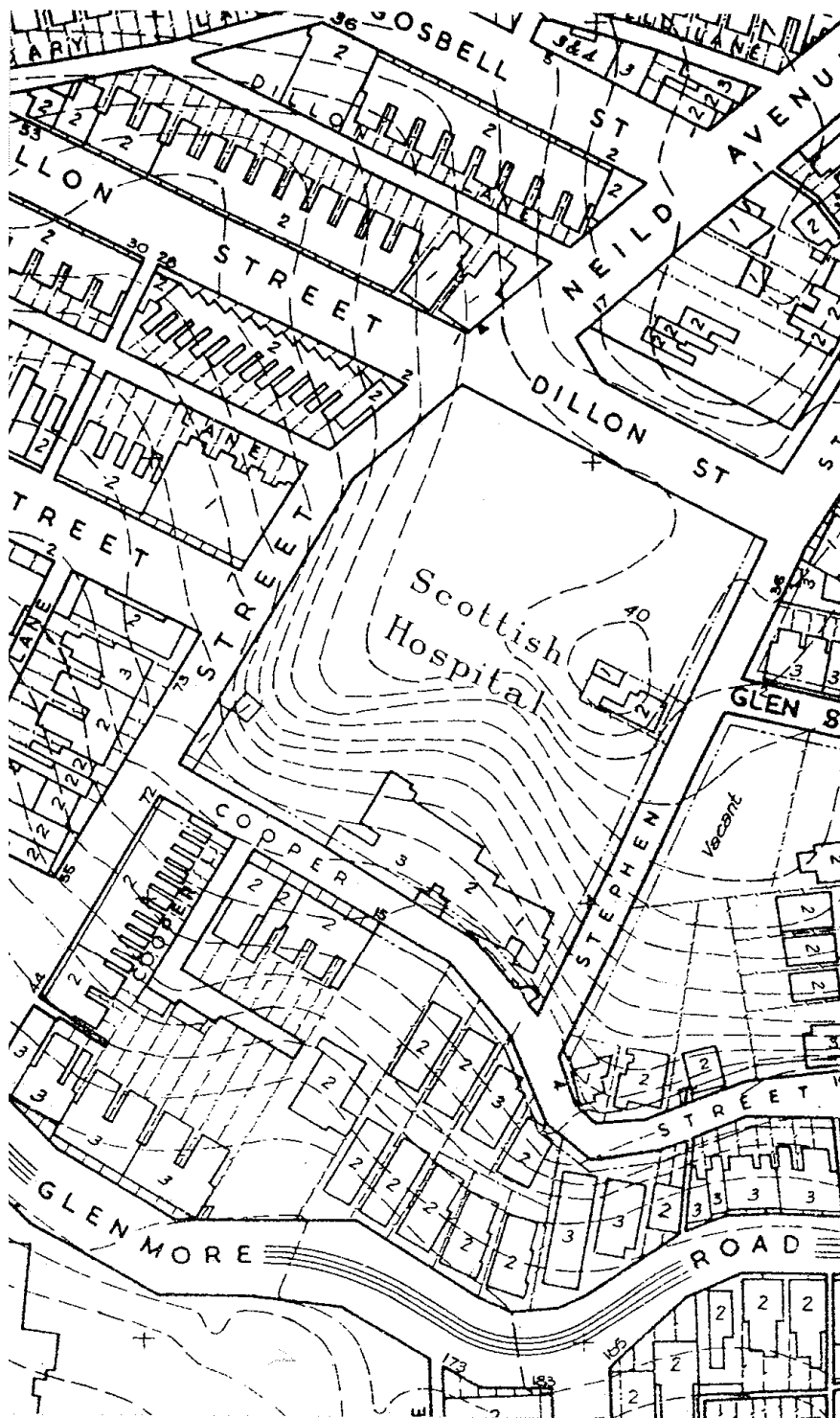


Figure 70 - Survey of the site showing the extent of The Scottish Hospital in 1939.

Source: Sydney Water



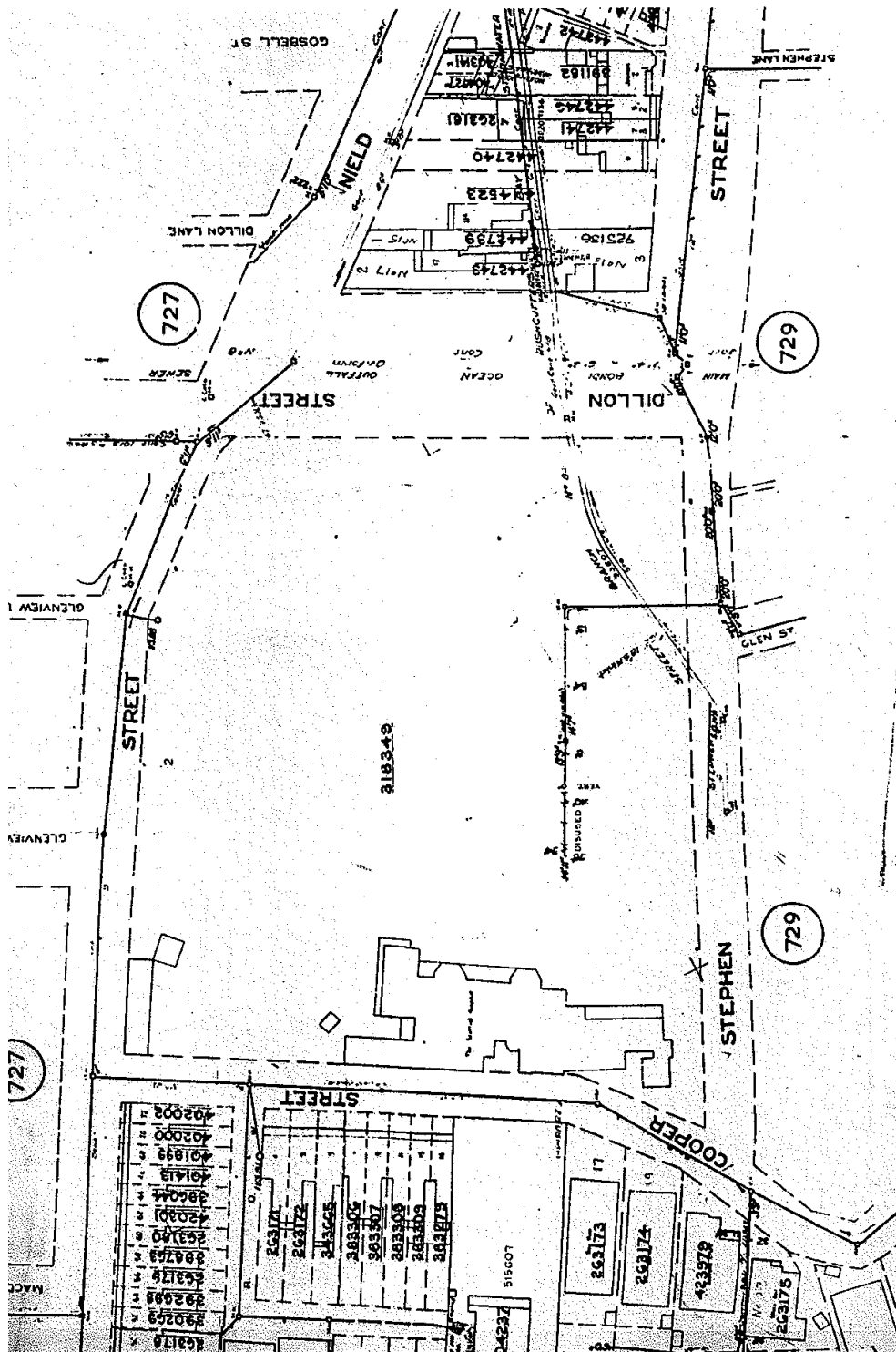


Figure 71 - The subject site, 1958.

Source: Sydney Water

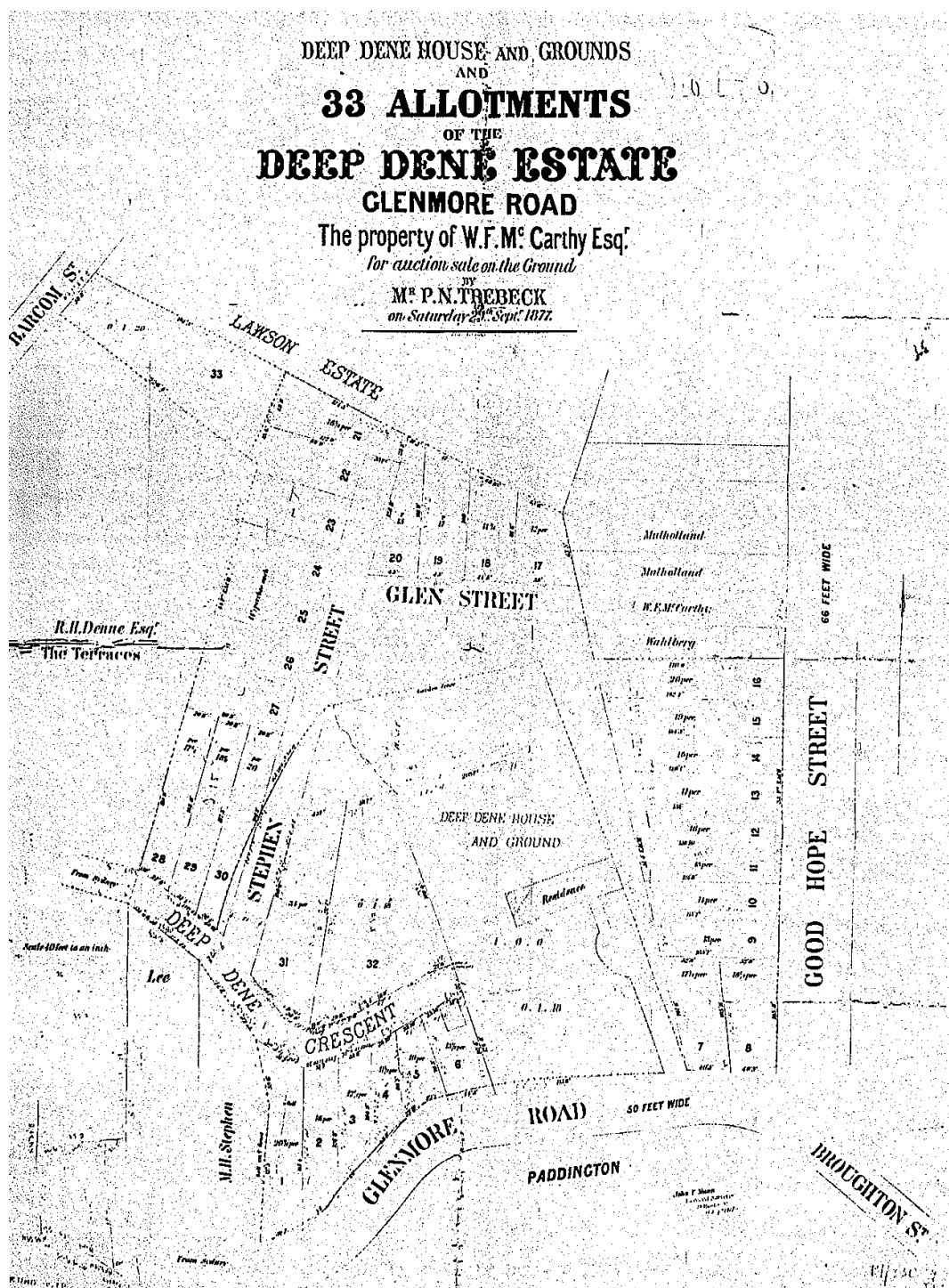


Figure 73 - Deep Dene House and grounds showing 33 allotments offered for sale on the 29th September 1877 and indication RH Denne as occupant of The Terraces.

Source: Mitchell Library, State Library of New South Wales

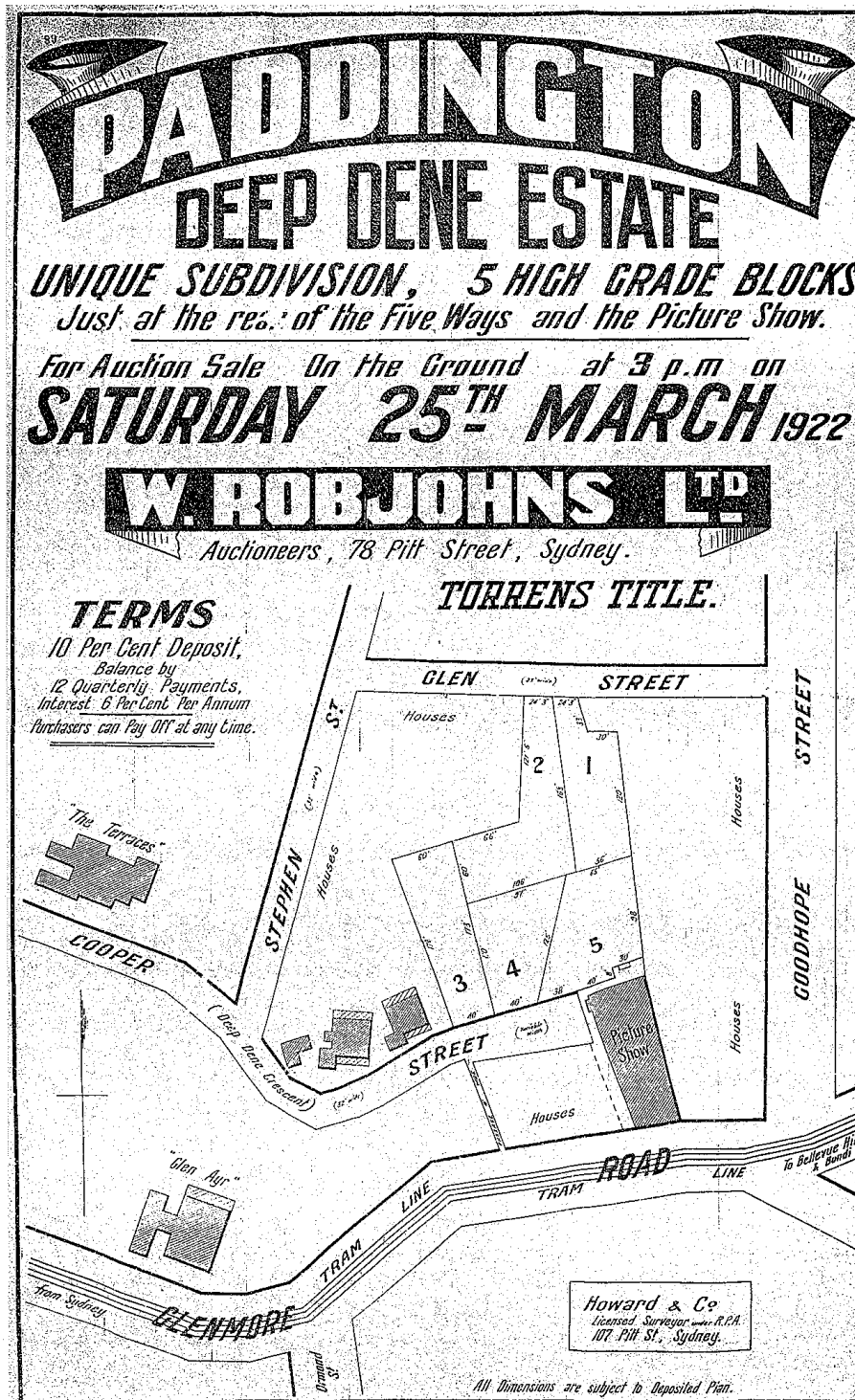


Figure 75 - Plan showing part of the Deep Dene Estate in 1922. The Terraces is shown at the corner of Cooper and Stephen Street.

Source: Mitchell Library, State Library of New South Wales