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Graythwaite, Union Street, North Sydney

Section 75W Modification (MP10_0150)

Proposed modifications to approved new works and other minor works

Statement of Heritage Impact

Prepared for
SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL

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1 INTRODUCTION

1.1 Background and purpose of the report

This Statement of Heritage Impact (SoHI) has been prepared on behalf of the Sydney Church of England Grammar School (Shore School) to accompany a Section 75W modification to approved Project Application MP10_0150 for Graythwaite, North Sydney. It aims to identify and assess the potential heritage impacts associated with the proposed minor modifications to the approved new works and other minor works to the property.

Graythwaite is a place of exceptional heritage significance. Originally known as Euroka, the site comprises expansive gardens which provide a landscaped setting for the nineteenth century house and its outbuildings. The two-storey sandstone house is a distinctive and imposing example of a grand nineteenth century residence, while the c1830s Stables Building may be the oldest remaining building of its type in the area. The scale of the House complex, the mature landscaping and size of the property demonstrate the wealth and aspirations of its owners during the boom period of the late nineteenth century. It has exceptional cultural significance also through its historic association with the Australian Red Cross Society through its conversion to a convalescent home during the First World War.

A Conservation Management Plan (CMP) for the Graythwaite site was prepared in November 2010 and endorsed by the Heritage Council of NSW in June 2011.

Purchased by the Shore School in 2009, an initial Concept Plan and Stage 1 Project Application for the Graythwaite site was submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* in December 2010. The Stage 1 Project Application (MP10_0150) was granted approval in November 2012.

This Section 75W application seeks approval for minor external and internal modifications to the Graythwaite House, Stables Building, Coach House and Tom O'Neill Centre, modifications to the landscape and the construction of minor additional structures in the Graythwaite grounds. The changes to the approved Stage 1 designs are largely required to achieve Code compliance and for the improved servicing and use of the buildings and site.

This SoHI has been prepared by Sarah-Jane Zammit, Heritage Specialist, and reviewed by George Phillips, Director, both of Tanner Kibble Denton Architects.

1.2 Site Location and Description

Graythwaite is located on 2.678 hectares within the local government area of North Sydney. The property is bound on the east and north by the Shore School, on the south by Union Street and private residential properties fronting Union Street, and on the west by private residential properties fronting Bank Street (Figure 1). To the rear of the site is Edward Street, which is the current street address and entry, although Union Street was used as the primary street address and entry throughout the nineteenth and the greater part of the twentieth centuries.

The site slopes steeply upwards to the north-east and features a number of open grassed areas and landscaped embankments. The buildings are located on the upper terrace in the north-east corner of the site and include the House Complex (Graythwaite House, Kitchen Wing, Stables Building and West Annex), the Ward Building to the east of the complex, the Tom O'Neill Centre to the west of the complex, and the Coach House abutting the north boundary.

The cultural landscape is characterised by informal avenue planting along the Union Street entry driveway and prominent stands of mature trees including large Moreton Bay figs along the terraced embankments, west and south boundaries, interspersed with more recent tropical plantings. Areas to the front (south) and rear (north) of the House Complex are asphalted.

Figure 1 Aerial photograph of the immediate context of the Graythwaite site, not to scale.
Source: www.nearmap.com with Tanner Architects overlay 2011

1.3 Documentation

This SoHI has been prepared to accompany a Section 75W application. It should be read in conjunction with the following:

- Environmental Assessment Report, prepared in March 2013 by Robinson Urban Planning Pty Ltd, of which this SoHI forms part;
- Graythwaite, Union Street, North Sydney – Conservation Management Plan, prepared by Tanner Architects in December 2010 and endorsed by the Heritage Council of New South Wales in June 2011; and
- Graythwaite, 20 Edward Street, North Sydney – Revised Concept Plan and Stage 1 Project Application, Statement of Heritage Impact, prepared by Tanner Architects in September 2011.

The proposed modifications to the approved Part 3A Stage 1 Project Application Works are detailed in the following drawings:

Architectural – Stage 1 Project Application – Tanner Architects

- AR.DA.0001 (Issue C) – Cover & Location Plan
- AR.DA.0002 (Issue C) – Site
- AR.DA.0003 (Issue C) – Graythwaite House – Demolition Basement and Ground Floor Plans
- AR.DA.1001 (Issue C) – Graythwaite House – Basement and Ground Floor Plans
- AR.DA.1002 (Issue C) – Graythwaite House – First and Attic Floor Plans
- AR.DA.1003 (Issue C) – Graythwaite House – Roof Plan
- AR.DA.2001 (Issue C) – Graythwaite House Elevations
- AR.DA.2002 (Issue C) – Graythwaite House Sections
- AR.DA.2003 (Issue C) – Graythwaite House Elevations
- AR.DA.3001 (Issue C) – Coach House – Proposed Plans, Sections & Elevations
- AR.DA.4001 (Issue C) – Tom O'Neill Centre – Proposed Plans & Elevations

Landscape – Taylor Brammer

- LA.003 (Issue E) – Tree Removal and Retention Plan
- LA.004 (Issue B) – Existing Tree Schedule – Heritage Significance & Action
- LA.005 (Issue C) – Landscape Hardworks
- LA.006 (Issue C) – Landscape Softworks
- LA.007 (Issue C) – Landscape Tree Plan
- LA.008 (Issue C) – Landscape Lighting Plan

2 HERITAGE SIGNIFICANCE

2.1 Introduction

The following is a Summary Statement of Significance for the Graythwaite site. It has been extracted from the 2010 CMP which was endorsed by the Heritage Council of NSW in June 2011. For further historical background and analysis of the significance of the buildings and site refer to *Graythwaite, Union Street, North Sydney – Conservation Management Plan 2010* and/or *Graythwaite, 20 Edward Street, North Sydney – Revised Concept Plan and Stage 1 Project Application, Statement of Heritage Impact, September 2011*.

2.2 Summary Statement of Significance

Graythwaite is a place of state and local significance, included on Schedule 3 of the North Sydney LEP, the schedule also lists the interiors of Graythwaite as items of significance. The SHR listing for the Graythwaite site includes a Statement of Significance for the site, which was prepared in 2000. The CMP includes an updated significance assessment and Summary Statement of Significance. This statement is repeated below:

> *Graythwaite is a place of outstanding cultural significance to the State for its historic associations with the Dibbs family and the regime of care undertaken by the Australian Red Cross Society of invalided solders of the First World War.*
>
> *The House at Graythwaite and its garden setting demonstrates both the late nineteenth century aesthetic and lifestyle values of Sir Thomas and Sir George Dibbs and the outlook of society in the 1910s in regard to the appropriate setting for convalescence and medical care.*
>
> *The gifting of Graythwaite to the State by Sir Thomas Dibbs in 1915, as a result of the high human cost of the Gallipoli campaign, undoubtedly reflects broader community concerns about the consequences of the nation's engagement in the First World War. Similarly, the drive of the local branches of the Australian Red Cross Society to fund and maintain over decades a property on the scale of Graythwaite demonstrates inter-war community concern about the long-term welfare of the returned invalided combatants.*
>
> *Graythwaite is a place of outstanding cultural significance to the local community for its historic associations with an estate that was initially established by Deputy Commissary General Thomas Walker from 1833 as Euroka and developed into the form seen today by Edwin Sayers in the 1850s and George Dibbs in the 1870s. The layers of development of both the House and its garden setting provide the contemporary local community with a focus for understanding the history of the area.*

3 DESCRIPTION OF THE PROPOSAL

3.1 Introduction

The approved works for the historic Graythwaite site comprises its adaptive reuse for educational purpose by Shore, including conservation and refurbishment of existing buildings, demolition works, building envelopes for new buildings, pedestrian and vehicular access arrangements, the provision of car parking and associated landscape works including the removal of 80 trees. The completion of the project is to occur in 3 stages:

Stage 1

- Conservation and refurbishment of Graythwaite House, Coach House, Tom O'Neill Centre and associated garden areas;
- Improvements to drainage, stormwater, landscaping, transport, traffic, parking and access, fences and gates; and
- Landscaping along the western site boundary.

Stage 2

- Construction of 2 new buildings (North and East Buildings);
- Demolition of the Ward Building;
- Construction of new pick up areas; and
- Increased capacity to accommodate up to 100 students and 10 staff members.

Stage 3

- Construction of the West Building;
- Increased capacity to accommodate 350 additional students and 35 additional staff; and
- Demolition of the Tom O'Neill Centre and construction of a replacement building of similar height and footprint.

3.2 General

The proposed modifications to the approved design for Graythwaite are largely required for Code compliance and for the enhanced functioning and servicing of the buildings and site. Many of the proposed modifications comprise minor changes to works already approved, or are minor interior works. Exterior works include the provision of a new fire service hydrant tank minor design refinements to the approved landscape works including additional screen planting, the removal of unhealthy trees and the addition of an arbour.

The following sections list the proposed modifications to each of the three buildings on the site – Graythwaite House, the Coach House and the Tom O'Neill Centre, and changes to the landscaping works.

3.3 Graythwaite House

The principal proposed change to Graythwaite House relates to the archival museum within the 1830s Stables Building where, in order to maintain appropriate environmental conditions for the School's historic collection, an internal airlock is required to be provided. Other changes variously throughout the House include new lightweight partitions, the creation of openings in original walls and, in the former ground floor reception room with the addition of new dividing doors. Externally, a new steel-framed roof deck is proposed to be added above the existing widow's walk roof, to allow for its occasional use by staff and visitors. A modified disabled access walkway is proposed with the objective of minimising its visual impact on the setting of the House. In summary the proposed changes are:

Exterior

- Glass awning above door DG 7.2, on the east elevation of the Kitchen Wing.
- Modifications to the design of the approved disabled access walkway to the entry on the eastern verandah of the House.
- Modified lift façade treatment and lowered lift shaft height.

Basement

- Demolition of non-original timber stairs and installation of new BCA compliant basement stairs, and fire-rated enclosing lobby, required for Code compliance.

Ground Floor

- G13 Entry Hall: demolition and replacement of deteriorated, structurally unsound timber framed section of floor.
- Rooms G2, G3, G4 and G6: removal of an original door (G4), installation of new doors within an existing opening (G6) and new partitions (G2, G3 and G4).
- Stables Museum G19c: Forming of an opening with a sandstone wall and installation of new glazed doors to form an airlock.
- Stables Museum G19a and b: Partial demolition of non-original internal brick to enlarge an existing opening.

First Floor

- Foundation Office F11, F12: Demolition of original wall between the rooms to create an office space.
- Stables Museum F17b: Removal of flooring and floor structure and the installation of new partition wall to form an airlock.
- Minor interior alterations including installation of new doors and partitions to rooms to rooms F5, F9, F11 and F17b.

Attic and Roof

- Widow's Walk: New roof deck and associated structural steel framing;
- Attic: minor interior alterations including new roof space maintenance access doors in each room, and partial removal of the original wall between rooms A3 and A4.

3.4 Coach House

The minor changes proposed to the approved adaptive reuse of the Coach House comprise the removal of non-original elements including concrete floors and a door:

Exterior

- West elevation: Removal of a non-original door and steps and reconstruction of a timber-framed window, matching the original.
- East elevation: Replacement of non-original (c1970s) timber-framed doors with timber framed glazed door and sidelight.

Ground Floor

- G1: Demolition of a non-original concrete slab and replacement with a new timber framed floor, to assist in minimising rising damp.

3.5 Tom O'Neill Centre

The principal change proposed for the Tom O'Neill Centre relates to its use; previously proposed to be adapted for music class rooms, the building is now proposed to be used to store the School's archival collection. Changes to the approved design to achieve the new use are as follows:

External

- Minor demolition and external alteration including removal of the non-original verandah and infilling of a non-original door opening.

Ground Floor

- Demolition of non-original walls.

3.6 Landscape

Minor design refinements to the landscape design relate to the connection of the Graythwaite site and the adjacent Senior School site, provision of services and interpretative reconstruction works, including:

- Installation of a hydrant tank and enclosure on the eastern side of the driveway.
- New garden arbour within the proposed formal garden to the east of the Tom O'Neill Centre.
- Brick drain along either side of the driveway.
- Additional timber paling fences at the substation and along the north-west site boundary.
- New pathway on the eastern boundary providing pedestrian access to the Senior School.
- Additional planting along the boundary of adjacent site Kailoa.
- Removal and replacement of *Camphor Laurel* trees at the bottom of the driveway with *Brush Box*.

4 ASSESSMENT OF HERITAGE IMPACT

4.1 Introduction

The assessment of the potential heritage impacts associated with the proposed modifications and alterations to the approved Part 3A Stage 1 Works Application have been based on the model questions contained in the NSW Heritage Office guidelines – *'Statements of Heritage Impacts'*. This SoHI has been assessed in relation to the *Graythwaite Conservation Management Plan* prepared by Tanner Architects in 2011. Where relevant, the proposed works have also been assessed with reference to the *North Sydney Local Environment Plan 2001* (LEP) and the *North Sydney Development Control Plan 2002* (DCP).

4.2 Landscape

Fire hydrant tank and enclosure
A fire hydrant water detention tank is required as part of the fire services upgrade of the site. It is proposed to be located underground abutting the eastern boundary near the main driveway. Above ground pumps are required to be housed within a weather-proof enclosure.

The proposed location of the tank is positioned so as not to be visible from the public domain, and thus not create a negative visual impact. The tank enclosure is also afforded screening by the existing landscape elements.

With regard to the historical archaeology, the site of the tank is an area assessed as having low potential for archaeological remains.

Garden Arbour
A formal garden was approved in the Part 3A Project Application. Within the approved design a new garden arbour is proposed. A historic photograph shows an arbour in the garden c1919, presumed to pre-date the Red Cross occupation of Graythwaite (see Figure 2). Situated at the centre of the formal garden at the intersection of the paths, the design of the arbour interprets the historical photographic evidence.

The addition of the arbour to the formal garden will have a positive impact, reflecting the historic garden setting the formal garden provides Graythwaite House, whilst significant views to Graythwaite House and the neighbouring Upton Grange will be maintained.

Driveway brick kerb and drain
A brick kerb and drain is proposed to be constructed to both sides of the historic driveway, replacing the non-original concrete kerb and a small section of original or early brick kerb. A kerb is required to meet civil engineering requirements for drainage of the driveway.

The proposed kerb is designed to reflect the design and character of the remnant 1890s historic brick drain which remains along the upper section of the driveway (see Figure 3). The proposed new kerb will not alter the width of the original driveway and will enhance the understanding of its original design. Impacts associated with the works include the removal of the historic kerbing which is unable to sufficiently handle rainwater runoff. Mitigating measures include the archival recording of the brickwork prior to its removal and its interpretation in the design of the new brick kerbing.

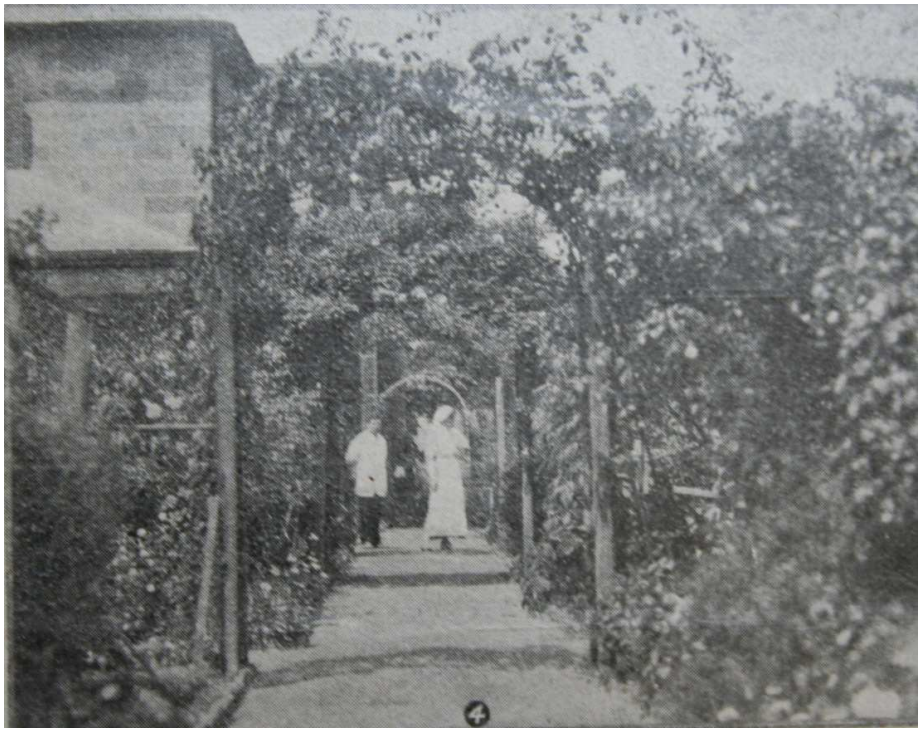

Figure 2 1919 view of the Formal Garden with view of a garden arbour covered in plant growth.
Source: *Repatriation*, Volume 1, number 1:19, March 1919.

Figure 3 Remnant 1890s brick drain along the upper driveway.
Source: Tanner Kibble Denton Architects, 2013.

Landscaping

The proposed additional soft landscaping to the Graythwaite site consists of the creation of a garden bed behind the approved boundary wall at the Edward Street entrance to the Graythwaite site, and a bitumen and timber edged pathway providing pedestrian access to the adjacent Senior School site.

The proposed additional garden bed landscaping is to be low lying planting and ground cover, intended to partially conceal the services located behind the approved wall. This will minimise the negative visual impact that the exposed services would have.

The proposed pathway enhances the amenity to the students and staff of the Shore School through the provision of a thoroughfare and link between the school sites. No negative heritage impacts are associated with the works.

Additional planting along the boundary of adjacent heritage property Kailoa is proposed in order to provide screening for visual privacy. The proposed trees will match the existing trees planted on the Graythwaite property extending south towards Kailoa. The trees were planted by North Sydney Council c2009 and are a mature Ornamental Plum. The proposed planting of additional Ornamental Plum trees, spaced to match the existing, will not have any negative heritage impacts.

Four Camphor Laurel trees (tree numbers T13, T30, T34 and T37) at the lower section of the driveway are proposed to be removed and replaced with a Brush Box variety; the trees have wide spreading root networks which are causing uplifting and damage to the kerb, gutter and asphalt. Their removal and replacement with Brush Box, which have less invasive root networks, is necessary in order to create a smooth, even gradient in the road surface. A fifth Camphor Laurel (T8) is a specimen in reasonable condition and is proposed to be retained.

Camphor Laurels, while generally recognised as an environmental weed, are protected under North Sydney Council's Tree Preservation Order. However three of the subject trees (T13, T30 and T34) at Graythwaite, which probably date from the inter-war period, have been assessed as being in poor condition with a limited life expectancy; the fourth (T37) is in slightly better condition (refer to arborist's report, Appendix A). All four are recommended with Brush Box, a variety more consistent with the proposed landscape plan for Graythwaite. In consideration of their health, the degree of root damage to the driveway and the requirement to upgrade the driveway surface and kerbing, their removal will not unacceptably diminish the heritage significance of Graythwaite.

4.3 Graythwaite House

4.3.1 Exterior

Awning

A glazed, steel-framed awning is proposed to be located above door DG 7.2, the external entrance to room G7 Food Service Kitchen area. The purpose of the awning is to provide weather protection. Designed as a small, lightweight glass and steel structure, its form, design and proportions are sympathetic to the significant fabric of Graythwaite House, clearly identifying the new against the historic structure; whilst minimising its visual dominance and physical impact. The addition of the awning would have minimal adverse impact on the significance of the building.

Disabled access

It is proposed to modify the approved accessible entry to the east side of Graythwaite House to minimise its visual impact. Previously proposed to be incorporated into the stone paved verandah, the amended design comprises a steel-framed, steel-sheet clad walkway and graded landscape. The amended proposal better distinguishes new works from original (or reconstructed) fabric. The graded landscaped walkway is located in the existing bitumen area surrounding the house, and would not create any additional adverse impacts. Adverse impacts to the verandah fabric are to be mitigated by the placement of the accessible landing on top of the verandah, allowing the design to be as reversible as possible.

Lift

The design of the exterior panel cladding to the approved lift at the rear of Graythwaite House has been developed further to reflect the masonry coursing of the building, visually connecting the new addition into its historic surrounds, while remaining a distinct entity as a contemporary element. The height of the structure has been reduced, mitigating the lift's visual impact. The lift will continue to be of a form, detail and material that would not detract from the significant character of the House and the Kitchen Wing. The proposed modifications to the approved lift will reduce any inherent impact the lift has on the building, providing a positive outcome.

4.3.2 Basement

The proposed additional works to the basement consist of the replacement of the existing timber-framed stairs leading to the basement from the ground floor (Figure 4), with steel access stairs. The replacement of the stairs and its enclosure within a fire-rated lobby is necessary to achieve compliance to provide fire separation between ground and basement levels.

The basement stairs are not original; their replacement will not result in a negative impact to the significance of the House. The removal of non-original and non-significant fabric, and the construction of a replacement structure within a utilitarian, secondary area of the building, will not result in an adverse heritage impacts.

Figure 4 Non-original timber-framed basement stairs proposed to be replaced.
Source: Tanner Architects, 2010.

4.3.3 Ground Floor

G5 Entry Hall flooring

Approved active conservation works include the repair and reconstruction of damaged and missing encaustic floor tiles in the main entry hall. The northern end of the timber floor structure of the entry has deteriorated and has been assessed as being structurally unsound. Removal and replacement of the floor structure is therefore required.

Extant floor tiles will be recorded, carefully removed and salvaged for re-laying on the replacement floor structure. Where missing or damaged, new tiles are proposed to be manufactured, matching the original as closely as possible.

The works will result in a positive heritage impact on the significance of this important internal space, and enhance the interpretation of its original decorative design.

G19a and b Stables Museum: partial demolition of brick wall

The proposed partial demolition of the brick wall in the Stables Building consists of widening the current opening between the two rooms (see Figure 5). Wall nibs will remain at either end of the enlarged opening. The wall divided the building into two rooms, a groomsman's room and a coach house/stable. The date of its construction is unlikely to be from the original period of construction, most likely constructed c1880s, at the same time as the brick chimney and fireplace. Although not original, it is an indicator of the early functioning of the building.

Figure 5 The existing opening between rooms G19a and G19b which is proposed to be widened. Source: TKD Architects, 2013.

The minor partial demolition will assist the building's viability as a functional museum, allowing for increased access to the spaces by visitors. The adverse impacts of the removal of part of the wall will be mitigated through the retention of wall nibs, which will highlight the original configuration of the rooms in the stables and allow interpretation of its early uses.

G2, G3 and G4 Offices: minor interior alterations

The minor interior modifications to the approved proposal include the removal of door DG 4.1 at the entrance to the Registrar's room (G4), and an additional partition wall between rooms G2 and G4.

The addition of new partition walls in Room G4 allows for the provision of new store room G4a, required for administrative storage in the building. Associated with these works is the inclusion of a vestibule area between G4 and G4a – providing access off the main entry hall – and the removal of door DG4.1.

These works are minor in extent and nature and will result in negligible impact on the building's heritage significance while allowing for the better functioning of the House as administrative offices. The timber panelled door DG4.1 is original or early (it is presumed to date from the 1890s addition of room G4); mitigating measures include the secure storage of the door and its hardware on site, for later reinstatement if ever required.

Proposed new door DG 3.2, between the new vestibule and adjoining office G3, involves the minor brick in-fill of the existing, non-original opening. As it is located within a non-original opening, the door is proposed to be of a contemporary, flush panelled design to distinguish it as new work.

An infill partition wall is proposed in the opening between the offices in rooms G2 and G4, in place of the approved bi-fold partition doors. This proposed minor modification would not result in any additional adverse heritage impacts; the significant fabric would not be adversely affected, and modifications will be easily reversible. The modifications will also not obscure interpretation of the heritage significance of Graythwaite House.

G6 Reception Room: new bi-fold doors:

The proposed timber bi-fold doors in Room G6 allow for a more flexible use of the room. Presently divided into two spaces by the original semi-circular arched opening (see Figure 6), the doors will to allow the two spaces to function independently.

In consideration of the high level of integrity and significance of the interior, the doors are proposed to be of traditional timber panelled design and construction in close sympathy with the traditional joinery of the House and the archway within which they are to be located. Structural steel framing required to support the door track is purposefully designed to have minimal physical impact on original fabric and to allow for the reversibility of the installation in the future, if needed.

Figure 6 Semi-circular arched opening which currently divides G6 Reception Room, proposed to house the new bi-fold doors.
Source: TKD Architects, 2013.

G19c Stables Museum

The proposed creation of an airlock in the Stables Building is required to ensure that environmental conditions within the main part of the new Museum are maintained at a stable temperature and humidity level. It comprises the creation of a new opening within an original sandstone wall between G19b and G19c. Also associated with the new airlock include the partial removal of floor boards and joists in the loft to create a double-height space, and the replacement of the non-original garage roller door with a new timber framed glazed door in the existing opening to create a new entrance door. The roller door is previously approved to be replaced with solid timber doors. At loft level, a lightweight stud partition wall is proposed to be constructed to separate the airlock from the adjacent loft area.

Whilst the construction of an airlock will impact on significant internal fabric in the building, it is a positive contribution to the adaptability and viability of the space into a museum, an important factor in providing the building with a viable new use to ensure it is maintained in the longer term. The replacement of the unsympathetic and non-original garage roller door with a new timber framed glazed door will not produce any additional adverse impacts. Mitigating measures include the archival recording of the Stables interior prior to the removal of original fabric.

4.3.4 First Floor

Minor demolition
The proposed demolition of the wall dividing former service rooms F11 and F12 is required to allow for a more flexible functioning of the spaces as administrative offices.

While the masonry wall is original and identified as being of exceptional heritage significance, this part of the House is more utilitarian in nature and the original service uses of the wing will continue to be understood through the retention of room F10 and the original timber service stair (stair 2). Adverse impacts associated with the proposed removal of the wall are mitigated by the retention of wall nibs, allowing for the continued interpretation of the early historic division of the rooms, whilst allowing the space to function in its new use.

Minor interior alterations
On the first floor, minor internal alterations comprise the installation of new doors and partitions in rooms F5, F9 and F10.

The addition of a new partition wall in Room F5 is required to provide a copy room in the building, serving the first floor offices. The works for the partition wall are minor in extent and nature and will result in negligible impact on the building's heritage significance while allowing for the better functioning of the House as administrative offices.

The creation of a new glazed screen and door in the F9 vestibule area is required to provide security; the School has identified the need to secure the first floor offices, which relate to financial administration, from the ground floor areas, which may be used during the evenings for School and public functions.

The design of the screen and door comprises light weight steel-framed glazing to maximise transparency for the continued understanding of the original layout of the vestibule. The installation will have minimal physical impact on significant fabric and is designed to be easily removed. The proposed design clearly identifies the contemporary against original fabrics, whilst minimising its visual dominance and physical impact.

The creation of a new door between rooms F11 and F10 involves forming a new opening within an original wall. Whilst this will involve the partial loss of fabric, the original layout of the room will remain and will continue to be understood. The proposed design is a glazed pivot door, clearly distinguished as new fabric and will enhance the circulation of the proposed space. The proposed new glazed sliding door between the corridor and F10 is to be placed in the same position as the corridor wall, which has been previously approved for removal. Its location here will allow for the continued understanding of the historic layout of these spaces.

Figure 7 c1900 photo of the Widow's Walk on the roof of Graythwaite House.
Source: Mitchell Library

4.3.5 Attic and Roof

Widow's Walk

The installation of a new trafficable roof deck above the Widow's Walk requires the installation of new structural steel columns within attic rooms A1, A2, A3 and A4. The 100 x 100mm steel columns are to be located in the corner of the rooms, anchored to new steel floor joists.

Impacts associated with these works include the minor removal of original fabric, namely timber flooring and framing (the present ceilings are not original). The removal of fabric is minor in extent and will not result in adverse impacts on Graythwaite overall. A substantial positive benefit of the work is the reinstatement of the Widow's Walk as a functioning feature of the building (see Figure 7).

The current, shallow pitched roof is not original, presumed to date from the Red Cross era of the building, and replaced the original flat (possibly led sheet clad) roof terrace. It is not proposed to remove this roof structure; the roofing will be renewed and the new Widow's Walk structure added above it.

Minor interior alterations

The proposed minor internal additions of access openings to the roof space from within the attic are required to provide maintenance access to a mechanical plant housed within the roof. The new doors and openings will require a minimal loss of fabric and result in minimal visual impact. The openings also have a precedent within the attic, where two original roof access doors can be found in rooms A2 and A3.

4.4 Coach House

4.4.1 Exterior

The external modifications to the Coach House consist of the demolition of the non-original entry steps and the removal of the non-original doorway opening (Figure 8) to be in-filled with brick and replaced with a window. As the fabric affected is not original, the works will not have an adverse impact on the significance of the building.

A new timber framed glazed door is proposed to replace the current, c1970s, timber ledged and braced door (Figure 8), so as to provide accessible entry to the building. The proposed new design is sympathetic to the structure and will more clearly articulate the main entrance. The impact on the exterior presentation of the building will be negligible, and there will be no physical impact on significant fabric.

Figure 8 The Coach House's non-original steps and doorway on the western elevation of the building and the c1970s timber ledged and braced door in the verandah; both of which are proposed to be removed and replaced as part of the Stage 1 Works.
Source: TKD Architects 2010 and 2013.

4.4.2 Ground Floor

Minor demolition

The proposed removal of the concrete slab floor in room G1 and its replacement with a timber-framed floor is required to assist in the minimisation of rising damp in the building. The masonry walls in the building show evidence of rising damp exacerbated by the introduction of the slab. The provision of a sub-floor space, together with other damp mitigating measures including the installation of a damp proof course, will result in a positive heritage outcome for the fabric of the building.

4.5 Tom O'Neill Centre

Proposed changes to the approved design of the adaptive reuse of the Tom O'Neill Centre relate to its proposed change of use to an archival store.

4.5.1 Exterior

The proposed minor external modifications to the exterior of the Tom O'Neill Centre involve the demolition of the southern verandah and brick in-fill the entry on the southern elevation. The skillion-roofed verandah and subsequent entry opening are not original features, probably added c1950s or 60s (Figure 9). There are no adverse impacts associated with these works; removal of later accretions will return the building largely to its original form. It is noted that demolition of the building is approved as part of Stage 3 works for the site.

Figure 9 The c1950s or 60s skillion-roofed verandah and subsequent entry opening, proposed to be removed.
Source: Tanner Architects, 2009.

4.5.2 Ground Floor

The proposed minor demolition of the internal room partitions at the southern end of the building are required for the adaptive reuse of the space to house the School's historic archival collection. These partitions were constructed during the 1953 alterations of the building and therefore are not significant fabric, nor do they reflect the original configuration of the space. Their removal would not adversely affect the significance of the internal spaces of the building.

5 CONCLUSION

The proposed minor modifications and additional minor works to the approved Part 3A Stage 1 Works for Graythwaite are required to achieve Code compliance and for the improved servicing and enhanced use of the buildings and landscape. Principally the changes are minor internal alterations within Graythwaite House and the Tom O'Neill Centre, variously comprising new partitions, forming of new openings within walls or partial removal of walls, to allow for their better functional use. The loss of original or early fabric associated with these works is minor in extent and will not diminish the significance of the Graythwaite site overall.

The proposed changes to the approved landscape works are refinements to the original design and, in the case of the arbour within the Formal Garden, comprise active reconstruction works as they interpret the design of an early garden structure.

The proposed minor additions and modifications will:

- assist in the successful adaptive reuse of the buildings and site into the future and thus a successful conservation;
- result in minimal loss of significant fabric;
- not affect the interpretation of the heritage significance of the Graythwaite site and buildings;
- enhance the setting of Graythwaite; and
- regain significant features of Graythwaite House, including the Entry Hall and Widow's Walk.

Considered overall, the proposed minor additional or modified works will not result in any additional adverse impacts on the heritage significance of the Graythwaite site and buildings, and would result in only negligible or minimal impacts on the contribution that each of the affected buildings would make to the overall significance of the site, while delivering benefits to their future and continued use.

APPENDIX A ARBORIST REPORT

EARTHSCAPE HORTICULTURAL SERVICES
Arboricultural, Horticultural and Landscape Consultants
ABN 36 082 126 027

7th February 2013

Mr Angus Gardner
Projects Co-ordinator
Shore Scholl
PO Box 1221
NORTH SYDNEY NSW 2059

Ref:

Dear Angus,

Addendum to Arborists Report
Graythwaite – 20 Edward Street North Sydney – Section 75W Submission

I refer to your request to review the potential impact of proposed the restoration of the existing driveway within the above mentioned property on several mature trees in the vicinity, including a number of Camphor Laurel Trees. I also refer to my previous Development Impact Assessment Report (Version 5) dated 19th October 2011.

It is understood that the existing driveway is proposed to be restored, consisting of renewal of the existing asphalt surface, removal of the existing concrete kerb and gutter and replacement with a brick lined channel drain on either side of the roadway. At several points along the roadway, particularly along the eastern side, the kerb and gutter has been lifted and displaced by tree roots of trees immediately adjacent the kerb line.

In relation to the Camphor Laurels [T8, T18, T30, T34 & T37], roots of all of these trees appear to extend beneath the existing kerb and are causing uplifting and damage to the kerb, gutter and asphalt. In order to create a smooth, even gradient in the road surface, localised mounding in the road surface (resulting from underlying tree roots – see Plate 1) will need to be removed. Demolition of the existing kerb and gutter and asphalt surface has the potential to result in damage to the root system. In addition, excavations for the footings of the new brick channel are likely to result in the severance of woody roots of these trees. This may also have an impact on stability given proximity.

In the instance of T18, T30 & T34, all of these Camphor Laurels are in poor condition, having been previously lopped and being extensively defoliated by Possum foraging (refer to Plates 1 & 2 as examples of their present condition). An extract of Appendix 4 of my report (Tree Health and Condition Schedule) is attached for reference purposes. This has been updated to reflect the present health and condition of the trees.

Whilst Camphor Laurels are generally recognised as an Environmental Weed within the Sydney Metropolitan Area, they are protected under North Sydney Council's Tree Preservation Order. The subject trees are thought to have been planted, along with the associated Brushbox, in the inter-war period (1915-1940) [refer section 5.3 of my DA report]. Whilst they are considered part of the 'heritage fabric' of Graythwaite, they are very poor specimens with relatively short remaining Safe Useful Life Expectancies (refer Appendix 3 of my DA report). All three of these trees have substantially declined since my initial inspection in April 2010. As such, their heritage value is substantially diminished.

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Whilst it may be feasible to retain T18, T30 & T34, I would recommend the removal of these trees given their present condition in favour of replacement planting with a more appropriate species. T37 whilst in slightly better condition than the others should also be removed to make way for new consistent planting of Brushbox as proposed on the landscape plan. T8, which makes a fair contribution to the streetscape in Union Street and is still in relatively good condition, should be retained at this stage. Whilst this tree has also lifted the road surface and kerb, it should be feasible to adjust the proposed road levels at this point to provide a smooth transition over the structural root zone in order to clear underlying primary woody roots. This will need to be reviewed by the engineer and may require modified footings for the kerb line.

In order to avoid any adverse impact on T8, the existing kerb, gutter and asphalt surface should be demolished under the supervision of an arborist (as recommended in Section 13.18 the DA report). The new brick channel drain should not result in root damage to T8 provided that the alignment is similar to the existing kerb line and excavations for the footings are no deeper that the existing footings. Where roots are found beneath the existing kerb line, an assessment can be made at the time at which such roots are exposed, as to whether they should be severed or retained intact. Where roots need to be maintained intact, it should be feasible to interrupt the new footings and construct a lintel over the root to avoid damage (as recommended in Section 13.19 of the DA report).

If you require any further information regarding the above matter, please do not hesitate to contact me on 9456 4787 or 0402 947 296.
Yours sincerely,

Andrew Morton
B.App.Sci (Horticulture),
A.Dip.App.Sci. (Landscape)
Dip. (Arboriculture) (AQF5)

Plate 1 – T34 (Camphor Laurel) showing poor health and condition with extensive defoliation and dieback due to constant foraging by Possums and general decline. Note the localised uplifting of the adjacent kerb, gutter and asphalt adjacent the trunk.

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Plate 2 – T30 (Camphor Laurel) similarly showing poor health and condition with extensive defoliation and dieback due to constant foraging by Possums and general decline. This tree also exhits extensive decay in all main primary limbs.

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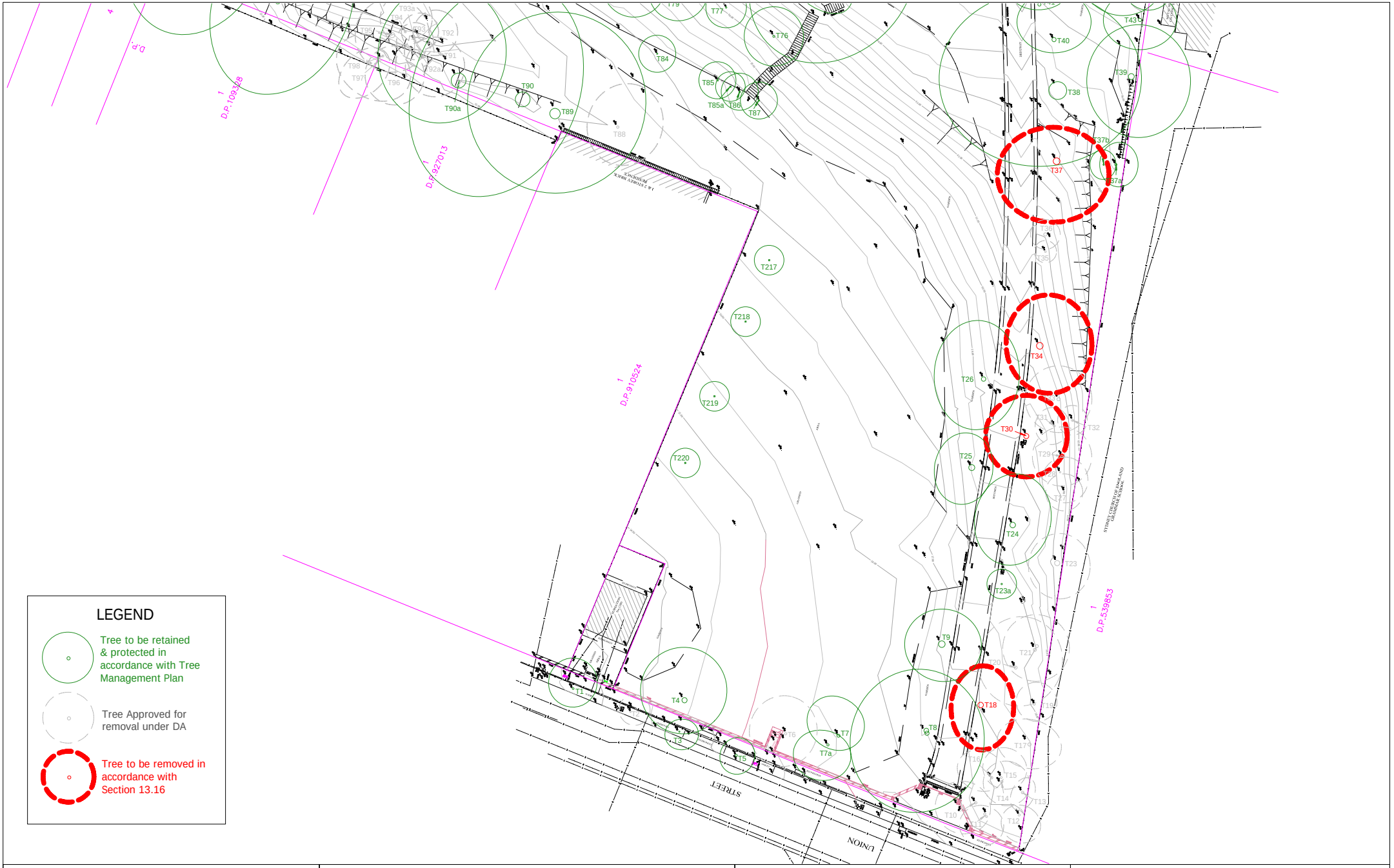
APPENDIX 3 - TREE HEALTH AND CONDITION ASSESSMENT SCHEDULE

CMP No.	Tree Identification No.	Species	Height (m)	Spread (m)	Trunk Diameter (mm)	Live Crown Size (m²)	Maturity Class	Condition	Previous Pruning	Health		Remaining Safe Useful Life Expectancy (SULE)	Landscape Significance Rating	Retention Value	Location
										Vigour	Pest & Disease				
53	8	***Cinnamomum camphora*** (Camphor Laurel)	12	17	650 + 560	170	M	Appears stable with fair branching structure. Large axial wound in primary limb 3 to 4 metres with decay & cavity. Moderate wounds due to previous pruning.	Selectively pruned	Fair with slight thinning crown	Low Possum defoliation.	Medium 15-40 Years	2	high	On-site
54	18	***Cinnamomum camphora*** (Camphor Laurel)	12	10	750	90	OM	Appears stable with fair branching structure. Exhibits a small basal cavity. Large wound on primary limb with decay & cavity.	No Evidence	Poor with sparse crown	Suspected termite infestation (Ring Ant Termite). Moderate Possum defoliation	Transient (less than 5 years)	2	low	On-site
55	30	***Cinnamomum camphora*** (Camphor Laurel)	11	10	685	90	M	Appears stable with fair branching structure. Moderate wound at 3 metres with decay in primary limb due previous branch loss. Dieback in all main leaders with decay.	Selectively pruned & deadwooded	Poor with sparse crown	High Possum defoliation.	Transient (less than 5 years)	2	low	On-site
56	34	***Cinnamomum camphora*** (Camphor Laurel)	13	13	450x3	143	M	Appears stable with sound branching structure. Moderate dieback in lower crown with 25% deadwood.	Selectively pruned & deadwooded	Poor with sparse crown	High Possum defoliation.	Transient (less than 5 years)	2	low	On-site
57	37	***Cinnamomum camphora*** (Camphor Laurel)	15	15	908	195	M	Appears stable with fair branching structure. Crown suppressed on north side due to crowding. Multiple wounds to tertiary limbs due previous branch loss Ring Ant damage.	No Evidence	Fair with slight thinning crown	Low Ring Ant infestation tertiary limbs	Short 5-15 Years	2	low	On-site



PLAN SHOWING TREES
TO BE REMOVED
UNDER SECTION 75W APPLICATION
Graythwaite
20 Edward Street, NORTH SYDNEY

Earthscape Horticultural Services
Arboricultural and Horticultural Consultants
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Based on the Survey Drawing
prepared by Rygate & Company Pty Ltd
Dwg Ref No. 73949
Dated 3rd February 2010

DWG No. T13-02073

DATE: 07/02/2013