



FIGURE 3.14: VIEW LOOKING SOUTHEAST FROM PRINCE ALFRED PARK, WITH BUILDING 3 AND THE NORTH-WEST COURTYARD VISIBLE.  
SOURCE: OCP ARCHITECTS 2016



FIGURE 3.15: VIEW FROM MAIN COURTYARD TO SOUTH EAST COURTYARD.  
SOURCE: OCP ARCHITECTS, 2016





FIGURE 3.16: NORTH WEST COURTYARD, WITH A VIEW ACROSS PRINCE ALFRED PARK.  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 3.17: VIEW FROM MAIN COURTYARD TO NORTH WEST COURTYARD AND THROUGH TO PRINCE ALFRED PARK.  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 3.18: VIEW OF PRINCE ALFRED PARK FROM BUILDING 3 CLASS ROOM.  
SOURCE: OCP ARCHITECTS, 2016



FIGURE 3.19: VIEW ACROSS CHALMERS STREET, WITH BUILDINGS 1&2 VISIBLE.  
SOURCE: OCP ARCHITECTS, 2016



## 4 PHYSICAL DESCRIPTION OF THE SITE

The following physical descriptions of the site were derived from the Draft Conservation Management Plan by Perumal Murphy Wu Heritage Consultants, in April 2002. It also includes information from the Former Cleveland Street Primary School, No. 244 Cleveland Street, Surry Hills Heritage Assessment by Perumal Murphy Alessi, September 2015. Additional information has been included to further describe the interiors and exteriors of the building, as well as updated photos, which were taken by OCP Architects in 2016.

### 4.1 General External Description

The former Cleveland Street Public School site was established in 1855. By 1856 the Cleveland Street Public School opened in an imported prefabricated iron building. This was removed when the first permanent building in 1867 was constructed.

The site today comprises a group of buildings, known as Buildings 1 to 4, which were constructed at various stages between 1867 and 1968, with the internal configurations being modified to accommodate the changes required for the ongoing educational use of the premises, currently operating under the Department of Education.

The buildings in this document have been referred to as Buildings 1 (1891 and 1909), 2 (1867 and 1891), 3 (1924) and 4 (1968). The subject buildings are connected by covered walkways which are later additions to the site. The buildings retain much of their original character, in particular externally, with sections of the stone work on the exterior being conserved in the last decade. The location of Buildings 1 to 4 is shown on the plan included below.

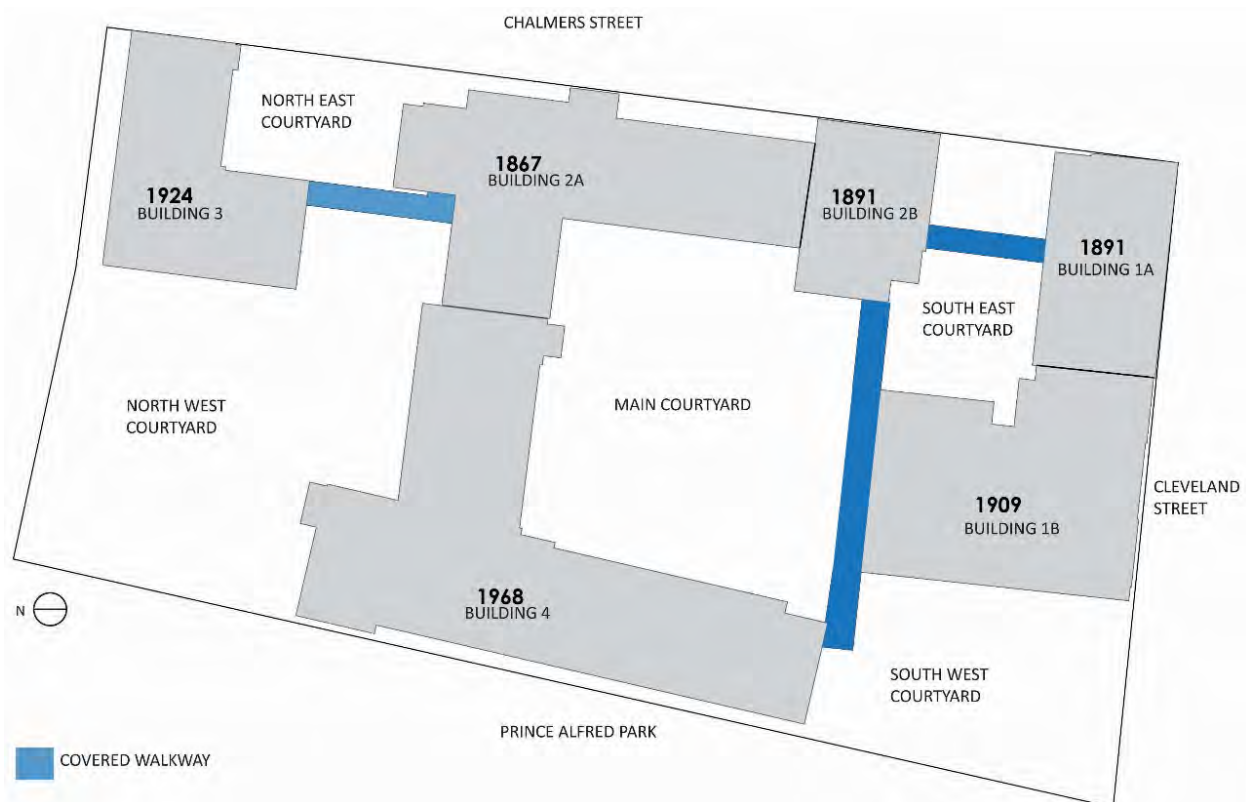


FIGURE 4.1 DIAGRAMMATIC PLAN SHOWING THE LAYOUT OF THE CURRENT BUILDINGS ON THE SITE. NOTE THAT BUILDINGS 1 AND 2 EACH COMPRISE A LATER ADDITION AND ARE KNOWN AS BUILDINGS 1A & 1B AND BUILDINGS 2A & 2B RESPECTIVELY.

The site is located below street level and features stone retaining walls with a modern palisade fencing extending along Chalmers Street. The fencing along Cleveland Street is of earlier origin and it is noted that the paint finish on this fence is deteriorating and there is some rusting, including where it is set into the stone pier and blowing out the stonework (refer Figure 4.15). Heavy stone piers are located at intervals where the fencing terminates.



FIGURE 4.2 MODERN PALISADE FENCE EXTENDING ALONG THE CHALMERS STREET BOUNDARY. NOTE STONE PIER IN THE FOREGROUND.



FIGURE 4.3 EARLY PALISADE FENCE SET INTO STONE BASE EXTENDING ALONG THE CLEVELAND STREET BOUNDARY.

## 4.2 Building 1 (1891 and 1909)

Building 1 was constructed in two stages, 1891 and 1909, with the earlier building and later addition being visibly different. The 1891 sections were designed by William E Kemp who had been the head of the Architects Branch of the Department of Public Instruction (in 1896 amalgamated with the Government Architects Branch). The style is Victorian Romanesque with simple massing, parapeted pronounced gables, and regular vertical windows however without the usual semi-circular window heads. Its use of sandstock brickwork, punctuated with stone decorative elements and narrow vertical windows complemented Mansfield's original gothic school (Building 2A).

The building today comprises two storeys, including the lower ground basement level, and forms an L-shaped envelope with frontage to the south east end of the site on Chalmers Street (1891 Building 1A only) and also along Cleveland Street, where both Buildings 1A and 1B have frontage. The external facades are constructed in face brickwork, featuring sandstone detailing along the façade of the later addition (1909) and stone bands on the chimney. The lower ground basement level incorporates yellow block sandstone visible on the northern façade in the south east courtyard and the sandstone also forms a base to the east and south facades of the building. The east façade of the earlier building features blind windows (original windows bricked in) and a single timber framed entrance door set into a brick arched opening. This façade also incorporates plaque which denotes, "Girls School 1891". The west façade is adjacent to the car park providing vehicular access to the site and features parapeted gables on the end bays and regular tall timber frames multi-paned windows that demonstrate a degree of modification.

The building roof is covered by a corrugated steel custom-orb roof of recent origin and the gabled ends featuring fine timber work with a vent into the roof spaces. A copper lantern is centrally positioned on the main roof of the 1909 extension.

Within the site, the main entrance to Building 1 is via a prominent stair in the south east courtyard located adjacent to the junction where the earlier and later additions of Building 1 meet. An introduced covered walkway linking Building 1 and Building 2 can be seen from Chalmers Street, while another extends across the north façade of Building 1B connecting Building 2 (1867) and Building 4 (1968).



FIGURE 4.4 VIEW SHOWING THE JUNCTION OF THE EARLIER AND LATER ADDITION OF BUILDING 1 AS SEEN FROM CLEVELAND STREET. NOTE THE SANDSTONE DETAILING AND THE COPPER ROOF LANTERN ON BUILDING 1B (SHOWN BY RED ARROW).  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.5 VIEW SHOWING VEHICULAR ACCESS TO THE SITE FROM CLEVELAND STREET, SHOWING THE WROUGHT IRON PALISADE FENCE AND STONE PIER.  
SOURCE: OCP ARCHITECTS, 2016.





Gable end  
detail

Plaque

Covered  
walkway

Original  
windows  
have been  
bricked in

FIGURE 4.6 VIEW SHOWING THE PLAQUE AS SEEN ON THE SOUTH EAST FAÇADE ALONG CHALMERS STREET WHICH READS, "GIRLS SCHOOL 1891". ALSO SHOWN IS THE COVERED WALKWAY LINKING BUILDING 1 AND BUILDING 2  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.7 VIEW SHOWING THE WALKWAY AS SEEN FROM THE MAIN COURTYARD ON THE NORTH FAÇADE OF BUILDING 1 CONNECTING BUILDING 2 AND BUILDING 4  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.8 VIEW SHOWING THE WALKWAY AS SEEN FROM THE SOUTH EAST COURTYARD CONNECTING BUILDING 1 AND BUILDING 2. ALSO SEEN IS A MATURE EUCALYPT TREE. SOURCE: OCP ARCHITECTS, 2016.



Windows  
have been  
bricked in

FIGURE 4.9 VIEW SHOWING WINDOWS ON THE NORTH FAÇADE OF BUILDING 1A, INCLUDING SEVERAL THAT HAVE BEEN BRICKED IN. NOTE SANDSTONE WALL ON THE LOWER GROUND LEVEL. SOURCE: OCP ARCHITECTS, 2016.





FIGURE 4.10 VIEW SHOWING THE GABLE END ON THE NORTH ELEVATION OF BUILDING 1B (1909) WHICH FEATURES FINE TIMBER WORK WITH A VENT INTO THE ROOF SPACE AS SEEN FROM THE SOUTH EAST COURTYARD. SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.11 VIEW SHOWING THE ENTRY STAIR TO BUILDING 1. SOURCE: OCP ARCHITECTS, 2016.

### General Condition of External Fabric of Building 1

The external facades are in reasonable overall condition, which in part relates to façade conservation works implemented on the Chalmers Street elevation. There are, however, instances of spalling sandstone - for example some sills of the Cleveland Street façade, penetrations into the masonry from previous service installations since removed - most notable on the west façade of the 1909 building and evidence of staining to the masonry – including brick masonry fabric of the north elevation from early metal vents installed above the windows. Stonework will require desalination in the medium term to ensure the ongoing conservation of this significant fabric.

Some self-seeded vegetation and biological growth is also present on the brick masonry at the upper level building, noted on the north façade. External painted finishes on window frames and doors are deteriorating and will require renewal in the medium term to protect the timber fabric.

A hydraulic analysis of the roofs should be undertaken to ensure that the provision of downpipes is adequate, given the removal of a number of original rainwater heads.



FIGURE 4.12 EXAMPLE OF SPALLING SANDSTONE SILL ON THE CLEVELAND ST ELEVATION OF THE 1909 BUILDING.



FIGURE 4.13 PENETRATIONS INTO THE MASONRY FABRIC FROM EXTERNALLY MOUNTED SERVICES, INCLUDING THOSE REMAINING WHERE SERVICES HAVE BEEN REMOVED.



FIGURE 4.14 VEGETATION GROWING ON THE UPPER LEVEL OF THE BUILDING (SHOWN BY RED ARROW).



FIGURE 4.15 EARLY PALISADE FENCE ADJACENT TO BUILDING 1B REQUIRES RUST TREATMENT AND PAINTING MAINTENANCE. NOTE RUSTING WHERE SET INTO STONE PIER WILL ALSO AFFECT STONEMASONRY.





FIGURE 4.16 EXTERNAL PAINTED TIMBER SURFACES WILL REQUIRE REPAINTING IN THE MEDIUM TERM TO PROTECT TIMBER FABRIC. THIS EXAMPLE IS THE CHALMERS ST ENTRANCE DOOR.

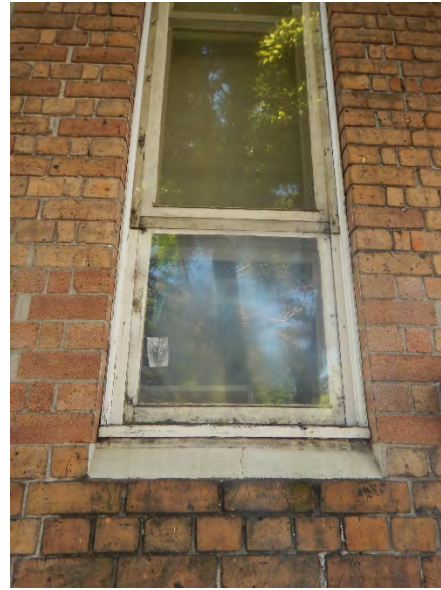


FIGURE 4.17 EXTERNAL PAINTED TIMBER SURFACES WILL REQUIRE REPAINTING IN THE MEDIUM TERM TO PROTECT TIMBER FABRIC. SHOWN IS A WINDOW OF THE CLEVELAND ST ELEVATION.

#### 4.2.1 Building 1 Interior Description

Original internal finishes remain evident in a majority of the spaces within Building 1 and comprise painted brick walls, some rendered, and painted timber boarding lining the high ceilings. Other original elements include timber framed windows - which incorporate some modification to sashes and externally applied acrylic lining on the south elevation - blackboards, fireplaces, timber joinery and some examples of door and window hardware. Many of the internal doors, however, have been replaced with modern doors.

The internal areas of the building have been modified to accommodate previous changes of use whilst still retaining the earlier layout and original elements, for example lightweight walls have been introduced within original large scale openings to form smaller classrooms. Introduced internal finishes comprise various painted lining boards, including plasterboard, for walls and some ceilings. Generally spaces have been carpeted throughout and a range of surface mounted service conduits are present on walls and ceilings, which have effected penetrations, including to the early fabric.

There is only limited air conditioning within the building, which is provided via a suspended duct that extends east west towards the southern end only of Buildings 1A and 1B. A limited number of rooms also contain a wall mounted air conditioning unit, including some that also include the duct. The majority of rooms, including those with air conditioning, include ceiling fans to provide air circulation, with the exception of the corridors, where no air modification/circulation provisions are present. There are some examples of wall mounted heaters, however this is not typical within Building 1.



FIGURE 4.18 SURFACE MOUNTED CONDUITS ARE PRESENT ON CEILINGS AND WALLS WITHIN A MAJORITY OF SPACES IN BUILDING 1. THIS EXAMPLE SHOWS THE CORRIDOR ON THE GROUND FLOOR.



FIGURE 4.19 AIR CONDITIONING DUCT, WHICH IS TYPICAL IN ROOMS ALIGNED ADJACENT TO CLEVELAND STREET. NOTE ALSO THE CEILING FAN, WHICH IS TYPICAL THROUGHOUT BUILDING 1.



FIGURE 4.20 AIR CONDITIONING DUCTWORK WITHIN SOUTHERN STAIRWELL (SPACE 130).



FIGURE 4.21 EXAMPLE OF HEATING UNIT INSTALLED WITHIN A LIMITED NUMBER OF ROOMS.

Refer to the room schedule for *Former Cleveland Street Public School, Building 1 (1891-1909)*, prepared by OCP Architects in June 2016 (in separate volume) for further details regarding the building's interior fabric and modifications.

### General Condition of Internal Fabric of Building 1

The interiors are in good condition overall, however there are a number of areas that require conservation works, including in conjunction with a potential future wholistic services upgrade to address numerous ad hoc penetrations to the building fabric, in particular walls and ceilings.

The masonry walls are generally sound, however there are areas of drummy render, including ground floor corridor (space 140) adjacent to external doors and within Room 175 on the first floor. Investigations to determine the source of the problem should be undertaken and remediation works should be implemented prior to repairing walls. It is recommended that the building be thoroughly reviewed for rising damp by a suitable experienced and qualified heritage architect and appropriate remediation measures be implemented as required.



There is also evidence that water ingress has damaged internal fabric on the first floor, including in Room 172 and the stairwell in Building 1B. It is likely that these water ingress problems have been rectified by the new corrugated steel roof recently installed over the whole of the building, however internal remediation work to the extant fabric should also be addressed.

The current painted finishes are in good overall condition, including to walls, timber windows and doors, however there are instances of mechanical damage, including from previous fixtures and general wear and tear, and also some flaking peeling paint to boarded timber ceilings in some classrooms. It is noted that periodic cyclic maintenance of painted fabric, including renewal of paint finishes as required, is an important aspect of maintaining the building fabric.



FIGURE 4.22 DRUMMY RENDER AND BLISTERING PAINT IN GROUND FLOOR CORRIDOR (SPACE 140).



FIGURE 4.23 WATER DAMAGE TO CEILING AND STAINING TO WALL IN FIRST FLOOR ROOM 172.



FIGURE 4.24 EXAMPLE OF PEELING AND FLAKING PAINT ON TIMBER BOARDED CEILINGS IN BUILDING 1.



FIGURE 4.25 WATER INGRESS IN ROOM 172 HAS ALSO CAUSED DAMAGE TO WALL AND FLOOR FABRIC.

### 4.3 Building 2 (1867 and 1891) Exterior Description

Building 2A was the first of the four buildings to be constructed on the site in 1867 with the later addition, Building 2B, completed in 1891.

#### Building 2A (1867)

The 1867 building was designed by George Allen Mansfield, as his first “Palace” school just after he became the architect for the newly formed Council of Education. It is designed in the Victorian Free Gothic style, which he had called at the time “early English”. The building consists of a two-storey

main building constructed in face brickwork with stone details, including corbels, sills, string lines and stone pilasters supporting arched openings to windows. At the two ends facing the main street are single storied annexes.

Mansfield had utilised the height difference of the site and the raised level of Chalmers Street by designing the principle level at street level and creating an under-croft area, which Mansfield had called "arcade". The open space created beneath the building originally formed an all-weather shelter or covered play area for students, however due to overcrowding this under-croft was enclosed within a few years to provide additional teaching spaces. Today, most of the under-croft area survives with its original fabric.

The main entrance on Chalmers Street features a pointed stone arch and frame above which is a stone relief plaque displaying the year of its construction. Perspex signage is featured between the paired stone stringlines denoting the current name of the building *Cleveland Street Intensive English High School*. Beneath this signage, lettering of the earlier name *Cleveland Street Boys High School* remains visible.

The main roof is steeply pitched and has been recently re-clad in corrugated steel. The roof of Building 2A is punctuated with a central bell tower, or "campanile", projecting from the primary façade with roof clad in layered copper sheet that contributes to the modelling of the façade. This forms a focal point as the primary vertical element of the building and incorporates the main entrance described above. The roof is further articulated by a series of smaller hipped roofs extending around the original building, which present as gables on its perimeter to the south of the bell tower.

The gabled bays facing Chalmers Street typically accommodate paired lancet windows, with pointed arch openings formed by the brickwork and deep splayed sandstone sills. The windows, which incorporate timber framed double hung sashes, are narrow and provide a strong vertical aesthetic as characteristic of the gothic style. The lancet windows to Chalmers Street are original and convey a sense of the original character of the building, while windows facing the rear western courtyard have been replaced by turn of century larger windows with flat arches. The building also retains a number of windows designed in the manner of an arcade, with a series of pointed brick arches supported on stone pilasters that feature a decorative Corinthian style capital and moulded base. These arcade windows are visible on the Chalmers Street elevation, on the facade to the north of the bell tower, and also on the southern façade in the area where the wing connects to Building 4.

Much of the original fabric of the building remains extant, although the original slate roofing has been replaced. Other historic elements that are no longer present include cast iron lace elements on the main and annex ridges, gothic ventilation gablets and ogee shaped rainwater heads.

### **Building 2B (1891)**

Building 2B, the southern wing, was constructed in 1891, in the same year as Building 1A. The external walls are composed of face brickwork, laid in English bond pattern, which feature sandstone string courses extending around the facades on various levels. The lower floor consists of a dressed string course and rock-faced courses and windows with segmental arch heads.

The building has a steeply pitched gable roof with masonry parapets at each end, including on the primary elevation facing Chalmers Street. Timber eaves are visible along the side elevations, which also feature paired sandstone corbels at roof level. There is also a tall sandstone chimney on the northern side of the building, with chamfered corners and a series of moulded string lines.



The east façade, which is the buildings' primary elevation facing Chalmers Street, features lancet windows within the parapeted gable and a double-centred arch with a red brick label mould over a sandstone panel embellished with foliate decoration. Three lancet windows also feature on the ground floor (street level) which are separated by sandstone pilasters in the Corinthian style. The openings of the east elevation have all been bricked up.

A lower skillion roofed component is present on the western façade above which the parapeted gable of the main roof, with its three lancet windows and label moulds, remains visible. The remainder of the west elevation features similar details, including lancet windows with label moulds with sandstone sills and red brick arches.

The southern façade is comprised of the stone faced lower ground floor, with large windows with segmental arched heads, and two floors above. The primary feature of the façade is the large scale timber framed windows, three per floor, which on the upper levels are tall, rectangular paired units with sandstone lintels and sills. The westernmost window of the upper floor has been modified in conjunction with the provision of walkway access between this building and Building 1 circa 1970s.



FIGURE 4.26 VIEW SHOWING THE STONE ARCH ENTRY TO BUILDING 2A. NOTE THE SANDSTONE PLAQUE SET ABOVE THE ARCHED ENTRY (SHOWN BY RED ARROW).

SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.27 VIEW SHOWING EASTERN FAÇADE OF BUILDING 2A FACING CHALMERS STREET. THE PROMINENT CAMPANILE PROVIDES A STRONG VERTICAL FOCAL POINT TO THE ELEVATION. SOURCE: OCP ARCHITECTS, 2016.

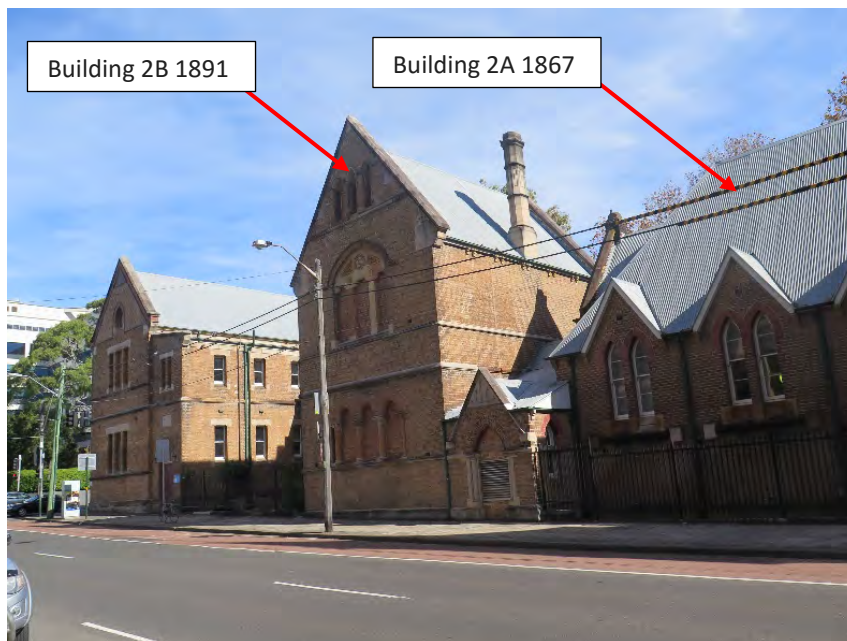


FIGURE 4.28 VIEW SHOWING PARTIAL EASTERN (CHALMERS STREET) ELEVATION OF BUILDING 2. BUILDING 1A IS IN THE BACKGROUND, ON THE CORNER WITH CLEVELAND STREET. SOURCE: OCP ARCHITECTS, 2016.





FIGURE 4.29 VIEW SHOWING PART OF THE NORTHERN FAÇADE OF BUILDING 2A WITH THE ORIGINAL SINGLE STOREY ANNEX ATTACHED. NOTE THE SANDSTONE FABRIC OF THE LOWER STOREY AND THE INTRODUCED COVERED WALKWAY TO THE LEFT OF THE IMAGE. SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.30 VIEW SHOWING THE WESTERN FAÇADE OF BUILDING 2A (1867 NORTH WING) AND 2B (1891 SOUTH WING). SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.31 DETAIL VIEW TO COPPER ROOF OF THE TOWER ON THE EASTERN ELEVATION.  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.32 VIEW SHOWING NORTH EASTERN FRONTAGE WITH ORIGINAL RAINWATER HEADS AND ORIGINAL SINGLE STOREY ANNEX ATTACHED.  
SOURCE: OCP ARCHITECTS, 2016.

### General Condition of External Fabric of Building 2

The eastern Chalmers Street facades of Buildings 2A and 2B are in good overall condition owing to façade conservation works implemented by DPWS earlier this century. There is some evidence of staining on the sandstone base wall, including the splayed course owing to build-up of pollutants over time and also in areas around the base of the downpipes. The downpipes do appear sound and it is likely that the staining remains from failure of previous rainwater installations. The stonework of the front façade will require desalination in the medium to long term.

Beyond the primary elevation the facades require conservation maintenance to address the following areas:



- spalling brick and sandstone;
- desalination of stonework;
- repointing of masonry joints to match existing, both brick and stonework, in areas where joints have failed;
- maintenance of external painted timber finishes, which are deteriorating; and
- Removal of self-seeded vegetation and biological growth on the brick masonry, particularly noted on the north façade of Building 2A.

A hydraulic analysis of the roofs should be undertaken to ensure that the provision of downpipes is adequate, given the removal of a number of original rainwater heads and previous failure of rainwater goods evidenced by heavy staining of the masonry fabric, including in localised areas of the north and south facades.



FIGURE 4.33 DETAIL VIEW SHOWING THE GOOD CONDITION OF THE FABRIC ON THE CHALMERS STREET ELEVATION.



FIGURE 4.34 NORTH ELEVATION OF BUILDING 2A. THE FABRIC REQUIRES CONSERVATION WORKS TO ADDRESS A RANGE OF ISSUES.



FIGURE 4.35 VIEW OF LOWER GROUND SANDSTONE FABRIC FACING CHALMERS STREET, SHOWING STAINING.



FIGURE 4.36 THE FABRIC OF THE NORTH ELEVATION OF BUILDING 2A TO THE WEST OF THE WALKWAY IS IN POOR CONDITION, WITH SEVERELY SPALLING SANDSTONE (INCLUDING STRING LINES) AND BRICKWORK. A RANGE OF SELF-SEEDING VEGETATION IS ALSO PRESENT.



FIGURE 4.37 SOUTH FAÇADE OF BUILDING 2A, WHERE IT CONNECTS TO BUILDING 4 SHOWING SPALLING AND STAINING OF MASONRY FABRIC.



FIGURE 4.38 TIMBER FABRIC, INCLUDING WINDOW FRAMES AND SASHES, REQUIRE PROTECTION VIA PAINTING MAINTENANCE WORKS AS THE CURRENT FINISHES HAVE SEVERELY DETERIORATED. THIS EXAMPLE SHOWS FIRST FLOOR WINDOWS OF THE NORTH ELEVATION.

### 4.3.1 Building 2 Interior Description

The interior fabric of Building 2 remains largely intact and original internal finishes comprising painted brick walls, painted timber ceiling lining boards, timber boarded coffered ceilings formed by boxed beams supported on masonry corbels, timber framed staircases and timber balustrades remain evident in a range of locations. The painted brick walls of the interiors were a conscious effort by George Allen Mansfield to reduce construction costs over the more the usual Victorian plastering and painting of masonry walls.

The internal layout typically consists of classrooms that retain a range of early fabric including blackboards, fireplaces, timber joinery and door and window furniture. The windows are gothic style timber windows, some being pivot windows with brass bolts and sash lifts. There is also evidence of several windows being bricked up.

A notable original space is the ground floor hall (Room G207), which remains as a double height space featuring exposed timber roof trussed structure supported on masonry corbels, timber lining boards and painted masonry walls. It appears from the physical evidence that the building formerly contained a similar double height hall space in the east west wing of the original building, as the base of the roof structure remains evident in a number of spaces. These areas now contain introduced plaster ceilings, suggesting that an additional floor has been introduced.

Internal modifications have occurred within the building over time, including within the main entrance area from Chalmers Street which accommodates a late twentieth century upgrade for office and reception areas. Introduced internal finishes comprise various painted lining boards, including plasterboard, for walls and some ceilings. Generally spaces have been carpeted throughout and a range of surface mounted service conduits are present on walls and ceilings, which have effected penetrations, including to the early fabric

There is only limited air conditioning within the building, which is provided via a suspended duct evident in the major ground floor space of Building 2B. The duct has been present for some time and its operation was not confirmed on site. The recently refurbished reception and staff area was closed at the time of inspection and the presence of air conditioning has not been confirmed. A number of classrooms contain ceiling fans, however these are not present in the circulation areas.



Refer to *Former Cleveland Street Public School, Room Survey Schedule - Building 2 (1867 & 1891)*, prepared by OCP Architects, June 2016 (in separate volume) for further details regarding the building's interior fabric and modifications.



FIGURE 4.39 COFFERED TIMBER CEILINGS WITHIN CLASSROOM (ROOM G212).



FIGURE 4.40 THE GROUND FLOOR HALL RETAINS ORIGINAL FABRIC AND SPATIAL CHARACTERISTICS.



FIGURE 4.41 INFILL CEILINGS WITHIN CLASSROOM. NOTE CORBELS AND BASE OF TRUSS STRUCTURE, WHICH SUGGESTS THAT A FLOOR WAS INTRODUCED ABOVE.

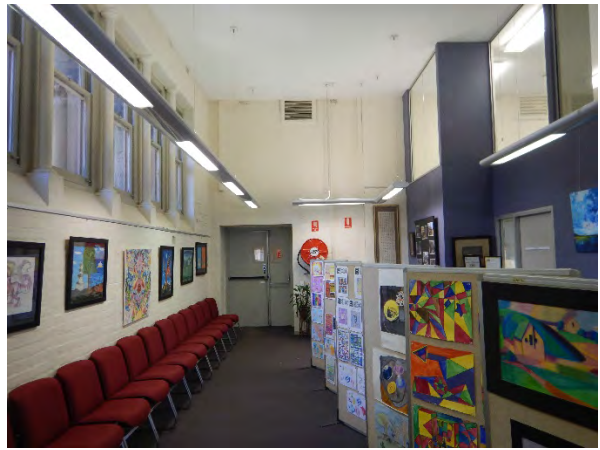


FIGURE 4.42 THE RECEPTION AREA HAS BEEN RECENTLY REFURBISHED, INCLUDING NEW PARTITIONS AND SUSPENDED LIGHTS.



FIGURE 4.43 AN ARRAY OF SURFACE MOUNTED SERVICES HAVE BEEN ATTACHED TO BOTH WALLS AND CEILINGS.



FIGURE 4.44 AIR CONDITIONING DUCT AND SUSPENDED SERVICES IN CLASSROOM (ROOM G212).

## General Condition of Internal Fabric of Building 2

The interiors are in good condition overall, however there are a number of areas that require conservation works, including in conjunction with a potential future wholistic services upgrade to address numerous ad hoc penetrations to the building fabric, in particular walls and ceilings.

The masonry walls appear to be sound, however some areas of flaking paint, for example in ground floor Room G212 (Building 2B), and efflorescence for example in ground floor Room G205 (south wall reception and north wall office - Building 2A), indicate that further investigation should be undertaken to determine any potential damp issues that may require rectification. It is recommended that the building be thoroughly reviewed for rising damp by a suitable experienced and qualified heritage architect and appropriate remediation measures be implemented as required.

The current painted finishes are in good overall condition, including to walls, timber windows and doors, however there are instances of mechanical damage, including from previous fixtures and general wear and tear. It is noted that periodic cyclic maintenance of painted fabric, including renewal of paint finishes as required, is an important aspect of maintaining the building fabric.



FIGURE 4.45 EFFLORESCENCE ON BRICK MASONRY WALL IN GROUND FLOOR RECEPTION, BUILDING 2A (ROOM G205).

## 4.4 Building 3 (1924)

Located on the north-eastern corner of the site, between the north-eastern and north-western courtyards and adjacent to Prince Alfred Park, Building 3 is a three storey Inter-War building that was constructed in 1924. There are several trees in the vicinity of Building 3, including a number located within Prince Alfred Park. Within the site, noteworthy vegetation in the vicinity of Building 3 is a mature Queensland Kauri pine tree, which is located to the west of the building adjacent to the northern boundary of the north west courtyard (refer Figure 4.66).

Building 3, which is 'L' shaped in plan, is a liver brick structure with steel and concrete floors and columns and consists of brick and rendered details. As is typical for the buildings on the site, the building is connected to other buildings by elevated walkways and bridges. The timber framed steeply pitched roof is hipped, with a front gable, and is now clad in concrete tiles (previously slate). The roof also features several chimneys, which are partially brickwork and partially roughcast render. The chimneys have terracotta pots and face brick corbels.

The eastern façade of the building fronting Chalmers Street has been constructed to the street alignment, with no setback to the footpath. This elevation features a prominent roof gable with a



large area of roughcast render and well-articulated barge boards. It has exposed rafters, which are bracketed at the corners of the building. The windows on the second floor feature three semi-circular false arches.

The majority of windows around the building are tall rectangular timber framed windows with multi-pane sashes and projecting face brick sills. They are mostly fixed or horizontally hinged. The windows on the lower ground and ground levels feature rendered and moulded cornices fixed to lintels.

The building has four entrances, each of which consist of ledged and sheeted timber double doors. Three of the entries are at the lower ground level, whilst the fourth entry, which has a concrete and rendered hood, is at ground floor, or street level, on the southern façade directly adjacent to Chalmers Street. This entry can be accessed from Chalmers Street, or via an external set of concrete stairs with cast iron balustrade.

There is evidence of some modifications to Building 3, with two windows having been bricked up on the eastern façade of the building. The gutters and downpipes are modern, while the concrete drinking trough and outdoor stage on the western façade and the covered walkway on the south façade are also later additions.



FIGURE 4.46 VIEW FROM CHALMERS STREET SHOWING EASTERN AND SOUTHERN FAÇADES OF BUILDING 3. SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.47 VIEW SHOWING THE EASTERN FAÇADE OF BUILDING 3, FACING CHALMERS STREET. NOTE THE PROMINENT GABLE AND CONSTRUCTION TO THE STREET ALIGNMENT. SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.48 VIEW SHOWING THE NORTHERN FAÇADE OF BUILDING 3 THAT FACES PRINCE ALFRED PARK. NOTE BRICK AND ROUGHCAST RENDER CHIMNEY AND TALL TIMBER WINDOWS. SOURCE: OCP ARCHITECTS, 2016.





FIGURE 4.49 VIEW SHOWING NORTH WESTERN CORNER. THE BUILDING FEATURES ROUGH CAST RENDER ON THE UPPER SECTIONS OF THE WALLS, BELOW THE EAVES, AND MOULDED CORNICES ON THE LINTELS ABOVE LOWER GROUND AND GROUND FLOOR WINDOWS.  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.50 DETAIL VIEW OF CHIMNEY ON NORTHERN FAÇADE.  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.21 VIEW SHOWING  
ELEVATED WALKWAY LINK  
EXTENDING ALONGSIDE THE  
RECESSED PART OF THE EASTERN  
FAÇADE.

SOURCE: OCP ARCHITECTS,  
2016.

### General Condition of External Fabric of Building 3

The external fabric of Building 3 is in good overall condition and represents a sound, well-detailed example of government construction, including via the provision of individual lead flashings above each window opening. As may be anticipated for a building of its age, however, there are a number of maintenance issues that should be addressed to provide for the long-term conservation of the building, including the following:

- repointing of masonry joints to match existing in areas where joints have failed;
- maintenance of external painted timber finishes, which are deteriorating – in particular timber windows but also eaves and fascias;
- removal of self-seeded vegetation and biological growth, noted on the northern chimney;
- replacement of damaged downpipes, in particular where there is evidence of failure;
- repairs to timber windows where penetrations for air conditioning conduits have been made (to be done in conjunction with rationalisation of services); and
- patching penetrations to brickwork with lime mortar following rationalisation of externally mounted services.

Furthermore, it is recommended that the building be thoroughly reviewed for rising damp by a suitable experienced and qualified heritage architect and appropriate remediation measures be implemented as required. A hydraulic analysis of the roofs should also be undertaken to ensure that the provision of downpipes is adequate for the building.





FIGURE 4.51 PARTIAL VIEW OF NORTH ELEVATION SHOWING EXTERNALLY MOUNTED AIR CONDITIONING RISERS, WITH CONDUITS PENETRATING TIMBER WINDOW FRAMES (SHOWN BY RED ARROWS).



FIGURE 4.52 EXTERNAL PAINTED FINISHES ARE DETERIORATING CONSIDERABLY, INCLUDING WINDOW FRAMES, EAVES AND FASCIAS.



FIGURE 4.53 SELF-SEEDING VEGETATION ON NORTHERN CHIMNEY.

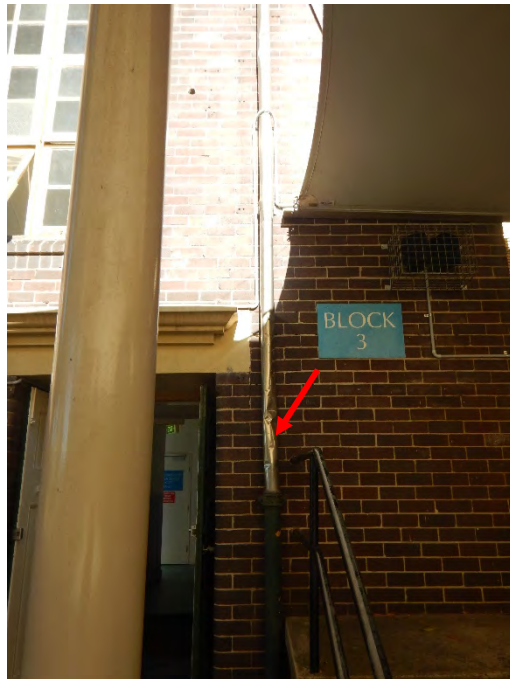


FIGURE 4.54 DAMAGED DOWNPIPE ON THE WESTERN FAÇADE.

#### 4.4.1 Building 3 Interior Description

The interior fabric of Building 3 remains largely intact and original internal finishes comprising painted and rendered brick walls (including those with moulded dado line), panelled ceilings and some timber joinery including picture rails remain evident in a number of locations. The interiors also include: panelled timber doors and top hung sash windows, highlight pivot windows, large timber sash windows, and single pane timber framed windows with security grilles. Flooring is generally original timber on the ground and first floors, while the lower ground floors are concrete. The retention of high ceilings generally contributes to the spatial character of the interiors.

Internal modifications have occurred within the building over time, including the addition of internal partitions. Introduced internal finishes comprise various painted lining boards, including plasterboard, for walls and some ceilings. The upper level had a cathedral ceiling with exposed timber trusses, however recent changes include introduced suspended ceilings concealing the upper parts of the trusses. Generally spaces have been carpeted throughout and a range of surface mounted service conduits are present on walls and ceilings, which have effected penetrations, including to the early fabric. Skirtings generally have been replaced with ducted skirtings.

There is only limited air conditioning within the building, which is provided via 'wall mounted' units that are provided to rooms on the ground floor on the north elevation facing the park. The introduced units are intrusive, and have been installed on boards fixed across the windows. In addition, a number of classrooms contain ceiling fans and there are examples of wall mounted heaters, however these are not present in the circulation areas.

Refer to *Former Cleveland Street Public School, Room Survey Schedule – Building 3 (1924)*, prepared by OCP Architects, June 2016 rooms 301-337 (in separate volume) for further details regarding the building's interior fabric and modifications.



FIGURE 4.55 VIEW OF WORK BENCH IN LOWER GROUND ROOM.  
NOTE CONCRETE FLOOR AND IN THE BACKGROUND, PANELLED TIMBER DOORS.



FIGURE 4.56 VIEW OF TYPICAL INTERIOR (THIS EXAMPLE SHOWS STAFF AREA) SHOWING SURFACE MOUNTED SERVICES INCLUDING CEILING FANS AND LIGHTS.

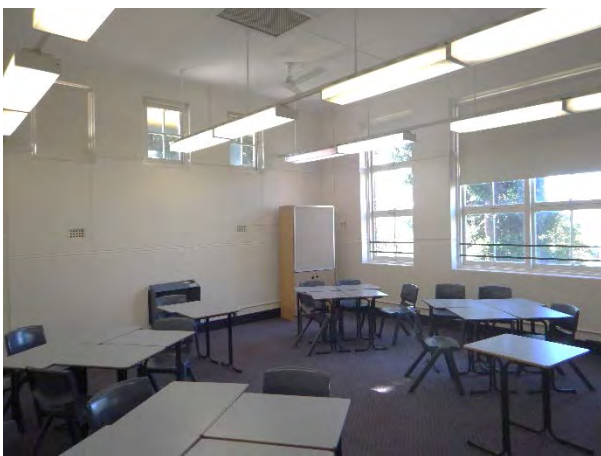


FIGURE 4.57 VIEW OF TYPICAL INTERIOR – CLASSROOM.

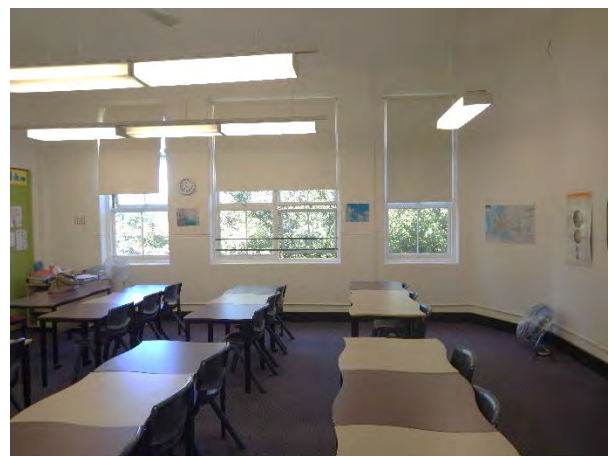


FIGURE 4.58 VIEW OF TYPICAL INTERIOR – CLASSROOM.





FIGURE 4.59 'WALL MOUNTED' AIR CONDITIONING UNIT ON GROUND FLOOR NORTHERN WINDOWS. PENETRATIONS HAVE BEEN MADE TO THE TIMBER FRAME TO CONNECT THE CONDUIT TO THE EXTERNAL RISER.



FIGURE 4.60 VIEW IN GROUND FLOOR CORRIDOR.

## 4.5 Building 4 (1968)

Building 4 is a four storey building located on the western side of the site, adjacent to Prince Alfred Park. The building has an "L-shaped" footprint and connects to Building 2, which has been modified with large scale openings to facilitate the connection. It was constructed in 1968 in the late twentieth century stripped classical style, with a strong and symmetrical repetition of concrete columns to the eastern and western facades.

Building 4 features an exposed concrete structure, beams and columns with a flat roof form. The walls are face brick and concrete rendered and the windows are aluminium framed. The building also has an undercroft space that is connected to Building 2.



FIGURE 4.61 VIEW FROM MAIN COURTYARD SHOWING EASTERN FAÇADE OF BUILDING 4. NOTE LARGE SCALE PLANE TREE IN THE COURTYARD.  
SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.62 VIEW SHOWING THE EASTERN FAÇADE OF BUILDING 4 AND MAIN COURTYARD. NOTE MATURE VEGETATION IN THE COURTYARD. SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.63 VIEW SHOWING UNDERCROFT SPACE AND GROUND FLOOR OF BUILDING 4. SOURCE: OCP ARCHITECTS, 2016.



FIGURE 4.64 VIEW SHOWING THE EASTERN FAÇADE OF BUILDING 4, WITH CONCRETE STAIRS AND CONCRETE COLUMNS TO UNDERCROFT. SOURCE: OCP ARCHITECTS, 2016.





FIGURE 4.65 VIEW FROM PRINCE ALFRED PARK SHOWING THE WESTERN FAÇADE OF BUILDING 4.

SOURCE: OCP ARCHITECTS, 2016



FIGURE 4.66 VIEW FROM PRINCE ALFRED PARK SHOWING THE NORTHERN FAÇADE OF BUILDING 4 AND THE SITE BOUNDARY. THE OUTDOOR SHADE STRUCTURE IN THE FOREGROUND SHELTERS PART OF THE NORTH WEST COURTYARD. THE MATURE QUEENSLAND KAURI PINE WITHIN THE SITE IS TO THE LEFT OF THE IMAGE. NOTE THAT ANOTHER KAURI PINE IS LOCATED WITHIN PRINCE ALFRED PARK TO THE NORTH OF BUILDING 3.




SOURCE: OCP ARCHITECTS, 2016

#### 4.5.1 Building 4 Interior Description

The interior of the building has remained largely intact. Materials include brick, vinyl, timber, plasterboard and concrete. Typical interiors include simple face brick walls, plasterboard internal walls, timber details, simple vermiculite ceilings and with vinyl or carpet floor coverings.

### 4.6 Moveable Heritage

Cleveland Street Public School retains a range of moveable heritage items. These items have been identified in the individual room schedules in relation to their current location. A summary of the moveable heritage items for CSPS is provided below:

ITEM OF MOVEABLE HERITAGE	CURRENT LOCATION	IMAGE
Late Victorian cupboard (1891)	Building 1, Room 101	
Sink (1891)	Building 1, Room 103	
Window (1909)	Building 1, Room 125	



ITEM OF MOVEABLE HERITAGE	CURRENT LOCATION	IMAGE
Plaque (1960s), photographs (1872)	Building 1, Room 135 (hallway)	
Dedication plaque	Building 2, Room 201	
Plaques and awards	Building 2, Room 206	

ITEM OF MOVEABLE HERITAGE	CURRENT LOCATION	IMAGE
Student names plaques	Building 2, Room 212	
Twyfords porcelain basin (early 20 <sup>th</sup> century)	Building 2, Room 216	
Timber plaque (late 20 <sup>th</sup> century)	Building 2, Room 216	