



LESMURDIE HOUSE

Heritage Impact Statement

Prepared by



For
Saleeba Adams Architects
November 2017

Cover image:
Lesmurdie House, photo by Saleeba Adams Architects

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HHS Job No. 2017-43

Rev No	Author	Reviewer	Date
A	Renee Giudice	Dinah Mujati	22/11/2017

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1.0 Introduction

Hocking Heritage Studio has been appointed by Saleeba Adams Architects on behalf of St Brigid's College to prepare a heritage impact statement in connection with the adaptive reuse and associated development of Lesmurdie House, located at 12 Catherine Place, Lesmurdie.

Saleeba Adams Architects have developed a concept for the adaptive reuse of the former residence for reuse as an early learning centre for St Brigid's College. The works include fit-out and conservation works to Lesmurdie House, together with the construction of a new annex attached to the south of the house through the original shelter.

Lesmurdie house is entered in the State Register of Heritage places under the Lesmurdie Group of buildings. As such, all development must be in accordance with the principles of the Heritage of Western Australia Act 1990 and the ICOMOS Australia Burra Charter. New uses to heritage places is acceptable so long as it does not compromise or irretrievably harm the documented significance of a place or places.

This heritage impact statement will follow the guidelines established by the State Heritage Office for the preparation of heritage impact statements.

2.0 Location

Lesmurdie House is located at 12 Catherine Place, Lesmurdie within the grounds of St Brigid's College, in the Shire of Kalamunda.

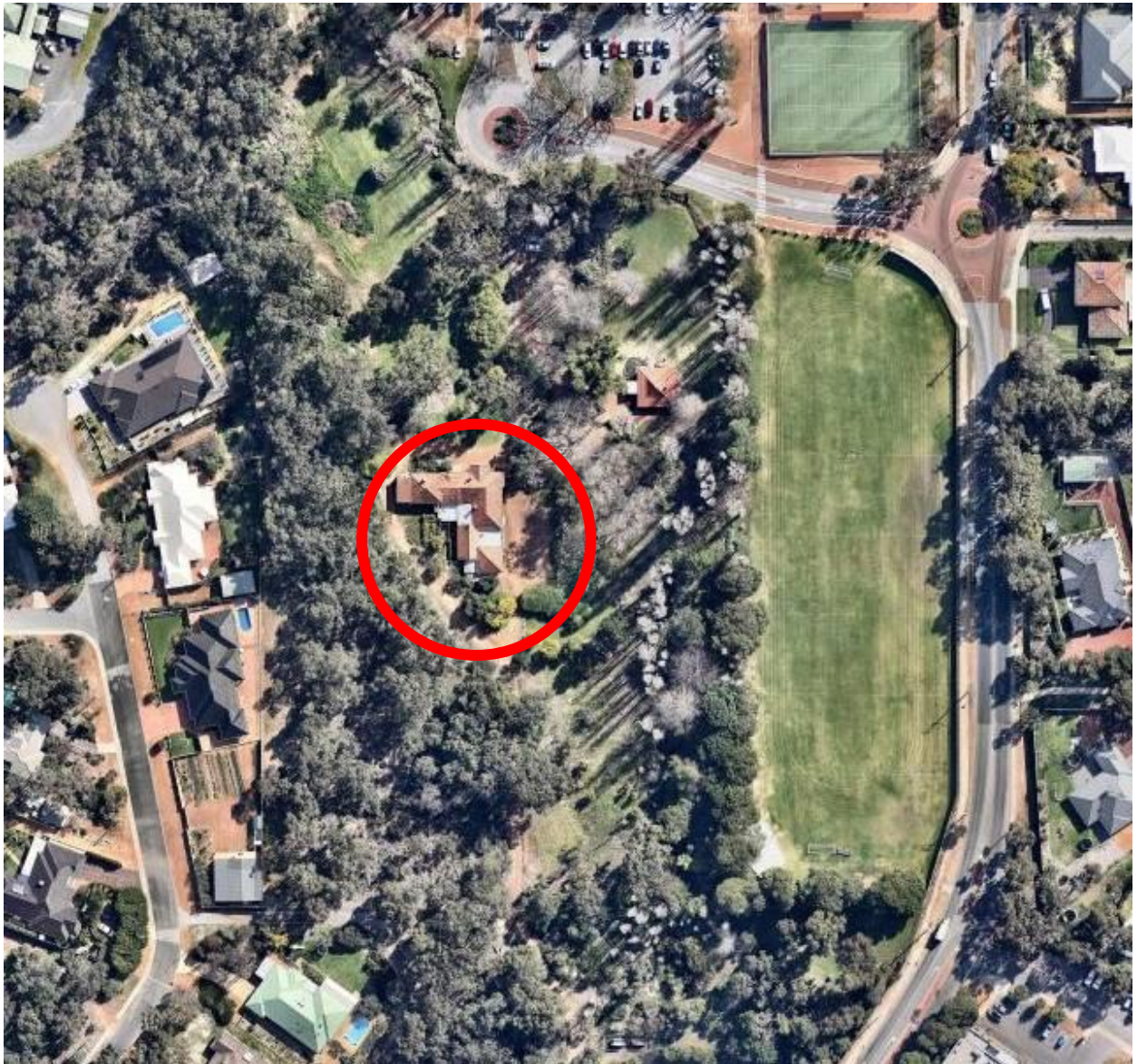


Figure 1: Location of Lesmurdie House.
Courtesy: Nearmaps, 2017

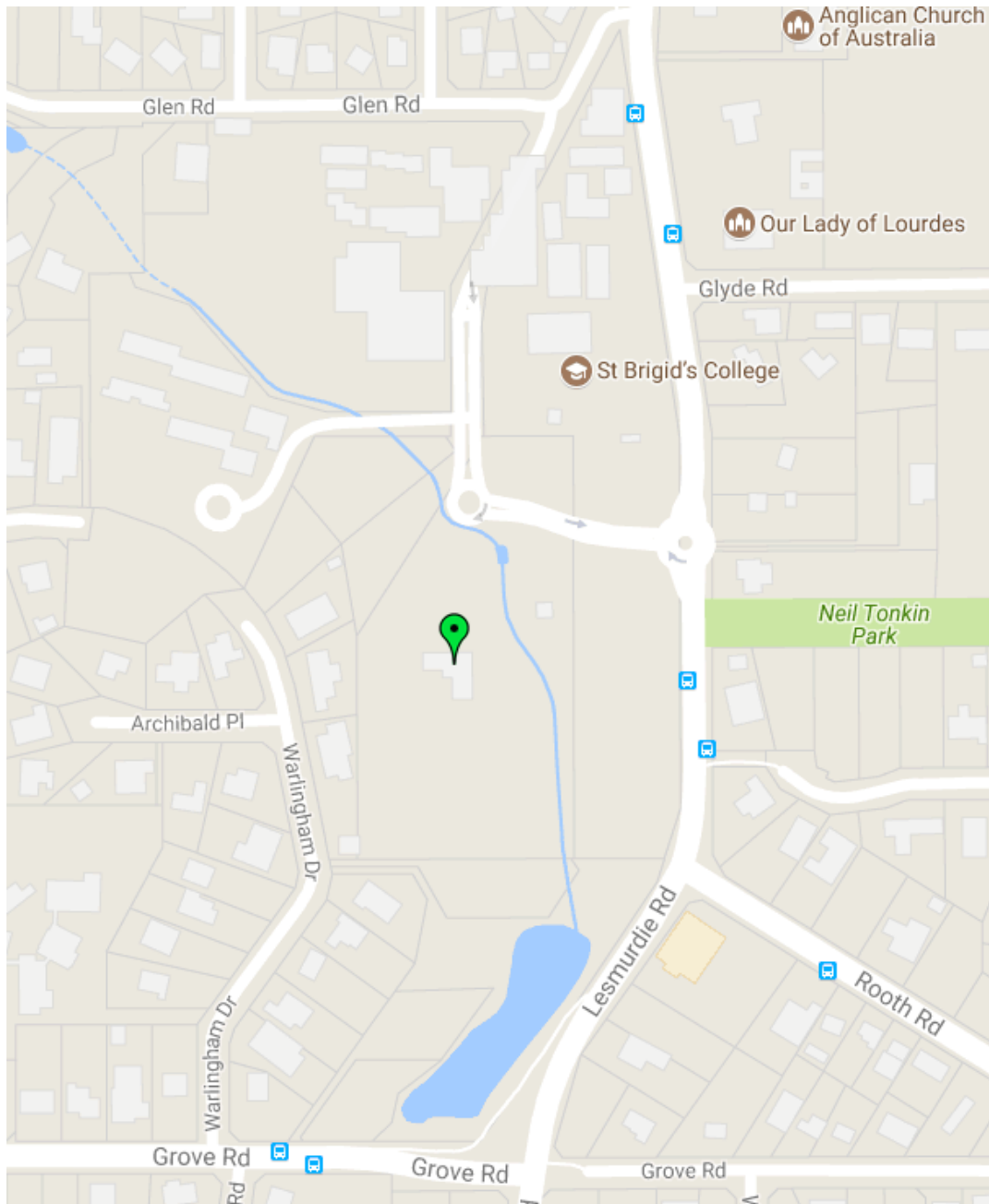


Figure 2 Location of Lesmurdie House
Courtesy: Google Maps, 2017

3.0 Heritage Listings

Lesmurdie House is entered on the inHerit database maintained by the State Heritage Council as place no.10384. It is part of the State Registered Lesmurdie Group, place no. 16819, which comprises of Lesmurdie House & Estate, St. Brigid's College and St. Swithun's Church.

Listing	Status	Date
Register of Heritage Places	Permanent Entry	28/06/2005
Municipal Inventory	Adopted	01/08/2013

4.0 Statement of Significance

The following Statement of Significance has been taken from the Register Documentation prepared by the Heritage Council of Western Australia for entry of the Lesmurdie Group.

Lesmurdie House has cultural heritage significance for the following reasons:

It is a good representative example of a Federation Queen Anne Style residence, exhibiting picturesque and asymmetrical forms, ornate timber detailing, face-brickwork and laterite stonewalling. Its interior is generously proportioned and finely crafted, with elements of the Arts and Crafts style such as solid jarrah wall panelling, jarrah ceiling beams, ornate timber joinery and floors. It was developed as a private retreat in the hills district of Perth;

It includes a good example of Federation garden style landscaping, it comprises a range of mature exotic and native trees, informal garden beds, a concrete garden bathing-pool with a miniature waterfall, and a large gravel terrace that overlooks the lawn areas. The gardens combine with the nearby native forest to produce pleasing environs for Lesmurdie House;

Lesmurdie Group, through its associations with the influential early Sanderson family, and provision of educational, health and religious services, is closely linked to the development of the Kalamunda district in the 20th century, and particularly the locality of Lesmurdie, which derives its name Lesmurdie House & Estate;

Lesmurdie House was chosen by Government officials to accommodate the Duke and Duchess of York for a weekend retreat during their Australia tour in 1927, which generated publicity to boost the growing hills tourism industry in the interwar years.

The lean-to added to the south of Lesmurdie House is considered intrusive.

The 2009 conservation plan identifies the following elements of Lesmurdie House as containing considerable significance;

- the external form and original material of the 1909/1913 building;
- the internal original planning layout;
- the panelling in the Drawing Room;
- surviving original details;

- elements throughout the Campus identified as significant and comprising surviving elements of an original indigenous species together with the extensive and now mature introduced exotic species;
- the overall landscape expression of the Campus;
- the land form, gradients, ponds/creek and facility to attract and accommodate indigenous fauna.

5.0 Conservation Policy

The base conservation policy established in the St. Brigid's College, Lesmurdie, Western Australia Conservation Plan, by Ronald Bodycoat and Robyn Taylor, 2009 made the following recommendations (section 7.5, p. 191-202)

- that the Statement of Significance and the Policies should be adopted by the College;
- that necessary conservation work should be carried out, as identified, in accordance with *The Burra Charter* and undertaken by appropriately skilled tradespersons;
- that elements identified to be of considerable significance should be conserved;
- that archaeological investigation and archival recording as relevant should apply to the place; and
- that the place should be interpreted to explain its origins, its history of use, and its importance as a place of cultural heritage significance.

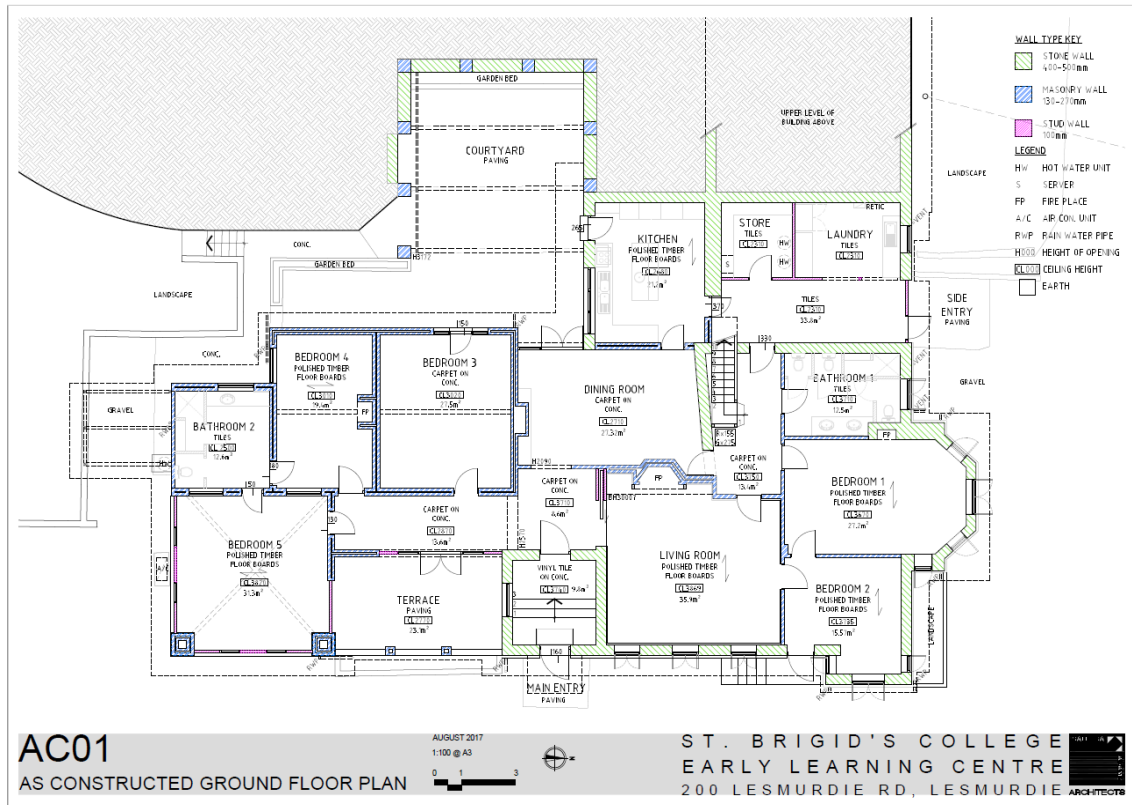


Figure 4 Existing ground floor plan,
Courtesy: Saleeba Adams Architects

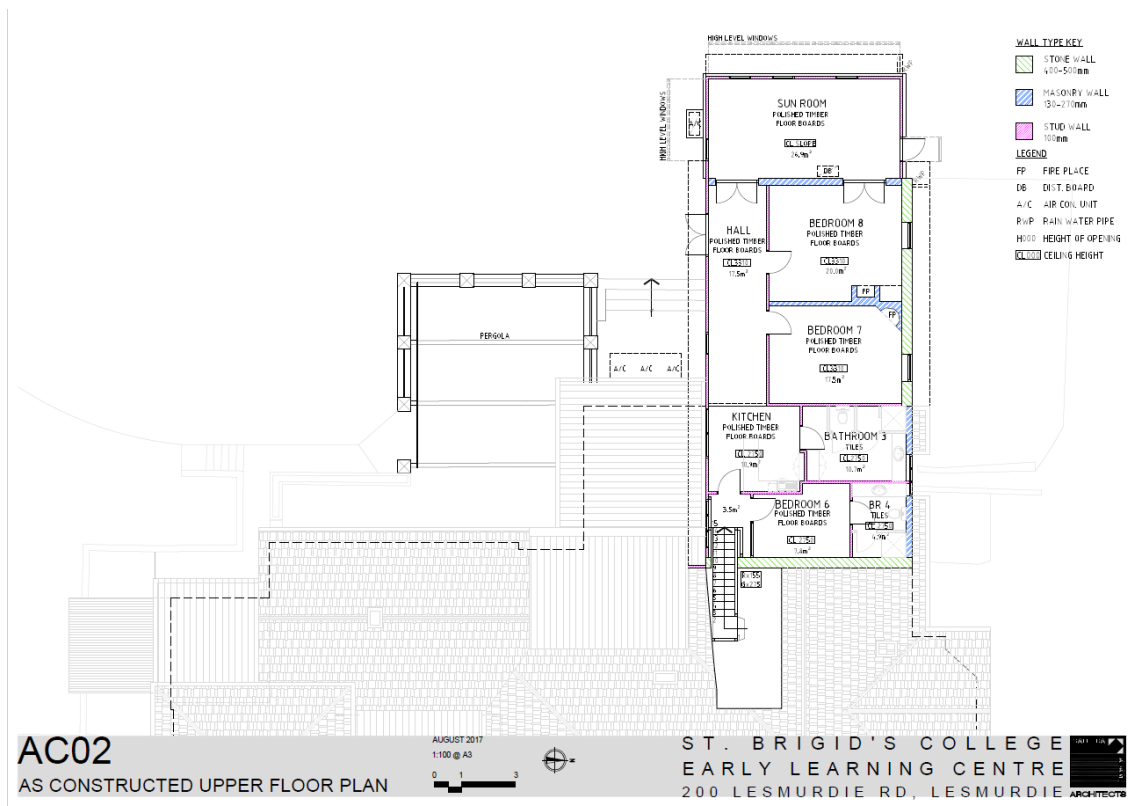


Figure 5 Existing upper floor plan,
Courtesy Saleeba Adams Architects

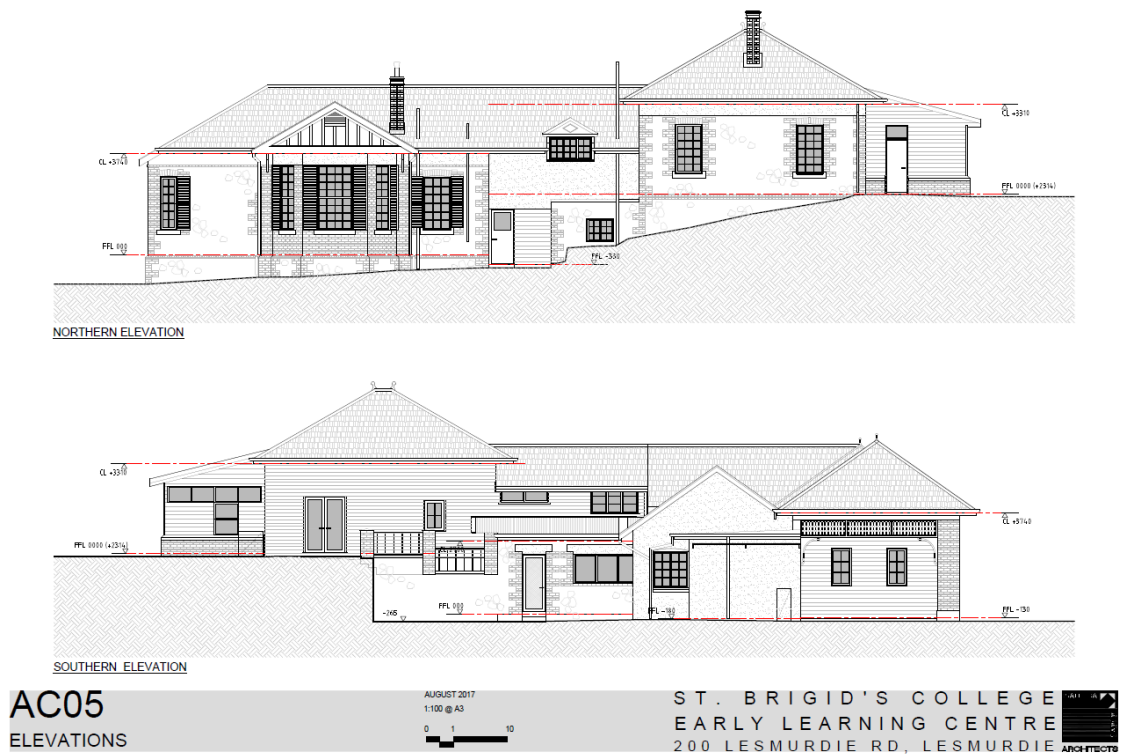


Figure 6 Existing elevations,
Courtesy: Saleeba Adams Architects

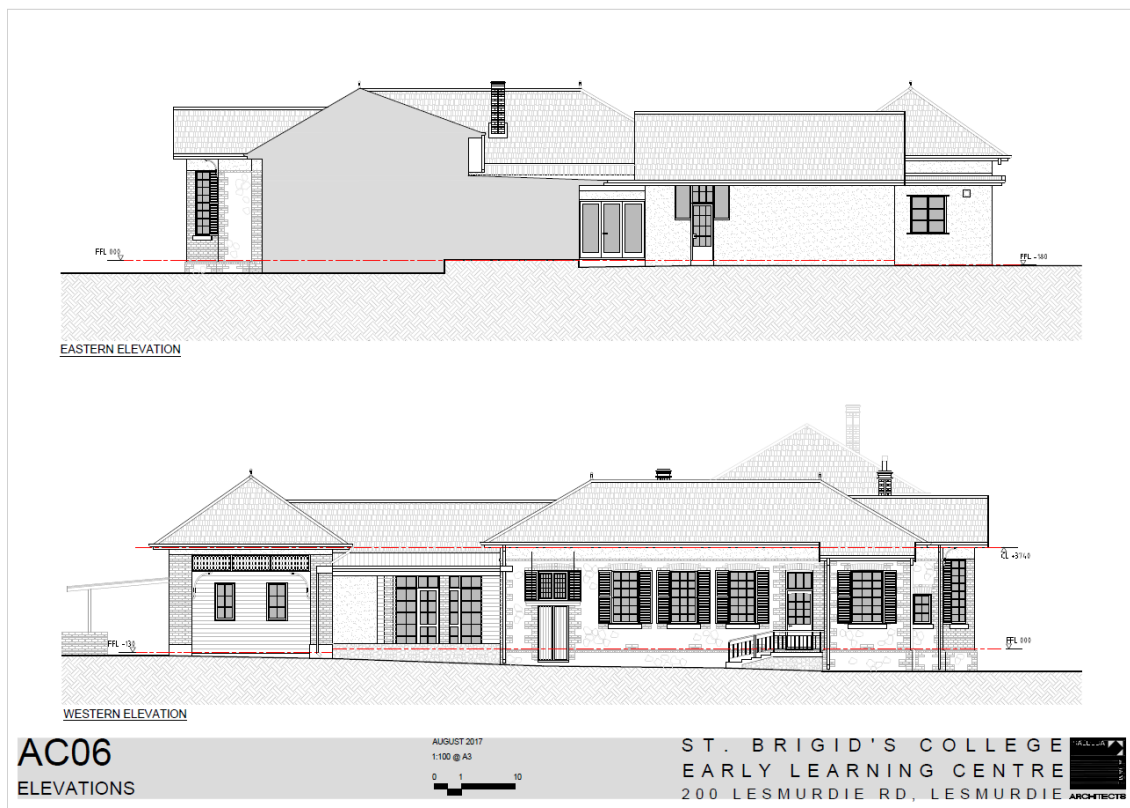


Figure 7 Existing elevations,
Courtesy: Saleeba Adams Architects



Figure 8 East Façade



Figure 9 East facade



Figure 10 East façade

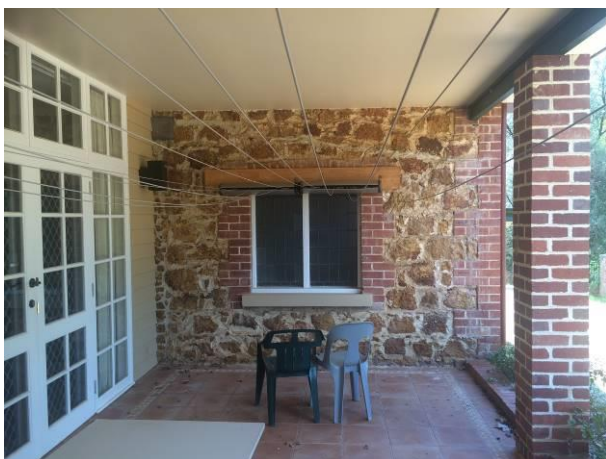


Figure 11 Terrace looking north



Figure 12 Terrace looking south



Figure 13 Terrace looking west



Figure 14 Exposed downpipe in gutter



Figure 15 Main entrance, east facade



Figure 16 Soffit of main entrance canopy



Figure 17 East facade, external stairs



Figure 18 East facade, external stairs



Figure 19 North facade



Figure 20 North facade



Figure 21 North facade



Figure 22 North facade, sunroom



Figure 23 Damaged brickwork



Figure 24 Fretted & damaged brickwork



Figure 25 Damaged timberwork



Figure 26 Damaged timberwork to gable end



Figure 27 Sunroom (former veranda), west facade



Figure 28 West facade



Figure 29 South facade of Upper Level



Figure 30 Condenser units to west



Figure 31 View over condenser units



Figure 32 Stairs to condenser unit area



Figure 33 view over the open air dining room



Figure 34 wall behind condenser units



Figure 35 brick patch to wall behind condenser units



Figure 36 West facade, roof over bathroom 2



Figure 37 view looking north towards kitchen



Figure 38 Courtyard with grape vine



Figure 39 Courtyard wall looking north



Figure 40 View of Kitchen and Dining room doors



Figure 41 west facade



Figure 42 View of windows to bathroom 2 & bedroom 4



Figure 43 pressed metal capping to sill



Figure 44 South elevation, showing lean-to to be demolished



Figure 45 South elevation



Figure 46 view along driveway



Figure 47 View along driveway looking south



Figure 48 Citrus trees to North



Figure 49 Rose garden to North



Figure 50 Rose garden to west

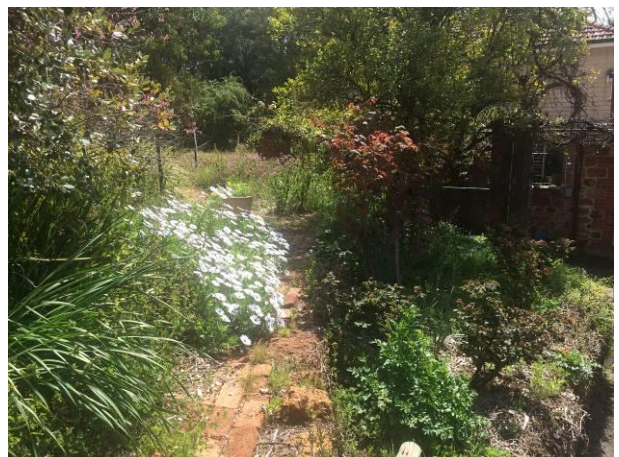


Figure 51 Rose garden



Figure 52 View along gravel track to west looking south



Figure 53 Jacaranda trees to south



Figure 54 Fence and gates to south



Figure 55 Gravel terrace to east



Figure 56 Steps to lower garden



Figure 57 View towards creek



Figure 58 View towards cottage



Figure 59 Orchard store



Figure 60 Stairs to west



Figure 61 view down driveway to North



Figure 62 Main entry, south wall



Figure 63 Main entry, north wall



Figure 64 Main entry, evidence of damp



Figure 65 Main entry door

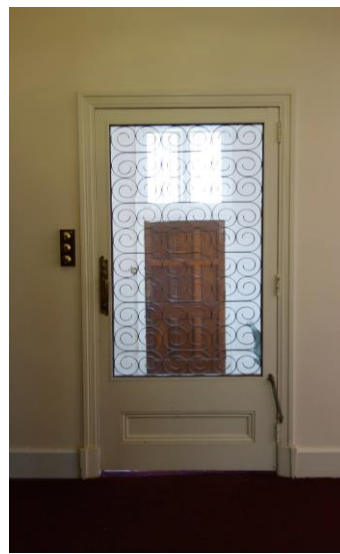


Figure 66 hall door



Figure 67 Timber panelled room, west wall



Figure 68 Panelled room, south wall



Figure 69 Panelled room fire place



Figure 70 Panelled room ceiling



Figure 71 windows bed 1

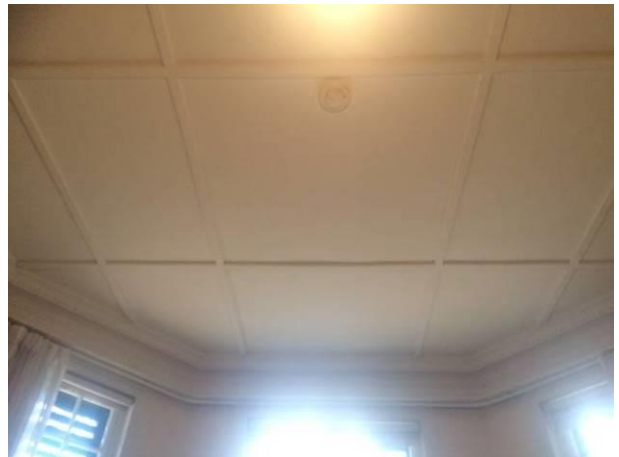


Figure 72 bed 1 ceiling



Figure 73 fireplace, bed 1



Figure 74 External door, bed 2 (original boudoir)



Figure 75 windows bed 2



Figure 76 Bath 1 (former dressing room)



Figure 77 Bath 1, north wall



Figure 78 Bath 1, south wall



Figure 79 dining room (former servery), south wall



Figure 80 dining room, west wall



Figure 81 east wall, bed 3 (original dining room)



Figure 82 north wall, bed 3



Figure 83 Evidence of damp to bedroom 3



Figure 84 window, bed 3



Figure 85 west wall, bed 4



Figure 86 Evidence of damp bedroom 4



Figure 87 window, bed 4



Figure 88 door to bath 2



Figure 89 Bath 2, south



Figure 90 Bath 2, west

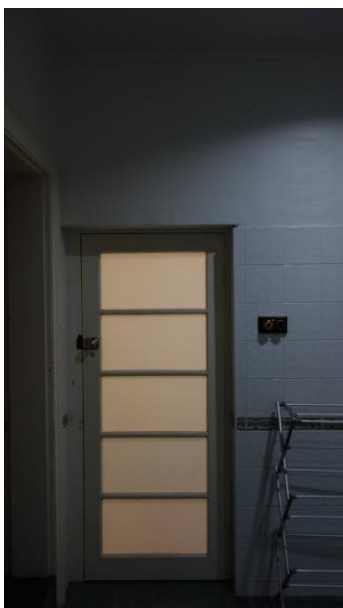


Figure 91 door to bed 5 (shelter)



Figure 92 Bed 5, brick pier



Figure 93 Bed 5 (former shelter), north wall



Figure 94 Bed 5, east wall



Figure 95 Bed 5, south wall



Figure 96 Bed 5, west wall



Figure 97 Ceiling, bed 5



Figure 98 Corridor



Figure 99 Kitchen



Figure 100 Kitchen



Figure 101 Water staining to ceiling of kitchen



Figure 102 Water staining to ceiling of kitchen



Figure 103 Mudroom, north wall



Figure 104 Mudroom, west wall



Figure 105 Mudroom, south wall

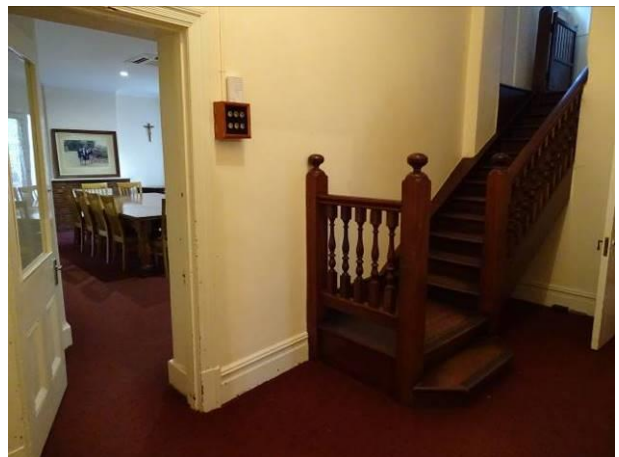


Figure 106 stair



Figure 107 Stair landing, upper floor



Figure 108 Stair



Figure 109 Landing, upper floor



Figure 110 timber panelling, upper hall



Figure 111 view towards sunroom



Figure 112 external doors, upper hall



Figure 113 Bed 6, north wall



Figure 114 Bath 4



Figure 115 Bath 3



Figure 116 Bath 3



Figure 117 Bed 7, north wall



Figure 118 Bed 7, south wall

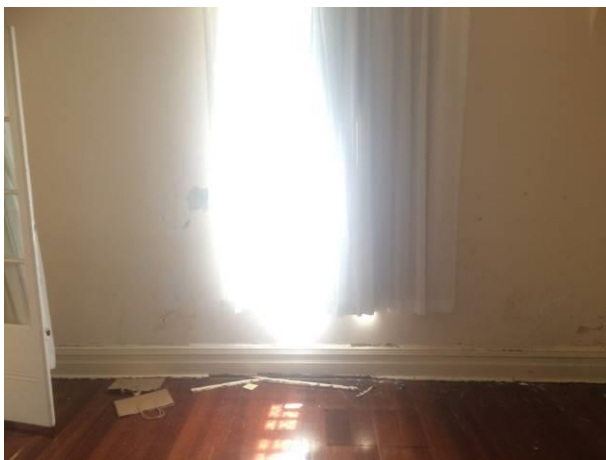


Figure 119 Bed 8, north wall



Figure 120 Bed 8, south wall



Figure 121 Bed 8, east wall



Figure 122 Bed 8, west wall



Figure 123 Bed 8, damaged floor



Figure 124 Evidence of damp to bedroom 8

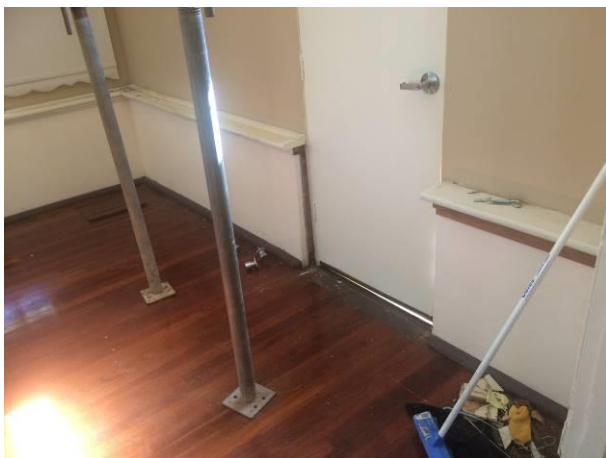


Figure 125 Sunroom, north wall



Figure 126 Sunroom, west wall



Figure 127 Sunroom, ceiling



Figure 128 Sunroom, termite damage

7.0 Proposed Addition

St. Brigid's College are proposing to undertake an adaptive reuse project that would see the conversion of the former residence into an early learning centre. The project would require the addition of a new annexe connected to the south of the existing house. As part of the proposal all necessary conservation works would be undertaken.

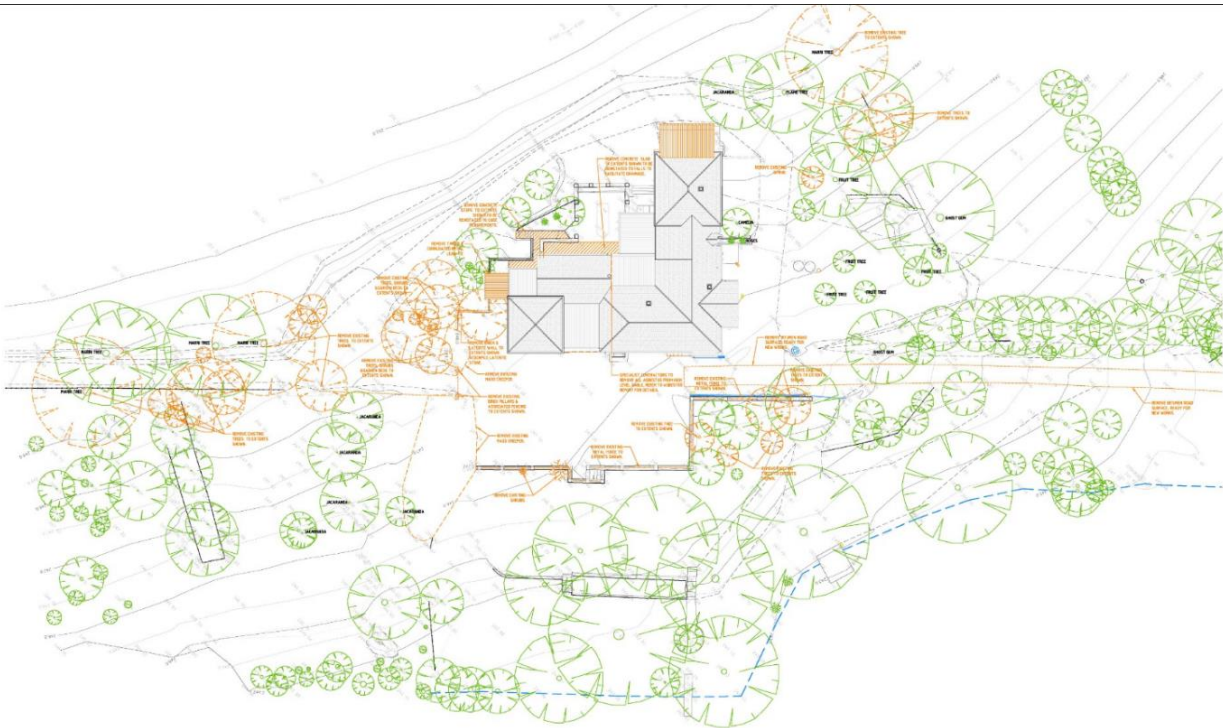
The proposed works include;

- Change of use for the building
- New annexe to accommodate the main entry, storage and universally accessible facilities.
- New raised floor level to the original shelter and adjacent bathroom
- Removal of some original door leafs and door stops to allow universal access throughout
- Removal of non-original internal walls and partitions
- New glazed walls to East elevation of original shelter and veranda
- Glazing film to windows to achieve safety requirements
- Refurbishment of existing bathrooms
- Demolition of the current sunroom to the west
- Existing concrete and stone stair to the east façade to be replaced with framed timber ramp to provide universal access
- Repainting of all exterior timber, rainwater goods including downpipes and gutters.
- New roads and car parking facilities
- Removal of some existing trees and shrubs
- Landscaping to provide universal access throughout the site

The proposed material palette for the new development has been informed by the existing building and consists of red brickwork and timber weatherboards.

The proposed colour scheme references the original philosophy of the building. Using white for the timber doors and window fenestrations; natural white for the weatherboards and timber eaves linings; Hog Bristle (a mid beige colour) for the rendered elements; and Domino (dark grey) for the gutters, fascias, door frames and window shutters.

Refer to Saleeba Adams Architects drawings for further details of the proposed works.

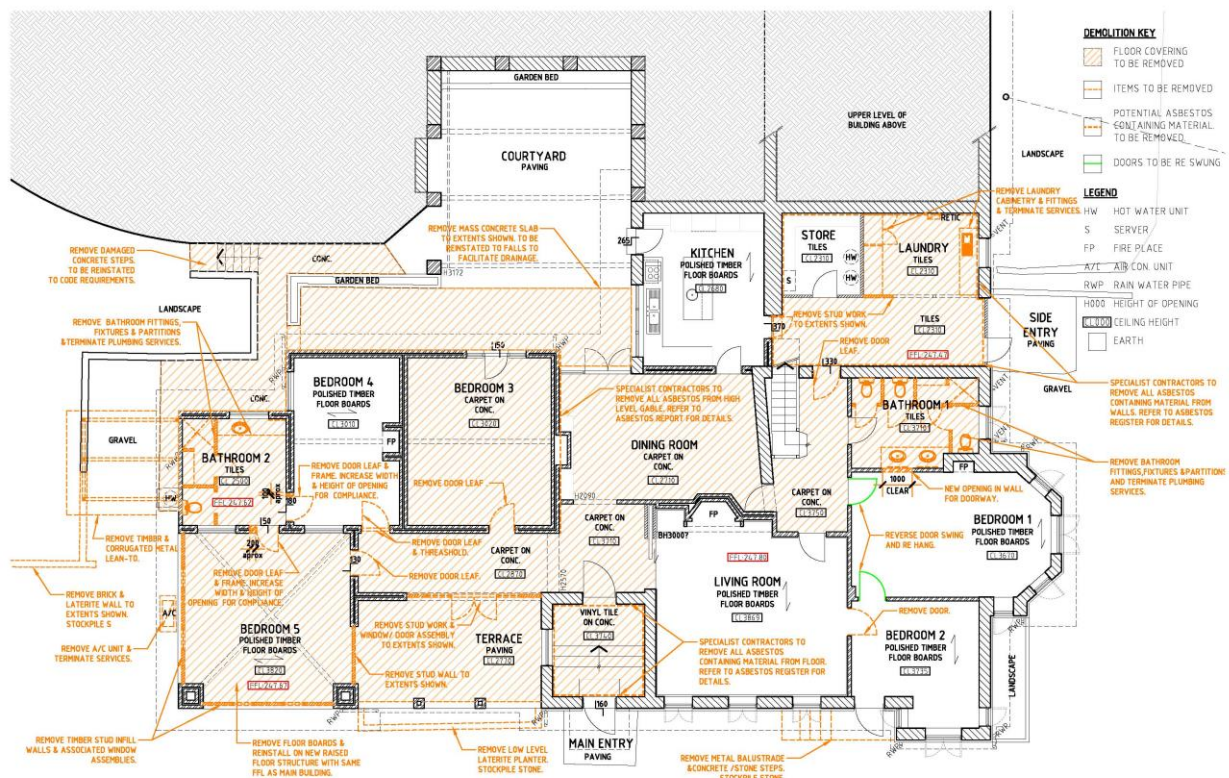


D00
DEMOLITION SITE PLAN

NOVEMBER 2017
1:200 @ A1



ST. BRIGID'S COLLEGE
EARLY LEARNING CENTRE
200 LESMURDIE RD, LESMURDIE



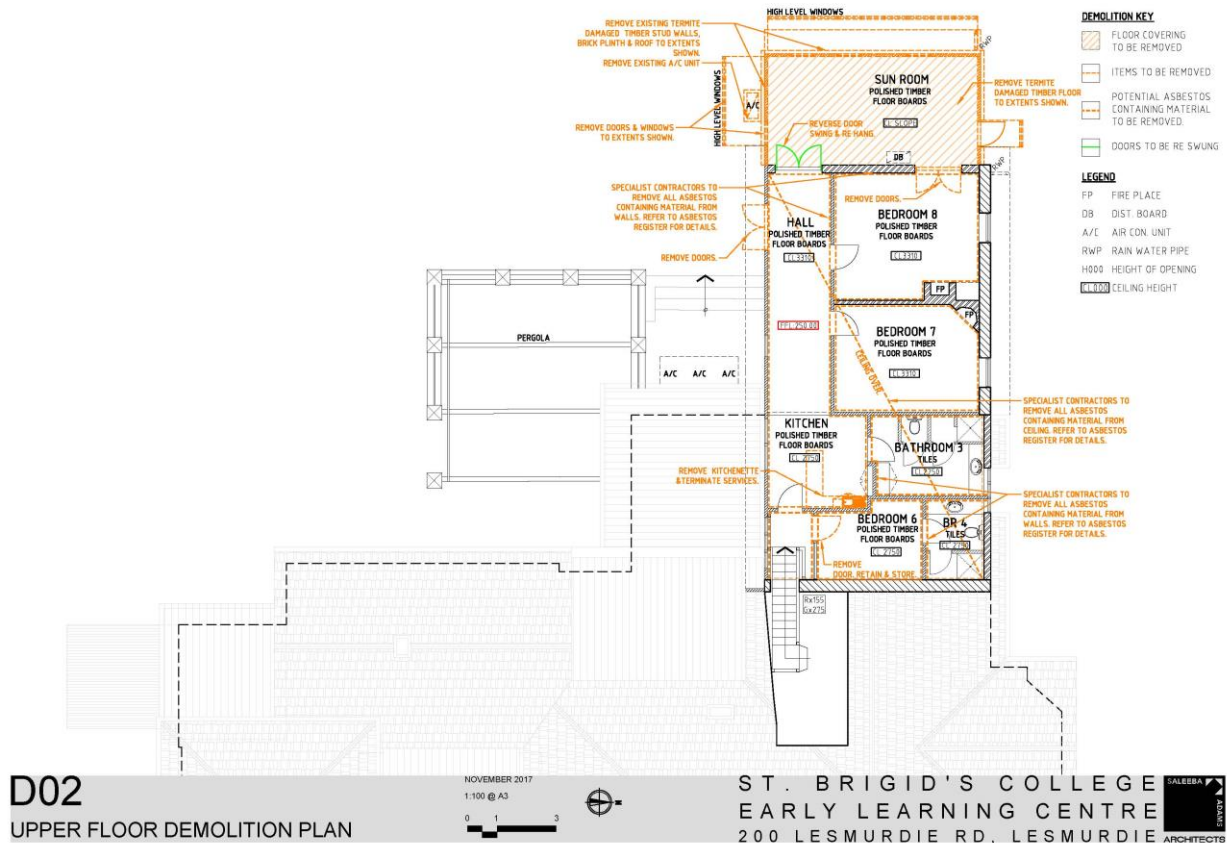
D01
GROUND FLOOR DEMOLITION PLAN

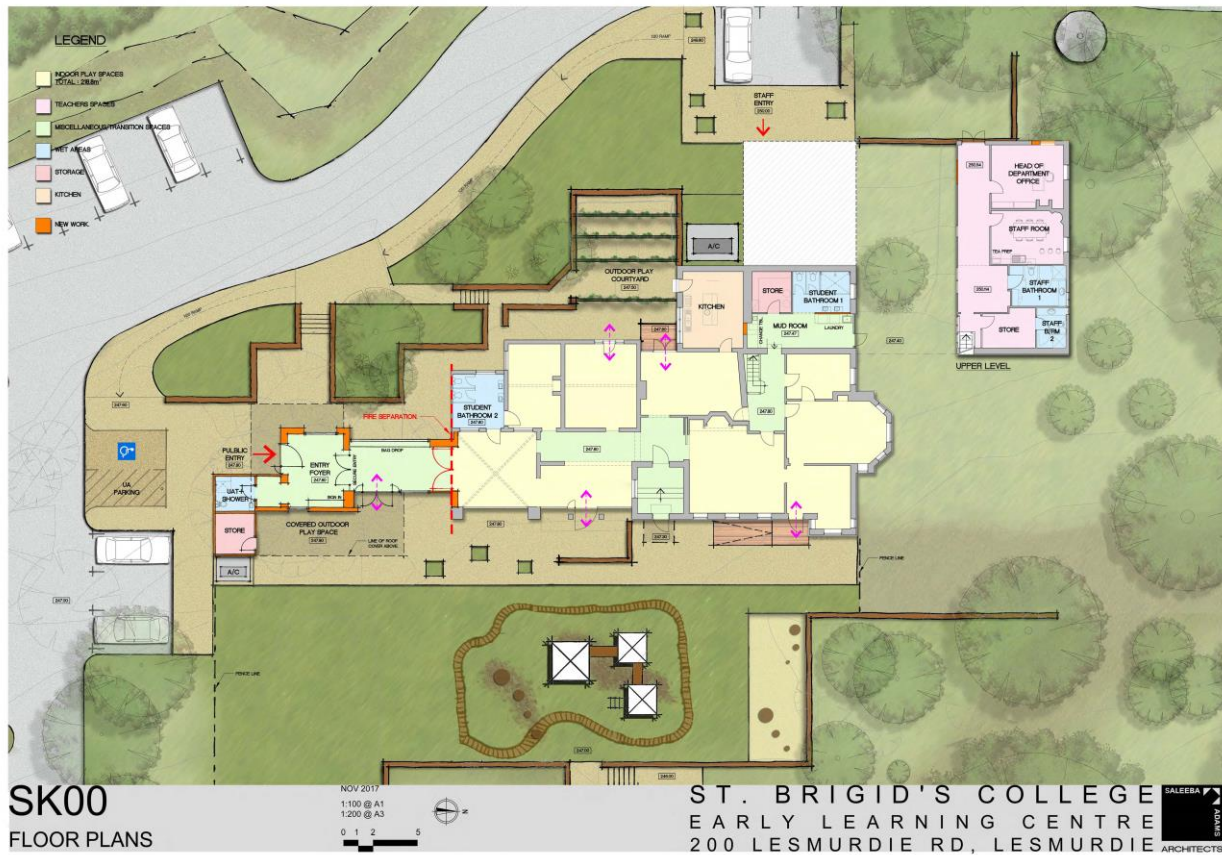
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ST. BRIGID'S COLLEGE
EARLY LEARNING CENTRE
200 LESMURDIE RD, LESMURDIE







PROPOSED COLOUR SCHEME



1. NON TINTED WHITE

- ALL EXISTING TIMBER DOOR FRAMES AND WINDOW FENESTRATION.



2. NATURAL WHITE

- ALL WEATHERBOARDS - NEW AND EXISTING
- EXISTING TIMBER SCOFFITS



3. HOG BRISTLE

- ALL RENDERED ELEMENTS - NEW AND EXISTING



4. DOMINO

- ALL GUTTERS AND FASCIA
- NEW DOOR FRAMES AND WINDOW FENESTRATION.

8.0 Conservation Works

As a result of the proposed works to Lesmurdie House, a number of conservation works will be carried out. These works are outlined in the table below and the attached HHS drawings SK01 – SK04.

EXTERNAL

GENERAL	
ASBESTOS	Remove and replace asbestos in gable ends
WALLS	- Remove cement mortar. Rake out joints and repoint using lime mortar to match original - Repoint areas of fretted brickwork / stonework using lime mortar to match original - Clean rust from wall vents. Apply protective rust treatment - Remove paint from brickwork / stonework - Reinstate missing brickwork and stonework - Replace damaged bricks - Carefully clean all brickwork and stonework to remove dirt, organic growth, white efflorescence salts and stains. Use steam cleaning methods, do not use high pressure water cleaning or acid.
WINDOWS	- Clean rust from fixings. Apply protective treatment and repaint - Remove non-original security screens. Make good to timber frames
GUTTERS & DOWNPIPES	- Clean out gutters and downpipes. Inspect condition. Replace damaged sections - Clean out rain heads. Inspect for leaks and remediate where necessary - Additional downpipe to be added to 1912 addition to address capacity of existing system.
ROOF	- Clean tiles to remove lichen, dirt etc. Inspect condition of tiles. Replace broken / missing tiles with clay tiles in Marseilles profiled tiles - Replace rusted and damaged corrugated roof sheeting - The roof and gutter geometry above the kitchen is to be reviewed to address the current weatherproofing issues
CHIMNEYS	- Repoint fretted brickwork - Structural engineer to assess for structural / earthwork stability - Loose tiles to be removed from top of chimney stack. New pressed metal chimney cap to be installed. - Check condition of brickwork inside roof space, re-pointing may be required to ensure integrity of the chimneys
COURTYARD	- Clean moss from stonework - Remove dead / broken pieces of vine from brick and stone - Retain and protect existing grape vine and mosaic tiled floor
LANDSCAPING	- Lower ground levels to below existing damp proof course - Cut back vegetation from base of walls - Repoint loose brickwork / stonework in retaining walls and fences - Rationalise all existing reticulation to ensure all retic points and sprays are directed away from the building to prevent damage to the external walls
REDUNDANT SERVICES	- Carefully remove redundant services pipes, flues, service fans, grilles and fittings. Remove extraneous elements from walls such as previous fixings, plugs and hooks. - Remove surface mounted downlights from eaves. Make good to finishes. - Make good fixing holes, previously chased in brick and stonework, damage to surfaces and other elements damaged in the process of carrying out the works.
INTRUSIVE FABRIC	Remove intrusive lean-to from south façade

INTERNAL

GENERAL	
ASBESTOS	Remove and replace asbestos in ceilings, walls and floors
DOOR HARDWARE	- Refurbish original door hardware - Remove non-original door hardware and reinstate hardware to original detail
WALLS	Patch and paint
CEILINGS	Inspect to determine whether they are the original lath and plaster or new plasterboard. Inspect condition for extent of remediation works.
FLOORS	Assess condition of existing sub floor structure to timber floors. Remediate where necessary
WINDOWS	- Refurbish original window hardware - Replace broken glazing - Reinstate missing glazing putty - Remove existing flaking paint and repaint. - Remove existing security screens. Make good to windows. - Remove existing flyscreens, including frames. Make good to windows. - Remove non-original window treatments. Remediate damage to walls and timber joinery
A/C VENTS	Structural Engineer to inspect ceilings to ensure openings are trimmed out and supported satisfactorily
VERMIN	- Remove wasp nests from behind window shutters. Install pest treatment - Carry out termite inspection to determine extent of damage. Repair / replace damaged timber with timber to match existing. Install new termite treatment
MAIN ENTRY	
NORTH	Remove drummy plaster above skirting NE side. Reinstate with lime plaster.
EAST	- Refurbish door hardware - Remove paint from window hardware. Make good finishes
SOUTH	- Signs of rising damp. Remove areas of peeling paint and drummy plaster at low level. Reinstate lime plaster - Replace sections of broken glazing to window
WEST	Clean door hardware
FLOOR	- Remove existing vinyl floor (traces of asbestos). Investigate condition of floor below. Make allowance for remediation or new flooring. Original floor was stone in checkerboard pattern - Make good stair nosings
CEILING	- Patch minor cracking (runs North-South) - Lighting?
HALL	
NORTH	- Remove drummy plaster to left of door architrave - Repair crack in plaster above door - Patch holes in door architrave - Remove and replace loose plaster above skirting - Clean door hardware
EAST	- Reinstate missing plaster above skirting - Clean door hardware
SOUTH	Patch minor cracking above existing opening
WEST	- Refix and fill skirting to corner of opening. - Patch holes in wall
FLOOR	
CEILING	- Minor cracking (all directions) - Flaking paint to cornice
HALL (SOUTH)	
NORTH	

EAST	• Refix loose skirting to left of door • Make good to existing finishes following removal of non-original doors and windows. • Review threshold detail between hall and veranda
SOUTH	• Patch minor cracking above door fanlight • Door to be removed-glazed panel door (Non original door hardware) • Remove loose plaster to side of door. Patch • Fill holes in door frame from removed hardware
WEST	• Patch minor cracking • 2 of original doors to be removed – original panelled door and door hardware, handle to bedroom 4 is upside down. • Make good to damaged architrave at head of door to bedroom 4 • Remove covering to fanlights above doors
FLOOR	• Existing timber threshold to bedroom 4 above FFL
CEILING	• Patch minor cracking
BEDROOM 5	
NORTH	• Retain and protect existing door threshold • Minor patching to plaster • Make good to brickwork and render following removal of non-original stud wall. • Review extent of wall to be removed (just studwork or also non-original bwk?) • Review junction of new wall to existing brick pillars
EAST	• Make good to brickwork and render following removal of non-original stud wall. • Brick piers have been repointed in cement. Brickwork appears new • Remove non-original timber framing and translucent panels to rear of timber valence. Make good to finishes
SOUTH	• Make good to brickwork and render following removal of non-original stud wall. • Remove non-original timber framing and translucent panels to rear of timber valence. Make good to finishes • Review junction with new annex • Review removal of timber valence
WEST	• Replace damaged timber to window architrave and sill of left window • Replace broken glass to right window • Reinstall original door hardware • Make good to finishes following raising of door head for new floor level. • Fill holes in walls following removal of shelving
FLOOR	• Review works to raise floor • Retain rendered detail to base of brick pillars
CEILING	• Remove non original timber mouldings to sides of original roof timbers?
BATHROOM 2	
NORTH	• Repair minor damage to door architrave • Make good to wall following removal of tiles • Existing panelled door with original door hardware • Remove non original latch. Patch and make good finishes • Cut back existing door architrave for new floor level
EAST	• Make good to wall following removal of tiling and partitioning • Remove paint from window hardware. • Remove brickwork above door in order to raise door for new floor level. Re-use existing door and frame. Make good finishes
SOUTH	• Make good to wall following removal of tiling and partitioning
WEST	• Make good to wall following removal of tiling and partitioning
FLOOR	• Floor is to be raised – framed construction
CEILING	

BEDROOM 4	
NORTH	• Evidence of rising damp NW corner. Remove damaged and drummy plaster • Patch crack NW corner • Patch wall following removal of redundant hooks • Surface mounted conduit to corner of fireplace. Remove if no longer required.
EAST	• Panelled door to be removed. Make good to frame • Remove screw fixings to windows • Remove paint from window hardware
SOUTH	• Door proposed to be re-swung. • Evidence of rising damp. Remove damaged and drummy plaster. • Remove security screen to window? • Remove hooks from wall adjacent to window. Patch. • Patch crack in plaster below window
WEST	• Evidence of rising damp. Remove bubbled paint. Investigate plaster below. Remove areas of drummy / damaged plaster.
FLOOR	• Investigate movement in floorboards. Provide sufficient support to manhole in floor. • Structural Engineer to inspect floor structure • Lightly sand timber boards, apply tung oil
CEILING	• Evidence of water damage/mould. Flaking paint and staining
BEDROOM 3	
NORTH	• Evidence of rising damp. Remove drummy plaster to NW corner • Patch minor cracking
EAST	• Panelled door to be removed • Patch damaged door architrave
SOUTH	• Evidence of rising damp. Remove damaged and drummy plaster • Replace section of rotten timber skirting
WEST	• Replace section of rotten timber skirting • Evidence of rising damp. Remove damaged and drummy plaster • Patch crack in plaster • Strip back paint from door and window frames. Remove areas of rust. Rust treat frame prior to re-painting • Replace broken glass in fanlight • Remove broken down section of putty. Reinstate original mullion detail. • Fix broken window mechanism
FLOOR	
CEILING	• Patch cracking • Investigate extent of trimming out around air-conditioning vent. • Structural engineer to advise if pine batten to side ceiling beam can be removed. Make good finishes. • Staining above door • Remove flaking paint prior to repainting
DINING ROOM	
NORTH	• Remove non original wall light • Remove peeling paint above wall light • Remove areas of drummy plaster • Existing panelled door has been modified (glazed panel added). Non original door hardware
EAST	• Remove non original wall light • Remove areas of drummy plaster • Re-instate missing plaster above skirting
SOUTH	• Replace section of rotten skirting • Existing brick cabinetry and fireplace?
WEST	• Patch damaged skirting

FLOOR	
CEILING	• Staining around manhole • Patch cracking • Staining in front of fireplace at location of previous wood fire flue
KITCHEN	
NORTH	• Evidence of rising damp NE corner above skirting
EAST	
SOUTH	• Evidence of previous damp above window
WEST	• Cabinetry to high level – condition unknown
FLOOR	• Review design for raised floor • Lightly sand timber floorboards, apply tung oil
CEILING	• Evidence of damp. NW and SE particularly bad • Staining above rangehood exhaust. • Check roof for potential water ingress points
LIVING ROOM	
NORTH	• Minor cracking • Patch holes • Retain panelled door – original door hardware
EAST	• Middle window – chipped mullion • Patch holes in timber panelling between windows • Replace cracked glass in left window • Retain original curtain tracks. Clean. • Replace non original finger grips to right window • Patch holes in window frames
SOUTH	• Clean original door hardware
WEST	• Patch cracking above fire place • Panelled door – original door hardware • Clean fireplace and hearth • Remove clock – patch timber panelling
FLOOR	• Lightly sand timber floor boards, apply tung oil.
CEILING	• Make good around previously installed air conditioning vents • Patch cut-out in ceiling
BEDROOM 2	
NORTH	• Reinstate missing window putty • Remove flaking paint to windows and repaint • Remove paint from window hardware.
EAST	• Replace broken glass • Remove non original timber panel from side of door. Remediate door frame and door below • Patch high level cracking • Remove paint from original door hardware
SOUTH	
WEST	• Panelled door to be removed • Non original door handle
FLOOR	• Door threshold to external door is raised
CEILING	• Patch cracking to cornice • Patch cracking
BEDROOM 1	
NORTH	• Remediate damage to timber window transom • Reinstate missing window handle • Remove paint from window hardware
EAST	• Fabric lining to wall? • Non original door handle
SOUTH	• Non original door handle
WEST	• Existing fireplace

FLOOR	• Damp in sub floor space • Non original hearth
CEILING	• Minor cracking
STAIR HALL	
NORTH	• Non original door handles to both doors • Minor cracking above door head to bed 1
EAST	• Remove damaged plaster and patch cracking to right of door architrave
SOUTH	• Minor patching to door architrave • Reinstate skirting below stair (evidence of original black tuck pointing to stone work)
WEST	• Half glazed panel door to be removed – original hardware
FLOOR	• Lightly sand timber stairs and balustrading. Reinstate finish (oil?) • New handrail, Nosing type, TGS type?
CEILING	• Pressed metal?
BATHROOM 1	
NORTH	• Reinstate plaster following the removal of existing tiles • Make good to finishes following removal of partitioning • Make good to window sill and architrave following removal of tiling. Reinstate original sill detail. • Remove paint from window pulls
EAST	• Reinstate plaster following the removal of existing tiles • Make good to finishes following removal of partitioning. • Make good wall finishes following new opening. • Install new architraves to new opening to match existing. • Install new panelled door to new opening
SOUTH	• Reinstate plaster following the removal of existing tiles • Make good to finishes following removal of partitioning • Remove non original door closer and fixings to door.
WEST	• Reinstate plaster following the removal of existing tiles • Make good to finishes following removal of partitioning
FLOOR	
CEILING	• Patch ceiling following removal of ceiling vent
LAUNDRY	• General damp smell
NORTH	• Fill hole above window • Proposed wall finishes?
EAST	• Proposed wall finishes? • Door to be removed
SOUTH	• Proposed wall finishes?
WEST	• Proposed wall finishes?
FLOOR	
CEILING	• Existing floor joists and underside of floor above
STAIR LANDING	• Wall and ceiling linings contain asbestos. Remove and replace. • Reinstate dados and battens.
NORTH	
EAST	
SOUTH	• Wall shows signs of mould. • Reinstate missing section of window sill
WEST	• Make good frame following removal of non-original door
FLOOR	
CEILING	• Evidence of damp / mould. Investigate cause and rectify. • Contains asbestos. Replace with new plasterboard
BEDROOM 6	• Wall and ceiling linings contain asbestos. Remove and replace. • Reinstate dados and battens.
NORTH	
EAST	• Fill and patch holes in wall

SOUTH	
WEST	• Make good wall and floor finishes following removal of redundant pipework
FLOOR	
CEILING	
BATHROOM 4	
NORTH	• New wall finishes? • Remove paint from window hardware
EAST	• New wall finishes?
SOUTH	• New wall finishes?
WEST	• New wall finishes?
FLOOR	
CEILING	
LANDING	• Wall and ceiling linings contain asbestos. Remove and replace. • Reinstate dados and battens.
NORTH	• Make good wall and floor finishes following removal of built in cabinetry • Reinstate dado • Non original door and hardware
EAST	• Reinstate dado following the removal of cabinetry
SOUTH	• Replace missing quarter round to skirting
WEST	
FLOOR	• Make good to floor finishes following removal of kitchenette
CEILING	
BATHROOM 3	
NORTH	• Restore damaged timber joinery to windows • Remove paint from window hardware • Remove tiles? Reinstate original sill detail
EAST	• Remove tiles?
SOUTH	• Remove tiles?
WEST	• Remove tiles?
FLOOR	
CEILING	• Staining on ceiling at join in plasterboard
BEDROOM 7	• Wall and ceiling linings contain asbestos. Remove and replace. • Reinstate dados and battens.
NORTH	• Clean fireplace • Repoint fretted brickwork to rear of fireplace • Patch damage to window sill
EAST	• Refix loose battens
SOUTH	• Refix loose battens • Re-hang existing panelled door (in lieu of new door) • Remove covers from wall vents
WEST	• Refix loose battens
FLOOR	• Remove paint from hearth
CEILING	
BEDROOM 8	• Wall and ceiling linings contain asbestos. Remove and replace. • Reinstate dados and battens.
NORTH	• Evidence of damp, possibly penetrating. Remove damaged plaster, allow wall to dry out prior to reinstating lime plaster. • Evidence of termite damage to skirting and quarter round. Remove damaged sections and replace
EAST	• Clean fireplace • Repoint loose brickwork to rear of fireplace. Replace broken brick • Reinstate missing quarter round to skirting • Patch minor cracking to left corner of arched alcove
SOUTH	• Make good door frame following removal of existing panelled door

	• Remove covers from wall vents
WEST	• Evidence of termite damage to door frame. • Reinstate window to original detail. Make good wall and floor finishes following removal of French doors.
FLOOR	• Burn mark in NE corner of floor. Repair / replace floorboards • Remove flaking paint from hearth • Lightly sand timber floorboards, apply tung oil
CEILING	• Remove asbestos. Replace with new plasterboard sheets
SUNROOM	• Evidence of termite damage • Does not appear to be the original structure or original detail • To be demolished
NORTH	
EAST	
SOUTH	
WEST	
FLOOR	• Not original
CEILING	• Currently propped. SE to advise
HALL UPPER	• Wall and ceiling linings contain asbestos. Remove and replace. • Reinstate dados and battens.
NORTH	• Reinstate missing quarter round to skirting
EAST	•
SOUTH	• Replace broken glazing to window • Remove skirting duct?
WEST	
FLOOR	
CEILING	

9.0 Assessment of Impact

Lesmurdie House has been assessed as a good representative example of a Federation Queen Anne style residence and is part of the state registered Lesmurdie Group of buildings.

Change of Use

The works involve a change of use for the building from residential to an early learning centre. In general, the adaptation of the rooms to become play spaces does not require altering the existing plan form, which adheres to the policies of the conservation plan. The majority of the original heritage fabric is retained, including the ornate timber panelled room to the East. The use of the residence as an early learning centre, is in keeping with the rest of the Lesmurdie Group buildings as an education institution.

New Annexe



Figure 129 East Elevation. Courtesy of Saleeba Adams Architects

The new annexe is required to provide universally accessible toilet (UAT) and shower facilities, together with a main entry and storage. The incorporation of a UAT within Lesmurdie House would require significant modifications to internal fabric. The new annexe is proposed to be joined to Lesmurdie House at the location of the original shelter. The non-original framed in-fill wall to the south will be removed, together with the original ornamental timber valence to the top of the opening. The removal of the original timber valence is unavoidable in order for the new annexe to be connected to the existing building and achieve a weather tight seal. The proposed location of the connection, minimises the impact on the main façades of the house, the North and the East, as well as requiring minimal removal of original heritage fabric. During the life of the house, the shelter has been adapted and enclosed in various arrangements. During the 1960s, when the house was used as a hospital, the shelter was partially enclosed to house an operating theatre. It has since been fully enclosed in different configurations, most recently when the works were carried out in 2009 when the asbestos wall cladding was removed and replaced with the current weatherboards.

The form of the new annexe is sympathetic in scale and materiality to Lesmurdie House. The building is low lying, with a concealed roof behind the parapet. The use of red brickwork and weatherboards references the existing house. The annexe features a dado line at the same height as the existing brick dado of Lesmurdie House to further tie the new with the old. The multi pane windows of the new annexe draw reference from the geometry of the existing house windows which are also multi paned.

Fire separation is required as the overall floor area is over the allowance for a single fire compartment. It is proposed to locate the fire separation at the junction between the existing building and the new annex to minimise the impact on the existing heritage fabric. This will involve new double fire doors between the new and existing building as shown on the Saleeba Adams Architects drawings. To achieve the fire rated separation the existing non-original timber stud wall and weatherboards on the south side of the residence will be removed and upgraded

to a construction type meeting the appropriate FRL. The works required to achieve the fire separation will have minimal impact on the heritage fabric.

Universal Access

To address universal access requirements into the building, the non-original concrete and laterite stone stair to the east façade is proposed to be removed and replaced with a new timber ramp. The use of framed timber construction references historic evidence that shows the original stair as timber framed, it also prevents the breaching of the existing damp proof course. As part of the universal access design, the non-original planter to the front of the veranda will be removed and the ground levels graded to achieve universal access at this point of the building. A new laterite stone retaining wall is proposed to accommodate the changes in ground levels. The retaining wall will be low lying and will not impact on the reading of the east façade.

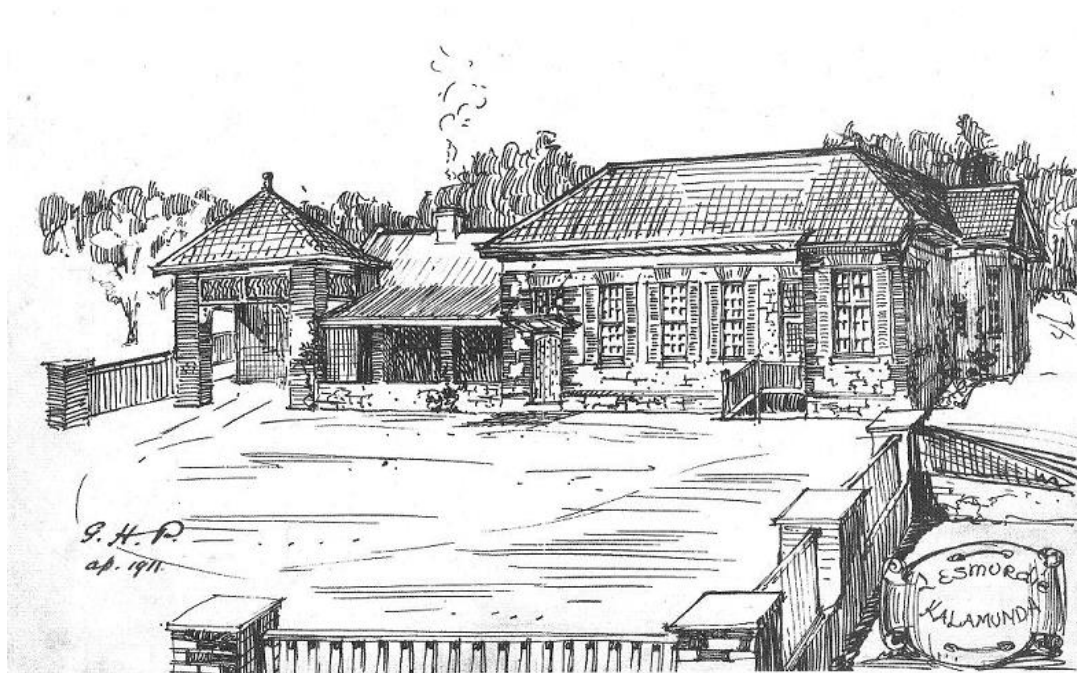


Figure 130 Architect Herbert Parry's drawing of Lesmurdie House following construction, c. 1911
Courtesy: Sanderson, H., (ed.), *Lesmurdie. A Home in the Hills*, op. cit., p. 10.

A new framed timber landing is proposed outside the current Dining Room to provide universal access to this side of the building, whilst ensuring the ground levels are not raised above the existing damp proof course. This area of the house has had several modifications from the original Herbert Parry plans. The proposal will have no impact on the heritage fabric.

The floor of the original shelter and the adjacent bathroom is proposed to be raised to allow universal access between the main house and the new entry. The floor to both rooms is of no heritage value and is not the original form or material. It is proposed to replace both floors with a timber framed construction to ensure sub floor ventilation is retained and there is no additional impact on the existing rising damp issues to the adjacent rooms. The works will require the removal of the existing door leaf between the two rooms, modifications to the openings to accommodate the new raised floor level, together with widening of the opening to meet universal access requirements. The opening is minor and has little heritage value. The existing weatherboard infill to the east of the shelter will be replaced by a glazed wall, set in from the brick piers. Internally the rendered plinth to the piers will not be visible due to the raised floor level, however the detail will be retained externally.



Figure 131 Existing opening proposed to be modified for new floor level and universal access.

To achieve universal access within the house, some internal door leafs and door stops will need to be removed. In most cases the original timber frames and architraves will be retained. Refer Saleeba Adams Architects drawing D01 for proposed locations of door leafs to be removed. In some instances, the doors are proposed to be re-swung to provide the required clearance to the door handle.

Existing Amenities

Upgrading of the existing amenities - bathrooms and laundry facilities is a necessary part of the proposal. All are of no heritage value and none are original in fit-out or presentation, having been updated most recently in the 2008/2009 works to the building. Bathroom 1 (the original dressing room) will become play space and the original opening to bedroom 1, which was removed during the 2008/2009 works, is proposed to be reinstated. The current laundry will be refurbished to house student toilets, together with a laundry area. The works will involve the removal of a non-original stud wall and the construction of a new wall to suit the new arrangement. These works will have no impact on the heritage significance of the place.

Works to Lesmurdie House

The proposed works to demolish the sunroom structure has minor impact on the heritage significance of Lesmurdie House. The sunroom was part of the 1912 'nursery' addition and the current form does not appear to be original as it does not reflect the original form seen on early photographs and the Herbert Parry plans. The timber structure is displaying signs of extensive termite damage, with the ceiling currently propped in place. Addressing the remediation work would likely require largescale reconstruction. Much of the existing fabric and structure would have to be removed/replaced or substantially repaired. These works would require the introduction of a substantial amount of new material and whilst the room could be rebuilt to resemble the original design intent, it would no longer be original and would be a reconstruction of the original sunroom/veranda. Given the adjacent sleep-out and bedroom as shown on Herbert Parry's plan has previously been demolished, the west façade has already undergone several changes from its original form. As part of the works to remove the sunroom the French

doors are proposed to be removed and the original window reinstated as per Herbert Parry's plans. The removal of the sunroom is reversible, and the original veranda can be reconstructed in the future if the circumstances change.

It is proposed that wherever there are existing timber floors that the boards will be left exposed. In those areas of the residence with concrete slabs, new carpet will be installed. Internally, the walls and ceilings will be painted white. The vinyl floor to the front entrance room will be removed as part of the works as it contains asbestos. The original floor finish is proposed to be reinstated.

The proposed external colour scheme for Lesmurdie House has been informed by previous colour palettes. Historic photos show various colour schemes over the life of the residence. The earliest comprising of the use of a dark colour for all painted elements except for the rendered band at the top of the walls and to the gable ends. The proposed colour scheme references the most recent colour philosophy for the house, which incorporates a third, lighter colour for use on the eaves linings, windows and timber trim to the gable ends. The rendered elements are proposed to be painted in Dulux Hog Bristle, with the timber trim to gable ends and eaves linings to be painted in Dulux Natural White. This provides the contrast between the elements as per the original design intent. The gutters, gable barge boards and shutters are proposed to be painted Dulux Domino. These elements are currently painted dark green (similar in colour to Dulux Brunswick Green). The use of a charcoal colour for the contrasting elements is in keeping with the original colour palette of a dark colour. The building has been painted several times over the course of its life and it is not known what the original colour for these elements was. The proposed colour palette is in keeping with the original intent of the design and is also reversible.

Non original elements including the studwork and glazed timber doors and sidelights to the veranda are to be removed as part of the works. The existing asbestos sheeting will be removed as part of the works and replaced with new linings. The external door from the upstairs hall is proposed to be removed and the wall infilled to match the adjacent wall finishes. The door is not original and has minimal heritage significance.

Under the Conservation Plan, the external form and original material of the 1909/1913 building; the internal original planning layout; the panelling in the Drawing Room; and the surviving original details of Lesmurdie House are of considerable significance. The proposed design does not impact on these areas of significance.

Landscaping



Figure 132 View towards creek. Courtesy of Saleeba Adams Architects

Lesmurdie house is a good example of Federation garden style landscaping, which combines with the nearby native forest to produce pleasing environs. The Conservation Plan identifies the following landscape elements as having considerable significance; elements identified as

significant and comprising surviving elements of an original indigenous species together with the extensive and now mature introduced exotic species; the overall landscape expression; the land form, gradients, ponds/creek and facility to attract and accommodate indigenous fauna. Under policy 5 of the Conservation Plan, these areas should be conserved and promoted for the high cultural value within the process of ongoing use and interpretation of the whole place.

The new driveways and car parking facilities have been designed to retain as much of the informal garden beds and existing mature trees as possible, including the *Brachychiton acerifolius* (Flame Tree) and several *Jacaranda* trees, which are considered a significant part of the landscaping of the house. The drive way and parking is located to the rear of the house and adjacent to the new annex to minimise their visual impact. An existing gravel track runs along the west of the house in a similar location as the proposed new road.

Due to the building's Asset Protection Zone (APZ) for protection against bushfires, some of the existing trees and vegetation is required to be removed. In some areas this involves the thinning out of the existing in order to gain compliance with SPP 3.6 and thus support from DFES. This is due to the requirement stipulating that any trees within the APZ need to have less than 15% aggregate canopy cover over the entire APZ area – ideally without continuous canopy cover. The trees and shrubs that are proposed to be removed are considered to have the least impact on the overall aesthetics of the landscaping. Sufficient vegetation has been preserved to retain the overall sense of the landscaping and setting for Lesmurdie House. The compliance with these requirements has the added benefit of providing additional bushfire protection to Lesmurdie House.

The existing garden beds are retained as part of the works. Minor conservation works to remove vegetation from the base of the walls are proposed to be carried out. Some areas of existing paving to the west of the house are proposed to be removed and replaced with new paving. The existing paving is of little heritage significance and the new paving will be laid with falls to direct water away from the base of the building, assisting with the existing damp problems along the length of this wall.

The existing metal fence panels are proposed to be removed and replaced with new white metal panels. The current panels were installed as part of the 2009 works and have no heritage significance. The fencing is required to be non-combustible to meet bushfire protection requirements. The proposed fencing is in keeping with the original white picket fence panels, whilst also meeting the bushfire protection requirements. It is considered to be a sympathetic representation of the original detail.



Figure 133 Photo of original fence to gravel terrace. Courtesy: SLWA

The St. Brigid's College Lesmurdie, Conservation Plan, identifies several significant vistas relating to Lesmurdie House. These include the view looking west to Lesmurdie House, the view within the landscape east of Lesmurdie House from the creek and the view looking south along the access driveway to Lesmurdie House. In keeping with the recommendations of the conservation plan these significant vistas are retained and protected. The proposed works do not compromise the identified significant vistas.

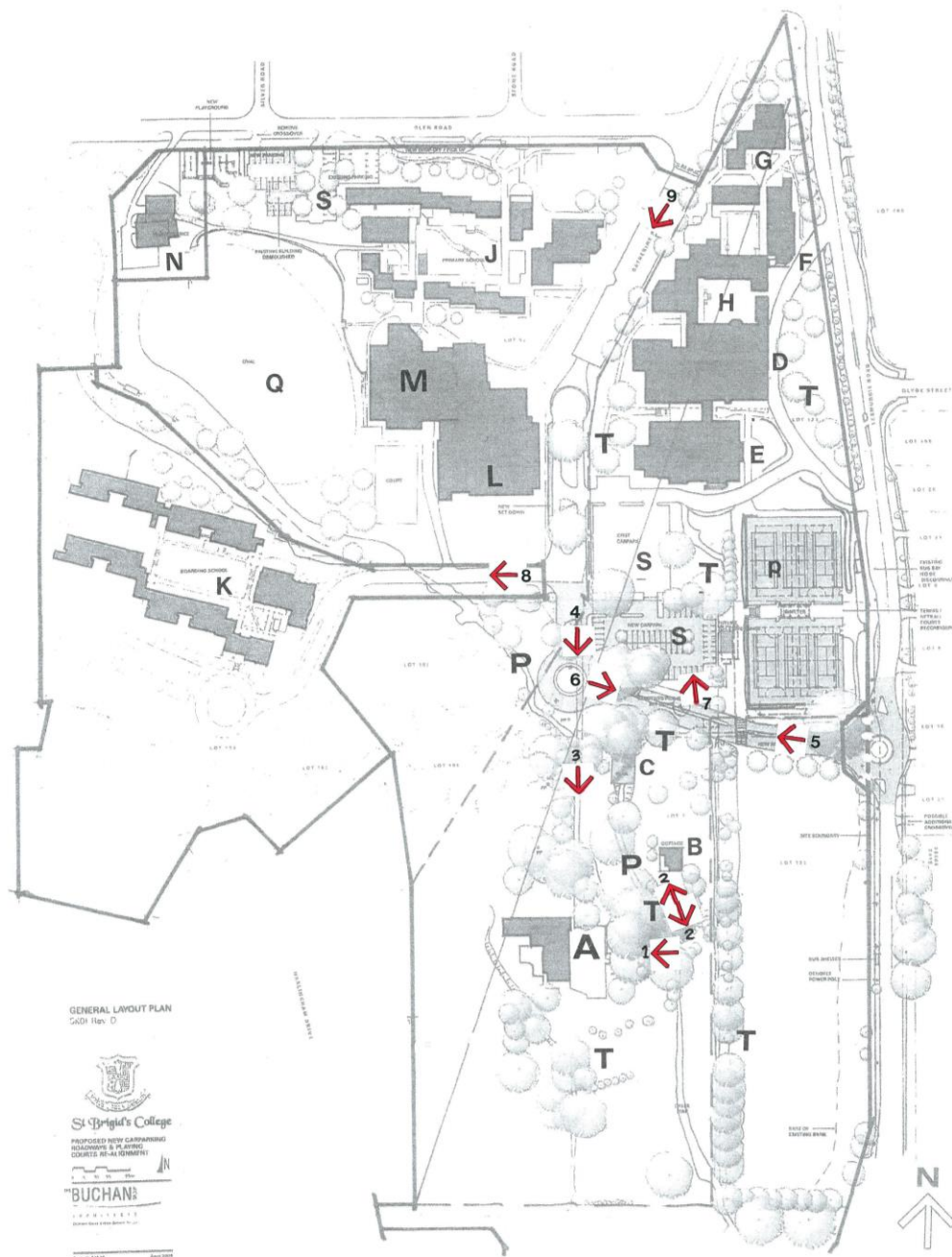


Figure 134 Significant Vistas, courtesy of the St. Brigid's College Conservation Plan



Figure 135 Vista 1. Courtesy Saleeba Adams Architects



Figure 136 Vista 3

The landscape design includes the installation of play equipment to the existing gravel terrace to the east of the building. Although the location is of considerable significance, the play equipment can be removed and the original open space reinstated.

Conclusion

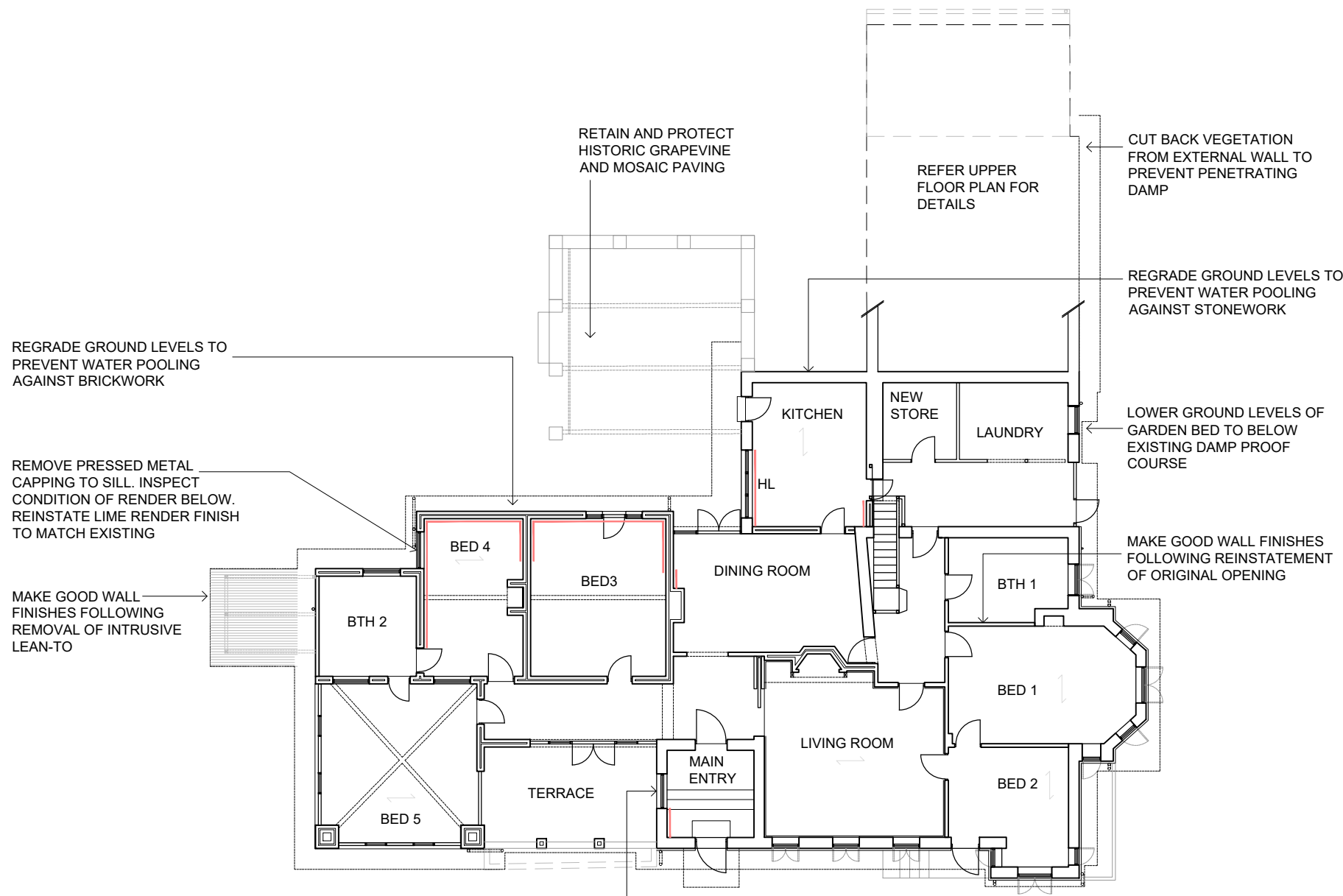
Lesmurdie House is an important landmark building within the Lesmurdie community. The introduction of a new use into the building will not harm the documented significance of the place. A sympathetic approach has been adopted in the design of the new annex to ensure

that the building complements the existing building stock and aesthetic of the site. The colour palette of the heritage building has been continued in the new building which ties the new and the old together. Overall the works will not have a detrimental impact on the significance or the aesthetics of the place.

LEGEND

— EVIDENCE OF DAMP. REMOVE DAMAGED AND DRUMMY PLASTER. ALLOW WALL TO DRY OUT PRIOR TO REINSTATING NEW LIME PLASTER TO MATCH EXISTING.

HL HIGH LEVEL



GROUND FLOOR PLAN

SCALE 1:200 @ A3

CONSERVATION WORKS

ASBESTOS

1. REMOVE AND REPLACE ASBESTOS IN CEILINGS, WALLS AND FLOORS

CEILINGS

1. STRUCTURAL ENGINEER TO INSPECT CEILINGS TO ENSURE OPENINGS ARE TRIMMED OUT AND SUPPORTED SATISFACTORILY
2. INSPECT CEILINGS TO DETERMINE TYPE.
3. INSPECT CONDITION OF EXISTING LATH AND PLASTER CEILINGS FOR EXTENT OF REMEDIATION WORKS

DOORS AND WINDOWS

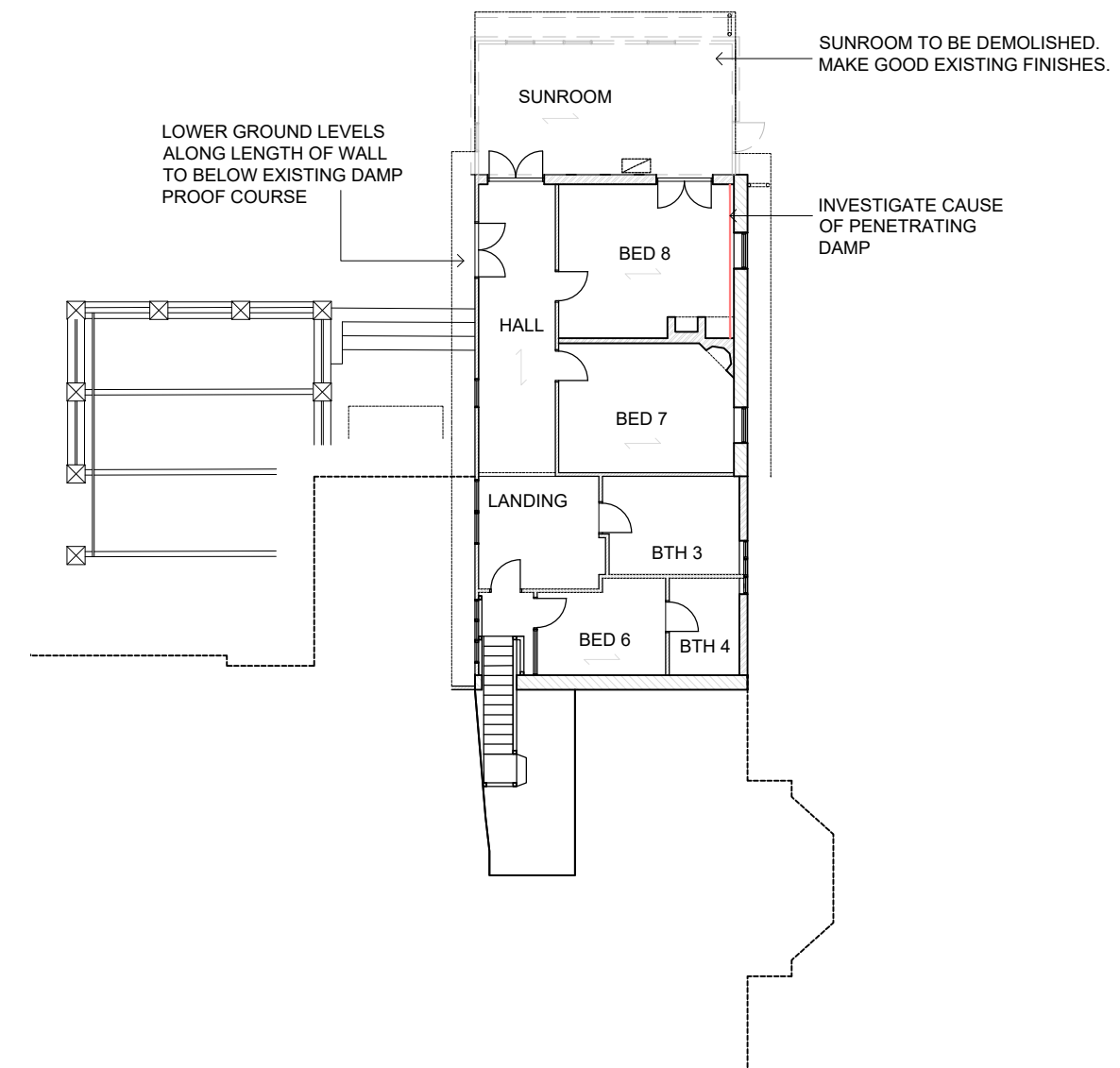
4. REFURBISH ORIGINAL HARDWARE
5. REMOVE NON-ORIGINAL HARDWARE AND REINSTATE HARDWARE TO ORIGINAL DETAIL
6. REPLACE BROKEN GLAZING
7. REINSTATE MISSING GLAZING PUTTY
8. REMOVE EXISTING FLAKING PAINT AND REPAINT.
9. REMOVE EXISTING SECURITY SCREENS. MAKE GOOD TO WINDOWS.
10. REMOVE EXISTING FLYSCREENS, INCLUDING FRAMES. MAKE GOOD TO WINDOWS
11. REMOVE NON-ORIGINAL WINDOW TREATMENTS. REMEDIATE DAMAGE TO WALLS AND TIMBER JOINERY.

STORMWATER

12. CLEAN OUT SPOON DRAINS. DIRECT WATER AWAY FROM BASE OF WALLS

VERMIN AND PESTS

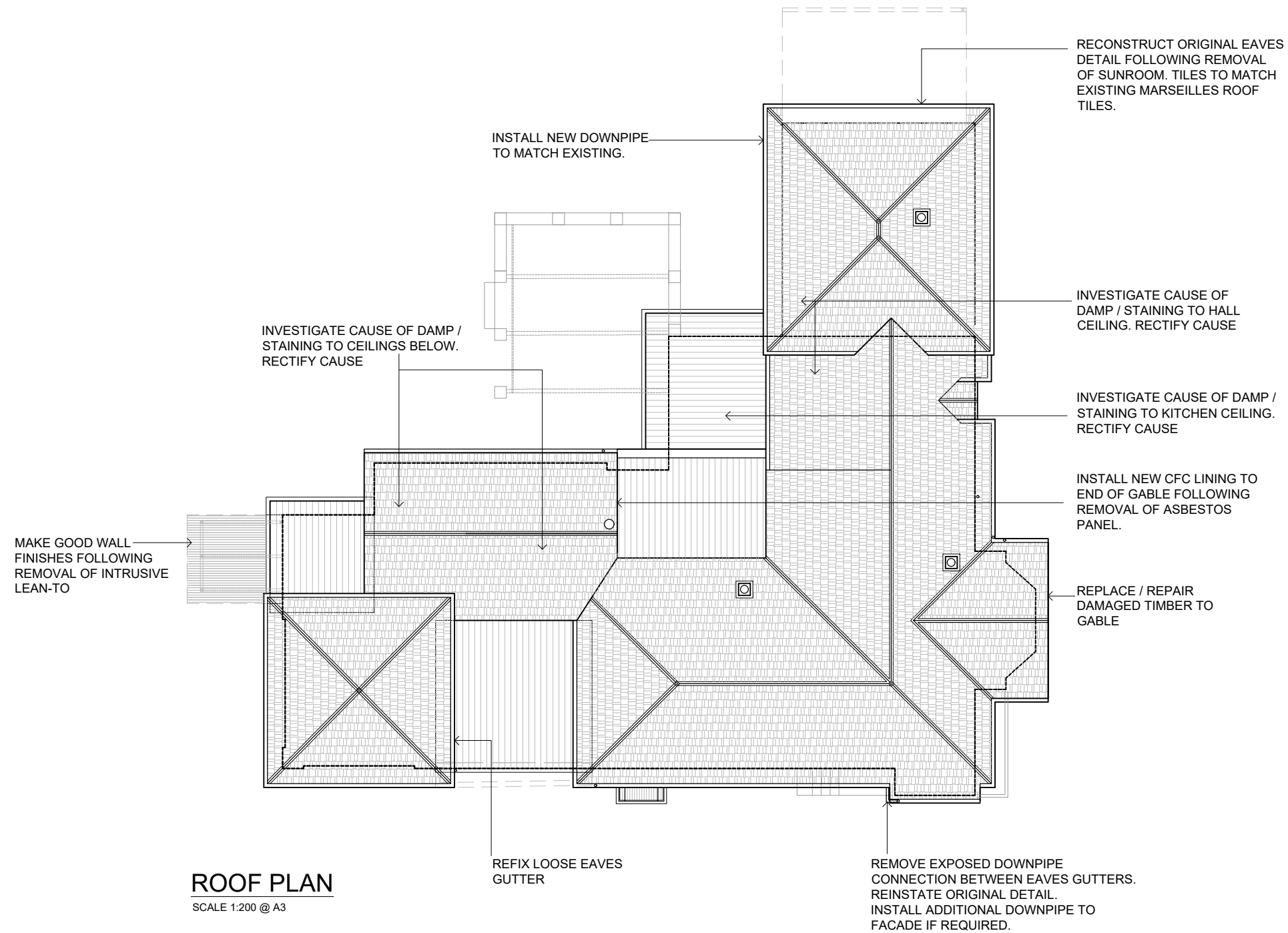
13. REMOVE WASP NESTS FROM BEHIND WINDOW SHUTTERS. INSTALL PEST TREATMENT
14. CARRY OUT TERMITE INSPECTION TO DETERMINE EXTENT OF DAMAGE. REPAIR / REPLACE DAMAGED TIMBER WITH TIMBER TO MATCH EXISTING. INSTALL NEW TERMITE TREATMENT



UPPER FLOOR PLAN

SCALE 1:200 @ A3





ROOF PLAN
SCALE 1:200 @ A3

CONSERVATION WORKS

ROOF

1. INSPECT CONDITION OF EXISTING TILES. REPLACE BROKEN TILES WITH TILES TO MATCH EXISTING.
2. INSPECT CONDITION OF EXISTING FLASHINGS. ENSURE FLASHINGS ARE SECURE AND DRESSED DOWN
3. INSPECT GUTTERS. CLEAN OUT AND REPLACE BROKEN AND DAMAGED SECTIONS WITH PROFILE TO MATCH EXISTING.
4. INSPECT DOWNPIPES AND RAINHEADS, CLEAN OUT. REPAIR / REPLACE TO MAKE WATERTIGHT.

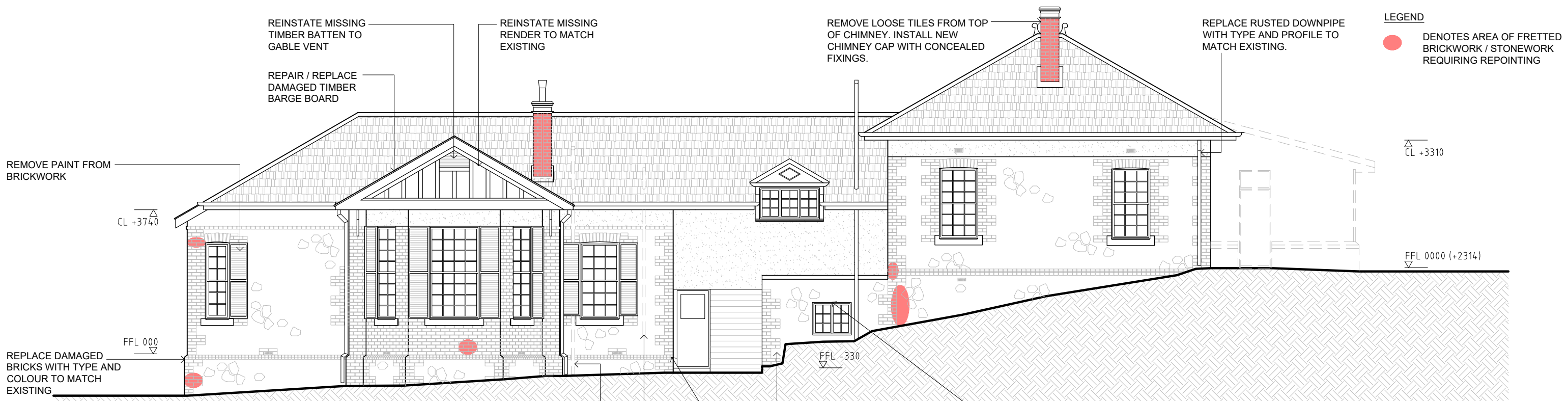
TIMBER

5. INSPECT TIMBER FASCIAS, BARGE BOARDS, EAVES LININGS AND GABLE ENDS. REPAIR / REPLACE DAMAGED TIMBERS.

CHIMNEYS

6. RE-POINT FRETTED MORTAR JOINTS TO CHIMNEYS USING LIME MORTAR
7. INSTALL CHIMNEY CAP TO PROVIDE WEATHER PROTECTION



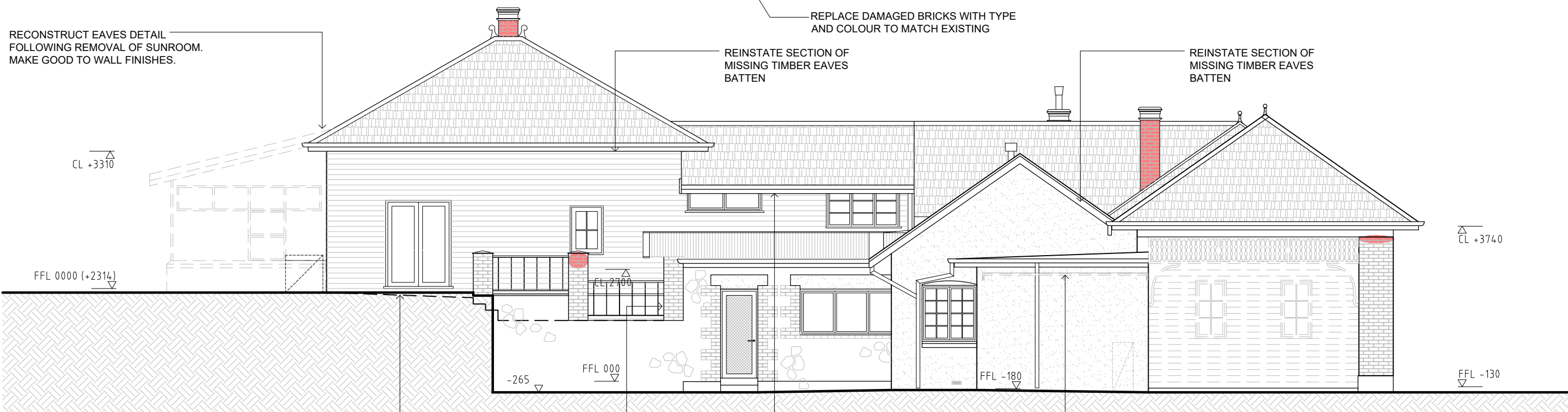


LEGEND

 DENOTES AREA OF FRETTED BRICKWORK / STONework REQUIRING REPOINTING

NORTH ELEVATION

SCALE 1:100 @ A3



SOUTH ELEVATION

SCALE 1:100 @ A3

CONSERVATIONS NOTES

WHOLE BUILDING

- CAREFULLY REMOVE ALL REDUNDANT SERVICES PIPES, FLUES, SERVICE FANS, GRILLES AND FITTINGS, REMOVE EXTRANEOUS ELEMENTS FROM WALLS SUCH AS PREVIOUS FIXINGS, PLUGS AND HOOKS.
- MAKE GOOD FIXING HOLES, PREVIOUSLY CHASED IN BRICK AND STONework, DAMAGE TO SURFACES AND OTHER ELEMENTS DAMAGED IN THE PROCESS OF CARRYING OUT THE WORKS. THIS INCLUDES RE-POINTING, BRICK AND / OR STONE REPLACEMENT, BRICK AND / OR STONE CONSERVATION REPAIRS ETC.

RE-POINTING

- RE-POINT WITH LIME MORTAR TO MATCH THE EXISTING.

CLEANING BRICK AND STONework

- CAREFULLY CLEAN ALL BRICKWORK TO REMOVE DIRT, ORGANIC GROWTH, WHITE EFFLORESCENCE SALTS AND STAINS.
- USE STEAM CLEANING METHODS, DO NOT USE HIGH PRESSURE WATER CLEANING OR ACID.
- REMOVE EXTRANEOUS ELEMENTS FROM WALLS SUCH AS PREVIOUS FIXINGS, PLUGS, HOOKS.

WALL VENTS

- CLEAN EXISTING CAST IRON WALL VENTS TO REMOVE RUST
- APPLY PROTECTIVE RUST TREATMENT

DOWNPIPES AND GUTTERS

- REMOVE DEBRIS AND CLEAN OUT EXISTING DOWNPIPES AND GUTTERS.
- INSPECT CONDITION OF RAINWATER GOODS AND REPAIR / REPLACE DAMAGED ELEMENTS.

PAINTING

- REMOVE FLAKING PAINT TO TIMBER FASCIAS, BARGE BOARDS, SCOTIAS, WINDOWS, DOORS, SHUTTERS
- REPAINT IN APPROVED COLOUR SCHEME

2017-43

LESMURDIE HOUSE
12 CATHERINE PLACE, LESMURDIE



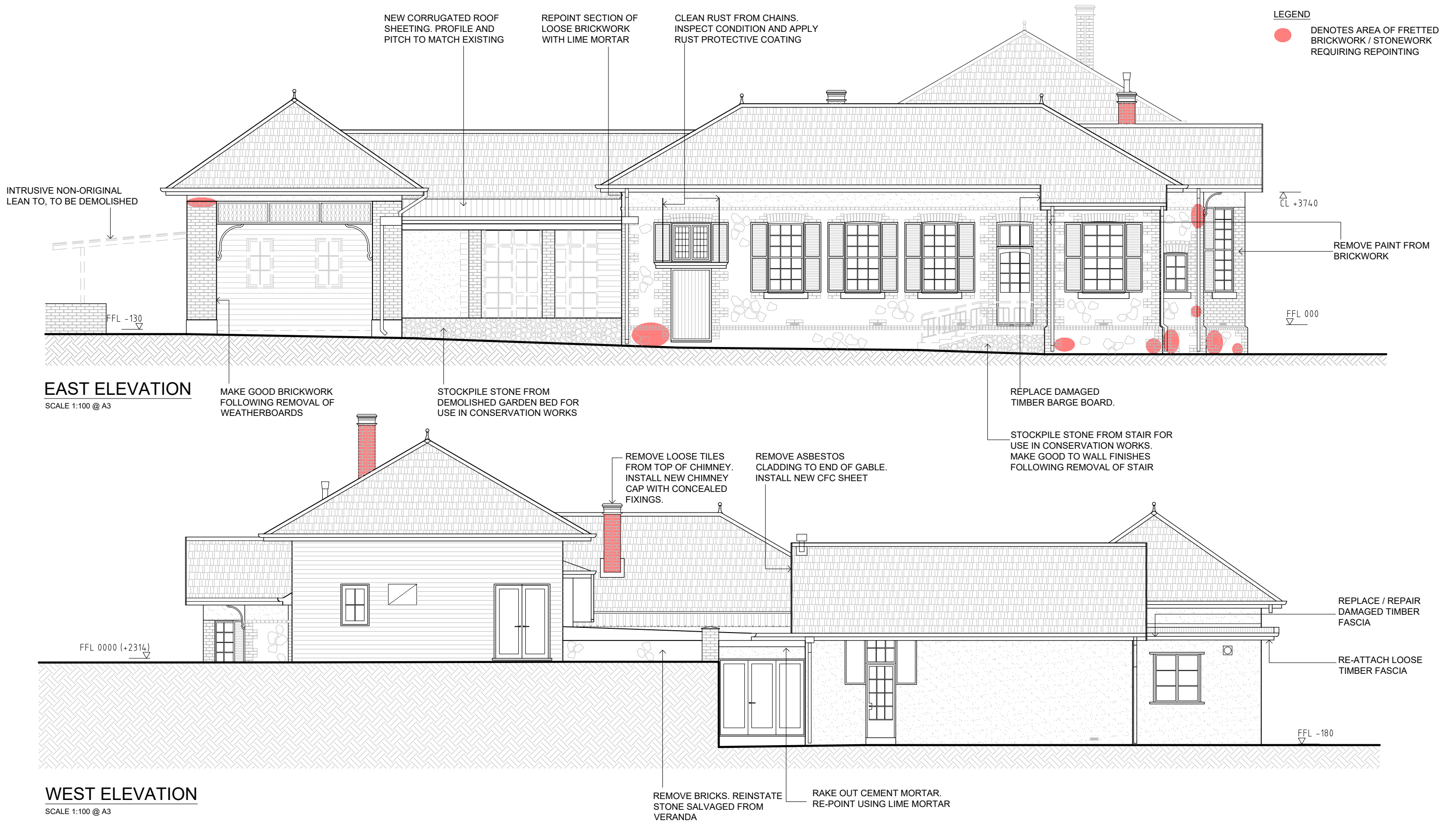
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DATE: 20/11/17
SCALE: 1:100



HOCKING
HERITAGE STUDIO

A 156 Onslow Road, Shenton Park Western Australia 6008
P PO Box 7041, Shenton Park Western Australia 6008
T +61 8 9388 2810
F +61 8 9388 2817
W www.hockingheritagestudio.com.au



CONSERVATIONS NOTES

WHOLE BUILDING

- CAREFULLY REMOVE ALL REDUNDANT SERVICES PIPES, FLUES, SERVICE FANS, GRILLES AND FITTINGS. REMOVE EXTRANEOUS ELEMENTS FROM WALLS SUCH AS PREVIOUS FIXINGS, PLUGS AND HOOKS.
- MAKE GOOD FIXING HOLES, PREVIOUSLY CHASED IN BRICK AND STONework, DAMAGE TO SURFACES AND OTHER ELEMENTS DAMAGED IN THE PROCESS OF CARRYING OUT THE WORKS. THIS INCLUDES RE-POINTING, BRICK AND / OR STONE REPLACEMENT, BRICK AND / OR STONE CONSERVATION REPAIRS ETC.

RE-POINTING

- RE-POINT WITH LIME MORTAR TO MATCH THE EXISTING.

CLEANING BRICK AND STONework

- CAREFULLY CLEAN ALL BRICKWORK TO REMOVE DIRT, ORGANIC GROWTH, WHITE EFFLORESCENCE SALTS AND STAINS. USE STEAM CLEANING METHODS, DO NOT USE HIGH PRESSURE WATER CLEANING OR ACID.
- REMOVE EXTRANEOUS ELEMENTS FROM WALLS SUCH AS PREVIOUS FIXINGS, PLUGS, HOOKS.

WALL VENTS

- CLEAN EXISTING CAST IRON WALL VENTS TO REMOVE RUST
- APPLY PROTECTIVE RUST TREATMENT

DOWNPIPES AND GUTTERS

- REMOVE DEBRIS AND CLEAN OUT EXISTING DOWNPIPES AND GUTTERS.
- INSPECT CONDITION OF RAINWATER GOODS AND REPAIR / REPLACE DAMAGED ELEMENTS.

PAINTING

- REMOVE FLAKING PAINT TO TIMBER FASCIAS, BARGE BOARDS, SCOTIAS, WINDOWS, DOORS, SHUTTERS
- REPAINT IN APPROVED COLOUR SCHEME



26 October 2017

Grant Adams
Saleeba Adams Architects
16 Churchill Avenue
Subiaco WA 6008

Dear Grant

SITE AND PLAN REVIEW *for* ST BRIGID'S COLLEGE – PROPOSED EARLY LEARNING CENTRE (LESMURDIE HOUSE)

Thank you for the opportunity to meet onsite and review with yourself and Yen Nee Goh, Architect, Hocking Heritage Studio, this building which is entered on the Register of Heritage Places. I understand the building previously served as a boarding house and the proposal is for it to be converted to a Class 9b Early Learning Centre (ELC) to service young children attending St Brigid's College. My understanding is, the building will be upgraded and refurbished, and the interior will be fitted out and arranged by the ELC Principal, to ensure room allocation and the like will service the needs of staff and students and teaching practices relevant to an early learning facility. Following our initial site visit I have met with yourself and Hannah Bartlett-Wynne on two occasions as the design has progressed and design changes to the Schematic Floor and Site Plan have occurred. This report represents a second revision of our review of the existing condition of the building and then the Schematic Design.

Current condition

The building, which I understand was constructed in the early 1900's is currently furnished as a boarding house, but I believe is currently closed with no apparent use at this time. The building is two storeys with numerous entrances, some minor and significant level changes within the lower level building and an internal heritage staircase to an upper level. The lower level steps out to a gravel car park. There is a doorway from the upper level (part of which I understand is an addition to the original building) onto the rear of the lot. There is a significant change in level between the front and rear of the site, and the rear upper level and lower level of the building. There is an arbour /grape vine at the rear lower level that is intended to be retained as it too forms part of the heritage value of this building and site.

In attending site with Yee Nee Goh, the Architect from Hocking Heritage Studio, we could ascertain where there may be capacity for removing for example the door leaf /door stops within various doorways in this building, to create wider openings and thus some of the recommendations below are reflective of this. OHA has developed four tables, with comments pertaining to the capacity to retain door leaves / door circulation space and the like. This information is detailed in:

- Appendix 1: Door Schedule – Entrance / External Doors to the Lower Level
- Appendix 2: Door Schedule –Lower Level – Internal Doors
- Appendix 3: Door Schedule – Entrance / External Doors to the Upper Level
- Appendix 4: Door Schedule –Upper Level – Internal Doors

Room names for these four appendices are based on the following plans (attached at the conclusion of this report):

- AC01 - St Brigid's College - ELC As Constructed Ground Floor Plan
- AC02 - St Brigid's College - ELC As Constructed Upper Floor Plan

Schematic Floor Plan assessment

Where new building works will be proposed, compliance with the current requirements of the Building Code of Australia /Premises Standards and referenced Australian Standards on access and mobility will be required. Where the existing building structure may be retained, for example heritage doorways, a performance based approach may be necessary.

In the development of this revised report I have referred to the following plans:

- SK00(e) Schematic Floor Plan
- SK01(e) Site Plan

References

- Disability (Access to Premises – Buildings) Standard 2010 (*the Access Code of the Premises Standard*)
- Disability (Access to Premises – Buildings) Standards Guidelines Version 2, February 2013 (*the Guidelines*)
- National Construction Code Series Volume One. Building Code of Australia 2016 Class 2 to Class 9 Buildings (*BCA 2016*)
- AS1428.1 2001 – Design for Access and Mobility – General Requirements for Access – New Building Works (*AS1428.1 2001*) (*superseded*)
- AS1428.1 2009 Design for Access and Mobility – General Requirements for Access – New Building Works (*AS1428.1 2009*)
- AS1428.4.1 2009 Design for Access and Mobility – Means to assist the orientation of people with a vision impairment - Tactile ground surface indicators (*AS1428.4.1 2009*)
- AS2890.6 2009 Parking Facilities – Off-street parking for people with disabilities (*AS2890.6 2009*)
- AS2890.1 2004 – Parking Facilities – Off-street Car Parking (*AS2890.1 2004*)

- AS1735.12, 1999 Lifts, escalators and moving walks – Facilities for persons with disabilities (**AS1735.12 1999**)
- Disability Discrimination Act 1992 (*the DDA*)
- AS1428.2 1992 Design for Access and Mobility – Enhanced and Additional Requirements – Buildings and Facilities (**AS1428.2 1992**)
- Advisory Note on streetscape, public outdoor areas, fixtures, fittings and furniture. Human Rights Commission, 8 February 2013 (**Advisory Note - Landscaping**)

Exempt areas

Areas considered exempt from provision of access for people with disabilities are those potential/proposed spaces access would be inappropriate because of the purpose for which the area is used or an area that would pose a health or safety risk for people with a disability, or the area is solely used by staff undertaking such duties. These spaces may include:

- Cleaner's Store
- Storage
- Commercial kitchen (Kitchen)
- Laundry
- Staff Bathroom

I understand the college has confirmed that due to the duties required to be undertaken by teaching staff employed at the ELC, that no staff member could be employed in this building, with a physical disability such that they required the layout, circulation space and fittings and fixtures of a unisex accessible toilet. Thus, the revised Schematic Design provides standard sanitary facilities for staff in the existing domestic style bathrooms on the upper level of the building.

Accessible parking

1. Accessible parking

- 1.1 An accessible parking bay is proposed to the lower level of the site, convenient to the Public Entry, meeting bay number requirements of the Premises Standards /BCA D3.5, and the requirement of AS2890.1 2004 where it states that the accessible parking bays are to be located near the accessible entrance(s) to a building.
- 1.2 The lower level bay nearest the Main Entry, on assessment using the PDF reviewing tool Bluebeam Revu, meets the dimensional requirements length, width and for the dedicated bay and shared area.

Recommendations

Ensure the new accessible parking bays meet the rigors of AS2890.6 2009 Clauses 2.2.1 (dimensions), 2.3 (pavement slope and surface), 3.1 (space identification) and 3.2 (space delineation) requirements.

External access

2. Access to buildings

2.1 Part D3.2 of the BCA /Premises Standards states that:

“An accessway¹ must be provided to a building required to be accessible:

- (a) From the main points of a pedestrian entry at the allotment boundary; and
- (b) From another accessible building connected by a pedestrian link; and
- (c) From any required accessible car parking space on the allotment.”

Recommendation

On review of Google Streetview, it is evident there is a short length of footpath into the school grounds, but no extension of the path to Lesmurdie House. It is recommended that investigation is undertaken to extend the existing footpath to Lesmurdie House.

My recollection from our site visit is the slope up to Lesmurdie House may be in excess of the acceptable gradients for a walkway (as per AS1428.1 2009 requirements) and this may therefore necessitate that a Performance Solution is developed for retention of these lengthy grades given the existing and challenging topography of the site. It is also acknowledged that resolution of this may not fall into the scope of work of this project.

3. Accessible paths of travel

3.1 On review of the Schematic Floor Plan it is evident that interconnecting paths between parking, the accessible parking and the entrances (including the Staff Entry at the upper level) are proposed, with a gradient not in excess of 1:20 and regularly placed flat landings, meeting requirements for walkways (AS1428.1 2009 Clause 10.1, 10.2 and 10.8.1) and accessways [Premises Standards / BCA D3.2(b) and (c)].

3.2 It is noted that steps are retained throughout as a means of efficient movement through the site. Where stairways are proposed, there are also 1.20 walkways proposed nearby, providing an accessible and equitable means of access for people unable to use stairs, including wheelchair and pram users, to move through the key points on site.

Recommendation

Design all external accessible paths of travel to AS1428.1 2009 requirements as per AS1428.1 2009 Clause 6 (continuous accessible path of travel), Clause 7 (surfaces including grates and surface abutments), Clause 9 (tactile ground surface indicators), Clause 10 (walkways and landings), and Clauses 11 and 12 (stairways and handrails).

¹ An accessway means a continuous *accessible* path of travel (as defined in AS 1428.1) to, into or within a building. (Premises Standard Definition A1.1)

A continuous accessible path of travel as defined in AS1428.1 means “an uninterrupted path of travel to, into or within a building providing access to all accessible facilities.”

Entrances

4. Main Entry

4.1 The Premises Standards state, in regards access to buildings D3.2(2), that:

“In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance.”. On review of the Schematic Floor Plan there is one principal pedestrian entrance, the Main Entry, and this will need to have all necessary accessible design features.

Recommendations

Ensure the Main Entry achieves all requirements of AS1428.1 2009 Clause 6 and 13, with particular attention paid to attainment of:

- *No lip or step at the door;*
- *The minimum clear open door width requirements of 850mm (including to the active leaf of double doors);*
- *Internal and external door circulation space requirements;*
- *Compliant door hardware;*
- *Door luminance contrast requirements;*
- *Glazing treatment;*
- *Operational weight of doors fitted with a door closer.*

5. Secure Entry

5.1 There is a double swing door proposed as the Secure Entry. The methodology for securing this doorway is not yet understood.

Recommendation

In accordance with AS1428.1 2009 Clause 13.5.3(c), install any swipe card 900–1250mm high and at least 500mm from an internal corner.

Any call bell (for visitors) associated with the Secure Entry is to be installed 900–1100mm high and at least 500mm from an internal corner.

6. Door hardware – Early childhood centres

6.1 Note that AS1428.1 2009 Clause 13.5.3 prescribes an exemption for attaining the gate/door hardware height requirements for early childhood centres.

Recommendation

In the instance where a gate or door features a high latch (to preserve the safety of the children), OHA are agreeable that the height requirements at these locations can be waived. However, all other access features must still be achieved (e.g. door width, door circulation space, luminance contrast, operational weight etc).

Vertical access – Internal

7. Heritage stairway

7.1 Currently the only formal method of vertical access associated with this site /building is an internal heritage stairway.

7.2 The access barriers associated with this stairway include:

- No handrails, with a balustrade only to the open side;
- A midway pinch point between the wall and balustrade of 990mm (red arrow);
- As the wall tapers towards the stairway, a narrowing to 935mm at the base (blue arrow);
- A small landing at the base with a singular step at the base that intrudes into the transverse pedestrian traffic (green arrow);
- The treads protrude over the riser, with a bull nose profile;
- Warning strips on the stair nosings that would not meet the minimum 30% luminance contrast requirements;
- No warning style tactile ground surface indicators (TGSIs) installed at the top or base.

Recommendation

It is understood that, given the heritage value of this stairway, it is desirable that the stairway be retained in the current form, with minimal alteration. OHA would advocate that at a minimum the following is achieved:

- *Install a compliant handrail to AS1428.1 2009 Clause 11.2 and 12 requirements to at least one side (whilst also retaining the timber balustrade in the current condition), confirming with the building certifier that the timber balustrade meets safety/fall limitations.*

In installing the handrail, aim to:

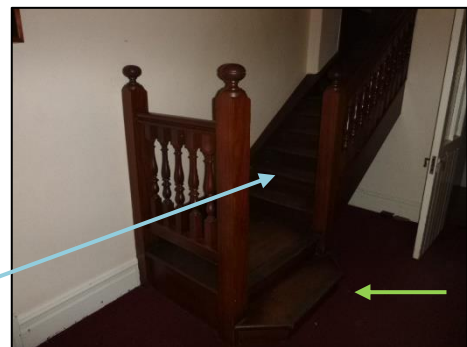
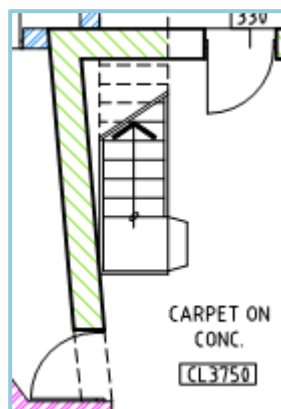
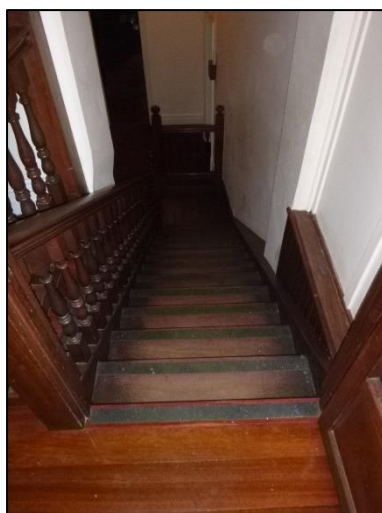
- *Minimise as far as possible the intrusion of the new handrail into the stairway width (whilst maintaining through the length a continuous handhold, handrail diameter and clearance to any obstruction).*
- *Maximise compliant handrail length as far as is feasible, including the required handrail extensions at the top and bottom landings.*

Further explorations of the various options that may be feasible will be necessary.

- *A 50-75mm deep, slip resistant nosing to the nosing of the tread of each step.*
An adhesive style of warning strip, similar to the product that is currently installed, is an acceptable treatment. However, an alternative colour will be necessary to ensure the 30% luminance contrast requirement to the stair tread can be achieved.
- *Installation of warning style TGSIs at the top (minimum) and base (ideally). OHA see that the installation of warning TGSIs is an important safety measure to ensure any person with vision impairment is alerted of the hazard associated with the stairway.*

Retention of the stairway as one means of vertical access between the two levels is supported by OHA, assessed under the Performance Requirements of the BCA /Premises Standard, given the assumed heritage value of the stairway, and that with the above additions, will provide a

reasonable means of vertical access. In addition, OHA have been informed that the rooms to be accessed via this stairway are for staff only, all of whom complete tasks which fall under the D3.4 exemption, and that this stairway will not be accessible to members of the public.



Internal access

8. Internal level changes

8.1 The building currently has level changes (at doorways) throughout, ranging from between 150mm to 370mm. It is understood that the works associated with the change of use to an early learning centre will also include raising floor levels to eliminate significant internal level changes.

Recommendation

Be advised that any threshold at a door must be limited to no more than 35mm, to enable a threshold ramp to be installed as per the limitations described in AS1428.1 2009 Clause 10.5.

9. Door widths

Summary tables of all door widths of the building (as measured during our site inspection of 10 July 2017), circulation space attainment, lips, steps and the like is provided at the conclusion of this report:

Appendix 1: Door Schedule – Entrance / External Doors to the Lower Level

Appendix 2: Door Schedule –Lower Level – Internal Doors

Appendix 3: Door Schedule – Entrance / External Doors to the Upper Level

Appendix 4: Door Schedule –Upper Level – Internal Doors

- 9.1 During our site inspection, it was evident that the predominance of internal doors assessed achieved a clear open width with the door leaf retained, of between 715mm and 830mm. Retention of these doorways cannot not be justified in the existing condition as the clear open width does not meet contemporary requirements of AS1428.1 2009 (850mm) nor the superseded AS1428.1 2001 (800mm).
- 9.2 Should the adopted strategy be to remove the door leaves to the predominance of rooms and create *openings*, then a Performance Solution may need to be developed (at the request of and in consultation with the building certifier) to address the *openings* falling short (at widths of between 810mm and 990mm) of the minimum 1000mm width required for an *accessible path of travel* as per AS1428.1 2009 Clause 6.3. OHA would advocate that all *heritage openings* be no less than 800mm wide.
- 9.3 OHA cannot support retention of *openings*, where these fall short of the superseded AS1428.1 2001 requirements of 800mm, The only option would be for these rooms to be repurposed as exempt rooms* or a new entryway created with an *opening* of 1000mm or a doorway with a clear open width of 850mm.

*Rooms where door width and door circulation space is currently not achieved could be repurposed as 'exempted' rooms (for example, a commercial kitchen, archive or storage room, plant, laundry) and the non-compliant door width /door circulation space, step at the door, could be retained.

10. Doorways - Access features

- 10.1 In addition to the issues relating to clear open door width and door circulation spaces, there are also non-compliances with contemporary expectations in regards attainment of necessary door luminance contrast and door hardware requirements.

Recommendation

As refurbishment works are undertaken, ensure all elements of AS1428.1 2009 Clause 13 are achieved as far as is feasible to all doorways, with particular attention paid to attainment of door luminance contrast (Clause 13.1), glazing treatment (Clause 6.6) and door hardware requirements (Clause 13.5), noting OHA have provided a schedule of recommendations in regards door widths /circulation spaces in Appendices 1 through 4.

Where it is considered that attainment of some elements will be challenging due to heritage restrictions, OHA would be pleased to assist.

All new doors must meet all rigors of AS1428.1 2009 Clause 6, 7 and 13.

Sanitary facilities – Unisex accessible and ambulant toilets

11. UAT - Provision and design

- 11.1 A unisex accessible toilet and shower is proposed to the Lower Level. The nominated space for this accessible facility meets requirements when assessed using the PDF reviewing tool Bluebeam Revu. It is understood this toilet will serve two purposes, a facility for visitors but also a potential facility for a student who is a wheelchair user. It is understood this facility has been deliberately located to ensure it is accessible to visitors without them needing to enter the ELC (secure area). This facility could also service the Stage 2 development (future works) and the remainder of the ELC Lower Level.

Recommendation

Design the unisex accessible toilet and shower to AS1428.1 2009 Clause 13 (doorway requirements), Clause 14 (switches and controls) and 15 (unisex accessible toilet and shower) requirements.

12. Ambulant toilets

- 12.1 Due to the age of the building and lack of recent refurbishment, there are no ambulant toilets located on the Upper or Lower Level of this building. It is understood the staff toilets are to be retained in the same layout and arrangement as the existing condition, with cosmetic upgrade only.
- 12.2 It is assumed the Student Bathrooms will be furnished with junior pans. It is the approach of OHA that children's toilets that are furnished with junior pans need not be fitted out to include an ambulant facility.
- 12.3 It is noted a spacious shower recess is proposed to the Student Bathroom1.

Recommendation

Investigate providing an ambulant toilet in the Staff Bathroom 1, to AS1428.1 2009 Clause 16 requirements.

Switches and controls

13. Lights

- 13.1 Existing lights are set at various heights including up to 1400mm.

Recommendation

All new switches and controls, particularly to the unisex accessible toilet, are to meet Clause 13 and 14 requirements.

Where there are existing lights, and these are considered to have heritage value, retain the lights in the current location, however recognising that should a person be employed and they are

unable to undertake duties due to the light switch position, adjustments will be required at the time, to lower (or relocate) the switches.

14. New controls

14.1 OHA did not observe any security panels or swipe card points on our site assessment.

Recommendation - General

Switches and controls along an accessible path of travel [may include light switches, after hours press button door release (not powered), air conditioning, but not include GPOs] are to be installed 900–1100mm high and not less than 500mm from an internal corner, except where on the architrave on the latch side of a door as per AS1428.1 2009 Clause 14.1 & Figure 37.

Where the control is a manual control to a power operated door, the control is to be located on the accessible path of travel, no closer than 500mm from an internal corner and between 1000 to 2000mm from the hinged door leaf in any position or clear of a surface mounted sliding door in the open position. The control requires a minimum dimension of 25mm in diameter, be proud of the surface and shall activate the door before the button becomes level with the surrounding surface as per AS1428.1 2009 Clause 13.5.3 (e) & 13.5.4.

Recommendations - Accessible sanitary facilities

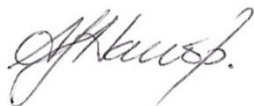
Any switch within an accessible sanitary facility (e.g. light switch) is to be installed 900–1100mm high and not less than 500mm from an internal corner, except where on the architrave on the latch side of the door.

Any GPO to be installed 600–1100mm high and not less than 500mm from an internal corner.

Switches that require either a rocker action or be a toggle style and have a minimum dimension of 30x30mm. A push pad switch requires a minimum dimension of 25mm in diameter as per AS1428.1 2009 Clause 14.1 & Figure 37.

Should you require any further information I would be pleased to assist,

Yours sincerely



Anita Harrop for O'Brien Harrop Access
Occupational Therapist BAppSc (OT) (Hons)
Accredited member ACAA No. 147

Appendix 1: Door Schedule – Entrance / External Doors to the Lower Level

Entrance name	Existing condition - Clear open door width with door leaf retained	Gap or opening when leaf and door stop are removed	Int / ext door circulation space is achieved with current door swing	Lip / Step	Comment <u>Legend:</u> * AS1428.1 2009 Clause 13.2 (850mm) ** AS1428.1 2001 (800mm) # AS1428.1 2009 Figure 31
Bedroom 3	Door was locked and width not assessed	860mm	Yes	Yes (approx. single brick height external step)	The opening between the existing walls measured 860mm only. Reuse of this doorway as a principal point of entry would require a new doorway to be created and attainment of a minimum 850mm clear open width (*), a flush threshold and required door circulation space (#). Alternatively, retention of the door which could be opened by staff for example to allow children to move through to a play area (rather than a public or common entrance point for staff, students, parents and students), may be a reasonable approach. In either instance, create a level threshold at the doorway.
Dining Room	715mm x 2	Approx. 1400mm	Yes	Yes (approx. single brick height external step)	Reuse of this doorway as a principal point of entry would require a singular wide doorway (*) to replace the existing double doors and retention of door circulation space (#). Alternatively, retention of the double doors which could be opened by staff for example to allow all children to move through to a play area (rather than a public or common entrance point for staff, students, parents and students), may be a reasonable approach. In either instance, create a level threshold at the doorway.
Kitchen					Not assessed.
Entry (western)					Not assessed. Understood this lower area of the Lower Level may form an undercroft play area for the children and the New Store / Laundry

Entrance name	Existing condition - Clear open door width with door leaf retained	Gap or opening when leaf and door stop are removed	Int / ext door circulation space is achieved with current door swing	Lip / Step	Comment <u>Legend:</u> * AS1428.1 2009 Clause 13.2 (850mm) ** AS1428.1 2001 (800mm) # AS1428.1 2009 Figure 31
					partitioning will likely will be demolished and the accessway to the Kitchen blocked up. OHA would be pleased to consider retention of the 330mm change in level between the proposed new undercroft play area and internal passage as a staff-only accessway, for infrequent use only. The entrance door to this play space should meet the contemporary requirements of AS1428.1 2009 Clause 13 (*) (#), with a level threshold.
Bedroom 2		990mm	No	Steps with singular handrail externally Small external landing	Access via this door to an outdoor play area would be a very reasonable re-use of this entranceway, with staff available to open the door, to mitigate issues relating to nil internal door circulation space (#). To enable equitable access, either elevate the external play area and / or install a step or pedestrian ramp as appropriate, to AS1428.1 2009 Clause 10 requirements.
Main Entry					Locked and not assessed. Steps located between the internal and external doors. This entrance could be retained, so long as a comparable / accessible method of access is also provided.
Terrace (to passage)	Approx. 730mm x 2	Approx. 1400mm	Yes	Potential lip	A management plan could be set in place whereby these double doors are opened by staff for children, parents, visitors. Remove the threshold to create a flush transition.



Bedroom 3 with metal framed door and matching adjacent windows



Western Entry- It is presumed this is not a heritage doorway, which could be replaced to create an accessible entrance to a proposed children's play area / undercroft



Terrace double doors could be retained with staff opening the doors to enable children to play externally



Bedroom 2 with no internal latch side and steps externally



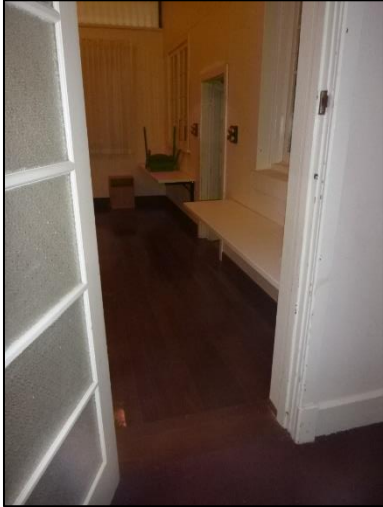
Main entrance, with steps internally (within the entrance lobby)

Appendix 2: Door Schedule –Lower Level – Internal Doors

Room name	Existing condition - Clear open door width with door leaf retained	Gap or opening when leaf and door stop are removed	Int / ext door circulation space is achieved with current door swing	Lip / Step	Comment Legend: * AS1428.1 2009 Clause 13.2 (850mm) ** AS1428.1 2001 (800mm) # AS1428.1 2009 Figure 31
Bathroom 2 (to Bedroom 5)	785mm	810mm	Yes	150mm	With removal of the door leaf, an opening of 810mm could be justified (**). Address 150mm step if opening is retained.
Bathroom 2 (to Bedroom 4)	750mm	785mm	No	180mm	Door requires decommissioning or reconstructed to achieve door width (*) and door circulation space (#), noting there is also a 180mm step at this door.
Bedroom 5 (to passage)	770mm	<u>790mm</u>	Yes	130mm	With removal of the door leaf, an opening of <u>800mm</u> could be justified (**). Address 130mm step if opening retained.
Bedroom 4 (to passage)	770mm	<u>790mm</u>	No	20mm (threshold)	With removal of the door leaf, an opening of <u>800mm</u> could be justified (**). Remove 20mm door threshold to create a flush transition, noting an additional opening between Bedrooms 3 and 4 and the passage will be considered.
Bedroom 3 (to passage)	770mm	<u>790mm</u>	Yes		With removal of the door leaf, an opening of <u>800mm</u> could be justified (**), noting an additional opening between Bedrooms 3 and 4 and the passage will be considered.
Living Room (sliding door)	850mm+	850mm+	No		This is a wide, manual, timber sliding door with a recessed door handle. If the door is retained it would be ideally left in the open position to enable free movement through the door. However, if the door is to be operational, a D style of handle will be required to be installed (ensuring clearance around the handle could be achieved in both the open and closed positions as per AS1428.1 2009

Room name	Existing condition - Clear open door width with door leaf retained	Gap or opening when leaf and door stop are removed	Int / ext door circulation space is achieved with current door swing	Lip / Step	Comment Legend: * AS1428.1 2009 Clause 13.2 (850mm) ** AS1428.1 2001 (800mm) # AS1428.1 2009 Figure 31
					Clause 13.3.3) and a management plan set in place that assistance is provided to open the door should the non-provision of circulation space to the latch side pose a physical obstruction to any staff member, student, parent or visitor. Alternatively, to mitigate the barrier associated with the recessed handle and lack of door circulation space, the door could be automated.
Living Room (swing door)	770mm	810mm	Yes		With removal of the door leaf, an opening of 810mm could be justified (**). It is acknowledged the sliding door provides a reasonable accessway and it could be argued the swing door is secondary (to the wide sliding door). However, as this door will likely provide an accessible path of travel to a new UAT from the Living Room and Bedroom 2, then this swing door must not be retained with the leaf and 770mm clear open width.
Bedroom 2 (to Living Room)	740mm	860mm	No (internally)		With removal of the door leaf, an opening of 860mm can be justified (*).
Bedroom 2 (to Bedroom 1)	805mm	870mm	No (externally and internally)		Whilst the clear open width of this door exceeds the superseded 800mm clear open width requirement and could potentially be justified to be retained as is, there is no usable circulation space to the latch side to facilitate independent movement through the door by a person who is a wheelchair user. Consider retaining the door, but re-swinging to achieve door circulation space requirements (#). Alternatively, remove the door leaf.

Room name	Existing condition - Clear open door width with door leaf retained	Gap or opening when leaf and door stop are removed	Int / ext door circulation space is achieved with current door swing	Lip / Step	Comment <u>Legend:</u> * AS1428.1 2009 Clause 13.2 (850mm) ** AS1428.1 2001 (800mm) # AS1428.1 2009 Figure 31
Bedroom 1 (to passage)	800mm	860mm	No (internally)		As above.
Bathroom 1			Yes		Not assessed for door width. Currently a domestic style bathroom. If refurbished to a standard WC for students, door width and circulation space requirements would not apply. If refurbished to a unisex accessible toilet, the door width and door circulation space requirements would be required to meet contemporary requirements of AS1428.1 2009 Clause 13 (*) (#).
Kitchen (to Dining Room)	770mm	810mm	Yes		If this kitchen was deemed an exempt area under the Premises Standards/ BCA D3.4 (i.e. used for meal prep for the children, rather than a communal staff room and tea prep) then the door could be retained as is. If refurbished to a communal staff room / tea prep the door would need to be removed to create an 810mm wide opening (**) or a new doorway created, with an 850mm clear open width (*), should it be necessary that a leaf is provided so that the room can be closed off from the children's area.
Dining Room (to passage)					Not assessed. Reviewing the arrangement of the door (on the plan) it is evident the door leaf would be required to be removed and a leaf-free opening created.
New Store / Laundry					Not assessed. Understood this lower area of the Lower Level may form an undercroft play area for the children and the New Store / Laundry partitioning will likely will be demolished.



Bedroom 5 with heritage doorway and step at door. Bathroom 2 door in the background



Bathroom 2 door with Bedroom 4 door in the background (with steps)



Bedroom 4 with limited circulation space to the latch side of the door



Wide timber feature sliding door into the Living Room

Appendix 3: Door Schedule – Entrance / External Doors to the Upper Level

Entrance name	Existing condition - Clear open door width with door leaf retained	Gap or opening when leaf and door stop are removed	Int / ext door circulation space is achieved with current door swing	Lip / Step	Comment <u>Legend:</u> * AS1428.1 2009 Clause 13.2 (850mm) ** AS1428.1 2001 (800mm) # AS1428.1 2009 Figure 31
Double entrance door					Not assessed however on review of the photographs, this is a double door with an external step. It is presumed this doorway / internal hall may form a new, principal entrance to the Upper Level and all compliance requirements that pertain to doorways must be achieved as per AS1428.1 2009 Clause 13.



Side door that may form a new, principal entrance to the Upper Level

Appendix 4: Door Schedule –Upper Level – Internal Doors

Room name	Existing condition - Clear open door width with door leaf retained	Gap or opening when leaf and door stop are removed	Int / ext door circulation space is achieved with current door swing	Lip / Step	Comment <u>Legend:</u> * AS1428.1 2009 Clause 13.2 (850mm) ** AS1428.1 2001 (800mm) # AS1428.1 2009 Figure 31
Bedroom 6	780mm	850mm	Yes		With removal of the door leaf, an opening of 850mm could be justified (*).
Bedroom 4	780mm	835mm	No (internally)		Currently a standard, domestic style WC.
Bathroom 3	790mm	810mm	Yes	Lip	The kitchen bench external to this door may obstruct ease of access to the door. If the kitchen is retained, assess to ensure external circulation space is met, if not, cut back the bench sufficiently to ensure ease of access. Currently a domestic style bathroom. If refurbished to a standard WC for staff and visitors, upgrade to meet all requirements of AS1428.1 2009 Clause 16 and Figure 34, for ambulant sanitary facilities, would be required. If refurbished to a unisex accessible toilet, the door width (*) and door circulation space (#) requirements would be required to be met.
Bedroom 7	800mm	850mm	300mm only (internally)		Retention of this door in the existing condition could be justified (**), either with a re-swing of the door to create required internal door circulation space (#), or retention as is, with a management plan set in place that will ensure adjustment is made to meet the needs of a staff member if required (assuming this room will likely serve as an office)
Bedroom 8	830mm	860mm	Yes		Retention of this door in the existing condition (retaining the leaf) could be justified (**).
Sun Room					Not assessed – For demolition.



View via Bedroom 6 to small WC (BR 4)



A knob style handle is non-compliant. Further consultation may be necessary if these are deemed an essential heritage element to be retained.



Bathroom 3 – Kitchen bench may obstruct ease of access if this bathroom is repurposed as a unisex accessible toilet