Attachment E

Schedule of Conservation Works

NBRSARCHITECTURE.
HERITAGE

SCHEDULE OF CONSERVATION WORKS

Former First Church of Christ Scientist

262-270 Liverpool Street, Darlinghurst

FINAL
NOVEMBER 2018

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

ISSUED	REVIEW	ISSUED BY
07 November 2018	Draft for Review	Grazi Prada
22 November 2018	Final	Sophie Bock

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SCHEDULE OF CONSERVATION WORKS

1.0 INTRODUCTION

This Schedule of Conservation Works (SCW) was prepared for the Former First Church of Christ Scientist by **NBRS**ARCHITECTURE. The subject building is listed as an item of local heritage significance on Schedule 5 of the *Sydney Local Environmental Plan (LEP) 2012* as First Church of Christ Scientist including interior, item no. I357. It is also located within the Oxford Street and Victoria Street Conservation Area, Area no. C12.

Figure 1 – Building Site Area noted in red. (Source: NSW LPI, SIX Maps, maps.six.nsw.gov.au)

1.1 METHODOLOGY AND CONSERVATION APPROACH

This SCW is a general guide for the appropriate conservation of the Former First Church of Christ Scientist. It is aimed at describing the works required to conserve the significant fabric proposed to be retained as part of the development from current residential use to office spaces. Reconstruction and new fixing details will need to be separately overseen by an experienced heritage architect or consultant before commencement of works.

All works are to be undertaken in accordance with the principles of the *Burra Charter: the Australian ICOMOS Charter for Places of Cultural Significance* as revised in 2013. Conservation requires a cautious approach of changing as much as necessary but as little as possible. Works should be implemented by contractors with appropriate conservation experience and knowledge of traditional building skills and materials and overseen by an experienced heritage architect or consultant. Traditional techniques and materials are preferred.

This report covers the approach to the conservation works, but for the exact extent of works required a specialist heritage contractor should closely inspect the building. The building contract should make provision to review the extent and nature of the works after opening up. Cost estimates should contain a contingency provision for extra works.

1.2 AUTHORSHIP

This report was prepared by Grazi Prada, Senior Heritage Architect of **NBRS**ARCHITECTURE.

1.3 LIMITATIONS

This report is based on a visual inspection carried out on 31 October 2018 from ground level, without full access equipment and no removal of any fabric. Areas not checked include the roofing, stormwater system and locked safe room. It doesn't cover pest inspection, structural integrity, services adequacy or compliance with the building regulations. These should be checked prior to the start of construction.

1.4 COPYRIGHT

2.0 SCHEDULE OF CONSERVATION WORKS

2.1 GENERALLY

Care is to be exercised throughout construction to subject the fabric to as little damage and vibration as possible. All demolition is to be carried out within this context. Properly shore up and support all work where necessary until the associated new work is complete. Care should also be taken to keep a watchful eye for original or early fabric or detailing that has been obscured by later works. Should concealed early fabric or any archaeology be found, works are to be stopped in that area and the heritage architect or consultant be contacted to advise on how to proceed.

The conservation purpose is not to remove the patina or the blemishes of age, nor to attain perfection of detail or finish. Works and samples noted are to be approved by the heritage architect or consultant. Set aside items scheduled to be salvaged or reused or to remain the property of the proprietor.

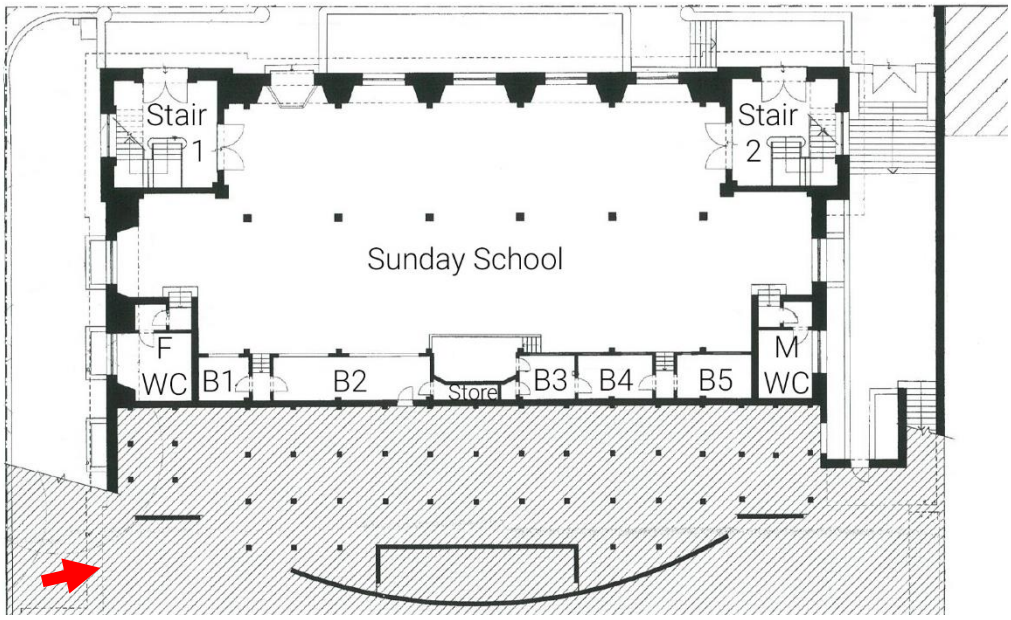

Figure 2 – Basement Floor Plan. (Source: BatesSmart plan with notes by **NBRS**ARCHITECTURE)

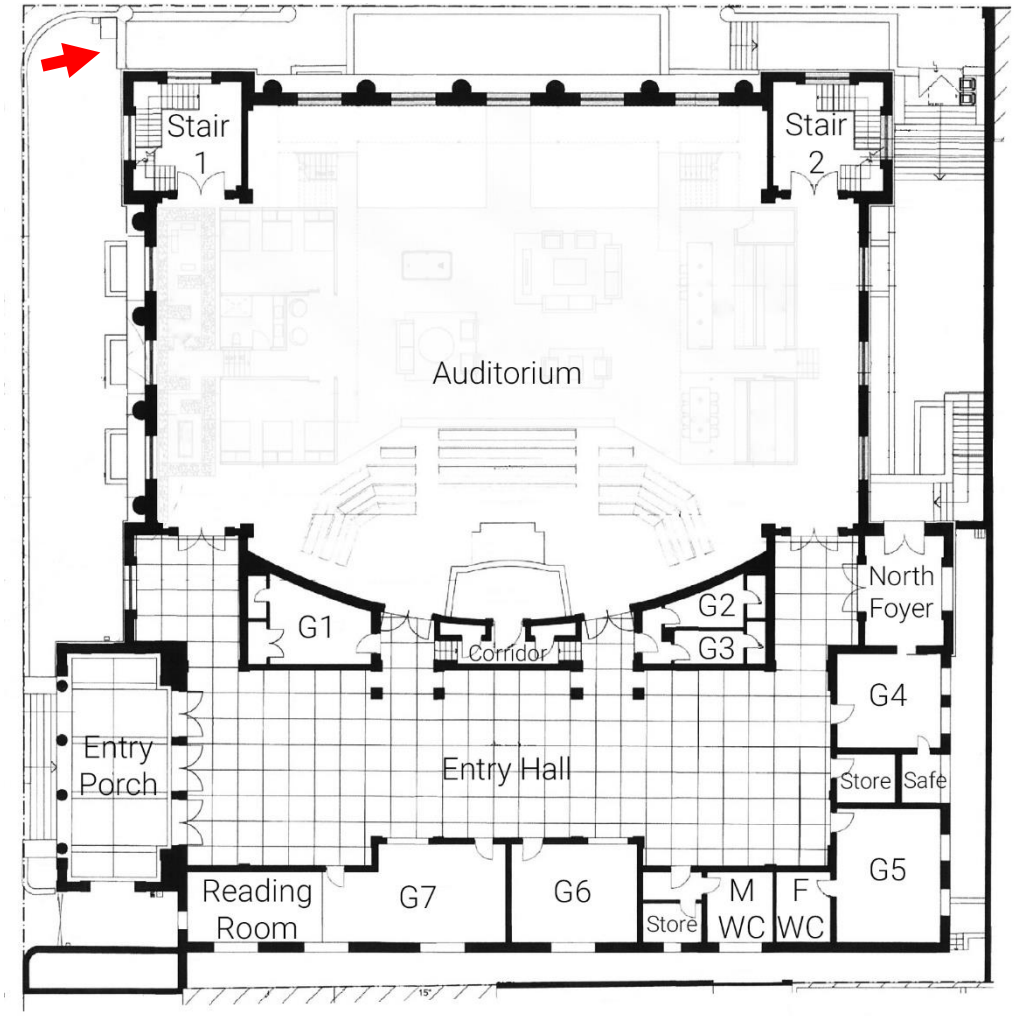

Figure 3 – First Floor Plan. (Source: BatesSmart plan with notes by NBRSARCHITECTURE)

2.2 EXTERNAL WORKS

- External render to be cleaned as specified without removing the previous sign markings above the entrance doors.
- All external walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired.
- Hairline cracks which do not pose a structural risk to the building to be left as is.
- Cracks which require structural repairs and/or leave the masonry visible on facades and garden walls are to be repaired with new render.
- Previous fixing points are to be repaired with new render.
- New render to match existing in colour, finish and materials, including profile details and ashlar lines. Allow to provide samples of new render for approval by heritage architect/consultant before completing repair work. Samples are to be provided adjacent to existing clean render for comparison.
- Remove unused services lines and tidy up used lines as much as possible and make good at previous fixings.
- Retain the 3 large externally mounted carriage lamps to the façade and check they are functional.

- Conserve the date stone next to the Stair 1 entry.
- Entry porch ceiling to be retained, repaired and repainted to match existing.
- Timber entrance doors to Entry Hall, Stair 1, Stair 2 and North Foyer are to be retained. Any missing external handles are to be reconstructed to match existing details. Doors and original hardware to be re-polished. North Foyer doors will require rehanging. Non-original internal locks may be removed and/or changed to suit the new use. Consult the heritage architect/consultant about fixing details.
- All original steel windows to north and east facades to be kept and restored as specified.
- Modifications to external openings and walls are to be done carefully to avoid loss of original render. Detailing for modification is to be done in conjunction with heritage architect/consultant.

Figure 4 – Sign marking above front doors to be kept.

Figure 5 – Stone next to Stair 1 Entry, examples of large cracks and previous fixings to be repaired, and hairline cracks to be left as is.

Figure 6 – Example of façade and garden wall requiring cleaning.

Figure 7 – Example of large area requiring render repair.

Figure 8 – 1 of the 3 carriage lamps to be retained.

Figure 9 – Entry porch to be repaired and repainted.

2.3 INTERNAL WORKS

Generally

- All walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired.
- Hairline cracks which do not pose a structural risk to the building to be left as is.
- Cracks which require structural repairs and/or leave the subtract visible are to be repaired with new render.
- New render to walls noted to be conserved to match existing render in colour, finish and materials, including profile details. Allow to provide samples of new render for approval by heritage architect/consultant before completing repair work. Samples are to be provided adjacent to existing render for comparison.
- Remove unused services lines and tidy up used lines as much as possible and make good at previous fixings. (exception – all original organ related services to be kept even if found redundant)
- Services routes to be discussed with heritage architect/consultant. Chasing of rendered walls for services may be acceptable but should be kept to a minimum. Give preference to services routes that require the least chasing of walls in Stair 1, Stair 2, Auditorium, Entry Hall, North Foyer and Sunday School room.
- Previous fixing points are to be repaired with new render.
- Remove all recent white picture rails and make good at fixings.
- All original or early doors including frames, windows including frames, partitions, panelling, furniture and other joinery noted to be kept at its current location or reused is to be re-polished or re-painted to match its original finish (including hardware). Please discuss with heritage architect/consultant individual finish to each door. Allow to remove paint of all joinery originally polished.
- All original or early doors including frames, windows including frames, partitions, panelling, furniture and other joinery noted to be removed are to be salvaged and reused whenever possible. Please consult heritage architect/consultant early in the construction phase to select items to be reused and/or kept.
- Roof trusses above Auditorium scheduled to be retained are to be conserved as specified.

Stairs 1 and 2

- All ceilings, cornices, walls, doors, floors, stairs, handrails and timber panelling are to be conserved. All changes to these spaces, including the ones required for compliance, are to be discussed with heritage architect/consultant before proceeding.

- Flooring cracks to be filled with modern filler approved by the heritage architect/consultant in colour to match existing floor.
- Timber panelling to mezzanine levels above stairs 1 and 2 are to be retained. Infill gaps on timber panelling by inserting new timber in the shape of pews fixing points where timber is recessed. Other minor fixing points to be filled with approved filler. Allow to polish entire panelling after infill works.

Auditorium

- All original ceilings, cornices, walls, doors and floors are to be conserved. Recent residential infill to be removed. Fixing details and services routes for new infill to be discussed with heritage architect/consultant before proceeding.
- Stage, organ and pews as shown in architectural drawings are to be retained at their current location. Organ to be checked and regularly maintained by an organ specialist. Allow to investigate service on stage and tidy up as necessary. (exception – all original organ related services to be kept even if found redundant)
- Lighting track attached to beam above stage and adjacent lights to be removed and fixing points made good.
- Auditorium flooring which will be left visible after construction to be re-polished. Pews fixing points to be filled with appropriate filler approved by heritage architect/consultant.

Entry Hall and North Foyer

- Entry Hall floor and wall finishes to be retained. Check over floor tiles and repair as necessary and scheduled. Original ceiling is to be retained in place during construction. Ceiling condition below recent inserted panels to be investigated during construction in conjunction with heritage architect/consultant.
- All changes to Entry Hall openings to be discussed with heritage architect/consultant.
- Original doors that are no longer required to be kept at current location and infilled only on adjacent rooms side. Discuss details with heritage architect/consultant.
- Two serveries to be retained, re-polished and made good, including furniture below sills in adjacent rooms G6 and G7.
- North Foyer will be extended to form new staircase and lift. Tiled flooring to be kept and conserved. Removed walls to be interpreted on the floor. Other ceiling, wall and floor finishes inside new room to be modern. Two doors to be retained and one door to be relocated to new wall.

Sunday School

- Sunday School back wall will be partially demolished to allow for car park construction. Keep demolition to a minimum and prop all other walls in accordance with structural engineers' details.
- If columns in this space require demolition, salvage timber panels for reuse following car park construction.
- Timber glazed partitions to be carefully dismantled as required for demolition and set aside for reuse during reconstruction of the room.
- Demolished walls to be reconstructed to current configuration following car park construction. All finishes and detailing to match existing. Allow to reconstruct missing timber glazed partitions to match existing.

- Sunday School flooring to be reconstructed using new material to match existing. Salvage a minimum of 2m^2 of existing timber flooring which show the entire variety of timber colours for reuse and comparison at reconstruction stage.
- Sunday School ceiling to be replaced during construction. Salvage a minimum of 1m of continuous cornice for comparison at reconstruction stage. Colour scheme to be developed in conjunction with heritage architect/consultant.
- Small adjacent rooms (B1 to B5) to keep same wall render finish as existing. Ceiling and floor finishes may be modern.

Other

- Retain safe door at its current location.

Figure 10 – Previous fixings to Auditorium wall to be made good. Floor to be repolished, and fixing points filled.

Figure 11 – Modern white picture rails and obsolete services to be removed. Original door to be repolished.

Figure 12 – Cracks to stairs floors to be filled in colour to match background.

Figure 13 – Evidence of pews fixings to Mezzanine panelling above stair.

Figure 14 – Lights and lighting track above Auditorium Stage to be removed and ceiling and beam made good.

Figure 15 – Later ceiling to Entry Hall shown separating from original ceiling. Condition of ceiling above panels to be investigated during construction.

Figure 16 – Furniture below serveries to be retained, re-polished and made good.

Figure 17 – Toilets partitions doors to be salvaged and reused whenever possible.

Figure 18 – Original furniture to be salvaged and reused.

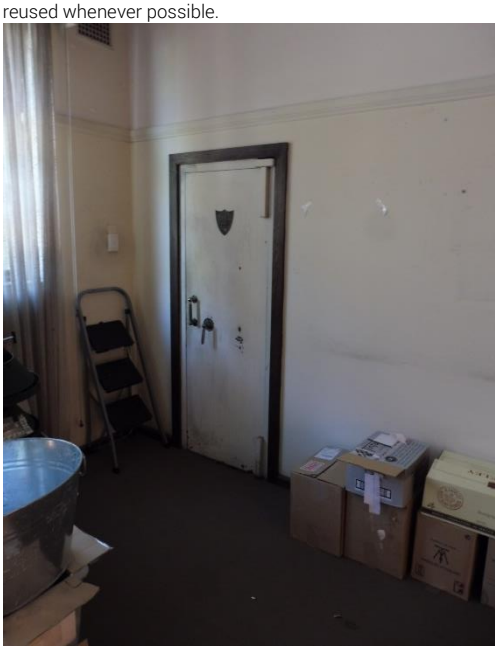

Figure 19 – Safe door to be retained.

Figure 20 – Sunday School back wall to be reconstructed following car park works including reuse of glazed partitions.

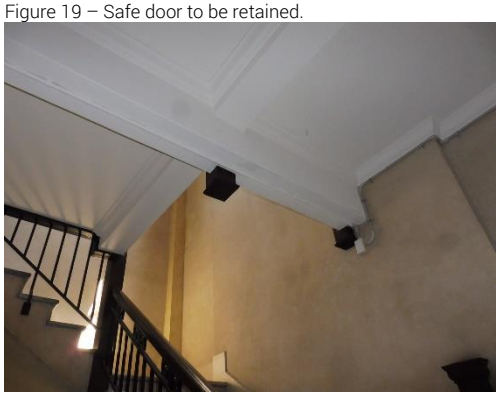

Figure 21 – Tidy up all visible services whenever possible.

3.0 SPECIFICATION

3.1 GENERALLY

Conservation means all the processes of looking after the fabric to retain it and its significance.

Restoration means returning fabric to a previous condition by removing later fabric or reassembling existing elements.

Reconstruction means returning a place to a previous known form by introducing new fabric.

Repair may involve restoration and reconstruction.

Where scheduled to match existing, the reconstructed fabric is to match the original fabric exactly in appearance including size, material, construction, colour, moulding and profile. Items that will not be exposed to view at completion are not required to be matched. A tradesperson with experience in conservation and familiar with traditional techniques and profiles should carry out this work. The nominated item must be preserved for comparison.

3.2 RENDER OVER MASONRY

Clean render

No cleaning shall commence prior to the heritage architect/consultant approving proposed cleaning method. Cleaning work should be carried out by trained and experienced tradesmen. Cleaning procedure shall be under strict surveillance to ensure no damage is caused to the render faces by bleaching or overcleaning.

Render repairs

Where repairs to render are scheduled, remove all loose or dummy render and re-render with new render mix to match existing and finish to match adjacent sound and original finishes. The completed work should be as indistinguishable as possible from the original.

Chasing of rendered walls

Where chasing of walls occur, render is to be repaired as noted above.

3.3 TIMBER

Timber infill

Where schedule to infill timber, insert new timber to fill existing aperture completely with only hair line joints. Aperture may not be enlarged or made square without the approval of the heritage architect/consultant.
Where scheduled to patch minor holes with filler, use filler suitable for timber and approved by heritage architect/consultant.

Salvage/ reuse joinery

Where joinery is scheduled to be salvaged and/or reused, carefully remove entire joinery as one piece whenever possible, or carefully take apart. All items must be carefully tagged noting original location.

Timber species

Where new timber is required to be used in original polished joinery, new timber species is to match original joinery.

Polished floors

Existing floors are to be cleaned/sanded to create a uniform colour base. Finish off using a minimum of two (2) coats of approved floor polish, rubbed back between coats. Provide sample area for approval before proceeding.

Polished doors

Where existing polished joinery is scheduled to be re-polished, apply two coats of shredded bees wax in mineral turpentine or alternative wax approved by heritage architect/consultant and buff to a polished finish.

Where new or stripped joinery is scheduled to be polished, apply stain to match existing polished timber and finish as above.

All metal hardware to doors to be polished with appropriate polish for material and in accordance with manufacturer's recommendations.

3.4 STEEL

Steel windows

Where steel windows are scheduled to be kept and restored, all steel is to be checked over by specialist contractor for rust. Remove all glazing putty and salvage glazing for reuse (Warning: Putty may contain asbestos). Superficial rust to be removed. All areas too rusted to be kept, to be replaced with new to match existing. Replacement to be kept to a minimum, only replace sections as required. Check over operating mechanism and make good as required. Apply rust protection coat and paint. Reglaze using salvaged glass.

Steel trusses

Where steel trusses are scheduled to be kept and restored, all steel is to be checked over for rust and structural adequacy by structural engineer. Superficial rust to be removed. All areas too rusted to be kept, to be replaced with new to match existing. Replacement to be kept to a minimum. Apply rust protection coat and paint.

3.5 FLOORING

Stone flooring

Fill cracks in flooring as scheduled with a fast setting filler suitable for that use and in colour to match background. Ensure existing cracks are free of loose and flaky material. Apply filler to crack with scraper or flat blade, smooth down and tool off to match existing flooring level. Provide samples and full technical data to heritage architect/consultant for approval before proceeding.

Tiled flooring

Where floor tiles are loose or drummy, carefully lift existing tiles and re-lay original tiles to similar configuration. If new tiles are required new tiles to match existing, but preference is to be given to maintaining original tiles.