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THE DAIRY PRECINCT
PARRAMATTA PARK
Parramatta NSW Australia

REVISED
CONSERVATION PLAN

VOLUME 1

CONSERVATION ANALYSIS
&
CONSERVATION POLICY

Prepared for:

PARRAMATTA CITY COUNCIL
Civic Place
Parramatta NSW 2124

By a team co-ordinated by:

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GOVERNOR'S DAIRY PRECINCT, PARRAMATTA PARK

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EXECUTIVE SUMMARY

1.1 SIGNIFICANCE

1.1.1 Primary Significance

The Dairy Precinct in Parramatta Park contains in Salter's Farm, the only 18th Century vernacular farm cottage and the earliest dairy complex known to survive in Australia.

The Dairy Cottage is the most intact 18th Century structure known to survive in Australia and remains substantially unaltered since c1820.

The Dairy Precinct retains rare and intact surviving elements of 18th and early 19th century building technology.

1.1.2 Secondary Significance

The Dairy Cottage and sunken milk room are the only surviving farm structures from the Governor's Domain developed by Macquarie in 1813.

The Dairy Cottage as Salter's Farm retains important historical associations with the first successful farming in Australia (at Dod's Farm and The Crescent) and with the establishment of the cattle industry.

The acquisition of Salter's Farm by Governor Macquarie in 1813 and his subsequent alterations, demonstrate Macquarie's vision to consolidate and enlarge the Domain and by extension exert greater political and economic influence in the Colony. This vision of Macquarie's was a major factor in the shaping of both the rural and urban landscape.

The full extent of Salter's original 1796 grant of 30 acres survives almost intact within the boundaries of the existing park (including the Wisteria Gardens) and retains physical evidence of 18th and early 19th century farming techniques within this area.

The Dairy Precinct retains important historical and geographical links with Old Government House which is the earliest surviving vice regal residence in Australia.

In its surviving geographical context and its relationship with Elizabeth Farm and Old Government House, the farm house (home of an ex convict) illustrates the broad social stratum of colonial society from the late 18th century.

The Dairy Precinct retains the principal elements of its 18th and early 19th century rural setting and topography including the open fields to the south, west and north and the river to the east.

The aesthetic qualities of the Dairy Precinct's setting are further enhanced by the remains of early plantings surrounding the cottages.

The Dairy Precinct demonstrates the changes and continuous use of the place from its establishment as the domestic focus of George Salter's Farm, in the late 18th century, the Governor's Dairy in the early 19th century, the Park Ranger's Cottage in the late 19th and early 20th centuries and the Councils park depot and cottage in the late 20th century. A continuous use and occupation spanning almost 200 years.

1.2 CONSTRAINTS, ISSUES AND OPPORTUNITIES

The Dairy Precinct and its buildings are highly significant at local, state and national levels and should be conserved and interpreted to the wider public.

All periods of the Governor's Domain and the Park's history should be acknowledged in any works and interpretation at the place.

The existing fabric of the place should be conserved in situ to retain its integrity and intactness.

The association of the place with the Government Farm and Governor's Dairy should not be obscured or diminished.

The association of the place with the Park Rangers' occupation should not be obscured or diminished.

The association of the ^{visually,} place with the Council Works depot for the park, although not as attractive as the earlier periods, should not be completely obscured.

The historical and spatial link of the buildings and precinct with its setting should be respected and kept free of new structures. This includes the open ground to the west, Domain Creek and Dam, the former orchard to the north, the river to the east, the Crescent (Governor's Garden), Old Government House and the site of the former Overseer of Cattle's residence and Stables to the south.

The Park Report structures provide an opportunity to... hence some of the support spaces and functions required for groups create. They also provide an opportunity to reintroduce domestic & farming functions which were, until recently, in this area.

Wherever possible, elements removed in the recent works which were part of the evolution of the fabric of the place and do not obscure elements of greater significance, should be restored to their original location and associated missing elements reconstructed.

*more to
Policy - Precinct.*

The precinct could be managed in association with the nearby Kirk area. Constant staff presence will still be required in the precinct to control access.

The whole precinct should be treated as a unique archaeological resource which can, over time, be explored to increase knowledge and understanding of the use and evolution of the place.

A domestic use compatible with the significance and fragility of the place should be reinstated, ^{could} in a location which will allow ^{not} public access to significant fabric. This will reinforce the character ^{of the place}. Provision should be made for the continuing security and maintenance of the place. This would apply to the whole precinct as well as the individual parts. (Article-2).

All conservation work is to be based on a respect for the existing fabric. Intervention in the fabric should be kept to a minimum, with evidence of all phases of the history and use of the place kept in situ. Conservation should not distort the evidence provided by the fabric. (Article-3)

The ^{Dairy} early cottage is extremely fragile and requires very experienced and sensitive trades persons to carry out any conservation works on it, to ensure the survival of its substantially original fabric.

No modern kitchen, bathroom or other services should be introduced into the ^{Dairy} early cottage unless they are required for security or further protection of the fabric and do not damage or obscure the fabric or significance of the place.

The Cottage's fragility with substantially impact upon interpretation programs and intensity of visitation

1.3

CONSERVATION POLICY

1.3.1

Precinct

Secure whole precinct with a new perimeter fence which follows one of the significant fence alignments.

Interpret precinct using the archaeological resource and surviving elements of the landscape and buildings. Reintroduce Caretaker's quarters within the precinct in a less-significant zone.

^{Complete}

The Dairy Cottage

Preserve the existing fabric in situ, reconstructing significant elements such as floors and ceilings only where these have not survived. ^{Early elements which have been removed such as the picket fence should not be reconstructed where this may obscure the later history of the place.}

The Dairy Cottage should be presented as an artefact, displaying the whole of the ^{its} history and technology.

No services other than power and detection systems to be introduced.

^{holes} Inspection and access hatches should be provided to allow public viewing of inaccessible + fragile elements of the early fabric without damage to the fabric.

inaccessible

All new (1993-1994) fabric should be clearly identified & avoid confusion by the public

1.3.2

1.3.2.

The Ranger's Cottage *all remaining*

Conserve the existing cottage and sunken milk room. Adapt near east extension to provide a caretaker's residence. Reconstruct demolished bathroom and lavatory and adapt for caretaker's use incorporating original material. Reconstruct west verandah to pre 1993 alterations, incorporating original material. Consider the possibility of reinstating ^{all remaining} the Ranger's Office space on this verandah as a precinct office (removed 1993).

Conserve all the existing wall finishes including the paintings to the two major spaces. These spaces should have public access.

Reconstruct the south end of the bedroom floor over the sunken milk room as a public viewing platform with access down to the space below.

Conserve the sunken milk room with its ^{archaeology intact,} existing elements.

Conserve & Interpret the Ranger's Cottage as part of the Governor's Dairy and as the residence of the Park Rangers. Its continued use as a domestic residence. Building with its evolution & adaptations should be retained.

CONSERVATION ANALYSIS

2.0 INTRODUCTION

2.1 BACKGROUND

In the period of Governor Macquarie's reign in NSW from 1810 to 1821 an "old farmhouse (was) converted into a dairy and repaired as such" (Margaret Swann 'The Story of Parramatta Park' from the Parramatta District Historical Society Journal Volume II page 65 1921). This quote from Macquarie's account of works done by him has always been associated with the Dairy Cottage in Parramatta Park.' Until now no one has successfully understood what and where this farmhouse really was and when and by whom it was built. The Dairy Cottage housed dairy maids, stockmen and farmhands until well into the 19th Century and when the Park was formed in 1858, it became the Ranger's residence. About 1870 a new cottage was built for the Ranger and by the early 20th Century, the old cottage was considered too frail or substandard for residential use and became a storage shed. It survived with much of its fabric, setting and early fence lines until the present. The Ranger's Cottage also survived. The Dairy Cottage however, remained a mystery, its origins forgotten. Its association as the Governor's Dairy, its out of the way location and its continued simple and low impact use all helped its survival.

In May 1985 Parramatta City Council briefed a team headed by Brian McDonald Architect Pty Ltd to prepare a study on the future management of the Historic Buildings and Monuments in Parramatta Park. These structures had been previously acknowledged in the Plan of Management for Parramatta Park, 1983. The resulting document, 'Parramatta Park Historic Buildings and Monuments Study' was completed in April 1986.

The study dealt with the significance of both the Ranger's Cottage and the Governor's Dairy (herein referred to as the Dairy Cottage) and gave recommendations for their use and interpretation together with detail costings for various options. (pages 27-47)

The study team's preferred proposal recommended the Governor's Dairy be conserved to the period of its use as a Dairy and be displayed as a museum of dairying. (McDonald Parramatta Park Page 41) The Ranger's Cottage was recommended to be conserved to its earlier residential configuration but be used as an interpretation centre, supporting the Dairy Museum. A separate cottage was proposed for the curator/caretaker to the south of the Ranger's Cottage. (McDonald Parramatta Park pages 30-31)

This study was supported by another document 'Parramatta Park Historic Landscape Study' October 1987 by Craig Burton and Brian McDonald.

One of the further recommendations made in the Buildings and Monuments Study was to investigate below the floor of the Dairy Cottage for evidence of a sunken milk room. (McDonald page 44)

In May 1987 the Parramatta City Council engaged Anne Bickford to carry out this archaeological investigation and her report was completed in September of the same year. (See Appendix K)

This investigation proved that the sunken milk room was not below the Dairy Cottage, however former residents of the cottage suggested it could be beneath the Ranger's Cottage. (Mr Bob Kitching and Mrs Whitehead referred to a space beneath the floor - refer page 12 McDonald McPhee 'Conservation Plan for The Governor's Dairy Precinct at Parramatta Park' November 1992 [Preliminary])

In 1987 Parramatta Council commissioned Brian McDonald Architect Pty Ltd to design a curator's/caretaker's cottage and to prepare contract documentation, drawings and specifications for the conservation works for both buildings and for the new cottage, in accordance with the recommendations of the Parramatta Park Historic Buildings and Monuments Study. (McDonald McPhee Pty Ltd. ')

This documentation was completed in November 1992 and accompanied a Conservation Plan for the Governor's Dairy Precinct issued in preliminary form, also written by Brian McDonald.

The preliminary Conservation Plan expanded on the information used in the Buildings and Monuments Study and utilised further research done by Anne Bickford for her report, and oral history information she had gained from former residents of the Ranger's Cottage. Most of the other historical research however, relied on secondary sources.

The Conservation Policies formulated in that document are summarised as follows:

"2.1 Use and Interpretation

The recommended use and interpretation of the place is as a museum interpreting early colonial building technology and the significance of the site as the location of the Dairy within the Government Farm.

..... It is strongly recommended that the building (Dairy Cottage) be returned to a condition which is as near as possible to the period of its use as a cottage in the 1850's. The building should be presented as the primary artefact in a

museum portraying the technology of vernacular residential building construction from the late eighteenth century to the 1850's.

..... Building B (Rangers Cottage) should be used to serve a valuable interpretation function with displays explaining the history of the Government Farm."

Work commenced on the Precinct in April 1993 in accordance with this documentation. The contractors were Gledhill Constructions Pty Ltd with the contract being administered by Parramatta Council. McDonald McPhee carried out inspections at Council's request and advised them during the works.

Wendy Thorp, Archaeologist was engaged on a watching brief and to carry out investigation works on the sunken milk room, the location of which was now confirmed. Kylie Winkworth was engaged as Interpretation Consultant.

As work progressed, it became evident that there was an urgent need to answer the increasing number of questions and comment being raised about the adequacy and appropriateness of the statements of significance and conservation policies set out in the preliminary Conservation Plan. Further research was needed. Ralph Hawkins and Shylie Brown began to revisit the research of the earliest period, while Robert Varman commenced a detailed study of the building fabric. Michael Lehaney was engaged to make detailed recommendations on the landscape and setting and Cathy Lillico-Thompson was engaged to report and make recommendations on the conservation of the more fragile components of the fabric.

It was at this point, in June 1993 that Parramatta City Council reappraised the project and decided to suspend all work on site until those investigations were complete and revised statements of significance and conservation policies had been drafted. They resolved that a consultant from outside the existing team should be engaged to coordinate the research and revise the Conservation Plan.

On 23rd June 1993 Design 5 - Architects were engaged to carry out this revised study.

It soon became evident that the research, especially of the early periods, needed to be revisited to resolve anomalies which had arisen in the secondary sources, and to find answers to some fundamental questions on the earliest history of the Precinct. A considerable amount of extra material has been found which helps us understand the place, the people who lived there and how it functioned. The very earliest European beginnings of the place however remained shrouded in questions until Ralph Hawkins found a reference on an early map to a land grant in the area. Until this time it had been

assumed that the precinct had always been part of the Governor's Domain. This new information revealed that some of the present Domain had been granted at a very early date to private settlers and had then been repurchased by the Governor to enlarge the Domain. This information has dramatically altered our understanding of the whole Park and has assisted with the identification of George Salter's 18th century farmhouse within the Dairy Cottage; the "old farmhouse converted into a dairy."

2.2

AUTHOR IDENTIFICATION

This report has been researched, compiled and written by a team. Their names, their role and contribution to the project are set out below.

The report coordinator and principal writer was Alan Croker - conservation architect with Design 5 - Architects, assisted by Ed Beebe, who prepared the drawings and plans, Anna Holmwood and Peter Todd, all of Design 5.

Historical Research for documents, plans, maps and illustrations was carried out by historians Ralph Hawkins, Shylie Brown and Terry Kass who also undertook oral history research. Michael Flynn, author and historian researched specifically the period of George Salter. Most of the historical information was compiled by Melissa Harper, historian and writer.

Archaeology work and research was carried out by Wendy Thorp with Robert Varman researching and reporting on the fabric of the Dairy Cottage, (above ground only). Earlier archaeological research prior to this report was carried out by Anne Bickford, who also interviewed Mrs Whitehead and others.

Brian McDonald from McDonald McPhee Architects prepared the original 1992 Conservation Plan and provided plans, details, photos and documentation on the recent building works.

Research and information on the landscape and setting was prepared by Michael Lehany, historic landscape consultant with State Projects.

Specialist conservation advice on the fabric was provided by Cathy Lillico-Thompson, conservator from International Conservation Services.

Interpretation proposals and strategies are being prepared by Kylie Winkworth, Interpretation consultant. The business plan is being prepared by Kylie Winkworth and Dain Simpson.

Notes of this period have also been provided by Parramatta Council and Contractors, Gedhill Construction.

Photographs in the report have been taken by various people and wherever possible they are acknowledged.

2.3 ACKNOWLEDGMENTS

A report of this complexity, involving so many consultants and with such difficult research takes some considerable time and effort on the part of many other people to bring together. We, the team, would like to sincerely thank the Mayor and Councillors of Parramatta City Council and particularly Mr John Neish, Director of Community Services for their patience and vision in pursuing this important project. We are also indebted to Louise Berg, also from Community Services for her patient support, enthusiasm, comments and assistance throughout the project. Thanks also to Nick Townsend and Josh Law of Council's Corporate Development section for their assistance.

Thanks to the many people of Parramatta and Sydney who have given information, photographs and enthusiastic support for the project, particularly those who agreed to be interviewed.

We also thank those who assisted in the research in other ways, with information on where to look for maps, photos etc. In this regard we must especially mention Beryl Colley, the archivist in the Parramatta Council's Plan Room.

2.4 THE CONSULTANT'S BRIEF

On 23rd June 1993 Parramatta City Council commissioned Design 5 - Architects to act as co-ordinator/facilitator and writer of a revised version of the 1992 Conservation Plan by McDonald McPhee. A copy of the letter of engagement is attached as Appendix A.

It was made clear at the outset that this was a team project and that much of the research material was already in place.

The names and roles of individual team members is described in 2.2 Author Identification.

2.5 THE PLACE

The Dairy Precinct is an area within Parramatta Park at Parramatta, New South Wales. The Precinct is in the northern section of the Park, west of Parramatta River, between the access road along the ridge above the river and the lower road along the river foreshore. (refer to Fig ? and ?)

This report is focussed on the Precinct itself but must necessarily discuss this in relation to the whole Park.

2.6

STRUCTURE OF REPORT

This report has been undertaken using the methodology and structure outlined in J. S. Kerr, *The Conservation Plan*, 3rd Edition, 1990, published by the National Trust of Australia (NSW). This methodology is based on the principles and processes described in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*, known as *The Burra Charter* and including its attached Guidelines on Cultural Significance and Conservation Policy. A copy of the Burra Charter (without attached guidelines) is attached as Appendix B.

2.7

TERMINOLOGY

Throughout this report, the terms *place*, *cultural significance*, *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *compatible use* are used as defined in the Burra Charter. (refer to Appendix B). It should be noted that as a consequence of this the meaning of these terms in this report may differ from their popular meaning.

Much of the previous information and reports on the Dairy Precinct have used different names for the buildings. In this report the whole Precinct is referred to as the Dairy Precinct; it is also known as the Governor's Dairy Precinct. The earliest building in the complex, to the north, is referred to as the Dairy Cottage; it was previously referred to as Building A or the Governor's Dairy. The southern building in the complex is referred to as the Ranger's Cottage; previously also referred to as Building B.

2.8

SCOPE OF REPORT

The main body of this report on The Dairy Precinct is included in Volume 1.

The first part, (Section 3.0) examines the physical, oral and documentary evidence of the place to compile a history, and then analyses this to determine its cultural significance. Much of this evidence and analysis includes by necessity the broader picture of the whole Park.

All the known primary and secondary source material has been assembled in chronological order in these two volumes. This was considered necessary because of its correlation between the sources found in all the previous studies.

The second part, (Section 4.0) identifies the constraints, issues and opportunities which may affect The Precinct's conservation and future use.

The third part, (Section 5.0) sets out the policies necessary to conserve the cultural significance of the place and provides guidelines for their implementation and review.

An executive summary is included in Section 1.0.

Volumes 2 and 3 set out all the supporting evidence for the analysis, and Volume 4 includes reports by consultants and team members on particular aspects of the place. Volume 5 comprises the Interpretation Plan and the Business Plan for the management of the place.

As the authors of this report are many, large sections have been used from the various reports by team members. Wherever possible the author is acknowledged.

LIMITATIONS

Generally the analysis of the fabric above ground has been comprehensive and sufficient to allow a good understanding of the place, however because of the building's age and loss of documentary evidence, some questions remain unanswered. Physical intervention was avoided in the analysis and some of the detailed information may be enhanced when further work proceeds and more is visible. It would be preferable for some of these questions to remain unanswered if finding the answer involves ^{the} loss or damage of significant fabric.

The amount of archaeological investigation has also been limited at this stage and much information can be gained from further work, particularly for remains of earlier structures, paths, artefacts etc. This work takes considerable time and resources which were not available at the time of this report.

The documentary analysis was most difficult as it became evident that much of the accepted history of Parramatta Park was based on secondary sources and some anomalies had arisen. The search for primary sources proved very difficult as most of the earliest documentation is itself secondary source material, in that it is transcribed from the original which has either been lost or is in England.

The original timetable for the compilation of this report allowed for only limited research and it is to Parramatta Council's credit that they allowed this period to be extended to sort out these anomalies. It was during this process that the discovery of George Salter occurred and

the earliest history of the place was opened up. However, many questions remain to be answered and this may only be achieved by a thorough search for original documents both here and overseas. At the time of writing, information is still being found.

3.0 CULTURAL SIGNIFICANCE

3.1 ASSESSMENT OF CULTURAL SIGNIFICANCE

3.1.1 Basis of Assessment

In the *Guidelines of the Burra Charter: Cultural Significance* Section 1.3 states "The assessment of cultural significance and the preparation of a statement of cultural significance embodied in a report as defined in Section 4.0 (of the guidelines) are essential prerequisites to making decisions about the future of a place."

The Burra Charter defines Cultural Significance as meaning "aesthetic, historic, scientific or social value for past, present or future generations." It proposes these categories as a basis for assessment. The Australian Heritage Commission has developed a similar set of criteria which can be used to assess Cultural Significance. These criteria are as follows:

- A: Its importance in the course, or pattern, of Australia's natural or cultural history.
- B: Its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.
- C: Its potential to yield information that will contribute to an understanding of Australia's natural or cultural history.
- D: Its importance in demonstrating the principal characteristics of Australia's natural cultural places or environments.
- E: Its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.
- F: Its importance in demonstrating a high degree of creative or technical achievement at a particular period.
- G: Its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons.
- H: Its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

This section sets out the physical and documentary evidence for the place, synthesises and analyses this in a historical summary. Aspects of significance are then discussed using the criteria from the Burra Charter and assessed to formulate clear Statements of Cultural Significance.

3.1.2 Physical Evidence

The two cottages and the site have been surveyed as separate parts and by different people, because of the expertise required for each.

The Dairy Cottage has been analysed by Anne Bickford, Brian McDonald, Wendy Thorp, Robert Varman and Alan Croker. The Ranger's Cottage by Brian McDonald, Wendy Thorp and Alan Croker and the site by Wendy Thorp, Michael Lehaney and Alan Croker. Much crossover and exchange of ideas occurred during the process.

The base drawings used were site surveys carried out by Moriarty Stapley in 1987 and 1993 and measured drawings and building plans prepared by McDonald McPhee in 1985 and 1988.

A photographic survey follows the text and diagrams.

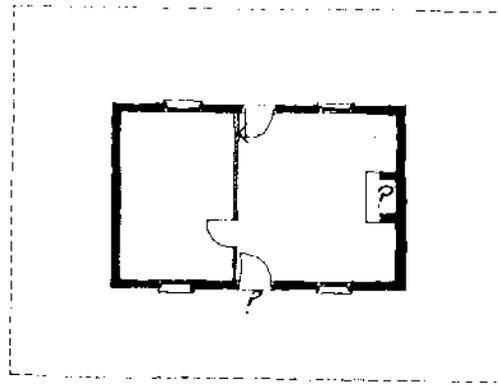
3.1.2.1 The Dairy Cottage

A full detailed analysis of the Dairy Cottage was carried out in mid 1993 by Robert Varman, an archaeologist who specialises in understanding early Australian structures. His complete fabric analysis is included below.

This is followed by a series of simple diagrams describing the evolution of the Dairy Cottage as described in his report.

Varman's full report including this analysis is attached as Appendix M.

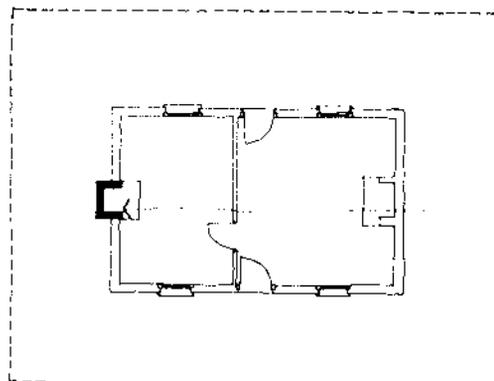
1
c 1790



Partition added very soon after construction

Existing outline of Dairy Cottage shown dotted.

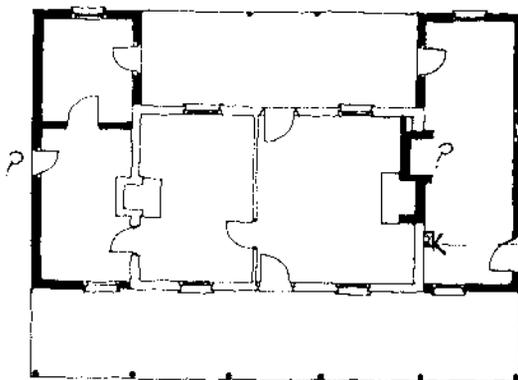
2
c 1790 - 1800



Chimney added

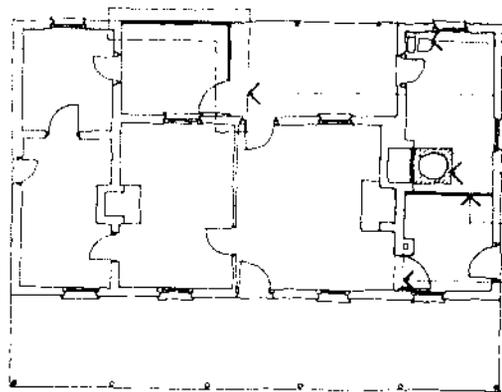
Existing outline of Dairy Cottage shown dotted.

3
c 1816



Flue added later

4
c 1800 - 1920



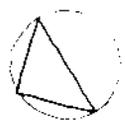
W.C. added c 1920

Timber enclosure added.

Copper installed

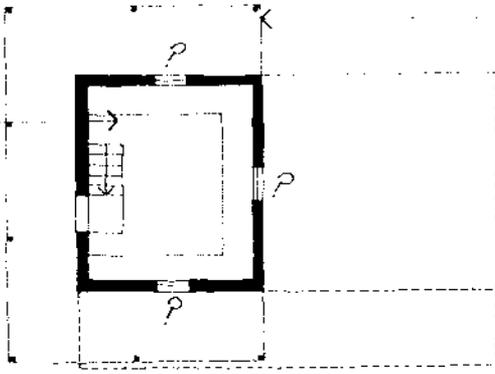
Timber partition wall added

Door opening added later



1
c 1816

Sunken milk room

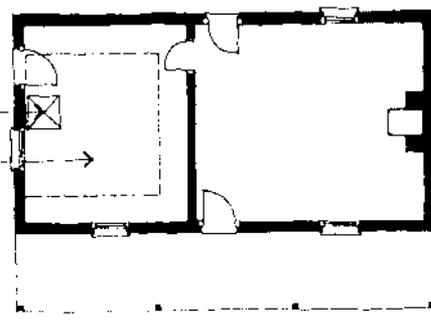


Possible verandah on west, north and east sides

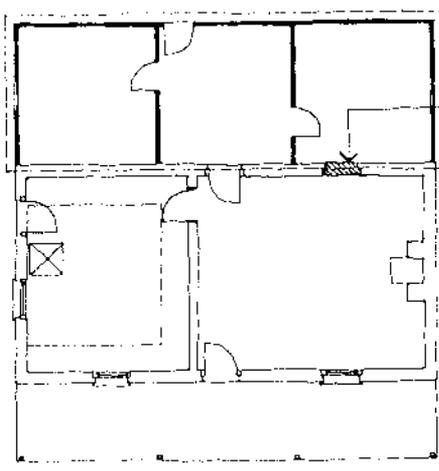
Outline of Ranger's Cottage c 1870 shown dotted

2
c 1870

Floor hatch
Milk Room used for storage, shown dotted



3
c 1920

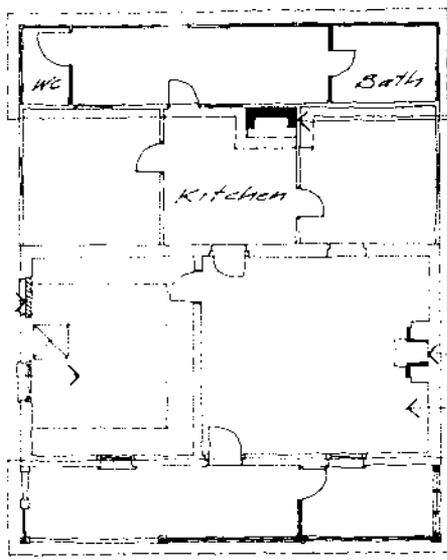


Extension added

Opening blocked

4
c 1930

Opening blocked, door leaf moved to 1920
Basement filled c 1970



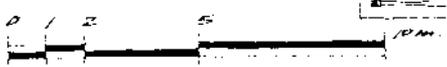
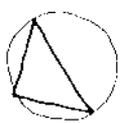
Extension added

Chimney added

Fireplace altered

Concrete floor installed c 1970

Front verandah altered c 1930's and enclosed c 1970



3.3 STATEMENTS OF CULTURAL SIGNIFICANCE

3.3.1 Primary Significance

- 3.3.1.1 The Dairy Precinct in Parramatta Park contains in Salter's Farm, the only 18th Century vernacular farm cottage and the earliest dairy complex known to survive in Australia.
- 3.3.1.2 The Dairy Cottage is the most intact 18th Century structure known to survive in Australia and remains substantially unaltered since c1820.
- 3.3.1.3 The Dairy Precinct retains rare and intact surviving elements of 18th and early 19th century building technology.

3.3.2 Secondary Significance

- 3.3.2.1 The Dairy Cottage and sunken milk room are the only surviving farm structures from the Governor's Domain developed by Macquarie in 1813.
- 3.3.2.2 The Dairy Cottage as Salter's Farm retains important historical associations with the first successful farming in Australia (at Dod's Farm and The Crescent) and with the establishment of the cattle industry.
- 3.3.2.3 The acquisition of Salter's Farm by Governor Macquarie in 1813 and his subsequent alterations, demonstrate Macquarie's vision to consolidate and enlarge the Domain and by extension exert greater political and economic influence in the Colony. This vision of Macquarie's was a major factor in the shaping of both the rural and urban landscape.
- 3.3.2.4 The full extent of Salter's original 1796 grant of 30 acres survives almost intact within the boundaries of the existing park (including the Wisteria Gardens) and retains physical evidence of 18th and early 19th century farming techniques within this area.
- 3.3.2.5 The Dairy Precinct retains important historical and geographical links with Old Government House which is the earliest surviving vice regal residence in Australia.
- 3.3.2.6 In its surviving geographical context and its relationship with Elizabeth Farm and Old Government House, the farm house (home of an ex convict) illustrates the broad social stratum of colonial society from the late 18th century.
- 3.3.2.7 The Dairy Precinct retains the principal elements of its 18th and early 19th century rural setting and topography including the open fields to the south, west and north and the river to the east.

3.3.2.8 The aesthetic qualities of the Dairy Precinct's setting are further enhanced by the remains of early plantings surrounding the cottages.

3.3.2.9 The Dairy Precinct demonstrates the changes and continuous use of the place from its establishment as the domestic focus of George Salter's Farm, in the late 18th century, the Governor's Dairy in the early 19th century, the Park Ranger's Cottage in the late 19th and early 20th centuries and the Councils park depot and cottage in the late 20th century. A continuous use and occupation spanning almost 200 years.

CONSERVATION POLICY

4.0 CONSTRAINTS, ISSUES AND OPPORTUNITIES

4.1 DISCUSSION

To be written

4.2 CONSTRAINTS, ISSUES AND OPPORTUNITIES ARISING FROM SIGNIFICANCE.

4.2.1 The Dairy Precinct and its buildings are highly significant at local, state and national levels and should be conserved and interpreted to the wider public.

4.2.2 All periods of Salter's Farm, the Governor's Domain and the Park's history should be acknowledged in any works and interpretation at the place.

4.2.3 The existing fabric of the place should be conserved in situ to retain its integrity and intactness.

4.2.4 The association of the place with George Salter and the Governor's Dairy should not be obscured or diminished.

4.2.5 The association of the place with the Park Rangers' occupation should not be obscured or diminished.

4.2.6 The association of the place with the Council Works depot for the park, although not as attractive as the earlier periods, should not be completely obscured.

4.2.7 The historical and spatial link of the buildings and precinct with its setting should be respected and kept free of new structures. This includes the open ground to the west, Domain Creek and Dam, the former orchard to the north, the river to the east, the Crescent (Governor's Garden), Old Government House and the site of the former Overseer of Cattle's residence and Stables to the south.

4.2.8 Wherever possible, elements removed in the recent works which were part of the evolution of the fabric of the place and do not obscure elements of greater significance, should be restored to their original location and associated missing elements reconstructed.

Explanation:

The sunken milk room which is the earliest surviving structure of its type in Australia would lose much of its ability to demonstrate if the

now removed floor of the room over, (of far lesser significance), were fully reconstructed.

On the other hand, the recently removed additions to the east of the Ranger's Cottage demonstrate the changing requirements of the occupants of that cottage. Their reconstruction will not obscure any architectural or historical significance. Such work could also enhance the viability of the place as a caretaker's residence.

- 4.2.9 The whole precinct should be treated as a unique archaeological resource which can, over time, be explored to increase knowledge and understanding of the use and evolution of the place.
- 4.2.10 No new structures should be built which will hinder access to or obscure significant archaeological deposits.
- 4.2.11 All existing planting should be maintained except where it endangers the survival of, or obscures other significant elements of the place.
- 4.2.12 The precinct should be maintained as a rural/park domestic precinct.
- 4.2.13 A domestic use compatible with the significance and fragility of the place should be reinstated.

4.3 Constraints Arising from the Australia ICOMOS Burra Charter

The place is of such cultural significance that all work should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter. In particular the following constraints which arise from the Articles of the Charter should be noted:

- 4.3.1 Provision should be made for the continuing security and maintenance of the place. This would apply to the whole precinct as well as the individual parts. (Article 2)
- 4.3.2 All conservation work is to be based on a respect for the existing fabric. Intervention in the fabric should be kept to a minimum, with evidence of all phases of the history and use of the place kept in situ. Conservation should not distort the evidence provided by the fabric. (Article 3)
- 4.3.3 Conservation of a place should take into account all aspects of its cultural significance. (Article 5)
- 4.3.4 Conservation requires the maintenance of an appropriate visual setting. No new structures should be introduced which will adversely affect this setting. (Article 8)

- 4.3.5 The moving of any fabric or building element from its original location is unacceptable unless this is the only means of ensuring its survival. (Article 9)
- 4.3.6 The significance of the early building fabric and archaeological deposits are such as to require them to be preserved in situ without any alteration which would obscure the evidence of its construction and use. (Article 11)
- 4.3.7 Any stabilisation work should not distort the cultural significance of the element or place. (Article 12)
- 4.3.8 Fabric from all periods of the place must be respected. Revealing the fabric of one period at the expense of another can only be justified when what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance. (Article 16)
- 4.3.9 Reconstruction is appropriate only where the place or element is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the cultural significance of the place as a whole. (Article 17)
- 4.3.10 All reconstructed elements should be identifiable on close inspection as being new work. (Article 19)
- 4.3.11 The place must be fully recorded before any intervention or works commences. (Article 23)
- 4.3.12 Intervention or archaeological investigation may be undertaken to provide information necessary for decisions for the conservation of the place. It may also be done in areas where the evidence is about to be lost or made inaccessible. (Article 24)
- 4.3.13 The individuals responsible and the procedures for making policy decisions on the place must be identified. (Article 26)
- 4.3.14 Appropriate professionals with conservation experience should be involved in directing the works at all stages. A log must be kept of all new evidence and additional decisions. (Article 27)
- 4.3.15 Copies of all records and reports must be placed in a permanent archive and made publicly available. (Article 28)
- 4.3.16 All items removed from the place should be professionally catalogued and protected. (Article 29)
- 4.4 **Constraints, Issues and Opportunities Arising from Client Brief**
- 4.5 **Constraints, Issues and Opportunities Arising from Statutory Controls**

4.6 **Constraints, Issues and Opportunities Arising from Community Needs**

4.7 **Constraints, Issues and Opportunities Arising from Security**

4.8 **Constraints, Issues and Opportunities Arising from the Condition And Integrity Of The Place.**

4.8.1 The Dairy Cottage is extremely fragile and requires very experienced and sensitive trades persons to carry out any conservation works on it, to ensure the survival of its substantially original fabric.

4.8.2 Wherever possible the existing materials and finishes should be retained. In the Dairy Cottage many of these finishes will require some protection from the inquisitive hand of the visitor.

4.8.3 No modern kitchen, bathroom or other services should be introduced into the Dairy Cottage unless they are required for security or further protection of the fabric and do not damage or obscure the fabric or significance of the place.

4.8.4 The Ranger's Cottage is less fragile but still requires the hands of experienced conservation trades persons to ensure the retention of its integrity and fabric.

4.8.5 The existing painted murals in the Ranger's Cottage should be cleaned and protected from deterioration where they are at risk, e.g. over the sunken milk room.

4.8.6 Recent elements which may endanger the future of the earlier fabric should be carefully removed if possible, and replaced with more compatible elements. e.g. the concrete slab in the Ranger's Cottage.

4.9.7 All archaeological deposits and early ground levels should be protected from damage from future fixtures and finishes.

4.9.8 The recent loss of the floors in the Dairy Cottage will require their reconstruction in a way which does not distort the history. Any surviving flooring material should be restored to its original location.

4.9.9 The absence of any flooring to the sunken milk room will require a new and compatible surface to be laid to allow access to the space and to preserve the archaeological deposits below.

4.7 **Constraints, Issues and Opportunities Arising from the Management of the Place.**

4.7.1 A caretaker's residence should be included in the precinct to give added security and to reinstate the original use of the area.

- 4.7.2 The precinct should be appropriately and securely fenced. This could enhance the rural/park, domestic qualities of the precinct.
- 4.7.3 Car parking and other ancillary facilities required by the caretaker should be accommodated on the south east side of the Ranger's Cottage and screened from general view.
- 4.9 **Constraints, Issues and Opportunities Arising from the Interpretation of the Place.**
- 4.9.1 All spaces in the Dairy Cottage are of high significance and should if possible, be open for public inspection as part of any interpretation of the place. This then precludes the use of any of these spaces for ancillary functions associated with the management of the place.
- 4.9.2 The sunken milk room should be able to be viewed and interpreted. This need not involve the removal of the painted finishes above which would need protection from the humid environment.
- 4.9.3 The association of the place with George's Salter, the Government Farm and Governor's Dairy should be interpreted.
- 4.9.4 The association of the place with the Park Rangers' and Park employees' occupation should be interpreted.
- 4.9.5 The association of the place with the Council Works depot for the park should be interpreted.
- 4.9.6 The historical and spatial link of the buildings and precinct with its setting and other parts of the Park should be maintained and interpreted.
- 4.9.7 A caretaker's residence should be introduced into the rear section of the Ranger's Cottage to give added security and to reinstate the original use of the area.
- 4.9.8 The precinct should be appropriately fenced to enhance the interpretation of the of the precinct and maintain security.
- 4.9.9 No new structures should be built to the east or west of the cottages.
- 4.9.10 The view of the cottages from the approaches along the river and the road to the south, north and east should not be obscured.
- 4.9.11 The archaeological resource of the precinct can be systematically explored as part of the interpretation program, to increase knowledge and understanding of the use and evolution of the place.
- 4.9.12 It is possible to use the recent Kiosk building to the north east as a part of the interpretation and service facility for the precinct. Thus most of the incompatible functions could be separated from the significant

fabric of the precinct and thereby help to maintain its intactness and integrity.

4.9.13 Consideration should be given to the Dairy Precinct and Kiosk area becoming the focus of interpretation and information for the whole park. No other structures in the park are associated with the early agricultural activities of the Governor's Domain. The availability of parking and central location in the park further enhances this option.

4.9.14 Consideration should be given to leaving selected areas of the early 19th century construction exposed for interpretation purposes.

4.9 GRADED ZONES OF SIGNIFICANCE

Considering the Statements of Significance in Section 3.3, a grading of significance of the spaces in and around the buildings has been proposed in Fig.

These gradings should be used as a guide for future works on the place. The criteria used for this assessment are as follows:

- A Ability to demonstrate Cultural Significance
- B Historical association (based on Significance)
- C Architectural technological and aesthetic quality
- D Intactness (reflecting significance)

For each of the first three categories, a score was allotted as follows:

- 1. High
- 2. Medium
- 3. Low

These total scores have been collated as set out below to give the Grading of Significance shown in Fig.....

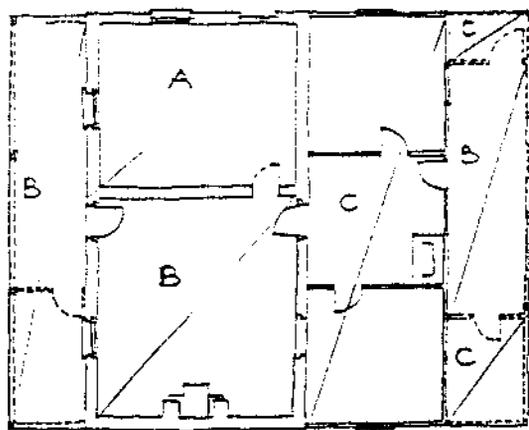
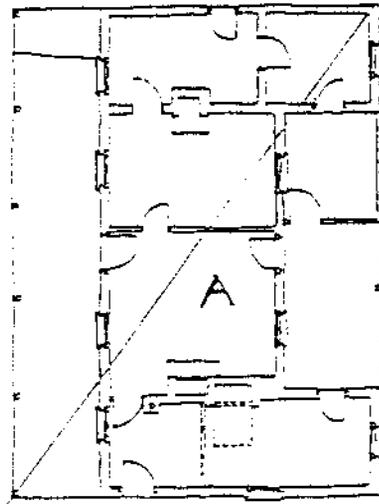
From these scores the spaces received total scores ranging from 4 (highest significance) to 9 (lowest significance).

Scores ranging from 4 - 5 given a grading of A
High significance
Substantially intact
Recommend highest level of preservation and reconstruction of significant missing elements where possible.

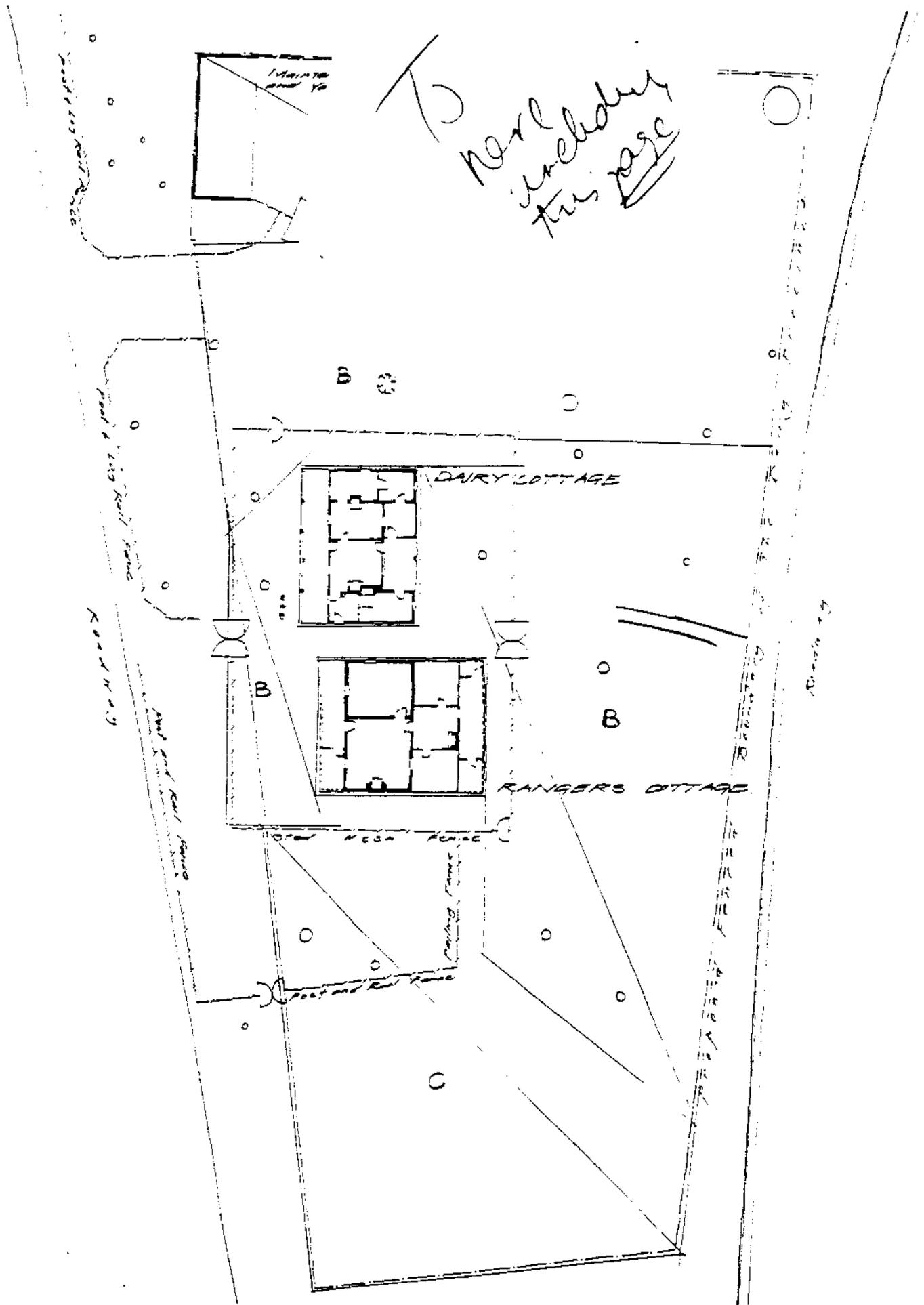
No significant fabric to be removed or altered.

Scores ranging from 6 - 7 given a grading of B

Medium significance original significant fabric should be retained.



THE DAIRY PRECINCT, PARRAMATTA PARK. BUILDINGS - ZONES OF SIGNIFICANCE



THE DAIRY PRECINCT, PARRAMATTA PARK. PRECINCT-ZONES OF SIGNIFICANCE

CONSERVATION POLICY

- 5.1 Discussion
- 5.2 General Conservation Policy
- 5.3 Specific Conservation Policy
 - 5.3.8 Implementation
 - 5.3.8.2 Outline Schedule of Works
 - 5.3.8.2.1 The Dairy Precinct

Fence:

Construct new precinct perimeter fence on the 1947 alignment. Include existing steel sheeted fence to the works compound and brick walls of the compound garage. (Plan to be drawn)

Public entrance to be from the west. A private entrance should be constructed to the east in its original position.

Caretaker to have vehicular entry along the south boundary, in the same location as appears in the 1961 aerial photo made inconspicuous by constructing it in the same material as the fence.

Fence to the south, east, north and part should be timber palisade 6'0" high with, generally, spaced palings on the east and north east sides.

Fence to the west should be 4'0" high, with timber strainer posts, steel intermediate posts, wire netting, three strands plain strained wire and 2 strands strained barbed wire. Gates should be traditional framed and braced open timber gates.

The existing works compound to be included in the precinct, cleaned and the existing brick structures retained for storage and interpretation. Preserve all loose elements of the early fabric. (Lost and found elements could be kept in this compound)

Caretaker to have a private yard to the east and south of the cottage's rear extension, fenced with an appropriate material, (for example palings? wire with vines? 6'0" high).

Remove low post and rail fencing, dividing Ranger's Cottage from the earlier cottage, using existing holes in cement bases.

5.3.8.2.2 DAIRY COTTAGE

EXTERNAL WORKS

Generally:

Conserve all existing fabric which predates the 1993 work. Detailed schedule required for each element.

Retain remains of plumbing lines and fixtures, internally and externally.

Allow to paint external joinery where exposed.

Allow to limewash external walls and chimneys.

Verandah Paving:

No further disturbance of existing verandah paving.

Repair verandah paving in compo render, retaining existing fragments, although cracked and damaged, in situ.

Preserve stone edging to west verandah in situ - do not disturb.

Walls:

Repair damaged pebbledash render to all areas exposed to weather and only where it has been lost. Examine possibility of repairing drummy areas with injection of lime grout - not epoxy or other adhesives.

Leave selected areas of failed render exposed under west verandah.

Retain the fibre cement sheet to east verandah infill.

Conserve existing added fascia.

Columns:

Investigate configuration of column bases and capitals and reconstruct in timber.

Preserve all original sections of columns, redo the lower added sections to follow tapered profile of original and seat on timber reconstructed bases on existing base stones.

New capitals to be dowelled to original columns - no original material to be removed from columns.

Existing rear verandah column to be retained.

Verandah Soffits:

Repair verandah soffits in situ. Do not remove damaged boards unless they are unable to support themselves.

Eaves and Guttering:

Remove existing half round gutters.

Fit new ogee pattern gutter to the west and east elevations only after consultation with the superintendent.

(Building appears to have had no gutter originally but an ogee gutter had been fitted to the west elevation by c1870).

Downpipes to be on north end of east and west elevations if possible. No downpipe to south west corner.

Roof and Chimneys:

Conserve existing iron roof.

Lift each sheet and treat for rust, before refixing with traditional galvanised steel screws and lead washers. While roof is lifted, stabilise the lath and plaster ceilings at the north end of the cottage from above so as not to damage or stain the ceiling.

Retain chimney pots in situ.

INTERNAL WORKS

Generally

Detailed schedule required for each element.

Existing early fabric is to be repaired in situ and no finishes obscured or damaged.

Refix removed elements such as cleats, lining boards etc where they exist.

Internally no early or existing finishes are to be refinished.

All new, 1992 and 1993 etc, elements, to be painted grey after being stamped with the date. Floorboards to be stamped and then polished.

In space 4D repair damaged plaster to brick nogged and masonry walls using very soft lime render and a thin set coat. Paint to match existing surface. Selected areas to be left exposed.

Space 4A & 4B

Construct new floor of paving bricks on sand and separation membrane to preserve archaeology.

Original copper to be displayed in this room but not necessarily in situ.

Conserve all wall finishes in situ.

Reline ceiling, except for a 1m square section as directed, with new timber lining boards to match the original (Photographs exist).

Conserve cupboard in situ.

Detailed repair of all joinery elements in situ.

Repair existing panelled door leaf for Door ADI (on site in pieces) and restore to original location.

Space 4C

Reconstruct timber floor in new hardwood, with access viewing hatch in south east corner and one other location to be determined.

Preserve existing wall finishes.

Remove dry pressed bricks from fireplace opening and leave exposed brickwork around.

Reline ceiling in new timber lining boards to match previously existing (for paint finish).

Repair bottom plate and base of brick nogged wall using small blocks of treated hardwood. As much as possible of the existing structure should be conserved in situ to show construction etc.

No cornice or skirting to be fitted in this space.

Fit new solid core door to AD2 and paint as 4 panelled door, until firm evidence is found for exact details of earlier door.

Space 4D

Conserve all wall and ceiling finishes as they exist. Conservator to remove runs of epoxy.

Allow to patch the wall plaster with a very weak lime mix in consultation with the conservator and superintendent.

Archaeologist to survey and record sub floor and investigate for other brick footings in line with those in 4C.

Repair existing flooring and refix over new structure. Conserve anted remains of bearers/joists in situ. Construct new flooring to match only where no original exists.

Space 4E

Conserve all wall and ceiling finishes. No new finishes to be added.

If any of original flooring remains, refix in original location on new structure. Remaining areas to be reconstructed in hardwood to match (or pine if it was pine).

Construct access hatch in floor (hinged - 450 x 600 east of chimney breast).

Space 4F

As for space 4E.

Space 4G

Existing brick floor to be left undisturbed. Check over.

Conserve all existing finishes.

Repoint fretted joints on north wall in consultation with the superintendent.

5.3.8.2.3 RANGER'S COTTAGE

EXTERNAL WORKS

Generally:

Conserve all existing fabric which predates the 1993 work. Detailed schedule required for each element.

Retain remains of plumbing lines and fixtures, internally and externally.

Reconstruct east verandah infills.

Reconstruct west verandah brick balustrade and central glazed panels.

Repair original barge boards to south elevation and refix (replacing new ones) including as much as possible of trim mouldings.

Repair existing lead ridge flashing and refix.

East Extension

Construct floor surface of brick pavers on sand, (Cistern?)

Retain walls and openings to rear extension as existing. Wherever possible, existing fabric should be maintained in situ and not removed from its original location.

Return fireplace to working order, for Caretaker.

New services to be drained in such a way that there is minimal disturbance to the archaeological remains, including early paving.

Reconstruct rear extension and enclosures, restoring surviving elements including shutters, corrugated galvanised steel, doors and windows.

Record archaeology to rear of cottage beneath these extensions before works are carried out.

Lay new brick pavers on sand on a separation membrane over existing ground to rear verandah area. Construct new sub-floor vents to adjacent areas.

West Verandah

Reconstruct glazed enclosures with brick balustrade to verandah, restoring remaining window elements to original locations.

Reconstruct partition to divide room from exterior.

Lay new brick pavers on sand on separation membrane to whole of verandah area at previous lower level to expose footings of original posts and wall vents.

INTERNAL WORKS

SPACE 3A - Sunken Milk Room

Floor (F):

Allow to pave whole of the earthen floor area with new paving bricks (to be selected), on sand. Exact details to be worked out in conjunction with the archaeologist.

Other (O):

The walls and the stone treads to be cleaned down carefully as below:

The north and west walls, with the existing limewash finish on them are to be cleaned down by a conservator. The other surfaces which do not have lime wash on them, such as the stone stairs, are also to be cleaned by the conservator. All to be done in consultation with the superintendent.

The south and east walls of the space are to be left as is but given a very light brushing down with a soft brush to remove the loose dirt, (also by conservator).

SPACE 3A - The Space above the Sunken Milk Room

Humidity in this space to be addressed.

F: A new platform to be built out to cover the space by approximately 1.5 metres from the south wall, to act as a viewing platform down into the milk room below. Platform should finish with a completely modern stainless steel balustrade detail, so that there is no confusion as to what has happened to the space.

Skirting (Sk):

Skirtings are to be refitted, if they still exist on site, back to their original position. Where they are missing they are to be reconstructed in new material to match.

Walls (W):

The existing wall finishes, including the murals are to be carefully cleaned by a conservator.

All the conduits and plugs etc. on the walls are to remain.

Picture rails are to be left as is, complete with their nails, hooks etc..

Wall ventilators also to be left as is.

Cornice (C):

Fit a new timber scotia to the cornice to match the original profile where known. Note: existing is missing.

Ceiling (C):

The new timber ceiling is to be painted and the access hatch to the roof space, trimmed and a hatch lid fitted. Construct another more accessible hatch over the south west corner of the space.

Windows (Wd):

Both windows are to be repaired in situ and fitted with secure locking devices which should be as discreet as possible.

The existing glass is to be preserved and all evidence of earlier fixings ie. catches, sash lifts etc, are to be preserved.

Note: No new paint finishes to be applied to this room except to the new elements.

SPACE 3B - Main Room of Original Cottage

F: Carefully take up the existing concrete floor with minimum disturbance to the sub-floor, and reconstruct a timber floor on joists and bearers.

Note: The exposed sub-floor space should be completely surveyed, recorded and investigated by the archaeologist, before the new floor is constructed.

Sk: Allow to fit new skirtings to the original profile to the perimeter to comply with the existing archaeology and evidence.

Fireplace (FP):

Preserve the existing fireplace configuration.

Repoint the loose brickwork in the fireplace opening. Preserve the existing hearth and the existing grate. Grate to be treated by a metal conservator.

W: Repair the damaged plaster below the window of the west wall.

Generally do not attempt to repoint the cracks in the walls, particularly around the frieze.

Refix loose section picture rails. Remove redundant wires and cables etc. from the picture rails including the fixings.

Preserve the existing conduit on the western side of the fireplace and repair this conduit right up to the ceiling level, using it for the rewiring of the power point down at the skirting level.

Fit a new plaster vent, on the western wall, to match the original one if the existing has disappeared from site.

Conservator to clean all the walls and the murals above the picture rail. Areas of damaged paintwork are to be painted in to match the surrounding blue, by the conservator. A selected section should be left to show the different paint layers to visitors.

Wd:

Preserve the existing window in situ.

Remove the existing cleat to the top of the window.

Preserve the old blind fixings. Remove the existing blind which is crudely nailed to the frame.

Refix the loose parting bead to the window.

Refix the loose linings.

Reglaze one pane. Preserve all other glass.

Replace the sash cord to both sashes.

Preserve all evidence of the earlier sash fastening devices.

Door BD.01

Check over the whole of the frame and replace only those parts which are damaged by white ants, specifically the lining to the northern stile and possibly the head. Patch the damaged lining on the southern stile from removed locks. Repair the door leaf from removed night latch and reglaze the two top panes with frosted glass using the existing glazing beads. Preserve the existing rimlock and knobset. Fit new security lock.

Door BD.02

The loose lining on the western side is to be refixed and the missing section cut in as a neat patch, preserving the existing configuration of the cut. The detached architraves are to be refixed and the original door leaf (on site) to be rehung. Remove the nails and cable fixings from the architraves to both faces of the door except for the two nails high up on the sunken dairy room side behind the hinge stile. Patch the damaged architrave low down on the southern side of the falling stile.

Door BD.06

Preserve the keeper for the bolt on the falling stile of the architrave to the north. Remove the existing switchplate and associated box on the same architrave. Remove the clips and cable and all other redundant nail fixings.

Construct a new solid core door to suit the existing opening.
This door leaf should be painted to look like the door, now loose, which came from the demolished toilet on the eastern side of the building. This door leaf is four panelled, has bead butt panels on one side and sunk moulded panels on the other side. The bead butt panels should face the east side, (caretaker's flat). Fit new hardware ie. rimlock and keeper, knob set and hinges.