The Former Wickham School of Arts Building

22A Hannell Street
Wickham NSW 2293

Draft Conservation Management Plan

Local Government: Newcastle City Council
Locality: The western side of Hannell Street between Station and Dangar Streets, Wickham
Opposite Cottage Creek precinct of the Honeysuckle Development area
Address: 22A Hannell Street, Wickham
Property Description: Lot 17 DP976801
Dimensions: 14.62/12.19 x 42.98m
Site Area: 404m²
Zoning: 3(e) Urban Waterfront Zone
Land Value: $99,000
Present Owner: Newcastle City Council
Architect: Peter Bennett
Builder:
Constructed: 1882
Heritage Listing: Register of National Trust (NSW)
Newcastle City Council Local Government Plan Heritage Schedule (Local)
Architectural Style: Victorian Italianate
Structure: Stone Footings, Cavity Brick Walls, Timber Framed Floors,
Timber Ceilings and Asbestos Roof on Hardwood Structure
Inspected: 3 December 1999
Statement of Significance:

The Former Wickham School of Arts has both social and historical significance, originally designed by prominent Newcastle Architect, Peter Bennett for the use of residents of Wickham for their 'social and moral' advancement.

Its historical significance is greatly enhanced by Henry Lawson writing "I worked at Hudson Bros. at Wickham Newcastle, where I haunted the School of Arts, still with the idea of learning before it was too late. I felt I must take up some branch of study or other and it seemed getting too late fast".

In a major street which has lost most of its fine buildings because of a street deviation scheme, which, thankfully has now been abandoned, the Former Wickham School of Arts is one of Hannell Street’s few survivors.

The Former Wickham School of Arts has aesthetic appeal being a strong and imposing element in the immediate vicinity of the former Wickham Public School, now restored at great cost and expense and converted to accommodation for students at Newcastle University.

The former Wickham Infants School, former Wickham Public School and the Former Wickham School of Arts are part of a classical group, in which the Wickham School has a recorded status only.¹

¹ Swan, W G   Former Wickham School of Arts
The Former Wickham School of Arts Building

22A Hannell Street
Wickham NSW 2293

Prepared by NEWCASTLE CITY COUNCIL
Asset Management Section
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Part 1 - Introduction

1.1 Background

Newcastle City Council purchased the Former Wickham School of Arts Building from a Mrs Lester at Auction on 14 October 1999. The property was acquired (being the only one in the location not owned by Council) to allow redevelopment and certain road closures to occur, to preserve an item of Local Heritage significance and to provide a facility for future community use "social and moral advancement" of the residents of Wickham.²

The scope of work is to; undertake historical research of the place; provide an Architectural analysis of the Building and identify the most significant elements and report on their condition; prepare a Statement of Significance, Conservation Policies and Conservation strategies for the Former Wickham School of Arts Building.

1.2 Authorship

The project was undertaken by Newcastle City Council's Asset Management, with Peter Coventry as manager and research and analysis carried out by Michael Trousdale.

Michael Trousdale is employed at Newcastle City Council as Technical Officer for Asset Management City Structures. Michael has degree in Bachelor of Arts (Architecture) from the University of Technology, Sydney, graduating in 1998. With recent academic and research experience and limited involvement in the local heritage projects, Michael Trousdale undertook the compilation of this report and design documentation for the project under the supervision of Peter Coventry.

1.3 Methodology

This assessment is based on the various accepted guidelines for conservation practice in Australia, including the Conservation Plan by James Semple Kerr, published by The National Trust of Australia (NSW), and the Burra Charter as adopted by ICOMOS Australia.

1.4 Limitations

The scope of work for conservation strategies and building works is limited to the Former Wickham School of Arts Building external fabric with only some items within the interior addressed. It is anticipated that the study and strategies to conserve important elements of the internal fabric and the building curtilage will be undertaken at a future stage.

1.5 Acknowledgments

Thanks local studies staff at Newcastle City Council for compilation of valuable historical material; Helen Urane for administrative assistance, Paul Britton and Bob Ball for recent advice on Electrical and Emergency Services and to Sarah Pearce for providing heritage and conservation guidelines.

² L J Hooker Property Report for the Sale of Wickham School of Arts
Part 2 - History

2.1 The Architects

Peter Bennett commenced practice as an Architect in 1882 and designed many Buildings in Newcastle including the Corporation Buildings in Hunter Street, Waratah School of Arts and the new Grandstand. Mr Bennett was also a Justice of the Peace. In 1883 Mr Bennett’s business assumed such proportions as obliged him to take into partnership Mr Ernest George Yeomans. Mr Bennett was elected as an Alderman of Wickham Council and later elected Mayor of Wickham in 1887.  

2.2 The Builders

Tenders were called in the Newcastle Morning Herald 11 April 1882 for the erection and completion of the Wickham School of Arts Building. The Wickham School of Arts opened its doors in mid December 1882, built at an estimated cost of between 2,500 Pounds and 3000 Pounds on Land Donated by Mr A A Dangar.  

2.3 History

The Victorian Italianate Building style designed by Architect Peter Bennett and constructed at a cost of between 2500 and 3000 pounds in 1882 on what was once a mangrove swamp, the land donated by Mr A A Dangar.

The original building included a large hall with seating capacity of 500 stage and dressing rooms on the ground floor, five apartments comprising of a meeting room, a library, reading room, office and store room on the first floor.

"...Originally the lighting was by gas and the Hall boasted a large gasolier."  

The building has fulfilled various functions throughout its History.

"In 1938 the Building was converted to a men’s hostel by the Central Methodist Mission, It was also used at one time by the Newcastle Branch of NSW Railways and Tramways Institute and the Police Boys Club."  

For the past 29 years the Building has housed Lester’s School of Yoga and Physical Culture.

2.4 Chronological History

2.5 Summary

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3 L J Hooker Property Report for the Sale of Wickham School of Arts  
4 L J Hooker Property Report for the Sale of Wickham School of Arts  
5 Swan, W G Former Wickham School of Arts  
6 Barney, Norm. Newcastle Morning Herald
Part 3 - The Existing Building

3.1 Context

The Former Wickham School of Arts Building is located on the western side of Hannell Street between Station and Dangar Streets, Wickham.

The location is opposite Cottage Creek precinct of the Honeysuckle Development area.
The Wickham School of Arts is in a major street which has lost most of its fine buildings because of a street deviation scheme, which, thankfully has now been abandoned, the Former Wickham School of Arts is one of Hannell Street's few survivors.

The Former Wickham School of Arts has aesthetic appeal being a strong and imposing element in the immediate vicinity of the former Wickham Public School, now restored at great cost and expense and converted to accommodation for students at Newcastle University.

The former Wickham Infants School, former Wickham Public School and the Former Wickham School of Arts are part of a classical group, in which the Wickham School has a recorded status only.\(^7\)

\(^7\) Swan, W G  Former Wickham School of Arts
3.2 Architectural Analysis

"The Building was a large and imposing building when erected... Its Victorian classical façade is stuccoed with quoins and its round headed timber framed double hung sash windows are surmounted by semi circular hood mouldings and ornamented by Corintian pilasters."\(^8\)

"The parapet conceals the roofline and is crowned by two urns which are decorative elements on the skyline, the urns surviving the 1989 earthquake."\(^9\)

"The original portico surmounted by an open roofless verandah has been demolished and the original front fence has not survived."\(^10\)

The original building with hall and apartments on the first floor was extended at the rear. It is now in three sections comprising the original two storey building, an enclosed concrete fire stair from first level to exits at rear of the building, and single storey section housing male and female amenities, former boxing gym and a laundry.

3.3 Physical Description

Ground level of the main building includes entry foyer, auditorium, stage, dressing room, partitioned offices, storage and a timber staircase and walkway leading to a former projection room.

"A timber staircase leads from the entry foyer to the upper level which comprises a front room overlooking Hannell Street, a main bedroom, a large room and small bathroom."\(^11\)

\(^8\) Swan, W G  Former Wickham School of Arts
\(^9\) Swan, W G  Former Wickham School of Arts
\(^10\) Swan, W G  Former Wickham School of Arts
### The areas are as follows:

<table>
<thead>
<tr>
<th>Area</th>
<th>Area (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor (Main Building)</td>
<td>220m²</td>
</tr>
<tr>
<td>Ground Floor rear</td>
<td>110m²</td>
</tr>
<tr>
<td>Escape Stair</td>
<td>32m²</td>
</tr>
<tr>
<td>First Floor</td>
<td>220m²</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>582m²</strong></td>
</tr>
</tbody>
</table>

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11 LJ Hooker    Property Report for the Sale of Wickham School of Arts
Part 4 - Assessment of Significance

4.1 Definitions

The Burra Charter published by Australia ICOMOS, contains the following definition of Cultural Significance:

Of aesthetic, historic, scientific or social value for past, present or future generations.

Considerable effort has been expended by the NSW Department of Planning in refining the criteria to be used in the preparation of the State Heritage Inventory Project. The following definitions have been derived from this material. They refine and expand the basic terms of the Burra Charter.

Historic Criteria

- Significant in the evolution and pattern of the history of New South Wales.

- Importance in the density of cultural features illustrating the human occupation and evolution of the locality, the region or the State. Alternatively, of importance in relation to a figure, event, phase or activity of historic influence in the locality, region, or the state.

Aesthetic Criteria

- Significant in possessing, or contributing to, creative or technical accomplishment in New South Wales.

- Importance in demonstrating a high degree of creative or technical achievement for the time, in the locality, region, or the State.

Social Criteria

- Significant through association with a community in New South Wales for social, cultural and spiritual reasons.

- Importance as places highly valued for reasons of social, cultural, religious, spiritual, aesthetic or educational associations by a community in the locality, the region, or the State.

Scientific Criteria

- Significant for the potential to yield information contributing to an understanding of the history of New South Wales.

- Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the locality, the regional, or the State.

Rare Criteria

- Significant in processing rare, endangered or uncommon aspects of the history of New South Wales.

- Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced in or danger of being lost or of exceptional value to the locality, the region, or the State.
Representative Criteria

- Significant in demonstrating the principal characteristics of the range of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the locality, the region or the State.

4.2 Statement of Significance

The Former Wickham School of Arts Building is of Historical Significance:

- For its contribution to the social and moral advancement of the people of Wickham.
- For its representation of the tremendous foresight of the people who instigated the need for such a facility.
- For its association with poet and writer Henry Lawson who ‘haunted’ the Wickham School of Arts in its heyday.
- For its association with the development of the Hannell Street precinct of Wickham.

The Former Wickham School of Arts Building is of Aesthetic Significance:

- For its contribution to the variety and nature of Wickham’s public Architecture.
- For the intricate detailing and decorative elements of the Victorian Italianate Façade.
- For its pleasing proportions, simple geometry and siting in relation to Hannell Street and the former Wickham Public School Building and the former Wickham Infants School Building.

The Former Wickham School of Arts Building is of Social Significance:

- For its association with the provision of Library and Adult Education services to the residence of Wickham.

The Former Wickham School of Arts Building is of Scientific Significance:

- For its ability, although limited, to reveal information about brick and stone masonry construction as well as demonstrating carpentry and joinery detailing which is now more rare but to be retained as example of Victorian Public Architecture.
4.3 Summary Statement of Significance

The former Wickham School of Arts has both social and historical significance, originally designed by prominent Newcastle Architect, Peter Bennett for the use of residents of Wickham for their 'social and moral' advancement.

Its historical significance is greatly enhanced by Henry Lawson writing "I worked at Hudson Bros. at Wickham Newcastle, where I haunted the School of Arts, still with the idea of learning before it was too late. I felt I must take up some branch of study or other and it seemed getting too late fast."

In a major street which has lost most of its fine buildings because of a street deviation scheme, which, thankfully has now been abandoned, the Former Wickham School of Arts is one of Hannell Street's few survivors.

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\textsuperscript{12} Swan, W G  Former Wickham School of Arts
Part 5 - Grading of Significance

5.1 Introduction

The Former Wickham School of Arts Building has been carefully assessed to determine a relative grading of significance. This process examines a number of factors, including:

- Relative age
- Original quality
- Degree of intactness
- Extent of subsequent change
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

A four-tier system of values has been chosen to establish a grading of significance of various elements associated with the building. This grading has been established as a valuable planning tool. It assists in developing approaches to treatment of the building.

High Significance (1)

Of considerable or exceptional cultural significance to the wider community.

Medium Significance (2)

Of some significance to the particular item or site as a whole.

Low Significance (3)

Of relatively slight significance, particularly when compared to other features.

Intrusive (4)

An intrusive or disruptive element of slight significance which tends to devalue the greater level of significance or adjacent components.

5.2 The Former Wickham School of Arts Building

Elements of High Significance (1)

- The prominent location on Hannell Street the building being an imposing element within the streetscape with the classical grouping which includes the former Wickham Public School and the former Wickham Infants School.
- The sandstone kerb and gutter along the street alignment of Hannell Street.
- "The original portico surmounted by an open roofless verandah has been demolished and the original front fence has not survived."\(^{13}\)
- The angled aspect toward Hannell Street and the area between the street and façade which indicate historical property boundaries.
- The Victorian Classical Façade including quoins, moldings, Corinthian pilasters and parapet urn which are a decorative element on the skyline.
- The round headed timber windows and front door are quintessential features of the façade.
- The visible sandstone footings and wall inserts.

\(^{13}\) Swan, W G  Former Wickham School of Arts
• The raised dais or stage, which represents the building’s former uses as a public auditorium and later as a theatre and cinema.

• Timber stairs to upper level for the beauty and visibility from the entrance.

• The projection room and penetrations to the wall for the film projector.

Elements of Medium Significance (2)

• The overall form scale and design of the building of simple proportions which is of conventional construction, decorative adornment to only the façade.

• The timber panelled ceilings to the foyer and vestibule areas which have been compromised by additional and adhoc light fittings.

• The balustrade and handrail to the timber staircase to the upper floor.

Elements of Low Significance (3)

• The concrete paving to the front ground

• Extensions to the rear

• The side fencing
Intrusive elements:

- The industrial structures adjoining the rear of the main structure.
- The Portico roof and columns.
- The floor linings on the second floor.
Part 6 - Heritage Management Framework

Australian Heritage Commission

The Former Wickham School of Arts building is included on the Register of the National Estate.

Inclusion in the Register of the National Estate places no formal obligations on non-Commonwealth agency property owners. It provides a record of places considered to be of national heritage importance.

NSW Heritage Council

The building is not subject to any instruments under the Heritage Act.

Under the Heritage Act there is automatic protection for archaeological remains below grade that are 50 years old or more. Disturbance of these remains require approval in the form of an excavation permit.

National Trust Of Australia (NSW)

The building has been registered as an item of Local Significance with the National Trust of Australia.

The views of the National Trust carry no statutory obligations for property owners within any formal planning processes. The Trust’s opinions, however, are often sought or respected when major proposals are being formulated in heritage precincts or proposals being considered by planning authorities.

Royal Australian Institute Of Architects

The building has not been included on the RAIA List of Twentieth Century Buildings of Significance.

Council Local Environment Plan

The building has been entered on the schedules of the Local Council Heritage LEP as an item of Local Significance.

The site is within the Honeysuckle Development area and is subject to restrictions in relation to building work which may affect the streetscape and character of the area.

Local Councils are required to undertake heritage studies to survey and identify heritage buildings in their municipal area. The responsibility of protecting items assessed as being of local cultural significance is delegated to the Council level in NSW. Local Councils are bound to consider heritage issues and the impact of new buildings in relation to adjoining heritage buildings in any development application received.
Part 7 - Conservation Policies

7.1 Conservation Policy

The following policy is recommended for review by the Council of the City of Newcastle in conjunction with the Australian Heritage Commission and, after any adjustment, for adoption by both bodies to the future conservation and development of the property.

1. That the statement of cultural significance as set out on page 9 be accepted as one of the bases for future planning.

2. That the future conservation and development of the place be carried out in accordance with the principles of Australia ICOMOS Charter for the Conservation Of Places of Cultural Significance (Burra Charter) as revised in 1994.

3. That the approach and options recommended for the conservation of specific fabrics, spaces and qualities of the place be endorsed as a guide to future work, the recommendations having been related to the principles of the Burra Charter.

4. That uses be developed for areas assessed to be of considerable significance which and do not compromise the character and significance of those areas.

5. That care be taken in any future development to avoid or minimize any adverse effect on the quality of the Hannell Street precinct.

6. That in accordance with the Australian Heritage Commission Act, 1975, Section 30, the Commission be given an opportunity to comment on any action which may affect the property or its relationship to Hannell Street and the streetscape "to a significant extent".

7. That in any disposal of the property, reasonable provision be made to safeguard the significant elements and qualities of the place, and that in conformity with the Australian Heritage Commission Act 1975, Section 30, the commission be given the opportunity to advise on the best way in which this may be achieved.

7.2 Conservation Processes

Background

In order to achieve a consistency in approach and understanding of the methodologies of conservation by all those involved, a standardized terminology for conservation processed and related actions should be adopted.

Criteria

Conservation activities and processes for the Newcastle War Memorial Cultural Centre should be undertaken in accordance with the principles of the Burra Charter issued by Australia ICOMOS. These principles and processes are now the accepted national standards for guiding conservation practice in Australia.

Processes & Guidelines

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include restoration, preservation, reconstruction and adaptation, and will commonly be a combination of more than one of these.

• Maintenance means the continuous protective care of the fabric, contents and setting of the place, and is distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.
- **Preservation** means returning the fabric to a known earlier state by removing accretions of by re-assembling of refrxing components without the introduction of new materials.

- **Reconstruction** means returning the place as nearly as possible to a known earlier state or the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation of conjectural reconstruction which are outside the scope of the Burra Charter.

- **Adaptation** means identifying a place to suit proposed compatible uses.

- **Compatible uses** means a use which involves no change to the culturally significant fabric which are substantially reversible, or changes which require minimal impact.

- All conservation work should be based on respect for the original fabric, where it survives, and should involve the least possible physical intervention.

### 7.3 Conservation of Building Fabric

The existing building fabric is generally intact although a number of structural problems are evident and conservation of the original fabric should be a priority in future work.

#### Criteria

The building fabric, both internally and external, should be conserved within future programs. Conservation should be by a combination of preservation, restoration and maintenance with some reconstruction or adaptation as required.

#### Guidelines

The external detailing and building materials such as face brickwork, rendered elements, signage door and window joinery should be retained, where possible repaired and conserved without alteration if possible.

The internal detailing such as doors, architraves, skirting boards, windows, pressed metal and fibrous plaster ceilings should be repaired and conserved without alteration.

### 7.4 Interpretation

#### Background

Interpretation of historic buildings essentially reveals the long-term connections and cohesion's which they can add to our cultural identity. To interpret an historic building or site is to tell its story in ways which will increase the public's understanding and appreciation of the significance of the place and its role in community, regional or national development.

#### Criteria

Conservation and retention of the Former Wickham School of Arts should include some interpretation of its role in the development of the local community and of cultural and educational services in Wickham and the Newcastle metropolitan area.

#### Guidelines

Newcastle City Council should ensure that a copy of the original architectural drawings of the building and this report is lodged in the Local History Library.
7.5 Ordinance Compliance

Background

The Building Code of Australia is the operative building ordinance in New South Wales for the conservation and re-use.

In terms of re-use programs, the key issues are usually compliance with fire resistance and egress provisions. It is essential that the cultural values of the building are not degraded by inappropriate responses in meeting ordinance requirements.

Criteria

Approaches to compliance with building ordinances for the conservation of the Former Wickham School of Arts should focus on responding to the spirit and intent of the ordinances if strict compliance would affect significance. Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided.

Guidelines

- A fully resolved compliance strategy should be part of any documentation submitted for Development Approval for any re-use.

- Dual occupancy is selected for a future re-use the addition of a fire rated barrier in the ceiling space, to underside of roof level between adjoining occupancies, is acceptable provided all of the work can be carried out with minimal disruption to the existing ceilings.

- Installation of fire rated internal doors is not the preferred option between adjoining tenancies. Bricked up openings, with matching detailing which responds to the adjacent surface finish is better.

- There should be no blocking up of external windows around the building to avoid fire source features.

- There should be no construction of additional doorways in the external walls to provide additional means of escape.

7.6 Appropriate Skills and Experience

Background

The Burra Charter encourages the use of skilled and appropriate professional direction and supervision, from a range of disciplines, for conservation activities.

The attitudes, skills, and experience required and creative approaches taken in the context of a conservation project are quite different to those applied to the design and construction of new buildings.

Criteria

Appropriate conservation skills and experience should be available within the project teams assembled to deal with the conservation of the Former Wickham School of Arts.
Guidelines

Appropriate professional skills and experience assembled to work on the detailed conservation of the building could include researchers, archaeologists, architects, structural engineers and building code compliance advisers.

Building contractors, project managers and trades personnel who are experienced with working on historic buildings should be selected to work on the project.

7.7 Recording

The level of cultural significance assessed in this report is considered as being very high. Retention of the building due to grounds of this significance warranted. If re-use is considered as a future option for the building, recording must be undertaken to ensure that the significance is not entirely lost in the future and to provide documents for future research.

Before any re-use can occur the building must also be recorded as a basis to direct future work. Follow up recording should proceed any further alterations to the building to provide an ongoing series of documents that can be referred to.

Criteria

A commitment to prepare appropriate records of the physical nature and condition of the site should be undertaken prior to re-use or demolition. Recording should document all changes to the fabric as a result of re-use and conservation activities.

Recording should be executed in accordance with guidelines set by Department of Planning Heritage Council of New South Wales "How to Prepare Archival Records for Heritage Items".

Guidelines

Record photography should be undertaken to supplement the architectural drawings. Photographs should preferably be of archival quality in black and white. Colour photography should be supplementary.

Recording should be an ongoing activity in any re-use of the building. It is important that each phase of recording activity ends with a clear assessment of follow-up recording needs, that may be linked to later uses.
Part 8 - Conservation Strategy

To best present and conserve the Former Wickham School of Arts Building the approach must be one of restoration. That is to restore the external fabric to the structural stability and former glory that it once had. The various elements associated with the Building fabric itself will be assessed and preserved, restored or adapted according to its significance and state of repair.

Footings:

Preservation of the stone footings involves allowance of inspections to the subfloor area. Stone footings have not caused or suffered any significant differential settlement. Lack of ant capping to the footings and piers, the accumulation of litter and the ingress of water under the floor has allowed termite infestation and subsequent damage to the floor and wall structure.

Recommendation:

Timber off-cuts and other litter be removed from subfloor area and that a permanent trapdoor be provided to allow inspections to occur.

Poisons or barriers against future termite attack as recommended by Councils Pest/Noxious Weed Control Team be administered.
Walls:

Restoration of the masonry walls is required to preserve the structure and involves some repairs to cracks and the installation of concealed bracing of the structure.

Brick walls are in two skins the outer being rendered 230mm and the inner 110mm. Walls are built off stone footings. There is no evidence of damp course, control or expansion joints so the walls are damp and cracked in many locations.

Repairs executed after the 1989 Newcastle Earthquake are evident and are failing in some instances in that repaired cracks are opening up again.

The Front Façade is separating from the structure, leaning slightly toward Hannell Street at the top.

Extensive deterioration of cappings, moldings and ledges has been caused by corrosive atmosphere. Cracks and spalling render is allowing water ingress to the cavity and building interior.
Recommendation:

Design and structural documentation for repairs to the brickwork, re-inforcing to the structure and waterproofing the walls be executed with consideration of the aesthetics and heritage significance of the facility.

The structural works as documented by Consulting Structural Engineers be executed.

Floors:

*Restoration and/or adaptation* depending on the proposed use is recommended for deteriorated flooring.

Timber framed "sprung" floors are somewhat irregular in level have some water damage and may contain some members that have been attacked by termites.
Recommendation:

Floor linings are removed, flooring and floor structure be inspected and repaired as required.

Roof:

*Adaptation* or *Restoration* is appropriate for the long-term strategy for the treatment of the external fabric of the roof.

*Preservation* and *Restoration* of the timbers to the roof structure is required to maintain the structural integrity of the structure.

Asbestos cement sheeting is intact and in good condition with some evidence of external fungal or algae growths.

Timber purlins are of Oregon and are in good condition.

Engineered timber trusses are in good condition some requiring tightening to metal connection plates.
Recommendation

Tightening to connection plates holding timber truss members be executed.

Roof Structure be tied to brickwork to provide lateral support to the front façade as proposed by Dockrill Consulting Engineer’s\textsuperscript{14} in Proposal dated 12 November 1992, File No 3591. Asbestos be removed and replaced with colorbond custom orb roofing roofing.

Plumbing:

\emph{Adaptation} to hydraulic services may be necessary for efficient re-use of the facility.

Water, sewer and stormwater plumbing is provided and currently connected.

Stormwater pipes under footpath to Hannell Street are blocked and causing water to accumulate around foundations.

Plumbing fixtures are working and serviceable other than a urinal that is out of order.

Recommendation:

Clear stormwater pipe to Hannell Street.
Repair existing Urinal and associated waste lines.

\footnote{Dockrill, B  Earthquake repair Proposal File No 3591 dated 12 November 1992}
Electrical Services:

Adaptation to Electrical Services will be required to meet statutory requirements and allow safe use of the facility.

Electrical services at 22A Hannell Street are in very poor condition and don't comply with statutory regulations. Light fittings are not earthed, some of the wiring is old clothed covered cable, the light fittings may have PCB capacitors in them, the light switches and power outlets and the main switchboard are all very old and fatigued.

Recommendation:

Mains electrical installations should be enclosed using 60/60/60 FRL construction.

The electrical services be rewired, fittings, power outlets and switches be renewed with a new main switchboard. Estimate cost to provide basic services could be up to $30,000.

Emergency Services and Egress requirements:

Adaptation to Emergency Services will be required to meet statutory requirements and allow safe use of the facility.

No Emergency Services are currently provided.

Recommendation

Exit lights, emergency lights, fire extinguishes and a fire hose reel with hydrant to fire mains be provided and installed according to the requirements of the Building Code of Australia.

Egress be provided in accordance with Part D of the Building Code of Australia in regard to travel distance, doors in paths of travel, opening mechanisms, direction of swing of doors in exits.
Part 9 - Implementation

It is the intention of Newcastle City Council to repair and preserve the Former Wickham School of Arts internally and externally. On the basis of the assessed significance for each of the elements identified in this report, a number of actions are recommended during the conservation of the facade, roof structure and masonry elements following approval by Newcastle City Council's City Planning and Development & Environment Divisions.

- A copy of this report should be lodged in the archives of the Newcastle City Council Library.

- A copy of this report should be lodged with the Newcastle City Council for endorsement.

- An application for conservation works should be sought from the Council as the preferred option for the site.

- A copy of the Development approval should be included in the sales information material.

- This report should also be endorsed by the Newcastle City Council as the basic framework against which any applications for re-use and redevelopment will be assessed.

- A copy of this report be lodged with the Newcastle City Local History Library.

- A copy of the report should be forwarded to the NSW Heritage Council with a request for confirmation that there is no requirement for the archaeological management provisions of the NSW Heritage Act to be activated. Any response from the Heritage Council should be included in the sales information.

- Copies of the report should be included in the development information material or made available to the public with a clear advice that it represents a guide as to acceptable future directions for the property.
Bibliography


Marquis-Kyle, Peter & Walker, Meredith, *The Illustrated Burra Charter*, AUSTRALIA ICOMOS 3rd Edition, PO Box 333, Queen Victoria Terrace ACT 2600

L J Hooker, *Property Report for the Sale of Wickham School of Arts*

Swan, W G, *Former Wickham School of Arts*

Barney, Norm, *Newcastle Morning Herald*
<table>
<thead>
<tr>
<th>(Town or District)</th>
<th>NEWCASTLE SUBURBS</th>
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<tbody>
<tr>
<td>Post Code</td>
<td>2293 Newcastle</td>
</tr>
<tr>
<td>Local Govt Area</td>
<td>City Council</td>
</tr>
<tr>
<td>Author of Proposal</td>
<td>K.E.R. PARSONS</td>
</tr>
<tr>
<td>Date of Proposal</td>
<td>JULY 1979</td>
</tr>
<tr>
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<td>LESTERS/HEALTH STUDIO</td>
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<td>(Address or Location)</td>
<td>FORMERLY SCHOOL OF ARTS</td>
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<td>Suggested Listing Category</td>
<td>Bibliography</td>
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<tr>
<td>Committee (Trust Use)</td>
<td>HBC SEE OVER</td>
</tr>
<tr>
<td>Council (Trust Use)</td>
<td>APPROVED 20/8/79</td>
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**Description**
Briefly cover the points on the following check list where they are relevant and within your knowledge.

**Style**
Built late 19th century as Wickham School of Arts
# BUILDING SURVEY DATA SHEET BEIMS

<table>
<thead>
<tr>
<th>Building ID</th>
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<tbody>
<tr>
<td>Building Name</td>
<td>22A Hannell st</td>
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<tr>
<td>Address</td>
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<tr>
<td>Suburb</td>
<td>Newcastle</td>
</tr>
<tr>
<td>Postcode</td>
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</tr>
<tr>
<td>Floors</td>
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<tr>
<td>Standard Required</td>
<td>C</td>
</tr>
<tr>
<td>Areas</td>
<td>D</td>
</tr>
<tr>
<td>Date</td>
<td>3/12/99</td>
</tr>
<tr>
<td>Inspection By</td>
<td>Michael, Joe &amp; Mark</td>
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<table>
<thead>
<tr>
<th>Room No</th>
<th>Element Type</th>
<th>Sub Element Type</th>
<th>Job Type</th>
<th>Sub Job Type</th>
<th>Description of Work</th>
<th>Trade Code</th>
<th>Year</th>
<th>Item Cost</th>
<th>Total Costs</th>
<th>Priority Code</th>
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<tbody>
<tr>
<td>MPM</td>
<td>CYC</td>
<td></td>
<td>Repair</td>
<td>internal all painted areas &amp; Ground floor offices</td>
<td>P</td>
<td>2000</td>
<td>40000</td>
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<tr>
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<td>BA</td>
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<td>windows &amp; doors throughout building</td>
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<td></td>
<td>Replace</td>
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<td>CT</td>
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<td>23000</td>
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<td>Replace</td>
<td>Northern side fence</td>
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<td>BA</td>
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<td>Repair</td>
<td>urinal in mens toilets</td>
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<td>2000</td>
<td>3000</td>
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<td><strong>$15,000</strong></td>
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<td><strong>$16,000</strong></td>
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<tr>
<td><strong>EMERGENCY SERVICES</strong></td>
<td>Provide Emergency Services</td>
<td><strong>2000</strong></td>
<td><strong>$10,000</strong></td>
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<tr>
<td><strong>EMERGENCY SERVICES</strong></td>
<td>Provide Egress as per BCA</td>
<td><strong>2000</strong></td>
<td><strong>$10,000</strong></td>
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<table>
<thead>
<tr>
<th>Job Type</th>
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<tbody>
<tr>
<td>PM</td>
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<td>M</td>
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<tr>
<td>CM</td>
<td>M</td>
<td>C, CO</td>
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</tbody>
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**Priorities**
- 1: OH&S
- 2: Statutory
- 3: Urgent
- 4: Operational
- 5: Non Urgent