



Woodside Care Precinct, East Fremantle

Schedule of Conservation Works

Prepared for
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On behalf of Hall & Prior

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Cover: Woodside 1929 Courtesy SLWA 001581PD

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Introduction

This Schedule of Conservation Works responds to advice provided by the Heritage Council of WA following a presentation of the schematic design proposal for the development at *Woodside Hospital*. The schedule forms part of the work proposed for a Development Application to redevelop the place for Aged Care Residential.

The schedule reflects the recommendations of the Conservation Management Plan, site investigations and good conservation practice.

Refer to drawings for extent of work and locations.



Conservation Works

The conservation works required to place are as follows:

Works that form part of the Heritage Agreement are labelled (HA).

Interior- General

1. Repair cracks to the walls of Woodside House and make good to match existing fabric. (HA No 3 & 8).
2. Repair and repaint all timber joinery (HA No 7).
3. Prepare paint colour scheme based on documentary and physical evidence. (HA No 11)
4. Remove stud framed walls subdividing significant rooms. (HA No 12a).
5. Reconstruct fireplace's and associated chimneys to match detail of original fireplace in room G7 and existing chimney.
6. Remove service runs, pipes and waste pipes from the building and make good fabric to match existing.
7. Repair significant run cornices and reinstate where missing. Paint.
8. Repair significant timber skirting and reinstate where missing. Paint
9. Reinstall architraves to match existing where original doors and windows are to be restored.

Cellar

10. Reinstall timber framed windows to openings in cellar.
11. Excavate ground levels around existing windows to cellar and build light wells.

Ground Floor

12. Repair and paint existing significant ceilings and cornices to Ground Floor Rooms (proposed G2, G4, G5, G7, G8, G10) (HA No 7).
 - a. Replace existing acoustic ceiling G3 with plasterboard and reinstate cornice and rose to evidence.
 - b. G6- New plasterboard ceiling and cornice to evidence.
 - c. G9- New plasterboard ceiling.
 - d. G11- New plasterboard ceiling
 - e. G12- New plasterboard ceiling
 - f. G13- New plasterboard ceiling and cornice to evidence.
 - g. G14- Reconstruct curved ceiling to former ballroom Run new cornice to match profile of remnant portions in ceiling space.
13. Sand and seal timber floors with oil based finish.
14. Reinstall quads to timber floors.
15. Remove all non significant lights, fans, conduits and fixings. Make good.
16. Remove varnish from internal timber staircase and apply French polish.



17. Make good existing internal wall plaster where partitions removed and paint.
18. Remove east verandah infill and make good, soffit, floors and walls to match verandah.
19. Remove west timber staircase to verandah and make good verandah structure and floors.
20. Remove terrazzo floor to former cloakroom and reinstate timber subfloor and boards to match existing.
21. Open up existing fireplace in G6. Restore to detail of existing fireplace in G7
22. Clean existing fireplace in G7 with non-abrasive methods.

First Floor

23. Repair and paint existing significant ceilings and cornices to First Floor Rooms (proposed F2, F3, F4, F5, F6 Hall, F7, F8, F9, F10, F11. (HA No 7).
 - a. Ceiling in F12 to be removed.
24. Reconstruct missing window to first floor, north east room (F3 Suite 1). Match window at ground floor (G3). (HA No. 12b)
25. Remove arch infill in Hallway and make good pilasters, capitals and arch.

Exterior- General

26. Ensure that ground levels are below damp proof course by at least 150mm.
27. Carry out paint scrapes on external joinery to determine original colour scheme and use the results of the investigation to assist in determining a colour scheme for the exterior. (HA No 11).
28. Remove all lights, conduits and fixings. Make good.
29. Remove service runs, pipes and waste pipes from the building and make good fabric to match existing.
30. Make good existing limestone tennis court wall and reinstate coping.

Walls

31. Make good deteriorated brickwork to former cloakroom and north elevation of ballroom. (HA No 2).
32. Repairs and / or reconstruction of brickwork to match evidence of original laying, configuration, any new brick units are to match in size, texture and hardness.
33. Repoint brickwork where eroded. New lime mortar should match the original mortar in colour and strength as determined by materials analysis.
34. Repair cracks to the walls of Woodside House and make good to match existing fabric. (HA No 3 & 8).
35. Replace cavity wall ties. Install new ties Ancon Helifix ties or similar.
36. Tie First Floor to walls - Provide fixing to wall, anchor in accordance with Structural Engineer's details.



37. Ashlar-lined render to internal verandah walls to be retained and repainted. Where render is cracked patch repair with a render to match original composition. Reinstate lined scribing in to any repairs.
38. Prepare exterior walls for new paint silica based system. New paint to be breathable type for masonry.
39. Retain existing vents and where vents are to be reinstated, match the existing grille.

Floor

40. Repair, clean and regrout mosaic entry tiles. Like-for-like repairs. Protect during works.
41. Remove all AC units and make good to building fabric.
42. Remove existing timber boards and Malthoid coating from first floor verandah. Replace with new Jarrah boards and seal with oil based system.
43. Strip existing granolithic floor to ground floor verandah. Resurface and make good. Reconstruct concrete bullnose edge.
44. Remove concrete ramp and associated steel rails to ground floor verandah.

Roof

45. Replace existing 'autumn blend' roof tiles with terracotta Marseilles profile roof tile with crested ridge tiles and terracotta finials to photographic evidence. Retain timber structure and make good. (HA No 4).
46. Carry out any repairs to the roof plumbing system required to enable stormwater to effectively be discharged from the building. (HA No 4 & 5).
47. Remove and replace all gutters (Ogee Profile to Photographic Evidence).
48. Remove and replace all all downpipes. (circular, galvanised iron to photographic evidence).
49. Paint all rainwater goods.
50. Replace flashings. Stepped lead flashings to chimneys.
51. Reconstruct brick and rendered chimneys to former locations to match detail of existing.
52. Remove asbestos (verandah soffits) replace with water resistant plasterboard. Timber batten detail and cornice to match existing.
53. Tie roof down. Provide anchors to Engineer's details. Where cavities exist the use of hook bolt wall ties will be used to avoid damage to existing significant cornices.
54. Tie existing chimneys back to the roof structure.
55. Remove existing gable infills and investigate underlying fabric. Reinstate to evidence and paint.

Joinery

56. Repair and repaint all timber joinery (HA No. 7).
57. Replace timber fascia boards where deteriorated to match existing. Prepare and paint.
58. Repair gutter scotias and fascias and roof timber trims. Prepare and paint.



59. Repair and replace damaged sections of timber bird board eaves linings to match existing. Prepare and paint.
60. Reinstate bird board linings to first floor verandah edge perimeter. Prepare and paint.
61. Strip paint from existing cast iron filigree balustrade, rust treat, Prepare and paint, and reinstate.
62. Undertake repairs to all doors to be retained. Remove paint and sand back all timber frames. Replace deteriorated material to match. Fill and make good timber. Paint.
63. Repaint all external timber joinery with solvent borne gloss to match original.
64. Reinstate verandah perimeter, including gutters, scotias fascias and bird boards to evidence.
65. Retain existing eaves brackets and repair if required.
66. Reinstate cast iron filigree balustrade and timber floor with associated gutter, scotia and fascia detail to west bay window according to evidence.

Windows

67. Conserve all timber windows to be retained. Repair window frames, sashes and panels. Remove deteriorated and unserviceable timber sections and replace to match existing timber. Take apart and replace deteriorated timber sections. Piece in new timber where possible and fill serviceable timbers. Replace damaged glazing.
68. Rake out existing window putty and reputty all windows.
69. Service windows to operable condition, re-rope, re-weight as required. New hardware to match original types.
70. Make good to match existing.
71. Reconstruct rendered sills with swag detail to windows to match existing at ground floor verandha. Refer drawings for locations.
72. Reinstate arched window and detail to north wall of former cloakroom. Window to match existing arched windows.
73. Remove windows above stair hall and restore openings to original length. Reinstate timber framed sash windows with leadlight glazing.

End of List.