BROOKMAN BUILDING

CONSERVATION MANAGEMENT PLAN

UNIVERSITY OF SOUTH AUSTRALIA

For
UNIVERSITY OF SOUTH AUSTRALIA
June, 1999
Revised: July, 1999
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SWANBURY PENGLASE

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INTRODUCTION AND RECOMMENDATIONS

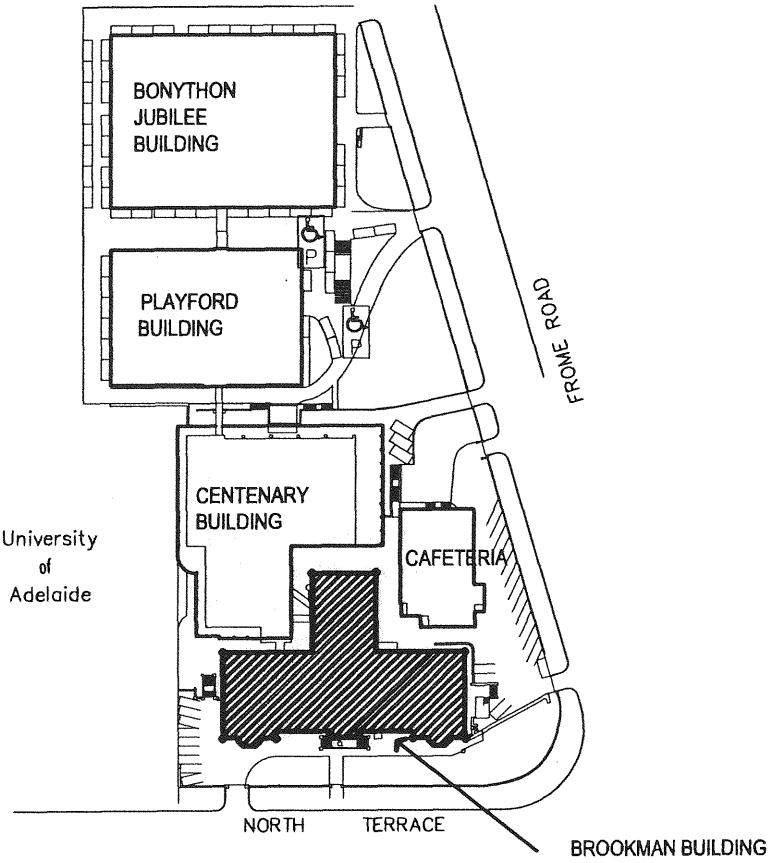
INTRODUCTION

The following Conservation Management Plan, examining the Brookman Building, North Terrace, Adelaide, —indicated on the following location plan— has been undertaken by Swanbury Penglase Architects for the University of South Australia.

The objectives of the Conservation Management Plan were to:

- Establish the cultural and architectural significance of the building;
- Describe the development of the building, its periods of development and various uses, based on a review of the documentary and physical evidence and a survey of historical records;
- Survey the building fabric, including;
  - the exterior of the building and immediate site;
  - interior of the building.
- Establish appropriate conservation policies that guide maintenance, adaptation and refurbishment, and make recommendations for the following:
  - the exterior and interior of the building;
  - the immediate surrounding landscape and setting;
  - the future potential to upgrade access for people with disabilities, integrate building services and upgrade structure to meet BCA standards (fire protection)

The Conservation Management Plan will help guide decisions concerning the future conservation, development and maintenance of the building.



LOCATION PLAN

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000

SUMMARY OF RECOMMENDATIONS

The Statement of Cultural Significance essentially states that the Brookman Building, North Terrace, Adelaide, is of cultural significance because:

- the building illustrates the importance and growth of technical education in South Australia, built in response to the need to provide education for 'emerging' industrial technical professions in South Australia in the late nineteenth and early twentieth century.

- It is an architecturally significant example of the work of the Superintendent of Public Buildings Charles Owen-Smyth, who is noted for the design of several architecturally significant buildings in Adelaide. The Brookman Building is a well-executed example of Owen-Smyth's work – in the manner of 'Federation Gothic' architecture, incorporating the needs of an early twentieth century technical school. The building's stained glass windows are also of significance as works from the notable Adelaide firms of E F Troy and H L Vosz.

- It illustrates the perceived need and value placed on technical eduction by some of the state's key industrialists of the time, including Sir George Brookman, MLC. Other key benefactors from industry included: David Murray – a noted Adelaide merchant; the Noyes brothers – from Melbourne – and pastoralist John Howard Angas.

The following is recommended for the Brookman Building:

- All future work encompassing the conservation and development of the Brookman Building should be undertaken on the following principles, seeking to:

    - Reveal and reinstate original and significant features of the place;
    - preserve the cultural significance and integrity of the building;
    - prevent damage to or deterioration of the building;
    - allow for the future maintenance of the building;
    - permit future adaptation of the building;

- Specific policies relating to the building are listed in the conservation policy tables and diagrams.

- Policies listed provide guidance as to the future conservation and management of the significant fabric of the place. Original fabric should be conserved where possible, although replacement of damaged material is permissible where inaction would cause damage to other significant parts of the building. The current integrity of the building should be maintained and not further decreased in value.

- Conservation policy areas (A) – passages, stair lobby and several other rooms - are to be restored to reflect their original state, based on known evidence, as outlined in specific policy recommendations for each room. Conservation policy area (C) are low in integrity and may be refurbished as outlined in the specific policy recommendations for each room.

- Brookman Hall should be restored to its 1910 condition. The later ceiling, acoustic wall tiles and other later fabric should be removed and the original ceiling and wall finishes revealed and restored, based on photographs and remaining original fabric. The removal of the later lowered ceiling would greatly enhance the appreciation of the significant 'empire' stained glass windows.

- Investigation has revealed that the original 1903 paint scheme for the interior of the building was a detailed scheme, with joinery elements highlighted and two colour paint schemes for doors and joinery. The palette of colours discovered include, but is not limited to:

  - ceilings (ripple iron) and timber cove cornices – Solver 'Greendale' 8552 – gloss
  - walls (plaster & face brick – Solver 'Broken White' 8500 – low sheen
  - pointed arch columns/reveals – Solver 'Malt' 2125 – low sheen
  - door leaf frame, architraves, skirting blocks – Haymes 'Sequoia Brown' – gloss
  - door leaf inset panels & bolection moulds, door frames – Solver 'Cracked Wheat' 2136 – gloss
  - door leaf top inset panel – obscure glazing
  - window frames and sashes – Solver 'Cracked Wheat' 2136 – gloss
  - window quads, architraves, other trims/plates, sills - Haymes 'Sequoia Brown' – gloss
  - skirtings B3-27, B4-02, B5-17, B6-19 – Solver 'Khaki' 8529 – gloss
  - skirtings elsewhere – Haymes 'Sequoia Brown' 2769 - gloss

  It is not recommended that all rooms be repainted to match the original internal colour scheme, but that the principle spaces – eg: rooms identified as (A) in the conservation policy analysis – be repainted to match the original colour scheme, to add to the historic interpretation of the spaces. It is recommended that the remaining rooms be painted in interpretive colours, similar to the palette of the original colour scheme. It is apparent that the colour scheme varied from room to room and therefore it is recommended that full paint scrapes should be undertaken in the relevant room prior to painting to match original colours.

  The external timberwork was initially painted in two colours, the window frames - similar to Solver 'Indian Red' and the sashes – similar to Solver 'Cracked Wheat'. The scheme is evident in 'opening day' photographs of the building. Further detailed paint scrapes are recommended to identify the full extent of the original external colour scheme. It is recommended that the external timberwork be repainted (when required by the building's maintenance program) to match the original 1903 colour scheme for the building.

- It is recommended that non-original partition walls should not fully extend to the underside of original ceilings. Internal spaces were originally large open classrooms and the later compartmentalisation of these rooms diminishes the scale and therefore interpretation and original function of these rooms. Future partitions should be constructed as low height partitions – eg: 2.7.metres high maximum – with frameless glazing enclosing rooms to the ceiling, if necessary. This policy allows the subdivision of original rooms, while still also allowing interpretation of the original scale of the classroom spaces.

- All future services wiring (such as lighting and communications) should surface mounted when fixed along face brickwork walls and ripple iron sheet ceilings, ensuring no visible alteration to the original fabric. Switches, ceiling roses and other fittings should be mounted on blocks and cables fitted in conduits. In rooms where skirtings are not noted to be reinstated, skirting ducts may be installed for services cabling.

- Pendant lighting is recommended for the principal areas of the building, with suspended fluorescent lighting grid systems elsewhere, similar to the fluorescent lighting grid currently installed at level B3 of the building. Floodlighting of the exterior is encouraged as a means to heighten the interpretation of the building in its North Terrace setting.

- Future air handling ductwork should be exposed, or concealed in a bulkhead along the ceiling perimeter in ripple iron sheet ceilings on levels B3, B4, B5. Ceilings should not be lowered to conceal ductwork, as window heads become concealed and the original height (and impression) of rooms is reduced. Ductwork should be installed in the roof space at level B6, with vent grilles to rooms as noted in the policy tables for each room. Exposed ductwork should not be installed through the main passages at each level, but be enclosed in bulkheads in adjacent rooms, or in vertical ducts, to minimise impact in passage spaces.

- Ductwork should be concealed behind the original ceiling in Brookman Hall, with suitable vent grilles fitted to the ceiling. Additional air ducts for the Hall could be incorporated under the stage and in the Gallery subfloor and store rooms underneath.

- An inventory of remaining original furniture and furnishings (in particular, photographs and framed certificates) should be undertaken and all original items returned and displayed within the public areas of the building. Other buildings on the campus should also be visited to locate any items.

- Future replanting and paving of the landscaped areas facing North Terrace and Frome Road should continue the themes established outside other institutional buildings along North Terrace, rather than replicate the original gravel paving, as little detail remains in relation to the design and extent of original landscaping.

- Access for people with disabilities should be addressed as a part of any future development plan for the building. A lift should be incorporated through all levels of the building, opening as near as practical to the stair lobby – for equitable access for all users. Lifts should be located through rooms of low significance, or rooms with minimal remaining original fabric. Lifts should not where possible pass through rooms identified as (A) conservation policy rooms (see tables) and works should be reversible in construction. The least interventionist location for a lift serving the library, through levels B3, B4 and the mezzanine, is against the south wall of B3-37, extending up into room B5-09D in Brookman Hall. A suitable and least interventionist lift location, to serve all general access levels of the Brookman Building, including Brookman Hall, is in the south east corner of room B3-35 through to B6-10.

- Access for people with disabilities is required to the front door of the building, from paving level, using either a series of ramps or a balloon lift. The most equitable access point for people with disabilities is the main entrance B4--02 (Disability and Discrimination Act –DDA- and Building Code of Australia).

- Future development of the Campus site should acknowledge the setting and scale of the Brookman Building as the pre-eminent building on the site, when viewed from North Terrace. The North Terrace and Frome Road frontages should be maintained as formal gardens/paving, continuing the theme established along the institutional precinct of North Terrace.

- Any future redevelopment of the current cafeteria building to the north of the Brookman Building should be guided by the assessment of the heritage values of the Brookman Building's heritage curtilage and the associated conservation policy included in this Conservation Management Plan (appendix 5), ensuring that the setting of the Brookman Building is not compromised/diminished.

- With reference to the 1996 Brookman Building draft BCA report, prepared by LeMessurier Architects, (never completed or submitted for approval) it is recommended that a sprinkler system is installed throughout the building, as an alternative to installing fire rated ceilings and fire compartments.

Brookman Building, viewed from North Terrace, 1999

1.0 ITEM IDENTIFICATION

LOCATION

- North Terrace
  ADELAIDE SA 5000

- CT.
- Lt No.
- Section : Parklands 13
- Hundred of Adelaide

NAME OF BUILDING

- Brookman Building
- Brookman Hall
- formerly 'The Main Building'

OWNER

- University of South Australia

HERITAGE LISTING STATUS

- Australian Heritage Commission
  Register of the National Estate
  Registered, *"Historic"*
  Database No: 006382
  File No: 3/03/001/0046

- Department of Environment, Heritage & Aboriginal Affairs
  Heritage SA
  State Heritage Register
  Registered - date not sourced
  File No: 10877, Item No: 539

- City of Adelaide Heritage Survey
  Item No: 325

- National Trust of South Australia
  Item No.1536, 'Classified' status

2.0 HISTORICAL STATEMENT

SCOPE

The reference, 'The People's University', by A. Aeuckens, published in 1989, provides an exhaustive, detailed history and analysis of the establishment and development of the South Australian School of Mines and Industries. The following historical statement was prepared with reference to this publication, along with other archival material – both written and photographic - sourced from the University of South Australia and the Mortlock Library of South Australiana.

The following historical statement discusses the historical development of the University in relation to the associated events, background, construction and subsequent use and role of the Brookman Building; and its relationship and influence within the University of South Australia. Aeuckens, 'The People's University' should be referred to for a more expansive history of the University.

SUMMARY

The Brookman Building stands as the first purpose built building for the South Australian School of Mines and Industries, established in 1888. The building was designed by the notable architect, Superintendent of Public Works, C E Own Smyth and staff architect, Mr Krichauff, as a three storey building with a basement and large meeting hall. The building accommodated the rapidly expanding School of Mines and Industries and was completed in 1903, replacing the school's inadequate accommodation in the adjacent former Exhibition Building.

The Brookman Building continues to serve the needs of the school – now the University of South Australia – accommodating teaching spaces, administration and the University library. The building is high in integrity externally, with few alterations to its original fabric. Internal spaces have been altered in part over the years, as the content and requirements of courses have changed. The Brookman Building is of significance as a purpose built building, located in the institutional precinct of the city, representing the establishment and continuing development of technical education in South Australia.

2.1 ESTABLISHMENT OF THE SOUTH AUSTRALIAN SCHOOL OF MINES AND INDUSTRIES

Technical institutes were established throughout the industrialised world during the nineteenth century, in response to the rapidly changing environment of industrialisation. New technical professions were developing as a part of the process, eg: engineering, chemistry, electronics and mining and mechanics and institutes provided much needed training for these continually changing technical professions.

Australia's first institute developed in Victoria, during the gold mining boom of the 1850's. Schools of mines were established in Ballarat in 1871 and Bendigo in 1873. The Sydney Working Men's College was established in 1878 and the Melbourne Working Men's College was established in 1887. [1]

South Australia witnessed a period of agricultural expansion and associated secondary development in the 1870's. Roseworthy College, an experimental farm and college, was established in 1885 as a response to that expansion, to provide much needed support to the agricultural community.

In the early 1880's the South Australian Chamber of Manufactures lobbied the government of the day to establish technical classes in Adelaide and major country towns. The government established a board – the Technical Education Board - to, *"inquire into and report upon the best means of developing a general system of technical (including agricultural) education in the province"*[2] in October, 1886.

The Board submitted a draft report to the State Government in June, 1888, after visiting other institute schools throughout Australia, recommending the establishment of a technical school in Adelaide. The Board recommended that the school be named 'the School of Mines and Industries', and that a museum of technology also be incorporated as a part of the school. The need for a school of mines became even more important once silver and lead had been discovered at Broken Hill in 1883.

"Interest in mining was intense and lead to large-scale investment by South Australian speculators... The desire to assist the development of the mining industry was one of the main reasons for government support for a School of Mines"[3]

The Playford government implemented the recommendations of the report and established the School of Mines and Industries Council in Adelaide on 21 November, 1888. The classes commenced in the eastern annexe of the Exhibition Building (now demolished) – located on North Terrace, adjacent to the Brookman Building – 91 students enrolled for classes in the first term. The technological museum was also established in the same building.

On 8 June, 1889, the School was officially opened by the Earl of Kintore, Governor of South Australia in the presence of 2 - 3 000 people. The School had established courses covering aspects of mining, agriculture and manufacturing. Courses were also established in carpentry, dressmaking, cookery and basic mathematics, physics,

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[1] Aeuckens, A. 1989, 'The People's University', SAIT, Adelaide, pp – *introduction*

[2] Aeuckens, A. 1989, 'The People's University', SAIT, Adelaide, pp – 6

[3] Aeuckens, A. 1989, 'The People's University', SAIT, Adelaide, pp – 10

chemistry and drawing. Several courses were taken in part externally, at the University of Adelaide and the School of Design, as a result of inter-school agreements.

A preparatory year course was also established in 1897, for students who lacked sufficient educational training for the School's formal courses.

2.2 THE NEW BUILDING

The School prospered and the demand for places in courses was high, with enrolments exceeding 1000 students in number by 1897. Teaching space was at a premium and the Council had made repeated requests to the government for additional floor area in the Exhibition Building, or the relocation of the School to a new purpose built building. In June, 1898, a deputation from the Council reported to the Minister of Education:

"...that a sum be placed upon the estimates of 1898-1899 for the erection of a new building for the school. It was pointed out, that.... It was absolutely necessary that the Council should have full control of the Exhibition Building or else be provided with a new building."[4]

In November of the same year, the Government gave the School one third of the space available in the Exhibition Building, but this space was soon overcrowded and was only a short-term solution.

The Council president, Langdon Bonython continued to pressure the Government for a new building for the School and was finally successful in securing 10 000 pounds for the purpose. The Superintendent of Public Buildings, C Owen Smyth, was subsequently instructed to seek further funds by the Premier of the day, F W Holder as noted in an article by the Superintendent in 1923:

" F W Holder, ...Premier .... Sent for me one day and talked over the proposal to erect a new building on North Terrace for a school of mines. It was his idea then to buy a site on the opposite side of North Terrace, but the cost of such a site was prohibitive...However, he said to me, 'Do you know Mr George Brookman well?' I replied that I did. 'Well, go and see him and try to get him to give 10 000 pounds towards the erection of the proposed new building. He has plenty of money, chiefly made in mining.' I lost no time seeing Mr Brookman. The interview did not last five minutes. The money was promised, and paid over at once. Later I was told by Mr Holder to go and ask for another 5 000 pounds, which also was promptly given." [5]

The School received Brookman's donation of 10 000 pounds on 3rd July, 1899. The following extract from the Council minutes of the above date records the event: - as announced by the president, Sir Langdon Bonython:

[4] Aeuckens, A. 1989, 'The People's University', SAIT, Adelaide, pp – 24

[5] Register, Tues. December 18, 1923, pp (605)

" Gentlemen, I have to report that since the last meeting of the Council I have received the following letter: -

> *Grenfell Street, Adelaide, June 15th, 1899.*
> *Sir Langdon Bonython, President of the School of Mines.*
>
> *Sir, you will remember some months ago calling on me with reference to the need of a new building for the School of Mines. I have thought the matter over and as I consider the School is doing a good work for the young people of South Australia, and that privileges offered are open to all, I have pleasure in handing you my cheque for ten thousand pounds (10 000) in favour of the Hon. The Treasurer as a nucleus of the building fund. I will be glad if my name is not mentioned as the donor if any reference is made in the press.*
>
> *Yours faithfully,*
>
> *George Brookman.*

With the letter Mr Brookman handed me his cheque for 10 000 pounds which I at once paid into the Treasury, having previously arranged with Mr Holder that the money carry interest at the rate of three per cent per annum as long as it remained in the Treasury. I now place on the table with Mr Brookman's letter a receipt from the Treasury for the 10 000 pounds. At an informal meeting members of the Council expressed their hearty appreciation of Mr Brookman's act of splendid generosity, and it is now our duty to record in our minutes the Council's sense of their great obligation as well as their cordial thanks to Mr Brookman, so that an official letter may be sent to that gentleman. Prior to this noble gift of 10 000 pounds, Mr Brookman had presented to the School for prizes the sum of 221 pounds. I may add that it is proposed to erect the School on the land between the Exhibition Building and the Frome Road, on the site now occupied by the Eastern Annexe. The Government have given instructions that there is to be no unnecessary delay in preparing plans; and I have much pleasure in announcing that Lord Tennyson has very kindly telegraphed to the Secretary of State for the Colonies asking for the latest information obtainable in England with reference to technical schools." [6]

As noted above, Brookman donated a further 5,000 pounds during the project and the State Government of the day provided the balance of the funding for the proposed building – 25, 000 pounds – bringing the total funds available for the construction of the new building to 40, 000 pounds.

[6] School of Mines and Industries Council Meeting Minutes, July 3, 1899

2.3 SIR GEORGE BROOKMAN MLC

George Brookman (1850 – 1927) immigrated to South Australia with his family in 1852. His career was diverse, as a sharebroker, financier and investor in mining. Brookman commenced his commercial career with merchant firm D & J Fowler. He then established a stockbroker business and became a member of the Adelaide Stock Exchange in 1890. Brookman established a mining syndicate, which was responsible for the discovery of gold at Kalgoorlie in 1893. The area was known as the 'golden mile'.

As a result of his success of the goldfields, Brookman invested heavily in South Australia, boosting the local depressed economy. Investments included the development of the copper mine at Leigh Creek and donations and prizes to the School of Mines and Industries.[7] George and his brother, William erected the Brookman Buildings in Grenfell Street, Adelaide in 1896. Two additional floors were added to the building in 1914.

" the building was the result of the success of the goldfields in Western Australia – George Brookman and his brother William were involved in the Coolgardie Gold Mining and Prospecting Company." [8] The building was demolished in the 1970s.

Brookman stood as a Member of the Legislative Council (South Australia) from 1901 – 1910 and was knighted in 1920. He was the chair of the Adelaide Hospital Board from 1902, the chair of the board of the Adelaide Electric Supply Company from 1905 and governor of the Public Library, Art Gallery and Museum.[9] Brookman made a significant impact to the development of the industrial and cultural development of the State, with the Brookman Building standing today as an illustration of his contribution.

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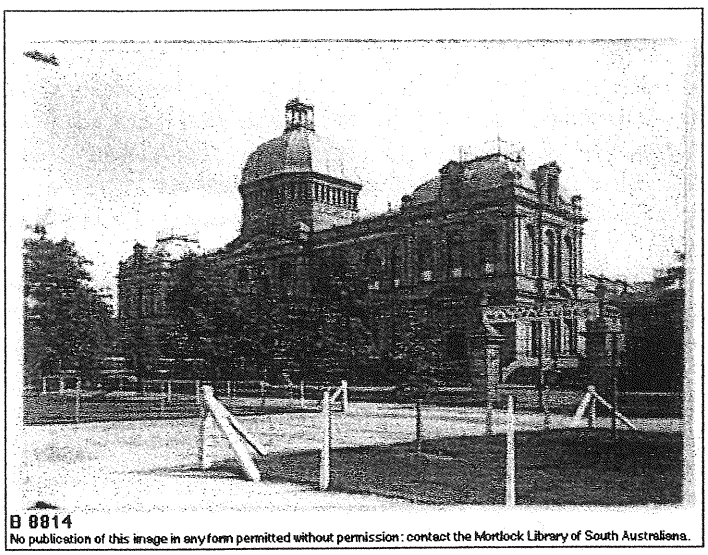
[7] Burgess, H T (Ed) 1907, 'Cyclopaedia of South Australia' Cyclopaedia Co. Adelaide, Vol. 1, pp 199

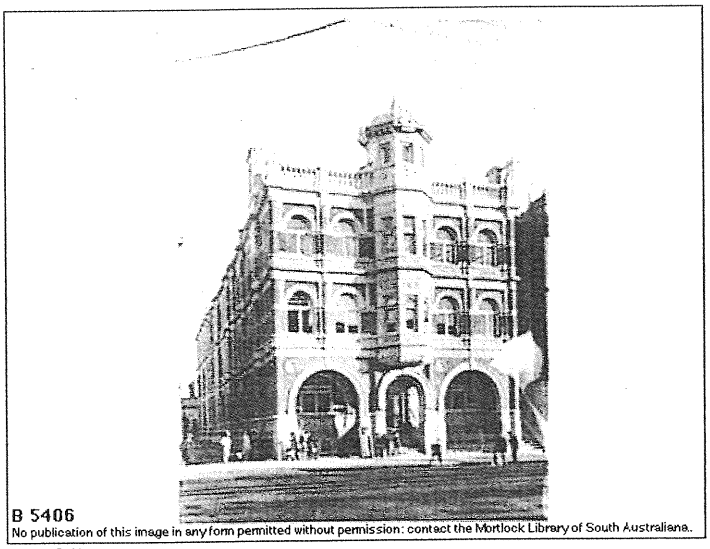
[8] Burden, M, 1983, 'Lost Adelaide" Oxford University Press, Melbourne,

[9] Adelaide Observer, Sat. June 8, 1901, pp 15



TITLE Exhibition Building
DESCRIPTION Exhibition Building, North Terrace
DATE ca.1903

Exhibition Building, North Terrace, Adelaide, C1903, MLSA B 8814



TITLE Grenfell Street
DESCRIPTION West corner of Grenfell Street and Commercial Place, frontage of Brookman Building is 18.5 yards
DATE 1896

State Library of South Australia South Australiana Database
AUTHOR Gall, Ernest, photographer
TITLE Grenfell Street

Brookman Buildings, Grenfell Street, Adelaide, 1896, MLSA B5406

2.4 THE SITE

The site for the Brookman Building was fixed at the corner of North Terrace and Frome Road, Adelaide. Sir Langdon Bonython was responsible for the selection of the site, without government approval, on government land. He recalled in 'The Mail' in 1927:

" Connected with the School's location, I can tell a rather good story. When Sir George Bookman gave me his cheque I announced the fact, and on my own responsibility added the statement that the building would be erected on the site where it now stands, which was then occupied by an annexe of the Exhibition Building, and used by the Chamber of Manufactures. .... The Chamber of Manufactures moved out, the annexe was taken down, and the foundations were put in. After the ceremony of laying the foundation stone (performed by Lady Brookman) I drove away, I remember, with the Premier (Sir Fredrick Holder...) . I said, 'well, Mr Premier, what do you think of the site?' 'excellent , nothing could be better; but why do you ask?' 'because no one has ever given us the land; but now that we have the foundations in I imagine we are in possession alright.' 'Is that so?' he exclaimed. 'It is.' I said, and he laughed very heartily, thinking, no doubt, of the terrible surprise in store for Mr Owen-Smyth, who did not usually allow sites to be given or occupied without his approval or knowledge." [10]

2.5 THE COMMITTEE

The School Council established a Building Committee for the proposed building at their council meeting of 17 July, 1899. The Council also requested that the government instruct the Superintendent of Public Buildings to provide advice and information *"which would be useful to the Committee in coming to a conclusion as to the best design"* [11]

The Superintendent of Public Buildings, Charles Owen-Smyth, prepared initial plans and presented them to the Committee on 11 September of the same year. The Building Committee subsequently reported to Council that:

"....the southern wall of the new School of Mines building should be in alignment with the southern wall of the Public Library. ...

(1) that the western wall of the new building should be the same as the present western wall of the Eastern Annexe

(2) that the new building consist of:

- *(a) A main portion of three stories with no basement except at the back,*
- *(b) Two annexes, one for the Metallurgical and Chemical Department and the other for the Mechanical Department: these to be light one-storied buildings"* [12]

The Committee also requested that the Superintendent of Public Buildings send his staff draftsman (later, chief draftsman), Mr F C Krichauff to the School to inspect the plans to date and prepare resolved design drawings for the new building.

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[10] The Mail, Sat. December 17, 1927

[11] Council minutes records – 17 July, 1899, pp21

[12] Council Minutes, December 4, 1899, pp 57

Owen-Smyth attributed the final design of the Brookman Building as follows: *" Mr F C Krichauff, the late chief draftsman of the Works and Building Department, was in charge of the plans, and indeed, did the larger proportion himself."* [13]

2.6 CHARLES OWEN-SMYTH

Charles Owen-Smyth, Superintendent of Public Buildings from 1886 – 1920, *"was a round-headed, red-faced man with a bristling moustache, who prided himself on bullying, blustering, or wangling his way through every eventuality."* [14]

Owen-Smyth began work with the department in 1876, as a clerk. He was known for his simple, economic design solutions, utilitarian in appearance and functional in design. South Australia was in a period of economic depression during much of Owen-Smyth's period as superintendent -

"Owen-Smyth was a man for his times as the (his) appointment coincided with the onset of the 1890's depression which drastically affected spending on public works. Function was of prime importance, influencing his choice of designs and materials. Pragmatic, but confident, he was responsible for the design of several well-known public buildings where treasury funds were meagre." [15]

Works completed in Adelaide, attributed to Owen-Smyth, include:

- North wing of S A Museum, North Terrace, 1885
- Advanced School for Girls, Grote Street, 1891
- Fmr Currie Street School, Currie Street, 1893
- Art Gallery of S Aust., North Terrace, 1899
- Gilles Street Primary School, Gilles Street, 1899
- South Aust. Institute Building extensions, Kintore Avenue, 1906
- Treasury Building extensions, Victoria Square, 1907
- Margaret Graham Nurses Home, Frome Road, 1908

Buildings designed by Owen-Smyth were typically red brick in construction, with few embellishments and little ornamentation. The School of Mines building is of significance as a well executed example of Owen-Smyth's work and can be clearly considered typical of his work, - red brick construction and economy in design and decoration – especially the interior spaces. The 'Federation Gothic' style detailing may have resulted in some part from the influence and input of his draftsman, F C Krichauff.

Owen-Smyth designed many public buildings, in a variety of architectural styles – Federation Gothic, Italianate, Romanesque. The Brookman Building stands today as a highly significant and well-resolved 'Federation Gothic' example of his work in South Australia, in scale, ornamentation and resolution of architectural detail.

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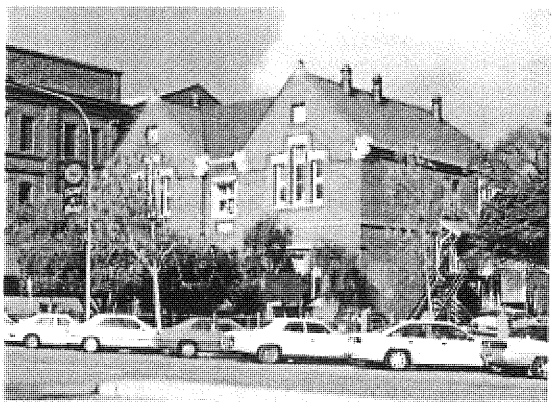
[13] The Register, Tues. December 18, 1923 pp(605)

[14] Page, M 1986, 'Sculptors in Space" RAIA (SA Chapter), Adelaide, pp39

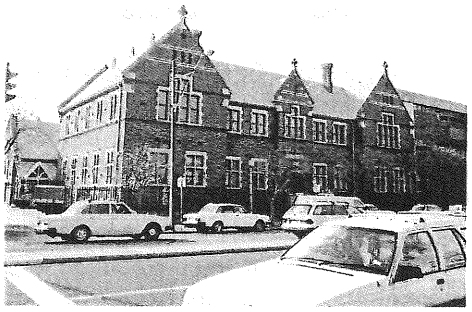
[15] Marsden, Stark, Summerling 1990, 'Heritage of the City of Adelaide' Corp. of the City of Adelaide, Adelaide, pp54

Gilles Street Primary School,
Gilles Street, Adelaide, 1899



Advanced School For Girls, Grote Street,
Adelaide, 1891

Margaret Graham Nurses Home,
North Terrace, Adelaide, 1908



Fmr Currie Street School, Currie Street,
Adelaide, 1893

2.7 FOUNDATION STONE CEREMONY

Eliza Martha Brookman, wife of George Brookman MLC laid the foundation stone of the Brookman Building, on 7 March, 1900, at the commencement of the construction of the basement. *" A parchment statement deposited in the cavity of the stone contained the announcement that the Bushman's Corps left these shores the same day for South Africa."* [16]

The School Council, Members of Parliament, G Brookman and other associated guests attended the ceremony. Brookman spoke of the value of the School of Mines and Industries and the Commissioner of Public Works announced that:, " *Mr Brookman, ... , makes no stipulation whatsoever with his very handsome gift*," (donation of 15 000 pounds) " *but simply desires that the chief feature of this institution may not be the external embellishments of the building, but the higher and more beneficial results of a succession of students who may hold their own in any part of the world.*" [17]

2.8 COMPLETION OF PLANS AND CONSTRUCTION OF THE BUILDING

Plans for the building progressed and the Committee resolved, in reply to the government's request, to set the construction budget to a maximum of 25 000 pounds. (Council minutes – 2 April, 1900) It was also resolved to reduce the plan footprint by one third in size and that the building was to be 'u' shaped in plan. Mr Greenway, a member of the building committee, was appointed as liaison between Owen-Smyth and the Committee and proceeded to become fully involved in the project. On 23rd April, 1900, Greenway presented plans to the Committee showing an alternative 't' shaped building footprint, which he claimed would admit more natural light than a 'u' shaped building.

On 8th October, 1900, the Committee sent a vote of thanks to the Superintendent of Public Works for the completion of the drawings of the proposed building. Tenders were subsequently called and on 22nd October a tender was accepted for the construction of the proposed building. The contractor was F. Fricker and the tender price - 25 999 pounds. Refinement of the layout of laboratories, workshops and classrooms continued during construction, with the project completed for opening on February 24, 1903.

2.9 NAMING OF FACILITIES

The School Council proposed that the hall of the new building be named in honour of G Brookman on 24 November, 1902. *" the Council of the S A School of Mines and Industries recommend to the Government that the Hall of the new building should be named 'The Brookman Hall', in recognition of the magnificent contribution of 15 000 pounds made by the Hon. George Brookman, MLC to the building fund."* [18]

The library of the completed building was located on the ground floor, opposite the entrance, and was named the Murray Library, as a result of the 500 pound donation given by David Murray, a noted Adelaide merchant.

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[16] The Adelaide Observer, Sat. March 10, 1900, pp 30

[17] The Adelaide Observer, Sat. March 10, 1900.

[18] Council minutes – 24 November, 1902

The Noyes Electrical Engineering Laboratory was opened on 26 February, 1904, as a result of a donation from the Noyes brothers, of Melbourne. The Angas Woolclassing Laboratory was established on the third floor of the Brookman Building on 1 April, 1908 – as a result of a donation of 1 000 pounds from pastoralist John Howard Angas.

2.10 OPENING CEREMONY

Lieutenant Governor Sir Samuel J Way officially opened the Brookman Building on February 24, 1903. Visitors filled the completed Hall for the ceremony, as seen in the photographs of the ceremony. The final cost of the works totalled 37 114 pounds. The completed building was not initially named the Brookman Building, most probably in response to Brookman's request in his initial donation to the School. The building was known as 'The Main Building' for many years. The press of the day described the building as follows –

"It is a curious and not altogether unsuggestive coincidence that the technical school, which is essentially a modern growth, should be housed in a building whose style is reminiscent of a bygone age. The handsome new erection is mainly carried out on Perpendicular Gothic lines, with some features which ally it to the late Tudor period, and in its construction the Public Buildings Department has never lost sight of the scholastic purpose which the building will have to serve, and a more suitable or more substantial design could hardly have been chosen. The detail of the facade has been modified to suit the exigencies of economy, and but for this necessity the curious gargoyles, ornamented parapets, and enriched cornices peculiar to the Perpendicular style might have been introduced with conspicuous effort. In the building as it stands, however, the detail so far as it goes is correct, and the utmost possible has been done with the money at command. The Public Works Department is to be congratulated upon the fact that the whole of the material used in the structure has been produced from the resources of this state." [19]

The materials used for the construction of the building were:

Plinth – Auburn stone
Upper plinth – Murray Bridge stone
Foundation bricks – Metropolitan Company, Blackwood
Brick walls – Hallet, Brompton
Marble floor – Angaston marble
Brookman Hall 'Empire' Windows – Elliott, of E Troy, Adelaide
'Engineering' & 'Scientific' Windows – Williams, of Vosz & Co

The building is 'Federation Gothic' [20] in style, with details of note including: the central tower topped with bartizans and a battlement style parapet, steeply pitched gable ends, leadlight and stone tracery to windows, 'tudor' style windows and chimneys, red brick construction, the pointed arch main window and also the rusticated stone plinth and ornamental brick buttresses to all external corners. The Brookman Building is a notable example of 'Federation Gothic' style architecture in Australia and was a common style used for ecclesiastical and collegiate buildings during the period 1890 – 1915.

[19] Adelaide Observer, Sat. February 28, 1903, pp 24

[20] Apperly, Irving, Reynolds – 1998(reprint), 'Identifying Australian Architecture', Harper Collins, Sydney, pp120

2.11 DEVELOPMENT OF THE SCHOOL

1903 saw the establishment of a Preparatory School, to address the gap in many students' education and prepare them for the courses offered by the School. The name of Preparatory School changed to Junior Technical School in 1908 and fees were abolished in the same year. The Junior High School course was expanded in 1918 to incorporate senior classes and became the Adelaide Technical High School.

By 1907, the following classes were offered at the School: *"metallurgy, assaying, chemistry, mechanical engineering, machine design, applied mechanics, and mechanical drawing; mathematics and physics, bookkeeping, bookbinding, carpentry, cooking, dairying, dressmaking, electrical engineering, engine driving, fitting and turning, fruit culture, mechanical drawing, mining, plumbing and gasfitting, poultry breeding and management, shorthand and typewriting, surveying and levelling, tailors' cutting, woolclassing, chemistry, physics, geology, and drawing."* [21]

Building works continued as the School grew in student numbers. In May, 1910, a boiler house was constructed behind the north wing of the Brookman Building. A gallery and additional entry doors were added to the southern end of Brookman Hall in November, 1910. A metallurgical and assaying laboratory was completed in 1907, funded in part from a donation of 1 500 pounds from Langdon Bonython. The laboratory was named the Bonython Laboratory and was constructed in the north west courtyard behind the Brookman Building. The laboratory was doubled in size in 1924, with further laboratories built on the north side of the building. The School has continued to expand, to accommodate the increasing number of enrolled students and subjects offered. Buildings of note include the Bonython Jubilee Building – 1940, the Playford Building – 1952 & 1958, and the Centenary Building, completed in the early 1990's (replacing the Bonython Laboratories – now demolished)

1949 saw the closure of the Murray Library and the book collection was dispersed between each department of the School. The room was needed for offices and the library was not re-established in a central location until 1956. The library was then relocated to a room on the fourth floor of the Playford Building in 1958 and then was relocated to the present location after the applied science museum was removed from the main building in 1963. A reinforced concrete mezzanine floor was constructed in the former museum space during this period. The mezzanine was extended out to the exterior walls of the building during the 1970's. (dwg – plan N495/7/77)

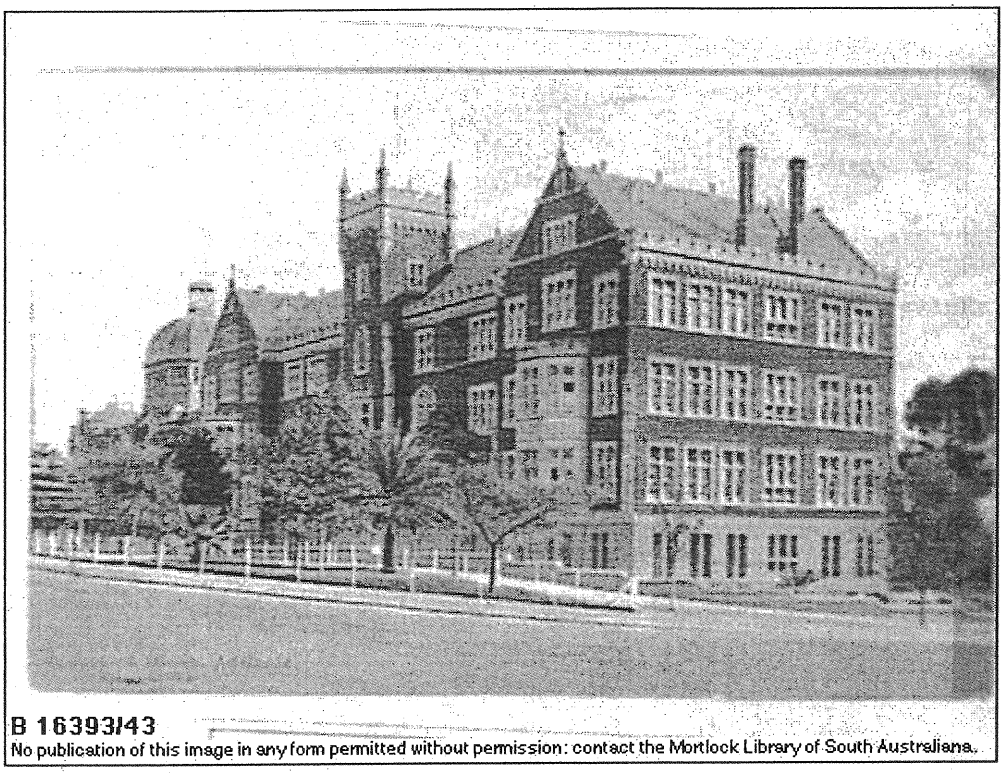
In 1960, the School of Mines became The South Australian Institute of Technology. In the same year, substantial alterations were undertaken in Brookman Hall, including the fixing of acoustic tiles to the wall and the construction of a false ceiling.

The Adelaide Technical High School section of the School vacated the North Terrace campus in 1963, to a new campus at Glenside.

[21] Burgess, H T (Ed) 1907, 'Cyclopaedia of South Australia', Cyclopaedia Co. Adelaide

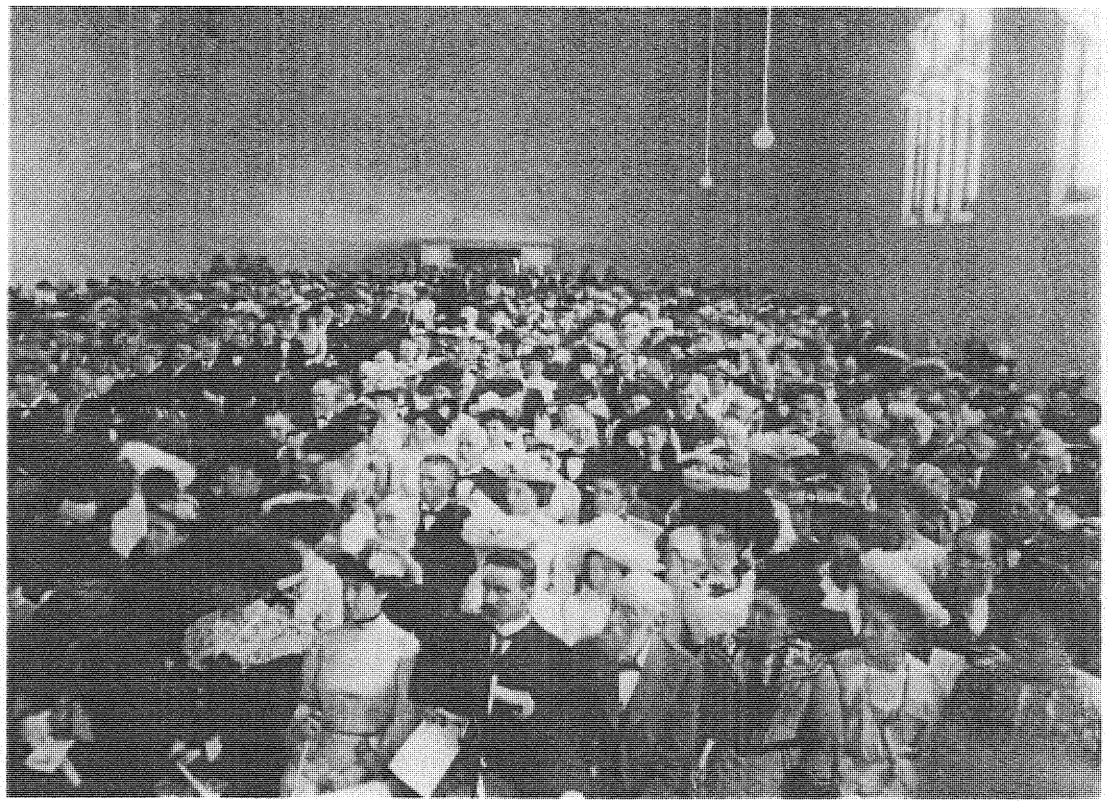
Other minor changes to the building include the construction of a fire stair at the eastern end of the main passage - through all levels - exiting to an external stair on the eastern facade – 1983; the installation of office partitions throughout the building - during the 1960's - 70's; and the upgrading of the level three and four library in 1997 - 8. The Institute of Technology commenced to offer tertiary studies for nurses in 1987 and a new building was required to accommodate the new school. The Bonython Laboratories were demolished in the same year, to make way for the construction of the Centenary Building on the site.

The South Australian Institute of Technology was granted university status in 1991, renamed the University of South Australia. A second city campus has also been established, to alleviate space needs and consolidate additional faculties into a city location (City West). The City East campus (original campus) remains as the 'formal address' of the University, fronted by the Brookman Building.

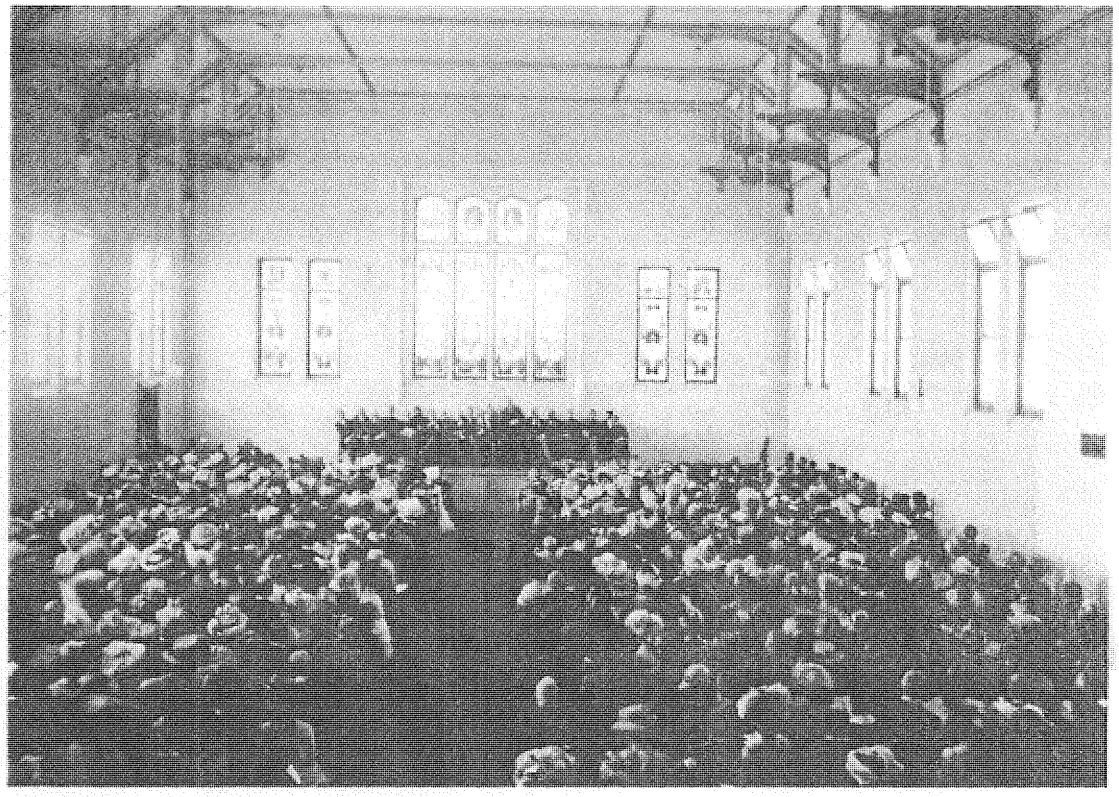


TITLE School of Mines
DESCRIPTION School of Mines, North Terrace, north side.
DATE ca.1906

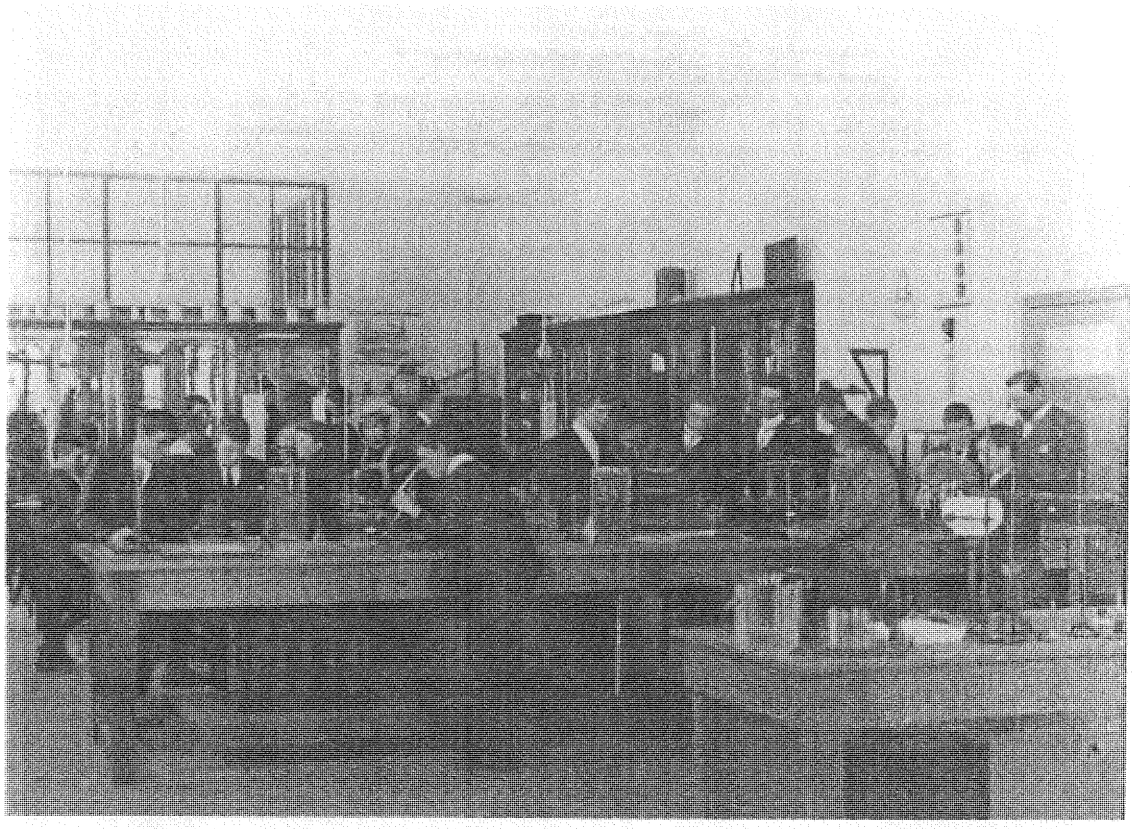
The School of Mines – Brookman Building – C 1906, MLSA B 16393/43



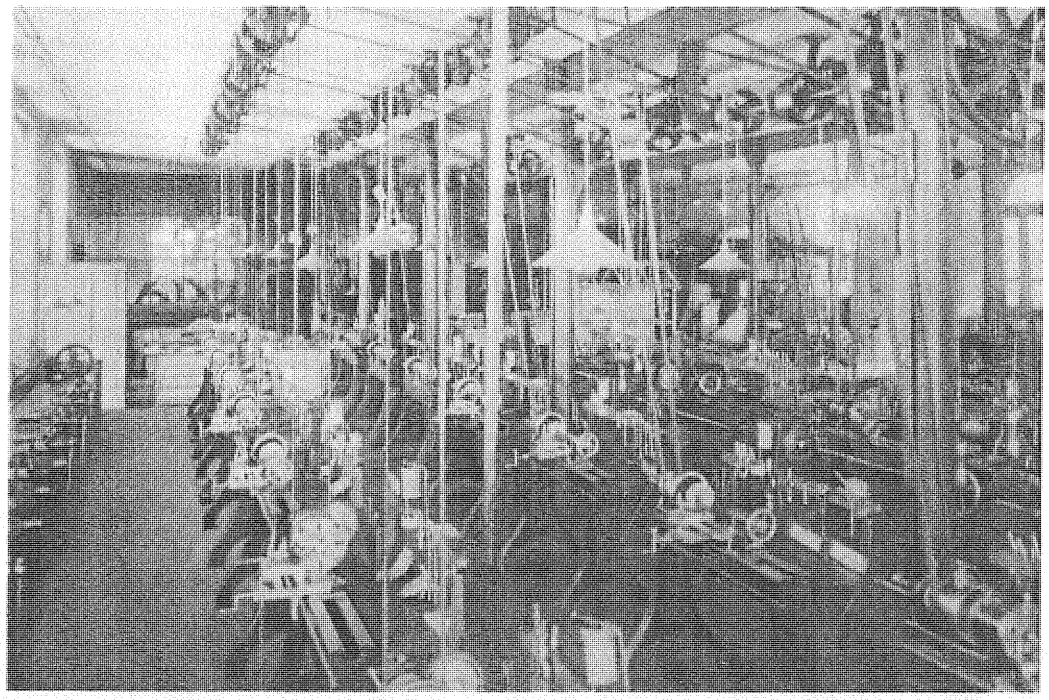
Opening Ceremony, Brookman Hall, 24/2/1903, (UNISA)



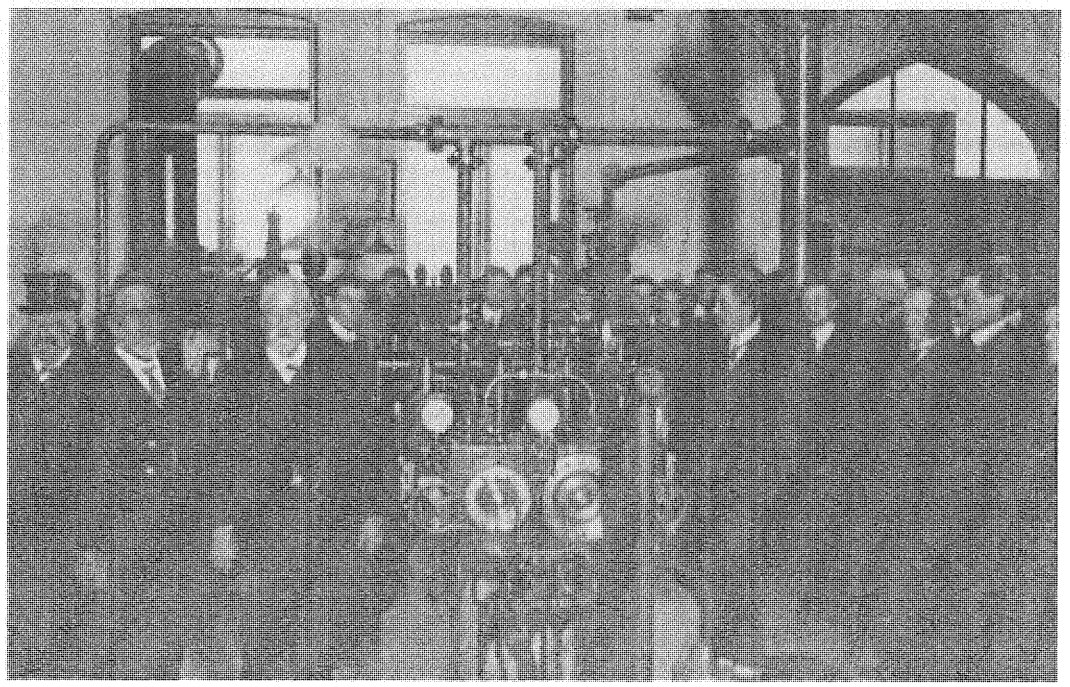
Opening Ceremony, Brookman Hall, 24/2/1903 (UNISA)



Preparatory School, Physics Laboratory, C1903 – 20 (UNISA)



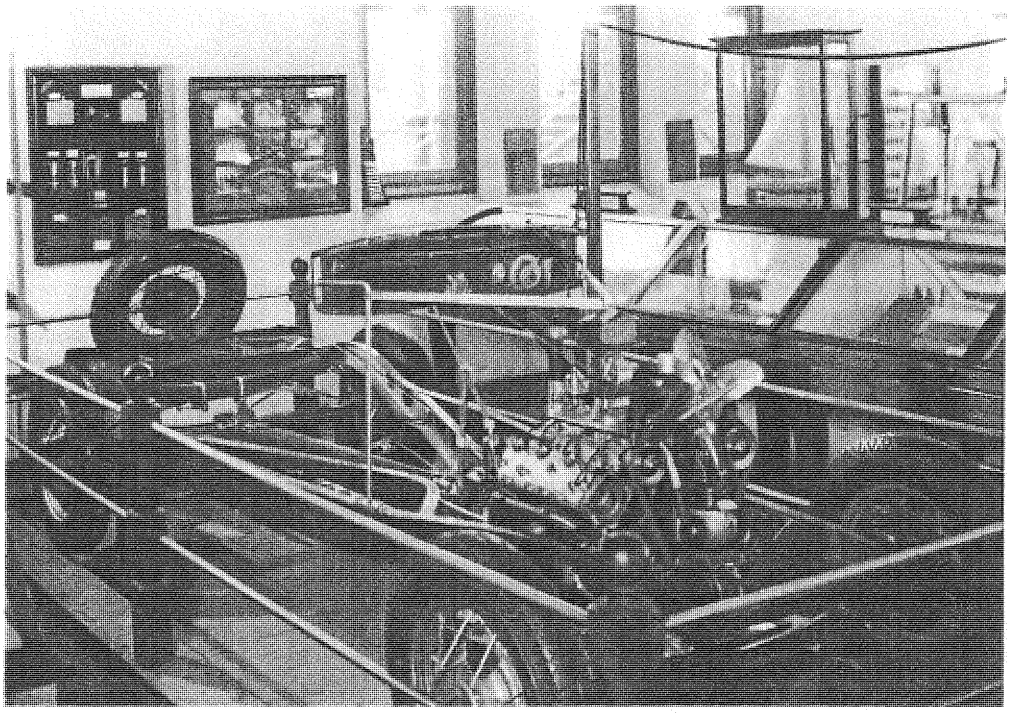
Mechanical Workshop, - level B3 now - C 1903 – 60 (UNISA)



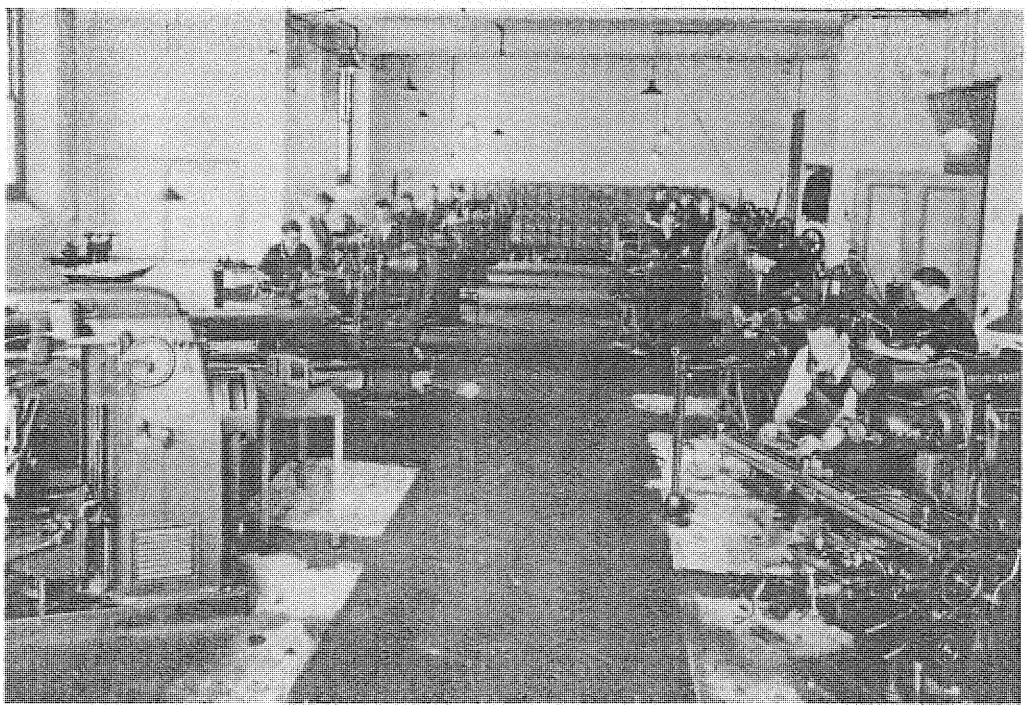
Experimental Steam Engine, - level B3, North Wing now – C 1903, (UNISA)

Council Room – 1937 (UNISA)

Council Room – 1926 (UNISA)



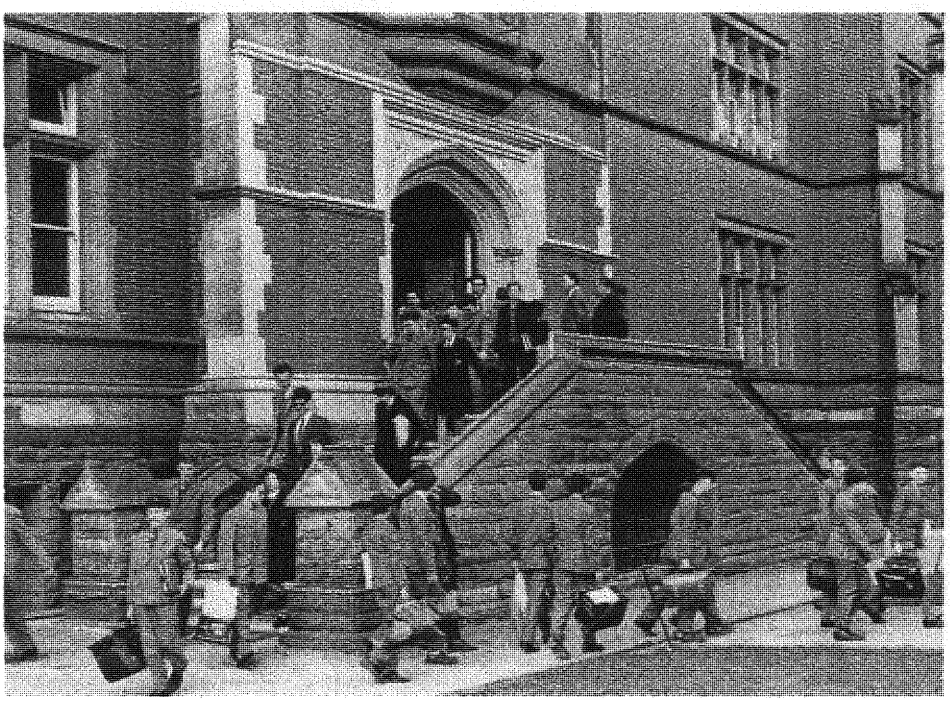
Technical Museum, C1903 – 60 - level 4 now (UNISA)



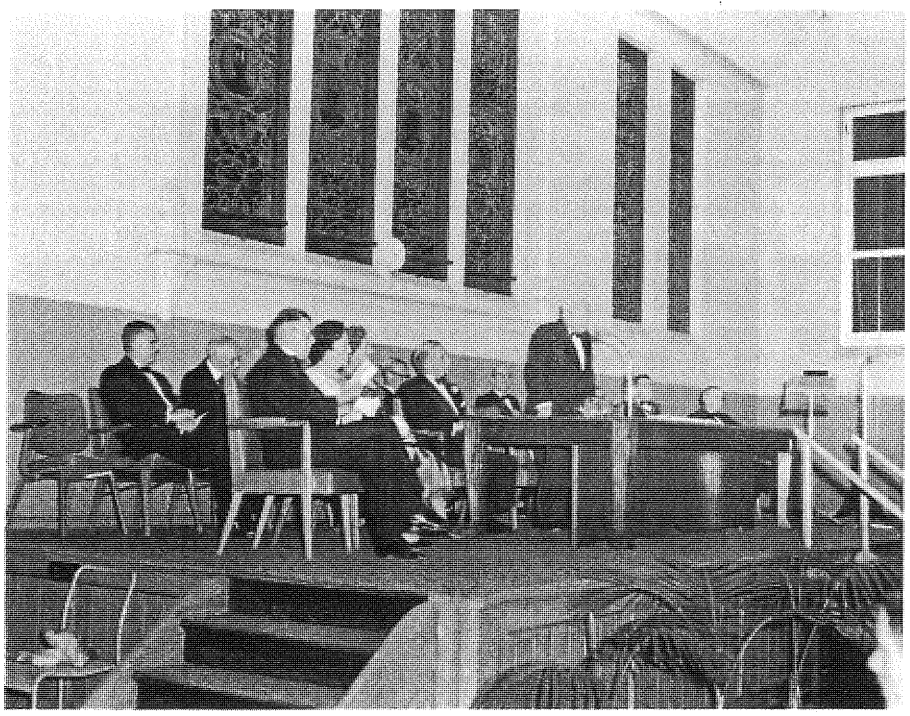
'Machine Shop' – Munition Works, Trainee Machinists, Oct. 1940 – Level B3 now – (UNISA)

TITLE Wool Sale
DESCRIPTION Wool sale, Brookman Building
DATE 1937

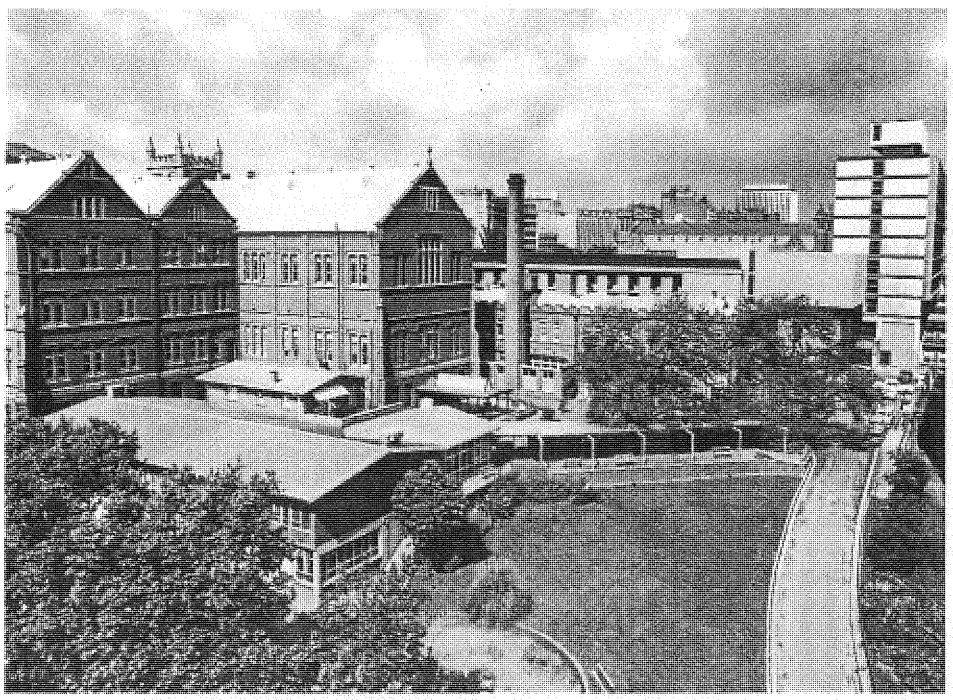
Wool Sale, Brookman Building, 1937 – MLSA B9937



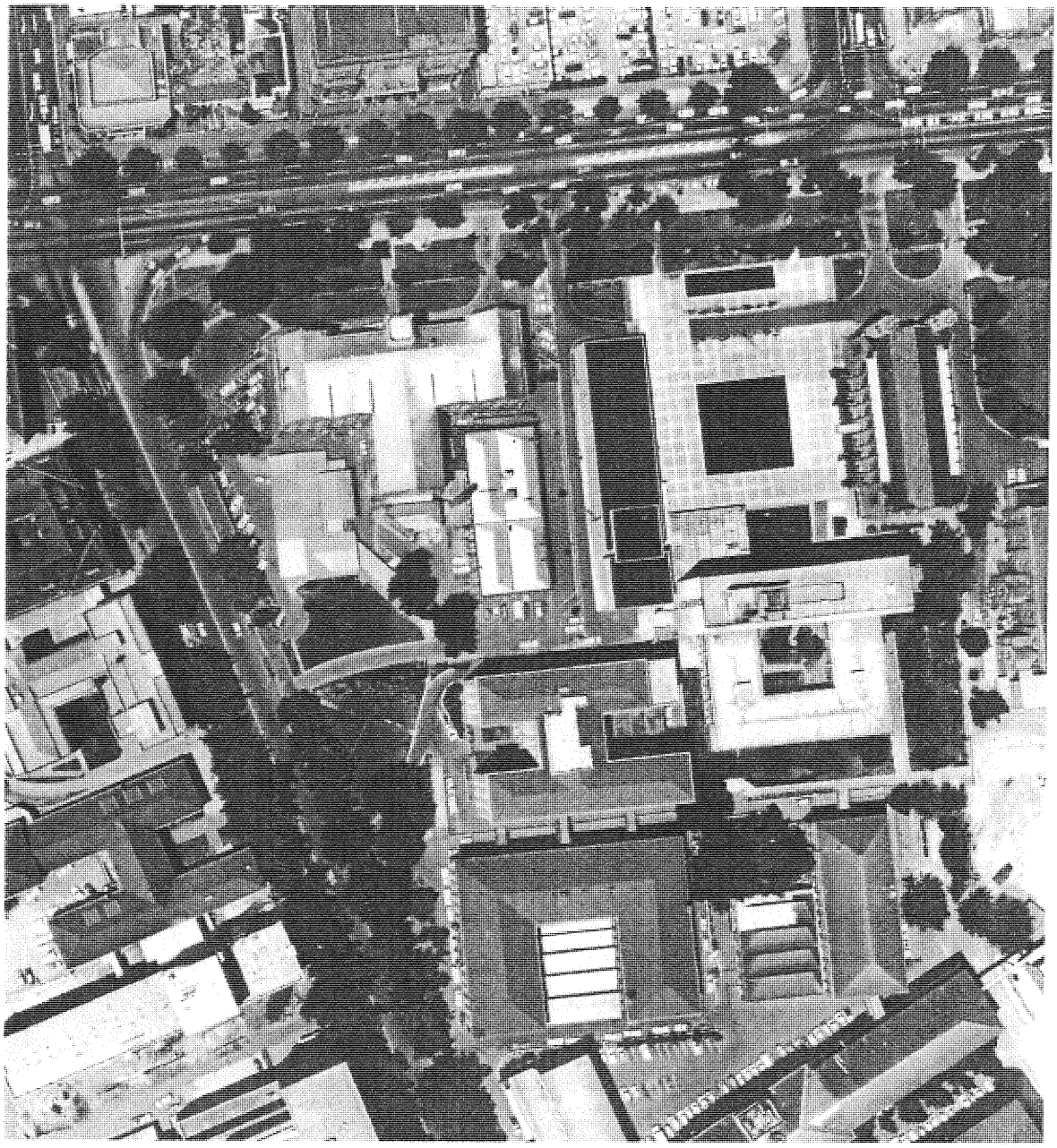
Students, C 1960, 'Adelaide Technical High School' (UNISA)



Ceremony in Brookman Hall, 1964 (UNISA)



View of Brookman Building, Bonython Laboratory (beyond) and cafeteria (forward) C1970 (UNISA)



Aerial View of Campus, 1970 (UNISA)

3.0 DEVELOPMENT SEQUENCE

3.1 SEQUENCE OF EVENTS

1888, June	Technical Education Board established - reported to State Government that a school of technical education was necessary to meet the increasing community demand for training in Adelaide – it was recommended that the school be called 'The School of Mines and Industries'
1888, 21 November	School of Mines and Industries established, Council consisted of twelve members
1889, March	Classes commenced in the basement of the Exhibition Building – 91 students enrolled for classes in the first term – museum also opened in the same building
1889, 8 June	Official opening of the School, by the Earl of Kintore, Governor of South Australia
1891 – 1951	School was the home of the Government Assay Department, with the School receiving an annual fee to undertake all the Government's assay work
1897	Enrolled students reached 1000 in number
1897, December	University of Adelaide and School of Mines inter-school agreement established
1898, June	Request to Minister of Education for funds for a new building for the School – due to class sizes and demand for classes – current space provisions were inadequate in the Exhibition Building
1899, 15 June	George Brookman, local industrialist, donates 10 000 pounds towards the construction of a new building for the School of Mines
1899, July	Building Committee established and Superintendent of Public Buildings instructed to prepare plans for the building
1899, December	Superintendent of Public Buildings' draftsman, Mr Krichauff, commences preparation of plans
1899	Woolsorting/woolclassing classes commenced
1900, April	Building Committee confirmed the project budget of 25 0000 pounds, and that the proposed building was to be 'u' shaped in plan
1900, April	Building Committee member, Mr Greenway, presented his plans, showing a 't' shaped building footprint – Greenway appointed liaison contact between the Building Committee and the Commissioner for Public Works

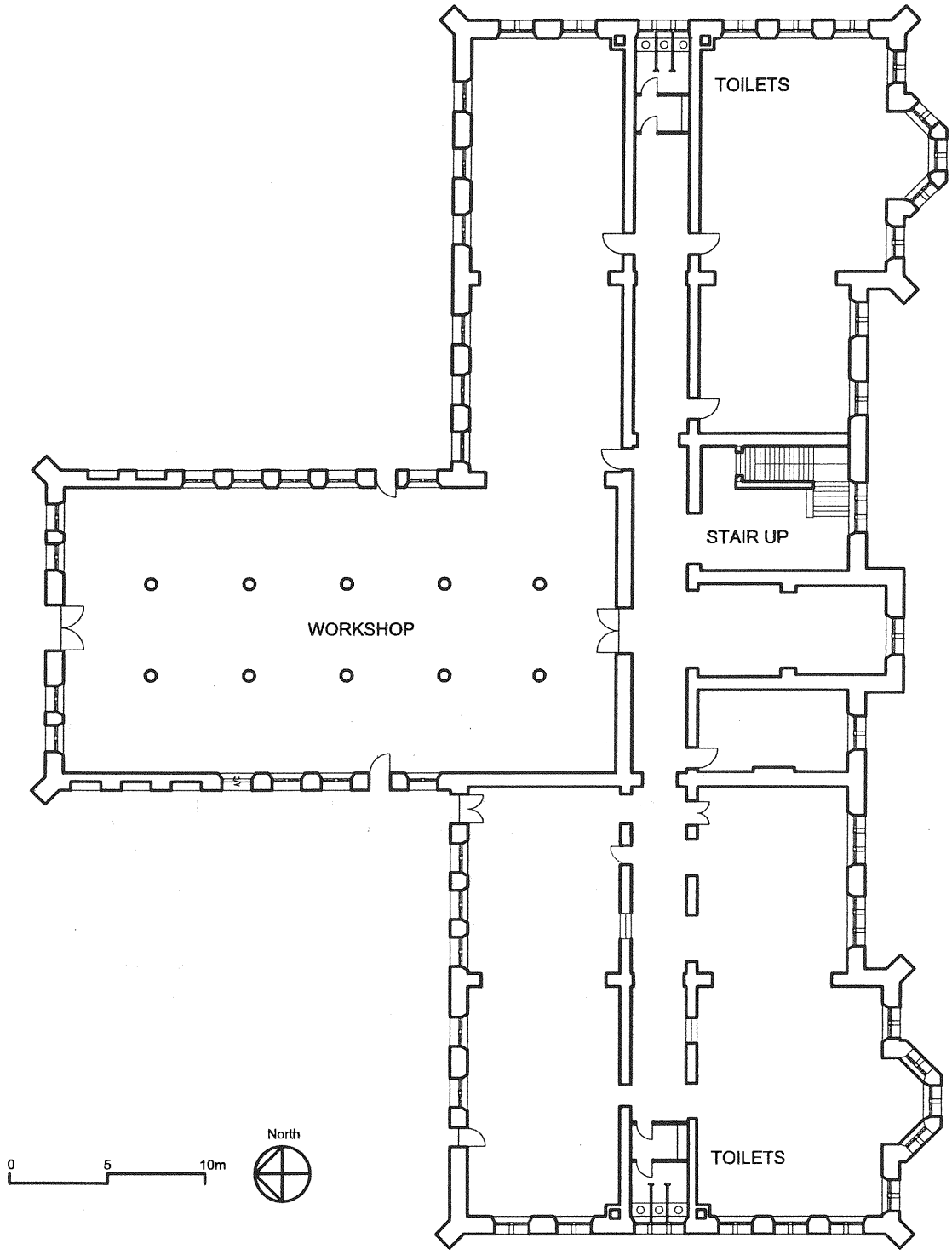
1900, 7 March	Foundation stone for the Brookman Building laid by Eliza Martha Brookman, wife of George Brookman MLC – Brookman donated an additional 5 000 pounds (15 000 pounds total) for the building works
1900, 8 October	Committee sent a vote of thanks to the Superintendent of Public Works for the completion of the drawings of the proposed building
1900, 22 October	Tender accepted for the construction of the proposed building – contractor – F. Fricker – for the tender sum of 25 999 pounds
1902, January	School library named after David Murray, who donated five hundred pounds for the establishment of a library
1902, March	Electrical Engineering course established
1902, 1 December	Committee recommended to Government that the new hall be named 'Brookman Hall', in recognition of the donation received by G Brookman MLC for the construction of the building
1903, 24 February	Opening ceremony for the completed building
1903	Preparatory School (one year course) established
1910, November	Gallery and four additional entries/exit doors added to Brookman Hall
1910, May	Boilerhouse construction commenced – located directly behind the north wing of the Brookman Building
1907	Bonython Laboratories completed, as a result of a donation by Sir Langdon Bonython. The building was located in the north west courtyard of the Brookman Building
1908, April	Angas Woolclassing Laboratory established on the third floor of the Brookman Building – as a result of a donation of 1 000 pounds from pastoralist John Howard Angas
1914	Name of Preparatory School changed to Junior Technical School
1918	Junior High School course expanded – to allow for senior classes – secondary school level - and renamed Adelaide Technical High School
1924	Bonython Laboratories doubled in size with additions to the north of the initial building
1960	Substantial alterations were undertaken to Brookman Hall
1960	South Australian School of Mines becomes South Australian Institute of Technology

1963	Adelaide Technical High School relocated to new campus in Glenunga
1963 (circa)	Alterations undertaken in former museum space, including the construction of a mezzanine floor, for the expanding library
1966- 70's	Building refurbished, with subdivision of rooms for offices and replacement of joinery trims
1977	North east section of later mezzanine floor in Library extended to exterior wall – (plan N49 5/7/77)
1990 (circa)	Centenary Building completed – Bonython Laboratories demolished
1991	South Australian Institute of Technology becomes University of South Australia
1998 library	Level B3 and B4 and Mezzanine refurbished for expanded

3.2 DEVELOPMENT SEQUENCE PLANS

The original construction drawings were sourced and have been used as a basis for the original detail of the building. It is assumed that the building was built as drawn, as little evidence was sourced to confirm whether changes to documentation, and hence construction, occurred during the actual construction of the building. The following drawings should therefore be considered in part, conjectural. Later drawings, historical photographs and detailed site investigation work also provided information as to the original detail of the building. The original arrangement of the basement level has been proposed based on photographs and the original cross section drawings – the original basement drawing could not be sourced.

The early photographs which follow the plans have been included with contemporary photographs, of the same view, to illustrate changes through the building.

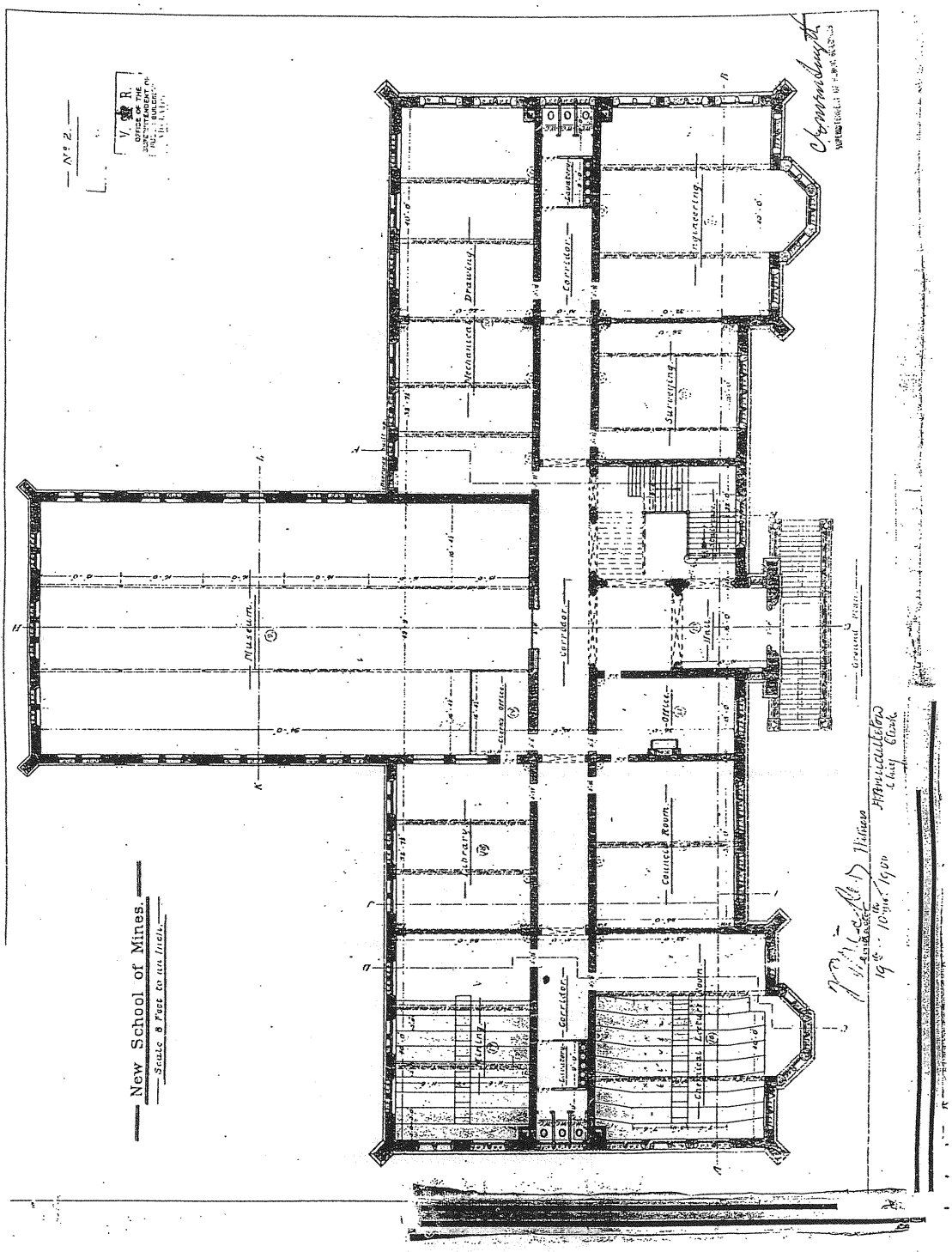


DEVELOPMENT SEQUENCE - B3 - 1903

Brookman Building Conservation Plan

Swanbury Penglase

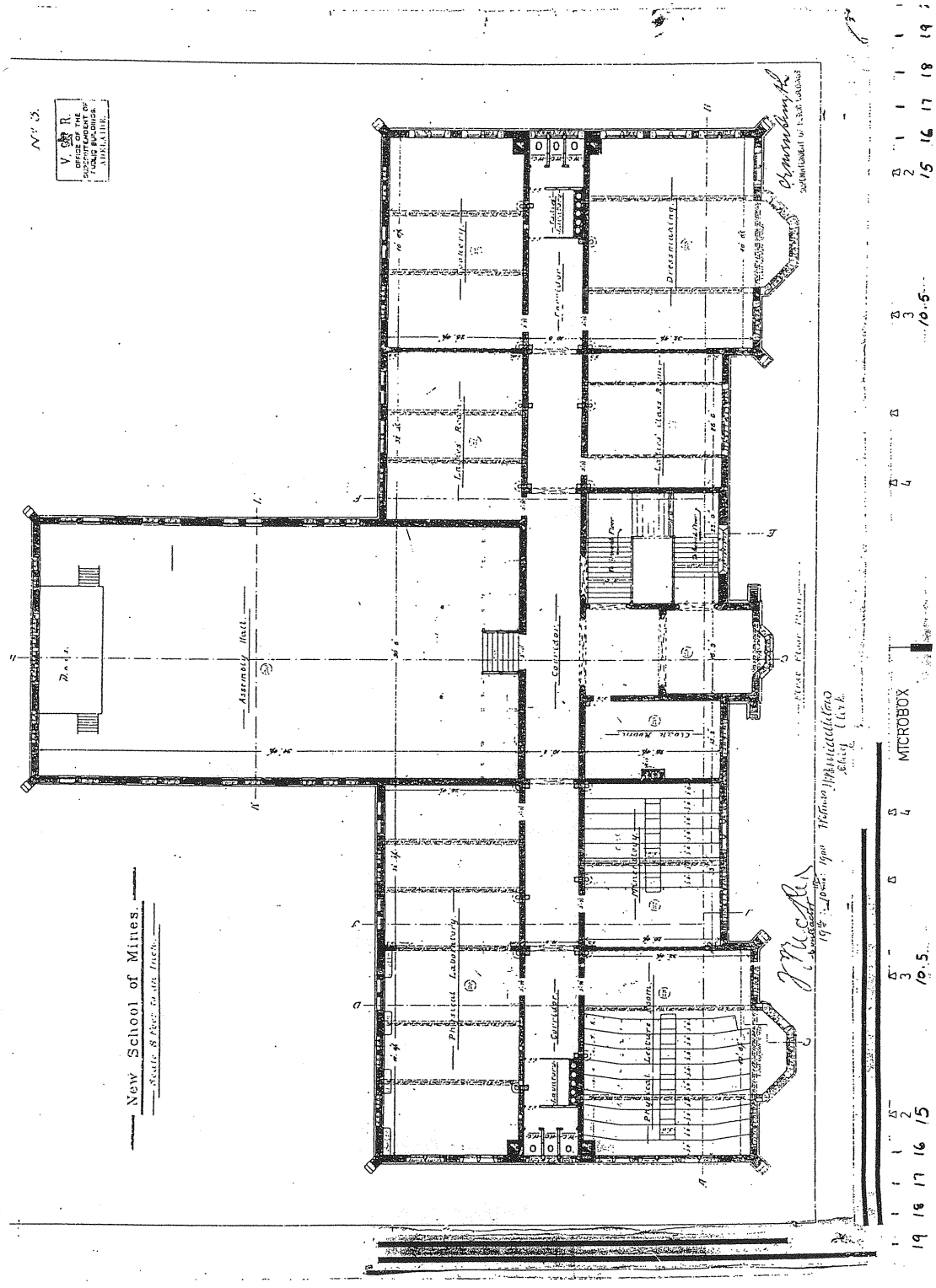
250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B4 - 1903

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B5 - 1903

Brookman Building Conservation Plan

Swanbury Penglase

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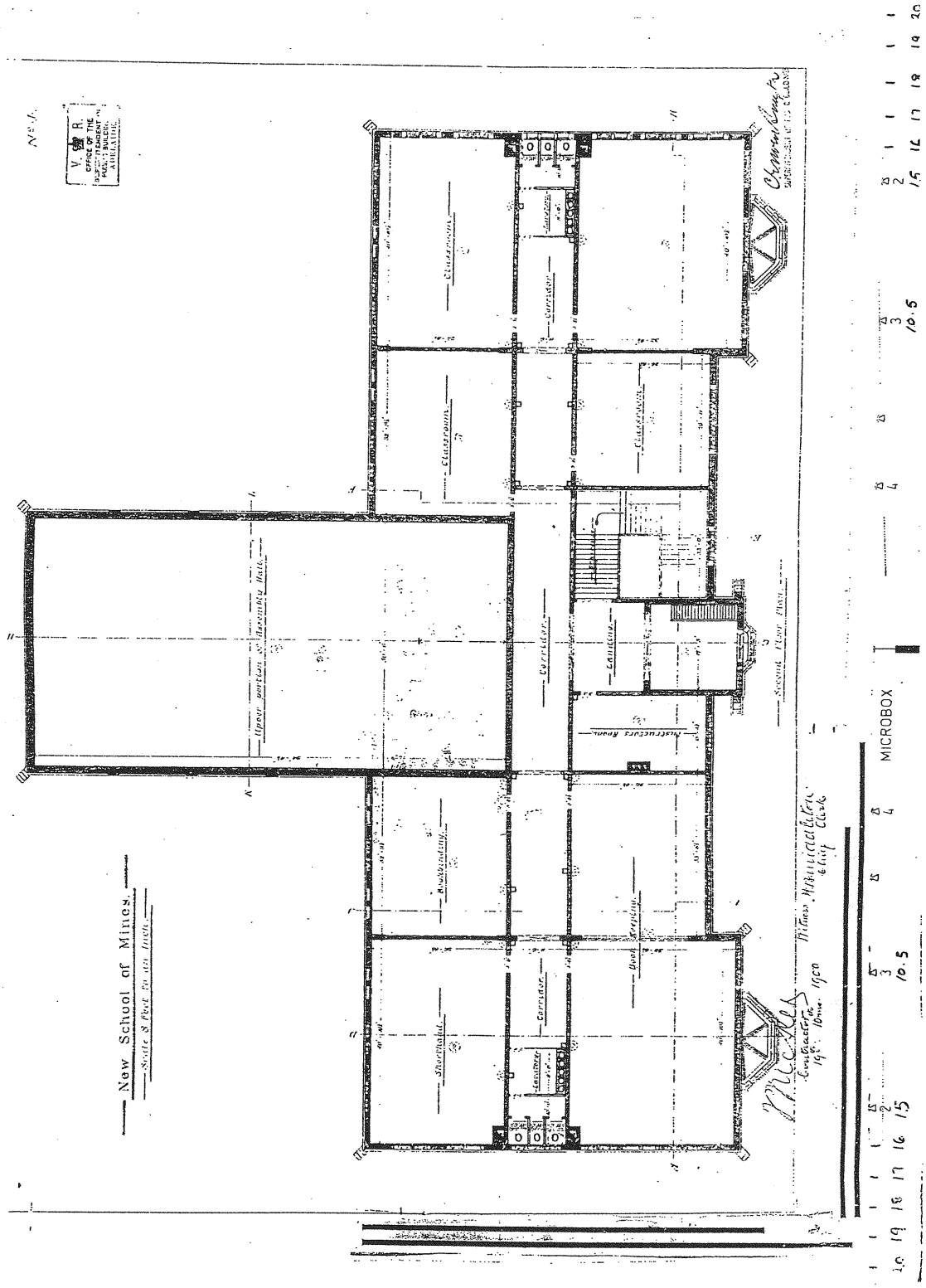
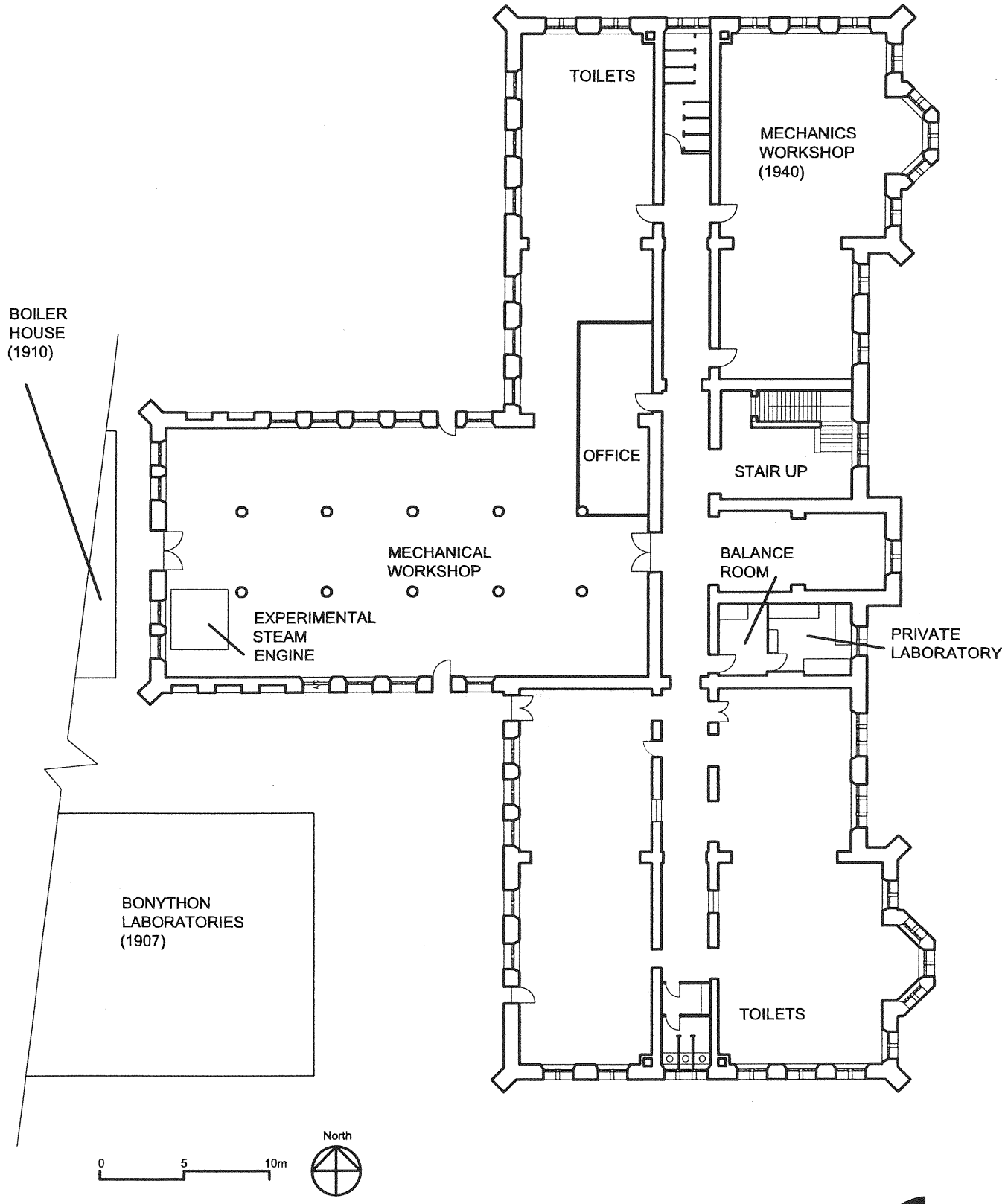


DEVELOPMENT SEQUENCE - B6 - 1903

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B3 - 1903 -1959

Brookman Building Conservation Plan

Swanbury Penglase
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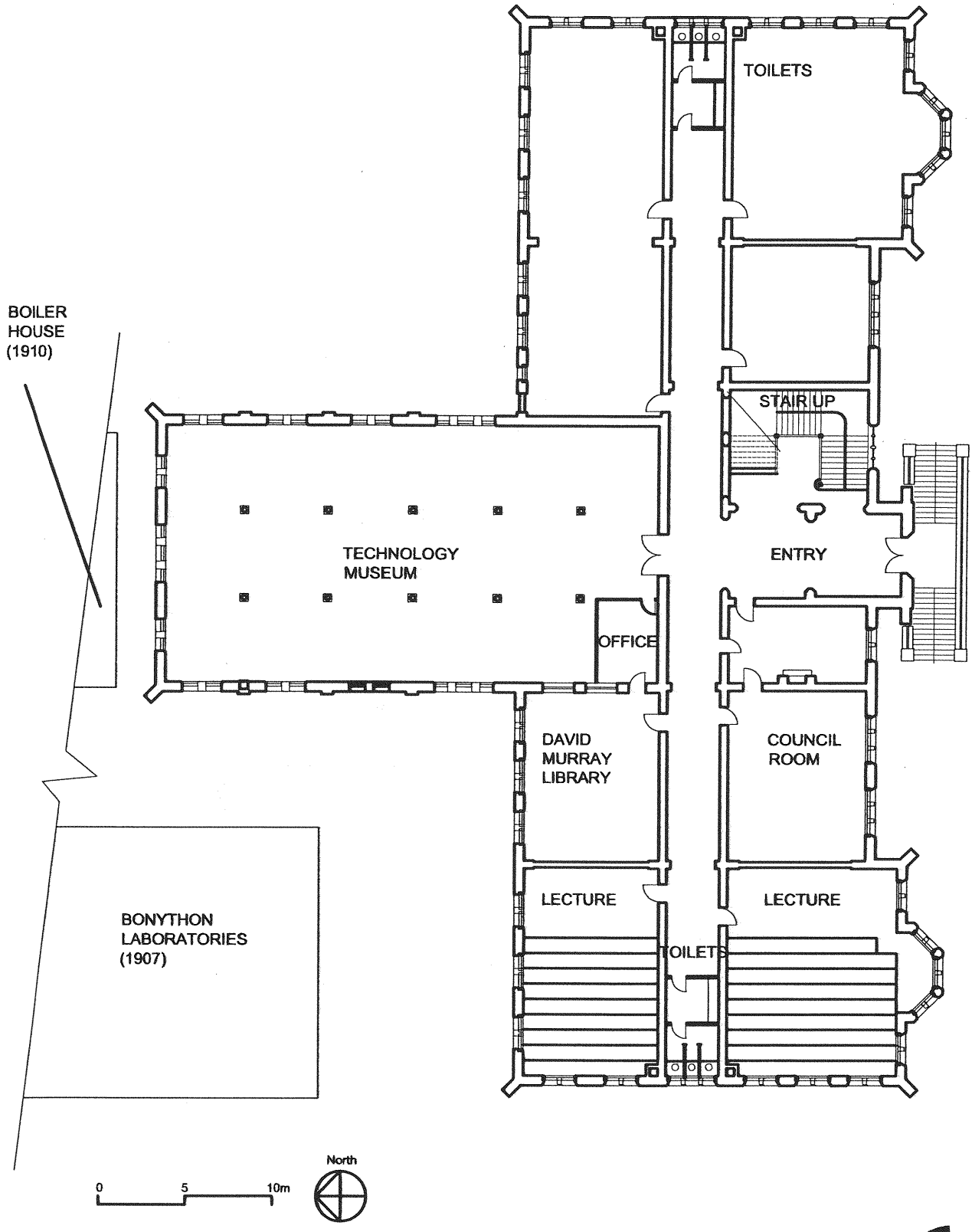

DEVELOPMENT SEQUENCE - B4 - 1903 -1959

Brookman Building Conservation Plan

Swanbury Penglase
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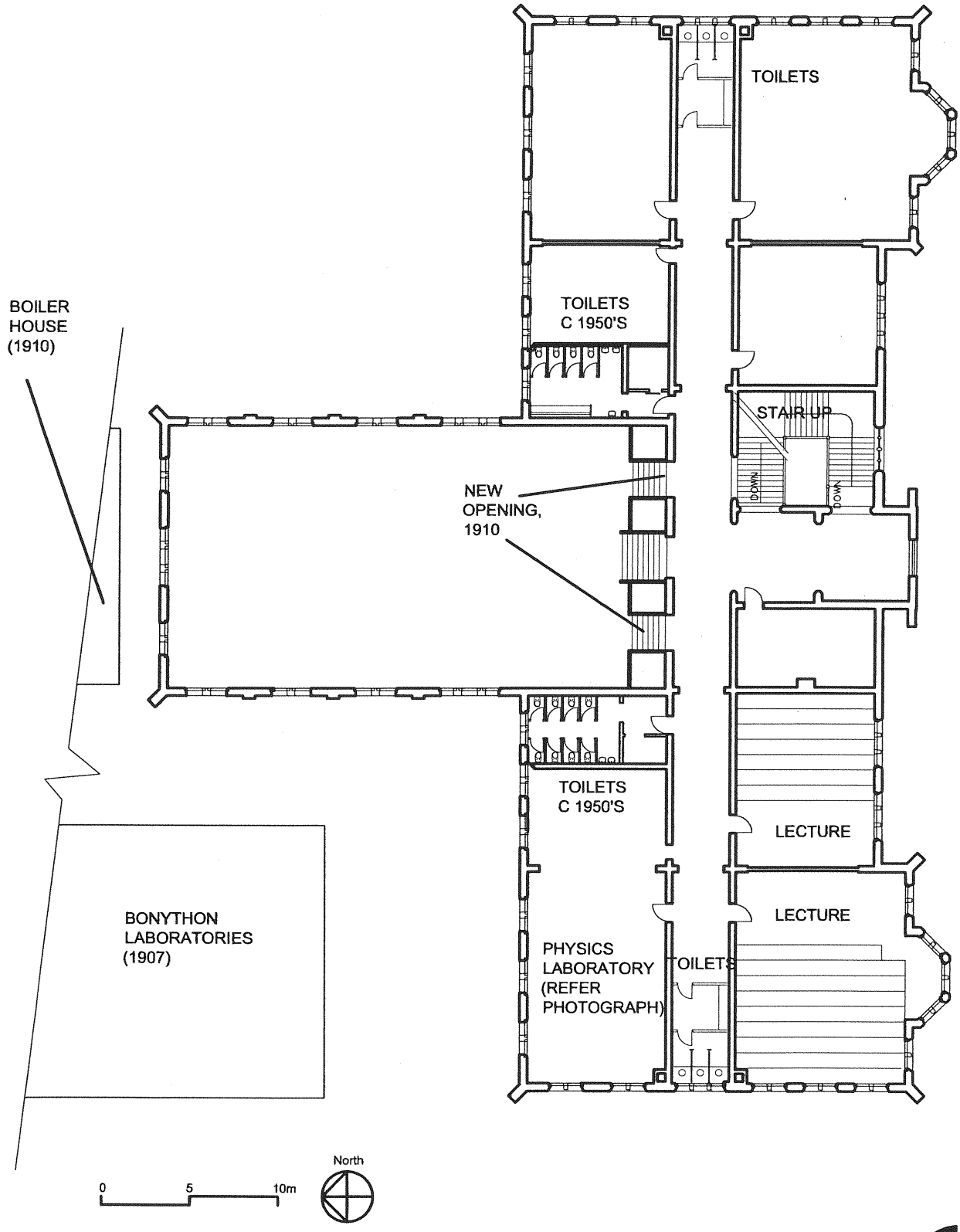

DEVELOPMENT SEQUENCE - B5 - 1903 -1959

Brookman Building Conservation Plan

Swanbury Penglase
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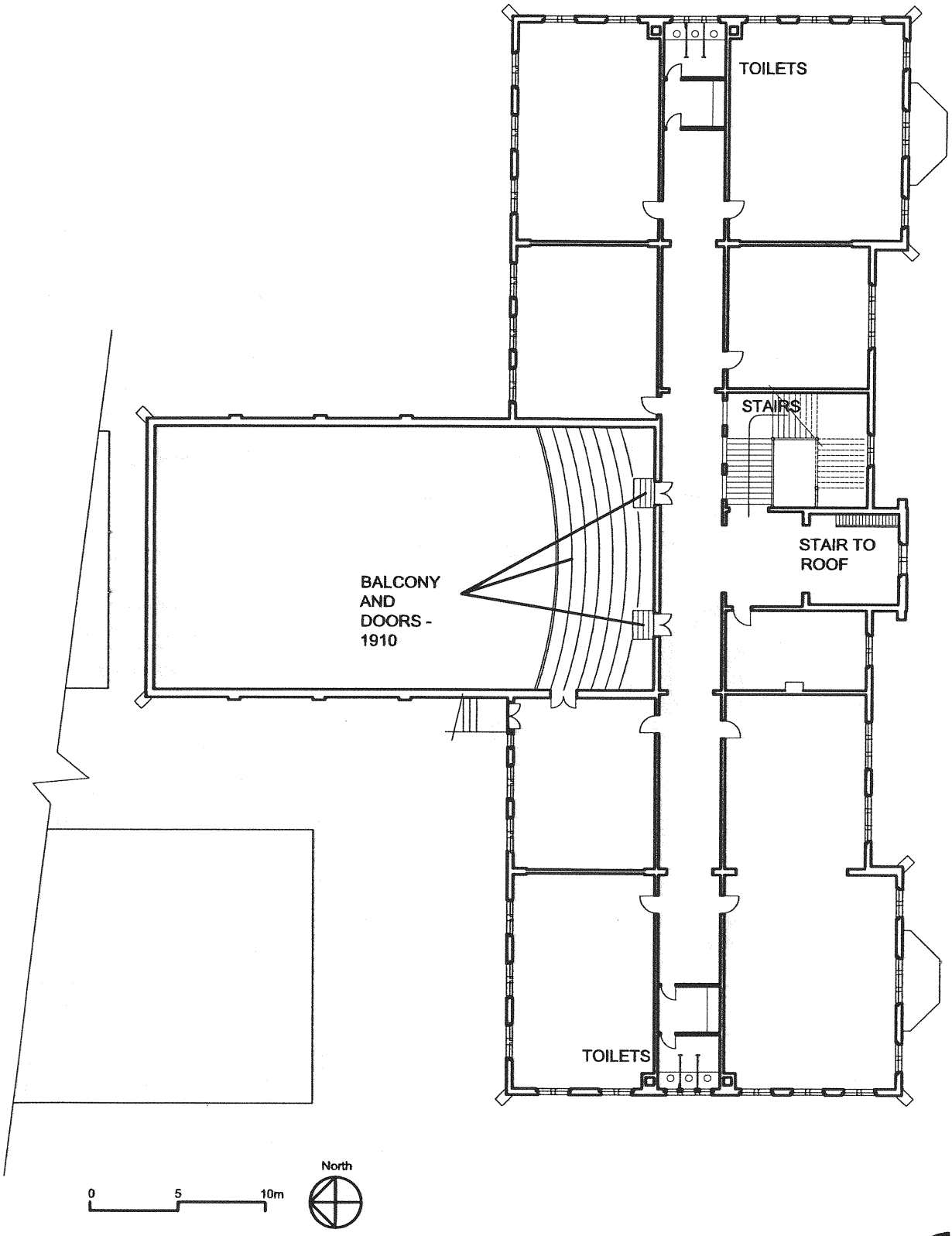

DEVELOPMENT SEQUENCE - B6 - 1903 -1959

Brookman Building Conservation Plan

Swanbury Penglase

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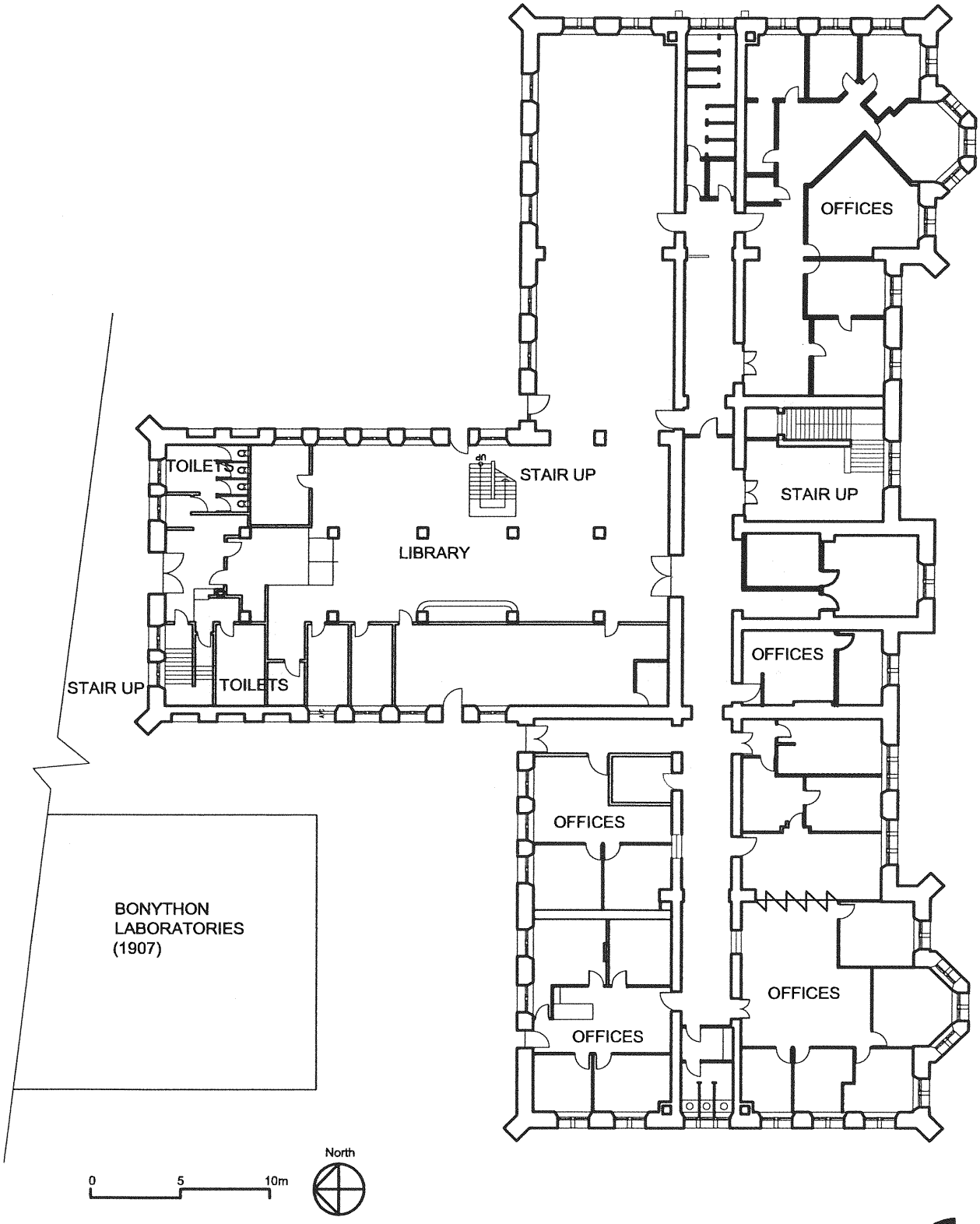
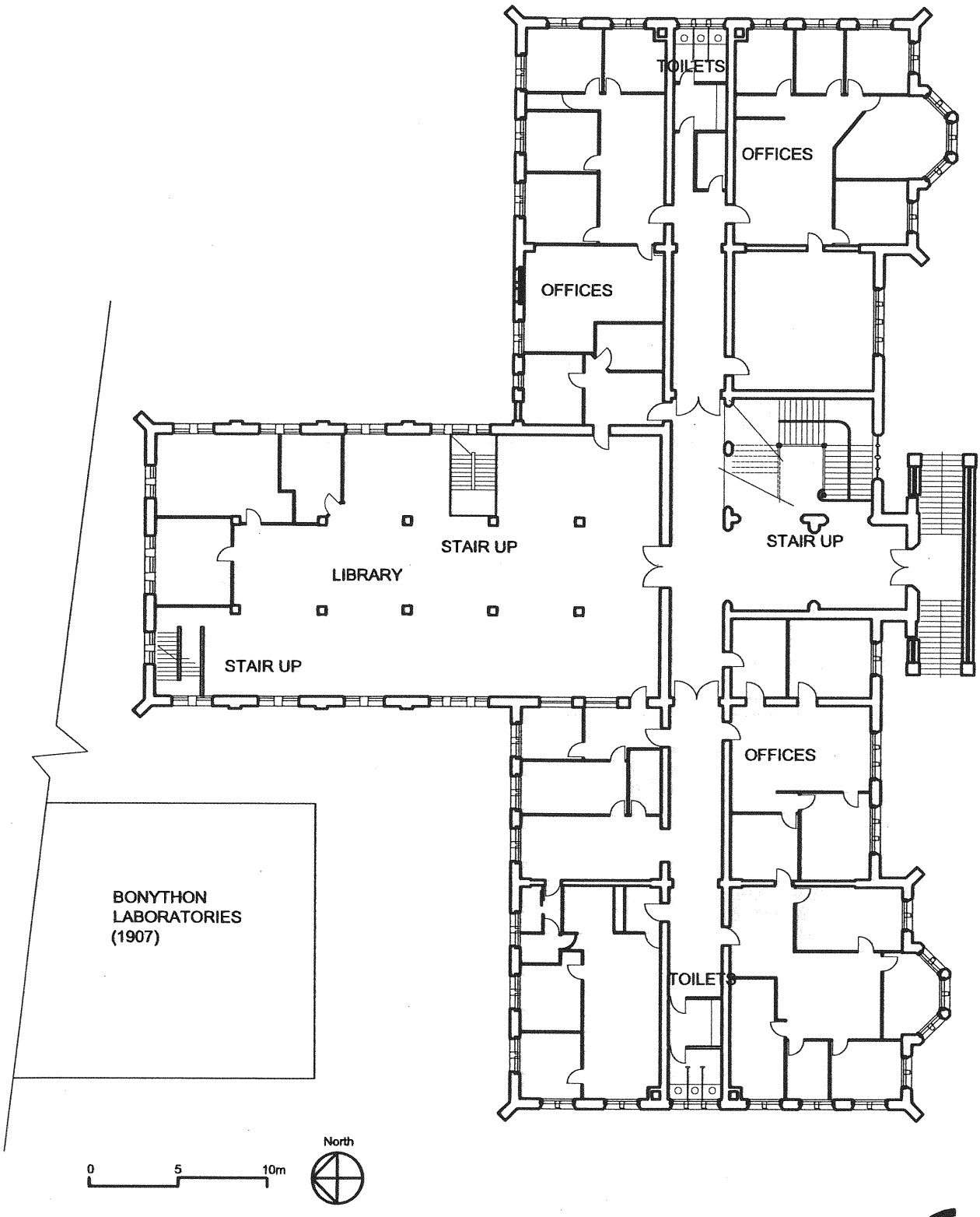


DEVELOPMENT SEQUENCE - B3 - 1960 -1982

Brookman Building Conservation Plan

Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B4 - 1960 -1982

Brookman Building Conservation Plan

Swanbury Penglase

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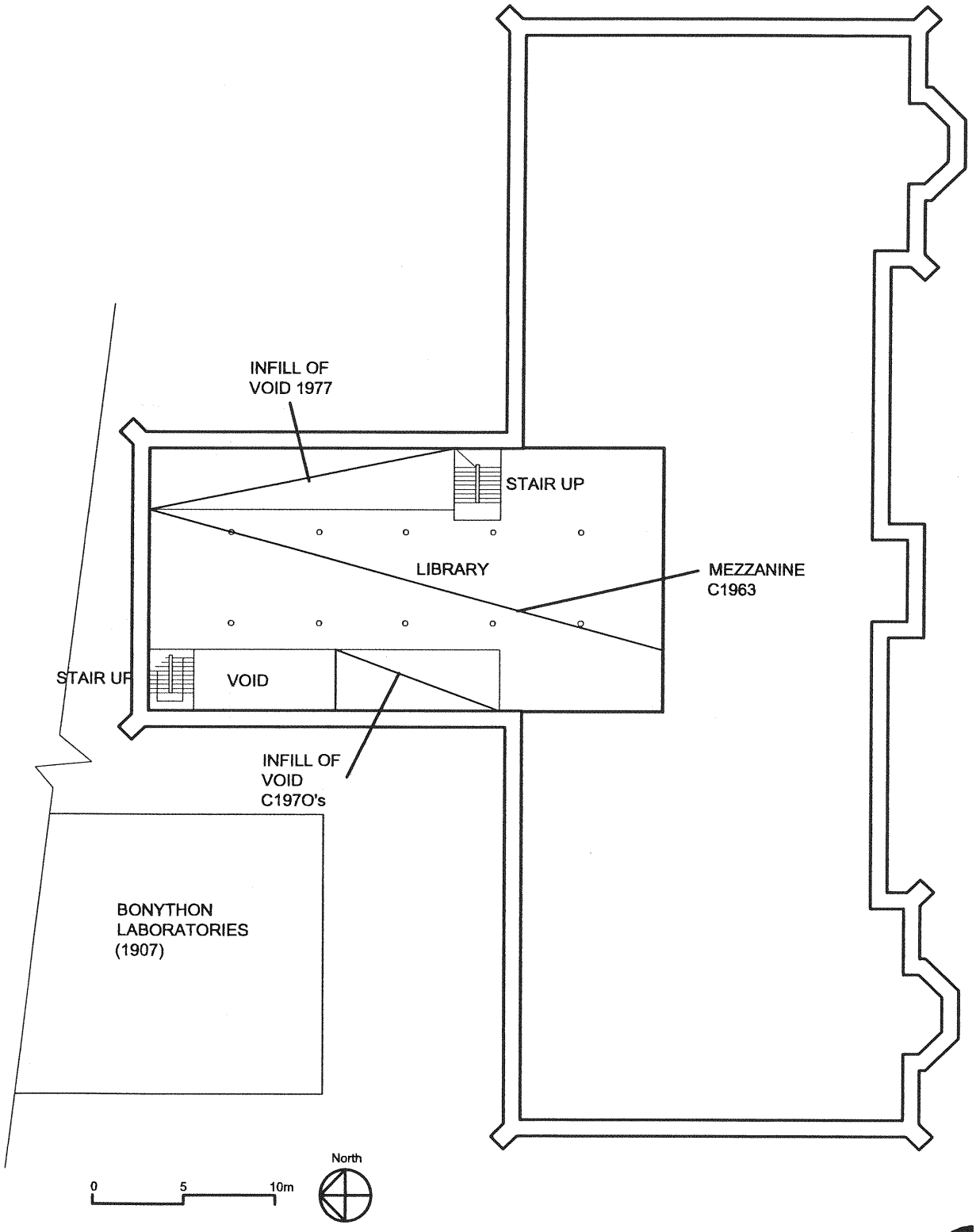

DEVELOPMENT SEQUENCE - MEZZANINE - 1960 -1982

Brookman Building Conservation Plan

Swanbury Penglase

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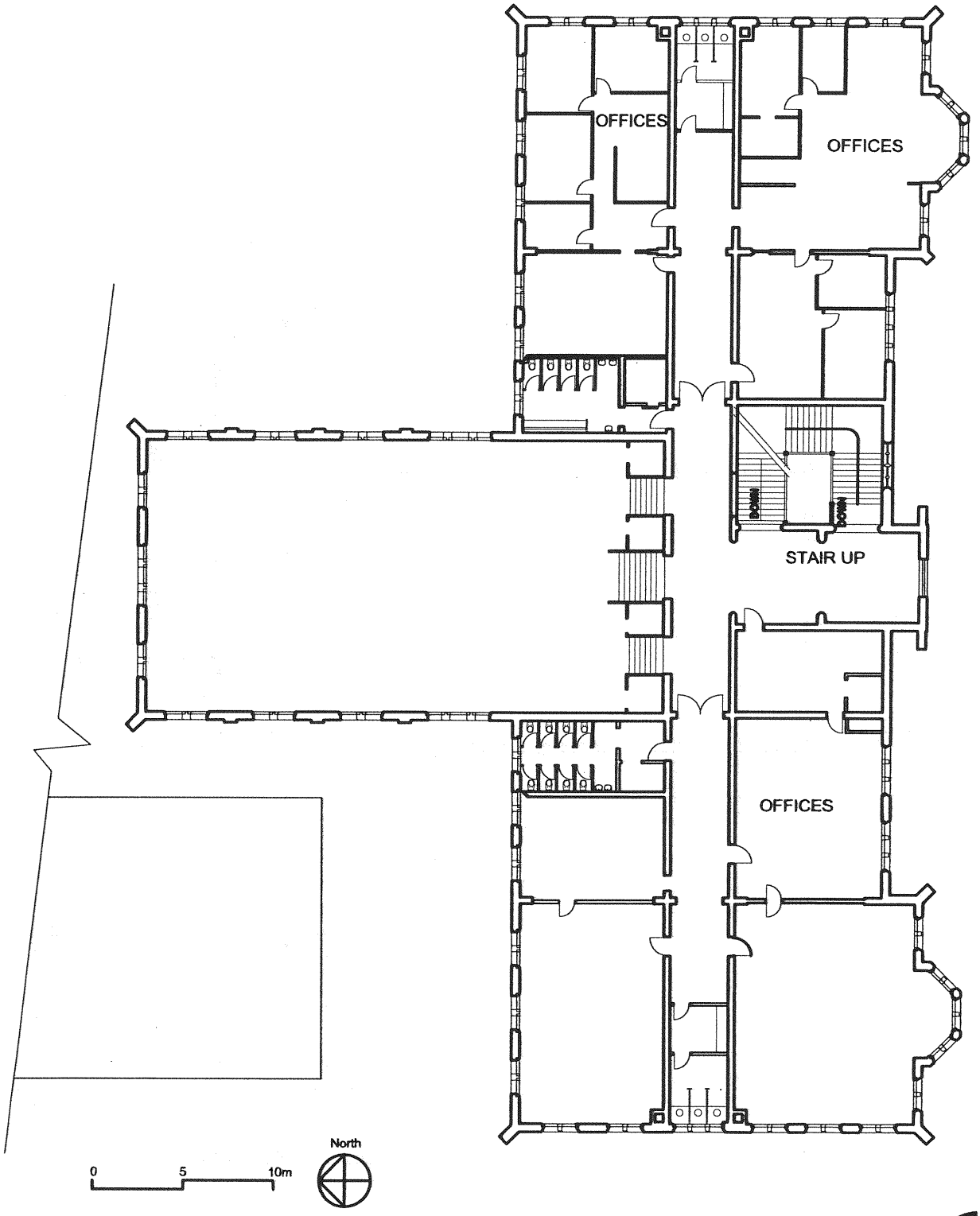

DEVELOPMENT SEQUENCE - B5 - 1960 -1982

Brookman Building Conservation Plan

Swanbury Penglase

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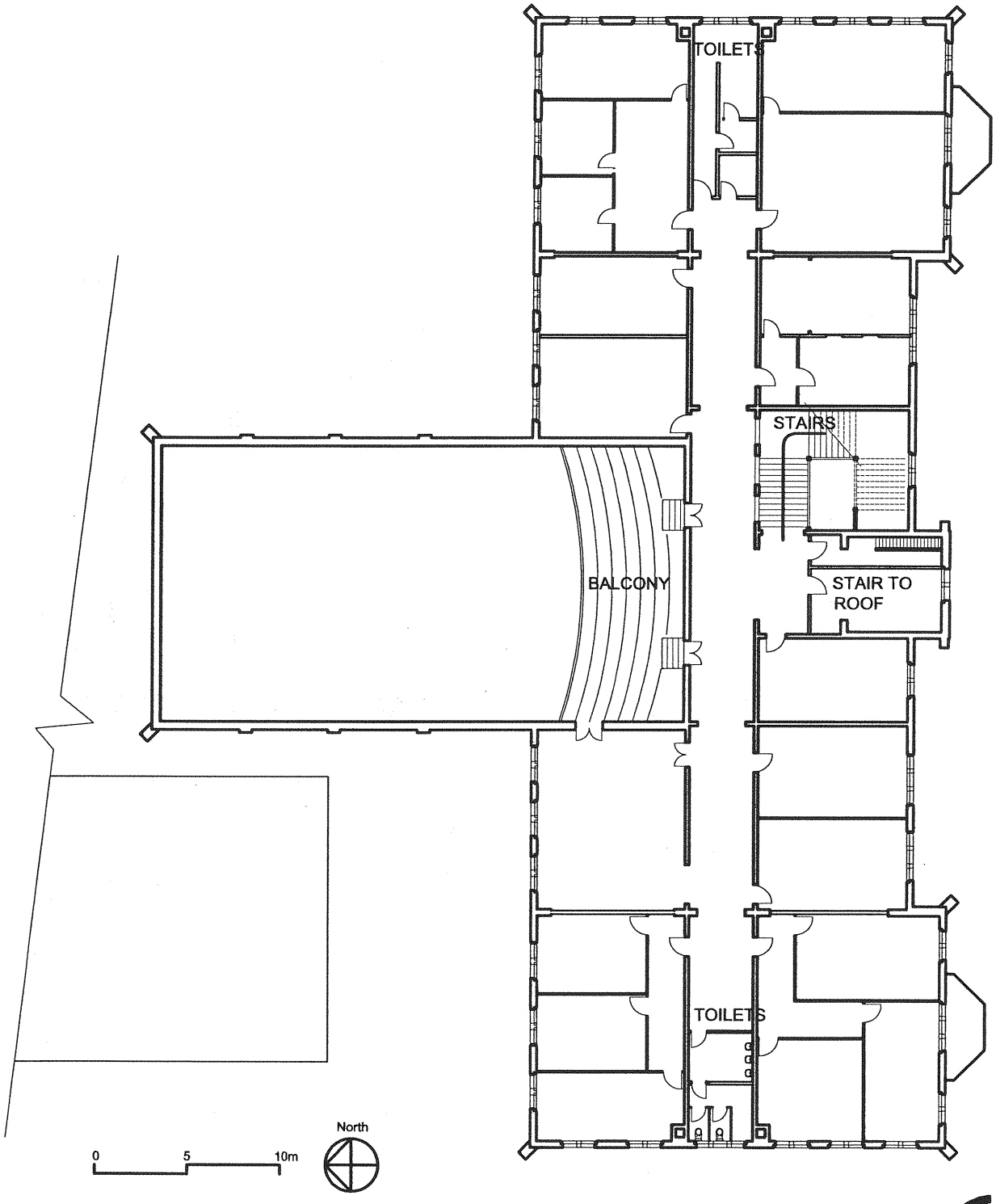
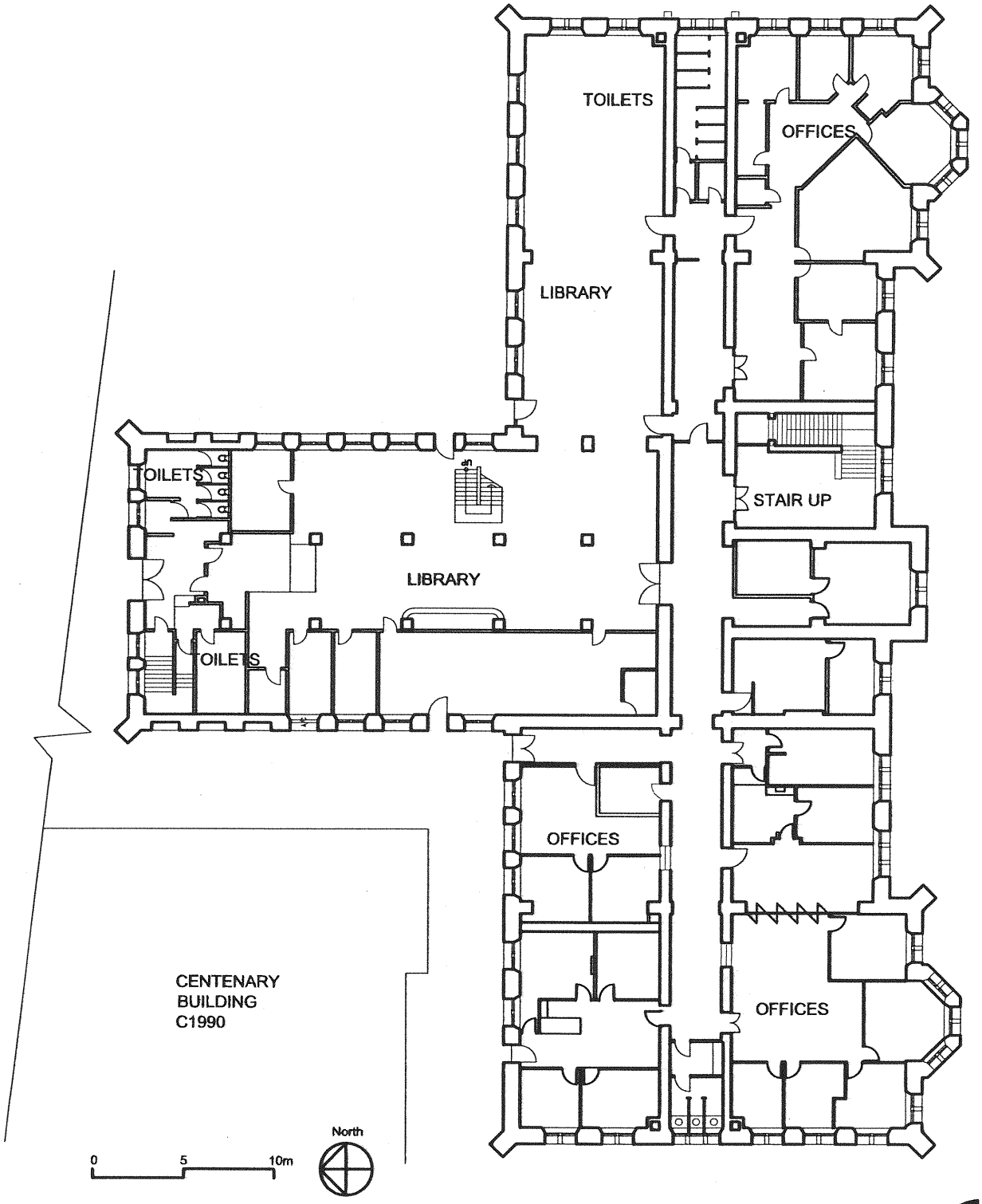


DEVELOPMENT SEQUENCE - B6 - 1960 -1982

Brookman Building Conservation Plan

Swanbury Penglase

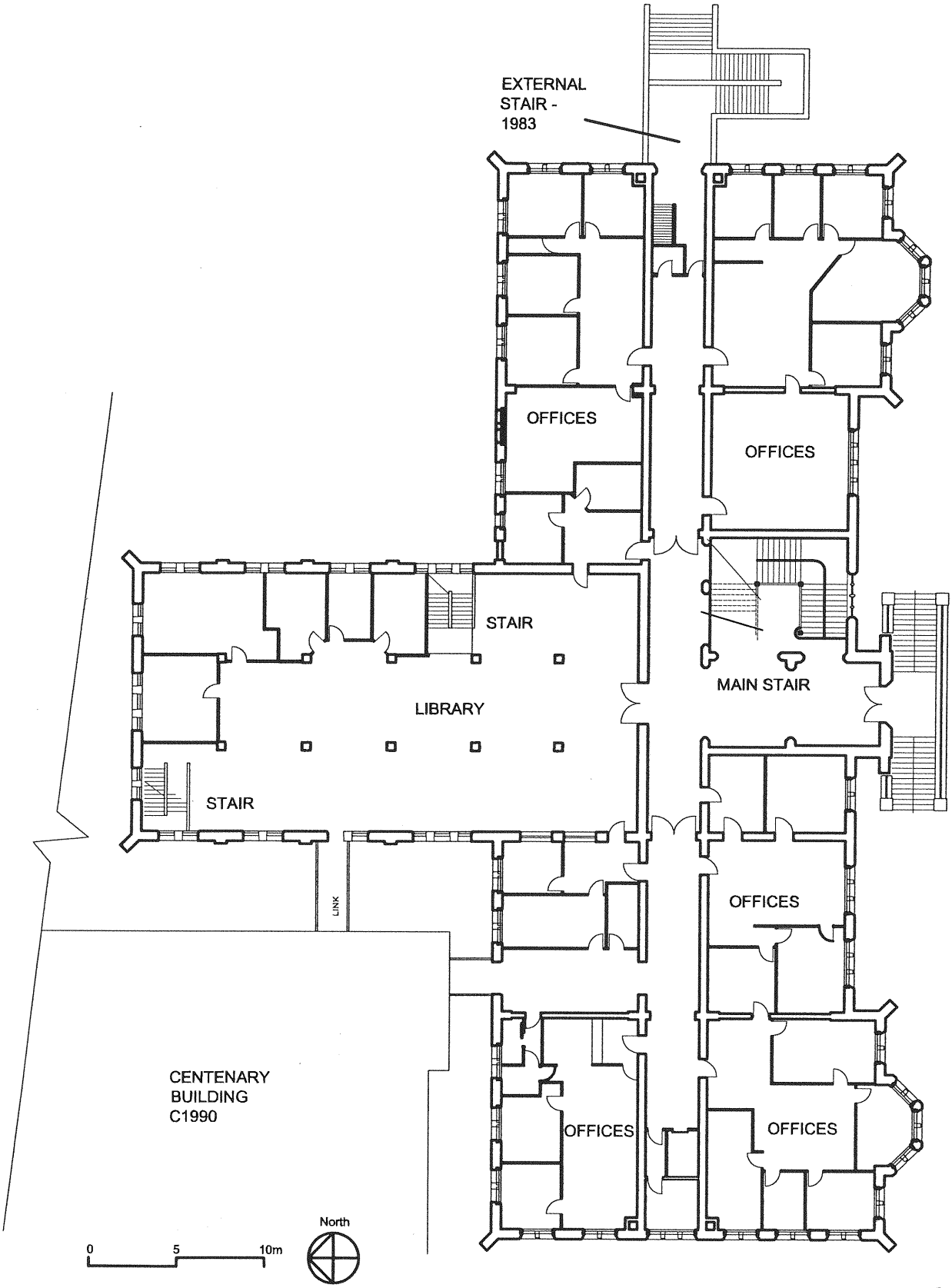
250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B3 - 1983 -1997

Brookman Building Conservation Plan

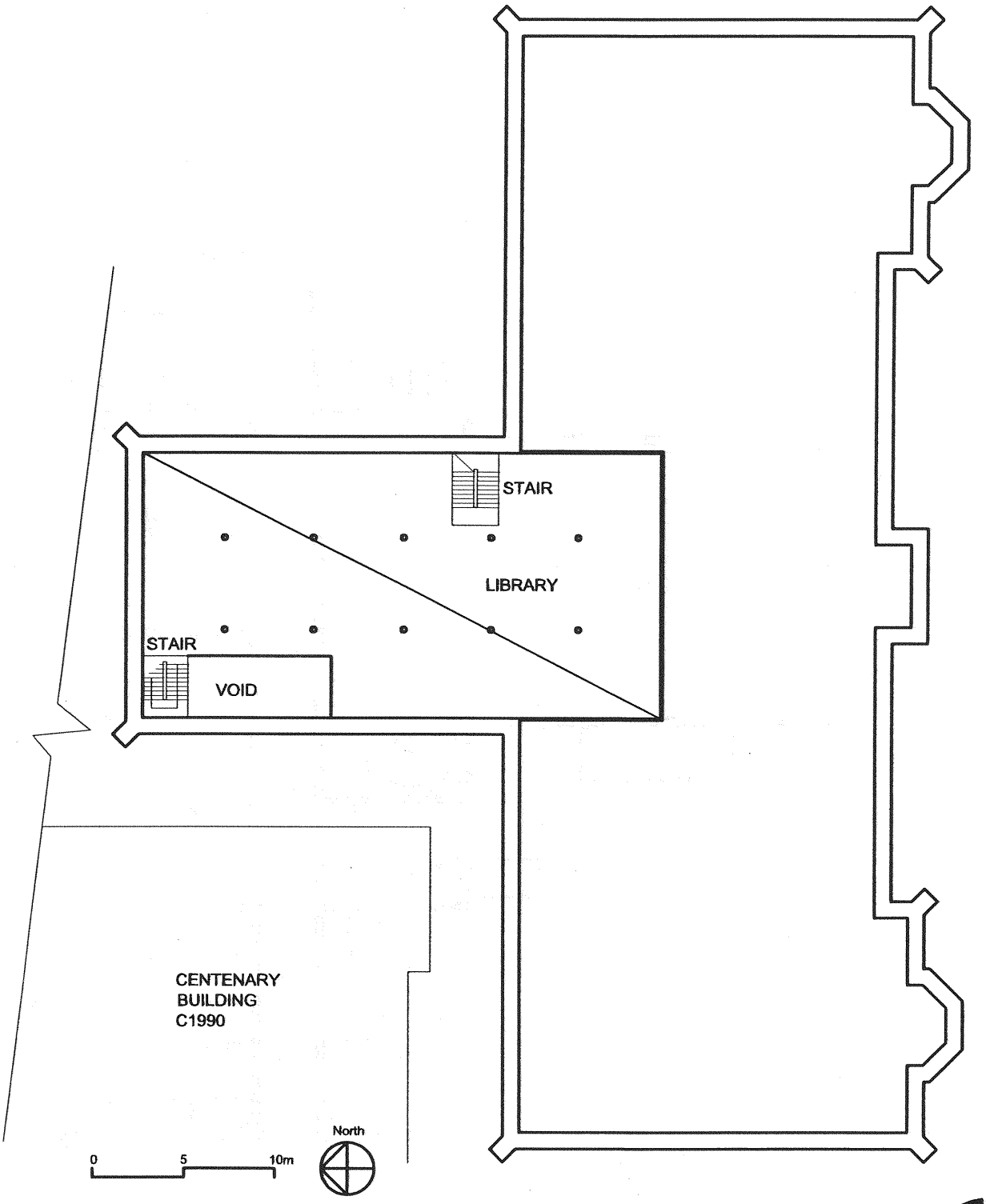
Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B4 - 1983 -1997

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000

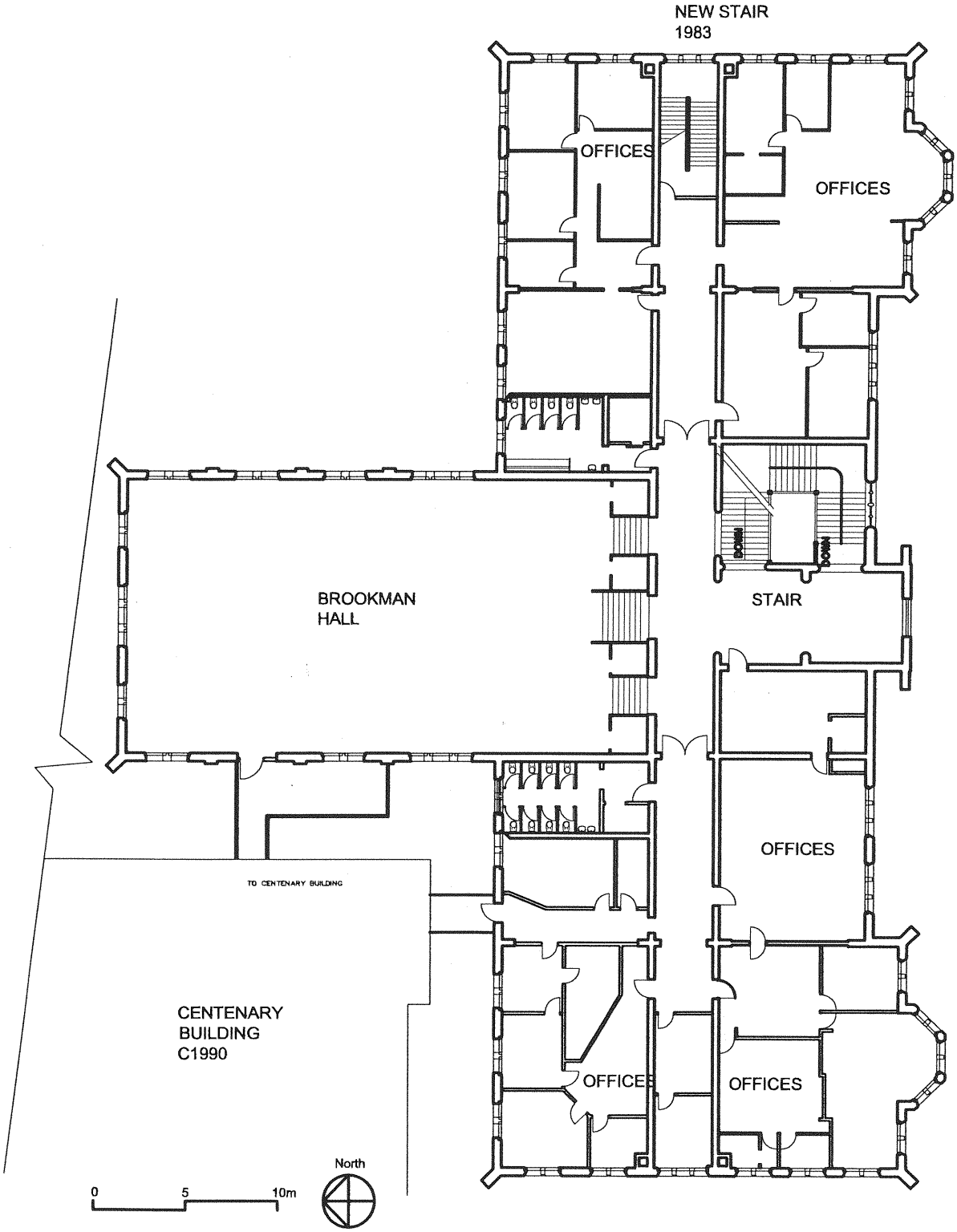


DEVELOPMENT SEQUENCE - MEZZANINE - 1983 -1997

Brookman Building Conservation Plan

Swanbury Penglase

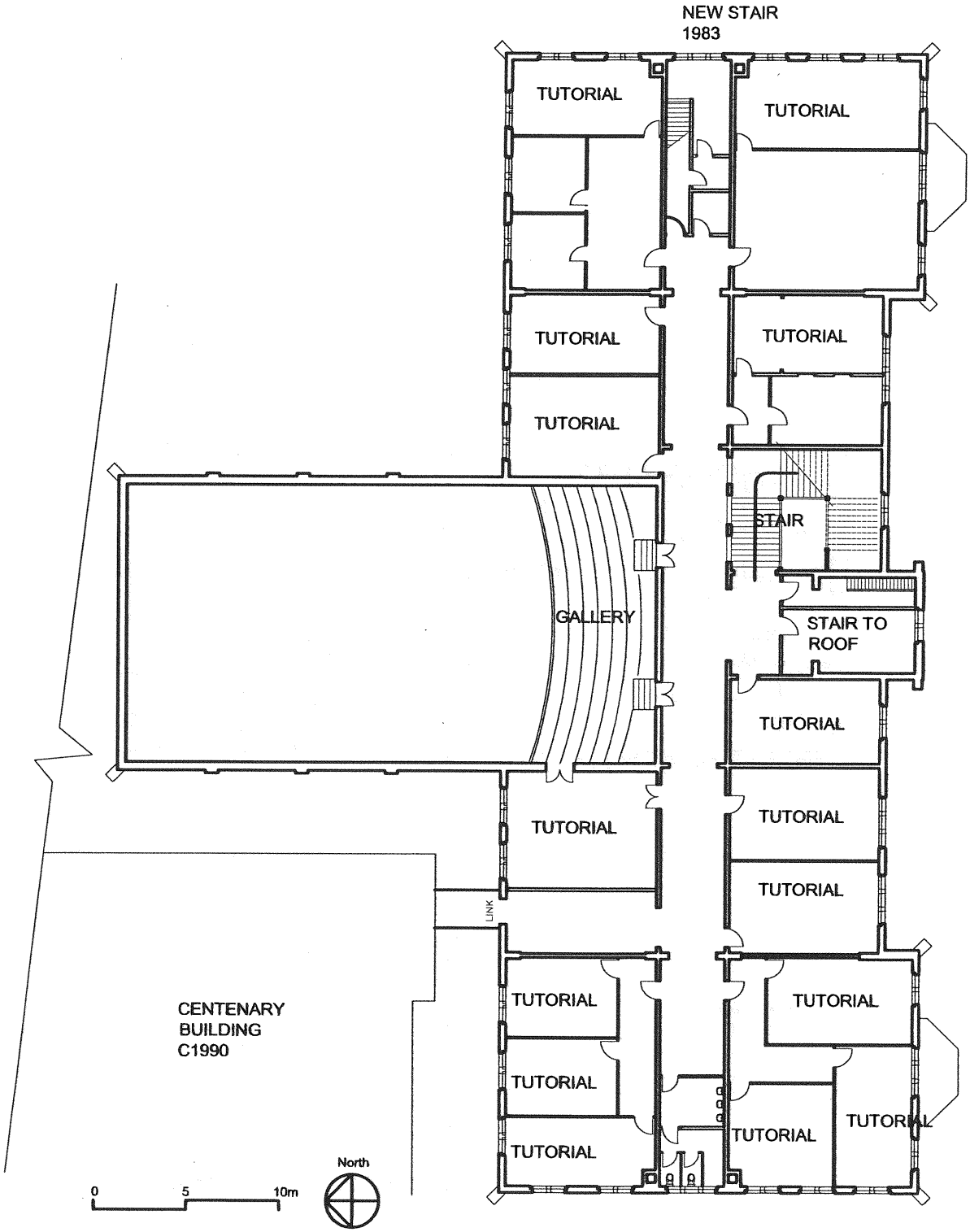
250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B5 - 1983 -1997

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000

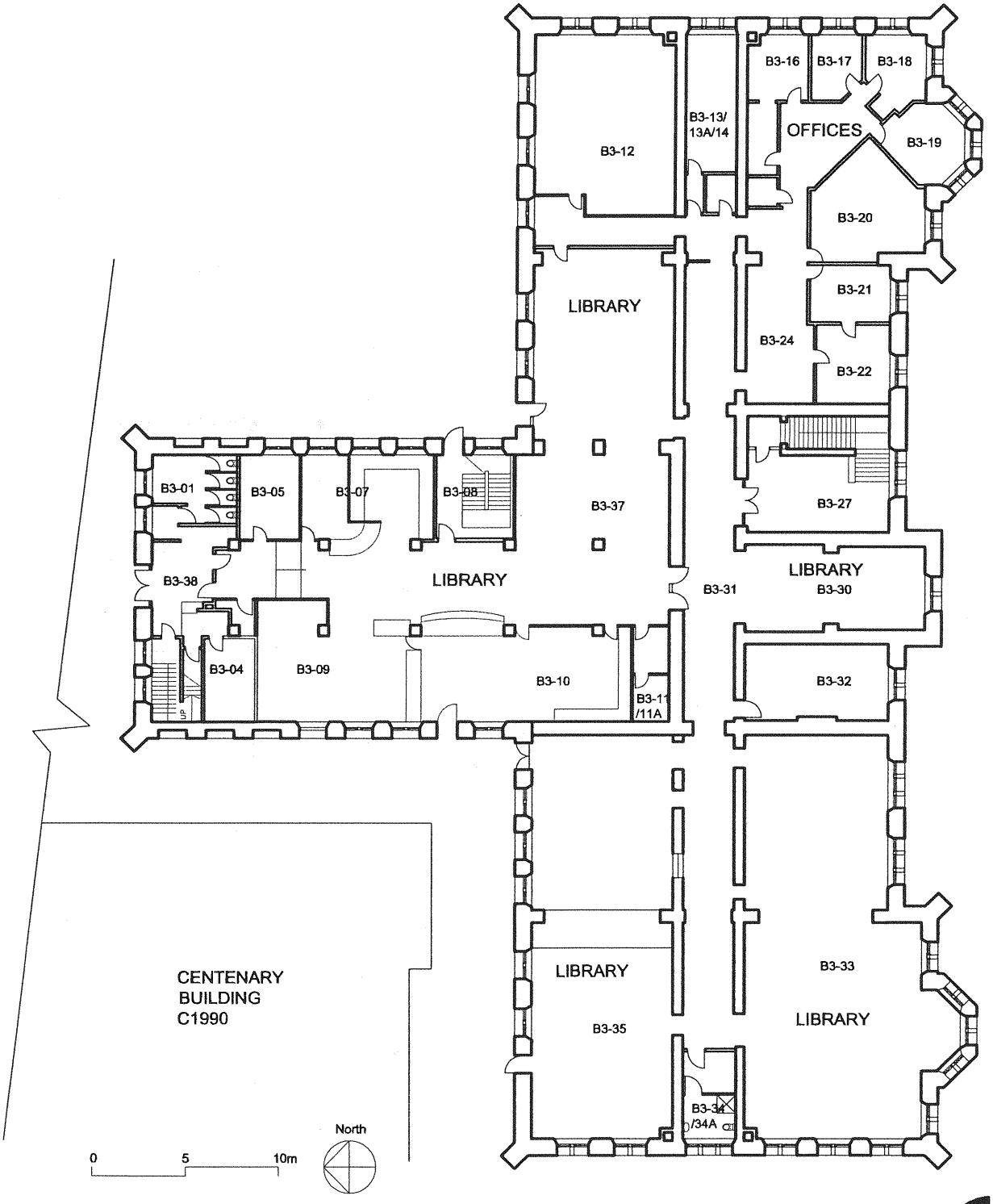


DEVELOPMENT SEQUENCE - B6 - 1983 -1997

Brookman Building Conservation Plan

Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B3 - 1999

Brookman Building Conservation Plan

Swanbury Penglase

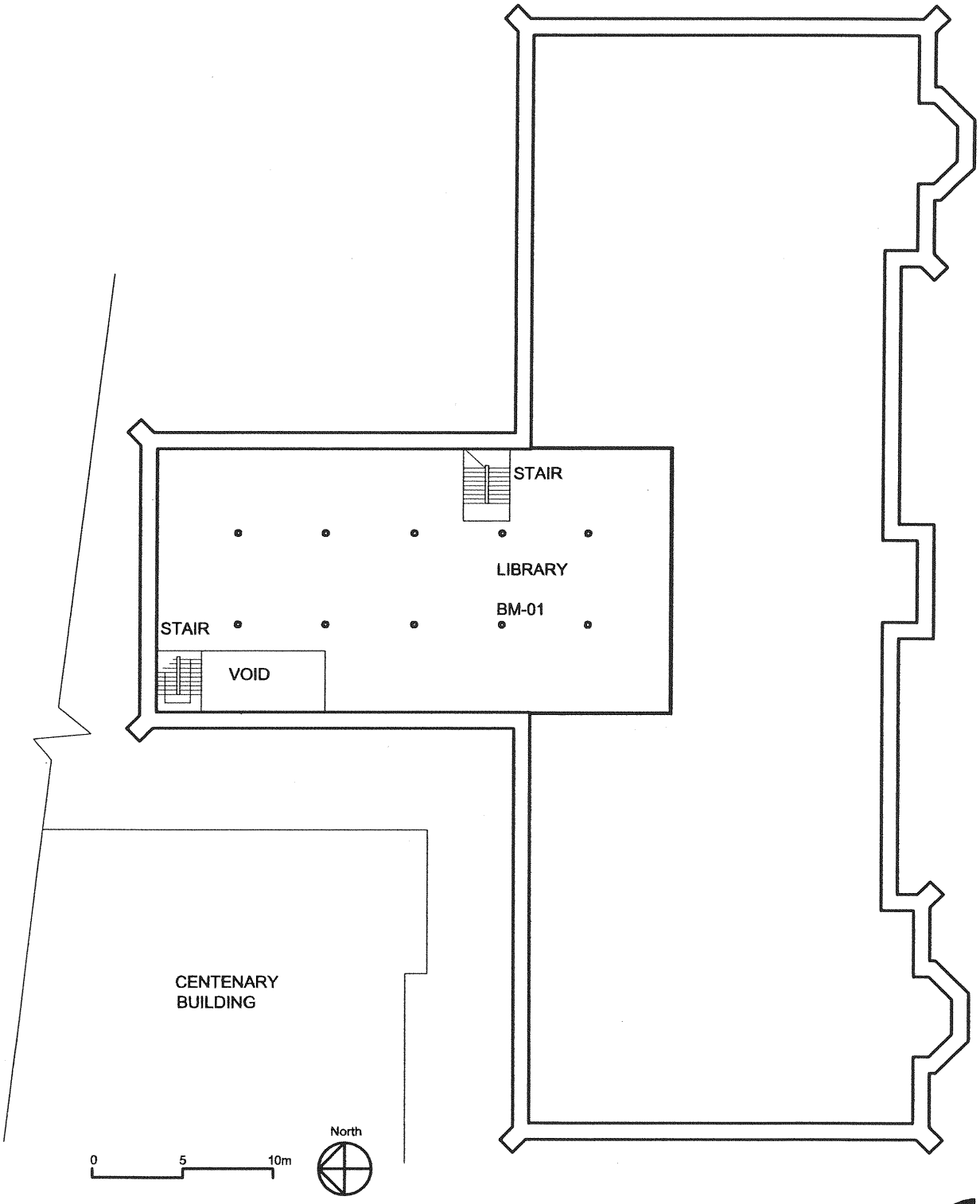
250 WRIGHT STREET, ADELAIDE, 5000

DEVELOPMENT SEQUENCE - B4 - 1999

Brookman Building Conservation Plan

Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000

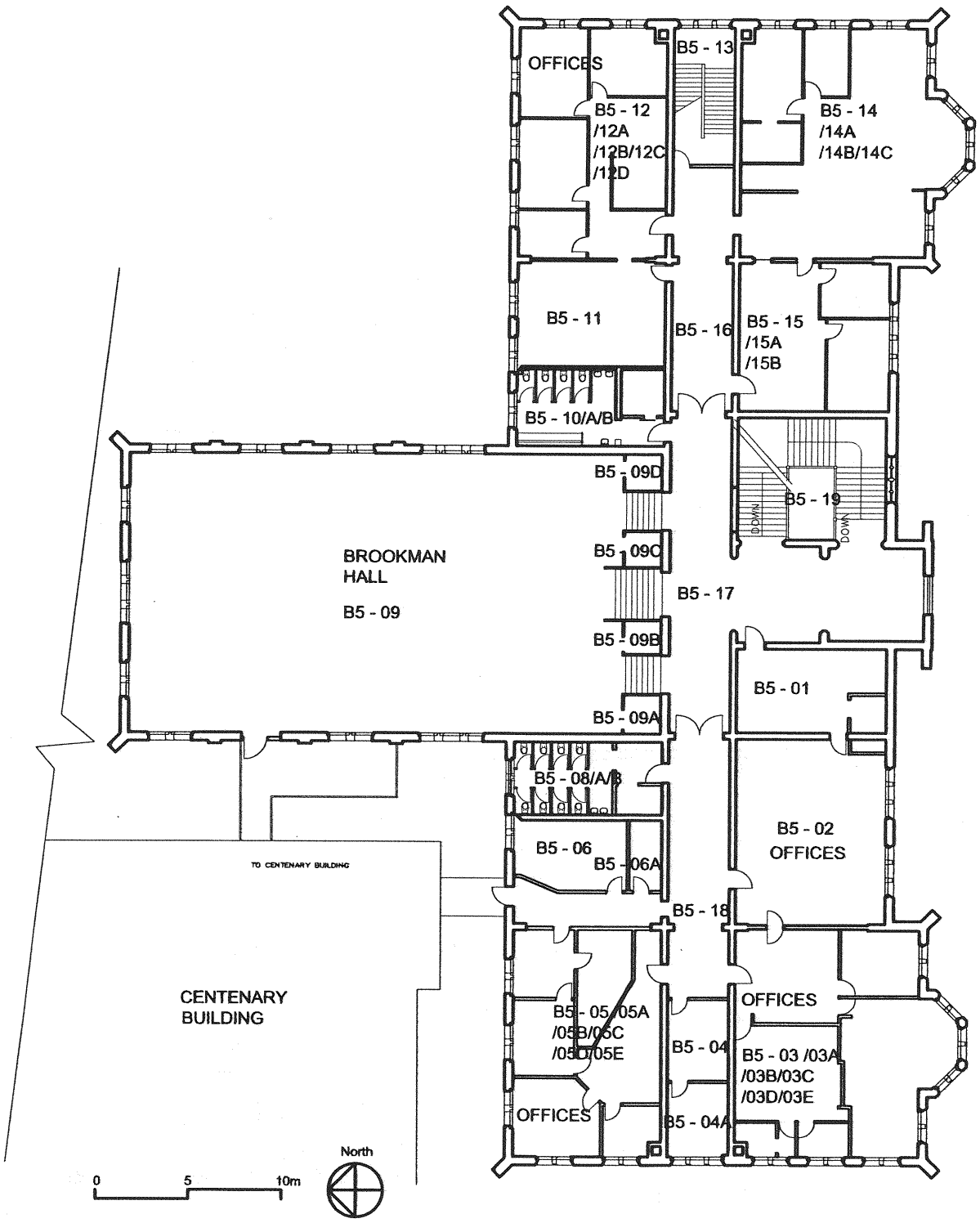


DEVELOPMENT SEQUENCE - MEZZANINE - 1999

Brookman Building Conservation Plan

Swanbury Penglase

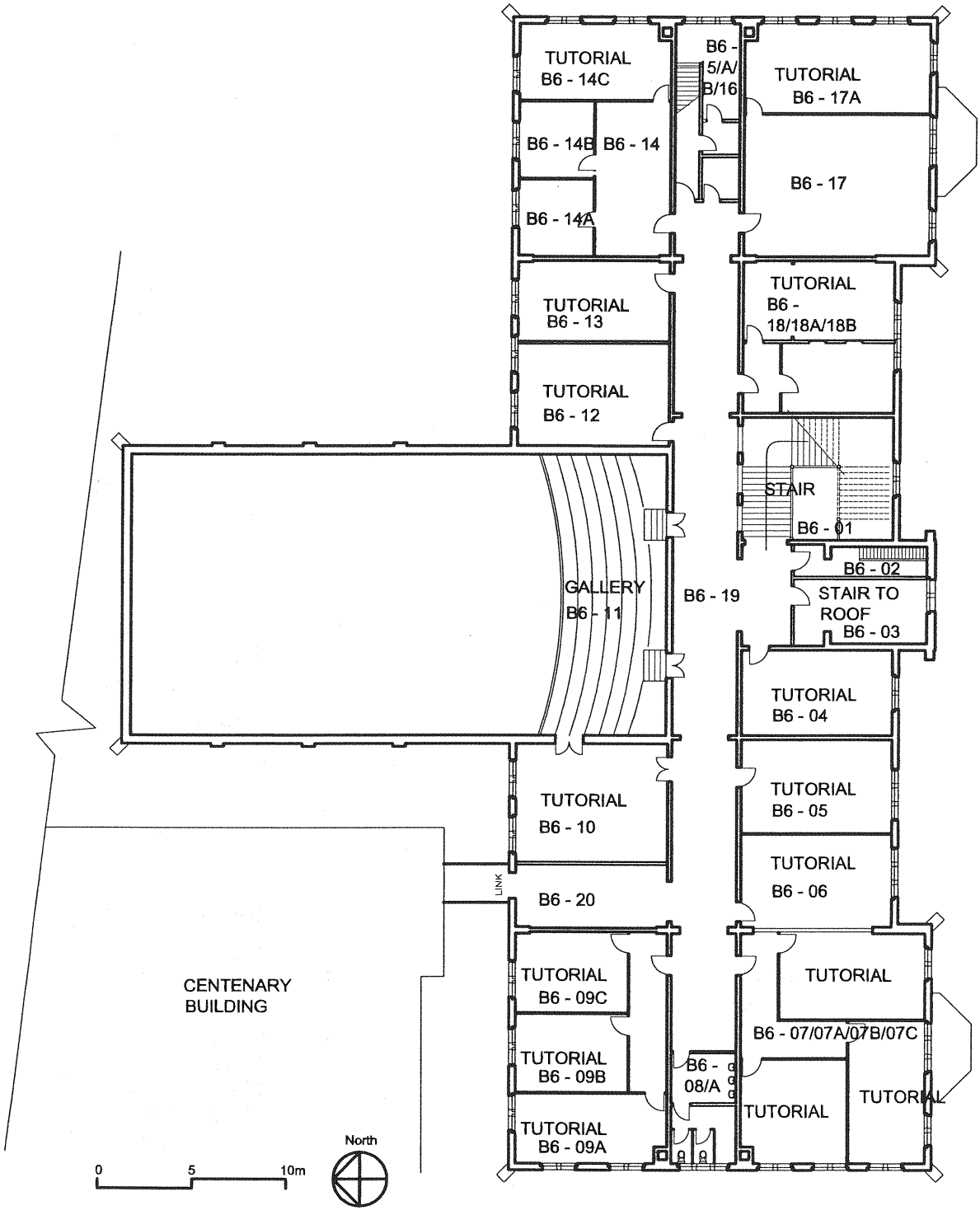
250 WRIGHT STREET, ADELAIDE, 5000



DEVELOPMENT SEQUENCE - B5 - 1999

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000



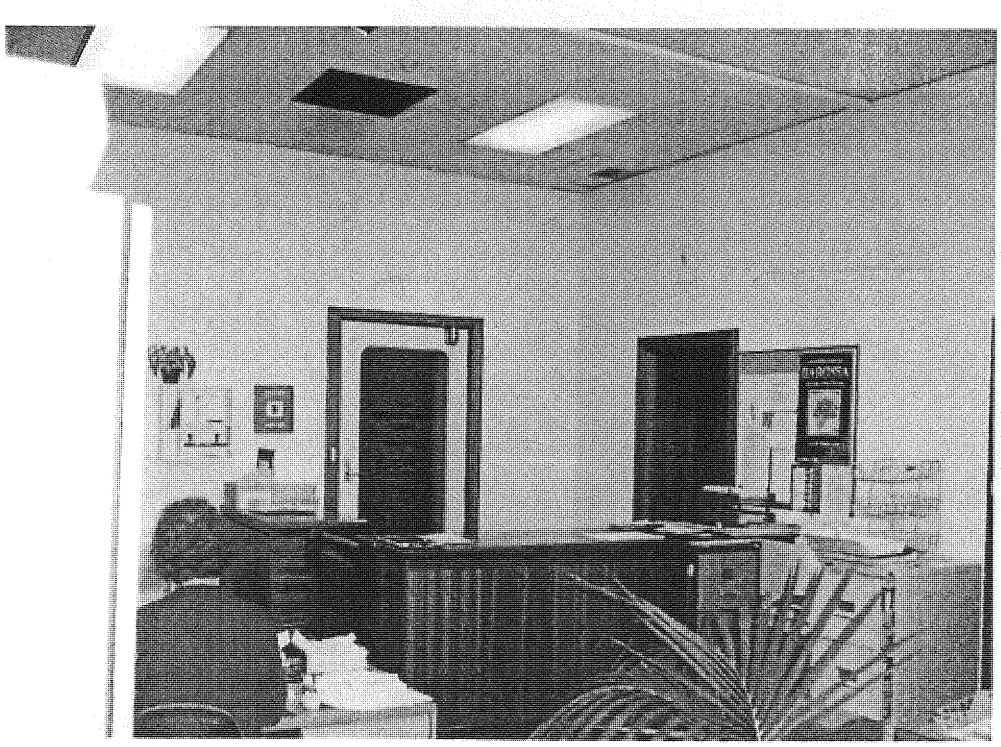
DEVELOPMENT SEQUENCE - B6 - 1999

Brookman Building Conservation Plan

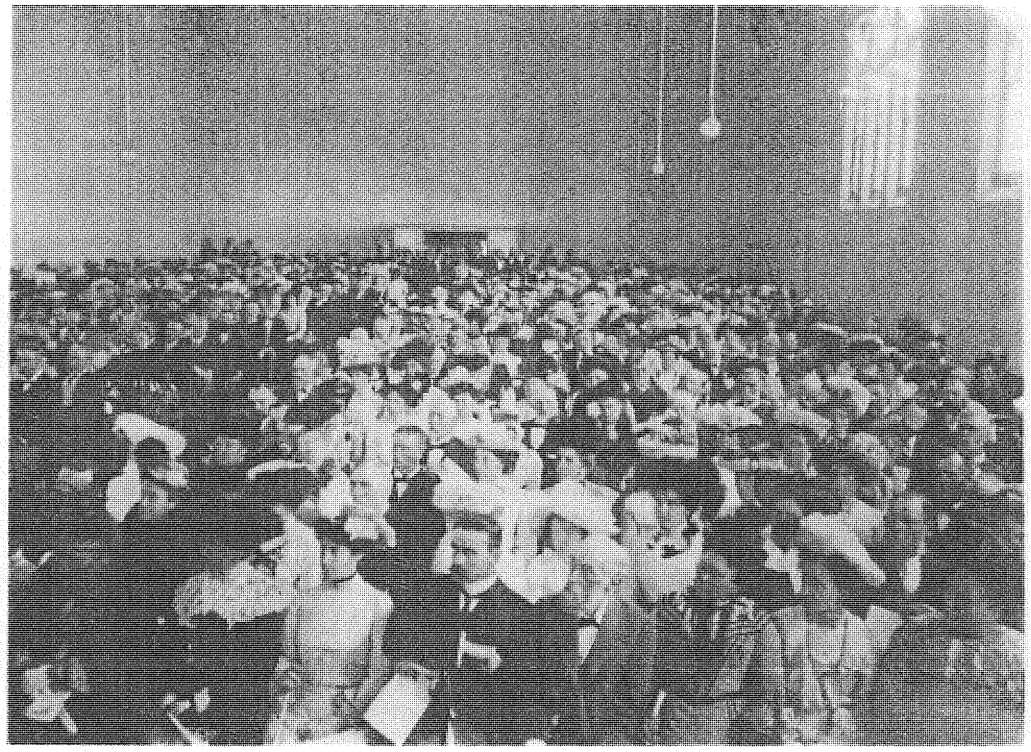
Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000

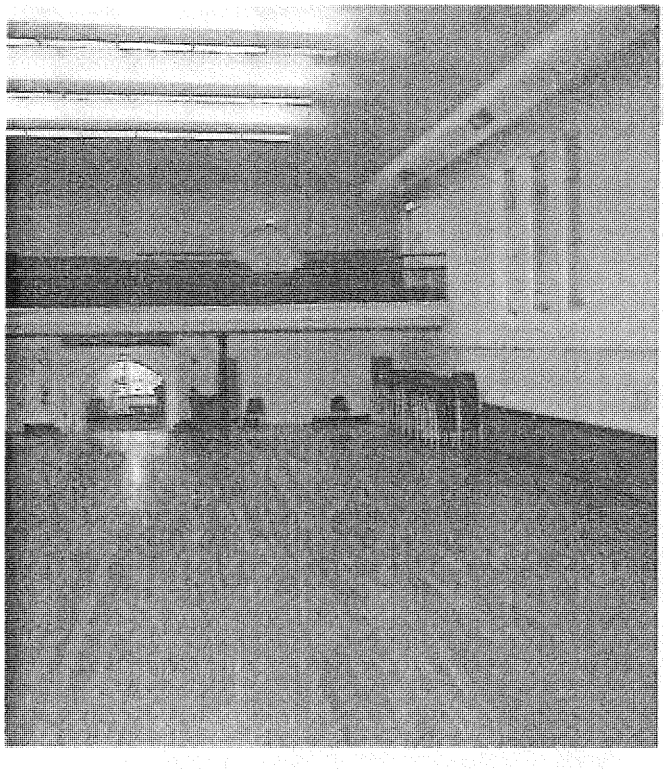
Council Room, 1926 (UNISA)



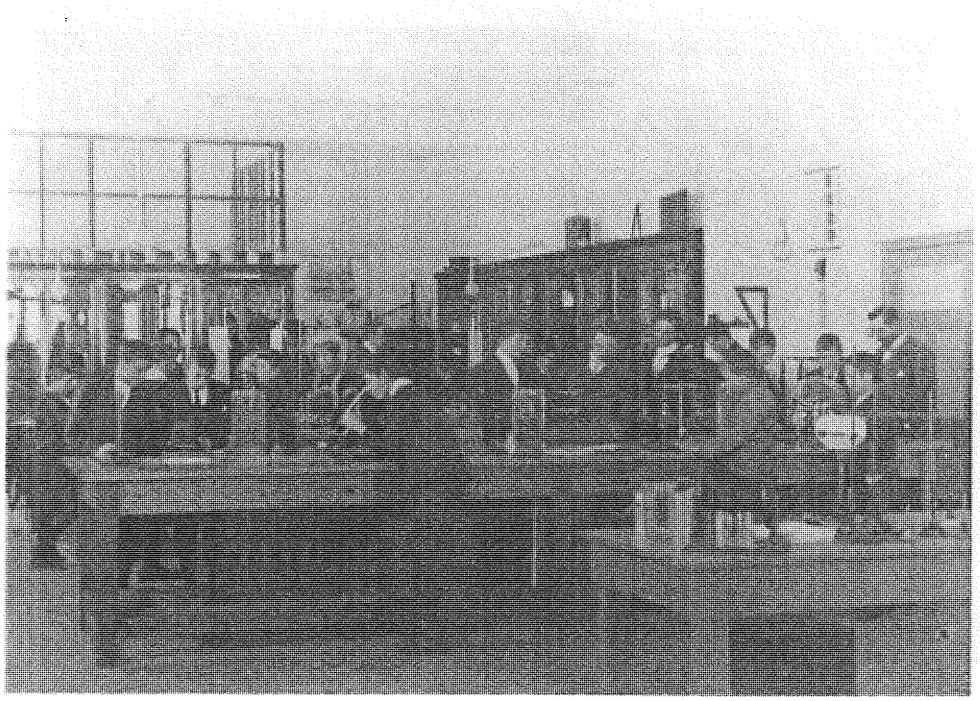
Offices, B4 – 03, 1999 (fmr Council Room)



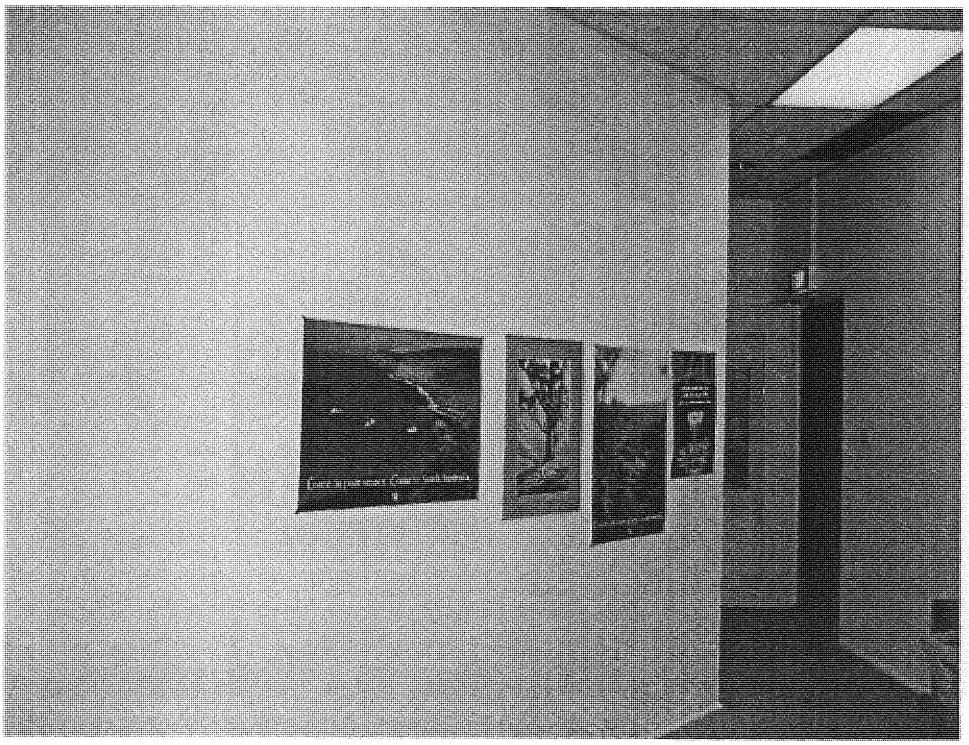
Brookman Hall, Opening Ceremony, 1903 (UNISA)



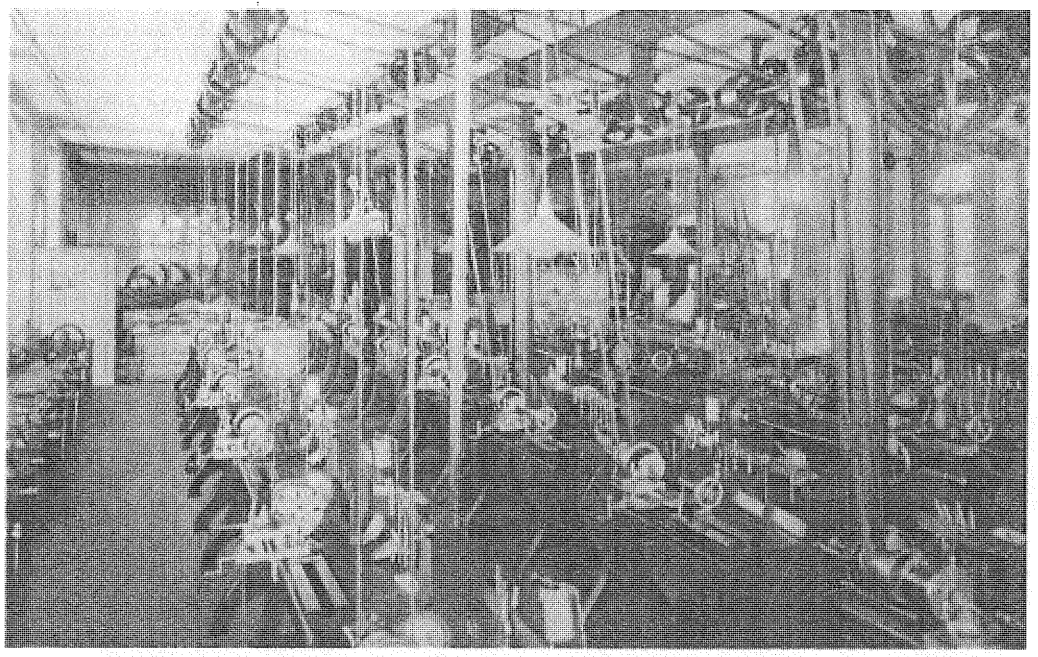
Brookman Hall, 1999



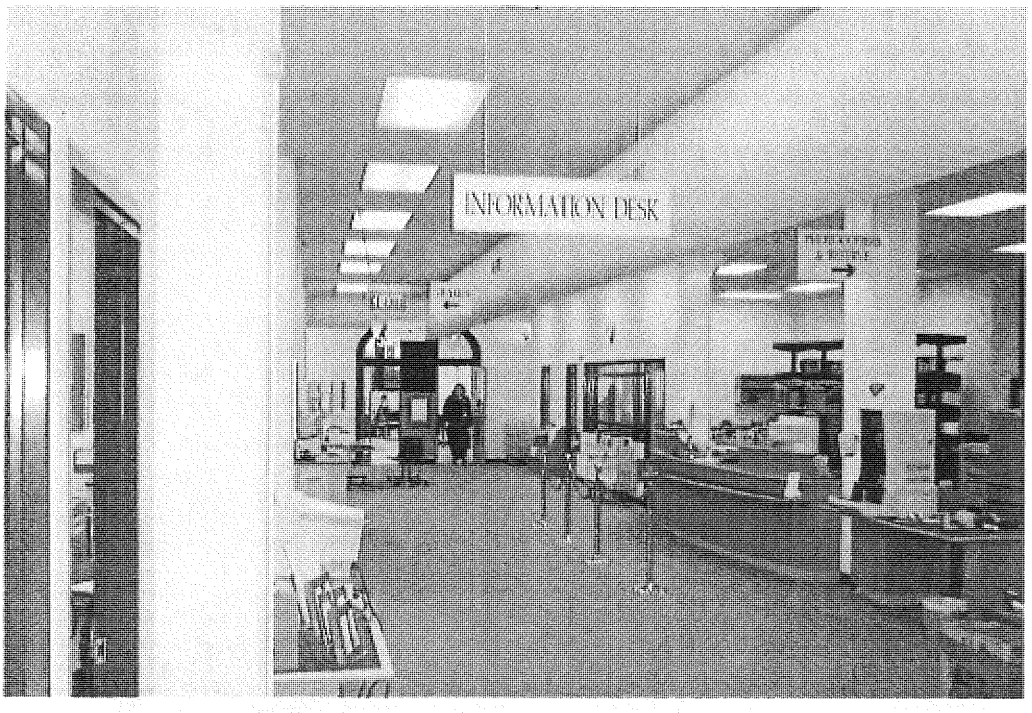
Physics Laboratory, C 1903 – 20 (UNISA)



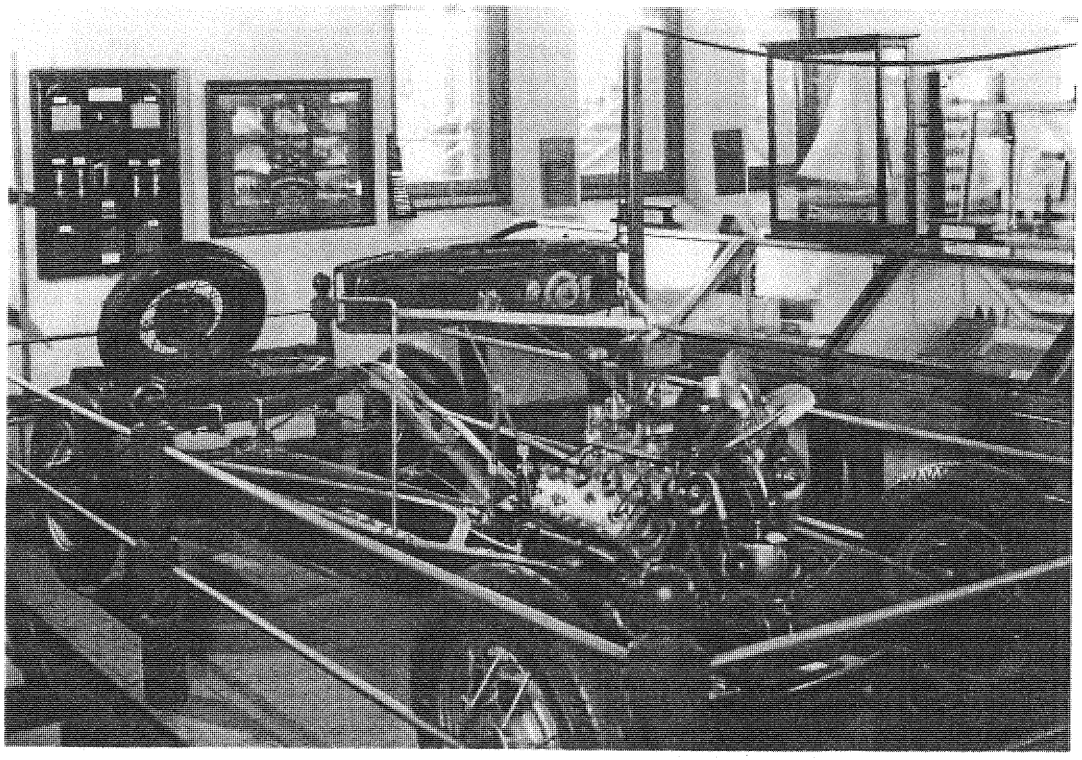
Offices, B5 – 05, 1999 (originally Physics Laboratory)



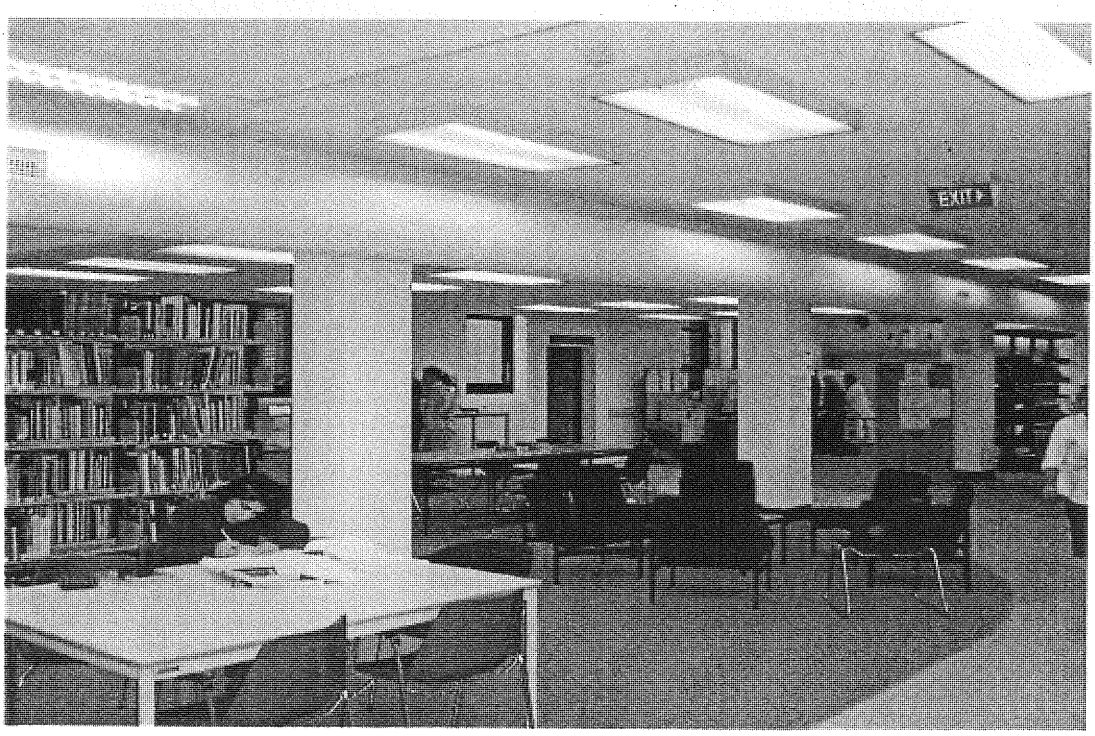
Mechanical Workshop, C1903 – 60 (UNISA)



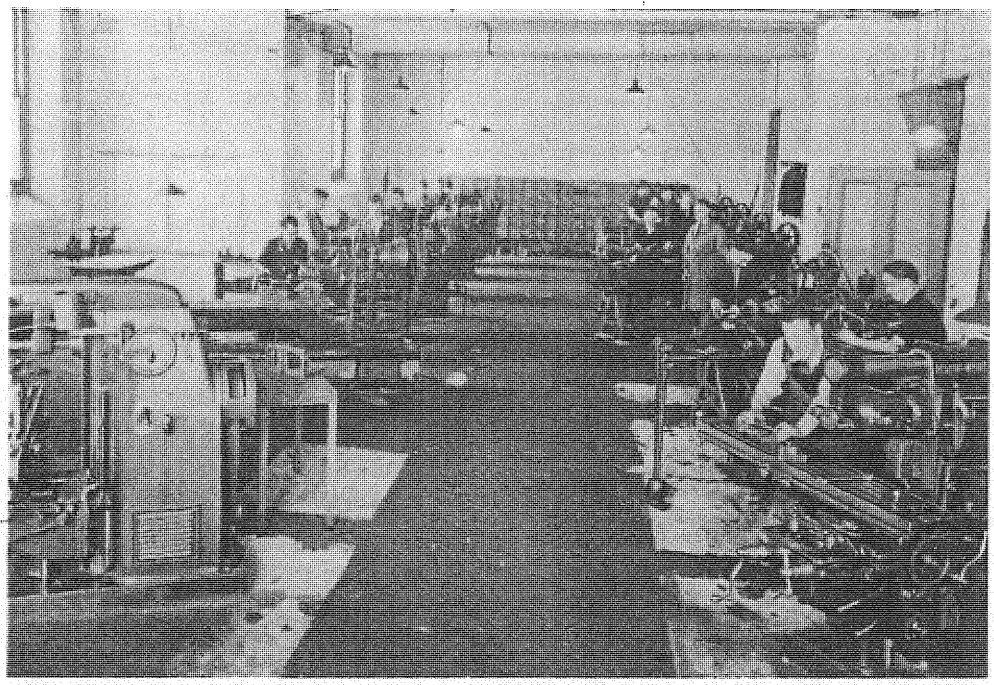
Library, B3 – 37, 1999 (originally workshop)



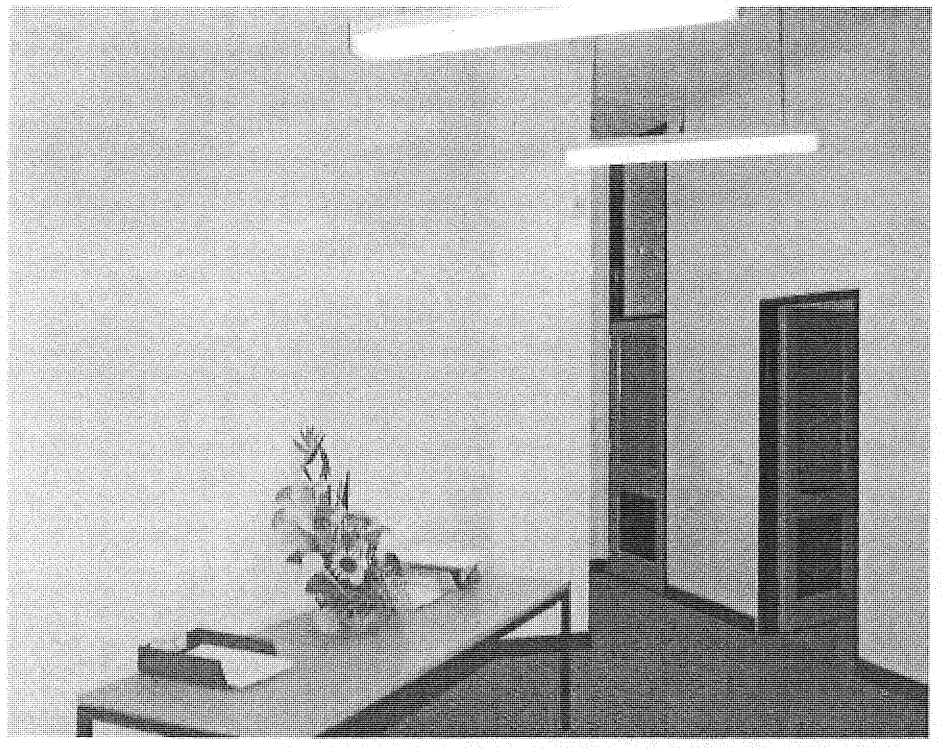
Technical Museum, C 1903 – 60 (UNISA)



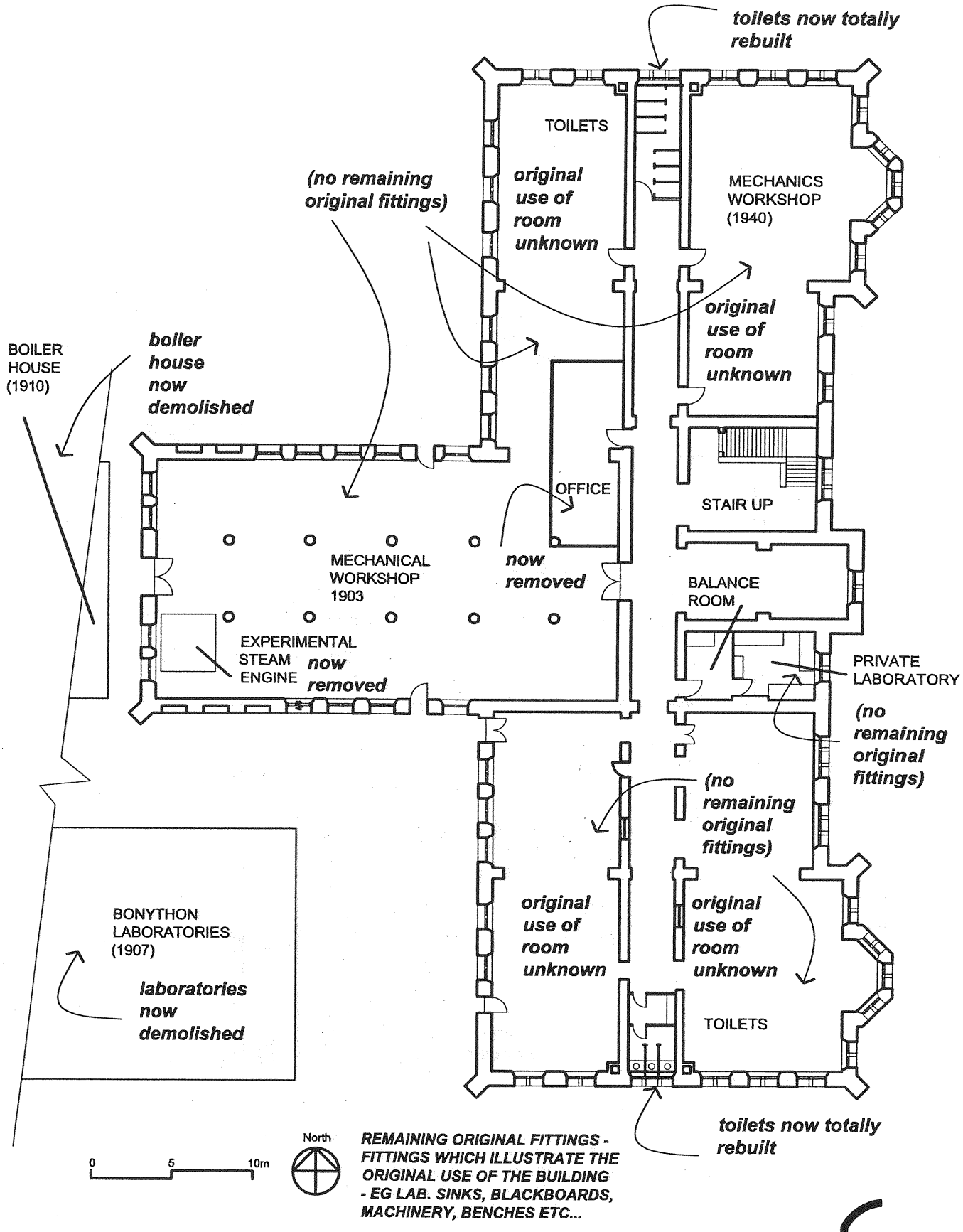
Library, B4 – 11, 1999 (originally Technical Museum)



Machine Shop, 1940 (UNISA)



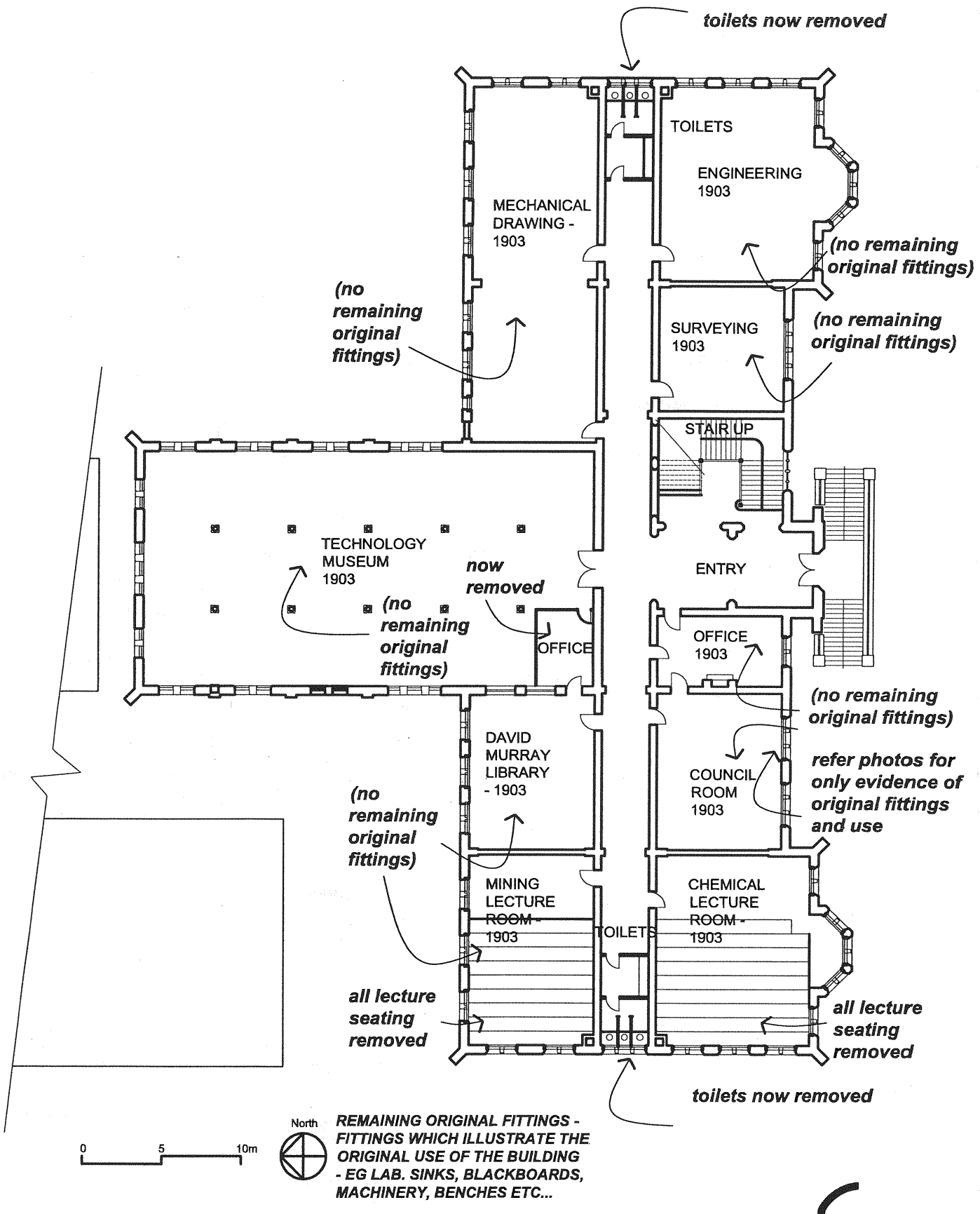
Offices, B3 – 24, 1999 (originally Machine Shop)



REMAINING ORIGINAL FITTINGS - B3

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000



REMAINING ORIGINAL FITTINGS - B4

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000

4.0 STATEMENT OF CULTURAL SIGNIFICANCE

The following statement of Cultural Significance is based on the criteria and guidelines for the entry of places in the South Australian State Heritage Register, as detailed in *Section 16* of the *Heritage Act, 1993.*

The Brookman Building, North Terrace, Adelaide, is of cultural significance because it:

- ***Demonstrates important aspects of the evolution or pattern of the State's history,*** illustrating the importance and growth of technical education in South Australia, built in response to the need to provide education in South Australia for 'emerging' technical professions – as a result of industrialisation. The Brookman Building was constructed as a consequence of a donation by one of South Australia's key industrialists, Sir George Brookman, MLC, who, along with several other prominent industry leaders, provided much of the capital and support for the establishment of the new building and facilities. The building was located on North Terrace, adjacent to the University of Adelaide and other significant cultural institutions. The building's stained glass windows – the 'Empire Window' and the 'Scientific Window' - are also of significance, illustrating South Australia's imperial sentiment in the early 1900's and the School's scientific associations. Also featured are several coats of arms – local arms and those of Wales and Cornwall, reinforcing the contribution of Welsh and Cornish miners in South Australia.

- ***Demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics***, as an architecturally significant example of the work of Superintendent of Public Buildings office in the early 1900's – particularly the work of Superintendent Charles Owen-Smyth – who is noted for the design of several architecturally significant buildings in Adelaide. The Brookman Building is a well-executed example of Owen-Smyth's work – in the manner of 'Federation Gothic' architecture, incorporating the needs of an early twentieth century technical school. The building's stained glass windows are also of significance as works from the notable Adelaide firms of E F Troy and H L Vosz.

- ***Has a special association with the life or work of a person or organisation*** ...as an illustration of the perceived need and value placed on technical eduction by some of the state's key industrialists of the time, including Sir George Brookman, MLC. Brookman's wealth resulted from success in the Western Australian goldfields – which he subsequently invested into the industrial development of South Australia. Brookman was involved with many of the state's cultural and institutional boards of management and was a Member of the Legislative Council from 1901 – 10. Brookman Hall was named in recognition of his contribution. Other key benefactors from industry included: David Murray – a noted Adelaide merchant; the Noyes brothers – from Melbourne – and pastoralist John Howard Angas.

- Refer Appendix 5 – Brookman Building Heritage Curtilage – for a statement of the culturally significant values of the heritage curtilage of the building.

5.0 DISCUSSION OF SIGNIFICANCE

5.1 ASSESSMENT AGAINST RELEVANT HERITAGE ACT (1993) CRITERIA

c) It demonstrates important aspects of the evolution or pattern of the State's history;

The Brookman Building is of historic significance as it illustrates the importance, growth and functional requirements of technical schools in South Australia, built in response to the need to provide education in South Australia for 'emerging' technical professions – as a result of the State's industrialisation. The Brookman Building was constructed as a consequence of a donation by one of South Australia's key industrialists, Sir George Brookman, MLC, who, along with several other prominent industry leaders, provided much of the capital and support for the establishment of the new building and facilities.

Technical institutes were established through the industrialised world during the nineteenth century, in response to the rapidly changing environment of industrialisation. New technical professions were developing as a part of the process, eg: engineering, chemistry, and mining and institutes provided much needed training for these continually evolving technical professions.

South Australia witnessed a period of agricultural expansion and associated secondary development in the 1870's. In the early 1880's the Chamber of Manufactures lobbied the government of the day to establish technical classes in Adelaide and major country towns. The Playford Government established the School of Mines and Industries in Adelaide in November, 1888. The School was located in part of the Exhibition Building basement, with enrolments exceeding 1000 students by 1897. Teaching space was at a premium and the Council had made repeated requests to the government for additional floor area in the Exhibition Building, or the relocation of the School to a new purpose built building.

The School received a donation of 10 000 pounds from industrialist George Brookman on 3rd July, 1899, as the basis of a building fund for a new building for the School. Brookman donated a further 5 000 pounds during the project and the state government of the day provided the balance of the funding for the proposed building – 25 000 pounds – bringing the total funds available for the construction of the new building to 40 000 pounds.

Eliza Martha Brookman, wife of George Brookman MLC laid the foundation stone for the building on 7 March, 1900.

Plans for the building were developed, tenders were subsequently called and on 22nd October a tender was accepted for the construction of the proposed building. The contractor was F. Fricker and the tender price - 25 999 pounds. Refinement of the layout of laboratories, workshops and classrooms continued during construction, with the project completed for opening on February 24, 1903.

The Brookman Building therefore illustrates the growth of technical education in South Australia – the progression from limited accommodation in the Exhibition Building to a large, purpose built building – to meet student enrolment demands and the number courses being offered in response to technical advancements and industry needs in the State.

The scale and siting of the Brookman Building illustrates the importance given to technical training in South Australia in the early twentieth century. The building incorporated electrical and physics laboratories, lecture rooms and mechanical workshops, all 'emerging' technical professions at the time. The building was designed for the teaching of technical professions and therefore its layout and scale of spaces are of significance as an illustration of the requirements of an early twentieth century trade/technical school. While many of the original classrooms have been subdivided into smaller spaces and the training machinery and the laboratories have been removed, an appreciation of the internal spaces can still be readily achieved. In particular, the entry hall and stair lobby retains a majority of original fabric and is of high significance, as the original (and current) formal entry to the School (now University).

Almost no original fabric remains to illustrate the original and changing uses of classrooms through the remainder of the building – eg: laboratory sinks, blackboards, wool classing tables, lecture seating etc...Therefore, it is difficult to ascertain the original and past uses for a majority of these spaces. The original drawings – included in the appendix – note the proposed use of many of the rooms, which provides some evidence as to the (proposed) original uses of the rooms. Early photographs have also been sourced from the University archives, and these provide valuable detail as to the original appearance of Brookman Hall and the exterior of the building. Photographs were not able to be sourced showing past uses and activities in most of the classrooms. The only photographs located are reproduced in this Conservation Plan.

(e) It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics

The Brookman Building is architecturally significant as an important example of the work of architect, Charles Owen-Smyth and his staff draftsman (later, chief draftsman), Mr F C Krichauff . Owen-Smyth was Superintendent of Public Buildings from 1886 – 1920 and was known for his simple, economic design solutions, utilitarian in appearance and functional in design. South Australia experienced a period of economic depression during much of Owen-Smyth's time as superintendent and his design solutions reflected these conditions in their utilitarian appearance and economy of decoration.

Buildings designed by Owen-Smyth were typically red brick in construction, with few embellishments and little ornamentation. The School of Mines building can be considered typical of his work, - red brick construction and economy in design and decoration of the interior spaces.

The architectural style of the Brookman Building – 'Federation Gothic' – continues the stylistic precedents of some of Owen-Smyth's previous works – most notably the Advanced School for Girls (1891) and the former Currie Street School (1893). Both school buildings are also 'Federation Gothic' in style, although with less embellishment than the Brookman Building.

The detailed level of ornamentation found on the Brookman Building may been influenced by Owen-Smyth's draftsman, F C Krichauff, who undertook a majority of the documentation work for the building. It may have also been in response to the institutional importance of the function of the building – a trade and industry school – sited in the institutional precinct of North Terrace.

Architectural details of note include: the central tower topped with bartizans and a battlement style parapet, steeply pitched gable ends, leadlight and stone tracery to windows, 'tudor' style windows and chimneys, the pointed arch main window and also the ornamental brick buttresses to all external corners.

Owen-Smyth designed many public buildings, in a variety of architectural styles – Federation Gothic, Italianate, Romanesque. The Brookman Building stands today as a highly significant and well-resolved 'Federation Gothic' example of his work in South Australia, in scale, ornamentation and resolution of architectural detail.

The Brookman Building's stained glass windows are also of significance as works from the notable Adelaide firms of E F Troy and H L Vosz. The 'Empire Window' was designed by Mr Elliot and manufactured by E F Troy, well known for religious and secular windows throughout Adelaide.[22] Other works of note by E F Troy include the windows in the City of Adelaide Council Chamber and Government House.

The 'Scientific Window' was designed by Adelaide glazier, H L Vosz, who later became the Adelaide agent for William Morris & Co. Vosz was known for his simple leadlight work, installed in churches throughout Adelaide.

(g) It has a special association with the life or work of a person or organisation or an event of historical importance

The Brookman Building is directly associated with Sir George Brookman, MLC, who donated a total of 15 000 pounds in 1899 – 1902 towards the construction of the desperately needed new building. Brookman's wealth was gained from success in the Western Australian goldfields, as the head of the syndicate, which established 'The Golden Mile' gold mine in Kalgoorlie. Brookman subsequently invested his earnings into the development of various industries in South Australia. Brookman was also involved with many of the state's cultural and institutional boards of management and was a Member of the Legislative Council from 1901 – 1910.

Brookman Hall was named in recognition of Brookman's contribution. Other key benefactors from industry who donated funds to assist with the construction of the new building included: David Murray – a noted Adelaide merchant, who gave funds to establish the School's library; the Noyes brothers, from Melbourne, who donated funds for an electrical engineering laboratory; and pastoralist John Howard Angas, who donated funds to establish the wool laboratory. The library and laboratories have since been removed and little original fabric remains, but the building itself stands as a clear illustration of the donation and aims of Sir George Brookman.

[22] Donovan, P & J, 'A guide to stained glass windows in and about Adelaide', pp15

5.2 ANALYSIS OF SIGNIFICANCE

The following diagrams detail the relative significance of the exterior and interior of the Brookman Building. The tables that also follow provide a room by room analysis of significance, remaining original fabric and conservation policy. Analysis of the heritage values of the heritage curtilage of the Brookman Building is discussed in Appendix 5 – *Brookman Building Heritage Curtilage.*

- ***Glossary of Table Items***

  - ***Location' North Facade'***
    Refer to attached floor plans for facade reference
  - ***Original Fabric***
    Listed fabric from period of provenance, based on site investigation and research.
  - ***Period***
    Date of origin
  - ***Alterations to Original Fabric***
    Listed alterations and later additions/replacement of original fabric

- ***Significance***

  - ***No Significance***
  Fabric does not contribute to the significance of the building

  O ***Minimal Significance***
  Minor amount of significant fabric remains but a majority of fabric has been irreversibly altered/ removed, reducing interpretation value

  + ***Moderate Significance***
  Significant amount of original fabric remains and some fabric has been irreversibly altered/removed

  ++ ***High Significance***
  A majority of significant fabric remains

Note: ***significance*** attributed to external facades and external features relate in this instance to the degree and intactness of significant fabric only - found on facades/ features – an assessment of the relative aesthetic heritage value of each façade is discussed in Appendix 5 – Brookman Building Heritage Curtilage – and should also be considered.

- ***Conservation policy***

  (A) *All original fabric to be revealed and/or reinstated as outlined in the Conservation Policy.*

  (B) *All original fabric to be identified and maintained to prevent further removal or modification. Reinstate original fabric only as outlined in the conservation policy. Future refurbishment permissible, if it does not irreversibly alter/damage identified original fabric.*

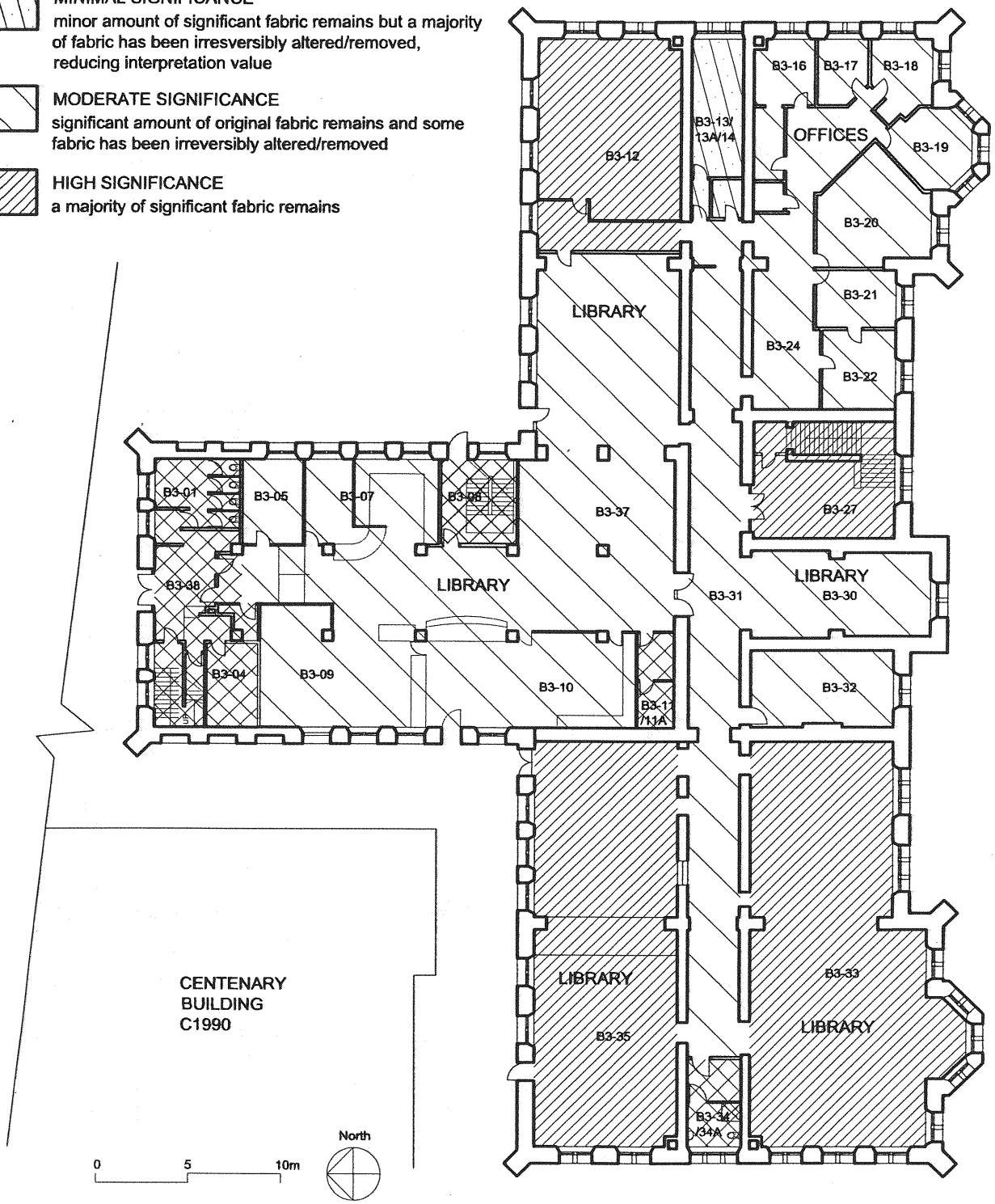
  (C) *No significant remaining original fabric. Remaining original fabric to remain and not be altered. Refurbishment acceptable, all in accordance with the details of the conservation policy.*

NO SIGNIFICANCE
fabric does not contribute to the significance of the building

MINIMAL SIGNIFICANCE
minor amount of significant fabric remains but a majority of fabric has been irresversibly altered/removed, reducing interpretation value

MODERATE SIGNIFICANCE
significant amount of original fabric remains and some fabric has been irreversibly altered/removed

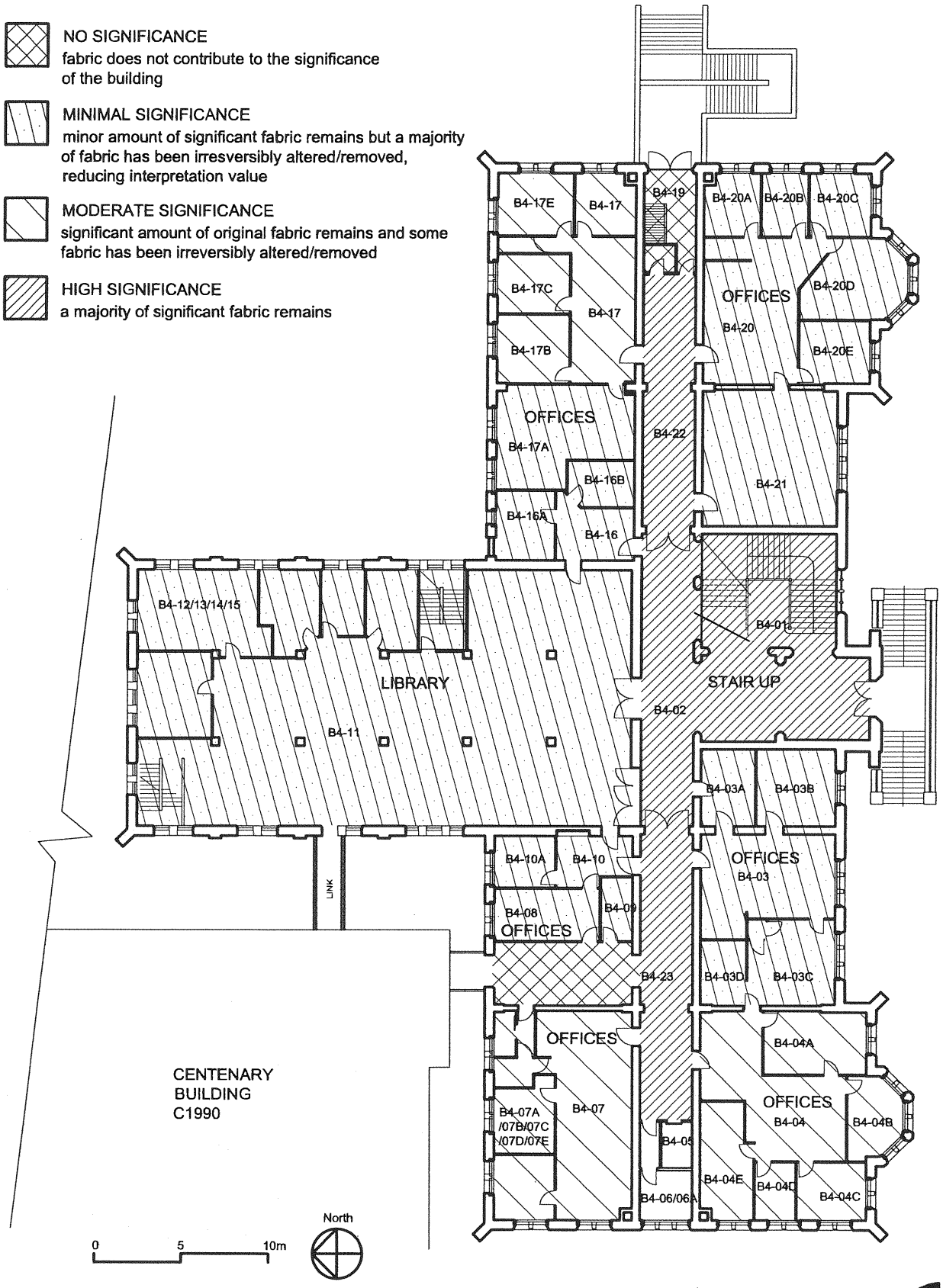
HIGH SIGNIFICANCE
a majority of significant fabric remains



ASSESSMENT OF SIGNIFICANCE - B3

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000



ASSESSMENT OF SIGNIFICANCE - B4

Brookman Building Conservation Plan

Swanbury Penglase

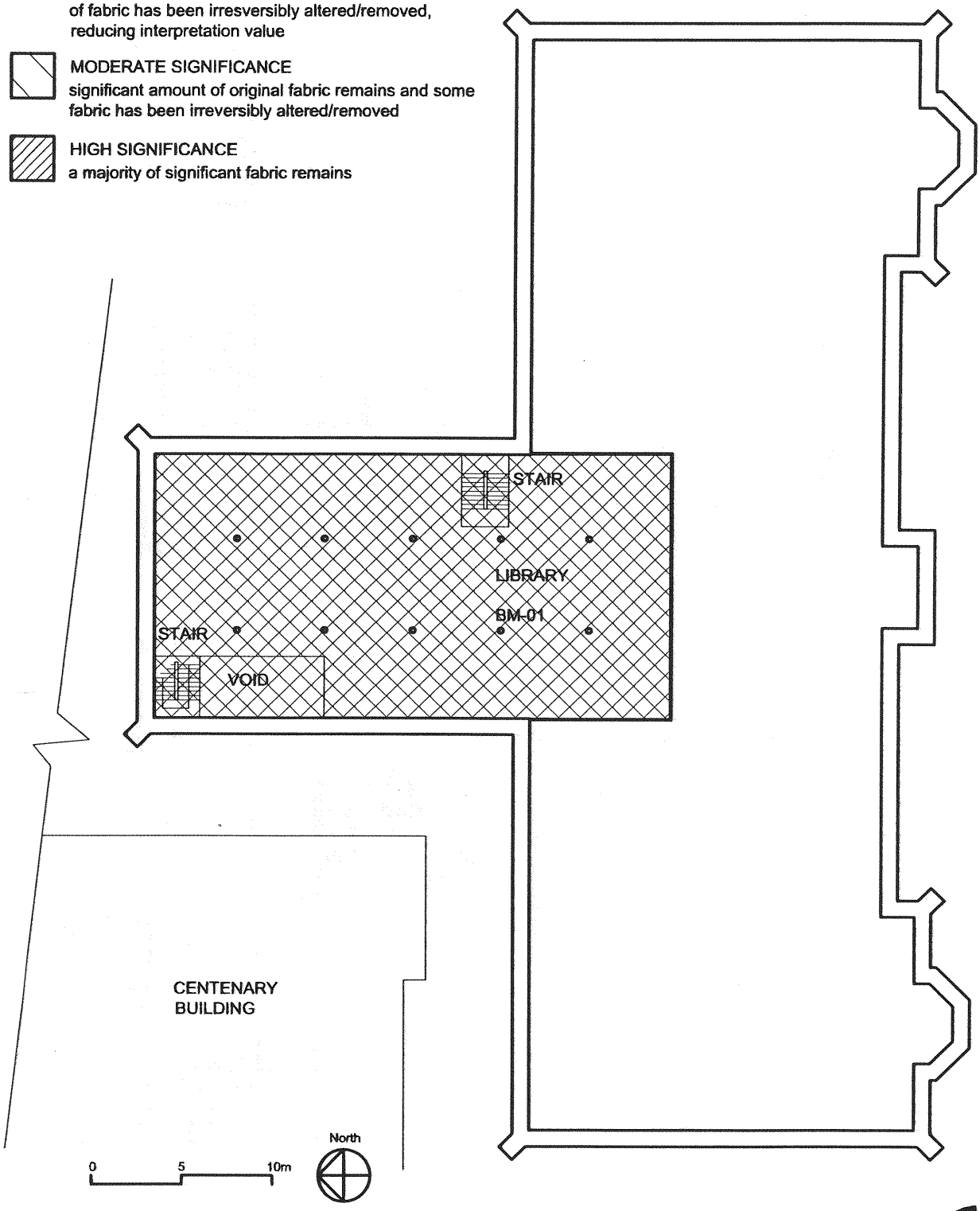
250 WRIGHT STREET, ADELAIDE, 5000

NO SIGNIFICANCE
fabric does not contribute to the significance of the building

MINIMAL SIGNIFICANCE
minor amount of significant fabric remains but a majority of fabric has been irresversibly altered/removed, reducing interpretation value

MODERATE SIGNIFICANCE
significant amount of original fabric remains and some fabric has been irreversibly altered/removed

HIGH SIGNIFICANCE
a majority of significant fabric remains



ASSESSMENT OF SIGNIFICANCE - MEZZANINE

Brookman Building Conservation Plan

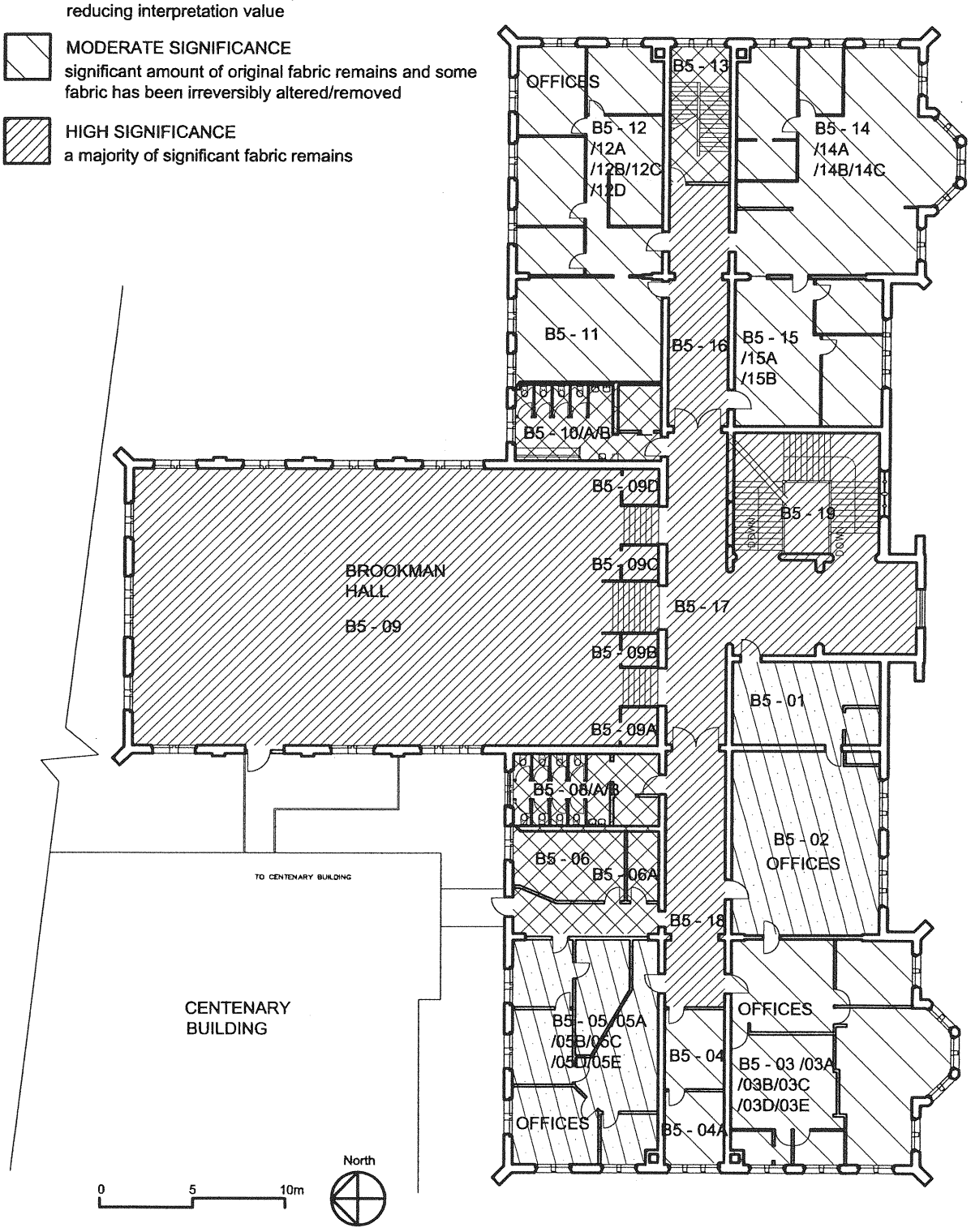
Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000

NO SIGNIFICANCE
fabric does not contribute to the significance of the building

MINIMAL SIGNIFICANCE
minor amount of significant fabric remains but a majority of fabric has been irresversibly altered/removed, reducing interpretation value

MODERATE SIGNIFICANCE
significant amount of original fabric remains and some fabric has been irreversibly altered/removed

HIGH SIGNIFICANCE
a majority of significant fabric remains



ASSESSMENT OF SIGNIFICANCE - B5

Brookman Building Conservation Plan

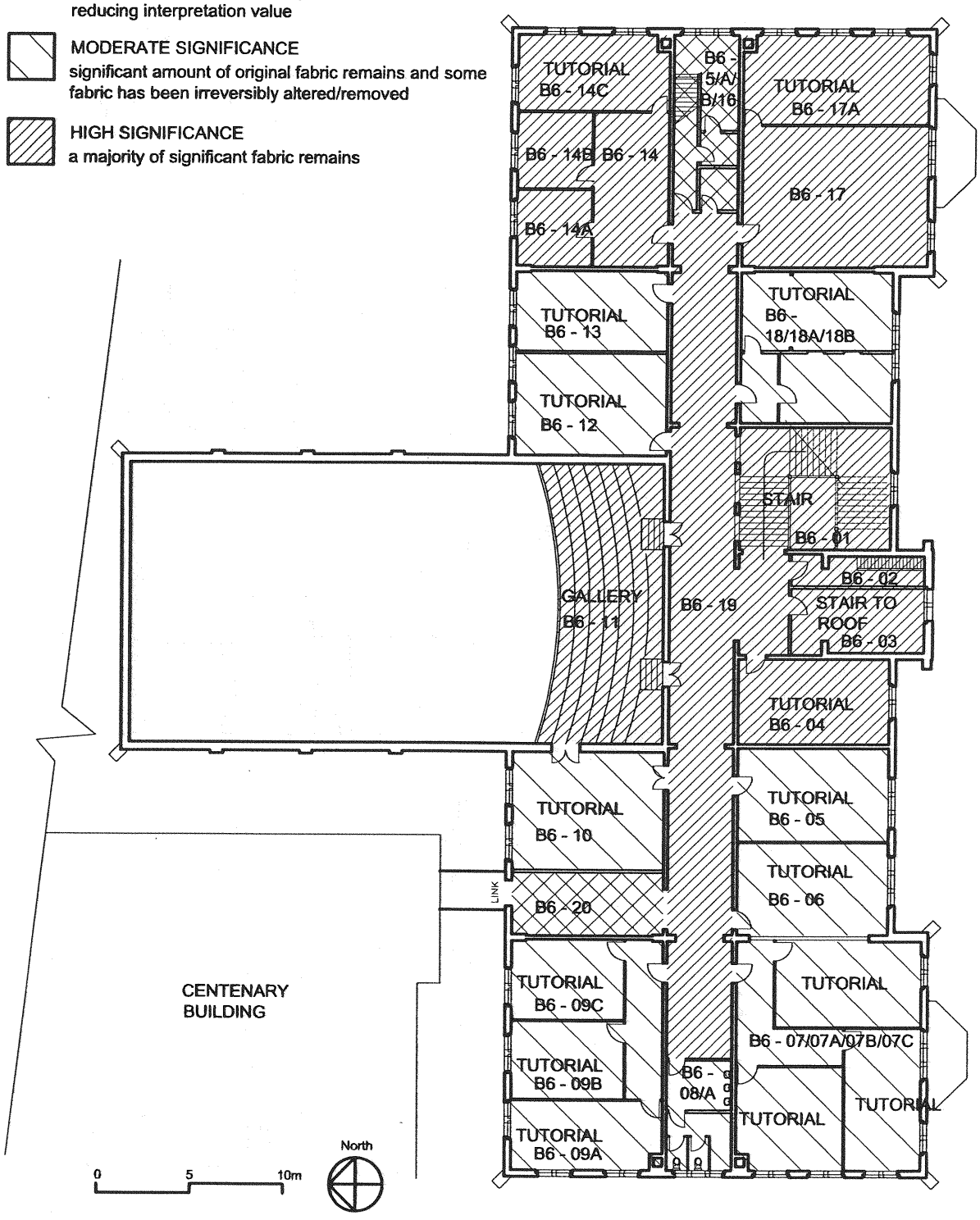
Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000

NO SIGNIFICANCE
fabric does not contribute to the significance of the building

MINIMAL SIGNIFICANCE
minor amount of significant fabric remains but a majority of fabric has been irresversibly altered/removed, reducing interpretation value

MODERATE SIGNIFICANCE
significant amount of original fabric remains and some fabric has been irreversibly altered/removed

HIGH SIGNIFICANCE
a majority of significant fabric remains



ASSESSMENT OF SIGNIFICANCE - B6

Brookman Building Conservation Plan

Swanbury Penglase
250 WRIGHT STREET, ADELAIDE, 5000

(A)

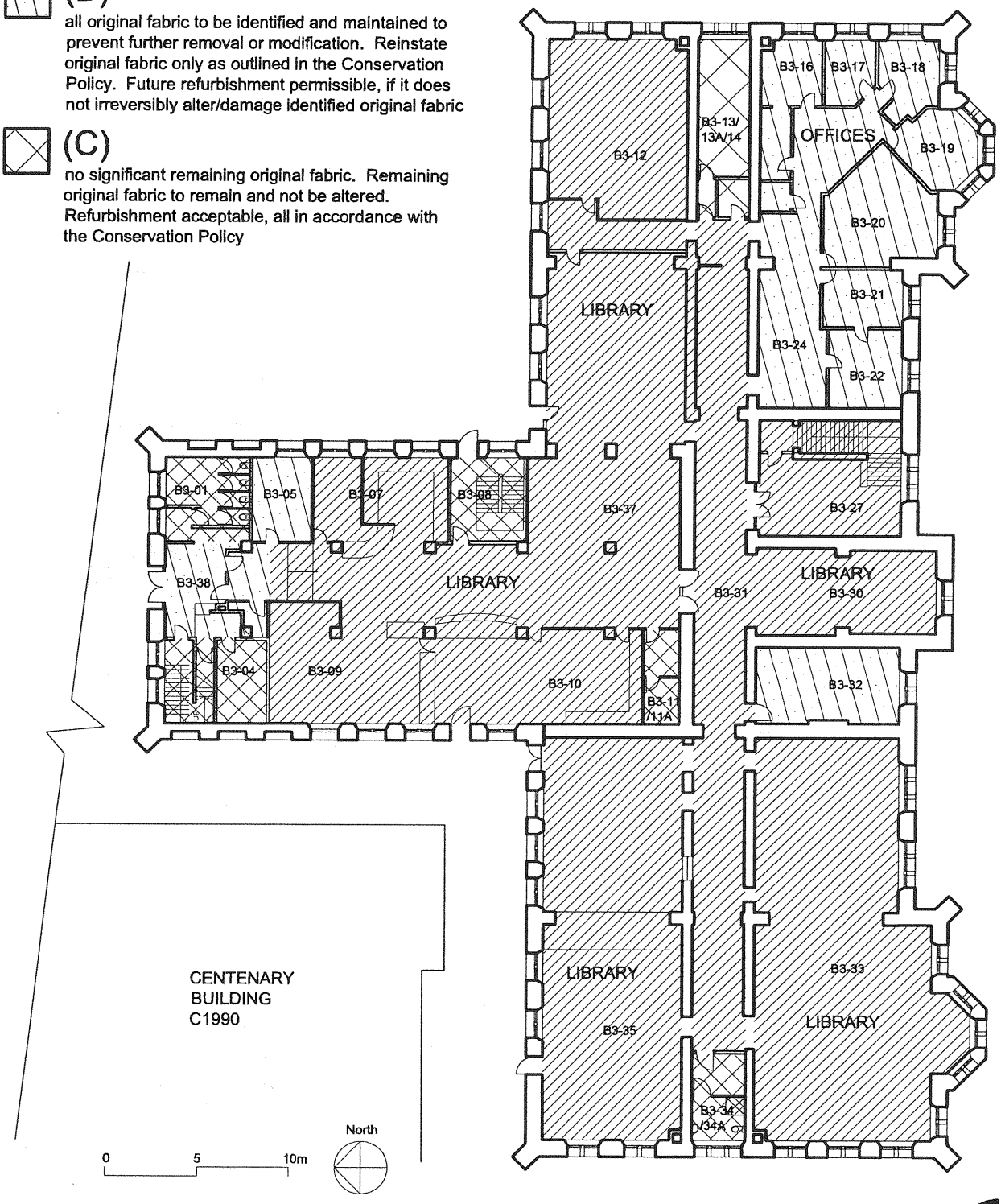
all original fabric to be revealed and/or reinstated as outlined in the Conservation Policy

(B)

all original fabric to be identified and maintained to prevent further removal or modification. Reinstate original fabric only as outlined in the Conservation Policy. Future refurbishment permissible, if it does not irreversibly alter/damage identified original fabric

(C)

no significant remaining original fabric. Remaining original fabric to remain and not be altered. Refurbishment acceptable, all in accordance with the Conservation Policy



CONSERVATION POLICY
- FUTURE MANAGEMENT & DEVELOPMENT - B3

Brookman Building Conservation Plan

Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000

(A)

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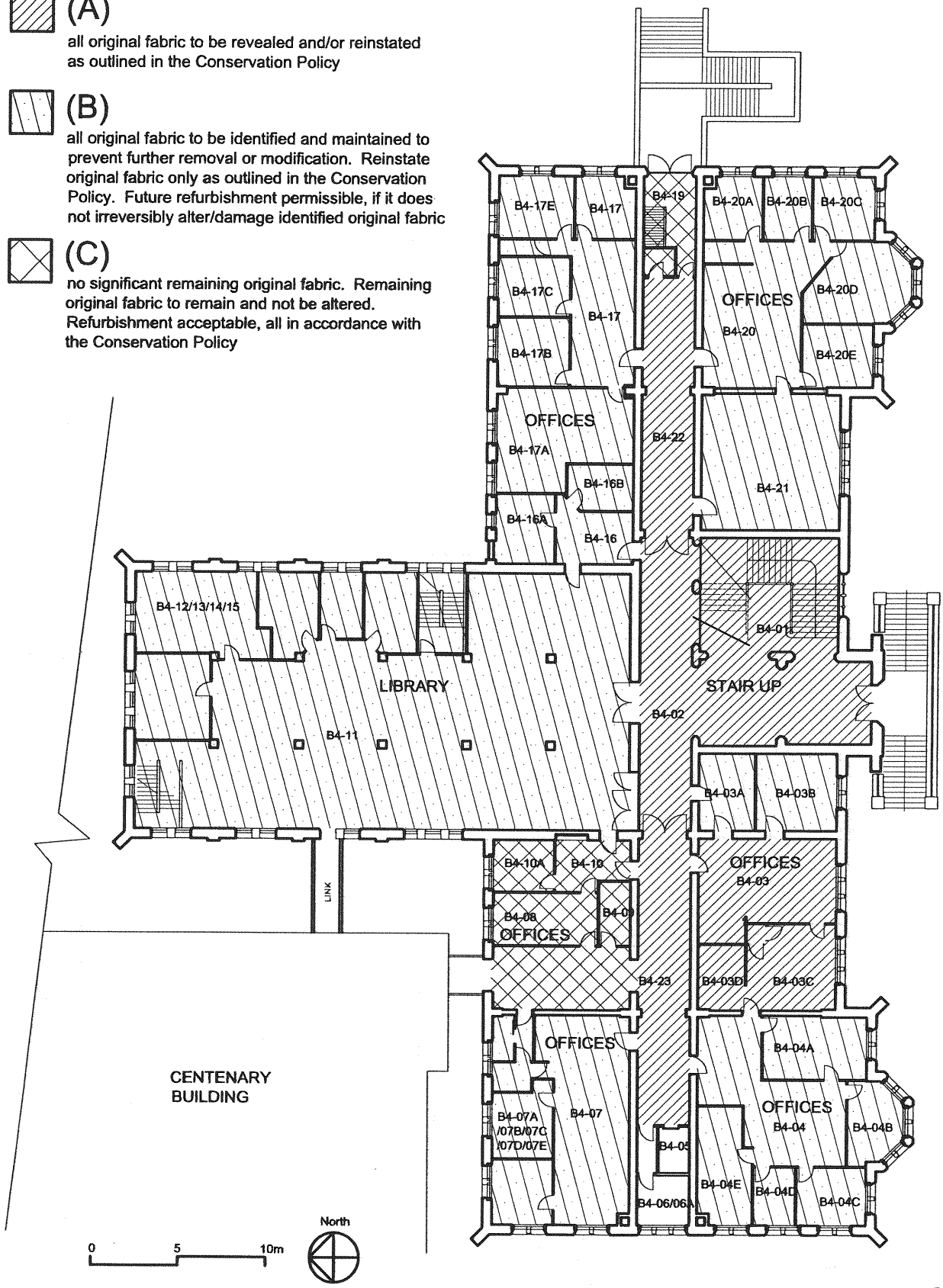
(C)

no significant remaining original fabric. Remaining original fabric to remain and not be altered. Refurbishment acceptable, all in accordance with the Conservation Policy



CONSERVATION POLICY
- FUTURE MANAGEMENT & DEVELOPMENT - B4

Brookman Building Conservation Plan

Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000

(A)

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(B)

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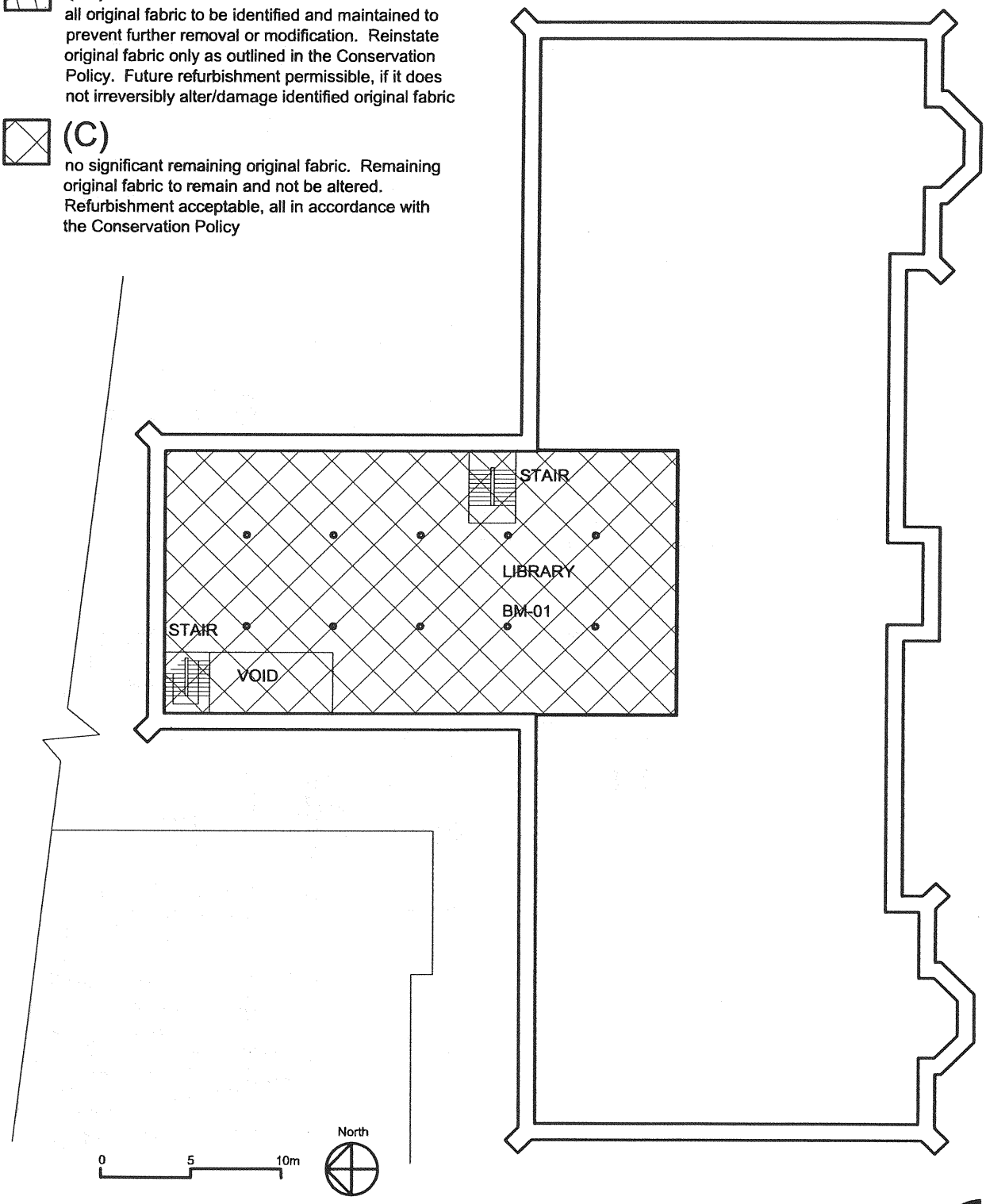
(C)

no significant remaining original fabric. Remaining original fabric to remain and not be altered. Refurbishment acceptable, all in accordance with the Conservation Policy



CONSERVATION POLICY
- FUTURE MANAGEMENT & DEVELOPMENT - MEZZANINE

Brookman Building Conservation Plan

Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000

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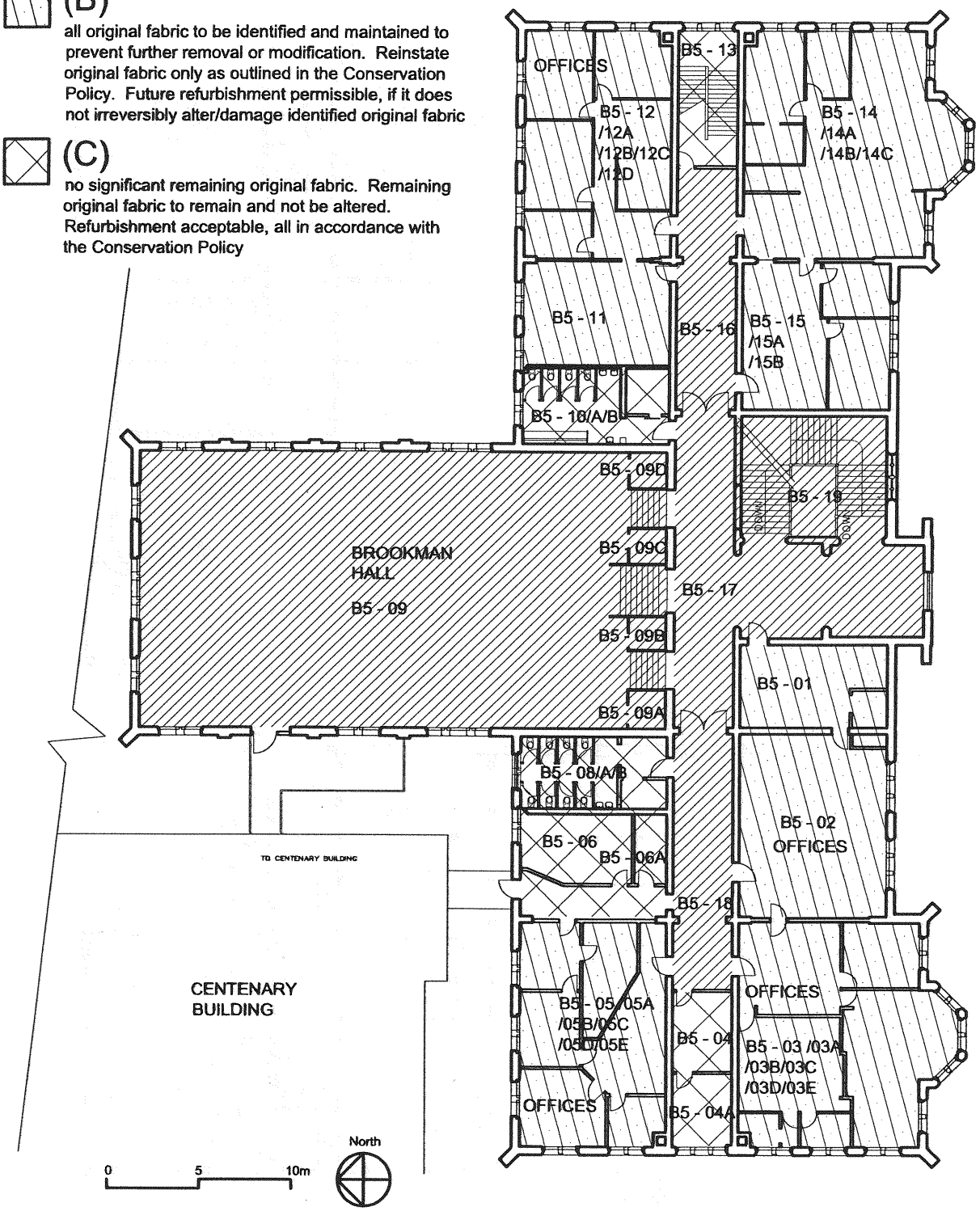


CONSERVATION POLICY
- FUTURE MANAGEMENT & DEVELOPMENT - B5

Brookman Building Conservation Plan

Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000

(A)

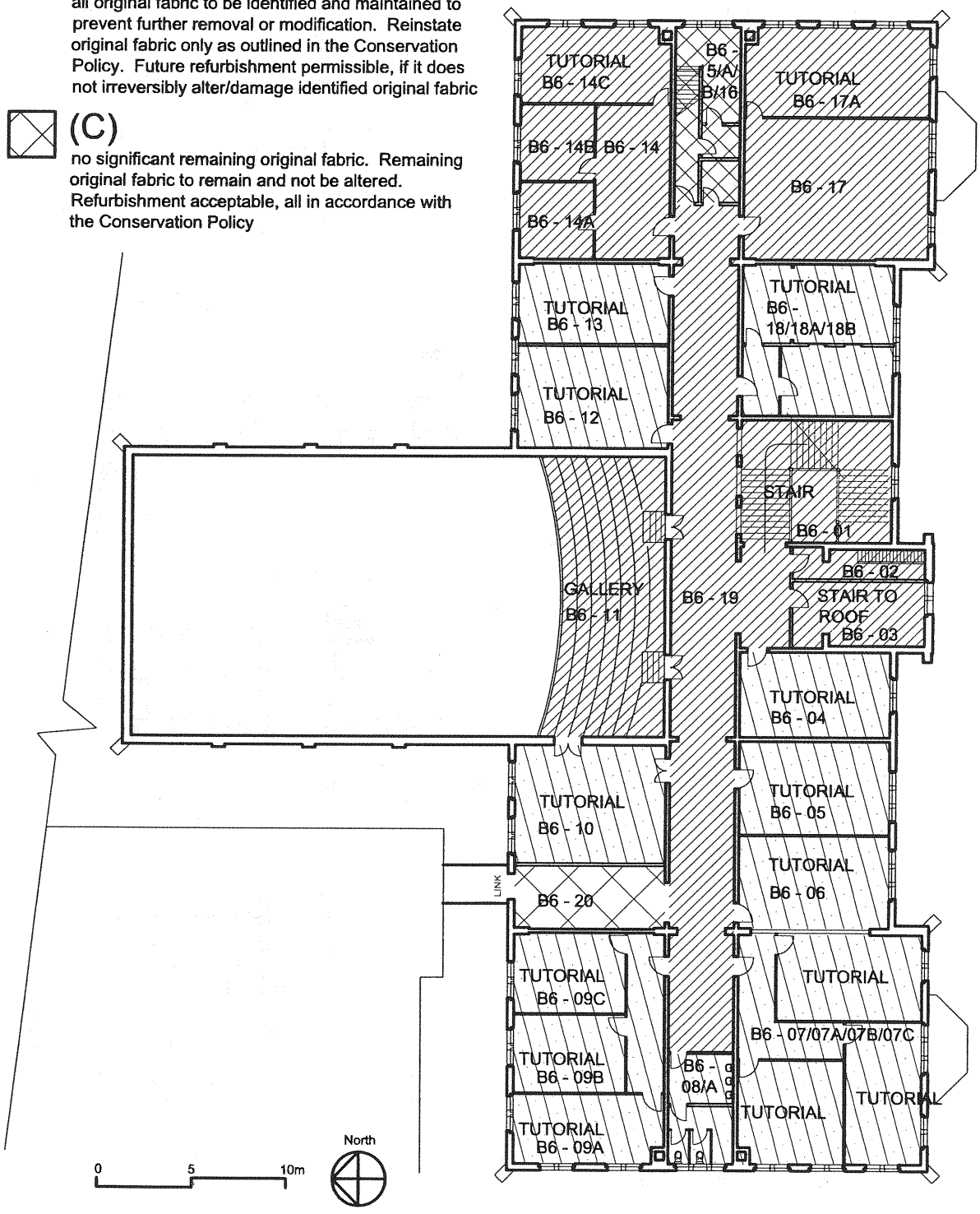
all original fabric to be revealed and/or reinstated as outlined in the Conservation Policy

(B)

all original fabric to be identified and maintained to prevent further removal or modification. Reinstate original fabric only as outlined in the Conservation Policy. Future refurbishment permissible, if it does not irreversibly alter/damage identified original fabric

(C)

no significant remaining original fabric. Remaining original fabric to remain and not be altered. Refurbishment acceptable, all in accordance with the Conservation Policy



CONSERVATION POLICY
- FUTURE MANAGEMENT & DEVELOPMENT - B6

Brookman Building Conservation Plan

Swanbury Penglase

250 WRIGHT STREET, ADELAIDE, 5000

B3-01
FEMALE TOILET

Significance	–	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling		C1960	• Plaster sheet ceiling - with cornices & battens	•
Walls	• Face brickwork (painted)	C1960	• Plastered with tiles	•
Floor	• Timber (concealed)	C1960	• Terrazzo slab	• Change in floor level to be addressed should raised floor in B3-38 be lowered to original level in future.
Fittings	• Original window frames, sashes & window hardware	C1960 C1960 1903	• Sanitary-ware • Toilet partitions	• Original remaining windows (north facing) to be maintained and revealed / repaired, with diffuse glazing. • East facing windows to be reinstated to match original after internal layout altered in the future.

B3-04
MALE TOILET

Significance	-	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling		C1960	• Plaster sheet ceiling - with cornices & battens	•
Walls	•	C1960	• Plastered with tiles	•
Floor	•	C1960	• Terrazzo slab	• Change in floor level to be addressed should raised floor in B3-38 be lowered to original level in future.
Fittings		C1960	• Sanitary-ware	• Original window frame and sash to be maintained and modified original windows to be reinstated to match original.
		C1960	• Toilet partitions	
	Original window frame & sash	1903		

B3-05 OFFICE

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling		1998	• Suspended tile ceiling and lighting	• Remove later ceiling and make good original ceiling.
Walls	• Face brickwork (painted)		• P/BD partition walls & doors	• Partitions to not extend to original ceiling – use frameless glazing to enclose rooms to ceiling if required. • Face brickwork to remain exposed and all currently concealed face brickwork to be exposed.
Floor	•		• Concrete (carpeted)	• Lower floor level to original level once external ground levels lowered to suit.
Fittings	• Original window frame & sashes	1903 1998 1998	• Vinyl skirtings • Office furniture • GPO's / Switches / Conduits on walls	• All services to be surface mounted, use conduits rather than chasing original walls – skirting ducts acceptable. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B3-07 OFFICE

Significance	+	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling		1998	• Suspended tile ceiling & lighting	• Remove later ceiling and make good original ceiling.
Walls	• Face brickwork (painted)	1903 1998	• • P/BD partitions & windows	• Partitions to not extend to original ceiling – use frameless glazing to enclose rooms to ceiling if required. • Face brickwork to remain exposed and all currently concealed face brickwork to be exposed.
Floor	•		• Concrete	• Lower floor level to original level once external ground levels lowered to suit.
Fittings	• Original Window frames & sashes	1903 1998 1998 1998	• • Vinyl skirtings • Library joinery and fittings • GPO's / switches / conduits and walls	• All services to be surface mounted, use conduits rather than chasing original walls – skirting ducts acceptable. • A/C ductwork, to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B3-08 STAIR

Significance	-	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling			• N/A	•
Walls	• Face brickwall (painted)	1903	•	• Face brickwork to remain
		1998	• Plasterboard partition walls & steel frame door	
		1960	• Later door leaf to external door	
Floor	•		• Concrete (carpeted)	•
Fittings	•	1963	• Steel frame staircase, timber steps and balustrade	• All services to be surface mounted, use conduits rather than chasing original walls.
		1998	• GPO's / switches / Light Fittings / Conduits on walls	
		1998	• Vinyl skirtings	

B3-09 LIBRARY

Significance	+	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling		1998	• Suspended ceiling tiles, and lighting - ceiling height set slightly below window heads.	• Remove later ceiling and make good original ceiling.
Walls	•	1998 C1960 C1970	• Partition wall - P/BD and windows • Concrete block wall • 1x External window blocked in for Duct entry from outside.	• Partitions to not extend to original ceiling – use frameless glazing to enclose rooms to ceiling if required. • Face brickwork to remain exposed and all currently concealed face brickwork to be exposed.
Floor	•		• Concrete, with carpet	•
Fittings	•	C1970 C1980 1998 1998	• Exposed A/C duct suspended from ceiling • A/C unit mounted in external window • Vinyl skirtings • Library fittings & shelving	• Remove window mounted a/c unit and make good window once a/c system upgraded in the future • All services to be surface mounted, use conduits rather than chasing original walls – skirting ducts acceptable. • A/C ductwork, to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B3-10 CIRCULATION DESK

Significance	+	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling		1998	• Sus tile ceiling & lighting	• Remove later ceiling and make good original ceiling.
Walls	• Face brickwork (painted) • Window frames & door frame	1903 1903 C1970 C1960 C1960	• • • Partition walls & windows • Windows modified in some frames • Later door leaf to exterior.	• Remove later door leaf and reinstate window opening once access in no longer required. • Partitions to not extend to original ceiling – use frameless glazing to enclose rooms to ceiling if required. • Face brickwork to remain exposed and all currently concealed face brickwork to be exposed.
Floor	•		• Concrete, Carpeted	•
Fittings	•	C1980 1998 1998	• A/C unit in window frame • Vinyl skirtings • GPO's / switches / conduits etc. on walls • Library joinery & bookshelves.	• Remove window mounted a/c unit and make good window once a/c system upgraded in the future. • All services to be surface mounted, use conduits rather than chasing original walls – skirting ducts acceptable. • A/C ductwork, to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B3-11 & 11A SWITCHROOM

Significance	-	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling		-	• Suspended P/BD tile ceiling & lighting - ceiling height set slightly below window heads	•
Walls	• Face brickwork - painted	1903 C1960	• • Partition walls	• Partition walls to not extend to original ceiling once exposed in B3-37 – recess walls at ceiling junction as a negative cornice to indicate that original ceiling continues behind.
Floor	•		• Concrete - vinyl sheet finish	•
Fittings	•	1998 1998 1998	• Later doors • Vinyl skirtings • Switchboards	• Do not chase original face brick walls – use surface mounted conduits / fittings.

B3-12 OFFICE

Significance	++	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Ripple iron sheet ceiling through office & passage, inc. • Timber cornice and exposed steel girders	1903		• Original ceiling detail to remain
Walls	• Face Brick (painted)	1903 1998	• Partition wall between passage & office (below original ceiling)	• Partitions to not extend to original ceiling – use frameless glazing to enclose rooms to ceiling if required. • Face brickwork to remain exposed and all currently concealed face brickwork to be exposed.
Floor	•		• Concrete (carpeted)	•
Fittings	• Original window frames & sashes	1903		• Original fittings to remain. • All services to be surface mounted, use conduits rather than chasing original walls – skirting ducts acceptable. • A/C ductwork, to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.
		<1998 1998 C1980 1998 C1960	• Conduits / GPO's / Switches on walls & ceiling • Skirting Duct • A/C duct, exposed and suspended through centre of room • Suspended lighting grid fixed to ceiling	
	• Original door frame opening to B3-31	1903 <1998	• Later window & Hardware • Door leaf removed to original opening	

B3-13,13A, 14 TOILETS

Significance	0	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheet lining with timber cornices to B3-13	1903 C1960-98	• Lowered Suspended tile ceiling & lighting - B13A	• Remove later suspended ceiling and make good original ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.
Walls	• Face brick (painted) - upper part of walls	1903 C1960-98	• Smoothed plaster & tiles to lower part of wall	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing to enclose rooms above 2700mm, to ceiling if required.
Floor	•	C1960-98	• Tiles	•
Fittings	• Original window frame & sashes	C1960-98 C1960 1903 C1960	• Sanitary-ware • Partitions (Terrazzo) • Partition wall and doors to B3-31 (Forming passage and room B3-14)	• Windows to remain. • All services to be surface mounted, use conduits rather than chasing original walls.

B3-15 to 24 OFFICES

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling			• Flush plasterboard ceilings (lowered) with P/BD Cornices	• Investigate if original ceiling remains above later ceiling. If found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original, but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1980	• Plasterboard partition walls and glazed timber doors.	• Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Face brickwork to remain exposed and all currently concealed face brickwork to be exposed.
Floor	•		• Concrete (Carpeted)	•
Fittings	• Original window frames and sashes • Original door frames & fanlights to B3-31 • Skirting, west wall possibly original	1903 1903 1903 <1998 1998 c1980	• Conduits / GPO's / switches / cable ducts on walls • Door leaves to be B3-31 removed • Suspended light fittings • Skirtings	• All services to be surface mounted, use conduits rather than chasing original walls – skirting ducts acceptable. • A/C ductwork, to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.
	• Wall Recesses (currently CPDS) Original fume cupboards in B3-16			

B3-27 STAIRWELL

Significance		Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling		1903	• Rough finish concrete (original ceiling lining removed)	• Reinstate ceiling to match original – use interpretive cornice.
Walls	• Face brickwork (painted)	1903	•	• Face brickwork to remain exposed.
Floor	•		• Concrete	• Lay carpet as required.
Fittings		C1960's	• Skirtings replaced (reproduction)	• All services to be surface mounted, use conduits rather than chasing original walls.
		1960-90	• Conduits on walls	• Lighting to be suspended from ceiling – pendant fittings.
	• Original timber window frames & sashes.	1903		• Remove later bulkhead over window.
	• Slate steps & landing (possibly replaced - little wear evident)	1903		• Replace metal handrail with timber handrail, interpretive in profile design.
		C1960's		
		C1960's	• Metal-pipe handrails to stair boxed in bulkhead over window	
		C1960's	• Suspended light fittings	

B3-30 LIBRARY

Significance	+	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Exposed concrete & steel beams	1903 ? 1998	• • Bulkhead along east wall • Suspended lighting grid	• Reinstate ceiling to match original – use interpretive cornice.
Walls	• Face brickwork (painted)	1903	• Areas of plaster around south window, where repairs undertaken.	• Face brickwork to remain exposed.
Floor	•		• Concrete (carpeted)	•
Fittings	• • Original timber frame window & sashes	C1960's 1903 1998 1998 C1960-98	• New timber skirtings (reproduction) • • Conduits, GPO's, Switches on walls • Library furniture • Services pipes fixed to walls, penetrate walls & ceilings.	• Remove gas main once service redirected around building. • All services to be surface mounted, use conduits rather than chasing original walls. • Lighting to be suspended from ceiling – pendant fittings.

B3-31 PASSAGE

Significance	+	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheet lining with timber cornice - west end of passage	1903	•	• Remove later ceiling and reinstate ceiling to match original – use interpretive cornice.
		1963	• Acoustic tile suspended tile ceiling	
Walls	• Face brickwork - painted	1903 c1920-60	• Arched openings bricked in to B3-33, B3-35 - later doors - CIRCA 1910-30 (No stop-end chamfers on jambs)	• Face brickwork to remain exposed.
Floor	•		• Linoleum sheet finish (Concrete)	•
Fittings		1998 C1963	• Conduits / switches / GPO's fixed to walls.	• All services to be surface mounted, use conduits rather than chasing original walls.
	• Original door frames & fanlights	1903 1998	• Light fittings fixed to walls • Door leaves removed from all original openings	• Lighting to be suspended from centre line of ceiling – pendant fittings – refer early photographs.
		C1960's C1963	• New timber skirtings (reproduction)	• Remove later bulkheads and wall mounted lighting.
		C1963-98	• Later doors to B3-27 and later door leaves to B3-37.	• Partition walls each end – refer to rooms for details.
		C1960-98	• Passage shortened in length each end - new rooms built out into passage	• A/C ductwork – conceal ducts in adjacent rooms or use suitable vertical risers – vent grilles to be wall mounted.
	• Power conduit & batten holder fixed to arch, east end - poss original	C1910	• Boxed in conduits - around several of the brick arches.	

B3-32 MEETING ROOM

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	1998	• Flush plasterboard, with P/B cornice	• Investigate if original ceiling remains above later ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original, but use interpretive cornice.
Walls	• Face brickwork (painted)	1903	•	• Face brickwork to remain.
Floor	•		• Concrete (carpeted)	•
Fittings	• Door frame & fanlight to B3-31	1903		• Fireplace to remain bricked over.
	• Original window frame & sashes & window hardware (in part)	1903		• All services to be surface mounted, use conduits rather than chasing original walls.
		1998	• Skirtings & door architraves	• A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling.
		1998	• Door leaf	
		C1950-98	• Fireplace bricked in (outline still visible) - Mantle removed,	• Lighting to be suspended from ceiling – fluorescent or pendant fittings.
		<1998		
		<1998		
		<1998	• Conduits / switches / GPO's on wall	• Remove gas main once service redirected around building.
		C1903-20	• Main gas line runs along north wall	
	• Outline of joinery from laboratory fitout still visible		• Gas pipe feeds to fireplace	

B3-33 LIBRARY

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• West end - T&G board lined ceiling, with timber cornice	1903 1998 C1980	• West end - flush plasterboard with recent cornices • N/S bulkhead, along north wall	• Remove bulkhead and make good ceiling. • Investigate if original ceiling remains above later P/B ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original, but use interpretive cornice
Walls	• Face brickwork (painted)	1903 C1920-30	• Evidence of infilled openings to B3-31	• Face brickwork to remain. • Should future openings to B3-31 be needed – reinstate openings only.
Floor	•		• Concrete (carpeted) minor fall through room N-S.	•
Fittings	• Original window • Frames & sashes • Some original hardware to windows	1903 1903 19030-60 1998	• Later hardware to some windows • Later skirtings • Suspended lighting grid hung from ceiling	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.
		C1920-30 1930	• GPO's / Conduits / Switches on walls & ceiling	
	• 1x east door opening original	1998 1903	• 1 x west and 1x centre door non original	
	• Outline of fmr hatch / recess openings in east wall		• All door leaves removed	

B3-34A TOILETS

Significance	0	Conservation policy	(C)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Ripple iron sheet with timber cornices	1903		• Original ceiling to remain.
		1998	• Light fittings & conduits fixed to ceiling	
	•	1998	• Plastered	• Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling, if required.
Walls		1998	• Later partition walls (plasterboard lining)	
	•	1998	• Tiled concrete	•
Floor				
Fittings		1998	• Sanitary ware	• Original window sashes to remain – replace louvre glazing with sashes / glazing to match original.
	• Original window sashes & frame - some glazing modified & timber louvre vents in upper sashes.	1903		
		1998	• Later glazing to window	

B3-35 LIBRARY

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• West end - T & G board lined ceiling, with timber cornice.	1903		• Remove bulkhead and make good ceiling. • Investigate if original ceiling remains above later P/B ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original, but use interpretive cornice
	• Part east end - T&G Board lined ceiling with timber cornice.	1903 1998	• Centre section of ceiling - flush plasterboard - inc. P"L cornices	
Walls	• Face brickwork - painted	1903 C1920-30	• Evidence of infilled openings to B3-31	• Face brickwork to remain. • Should future openings to B3-31 be needed – reinstate openings only.
Floor	•		• Concrete (carpeted)	•
Fittings	• Original window frames & sashes	1903 C1930-60 1998 1998 1998 ? C1920-30 1998	• Later hardware to windows • Later skirtings • Suspended lighting grid hung from ceiling • GPO's/Conduits/Switches on walls & ceiling • No frame to west door to B3-31 • Single width door & window to B3-31 non original - CIRCA 1920-30	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.
	• East external doors original	1902	• No door leaves remain to B3-31	

B3-37 LIBRARY

Significance	+	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Original steel girder and ripple iron sheet ceiling, east section.	1903		• Original ceiling to remain. • Remove later suspended ceiling and make good original ceiling.
		1903		• Lighting to be suspended from ceiling – fluorescent or pendant fittings.
	• Original cornice - east section	1998	• Suspended lighting grid fixed to original ceiling	
		C1970-80	• Suspended P/BD tile ceiling & lighting through north section - set slightly lower than window heads.	
Walls	• Face brick (painted)	1903	• Cast iron columns encased in concrete	• Investigate feasibility of exposing currently encased cast iron columns.
		C1960		
		1998	• Plaster board partition walls	
		C1963	• Brick column, centre, north/east section	• Partitions to not extend to original ceiling – use frameless glass above 2700mm to enclose rooms to ceiling, if required.
		?	• Later light weight wall, east end, east section	
		current	• GPO's, conduits, wall switches, skirting ducts	• All services to be surface mounted, use conduits rather than chasing original walls.
		1998	• Later external door, north wall, east section	• Face brickwork to remain exposed.
			• Vinyl skirtings	
Floor	•		• Concrete, covered with carpet	• Remove later raised floor at north end, reinstate original floor level, once external ground levels lowered to suit.
			• Floor level change near north door - raised in part	
Fittings	• Door frame & glazed fanlight - east section	1903	• Door leaf removed	• A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling.
	• Window frames	1963	• Later door frame & leaves to B3-31	• External door (later) to be removed and window reinstated to match original, once exit no longer required.
		C1970		
		Current	• Later suspended, exposed A/C ductwork	
			• Library furniture, partitions & fittings	

B3-38 ENTRY LOBBY

Significance	–	Conservation policy	(B)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Bottom flange of steel ceiling beam evident	1998 1903	• Suspended tile ceiling & lighting	• Investigate if original ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face painted brickwork	1903 1963 1998	• Conc block walls - toilets • Plasterboard walls & later doors	•
Floor	•		• Raised concrete floor (app 300 above rest of floor) - Linoleum finish • Ramp to male toilet floor level	• Lower floor level to original level once external ground levels lowered to suit.
Fittings	• Fanlight & main timber-frame - entry doors.	1903 C1960 1998	• Door leaves to entry door sliding doors - entry door	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B4-01 STAIRWELL

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• N/A		•	•
Walls	• Plaster	1903	• Ashlar quoin work around window painted	• Remove paintwork and reline pointing.
Floor	• Marble flagstones	1903	•	• Maintain original fabric as per conservation policy.
Fittings	• Timber staircase, timber newel posts & handrail, metal balusters.	C1980's 1903	• Suspended track lighting fixed to u/s stair	• Services to be chased in plaster walls. • Light fittings to be directly fixed to underside of stair, not on a track system.
	• Render & timber skirtings	C1960's 1903	• Carpet runner & rubber stair nosings	• Remove paint finish to underside of timber stair and stain finish to match steps.
	• Slate steps & landing to stair to basement	1903 C1960's	• Metal pipe handrails to stair to basement	• Refer B3-27 for additional details.
	• 'Scientific' window	C1960's	U/S of timber staircase (panelling) painted white. Conduits on walls.	• Trim carpet edges on steps to form carpet runner leaving timber steps exposed each end – finish steps to match existing.

B4-02 LOBBY

Significance	++	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Decorative pressed metal, south bay	1903		• Remove track lighting system and replace with pendant lighting and surface mounted spot lights (for painting).
		C1980	• Plaster, detailed plaster cornice other ceilings	• Remove later ceilings and reinstate ceiling to match original (ripple iron) – use interpretive cornice.
		C1980	• Track lighting system suspended from ceilings.	
Walls	• Plaster, arched openings, trimmed with column detailing.	1903	• Ashlar quoin work around window painted	• Remove paintwork and reline pointing.
	• Face stone quoin work around entry doors	1903		
Floor	• Marble flagstones	1903	•	• Maintain as per conservation policy.
Fittings	• Various plaques on walls, by entry door original timber	1903-50's		• All services to be chased in plaster walls.
		1903		• Remove later doors to B4-22 and B4-23.
				• Rationalise signage, notice boards and display cases.
	• Entry doors & stained glass windows to east & west	<1999	• Fire hose reel mounted on wall	• Remove rubber sheeting on door threshold and replace with marble to match floor / stair.
		1903 C19060's 19060-99	• New architraves (reproduction)	• FIP – enclose in joinery cabinet to suit lobby detailing.
	• Render skirtings	C1960's C1960's C1960-99	• Noticeboards, picture rails, display cases, signage - fixed to wall	• Remove picture rails.
		C1980's	• New timber skirtings (reproduction)	• Remove later timber skirtings and architraves and reinstate to match original – architraves – refer tower – skirtings – to match original render skirtings.
		C1990's	• Later Timber (Glazed) Doors to BA22&23	
			• Conduits, GPO's / Phones on walls	
			• Rubber sheet flooring laid over original external door threshold.	
			• FIP mounted on wall, behind entry doors	

B4-03A - D OFFICES

Significance	0	*Conservation policy*	(A & B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970	• Suspended ceiling tiles & lighting - P/B panel ceiling, with battens above (c1930)	• Remove later ceilings and reinstate ceiling to match original (ripple iron) – use interpretive cornice.
Walls	•	C1970 C1930 C1970	• Plastered • Partition walls • Veneer partition walls	• Remove partitions in B4-03/3C/3D when possible.
Floor	• Timber (concealed)	1930 C1970	• • Carpet	•
Fittings	• Original window frames & sashes • 1903 timber skirting & moulded architraves to B4-03 C/D • Original door opening to B4-23	1903 1903 C1970 C1970 <1999 C1970 1903	• Reception counter. • Later Architraves, skirtings & door leaf (maybe original to B4-23, but modified) • Conduits, switches, GPO's on walls. • Later door openings in wall between B4-03 & B4-03A/B. Fireplace removed B4-03A / B4-03B.	• Remove later perimeter architraves and reinstate to match original to perimeter of room B4-03/3C/3D – also use original skirting now fixed to centre partition. • Reinstate to match original door leaves to B4-03/B4-23 and B4-03/B4-03A. • A/C ductwork to be concealed in an adjacent room, with vents only through walls to B4-03/3C/3D. • All services to be chased in walls (plaster) and exposed on ceiling – use conduits where exposed. • Lighting to be suspended from ceiling – pendants to B4-03/03C/03D, pendents or fluorescent to B4-03A/B. • Refer C1920-30s photographs for interior details.

B4-04A - E OFFICES

Significance	-	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970	• Suspended ceiling tiles & lighting - raised locally to clear west facade windows.	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1970	• Partition walls (plasterboard)	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1970	• Carpet	•
Fittings	• Original window frames & sashes opening to B4-23	1903 C1970	• Opening to B4-03D, skirtings, architraves, door leaf (maybe original to B4-23 - but modified) Conduits, GPO's, switches, joinery - fixed to wall).	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B4-23 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B4-08/09 (PASSAGE ADJACENT)

Significance	-	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1990	• Plasterboard acoustic ceiling tiles - suspended	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	•	C1990 C1990 C1990	• Plastered (smooth) • Doorway to centenary building • Opening to B4-23	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (Concealed)	1903 C1990's	• Carpet	•
Fittings		C1990's C1990's	• Conduits, GPO's, Switches • Skirtings & architraves	• All services to be chased in plaster walls, exposed in face brick walls.

B4-07A-E

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Original ripple iron ceiling exposed BA-07D/07E	C1950-70 1903	• Later suspended ceiling tiles & lighting	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face Brickwork	1903 C1980-90	• Partition walls (plasterboard)	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings	• Original skirting along face brick walls. • Original opening to B4-07 • Original window frames & sashes	1903 1903 1903 C1950-70 <1999 C1995 C1960	• West windows (original) concealed above ceiling. • Conduits, GPO's, switches fixed to walls • Later openings to passage adjacent (to east) - B4-07E-door, B4-07 - blocked in • A/C plant mounted below ceiling in B4-07D - duct passes through window.	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B4-23 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B4-08 – 10A OFFICES

Significance	0	Conservation policy	(C)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling		C1950's	• Plaster ceiling & cornices (lowered)	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted) • FMR window openings	1903 C1950's 1903	• Partition walls - plasterboard	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 1990's	• Carpet	•
Fittings	• Original windows • Sashes & Frames	1903 C1950-90 C1950-60 <1999 C1950-60 C1950-60	• Sills to external windows modified • Later skirtings & architraves • GPO's / switches / conduits on walls • Cupboard built in under former window	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B4-23 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove A/C unit in B4-10A window and make good window after A/C system upgraded.
	• Original door • Opening to B4-23	1903 C1980	• Later door openings to passage to west	
			• A/C unit mounted in B4-10A window	

B4-11 to 15 LIBRARY

Significance	0	Conservation policy	(B)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling		1960-3 C1970	• Later spray finish rein conc ceiling (mezz floor above) • Later suspended acoustic tile ceilings to part of ceiling.	• Mezzanine floor structure above to remain at present – ultimate removal / reduction in extent recommended.
Walls	• Painted face brickwork	1903 1960-3 current 1903 1998 C1970 C1970 C1990 C1980 C1970 <1963	• Original cast iron columns now encased on concrete • Conduits, GPO's, light switches • CPD built in north wall • 2xwindows bricked over - west wall, north end • Opening (link to Doris Taylor wing) west wall, original window modified. • West wall, south end, windows modified for A/C ductwork • East wall south end - door opening created in archway • Archway, east wall, bricked in. • Main doors - sliding – later doors	• Face brickwork to remain exposed. • Partitions to not extend to current ceiling. • Investigate feasibility of exposing currently encased cast iron columns.
Floor	• Timber		• Sheet vinyl & carpet floor coverings	•
Fittings	• Original window sashes & frames • Original skirtings	1903 1960-3 C1970 1998 current 1903 1960-3	• Later hardware to windows • Later wall partitions to rooms • Later suspended, exposed, A/C Ducts • Vinyl skirtings • Library shelving & furniture • 2x later staircases	• Al services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork – hung from ceiling. • Original skirting to remain – progressively replace later skirtings to match.

B4-16, A, B
STORE ROOM

Significance	–	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1980	• Suspended ceiling tiles & lighting	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1980	• Later Partitions walls & doors	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window sashes & frames	1903 C1960-80 <1999	• Later architrave & skirtings • Later conduits, GPO's, Switches on walls	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling.
	• Original Door opening & frame to B4-23.	1903 ?1903	• Original door leaf to B4-23 modified - panelled over.	• Door leaf to B4-02 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B4-17, A - F OFFICES

Significance	0	Conservation policy	(B)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	•	1950's	• Later plaster ceiling with acoustic tiles & detailed cornices	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1950-80 C1970-80 C1950	• Later partition walls & Doors • Partition wall (light weight) between BA-17A, B4-17 & 17B. • Vertical duct in S/W cnr of room.	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1970	• Carpet	•
Fittings	• Original window • Frame & sashes	1903 C1970-99 C1950-60 C1950-99 C1960's	• A/C unit in windows of B4-17B, 17C, 17E, 17F • Later skirtings & architraves • Conduits, GPO's, Switches on walls • Door leaf to B4-22 (maybe orig door leaf under later panelling).	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B4-22 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove window A/C units and make good windows once A/C system upgraded.

B4-17a OFFICES

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970-80	• Later suspended tile ceiling (lowered)	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1970-80	• Later partition walls	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1970	• Carpet	•
Fittings	• Original window • Frames & sashes	1903 C1980 C1950-80	• A/C units fitted in both windows • Later skirting & architraves	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove window A/C units and make good windows once A/C system upgraded.

B4-19, B5-13, B6-15 FIRE STAIR

Significance	-	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	1983	• Face concrete / plasterboard	• No policy recommended.
Walls	•	1983	• Later plaster	•
Floor	•	1983	• Concrete (stair & landing)	•
Fittings		1983	• Reinforced concrete staircase with metal balustrade & handrails	•
	• Original window frames & sashes	1903 1983	• Doors to exterior installed, Level 4	

B4-20, 20A -E OFFICES

Significance	0	Conservation policy	(B)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	•	C1950	• Acoustic tile/flush plaster ceiling with zig zag detail cornice	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1950 C1960	• Partition walls for offices • Vertical duct, N/W corner	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• timber (concealed)	1903 C1970	• Carpeted	•
Fittings	• Original window frames & sashes & window hardware	1903 c1950-99 1903/60 C1970-99	• GPO's, switches, conduits fixed to walls • Door leaf to B4-22 (maybe original under later panelling) • A/C unit in window of B4-20A	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B4-22 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove window A/C units and make good windows once A/C system upgraded.

B4- 21
MEETING ROOM

Significance	0	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1960 C1960-70	• Later plasterboard with P/B cornice (ceiling lowered) • Later lighting & heaters hung from ceiling.	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903	•	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1990 ?	• Carpet • Later door opening to B4-20	•
Fittings	• Original window frames, sashes & window hardware	1903 C1960's 1960-99	• Later door leaves, architraves & skirtings (Door leaf may be original to B4-22 - but modified) • Conduits, GPO's, Switches & A/C unit. (under window) fixed to walls.	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B4-22 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove window A/C units and make good windows once A/C system upgraded.

B4- 22 PASSAGE

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling		C1980 C1980's	• Plaster with detailed cove cornice • Recessed fluorescent lighting fitted in ceiling & suspended signage fixed to ceiling.	• Remove recessed lighting. • Fit pendant lighting to ceiling. • Remove later ceilings and reinstate ceiling to match original (ripple iron) – use interpretive cornice.
Walls	• Plaster	1903 C1960's	• Wall modified, west end, for switchboard.	• Building in switchboard to suit.
Floor	• Timber (concealed)	1903 C1990's	• Carpet	•
Fittings		C1960	• Later architraves or skirtings (reproduction)	• Remove later skirtings and architraves and reinstate to match original – refer B6 for skirting blocks and tower for skirting and architrave details.
	• Door Frames	1903		
		C1960	• Door leaves replaced (possibly original, but altered)	• Remove later joinery fitted to walls.
		1960-99	• Picture rails, GPO's, switches on walls	• Reinstate / replace door leaves as noted to rooms either side.
	• Doorways to B4-16, 17, 20, 21	1903 1983		• Remove doors to B4-02.
		C1960's	• Later doorways to B4-19	• Remove picture rails.
		C1960's C1960-80	• Glazed timber doors to B4-02 (open originally) • Later wall - east end (to B4-19)	• Chase all services in plaster walls • A/C ductwork – conceal ducts in adjacent rooms or use suitable vertical risers - vent grilles to be wall mounted.
			• Later joinery fitted to walls	• Lighting to be suspended from ceiling –pendant fittings.

B4- 23 PASSAGE

Significance	++	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	•	C1980's	• Recessed fluorescent lighting fitted in ceiling	• Remove recessed lighting. • Fit pendant lighting to ceiling.
		C1980	• Plaster, with detailed cove cornice	• Remove later ceilings and reinstate ceiling to match original (ripple iron) – use interpretive cornice.
	• Plaster	1903		• Build in switchboard to suit.
Walls		C1960's C1990	• Wall modified, east end, for switch board. • Opening in wall created for link to centenary building.	
	• Timber (concealed)	1903	• Carpet	•
Floor		C1990's		
Fittings		C1960's	• Later architraves & skirtings (reproduction)	• Remove later skirtings and architraves and reinstate to match original. Refer B6 for skirting blocks – tower for architraves – B4-02 for skirtings.
	• Door frames	1903		
		C1960's	• Door leaves replaced (or possibly modified - maybe original)	• Remove later joinery fitted to walls. • Reinstate / replace door leaves as noted to rooms either side.
		1960-99		
	• Doorways to B4-03,04,07,10	1903		
		C1960's	• Picture rails, GPO's, switches on walls.	• Remove doors to B4-02. • Remove picture rails.
		C1960's		• Chase all services in plaster walls
		C1960's	• Later doorways to B4-05 & 6 • Glazed timber doors to B4-02 (open originally) • West End - partition wall to B4-05, 06	• A/C ductwork – conceal ducts in adjacent rooms or use suitable vertical risers – vent grilles to be wall mounted. • Lighting to be suspended from ceiling –pendant fittings.

BM- 01
LIBRARY MEZZANINE

Significance		Conservation policy	( )

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling		C1970	• Suspended acoustic tile ceiling throughout	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted) • East wall - original • Brick heads to windows still in place.	1903 1903 1960-3 1970-99	• West walls, north end, arched head of 2 windows bricked over. • Conduits, GPO's, Switches	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2400mm to enclose rooms to ceiling if required.
Floor	•	1960-3 1977	• Later mezzanine floor (rein conc & timber)	• If floor area of mezzanine not be required in the future, mezzanine floor should be removed and original walls made good.
Fittings	• Window frames • Original columns exposed through space.	1903 1903 1960-3 C1970 Current C1970	• Later staircases • Exposed, suspended A/C ducts - penetrate through west wall. • Library shelves & furniture • Skirting duct & timber skirtings	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B5 – 01/A OFFICE

Significance	0	Conservation policy	(B)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Original ripple iron sheeting above later ceiling (exposed in B5-01A)	C1960's	• Later acoustic tile ceiling.	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (concealed-exposes in B5-01A)	C1960's	• Laminated imitation timber panelling	• Remove wall panelling to expose face brickwork and make good brickwork.
Floor	• Timber (concealed)	1903 C1970	• Carpet	•
Fittings	• Original window frame & sashes • Original door opening to B5-17.	1903 1903 C1960's C1960's C1960's	• Fireplace shaft remains but insert removed. • Later door leaf to B5-17 • Later opening to B5-02	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B5-17 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B5 - 02 OFFICES

Significance	0	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1960's	• Later suspended tile ceiling (lowered)	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	•	C1960's	• Later lined walls - timber veneer sheeting	• Remove wall panelling to exposed original face brickwork and make good walls.
Floor	• Timber (concealed)	1903 C1970	• Carpet	•
Fittings		C1960's C1960's	• Later skirtings • Architraves removed	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B5-18 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.
	• Original timber window frames & sashes	1903 1903		
	• Original door opening to B5-18	1960's 1960's 1960's	• Later opening to B5-01 • Later door leaf to B5-18 • Later doorway to B5-03	

B5 – 03, A-E OFFICES

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1960's	• Later suspended tile ceiling (locally raised to clear windows)	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1980	• Later partition walls & doors	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (Concealed)	1903 C1980 C1980	• Carpet • Vinyl tiles	•
Fittings	• Timber window frames & sashes & architraves	1903 C1980 C1980 C1960's	• Later door architraves & skirtings • Later joinery • Later door opening to B5-02	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling.
	• Original door opening to B5-18	1903 <1999	• Later door leaf to B5-18 • Conduits, GPO's, switches on walls	• Door leaf to B5-18 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B5 – 04,A OFFICE

Significance	+	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheeting & timber cornice	1903 C1990	•	•
Walls	• Face brickwork (painted)	1903 C1960s C1990	• Partition walls • Lighting suspended from ceiling • Plasterboard sheet lining to 2 metres in height	•
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings	• Original window frames & sashes	1903 C1960's <1999 C1960's	• Later skirtings & architraves • Conduits, cables, GPO's, switches on walls & ceiling • Later door leaves	• All services to be surface mounted, use conduits rather than chasing original walls. • Skirting ducts acceptable. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B5 – 06, 07
LUNCHROOM / PASSAGE

Significance	–	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1960	• Flush plasterboard ceiling	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1990	• Partition walls and glazing	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings	• •	C1990 C1990 C1990 C1950-60's	• Later skirtings & architraves • Conduits, ducts, GPO's, switches • Windows removed & opening created to centenary building. • Later door opening from 135-19 to B5-18	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B5 – 08,A,B FEMALE TOILETS

Significance	–	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1950-60	• Plaster sheeting	•
Walls	• Face brickwork (painted)	1903		•
		C1950-60	• Wall plaster to toilet walls	
		C1950-60	• Partition walls (plasterboard)	
Floor	•	C1950-60	• Terrazzo, concrete, vinyl tiles (raised floor)	•
Fittings	•	C1950-60	• Sanitary ware	• Remove louvre windows and reinstate window sashes to match original – upgrade A/C to suit changed venting requirements.
	•	C1950-60	• Windows modified - louvre glazing rather than sashes	• Door leaf to B5-18 to be reinstated to match original.

B5 - 09
BROOKMAN HALL

Significance	++	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Original hammer beam ceiling intact & concealed by later ceiling	1960 1903	• Flush plaster ceiling moulded to suit lighting / acoustics	• Remove later ceiling and make good original ceiling. • Investigate alternatives re. Hanging spotlights from original ceiling. Treat acoustic problem (if any) through PA system and other means.
Walls	• Struck ashlar render	1903 1960	• Acoustic tiles fixed to walls - side & rear	• Remove later acoustic tiles on walls and make good original finish.
Floor	• Timber board	1960 1903 C1980	• Carpet laid on stage	• Remove / replace carpet on stage – lay as a mat – leave stage and step edges exposed.
Fittings	• Original timber frame window & sashes - east & west walls	1903 1903/10		• Remove exposed ductwork and integrate in roof space and under stage and balcony – grilles to be designed to suit, with minimal impact on original fabric. • Remove later cable ducting and carpet dado on walls and make good. • Services are to be surface mounted – not chased into struck render walls. • Lighting to be suspended from ceiling – pendant fittings – refer 1903 photograph of interior.
	• Original stained glass 'empire' window & state windows on north wall.	1903/10		
	• 3xoriginal door openings to B5-17 and 1x west door opening.	1903/10		
	• Original stage structure (modified)	C1980	• Later exposed A/C duct, suspended from ceiling	
	• Original skirtings and architraves	C1980	• Later cable ducting along walls	
		C1980	• Later carpet dado along walls	
	• Original door leaves to B5-17 (Centre doors modified-glazed)	C1990	• Later door frame and door leaf to door opening in west wall.	
		C1980	• Opening in west wall later A/C grilles to front of stage.	
		C1960's	• Room fully painted 'off white'	

B5 – 10, A,B
MENS TOILET

Significance	–	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	1950-60	• Plastered	•
Walls	• Face brickwork (painted)	1903 C1950-60 C1950-60	• Wall plaster to toilet walls • Partition walls (plasterboard)	•
Floor	•	C1950-60	• Terrazzo, concrete, vinyl tiles (raised floor)	•
Fittings	•	C1950-60 C1950-60	• Sanitary ware • Windows modified - louvre glazing rather than sashes	• Remove louvre windows and reinstate window sashes to match original – upgrade a/c to suit changed venting requirements. • Door leaf to B5-16 to be reinstated to match original.

B5 - 11
COMPUTER ROOM

Significance	+	Conservation policy	(B)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	•	C1980's	• Suspended tile ceiling (lowered)	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1950-60	• Partition wall (west end)	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings	• Original timber frame windows & sashes	1903 C1950-60 <1999 C1960	• Later door opening & frame / leaf • Conduits, GPO's, Switches on walls • Later skirtings & architraves	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Door leaf to B5-16 to be flush panel.

B5 – 12, A - D OFFICES

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron ceiling currently concealed	1903 C1960-70	• Suspended tile ceiling & lighting & plaster ceiling above	• Remove later tile ceiling and make good original ripple iron ceiling.
Walls	• Face brickwork	1903 C1970	• Later partition walls and doors	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 1990	• Carpet	•
Fittings	• Door opening to B5-16 original	1903 C1970	• Door leaf to B5-16 modified (possible original door leaf)	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B5-16 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.
	• Original timber windows & sashes	C1960-70 1903	• Later opening to B5-11	
		C1960-70's C1960-70's	• Later skirtings and architraves • GPO's, switches and conduits on walls	

B5 – 14, A-C LIBRARY

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1950-60 C1970-80	• Later plaster, with cove cornice • Lowered acoustic tile suspended ceiling over entry	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1960	• Later office partitions	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)		• Carpet	•
Fittings	• Original window frames, sashes & architraves • Door opening to B5-16 • Gas pipe over entry door	1903 1903 C1990's C1960's C1960's C1970 C1903-50's <1999 C1980	• Later door leaves to door to B5-16 • 2xlater door openings to B5-15 • Skirtings & door • Architraves replaced • Built in cupboards • Conduits, cabling, GPO's, switches • A/C unit in window	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B5-16 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B5 – 15, A, B
MEETING ROOMS

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1950-60 C1970-80	• Later plaster ceiling and cornice • Later acoustic tile suspended ceiling	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	C1970-80	• Partition walls	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings	• Original window frames and sashes • Door opening to B5-16	1903 C1960's <1999 1903 C1960 C1960-70 C1960	• Later architraves & skirtings • Conduits, cabling, switches • Later door openings to B5-14 • Joinery in wall recess • Door leaf to B5-16 modified	• All services to be surface mounted, use conduits rathe than chasing original walls. • A/C ductwork to be exposed ductwork hung from ceiling or in bulkhead along perimeter of ceiling. • Door leaf to B5-16 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B5 - 16 PASSAGE

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheeting (concealed)	1903 C1960's	• Later suspended tile ceiling & lighting	• Remove later ceiling and lighting and make good original ripple iron ceiling and timber cornices.
Walls	• Face brickwork (painted)	1903 1983	• Later partition wall & doors to B5-13	• Face brickwork to remain exposed.
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings	• Vertical timber ducts • Door frames/ openings to B5-12, B5-14, B5-15	1903 1903 C1950-60's C1950-60's C1960's <1999 C1960s	• New door opening to B5-11 • All Door leaves modified/replaced • Later skirtings & architraves • Conduits, cables, GPO's, switches, cable boards/ducts • Timber glazed doors to B5-17.	• Remove later skirtings and architraves and reinstate to match original – refer B6 for skirting blocks and tower for architrave details. • Reinstate / replace door leaves as noted to rooms either side – leave current (later) architraves in place to later (non original) door openings. • Remove doors to B5-17. • Chase all services in plaster walls. • Surface mount services on original ceiling. • Fit pendant lighting along ceiling. • A/C ductwork – conceal ducts in adjacent rooms or use suitable vertical risers – vent grilles to be wall mounted.

B5 - 17 LOBBY

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1980	• Track lighting system suspended from ceiling	• Remove track lighting system and replace with pendant lighting and surface mounted spotlights (for paintings).
		C1980	• plaster ceiling with detailed cove cornice	• Remove later ceilings and reinstate ceiling to match original (ripple iron) – use interpretive cornice.
Walls	• Plaster		• Face ashlar stone quoin work around 'shields' window has been painted - orig face stone	• Clean paintwork from ashlar quoin work around windows and reline pointing.
Floor	• Timber (concealed)		• Carpet	•
Fittings	• Original timber framed stained glass 'Empire' window	1903		• Remove timber picture rail. • All services to be chased in plaster walls.
	• Render skirtings	1903 C1990	• Noticeboards, timber picture rail	• Remove later doors to B5-16 and B5-18. • Rationalise signage, notice boards and display cases.
	• "Brookman Hall 1903" sign on wall	1903 1903/12		• Reinstate to match original door leaf to B5-10, B5-01.
	• Original openings & doors to Bookman Hall	C1960's C1980	• Later timber glazed doors to B5-16 & B5-18	• A/C ductwork – conceal ducts in adjacent rooms or use suitable vertical risers – vent grilles to be wall mounted.
		1903	• FHR fixed to wall	• Lighting to be suspended from ceiling –pendant fittings.
	• Door opening & frame to B5-10 and B5-01 original	C1960	• Original door leaf to B5-10, B5-01 modified.	

B5 - 18 PASSAGE

Significance	++	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Ripple iron sheeting (concealed)	1903 C1960's	• Suspended tile ceiling & lighting	• Remove later ceiling and lighting and make good original ripple iron ceiling and timber cornices.
Walls	• Face brickwork (painted)	1903	•	• Face brickwork to remain exposed.
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings		C1950-60	• Later Door openings to B5-19, B5-04	• Remove later skirtings and architraves and reinstate to match original – refer B6 for skirting blocks and tower for architrave details.
	• Door frames to B5-08, B5-02, B5-05, B5-03	1903 C1960 C1960 <1999	• All door leaves modified / replaced • Later skirtings & architraves	• Reinstate / replace door leaves as noted to rooms either side – leave current (later) architraves in place to later (non original) door openings.
	• Vertical timber ducts	1903	• Conduits, cables, GPO's, switches, cable boards / ducts • Timber glazed doors to B5-17	• Remove doors to B5-17. • Chase all services in plaster walls. • Surface mount services on original ceiling. • Fit pendant lighting along ceiling. • A/C ductwork – conceal ducts in adjacent rooms or use suitable vertical risers – vent grilles to be wall mounted.

B5 - 19 STAIRCASE

Significance	++	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• NA		•	•
Walls	• Plaster	1903	•	• Remove paintwork and reline pointing.
Floor	• NA		•	• Maintain original fabric as per conservation policy.
Fittings	• Timber staircase • Timber newel posts & handrail, metal balusters • Timber skirtings 'scientific' window	1903 1903 1903 C1980's C1990's C1960's C1980's	• Suspended track lighting system fixed to u/s stair & ceiling • Carpet runner and rubber stair nosings • Underside of timber staircase (panelling) painted white • Picture rail on walls	• Services to be chased in plaster walls. • Light fittings to be directly fixed to underside of stair, not on a track system. • Remove paint finish to underside of timber stair and stain finish to match steps. • Refer B3-27 for additional details. • Trim carpet edges on steps to form carpet runner leaving timber steps exposed each end – finish steps to match existing. • Remove picture rails from walls.

B6 - 01 STAIRWAY

Significance	++	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Pressed metal (decorative) with metal ceiling rose & metal or plaster cornice	1903 C1980	• Later trace light fittings fixed to ceiling	•
Walls	• Plaster	1903 C1980	• Later timber picture rails & exit signage	• Remove paintwork and reline pointing.
Floor	• NA		•	• Maintain original fabric as per conservation policy.
Fittings	• Timber staircase, timber newel posts & handrails, metal balusters • Timber skirtings • 'SASM' window inc architraves	1903 1903 1903 C1990's	• Carpet runner and rubber stair nosings	• Services to be chased in plaster walls. • Light fittings to be directly fixed to underside of stair, not on a track system. • Remove paint finish to underside of timber stair and stain finish to match steps. • Refer B3-27 for additional details. • Trim carpet edges on steps to form carpet runner leaving timber steps exposed each end – finish steps to match existing.

B6 – 02,03 CLEANERS ROOM

Significance	+	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheeting with timber cornice	1903	• Suspended lighting fixed to ceiling	• Remove current lighting and replace with pendant lighting – make good ceiling.
Walls	• Face brickwork (painted) feature pointed archway • Render quoin work around windows (painted)	1903 C1970 1903	• Partition walls & doors	• Remove later partition walls. • Fit gate / screen to staircase to prevent access upstairs. • Remove paint from quoin work around window and reline pointing.
Floor	• Timber (concealed)	1903 C1990	• Carpet	• Lay carpet through B6-02 and 03.
Fittings	• Stained glass window "Dieu et mon droit" • Original skirting by staircase • Original ceiling colours around stair • Original stair to tower	1903 1903 1903 1903	• Later joinery • Later architraves & skirtings	• Remove later architraves and skirtings and reinstate to match original skirtings, as found in B6-02. • Relocate cleaner's room to another location.

B6 - 04
TUTORIAL ROOM

Significance	++	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheeting with timber cornices, and galvanised iron vent rose (blocked over)	1903 1990's	• Later air grilles installed in ceiling lining	• A/C air grilles to be circular and located in central axis of ceiling.
Walls	• Face brickwork (painted)	1903 C1990s C1960s C1960s	• Later plasterboard riser duct in NW corner • Fireplace bricked in • Painted quoin work around window	• Remove paintwork around window quoin and repoint linework.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes architraves & hardware. • Original opening to B6-19. • Original door leaf to B6-19 - modified glazing inserted.	1903 1903 1903-90's C1960's <1999	• Later skirtings & Door architraves • Conduits, GPO's, switches	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be concealed in ceiling space. • Skirting ducts acceptable. • Door leaf to B6-19 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B6 – 05
TUTORIAL ROOM

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970's	• Flush plasterboard, with plasterboard cornices.	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted) • Render quoin work around windows (painted)	1903 C1980 C1980 1903	• Partition walls (plasterboard) • carpet and 'front runner' fabric.	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes, architraves & hardware. • Original door opening & frame to B6-19. • Original door leaf to B6-19 (modified - Glazing inserted).	1903 C1960's <1999 C1980's	• Later Architraves to Door - No skirtings • Conduits, switches, GPO's, - fixed to walls • Suspended light fittings & heaters	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Door leaf to B6-19 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B6 - 06
TUTORIAL ROOM

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970's	• Flush plasterboard, with plasterboard cornices.	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted) • Render quoin work around windows (painted)	1903 C1980 C1980 1903	• Partition walls (plasterboard) • carpet and 'front runner' fabric.	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes, architraves & hardware. • Original door opening & frame to B6-19. • Original door leaf to B6-19 (modified - Glazing inserted).	1903 C1960's <1999 C1980's	• Later Architraves to Door - No skirtings • Conduits, switches, GPO's, - fixed to walls • Suspended light fittings & heaters	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Door leaf to B6-19 to be replaced to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B6 – 07, A-C
TUTORIAL ROOMS

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1980	• Plasterboard, with P/B cornices	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1980 C1980	• Plasterboard partition walls & doors • Carpet dado on walls	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes, architraves & skirtings. • Door opening & frame to B6-19	1903 1903 1903 C1960's	• Door leaf to B6-19 may be original - currently panelled over • Later door architraves & skirtings • Conduits, GPO's, switches fixed to walls	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Door leaf to B6-19 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B6 - 08
MALE TOILET

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheeting with timber cornices	1903 C1980's	• Light fittings suspended from ceiling	• Upgrade lighting to pendant fittings to match B6-19.
Walls	• Face brickwork (painted) • Toilet partition walls (frame only)	C1980's 1903 C1960's	• Tiled panel of wall behind basins • Later partition wall to B6-19.	• Face brickwork to remain exposed. • Partitions to remain (original in part).
Floor	• Timber (concealed)	1930 C1960's C1960's	• Vinyl tiles on timber floor • Later raised concrete floor in toilet area	• Concrete floor may be tiled when required.
Fittings	• Timber frame windows & sashes • Sewer vent pipes • Original skirting along north wall	C1980's 1903 C1960's C1903 C1990 1903	• Sanitary ware • Architraves & skirtings (also on windows) • HWS and pipework fixed to wall	• All services to be surface mounted on walls – use conduits rather than chasing original walls. • A/C ductwork to be concealed in roof space – air grilles in ceiling to be circular – and located in central axis of ceiling. • Location of terrazzo partitions is original – partitions not original and may be replaced.

B6 – 09, A-C TUTORIAL ROOMS

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970's	• Plasterboard - flush with plasterboard cornices	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted) • Render quoin work around windows (painted)	1903 1903 C1970	• Partition Walls	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes & architraves. • Door opening to B6-19. • Door to B6-19. Maybe original, currently panelled over.	1903 1903 1903 C1960's <1999	• Later skirtings and door architraves • Conduits, GPO's, switches, cable ducts on walls.	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Door leaf to B6-19 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B6 - 10 TUTORIAL ROOM

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970's	• Flush plasterboard, with plasterboard cornices.	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted) • Render quoin work (painted)	1903 1903	• Partition walls (plasterboard)	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes, architraves & hardware.	1903 C1930's C1930's C1960's <1999 C1980's C1930's	• Modified door opening (original) enlarged to B6-19 • Later door leaves to B6-19. • Later architraves & skirtings • Conduits, switches, GPO's, fixed to walls • Suspended light fittings & heaters • Later exit doors from balcony of Brookman Hall.	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Door leaf to B6-19 to remain. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B6 - 11
BROOKMAN HALL GALLERY

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Refer B5-09		• Refer B5-09	• Remove later ceiling and make good original ceiling.
Walls	• Refer B5-09		• Refer B5-09	• Remove later acoustic tiles on walls and make good original finish.
Floor	• Timber boards	1910	•	• Polish floor boards.
Fittings	• Metal Balustrade & timber handrail • Bench seats - not confirmed if original • Skirtings, Exit Doors to B6-19.	1910 C1930's ?1910 1910	• Additional handrail - next to side exit	• Refer B5-09.

B6 - 12
TUTORIAL ROOM

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970's	• Flush plasterboard with plasterboard cornices.	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1980	• Carpet & 'front runner' fabric	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework.
		C1970 1903	• Partition wall	• Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
	• Render quoin work around windows (painted)			
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes, architraves & hardware.	1903 C1960's <1999 1903	• Later architraves to door, no skirtings • Conduits, switches, GPO's, Fixed to walls	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable.
	• Original door opening & frame to B6-19.	1903		• Door leaf to B6-19 to be reinstated / repaired to match original.
	• Original Door leaf to B6-19 (modified - glazing inserted)	C1980	• A/C unit in window	• Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove window mounted a/c unit and make good window after upgrade of a/c system.

B6 - 13
TUTORIAL ROOM

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970's	• Flush plasterboard with plasterboard cornices	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted) • Render quoinwork around windows (painted)	1903 1903 C1980	• Partition wall carpet & front runner fabric on walls.	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes & architraves.	1903 C1960's C1960's <1999	• Later door opening and architraves to B6-19 • Later skirtings • Conduits, switches, GPO's fixed to walls	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Door leaf to B6-19 to be flush panel. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

B6 – 14, A-C TUTORIAL ROOMS

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheeting with galvanised iron vent roses & timber cornices.	1903 C1980-90	• Ceiling mounted fluorescent light fittings	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1980 C1960-80	• Partition walls (plasterboard) • Render quoins around windows painted	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 C1980	• Carpet	•
Fittings	• Original window frames, sashes & architraves • Original opening & frame to B6 - 19	1903 C1960-80 1903 <1999 ?1903 C1980	• Later architraves & skirtings • Conduits, GPO's, switches, signs on walls • Original door leaf to B6-19 modified panelled over • 4x later A/C units in windows	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Door leaf to B6-19 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove a/c units from windows and make good windows, once a/c system upgraded.

B6 – 17, 17A COMMON ROOM

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• Ripple iron sheet lining, with timber cornices. • Galvanised iron vent roses.	1903 1903 C1990	• Recent ceiling mounted fluorescent light fittings - surface mounted.	• Investigate if original ripple iron ceiling remains above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted) • Render quoin work around windows (painted)	1903 1903 C1980's	• Later partition wall & doors	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 1980's	• Carpet	•
Fittings	• Original window frames, sashes, architraves & hardware. • Original door opening & frame to B6-19.	1903 1903 C1960's C1980 <1998 1903?	• Later door architraves & skirtings • A/C units mounted in east windows (2 x units) • Conduits, GPO's, switches fixed to walls • Door leaf to B6-19 may be original - currently panelled over.	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Door leaf to B6-19 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove window mounted a/c units and make good windows once a/c system upgraded.

B6 – 18, A-B TUTORIAL ROOMS

Significance	+	*Conservation policy*	(B)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970's	• Flush plasterboard ceiling & P/B cornices	• Investigate if original ripple iron ceiling remaining above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 C1970's	• Partition walls & doors	• Face brickwork to remain exposed. • Remove paintwork around window quoin and repoint linework. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required. • Carpet dado and wall ducting to be removed.
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings	• Original window sashes, frames & architraves.	1903 C1960's <1999 C1980	• Later skirtings & door architraves • Conduits, GPO's, switches on walls	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling.
	• Door opening to B6-19 original. • Door leaf to B6-19 probably original - modified panelled over and glazing inserted.	1903 ?1903	• 2 x A/C units in windows	• Skirting ducts acceptable. • Door leaf to B6-19 to be reinstated / repaired to match original. • Lighting to be suspended from ceiling – fluorescent or pendant fittings. • Remove window mounted a/c units and make good windows once a/c system upgraded.

B6 - 19 PASSAGE

Significance	++	Conservation policy	(A)

	Original Fabric	Date	Alterations to Original Fabric	Specific Conservation Policy and Recommendations
Ceiling	• Ripple iron sheeting & timber cornice	1903 C1990	• Pendant light fittings	• Lighting – pendant. • A/C ductwork to be concealed in ceiling space – air grilles in ceiling to be circular and located in central axis of ceiling.
Walls	• Face brickwork (painted)	1903 C1960's & 1983	• Partition walls to east & west ends and to B6-02/03	• Face brickwork to remain exposed.
Floor	• Timber (concealed)	1903 C1990	• Carpet	•
Fittings	• Original skirtings • Architrave blocks to doorways • Architraves to doorways to B6-11 • Ornamentation around openings to staircase • Door openings to B6-07, B6-05, B6-04, B6-18, B6-17, B6-14	1903 1903 1903 1903 C1960 <1999 <1999 1903 C1960s	• Joinery • Cables, conduits, dist boards, signs, pinboards on walls • FHR fixed to wall • Later door openings to B6-06, B6-13, B6-15/16, B6-10, B6-20	• Remove later architraves and reinstate to match original to all original openings (all excluding B6-20, B6-06, B6-13 – current architraves to remain) – profile of original architrave found in tower. • All services to be surface mounted on walls – use conduits rather than chasing original walls. • A/C ductwork – as per other B6 rooms. • Reinstate / repair door leaves as noted to rooms either side.

B6 - 20 PASSAGE

Significance	-	*Conservation policy*	(C)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	•	C1970's	• Flush plasterboard with recess section over door to centenary building.	• Investigate if original ripple iron ceiling remaining above later suspended tile ceiling – if found – remove later ceiling and make good original ceiling – if no longer present – reinstate to match original but use interpretive cornice.
Walls	• Face brickwork (painted)	1903 <1999	• Bulkhead on west wall at ceiling level.	• Face brickwork to remain exposed. • Partitions to not extend to original ceiling – use frameless glazing above 2700mm to enclose rooms to ceiling if required.
Floor	• Timber (concealed)	1903 C1990 C1990	• Floor ramped recently to match centenary building floor level. • Carpet	•
Fittings	•	C1990 C1990 C1960-90 <1999 C1990 C1990	• Original window removed to create opening in wall to centenary building. • Handrails fixed to walls • Later skirtings • Pinboards, Conduits, Chair Rails, Switches on walls • Cupboard built in room • Later opening in wall to B6-19.	• All services to be surface mounted, use conduits rather than chasing original walls. • A/C ductwork to be exposed ductwork, hung from ceiling or in bulkhead along perimeter of ceiling. • Skirting ducts acceptable. • Lighting to be suspended from ceiling – fluorescent or pendant fittings.

TOWER / CEILING SPACE

Significance	++	*Conservation policy*	(A)

	Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
Ceiling	• N/A		•	•
Walls	• Face brick in tower	1903	•	• To remain in present condition – restrict access.
Floor	• Timber in tower	1903	•	• To remain in present condition – restrict access.
Fittings	• Original windows, architraves and colours	1903		• Do not modify windows or paint colours – except to ensure weather proof.
	• Original skirting, architraves & door leaf in original colours.	1903 1903		• Architraves, door leaf and skirting to remain unaltered. • Stair to remain – access up stair to be restricted.
	• Stair to roof balustrade & gate from B6-02	<1999 1950-60	• Conduits, GPO's A/C control panels	• Student names on underside of stair to remain – protect with 'paraloid' or similar coating. • Roof ventilators to remain in ceiling space, for use when roof repaired / restored.
	• Student names on underside of staircase	1903		
	• Many original roof ventilators stored in roof space			

EXTERIOR
NORTH FAÇADE, EAST SIDE

Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Original damp proof course evident below plinth bricks, but recently re-pointed with render.	1903		• Remove later pointing to DPC course and repoint with bitumen, with a mastic seal.
	C1950-80	• Later paving and drains	• Progressively reinstate glazing to match original glazing in sashes – where non original in detail.
	C1950's	• Sewer pipes fixed to facade, from L5 toilets	• External door (B3-37) to be removed and window reinstated to match original once exist no longer required.
	C1960's	• Later copper downpipes & RWH (replaced - same as original, in same position)	• Rationalise a/c pipework, lighting, conduits, etc with the aim of ultimately removing all from facade.
	C1960's	• Several ground floor windows modified - now fixed & one piece of glass, rather than 2 with a lead glazing bar)	• Remove hoods to B4-17B windows and make good sashes once a/c system upgraded.
	C1950	• Window L3 removed and later door installed to B3-37	• Reinstate to match original window sashes B5-12A, B5-11 once a/c system upgraded.
	C1960-99	• Sundry A/C pipework, lighting, conduits and signage fixed to walls	
	C1960's	• Window to B4-17B - Later hoods over air-intake grilles - fitted to former upper sashes.	
	C1970-90's	• A/C units fitted in modified windows	
	C1960-80's	• Upper sash of window to B5-12A modified for air-grille.	
	C1960-80's	• Upper window sash of window to B5-11 removed, A/C pipework extends through.	
	< 1991	• Staining / organic growth evident on facade, at parapet level, stone sills and downpipes.	• Clean facade using approved non destructive methods (low pressure cleaning).
	C1950-60S	• Later glass louvre windows to windows to B5-10B.	• Remove glass louvre windows B5-10B and reinstate windows to match original.
			• Generally assess stormwater drainage and ensure that paving falls away from building.

EXTERIOR NORTH WING, EAST FACADE

Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Original damp-proof course evident below plinth bricks, but recently repointed with render.	1903 C1950-80's C1950's C1960's C1960's C1960-99	• Later paving and drains • Sewer pipes fixed to facade • Later copper downpipes & RWH (replaced - same as original, in same position). • Several ground floor windows modified - now fixed & one piece of glass, rather than 2 with a lead glazing bar). • Sundry pipework, lighting, conduits and signage fixed to walls.	• Generally assess stormwater drainage and ensure that paving falls away from building. • Remove later pointing to DPC course and repoint with bitumen, with a mastic seal. • Progressively reinstate glazing to match original glazing in sashes – where non original in detail. • Rationalise a/c pipework, lighting, conduits, etc. with the aim of ultimately removing all from facade.
• Original window openings generally • Original door opening, door & fanlight to B3-08. • Bluestone sills to B3 level windows delaminating •	1903 1903 C1960's C1960 1903 <1999 C1970's C1960's	• Later concrete path along facade, ground level raised. • Windows (north end) to B3-01 removed and openings bricked in - fanlight framing remains & northern sash is original. • Minor decay of mortar around bricks under B3 level windows. • Later A/C unit & framing fixed - over B3 - level door	• Lower concrete path / remove path when stormwater and library entry door levels addressed. • Reinstate to match original window frames and sashes as noted B3-01. • Watch progress of delamination once DPC renewed. • Repoint brickwork to match original adjacent. • Remove a/c unit and support framing once a/c system upgraded. •

EXTERIOR
NORTH FAÇADE, NORTH WING

Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Original damp-proof course evident below plinth bricks, but recently repointed with render.	1903		• Generally assess stormwater drainage and ensure that paving falls away from building. • Remove later pointing to DPC course and repoint with bitumen, with a mastic seal. • Rationalise a/c pipework, lighting, conduits, etc with the aim of ultimately removing all from facade.
	C1950-80	• Later paving & drains • Sewer pipes fixed to facade	
	C1950's C1960-99	• Sundry pipework, lighting, conduits & signage fixed to walls.	
	C1980-90's	• Ground level raised approx. 250mm locally around entry doors to B3-38 for disabled access to building grades to spoon drain in centre of path.	• Lower the external ground level and door threshold in the long term as noted in B3-38. • In the short term, regrade bitumen outside entry to reduce grade of ramp (currently too steep for disabled users – reported by staff).
• Original window openings and glazing to B4 & B5 level windows	1903		• Reinstate to match original window frames and sashes as noted B3-01.
	C1960's	• Windows to B3-01 modified - original fanlight sashes & frames remain, but main sashes removed & openings bricked in.	• See note above. • Remove later timber panelling to door to B3-38 and make good door.
• Opening and fanlight & door frame to B3-38 original	1903		
	C1960-80	• Door threshold to door B3-38 raised and doors trimmed.	
• Door leaves to door to B3-38 original, timber panel covering original detail.	1903		
•	C1960-90's	• Window frame / sashes fixed - east window - B3-16 window frame original.	• Reinstate window sashes to match original. • Clean facade using approved non destructive methods (low pressure cleaning).
	C1960-90's	• Sashes removed - new fixed glass – to west window B3-16.	
	<1999	• Staining / organic growth evident on facade, at parapet level & stone sills.	

EXTERIOR
WEST FAÇADE, NORTH WING

Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Original damp proof course evident below plinth bricks, but recently repointed with render.	1903		• Generally assess stormwater drainage and ensure that paving falls away from building. • Remove later pointing to DPC course and repoint with bitumen, with a mastic seal. • Progressively reinstate glazing to match original glazing in sashes – where non original in detail. • Rationalise a/c pipework, lighting, conduits, etc with the aim of ultimately removing all from facade. • Remove window mounted a/c unit and make good window once a/c system upgraded.
	C1950-80's	• Later paving and drains • Sewer pipes fixed to facade	
	C1950's	• Later copper downpipes & RWH (Replaced same as original in same position)	
	C1960's	• Several ground floor windows modified - now fixed & one piece of glass, rather than 2 with a lead glazing bar). • Sundry A/C pipework, lighting, conduits and signage fixed to walls.	
	C1960's		
	C1960-99	• A/C unit fitted in modified window.	
	C1970-90's		
	C1980-99	• Substantial A/C plant and ductwork • Fixed to walls, window frames to openings to B3-09, B4-11	• Clean facade using approved non destructive methods (low pressure clean).
	C1980-99	• Modified to allow A/C ductwork to pass	
	C1980-99	• Openings in brickwork formed adjacent to above noted windows for ductwork. Enclosed walkways abut the facade, lining.	
• Brick corbels remain - originally supported now removed external stair. Original door opening and door to B3-10.	C1990	• B4 & B Mezzanine levels to the centenary building.	
	1903		
	<1999	• Staining/organic growth evident on facade, at parapet level, stone sills & downpipes.	

EXTERIOR NORTH FAÇADE, WEST SIDE

Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Original damp proof course evident below plinth bricks, but recently repointed with render.	1903 C1950-80's C1950's C1960's C1960's C1960-99 C1970-90's	• Later paving and drains • Sewer pipes fixed to facade • Later copper downpipes & RWH (Replaced, same as original in same position) • Several ground floor windows modified - now fixed & one piece of glass, rather than 2 with a lead glazing bar). • Sundry A/C pipework, lighting, conduits and signage fixed to walls. • A/C unit fitted in modified window.	• Generally assess stormwater drainage and ensure that paving falls away from building. • Remove later pointing to DPC course and repoint with bitumen, with a mastic seal. • Progressively reinstate glazing to match original glazing in sashes – where non-original in detail. • Rationalise a/c pipework, lighting, conduits, etc. with the aim of ultimately removing all from facade. • Remove window mounted a/c units and make good windows once a/c system upgraded.
• Original window openings & frames • Original door openings & doors to B3-35 (note West Door threshold raised) • Slate shelf sills to windows B5-05B/05D	1903 1903 & 1990's C1903? C1990 C1960's	• Link passage / walkway - between • B4, B5, B6 and centenary building - abuts facade A/C plant platform fixed • Glazing removed & grille installed in fanlight.	•

EXTERIOR WEST FACADE

Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Original damp proof course evident below plinth bricks, but recently repointed with render.	1903 C1950-80's C1950's C1960's C1960-99 C1970-90's	• Later paving and drains • Sewer pipes fixed to facade • Later copper downpipes & RWH (Replace same original in same position) • Sundry A/C pipework, lighting, conduits and signage fixed to walls. • 2x A/C unit and 2 x vent fans fitted in modified window.	• Generally assess stormwater drainage and ensure that paving falls away from building. • Remove later pointing to DPC course and repoint with bitumen, with a mastic seal. • Rationalise a/c pipework, lighting, conduits, etc. with the aim of ultimately removing all from facade. • Remove window mounted a/c units and vent fans and make good windows, once a/c system upgraded.
• External Signage	1903 C1960's <1999	• Steps to staircase replaced - rough patching of render along step edges. • Rising damp & spalling render at base of stair stone wall adjacent starting to decompose.	• Relocate entry point of services and make good window to B3-33. • Clear all drains in window 'pits'. • Clean facade using approved non destructive methods (low pressure cleaning). • Remove louvre windows and reinstate windows to match original. • Monitor stone – replace to match when structurally unsound. • Lower brick paving to below plinth to prevent build up of water. • Remove a/c units once a/c system upgraded.
• Window openings & frames original	C1950-60's <1999 C1990's C1970-80 C1970-99 <1999 <1999	• Window B3-34A and B4-06A modified to suit louvre windows in upper sash. • B3 lever window sills - stone delaminating • Brick paving abutting facade higher than plinth - allows water to collect against wall. • A/C units mounted on ground, behind screens. • Services cables enter building through B3-33 south end window • B3 level window 'pits' - drainage grates to be cleared. • Staining / organic growth evident on facade, at parapet level, stone sills & downpipes.	

EXTERIOR EAST FACADE

Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Original damp proof course evident below plinth bricks, but recently repointed with render.	1903 C1950-80's C1960-99 C1970-90's	• Later paving and drains • Sundry pipework, lighting, conduits and signage fixed to walls. • 7x A/C unit fitted in modified window.	• Generally assess stormwater drainage and ensure that paving falls away from building. • Remove later pointing to DPC course and repoint with bitumen with a mastic seal. • Rationalise a/c pipework, lighting, conduits, etc. with the aim of ultimately removing all from facade. • Remove window mounted a/c units and make good windows, once a/c system is upgraded.
• Original window openings & windows original power / telegraph isolators on N/E buttress.	1903		• Remove louvre windows to B3-13A and reinstate window sash to match original • Lower paving level to below (or away from) DPC – repoint wall as necessary and renew DPC as noted.
	1983 C1950-60's	• Later brick staircase (fire stair)	
	1983	• B3-13A windows - upper sash modified - sashes replaced with louvres.	
• Gable parapet - mortar weathered	1903	• Window to B4-19 modified - doorway created as exit to stair.	
• Rusticated bluestone retaining walls and staircases along facade.	1903	• DPC (original) under top of later paving - S/E buttress stonework affected by rising damp.	

EXTERIOR SOUTH FACADE

Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Original damp proof course evident below plinth bricks, but recently repointed with render.	1903		• Generally assess stormwater drainage and ensure that paving falls away from building. • Remove later pointing to DPC course and repoint with bitumen, with a mastic seal. • Rationalise a/c pipework, lighting, conduits, etc. with the aim of ultimately removing all from facade.
	C1950-80's	• Later paving and drains	
	C1960's	• Later copper downpipes & RWH (Replaced - same as original in same position)	
	C1960-99	• Sundry A/C pipework, lighting, conduits and signage fixed to walls.	
	C1970-90's	• 4 x A/C units & 3 x vents fitted in modified window.	
	C1950-60	• Later bitumen paving around building.	• Ensure paving below DPC and top of window 'pits' and grades away from building. • Ensure window 'pits' clear of debris and operational. • Remove a/c units once a/c system upgraded. • Relocate gas meter and service away from building.
• Original Window openings, main entry doors, lead light windows, fence grating under stair.	1903		
• Foundation Stone	1900		
	<1999	• B3 lower level window 'pits' - drainage grates to be cleared.	
	C1970-80	• A/C units behind screens mounted at paving level.	
	C1960's	• Main stair slate steps replaced - originally marble.	
• Marble flagstones - main stair landing main stair wall stonework deteriorating due to rising damp via steps.	1903		
	C1960's	• Gas main and meter to university located under main stair.	

EXTERIOR
SOUTH FACADE

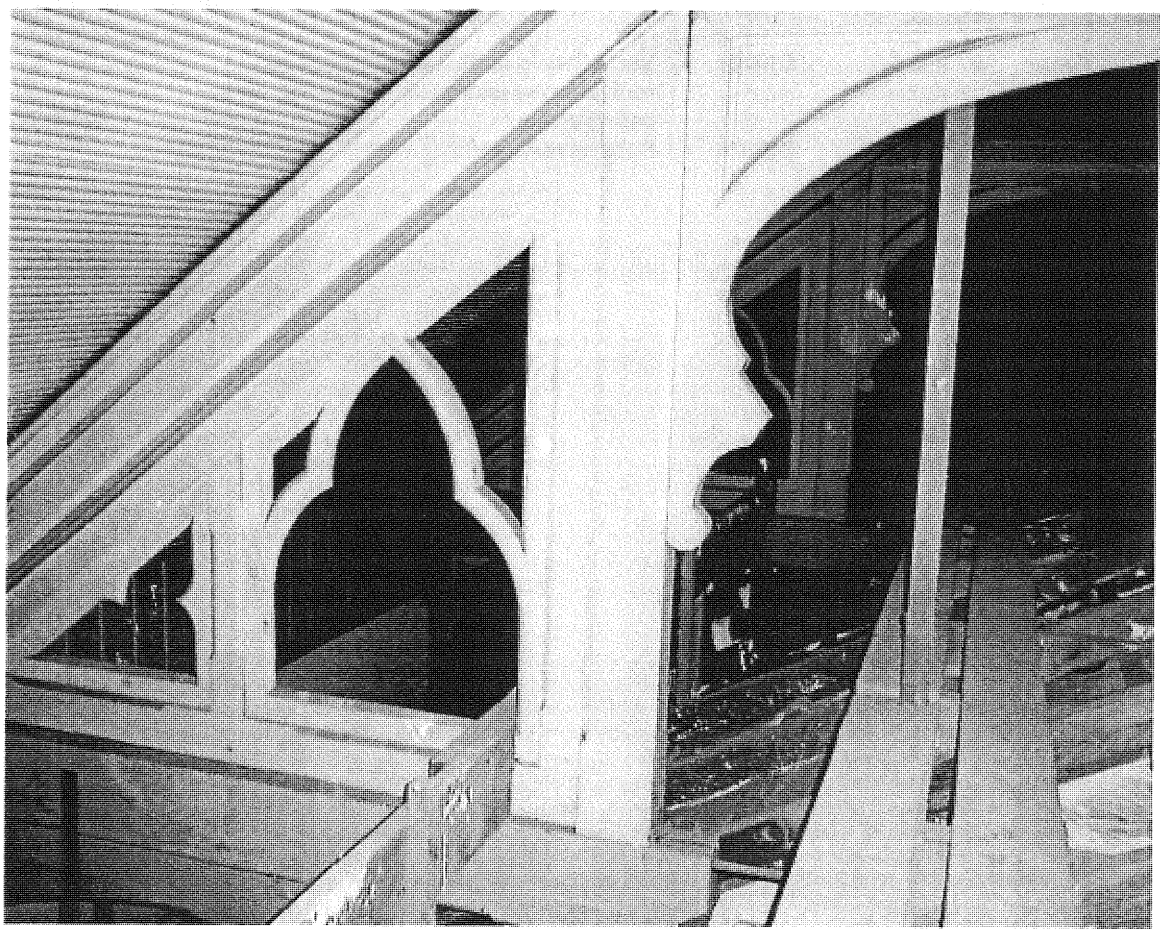
Significance	++	*Conservation policy*	(A)

•	<1999	• Ground level raised progressively along facade - DPC breached by paving and/or later render pointing bluestone wall beginning to deteriorate - some sills delaminating.	• Lower paving level as noted, repoint facade as necessary and renew DPC as noted.
	C1930's	• Window modified - B5-01A sashes removed and replaced with vent grille. • 2 x wall mounted lights either side of main entry doors.	• Remove vent grille and reinstate window sashes to match original once a/c system upgraded.

EXTERIOR ROOF

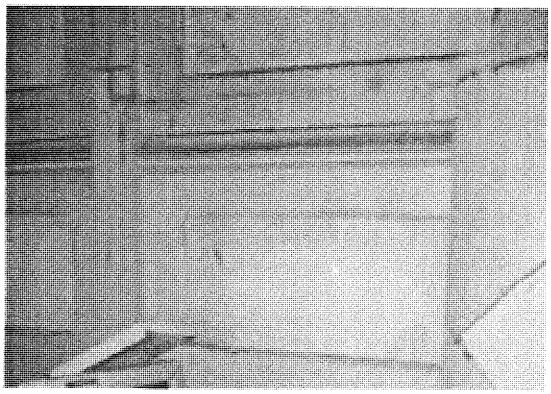
Significance	++	*Conservation policy*	(A)

Original Fabric	*Date*	*Alterations to Original Fabric*	*Specific Conservation Policy and Recommendations*
• Brick chimneys	1903		• Engineer required to assess structural stability of chimneys and gable ends, in relation to earthquake code (Aust).
• Roof Ventilators	1903		
	C1960's	• Ventilators to north face of roof removed (stored in ceiling space)	
	C1960's	• Building re-roofed.	



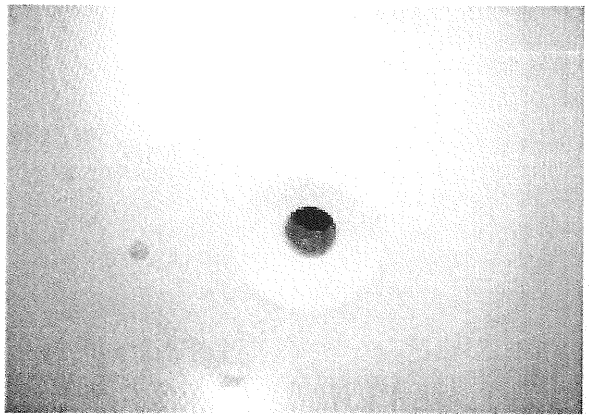
Original hammer beam ceiling, Brookman Hall (currently concealed behind later ceiling)

Original skirting, architrave and block, Tower



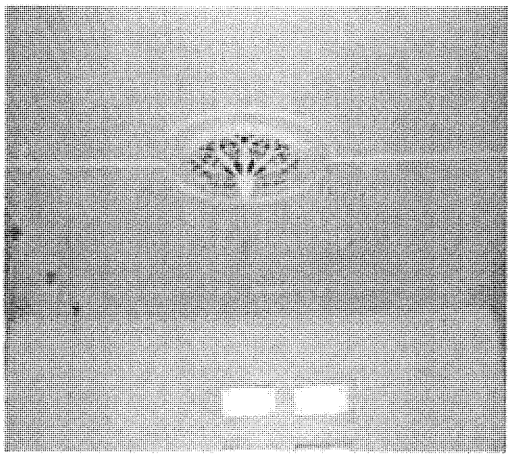
Original paint colour scheme, entry vestibule, Brookman Hall

Original typical skirting, B6 – 02

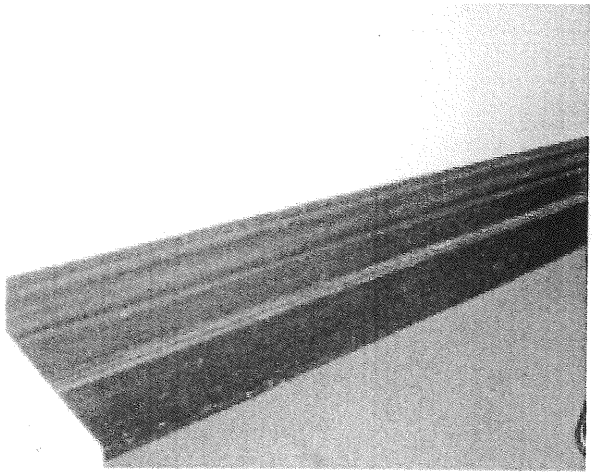


Original ceiling and vent, level B6

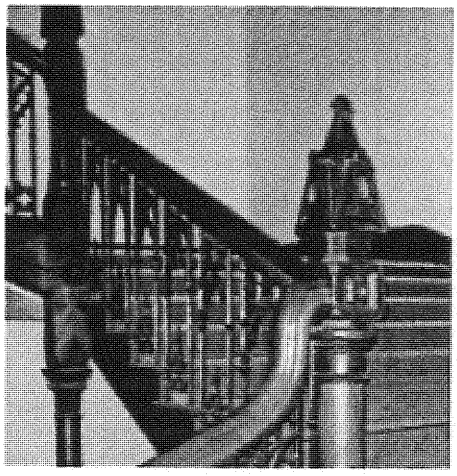
Original toilet partition layout, B6 - 08



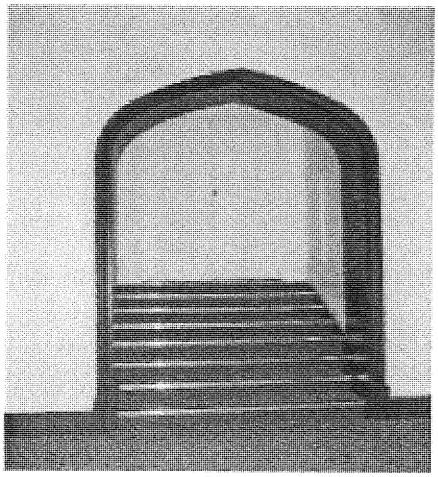
Ceiling detail over main stairwell



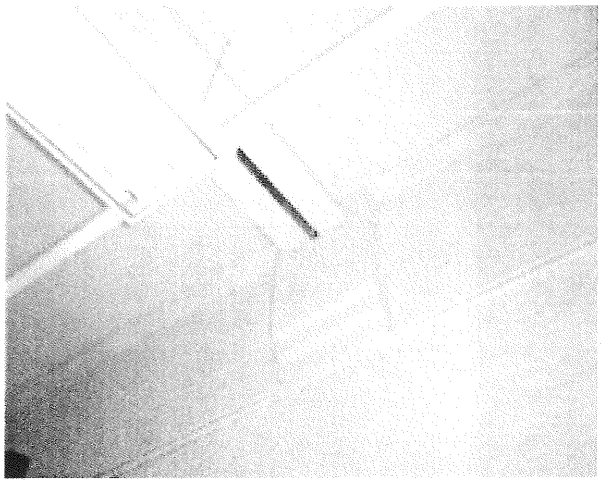
Original skirting, fmr council room (now B4-03)



Staircase detail

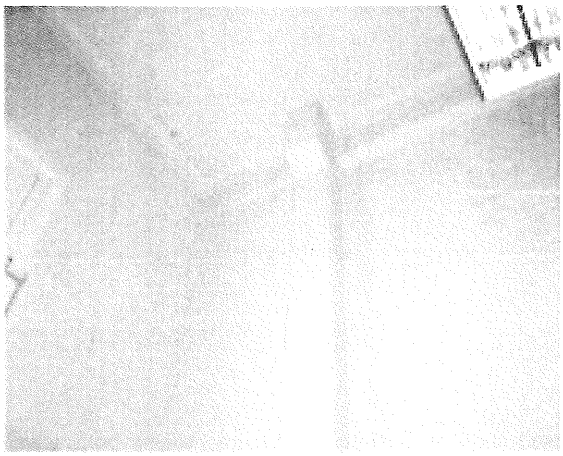


1910 door opening to Brookman Hall



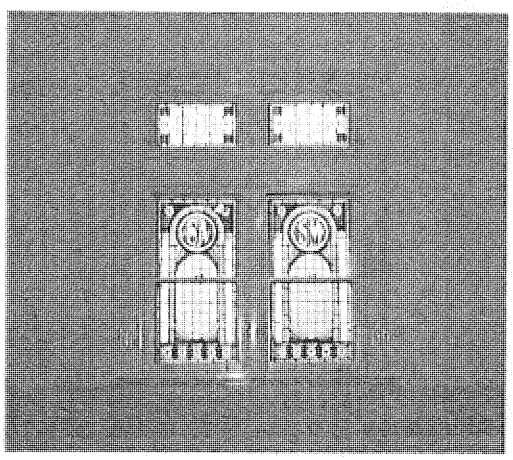
Original ceiling finish, level B3

Original door frame and fanlight, level B3

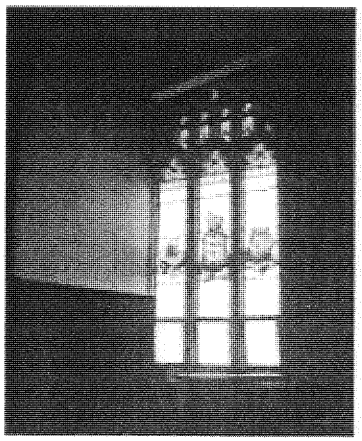


Original typical timber services duct

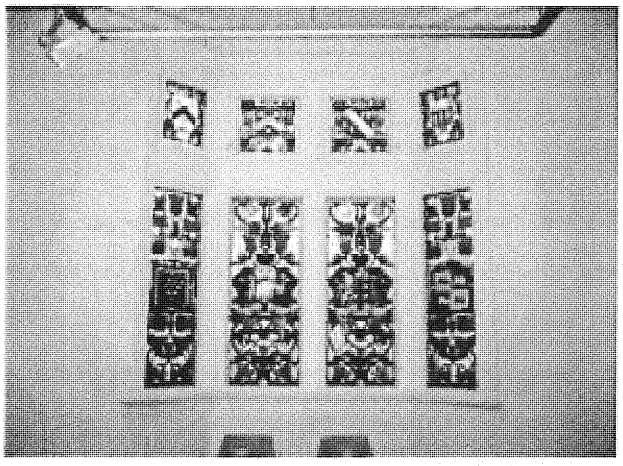
'Empire' windows – Brookman Hall, 1999



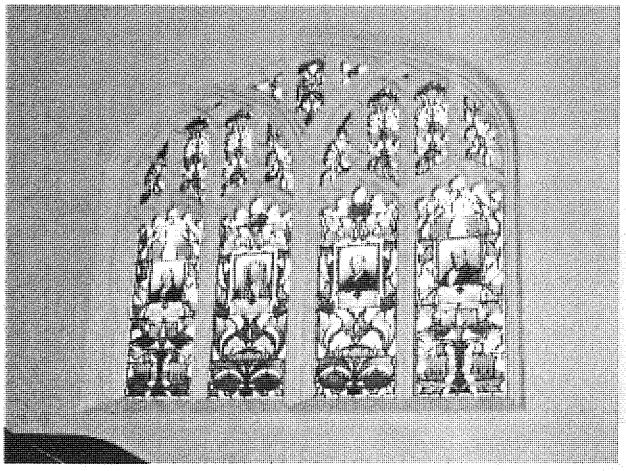
'SA SM' window, 1999



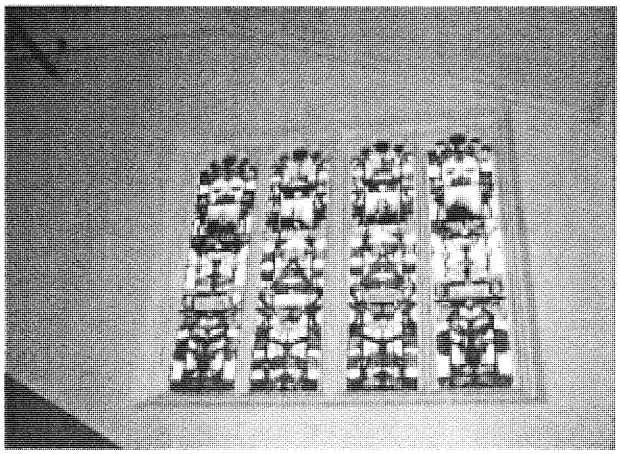
'Shield' windows – 1999



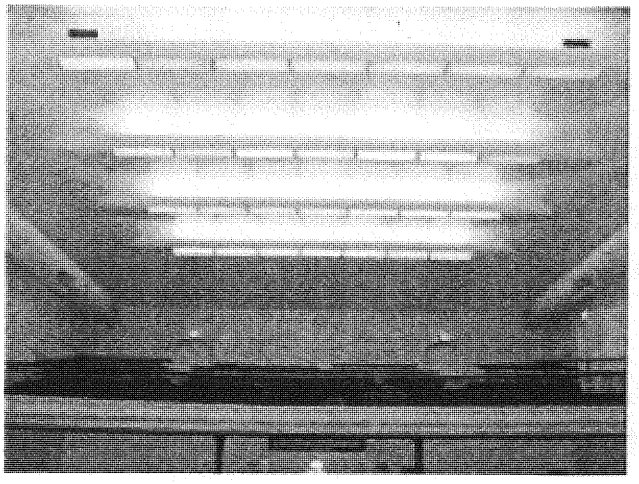
'Emblem' windows, 1999



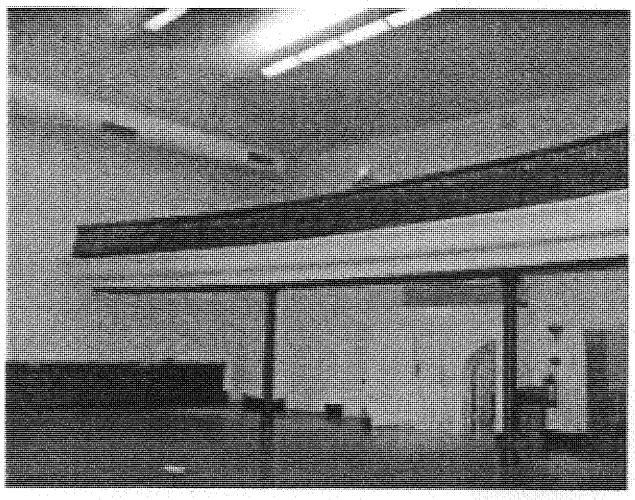
'Scientific' windows, 1999



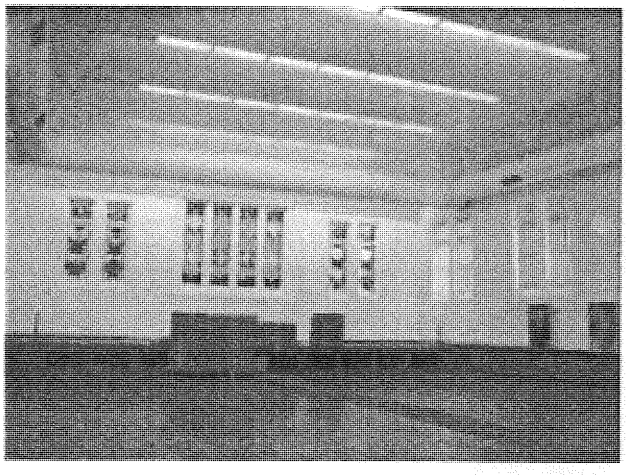
'Scientific' windows, 1999



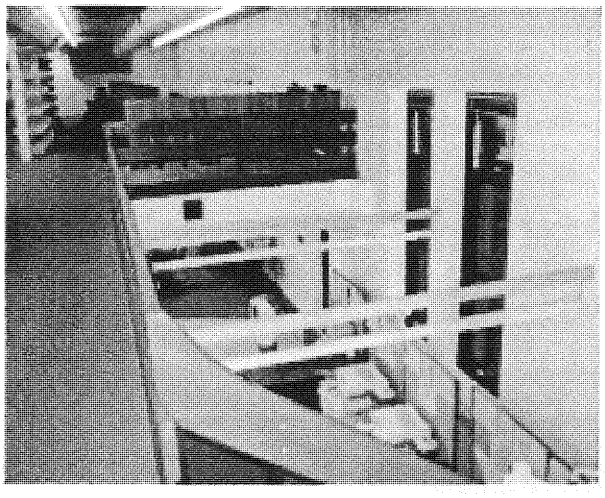
Brookman Hall – later ceiling, 1999



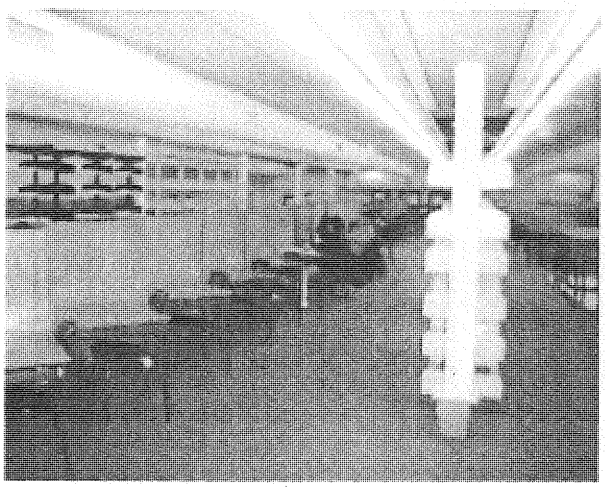
Brookman Hall balcony, 1999



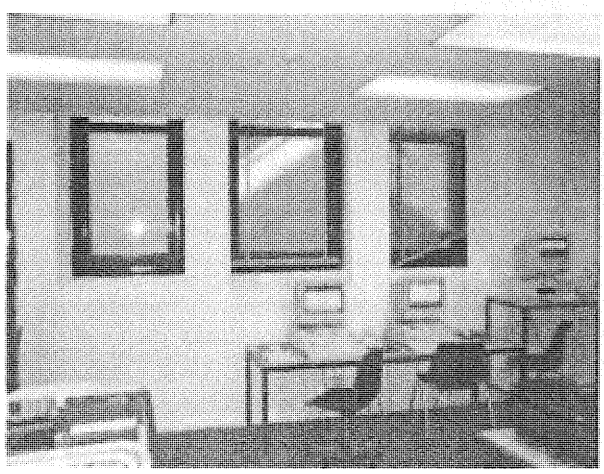
Brookman Hall, with later ceiling, 1999



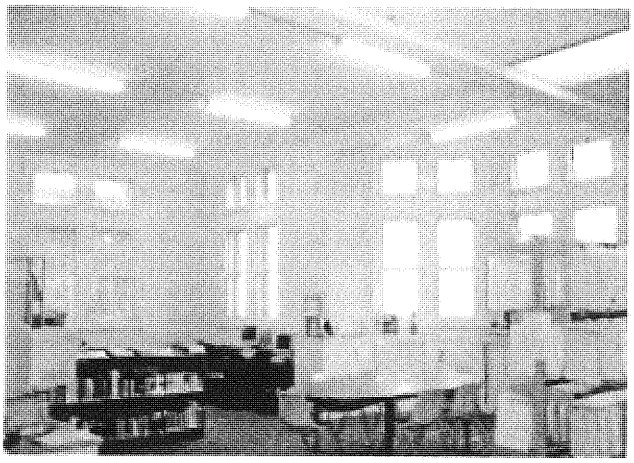
Mezzanine, Library, BM- 01, 1999



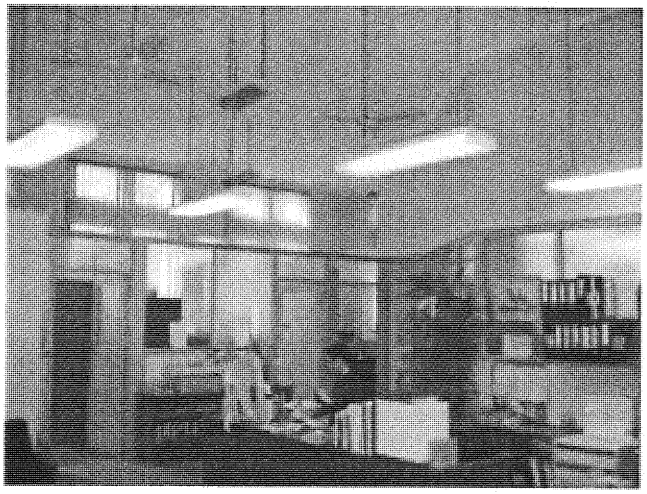
Mezzanine, Library, BM – 01, 1999



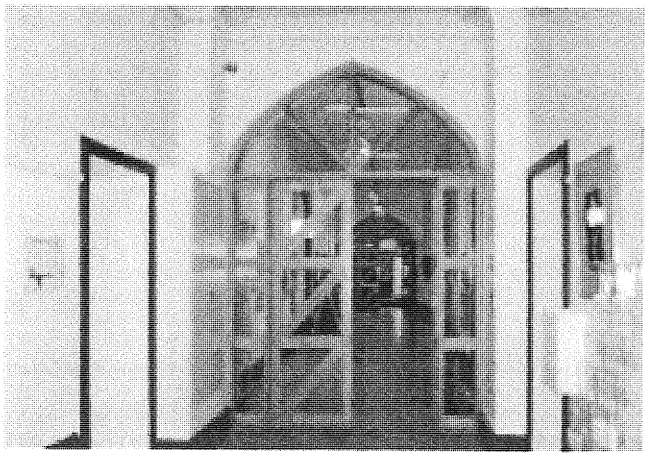
B4 – 11, Library, with mezzanine floor above, 1999



B5 – 14, 'CALUSA' Library, 1999

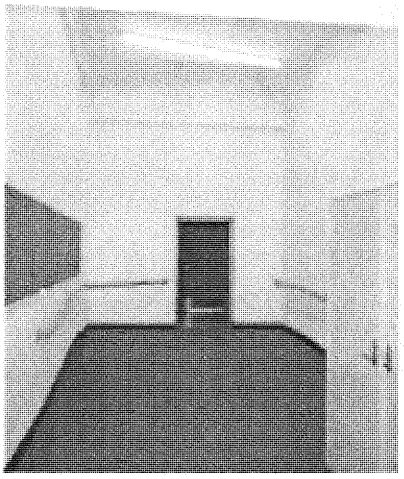


B4 – 20, later office partitions, 1999

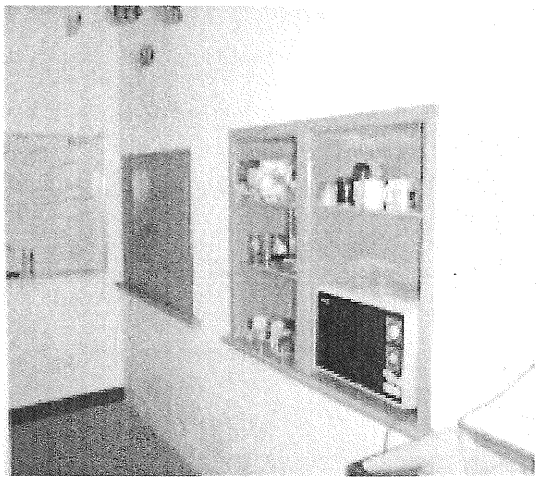


B4 – 23, looking towards B4 – 02, showing later doorway in arch, 1999

B4 – 19, B5 – 13, B6 – 15, 1983 fire stair, 1999

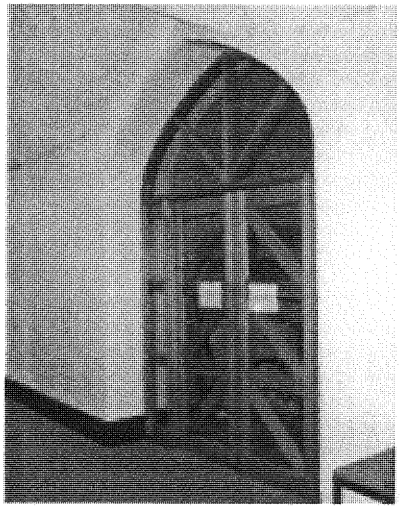


B6 – 20, later link to Centenary Building, 1999

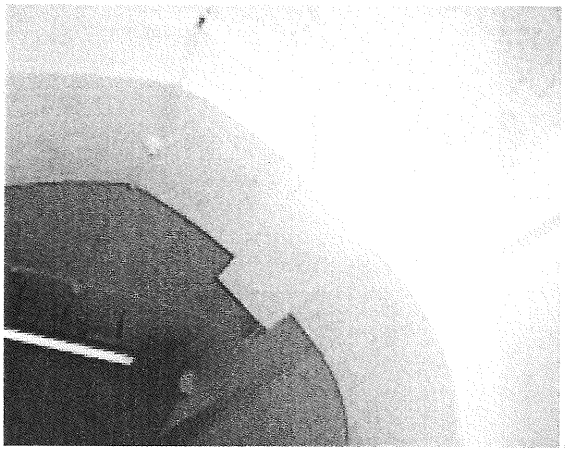


B3 – 15, staff room kitchen, 1999, showing former fume cupboard recesses

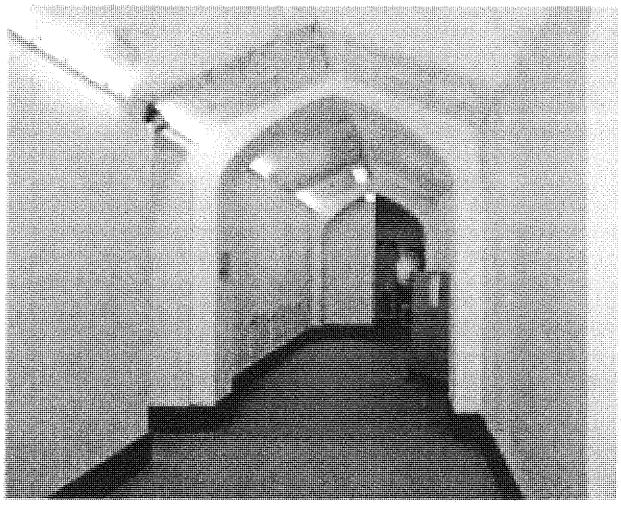
B3 – 31, toilets enclosing east end of passage, 1999



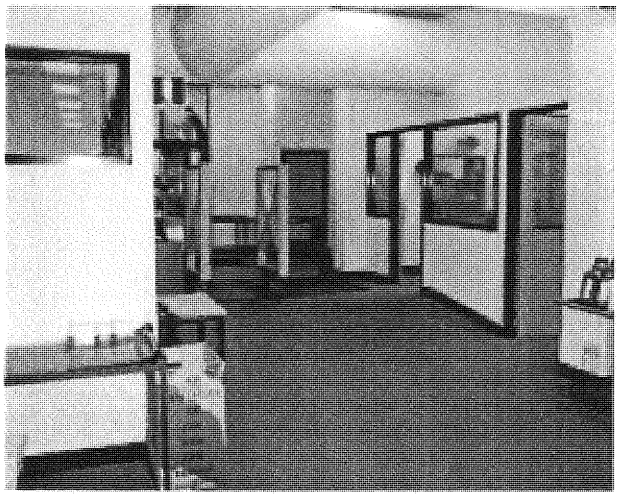
B3 – 27, later doors, 1999



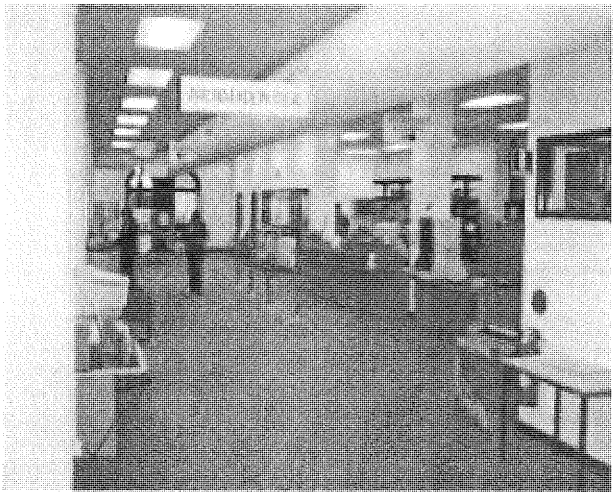
Passage B3 – 31, later bulkhead ducts around arch, 1999



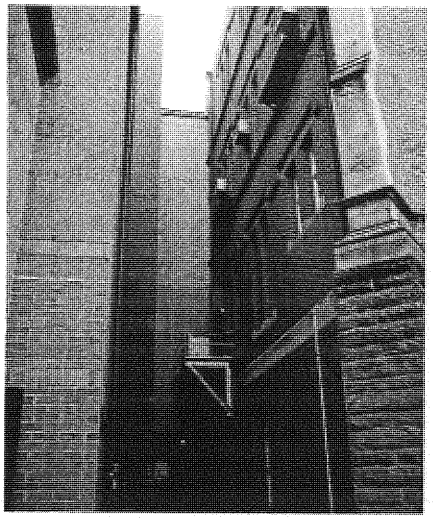
Passage B3 – 31, with later ceiling and lighting, 1999



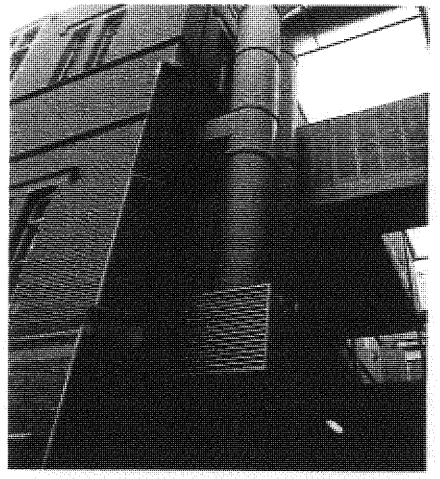
Library, B3 – 37, towards entrance, 1999



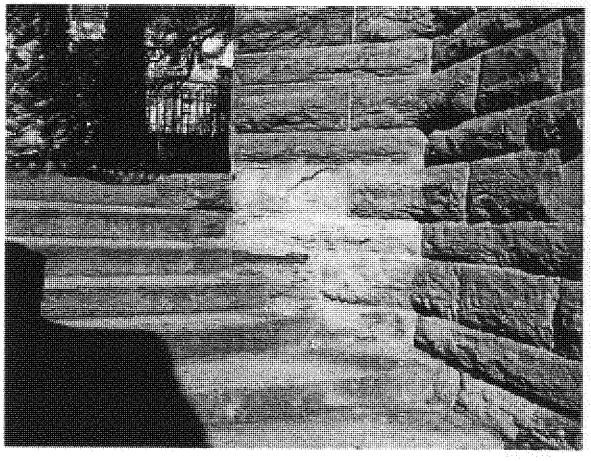
Library, B3 – 37, 1999



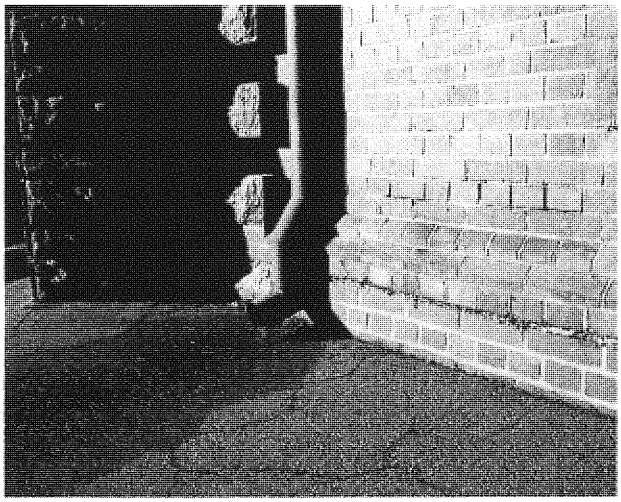
External passage links to Centenary Building, north facade, 1999



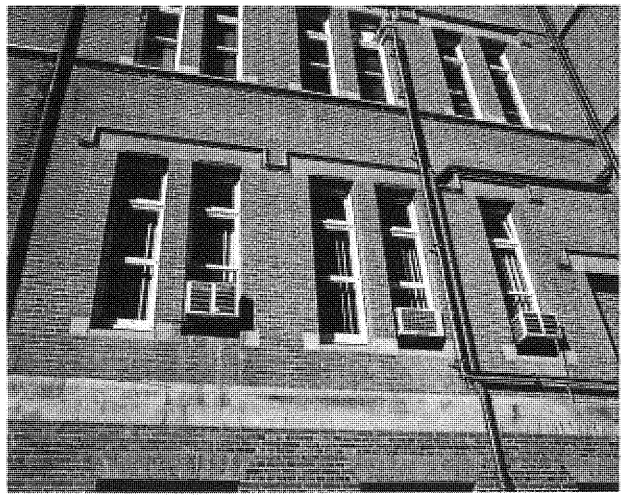
Later A/C plant and passage links, west face of north wing, 1999



Delamination of bluestone plinth, south east corner, due to paving breaching DPC, 1999

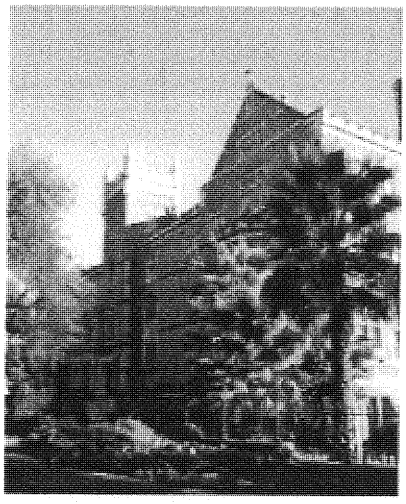


Damp proof course, below plinth, 1999

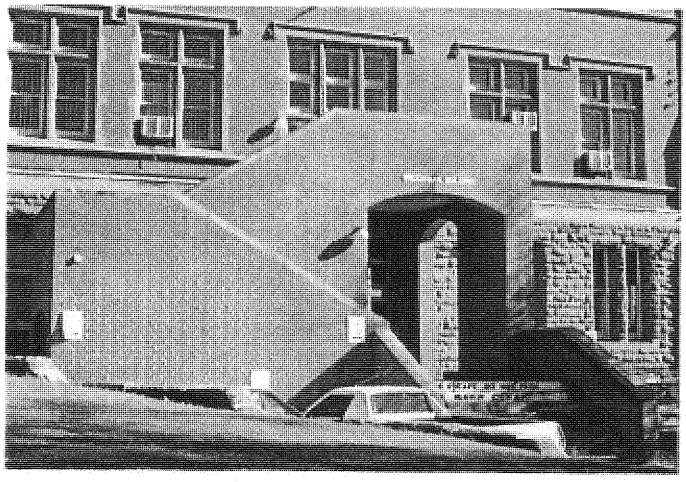


Later A/C units mounted in windows, 1999

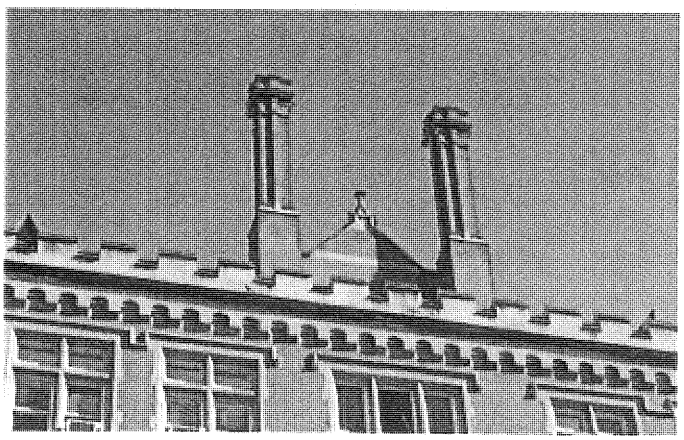
Soiling on parapet facade, 1999



North Terrace view, 1999



(1983) external fire stair, 1999



Parapet detail, 1999

6.0 CONSERVATION POLICY

The Statement of Cultural Significance essentially states that the Brookman Building, North Terrace, Adelaide, is of cultural significance because:

- the building illustrates the growth and importance of technical education in South Australia, built in response to the need to provide education for 'emerging' industrial technical professions in South Australia in the late nineteenth and early twentieth century. The Brookman Building was constructed as a consequence of a donation by one of South Australia's key industrialists, Sir George Brookman, MLC, who, along with several other prominent industry leaders, provided much of the capital and support for the establishment of the new building and facilities.

- as an architecturally significant example of the work of Superintendent of Public Buildings office in the early 1900's - Charles Owen-Smyth - who is noted for the design of several architecturally significant buildings in Adelaide. The Brookman Building is a well-executed example of Owen-Smyth's work – in the manner of 'Federation Gothic' architecture, incorporating the needs of an early twentieth century technical school. The building's stained glass windows are also of significance as works from the notable Adelaide firms of E F Troy and H L Vosz.

- as an illustration of the perceived need and value placed on technical eduction by some of the state's key industrialists of the time, including Sir George Brookman, MLC. Other key benefactors from industry included: David Murray – a noted Adelaide merchant; the Noyes brothers – from Melbourne – and pastoralist John Howard Angas.

As a result, the conservation policy should take into account the above and seek to ensure that all future conservation action and development preserves and enhances the above statement of cultural significance.

6.1 GENERAL CONSERVATION POLICY

All future work encompassing the conservation and development of the Brookman Building should be undertaken on the following principles, and as outlined in the recommendations of this report, seeking to:

- preserve the cultural significance and integrity of the building;
- prevent damage to or deterioration of the building;
- allow for the future maintenance of the building;
- permit future adaptation of the building;

Specific policies relating to the building are listed in the previous tables and on the following diagrams. Policies listed provide guidance as to the future conservation and management of the significant fabric of the place. The policies also provide guidance in relation to the future use and potential refurbishment of the building in the future.

Conservation of the Brookman Building should be guided by the requirements of the conservation policy. Original fabric should be conserved where possible, although replacement of damaged material is permissible where inaction would cause damage to other significant parts of the building.

Any future redevelopment of the current cafeteria building to the north of the Brookman Building should be guided by the conservation policy included in this Conservation Management Plan (appendix 5), ensuring that the setting of the Brookman Building is not compromised/diminished.

In general, the original room spaces are to be maintained/ reinstated in any future work to the building. Therefore, the future removal of later partition walls and lowered ceilings is recommended and new partition walls should be constructed in a manner to allow interpretation of the overall scale of original rooms – eg: low height walls or frameless glazing to walls above door height.

Conservation policy areas (A) – passages, stair lobby and several other rooms - are to be restored to reflect their original state, based on known evidence, as outlined in specific policy recommendations for each room . Conservation policy areas (C) are low in integrity and may be refurbished as outlined in the specific policy recommendations for each room.

6.2 OTHER CONSERVATION POLICY ISSUES

6.2.1 Prototypes – Original Fabric

As listed in the detailed conservation policy tables, remnant original fabric remains on site, for use in establishing original detailing as follows:

- skirtings – located in tower, around stairwell and in room B4-03C
- skirting blocks – located in tower, and level B6 passage doorways
- architraves to doors – tower door, doors to balcony of Brookman Hall
- architraves to windows – tower window, most windows, level B6
- door leaves – tower door
- original paint colours – tower, store rooms to Brookman Hall
- original toilet layout and part original partition – room B6-08A
- original ceiling lining and cornice – level B6

6.2.2 Original Paint Scheme

The original 1903 paint scheme for the interior of the building was a detailed scheme, with joinery elements highlighted and two colour paint schemes for doors and joinery. Preliminary paint scrapes have been undertaken generally and samples of original paint colours have been discovered in the roof space of Brookman Hall, the tower, several ceiling spaces and the Brookman Hall storerooms. The palette of colours discovered include, but is not limited to:

- ceilings (ripple iron) and timber cove cornices – Solver 'Greendale' 8552 – gloss
- walls (plaster & face brick – Solver 'Broken White' 8500 – low sheen
- pointed arch columns/reveals – Solver 'Malt' 2125 – low sheen
- door leaf frame, architraves, skirting blocks – Haymes 'Sequoia Brown' – gloss
- door leaf inset panels & bolection moulds, door frames – Solver 'Cracked Wheat' 2136 – gloss
- door leaf top inset panel – obscure glazing
- window frames and sashes – Solver 'Cracked Wheat' 2136 – gloss
- window quads, architraves, other trims/plates, sills - Haymes 'Sequoia Brown' – gloss
- skirtings B3-27, B4-02, B5-17, B6-19 – Solver 'Khaki' 8529 – gloss
- skirtings elsewhere – Haymes 'Sequoia Brown' 2769 - gloss

It is not recommended that all rooms be repainted to match the original internal colour scheme, but that the principle spaces – eg: rooms identified as (A) in the conservation policy analysis – be repainted to match the original colour scheme, to add to the historic interpretation of these spaces. It is recommended that the remaining rooms be painted in interpretive colours, similar to the palette of the original

colour scheme. Repainting of internal spaces need only occur as required by the building's maintenance program.

The external timberwork was initially painted in two colours, the window frames - similar to Solver 'Indian Red' and the sashes – similar to Solver 'Cracked Wheat'. The scheme is evident in 'opening day' photographs of the building. Further detailed paint scrapes are recommended to identify the full extent of the original external colour scheme. It is recommended that the external timberwork be repainted (when required by the building's maintenance program) to match the original 1903 colour scheme for the building.

6.2.3 Future Partition Walls

As noted in the conservation policy analysis tables, it is recommended that future partition walls should not fully extend to the underside of original ceilings. This is recommended as the internal spaces were originally large open classrooms and the later compartmentalisation of these rooms diminishes the scale and therefore interpretation and function of these rooms. Future partitions should be constructed as lower height partitions – eg: 2.7.metres high maximum – with frameless glazing enclosing rooms to the ceiling, if necessary. This policy will allow the subdivision of original rooms, while still also allowing interpretation of the original scale of the classroom spaces.

6.2.4 Integration of Services

All future services wiring (such as lighting and communications) should be surface mounted when fixed along face brickwork walls and ripple iron sheet ceilings, ensuring no visible alteration to the original fabric. Switches, ceiling roses and other fittings should be mounted on blocks and cables fitted in conduits. In rooms where skirtings are not noted to be reinstated, skirting ducts may be installed for services cabling. The policy of exposed services maintains the integrity of the original fabric (face brickwork, ripple iron sheeting, original ceiling heights). Services wiring fitted in any future partition walls should be chased/concealed. Light switch wiring and wall mounted light fitting wiring should be surface mounted when fitted to plaster finish walls. Surface mounted conduit should be minimised in this instance, with switching located in 'out of view' locations where possible. All other services should be surface mounted, or concealed behind skirting boards.

Lighting requirements are dependent on future uses of the building and should be incorporated without permanent modification of original fabric. Pendant lighting is recommended for the principal public areas of the building and suspended fluorescent lighting grid systems are recommended elsewhere, similar to the grid system currently installed at level B3 of the building. Floodlighting of the exterior is encouraged as a means to heighten the interpretation of the building in its North Terrace setting. Discrete placement of contemporary external light fittings is recommended.

6.2.5 Integration of Air Handling Mechanical Plant

As above, future ductwork should be exposed, or concealed in a bulkhead along the ceiling perimeter in ripple iron sheet ceilings on levels B3, B4, B5. Ceilings should not be lowered to conceal ductwork, as window heads become concealed and the original height (and impression) of rooms is reduced. Ductwork should be installed as required in the roof space at level B6, with vent grilles to rooms as noted in the policy tables for each room. Exposed ductwork should not be installed through the main passages at each level, but be enclosed in bulkheads in adjacent rooms, or in vertical ducts, to minimise impact in passage spaces. Ductwork should be concealed

behind the original ceiling in Brookman Hall, with suitable vent grilles fitted to the ceiling. Additional air ducts for the Hall could be incorporated under the stage and in the Gallery subfloor and store rooms underneath.

It is recommended that as air conditioning plant is upgraded through the building, a monitoring program be established, on, for example, a yearly basis, to monitor the effects of any changes in internal air temperature, humidity and ventilation. Changes to the internal air environment may cause damage to joinery, moisture in walls etc.. and therefore a check list should be established for a routine audit of building fabric.

6.2.6 Original Furniture and Furnishings

An inventory of remaining original furniture and furnishings (in particular, photographs and framed certificates) should be undertaken and all original items returned and displayed within the public areas of the building. Other buildings on the campus should also be visited to locate any items.

6.2.7 Landscaping and Boundary Fence

The landscape setting of the Brookman Building has altered significantly since 1903 and – by examining streetscape photographs from 1905 to 1999 – has been replanted several times over the years. Currently, the landscaping is predominantly grass, with minor planter beds and bitumen paths. The perimeter metal palisade fence dates from the construction of the Brookman Building and is of high integrity. Early photographs of the Brookman Building indicate that the paving was gravel, with grassed areas and small ornamental trees.

Future replanting and paving of the landscaped areas facing North Terrace and Frome Road should continue the themes established outside other institutional buildings along North Terrace, rather than replicate the original gravel paving, as little detail remains of the design and extent of the landscaping.

Future openings in the perimeter fence should be of a minor nature and should be treated in a similar manner to the opening facing Frome Road. The detailing of the pillars should be interpretive in design, in accordance with the conservation policy. Removed railings and bluestone walling should be retained and stored, for future reinstatement and/or repairs.

6.2.8 Access for People with Disabilities

Access for people with disabilities should be addressed as a part of any future development plan for the building. At present, people with limited mobility can not access levels B4, B5, B6, the library mezzanine and the lower level of Brookman Hall, unless they enter from the Centenary Building. A lift should be incorporated through all levels of the building, opening as near as practical to the stair lobby – for equitable access for all users. The library is currently located in the north wing of the Brookman Building and is required to remain separate from the other parts of the building for security reasons, so one lift is required to serve the library and another is required to serve the remainder of the building. Access is also required to the front door of the building, from paving level, using either a series of ramps or a balloon lift. Lifts should be located through rooms of low significance, or rooms with minimal remaining original fabric. Lifts should not where possible pass through rooms identified as (A) conservation policy rooms (see tables) and works should be reversible in construction.

- Library lift
The least interventionist location for a lift serving the library, through levels B3, B4 and the mezzanine, is against the south wall of B3-37, extending up into room B5-09D in Brookman Hall. Room B5-09D could accommodate the overrun of the lift shaft and possibly house the motor room (or the motor room could be constructed under the lift shaft). Minimal fabric is removed with this option and the physical intrusion of the lift shaft into Brookman Hall is minimised.

- Brookman Building lift
A suitable and minimal intervention lift location, to serve all general access levels of the Brookman Building, including Brookman Hall, is in the south east corner of room B3-35 through to B6-10. Minimal original fabric is altered/removed in this location, existing doorways can be used as the lift entry and the lift could open to B5-09A, giving direct access to the lower level of Brookman Hall. The motor room could be located in the roof space. This option also allows for the future access to all levels in the library, should accommodation arrangements change in the future.

- Access to Brookman Building from street level
The most equitable access point for people with disabilities is the main entrance B4--02 (Disability and Discrimination Act –DDA- and Building Code of Australia). Options to achieve access include the construction of a ramp, or the installation of a balloon lift, to reach the landing outside the doors. The original stone balustrade would need modification to facilitate access to the landing. An alternative access point for people of limited mobility could be via the windows of room B3-30, through to an internal lift. Advice should be sought as to the feasibility of this option in relation to DDA. This option also raises conflict problems in relation to the security requirements of the library, on level B3.

6.3 INTERPRETATION

Generally, the interpretation of the 1903 Brookman Building is reasonably achieved, despite later alterations. The retention of the original fabric of the building, and its setting along North Terrace
contribute to the understanding of the building's former and continuing function. The interpretation of the historic significance of the Brookman Building will depend largely on the level and type of user and public access allowed in the future. The public should generally be allowed access to the lobby, stairwell and passages, to allow appreciation the specific design and function of the building.

Public presentation of 'original' photographs and other related historical documentation would add to the interpretation of the building. This information could be mounted in the principal passageways, stairwell and stair landings.

6.4 FUTURE USE

The Brookman Building has been used as a teaching facility since its construction and is likely to remain in use for this purpose in the foreseeable future, as a part of the University of South Australia's City East Campus. Suggestions of other future uses for the building are listed below and have been selected because their functional space requirements would suit the plan layout of the original building, without major alteration of the original fabric of the building. Most importantly, a use

needs to be sought that ensures that the place is in constant use, to ensure its ongoing maintenance and accessibility for the public.

Suggestions of future uses are listed below and are not limited to:
- administration for University
- teaching spaces
- art gallery/museum
- a combination of the above

6.5 CONTROL OF AND CONSTRAINTS ON PHYSICAL DEVELOPMENT

Constraints on physical intervention are effectively those imposed by the Statement of Cultural Significance and the general and specific conservation policy. Reference should be made to the conservation policy for guidance as to the constraints on the future redevelopment of each room and the exterior of the building. In essence, no work may be carried out on the culturally significant fabric of the building unless it does not diminish the integrity of the significant fabric, or of the building as a whole.

If modifications are required to the fabric of the building to suit changes in use, these modifications must generally:
- be reversible;
- cause no damage to the significant original fabric;
- be of a design and/or material that is identifiably not original fabric, but should not be so different that their introduction detracts from the significance of the building.

Replacement fabric should be introduced only where deteriorating existing material is causing danger to other significant parts of the building. Any work that returns the fabric of the building to a state more closely resembling the original layout should be permitted, although the justification for this work should be clearly established.

Future development of the Campus site should acknowledge the setting and scale of the Brookman Building as the pre-eminent building on the site, when viewed from North Terrace. The North Terrace and Frome Road frontages should be maintained as formal gardens/paving, continuing the theme established along the institutional precinct of North Terrace.

Any future redevelopment of the current cafeteria building to the north of the Brookman Building should be guided by the assessment of the heritage values of the Brookman Building's heritage curtilage and the associated conservation policy included in this Conservation Management Plan (appendix 5), ensuring that the setting of the Brookman Building is not compromised/diminished.

6.6 STATUTORY REQUIREMENTS

The conservation policy is dependent not only on the Statement of Cultural Significance for the building, but also on the requirements of statutory bodies such as Heritage SA and the Heritage Unit, of the Corporation of the City of Adelaide. As the building is listed on the Register of State Heritage Items, (Heritage SA, of the Department of Environment, Heritage and Aboriginal Affairs) any work to the place is subject to approval under the Development Act (1993) and requires the advice of the responsible Minister. The building is also listed as an item on the City of Adelaide Heritage Register and all proposed works must also be concurrently approved by the Heritage Unit, of the Corporation of the City of Adelaide, in accordance with the principles and objectives of the City of Adelaide Plan and the Development Act.

Both authorities require that all work should seek to retain the cultural significance of the building, based on the definitions contained, and the intent of, the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

Work (or development) subject to approval under the Development Act (1993) includes:

- painting or any other act that alters the internal or external finishes and appearance of a heritage item;
- demolition to any part of a building that is a heritage item;
- alteration of, or addition to, any part of a building that is a heritage item;
- works adjacent to or which affect the setting of the place.

Draft reports prepared by Le Messurier Architects and Connell Wagner Engineers in July 1996 provide an assessment of the Brookman Building, in relation to the requirements of the Building Code of Australia. The reports were not completed, or submitted for approval.

The reports proposed two options regarding fire rating the building. In general, it is recommended that the option to install a sprinkler system throughout the building be selected, rather than the option to physically compartmentize the building and install fire rated ceilings throughout. The latter option would conceal and irreversibly damage a large amount of original fabric, compromising the integrity of the building. It is recommended that sprinklers and pipework be surface mounted in face brickwork and ripple iron sheet areas, and be concealed/chased in flush plaster finish areas.

The issues raised in the above mentioned reports should be examined, integrated and updated in the Brookman Building Master Plan - to be prepared as a consequence of this Conservation Plan.

6.7 MANAGEMENT

The implementation and management of the conservation works recommended for the Brookman Building by this Conservation Management Plan should rest with the building owner - in this case, University of South Australia. The owner is to advise Heritage SA and the Corporation of the City of Adelaide of all intended work on the building, to meet the statutory requirements of the State Heritage Act and the Development Act.

6.8 MAINTENANCE PROGRAM

Regular inspection of all external building fabric is required - such as yearly intervals - thus ensuring control of the dilapidation of the original fabric of the building.

All potential problems (eg rising damp, termite infestation, failed roofing and copings etc.) should be rectified as soon as possible, as inaction could cause the permanent loss of original building fabric.

If information is found in the future illustrating original fabric which has been removed from the building in the past, that fabric should be reconstructed to match in detail, but it must be clearly evident that the work is not original in construction.

6.9 FINANCE

Grant funds for specific conservation work to the building may potentially be sought from Heritage SA, of the South Australian Department of Environment, Heritage & Aboriginal Affairs. The Australian Heritage Commission is currently revising its grants program and future funding assistance may be available from its Cultural Heritage and Projects Program – details pending. Assistance may also be available for conservation work from the Corporation of the City of Adelaide.

6.10 ADOPTION AND REVIEW

The findings of this Conservation Management Plan should be formally adopted and be incorporated into the management strategy for the building. Both the aims of the Statement of Cultural Significance and the requirements of the conservation policy should be acknowledged, and all decisions affecting the future of the building should be guided by this Management Plan.

7.0 REFERENCES

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Council Minutes – 11 September, 1899

Council Minutes, 4 December, 1899, pp 57

Council Minutes, 29 January, 1900, pp 75-6

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Council Minutes, 22 October, 1900

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Council Minutes, 1 December, 1902

Council Minutes, 12 January, 1903

Council Minutes, 2 February, 1903

Mortlock Library of South Australiana Pictorial Collection

dwg – plan N495/7/77- University of South Australia Drawing Archives

Original construction drawings for Brookman Building - University of South Australia Drawing Archives

APPENDIX 1

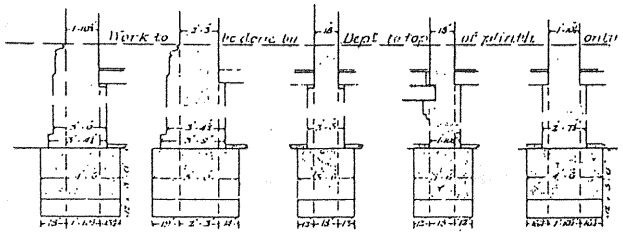
Original Construction Drawings for the Brookman Building

New School of Mines

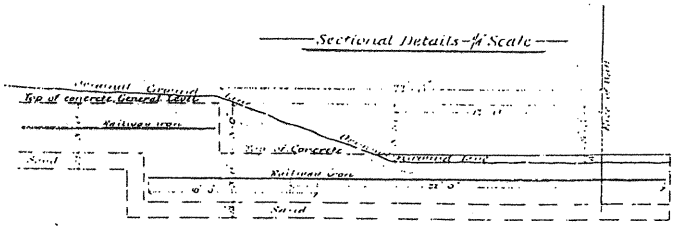
Foundation Plan

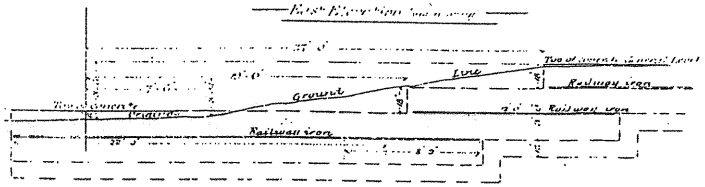
Scale 8 feet to an inch

Foundation Details – ½" Scale

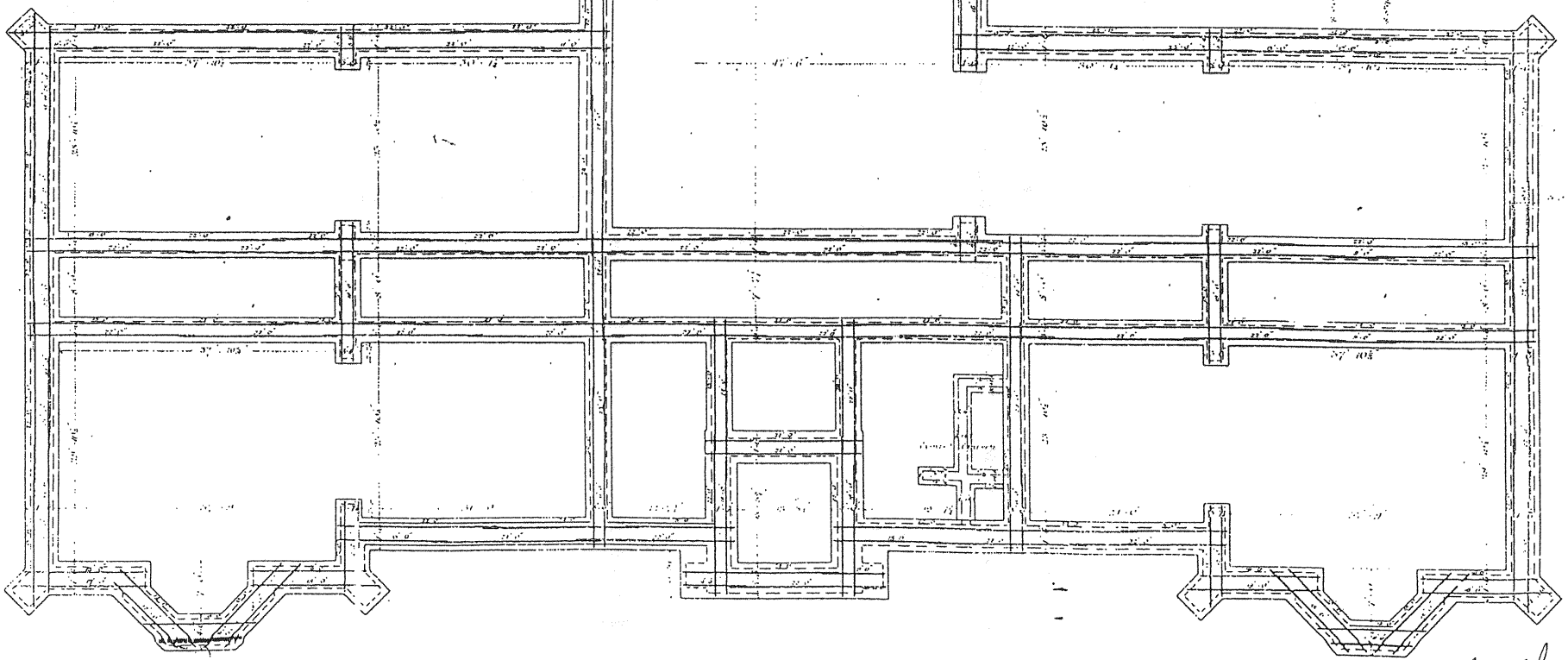


Sectional Details – ½" Scale





North Elevation (return)

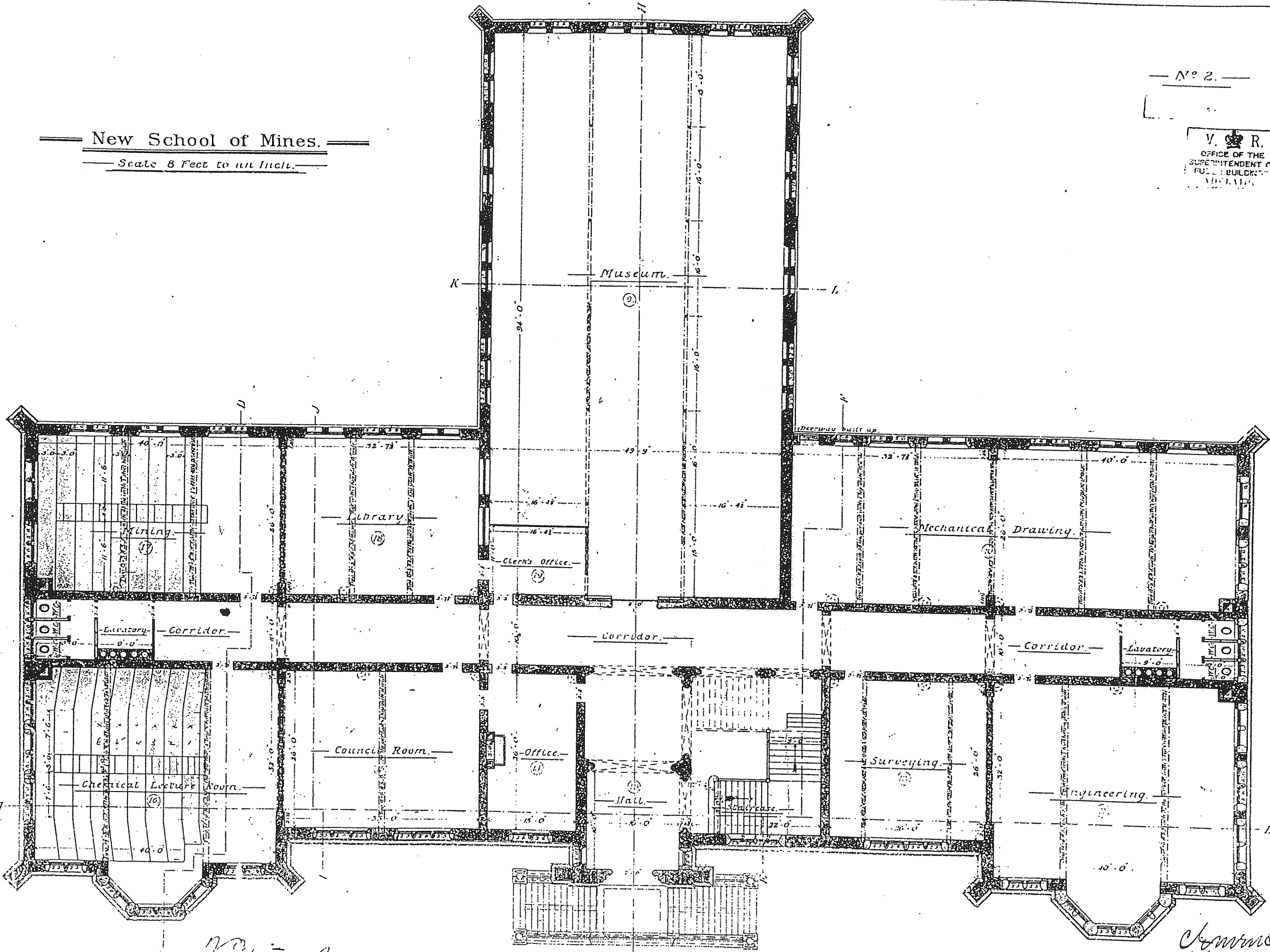


New School of Mines.

Scale 8 Feet to an Inch.

No 2.

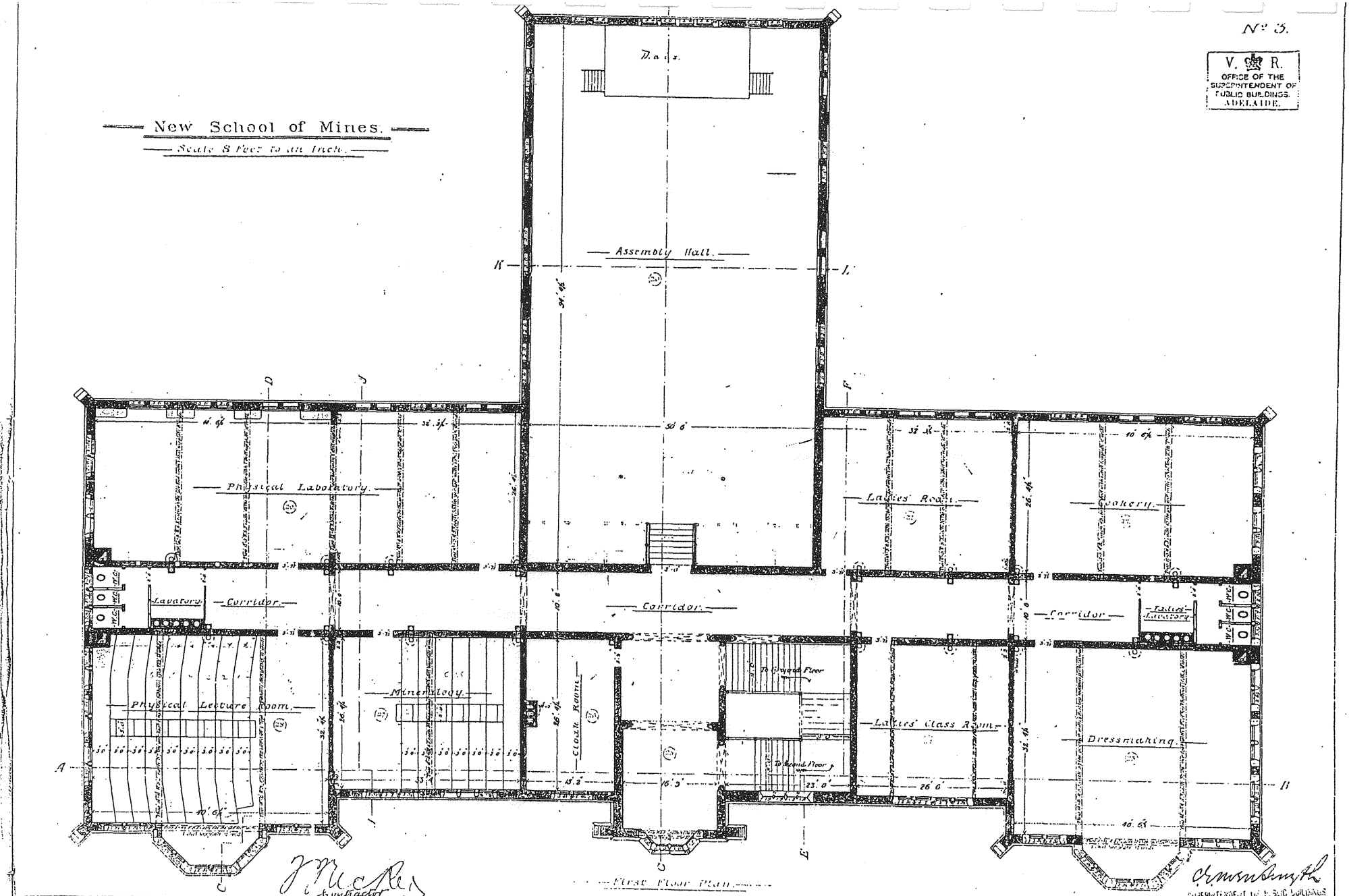
V. R.
OFFICE OF THE SUPERINTENDENT OF PUBLIC BUILDINGS



Witness 19th 10mo 1900

A Bruce Middleton Chief Clerk

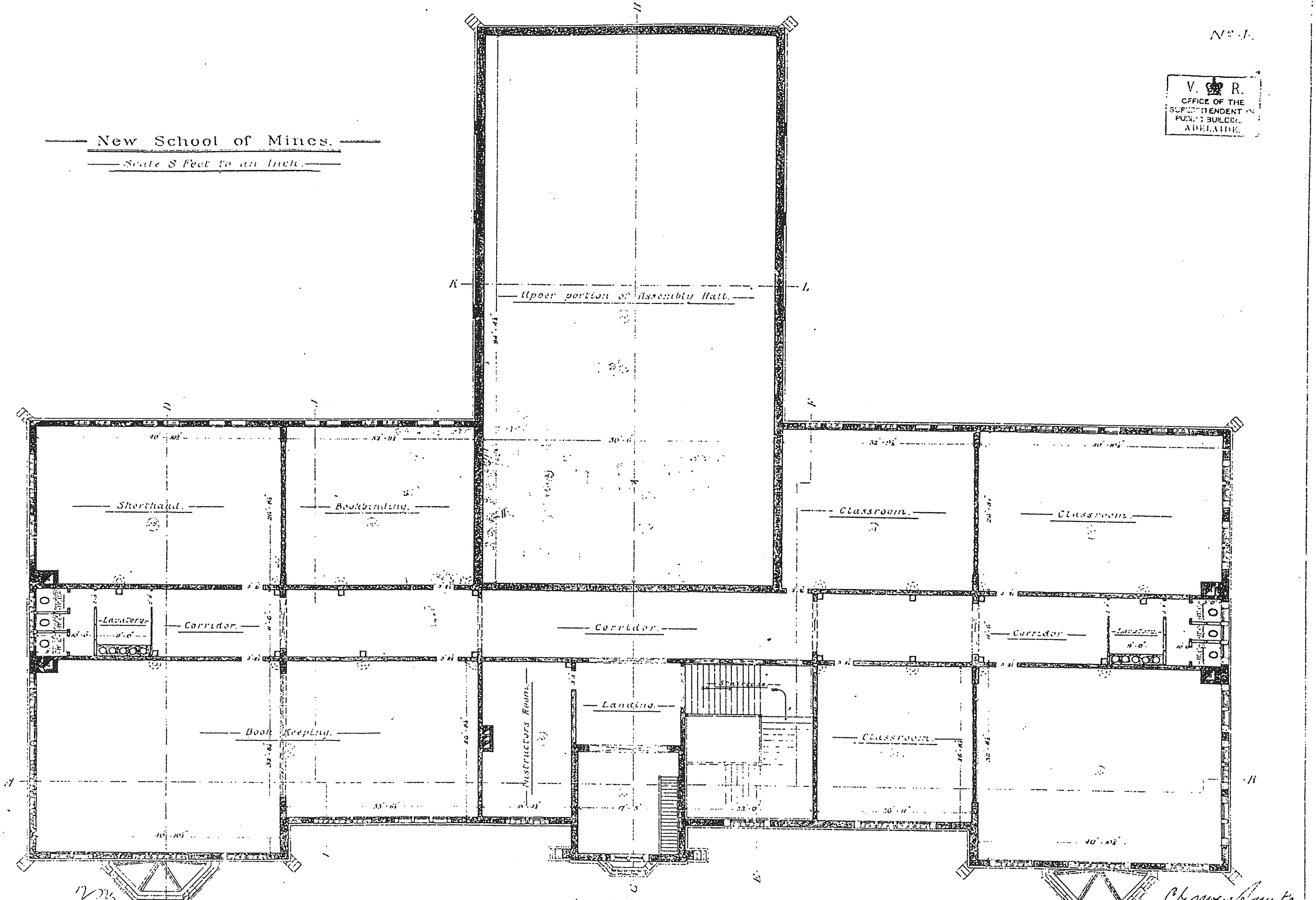
SUPERINTENDENT OF PUBLIC BUILDINGS


No 3.
V. R.
OFFICE OF THE SUPERINTENDENT OF PUBLIC BUILDINGS. ADELAIDE.
New School of Mines.
Scale 8 Feet to an Inch.
Dais.
Assembly Hall.
Physical Laboratory.
Ladies' Room.
Cookery.
Lavatory.
Corridor.
Corridor.
Corridor.
Physical Lecture Room.
Mineralogy.
Cloak Room.
To Ground Floor
To Second Floor
Ladies' Class Room.
Dressmaking.
First Floor Plan.
Contractor
19th October 1900
William H. Knuckleton
Chief Clerk.
Superintendent of Public Buildings

No. 1.

New School of Mines.

Scale 8 Feet to an Inch.



Second Floor Plan.

Contractor
19th 10mo. 1900

Witness H. B. Middleton
Chief Clerk

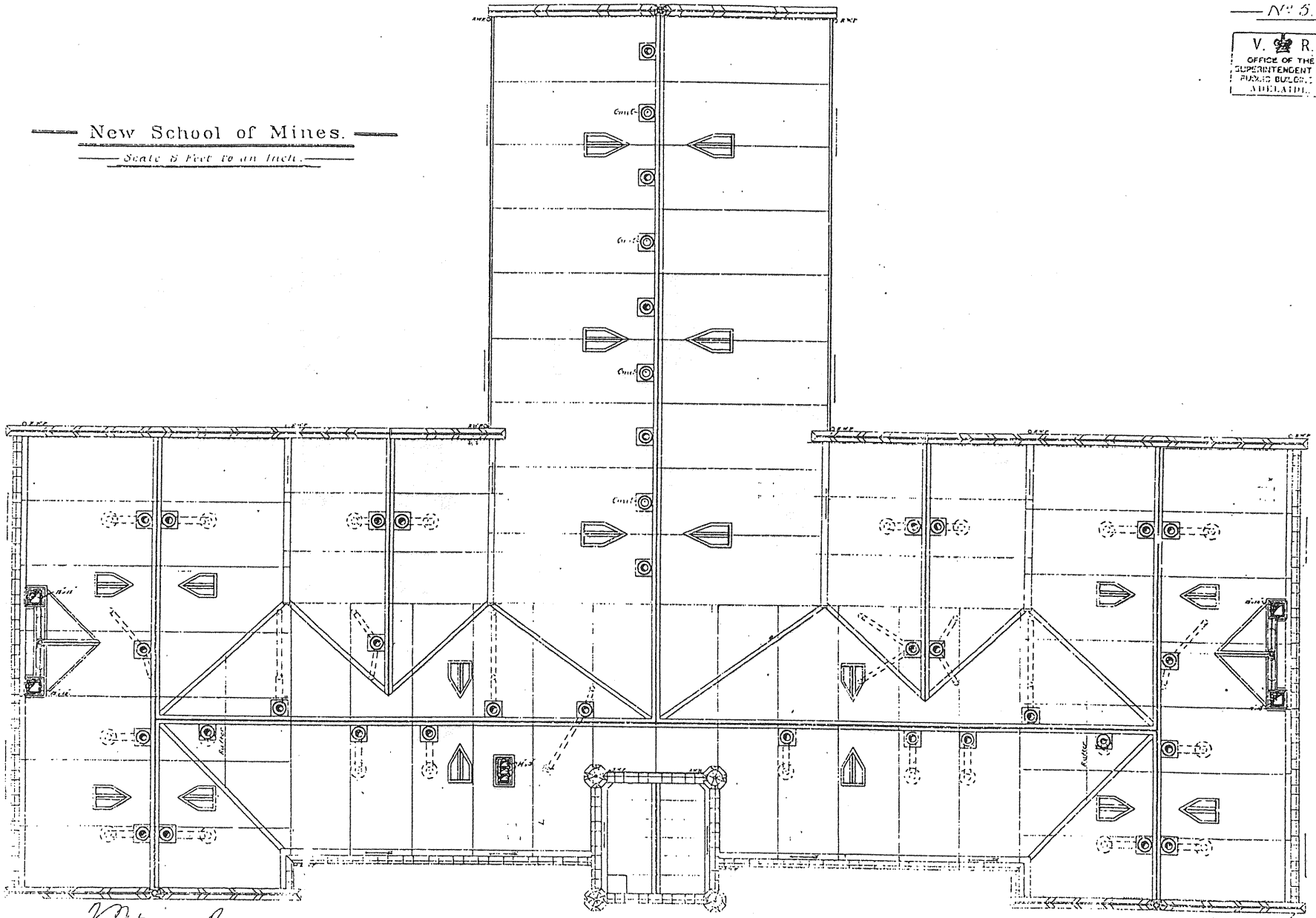
Superintendent of Public Buildings

No 5.

V. R.
OFFICE OF THE SUPERINTENDENT OF PUBLIC BUILDINGS ADELAIDE.

New School of Mines.

Scale 8 Feet to an Inch.



Roof Plan

Contractor

19th 10mo 1900

Victoria Harriadelaide

Chief Clerk

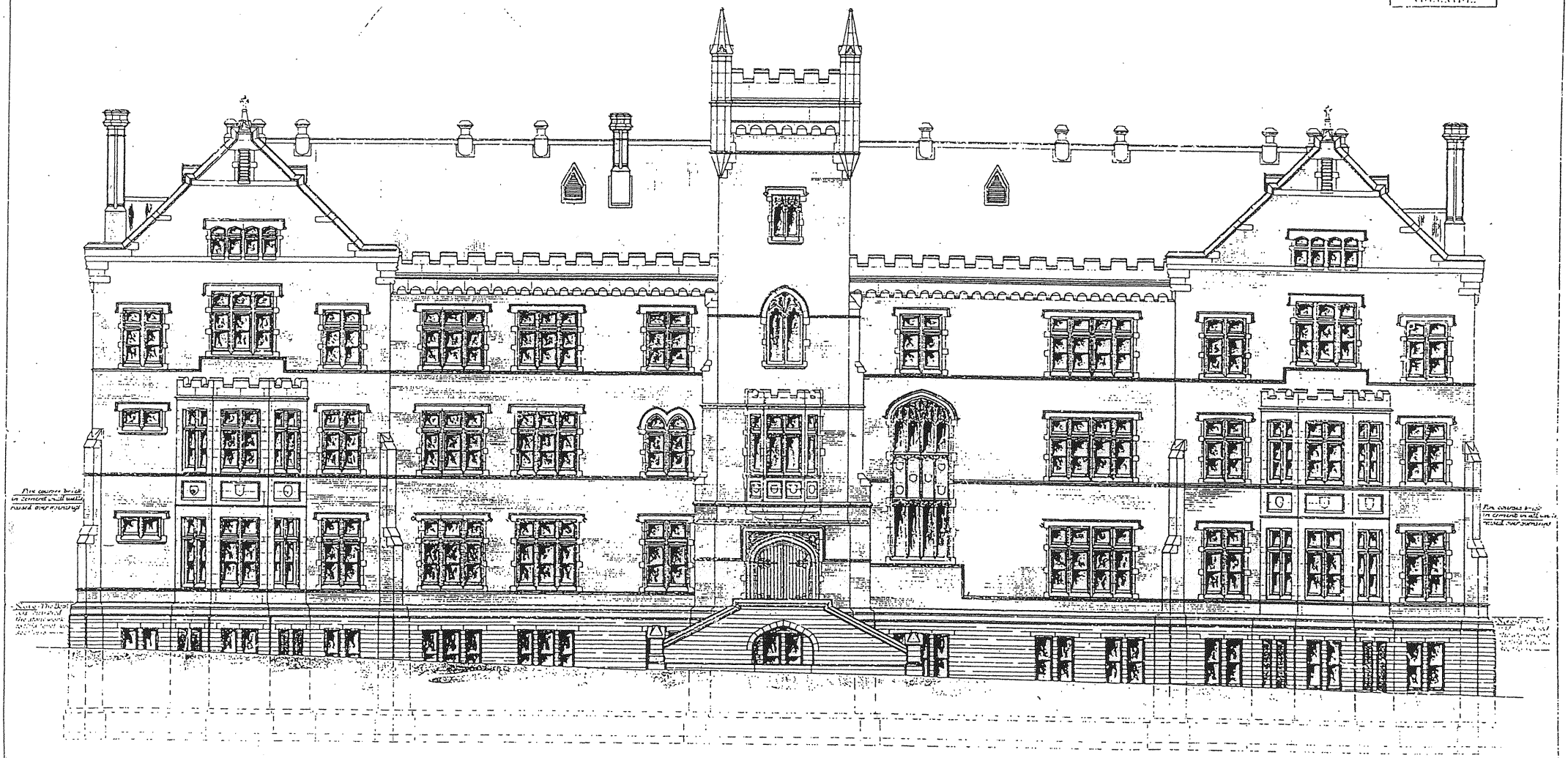
Superintendent of Public Buildings

New School of Mines.

Scale 8 Feet to an Inch.

No 10.

V. R.
OFFICE OF THE SUPERINTENDENT OF PUBLIC BUILDINGS ADELAIDE.



Front Elevation.

J. McKay
Contractor
19th 10mo 1900

Witness
H. Middleton
Clerk of Works

C. Owen Smith
SUPERINTENDENT OF PUBLIC BUILDINGS

New School of Mines.

Scale 8 Feet to an Inch.

V. ♔ R.
OFFICE OF THE
SUPERINTENDENT OF
PUBLIC BUILDINGS.
ADELAIDE.

East Elevation.

J. Nicholls
Contractor
19th October 1905

Witness H. B. Middleton
Chief Clerk

SUPERINTENDENT OF PUBLIC BUILDINGS

— 17412 —

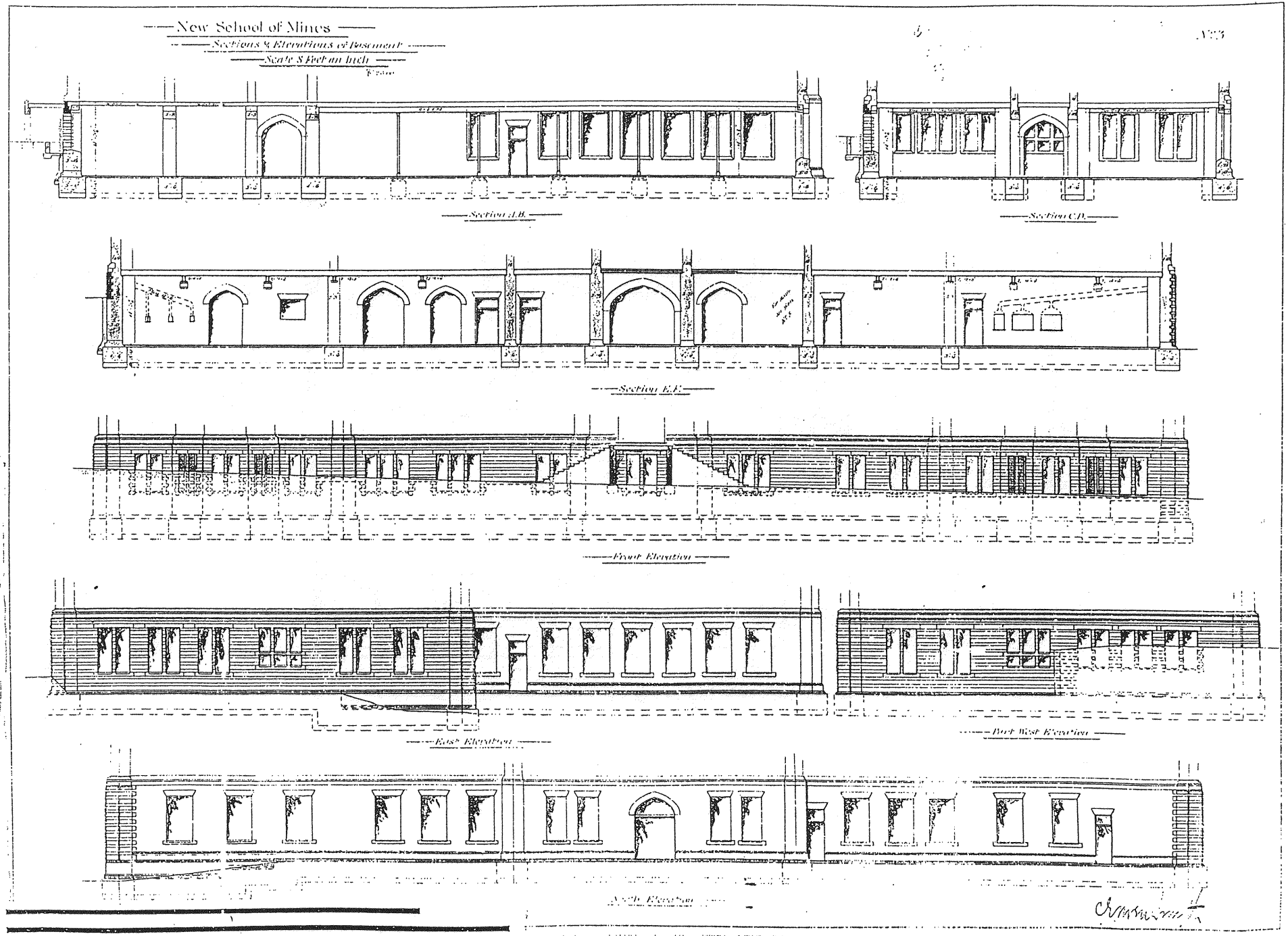
New School of Mines.

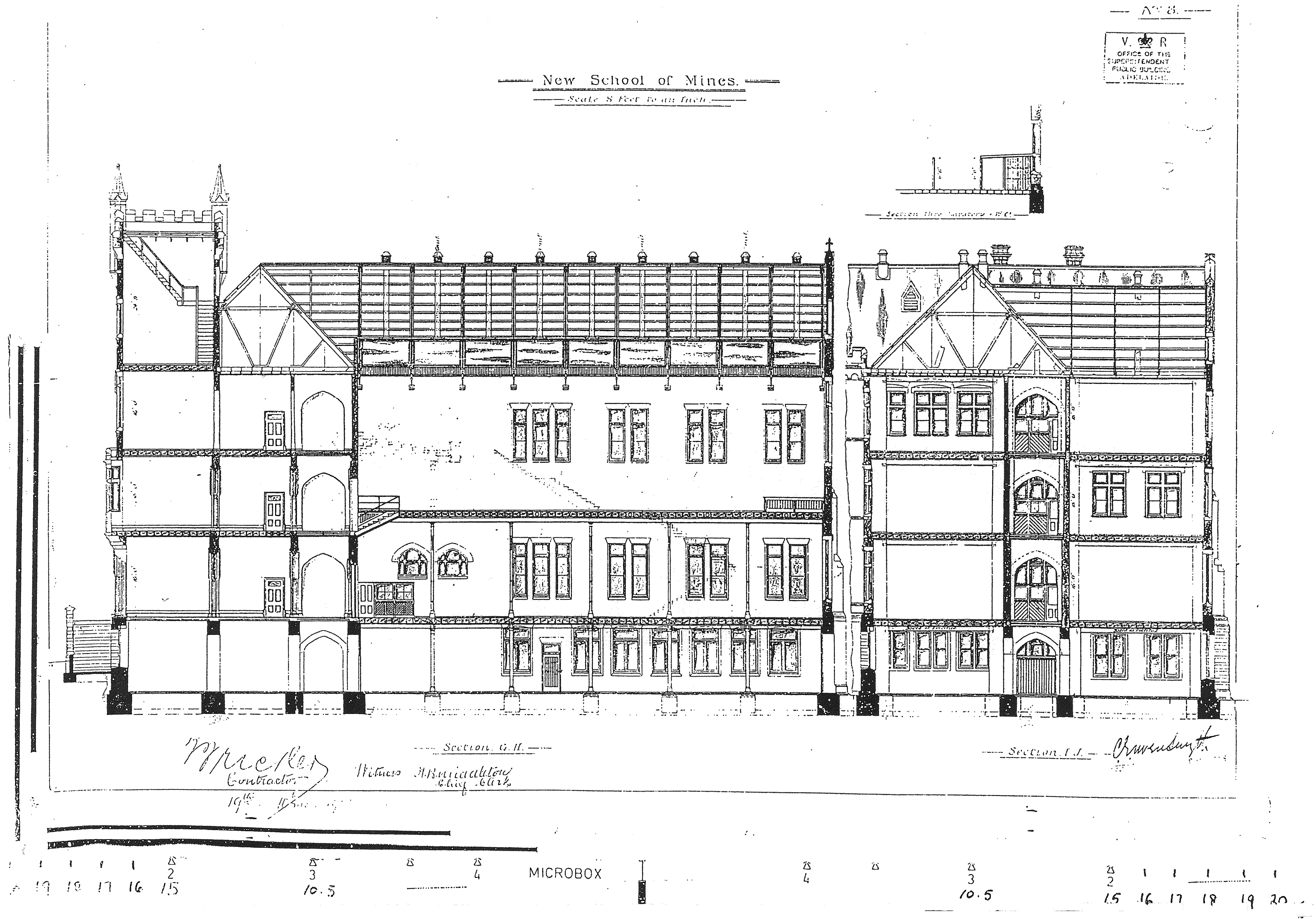
Scale 8 Feet to an Inch.

Back Elevation

Chas Smyth
SUPERINTENDENT OF PUBLIC BUILDINGS

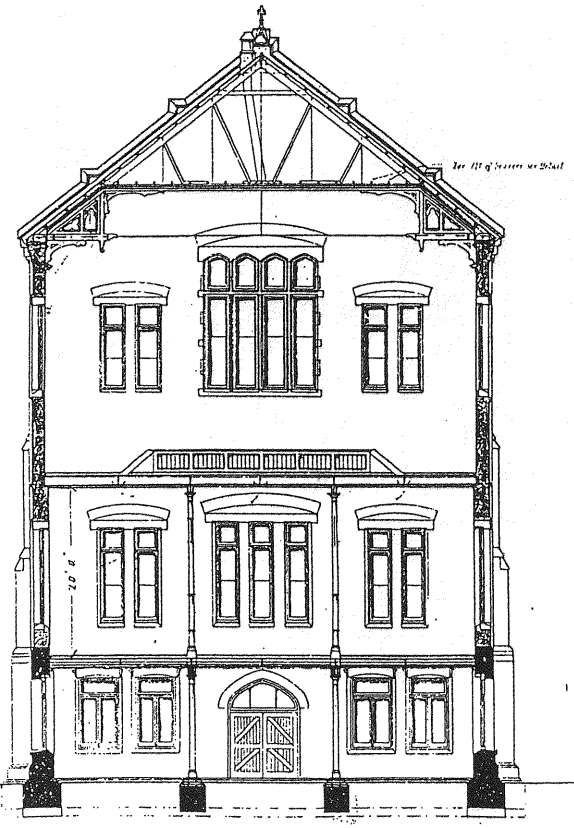
Witness
Contractor
Clerk of Works


New School of Mines
Sections & Elevations of Basement
Scale 8 Feet an Inch
Section A.B.
Section C.D.
Section E.F.
Front Elevation
East Elevation
Back West Elevation
North Elevation


No 8.
V. R
OFFICE OF THE SUPERINTENDENT PUBLIC BUILDINGS ADELAIDE
New School of Mines.
Scale 8 Feet to an Inch.
Section G.H.
Section I.J.
Contractor
Witness
Chief Clerk
MICROBOX

New School of Mines.

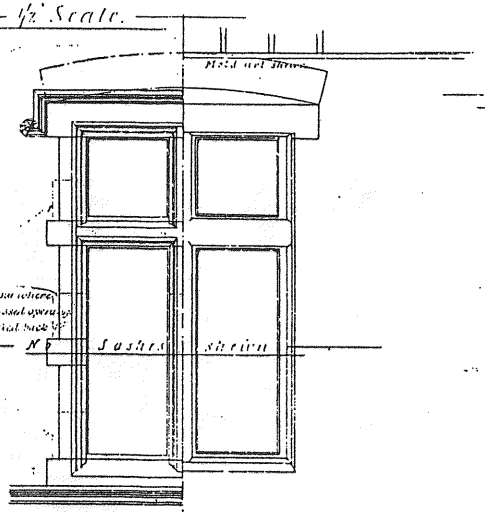
Scale 8 Feet to an Inch.

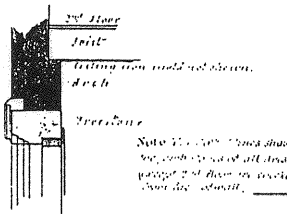


Section K L

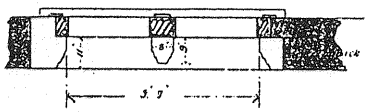
Details of Double H.S. Windows

½" Scale.

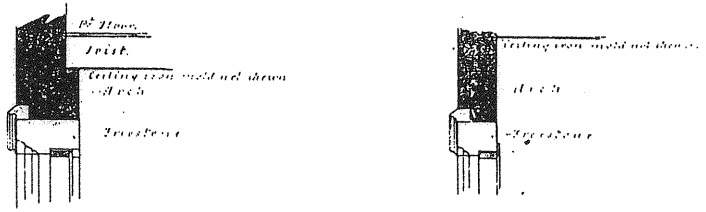




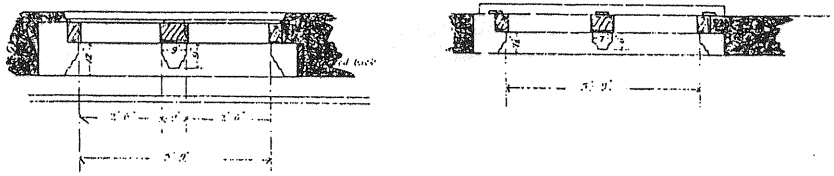
1st Floor. Section of Head — Plan



Half Elevations Ground Floor



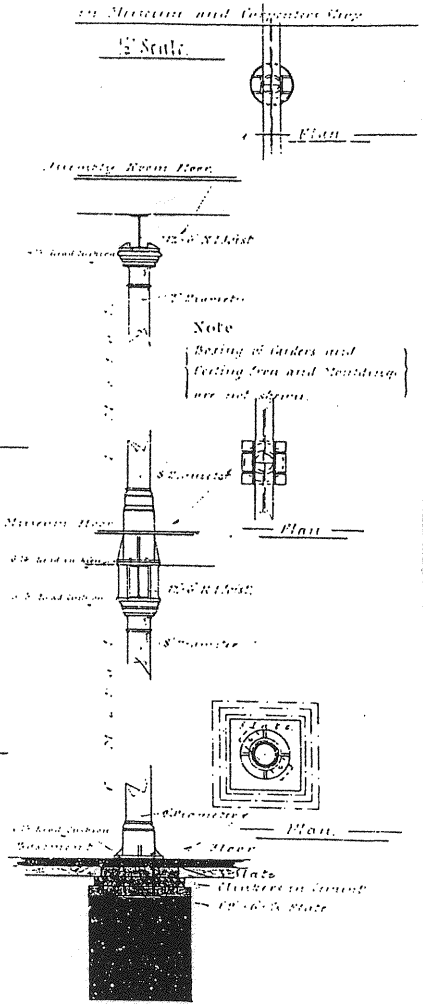
Ground Floor. Section of Head. Plan. — 2nd Floor Section of Head. Plan.



Cast Iron Columns — Details.

in Museum and Lecture Rooms

½" Scale.



Contractor

Witness

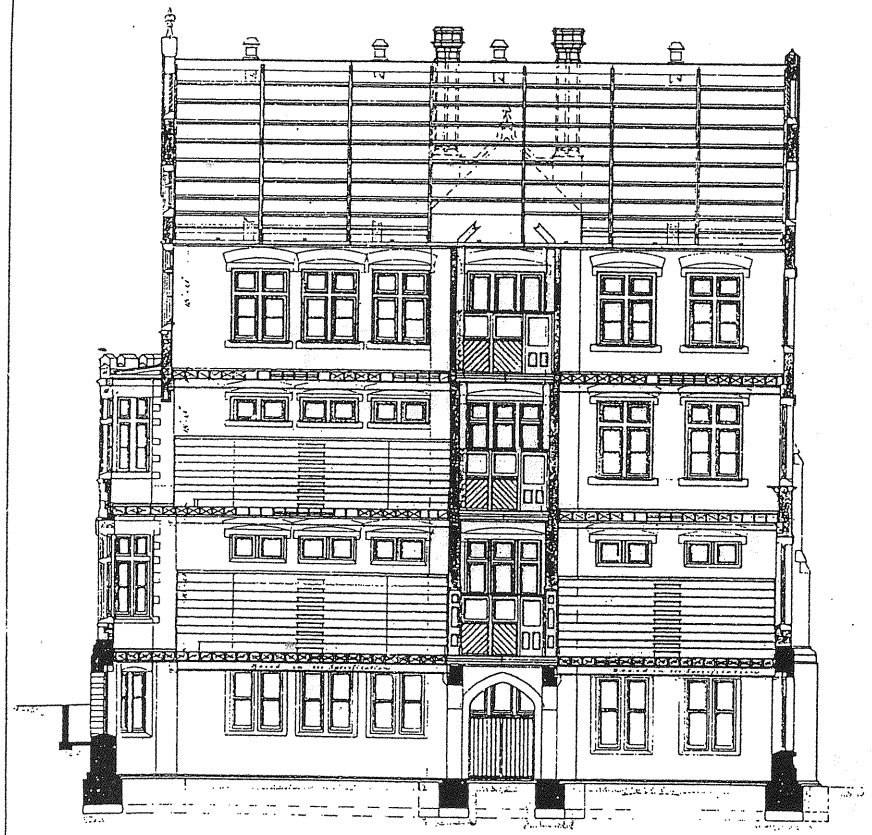
Chief Clerk

Superintendent of Public Buildings

New School of Mines.

Scale 8 Feet to an Inch.

No 7.



Section C.D.

Section E.F.

Contractor

Witness

Clerk of Works

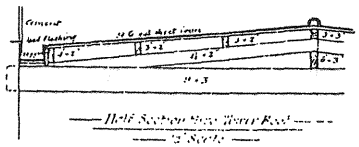
SUPERINTENDENT OF PUBLIC BUILDINGS

No 6.

New School of Mines.

Scale 8 Feet to an Inch.

V. ♔ R.
OFFICE OF THE
SUPERINTENDENT OF
PUBLIC BUILDINGS.
ADELAIDE.



Half Section over Front Roof
3 Scale

Section A.B.

Contractor

Witness

Clerk of Works

Superintendent of Public Buildings

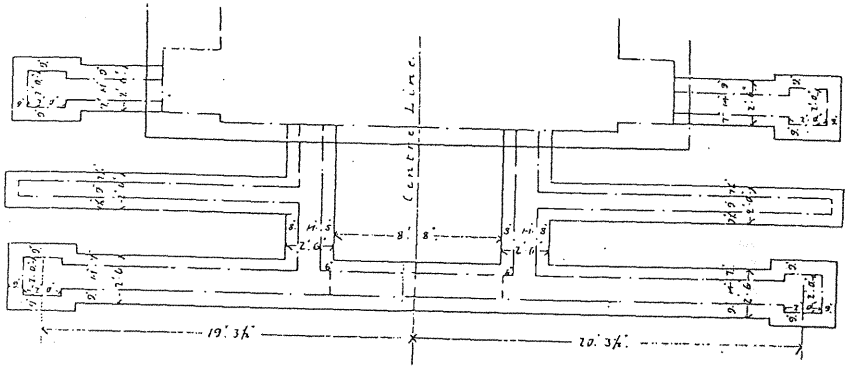
No 6.

Basement

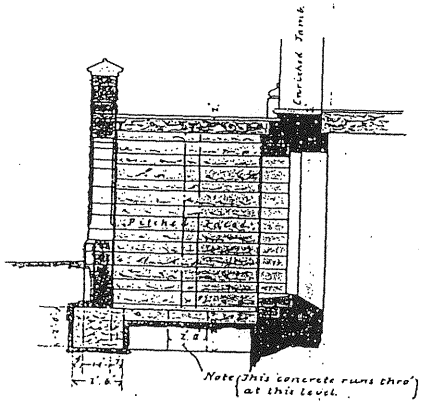
New School of Mines.

Main Entrance Steps.

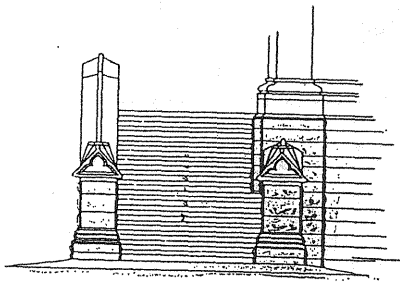
Scale. 4 feet to an Inch.



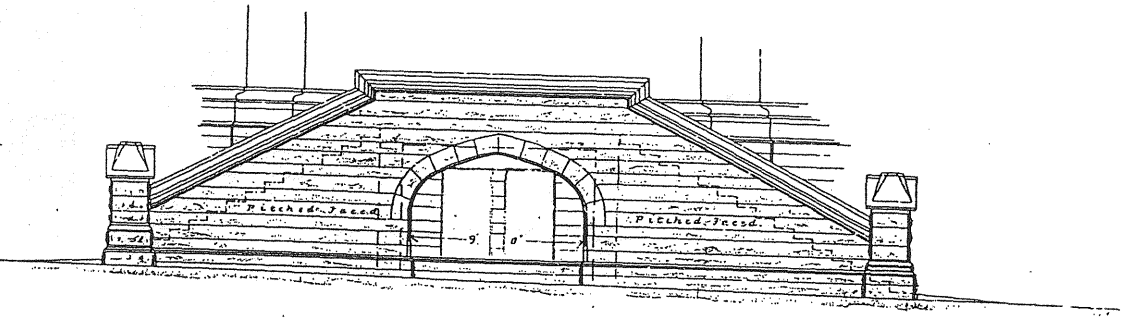
Foundation Plan.



Cross Section.

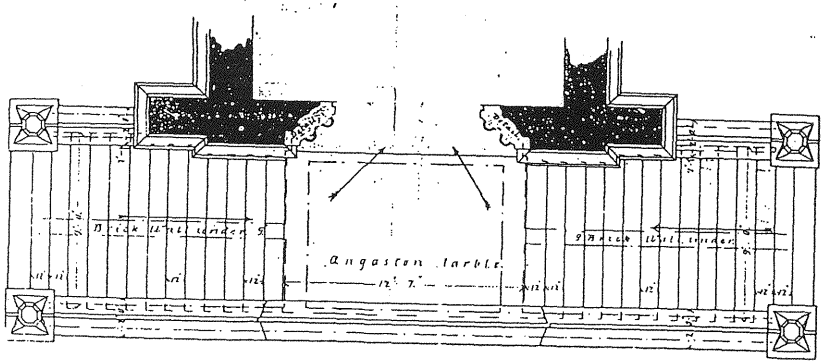


East Elevation.

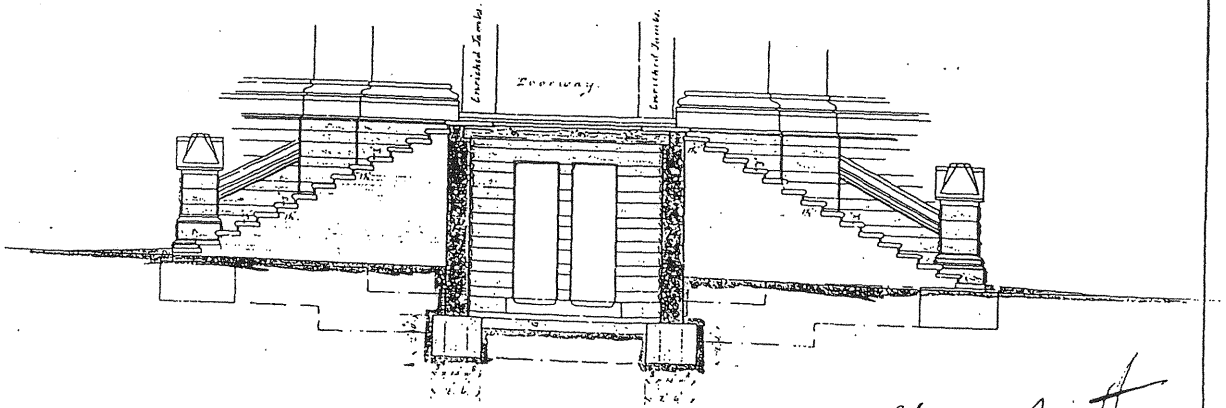


Front Elevation.

Note. Longest length of Step 9'0" Each end 3'in Wing Wall



Plan.



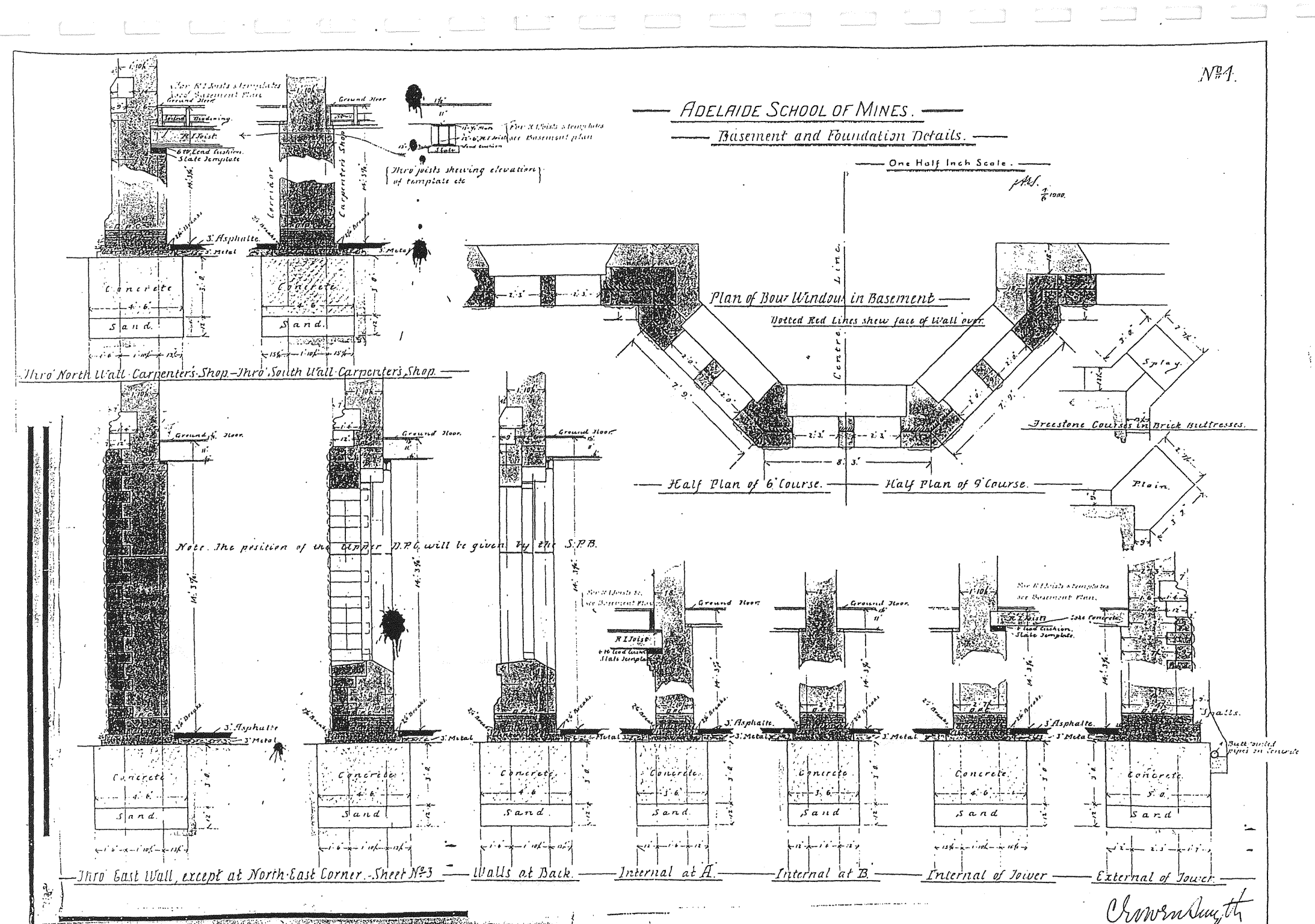
Longitudinal Section.

No 1.

Adelaide School of Mines.

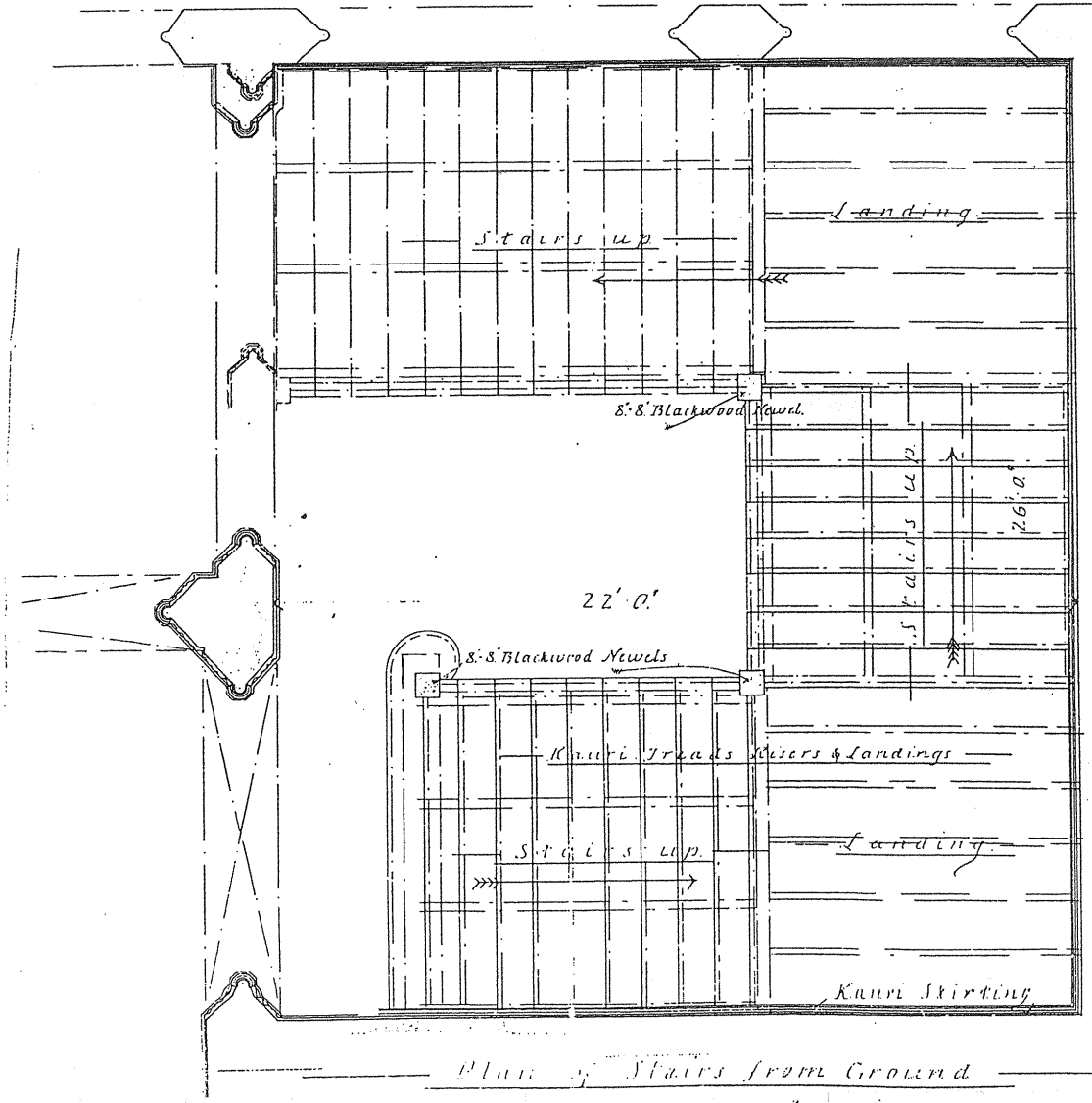
Basement and Foundation Details.

One Half Inch Scale.

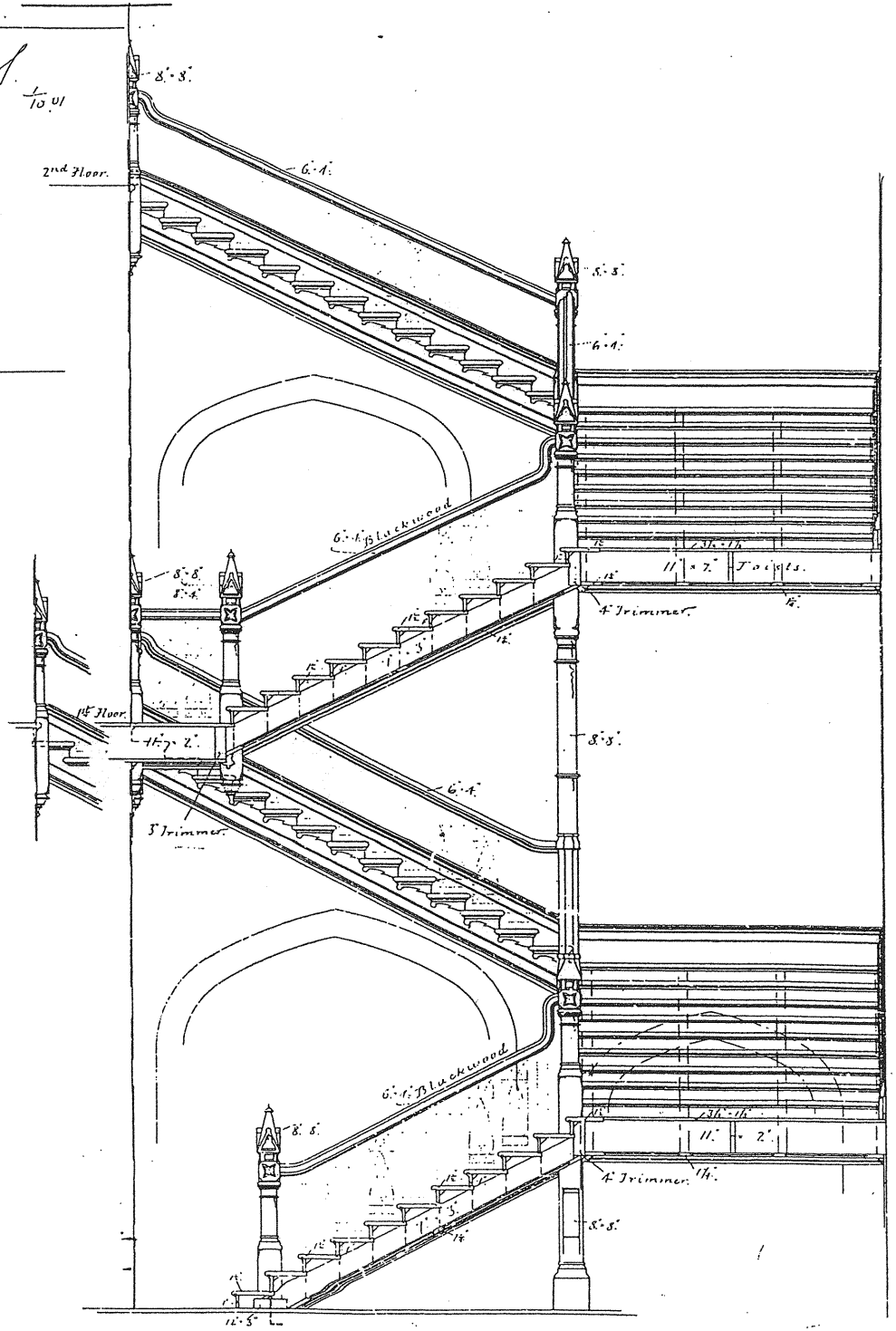


NOTE.

Contractor to check measurements, clearances, etc.



Plan of Stairs from Ground



Section from West to East

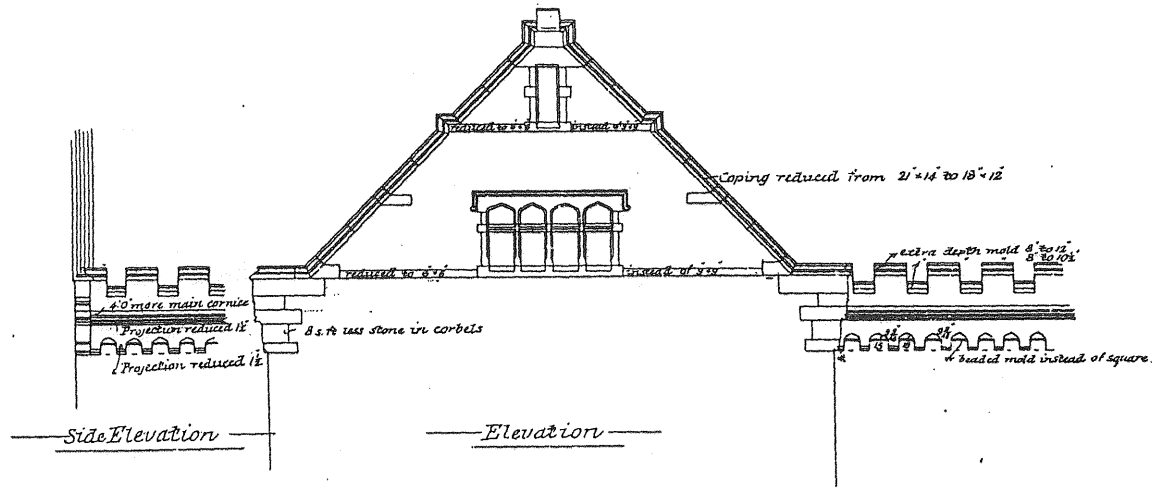
No 73

New School of Mines

Proposed amended treatment of Gables

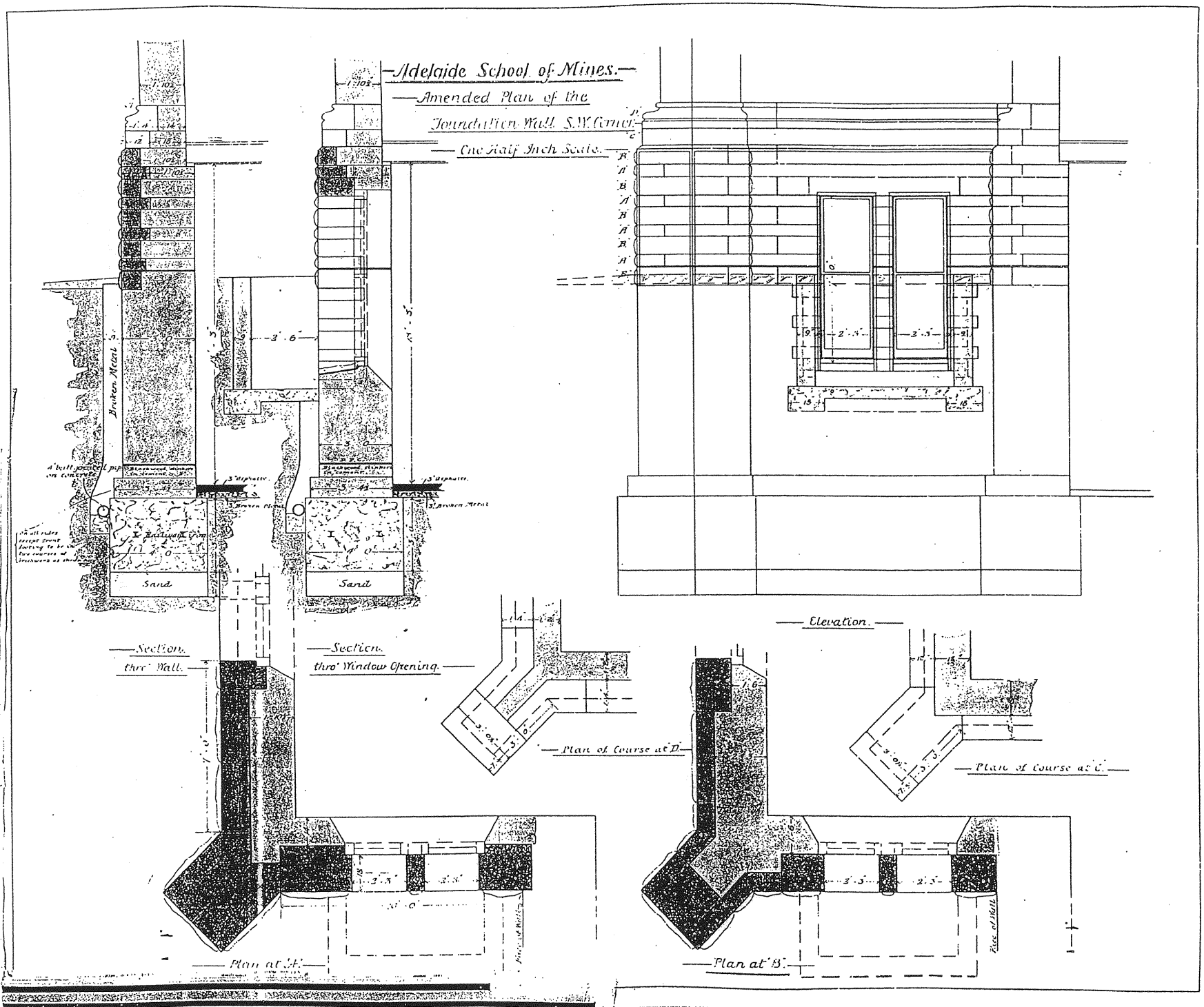
Scale 8 Feet to an Inch

H. 20.9.01



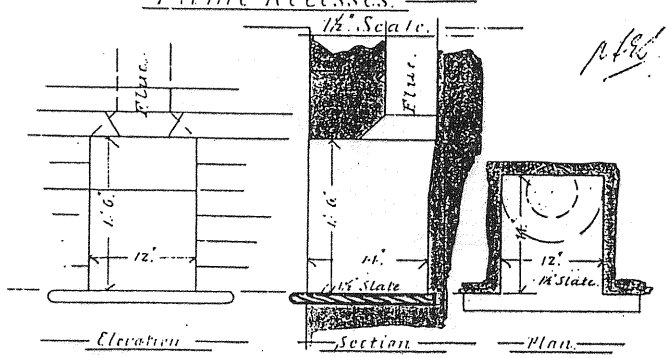
Side Elevation

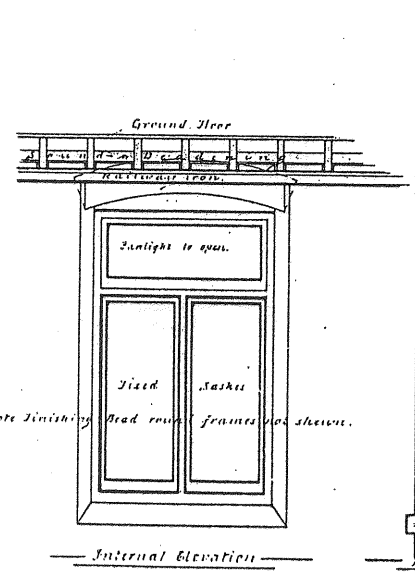
Elevation

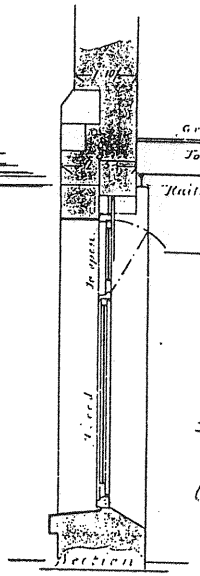

Adelaide School of Mines.
Amended Plan of the
Foundation Wall S.W. Corner.
One Half Inch Scale.
Broken Metal
Sand
Sand
Section.
thro' Wall.
Section.
thro' Window Opening.
Elevation.
Plan of Course at 'D'
Plan of Course at 'C'
Plan at 'A'
Plan at 'B'

Flume Recesses.

1½" Scale.





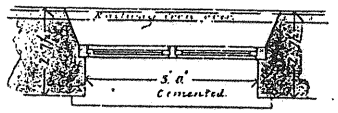


Details.

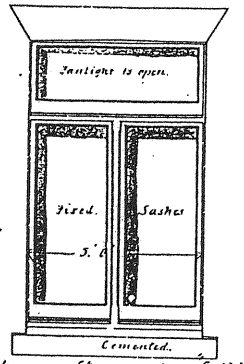
Five-feet Windows.

in Basement.

½ Scale.

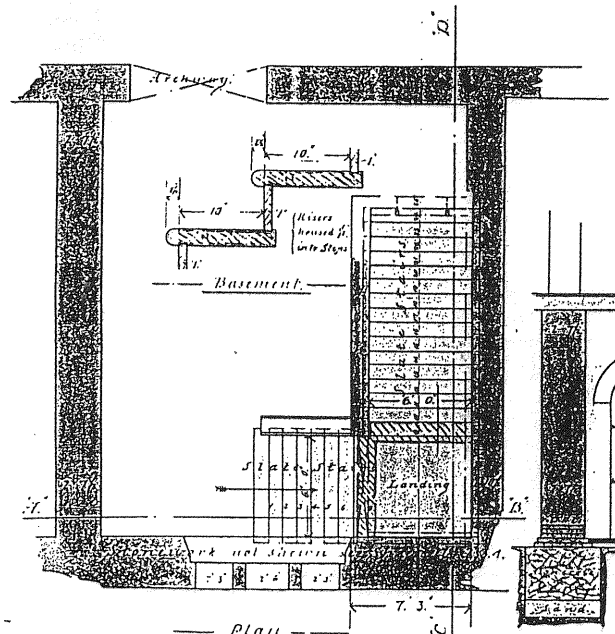


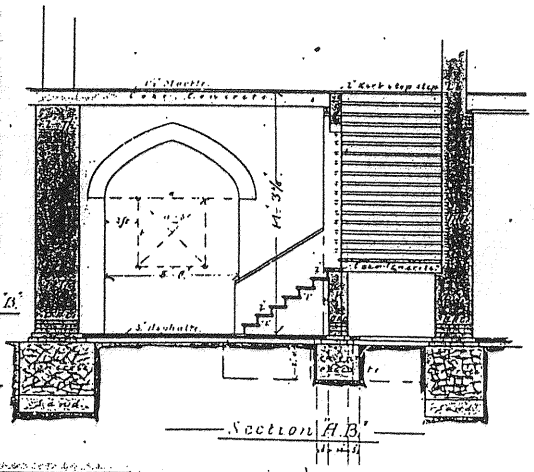
Murray Bridge Freestone.

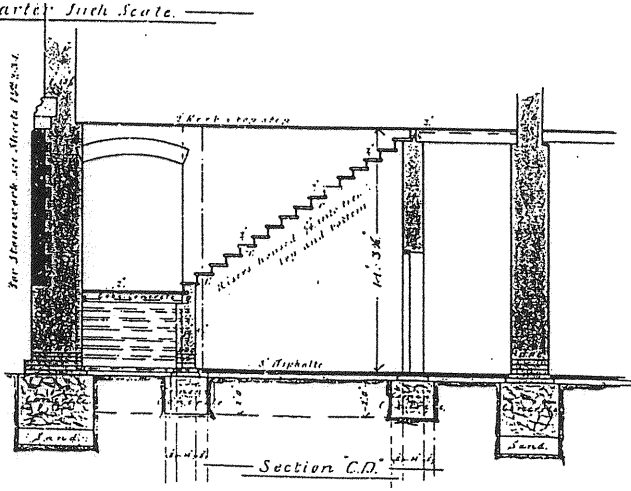


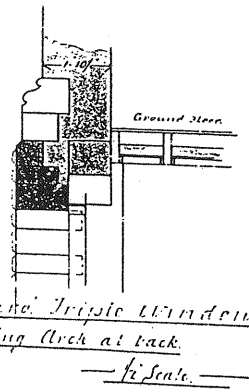
Details of Stairs to Basement.

One Quarter Inch Scale.









Note. Triple Windows shewing Arch at back.

¼ Scale.

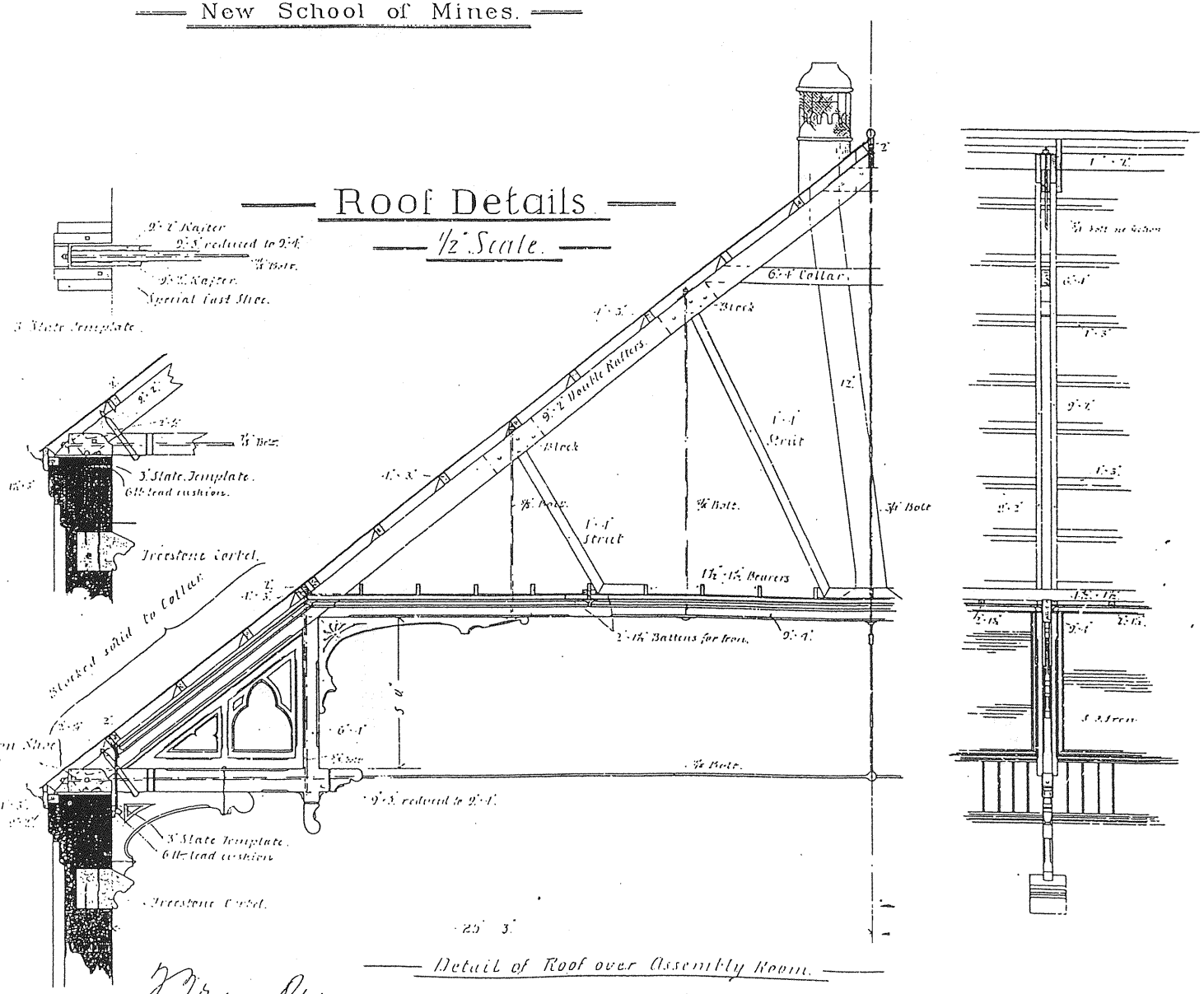
No 13.

V. R.
OFFICE OF THE SUPERINTENDENT OF PUBLIC BUILDINGS. ADELAIDE.

New School of Mines.

Roof Details.

½" Scale.



Detail of Roof over Assembly Room.

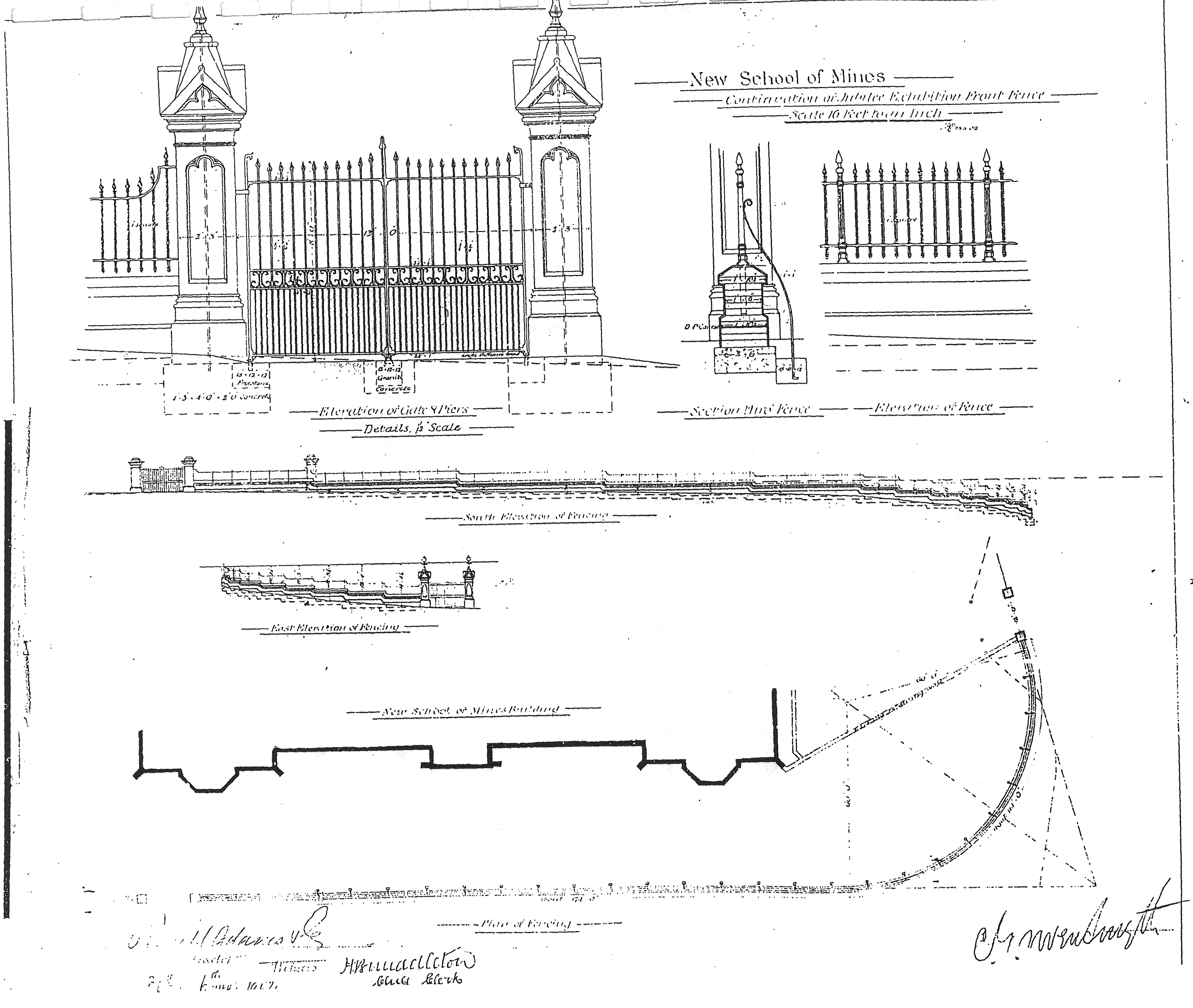
Main Section

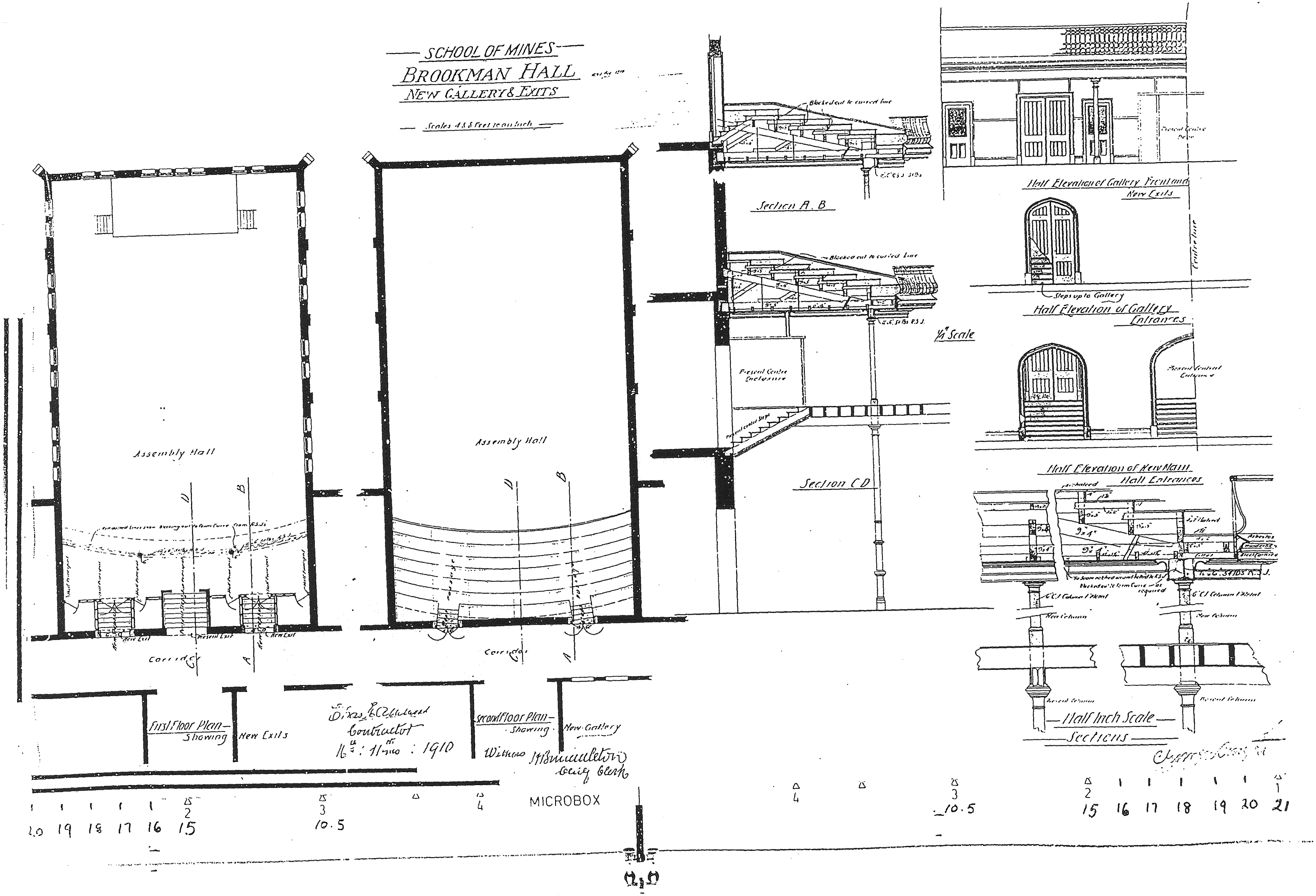
Elevation of Truss.

Contractor

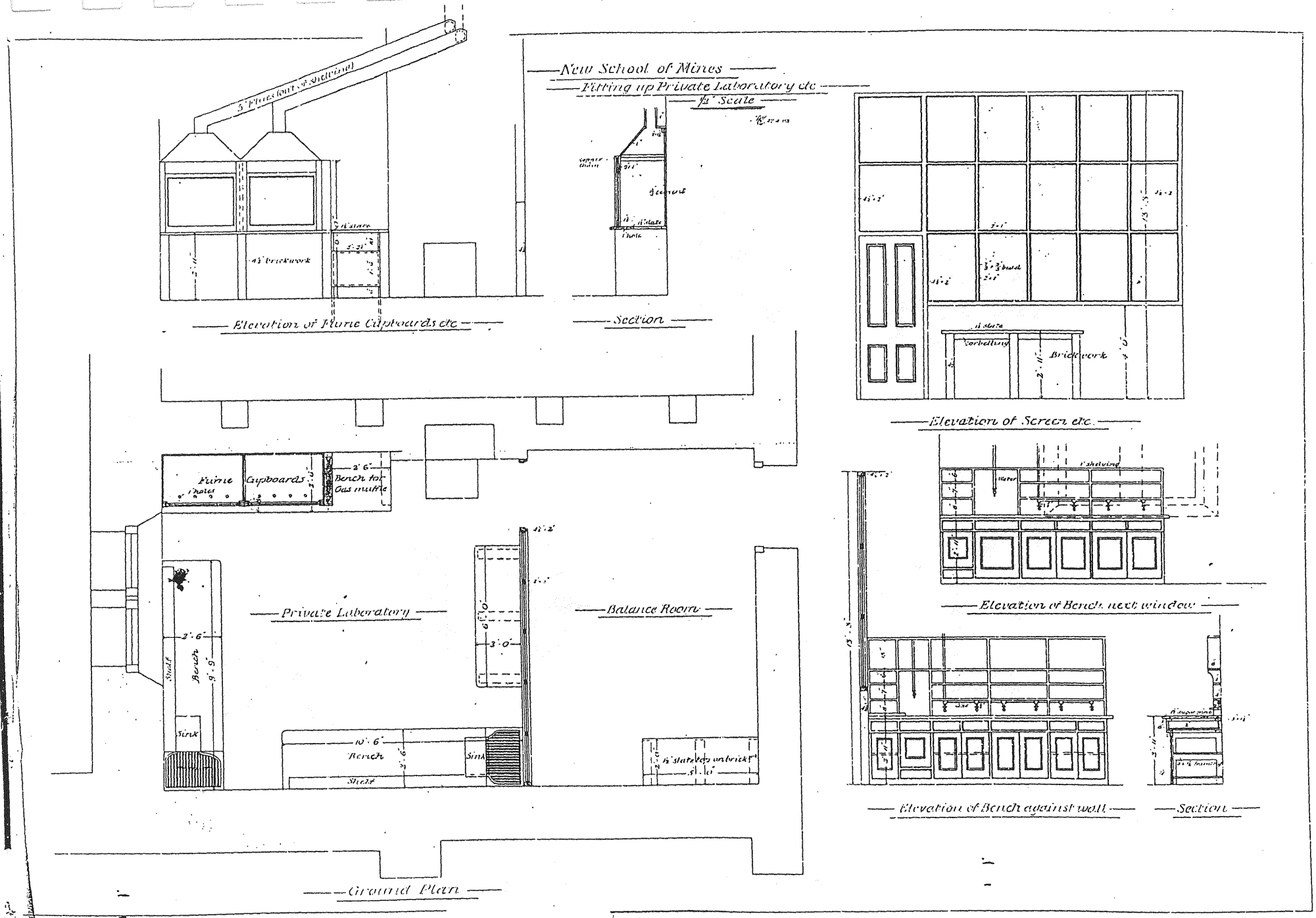
Architect

SUPERINTENDENT OF PUBLIC BUILDINGS


New School of Mines
Continuation of Jubilee Exhibition Front Fence
Scale 16 Feet to an Inch
Elevation of Gate & Piers
Details, ½" Scale
Section thro' Fence
Elevation of Fence
South Elevation of Fencing
East Elevation of Fencing
New School of Mines Building
Plan of Fencing

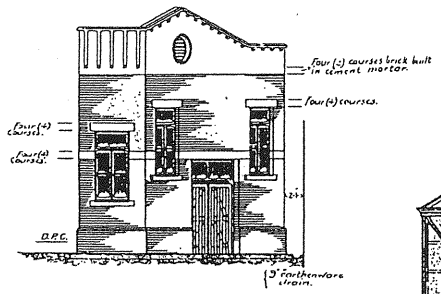


SCHOOL OF MINES
BROOKMAN HALL
NEW GALLERY & EXITS
Scales 4 & 8 Feet to an Inch
Assembly Hall
Corridor
First Floor Plan - Showing New Exits
Assembly Hall
Corridor
Second Floor Plan - Showing New Gallery
Contractor
16th : 11th : 1910
Section A. B
Section C D
1/4" Scale
Present Centre Enclosure
Hall Elevation of Gallery Front and New Exits
Steps up to Gallery
Hall Elevation of Gallery Entrances
Hall Elevation of New Main Hall Entrances
New Column
Present Column
Half Inch Scale Sections
MICROBOX

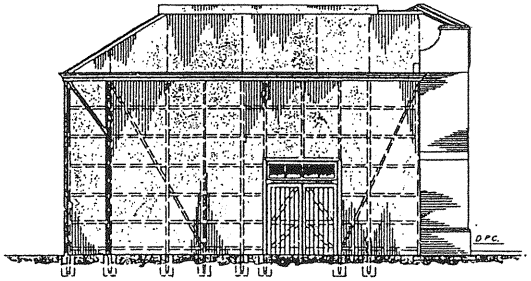

New School of Mines
Fitting up Private Laboratory etc
½" Scale
Elevation of Flurie Cupboards etc
Section
Elevation of Screen etc
Elevation of Bench next window
Elevation of Bench against wall
Section
Private Laboratory
Balance Room
Ground Plan
Flurie
Cupboards
Bench for Gas muffle
Bench
Sink
Shelf
Brickwork
Corbelling
Shelving
Water

SCHOOL OF MINES, — NEW BOILER HOUSE, — (BLACKSMITH'S SHOP.)

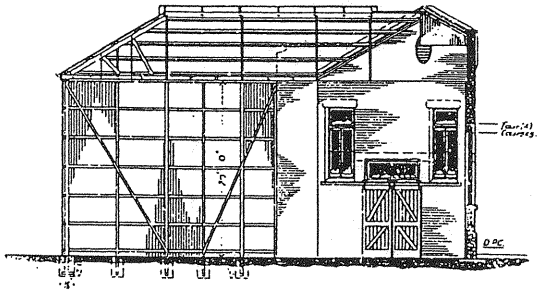
SCALE. EIGHT FEET TO AN INCH.



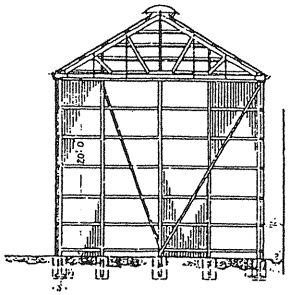
FRONT ELEVATION



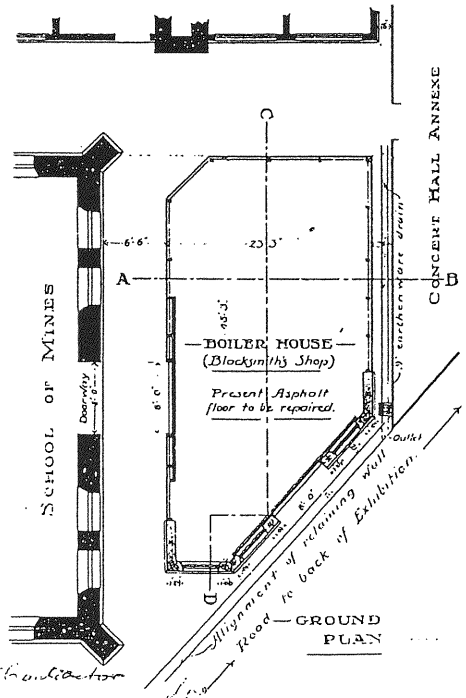
SIDE ELEVATION



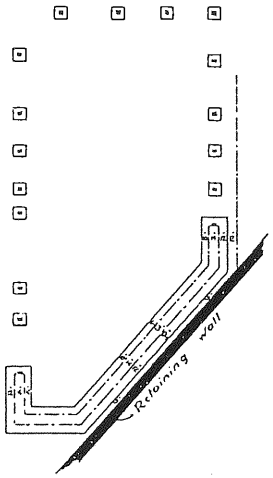
SECTION C.D.



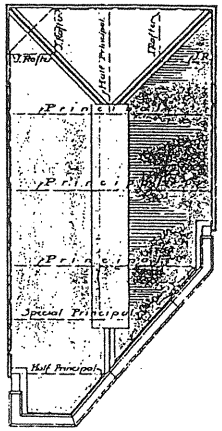
SECTION A.B.



GROUND PLAN



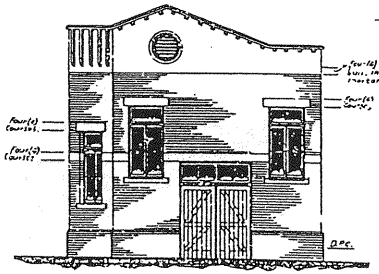
FOUNDATION PLAN



ROOF PLAN

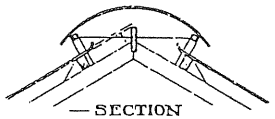
DETAILS.

HALF-INCH SCALE



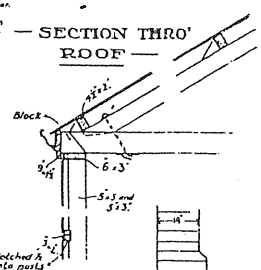
FRONT ELEVATION

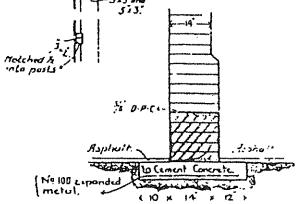
(PARALLEL WITH RETAINING WALL)



SECTION THRO' VENTILATOR

SECTION THRO' ROOF





THRO' BRICK WALL.

Architect

24:5:10.

APPENDIX 2

Heritage Listing of Brookman Building

Register of the National Estate Database

[RNE search | AHC Home | Disclaimer | ©]

Brookman Hall , Adelaide SA

Class: Historic
Legal Status: Registered

Database Number: 006382
File Number: 3/03/001/0046

Statement of Significance: The building is historically significant, being associated with Adelaide's educational life over a long period. It complements other noteworthy buildings on North Terrace and makes an important contribution to the North Terrace environment. The stained glass empire windows, part of a large collection of stained glass by one of South Australia's leading studios in the nineteenth century, are of note for their portrayal of Imperial sentiment.

Description : This building, known also as Brookman Hall, was built as a result of the report of the 1887 Commission on Technical Education. Building commenced following a gift of 10,000 pounds by G Brookman and the foundation stone was laid in March 1900. The building was opened in 1903. Of Tudor Revival style with Gothic ornamentation, the building is constructed of red brick with stone detailing. The principal facade has a prominent central section with tower, porch and Oriel window and the facade is flanked by two bayed wings. Gothic details are restricted to this facade. The interior of the building is spartan. The stained glass Empire windows are a notable feature.

Condition and Integrity : A number of rooms have been combined, the hall ceiling has been altered and the basement has been converted to student union use. Though some alterations have been unsympathetic, the building is in good order.

Location : North Terrace, north-west corner of North Terrace and Frome Road, Adelaide.

The Register of the National Estate has been compiled since 1976. The Commission is in the process of developing and/or upgrading official statements of significance for places listed prior to 1991.

Report produced : 21/5/1999
RNEDB URL : http://www.ahc.gov.au/net/rnedb.html

[RNE search | AHC Home | Disclaimer | ©]

ITEM NO. 325 CITY OF ADELAIDE HERITAGE SURVEY, 1981-86

BROOKMAN BUILDING, S.A.I.T.
North Terrace

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1985.

This building, now part of the S.A. Institute of Technology, formerly the School of Mines and Industry, is of historical interest for its construction came about as a result of a philanthropic gesture by George Brookman who donated a total of £15,000 in 1899 and 1900 towards its construction costs. Built at a time when similar schools were being constructed in the eastern states and throughout Great Britain, it was seen as a much needed educational institution, important for providing technical instruction for the mining and other industries. Described by contemporary reports as the "People's University", it also opened up opportunities to students who could go from the School of Mines and finish their education at University, obtaining a degree without going through the art courses. (The South Australian Register, 8th March, 1900).

Architecturally, it is a fine example of C.E. Owen Smyth's work who during his time as Superintendent of Public Buildings, was much restrained by the poor state of the Government's coffers. Nevertheless, he always managed to design and have constructed the finest building that was possible with the funds that were allocated for the purpose. The Brookman Building was no exception, in fact it is of an unusual construction for Adelaide. Whereas it was usual to build in stone and adorn it with brick dressings, this building is finely constructed of red brick and dressed in limestone.

Environmentally, the building is part of the North Terrace boulevard and adds to the interesting array of types of architecture through different periods from 1840.

On the day that Brookman Hall was officially opened, it was considered to be a red-letter day for many. Sir John Langdon Bonython saw the greatest ambition of his life accomplished. Mr. George Brookman was quietly pleased that his "munificient gift" had borne such excellent fruit and Mr. Owen Smyth was proud of his great architectural masterpiece. The students rejoiced that they were moving into such palatial quarters and His Excellency the Governor and members of the Ministry were more than delighted to be associated with such a unique and auspicious ceremony, whilst the great body of the public, who would benefit most from the School, as they gazed at the great pile of buildings, a study in red and white (warm and inviting), felt a certain thrill of pleasure when they remembered it was the "People's University".

Such was the mood of those present on 24th February, 1903, as captured by the journalist witnessing the proceedings and reported in The Adelaide Observer, 28th February, 1903.

Moves to establish such an institution came about as a result of an enquiry which was set up in 1886 to report on the best means of developing a general system of technical and agricultural education in South

Australia. The School of Mines and Industries was established with a representative Council being appointed on 30th November, 1888 (The Adelaide Observer, 28th February, 1903). Sir Langdon Bonython was to be a member of this Council and President of it for fifty years.

The new school took up residency in a portion of the Jubilee Exhibition Buildings in 1888, but it was not long before their quarters were cramped. (The Adelaide Observer, 24th June, 1899).

When an anonymous gift of £10,000 was bequeathed for the erection of a building to house the School of Mines in mid 1899 (ibid) it prompted moves by the South Australian Government to bring about its immediate construction. The identity of the anonymous donor soon revealed as Mr. George Brookman, who presented a further £5,000 at the time of the laying of the foundation stone held on 7th March, 1900. During the ceremony of the laying of the foundation stone by Mrs. Brookman, a parchment statement deposited in the cavity of the stone contained the announcement that the Bushmen's Corps left South Australian shores on the same day for South Africa (The Adelaide Observer, 10th March, 1900 P.30).

The South Australian Government allocated £16,000 towards the project which, together with George Brookman's gift, totalled £31,000. The Commissioner of Public Works, C.E. Owen Smyth, had been responsible for the design as he was, during the same period, for the South Australian Art Gallery and the north wing of the South Australian Museum. As with these two buildings so the precarious economy of the time dictated the Government's purse for the Brookman building. F. Fricker contracted to construct the building for £25,613 (PRO, GRG 38/15/2 No. 423). The basement, however, was carried out by day labour under the supervision of the Public Works Department.

Its design did not go unnoticed by The Adelaide Observer of 28th February, 1903, which remarked that although the school suggested modern growth, the building was reminiscent of a bygone age.

The following is a contemporary description of the building at the time of its official opening:-

> "The handsome new erection is mainly carried out on perpendicular Gothic lines, with some features which ally it to the late Tudor period ... The detail of the facade has been modified to suit the exigencies of economy, and but for this necessity the curious gargoyles, ornamented parapets and enriched cornices peculiar to the perpendicular style might have been introduced with conspicuous effect. In the building as it stands, however, the detail so far as it goes is correct, and the utmost possible has been done with the money at command ... the whole of the material used in the structure has been produced from the resources of this state. The handsome rock-faced, bluish stone in the base came from Auburn; the freestone up to plinth level and that which forms the copings of the front entrance steps and a small portion of the stone above the base, is from Lane's (now Torode's) quarry on the River Murray, while practically the balance of the freestone was taken from Laycock's quarry, near Murray Bridge township. The bricks used in

> the base and foundations were manufactured by the Metropolitan Company at Blackwood, and the remainder of the bricks from the base upward were supplied from Hallets' Brompton yards. The marble steps and flaggings in the front entrance and staircase hall came from Mr. Herring's Angaston quarries".
> (The Adelaide Observer, 28th February, 1903, p.24).

During the period of the building's construction, it coincided with Federation and the Boer War. The fervour generated by these two events is remembered by the magnificent stain glass windows designed and installed in 1903.

Peter and June Donovan in their Guide to Stained Glass Windows In and About Adelaide (1983, pp.30-31) describe the windows thus:-

> "The Empire Window is one of two significant sets of windows in this building. This window, in the north wall of the Brookman Hall, is a demonstration of the Imperial patriotism of South Australians at the turn of the Century. The four central lights feature King Edward and Queen Alexandra with the Prince and Princess of Wales. Above are the emblems of the four colonial dominions, and flanking them are the arms of the Australian states, New Zealand and New Guinea. This window was designed by Mr. Elliott and made by E.F. Troy.
>
> The other collection - the two scientific windows above the stairway and the oriel window, were the work of H.L. Vosz & Co. The scientific window features numerous coats of arms - those of the first and second Governor-Generals of Australia, the Lieutenant Governor and the President of the Council of the School of Mines, together with those of the state of South Australia, the City of Adelaide and Wales and Cornwall".

As a conclusion, Peter Donovan aptly reminds us, "the miners from Wales and Cornwall did a great deal to establish mining in South Australia" (ibid p.31).

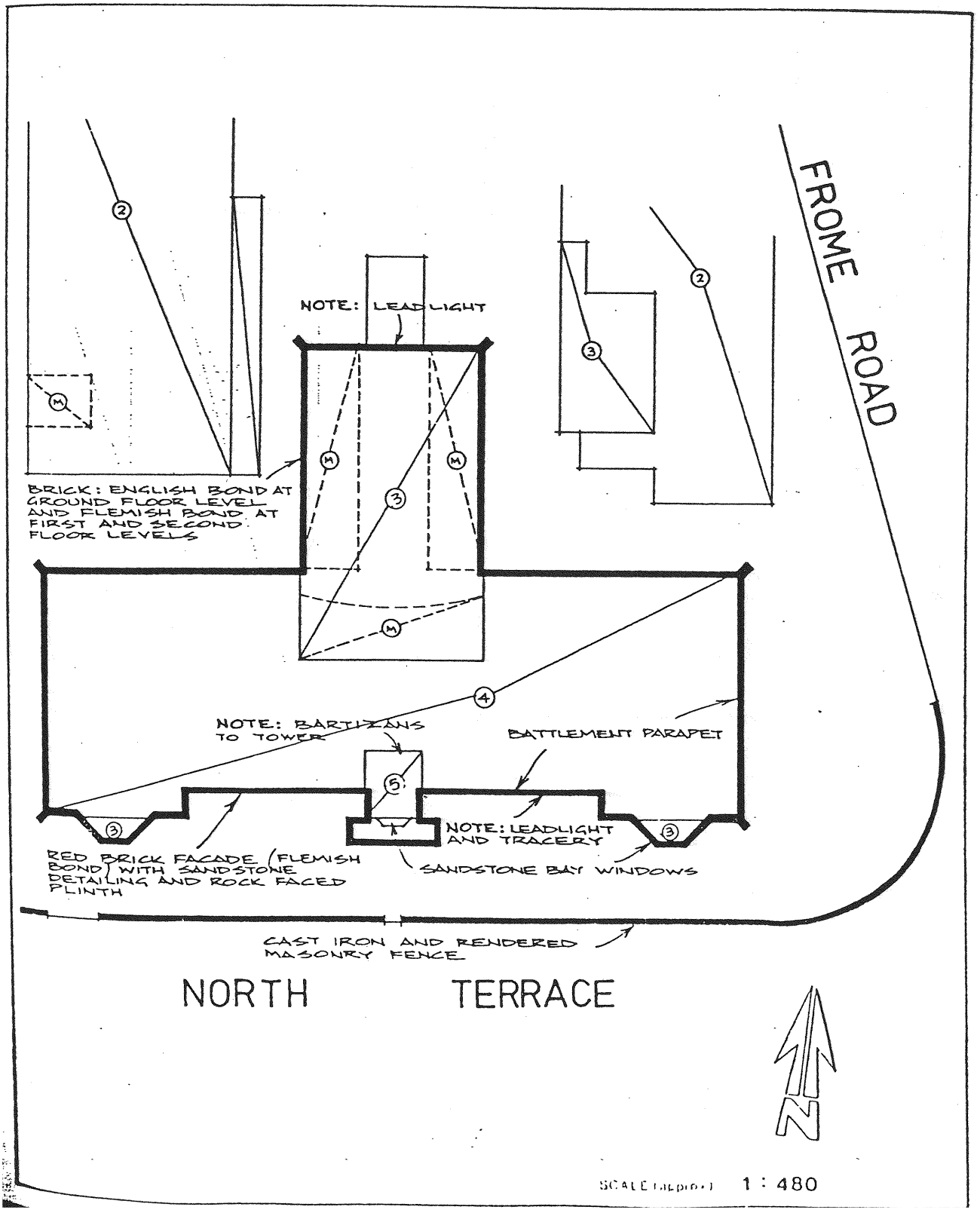
P. Sumerling
Department of City Planning
20th February, 1986.

CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM BROOKMAN BUILDING S.A.I.T. (former SCHOOL OF MINES) **BUILDING NO.**

ADDRESS North West corner of North Terrace and Frome Road.



THE THIRD SCHEDULE.

That portion of the hundred of Mingbool bounded as follows:—

Commencing at the north-eastern corner of the district council district of Mount Gambier; thence southerly along portion of the eastern boundary of the said district council district to a point being its intersection with the south-eastern boundary of Mingbool ward, the proclamation of which was published in the *Government Gazette* of 22nd March, 1888; generally south-westerly along portion of the latter boundary to a point being its intersection with the centre of road east of section 401, hundred of Mingbool; generally north-north-westerly along said centre of road and the centre of road east of sections 153, 150 and 148; northerly along centre of road east of section 112 and production to a point being its intersection with the northern boundary of the district council district of Mount Gambier aforesaid; thence easterly along portion of the latter boundary to the point of commencement.

Given under my hand and the public seal of South Australia, at Adelaide, this 27th day of August, 1959.

By command,
C. S. HINCKS, for Chief Secretary.

R.L.G.D., 666/1959.

GOD SAVE THE QUEEN!

VINE, FRUIT, AND VEGETABLE PROTECTION ACT, 1885-1936: PROCLAMATION REVOKING PROCLAMATIONS MAKING REGULATIONS FOR PREVENTING SPREAD OF INFESTATION BY FRUIT FLY.

SOUTH AUSTRALIA, to wit. } *Proclamation by His Excellency the Governor's Deputy of the State of South Australia.*

(L.S.) J. M. NAPIER.

BY virtue of the provisions of the Vine, Fruit, and Vegetable Protection Act, 1885-1936, and all other enabling powers, I, the said Governor's Deputy, with the advice and consent of the Executive Council, do hereby revoke the proclamations which were made under the provisions of the said Act and published in the *Government Gazette* of the 16th day of January, 1958, at pages 85 and 86 thereof, and of the 20th day of January, 1958, at pages 117 and 118 thereof, and of the 23rd day of January, 1958, at page 122 thereof, and of the 24th day of February, 1958, at pages 695 and 696 thereof.

Given under my hand and the public seal of South Australia, at Adelaide, this 27th day of August, 1959.

By command,
C. S. HINCKS, for Chief Secretary.

M.A., 266/1957.

GOD SAVE THE QUEEN!

PROCLAMATION UNDER THE SCHOOL OF MINES AND INDUSTRIES ACT, 1892-1934.

SOUTH AUSTRALIA, to wit. } *Proclamation by His Excellency the Governor's Deputy of the State of South Australia.*

(L.S.) J. M. NAPIER.

BY virtue of the provisions of the School of Mines and Industries Act, 1892-1924, and all other enabling powers, I, the said Governor's Deputy, with the advice and consent of the Executive Council, do hereby—

1. Resume the lands defined in the first schedule hereto being the whole of the lands which were, by a proclamation published in the *Government Gazette* of the 7th day of February, 1935, at page 467, directed to be placed under the care, control and management of the Council of the School of Mines and Industries of South Australia.

2. Direct that the lands defined in the second schedule hereto shall henceforth be placed under the care control and management of the Council of the School of Mines and Industries of South Australia for the purposes of the said Act, and henceforth the said Council shall bear the cost of the care and maintenance of such land and the buildings thereon, except the portions of such land mentioned in the proviso hereto: Provided that until the end of December, 1969, the care, control and management of the portions of such land known as the Exhibition Building and the Exhibition Garden Theatre and the grounds thereof shall remain with the Honourable the Minister of Works, and all existing means of access to the said Exhibition Building and the said Exhibition Garden Theatre and the grounds thereof shall be retained.

THE FIRST SCHEDULE.

The land situate at the intersection of North Terrace and Frome Road, Adelaide, being the unbachured portion of the land shown in the plan in the schedule to the University Land Act, 1929, and bounded by North Terrace on the southern side and Frome Road on the eastern side.

THE SECOND SCHEDULE.

Section 593, hundred of Adelaide.

Given under my hand and the public seal of South Australia, at Adelaide, this 27th day of August, 1959.

By command,
C. S. HINCKS, for Chief Secretary.

D.L., 5222/1958.

GOD SAVE THE QUEEN!

HOLIDAYS ACT, 1910-1958: BANK HOLIDAYS.

SOUTH AUSTRALIA, to wit. } *Proclamation by His Excellency the Governor's Deputy of the State of South Australia.*

(L.S.) J. M. NAPIER.

BY virtue of the provisions of the Holidays Act, 1910-1947, and all other enabling powers, I, the said Governor's Deputy, with the advice and consent of the Executive Council, do hereby appoint Saturday, the 26th day of December, 1959, and Saturday, the 2nd day of January, 1960, special days to be observed as bank holidays within the State of South Australia.

Given under my hand and the public seal of South Australia, at Adelaide, this 27th day of August, 1959.

By command,
C. S. HINCKS, for Chief Secretary.

C.S.O., 449/1959.

GOD SAVE THE QUEEN!

CROWN LANDS ACT, 1929-1957: HUNDRED OF DIXSON —SCHOOL RESERVE RESUMED.

SOUTH AUSTRALIA, to wit. } *Proclamation by His Excellency the Governor's Deputy of the State of South Australia.*

(L.S.) J. M. NAPIER.

BY virtue of the provisions of the Crown Lands Act, 1929-1957, and all other enabling powers, I, the said Governor's Deputy with the advice and consent of the Executive Council, do hereby—

1. Cancel the land grant register book, volume 960, folio 39, of land for school purposes, situate and being section 63, hundred of Dixson, county of Jervois.

2. Resume the lands defined in the schedule hereto, being the whole of the lands which were, by a proclamation published in the *Government Gazette* of the 3rd day of October, 1912, at pages 782 and 783, dedicated as a reserve for school purposes.

THE SCHEDULE.

School reserve, adjoining O'Loughlin Terrace, town of Port Neill (formerly Carrow), hundred of Dixson.

Given under my hand and the public seal of South Australia, at Adelaide, this 27th day of August, 1959.

By command,
C. S. HINCKS, for Chief Secretary.

E.D., 862/1947.

GOD SAVE THE QUEEN!

MINING ACT, 1930-1958: HUNDRED OF KANYAKA—LANDS MADE AVAILABLE FOR MINING.

SOUTH AUSTRALIA, to wit. } *Proclamation by His Excellency the Governor's Deputy of the State of South Australia.*

(L.S.) J. M. NAPIER.

BY virtue of the provisions of the Mining Act, 1930-1958, and all other enabling powers, I, the said Governor's Deputy, with the advice and consent of the Executive Council, do

Historical Data

HISTORICAL

File No.: 10877 Item No.: 539

Name: Brookman Building, University of South Australia (former School of Mines, former

STATEMENT OF HERITAGE VALUE

Built 1903 for the School of mines & Industry. Designed by CE Owen Smyth and constructed of red brick with limestone dressings. Associated with G Brookman, philanthropist. Perpendicular Gothic lines, Auburn & River Murray stone and Metropolitan Company bricks. Part of North Terrace boulevard. (DMS)

NATIONAL TRUST S.A.

REGISTRATION:

No.: 1536

Date: April 1973.

TITLE: South Australian Institute of Technology,

ADDRESS: (Formerly School of Mines and Industries)

NW Cnr North Terrace & Frome Rd, Adelaide.

CATEGORY: (A.C.N.T. criteria)

CLASSIFIED 1/5/81

A. Preservation essential ( )

B. Preservation strongly recommended ( )

C. Preservation to be encouraged ( )

D. Record ( )

ORIGINAL DATE

1900-1903

DATES OF EXTENSIONS, ETC.

FIRST OWNER: S.A.Government

PRESENT OWNER: " "

STYLE OF BUILDING:

ARCHITECT:

BUILDER:

MAIN INTEREST:

Historical (x)

Architectural ( )

Other [illegible] ( )

[illegible] L ESTATE Dec

DESCRIPTION—ORIGINAL PURPOSE—HISTORY—CONSTRUCTION

* This establishment was directly the result of the report of the Commission on Technical Education 1887. Classes were commenced 13 March 1889 in the eastern annexe of the Exhibition building. Sir John Cockburn was Chairman of the first council, followed by Sir Langdon Bonython. In June 1899, Hon. George Brookman made a gift of £10,000 to the building fund. This was later increased to £15,000 and an approach was made to the Government for suitable premises to be built. The foundation stone was laid by Mrs Brookman on March 7, 1900, and the opening ceremony performed by Sir Samuel Way on 24th Feb. 1903. The main hall received the name of Brookman Hall and had for special adornments elaborate and costly coloured windows. Noyes Bros provided an electrical engineering laboratory, Mr David Murray furnished a library, Mr J.H.Angas gave £1,000 towards a wool-classing department and Sir Langdon Bonython £1,500 to provide a building for chemical and metallurgical laboratories. Before the end of 1902 the number of enrolled students rose to 1913, and 36 different subjects were taught.

Bibliography and References

* The Cyclopedia of South Australia Vol 2, page 35.

CONDITION:

Well kept (x)

Dilapidated ( )

In ruins ( )

Date of Demolition .....

LOCALITY:

Adelaide (x)

Suburban ( )

Central ( )

South East ( )

Murray Valley ( )

Lower North ( )

Upper North ( )

Western ( )

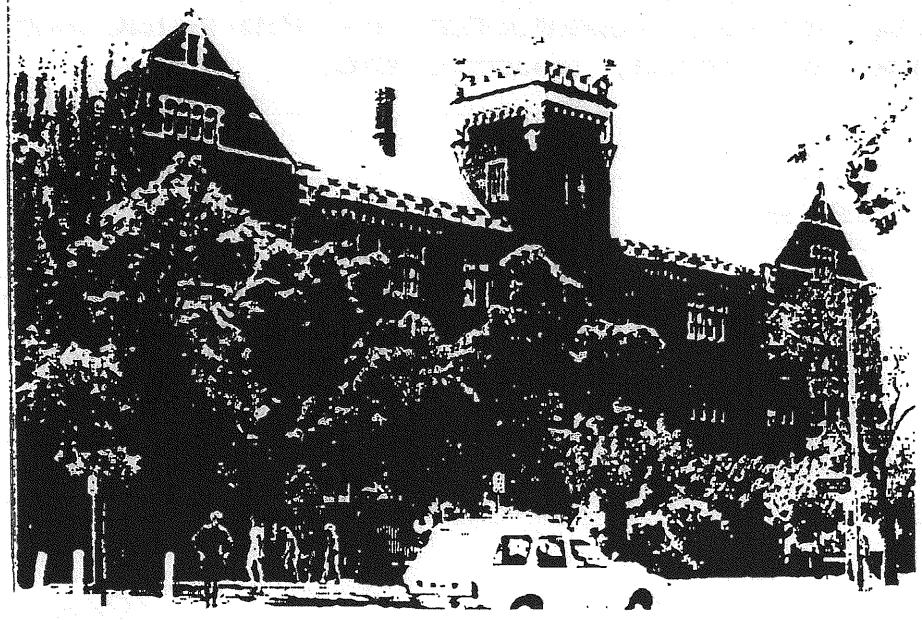
Outside Counties ( )

PHOTOGRAPH—Approx. 4½" x 3½" or 4" x 4"

18/11/80

281

1980



AHC USE ONLY

PLEASE USE BLOCK LETTERS

7. DESCRIPTION OF PLACE - CULTURAL ENVIRONMENT ONLY (Read carefully the notes opposite)

51 (a) PERIOD (Please circle appropriate number)

15. Pre 1788
16. 1788-1850
(17). 1851-1914
18. 1915-1945
19. Post 1945

(b) SPECIFIC DATE IF KNOWN (Year Only) 21 1903.

(c) GENERAL DESCRIPTION (Please circle appropriate number(s))

European and other Non-Aboriginal Places

30. Conservation area or region
31. Historic town or district
32. Precinct or streetscape
33. Historic site
(34). Individual building(s)
35. Other structures
36. Garden
37. Urban park
38. Urban open space
39. Other (specify)

Aboriginal Place

45. Religious
46. Occupation
47. Mineral resources
48. Organic resources
49. Structures
50. Painting
51. Engraving/carving
52. Burial
53. Other (specify)

(d) NAME OF ARCHITECT (if relevant, surname then initials) 45

(e) DESCRIPTIVE CHARACTERISTICS OF PLACE (Please append photographs or plans if available)

52 BLDG. WAS BUILT AS A RESULT OF REPORT OF COMMISSION ON
53 TECHNICAL EDUCATION (1887). BUILT AS A RESULT OF £10,000
54 GIFT FROM G. BROOKMAN. FOUNDATION STONE LAID 7 MARCH 1900
55 OPENED ON 24 FEB 1903. CONSISTED OF LABORATORIES &
56 TEACHING ROOMS. CONSTRUCTED OF RED BRICK AND STONE
57 DETAILING TO DOORS, WINDOWS ETC.
58

(f) CONDITION AND INTEGRITY OF PLACE

59

CONDITION

15. Excellent
(16). Good
17. Fair
18. Deteriorated
19. Ruins
20. Unexposed

INTEGRITY

(25). Intact
26. Altered or extended sympathetically
27. Altered or extended unsympathetically
28. Disturbed or damaged

31. Restoration possible (Give indication of extent below)
32. Restoration impossible

60 Comments on Conditions and Integrity.
61
62
63

[illegible] 18/11/80
OD 281

Updated Jan 1980
P. Stark

National Trust Reg. No. 1536.

1. NAME OF PLACE: Main Building, South Australian Institute of Technology.

3(c) STATEMENT OF SIGNIFICANCE: The building is significant because of its social and educational associations and its proximity to noteworthy buildings which are all part of the North Terrace environment.

7(e) DESCRIPTION OF PLACE: The building of three storeys and a basement has a principal facade facing south over North Terrace. Constructed of brick with stone dressings and surrounds to openings, it is in the Tudor style and is a member of a group of Gothic institutional buildings in this area (viz. Mitchell Building, Elder Hall, Bonython Hall). The main body of this building is roughly symmetrical about the main entrance with its approach flight of stairs. It is set on a squared coursed rock-faced plinth and similar to Elder Hall, the plinth with enclosed basement, becomes a full storey at the rear (to the north), due to the building being built on the edge of the Torrens embankment. The principal facade is dominated by buttressed angles, the central tower and the bayed wings at the eastern and western extremities. The Gothic ornament is restricted to the principal facade, other faces being simply treated. Abstracted Gothic detail in the form of bosses, crenellations, bays, an oriel with heraldic ornament over the main entrance and porch with richly detailed moulding and spandrel ornament, as well as large areas of stained glass to stair well and Brookman Hall, characterise the building. The interior is spartan, except for the stair with its good quality cast iron and joinery and Brookman Hall with its cast iron column supported gallery balustrading and elaborate glazing. Interior detail is carried out in plaster.

7(g) CONDITION AND INTEGRITY: Generally there is little of note internally and a number of rooms have been combined, Brookman Hall altered with a clumsy ceiling and the basement converted for Student Union use. The fabric, however, is largely unaltered.

Owner:

South Australian Institute of Technology,
North Terrace,
Adelaide.

APPENDIX 3

UniSA Supplementary Correspondence

UNIVERSITY OF SOUTH AUSTRALIA

Property Unit
7th Floor Playford Building
Frome Road
ADELAIDE SA 5000
Tel: 8302 2762
Fax: 8302 2708

North Terrace
Adelaide
South Australia
5000

Friday 16 July 1999

Swanbury Penglase
250 Wright Street
ADELAIDE SA 5000

Attention: Michael Queale

Dear Michael

RE: BROOKMAN BUILDING CONSERVATION MANAGEMENT PLAN

On behalf of the University of South Australia, the Property Unit team has reviewed the Draft Brookman Building Conservation Management Plan and would like to convey the following comments:

- In essence we endorse and support in principle the findings and recommendations of the Draft Brookman Building Conservation Management Plan as prepared by Swanbury Penglase June 1999.

- The University will endeavour to manage the recommendations of the Plan through all proposed renovation work in the Brookman Building.

- Whilst supporting in principle the recommendation to restore the Brookman Hall to its 1910 fabric, the University recognises that this form of significant restoration will be difficult to achieve in the current economic climate. Consequently this recommendation is unlikely to be given a high priority as the Hall in its current condition is a viable well maintained facility and asset. However, to assist in bringing this recommendation forward, the University will pursue avenues of potential fund raising campaigns and external grants.

- The University recommends that the second part of the process in providing a complete Brookman Building Master Plan Report, include typical recommended construction details, for example *partition/ ceiling junctions; a/c ducts/ wall penetration/ ceiling penetrations; preferred conduit layouts*

- In developing a strategic Master Plan for the City East Campus, options of access to the Brookman Building front entrance are being explored. It is noted that the Draft draws a preference to the installation of a balloon lift over the installation of a ramp. In principle the University is concerned that the installation of a balloon lift would heighten the distinction of a disabled specific access point and consequently inadvertently increases the discrimination of persons with disablities. While it is noted that a long ramp arrangement would be required to provide access to the main entrance lobby, the

University believes that with the correct attention to planning design and detail a ramp solution could be achieved with minimal impact to the historic interpretation of the building fabric. The University is also keen to pursue the option of entering through a window under the existing entry steps to Level 3 with relevant authorities, without making a formal commitment to either option at this point in time.

- The City East Campus Master Plan is also addressing the redesign of paving and replanting of landscaped areas facing North Terrace. This process will take into consideration the Report's recommendations regarding planting. The University is keen to pursue paving options other than gravel or bitumen as the first poses OHSW issues and the latter is not the aesthetically preferred approach. The University however will ensure that the selection and arrangement of paved areas in this precinct reflects the general theme established along North Terrace in its choice of design and colour.

- The City East Campus Master Planning process is exploring the potential of a new five level building on the site of the existing cafeteria building. In consideration of the parameters of the recommendation in the Draft in respect of the height of any future building and extending its facade to towards the east boundary, it is anticipated that the recommendation will not compromise the University's desire to explore the potential of a future building.

We request that a copy of this correspondence, which outlines the University's position on the Plan, be appended to the final Brookman Building Conservation Management Plan. Finally we commend Swanbury Penglase on the Draft Plan which is informative, well detailed and sensible in its overall recommendations. We look forward to receiving the second part of the Brookman Building Master Plan in the near future.

Yours faithfully,

Brian Phillips
DIRECTOR: PROPERTY

APPENDIX 4

Draft Copy Correspondence & Reply

- Corporation of the City of Adelaide

  Heritage Architect – John Greenshields

- Heritage SA

  Conservation Officer – Fiona McMahon

Correspondence & Reply – Heritage Curtilage

- Corporation of the City of Adelaide

  Heritage Architect – John Greenshields

Corporation of the City of Adelaide

City of Adelaide

Enquiries: John Greenshields tel 8203 7267

Reference:

3 April 2001

The University of South Australia
City East Campus
North Terrace
ADELAIDE SA 5000
Attention: Christina Coleiro
USA Property Unit

Dear Christina,

Re: Brookman Building, North Terrace.

This letter is in response to a fax from Michael Queale of Swanbury Penglase dated March 23, 2001 concerning assessment of the heritage setting and curtilage of Brookman Building. This follows the provision of my comments to you on the document submitted to Council on this assessment.

In his fax, Michael has asked for clarification of my use of the term 'contributory' in relation to some of the external elevations of Brookman Building. The term 'contributory' is most often used in assessment of local heritage areas, but has been used by heritage practitioners in presenting levels of significance of a place. The manner of expression of significance of elements of a place can vary. I have attached part of The Conservation Plan by JS Kerr. This gives one suggested hierarchy of defining significance on page 19 [A,B,C,D], and another on page 20, ie 'high', low'.

I would suggest that the terms 'contributory' and 'non-contributory' fit with the suggested gradings of A to D. I suggest that 'D' equates to 'non-contributory', that the midpoint between D and C is neutral to significance, and that C and above are contributory. I believe that all of the external walls of Brookman Building are of significance level C or above. I do not believe any are of "low" significance, which I understand to mean less than neutral, or non-contributory.

ABN 20 930 762 572
Customer Centre 25 Pirie Street Adelaide South Australia ~ GPO Box 2252 Adelaide SA 5001
Telephone: (08) 8203 7203 Facsimile: (08) 8203 7575 Email: city@adelaide.sa.gov.au
Web site: http://www.adelaide.sa.gov.au

repetition. If convenient, you may choose to associate the reasons for significance directly with the relevant criteria, as in the statement of significance for the *Goulburn Correctional Centre* (appendix 2).

Claims made in an assessment of significance must be supported by information contained in the analysis, by reference to existing reliable research, or by the attachment of specific justifying arguments to the assessment. It is helpful if a reader can refer back from a paragraph in the statement of significance to that part of the text which best supports it. This was achieved in the *Elephant Castle* assessment by inserting the relevant page numbers in brackets after the paragraph. Other reports incorporated the necessary references in the index. Where appropriate, similar methods may be used to support the assessment of individual elements of the place.

Presenting the levels of significance

While the statement of significance sets out in general terms the nature and level of significance of a place, the assessment of individual elements provides the flexibility necessary for the management of future change. The hierarchy developed to present the level of significance should therefore be chosen to suit the place and must be explained with clarity. A ladder with the appropriate number of rungs is a convenient graphic device to achieve this. For example, a four-rung ladder may be convenient for complex places.

A	Exceptional significance	*e.g. Sydney Opera House, Bennelong Point*
B	Considerable significance	*e.g. Commonwealth Bank, cnr Pitt St & Martin Place*
C	Some significance	*e.g. Civic Hotel, cnr Pitt & Goulburn Streets*
D	Little significance	*e.g. 1970s brick veneer cottage for superintendent Parramatta Gaol*

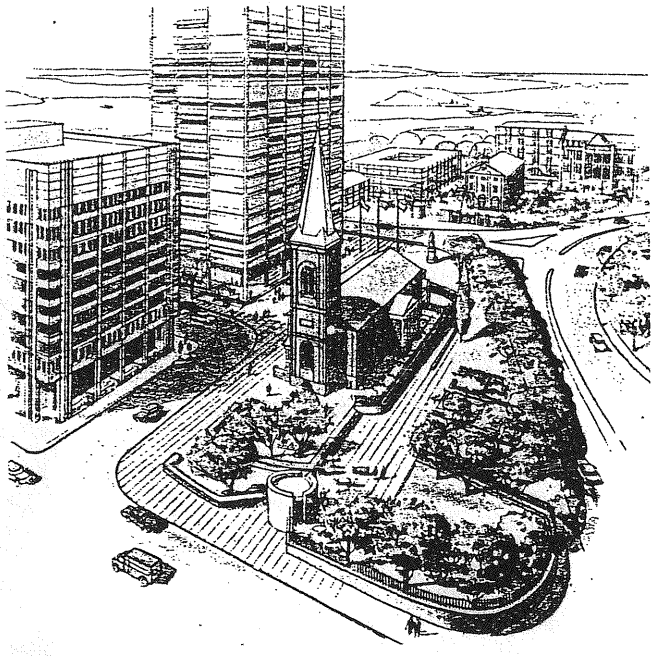
Threshold for inclusion on most lists

The top rung (A) is for items of exceptional significance in a broad context. The rung below (B) contains items of considerable significance which would warrant inclusion on any national or state register of places of significance. The second rung contains the threshold for entry onto such registers. Items on the bottom rung, as the designation implies, are of little significance. In addition, items which are visually intrusive and damage the character and spatial quality of the place should be identified.

The number of rungs on the ladder will vary from place to place and, like the criteria for assessing significance, should only be determined when the analysis of the components is well advanced. In the case of *Admiralty House*, Kirribilli, NSW, and the Commonwealth Bank on the corner of Martin Place and Pitt Street, Sydney, this planned delay resulted in a three-rung ladder being chosen. At *Fort Denison*, Sydney Harbour, the high degree of significance of almost all its fabric made it unnecessary to adopt a hierarchy at all.

Whatever the scale of values chosen, the assessor should indicate how it relates to the threshold of well known existing inventories or registers of places of heritage value.

Occasionally it may be convenient to introduce a 'potential' category when assessing the level of significance. The Anderson Stuart Theatre in Sydney University's Anderson Stuart building had a large volume cubical space with four large Gothic windows and a powerful open timber roof. In recent times a mezzanine floor and suspended ceiling have been added and the spaces created divided into ten rooms. The original fabric remains intact but the spatial experience has been destroyed. It deserves restoration under some future scheme and warrants a 'potential' category.



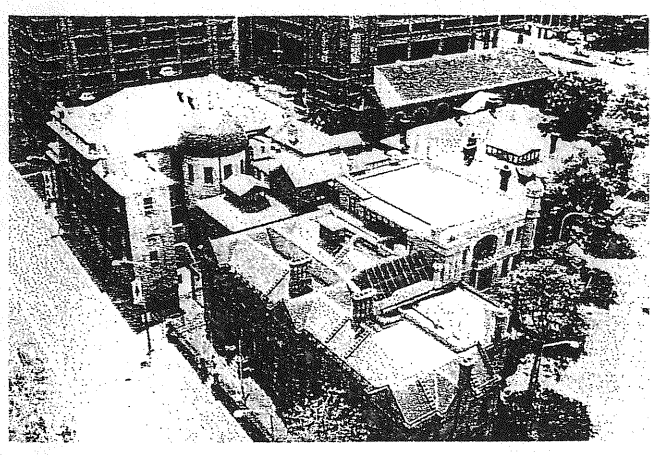
23. Proposed St James precinct, Sydney. Brochure illustration about 1965. The truncated circular feature is the remains of the Greenway designed cantilever stair well of the 1820s.

The way degrees or levels of significance are expressed in a conservation plan is important. Neutral terms such as 'high' and 'low' or those on the ladder above should be used. These relate only to the assessment process. There is a current fashion for the use of 'local', 'regional', 'state' and 'national' as this enables some government agencies responsible for heritage to say that places of local significance must be administered at a local level and so on. Relating such management issues to the assessment process leads to administrative muddle and a loss of integrity in the process, particularly as government policies and political convenience will require places to be moved from one administrative level to another and back again. In assessing levels of significance it is better to avoid the terms local, regional, state and national altogether as they now come loaded with meanings irrelevant to the assessment process.

Existing listings

Any existing register or inventory listings of a place or its components should be noted. They will mostly have resulted from a more superficial assessment than is possible in the preparation of a conservation plan and their conclusions should not be given undue weight in the assessment process.

Consequence of inadequate assessment



24. St James Church and Supreme Court precinct, Sydney. JSK photograph 1990.

Whatever changes are proposed for a place there is no situation where you need not ask:

- has the place any significance?
- if so, what?

Failure to observe this precaution may damage the place and is certainly likely to result in agonising re-appraisals which will cost time, money and trouble at a later date. A variety of Australian projects have only too aptly illustrated this point.

The Commonwealth State Law Courts Project in Sydney was a characteristic example. In 1961 a 'joint committee' proposed the demolition of all the existing buildings around St James' Church (fig.23). This was to enable the church to 'become the centrepiece of a square which would be both a forecourt to the Law

swanbury penglase

April 4, 2001
Ref: 99079/L

University of South Australia
GPO Box 2471
ADELAIDE SA 5001

Attention: Christina Coleiro

Dear Christina,

RE: BROOKMAN BUILDING CONSERVATION PLAN

Please find attached the final 'Heritage Curtilage' assessment, for inclusion in the Brookman Building Conservation Plan.

As discussed previously, we have sought comments from John Greenshields of Adelaide City Council's Heritage Services and also comments from Heritage SA. John Greenshields's comments have been incorporated where we consider appropriate. Heritage SA can not confirm when they will be able to assess the report.

Please advise if you wish us to forward copies of the final document to Adelaide City Council and Heritage SA.

Should you have any questions in relation to the report, or require additional copies, please do not hesitate to contact us.

Yours faithfully,

Michael Queale
SWANBURY PENGLASE

Enc. 3 x Heritage Curtilage report

Y:\1999 Jobs\99079\Letters\02.04.01 Let re final heritage curtilage.doc

Ph +61 8 8212 2679
Fax +61 8 8212 3162

ABN 36 820 067 914

Facsimile

FAXED 1053

SWANBURY PENGLASE

To: refer Distribution **Date: March 23, 2001**

Attention: refer below **Fax No:** refer below

From: Michael Queale **No of Pages: 1** Including this page:

Project/Reference: Brookman Building Conservation Plan **Job No: 99079**

If you do not receive all pages or transmission is illegible, please contact us.

☐ **Urgent** ☐ **For Review** ☐ **For Comment** ☐ **For Action** ☐ **For Approval** ☐ **Please Reply** ☐ .....

● **Distribution :**

		Fax. No:			
☑ **Christina Coleiro**	*USA Property Unit*	**8302 2708**	☑ **Luigi Vitale**	*Heritage SA*	**8204 9455**
☐ **John Greenshields**	*Adelaide City Council*	**8203 7646**	☐ (copy)		

● **Comments:**

Re: Heritage Curtilage – Brookman Building

John,

Thank you for your comments to Christina last week – we wish to respond as follows:

- What do you define as 'contributory' – and what is its relative value ?
- We have added reference to the budget possibly determining the degree of ornamentation on facades – but consider this supports our assessment – the most important facades were presumably selected to be detailed with ornamentation if the building budget was restricted
- We have provided an explanation of the 'Integrity Value' rating - this rating is assessed considering all criteria and their relative importance in each view
- We have amended reference to the palisade fence, to include the panels north of the first gate
- We have not discussed the City of Adelaide Development Plan principles in the assessment, as the report is assessing heritage value, not streetscape and urban design issues – we wish to note though that future development on the site would be subject to Built Form principle 8 (not 7, as the precinct boundary is not along Frome Road) and also principle 10.

Regards,

Michael Queale
SWANBURY PENGLASE ARCHITECTS

250 WRIGHT STREET ADELAIDE SA 5000 PH: (08) 8212 2679 FAX: (08) 8212 3162

UNIVERSITY OF SOUTH AUSTRALIA

Property Unit
7th Floor Playford Building
Frome Road
ADELAIDE SA 5000
Tel: 8302 2762
Fax: 8302 2708

SWANBURY PENGLASE		
DATE RECEIVED	07 MAR 2000	
JOB No.	99079	
DIRECTOR	AP	✓
ARCHITECT	MP	✓
ARCHITECT		
ARCHITECT		
FILE		✓

North Terrace
Adelaide
South Australia
5000

Monday, 6 March 2000
Heritage Services
Corporation of City of Adelaide
GPO Box 2252
ADELAIDE SA 5001

COPY

Attention: Mr John Greenshields

Dear John

RE: BROOKMAN BUILDING CONSERVATION MANAGEMENT PLAN, CITY EAST CAMPUS UNIVERSITY OF SOUTH AUSTRALIA- YOUR CORRESDENCE DATED 6TH JANUARY 2000.

On behalf of the University of South Australia, I am writing in response to your correspondence dated 6th January 2000.

Firstly the University would like to thank you for your belated comments offered on the document.

We would like to clarify that the Conservation Management Plan is a focus of study of the entire Brookman Building and not limited to Brookman Hall. Hence we have interpreted all the references in your correspondence denoted as *Brookman Hall* to actually imply *Brookman Building.*

Item 1: Following minor modification made to the draft, the University is satisfied with the historic, social and cultural contents of the Brookman Building Conservation Plan. As I am sure you are aware there already exists a comprehensive history of the Campus in the book *The People's University,* which is referenced in the Conservation Management Plan.

Item 2: Pages 43-165 and 44-165 of the Conservation Management Plan discusses the significance of the external fabric of the building and hence qualifying the assigned priority A significance of the external walls. An analysis of the significance of the setting of the Brookman Building has been touched upon in this Plan. It is anticipated that further discussion of the significance of the context of this building be the focus of a separate urban design study in the form of a Campus Master Plan Study.

Item 3: The University supports the statement that the *setting and view of Brookman Building from Frome Road is regarded as almost equal to that from North Terrace.* The University is currently embarking upon a Campus Master Plan which will directly address the significance of the context, setting and views of the Brookman Building, acknowledging it as the pre-eminent building on the City East Campus. In due course, the University will seek comments from the Adelaide City Council in respect of the preliminary Campus Master Plan proposed.

The University supports the recommendation of an urban design study of the adjacent Cafeteria site if and when the university seeks to develop this site. At that time, the University expects that Heritage SA and ACC Heritage Services will review the proposed development on merit and in the light of its contextual relationship with the Brookman Building. The Conservation Management Plan recommends curtilages for any future developments on the Cafeteria site, which the University supports. Your comments that these are inconsistent to the recommendation that the *setting of Brookman Building is not compromised/diminished* cannot be substantiated. It is the University's view

that redevelopment of the Cafeteria site can only positively contribute to the appreciation setting of the Brookman Building and will assist to bridge the architectural differences of the Brookman and Centenary Buildings

Should you have any queries or require any further information please do not hesitate to contact the undersigned.

Yours faithfully

Christina Coleiro
Project Manager/ Architect

UNIVERSITY OF SOUTH AUSTRALIA
PROPERTY UNIT

Cc: Swanbury Penglase- Andrew Phillips/ Michael Queale

Corporation of the City of Adelaide

Enquiries: John Greenshields tel 8203 7267
Reference: 1999/02062

6 January 2000

Swanbury Penglase
250 Wright Street
ADELAIDE SA 5000
Att: Michael Queale

SWANBURY PENGLASE
DATE RECEIVED 11 JAN 2000
JOB No. 9907A 9916A
DIRECTOR AP
ARCHITECT MG ✓
ARCHITECT
ARCHITECT
FILE ✓

Dear Michael,

Re: Brookman Hall Conservation Plan.

Your letter of 29 September, 1999 refers. Heritage Services were unable to review the final copy of the Brookman Hall Conservation Plan submitted for comment by the requested deadline of 7 October. Please accept Council's apologies. The following comments are offered on the document:

1. Most of the conservation plans that Council receives have been prepared by architects, and generally emphasize the architectural significance of places, often at the expense of other cultural qualities or history. For the sake of future conservation plans, Council encourages broadening the approach to see a greater emphasis on history as well as fabric, where this is appropriate, in line with recent material on criteria such as social value. In the case of Brookman Hall Plan, the significance of the place in the educational history of the State, particularly its relationship with The University of Adelaide and the parallel development of tertiary education, would have given a more complete documentary record for the future. It is acknowledged that this may not have affected the policies finally recommended in the Plan, just given a better understanding of the place.
2. The external walls of the Hall have been assigned a priority A significance in the data sheets, without discussion to support that grading. While there is no disagreement with the grading as such, the Plan contains no real assessment of the significance of the setting, and policies related to it. A discussion on the significance of the setting and the external features would be beneficial if the Plan is to serve as a guiding document.
3. Clause 6.5 is still not supported. Establishment of a curtilage for the building sufficient to safeguard its setting is suggested. The setting and the view of Brookman Building from Frome Road is regarded as almost equal to that from North Terrace. In line with previous comments, Heritage Services would not support any development on the present cafeteria site which extended beyond the present built-form envelope of the cafeteria. Your recommendations are regarded as inconsistent as they recommend that the "*setting of Brookman Building is not compromised/diminished.*", with a further recommendation of an urban design

study for which you suggest parameters that *"any further building... should be no higher in scale than the Brookman Building roof"*. You are requested to reconsider clause 6.5 again, especially in respect of the additional work advocated in clause 2. above.

These comments are submitted for consideration.

Yours faithfully,

John Greenshields
Heritage Architect

Cc
University of South Australia
Property Unit
North Terrace
ADELAIDE SA 5000
Att: Christine Coleiro

APPENDIX 5

Brookman Building - Heritage Curtilage

Heritage Curtilage

1 Introduction

The following report has been prepared as an addendum the Brookman Building Conservation Plan, 1999, to provide:

1. an assessment of the significance of the heritage curtilage of the Brookman Building and,
2. conservation policy - a 'heritage curtilage' for the Place. The curtilage policy will provide guidance and developmental certainty for the future conservation and development of the spaces around the Brookman Building.
3. guidance for the future master planning of the campus. The University has indicated that they require additional accommodation on campus in the future. The University consider that the cafeteria site (directly behind the Brookman Building) is under-utilised and see the site as a potential future site for the expansion of University facilities.

2 Methodology & Definition

The guiding document in the preparation of this report is *Heritage Curtilages*, published by the Heritage Office of New South Wales and the Department of Urban Affairs and Planning (NSW), 1996. A heritage curtilage is defined as:

> *'the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:*
>
> - *land which is integral to the heritage significance of items of the built heritage; or*
> - *a precinct which includes buildings, works, relics, trees or places and their setting"*[1]

The Burra Charter (1999) also discusses the concept of *setting* (heritage curtilage) as an important ingredient in the interpretation of a place. The Charter acknowledges that places may possess significant viewpoints, and that the accompanying visual catchment may be important, but there is little guide as to how to quantify this quality. The setting of a place however remains integral to the meaning and values attached to a place. The definition of 'setting' in the Burra Charter specifically refers to the "area around a place" [2] as follows:

Article 8. Setting

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

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[1] *Heritage Curtilages*, Heritage Office of New South Wales & Department of Urban Affairs and Planning (NSW), 1996.

[2] Australia ICOMOS 1999, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.* Canberra, ACT: Australia ICOMOS

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

3 Analysis of Heritage Curtilage

The following criteria form the basis of the analysis of the heritage curtilage of the Brookman Building (as per *Heritage Curtilages* and the Burra Charter, 1999):

3.1 Urban context, siting, inter-relationships and visual links

3.2 Formal issues – scale, landmark qualities

3.3 Aesthetics – hierarchy and value of building facades

3.4 Significant features, inc. archaeological features and vegetation

3.5 Views – interpretation, significance value

3.1 Context

Inter-relationship and visual links

The north side of North Terrace, Adelaide, is acknowledged as the City's cultural/ institutional precinct, lined with large scale institutional buildings – the Royal Adelaide Hospital, the University of South Australia City East Campus, the University of Adelaide, the Art Gallery of South Australia, South Australian Museum, State Library and Parliament House. The Brookman Building forms an important part of this collection of buildings, contributing to the institutional character of the precinct - as the North Terrace address for the University of South Australia's City East Campus.

Siting

The vista along the north side of North Terrace is historically defined by equally aligned, free-standing nineteenth/ early twentieth century buildings set in a landscaped, park setting. The Brookman Building reinforces and continues this theme as a free-standing building, aligned approximately 15 metres back from the street edge, with formal landscaping addressing North Terrace, Frome Road and open paved space to the west of the building.

The urban context of Frome Road is one of a road flanked by large plane trees and irregularly placed institutional buildings, with university buildings to the west and hospital buildings to the east. The hospital buildings typically abut the footpath edge, with minimal open space between buildings. The university buildings to the west vary in set back from the footpath edge (10 metres to 40 metres in depth) with landscaping between the buildings and Frome Road, providing a permeable, landscaped setting for the two universities. The Brookman Building reinforces this theme, set back from Frome Road approximately 20 metres, with formal landscaping between the building and the footpath.

Heritage Curtilage

3.2 Formal issues

Scale

The Brookman Building is a large scale four storey building, with a central castellated tower structure of five storeys framing the entry to the building. The large scale of the building reflects its importance as a public, institutional building, similar to the other institutional buildings located along North Terrace. The landscaped spaces in front and to the east of the building reinforce the intended impression of scale and importance, providing an open space setting – or forecourt - for the building to address and from which to be viewed.

Landmark qualities

The Brookman Building is a landmark building in scale and form, dominating the vista of the east end of North Terrace. The 1903 building forms an 'book end' to the university section of the precinct and its design and siting reinforces the cohesive character of the precinct as a nineteenth/ early twentieth century place. As a landmark, the building also reinforces the institutional and heritage value of the North Terrace/ Frome Road corner, with ornamented facades and landscaping addressing both the Terrace and Frome Road.

3.3 Aesthetics – hierarchy and value of building facades

An assessment of the architectural quality of each of the facades of the Brookman Building will provide evidence as to the intended value placed on each facade/ view of facade/ setting, in 1903. It should be noted that he construction budget for the building was not generous – refer history section. Design decisions may have possibly been made to only provide embellishment to the principal facades of the building, in response to project requirements and also budget limitations.

The assessment of aesthetic heritage value is based on a comparative 'ladder' of descending value – *high, moderate, low, none/intrusive.* High, moderate and low aesthetic value ratings acknowledge, in descending order of value, degrees of aesthetic heritage value.

South Facade and East and West Facades (front sections only)

- high aesthetic heritage value

The south facade and the front sections of the east and west facades address North Terrace (institutional precinct) and include the main entrance, several leaded glass windows, a castellated parapet, the tower structure, ornamental stone dressings around openings and a rusticated stone plinth.

The extent of ornamentation and architectural detail is high, reflecting the importance placed on these building facades as the 'front door' address of the School, repeating the architectural character of the other buildings along the institutional precinct of North Terrace.

North Façade (north wing only)

- moderate aesthetic heritage value

The north façade of the north wing (containing Brookman Hall) consists of three coloured leaded glass windows and also a pair of arched head doors to the library (formerly the mechanical workshop). The façade is utilitarian in

masonry detail, with a simple parapet, no stone dressings around windows (except lintels and sills) and a simple plinth. The extent of ornamentation is minimal in contrast to the North Terrace facades, suggesting that this facade was considered less important in aesthetic value. The facade is considered of moderate aesthetic heritage value because it features the coloured leaded glass windows of Brookman Hall, high in aesthetic design value.

North Facade (main wing) and East/ West Facades (rear wing only)

– low aesthetic heritage value

These facades consist of windows and several minor entry doors and are utilitarian in detail, with a simple parapet, no stone dressings around windows (except lintels and sills) and a simple plinth. Buildings dating from 1907 – 1925 were constructed immediately to the north and west of these facades - comprising two storey laboratories and a boiler house – both since demolished.

The extent of facade ornamentation is minimal in contrast to the North Terrace facades, suggesting that these facades were considered less important in aesthetic value. Buildings were also located adjacent to these facades from an early date, suggesting that the full view of these facades was not considered important some five years after the construction of the Brookman Building.

3.4 Significant features

Landscape

The landscaped space to the south and east of the Brookman Building is of significance for the reasons discussed above. Early photographs provide little evidence of initial planting schemes. Little remains of the trees, plantings and furniture from the 1903 period, except the bluestone retaining walls located along the east side of the Building. The palm trees located along North Terrace are of potential heritage value, but their date of establishment requires confirmation.

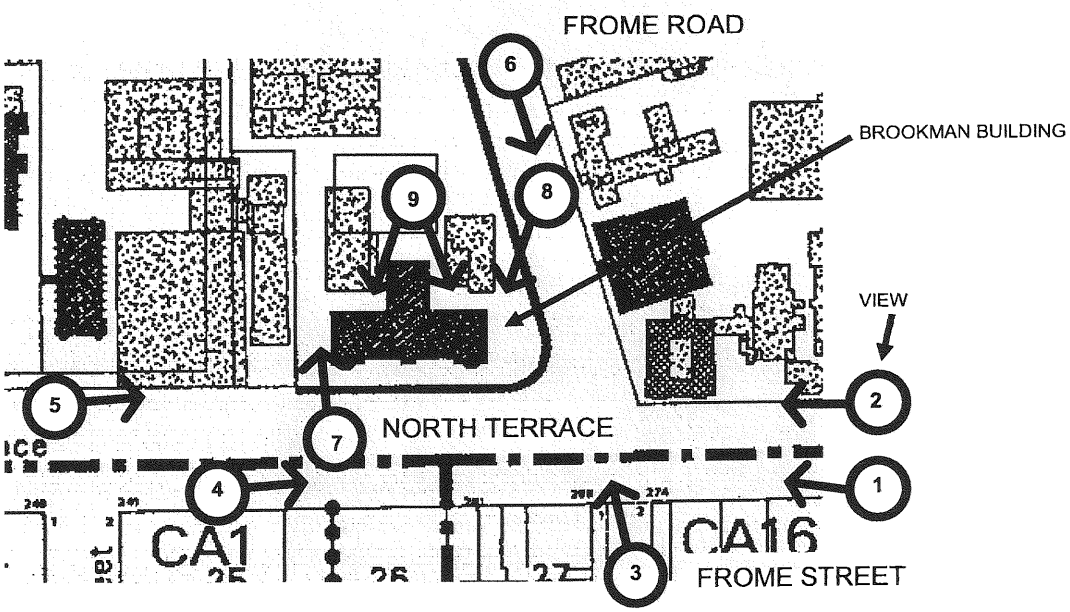
Fence

The metal palisade fence along the north and east boundary (to the first gateway) dates from 1902 and is of historical and aesthetic heritage value, defining the establishment and physical boundary of the site. The location and design of the fence is similar to the fences established in front of several other institutional buildings along North Terrace, reinforcing the heritage value and delineation of the collection of nineteenth/ early twentieth century institutional buildings along North Terrace.

The palisade fence panels to the north of Gate 1 are of heritage significance and should be conserved. The brick pillars north of Gate 1 are not of heritage significance.

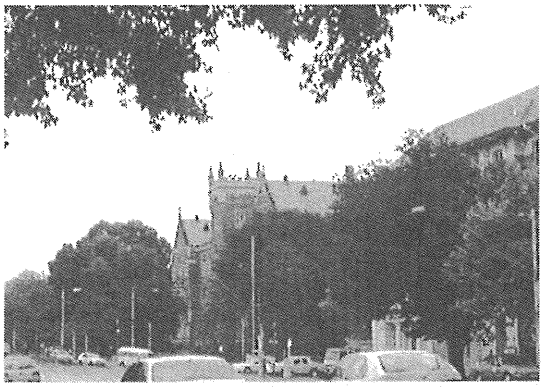
3.5 Views – interpretation, significance value

The ability to interpret the heritage value of the exterior of the Brookman Building and its surrounding heritage curtilage is dependant in part on the integrity of possible views of the building. All potential views were recorded on site and the following analysis provides a summary of the integrity and value of each view.

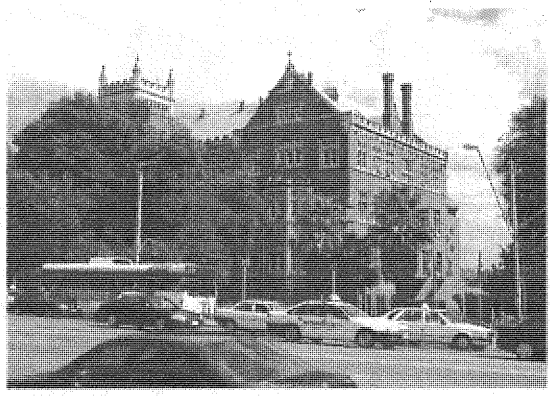


Recorded Views – Brookman Building – *plan courtesy City of Adelaide Development Plan*

Heritage Curtilage



VIEW 1 & 2

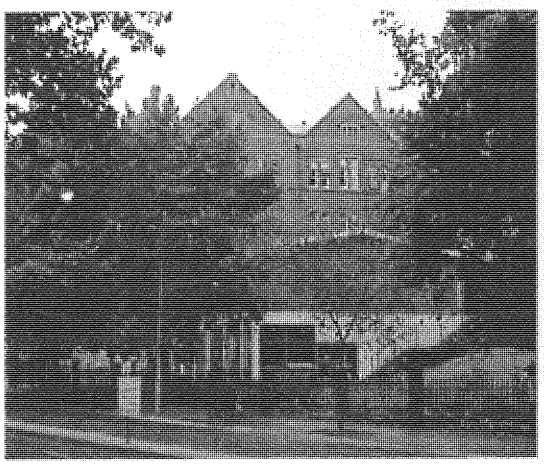


VIEW 3

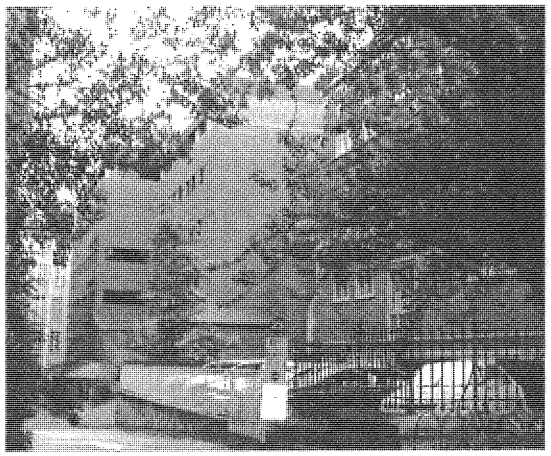
VIEW 4

Heritage Curtilage

VIEW 5

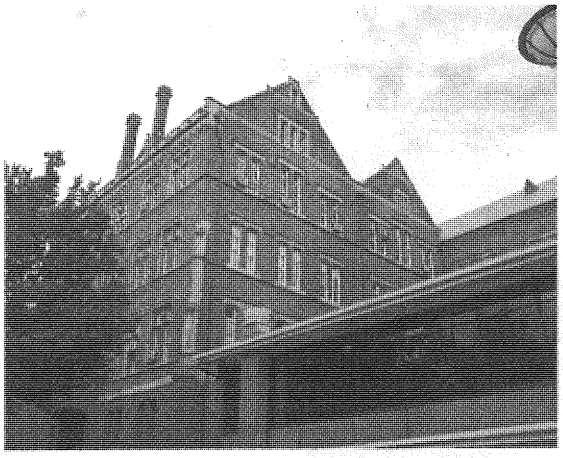


VIEW 6



VIEW 7

Heritage Curtilage



VIEW 8

VIEW 9

View Assessment Table Key

View integrity value

+ high value – view allows clear interpretation of heritage value of place

o moderate value – view contributes to interpretation of heritage value of place

- minimal value – view does not contribute to the interpretation of the heritage value of the place

Heritage Curtilage

view	Integrity value (+, o, -)	Summary of integrity of view	Extent of Place of heritage value in view *dominant, minor, foreground, backdrop, later intrusive elements*	Does view provide a historic setting, enhancing the formal aesthetic qualities of the Place	Ability to view Place and Curtilage as completed in 1903 *(date – refer statement of Cultural Significance)*	Aesthetics – hierarchy and value of building facades	Historical frequency – identify early 20th Century value – via photographs *– MLSA 11 External photographs sourced*
1	+	Building as landmark, sited as an element of the North Terrace institutional precinct	The tower and roof form are a dominant element in the North Terrace streetscape, above the street trees, as a landmark	The tower and roof form are seen above the street trees, as a landmark, reinforcing the character of the institutional precinct of North Terrace	Able to view as completed in 1903 – except partly obscured by street tree growth	High value - south and east facades and spaces in front	2 out of 11 photographs
2	+	Building as landmark, sited as a part of the North Terrace institutional precinct, reinforcing institutional importance and heritage value of North Terrace precinct at Frome Street corner	Building is a dominant landmark on the North Terrace/ Frome Street corner – front section of east facade in full view	South facade (obtuse angle) and full view of east facade, fence and landscaping – reinforcing the streetscape and heritage characteristics of the North Terrace institutional precinct	Able to view as completed in 1903 – except partly obscured by street tree growth	High value – east facade and landscaped space in front and to the south	1 out of 11 photographs
3	++	Building as landmark, sited as a part of the North Terrace institutional precinct, reinforcing institutional importance and heritage value of North Terrace precinct at Frome Street corner	Building is dominant in view of the North Terrace/ Frome Street corner – south and east Building beyond (Centenary blg) appears in view – breaks building outline	Part of south facade visible and full view of east facade, fence and landscaping - reinforcing the character of the institutional precinct of North Terrace at the corner of North Terrace/ Frome Road	Able to view as completed in 1903 – except partly obscured by street tree growth Centenary Building and cafeteria beyond appear in view	Highest value - south and east facades and landscaped spaces to the south and east	6 out of 11 photographs

Heritage Curtilage

view	Integrity value (+, o, -)	Summary of integrity of view	Extent of Place of heritage value in view *dominant, minor, foreground, backdrop, later intrusive elements*	Does view provide a historic setting, enhancing the formal aesthetic qualities of the Place	Ability to view Place and Curtilage as completed in 1903 *(date – refer statement of Cultural Significance)*	Aesthetics – hierarchy and value of building facades	Historical frequency – identify early 20th Century value – via photographs *– MLSA 11 External photographs sourced*
4	o	Building as landmark, sited as a part of the North Terrace institutional precinct, reinforcing institutional and importance and heritage value of North Terrace precinct, through to the Frome Road corner	Building dominates upper outline of streetscape view – tower and gable above tree canopy – half of south facade obscured from view, behind trees	The tower and roof form are seen above the street trees, – reinforcing the streetscape and heritage characteristics of the North Terrace institutional precinct	Able to view as completed in 1903 – except partly obscured by street tree growth	High value – south facade and landscaped space in front	No photographs
5	o	Building as landmark, reinforcing the streetscape and heritage characteristics of the North Terrace institutional precinct in location, setback and scale	Building seen in background, between trees, aligned forward of adjacent Ligertwood Building – an intrusive element, along with car park deck and balustrades	South facade (obtuse angle), with view of landscaping to south of Place– reinforcing the streetscape characteristics of the North Terrace institutional precinct	Able to view in part as completed in 1903 – difficult to assess as alignment of now demolished Exhibition building to west unknown Partly obscured by street tree growth and Ligertwood Building, car park and balustrades	High value – west facade and landscaped space of south facade	1 out of 11 photographs
6	o	Building as landmark, when viewed up Frome Road, towards North Terrace - as a part of the North Terrace institutional precinct	Minor - top floor of north facade and gables – when viewed from below the cafeteria. Upper three floors of north facade, when viewed from outside cafeteria	View does not provide a historic setting – later cafeteria and Centenary Building obscure and compromise setting East facade (front	Not able to view as completed in 1903 – obscured by street tree growth, cafeteria (obscures part of facade) and Centenary Building	Low value – north facade and rear part of east facade High value - East facade (front section) view obtuse – difficult to see	No photographs

Heritage Curtilage

		East facade (front section) view obtuse – difficult to see	Cafeteria and Centenary Building obscure view of building	section) view obtuse – difficult to see				

view	Integrity value (+, o, -)	Summary of integrity of view	Extent of Place of heritage value in view *dominant, minor, foreground, backdrop, later intrusive elements*	Does view provide a historic setting, enhancing the formal aesthetic qualities of the Place	Ability to view Place and Curtilage as completed in 1903 *(date – refer statement of Cultural Significance)*	Aesthetics – hierarchy and value of building facades	Historical frequency – identify early 20th Century value – via photographs *– MLSA 11 External photographs sourced*
7	-	Part of the North Terrace institutional precinct West facade (front section) view is obtuse	Moderate – west facade in view, but compromised by dominance of Ligertwood Building, ramps and later road works Centenary Building provides neutral backdrop to west facade	Open space remains outside west facade (poorly landscaped, with backdrop of later buildings) – reinforcing the pattern of free-standing buildings along the North Terrace precinct	Not able to view as completed in 1903 – buildings since constructed along vista looking north, Exhibition Building to west now demolished	High value – west facade (front section) and landscaped space	No photographs
8	-	Rear of building when viewed up Frome Road, towards North Terrace – some value as a part of the North Terrace institutional precinct East facade (front section) view obtuse – difficult to see	East facade (front section) dominant in view, north facade and rear section of east facade obscured (a majority) by Cafeteria Building	East facade (front section) with view of landscaping to east of building	Not able to view as completed in 1903 – obscured by Cafeteria - obscures a majority of north and east (rear) facades	Low value – north facade and rear section of east facade	No photographs
9	o (north façade, north wing) -	Minimal value as a view – 'back door' facades – does not contribute to the interpretation of the building as a part of the	Facades in full view when viewed close up, but unable to view at a distance due to later buildings adjacent	Similar in view to approx. 1910 – two storey laboratories and 'boiler house' built within several metres of	No – later buildings within six metres of facades – difficult to view in original setting	Moderate value – north façade – north wing Low value - rear sections of east and west	No photographs

Heritage Curtilage

	(east/west facades, north façade, main wing)	North Terrace institutional streetscape		Brookman Building		facades, north façade, main wing	

Note: Social value has not been assessed – views may be important to the community in reinforcing the recognised character and memory of a place, but community consultation was not part of this brief.

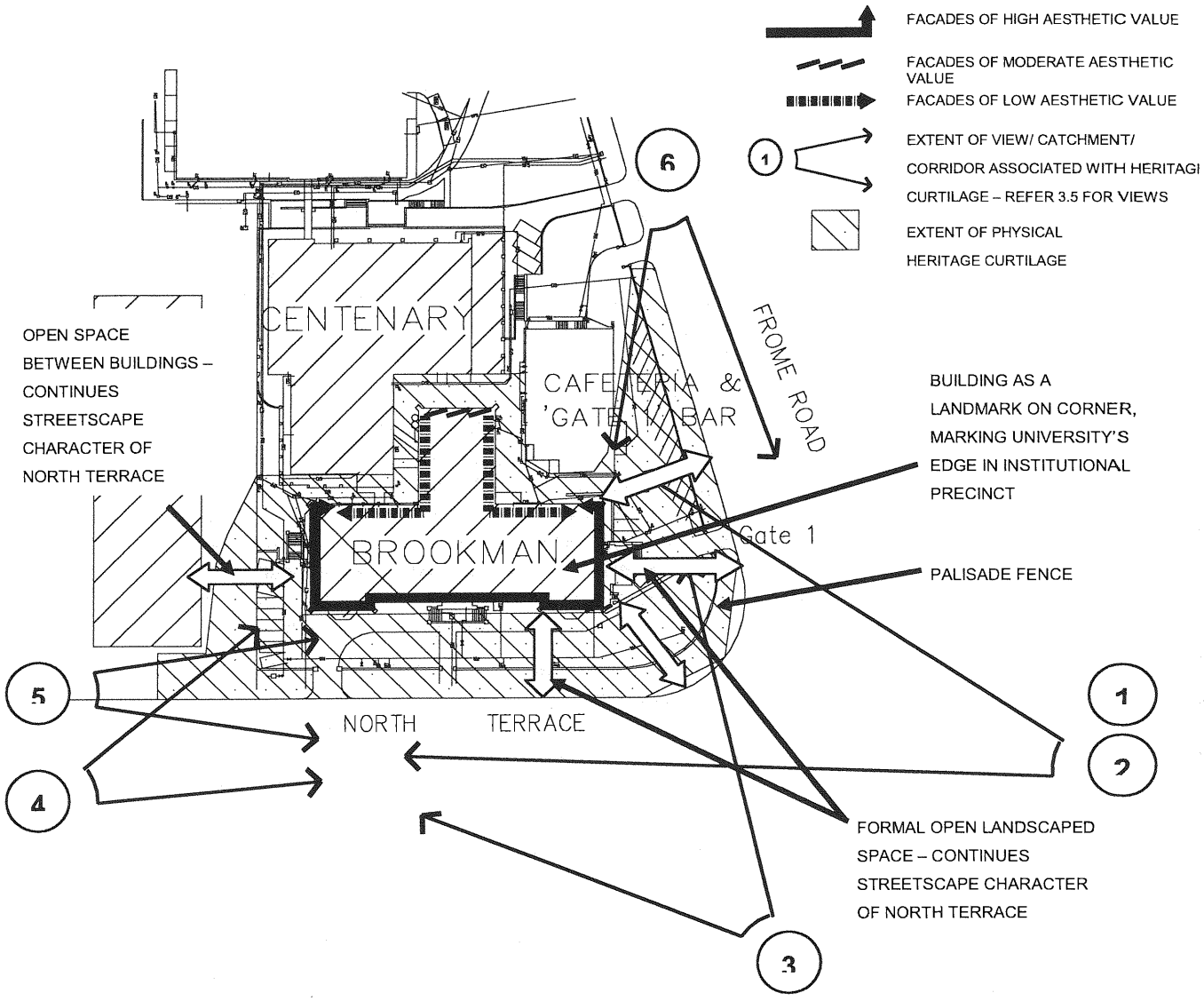
4 Heritage Curtilage – Summary of Significance

The north side of North Terrace, Adelaide, is acknowledged as the City's cultural/ institutional precinct, lined with large scale institutional buildings. The Brookman Building is significant as one of these buildings, contributing to the institutional character of the precinct. The exterior and associated heritage curtilage of the building contributes to this significance for the following reasons:

- **Streetscape Character:** The siting of the Brookman Building reinforces and continues the vista and established character of the north side of North Terrace - defined by equally aligned, free-standing, large scale nineteenth/ early twentieth century institutional buildings, set in a landscaped, park setting. The landscaped spaces in front and to the east of the Brookman Building reinforce this character, providing an open space setting – or forecourt - for the building to address and from which to be viewed.
- **Aesthetic Value:** The extent of ornamentation and architectural detail found on the south facade and the front sections of the east and west facades of the Brookman Building is high, reflecting the importance placed on these building facades as the 'front door' address of the building, repeating the architectural character of the other buildings along the institutional precinct of North Terrace. The north and rear east and west facades are utilitarian in detail, with minimal ornamentation, suggesting that these facades were considered less important in aesthetic value, a design decision possibly driven by project requirements and budget limitations.
- **Fencing:** The metal palisade fence along the north and east boundary (to the first gateway) dates from 1902 and is of significance, defining the establishment and physical boundary of the site and continuing the established historic fence line along North Terrace. The metal palisade fence panels to the north of the first gateway are also of significance (but not the brick piers).
- **Significant Views:** Significant views, which enable interpretation of the heritage value of the building and its heritage curtilage include: along North Terrace, looking in both directions; looking north from Frome Street; and looking south at the Frome Road/ North Terrace intersection.

The following diagram illustrates the recommended extent of the heritage curtilage for the Brookman Building, to conserve the heritage values of the building.

Assessment of the Heritage Curtilage – Brookman Building, UniSA City East Campus



Site Plan (nts)

5 Conservation Policy – Heritage Curtilage

The policy provides for the interpretation of the significant heritage values of the exterior of the Brookman Building and its heritage curtilage, while also providing developmental certainty for the future development of the place.

Any future development on the southern half of the University of South Australia site should be guided by the heritage curtilage policy, not reducing the heritage value of the Brookman Building and its associated heritage curtilage.

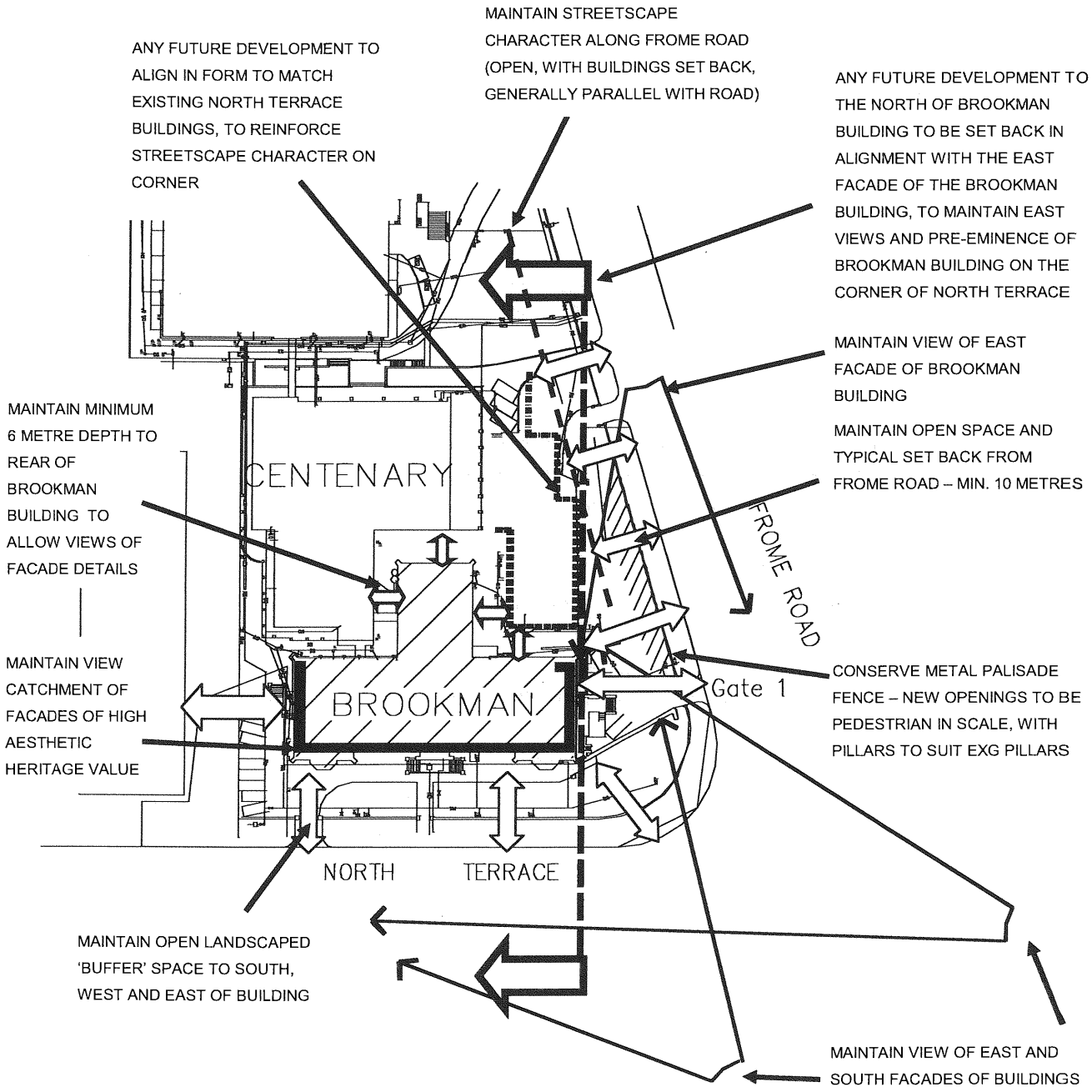
Heritage Curtilage Policy

Maintain and enhance the heritage value of the Brookman Building, through the conservation of its associated heritage curtilage, including:

- the views of the building, its setting and the associated North Terrace Precinct, from along North Terrace, north down Frome Street and south up Frome Road
- the open landscaped space between the building and North Terrace and Frome Road
- views of the south facade and the west and east facades (south sections only) of the Brookman Building - the facades of high aesthetic heritage value
- the metal palisade fence surrounding the site

The following diagram illustrates the heritage curtilage conservation policy for the Brookman Building.

Heritage Curtilage

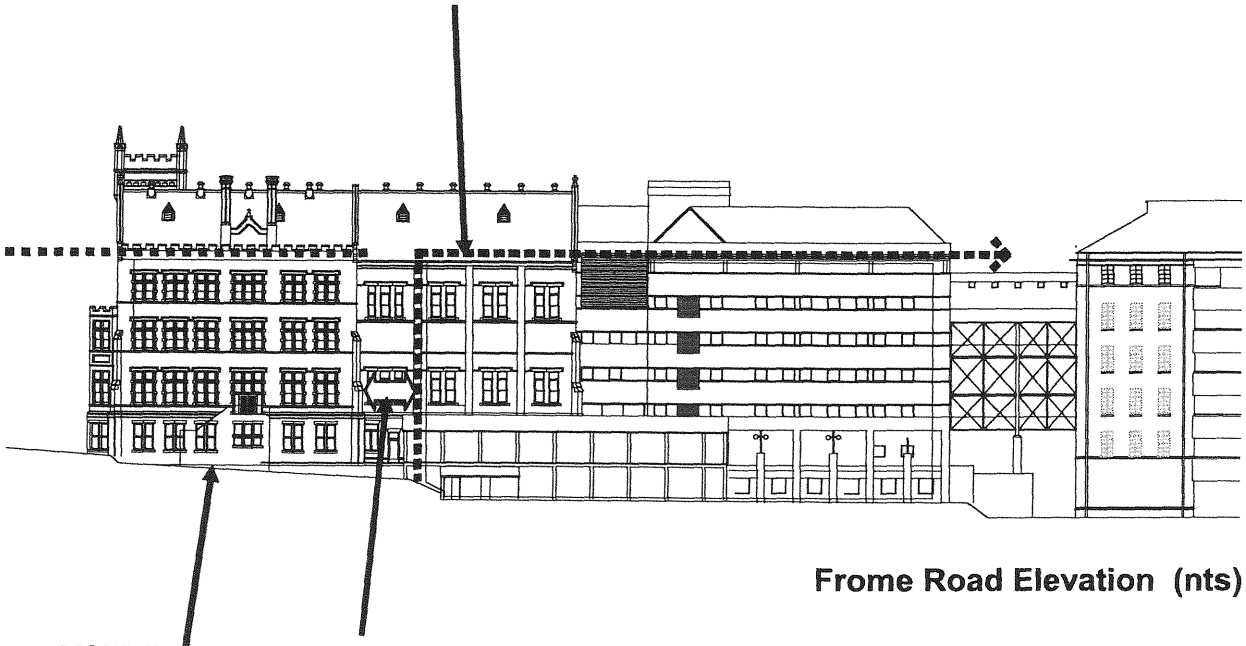


Site Plan (nts)

Heritage Curtilage

Conservation Policy – Heritage Curtilage - Illustration of Policy

ANY POTENTIAL FUTURE DEVELOPMENT - HEIGHT TO NOT EXCEED PARAPET OF BROOKMAN BUILDING – TO ENSURE PRE EMINENCE OF SCALE OF BROOKMAN BUILDING ON STREET CORNER



Frome Road Elevation (nts)

BROOKMAN BUILDING

ENSURE A MINIMUM 6 METRE DEPTH MAINTAINED TO REAR OF BROOKMAN BUILDING TO ALLOW VIEWS OF FACADE DETAILS