


164 Parramatta Road, Annandale (former Bank of NSW)

Salvage Strategy and Sympathetic Re-use Report

Report to Lendlease Samsung
Bouygues Joint Venture

15 November 2018



 artefact

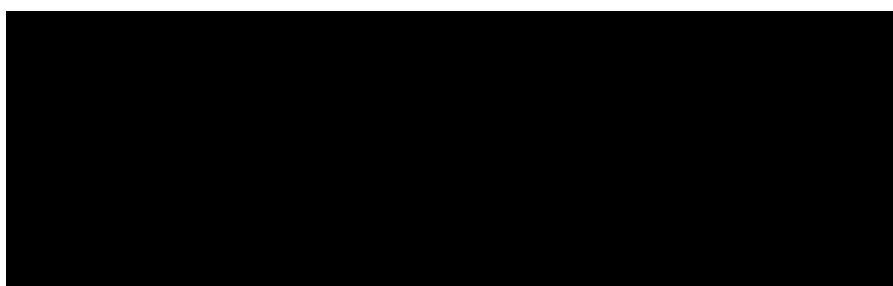
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1.0 INTRODUCTION

1.1 Project background

WestConnex is one of the NSW Government's key infrastructure projects which aims to ease congestion, create jobs and connect communities. The 33-kilometre WestConnex motorway will link Sydney's west and south-west with the Sydney Central Business District, Sydney Airport and Port Botany. WestConnex is one component of an integrated solution to meet Sydney's growing transport and infrastructure needs and is consistent with NSW Government transport and planning policies and strategies. Roads and Maritime Services (Roads and Maritime) has commissioned the Sydney Motorway Corporation (SMC) to deliver WestConnex in two stages:

- Stage 1: M4-M5 Link Mainline tunnels
- Stage 2: Rozelle interchange.

SMC engaged the Lendlease Samsung Bouygues Joint Venture (LSBJV) to design and construct Stage 1 of the M4-M5 Link project (the Project). The WestConnex M4-M5 Link Mainline Tunnels project will deliver twin mainline motorway tunnels between the New M4 at Haberfield and the New M5 at St Peters. Each tunnel would be around 7.5 kilometres long and would generally accommodate up to four lanes of traffic in each direction

The project was declared by Ministerial Order to be State Significant Infrastructure (SSI) and Critical State Significant Infrastructure (CSSI). It remains subject to assessment under the EP&A Act and requires the approval of the NSW Minister for Planning. An Environmental Impact Statement (EIS) was prepared and the project was approved by the Minister for Planning on 17 April 2018.

Artefact Heritage has been engaged by LSBJV to provide a salvage strategy and sympathetic re-use report for the proposed demolition of 164 Parramatta Road, Annandale (former Bank of NSW) as part of Stage 1 of the WestConnex project at the proposed Pymont Bridge Road tunnel site. 164 Parramatta Road, Annandale (former Bank of NSW) was assessed as a 'potential heritage item' of local significance in the Technical Working Paper: Non-Aboriginal Heritage prepared for the EIS.¹ As an item demonstrating local significance, the former Bank of NSW would be *eligible* for listing on the Local Environment Plan, and therefore meets the criteria for a 'heritage item':

A place, building, structure, work, relic, archaeological site, tree, movable object or precinct of heritage significance, that is listed or may be eligible to be listed under one or more of the following registers: the State Heritage Register under the Heritage Act 1977; a state agency heritage and conservation register under section 170 of the Heritage Act 1977; a Local or Regional Environmental Plan under the EP&A Act....

1.2 Study area

164 Parramatta Road, Annandale, is located within the Inner West Local Government Area (LGA) (Figures 1 and 2). The site covers Lot 1, DP 82718. It is bordered by Parramatta Road to the south, Bignell Lane to the north, and commercial businesses to the east and west.

¹ GML Heritage, August 2017. WestConnex – M4-M5 Link. Technical Working Paper: Non-Aboriginal Heritage. Report prepared for Roads and Maritime Services.

1.3 Previous investigations

In August 2017, GML prepared the Technical Working Paper: Non-Aboriginal Heritage for the project as part of the EIS. The report identified that 164 Parramatta Road Annandale was a potential heritage item of local significance for historical, aesthetic, and representativeness significance. The following statement of significance is reproduced from the Technical Working Paper: Non-Aboriginal Heritage:

The former Bank of NSW building has historic and aesthetic significance as a typical example of an inter-war commercial building purpose built as a bank, a typology rare in the context of Parramatta Road. ²

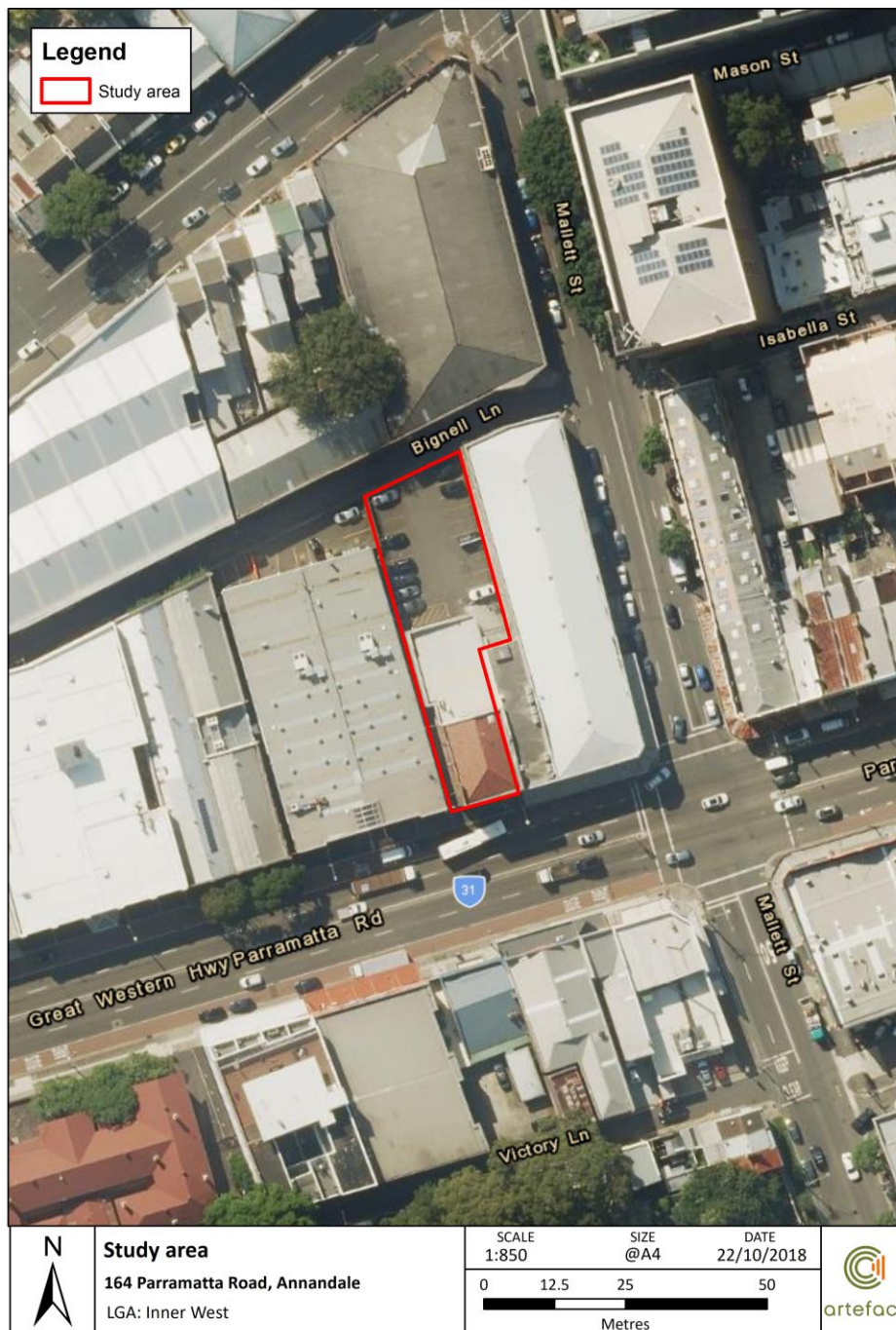
The report assessed the proposed impacts as being major adverse impacts to the item due to the full demolition of the building.

Figure 1: Façade of former Bank of NSW building



² GML Heritage, 2017

Figure 2: Study area



1.4 Methodology

A site visit was undertaken by [REDACTED] (Artefact Heritage) and [REDACTED] (International Conservation Services) on 22 October 2018 to inspect and record the main original features of the building façade and interior. An assessment of the building’s materials was conducted by [REDACTED] and a salvage strategy with a schedule of condition and options of the building’s elements was produced (Appendix 1). An assessment of the sympathetic re-use of building elements was also undertaken during the site visit and options are included in Section 4.

It is recommended that this report be submitted to the Secretary, Inner West Council/Inner West Council Library, Westpac Archives (in 1982 the Bank of NSW was merged under the Westpac Banking Corporation), and a copy retained by LSBJV.

1.5 Authorship

This summary report was prepared by [REDACTED] (Principal, Artefact Heritage) with management input and review by [REDACTED] (Principal, Artefact Heritage). The salvage strategy report and schedule (Appendix 1) was prepared [REDACTED] (Executive Director, International Conservation Services).

2.0 HISTORICAL CONTEXT

The following background has been extracted from the Technical Working Paper: Non-Aboriginal Heritage prepared by GML for the project.³

2.1 Locality

The study area was originally part of Governor William Bligh's 240-acre grant, made to him by Governor Philip Gidley King in 1806. Bligh named the estate after a naval battle site he fought in off the coast of Holland. After Bligh's death his in 1817 landholdings were passed on to his six surviving daughters.⁴

By the 1840s, the Camperdown Estate was in the ownership of Sir Maurice O'Connell. In 1842, the Camperdown Estate was subdivided and sold. Most of the blocks were villa allotments, up to two hectares in size but there were also smaller residential lots.

New streets were also laid out, including a new alignment of George Street – the present day Parramatta Road.⁵ Parramatta Road was constructed in the first years of the colony to link the two European settlements, Sydney and Rose Hill (later renamed Parramatta). It is highly probable, although no written account confirms it, that the first European-made track between the two settlements followed an Aboriginal pathway. The creation date of the first European made track also remains unknown, but was likely to have been sometime in 1790 or 1791 as it was first mentioned in 1792 by David Collins.⁶ Lieutenant Governor Francis Grose formalised the early track into a road in 1794.⁷

While there was the occasional sale on Parramatta Road, it was not until the 1840s that large-scale subdivisions began to appear along the road and the suburbs developed. The initial impetus for subdividing the estates came from an economic downturn that hit Sydney in 1842, resulting in the declaration of over 600 insolvencies that year.⁸

Between 1840 and 1850, major subdivision sales along Parramatta Road occurred at Annandale (Fitzroy Terrace Estate, c1840) and on both sides of Parramatta Road at Camperdown (Camperdown Estate, 1841). Like the Camperdown Estate, the other newly subdivided estates along Parramatta Road were divided into large and small allotments, purchased for residential and commercial uses.

On the opposite side of Parramatta Road, within the Annandale heritage study area, the land appears to have been used for residential occupation. Two houses that can be identified from the mid-late nineteenth century are 'Chester Lodge' and 'Didliston'. 'Chester Lodge' was constructed in c1857.

The land surrounding 'Chester Lodge' and 'Didliston' was subdivided for sale in c1885 and the grounds of 'Didliston' was subdivided and sold in c1886. By 1890, 'Chester Lodge' was demolished and Booth Street South (now Mallett Street) was laid out.

³ GML Heritage, August 2017

⁴ Shaw, AGL, 'Bligh, William (1754–1817)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, published first in hardcopy 1966, viewed 4 October 2016 <<http://adb.anu.edu.au/biography/bligh-william-1797/text2037>>.

⁵ Baskerville, B, 'A Walking Tour of O'Connell Town (now Newtown)', NSW, History Matrix, viewed 4 October 2016 <<https://historymatrix.wordpress.com/tag/william-bligh/>>.

⁶ DMR 1976, The Roadmakers, Department of Main Roads NSW, Sydney, p 3.

⁷ Broomham, R 2001, Vital Connections: A History of NSW Roads from 1788, Hale & Iremonger, Sydney, p 25.

⁸ 'Commercial', Evening News, 27 February 1886, p 4, viewed 6 October 2016 <<http://nla.gov.au/nla.news-article111184498>>.

During this period 'Didliston' is still standing. Along Parramatta Road, between Mallett Street and Gordon Street is a mix of residential and industries including Bignell and Clark's Camperdown steam joinery works (Didliston's neighbour on the east). Bignell and Clark were responsible for building the Sydney Town Hall and Strand Arcade in Pitt Street, Sydney.⁹ Bignell Lane is named after the Bignell family. The trend of mixed residential and commercial use of the Annandale area continued into the early twentieth century. 'Didliston' was converted into two four bedroom residences in c1895.¹⁰

Bignell and Clark's Camperdown steam joinery works was demolished and the land was referred to as 'Camperdown Stadium' in the 1913 Sands Sydney Directory.¹¹ The allotment along Mallett Street, spanning from Pymont Bridge Road to Parramatta Road, was owned by Charles B Vintner since the early 1900s.¹²

By 1921, Vintner had sold his landholdings within the study area. The buildings along Mallett Street and on Parramatta Road were sold to Grace Bros. By 1924, the residential cottages along Parramatta Road were being replaced with factories, stores, and shops.

2.2 Bank of NSW

In 1937, Bank of NSW purchased 164 Parramatta Road.¹³ Bank of NSW was established by Governor Macquarie in 1817 and was Australia's oldest financial institution. Bank of NSW merged with Commercial Bank of Australia Ltd in 1982 and changed its name to Westpac Banking Corporation.¹⁴

The early buildings on the site, including a c1890 cottage, were demolished and replaced with a purpose built bank and car park (Figure 4). The building was designed by Spain & Cos Architects and built by Welch Bros (Figures 5 and 6). Minor alterations of the building were undertaken in 1955 and 1964, with major internal works undertaken by RS Hamilton in 1974. The branch was open until at least 1994.¹⁵

By 1994, the stores and warehouses adjacent to the former Bank of NSW were replaced by one large building, which is presently Camperdown Fitness (Figure 12). The buildings from 1994 remain externally unchanged today.

⁹ Heritage Division, Office of Environment and Heritage NSW, Strand Arcade SHI form, viewed 12 October 2016 <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424009>>.

¹⁰ Sands, J 1895, Sands Sydney & Suburban Directory for 1895, John Sands Limited, Sydney; City of Sydney Archives, 1911 Camperdown Rate books.

¹¹ Sands, J 1913, Sands Sydney, Suburban and Country Directory for 1913, John Sands Limited, Sydney.

¹² Sands, J 1903, Sands Sydney, Suburban and Country Directory for 1903, John Sands Limited, Sydney.

¹³ CT 4849–155, LPI NSW

¹⁴ Dictionary of Sydney staff writer, 2008, 'Bank of New South Wales', Dictionary of Sydney, viewed 12 October 2016 <http://dictionaryofsydney.org/entry/bank_of_new_south_wales>

¹⁵ Hopkinson, L 2016, 'Re: Bank of NSW' email, Westpac Group Archives, 5 October 2016

Figure 3: 1835 plan of environs of Sydney by PL Bemi showing Bligh's landholdings on north and south of Parramatta Rd Camperdown (SLNSW)



Figure 4: 1883 Surveyor Generals Plans (SLNSW)



Figure 5: Blueprint of the lot to be purchased by Bank of NSW (Westpac Bank Archives)



Figure 6: 1936 plan of Bank of NSW, building elevations (Plans by Spain & Cos, Architects. Westpac Group Archives)

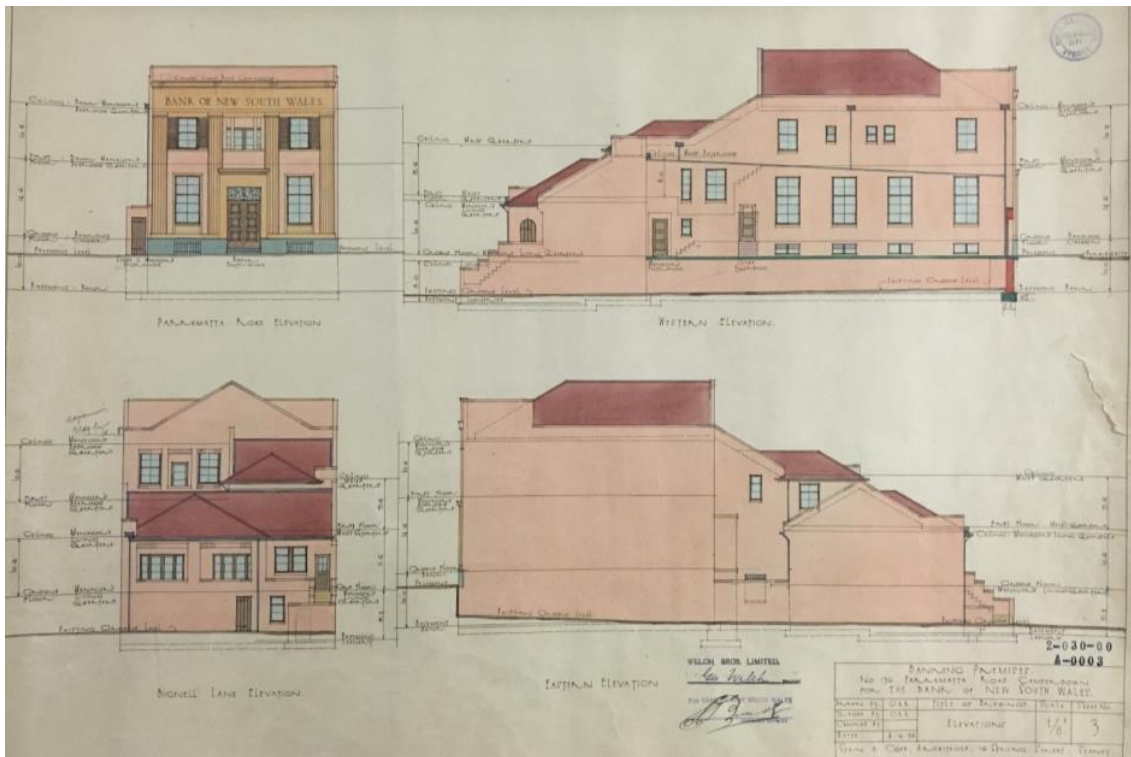


Figure 7: 1936 plan of Bank of NSW, cross-section plan (Plans by Spain & Cos, Architects. Westpac Group Archives)

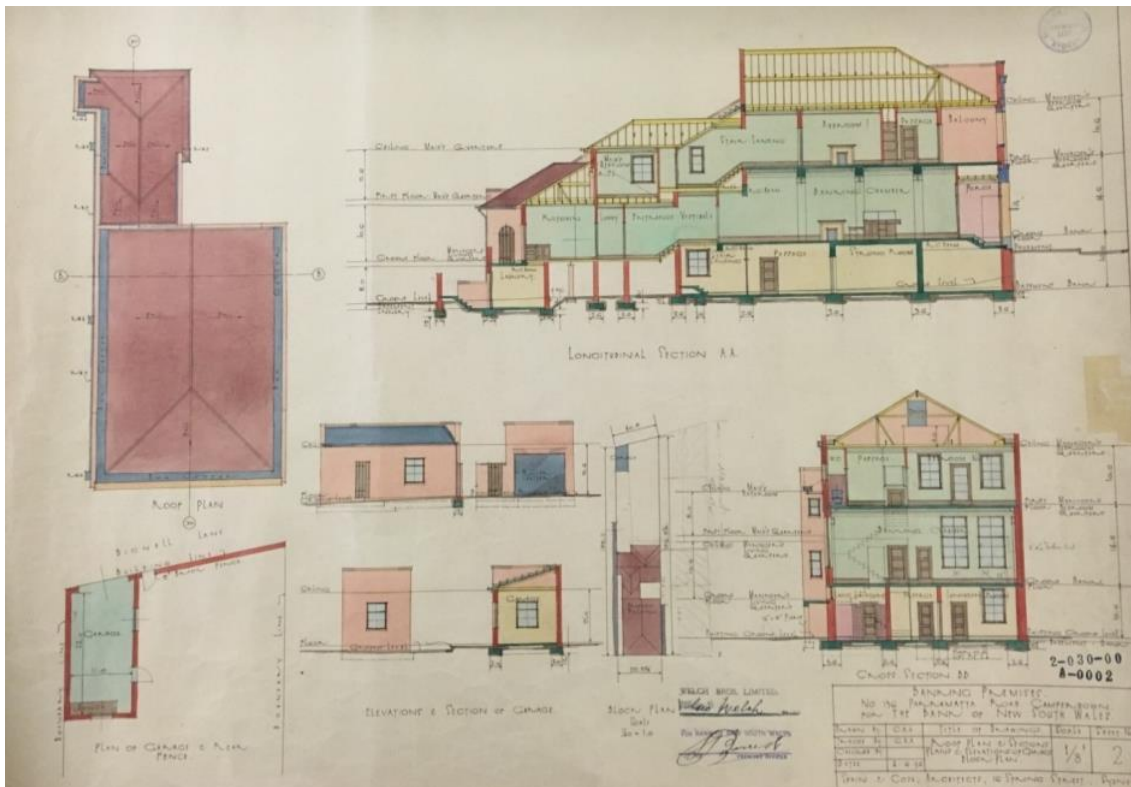


Figure 8: 1935-1950 City of Sydney Civic Survey of the study area (SLNSW)



Figure 9: 1956 City Building Surveyor's Detail Sheets showing the commercial occupants and little change in the project footprint (City of Sydney Historical Atlas of Sydney)



Figure 10: 1912-1962 Blackwattle plan of study area (Sydney Water Archives)

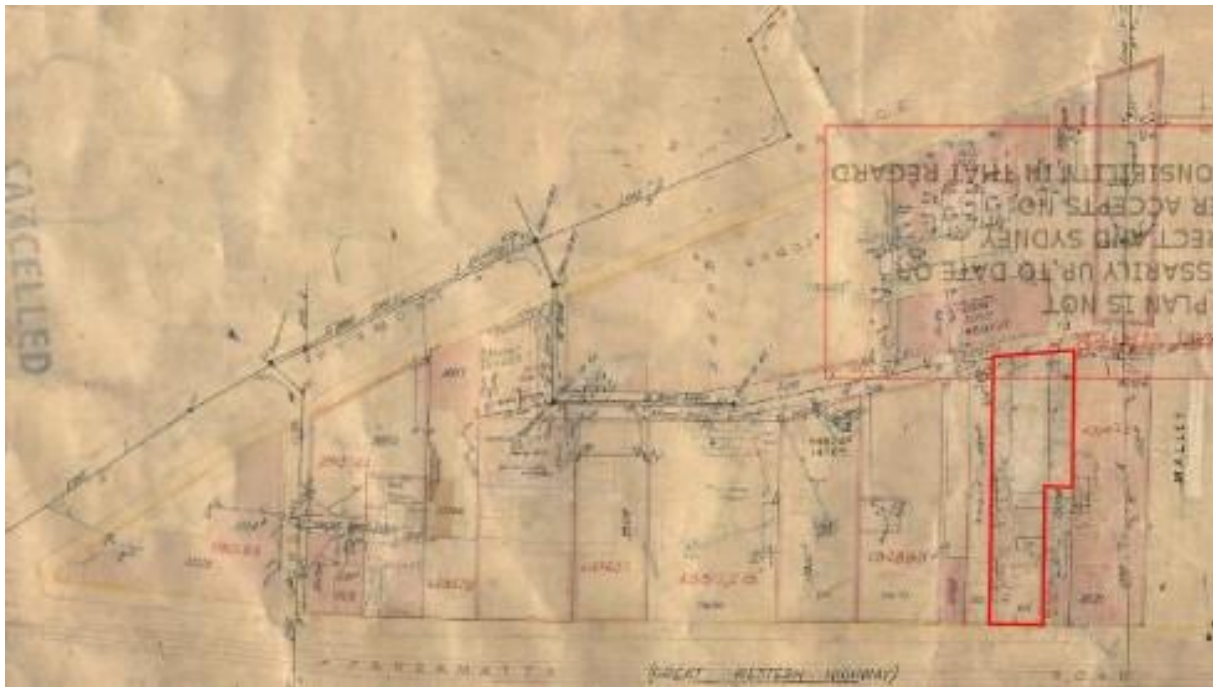


Figure 11: 1943 aerial of the study area (Sixmaps)



Figure 12: 1994 aerial showing Camperdown Fitness which has moved in next door to former Bank of NSW building along Parramatta Road (Sixmaps)



3.0 PHYSICAL DESCRIPTION AS AT 22/10/2018

3.1 Exterior

The former Bank of NSW at 164 Parramatta Road, Annandale, was constructed between 1936-1937. It is a two storey inter-war stripped classical building with sandstone pilasters to the front façade and simple red brick parapet concealing a hipped roof. The building is symmetrical in form and massing and consistent with other purpose built banks of its era. It is set on a simple sandstone base with an emphatic square portal leading to the entrance. Above the doorway on the frieze it is possible to make out where the bronze lettering reading 'Bank of NSW' once was. The building has three smaller multi pane double hung sash windows above two larger ones at ground level and conforms to the prevailing setback of this particular stretch of Parramatta Road.

The building frontage has lost some of its finer details including its original brass lettering, front door and usual utilitarian bank items such as night safes/deposit boxes. The brickwork around the middle window at the upper level appears to have been altered.¹⁶

The original windows along the western elevation have been filled in with bricks, and it appears the original front pavement lights on the Parramatta Road elevation have been filled in.

3.2 Interior

164 Parramatta Road consists of three floors. The lower level contains bathrooms, store rooms, a large vault room and a kitchen area. Towards the back of the property is a brick-built garage and store area which leads onto the rear yard. It appears that no original features remain in this part of the property.

The ground level has been used as office space and as such has many modern glass partition walls installed to create discrete offices and meeting rooms which cover the entirety of the ground floor.

The upper level of the property was converted into a spacious residential one-bedroom apartment. It is probable that the doors and windows of the apartment are original, however they are covered by many layers of paint. Other original features within the apartment appear to have been lost upon renovation.

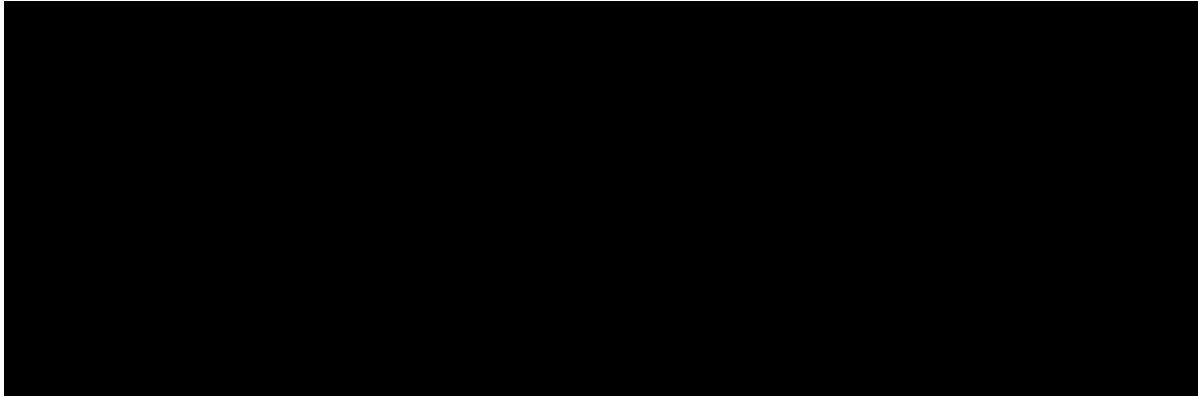
The interior of 164 Parramatta Road retains very few original features due to renovations. One notable feature, however, is the trachyte paving and steps which remain in the front portico. The large wooden front doors, the windows, and the decorative metalwork above the door are original features. The bolts on the interior of the front doors are original though the main lock on the door has been replaced.

¹⁶ GML Heritage, August 2017

4.0 SALVAGE AND RE-USE OPTIONS

4.1 Salvage options

Appendix 1 Table 1 lists the elements that are considered to be of salvage value. If these elements were salvaged, the following organisations could be contacted to ascertain any interest in taking the elements for restoration and repair of similar buildings or distribution to landowners:



4.2 Sympathetic re-use options

In addition to the re-use of building elements for repair and restoration work in comparable buildings (outlined in Section 4.1), a further option for sympathetic re-use is as a feature in future on-site heritage interpretation.

Architectural elements from previous on-site structures are increasingly considered for re-installation or re-use to support interpretation of a site. They can have an impressive impact, and signal an understanding and respect of the heritage significance of the site. These can include elements from original buildings displayed with accompanying signage providing information about the original building and context, elements incorporated into the landscaping as stand-alone sculptural pieces, or elements used as functional pieces such as seating and playground elements. In all situations, the elements would need to be closely integrated into the landscape design and/or new buildings on the site.

Appendix 1 Table 2 lists the elements from the façade of the former Bank of NSW building that are recommended for sympathetic re-use based on their condition and significance:

- Sandstone: Gargoyle blocks (4), Pilasters – one full pilaster (7 units), Entrance columns
- Doors: Main entrance doors (2)
- Metalwork: L1 porch grille, Entrance fanlight grille, Entrance door surrounds

However, as the future use of the site is at present unknown, only the incorporation of sandstone column blocks, pilasters units and sandstone gargoyles from the building's façade into landscape features and functional elements on-site, such as seating and playground elements, is recommended. Incorporation of other elements listed for retention/re-use, such as wooden doors and metal grills, is not recommended for on-site re-use due to conservation requirements and maintenance issues.

It is therefore suggested that the following items from the salvage schedule be retained for possible sympathetic re-use in future developments on site, while the remaining elements in the salvage schedule be offered to appropriate organisations for re-use/repair purposes where practical:

- 4 sandstone gargoyle blocks
- 1 full sandstone pilaster
- sandstone blocks from entrance columns, depending on their condition when deconstructed

This option would require the storage of the sandstone pieces until the construction works for WestConnex were completed. Advice on specific storage requirements of the chosen elements is contained in Appendix 1.

If this course of action is not practical or the items are damaged during deconstruction, then these items should also be offered to appropriate organisations for re-use/repair purposes.

The Heritage Interpretation Plan being prepared for the site (to address Condition E167) includes the option of the sympathetic re-use of elements from the building's façade as on site landscape features or functional elements.

Figure 13: Examples of re-use of sandstone blocks as functional elements/playground elements



APPENDIX 1: SALVAGE REPORT, WITH SCHEDULE OF CONDITION AND OPTIONS

164 PARRAMATTA ROAD, ANNANDALE

MAIN FAÇADE:

SCHEDULE OF CONDITION AND OPTIONS

Prepared for:

Artefact

Inspection: 16 Oct 2018

Report: 12 Nov 2018



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This report has been prepared for the client in accordance with the terms and conditions of appointment of International Conservation Services Pty Ltd (ABN 64 052 402 981) for this project.

International Conservation Services cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

1 INTRODUCTION

International Conservation Services (ICS) has been engaged by Artefact to undertake a condition assessment and provide a schedule of options for deconstruction, salvage and reuse of elements of the façade of 164 Parramatta Road, Annandale.

This report describes the approach and summarises the options for deconstruction, salvage and reuse for each element of the main façade.

A full schedule of the condition of the main facade, along with recommended options is appended to the report in Appendix A.

2 BACKGROUND

The two storey inter-war stripped classical building at 164 Parramatta Road, Annandale was constructed as a bank for the Bank of NSW (later Westpac) in 1936-37. It ceased to be used as a bank in 1994, and has been converted to office space.

3 INSPECTIONS

The main façade of 164 Parramatta Road, Annandale was inspected on Tuesday 16 October 2018, from street level, and from inside looking out through the windows on both levels. High resolution photographs were taken from the opposite side of Parramatta Road, and these photographs were used to assess the condition of the upper level portions of the façade.

4 CONSTRUCTION

The main façade of the building is of load-bearing masonry construction. The base plinth comprises Bowral trachyte blocks, with sandstone blocks used as feature elements within brick masonry. It is considered likely that all of the stonework was installed with brickwork behind.

The appearance of the sandstone is consistent with Sydney yellowblock sandstone quarried from the eastern suburbs, either Bondi (less likely) or Maroubra (more likely).

There are two painted timber-framed double hung sash windows on each level. The central upper level window is a later infill, comprising a single aluminium framed window set just behind the brick pilasters in the opening. This window appears to have originally been an opening onto a balcony, as evidenced by the internal timber-framed doors with glass infill panels set well back from the line of the façade.

The front entrance doors (2) are painted timber, set into a bronze frame, with original drop bolts and hinges. The internal doors (15) are painted timber panel doors, apparently original, with a consistent set of hardware, probably later reproduction.

Wrought iron grilles are present above the entrance door and across the central upper level window.

5 CONDITION SUMMARY

Refer to the schedule of condition contained in Appendix A.

The façade is generally in good condition, although there is some deterioration to the more exposed elements at parapet and cornice level. There is also evidence of a lack of maintenance, as shown by the poor condition of paint and glazing putty to the timber window frames.

6 OPTIONS

The following options for deconstruction, salvage and reuse have been identified:

- a) **Deconstruction** under the supervision of a relevant specialist, so as to minimise damage to the individual components of the façade. This will result in the maximum amount of material available for salvage and reuse.
- b) **Salvage** of elements and components that can be deconstructed without significant damage will permit a range of options, from reuse for interpretive or landscaping purposes on the site, to resale/donation and reuse by others for new construction or restoration of other heritage buildings.
- c) **Reuse** for interpretive or landscaping purposes on the site offers opportunities to implement sustainable practices (reuse of materials) as well as tell stories about the past uses of the site (heritage interpretation). A range of elements could be repurposed and reused in this way.
- d) **Resale/donation** and reuse of a range of elements from the façade would be feasible.

7 SCOPE FOR SALVAGE OF ELEMENTS

When the building is demolished, it is recommended that the main façade is deconstructed under the supervision of a relevant specialist.

The components of the main façade listed in Table 1 below are considered to have sufficient value and to be in reasonable or good condition so as to warrant deconstruction and salvage, and to be considered for reuse, either on site as interpretive or landscaping elements, or for resale for reuse by others. Refer to the schedule contained in Appendix A for full details regarding salvage of components from the main façade of the building.

Table 1: Schedule of components for salvage

ELEMENT	COMPONENT FOR SALVAGE	SALVAGE VALUE
Sandstone	Gargoyle blocks	Moderate salvage value
	Beam cladding	Moderate salvage value
	Pilasters	Moderate salvage value
	Entrance lintel and columns	Moderate salvage value
Trachyte	All blocks and paving units	High salvage value
Windows	L1 double hung sash windows	Moderate salvage value
	GF double hung sash windows	Moderate salvage value
Doors	Entrance doors and hardware	Moderate salvage value
	Internal doors and hardware	Moderate salvage value
Metalwork	L1 porch grille	Moderate salvage value
	Entrance fanlight grille	Moderate salvage value
	Entrance door surrounds	Moderate salvage value

Salvage value can be maximised in a number of ways, including:

- careful deconstruction to minimise damage
- labelling to identify origin of element (façade component and building), as some users will value information about the provenance of the salvaged material
- storage in ways that minimise incidental damage or weathering prior to reuse

Storage requirements (short-term or long-term) for these components should therefore reflect good commercial practices for maximising salvage value, including:

- tagging / labelling with punched stainless steel tags identifying component and building
- care during deconstruction and transport from site to minimise physical damage
- storage undercover on non-staining pallets or in non-staining crates
- provision of information about component or building (e.g. photographic information sheet, or a copy of this report) with component
- storage in secure undercover location with facility to handle and move crates

8 SCOPE FOR RETENTION OF ELEMENTS FOR REUSE ON SITE

Should the heritage significance of the building be such that there is a desire to retain representative elements from the façade for sympathetic reuse on site, then subject to the deconstruction process not causing damage to them, the components of the main façade listed in Table 2 below are considered to provide the greatest potential to convey some of that heritage significance.

Refer to the schedule contained in Appendix A for full details regarding retention of components from the main façade of the building.

Table 2: Schedule of components for possible retention for reuse on site


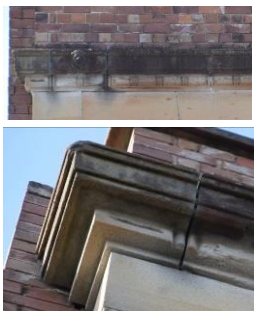
ELEMENT	COMPONENTS FOR POSSIBLE REUSE ON SITE
Sandstone	Gargoyle blocks (4) Pilasters – one full pilaster (7 units) Entrance columns
Doors	Main entrance doors (2)
Metalwork	L1 porch grille Entrance fanlight grille Entrance door surrounds



Storage requirements (short-term or long-term) for any components to be retained for sympathetic reuse on-site are outlined in the section on salvage above.




9 AUTHORSHIP AND PROJECT TEAM





This inspection and report was undertaken by David West, Executive Director of International Conservation Services.



APPENDIX A SCHEDULE




ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
SANDSTONE				
Sandstone generally		Light soiling. Varying degrees of black biological staining.		
Parapet cappings		Sandstone units displaying delamination cracking and spalling to ends / leading edges. Sanding and fretting to surfaces. Extensive black biological staining to all visible surfaces. Further 'hands-on' inspection required to confirm extent of deterioration.	No particular significance. Salvage / retention not recommended.	
Cornice		Sandstone units displaying sanding and fretting to surfaces, probably due to water migration from rear of parapet. Likely to be some evidence of incipient delamination cracking at ends of some units. Extensive black biological staining to all visible surfaces. Further 'hands-on' inspection required to confirm extent of deterioration.	No particular significance. Some salvage value (low).	



ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
Gargoyles		<p>Four off carved sandstone units spaced at intervals along cornice.</p> <p>More significant sanding and fretting to underside of these units.</p> <p>Some delamination cracking and spalling, particularly to underside.</p> <p>Extensive black biological staining to all visible surfaces.</p> <p>Further 'hands-on' inspection required to confirm extent of deterioration.</p> <p>Approx. dimensions: 500mmL x 420mmH x ??T</p>	<p>Some significance.</p> <p>Some salvage value (moderate).</p>	<p>All four gargoyle blocks could be considered for potential reuse on site</p>
Beam cladding		<p>Sandstone blocks forming beam cladding in good condition.</p> <p>Two blocks in top course have cracked vertically at mid-span; one has been crudely patched, the other is unpatched.</p> <p>One block in the middle course at the western end has a spall missing; possibly due to the same movement which caused block above to crack.</p> <p>Significant quantity of patches to fixing holes for original bank signage; may contain remnant steel fixings which risk causing future cracking.</p> <p>Minor black biological staining to some blocks.</p> <p>Approx. dimensions: 1600mmL x 600mmH x ??T 1050mmL x 450mmH x ??T</p>	<p>No particular significance.</p> <p>Some salvage value (moderate).</p>	



ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
Pilasters		Fluted rubbed sandstone units in good condition. Approx. dimensions: 1050mmH x 900mmW x ??T	Some significance. Some salvage value (moderate).	One full pilaster (7 units) could be considered for potential reuse on site
String course		Profiled string course units forming window sills and porch balustrade capping apparently in fair to good condition. Upper surface could not be inspected. Some black biological staining to most units.	No particular significance. Some salvage value (low).	
Entrance capping		Profiled capping units forming coping to entrance apparently in fair to good condition. Upper surface could not be inspected. One patch in centre of leading face; may contain remnant steel fixing which risks causing future deterioration. Extensive black biological staining.	No particular significance. Some salvage value (low).	



ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
Entrance lintel		<p>Sandstone block forming entrance lintel in good condition. Significant quantity of patches to fixing holes for original bank signage; may contain remnant steel fixings which risk causing future deterioration.</p> <p>Separate set of patches to lamp or sign mounting bracket; steel rod fixings visible which are likely to lead to future deterioration.</p> <p>Approx. dimensions: 3000mmL x 850mmH x ??T</p>	<p>No particular significance.</p> <p>Some salvage value (moderate).</p>	
Entrance columns		<p>Sandstone blocks forming entrance columns are in good condition.</p> <p>Approx. dimensions: 1050mmH x 500mmW x ??T</p>	<p>No particular significance.</p> <p>Some salvage value (moderate).</p>	Entrance columns could be considered for potential reuse on site
GF window surrounds		<p>Profiled sandstone units forming window hood and surrounds apparently in fair to good condition. Upper surface could not be inspected.</p> <p>Some black biological staining to horizontal window hood units.</p>	<p>No particular significance.</p> <p>Some salvage value (low).</p>	
GF window sills		<p>Sandstone window sill units in poor to fair condition. Western window sill shows extensive delamination cracking.</p> <p>Black biological staining and other soiling on upper surface to both sills.</p>	<p>No particular significance.</p> <p>Salvage / retention not recommended.</p>	




ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
GF window spandrel panels		<p>Sandstone blocks forming spandrel panels beneath windows in fair condition.</p> <p>Extensive evidence of past signage installation; may contain remnant steel fixings which risk causing future deterioration.</p> <p>Extensive graffiti to eastern spandrel panel.</p> <p>Minor black biological staining along bottom edge of panels.</p> <p>Approx. dimensions: 1500L x 450mmH x ??T</p>	<p>No particular significance.</p> <p>Some salvage value (low).</p>	
GF base course		<p>Sandstone blocks forming base course in fair to good condition.</p> <p>Some impact damage along upper leading edge; one unit on western side has short crack from bottom edge.</p> <p>Extensive black biological staining, particularly below windows.</p> <p>Approx. dimensions: 900mmL x 300mmH x ??T</p>	<p>No particular significance.</p> <p>Some salvage value (low).</p>	
Joints		<p>Masons putty cracked, eroded, missing.</p> <p>Joint mortar visible in places, intact.</p> <p>Masons putty may contain asbestos.</p>	<p>Salvage / retention not recommended.</p> <p>Demolish and dispose.</p>	


ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
TRACHYTE				
GF plinth masonry		Sawn solid blocks of trachyte in good condition. Approx. dimensions: var. L x 350mmH x 230mmT var. L x 560mmH x 230mmT	No particular significance. Some salvage value (high).	
GF entrance steps and paving		Polished slabs of trachyte in good condition. Leading edge of steps have had anti-slip treatments. Some staining, particularly to external steps. Approx. dimensions (steps): 2000mmW x 250mmD x 50mmT	No particular significance. Some salvage value (high).	
GF entrance skirtings		Polished slabs of trachyte in good condition. Approx. dimensions:	No particular significance. Some salvage value (moderate).	
Joints		Masons putty cracked, eroded, missing. Joint mortar visible in places, intact. Masons putty may contain asbestos.	Salvage / retention not recommended. Demolish and dispose.	

ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
BRICKWORK				
Parapet		Red bricks in moderate condition. Some efflorescence, particularly at the western end. Some black biological staining, particularly in the courses immediately above the sandstone cornice.	No particular significance. Some salvage value (low).	
Infill		Red bricks in moderate condition. Some minor black biological staining, particularly in the courses immediately above projecting sandstone courses. Minor graffiti at low level.	No particular significance. Some salvage value (low).	
Joints		Lime / composition mortar soft, eroded in many places.	Salvage / retention not recommended. Demolish and dispose.	

ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
WINDOWS				
GF double hung sash / frames		<p>Painted timber; paint in poor condition, peeling, missing in places; lead-based paint may be present.</p> <p>Timber weathered where exposed.</p> <p>Glazing putty cracked, missing in places; may contain asbestos.</p>	<p>No particular significance.</p> <p>Some salvage value (moderate).</p>	
L1 double hung sash / frames		<p>Painted timber; paint in poor condition, peeling, missing in places; lead-based paint may be present.</p> <p>Timber weathered where exposed.</p> <p>Glazing putty cracked, missing in places; may contain asbestos.</p>	<p>No particular significance.</p> <p>Some salvage value (moderate).</p>	

ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
L1 central porch infill		Aluminium frame intact, sound. Not original.	Salvage / retention not recommended. Demolish and dispose.	
DOORS				
GF entrance doors		External surfaces painted with gloss finish. Good condition. Internal surfaces have clear finish showing timber. Fair condition. Original drop bolts in fair condition. Approx. dimensions: 2700mmH x 1000mmW x 50mmT	Minor significance. Some salvage value (moderate).	Entrance doors could be considered for potential reuse on site

ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
Internal doors		Painted timber panel doors (15) in good condition. Apparently original, but not verified. Hardware all consistent, but condition suggests it is reproduction. Approx. dimensions: 2100mmH x 850mmW x 50mmT	No significance. Some salvage value (moderate).	
METALWORK				
L1 porch grille		Painted ?wrought iron. May include lead-based paint. No significant corrosion. Approx. dimensions: 1800mmH x 1500mmW x 40mmT	Minor significance. Some salvage value (moderate).	L1 porch grille could be considered for potential reuse on site
Entrance fanlight grille		Painted ?wrought iron. May include lead-based paint. No significant corrosion. Approx. dimensions: 700mmH x 2000mmW x 40mmT	Minor significance. Some salvage value (moderate).	Entrance fanlight grille could be considered for potential reuse on site

ELEMENT	IMAGE	CONDITION	DECONSTRUCTION, SALVAGE and REUSE	POTENTIAL FOR REUSE ON SITE
Entrance door surrounds		Patinated bronze.	Minor significance. Some salvage value (moderate). Scrap value.	Entrance door surrounds could be considered for potential reuse on site

APPENDIX B PHOTOGRAPHS



Photograph 1: Main elevation of building



Photograph 2: Upper portion of main elevation



Photograph 3: Lower portion of main elevation



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