

Middle Head, Mosman

Former Ten Terminal Regiment Barracks Buildings & Laundry

HERITAGE IMPACT ASSESSMENT Supplementary Report



Image: 1961 aerial showing the former Ten Terminal Regiment barracks buildings, laundry and adjacent parade ground. Source: Harbour Trust

Prepared for:
Sydney Harbour Federation Trust

Prepared by:
Lucas, Stapleton, Johnson and Partners Pty. Ltd.
The Trust Building, Suite 303/ 151 King Street
Sydney NSW 2000
Telephone: (02) 9357 4811

Date: 6th July 2023

© Lucas, Stapleton, Johnson and Partners Pty. Ltd. 2023

Executive Summary

This report is a Supplementary Report to the *Middle Head, Mosman Former Ten Terminal Regiment Barracks Buildings & Laundry Heritage Impact Assessment*, prepared by this firm and dated February 2022.

The former Defence lands at Headland Park, Mosman (which include the Middle Head precinct and the adjoining HMAS Penguin Naval base), are listed together on the Commonwealth Heritage List, under the *Environmental Protection and Biodiversity Conservation Act 1999* (Cth.) as Commonwealth Heritage Place No 105541. The Middle Head precinct is under the care and management of the Sydney Harbour Federation Trust (Harbour Trust), a Commonwealth government agency.

The Heritage Impact Assessment (HIA, 2022) provided an analysis of a proposal to undertake works at Middle Head, Sydney in association with future public domain improvements that included the demolition of three (3) weatherboard barracks buildings (Buildings B1, B2 and B3) and one (1) weatherboard laundry (Building B4) that form part of the Ten Terminal Regiment precinct (previously the 111th Light Anti-aircraft Artillery Battery precinct) located at Middle Head.

The HIA, 2022 concluded that the proposed demolition of Buildings B1, B2, B3 and B4 would not diminish the overall historical significance of the Middle Head precinct or the historical associations between the military and Middle Head which have existed for more than a century.

The HIA, 2022, also noted that the timber barracks buildings (Buildings B1, B2, B3) located at Middle Head retained some research potential in relation to the historical development of barracks buildings in Australia. It was therefore recommended that further research into the history, design and development of two storey weatherboard barracks be undertaken and relevant information incorporated into any interpretation strategies to be employed at the place.

This Supplementary Report includes an outline of additional research undertaken into the history and development of Australian Defence Forces two storey timber barracks buildings.

In addition, as the detailed fabric surveys of the timber barracks buildings that are contained in the *Middle Head CMP* have not been updated since 2007, the Harbour Trust has requested that an updated fabric survey be undertaken to clarify the extent of surviving significant fabric and to identify any significant fabric that would be beneficial to interpretation or reuse as part of the future public domain works.

In brief, this Supplementary Report concludes the following:

- Buildings B1, B2 and B3 appear to be rare as two storey timber barrack buildings constructed in the early 1950s, during the Korean War period.
- That information regarding other Australian Defence Force sites that retain physical evidence of development undertaken during the early 1950s is not readily available, and comparative analysis of other similar buildings is limited.
- Buildings B1, B2 and B3 at Middle Head are of moderate to low integrity and in fair to poor condition, and the three subject buildings can no longer be considered to be authentic or intact.
- Buildings B1, B2 and B3 are no longer in their original use or have a compatible use, which further degrades their significance.
- Buildings B1, B2 and B3 are of little significance.
- No original fabric of note survives that could usefully or meaningfully be retained and reused as part of any future interpretation works.

The report has been prepared by Lucas, Stapleton, Johnson & Partners (LSJ) on behalf of the Harbour Trust, as the proponent.

The report has been prepared in accordance with the principles of the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)* and the Commonwealth Heritage Principles in accordance with the *Environmental Protection and Biodiversity Conservation Act 1999*.

Contents

Executive Summary	i
1. Introduction	5
1.1. Heritage Listings	5
1.2. Methodology	6
1.3. Report Authors	6
1.4. Definition of the Place	6
1.5. Terms	7
1.6. Copyright of Images	7
2. Physical Description of the Place	9
2.1. The Barracks Buildings (Buildings B1, B2 and B3)	9
3. Historical Context	16
3.1. Post World War II/Korean War Era	16
3.2. Buildings B1, B2 and B3	16
4. Comparative Analysis	19
4.1.1. Middle Head CMP 2007	19
4.1.2. Middle Head HIA, 2022	19
4.1.3. Further Investigations, 2023	20
4.1.4. Conclusions	25
5. Conclusion & Recommendations	26
5.1. General Discussion	26
5.2. Recommendations	27
Appendix A: Bibliography	29
Appendix B: Detailed Fabric Surveys	31

1. Introduction

This report is a Supplementary Report to the *Middle Head, Mosman Former Ten Terminal Regiment Barracks Buildings & Laundry Heritage Impact Assessment*, prepared by this firm and dated February 2022.

The Heritage Impact Assessment (HIA, 2022) provided an analysis of a proposal to undertake works at Middle Head, Sydney in association with future public domain improvements that included the demolition of three (3) weatherboard barracks buildings (Buildings B1, B2 and B3) and one (1) weatherboard laundry (Building B4) that form part of the Ten Terminal Regiment precinct (previously the 111th Light Anti-aircraft Artillery Battery precinct) located at Middle Head.

In March 2023, the *Middle Head/Gubbuh Gubbuh Draft Master Plan*, prepared by Cox Architecture, was placed on public exhibition. The Draft Master Plan notes that the three timber barracks buildings (Buildings B1, B2 and B3) are to be removed to provide for an open green space on the north side of Middle Head Road to facilitate cultural events or festivals.

The HIA, 2022 supported the proposal to demolish Buildings B1, B2, B3 and B4, noting that as the subject buildings were used as barracks and associated domestic functions, they are considered to have contributed only in a small way to the significance of the various military units housed at the Ten Terminal Regiment precinct and the role they played in the defence of Australia in the late 20th century. The HIA, 2022 concluded that the proposed demolition of Buildings B1, B2, B3 and B4 would not diminish the overall historical significance of the Middle Head precinct or the historical associations between the military and Middle Head which have existed for more than a century.

However, as also noted in the HIA, 2022, the timber barracks buildings (Buildings B1, B2, B3) located at Middle Head retain some research potential in relation to the historical development of barracks buildings in Australia. It was therefore recommended that further research into the history, design and development of two storey weatherboard barracks be undertaken and relevant information incorporated into any interpretation strategies to be employed at the place.

This Supplementary Report includes an outline of additional research undertaken into the history and development of Australian Defence Forces two storey timber barracks buildings.

In addition, as the detailed fabric surveys of the timber barracks buildings that are contained in the *Middle Head CMP* have not been updated since 2007, the Harbour Trust has requested that an updated fabric survey be undertaken to clarify the extent of surviving significant fabric and to identify any significant fabric that would be beneficial to interpretation or reuse as part of the future public domain works. This Supplementary Report includes a revised and updated detailed fabric survey for Buildings B1, B2 and B3.

The Middle Head precinct is under the care and management of the Sydney Harbour Federation Trust (Harbour Trust), a Commonwealth government agency.

1.1. Heritage Listings

The former Defence lands at Headland Park, Mosman (which include the Middle Head precinct and the adjoining HMAS Penguin Naval base), are listed together on the Commonwealth Heritage List, under the *Environmental Protection and Biodiversity Conservation Act 1999* (Cth.) as Commonwealth Heritage Place No 105541.

The site also contains items with individual listings including:

- “Ten Terminal Regiment Headquarters and AusAid Training Centre”, Commonwealth Heritage Place No. 105587.

A conservation management plan exists for the Middle Head precinct entitled *Conservation Management Plan Middle Head Sites for the Sydney Harbour Federation Trust*, prepared by Robinson & Hindmarsh Pty Ltd, dated May 2007 (*Middle Head CMP 2007*).

1.2. Methodology

This report follows generally the methodology recommended by the NSW Heritage Office in *Guidelines for Preparing Statements of Heritage Impact* (2023) and is in accordance with the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, the *NSW Heritage Office Heritage Manual* and the Commonwealth Heritage Provisions as per the *Environmental Protection and Biodiversity Conservation Act 1999*.

1.3. Report Authors

This Supplementary Report was prepared by Kate Denny of this office (see attached CV).

The three barracks buildings were inspected by Sean Johnson, Jessica Kroese and Kate Denny in May 2023.

Additional research into the history and development of two storey weatherboard barracks buildings was undertaken by Dr. Terry Kass (see attached CV).

1.4. Definition of the Place

Middle Head is located within the suburb of George’s Heights, within the Local Government Area of Mosman Council and is a prominent peninsula located opposite the entry into Sydney Harbour between North and South Heads. Obelisk Bay is located on the south of the peninsula and Cobblers Bay and Hunters Bay are located on the north of the peninsula.

The Harbour Trust land at Middle Head is comprised of the former Mosman Golf Clubhouse, Ten Terminal Regiment Headquarters and Australian School of Pacific Administration (ASOPA) sites, which occupy only part of the Middle Head peninsula. HMAS Penguin is located to the west of the Middle Head precinct overlooking Balmoral Bay and the Sydney Harbour National Park covers the land to the east and south. The site is accessed via Middle Head Road which travels east-west along the main ridgeline of the Middle Head peninsula and is a continuation of Military Road at Mosman to the west (refer to Figure 1.1).

The three buildings that are the subject of this report, Buildings B1, B2 and B3 form part of the former Ten Terminal Regiment Headquarters precinct and are located on the northern side of Middle Head Road, to the east of the Middle Head Oval, north of the main group of Ten Terminal Regiment buildings and west of the Middle Head fortifications located within the Sydney Harbour National Park (see Figure 1.3).

The real property definition of the Sydney Harbour Trust lands at Middle Head precinct is Lot 203 DP1022020 and part of Lot 202 DP 1022020 (refer to Figure 1.2). The subject buildings are located within Lot 203 DP1022020.

1.5. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter*.

1.6. Copyright of Images

The images and photographs (except those of the authors) used in this report have been reproduced for this report only. Copyright continues to reside with the copyright owners and permission must be sought for their use in any other document or publication.

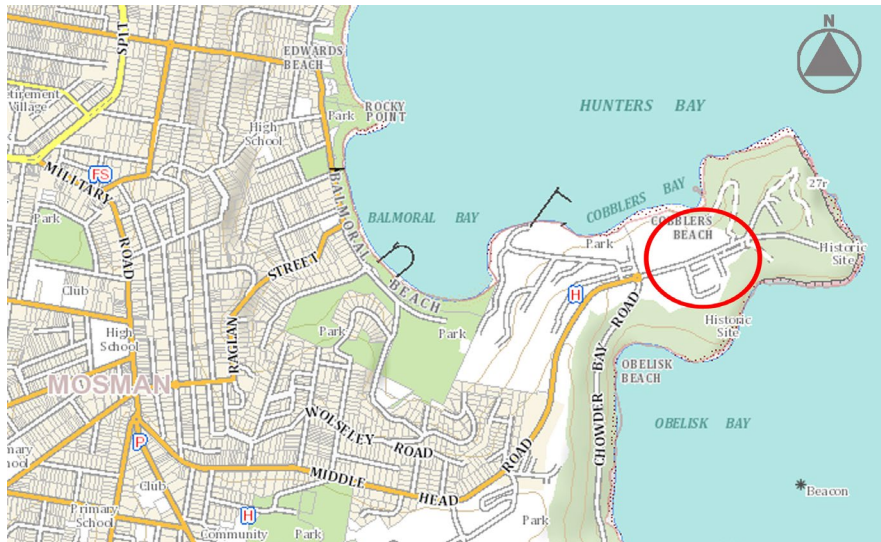


Figure 1. 1: Street map showing location of subject property (indicated in red). Source: SixMaps



Figure 1. 2: Aerial view of the subject property showing the cadastral boundaries (outlined in orange). The real property definition of the place is Lot 203 DP1022020. Source: SixMaps



Figure 1. 3: Extract from *Middle Head Management Plan* showing the location of the three subject buildings (circled in red) within the Ten Terminal Regiment Precinct. Source: Figure 1, *Middle Head Management Plan* 2007



Figure 1. 4: Extract from *Middle Head CMP* showing the precincts and the location of the three subject buildings (circled in red) within the 111th Light Anti-Aircraft Artillery Battery Precinct. Source: Figure 1- *Middle Head CMP* 2007

Figure 1.3 Site plan showing the precincts.
Site plan supplied by SHPT

2. Physical Description of the Place

The three timber barrack buildings (Buildings B1, B2 and B3) were inspected on 31st May 2023 and the current configuration of the buildings. Physical intervention into the fabric of the buildings was not undertaken as part of the fabric survey.

For the detailed fabric surveys of the buildings refer to Appendix B.

Unless otherwise specified, all photographs are by the authors of this report.

2.1. The Barracks Buildings (Buildings B1, B2 and B3)

The three barracks buildings, Buildings B1, B2 and B3, were constructed between 1951 and 1955 to serve as barracks for the 111th Light Anti-Aircraft Artillery Battery and are located within the former 111th Light Anti-Aircraft Artillery Battery and Ten Terminal Regiment lands on the northern side of Middle Head Road and directly east of the Middle Head Oval. The barracks buildings are sited in a line running east-west to the south of Middle Head Road and face south.

External

The three buildings are identical in plan, elevation, form and detailing, and consist of two storey, timber framed, weatherboard barracks on a brick base course with gabled, corrugated steel roofs (originally asbestos tiles), aluminium framed sliding windows (originally timber framed), timber framed and aluminium framed doors and external metal fire stairs to both east and west elevations. Orientated with their main entries on the south elevations, each building has a later addition portico over the front door of steel posts with Kliplock metal roofing over a concrete slab.



Figure 2. 1: Building B1 (the western barrack)



Figure 2. 2: Building B2 (the centre barrack)



Figure 2. 3: Building B3 (the eastern barrack)



Figure 2. 4: View looking west showing the rear (north) elevations of all three barrack buildings.

Internal

Internally, all three buildings are identical in their floor plans at both ground and first floor levels. Entered via the centre of the ground floor, the entry hall intersects with the main central hallway running east-west and is directly opposite the stair hall. A similar central hallway running east-west bisects the first-floor level.

The majority of rooms (bedrooms, amenities and storage) are accessed from the central hallway at both levels, only the former recreation/common room is accessed from the entry hallway at ground floor level.

The internal details of the buildings include simple scotia timber skirtings, timber door architraves and timber internal sills, fibrous cement (?) sheeted walls and ceilings with scotia or coved cornices, flush timber doors with metal kick plates and metal door hardware.

The amenities (bathrooms and shower rooms with adjoining storage rooms) are located on the west side of the stair hall and all these rooms, including the stair hall, are of concrete construction including floor, walls and ceilings to bathrooms. However, the amenities (bathrooms and shower rooms) have been completed re-fitted with new facilities (toilets, baths, cubicles etc.), and have modular panelled dropped ceilings to accommodate services. Urinals and basins appear to be original, as are the doors and architraves. There also survives metal grates in the floor of the adjacent hallways at the entry of the amenities which also appear to be original.



Figure 2. 5: Original door to Amenities.



Figure 2. 6: Original urinal.

Flooring throughout (except for the amenities) is timber boarding (original), now covered with carpet or vinyl.

Bedrooms contain various items of furnishings including wardrobes, shelving and later addition timber picture rails. All furnishings appear to date from the late 20th century.

The rooms immediately to the west, off the entry lobby at ground floor level once formed the recreation/common room within each barrack and they all retain evidence of their original uses in the form painted brick fire surrounds (infilled hearths) still in place. However, each room has since been partitioned with one half of the chimney breast on either side of the later partition walls.



Figure 2. 7: View looking from entry hall to stair hall with store-room adjacent.



Figure 2. 8: Stair hall.



Figure 2. 9: View looking along typical hallway.



Figure 2. 10: View of bedroom door entries from central hallway. Note removed architraves to fire exit door and scattered debris.



Figure 2. 11: View of typical bedroom with furniture. Note boarded over window.



Figure 2. 12: View of typical bedroom with furniture, shelf and picture rail.



Figure 2. 13: Chimney breast located in former common room.



Figure 2. 14: Other half of chimney breast located in bedroom, divided by later addition partition wall.

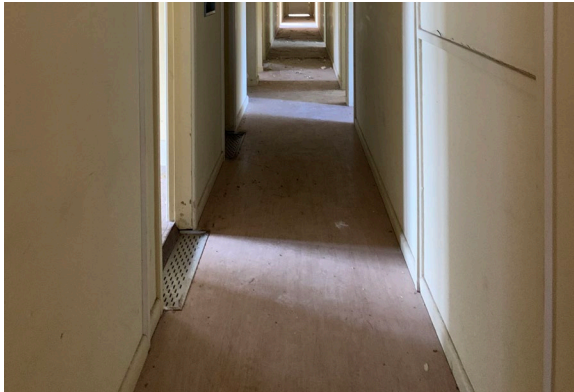


Figure 2. 15: Entry step into Amenities with floor grate in central hallway.



Figure 2. 16: Inserted cubicles in Shower room.

Integrity

According to the inventory sheets for Buildings B1, B2 and B3 in the *Middle Head CMP 2007*, the buildings have undergone significant modifications, including:

- Re-roofing with corrugated metal sheeting;
- Demolition of chimneys;
- Timber windows replaced with aluminium sliding windows;
- Front entry door replaced with aluminium framed door;
- Construction of metal portico with concrete terrace to southern elevation over main entry doors;
- Internal ceiling and wall linings have been replaced;
- Interior doors, door furniture, skirtings and architraves have been replaced (some original features retained);
- Fluorescent lights have been installed throughout;
- Toilets and wall and floor finishes in the amenities have been replaced;
- Fire stairs have been added at the ends of the First Floor corridor (since removed from Building B3);
- External hot water heaters added to the north elevations (since removed).¹

¹ Robinson & Hindmarsh Pty Ltd, 2007; *Conservation Management Plan Middle Head Sites for the Sydney Harbour Federation Trust*, p. 125

Based on available information, it seems likely that the ceilings and wall linings throughout the three buildings have, at some stage, been replaced. This work also resulted in the replacement of door and window architraves, cornices and skirtings. The CMP 2007 notes that in 1993 a major refurbishment of accommodation for other ranks at Middle Head commenced.²

Some indication of the original interior detailing of the barrack buildings can be discerned from the surviving internal detailing within the laundry (Building B4), which shows bull nose architraves to door openings, coved cornices and battening over joints between wall sheeting (see Figures ???).



Figure 2. 17: View into Building B4 showing wall linings and internal window architraves and cornices.



Figure 2. 18: Detail of interior of Building B4 showing internal door architrave and cornice. Source: Hazardous Building Materials Survey, Hibbs & Associates, 2014, Photograph 23, p. 59

Overall, the integrity of Buildings B1, B2 and B3 is considered to be moderate to low. Although the configuration and form of the buildings survive, little original fabric remains other than the timber framing, timber flooring, external weatherboard cladding, external louvres and eaves, the structure of the amenities and some fixtures including doors, floor grates and chimney breasts. The stair halls of each building retain their original stairs (recovered with vinyl and metal nosings), and evidence survives of the original stair string.

Condition

The condition of the exteriors of the three buildings is poor. The exterior paintwork is in poor condition and in some places the weatherboard planks are damaged or have been removed or patched. New openings in the face brick bases have been introduced to provide access into the underfloor areas and Building B3 has lost its external fire stairs at both its east and west elevations and some of the weatherboard is missing on its northern elevation. Across all three buildings, windows have broken glazing and have been boarded over.

The condition of the interiors of the barracks buildings is fair to poor. Water damage is evident in each (due to assumed roof leaks), and termite damage is evident in Buildings B1 and B2. Paint is peeling to the walls of all amenities due to damp issues. Throughout each, previous Hazmat and pest inspections have resulted in large holes being made in walls, ceilings and floors which remain un-repaired.

² Middle Head CMP 2007, p. 36 and 79



Figure 2. 19: Internal wall lings removed revealing internal timber structure and missing external weatherboards to Building B3.



Figure 2. 20: Large hole in ceiling of bedroom in Building B1.

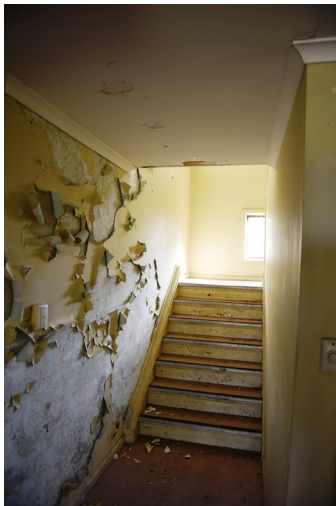


Figure 2. 21: Peeling paint to wall of amenities in stair hall in Building B2.



Figure 2. 22: Evidence of termite damage to architrave in Building B1.

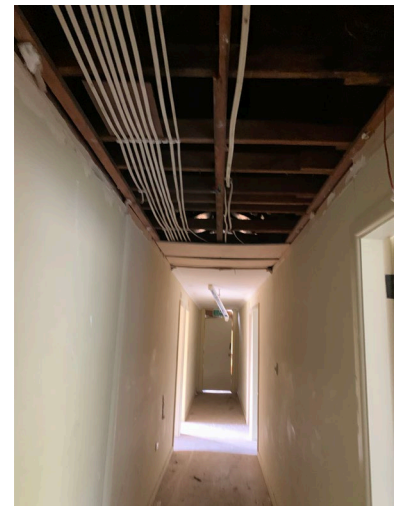


Figure 2. 23: Ceiling and cornices removed in hallway in Building B1.



Figure 2. 24: Boarded over windows in Building B3.



Figure 2. 25: Peeling paint and missing and damaged weatherboard cladding to Building B3.

In May 2023, a Structural Condition Report for the three barrack buildings was prepared by Richmond & Ross Consulting Engineers.³ The report notes the following:

- The roof structure, sarking, metal roof sheeting have all likely been replaced within the last 10-15 years.
- Ceilings have been replaced within the last 10-15 years with double layered gyprock ceilings and newer styled ceiling grid systems within bathrooms.
- Surviving original construction appears to consist of the brick footing/pier system, ground floor level timber floor framing and timber stud wall system throughout.⁴

The Structural Condition Report also noted the following extensive structural defects:

- Termite damage to stud walls and door casings.
- Corrosion of steel nails around the perimeters of the building leading to splitting of timber studs.
- Corrosion of roof gutter systems for all three buildings leading to wet-rot of timber.
- Likelihood that footing systems have undergone differential settlement leading to structural defects including cracking in brick footings.
- Corrosion of steel reinforcement in sub-floor areas.⁵

In December 2014, a Hazardous Building Materials Demolition Survey was undertaken by Hibbs & Associates.⁶ The report noted that the first floor ceiling spaces of Buildings B1, B2 and B3 were found to contain asbestos cement debris, which appeared to be the remnants of the previously removed corrugated asbestos cement roofing. Other asbestos debris was located throughout the subfloor spaces of each barrack as well.⁷

Lead paint that was in poor condition (peeling) was identified on the external walls of all three buildings and to the concrete ceilings of ground floor bathrooms (above later false ceilings).

³ *Structural Condition Report: 3 Existing 2-Storey Timber Barrack Buildings, Sydney Harbour Federation Trust, Middle Head*, Richmond & Ross Pty Ltd, Consulting Engineers and Project Leaders, May 2023

⁴ *Ibid.*, p. 12

⁵ *Ibid.*, pp. 12-13

⁶ *Sydney Harbour Federation Trust Hazardous Building Materials Demolition Survey: Middle Head- Barracks 1, 2, 3 and Laundry*, Hibbs & Associates Pty Ltd, Occupational Health and Safety Consultants, Environmental Management Consultants.

⁷ *Ibid.*, p. 17

3. Historical Context

The following brief history of the development of the subject buildings and the historical context within which they were constructed has been drawn from the *Middle Head, Mosman Former Ten Terminal Regiment Barracks Buildings & Laundry Heritage Impact Assessment*, 2022. For a detailed history of Middle Head, refer to the *Middle Head Conservation Management Plan (CMP)* 2007.

3.1. Post World War II/Korean War Era

In December 1949 Robert Menzies came into power as the Prime Minister and for the first three years of his leadership a new and expansive defence plan was implemented, centred on the Communist threat of North Korea, Russia and China. The Menzies government believed that there was an imminent threat of war within three years (from 1950) as a result of North Korea invading South Korea.⁸

This perception inspired a costly defence effort and an intensive and coordinated system of national security planning which lasted until 1954. The government massively increased the amount of money allocated to defence, adopting a three-year defence to provide for compulsory national service training, expanded citizen and permanent forces, and a large stock-piling programme. During the first three years of the Menzies government £466 million was expended on defence. Of this, £46.8 million, or 10.1% of the total, was spent on “buildings, works and acquisitions”.⁹

A small selection of building works undertaken during the early years of the Menzies government relating to anti-communist/defence actions include:

- Avalon airport (established in 1952 when the Commonwealth purchased 4,333 acres to enable the construction and testing of the Canberra Jet Bomber Aircraft).
- Funding of the Parkes Radio Telescope in 1951 (construction completed in 1961).
- Mary Kathleen uranium mine and model town (established 1954, now only ruins remain).
- Lucas Heights reactor (commenced 1954).

By the end of 1953 a force of nearly 150,000 men including 66,000 national service personnel and 23,000 Citizen Force volunteers existed, compared to 58,000 on 30 June 1950. A national service training scheme was in operation under which 33,750 men were called up for training each year. The navy had 23 ships in commission as against 16 at the beginning of the period. The air force had almost trebled in strength. The permanent air force had increased from 9,600 to 15,500 over the period and there were also 9,500 national service personnel in training or on the reserve.

It is within the above context that the 10 Terminal buildings at Middle Head were adapted for use by the 1st Field Regiment and the 111th Light Anti Aircraft Battery (B Anti Aircraft Battery) and the three timber barracks buildings and the laundry were constructed.

3.2. Buildings B1, B2 and B3

The buildings for the Anti-Aircraft and Fortress Engineering School were constructed at Middle Head in 1941 (now known as the 10 Terminal buildings). They comprised a group of single storey brick buildings on the southern side of Middle Head Road to the west of the Middle Head fortifications.

⁸ *War & Society*, Volume 10, Number 2 (October 1992) University of New South Wales

⁹ *Defence and Development, 1950-1953*, prepared by the National Security Resources Board

The land on the north side of Middle Head Road remained relatively undeveloped, other than a few scattered buildings of unknown purpose.

By the early 1950s, the School buildings were being occupied by a battery of the 1st Field Artillery Regiment and the 21st Construction Regiment. The 1st Field Artillery Regiment was raised on 25 May 1949 at North Head, Sydney. At that time, it was the only regular artillery regiment.

In December 1951, tenders were called to construct three two-storey barrack buildings at Middle Head.¹⁰

In January 1952, the tender for the erection and completion of a group of three two-storey barracks buildings was accepted by J.S. Samson, Hawkesbury Road, Westmead for the cost of £39,709.¹¹

Also in 1952, the Department of Works invited tenders for the erection and completion of a timber framed ORs (Other Ranks) laundry.¹²

A site plan produced in 1951 entitled accommodation for B.A.A. (B Anti- Aircraft) shows the three timber barracks buildings. This plan was later annotated in 1957 to identify the buildings as being occupied by the 111th LAA (Light Anti Aircraft) Battery including the three timber barracks buildings (see Figure 2.7).

The 111th Light Anti Aircraft Battery was originally formed in 1949 as B Anti-Aircraft Battery (B.A.A.), redesignated as 3rd Battery in 1952, redesignated again as 103rd AA Battery in 1954 and finally renamed in 1957 as the 111th Light Anti Aircraft Battery and left the 1st Field Regiment's Order of Battle.¹³

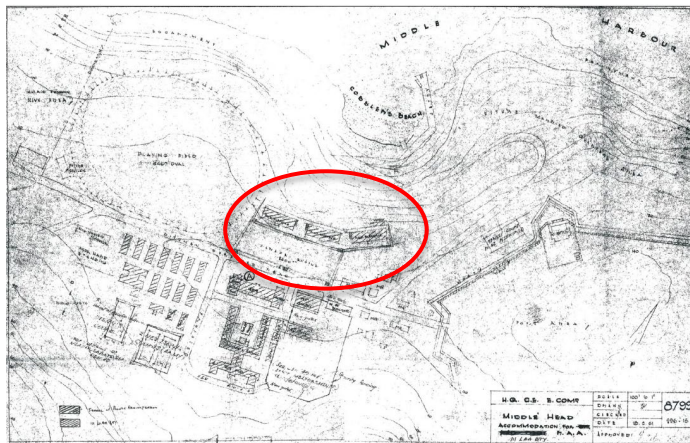


Figure 2.26: Site plan dated 18/5/1951 showing the three III LAA Battery barracks buildings and parade ground (circled). The laundry had not been constructed at this stage. The plan was annotated in 1957 indicating the new occupants of the buildings. Source: CMP 2007 Inventory Sheet for Building B1, Middle Head Accommodation III LAA Bty, 8799 HQ CE E Comd; NAA MP 927/1 A82/2/8

Based on available historical aerial photographs the three timber barracks buildings were constructed between 1951 and 1955 (see Figures 2.8 and 2.9).

These buildings were constructed to accommodate the B Anti-Aircraft Battery (later known as 111th LAA Battery) of the 1st Field Artillery Regiment. It is feasible to assume that the timber barracks and laundry were constructed by the 21st Construction Regiment, who occupied the 10 Terminal buildings in 1951.

¹⁰ "Commonwealth Department of Works and Housing", *Construction*, 12th December 1951, p. 13

¹¹ "Commonwealth Department of Works and Housing", *Construction*, 30th January 1952, p. 17

¹² *Commonwealth Gazette* Issue No. 63 18th September 1952, p. 3772

¹³ Australian Artillery Association; https://australianartilleryassociation.com/document/artillery_unit_lineage.pdf and <http://www.diggerhistory.info/pages-conflicts-periods/vietnam/raa-svn.htm>



Figure 2. 27: Detail from 1951 aerial photograph of the precinct showing the Anti-Aircraft and Fortress Engineering School and the Signals Camp. By this time the Middle Head oval had been constructed. Source: Middle Head CMP 2007, p. 279

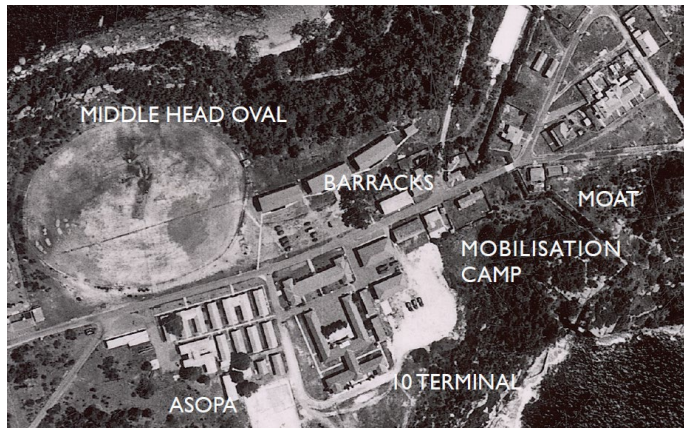


Figure 2. 28: Detail from 1955 aerial photograph of the precinct showing the Anti-Aircraft and Fortress Engineering School and the Signals Camp, with the barracks building and laundry now constructed. Note the carpark located between B1 and Middle Head Road. Source: Middle Head CMP 2007, p. 280

In 1963 the 1 Terminal Group moved to what is now known as the 10 Terminal site. This group became the 10 Terminal Group in 1974 which was then subsequently renamed in 1976 to 10 Terminal Regiment and occupied the buildings until 1997. The predecessor of the 1 Terminal Group was the Royal Australian Engineers, Dock and Water Transport Units which had been set up at Chowder Bay in 1948.

All buildings for the Ten Terminal Regiment were officially closed on 27 November 1997 and in February 1998 the site was handed over to Sydney Property Disposals.

4. Comparative Analysis

Heritage NSW recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. According to the publication *Assessing Heritage Significance* (Department of Planning & Environment, 2023), it is only through comparing a place with similar places, or places with similar historical or community associations, that a determination can be made as to how rare a place is, how representative it is, or how distinctive it is.

The following provides an overview of the analysis undertaken with respect to the two storey timber barracks buildings constructed in the early 1950s at Middle Head:

4.1.1. Middle Head CMP 2007

The *Middle Head CMP* 2007 included an analysis of two storey barracks buildings as part of the assessment of significance of the subject buildings and notes that Australia has a number of substantial barrack buildings dating from the nineteenth century, of which there are two distinctive two storey types: a long range with a two storey verandah or projecting verandah at the first floor and a pavilion type with a wrap-around verandah, generally to three sides. However, these buildings are typically brick or stone in construction.

The CMP states “the extent to which two storey timber barrack buildings survive is difficult to determine as no two storey timber examples were located in the Australian Heritage Places Inventory. This does not mean however that examples of buildings of this type do not survive as timber buildings”.¹⁴ Based on the lack of evidence and the absence of similar type buildings included in heritage registers, the CMP draws the conclusion that Buildings B1, B2 and B3 appear to be rare.

4.1.2. Middle Head Former Ten Terminal Regiment Barracks Buildings & Laundry HIA, 2022

Additional research was undertaken as part of the preparation of the HIA 2022 to clarify the rarity or otherwise of the subject barracks buildings. Much of the information regarding the development of timber barracks buildings in this report was drawn from report *Department of Defence Timber Buildings 1939 to 1945*, prepared by the Department of Architecture, University of Tasmania, dated 1995.

The *Timber Buildings* report included a Building Inventory identifying the timber buildings known to be built during WWII and were categorised into types based on their use and design. The majority were identified as being of standardised designs, while others were either variants of the standardised designs, as one of a group of major unique buildings or minor miscellaneous structure built in accordance with local practice. The Trussed Roof Building T7 as identified in the Timber Buildings report appears to relate to the form and style of the three two storey timber barracks buildings at Middle Head.

The Trussed Roof Building T7 is identified as being a 10-15 metre wide two storey building with a gabled or hipped roof constructed of trusses and the Timber Buildings report identifies that it was used at Chowder Bay for accommodation, Enoggera as an office, Camp Victoria, Bendigo as a garage and Watsonia as headquarters.¹⁵

¹⁴ *Middle Head CMP* 2007, p. 147

¹⁵ Department of Architecture, 1995; *Department of Defence Timber Buildings 1939 to 1945*, University of Tasmania, p. 99

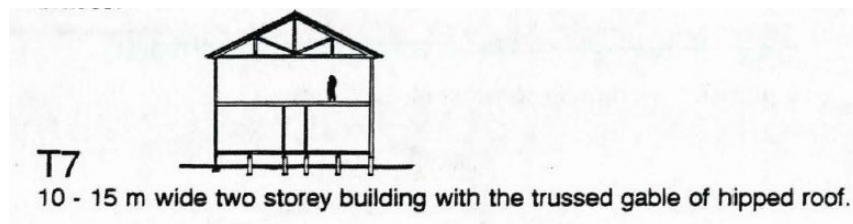


Figure 3. 1: The T7 trussed roof building as categorised in the Timber Buildings report. Source: Timber Buildings report, 1995, Attachment 2, p. 4

The HIA, 2022 identified a small number of surviving and demolished similar examples of two storey barracks buildings, these being:

- Barracks Block 2, Chowder Bay, Sydney, constructed in 1950.
- Artillery Drill Hall, Gona Barracks, Kelvin Grove, Brisbane, constructed 1916.
- Cerberus and Geelong Houses, HMAS Creswell, Jervis Bay, constructed 1915, rebuilt 2011.

4.1.3. Further Investigations, 2023

Commonwealth Heritage List

A review of Australian Defence Force sites that are currently included on the Commonwealth Heritage List was undertaken to identify other relevant comparative examples. A search of the Australian Heritage Database (via the Commonwealth Department of Climate Change, Energy, the Environment and Water)¹⁶ revealed approximately 170 listings for defence sites (former and existing). Of these, approximately 6 sites include references to the role of the site during the Korean War period (1950-1953). These are:

- Amberley RAAF Base Group, Queensland
- DSTO Aeronautical and Maritime Research Laboratory, Victoria
- Ingleburn Army Camp, NSW
- Puckapunyal Army Camp, Victoria
- RMC Duntroon, ACT
- Williamtown RAAF Base, NSW

None of the above sites appear to contain two storey timber barrack buildings.

Archives and Other Resources

For the purposes of this Supplementary Report, Dr. Terry Kass, historian was engaged to undertake an investigation of readily available sources regarding the construction of two storey military barracks by Australian defence forces in the 1950s. Refer to **Appendix A** for full copy of the report.

Research undertaken involved accessing available online sources including tender notices in the *Commonwealth Government Gazette*, the records of the National Archives of Australia, and digitised newspapers and other sources available via the National Library of Australia's TROVE portal. The research revealed that most of the relevant archival sources were held by the National Archives of Australia (NAA) and were either not available for public access and/or were located within the National Archives of Australia repositories located outside of NSW.

Due to the access limitations associated with the records held by the NAA, information regarding Australian Defence Forces (ADF) barracks buildings was restricted to available online resources and descriptions provided for records held by the NAA. In some circumstances, the descriptions of

¹⁶ <https://www.dcceew.gov.au/parks-heritage/heritage/publications/australian-heritage-database>

records did not include details of the form, scale or materials of barracks buildings constructed during the 1950s.

In brief, the further investigations undertaken by Dr. Terry Kass with additional research undertaken by the author of this report revealed nine (9) potential groups of two storey military barracks constructed in the 1950s (although others may survive). These being:

1. Chowder Bay Army Maritime School, Chowder Bay, NSW

The former Army Maritime School at Chowder Bay consists of the former Submarine Miners' Depot (1891- 1922), the Royal Australian Engineers (RAE) Depot (1922-1939), School of Military Engineering (SME) and the Water Transport School (1939-1945) and finally the RAE Transport Training School (1945-1987).

As part of the use of the site for the RAE Transport Training School, additional buildings were erected for lecture rooms, sleeping accommodation, an Officer's Mess and an ablution block to cater for the increased numbers of personnel. Of these only Barracks Block 2 remains and has been adapted for use as a café/restaurant.

Barracks Block 2 is a two storey, timber framed, face brick and weatherboard barracks building, with gabled corrugated metal roof and timber framed balconies running along its northern elevation. The face brick portion of the building (ground floor eastern end) enclosed the amenities. Barracks Block 2 is the earliest of the accommodation buildings at Chowder Bay, constructed in 1950.¹⁷



Figure 3. 2: South elevation of Barracks Block 2.
Source: *Conservation Management Plan for the Former Army Maritime School Chowder Bay*, Brian McDonald & Associates, 2003, p. 26



Figure 3. 3: North elevation of Barracks Block 2.
Source: *Conservation Management Plan for the Former Army Maritime School Chowder Bay*, Brian McDonald & Associates, 2003, p. 26

2. 10 Terminal Regiment site, Middle Head, NSW

The subject of this report, the three, timber-framed, weatherboard clad, two storey barracks buildings (Buildings B1, B2 and B3) at the former 10 Terminal Regiment site, Middle Head were constructed in 1951-1952 for the 111th Light Anti-Aircraft Battery (B Anti-Aircraft Battery (B.A.A.)). In the following year, the Department of Works invited tenders for the erection and completion of a timber framed ORs (Other Ranks) laundry. Refer above for detailed history of the barracks buildings.

¹⁷ *Conservation Management Plan for the Former Army Maritime School Chowder Bay*, Brian McDonald & Associates, 2003, pp. 18, 25-26

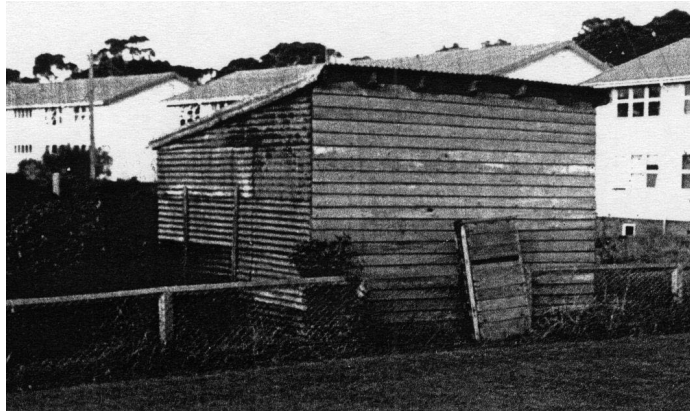


Figure 3. 4: 1965 photograph of now demolished building associated with the oval showing Buildings B1 to B3 in the background. Source: Middle Head CMP 2007/Report on Operation “New Broom” 1965, Photo 9, SHFT

5. School of Military Engineering, Casula, NSW

The School of Military Engineering was established at Casula in 1940. In the 1990s, the School expanded to include a range of new training services and it was renamed Steele Barracks in 1999 (after Major General Sir Clive Steele).

In January 1952, two tenders were let for the erection and completion of two storey barrack buildings at Casula:

- 5 two storey barrack buildings to E.J. Brown Pty Ltd, Regents Park for £63,083/19/7.
- 4 two storey barrack buildings to Kelty & Boyer, North Parramatta for £50,833/6/8.¹⁸

In 1986, according to a Parliamentary Standing Committee on Public Works report on the redevelopment of the School of Military Engineering, Casula,¹⁹ existing facilities at the School were described as being “in poor quality, high maintenance temporary structures provided during the Second World War.”²⁰

Specifically, the report notes in relation to sleeping accommodation that apart from barrack blocks for rank and file constructed during the 1960s “all other sleeping accommodation comprises old single and two-storey timber buildings which are liabilities in terms of repairs and maintenance, have reached the end of their economic life and should be replaced”.²¹

During the 1990s and early 2000s, many of the buildings on site were renovated and it is assumed, based on the Australian Government report of 1986, any surviving two storey timber barrack buildings were demolished and replaced.

In 2017-2020, the whole of the facility was relocated to the Holsworthy Barracks, Liverpool.

6. HMAS Watson, Watsons Bay, NSW

HMAS Watson, located at Sydney's South Head, was commissioned as the Royal Australian Navy's Radar Training School on 14 March 1945, although the first permanent military presence on South Head commenced in 1871 with the development of Artillery emplacements.

Following WWII, HMAS Watson became the primary training facility for Action Information Organisations, with the Action Information Training Centre opening in 1952. The facility continued

¹⁸ “Commonwealth Department of Works and Housing”, *Construction*, 30th January 1952, p. 17

¹⁹ The Parliament of the Commonwealth of Australia, Parliamentary Standing Committee on Public Works, 1986; *Report on the Redevelopment of the School of Military Engineering, Casula, NSW*, Australian Government Publishing Service, Canberra

²⁰ *Ibid.*; p. 8

²¹ *Ibid.*

to expand with the construction for the Torpedo and Anti-Submarine (TAS) School commencing in 1954.

- In 1952, tenders were called for the construction of five two-storey timber framed barracks buildings.²²
- In 1956, tenders were called for the erection and completion of two storey barracks buildings Nos. 126 and 127.²³

No information has been located regarding the cladding materials used for either of these groups of barrack buildings, however, based on historical aerial photographs, it appears they were all of face-brick construction. As of 2019, HMAS Watson is currently undergoing refurbishment.



Figure 3. 5: Aerial view of HMAS Watson c1967. Source: www.navy.gov.au/history/base-histories/hmas-watson-history

7. Karrakatta Camp (Irwin Barracks), Western Australia

Irwin Barracks is an Australian Army military base located in Karrakatta, Perth, and is the headquarters of 13th Brigade, an Army Reserve formation of the Australian Army. was previously known as Karrakatta Camp and Irwin Training Centre and was set-aside as a military training area by the Western Australian Colonial Government in 1895. The site was used for short camps (in tented accommodation) and courses for Militia and School Cadet units until the beginning of World War II.

The camp was modernised and expanded during World War II, housing various units, as well as 1,000 Italian prisoners of war. After the war the camp served as an accommodation centre for former members of the Polish forces who had elected to migrate to Australia. In mid-1948 the camp was chosen to serve as a training camp for the Citizen Military Forces, and on 5 December 1948 it was ceremonially renamed the Irwin Training Centre.

In 1957, a tender was accepted for the construction of a two storey brick barracks block, by Sloan Construction Pty Ltd, in the amount of £38,571.²⁴

Most of the original wooden buildings were replaced by modern brick buildings during the 1950s and 1960s, though the last wooden buildings were not demolished until the 1980s.²⁵

²² "Commonwealth Department of Works and Housing", *Construction*, 9th January 1952, p. 10

²³ "Department of Works", *Commonwealth of Australia Gazette*, 19th April 1956 (Issue No. 17), p. 1080

²⁴ Department of Works, *Commonwealth of Australia Gazette*, 14th February 1957 (Issue No. 9), p. 468

²⁵ https://en.wikipedia.org/wiki/Irwin_Barracks

8. Puckapunyal Military Area, Victoria

Puckapunyal is an Australian Army training facility and base and home to the School of Armour, School of Artillery and the School of Transport (amongst others). During the 1950s, Puckapunyal was host to the 3rd National Service Training Brigade.

In 1957, the Department of Works invited tenders for the erection of 13 permanent buildings, including services, at Eastern area, Major Australian Regular Army Barracks.²⁶

Based on historical photographs available through the National Archives of Australia, it appears that this work included two storey brick barrack buildings. It does not appear that any timber barrack buildings are associated with Puckapunyal Military Base.



Figure 3. 6: Puckapunyal ARA ordinary ranks sleeping quarters, dated 1959. Source: NAA, Series B6295, Control No. 418D, Item ID 30104277



Figure 3. 7: Puckapunyal ARA Assembly area and rear sleeping quarters, dated 1959. Source: NAA, Series B6295, Control No. 425A, Item ID 30104361

9. Watsonia Military Base, Victoria

Established during WWII, the Watsonia Military Camp was used for emergency housing until 1952 when the site was resumed by the Department of the Army for National Service Training. Today the area is known as the Simpson Army Barracks and is home to the Defence Force School of Signals, School of Music, Financial Services Unit and the headquarters of the 4th Brigade (amongst others).

According to available records in the National Australian Archives, in 1951-52, accommodation for the Regular Army 2 Brigade was expanded.²⁷



Based on historical photographs available through the National Archives of Australia, it appears that this work included two storey brick barrack buildings. It does not appear that any timber barrack buildings are associated with Watsonia Military Camp.

Figure 3. 8: Watsonia - Building 25, sergeants sleeping quarters from south-east, dated 1960. Source: NAA, Series No. B6295, Control No. 526G

²⁶ Ibid. p. 469

²⁷ NAA, MP927/1, Item A259/18/11 and MP927/1, Item A259/18/49

4.1.4. Conclusions

Of the two storey barrack buildings that have been identified that were constructed during the 1950s (refer to above), the majority appear to have been of brick construction. Of the comparable buildings identified, the three subject buildings at Middle Head and the one building at Chowder Bay are the only weatherboard clad two storey barrack buildings, that were constructed in the 1950s, that still survive today.

Based on the review of available resources, during the 1950s, two storey barrack buildings appear to have been constructed throughout Australia at numerous Australian Defence Force (ADF) bases. The barrack buildings were constructed to house members of the Regular Army, the National Service, the WRAAC, the Airforce, and the Navy. The amount of expansion that occurred across Australia at this time aligns with the Menzies government approach to perceived threats from Korea, the advent of the Korean War and the government's substantial efforts to strengthen Australia's defences at this time.

The two-storey form for a barrack building is not rare or distinctive. Examples of two storey barrack buildings survive throughout Australia at numerous ADF bases (both existing and former), from the late 1800s through to date. The construction material and cladding for two storey barrack buildings can range from stone, brick, weatherboard, asbestos sheeting, corrugated metal and concrete. Typically, the two-storey barrack building is a simply detailed, rectangular shaped building with a gabled roof form and with entries at either end. The simplicity of the form and detailing of these buildings allowed for site and climate specific modifications to be readily made (i.e., the addition of verandahs, deeper eaves, louvres etc.).

It is assumed that the use of timber for the construction of the two storey barrack buildings was more common during the war periods, due to the shortage of materials. It is also assumed that the barrack buildings at Middle Head and Chowder Bay were constructed of timber as they were considered to be semi-permanent or temporary structures, to accommodate the rapid increase in personnel as a result of the Menzies government's defence program in the 1950s.

It should also be noted that other weatherboard clad two storey barrack buildings were constructed in the decades prior, during the first and second world war periods, of which some still survive, such as Gona Barracks, Kelvin Grove, Brisbane (Queensland Heritage Register); Cerberus and Geelong Houses, HMAS Creswell, Jervis Bay (Commonwealth Heritage List); and the Airmen's Quarters, RAAF Base Point Cook, Victoria (Commonwealth Heritage List and National Heritage List).²⁸



Figure 3. 9: The Airmen's Quarters were used between 1928 and 1939. Source: www.wyndhamtv.com.au/defence-requests-building-demolitions-at-historic-raaf-base

²⁸ Building 23- Single Officers Quarters at RAAF Base Point Cook is identified in the inventory for the National Heritage Listing as a two-storey, weatherboard structure erected in 1918, which set the pattern for new quarters erected in the Inter War years, and which now form a strong grouping.

5. Conclusion & Recommendations

5.1. General Discussion

Comparative Analysis

Buildings B1, B2 and B3 at Middle Head are examples of a standard type of accommodation or sleeping quarters building constructed throughout Australia during the Post War and Korean War periods to accommodate the increased numbers of Australian Defence Force (ADF) personnel and members of the National Service (introduced by the Menzies government) in the early 1950s.

The three subject barracks buildings are distinguished from other two storey barrack buildings constructed in the 1950s (as identified by this report), as they are of timber frame construction with weatherboard cladding. Based on the comparative analysis and further research undertaken by this firm, the majority of two storey barrack buildings constructed during this period appear to be timber framed and brick. As such, Buildings B1, B2 and B3 are rare as two storey timber barrack buildings constructed in the early 1950s, during the Korean War period.

As noted in the *Middle Head CMP 2007*, Buildings B1, B2 and B3 make a contribution to the overall significance of Middle Head by providing evidence of:

- the long-standing use of the locality for military purposes;
- standardised military accommodation facilities erected in the Post War and Korean War eras; and
- living standards for ADF personnel at Middle Head, particularly in the Post War and Korean War eras.

It should be noted however that information regarding the extent of building works and the types, forms and materials used in the construction of Australian Defence Force and National Service buildings and facilities during the Post War and Korean War periods is not readily available, and therefore obtaining a comprehensive overview of the types, forms and materials used in ADF building programmes of the early 1950s has not been possible.

As noted in the *Middle Head CMP 2007*, physical evidence of this era (Post War and Korean War periods) of the Australian Defence Forces and National Service Scheme is not well represented in National, Commonwealth or State heritage registers. This may be an indication that physical evidence of this period in Australia's history does not survive or that any surviving buildings have up to now have not been considered to have notable heritage value.

In addition, as highlighted in the further investigations undertaken by Dr. Terry Kass, historian for this report, most information relating to the ADF and the National Service Scheme is held in National Archives of Australia repositories spread throughout Australia and is not currently available online.

It should further be noted that, as with other timber framed and timber clad ADF buildings, Buildings B1, B2 and B3 were designed to be semi-permanent structures to accommodate the immediate needs of the defence forces. Although potentially thousands of timber buildings were erected by the ADF during and after WWII and including during the Korean War era, today few appear to remain. As the numbers of personnel diminished over time, so did the requirement to retain and maintain these semi-permanent structures. Therefore, the absence of other surviving examples of similar barrack buildings is not unexpected given that these types of buildings were never designed or intended for permanence.

Integrity and Condition

Buildings B1, B2 and B3 at Middle Head are considered to be of moderate to low integrity and in fair to poor condition. Based on the detailed fabric survey of each building undertaken in the preparation of this report, little original fabric survives, with the majority of internal fabric having been replaced in the late 20th century. The overall form, configuration and external cladding of each building however remains substantially intact.

As per the Heritage NSW guidelines *Assessing Heritage Significance* (2023), significance can be affected by the integrity, nature and/or condition of a place, the authenticity of a place and the extent to which alterations have impacted on the readability of a place. The existing context of a place, including whether it remains in its original use, can also affect significance.²⁹

In the case of the three two storey timber barrack buildings, the low level of integrity and poor condition of each building has degraded their significance. The replacement of roofing and internal ceilings, walls, cornices, skirtings and internal doors, the replacement of all windows and external doors and the removal of chimneys, means that these three buildings can no longer be considered to be authentic or intact.

Given the lack of authenticity and integrity, and considering that Buildings B1, B2 and B3 are no longer in their original use (or indeed even have a compatible use), it is considered that Buildings B1, B2 and B3 are of little significance.

As a means of enhancing the cultural significance of Buildings B1, B2 and B3, reconstruction could be considered. However, as noted in the *Australia ICOMOS Burra Charter* (2013), reconstruction is appropriate only where there is sufficient evidence to reproduce an earlier state of the fabric (Article 20).

In this case, given the absence of original architectural plans and/or early photographs of these buildings, as well as the absence of surviving original details, reconstruction of the three barrack buildings to their original or early configuration would not be possible.

It is further noted that surviving original fabric (external weatherboards, eaves, timber louvres to gable ends, bathroom doors, basins and urinals and floor grates) are of moderate to little significance and in and of themselves do not meaningfully communicate the history and significance of the individual buildings. The detailing of these surviving features is typical and undistinguishable from other 1950s institutional buildings. As such, salvaging these original features for reuse in future interpretation works would be neither useful nor meaningful.

5.2. Recommendations

As previously discussed, in March 2023, the *Middle Head/Gubbuh Gubbuh Draft Master Plan*, prepared by Cox Architecture, notes that the three timber barracks buildings (Buildings B1, B2 and B3) are to be removed to provide for an open green space on the north side of Middle Head Road to facilitate cultural events or festivals. In the event that the Harbour Trust decide to progress the removal of Buildings B1, B2 and B3, the following recommendations are provided:

1. Prior to demolition, an archival photographic recording of Buildings B1, B2, B3 and B4 (interiors, exteriors and setting) should be undertaken in accordance with the NSW Heritage Division of the Department of Environment and Heritage guidelines titled "Photographic Recording of Heritage Items using Film or Digital Capture". The recording should be held on site and made available to the public on request.

²⁹ *Assessing Heritage Significance*, Dept. of Planning and Environment, 2023, p. 18

2. As part of the future development of the land that currently holds Buildings B1, B2 and B3 the interpretation of the four buildings should be integrated into any future designs. Interpretation should address the form, style and configuration of the buildings, their uses and role at the place, the history of the IIIth Light Anti-aircraft Battery and the Ten Terminal Regiment and the impact that the Korean War and the Menzies government's defence policies of the early 1950s had on the subsequent use and development of Middle Head. Techniques that could be employed include:
- providing of information on the Harbour Trust website and on site as part of the new Master Plan works;
 - interpreting the form, scale, configuration and grouping of the three barrack buildings on site as part of the new Maser Plan works; and
 - recording oral histories of former personnel who lived and worked at the IIIth Light Anti-aircraft Battery and the Ten Terminal Regiment.



Kate Denny
Lucas Stapleton Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture

Appendix A: Bibliography

An Investigation of Sources relevant to Two Storey Military Barracks of the 1950s

For Lucas Stapleton Johnson & Partners Pty Ltd
Suite 303
155 King Street
Sydney
NSW 2000

Dr Terry Kass, B A (Hons), M A (Hons), PhD
Historian & Heritage Consultant
32 Jellicoe Street
Lidcombe
NSW 2141
(02) 9749 4128

June 2023

Introduction

Terry Kass was engaged by Lucas Stapleton Johnson in May 2023, to undertake a preliminary investigation of readily available sources regarding the construction of two storey barrack buildings by Australian military forces in the 1950s. This would provide a context to assess the significance of a group of two storey weatherboard barrack buildings constructed for the Australian Army at Middle Head.

Since almost all archive sources were still unavailable for public access and located in other capital cities, a preliminary investigation was commenced in order to inform the most appropriate strategy for further work on the significance of these buildings.

Online sources were investigated, particularly tender notices in the Commonwealth Government Gazette and relevant records identified by a search of National Archives of Australia's RecordSearch database. This was supplemented by an investigation of digitised newspapers and other sources available on the National Library of Australia's TROVE portal.

The following report lists the relevant findings followed by a preliminary assessment and summary of significant items identified.

Commonwealth Government Gazette notices

19 April 1956

Tender accepted

New South Wales

South Head Naval Barracks - Erection and completion of two storey barracks buildings, Nos 126 and 127, guard house building No 131 and administration building No 132.

Successful tenderer, R W & A M Stubbs Pty Ltd, 60 Hunter Street, Sydney. Fee £143,696. Accepted 10 April 1956; proposed date of completion, 4 June 1957.¹

14 February 1957

Tender accepted

Western Australia

Karrakatta – Erection of two storey brick barracks block, Job 3478

Successful tenderer, Sloan Construction, 148 Adelaide Terrace, Perth. Fee £38,571.

Accepted 31 January 1957; proposed date of completion, 3 January 1958.²

14 February 1957

Tender invited

Victoria

Puckapunyal – Erection of 13 permanent buildings, including services, at Eastern area, Major Australian Regular Army Barracks (Quantities £30)

¹ *Commonwealth Government Gazette*, 19 April 1956, p 1080

² *Commonwealth Government Gazette*, 14 Feb 1957, p 468

Due 12 March 1957; Plans available from Department of Works, 225 Bourke Street, Melbourne. (no details regarding form or size of buildings) ³

15 May 1958

Tender invited

Victoria

Avalon – Erection of brick veneer barracks building at Test Field (re-advertised).

Due 20 May 1958; 225 Bourke Street, Melbourne. (no details regarding form or size of buildings) ⁴

National Archives of Australia – file references to military accommodation and barrack construction 1950s

1941-1959

ST3462/1, Item FA185/B4/NA6300

Standard – Detail of fireplace – two storey barracks
(Repository Sydney – not yet examined)

1941-1959

ST3462/1, Item FA186/T17/NA6966

Standard –two storey barracks – details – windows and doors to lounge and lobby
(Repository Sydney – not yet examined)

1947-1955

MP927/1, Item A259/18/156

Albert Park Barracks – Additional accommodation for CARO
(Repository Melbourne – not yet examined)

1948-1954

MP927/1, Item A259/2/15

Enoggera – accommodation expanded Regular Army
(Repository Melbourne – not yet examined)

1949-1955

MT1131/1, Item A259/10/35

Casula – Accommodation all ranks
(Repository Melbourne – not yet examined)

1949-1956

MP927/1, Item A82/2/68

North Head (NSW) Georges Heights ARA accommodation
(Repository Melbourne – not yet examined)

1950-1952

MP927/1, Item A259/1/15

Accommodation for the services

³ *Commonwealth Government Gazette*, 14 Feb 1957, p 469

⁴ *Commonwealth Government Gazette*, 15 May 1958, p 1566

(Repository Melbourne – not yet examined)

1950-1953

A259/1, Item A259/18/3

Puckapunyal (Vic) RAASC School – ARA accommodation

(Repository Melbourne – not yet examined)

1950-1953

MP927/1, Item A259/18/43

Seymour Vic – site 17 CMF accommodation (includes six outsized plans)

(Repository Melbourne – open for access)

1950-1955

MP927/1, Item A259/18/99

Puckapunyal A & B Blocks N S [National Service] accommodation – Plan completion A & B Blocks PuckapunyalVA4230

(Repository Melbourne – open for access)

1950-1955

MP927/1, Item A259/18/99

Puckapunyal A & B Blocks N S [National Service] accommodation (Puckapunyal Block A & B, plan for ARA conversion for national training, 6858, 317, 13)

(Repository Melbourne – open for access)

1950-1956

MP259/1, Item A259/18/96

Balcombe – accommodation School of Signals

(Repository Melbourne – open for access)

1951

MP927/1, Item A259/1/270

Regular Army – accommodation requirements

(Repository Melbourne – open for access)

1951-1952

MP927/1, Item A259/18/69

Accommodation 1st Infantry Brigade Group, Southern Command

(Repository Melbourne – not yet examined)

1951-1952

MP927/1, Item A259/18/11

Watsonia – Accommodation expanded Regular Army 2 Brigade (Watsonia & Casula – includes seven plans)

(Repository Melbourne – open for access)

1951-1952

MP927/1, Item A259/18/49

Second Infantry Brigade group, Southern Command, accommodation Watsonia [& Holsworthy – five plans]

(Repository Melbourne – open for access)

1951-1952

MP927/1, Item A259/10/63

Kapooka NSW – accommodation for National Servicemen

(Repository Melbourne – not yet examined)

1951-1952

MP927/1, Item A259/10/42

Holsworthy – Extension of accommodation for Regular Army members

(Repository Melbourne – not yet examined)

1951-1960

MT1131/1, Item A259/10/64

Kapooka accommodation works file

(Repository Melbourne – not yet examined)

1952-1954

MP927/1, Item A259/2/72

Cabarlah – improvement to ARA accommodation

(Repository Melbourne – not yet examined)

1952-1955

MP927/1, Item A259/33/16

Accommodation requirements within Western Command to cope with expansion of the CMF

(Repository Melbourne – open for access)

1952-8

B123, Item 1957/2408 Parts 1-2

Hobart - Anglesea barracks – proposed erection of barrack block

(Repository Melbourne – not yet examined)

1955

A4940, Item C1175

HMAS Watson – Permanent Barracks at South Head, Sydney

(Repository Canberra – not yet examined)

1956

PT365/3, Item 160

Karrakatta – ITC [Irwin Training Centre] – new barracks accommodation

(Repository Perth – not yet examined)

K1201, Item WE11961

Irwin Training Centre, barracks block, electrical installation

Plan online at NAA – shows ground floor and first floor

K1201, Item WM11969

Karrakatta Irwin Training Centre, hot water to new barracks building

Plan online at NAA – shows ground floor and first floor

1957

B123, Item 1957/251 Parts 1-7

Puckapunyal – Erection of 13 permanent buildings, inclusive of services [this appears to relate to the tender of 14 February 1957 above]

(Repository Melbourne – not yet examined)

1957-60

PP280/1, Item M1958/59/851/1, Part 2

Department of Army – Swanborne – Erection of new barracks for ARA accommodation

(Repository Perth – Open for access)

1958

K1215, Item W259/1/22

Property and Works – ARA accommodation – Karrakatta – Stage II

(Repository Perth – not yet examined)

1958

K1215, Item W259/1/25

Property and Works – Irwin Training Centre – Karrakatta – SAL Block – 50 WRAAC Battalions

(Repository Perth – not yet examined)

1958-1959

MT1131/1, Item A259/10/668

Middle Head – repair and maintenance to accommodation and administrative buildings (8 plans)

(Repository Melbourne – Open for access)

1959

K1215, Item W259/1/31

Property and Works – NW Programme 1955/56 - ARA accommodation – Karrakatta

(Repository Perth – not yet examined)

1959-1960

MP927/1, Item A259/18/641

Rockbank Vic – AHQ [Army Headquarters] Sig Regt ARA [Signals Regiment Australian Regular Army] accommodation

(Repository Melbourne – open for access)

1960-1962

MP927/1, Item A259/10/912

Kapooka – accommodation and works

(Repository Melbourne – not yet examined)

Miscellaneous press reports

28 June 1950

Report that Army barracks to cost £1 million were planned to be built of brick in Enoggera.⁵ No further details of this work has been located. There only appears to be a single file held by National Archives regarding works at Enoggera.

12 December 1951

Tender 'Erect and complete three two-story barrack bldgs, at Middle Head. Bill of quantities.'⁶

Two storey barracks blocks erected for Australian Armed Services in the 1950s

Chowder Bay Barracks

1950

Two storey barracks with weatherboard external cladding were constructed at Chowder Bay cut into the hillside roofed with corrugated galvanised iron. These buildings are still extant.⁷

South Head Naval Barracks

19 April 1956

Tender accepted for two storey barracks buildings at South Head Naval Barracks, New South Wales. Described as 'Erection and completion of two storey barracks buildings, Nos 126 and 127, guard house building No 131 and administration building No 132'.

Successful tenderer was R W & A M Stubbs Pty Ltd, 60 Hunter Street, Sydney for a fee of £143,696. Accepted 10 April 1956; proposed date of completion, 4 June 1957.⁸

No details regarding the form of these buildings or the construction materials have been located.

There is a single file at National Archives relating to these barracks.⁹

Karrakatta, Western Australia

14 February 1957

Tender accepted for 'Erection of two storey brick barracks block', at Karrakatta in Western Australia. Successful tenderer, Sloan Construction, 148 Adelaide Terrace, Perth for fee of £38,571. Accepted 31 January 1957; proposed date of completion, 3 January 1958.¹⁰

Note that the material was brick.

⁵ *Construction*, 28 June 1950, p 2

⁶ *Construction*, 12 Dec 1951, p 13

⁷ Conservation Management Plan for the Former Army Maritime School Chowder Bay, by Brian McDonald and Associates, for Sydney Harbour Federation Trust, September 2003, pp 18, 25-26

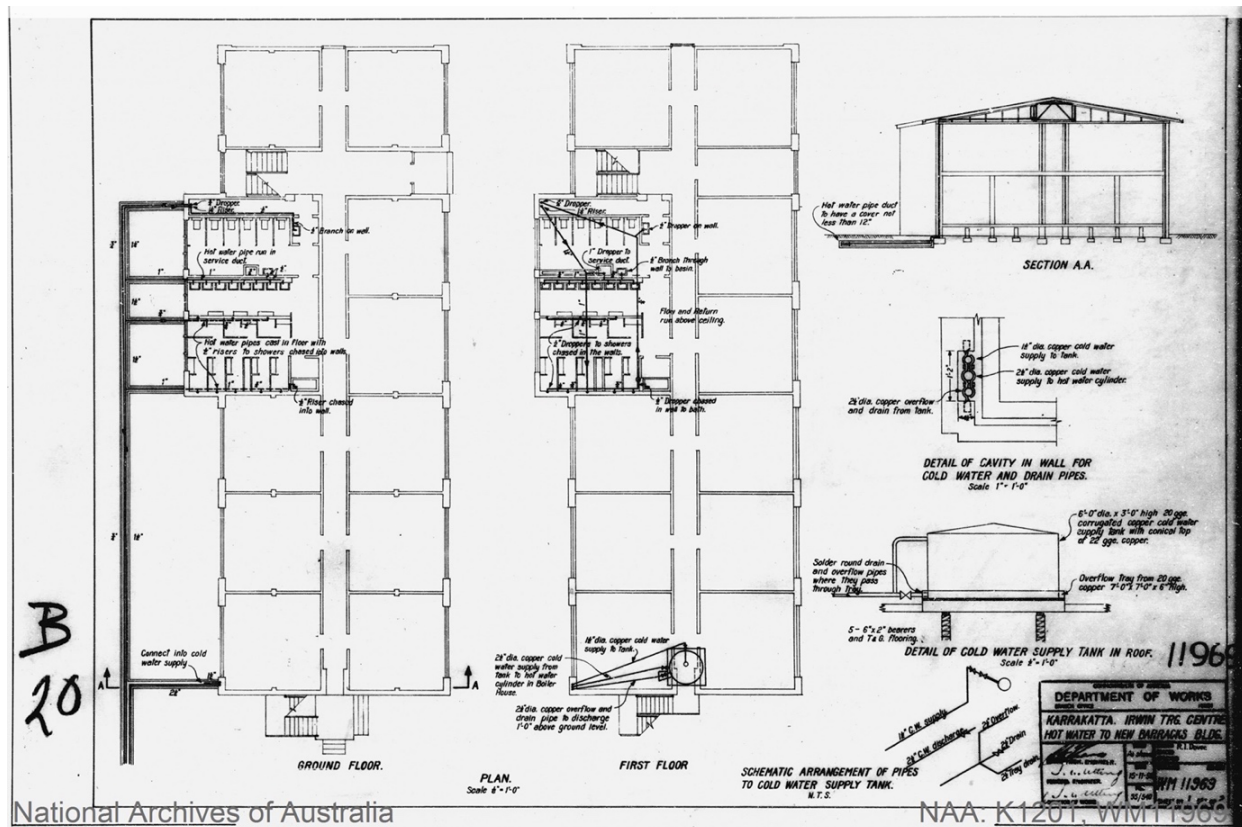
⁸ *Commonwealth Government Gazette*, 19 April 1956, p 1080

⁹ NAA, CRS A4940, Item C1175

¹⁰ *Commonwealth Government Gazette*, 14 Feb 1957, p 468

[illegible]

¹¹ NAA, CRS K1201, Items WE11961; WM11969



Puckapunyal, Queensland

A press report of 7 July 1955 noted that a master plan costing £1 million for new permanent army barracks at Puckapunyal had been announced on 3 July 1955. The article noted, 'The proposed work included six two-storey sleeping blocks with showers and toilets, each to accommodate 142 rank and file', as well as associated buildings.¹²

Tenders were invited for the 'Erection of 13 permanent buildings, including services, at Eastern area, Major Australian Regular Army Barracks (Quantities £30)' at Puckapunyal. Due 12 March 1957; Plans were available from Department of Works, 225 Bourke Street, Melbourne. No details regarding the form or size of buildings were included in the tender notice.¹³ There is a substantial series of files regarding the erection of these buildings held at the Melbourne repository of National Archives.

¹² *Central Queensland Herald*, 7 July 1955, p 11

¹³ *Commonwealth Government Gazette*, 14 Feb 1957, p 469

Other Barracks Buildings of the 1950s

Additionally, a number of references were located to the construction of barracks during the 1950s, which did not specify if they were single storey, two storey or otherwise. These were:

1. A press report of 28 June 1950 noted that Army barracks to cost £1 million were planned to be built of brick in Enoggera.¹⁴ No further details of this work has been located. There only appears to be a single file held by National Archives regarding works at Enoggera.
2. National Archives file with date range 1952-8: B123, Item 1957/2408 Parts 1-2
Hobart - Anglesea barracks – proposed erection of barrack block
(Repository Melbourne – not yet examined)
(No details were given of the form or size of the buildings)
3. National Archives file with date range 1957-60
PP280/1, Item M1958/59/851/1, Part 2
Department of Army – Swanborne – Erection of new barracks for ARA accommodation
(Repository Perth – Open for access)
(No details were given of the form or size of the buildings)
4. Tender invited on 15 May 1958, for ‘Erection of brick veneer barracks building at Test Field (re-advertised)’ at Avalon, Victoria. Due 20 May 1958; 225 Bourke Street, Melbourne. (No details were given of the form or size of the buildings)¹⁵

Overview

This preliminary research has located five potential groups of two storey military barracks, constructed in the 1950s. These are:

1. Two storey weatherboard barracks constructed at Chowder Bay for the army maritime school in 1950.
2. Tenders were called in December 1951 to construct three two-storey barrack buildings at Middle Head. This is potentially the group of three two-storey buildings on the 10 Terminal Regiment site.¹⁶
3. Naval barracks constructed at ‘South Head’ commencing 1956. No information has been located regarding the cladding materials used for this complex.
4. Army barracks constructed at Karrakatta from 1957 onwards. Documentation states that these barracks were constructed of brick.

¹⁴ *Construction*, 28 June 1950, p 2

¹⁵ *Commonwealth Government Gazette*, 15 May 1958, p 1566

¹⁶ Middle Head Mosman: Former Ten Terminal Regiment Barracks Buildings & Laundry Heritage Impact Assessment, Updated February 2022, Lucas, Stapleton, Johnson and Partners Pty Ltd, for Sydney Harbour Federation Trust

-
5. Army barracks constructed at Puckapunyal from 1957 onwards. No information has been located regarding the building materials of this complex.

Bibliography

National Archives of Australia

No archival research was undertaken. Detailed investigations were made on RecordSearch, the online catalogue of records held by National Archives. That provided an extensive listing of numerous files regarding military building and planning in the 1950s. Nearly all these records have not been released for public access. Any investigation of these records would require access applications to be submitted before the records would be available. Due to the limitations on staff access during the Covid crisis, there is a large backlog in assessing applications for access. Almost all of the relevant records are held in the Melbourne and Perth repositories.

Primary Sources – Newspapers and Gazettes

Commonwealth Government Gazette, 1950-62

The National Library of Australia's TROVE portal, allowing access into numerous digitised newspapers was investigated for the period 1950 to 1962. It should be noted that most newspapers are only available until 1955, so it is likely that later articles that may have proved useful were not available. The only articles found to be directly relevant were:

Central Queensland Herald, 7 July 1955, p 11

Construction, 28 June 1950, p 2

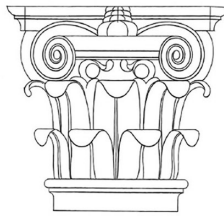
Construction, 12 Dec 1951, p 13

Unpublished Reports

Conservation Management Plan for the Former Army Maritime School Chowder Bay, by Brian McDonald and Associates, for Sydney Harbour Federation Trust, September 2003

Middle Head Mosman: Former Ten Terminal Regiment Barracks Buildings & Laundry Heritage Impact Assessment, Updated February 2022, Lucas, Stapleton, Johnson and Partners Pty Ltd, for Sydney Harbour Federation Trust

Appendix B: Detailed Fabric Surveys



LSJ Heritage Planning & Architecture

Lucas Stapleton Johnson & Partners Pty Ltd
The Trust Building, Suite 303, 155 King Street, Sydney, NSW, 2000 Email: mailbox@lsjarchitects.com Telephone: 02 9357 4811
ACN: 002 584 189 ABN: 60 763 960 154 Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com.au

Middle Head, Mosman: Former Ten Terminal Regiment Buildings B1, B2 and B3

Prepared for: The Harbour Trust

Issued: 6th July 2023

The three timber barrack buildings (Buildings B1, B2 and B3) were inspected on 31st May 2023 and the current configuration of the buildings recorded. Physical intervention into the fabric of the buildings was not undertaken as part of the fabric survey.

Refer to Figures 1 and 2 below for generic floor plans showing Room, Door and Window numbers.

Time Periods:

O = Original (1951-1955)
EA = Early addition (1955-1971)
LT = Late 20th century (1971-2000)
M = Modern (2001-date)
? = Date unclear

Grades of Significance:

E = Exceptional
H = High
M = Moderate
L = Little
I = Intrusive

BUILDING B1

Element	Description	Condition Notes	Date	Significance Ranking
EXTERIOR				
Roof	Coloured corrugated steel sheets		LT	L
	Painted timber fascia and barge boards	Paint peeling and evidence of weathering	O	H
	Asbestos cement eaves and gable soffit lining		O	H
	Chimney removed	-	LT	I
Walls- generally	Face brick foundation walls with terracotta vents.	Good/Fair- some individual bricks removed.	O	H
	Timber weatherboards, Painted.	Fair/Poor- Broken or removed in places. Paint peeling.	O LT	H L
	Painted metal air vents		O	
Gutters and down pipes	Metal gutters (painted) and metal and PVC downpipes	Some broken	LT	L
East and West Walls	Timber louvred vent to roof space, painted at both ends	Fair- paint peeling.	O	H
	Steel escape stairs from ground and first floor levels at both ends		LT	L
Entry Terrace	Steel frame pergola (painted) on concrete		LT	I

Element	Description	Condition Notes	Date	Significance Ranking
(south elevation)	slab with Klip lock profile metal roof, metal gutters and downpipes and fluorescent tube lighting			
Windows	Refer to interiors schedule			
Doors	Refer to interiors schedule			
Other	External fluorescent tube lighting, light switches and other miscellaneous services.		LT	L
INTERIORS- GROUND FLOOR				
HALL 1				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
Skirting	Timber bull nose skirting		LY	M
Floor	Timber floor boards and structure (not visible) Vinyl Floor covering		O LT	E L
Door D1	Timber architrave – bull nose profile Aluminium and glass with aluminium and glass sidelight Knob door furniture		LT	M I I
Door D7	Solid core door with pull handle		LT	M
Other	Fire indicator board (east wall) Fire hose reel cupboard (west wall)		LT LT	L L
HALL 2				
Ceiling	Plasterboard sheeting (fire rated?) Fluorescent tube light		LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Vinyl Floor covering		O LT	E L
Door D2	Timber architrave – bull nose profile Timber frame	Architrave damaged Door leaf and door furniture missing – plywood over	LT LT	M M
Ceiling	Plasterboard sheeting (fire rated?) Fluorescent tube light		LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting	Fair- evidence of water damage	LT	M
Skirting	Timber bull nose skirting	Fair	LT	M
Floor	Timber floor boards and structure (not visible) Vinyl Floor covering		O LT	E L
Door D3	Timber architrave – bull nose profile Timber frame Solid core door with highlight above Knob door furniture	Highlight boarded up Poor condition	LT LT LT	M M M
ROOM 1				
Ceiling	Plasterboard sheeting (fire rated?) Fluorescent tube light		LT LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Carpet		O LT	E L

Element	Description	Condition Notes	Date	Significance Ranking
Door D3	Timber architrave – removed Timber frame Solid core door leaf - removed	Architrave and door leaf removed – termite damage	LT LT -	M M -
Window W1	Timber architrave Aluminium frame 1 fixed pane and 2 sliding sashes Curtain pelmet	1 pane boarded over	LT LT LT	I I I L
Other	Unpainted timber “picture rail” Small wall vents above internal door and external windows Timber shelf mounted to wall		LT	L
ROOMS 2 to 5, 8, 10 & 11				
All as for Room 1				
Windows W2, W3, W6, W7, W8, W12 and W13	Timber architrave Aluminium frame 1 fixed pane and 2 sliding sashes Curtain pelmet		LT LT LT LT	I I I L
Doors D5, D6, D10, D11, D12, D25 and D26	Timber architrave Timber frame Solid core door leaf Metal kick plate Lever door furniture	Removed. Termite damage to architrave.	- LT LT LT LT	L L L L L
Other	Some wall vents removed.			
Room 4	Door D25- door leaf removed due to termite damage			
Room 5	South wall: damaged Window W3: damaged			
Room 8	Window W6: damaged			
ROOM 6				
Ceiling	Plasterboard sheeting (fire rated?) Fluorescent tube light		LT LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
	North wall: plasterboard sheeting		LT	I
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Carpet		O LT	E L
Door D8	Timber architrave Aluminium and glass Knob door furniture and door closer		LT LT LT	M L L
Window W4	Timber architrave Aluminium frame 4 windows, 1 fixed pane and 2 passing sashes in double hung windows Curtain pelmet		LT LT LT LT	M I I M
Other	Painted brick fireplace with timber mantel- bricked in and partition wall to Room 7 over half		O LT	H I
	Tea sink with tiles splash back		LT	I
ROOM 7				
Ceiling	Plasterboard sheeting (fire rated?) Fluorescent tube light		LT LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
	South wall: plasterboard sheeting		LT	I
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Carpet		O LT	E L
Door D9	Timber architrave		LT	M

Element	Description	Condition Notes	Date	Significance Ranking
	Timber frame Solid core door leaf Metal kick plate Lever door furniture		LT LT LT LT	M M M M
Window W5	Timber architrave Aluminium frame 4 windows, 1 fixed pane and 2 passing sashes in double hung windows Curtain pelmet		LT LT LT LT	M I I M
Other	Painted brick fireplace with timber mantel- bricked in and partition wall to Room 6 over half		O LT	H I
ROOM 9				
Ceiling	Plaster on concrete slab Screwed metal conduit for lighting Fluorescent tube light		O O LT	H H L
Cornice	Integral plaster coving		O	H
Walls	Painted plaster on masonry		O	H
Skirting	Ceramic tile skirting with cove tiles		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Door D14	Timber architrave – bullnose profile Timber frame Solid core door leaf Metal push plate Vent in bottom		LT LT LT LT LT	L L L L L
Other	Ceramic cleaners sink (removed) Timber shelves		- O?	- H
ROOM WC1: AIR LOCK				
Ceiling	Plaster on concrete slab Fluorescent tube light		O LT	H L
Cornice	Integral plaster coving		O	H
Walls	Painted plaster on masonry		O	H
Skirting	Ceramic tile skirting with cove tiles		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Door D13	Inset architrave Solid core door leaf with metal louvre Push plate and pull handle door furniture Metal grate at threshold		O O? O? O?	M M M M
Door D15	Inset architrave Timber frame. Solid core door leaf with metal louvre Push plate and pull handle door furniture		O? O? O? O?	M M M M
ROOM WC1				
Ceiling	Suspended modular ceiling Concrete slab Fluorescent fittings within modular ceiling	Some panels missing	LT O LT	I H L
Cornice	No cornice			-
Walls	Painted plaster on masonry Ceramic tiles		O LT	E L
Skirting	Ceramic tiles skirting with cove tile		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Doors D16, D17, D18	AC Proprietary toilet partitions and doors		LT	L
Window W9	Timber architrave Aluminium frame 2 fixed panes and 2 passing sashes in double hung windows	Damaged and boarded over	LT LT LT	M I I
Other	Metal urinal to western side, ceramic basin		O	M

Element	Description	Condition Notes	Date	Significance Ranking
	and taps			
SHOWER 1				
Ceiling	Suspended modular ceiling Concrete slab Fluorescent fittings within modular ceiling		LT O Lt	I H I
Cornice	No cornice		-	-
Walls	Painted plaster on masonry Ceramic tiles		O LT	H L
Skirting	Ceramic tile skirting with cove tile		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Door D20	Timber frame Solid core door leaf with metal louvre Push plate and pull handle door furniture Metal grate at threshold		LT LT LT O	M M M M
Door D22, 23, 24	AC Proprietary toilet partitions and doors		LT	L
Window W11	Timber architrave Aluminium frame 2 fixed panes and 2 passing sashes in double hung windows		LT LT LT	M I I
Other	3 shower cubicles 1 bath cubicle 3 wash hand basins		LT	L
SPACE UNDER STAIRS				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting (north side and side of central stair wall) Painted plaster on masonry (walls backing onto amenities)		LT O	M H
Skirting	Timber bullnose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Vinyl Floor covering		O LT	E L
Door D19	Timber architrave – bullnose profile Timber frame Solid core door leaf Lever door furniture		LT LT LT LT	M H
STAIRS				
Ceiling	Plasterboard sheeting		LT	M
Cornice	Paster scotia cornice		LT	M
Walls	Plasterboard on lightweight walls Painted plaster on masonry		LT O	M H
Skirting	No skirting		-	-
Stairs	Vinyl Timber treads and risers and stringers Timber capping		LT O O	L H H
Window W10	Timber architrave Aluminium frame Fixed pane		LT LT LT	M I I
Window W24	Timber architrave Aluminium frame Fixed pane		LT LT LT	M I I
INTERIORS- GROUND FLOOR				
HALL 4				
Ceiling	Plasterboard sheeting Light fittings	Fair- Poor West half of hallway ceiling removed	LT	M
Cornice	Plaster scotia cornice	Fair-Poor- some removed	LT	M

Element	Description	Condition Notes	Date	Significance Ranking
Walls	Plasterboard sheeting		LT	M
Skirting	Timber bullnose skirting		LT	M
Floor	Timber floor boards and structure (not visible)		O	H
	Vinyl Floor covering		LT	L
Door D27	Timber architrave – bull nose profile		LT	M
	Timber frame		LT	M
	Solid core door with highlight above		LT	M
	Knob door furniture		LT	L
Door D28	Timber architrave – bullnose profile		LT	M
	Timber frame		LT	M
	Solid core door leaf		LT	M
	Knob door furniture		LT	L
ROOMS 12 to 20, 22 & 23				
All as for Room 1				
Windows W14 to W22, W26 and W27	Timber architrave		LT	I
	Aluminium frame		LT	I
	1 fixed pane and 2 sliding sashes		LT	I
	Curtain pelmet		LT	L
Doors D29 to D37, D49 and D50	Timber architrave		-	L
	Timber frame		LT	L
	Solid core door leaf		LT	L
	Metal kick plate		LT	L
	Lever door furniture		LT	L
Room 20	Door D37: termite damage-door removed	Termite damage – door removed		
ROOM 21				
As for Room 9				
Door D43	Timber architrave – bull nose profile		LT	M
	Timber frame		LT	M
	Solid core door leaf with metal louvre		LT	M
	Lever door furniture		LT	M
Other	Cleaner's sink (ceramic)		LT	L
	Timber shelves (removed)		-	-
	Steel ladder fixed to north wall to provide access to manhole		O?	H
ROOM WC 2: AIR LOCK				
All as for Room WC 1: Air Lock				
Ceiling	Plasterboard sheeting		LT	M
	Fluorescent tube light		LT	L
ROOM WC 2				
As for Room WC 1				
Ceiling	Plasterboard sheeting		LT	M
	Fluorescent tube light		LT	L
SHOWER ROOM 2				
All as for shower Room 1				
Ceiling	Plasterboard sheeting		LT	M
	Fluorescent tube light		LT	L
Other	Damaged tiles			

BUILDING B2

Item No.	Description	Condition Notes	Date	Significance Ranking
EXTERIOR				
Roof	Coloured corrugated steel sheets		LT	L
	Painted timber fascia and barge boards	Paint peeling and evidence of weathering	O	H
	Asbestos cement eaves and gable soffit lining		O	H
	Chimney removed	-	-	-
Walls- generally	Face brick foundation walls with terracotta vents.		O	H
	Metal framed with flyscreen and metal grill opening in brick foundation wall below exit doors at ground level to East and West elevations		LT	I
	Access doorways in brick foundation wall (boarded over)		LT	I
	Timber weatherboards, painted.	Paint peeling.	O	H
	Painted metal air vents		O	
Gutters and down pipes	Metal gutters (painted) and metal and PVC downpipes	Some broken and rusted through	LT	L
East and West Walls	Timber louvred vent to roof space, painted	Fair- paint peeling.	O	H
	Steel escape stairs from ground and first floor levels at both ends		LT	I
Entry Terrace (south elevation)	Steel frame pergola (painted) on concrete slab with Klip lock profile metal roof, metal gutters and downpipes and fluorescent tube lighting		LT	I
Windows	Refer to interiors schedule			
Doors	Refer to interiors schedule			
Other	External fluorescent tube lighting, light switches and other miscellaneous services.		LT	L
INTERIOR- GROUND FLOOR				
HALL 1				
Ceiling	Plasterboard sheeting Fluorescent tube light	Damaged		M L
Cornice	Plaster scotia cornice			M
Walls	Plasterboard sheeting	Holes and cracks		M
Skirting	Timber bull nose skirting			M
Floor	Timber floorboards and structure (not seen) Vinyl Floor covering	Cracked vinyl, black substrate underneath	O LT	H L
D1	Timber architrave – bull nose profile Aluminium and glass with aluminium and glass sidelight Knob door furniture		LT LT	M I L
D7	Solid core door with pull handle		LT	M
Other	Fire indicator board (east wall)		LT	L
	Fire hose reel cupboard (west wall)		LT	L
HALL 2				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting	Paint peeling, cracks	LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible)	Vinyl bubbling	O	H
	Vinyl Floor covering		LT	L

Item No.	Description	Condition Notes	Date	Significance Ranking
Door D2	Timber architrave – bull nose profile Timber frame Glazed highlight Door Leaf removed	Plywood boarding over door opening	LT LT LT	M M M
HALL 3				
Ceiling	Plasterboard sheeting (fire rated?) Fluorescent tube light		LT LT	M I
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting	Water damage	LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Vinyl Floor covering	Vinyl bubbling	O LT	H L
Door D3	Timber architrave – bull nose profile Timber frame Solid core door leaf with highlight Knob door furniture	Architrave eroded. Generally poor condition	LT	M
ROOM 1				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting	Holes in walls – timber framing visible	LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Carpet		LT LT	H L
Door D3	Timber architrave Timber frame Solid core door leaf Lever door furniture		LT LT LT LT	M M M L
Window W1	Aluminium frame 1 fixed pane and 2 sliding sashes (1 pane boarded up) Curtain pelmet		LT LT LT	I I M
Other	Unpainted timber “picture rail”	Picture frame removed in places (variable across each room)	LT	L
ROOMS 2 to 5, 8, 10 & 11				
All as for Room 1				
Windows W2, W3, W6, W7, W8, W12 and W13	Timber architrave Aluminium frame 1 fixed pane and 2 sliding sashes Timber curtain pelmet		LT LT LT LT	L I I L
Doors D5, D6, D10, D11, D12, D26 and D25	Timber architrave Timber frame Solid core door leaf Metal kick plate Lever door furniture		LT LT LT LT LT	M M M M L
Other	Variations in picture rails, shelving and furniture remaining.		LT	L
Room 2	Floor: carpet removed- substrate only Window W13- glazing broken and boarded over Door D26- architrave cracked and split			
Room 4	Window W12- middle pane cracked and boarded over Door D25- termite damage			
Room 5	Water damage and mould generally. Hole in ceiling			
Room 10	Window W8- 2 glazing panels broken –			

Item No.	Description	Condition Notes	Date	Significance Ranking
	boarded over			
Room 11	Skirting- partially eroded Floor- carpet pulled up Door D11- door leaf removed (laying on floor) and termite damage to architrave Window W7- 1 glazing panel broken- boarded over			
ROOM 6				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
	North wall: plasterboard sheeting		LT	I
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Carpet		O LT	H L
Door D8	Timber architrave Aluminium and glass Knob door furniture		LT LT LT	M I L
Window W4	Timber architrave Aluminium frame 4 windows, 1 fixed pane and 2 passing sashes in double hung windows Curtain pelmet		LT LT LT LT	M I I M
Fireplace	Painted brick fireplace with timber mantel Bricked in and partition wall to Room 7 over half of chimney breast		O LT	H I
	Painted brick hearth		O?	M
Other	Tea sink		LT	I
ROOM 7				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M I
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
	South wall: plasterboard sheeting		LT	I
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Carpet		O LT	H L
Door D9	Timber architrave Flush timber door Knob door furniture		LT LT LT	M M M
Window W4	Timber architrave Aluminium frame 4 windows, 1 fixed pane and 2 passing sashes in double hung windows Curtain pelmet		LT LT LT LT	M I I M
Fireplace	Painted brick fireplace with timber mantel Bricked in and partition wall to Room 6 over half of chimney breast		O LT	H I
	Painted brick hearth		O?	M
ROOM 9				
Ceiling	Plaster on concrete slab Screwed metal conduit for lighting Fluorescent tube light		O? O LT	M M L
Cornice	Integral plaster coving		O	H
Walls	Painted plaster on masonry		O	H
Skirting	Ceramic tile skirting with cove tiles		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H

Item No.	Description	Condition Notes	Date	Significance Ranking
Door D14	Timber architrave – bullnose profile Timber frame Solid core door leaf Lever door furniture		LT LT LT LT	M M M M
Other	Ceramic cleaners sink (removed) Timber shelves		- O?	- H
ROOM WC1: AIR LOCK				
Ceiling	Plaster on concrete slab Screwed metal conduit for lighting Fluorescent tube light		O O LT	H M L
Cornice	Integral plaster coving		O	H
Walls	Painted plaster on masonry		O	H
Skirting	Ceramic tile skirting with cove tiles		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Door D13	Timber architrave – bull nose profile Timber frame Solid core door leaf Push plate and pull handle door furniture		LT LT LT LT	M M M M
Door D15	Timber architrave – bull nose profile Timber frame Solid core door leaf Push plate and pull handle door furniture Metal grill at base		LT LT O? O? LT	M M H H L
ROOM WC1				
Ceiling	Suspended modular ceiling Concrete slab Fluorescent fittings within modular ceiling		LT O LT	I H L
Cornice	No cornice			-
Walls	Painted plaster on masonry Ceramic tiles		O LT	H L
Skirting	Ceramic tiles skirting with cove tile		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Doors D16, D17 & D18	AC Proprietary toilet partitions and doors		LT	L
Window W9	Timber architrave Aluminium frame 2 fixed panes and 2 passing sashes in double hung windows	Glazing broken and boarded up	LT LT LT	M I I
ROOM SHOWER 1				
Ceiling	Suspended modular ceiling Concrete slab Fluorescent fittings within modular ceiling		LT O LT	I H L
Cornice	No cornice			-
Walls	Painted plaster on masonry Ceramic tiles		O LT	H L
Skirting	Ceramic tile skirting with cove tile		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Door D20	Timber frame Solid core door leaf Push plate and pull handle door furniture Metal kick plate		LT LT LT LT	M M M M
Door D22, D23 & D24	AC Proprietary toilet partitions and doors		LT	L
Window W11	Timber architrave Aluminium frame 2 fixed pans and 2 passing sashes in double hung windows		LT LT LT	M I I

Item No.	Description	Condition Notes	Date	Significance Ranking
Other	3 shower cubicles 1 bath cubicle 3 wash hand basins		LT	L
SPACE UNDER STAIRS				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting (north side and side of central stair wall) Painted plaster on masonry (walls backing onto amenities)		LT O	M H
Skirting	Timber bullnose skirting		LT	M
Floor	Timber floor boards and structure Vinyl Floor covering		O LT	H L
Door D19	Timber architrave – bullnose profile No door leaf		LT	M -
STAIRS				
Ceiling	Plasterboard sheeting		LT	M
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard on lightweight walls Painted plaster on masonry		LT O	M H
Skirting	No skirting			-
Stairs	Timber treads and risers and stair strings Timber capping Vinyl covering and metal nosings		O O LT	H H L
Window W10	Timber architrave Aluminium frame Fixed pane		LT LT LT	M I I
Window W24	Timber architrave Aluminium frame Fixed pane		LT LT LT	M I I
INTERIOR- FIRST FLOOR				
HALL 4				
Ceiling	Plasterboard sheeting Fluorescent light fitting		LT LT	M
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
Skirting	Timber bullnose skirting		LT	M
Floor	Timber floor boards and structure (not visible) Vinyl Floor covering		O LT	H L
Door D27	Timber architrave – bullnose profile Timber frame Solid core door leaf Knob door furniture	Boarded shut		M M M M
Door D28	Timber architrave – bullnose profile Timber frame Solid core door leaf with highlight Knob door furniture			M M M M
ROOMS 12 to 20, 22 & 23				
All as for Room 1				
Windows W14, W15, W16, W17, W18, W19, W20, W21, W22, W26 and W27	Timber architrave Aluminium frame 1 fixed pane and 2 sliding sashes Timber curtain pelmet		LT LT LT LT	L I I L
Doors D29, D30, D32, D32, D33, D34, D35, D36, D37, D49	Timber architrave Timber frame Solid core door leaf Metal kick plate		LT LT LT LT	M M M M

Item No.	Description	Condition Notes	Date	Significance Ranking
& D50	Lever door furniture		LT	L
Room 19	Floor- Water damage to carpet			
Room 20	Door D37-door leaf removed/termite damage Window W26- 1 glazing panel broken-boarded over			
Room 23	East wall- plasterboard removed Window W21- boarded over			
ROOM 21				
As for Room 9				
Ceiling	Plasterboard sheeting Roof access manhole Fluorescent tube light		LT O LT	M H L
Other	Cleaner's sink (ceramic) Steel ladder fixed to north wall to provide access to manhole	Timber shelves removed	LT O	L H
ROOM WC 2: AIR LOCK				
As for WC airlock 1				
Ceiling	Plasterboard sheeting Fluorescent tube light	Water damage	LT LT	M L
ROOM WC 2				
As for WC 1				
Ceiling	Plasterboard sheeting Fluorescent tube light	Light broken	LT LT	M L
Window W23	Timber architrave Aluminium frame 2 fixed panes and 2 passing sashes in double hung windows	Glazing broken and boarded up	LT LT LT	M I I
SHOWER ROOM 2				
As for Shower Room 1				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M L
Window W25	Timber architrave Aluminium frame 2 fixed pans and 2 passing sashes in double hung windows	1 glazing panel broken – boarded up	LT LT LT	M I I

BUILDING 3

Element	Description	Condition Notes	Date	Significance Ranking
EXTERIOR				
Roof	Coloured corrugated steel sheets		LT	L
	Painted timber fascia and barge boards	Paint peeling and evidence of weathering	O	H
	Asbestos cement eaves and gable soffit lining		O	H
	Chimney removed	-		
Walls- generally	Face brick foundation walls with terracotta vents.	Good/Fair- some individual bricks removed.	O	H
	Metal framed with flyscreen and metal grill opening in brick foundation wall below exit doors at ground level to East and West elevations		LT	L
	Access doorways in brick foundation wall (boarded over)		LT	L
	Timber weatherboards, painted.	Paint peeling. Portions of boarding broken and removed on North and South elevations.	O	H
	Painted metal air vents		O	H
Gutters and down pipes	Metal gutters (painted) and metal and PVC downpipes	Some broken and rusted through	LT	L
East and West Walls	Timber louvred vent to roof space, painted	Fair- paint peeling.	O	H
	Steel Juliet balcony to first floor level exit doorway and steel steps to ground level exit doorway		LT	L
Entry Terrace (south elevation)	Steel frame pergola (painted) on concrete slab with Klip lock profile metal roof, metal gutters and downpipes and fluorescent tube lighting		LT	I
Windows	Refer to interiors schedule			
Doors	Refer to interiors schedule			
Other	External fluorescent tube lighting, light switches and other miscellaneous services.		LT	L
INTERIORS- GROUND FLOOR				
HALL 1				
Ceiling	Plasterboard sheeting		LT	M
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floorboards and structure (not visible)		O	H
	Vinyl floor covering		LT	L
Door D1	Aluminium framed, double doors with glazed panels and glazed sidelights and modern door furniture		LT	I
Door D7	Half height solid core door with pull handle (Fire hose reel cupboard)		LT	M
Other	Fire hose reel cupboard on west		LT	L

Element	Description	Condition Notes	Date	Significance Ranking
	wall, timber architrave and timber door with modern hardware			
	Miscellaneous services to east and west wall and ceiling: smoke alarms, exit signs etc.		LT	L
HALL 2				
Ceiling	Plasterboard sheeting	Poor- cracking evident	LT	M
	Fluorescent tube lighting		LT	L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting	Peeling paint	LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floorboards and structure (not visible)		O	H
	Vinyl floor covering		LT	L
Door D2	Timber framed, flush timber door with modern door furniture and timber framed glazed highlight	Poor	LT	L
Other	Miscellaneous services to ceiling: smoke alarms		LT	L
HALL 3				
Ceiling	Plasterboard sheeting		LT	M
	Fluorescent tube lighting		LT	L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floorboards and structure (not visible)		O	H
	Vinyl floor covering		LT	L
Door D3	Timber framed, flush timber door with modern door furniture and timber framed glazed highlight	Poor	LT	L
Other	Miscellaneous services to ceiling: smoke alarms		LT	L
ROOM 1				
Ceiling	Plasterboard sheeting		LT	M
	Fluorescent tube lighting		LT	L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting	Section broken to allow inspection of internal timber framing	LT	M
	Plastic (?) louvred air vents		LT	L
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floorboards and structure		O	H
	Carpet over vinyl	Corner pulled up to reveal timber floorboards	LT	L
Door D4	Timber architrave Timber frame Solid core door leaf Metal kick plate Lever door furniture		LT	M M M M L
Window W1	Timber architrave Aluminium frame 1 fixed pane and 2 sliding sashes		LT LT LT	I I I
	Curtain pelmet with curtains		LT	L
Other	Unpainted timber picture rail	Picture frame removed in places	LT	L
	Timber veneer wall shelves, notice board attached to walls		LT	L
	Timber veneer wardrobe		LT	L
ROOMS 2 to 5, 8, 10 & 11				
All as for Room 1				

Element	Description	Condition Notes	Date	Significance Ranking
Windows W2, W3, W6, W7, W8, W12 and W13	Timber architrave Aluminium frame 1 fixed pane and 2 sliding sashes Timber curtain pelmet		LT LT LT LT	L I I L
Doors D5, D6, D10, D11, D12, D26 and D25	Timber architrave Timber frame Solid core door leaf Metal kick plate Lever door furniture		LT LT LT LT	M M M L
Other	Variations in picture rails, shelving and furniture remaining.		LT	L
Room 2	Door leaf removed. Window W13: glazing broken and window boarded over on external wall.			
Room 4	North wall: plaster over rendered masonry with peeling paint Window W12: glazing broken and window boarded over on external wall.			
Room 8	Window W6: one pane broken and boarded over			
Room 10	South wall: plaster over rendered masonry with peeling paint East wall: large hole in plaster board to reveal internal structure			
Room 11	East and South walls: large holes to reveal internal structure. External weatherboard also removed.			
ROOM 6				
Ceiling	Plasterboard sheeting		LT	M
	Fluorescent tube lighting		LT	L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
	North wall: plasterboard sheeting		LT	I
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floorboards and structure		O?	H
	Carpet		LT	L
Door D8	Timber architrave (splayed edge profile)		LT	H
	Aluminium framed double door with two glazed panels		LT	I
	Knob door furniture		LT	L
Window W4	Timber architrave 4 x aluminium framed, 1 fixed panel & 2 passing sashes above		LT LT	L I
	Curtain pelmet		LT	L
Fireplace	Painted brick fireplace with timber mantel Bricked in and partition wall to Room 7 over half of chimney breast		O LT	H I
	Painted brick hearth		O?	M
	Plasterboard panelling over chimney breast		LT	I
Other	Tea sink with tiled splash back		LT	I
	Plasterboard cupboard (for fire hose reel accessed from Hall 1)		LT	I
ROOM 7				
Ceiling	Plasterboard sheeting		LT	M

Element	Description	Condition Notes	Date	Significance Ranking
	Fluorescent tube lighting		LT	L
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting		LT	M
	South wall: plasterboard sheeting		LT	I
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floorboards and structure		O?	H
	Carpet		LT	L
Door D9	Timber architrave		LT	M
	Timber frame		LT	M
	Solid core door leaf		LT	M
	Metal kick plate		LT	M
	Lever door furniture		LT	L
Window W5	Timber architrave 4 x aluminium framed, 1 fixed panel & 2 passing sashes above	One pane broken and boarded over	LT	M
			LT	I
Fireplace	Painted brick fireplace with timber mantel Bricked in and partition wall to Room 6 over half of chimney breast		O	H
			LT	I
	Painted brick hearth		O?	M
	Plasterboard panelling over chimney breast		LT	I
Other	Unpainted timber picture rail	Picture frame removed in places	LT	L
	Timber veneer wardrobe		LT	L
ROOM 9				
Ceiling	Plasterboard sheeting Fluorescent tube lighting		LT	M
			LT	L
Cornice	No cornice			-
Walls	Painted plaster on masonry Plasterboard sheeting		O	H
			LT	L
Skirting	No skirting			-
Floor	Concrete slab (not seen) Vinyl floor covering		O	H
			LT	L
Door D14	Timber architrave – bullnose profile Solid core door leaf Lever door handle		LTL	M
			LT	M
			LT	M
Other	Built in timber shelving		LT	L
ROOM WC1: AIR LOCK				
Ceiling	Plaster on concrete slab Screwed metal conduit for lighting Fluorescent tube light		O	H
			O	H
			LT	L
Cornice	Integral plaster coved		O	H
Walls	Painted plaster on masonry		O	H
Skirting	Ceramic tile skirting with cove tiles		LT	L
Floor	Ceramic tiles Concrete slab		LT	L
			O	H
Door D13	Inset metal or timber architrave Timber frame Solid core door leaf Push plate and pull handle door furniture Metal kick plate		LT	M
			LT	M
			LT	M
			LT	M
Door D15	Inset metal or timber architrave Timber frame Solid core door leaf with glass panel		O	H
			O?	H?
			O	H

Element	Description	Condition Notes	Date	Significance Ranking
	Push plate and pull handle door furniture		O?	H
	Metal kick plate		O?	H
	Metal door closer		O?	H
ROOM WC1				
Ceiling	Suspended modular ceiling Concrete slab Fluorescent light fittings Plasterboard bulkhead above window	Some panels removed or dislodged. Paint peeling to underside of concrete slab	LT O LT LT	I H L I
Cornice	No cornice			-
Walls	Painted plaster on masonry Plasterboard sheeting	Poor- peeling paint and evidence of mould	O LT	H L
Skirting	Ceramic tiles		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L E
Door D16, D17, D18	AC proprietary toilet partitions and doors		LT	L
Window W9	Timber architrave Aluminium frame 2 fixed panes and 2 passing sashes in double hung windows		LT LT LT	M I I
Other	Fittings: urinal, washbasin		O	H
ROOM SHOWER 1				
Ceiling	Suspended modular ceiling Concrete slab Fluorescent light fittings	Fair- some panels removed/dislodged	LT O LT	I H L
Cornice	No cornice			-
Walls	Painted plaster on masonry Ceramic tiles		O LT	H L
Skirting	Ceramic tile skirting with cove tile		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Door D20	Inset metal or timber architrave Timber frame Solid core door leaf Push plate and pull handle door furniture Metal kick plate Metal door closer		O O? LT LT LT LT	H H? M M M M
Door D21, D22, D23 & D24	AC proprietary bath and shower partition doors		LT	L
Window W11	Timber architrave Aluminium frame 2 fixed pans and 2 passing sashes in double hung windows		LT LT LT	M I I
Other	3 shower cubicles 1 bath cubicle 3 wash hand basins		LT	L
SPACE UNDER STAIRS				
Ceiling	Plasterboard sheeting Fluorescent tube light		LT LT	M L
Cornice	Plaster scotia cornice		LT	M
Walls	North and East walls: Plasterboard sheeting South wall: Painted plaster on masonry	Poor- peeling paint	LT O	M H
Skirting	Timber bullnose skirting		LT	M
Floor	Timber floor boards and structure (not visible)		O	H L

Element	Description	Condition Notes	Date	Significance Ranking
	Vinyl floor covering		LT	
Door D19	Timber architrave – bullnose profile		LT	M
	Timber frame		LT	M
	Solid core door leaf		LT	M
	Metal kick plate		LT	M
	Lever door handle		LT	M
STAIRS				
Ceiling	Plasterboard sheeting		LT	M
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard on lightweight walls	Poor- peeling paint due to water ingress and portion removed under Window W10 to reveal internal timber framing.	LT	M
	Painted plaster on masonry		O	H
Skirting	No skirting			-
Stairs	Vinyl with metal and rubber nosing strips		LT	L
	Timber treads and risers and stringers		O	H
	Timber capping		O	H
Window W10	Timber architrave		LT	M
	Aluminium frame		LT	I
	Fixed pane		LT	I
Window W24	Timber architrave		LT	M
	Aluminium frame		LT	I
	Fixed pane		LT	I
INTERIORS- FIRST FLOOR				
HALL 4				
Ceiling	Plasterboard sheeting	Poor- cracking evident	LT	M
	Fluorescent tube lighting			
Cornice	Plaster scotia cornice		LT	M
Walls	Plasterboard sheeting	Peeling paint	LT	M
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floorboards and structure (not visible)		O	H
	Vinyl floor covering		LT	L
	Inset metal drainage grills at base of Doors D44, D43 and D30		O	H
Door D28 (North)	Timber framed, flush timber door with modern door furniture and timber framed glazed highlight	Poor (external door) Timber architrave removed.	LT	L
Door D27 (South)	Timber framed, flush timber door with modern door furniture and timber framed glazed highlight	Poor (external door)	LT	L
Other	Miscellaneous services to ceiling: smoke alarms		LT	L
ALCOVE				
Ceiling	Plasterboard sheeting	Poor- cracking evident	LT	M
	Fluorescent tube lighting		LT	L
Cornice	Plaster scotia cornice		LT	M
Walls	South and East walls: Plasterboard sheeting		LT	M
	North wall: Plaster on rendered masonry		O	H
Skirting	Timber bull nose skirting		LT	M
Floor	Timber floorboards and structure (not visible)		O	H
	Vinyl floor covering		LT	L
Other	Fire hose		LT	L

Element	Description	Condition Notes	Date	Significance Ranking
ROOMS 11 to 16, 19, 20, 23 & 32				
All as for Room 1				
Windows W14, W15, W16, W17, W18, W19, W20, W21, W22, W26 and W27	Timber architrave Aluminium frame 1 fixed pane and 2 sliding sashes Timber curtain pelmet	Good Good Good (see also below) Good	LT LT LT LT	L I I L
Doors D29, D30, D32, D32, D33, D34, D35, D36, D37, D49 & D50	Timber architrave Timber frame Solid core door leaf Metal kick plate Lever door furniture	Good	LT	M M M L
Room 32	South wall: plaster over rendered masonry with peeling paint	Poor		
Room 17	Ceiling: Broken to reveal timber roof framing and insulation			
Room 14	North wall: evidence of water ingress around chimney breast			
ROOM 21				
Ceiling	Plasterboard sheeting Fluorescent tube lighting		LT LT	M L
Cornice	No cornice			-
Walls	Painted plaster on masonry Plasterboard sheeting		O LT	H L
Skirting	No skirting			L
Floor	Concrete slab	Good	O LT	H L
Door D43	Timber architrave Solid core door leaf Lever door handle		LT LT LT	M M M
Other	Metal ladder attached to East wall accessing manhole in ceiling.		O	H
	Remains of plumbing for sink			
ROOM WC2: AIR LOCK				
Ceiling	Plaster on concrete slab Screwed metal conduit for lighting Fluorescent tube light		O O LT	H H L
Cornice	Integral plaster coved		O	H
Walls	Painted plaster on masonry		O	H
Skirting	Ceramic tile skirting with cove tiles		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Door D44	Timber architrave Timber frame Solid core door leaf Push plate and pull handle door furniture Metal kick plate		LT LT LT LT LT	M M M M M
Door D45	Timber architrave Timber frame Solid core door leaf with glass panel Push plate and pull handle door furniture Metal kick plate		LT LT LT LT LT	M M M M M
ROOM WC2				
Ceiling	Suspended modular ceiling Concrete slab Fluorescent fittings within	Some panels dislodged to reveal underside of original painted masonry ceiling-	LT O LT	I H L

Element	Description	Condition Notes	Date	Significance Ranking
	modular ceiling Plasterboard bulkhead above window	paint peeling.	LT	I
Cornice	No cornice			-
Walls	Painted plaster on masonry Plasterboard sheeting	Poor- peeling paint and evidence of mould	O LT	H L
Skirting	Ceramic tiles		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L H
Door D46, D47, D48	AC proprietary toilet partitions and doors		LT	L
Window W23	Timber architrave Aluminium frame 2 fixed panes and 2 passing sashes in double hung windows		LT LT LT	M I I
Other	Fittings: urinal, washbasin			
ROOM SHOWER 2				
Ceiling	Suspended modular ceiling Concrete slab Fluorescent fittings within modular ceiling	Fair- some panels removed/dislodged	LT O LT	I H L
Cornice	No cornice			-
Walls	Painted plaster on masonry Ceramic tiles		O LT	H L
Skirting	Ceramic tile skirting with cove tile		LT	L
Floor	Ceramic tiles Concrete slab		LT O	L O
Door D30	Timber frame Solid core door leaf Push plate and pull handle door furniture Metal kick plate		LT LT LT LT	M M M M
Door D39	AC proprietary bath partition and door		LT	L
Door D40, D41, D42	AC Proprietary shower partitions and doors		LT	L
Window W25	Timber architrave Aluminium frame 2 fixed pans and 2 passing sashes in double hung windows		LT LT LT	M I I
Other	3 shower cubicles 1 bath cubicle 3 wash hand basins		LT	L

[illegible]

Figure 2: Generic first floor plan for Buildings B1, B2 and B3. Source: Middle Head CMP 2007 (with amendments by LSJ, July 2023)