

Figure 2.7.6  
Water Board survey of the Cardinal Freeman Village site in 1985, showing the extent of new development across the property for the retirement village  
(Sydney Water Board SRS 28, 1985)

Nevertheless, the evolution to aged care was not without conceptual precedent for the site, which actually took in people from many walks of life and for many different purposes. From its early days as a Good Shepherd home the Sisters took in women of limited means as well as those who expressed an interest in being part of the work of the Sisters more generally. Hence there was always a lay group of women living within the grounds, some of whom became lay sisters within that religious order.

In 2002 the Hibernian Society members resolved to demutalise, and in 2004 the name was changed to *Aevum Limited*. Land titles identify *Aevum* as the current owner of the property.

The Chapel continued in use as a religious facility for both the local community as well as the new Village residents. Currently the provision of religious services is limited to about two to three times a week, although the Chapel has been used for musical recording for radio and for some regular liturgical and choral groups.

## **2.8 Layout of Grounds, Carriageways, Paths, Fencing, Perimeter Walls & Ancillary Buildings**

The 1912 advertisement for the auction of the property (*Sydney Morning Herald* October 9, 1912) states “*No better or more highly finished residence is to be discovered around our city*”. The advertisement describes it as “the gem of the west” and it outlines grounds which comprise well kept lawns, flower garden, shrubbery, hedges, in a highly improved five acres of land, and complete at the rear with a large stable with loft over and four vehicle spaces.

The palisade fencing along Victoria Street, the formal entrance gates and their pilasters, as well as a formal drive configuration curving upwards towards the main house, appear to be original elements of the presentation of the property.

The Victoria Street aspect has been substantially disrupted however by the introduction of smaller built elements, pathways and road-ways. The Victoria Street palisade fencing evidences two different kinds of masonry base. The area near to the main house is characterised by classic bullnose base, while that further to the north is constructed in on a flat stone base.

It may be assumed that this palisade fencing extended around the corner of the property at its southeast aspect as is indicated by the extant corner pilaster, and by the fact that this corner would have originally been the principle aspect towards the property, with the line of site extending across the garden spaces at the corner of Victoria and Seaview Streets, with this area of the site being the predominant formal presentation.

After 1913 that part of the property became a convent enclosure for a semi-enclosed religious order. It is speculative, but reasonable to propose that the high masonry wall along Seaview Street at this southeast corner of the property may therefore be a replacement for earlier palisade fencing.

Other stone perimeter fencing around the property generally is of an unusually substantial nature. While it appears to have been in place by the time of the 1943 aerials, it is unlikely that such an institution as the Good Shepherd home would purpose source and construct in this type of material. Moreover the construction method and nature of the mortar indicate that this stone has been recycled.

A brief technical examination by a stonework practitioner has noted the following points: The stone is generally of uniform dimensions; it has a general uniformity of colour, type and finish; it has a probable single source (quarry); it is constructed with consistent course height; the construction method however indicates a recycling and perhaps a construction over time; the mortar and mortar joints are variable.

While at the time of writing it is still speculative, it may reasonably be assumed that the majority of this stone supply existed either on site or was nearby prior to the construction of the perimeter fencing. One such source may have come from the demolition of the old *Bellevue House*, which in some records is described as an 'ancient stone house'. Certainly some evidence for an evolutionary growth of this older residence is suggested by its unusual footprint. There were also a number of ancillary buildings, some of which may have contained stone construction.

The overall site in both its origins and its phases of development may be observed as essentially presenting in four quadrants. This basic pattern was established by the original delineation of the registered land parcels, as well as other topographical features - such as a presumed early water-course and a relatively steep slope down to the more rustic agricultural 'farmlet' area. Development of site during the past century has tended to follow this basic quadrant pattern. In this regard the Hill Thallis report points out that like its immediate neighbouring block to the east - Victoria Square, the site logically divides into these quadrants, centred on a communal open space. This structure, their report suggests, reflects the historic development of the site (see figures above). This natural progression of quadrants developed out of a pragmatic combination of factors:

- subdivision pattern that divided the block into halves
- ownership pattern that enabled the site to function as a whole
- consistent siting of buildings - southern, higher sections of the two lots
- arrangement and management of services - historically
- farming on the northern, lower sections of the two lots
- the main entry gate for Glentworth House being approximately midway along the Victoria Street boundary

- the construction of a cottage on the Bellevue site approximately midway down the Queen Street boundary
- topography.

## 2.9 Summary Overview of Site Development and of Documented Changes

The following details show the subsequent changes to existing buildings, and new developments that are recorded in the Archives at Ashfield Municipal Council. As yet there is no record of the initial internal changes to the building. These were presumably effected about the time of takeover in order to re-configure the residence for convent and refuge purposes. The following records date from the period when the site was administered as a school and reformatory facility by the Sisters of the Good Shepherd, until its use as the Cardinal Freeman Village.

Application No	Details
9249/37	New infirmary and sewing building for Sisters of the Good Shepherd
9200/40	Chapel
9523/42	Proposed Air Raid Shelter to be built in the basement of the new Church building for Sisters of the Good Shepherd; Nature of Business: charitable home for girls and women delinquents; laundry to assist the home; eight men in various capacities as drivers, engineer, carpenters, gardeners; circa 235 otherwise residing
17/11/1953	<i>Application by solicitors for Sisters of the Good Shepherd applying for existing use rights of the buildings on the land. These consist of Institution for delinquent girls in which is carried on the business of a laundry, and a convent building which is residence for 22 Sisters of the Good Shepherd.</i>  <i>Approved Continued use of land and retention of convent</i> <i>Rejected Laundry did not conform with the requirements of the Local Government Act 1951</i>
1288/53	Alteration to kitchen and stores
1981/56	Engineer's workshop in laundry
2108/57	Boiler room building for laundry
2216/57	Toilet block and dressing room
2791/59	Swimming pool to be erected in the Clissold/ Queen Street section

3819/61	Cancelled BA for school room
3831/61	Two school rooms added to existing building
4017/62	Recreation rooms added to school rooms
4195/62	Dining Room with Dormitory added to existing building
4215/62	Addition of parlour to existing building
4243/62	Change room and two toilets
5096/64	Garage on lots 3 and 4
5502/65	Addition of two school rooms and a hairdressing salon to existing buildings lots 3 and 4
5652/65	Additional bathrooms and group rooms to existing buildings lots 3 and 4
1806/ 77	10 October 197, Ashfield Council approves the use of part of the property as a retirement village
60/78	Alterations and laundry
289/78	Superseded plans and stormwater details Cardinal Freeman Village
481/78	Sisters' residence lots 3 and 4
320/79	House 1 x 5 bedroom residences and carport corner Clissold and Queen Streets
321/79	House 1 x 5 bedroom residences and carport corner Clissold and Queen Streets
321/79	Houses 2 x 5 bedroom residences and carport corner Clissold and Queen Streets
334/79	Seventeen (17) self-contained units: aged; self-care
74/81	Stage 3B Glentworth House alterations to provide 25 residential units as part of Cardinal Freeman Retirement Village
213/81	Convert ground floor area under Chapel to two self-contained units
252/82	Stage 2C: 12 self-contained units
425/82	Installation of lift in Glentworth House
495/83	Nursing home Stage 1, fronting Clissold Street
245/84	Brick convent for aged nuns built on corner of Queen and Seaview Streets; disused buildings on site (Queen Street boundary); existing buildings – laundry and Chapel
263/84	Nursing Home Stage 2
256/85	Two-storey hostel and 66 self-contained units, Queen Street
257/85	Six (6) carports
157/86f	Brick storeroom attached to ambulance bay at Nursing Home

126/87	Cluster 1 and 2 self-care units
185/88	Stage 3 clusters 5 and 6 self-care units
362/88	Convert existing crafts room to village administration offices
542/88	Reconstruction of boundary wall to southern half of Queen Street and part of Seaview Street; alteration of wall opposite self-care units, part of original laundry building ( demolished); alteration of brick wall on south side of Glentworth House
63/89	Activity Centre
1007/89	Stage 4 clusters 3 and 4 self-care units
308/94	Carport
197/96	Extension to Nursing Home
175/97	New ramp to Chapel
DA 19/96	Eighteen (18) bed extension to Nursing Home and 23 car spaces
DA 189/97	Ramp to Chapel

A Clear overview of the works that were carried out over some decades on the property, is well summarised by the records of the Ashfield Council in a 1970's Planning Report as follows:

*Home of the Good Shepherd, Victoria Street, Ashfield.  
This Convent contains a residential school for girls aged 13 - 15 known as Rosemount School. Girls are admitted irrespective of religious affiliation and are recommended by welfare district officers, child guidance clinics and the Catholic welfare bureau. The number of girls admitted over the past 10 years has averaged 55 per year. Women are also catered for in the Home, with approximately 60 ladies aged between 40 and 80 years. The staff consists of a full time social worker, two teachers and a number of part-time teachers.*



# Physical Evidence

# 3.0

## 3.1 Introduction

The whole of the Cardinal Freeman site has such strong inter-relational values that it cannot be properly understood and interpreted as a set of singular built items and spaces. Nevertheless, since the early 1980s, a number of key components of the former complex have been demolished, and their land footprint has been subsumed into the current retirement home complex which currently comprises more than 25 buildings and clusters.

Aged care accommodation was developed across the site from the late 1970's and through the 1980's and 1990's. These buildings, which are predominantly two storeys in height, are of no particular design merit. The grounds are a series of open yards, traversed in part by driveways. There are a number of well established arboreal features, and the site perimeter is well planted. There is a gentle slope down from south to north.

There were a number of earlier demolitions and changes on site. Notably there was the demolition of the historic *Bellevue House* in about 1937, although some parts may have been demolished prior to that time. There was also the demolition and removal of numerous ancillary buildings, listed on the old site maps as cottages, greenhouse, sheds and stables. The current heritage footprint now comprises: the historic *Glentworth House*; the 1930's and 1940's additions to that residence at its rear (west); and the adjoining large chapel, which was constructed in 1941. This suite of built items presents with a curtilage that includes principal garden spaces and arboreal features, and it is also surrounded on the north and east sides by historic fencing elements, including a very fine set of original entrance gates framed by substantial pilasters and palisade fencing. It is the combination of these elements which serves as the focus for this Conservation Management Plan, and each of these elements will be examined in greater detail in this Report.

## 3.2 Urban Context of Cardinal Freeman Village

As outlined in the introduction to this HMS, the whole of the Cardinal Freeman aged care facility (the former Good Shepherd Home) is entirely contained within, and bounded by Victoria, Seaview, Clissold and Queen public streets, in Ashfield. It is a square block of approximately four hectares. The subject heritage footprint and associated elements of setting are located at the north-east corner of this wider facility, and at the corner of Victoria and Seaview Streets. (see figure 2 above)<sup>1</sup>. The full block is in a considerably elevated position in relation to the surrounding suburban context and to the City of Sydney generally. In fact one of the reasons for the construction of the large Clissold mansion was the commanding views of the district as well as southeast and northeast towards

<sup>1</sup> Architectural Description, Hill Thalys Architecture + Urban Projects Pty Ltd., June 2006.



Figure 3.1.1  
The view from the tower of *Glentworth House* towards central Sydney, showing the elevated height of the land parcel with its reputed panoramic views towards the Harbour and shipping interests



Figure 3.1.2

View from the tower of *Glentworth House* across the immediate vicinity and showing the Chapel extension to the left



Figure 3.2.1  
View south from the tower of *Glentworth House* along Victoria Street towards other listed heritage buildings in the immediate precinct

Botany Bay and Sydney Harbour.

The more immediate surrounding suburban context comprises primarily residential dwellings. Some of these, particularly the other late nineteenth century homes, are of considerable size and stately appearance. Some of the area presents with heritage values attested by a number of individual and group listings from the late 19th century through to *Art Deco* buildings.



Figure 3.2.3  
Heritage map from the Ashfield Council LEP showing the subject heritage listed footprint, as indicated by the red arrow and in the cone text of other locally listed heritage items and areas  
(Source: <http://www.ashfield.nsw.gov.au>)

In the main however, the suburban context mainly comprises residential allotments on which have been constructed an eclectic mix of inter-war flats, bungalows, and Victorian terrace-style dwellings. The landscaped front gardens of the residential properties adds to the suburban feel of the area and, together with the nature strips on the east-west orientated streets, these features enhance the area. The mature Canary Island Palms along Victoria Street form a very distinctive streetscape beyond the eastern edge of the Village.

The suburban character of the area is manifested in the predominately domestic scale building form and allotment sizes. Consistent building lines set back from the street edge and vegetated gaps between buildings are established features of the local area. Although the streets themselves are wide and the height of the buildings low, the continuity of street frontages provide some enclosure to the street.

Much of the architectural character of the area is dominated by single storey dwellings with hipped and gabled roofs with a palette of brick, terracotta and slate materials. Areas to the south, east and west of the Cardinal Freeman Village have a greater mixture of architectural styles, however, the repetitiveness of the forms of the buildings and allotment sizes provides consistency. Within this general uniformity, the Village forms a focal point within the townscape owing to its elevation, allotment size, use, and also fencing that is flanked with mature vegetation. Within the site itself, the predominant historic buildings give the place a clear landmark status.



Figure 3.2.2  
View from the corner of Queen and Clissold Streets looking south and showing extent of stone walls in the general neighbourhood



Figure 3.2.4  
One of the neighbouring listed residences in Queen Street (as seen in the background of a photo on page 26 of this Report), and being typical neighbourhood Victorian architecture



Figure 3.2.5  
View along Seaview Street looking east, and showing the presumed introduced cloister wall, with current driveway openings

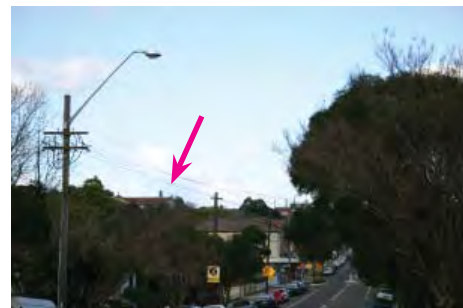


Figure 3.2.6  
The red arrow indicates the top of the Chapel, which can be glimpsed from the surrounding suburban area of Ashfield



The imposing and gracious entry from Victoria Street into the Village forms a 'gateway' element, which, together with the two magnificent *Ficus Hillii* flanking the entrance, creates a point of transition between the historic buildings to the south, and the and the domestic-scaled structures that make up the retirement complex.

### 3.3 Views to and from Cardinal Freeman Village

As it currently presents, the more immediate views to the heritage footprint are restricted by large trees, the surrounding walls and gardens, as well as the staged development of the retirement home dwellings. Many of these occupy the former garden spaces of the old estate and have often been placed in an irregular manner according to land gradient, roadways, pathways and so forth. The manner of architecture for the retirement home development is generally of lower aesthetic value, being constructed in a largely utilitarian and economical manner. The buildings are a mix of single and double story structures, which in combination with well established gardens and changing gradients mitigate against consistent eye corridors through any component of the site. Along Victoria Street there is dense vegetation and behind the palisade fencing and along Seaview Street there is a high masonry wall. As previously noted, it is likely that this masonry wall replaced an earlier palisade fence when the convent became a cloistered area. The entrance-ways into the site provide the clearest appreciation of the built structures and the most visible aspect of *Glentworth House* presents from Seaview Street.



Figure 3.3.4  
View at the corner of Victoria and Seaview Streets, where the palisade fencing meets the solid masonry wall. It is likely that this solid wall was introduced after 1913 as a cloister wall for the Convent, and it is likely that prior to that time the palisade fencing continued along this Seaview Road aspect.



Figure 3.3.1  
The avenue of Canary Island Palms in Victoria Street, the Village situated to the right of the image.



Figure 3.3.2  
Typical suburban streetscape: Inter-war flats and contemporary red-brick bungalow (Location: north-east corners of Clissold Street and Victoria Street; GBA 2006)



Figure 3.3.3  
The formal entry to the Village, showing the two mature *Ficus Hillii*



Figure 3.3.5  
Typical stone wall fencing along Seaview Street at the frontage of the former laundry

### 3.4 Brief Description of the Exterior of the Heritage Buildings

As outlined above, the current heritage footprint of the subject property comprises the historic *Glentworth House*; the 1930's and 1940's additions to that residence at the west (rear); and the adjoining large 'T' shaped chapel, which was constructed in 1941. This suite of built items however presents with a curtilage that includes a combination of principal garden spaces and their arboreal features, as well as some historic fencing elements, including a very fine set of original entrance gates framed by substantial pilasters.

An unusual feature of the overall built components is the way in which high quality built fabric and a generally good level of maintenance have managed to blend such disparate styles as the 1880's *Italianate*, the classic ecclesiastical *Romanesque* and the then fashionable *Art Deco* with synthetic stone and moulded terracotta embellishments. The immediate visual impression is achieved by the consistently generous roof volumes and eaves lines and by an extension of *Italianate* treatment, configurations and finishes, the well articulated built footprint on a falling site, by the material finishes, the neutral colouration of wall surfaces, and by replication of some key detailing in eaves and fenestration.

The various roofing volumes are classically generous, with the *Glentworth House* component and its south west 1935 rear addition being slate tiled. The northwest rear addition which was constructed at the same time as the Chapel (1941) has a terracotta roofing tile, consistent with the Chapel itself. The blueprint plans for these two components however do specify that 'Bangor slate' was the original intention.

*Glentworth House* itself evidences slate tiling that is consistent with its age, except for its rear wing, extending to the west. This wing had some modification at its far west end between 1935 and 1943. It is likely that it was re-clad, consistent with the construction of the additional north-south wing (1935), to which it was subsequently attached. The slate tiling and the ridge capping over this now 'L' shaped component of the building presents as consistent. The eaves treatment generally presents as being highly detailed and with high quality componentry in the guttering and downpipes. As can be noted from the accompanying image, the entire presentation is harmonised by an interesting use of articulations and hipped formations. The most prominent feature of the early residence is the tower, with spire at the top, which can be viewed from various points in the local area and which in turn commands extensive views over the greater city. The roof line is also characterised by well profiled chimney stands and pots.



Figure 3.4.1  
Typical example of the manner in which various components of the buildings meet in a relatively seamless manner. Note especially the eaves lines and detail replication, and understated Chapel fenestration



Figure 3.4.2  
Aerial view of the heritage footprint showing:  
The original components of *Glentworth House* as circled with the blue ovals; the 1935 extension, as indicated by the yellow arrow; the 1941 Convent extension, as indicated by the red arrow; and the 1941 Chapel, as indicated by the green arrow  
(Source: NSW Department of Lands SIX Viewer 2008)



All exterior surfaces are characteristically rendered, and coloured in a light finish. The Chapel is un-painted. Historic photographs indicate that this has been the consistent presentation of the buildings. As noted above they are an harmonious blending of styles and eras, achieved by high quality architecture and quality material components. The blend works well in that the suite of buildings presents with interesting articulations, and the overall presentation, though imposingly elegant is also subtly understated.

The earliest component (*Glentworth House*) is characterised by its double storey verandahs, with their restrained lace friezes and columns-work. There are ample but restrained stucco mouldings variously featured, and especially on the portico under the tower. Massive capitals present above the double pilaster columns leading to the dentils of the entablature. The fenestration is generous, of quality construction, and geometrically proportioned in the classic Georgian manner, and this is the template for the whole built composition over the 60 years of evolution. There is a fine classical entrance with a Georgian circular fanlight and the name 'Glentworth' is etched in the glass. The side-lights are also glass etched. This exterior presentation is complemented by garden spaces in undulating levels.



Figure 3.4.4  
The original *Glentworth House* had a number of relatively seamless additions as well as a re-slating of the west wing. The nibbed section of the building indicated within the blue oval, the annexed Parlours building to the left and the stairway section between the two buildings were all built between 1935 and 1943. It seems apparent that the upper floor of the west wing was until that time slightly shorter.



Figure 3.4.3  
The Chapel is gabled with parapets formed with synthetic stone. The wheel windows and enframing of the tall round-headed windows are also formed of moulded synthetic stone



Figure 3.4.5  
The principal formal areas of *Glentworth House* present with faceted bays bracketed eaves robust stucco and delicate iron lacework. The dwelling is set proud on mounded earthworks that facilitate the use of formal stairway entrances



Figure 3.4.6  
View at the south east corner of *Glentworth House* displaying the multiple features of the Victorian *Italianate* style, including the tower. The masonry wall in the foreground was likely built after 1913 for the cloistered area of the Convent



Figure 3.4.8  
View inside the south yard space with the 1935 Parlours Annex at the rear



Figure 3.4.9  
View along Seaview Street and showing the masonry wall probably introduced after 1913 as a cloister wall

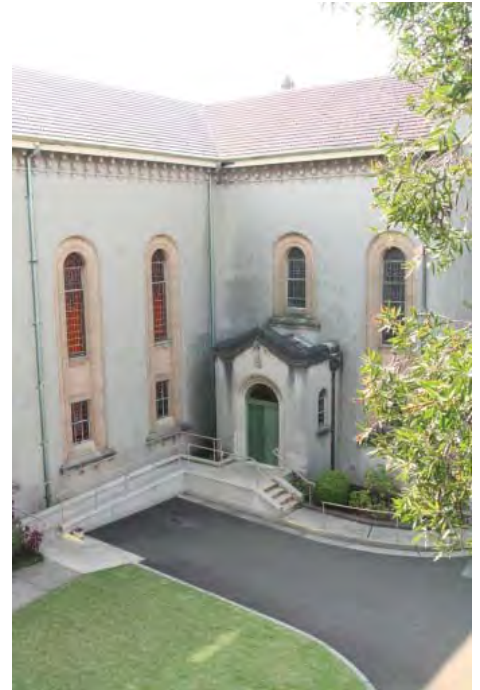


Figure 3.4.7  
The Chapel continues the detail of the Victorian eaves treatment but combines it with tall round headed windows formed with synthetic stone. The original plans specified slate tiling and a colouration to match the residence



Figure 3.4.10  
The generous usable verandah spaces reveal the detail of delicate ironwork, columns and framing as well as iron roofing featuring joinery curvature



## 3.5 Description of Main Interior Spaces

### 3.5.1 *Glentworth House*

While many of the interior spaces have been re-configured for smaller apartment style living, they have been done so in a minimum impact and substantially reversible manner. Thus the original dimensions and overall finishes of the rooms are still clearly discernible, as are a number of original built quality elements such as inlaid timber flooring, high quality joinery, generous ceiling heights, with decorative ceilings and highly detailed cornice work, fully functioning double hung sash windows. This is most evident in the former principal and public rooms of the original residence. Marble flooring and column-work in the entrance foyer. Areas of the building which were formerly given to the domestic operations of the residence such as kitchen and pantry, laundry and mangle, school-room, domestic staff quarters and so forth are no longer readable as such. They present in a smart but smaller manner with an obviously lower level of detail. These minor spaces also present with a lower standard of maintenance when examined in detail. The rear verandah spaces were probably originally floored in timber. These were later concreted and tiled, being further supported by introduced brick pillars beneath, which appear to be of 1960's /70's construction. There is at least one cellar area, and this appears to be the original kitchen for *Glentworth House*.



Figure 3.5.1

The main front entrance vestibule showing much high quality original fabric and workmanship, evidenced in the marble (tiling, columns and plinths), the detailed plasterwork, the high quality, highly detailed timber joinery (some elements of which are of massive proportion) and showing a generosity of space and volume. This grand stairway featured, in timber carving, the name of the carpenter and the date of construction.





Figure 3.5.2  
The fireplace in the ballroom is typical of those in the principal rooms of the house, featuring tiling, carved and inlaid timber



Figure 3.5.4  
View of the original ballroom looking to the east. It features an exaggerated ceiling height, with two clearspan joists and detailed cornice work, as well as doors of exaggerated height



Figure 3.5.5  
View of the original ballroom looking to the west. The two pilasters and the deep skirtings show the position and width of the original bay window, which was removed for extension into the 1919 Chapel



Figure 3.5.3  
The formal walkway from the entrance vestibule to the ballroom (right) with marble tiles beneath detailed masonry and plasterwork. The area is presently compromised a little by a utilitarian fit-out and basic interpretation strategy



Figure 3.5.6  
The imposing grand stairway from the entrance vestibule to the first floor of *Glentworth House* and showing the stained and leadlight windows, substantially original, though some panes were later replaced with religious motifs



Figure 3.5.7

View of the principal formal reception room, now known as the boardroom. It opens from the entrance vestibule (left) and into the hall by the formal dining room (right). It is of extremely generous proportion, featuring very fine joinery and inlaid work, highly detailed plaster cornices, elegant formal fireplace



Figure 3.5.8 (a) and (b)

The original library, and still known as a library opens from the entrance vestibule (door at right). While it is compromised by some minor fireplace modifications and movables, it still retains much original features, including a servants call bell at the left of the fireplace (see above)



Figure 3.5.9

The formal entrance vestibule looking from the Ballroom back towards the front entrance, with the door to the principal reception room at the left. The ornate plasterwork in cornices and columns is well observed





Figure 3.5.10  
The former grand dining room is now converted as a single dwelling flat, with introduced (reversible) dividing partitions and some plumbing interventions. Much of the original presentation is still evident



Figure 3.5.12  
The former billiard room is also now a single dwelling flat with introduced (reversible) dividing partitions. The services column is evident

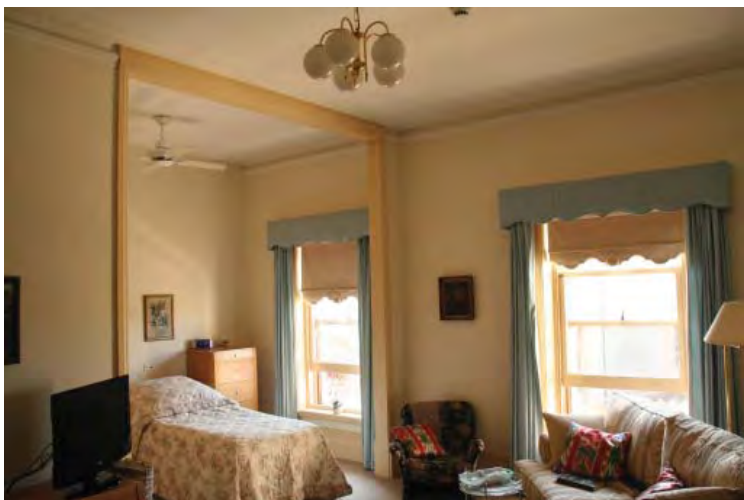


Figure 3.5.14  
A self contained flat above the original ballroom. Note the relative height of windows to floor; an unusual feature

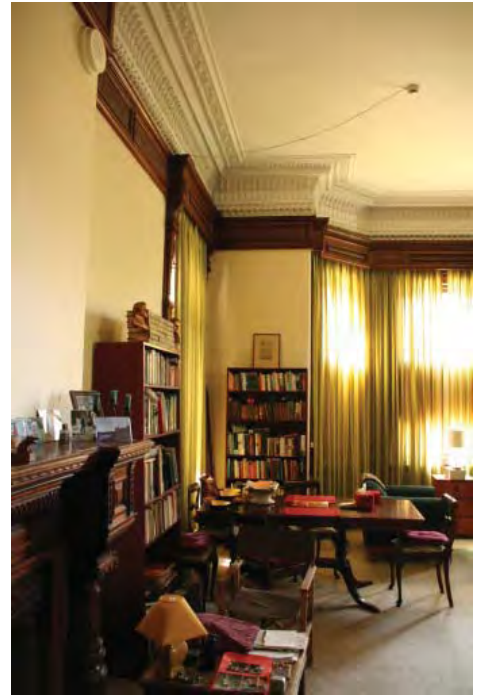


Figure 3.5.11  
The former dining room, now a self-contained flat, and showing such original features as the fireplace and the elaborate plaster cornicework

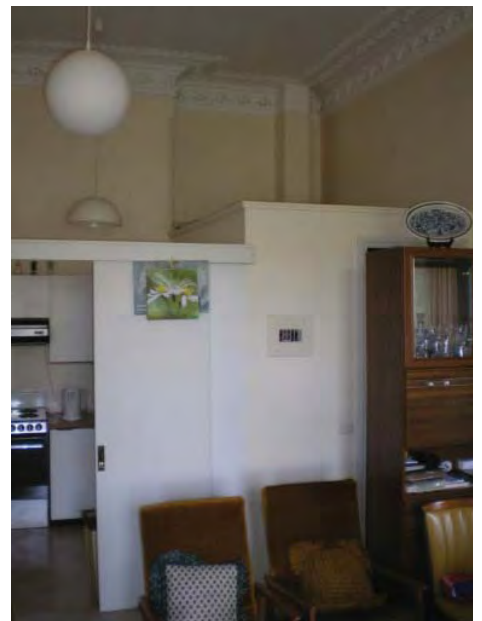


Figure 3.5.13  
Image of a flat above the principal reception-room and typical of the lightweight partition divisions and generally the 'over-divided' spaces



Figure 3.5.15  
View looking west along the interior facade of the west wing. This view show what was substantially an original verandah feature of the residence, however it was most likely of timber flooring. Foundations and formwork, as well as a sealed-in stairway beneath indicate concrete works some time after the 1950s. Lawn and garden spaces may contribute to some damp problems beneath

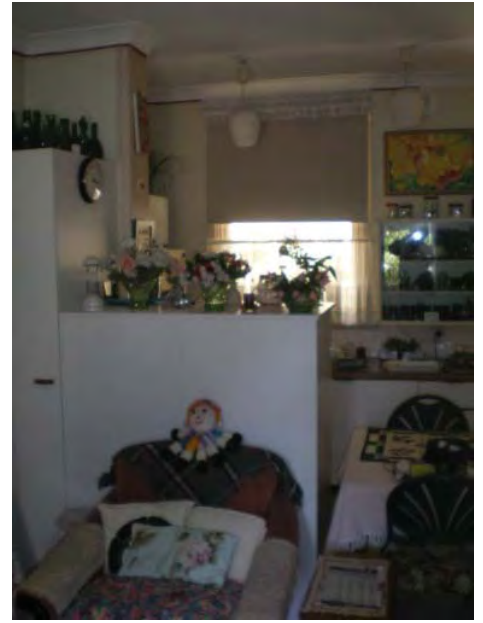


Figure 3.5.16  
Typical flat with divisions on the ground floor of the west wing. Original room so paces tend to be not large and thus the divisions limit living and trafficable space



Figure 3.5.17  
Typical divisions introduced into small spaces to create a bedroom area

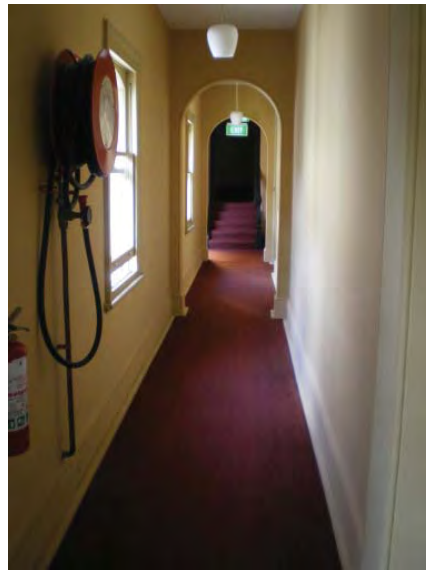


Figure 3.5.18  
View of the upstairs hallway along the west wing, showing a relatively narrow space, and off this hallway relatively small rooms converted into bed-sitter flats

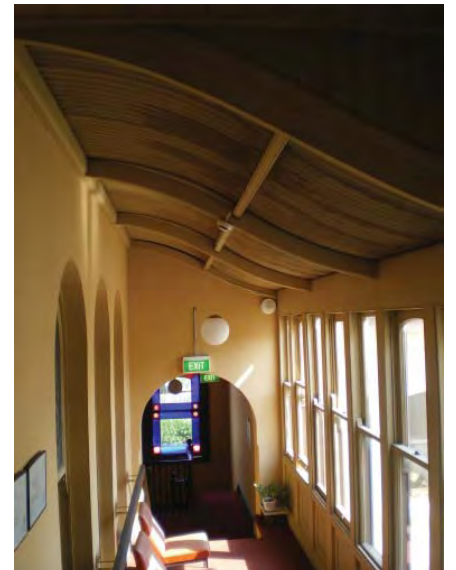


Figure 3.5.19  
The verandah space at the west (rear) side of the main bulk of *Glentworth House*. This space was likely to have been enclosed as part of the cloister adjustments following 1913. At each end it has changes in levels





Figure 3.5.20  
The sealed-in service stairway on the north side of the kitchen

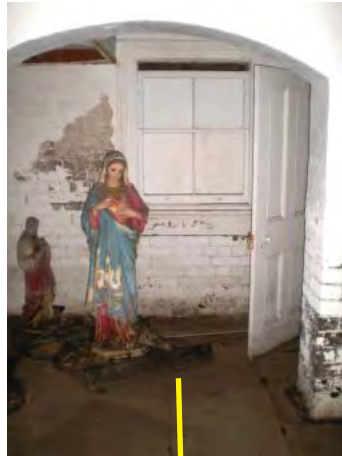


Figure 3.5.21  
A probable original scullery area



Figure 3.5.22  
The probable original larder/pantry



Figure 3.5.23  
The window from the kitchen onto the service stairway

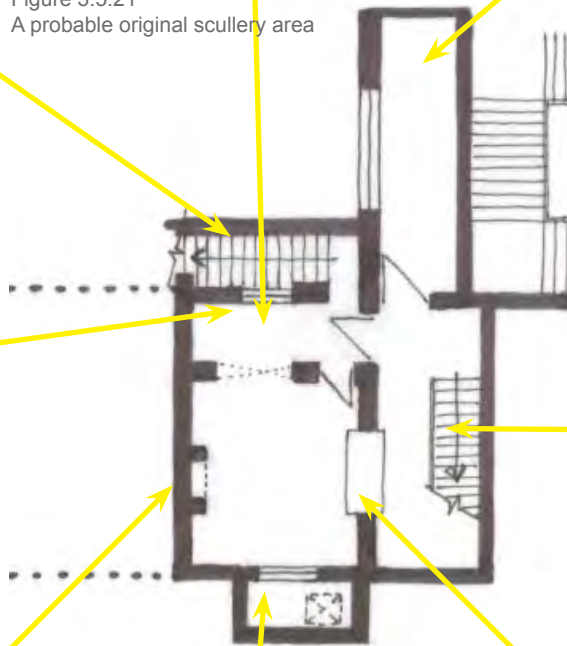


Figure 3.5.24  
The service stairway



Figure 3.5.25  
The original kitchen fireplace



Figure 3.5.26  
Window at the south side of the kitchen, with a now infilled light shaft



Figure 3.5.27  
An original serving bench with blade markings





Figure 3.5.29  
Highly detailed original inlaid flooring in the principal reception room (now Board-room)



Figure 3.5.31  
Typical door joinery of very high quality. Some doors present with an exaggerated height



Figure 3.5.28  
Detail of typical fine wood carving in the entrance Vestibule



Figure 3.5.30  
Detail of timber panelling in the Library, and showing the now compromised heating arrangement

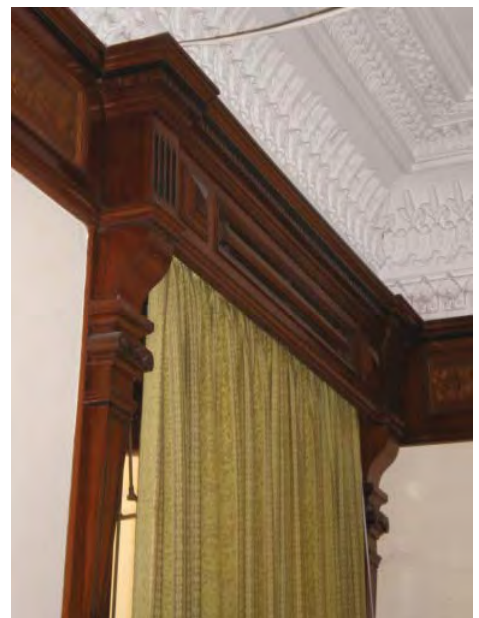


Figure 3.5.32  
Combination of typical design features, including the elaborate plaster cornice work and finely detailed timber carving

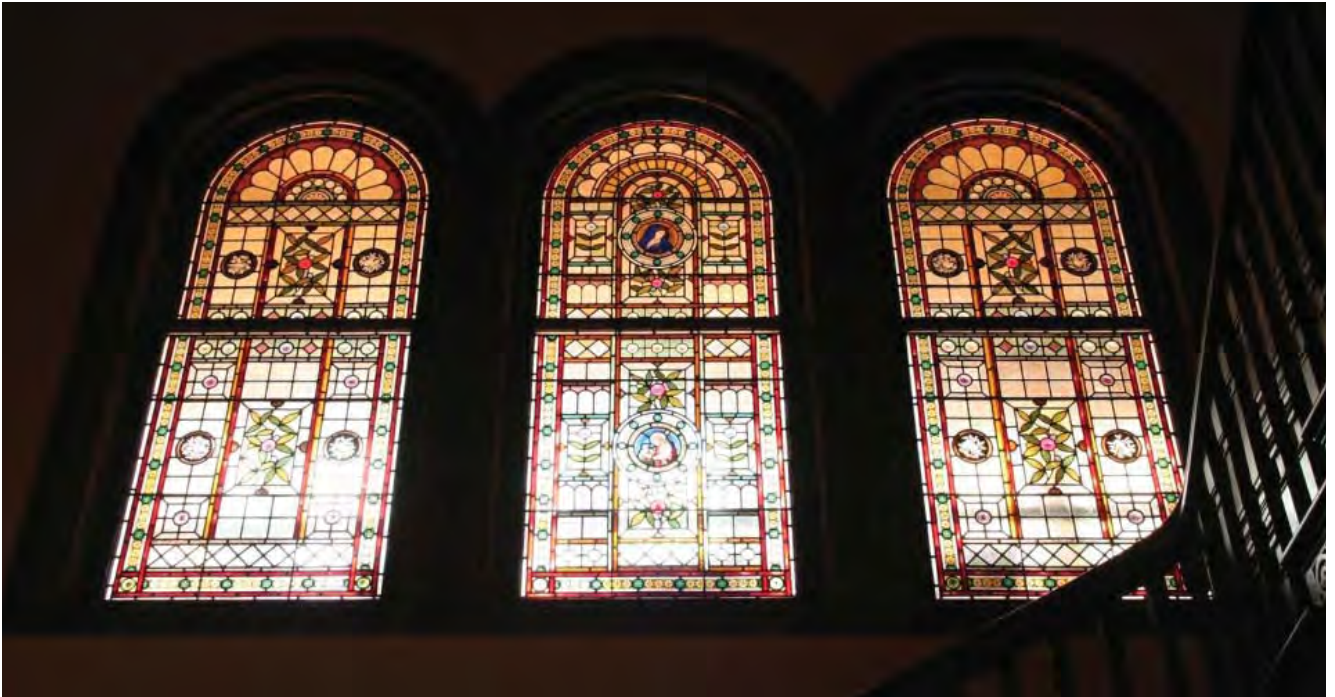


Figure 3.5.33

The elaborate stained and leadlight glass on the grand stairway at the entrance Vestibule, showing very fine work. Some smaller panes have been replaced with religious motifs as shown below. Most panes however exemplify typical Victoriana motifs, especially birds, fruit and leaves

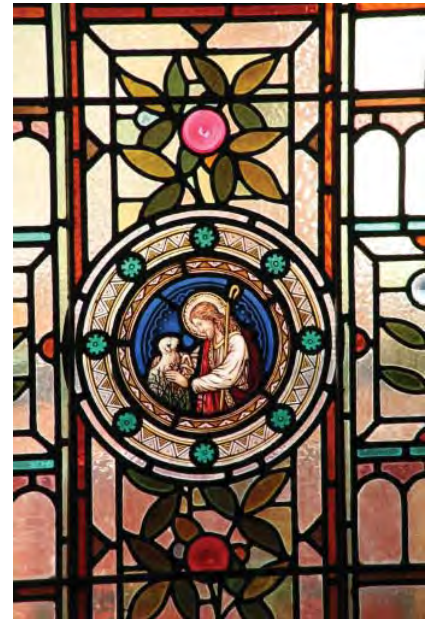
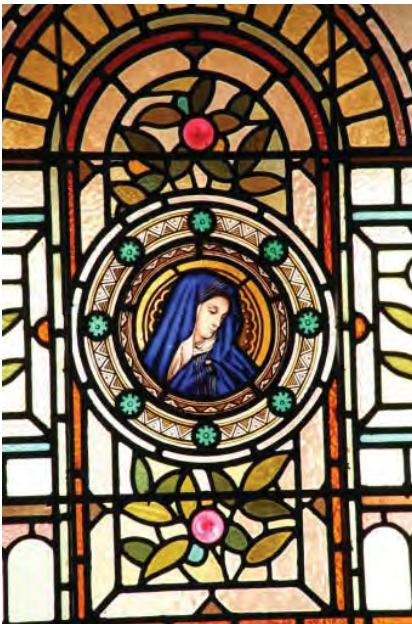


Figure 3.5.34 (a), (b) and (c)

Some panes in the grand stairway central window were replaced by religious motifs. The window shown here in the centre is an excellent and simple example of Victorian glass, located on the main service stairway



### 3.5.2 Convent Additions and 'Connector'

This generosity of interior dimension and quality of overall finish is however continued through the various extensions of principal spaces in the whole set of buildings. This the 1941 Convent extension comprises offices and surgery on the ground floor, with five bedrooms and bathrooms on the first floor (mainly for use by sick sisters), as well as the connector section comprising and hallway and grand stairway spaces presents in an almost seamless fashion, evidencing generous spaces, especially at the public stairways, high quality detailed joinery, articulated and bayed window spaces, lead-lighting and so forth. An elevator has been introduced to this space.



Figure 3.5.35  
The top of the grand stair, large window at right

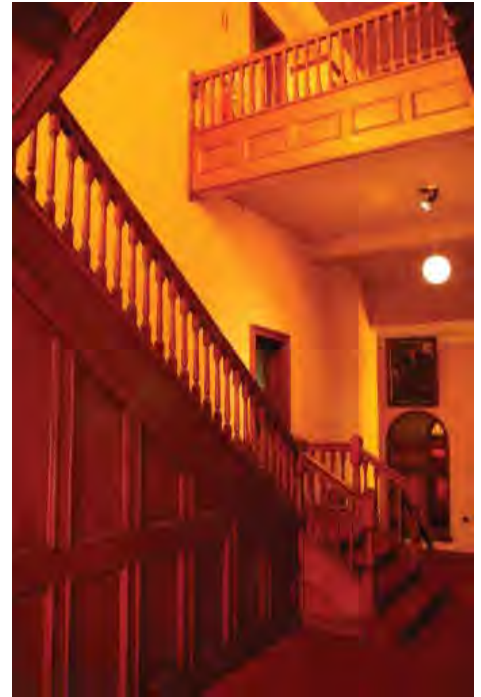


Figure 3.5.36  
The 1941 stairway in the 'connector' section



Figure 3.5.37  
The 1941 connector section stairway, at a point of several levels changes

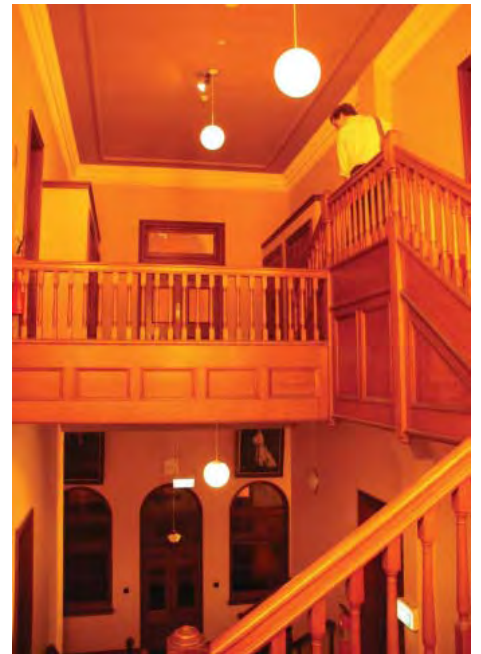


Figure 3.5.38  
The 1941 'connector' stairways showing various level changes. Directly ahead is the entrance to infirmary balcony above the sisters chapel

### 3.5.3 The Chapel (1941)

The Chapel was attached to the existing Convent by way of the Convent extensions and connector section outlined above. There is such a fine harmonization of materials and workmanship that the distinct sections are only obvious upon close examination. The ground floor level of the Chapel is 1.5m below the ground floor level of the Convent, and the Chapel is therefore approached by a generous 4m-wide stairway with handrails. This leads into an Avant Choir 4m x 8m, with semi circular ceiling, beautifully modelled pilasters and entablature, and with parquetry flooring. From this section, two sets of double doors open into the Nun's Chapel which is approximately 10m x 18m.

The Chapel spaces and volumes are particularly generous with a highly detailed level of quality finish in the timber and marble. This achieves an especially fine standard in the especially in the *Melocco Bros* sanctuary work. The large altar and reredos in renaissance detail, the inlaid marble-chip mosaic flooring, the treads and risers are in subtle harmonised Wombeyan marble.<sup>1</sup> The interior is beautifully scaled and detailed. The gallery columns are of synthetic stone and the walls are solid plastered with coffered ceilings of fibrous plaster. Over the projecting sanctuary area (12m x 9m) is a semi-apsidal ceiling, richly coffered, the flat portion of which is arched and opens to a naturally lit shrine of the Good Shepherd with full relief figures. The ceiling of the sanctuary is the intersection of the nave and the transepts, and is divided from them by arches of more than 2m width, which spring off the four fluted pilasters and entablature at each corner. At each of the four corners there are niche/pedestals for statues. The general form of the whole ceiling is semi circular with beautifully modelled pilasters and entablature, and at a length 33m, with a 12 m height. The whole interior is enriched with model mouldings. There are synthetic stone windows, with glazing in stained glass and amber coloured leadlights. There is high quality parquetry flooring in combinations of tallowwood and jarrah, with the remainder of the joinery in silky oak, including the pews. This quality finish and joinery is carried into the sacristy areas. There is a connecting stairway between this sacristy section, the undercroft and the choir gallery above. A notable feature is the rose windows of synthetic stone and stained glass, designed by Arthur G Benfield, and constructed in the Waterloo studios of F. G. O'Brien.



Figure 3.5.39  
View across the Melocco sanctuary work towards the former sisters chapel (right) and public chapel (left). The smaller altar and ambo would have been circa 1970 additions



Figure 3.5.40  
View into the sisters chapel, showing the infirmarium gallery above. These pews have been moved from the girls and public sections

<sup>1</sup> 'The Good Shepherd Chapel' in *Building*, 25 May 1942.



Figure 3.5.41  
View of the much-lauded Glancey design and Melocco construction of the original sanctuary area with its naturally lighted Good Shepherd motif, high altar and reredos. Forward altar and ambo are later additions



Figure 3.5.42  
The sanctuary flooring is highly detailed in inlaid marble chip mosaic showing classic motifs



Figure 3.5.43  
View from the choir loft of the girls section of the chapel showing imposing volume. This sideways view to the altar would have been a novel and perhaps controversial arrangement in 1940



Figure 3.5.44  
The view from the sanctuary and back into the girls section of the chapel, showing the great wheel window, the choir gallery and pipe organ. The current *pre-Dieu* seats have been moved from the sisters chapel





Figure 3.5.45  
Detail from the great stained glass wheel window



Figure 3.5.46  
The sanctuary showing high quality marble work



Figure 3.5.48  
The former girls section of the chapel with some of the sisters *pre-Dieu* seating. Three confessionals at rear

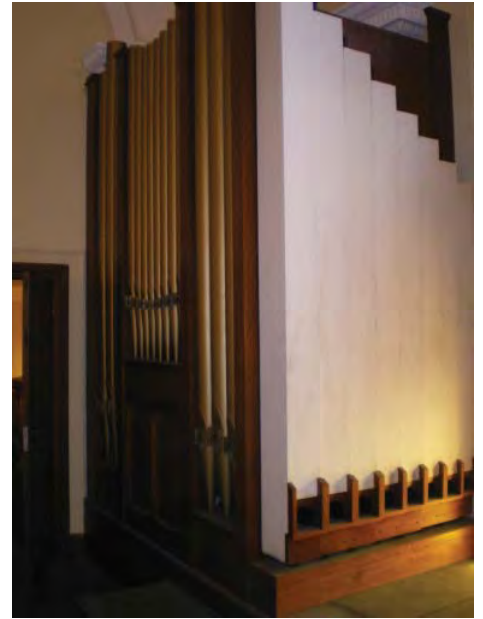


Figure 3.5.47  
The presence of a pipe organ is generally considered indicative of a high level of liturgical presentation



Figure 3.5.49  
The priest's sacristy adjacent to a work sacristy. Both present with quality joinery.

### 3.6 Condition and Integrity of Heritage Buildings

The subject heritage footprint; *Glentworth House* and Chapel, retains a high degree of overall integrity, despite a number of alterations and additions undertaken as part of its progressive conversion to residential aged-care use. The most obvious adaptive works have included residential development along the Victoria Road facade of the building between the main house east facade and the palisade fencing. This disrupts the ordinary lines of sight to the building from this Victoria Road aspect. Given that there is a tall solid masonry fence along much of the south wall at this corner, the view from the whole of the southeast visual arc is also substantially disrupted. Nevertheless, the general presentation of the whole of the built combination of *Glentworth House* and Chapel remains imposing where aspects of it are caught. Both built elements are in a good overall state of repair, and evidence substantial original form and detail. However, a close examination of the less public facades and spaces, as well as the more detailed elements such as windows, tiling, drainage and concreting reveals that a necessary attention to a detailed maintenance schedule is required.

There have been no further additions to the principal buildings since 1942. However a number of changes to various elements of the fabric as well as minor interventions have taken place. For instance, the rear verandah spaces have been concreted and tiled, plumbing has been introduced for kitchens and bathrooms, and some external modifications to ground levels effected, such as at the south side of *Glentworth House* adjacent to the former kitchen window and some windows sealed in by masonry. There have also been some modifications which were involved in the introduction of the elevator to the Convent extension.

The main front entry lobby is remarkably intact, as is evidenced by the historic photographic record, and the most significant features of the principle rooms remain intact, such as fireplaces, fenestration, cornices plasterwork inlaid flooring and so forth. In a number of these spaces room divisions have been introduced for conversion to smaller flats. As noted above there has also been much introduction of plumbing arrangements and associated interventions for smaller scale kitchens and bathrooms.

Rear verandah spaces were at some stage sealed in. There is presently no record to hand of when this happened, though it is likely to have taken place as the house was initially modified for convent, and social work purposes soon after 1913. These alterations and additions however have not substantially interrupted the fundamental integrity of the building. The former kitchen space of *Glentworth House* presents with some water penetration problems from the concreted verandah, the lawn and garden spaces above.

The 1941 'connector' additions and extensions to the Convent remain substantially unaltered on the exterior of the building since construction. However, the interior rooms, which were previously



Figure 3.6.1  
The front entrance introduced in the 1980s



Figure 3.6.2  
Introduced 1980s dwellings with *Glentworth House* glimpsed in the background



Figure 3.6.3  
Typical deterioration of window joinery west wing, *Glentworth House*

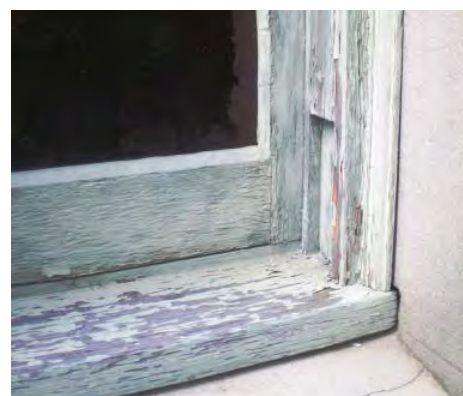


Figure 3.6.4  
Typical deterioration of window joinery, Chapel



offices, storerooms, medical rooms and bedrooms have been much modified as they have been reconfigured for smaller flats. A lift space has also been introduced.

The most substantial addition to the original built fabric was the Chapel, which is now an established part of the heritage footprint. Again, while the Chapel presents with an overall integrity of form, fabric and finish, maintenance problems are apparent upon closer inspection. There is some deterioration around external window joinery and there is evidence of water penetration in the smaller alcoved areas, most likely from roofing and guttering breakdown. The Chapel is a space for liturgy and reflection. For the first 35 years of its life it was in intensive daily use, and a highly maintained space, with a full compliment of movable patrimony. As it currently presents, it is a more or less neutral space that is substantially under-utilised. There is reservation of the Blessed Sacrament for personal devotion and a mass for a small congregation on some days of the week, with occasional (monthly) sung Office of the Church by outside groups.

The 1935 'Parlours' building (also known as the annex) has an overall form and finish which presents with a good order of integrity, as does some of the roofing and eaves detail. Closer inspection of the exterior reveals however that there has been much disruption to fenestration and doorway openings, framings and glazing. The interior has been almost totally altered in terms of stairway connectors, wall divisions, plumbing arrangements and joinery. The ground floor ceilings provide one of the few indicators of former configuration.



Figure 3.6.5  
Sealed up stairway to original kitchen and showing much water penetration from concrete verandahs and garden spaces above

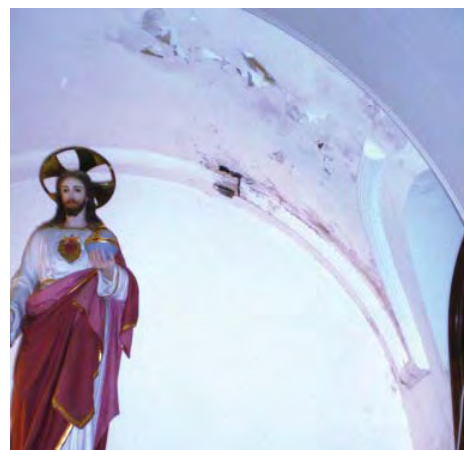


Figure 3.6.6  
Evidence of water penetration in alcove area of the Chapel



Figure 3.6.7  
Introduced foundations under *Glentworth House* (rear) and evidencing water penetration



Figure 3.6.8  
Typical example of introduced PVC plumbing arrangements



Figure 3.6.9  
Deterioration of window joinery, first floor Parlours building (annex)

# Assessment of Cultural Significance

# 4.0

## 4.1 Introduction

Heritage, or “cultural” value is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 1999, published by Australia ICOMOS (Article 1.0):

*Cultural significance* means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.<sup>1</sup>

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it.<sup>2</sup> The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item’s development and associations.

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1 *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, (1999), p.2.

2 ie “social”, or community, value

## 4.2 Analysis of Cultural Significance

The following commentary discusses how each of the criterion established by the NSW Heritage Branch of the Department of Planning relate to the subject site.

***Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)***

*Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.*

*Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association*

The Cardinal Freeman Retirement Village is a site that incorporates aspects of Ashfield's nineteenth and twentieth century historical development, with its built fabric illustrating the evolving social trends of the district. The 1880s Victorian residence Glentworth presents as an intact remnant of early subdivision and development, with integrity of form and building condition. Glentworth House (together with surviving perimeter fencing and associated elements) is demonstrative of boom-period Victorian residential villa architecture and family estate.

The site's subsequent use by the Sisters of the Good Shepherd from the early twentieth century demonstrates its important community, religious and charitable roles, carried out until the 1970s. Their care, accommodation and educational practices are represented by the remnant Chapel, Parlours Annexe, convent wall, and Convent extensions. For the remainder of the twentieth century, and extending into the twenty-first century, the site has been used for a retirement village and aged care facility. This latter use is an extension of the activities of the Good Shepherd's practices of accommodation and care of important but vulnerable sectors of the community.

***Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)***

The Victorian residence Glentworth House and much of the associated larger property was the home of Frederick Clissold and family. Clissold had important roles in the early development of the Municipality of Ashfield, in wider Sydney city industry, in land speculation and in the horse racing industry.



From 1913 the property was owned and developed by the Catholic religious order known as the Sisters of the Good Shepherd. This religious congregation was an international group, dedicated to social work with girls and women. The institutionalised nature of the work was strongly representative of the approach of the era and had connection with similar onshore and offshore works. The residence and chapel formed a key component in this work and in the religious life of the order.

The retirement village has associations with Cardinal James Freeman, sixth Roman Catholic Archbishop of Sydney, serving from 1971-1983.

#### **Criterion (c)**

***An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area***

Taken as a whole, the Cardinal Freeman Village does not display aesthetically pleasing characteristics, due to 1980s *ad hoc* residential development. Specific items and elements within the site, however, have aesthetic architectural merit.

The historic Glentworth House is a rare and fine example of a late nineteenth century grand Italianate towered villa in 'boom' style with numerous decorative features in a meticulous and subtle combination that demonstrate key aspects of that style. It is an outstanding example of the work of the architectural firm Morell and Kemp. The additions replicate this general form, quality and colouration. The interior generally presents with a high state of integrity.

The 1941 Chapel in its overall style is highly representative of the interwar style of Sydney architectural company Clement Glancey. It is a bespoke 'T' shaped creation with triple naves and projecting sanctuary; an unusual interior layout for a pre-Vatican II design. Detailed sanctuary, especially the flooring is most likely Melocco Bros. This set of buildings is in a generally high state of repair.

#### **Criterion (d)**

***An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons***

The overall larger property circumscribed the lives of hundreds of women at a time over seven decades prior to the 1980s. It is presumed that many would have strong associative memories.

The exterior and the interior of Glentworth House demonstrate the grand lifestyle of a local prominent wealthy businessman and family. The Convent and Chapel demonstrate the lifestyle of a religious order in the first half of the 20th century and were a showpiece for

the order. The presence of the sisters and their mission had a strong local community association, both practically in terms of support for the work as well as fascination with the life beyond the high stone walls in the heart of the suburb. This style of social work was also promoted and supported by the broader Catholic community.

Since the establishment of the Cardinal Freeman Retirement Village, the site has become associated with the staff and residents, and their families.

**Criterion (e)**

***An item has potential to yield information that will contribute to an understanding of a local area's cultural or natural history***

The site of Cardinal Freeman Village has some potential to yield important information that will contribute to an understanding of Ashfield's cultural or natural history. Extensive soil disturbance throughout the twentieth century is likely to have diminished opportunities for surviving artefacts.

Archaeological assessment of the site is outside the scope of this Heritage Management Strategy. In general, in the event that artefacts are revealed, the guidelines established by the NSW Heritage Office Branch of the Department of Planning are to be implemented.

**Criterion (f)**

***An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history***

Some aspects of the larger property context which would otherwise point to physical or cultural rarity have largely been over-written by subsequent building developments as well as human changes to religious life and institutional care. The heritage footprint however, within the Heritage Precinct context, comprises a rare and fine example of a Victorian Italianate towered villa as well as a rare and fine example of an interwar Catholic chapel. In combination these buildings are also representative of and give some insight into a particular approach to the social issues of their era.

**Criterion (g)**

***An item is important in demonstrating the principal characteristics of a class of the local area's cultural or natural places***

The heritage footprint within the Heritage Precinct of the Cardinal Freeman Village is representative of an era, both in terms of the practical address of social problems in an institutional manner, as well as the various and flourishing expressions of religious life in the Catholic community. The older Glentworth House component is a rare and fine example of a Victorian Italianate House in the inner suburbs of Sydney.

### 4.3 Statement of Significance

Cardinal Freeman Retirement Village encompasses two nineteenth century residential properties (Glentworth and the demolished Bellevue) which were reunited in the early twentieth century by the Sisters of the Good Shepherd and have since been developed and used for care, accommodation, and learning activities. The site incorporates aspects of Ashfield's historical development, with its built fabric illustrating the evolving social trends of the district.

The 1880s Victorian residence Glentworth presents as an intact remnant of early subdivision and development, with integrity of form and building condition. Glentworth House (together with surviving perimeter fencing and associated elements) is demonstrative of boom-period Victorian residential villa architecture and family estate.

The site's subsequent use by the Sisters of the Good Shepherd from the early twentieth century demonstrates its important community, religious and charitable roles, carried out until the 1970s. Their care, accommodation and educational practices are represented by the remnant Chapel, Parlours Annexe, convent wall, and Convent extensions.

For the remainder of the twentieth century, and extending into the twenty-first century, the site has been used for a retirement village and aged care facility. This latter use is an extension of the activities of the Good Shepherd's practices of accommodation and care of important but vulnerable sectors of the community.

Glentworth, together with its extensions and the 1941 Chapel, are of historic, aesthetic, social and technical significance. The historic Glentworth House is a rare and fine example of a late nineteenth century grand Italianate towered villa with numerous decorative features, in a meticulous and subtle combination. The additions have replicated key aspects this general form, quality and colouration. Its interior presentation is in a relatively high state of integrity.

The 1941 Chapel in its overall style is representative of high quality interwar Catholic architecture and is unusual for the geometry of its interior layout.

Surviving peripheral elements that enhance this significance include the property's entrance gates and pilasters, palisade and masonry fencing, and the established arboreal features. It is also appreciated that the heritage buildings are situated within a larger, self-contained property context, being the Cardinal Freeman Village and delineated by its four boundary streets.

The site has historical associations as incorporating the former estate of the prominent Frederick Clissold family. Cardinal Freeman Village also has strong associations through the Convent, the Offices and the Chapel for the Good Shepherd Sisters. They were an important focus in the religious life and social work of the Catholic



Church as it undertook the institutional care for hundreds of girls and women considered at that time to be in irregular or poor social circumstances. The larger property context circumscribed the lives of many of these girls and women for some years.

This larger property context proceeded through evolutionary phases typical of such institutions, and its present use for residential aged care has now been established for almost 30 years. In its most recent phase of use, that of a retirement village complex, the property has associations with Cardinal James Freeman, sixth Roman Catholic Archbishop of Sydney from 1971 to 1983.

Through *ad hoc* development for residential housing from the late 1970s, the legibility of the former property layouts and settings have been eroded so that the Glentworth residence no longer has an established garden setting and has been obscured from the public realm, with loss of views, by unsympathetic building development on the site. This has effectively reinforced the 'inward looking' nature of the former convent, by eroding views across the site.

The Cardinal Freeman Retirement Village has significance at a local level across the whole site for its historical, social, cultural, and spiritual associations. Some individual elements demonstrate specific architectural and aesthetic values in addition to these attributes, but do not apply to the site generally (Glentworth, the Chapel).

#### 4.4 Grading of Significance

The Cardinal Freeman Retirement Village, with its heritage footprint (*Glentworth House* with additions, and the Chapel) within the Heritage Precinct, as well as associated elements around the perimeter of the site, has been carefully assessed to determine a relative grading of significance into five levels, relating to:

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

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

##### EXCEPTIONAL SIGNIFICANCE

Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

### **HIGH SIGNIFICANCE**

Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction. In practice this category indicates that all future treatment of or intervention into such aspects and elements is to be undertaken with extreme care.

### **MODERATE SIGNIFICANCE**

Includes building fabric and relationships which were originally of higher significance, but have been compromised by later, less significant modifications. In practice this category indicates that all future treatment of or intervention into such aspects and elements is to be undertaken with detailed consideration.

### **LITTLE SIGNIFICANCE**

Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance. In practice this category indicates a future freedom to either retain or intervene as required.

### **INTRUSIVE**

Recent fabric, which adversely affects the significance of the site. In practice this category indicates a preference for removal and correction of that recent fabric.

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building and its various elements.

In general, good conservation practice encourages the focussing on change, or upgrading of, an historical building/site to those areas or components, which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

<b>SITE ELEMENTS</b>	<b>GRADING OF SIGNIFICANCE</b>
There are no elements of the Cardinal Freeman Retirement Village that are considered to be of Exceptional significance. The heritage footprint of Glentworth and the Chapel are locally listed items, and among their diverse aspects there are no elements of significance which cannot be found in other areas of the City.	EXCEPTIONAL

<p>The two major original axes north/south (dividing the two original properties) and east/west (as defined by the brick wall terraces which divide the original built areas from the farmlands).</p> <p>All external, visual, intact surviving fabric of the historic <i>Glentworth House</i>, including a visual appreciation of the overall original form/presentation, the original detailing, original embankments (earth mounding) and the external stairs. The general form, scale and height of the built elements fenestration and doorway patterns. The chimneys, the tower, string course lines, the Victorian bracketed cornice work, mouldings, frieze work, dentils, all posts and iron lace.</p> <p>All external, visual, intact surviving fabric of the 1941 Chapel, including a visual appreciation of original overall form and detailing.</p> <p>An overall visual presentation the original form and detailing of the 1935 wing, particularly the under-eaves treatment, original fenestration and doorway patterns.</p> <p>An overall visual presentation the original form and detailing of the 1941 Convent extensions and 'connector' wing.</p> <p>All interior fit-out of the finer rooms of <i>Glentworth House</i>, including all original plaster-work, timber joinery, timber flooring, inlaid woodwork, fireplaces (tiles and fire place surrounds), marble column-work, marble flooring, windows and glazing and stairways; especially Ballroom, Library, Boardroom and entrance Vestibule, along with surviving original detailed fittings such as gas bracketing, door furnishings (hinges, handles and so forth) glass etching, internal configuration of spaces and layouts and volumes including ceiling heights, any surviving furniture of the period associated with the original home. Surviving fabric of the original <i>Glentworth House</i> kitchen, including original fireplace, flagstones, stairways and servery bench.</p> <p>The overall interior presentation, including spaces, volumes and ceiling heights of the Chapel, the stained glass and lead lighting, the plaster moulding, the timber joinery, the alcoves, the confessional rooms, the choir and infirmary loft areas, all flooring, including the original timber flooring to the nave spaces and the terrazzo marble chip mosaic flooring to the sanctuary area and its detailing, the marble fittings including the altar and tabernacle, the pipe organ, natural lighting to reredos, original statuary. The 1919 and 1941 pews and Church furnishings generally. Main sacristy and work sacristy configurations, fixed furnishings and joinery. Stairways linking the undercroft and loft area to the body of the Chapel, and with associated joinery. Extant patrimonial contents generally, including vessels, vestments, books and sacred furnishings, being items of church patrimony (ownership to be determined).</p> <p>Entrance gates, both the iron work and the stone pilasters, and Good Shepherd statue.</p> <p>The Victoria Street palisade fencing, and its bullnose stone plinth, south of the entrance gate.</p>	HIGH
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<p>All external detail elements which have been replaced over time, such as verandah concreting and tiling, timbers and joinery, fenestration and doorway modifications, hallway modifications.</p> <p>The original (non-partitioned) interior spaces at the ground floor and the first floor levels of the rooms in the original west wing of <i>Glentworth House</i>.</p> <p>The original (non-partitioned) interior spaces in the 1941 Convent extension and 'connector' building.</p> <p>Modifications made at the rear (west) of the original west wing of <i>Glentworth House</i> including the connection to the 1935 wing (with floor level adjustments) and the stairway between the two buildings.</p> <p>Garden spaces near the courtyard garden the 1935 and 1941 stairways and connectors generally.</p> <p>Remnant wall nibs and ceiling patterns and original windows in the 1935 parlours annex.</p> <p>General evidence of early human circulation patterns in the earliest parts of <i>Glentworth House</i>, including kitchen stairways and connection hallways.</p> <p>The cloister wall along Seaview Street.</p> <p>The Victoria Street palisade fencing, and its stone base, north of the entrance gate.</p>	MODERATE
<p>The raised height of the verandah balustrading on <i>Glentworth House</i>.</p> <p>The elevator.</p> <p>All replacement windows and doors.</p> <p>All replacement joinery, introduced floor coverings, changed fenestration patterns.</p> <p>Current landscaping and garden arrangements.</p> <p>All external non-remnant paving, walkways and road-ways, and introduced gateways and drive-throughs.</p> <p>External signage and lighting.</p> <p>Rooms and spaces beneath the Chapel.</p> <p>All original but substantially deteriorated fabric.</p> <p>External functional arrangements for clothes drying, garbage and so forth.</p> <p>All modern fit-outs to residential flats and associated amenities and services.</p> <p>All post-1970 buildings on the Cardinal Freeman site, including on the Victoria Street frontage of the Chapel</p> <p>The 1980s gateway at Victoria Street.</p>	LITTLE

<p>Cardinal Freeman villas located to the east of Glentworth House.</p> <p>Introduced partitioning divisions throughout all original spaces within the buildings pertaining to the heritage footprint.</p> <p>All introduced plumbing arrangements in the finer principal rooms of the original residence.</p> <p>Internal introduced stairway into the parlours annex.</p> <p>Blocked up window and doorway spaces.</p>	INTRUSIVE
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## 4.5 Curtilage Analysis

The NSW Heritage Office publication *Heritage Curtilages*<sup>3</sup> defines “heritage curtilage” as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. Heritage curtilage can be classified as one of four types:

- Lot Boundary Heritage Curtilage
- Reduced Heritage Curtilage
- Expanded Heritage Curtilage
- Composite Heritage Curtilage

The Cardinal Freeman heritage footprint and associated historic elements within the overall Cardinal Freeman Village present with an evolving story of curtilage, whereby new layers have themselves had impacts upon the respective curtilages pertaining to different buildings within different eras. For instance, the main house and the Chapel came into being in distinctly different eras and for different purposes. What began as a Victorian showpiece (Glentworth House) with a significant public presentation and social engagement, became after 30 years a more inward looking complex. The principal residence took on the cloistered identity of a convent. This ‘inward looking’ identity, as reflected by the convent design of the main entry and western nave, had further substantial application to the type of social works that were progressively undertaken across the property at large.

Within this relatively self-contained identity, and for years between 1913 and the 1970s, there emerged a number of interrelated internal spaces and boundaries with defined degrees of connectivity and separation. (e.g. School, Laundry, Farm, Cloister) and with some limited connections to the public realm (the Laundry service, Reception Parlours and Convent). The ongoing construction of the stone walls is a strong statement of these directions. In more recent decades the newer buildings gradually moved down the hill to the north, with various degrees of integration. Yet, even the later construction of the 1980s units between the principal main buildings and Victoria Street to the east assumed that the property was substantially inward-looking and these later developments still gave little reference to the surrounding urban order.

<sup>3</sup> Warwick Mayne-Wilson, *Heritage Curtilages*, NSW Heritage Office and the Department of Urban Affairs and Planning, NSW, 1996

# Management Framework

# 5.0

## 5.1 Listings and Statutory Provisions

The overall site of the Cardinal Freeman Village is not listed on the Heritage Schedule of the *Ashfield Local Environmental Plan 1985*. However, two buildings, namely Glentworth House (LEP Schedule No 267) and its adjoining Chapel building (LEP Schedule No 53), are listed as items of heritage significance on the *Ashfield LEP*.

The consent authority must therefore take into consideration any potential impact that proposed works may have on the heritage significance of the listed heritage items within the site. Additionally, the overall Cardinal Freeman Village site is in the vicinity of one conservation area, four proposed conservation areas, and a number of listed items, including the palm trees within the Victoria Street streetscape.

## 5.2 Environmental Planning and Assessment Act 1979 (NSW)

### 5.2.1 State Environmental Planning Policy (Major Projects Development) 2005

The proposed refurbishment and expansion of Cardinal Freeman Village comprise major project works within the meaning of State Environmental Planning Policy (Major Projects Development) 2005. Under section 75D of the *Environmental Planning and Assessment Act 1979* (NSW) ('the EP&A Act'), the Minister for Planning is the consent authority for the proposed works, applying the provisions of Part 3A of the Act.

### 5.2.2 Part 3A, Division 3 of the EP&A Act (Concept Plans)

The Minister may authorise or require the proponent of a development project to submit a concept plan (or Master Plan) that outlines the proposed scope of the project and any development options and addresses any specifics requested by the Director-General. Upon receipt of such a concept/master plan, the Minister may approve that plan provided the Act's environmental assessment requirements have been met.

The Director-General's Requirements (DGRs) were issued on 31st March 2009, in accordance with section 75F of the *EP&A Act*. The DGRs relevant to heritage considerations specified:

#### 12. Heritage

*The EA shall include the following documents:*

- *A Heritage Management Strategy that identifies the heritage values of the precinct, and identifies areas of development*



*potential that would minimise adverse heritage impacts. Consideration is to be given to the demolition of the villas east of the mansion 'Glentworth', transferring the building bulk to other parts of the site, and the restoration of the garden areas east of Glentworth for the enjoyment of residents and their guests.*

- *A Heritage Impact Statement for the staged development and each Project Application is to be prepared in accordance with the Heritage Branch publication, 'Statements of Heritage Impact'. The heritage impacts on the Cardinal Freeman site and adjacent heritage items are to be considered.*

This *Heritage Management Strategy* responds to this DGR, and has been submitted in conjunction with *Heritage Impact Statement* documentation as compliance with this directive.

The site falls within the Ashfield Local Government Area (LGA). After consultation with the relevant council, the final issue of the Director-General's Requirements (31st March 2009,) indicates that the Department of Planning's Environmental Assessment should consider the *Ashfield LEP* and *Ashfield Development Control Plan 2007*.

### **5.2.3 Ashfield Local Environmental Plan 1985**

Although the site as a whole is not a listed heritage item, the property does contain two gazetted heritage items: Glentworth and the Good Shepherd Chapel, and is in the vicinity of several items of local heritage significance listed in the *Ashfield LEP*.

#### **Significance of the Nearby Heritage Items**

The NSW Heritage Inventory data base provides no statements of significance or descriptive information for properties in the vicinity of the Cardinal Freeman Village. However, their historic relationships with their immediate precincts are now established within the Conservation Area reports and their architectural – townscape contributions are self evident.

Numbers 118 and 120 Victoria Street are both large, two-storey Victorian Italianate Villas, located opposite the eastern boundary fence of the Cardinal Freeman village, in the vicinity of the site. There are only two other Victorian houses in this immediate section of the Victoria Street streetscape, namely 128 Victoria Street, and further to the south, on the same side as the Village, Northbridge, at 141 Victoria Street. Thus there are four 19th century buildings on Victoria Street that are in the vicinity of the proposed development. The remainder of the buildings is an eclectic mix of Interwar residential flat buildings, a group of Post war bungalows and residential flat buildings.

Victoria Street is also characterised by the row of large palm trees that line both sides of the street, including in the vicinity of the site. These are a major defining component of the streetscape and setting of the two Victorian Villas at 118 and 120 Victoria Street and the edge of the Victoria Square Conservation Area as it fronts Cardinal Freeman Village.

Mountjoy House and Pavilion, further to the north, is located on the same side of the street as the Village, at 85 Victoria Street. It is a large historic residential property, formerly Clissold's residence, that has now been incorporated into a health and rehabilitation complex.

Numbers 85 and 91 Queen Street are both large, two storey Victorian Italianate Villas, located opposite the western entrance to Cardinal Freeman Village.

### **Significance of the Surrounding Conservation Areas**

In the vicinity of the subject site, there is an identified Conservation area:

- The Victoria Square Conservation Area, to the east of the site

The Statement of Significance for the gazetted Victoria Square Conservation Area, situated to the east of Cardinal Freeman Retirement Village, outlines this conservation area as:

*One of the number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield, and one of the few examples of development pitched at the upper end of the residential market. The Square, with its symmetrical layout, central reserve incorporating remnant native trees and specimens from the Royal Botanic Gardens, and central access pathways, is an early example in Sydney of an attempt to create a London residential square and appears to have been influential in the layout of other residential subdivisions nearby.*

The Distinctive Qualities ascribed to the Victoria Square Conservation Area are:

- a) Central reserve informally planted with mature trees including remnant natural vegetation and 1889 plantings from the Botanic Gardens.*
- b) The pattern of development – single building per generous suburban allotment, separated from street and from side and rear neighbours by green garden space.*
- c) Rear lane access only to garages, with the result that there is a continuous gutter along the street edge in Prospect Street and on the east side of Victoria Square with a few recent breaks on other street edges.*

- d) *Rear service lane for night-soil collection and access to stables and coach houses.*
- e) *The informality of the tree planting and the variety in the scale, shape, style materials and fences of the houses is unified by the symmetry of the subdivision, the reserve and the central pathways.*
- f) *A number of tall and decorative chimneys still remain to the houses.*

## **5.3 Heritage Act 1977 (NSW)**

### **5.3.1 The State Heritage Register (SHR)**

The State Heritage Register (SHR) is established under the *Heritage Act 1977* (NSW). It is a list of identified heritage items of particular importance to the people of New South Wales. It includes items and places (such as buildings, works, relics, movable objects or precincts) determined to be of State heritage significance. The *Heritage Act* governs the development of sites registered on the SHR, specifying compliance with a variety of requirements prior to development.

No part of the Cardinal Freeman Retirement Village site is registered on the SHR.

### **5.3.2 Section 138-140 Heritage Act 1977 ('Relics Provisions')**

For places not listed on the SHR, section 139 of the *Heritage Act 1977* requires that:

*A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*

Relics are defined in the *Heritage Amendment Act 2009* as:

Any deposit, artefact, object or material evidence that:

- (a) *relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) *is of State or local heritage significance*

Heritage assessments by Graham Brooks & Associates of selected aspects of the Cardinal Freeman site relative to the heritage buildings did not include archaeological assessment as part of the scope of works. Should no archaeological report be submitted in conjunction with the Part 3A submission, the *Heritage Act* is automatically initiated in the event of discovery of a relic during site development.



## 5.4 National Parks and Wildlife Act 1974 (NSW)

The *NPW Act* provides statutory protection for all Aboriginal 'objects' (consisting of any material evidence of the Indigenous occupation of New South Wales) under Section 90 of the *Act* and for 'Aboriginal places' (areas of cultural significance to the Aboriginal community) under Section 84. Aboriginal objects and places are afforded automatic statutory protection in New South Wales whereby it is an offence (without the Minister's consent) to:

*Damage, deface or destroy Aboriginal sites without the prior consent of the Director-General of the National Parks and Wildlife Service (now the Department of Environment and Conservation).*

The *Act* defines an Aboriginal object as:

*any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.*

The protection provided to Aboriginal objects and places applies irrespective of the level of their significance or issues of land tenure. Sites of traditional significance that do not necessarily contain material remains may be gazetted as 'Aboriginal Places' and thereby be protected under the *Act*. However, areas are only gazetted if the Minister is satisfied that sufficient evidence exists to demonstrate that the location was and/or is of special significance to Aboriginal culture.

No specific assessment of potential Aboriginal heritage values or potential archaeology has been undertaken for this Heritage Management Strategy or accompanying reports.

## 5.5 Commonwealth and National Heritage Lists

The *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* affords significant protection to places listed on the Commonwealth Heritage List and National Heritage List.

No part of the Cardinal Freeman Village is listed on these lists.

## 5.6 The National Trust of Australia (NSW)

The National Trust is a community-based conservation organisation. The Trust has assembled a register of heritage items and conservation areas through the assessment work of its expert committees. While the National Trust Register has no legal status, it is considered to be an authoritative guide to heritage significance, and the Trust acts as a lobby group for heritage conservation.

Glentworth House is identified on the National Trust of Australia (NSW), as item No. 7594.

# Strategic Site Development

# 6.0

## 6.1 Introduction

Conservation practices can be regarded as the management of change, seeking to safeguard that which is important in the built environment within a process of change and development. As such, it is the main function of this document to establish strategies and recommendations for the conservation and on-going use of the Cardinal Freeman Village in a way that protects and enhances its heritage values. In this way, the owners and managers of the site will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against those criteria.

New uses may require purpose built facilities or may be accommodated with the adaptive re-use of existing buildings. It may also be necessary to demolish one or more of the existing buildings or structures as the site evolves.

Any future development of the site should consider the following guidelines. These highlight areas of development potential that would minimise adverse heritage impacts, and establish best practice in heritage and urban design. For specific guidelines governing the heritage buildings on the Cardinal Freeman Village site, the Conservation Management Plan for the Heritage Precinct should be consulted.

## 6.2 Guidelines for Future Use of the Site

The owners and managers of the Cardinal Freeman Retirement Village, have explored options for enhanced, more efficient use of the site as a way to ensure its ongoing use as a retirement village.

The overall guiding objective is that:

- Cardinal Freeman Village should retain its long-term use as providing for the needs of aged-care residents and be periodically upgraded to meet contemporary requirements and standards

From a heritage perspective, the following activities are considered compatible with the significance of the site:

- Continuation of its current use as retirement accommodation
- Enhanced use of Glentworth House and the Chapel as function centres or venues for social, ceremonial or educational purposes
- Continued use of less significant spaces of Glentworth House for residential accommodation

- Use of parts of Glentworth House for specialist medical consultancies/practices
- Use of Glentworth House as a conference centre
- Possible uses for parts of the Chapel undercroft, such as a village meeting room or similar amenity
- An increase in aged residential accommodation across the site
- An increase in amenities for aged residents across the site.

It is desirable that Glentworth House and the Chapel be conserved with a view to enhancing its visibility and prominence within the public domain and the broader community. Future proposed uses for the building, including any continuation of existing uses, should cater to the expectation that this higher community profile will be part of the site's long-term development.

### **6.3 Process Guidelines**

- The advice of a Heritage Consultant should be sought as the planned staged development of the site moves forward. This will ensure the essential features of the site landscape are retained and managed during further evolution.
- The advice of a Conservation Architect should be sought when preparing schemes for the adaptive re-us of the existing buildings on site or the addition of any new buildings.
- Any development of the site, including demolition, requires an application for approval to be submitted to Ashfield Council. Staged development documentation is to be accompanied by a Heritage Impact Statement which will evaluate the proposed staged work against the heritage assessment and guidelines of this Heritage Management Strategy.

### **6.4 Guidelines for Conserving Fabric of Different Grades of Significance**

The landscape, building and infrastructure elements of Cardinal Freeman Retirement Village have been graded to determine their relative levels of significance. In general, future changes should be focussed on areas or components, which provide a lesser contribution to the overall significance and are therefore less sensitive to change.

Those elements which a High assessed heritage value should be retained. Their form should be subject to minimal change necessary



to support their on-going use or adaptive re-use. These include:

- Glentworth House
- The Chapel

In relation to elements of Moderate significance the principles of the Burra Charter should be followed. Work involving the reduction (or potentially the removal) of a particular element may be an acceptable option, where it is necessary for the proper function of the place and is beneficial to, or does not reduce, the overall significance of the place. These elements include:

- Parlours Annex
- Modified rear wings of Glentworth House
- Modified convent extensions to Glentworth House
- Remnant convent wall

The site elements with a Little assessed heritage value are of slight significance and do not intrude on the place in a way that reduces significance. Both retention and removal are acceptable options. Intrusive elements that are deemed to detract from the areas or components of significance should be removed where possible, to allow for the preferred long-term option of recapturing the original garden setting of Glentworth House.

## **6.5 Guidelines for Re-Use**

- Glentworth House and the Chapel should be re-engaged within newly defined community settings that recognise the buildings' history of development and change and embrace the future stage of major redevelopment of the site.
- The character and setting of the Victoria Street frontage of Glentworth House should be reinstated, with an appropriate adaptive re-use strategy established to ensure the ongoing protection of the defined cultural heritage values. Appropriate uses should comprise a combination of residential and community use.
- Glentworth House should be conserved and maintained with appropriate new uses for selected parts of the building such as the ballroom, library etc.
- Re-use scenarios should seek to incorporate important views and axes relating to Glentworth House.
- The adaptive re-use of a section of the chapel may be considered as a viable option, providing its primary ceremonial and sacred use is not detrimentally impacted by such, and that

the significant fabric is not degraded. The existing community use is to be maintained.

- Adaptive re-use of the Chapel undercroft and chaplain's flat may be undertaken providing the original staircases on the northern side of the undercroft are retained, and that any design for proposed appropriate designated uses of the undercroft respect the space and its contribution to the heritage item.
- The Parlours Annex building is to be re-used with consideration of its heritage value. The building exterior is to be retained, with its interiors reconfigured or adapted for appropriate existing or additional uses according to the needs of the retirement village.
- The upgrading and adaptation of existing building stock should be undertaken with the same standards as apply to new structures.

## **6.6 Guidelines for New Site Elements**

- Any and all new elements on the Cardinal Freeman Village site should respond to the governing principle of the need to establish a logic and clarity to the site's design, with any proposed redevelopment to re-organise retirement village structures in a structured, methodical and viable fashion.
- New development on the Cardinal Freeman Village site should defer to the recapturing of the quadrant grid reflecting the pre-World War Two layout, and facilitate internal movement, and open space, together with enhancing longer axial views within the property.
- New buildings on the Cardinal Freeman Village site should be situated in such a way as to allow for the establishment of the site quadrants.
- New elements on the site should respond to the sloping topography and retain the physical dominance of the heritage buildings.
- New site elements should not compromise the process of reinstating the distinctive heritage values of the heritage buildings and their setting.
- Proposed new elements should be designed with due regard to the status of the Chapel relative to Victoria Street, so that this elevation is highlighted and framed.
- New structures should not challenge the architectural supremacy of either Glentworth or the Chapel.

- Any new built elements proposed for the area between the Chapel and Victoria Street should take into consideration any significant views, and be subservient in scale and design.
- Any introduction of new living units in the eastern Victoria Street garden of the Chapel to replace the existing single storey buildings must be balanced by the recapturing of the Victoria Street garden to Glentworth House.
- All new works on the site should be undertaken to the highest of contemporary standards.

## 6.7 Guidelines for Design

- In order to provide a rich urban environment with the Village, an urban design framework that seeks to maximise the opportunities for residents and the public to become connected to the village should be established
- Given that the setting of the distinctive buildings on the Cardinal Freeman Village was severely compromised by the building works of the 1970s and 1980s, the overall design for site redevelopment should respond to the need for reinstatement of the distinctive heritage values of Glentworth House and its setting.
- The north-west and north-east quadrants are considered to be the most suitable part of the site for the addition of new buildings, although selected new buildings may be added to the southern quadrants providing they respect the scale, design, mass and bulk of structures identified for retention.
- Any new buildings added to the site should be positioned so as to preserve the visual connections between Glentworth and its setting, and the church with its curtilage and proposed village green.
- Each quadrant should retain excellent address to both the public streets and new internal pathways and street systems, thus creating a clear, legible and flexible structure for the block.
- Any new buildings along Victoria Street that are proposed to frame the Chapel should be subservient to the monumentality of the building, but should provide a clearly defined structure to the curtilage in two and three dimensions.
- Any new built elements east of the Chapel should not obscure its visual dominance and views from Victoria Street through to the Chapel.
- Any such proposed new buildings that 'frame' the Chapel may only be connected by a linking walkway at ground level;



links from one building to another above ground level are not recommended as this interrupts the 'frame' and obscures the view from Victoria Street.

- In deference to the historic skyline and to create a three dimensional curtilage by continuing Glancey's design intent for the Chapel, the predominant height of all new buildings should be kept to Glentworth House and the Chapel's eaves height (RL 61.60), with only minor elements projecting above.
- The scale of the central green should be framed by a series of buildings that build to this height thus concentrating the taller buildings in the centre of the site.
- Heights should be related to the topography and to the heritage items on the site.
- Building heights should be guided by a policy of minimising impact on the built form and heritage elements within the vicinity of the site.
- Any proposed design for the Chapel undercroft should keep additional access points and openings to a minimum, and respond to engineering and structural constraints.
- Any proposed adaptive re-use of the Chapel may relate only to those undercroft elements identified as of little significance, with carefully selected new elements inserted without impact on other, more significant spaces.

## **6.8 Guidelines for Removal of Site Elements**

- Any demolition on the site should be guided by the recommendations of this Heritage Management Strategy. It is preferable that demolition be limited to those buildings and structures graded as being of Little heritage significance.
- Demolition of the 1970s single storey buildings in the Victoria Street foreground, east of Glentworth House, is a preferred way in which to recapture the historic buildings' significance from the public realm and enhance their overall significance. The demolition of the existing villas to the immediate east of Glentworth House will facilitate the re-creation of a destination landscape space for residents.
- Demolition of Building E should be considered an advisable course of development as it will enhance the visibility and functional presence of the Chapel while creating a central green, improving site amenity.
- The original undercroft stairs, in the two small rooms on the northern side of the undercroft, are not to be demolished as part of any adaptive reuse proposal.

## 6.9 Guidelines for Curtilage

- A curtilage should be established around Glentworth House and its Victoria Street frontage, to reinstate the heritage building into a garden and landscaped setting that enhances its cultural value and improves its amenity and functionality within the broader community.
- Glentworth's curtilage should comprise clearing of the land east of the heritage building and reinstating as much as possible a garden setting, together with reinforcing landscaping west of the Victorian residence to improve amenity for Cardinal Freeman residents and to facilitate a better appreciation of Glentworth House, particularly from the southeast aspect.
- A Chapel curtilage should be formed through development of the land immediately north of the building, to be established as a village green.
- Open spaces should be established to enhance and recreate an appropriate curtilage that clearly defines the setting for Glentworth House and the Chapel.
- Curtilages should be framed through establishing larger, more defined axes to recapture the essence of the heritage buildings. These should then be used to create a better sense of integrated urban order.

## 6.10 Guidelines for Landscaping

- A framework of high quality landscape spaces should lead the remodelling of the Cardinal Freeman Village.
- The large trees and grassed areas on the site should be retained and enhanced to upgrade the general character of the precinct.
- In order to respect and enhance the character of the site, including the its heritage values, the existing framework of trees should be reinforced by including large growing, long life trees that will be visible from outside the site. This can be achieved by the establishment of deep soil gardens.
- Each quadrant should have major and more informal landscape spaces that are well integrated with the paths and building entries.
- The Victoria Street garden frontage of the historic buildings should be reinstated to reflect its original Victorian character and adding amenity for passive recreation.

- The landscaped area on the western side of Glentworth should be reinforced as upgraded for recreational purposes and improved amenity, and to enhance the role of Glentworth within the streetscape.
- The circular drive and layout of Glentworth, as evidenced in historical photographs, should be recaptured or interpreted.
- Landscaping across the site as a whole should respect the interwar brick convent wall and the outer cloister wall.

## 6.11 Guidelines for Perimeter Fencing

- Iron and sandstone fencing elements should be retained and conserved as part of a landscape design.
- New pedestrian gates in the fence along Victoria Street may be introduced to encourage activation of the street and improve pedestrian convenience.
- Front gardens should be fenced along the street boundaries by the existing stone and wrought iron fence along Victoria Street/ Clissold Street.
- The existing stone wall along Clissold Street/Queen Street may be replaced with a more transparent element, if desired.
- Fence heights must be consistent along each street interface and consistent with the interpretation of heritage requirements.



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