CONSERVATION MANAGEMENT PLAN

ST ANDREW’S ANGLICAN CHURCH
43 CHURCH TERRACE, WALKERVILLE, SA

MAY 2010

McDougall & Vines
Conservation and Heritage Consultants
27 Sydenham Road, Norwood, South Australia 5067
Ph (08) 8362 6399 Fax (08) 8363 0121
Email: mcdvines@bigpond.com
## CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>1.1 Background</td>
<td>1</td>
</tr>
<tr>
<td>1.2 Objectives of Conservation Management Plan</td>
<td>1</td>
</tr>
<tr>
<td>1.3 Existing Heritage Listings</td>
<td>1</td>
</tr>
<tr>
<td>1.4 Location of Site and Ownership Details</td>
<td>1</td>
</tr>
<tr>
<td>1.5 Methodology of Conservation Management Plan</td>
<td>1</td>
</tr>
<tr>
<td>1.6 Authors of Report and Acknowledgements</td>
<td>1</td>
</tr>
<tr>
<td>2.0 HISTORICAL OUTLINE</td>
<td>5</td>
</tr>
<tr>
<td>2.1 Introduction</td>
<td>5</td>
</tr>
<tr>
<td>2.2 Historical Development of the Church</td>
<td>5</td>
</tr>
<tr>
<td>2.3 Architectural Description and Analysis</td>
<td>5</td>
</tr>
<tr>
<td>3.0 STATEMENT OF CULTURAL SIGNIFICANCE</td>
<td>17</td>
</tr>
<tr>
<td>3.1 General Statement</td>
<td>17</td>
</tr>
<tr>
<td>3.2 Delineation of Significant Fabric &amp; Components</td>
<td>17</td>
</tr>
<tr>
<td>3.2.1 Site Elements</td>
<td>17</td>
</tr>
<tr>
<td>3.2.2 External Elements</td>
<td>17</td>
</tr>
<tr>
<td>3.2.3 Internal Elements</td>
<td>17</td>
</tr>
<tr>
<td>4.0 CONSTRAINTS AND REQUIREMENTS</td>
<td>19</td>
</tr>
<tr>
<td>4.1 Constraints Arising from Statement of Cultural Significance</td>
<td>19</td>
</tr>
<tr>
<td>4.2 State Heritage Place Implications</td>
<td>19</td>
</tr>
<tr>
<td>4.3 Requirements for Ongoing Use of the Church</td>
<td>19</td>
</tr>
<tr>
<td>5.0 GENERAL EXTERNAL CONSERVATION POLICIES AND RECOMMENDATIONS</td>
<td>20</td>
</tr>
<tr>
<td>5.1 General Approach</td>
<td>20</td>
</tr>
<tr>
<td>5.2 Site Policy</td>
<td>20</td>
</tr>
<tr>
<td>5.3 External Conservation Policies and Recommendations</td>
<td>20</td>
</tr>
<tr>
<td>5.3.1 Slate Roof and Stormwater</td>
<td>20</td>
</tr>
<tr>
<td>5.3.2 Stonework and Brickwork</td>
<td>20</td>
</tr>
<tr>
<td>5.3.3 External Joinery</td>
<td>20</td>
</tr>
<tr>
<td>5.3.4 Leadlight Windows</td>
<td>20</td>
</tr>
<tr>
<td>5.4 Internal Conservation Policies and Recommendations</td>
<td>20</td>
</tr>
<tr>
<td>5.4.1 Floor Surfaces</td>
<td>20</td>
</tr>
<tr>
<td>5.4.2 Internal Joinery</td>
<td>20</td>
</tr>
<tr>
<td>5.4.3 Wall and Ceiling Surfaces</td>
<td>20</td>
</tr>
<tr>
<td>5.4.4 Services and Electrical including Air-Conditioning, Lighting and Heating</td>
<td>20</td>
</tr>
<tr>
<td>5.5 Internal Colour Scheme</td>
<td>20</td>
</tr>
<tr>
<td>6.0 SITE ANALYSIS AND RECOMMENDATIONS</td>
<td>24</td>
</tr>
<tr>
<td>7.0 CHURCH ANALYSIS AND RECOMMENDATIONS</td>
<td>29</td>
</tr>
<tr>
<td>7.1 External Assessment of Condition, Analysis &amp; Recommendations</td>
<td>29</td>
</tr>
<tr>
<td>7.1.1 Roofing and Stormwater</td>
<td>29</td>
</tr>
<tr>
<td>7.1.2 Bell Tower</td>
<td>29</td>
</tr>
<tr>
<td>7.1.3 South (Front) Elevation</td>
<td>29</td>
</tr>
<tr>
<td>7.1.4 East Elevation</td>
<td>29</td>
</tr>
<tr>
<td>7.1.5 North Elevation</td>
<td>29</td>
</tr>
<tr>
<td>7.1.6 West Elevation</td>
<td>29</td>
</tr>
<tr>
<td>7.2 Internal Assessment of Condition, Analysis &amp; Recommendations</td>
<td>29</td>
</tr>
</tbody>
</table>
8.0  RECTORY ANALYSIS AND RECOMMENDATIONS  59
9.0  PRIORITIES FOR CONSERVATION AND FUNDING SOURCES  60
   9.1 Conservation Priorities
   9.2 Sources of Funding
   9.3 Maintenance
   9.4 Interpretation of the History of the Church
   9.5 Security, Services and Building Protection

10.0  COST ESTIMATES  62

APPENDICES  64
1.  Sources of Information
2.  Heritage Listing Information
3.  Example of Maintenance Schedule
4.  HSR Quote
5.  Burra Charter
1.0 INTRODUCTION

1.1 Background

This report has been commissioned by the Parish Council of St Andrew's Church, who has recognised the need for a systematic Conservation Management Plan to guide the ongoing necessary conservation works to their church building at 43 Church Terrace, Walkerville.

This Conservation Management Plan (hereafter referred to as CMP) for St Andrew's Church details why the church is considered to be of heritage significance and outlines policies to retain this significance that allow for ongoing use, effective management and maintenance. The CMP will become the primary guiding document for the conservation and ongoing management of the Church to ensure that all future decisions about the Church are carried out with regard to its cultural heritage significance.

A Dilapidation Report for the church was prepared by Bruce Harry & Associates in 2005. This CMP builds on the ground work provided by the dilapidation report, however the condition of the building has been reassessed and conservation priorities updated so as to make the recommended works current. It should be noted that the following items of work as recommended in the 2005 Dilapidation Report have since been completed;

- removal of trees and associated tree roots
- installation of concrete apron
- better management of stormwater with stormwater run off controlled via stormwater system

McDougall & Vines were approached by the Parish to assist with the preparation of a Grant Application form to the South Australian Heritage Branch in 2009. The Parish was successful in obtaining a financial contribution of $4,500 from the State Heritage Branch to assist with the preparation of this report. Several visits have been made to the site for the preparation of this report - in September 2009 (as part of the preliminary application), and during March, April and May in 2010. All photographs were taken by Elizabeth Vines and Krystel Hill during this period.

1.2 Objectives of Conservation Management Plan

The objective of this CMP for St Andrew's Church is to provide a guide to the most effective way for caring for and managing the property in the future. The significance of the property in architectural, social and historical terms is well established, and its future will be determined by the degree of care and conservation input.

The CMP considers the needs of the church and provides an overall assessment of the significance of the building and its condition. The establishment of a priority of works is identified, providing the opportunity for overall planning for the building and site, rather than an ad-hoc response to planning where maintenance is undertaken when required.

The CMP will also assist in providing the Church with long term financial planning objectives for the conservation of the property and assist with obtaining financial assistance in the way of grants from relevant agencies.

The key objectives of the CMP are:

- To assist the church to meet corporate objectives and statutory requirements.
- To develop forward looking management policies within the context of legislative requirements of the Heritage Branch of South Australia and the Walkerville Council, the church management framework and stakeholder issues.
- Provide a basis for the proposed conservation works planned for the 2010 and seeking of heritage grants for these works.
It is anticipated that the CMP will support the long term conservation and management focus of St Andrew's Church and ensure best practice management of the cultural heritage values of the place.

1.3 Existing Heritage Listings

St Andrew's Anglican Church is included on the State Heritage Register (14185) and the Register of the National Estate as item number 14599. See Appendix 2 for details of these listings.

1.4 Location of Site and Ownership Details

The owner is the Dean & Chapter of the Diocese of Adelaide, Anglican Church of Australia.

The map below shows the location of St Andrew's Anglican Church in Walkerville. The Town of Walkerville is located adjacent to North Adelaide which is to the north east of the City, along the edge of the Torrens River. It has become an important and distinctive part of the Greater Adelaide area, as an historic early village settlement which has developed into a significant inner suburb on the edge of the parklands.
LOCATION OF ST ANDREW’S CHURCH IN WALKERVILLE
(shown arrowed)
1.5 **Methodology of Conservation Management Plan**

This Conservation Management Plan has been developed in accordance with the principles of the *Burra Charter* and comprises two sections:

- The historical and physical analysis of the place and determination of its cultural significance.
- The preparation of guiding conservation policies which form the basis for recommendations for physical works and management of the places.

The format of this Conservation Management Plan is one which has been developed by McDougall & Vines over twenty years of preparation of such reports. The terminology used in the Conservation Plan accords with the definitions of such terms within the *Burra Charter*, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Refer Appendix 5).

1.6 **Authors of Report and Acknowledgements**

The authors of this report, Elizabeth Vines, Kate McDougall and Krystel Hill acknowledge the input and assistance of the following people:

- Tony Pederick OAM, Convenor of St Andrew’s Church Conservation and Restoration Appeal Committee
- Robin Coleman, Convenor St Andrew’s Church Property Group
- Archdeacon Chris Chataway, Rector St Andrew’s Church
2.0 HISTORICAL OUTLINE

2.1 Introduction

Meetings were held at the Sussex Hotel in Walkerville in 1847 in order to plan the construction of a church for the village. Land was donated by William Williams, the local publican and great support was received from his acquaintances. No longer than a year later, construction was completed and services were being conducted in the new building.

2.2 Historical Development of the Church

Consecrated in 1848, St Andrew’s Church in Walkerville was one of the first ten Anglican churches to be established in South Australia. Scotsman JW McDonald undertook to have the original church completed when it looked like early plans for it had been abandoned through lack of funds. Due to his efforts, the original 1848 church was constructed free of debt. He was responsible for choosing to name the church after Saint Andrew.

Following St Andrew’s consecration on 23 August 1848, it underwent several major additions including the 1857 transept and sanctuary additions constructed in local limestone, which are now the oldest part of the church. Subsequent additions were made in 1879 and the tower was constructed in 1886, leaving nothing of its 1848 form or fabric.

Sketch of First Building, St Andrew’s Church, Walkerville, 1848
(Source: State Library of South Australia B57318)
Sketch of First Building, St Andrew’s Church, Walkerville, 1848
(Source: St Andrew's Church Walkerville Website)

St Andrew’s Church, Walkerville, 1857
(Source: State Library of South Australia B9876)

St Andrew’s Church, Walkerville, 1857
(Source: St Andrew's Church Walkerville Website)
The 1857 additions were undertaken when the congregation outgrew the tiny church. The additions of sanctuary and transepts which were designed by architect Edward Hamilton were built by Messrs Frost and Watson in Adelaide limestone. At this stage a part of the original 1848 nave and a small square tower were retained.

Hamilton was responsible for the design of many important 1850s city public buildings such as Government House, the former Treasury in Victoria Square and the Adelaide Club on North Terrace. He also designed the 1864 St Michael's Church on the property of Bungaree Station near Clare which was the home of George C Hawker who also owned ‘The Briars’ in Medindie from 1857 until the late 1890s.
In 1877 architect J.H. Grainger (father of Percy), designed a new nave utilising two types of bluestone - the plinth in Glen Osmond bluestone and the walls in Tea Tree Gully bluestone. The original 1848 tower was removed. At the time of building the 1877 nave foundations for a new tower were laid to be completed at a later date. The nave extensions were opened 31 May 1879.

The last major additions to give the church its present form, were the building of the three storey bell and clock tower in 1886 in squared random coursed Mount Lofty sandstone with brick dressings, built on a Glen Osmond bluestone plinth. While J H Grainger is given as the architect for the 1877 additions, by the time of the building of the bell tower in 1886, he was in partnership with F J Naish. Naish later went on to design the Anglican Church at Hamilton in the mid-north of South Australia in 1896, which is considered a particularly fine example of its time.
Adding to its early English Gothic parish church appearance, St Andrew's was endowed with nineteen memorial windows donated by some of its wealthy and loyal parishioners, including the 1873 chancel window by the Barr Smith family.

The parish of St Andrew's had been a remarkably stable community, evidenced by the small number of rectors who maintained the church. The most renowned of them was Archdeacon George Dove who served there between 1862 and 1911. In an obituary notice in 1914, it was recorded that Dove was 'to a large extent responsible for the fine English atmosphere which today permeates Walkerville'.

The church has the reputation of being one of the first to print its own Parish magazine in 1890 and the first in South Australia to use 'Hymns Ancient and Modern'.

The Anglican Church in Walkerville was very active within the community. Coming within the sphere of St Andrew's Church, a day school modelled on the early Pulteney Street School opened in September 1850 to 'provide for the industrial classes a useful education'. The House of Mercy opened in 1881 in Stephen Terrace for the care of unmarried mothers. In 1886 the Church of England Children's Home was established on the corner of Smith Street and Church Terrace, and this building is now part of St Andrew's school.

Early Burials

According to Halcomb, St Andrew's stopped having burials within its own church cemetery about 1856. Apparently the original graveyard was located on the west side of the church where the Parish Centre now stands. There were only two grave sites remaining on the site at the time the Parish Centre was built (and the Williams grave was relocated to the rear of the church at that time). The gravestones of these two graves are follows;

Maria Adelaide Thomas
The only daughter of William Rudolf and Maria Caroline Thomas
Who died on March 16, 1853 aged 2 years and 6 months

Ann Williams
Wife of Mr. James Williams. Died December 8, 1852 aged 35 years.

The funeral and burial of Ann Williams took place at St Andrew's on 10 December 1852. Her husband, James Williams was the son of William Williams, who donated the land for the church in 1848. Halcomb records that two other graves are mentioned in the church records and that it is believed they were transferred to another cemetery (probably North Road Cemetery, Nailsworth) when burials in the churchyard ceased in the 1850s. These are the graves of Mark Williams (24 Sept 1853 – 17 January 1854) and Mrs. Margaret Gorton (died 28 March 1853).
St Andrew’s Church, Walkerville, 1895
(Source: St Andrew’s Church Walkerville Early Photo Collection)

Interior of St Andrew’s Church, Walkerville, c1910
(Source: State Library of South Australia B21687)
Interior of St Andrew’s Church, Walkerville, Date Unknown
(Source: St Andrew’s Church Walkerville Early Photo Collection)
Ceremony for the Laying of the Foundation Stone, St Andrew’s Church Rectory, Walkerville, July 1913  
(Source: State Library of South Australia BPRG280_1_15_180)

St Andrew’s Church, Walkerville, 1916  
(Source: State Library of South Australia B53106)
Repairing Bell Tower Butresses, St Andrew's Church, Walkerville, 1922
(Source: St Andrew's Church Walkerville Early Photo Collection)
St Andrew’s Church, Walkerville, Date Unknown
(Source: St Andrew’s Church Walkerville Early Photo Collection)

Clergy & Choir of St Andrew’s Church, Walkerville, 1928
(Source: State Library of South Australia B60793)
2.3 Architectural Description and Analysis

St Andrew's Church has been constructed in three stages, following the initial 1848 church, none of which survives. All three stages continue the original Gothic Revival style.

Stage One included the sanctuary and transepts which were added to the original church - designed by architect Edward Hamilton and built by Messers Frost & Watson.

Stage Two was constructed in 1879 utilising Tea Tree Gully bluestone for the walls and Glen Osmond bluestone for the plinth. This section is divided into five bays by brick external buttresses, and the interior is also divided into panels which have semi-circular arcaded heads.

Stage Three - the construction of the tower, architect H Grainger and F J Naish. This is erected on a Glen Osmond bluestone base, with the body of the tower constructed in coursed squared Mount Lofty sandstone with brick dressings. The tower base was originally laid where the Choir Vestry is, not where the tower is now. However, the early base was not considered substantial enough and a new one was constructed further towards Church Terrace rather than flush with the front of the Church.
The architectural cohesiveness of the church is a result of the attention to detail paid during each of the stages of construction. Each part of the church has some detailing utilising brick dressings to elements such as string courses, quoins and copings which provides unity to the church. The overall unifying element of the church is the slate roof which is intact and in sound condition having been well maintained over time.

Internally, the church retains memorial stained glass windows from the 1870s. There are nineteen in total, some of which have two or three panels, which makes a total of 34 separate sections of window. Two of these window panels were produced in the studios of the renowned Morris & Co., and a further 25 by London’s most prominent stained-glass manufacturers at the time, Powell & Sons. The church also retains carved timber furniture including choir stalls, pulpit and base of carved stone font. The bell tower has one of only five peals of bells in the State and is the only South Australian church with a peal of six bells.

A carefully designed glass link has been created from the western transept to the new Parish Centre, constructed in 2000 to the design of John Hale architect. Further west of the church is the 1959 brick rectory.
3.0 STATEMENT OF CULTURAL SIGNIFICANCE

3.1 General Statement

St Andrew's Church is included on the Register of the National Estate as item number 14599 and on the State Heritage Register as item number 14185 (see Appendix 2 for details of these listings). It is considered that St Andrew's Church satisfies the following criteria under the Heritage Act 1993:

Criterion (d) It is an outstanding representation of a particular class of places of cultural significance.

It is a fine representative of a particular class of places of cultural significance as one of the first ten parish churches in SA which were established during the 1840s. These early churches, set within the villages which were established around the surveyed city square mile of Adelaide, are ‘a firm statement of the influence of British religious idealism on the Australian landscape.’ St Andrew’s is significant as it is one of the churches which has continuously served the Anglican community of its ‘village’ of Walkerville.

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

As one of the ten oldest Anglican churches in South Australia, it demonstrates a high degree of aesthetic accomplishment and design characteristics in the way the church was developed in three major sections, each of different stone construction but continuing in the Gothic revival style so typical of Anglican churches during the Victorian period. The 1857 work was by E.A. Hamilton, the 1879 work by J.H. Grainger and the final tower designed in 1886 by F.J. Naish, all notable architects of their time.

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

It has a special association with the life and work of Archdeacon George Dove who was rector of the church between 1862 and 1911. Within this period he oversaw the two major additions of 1879 and 1886 and his church has the reputation of being one of the first in South Australia to print its own parish magazine, in 1890.

3.2 Delineation of Significant Fabric and Components

3.2.1 Site Elements

The following elements are considered to be the most significant parts of the site:

- The stone perimeter fencing establishing a firm edge to the surrounding of the church.
- The landscape setting, with the attractive front garden and the clear grassed areas to the east.

3.2.2 External Elements

All the exterior fabric of the church is significant, in particular the use of slate for roof roofing, limestone, bluestone and sandstone for the walls.
Elements of particular significance include:
- The tower
- The windows
- The brick dressings

External elements of no significance include:
- Later mesh elements to the windows.
- Later rear extension to the north elevation.

3.2.3 Internal Elements

The following internal elements are considered significant:
- Unpainted timber ceilings to the nave and vestry.
- All original joinery.
- Access stairs, bells and associated mechanisms within the tower.
- Stained glass windows.
4.0 CONSTRAINTS AND REQUIREMENTS

4.1 Constraints Arising from Statement of Cultural Significance

Section 3.0 outlines those elements which are considered significant to the building and any future upgrading and extension of the building should be undertaken in a manner which does not compromise or remove any of the significant elements identified in Section 3.0.

4.2 State Heritage Place Implications

Reference should be made to this report when undertaking any maintenance or adaptation, to ensure that any proposed works accord to the general recommendations and spirit of this report.

Any major works undertaken at the building should be undertaken to the direction of a qualified Conservation Architect. This is important to ensure that the significant fabric of the building, both (the exterior and the interior) is appropriately handled, and no future works diminish the significance of the building. In addition any new development on the site should not detract from the significance of these buildings. Any new structure and landscaping should be carefully considered to provide an appropriate setting for this building.

The Development Act, 1993 established a legal structure for controlling the use and development of land throughout South Australia. As part of this legal structure, any proposed works (small works may be exempt) to the church will require development approval from the Local Government Authority, in this case, Walkerville Council. As the church is also listed as a State Heritage Place, the State Heritage Branch (South Australia) will be involved in the development assessment process.

4.3 Requirements for Ongoing Use of the Church

St Andrew's Anglican Church is owned by the Dean & Chapter of the Diocese of Adelaide, Anglican Church of Australia. Maintained by the parish, the church is frequented by parishioners, local residents, people attending weddings, students of St Andrew's School who use the church as part of their religious curriculum. The Parish Council is responsible for ensuring the church is in a safe and usable condition for all users.
5.0 GENERAL EXTERNAL CONSERVATION POLICIES AND RECOMMENDATIONS

5.1 General Approach

The Statement of Cultural Significance for St Andrew's Church outlines that the primary value of the place derives from its architectural significance as well as its long history and ongoing use as a place of worship. The approach to the conservation of the church should be that of systematic maintenance by a team of skilled craftsmen. The general approach to be adopted in all conservation works is as follows:

- The statement of cultural heritage significance (refer to Section 3) for the place should be accepted as the basis for future planning.
- All future conservation and adaptation works which affect elements of significance should be carried out having regard for the principles of the Australia ICOMOS (Burra Charter) 1999.
- Those elements identified as being of significance should be conserved in accordance with the conservation policy identified in this study.
- Any changes or maintenance to the church should be undertaken to the direction of a Conservation Architect.
- A systematic program of maintenance be prepared (refer to Section 9.3).

The objective for any work or adaptations both externally and internally, should be to continue the representation of this church, telling the story of the religious activities within the district.

5.2 Site Policy

- Maintain the current setting of the church with the stone fencing and garden setting.
- No works or activities should be carried out that will obscure or lessen the contribution of the church to the streetscape and as a landmark in the area.
- Ensure that future development directly adjacent to and/or surrounding the site does not visually dominate the church and is complimentary in building form, materials, colours and proportions.

5.3 External Conservation Policies and Recommendations

5.3.1 Slate Roof and Stormwater

**Background:** The roof is clad in slate and is generally in sound condition. The gutters are in quad profile Colorbond. Downpipes are either in pvc or galvanised.

**Policy:** Original roofing material and elements which have been altered over time should be reinstated in a manner which matches the original architecture of the building.

**Recommendations:** Ongoing regular monitoring of roof, gutters and rainheads should be undertaken. When any future re-guttering of the church is proposed, installation of original ogee profile guttering is recommended. Regular checking of all stormwater should be undertaken via inspection points to downpipes. Regularly flush out stormwater system to ensure this is workable.

5.3.2 Stonework and Brickwork

**Background:** There are four different types of stone used in the church: Calcrete or nodular limestone is used for the 1857 section, laid randomly and originally pointed in lime mortar. Considerable areas of this stonework have now been repointed with cement mortar. Glen Osmond bluestone is used for the nave and tower plinths, with the nave walls being constructed...
in Tea Tree Gully bluestone in 1879. Mount Lofty sandstone is used for the tower walls and the porch constructed next to the vestry. Throughout the church red bricks are used as contrasting buttresses, string courses, and plinth detailing.

In the 1960s, the red brick to the tower was finished with the current red ochre wash finish. This has faded to the current colour which does not match the red brick colour, and is also non-original to the building.

Policy: All stonework and brickwork should be retained, cleaned and conserved, and reinstated where missing, using stone, brick and mortar which matches the original in colour and finish. Removal of later cement pointing will ensure that the stone (particularly the limestone) will not deteriorate as this is softer than cement pointing. If left undone, the limestone walls will deteriorate, requiring future replacement of this limestone.

Recommendations: Continue to maintain and clean stonework and brickwork. Remove all hard cement pointing and repoint with lime mortar to match existing. Utilise the scope of works outlined in Section 6 of this report as the basis for undertaking a systematic stone and brick conservation program for the church.

It should be noted that the red ochre wash is not harming the fabric of the church, unlike the cement pointing.

5.3.3 External Joinery

Background: External joinery includes the access doors and the tower windows which are generally in good condition.

Policy: All timber should be retained and conserved.

Recommendations: Regularly re-paint the timber joinery using the current appropriate colour scheme as required to prevent deterioration.

5.3.4 Leadlight Windows

Background: The church contains a number of excellent examples of stained glass windows which are in good condition.

Policy: Maintain stained glass windows in good condition.

Recommendations: Continue to monitor condition of windows and clean as required with appropriate cleaning agents. Remove steel mesh to windows and undertake a program of installation of Perspex protective sheeting.

5.4 Internal Conservation Policies and Recommendations

The interior of the church survives substantially intact without any major changes. The following policies should guide conservation and adaptation work to the interior of the building.

5.4.1 Floor Surfaces

Background: The flooring to the church is Baltic pine timber boards, with carpet installed over the central aisle. Flooring to the vestry and the tower also has carpet over the timber floor. The sanctuary has had the timber floor removed (because of white ant infestation) and a reinforced concrete slab has been installed in this area, and is covered in carpet.

Policy: The timber floors should be retained and conserved. Continue to monitor the condition of the sanctuary floor.

Recommendations: Continue to maintain timber floors. If replacement of carpet is proposed ensure that any new future carpet is compatible with the historic character of the church.
5.4.2  Internal Joinery

*Background:* Joinery is generally in good condition, but requires regular re-painting/staining as part of overall internal maintenance.

*Policy:* Retain all original joinery and maintain all timber finishes. A clear stain finish is recommended for all original joinery, with a paint finish appropriate for other surfaces.

*Recommendations:* Continue to maintain timber and regularly paint/stain as required to prevent deterioration.

5.4.3  Wall and Ceiling Surfaces

*Background:* Early photographs show that the church has never had a decorative colour scheme. It appears to have been off white during the history of the church. The only tonal difference in the church is the stone dressings in the sanctuary area. The nave and vestry ceilings are in stained timber and elsewhere flush painted sheeting is used in the church. The walls are rendered over the stone and brickwork. Generally there are cracks in the walls corresponding with arches or general cracking of the interior walls which are detailed with the drafting of stone margins (lines to resemble the size of stone blocks).

*Policy:* Retain colour scheme based on original off white scheme. Retain original timber finishes to the ceilings and maintain all finishes. Removal of cracked wall render as a means of repair is the most effective long term way of dealing with the myriads of previous unsatisfactory crack repairs. Removal of render to the wall recessed arch sections is recommended, with drafting line reinstatement on re-rendering. Re-rendering with allow for recessing of all electrical conduits.

*Recommendations:* Repairs and repainting of the interior is now a priority. Repairs to all cracks, and re-rendering of deteriorated wall faces as identified in Section 6 is recommended. Carefully mark positions of existing stone lining on the render, and ensure when re-rendering is undertaken that these lines are reinstated back into original positions. Repainting of the interior with an off white colour scheme which is highlighted with deeper tones of off white to reflect the quoining of the sanctuary windows is recommended. Refer Section 5.5 below.

5.4.4  Services and Electrical including Air-Conditioning, Lighting and Heating

*Background:* Currently the interior of the church is lit with spotlights, and gradually the church is changing to low energy globes. Heaters and fans are surface mounted on the nave walls with conduits running exposed across the face of the wall. In other places electrical conduits are generally surface mounted, and in some cases bundled into cable runs concealed within pvc larger conduits.

There is currently no air-conditioning, and it is an objective of the church - to provide stable summer and winter temperature conditions in times of extreme heat and cold.

*Policy:* Continue to install low energy light fittings, maintaining current lighting levels. Any new heating or cooling requirements and other electrical services should be undertaken in the most unobtrusive manner for the building.

*Recommendations:* Explore arrangements of air-conditioning systems which allow for heating and cooling to be provided under the floor, with discrete placement of compressor units where these are least visible on the exterior. Various air-conditioning options should be explored by the church.

Future upgrading and installation of electrical services should adhere to the following:

* consolidation of conduits into a single cable and careful consideration of the location of supply conduits.*

* recessing/chasing of cable into the floor or wainscoting where possible.*

* the least obtrusive and less damaging method should be determined in all cases.*

Any future additional electrical supply should not be surface mounted.

Any computer fibre optic cable should be combined with electrical supply.
5.5 Internal Colour Scheme

RECOMMENDED DULUX COLOURS (exact locations to be confirmed on site):

1. White Opal/White Birch - walls

2. Spanish White - recesses to nave arched sections & colonettes

3. Warm Grey - mouldings above window arches

4. Slate - window sills
6.0 SITE ANALYSIS AND RECOMMENDATIONS

Analysis

The church is set on a rise above Church Terrace and has been carefully and successfully landscaped to allow for appropriate disabled access to the church without the installation of an intrusive ramp. Early photographs show that there were substantial trees around the church, but these have been removed, which has assisted with the conservation of the church. The trees would have drained moisture from the soil, causing cracking, and the large roots could also have caused other damage to the church and foundations.

The cottage garden setting, which includes the use of hebes, lavenders, diosma, roses, agapanthus, succulents, rosemary and vertical cypress provides an appropriate and attractive landscape setting.

The fence surrounding the church is an important part of the setting. This fence replaced earlier timber fencing (possibly dating from the 1920s onwards – see early photos) and is an important landscaping element. The fence is in satisfactory condition, although there are areas of deterioration, particularly at the south east corner. Part of the ongoing deterioration of the fence is due to the build up of the ground level behind the fence, so that the stone wall acts as a retaining wall. This has bridged the tar damp course of the fence. There have been some later coping brick replacements in a lighter brick colour which makes these replacements stand out and not a successful repair.

The eastern garden bed incorporates cast metal fencing with a rose garden along the Fuller Street frontage. Along the Fuller Street frontage are two graves.

Recommendations

- Install a vertical waterproofing barrier behind the stone wall, with the installation of a separating board (impraboard) or equivalent to separate the soil from the stone wall.
- Undertake repairs to the fence, including crack repairs, repointing, replacing non-original red coping bricks and rebuilding damaged areas.

![View corner of Church Terrace and Fuller Street](image1)

![Typical damage to the front and side fence](image2)
**Analysis**
The installation of a widened perimeter concrete apron around the church has assisted with the stabilisation of moisture levels of the church.

**Recommendations**

![Approach from Church Terrace](image1)

![Front access steps](image2)

![Views of access ramp in landscape](image3)

![Western garden bed](image4)

![Eastern garden](image5)
Large tree at north end of site

Memorial garden bed

Paving to area west of church

Lawn area in front of church

Parish Signage

Lawn area on eastern side of church
Cracking to stone wall of Fence

Cracking underneath brick capping of Fence

Damage to base of Fence

Build up of garden bed behind Fence

Crack to Fence Pier & missing brick from Fence Pier

Missing mortar to Fence Pier
7.0 CHURCH ANALYSIS AND RECOMMENDATIONS

7.1 External Assessment of Condition, Analysis & Recommendations

7.1.1 Roofing and Stormwater

Analysis

The roof is constructed in Welsh Slate and has been repaired over time. The roof is in good condition, but has ongoing accumulation of algae and moss. However, regular inspections of the roof and repairs are annually which results in the roof being well maintained and in good condition.

The gutters grey Colorbond quad profile gutters are set on timber fascias. The downpipes are a mixture of round galvanised, round pvc and rectangular galvanised (on the western elevation only). These all appear to function well and are generally in good condition.

Recommendations

- Continue to maintain roof with regular roof inspections and regular maintenance work.
- Any future replacement of gutters should be undertaken in ogee profile guttering, incorporating traditional rainheads where required.
South end of roof from east

North end of roof from east

Roof over East Transept

Roof over north Sanctuary

View of brick coping & crosses

View of later guttering
View of traditional rainhead

View of traditional downpipe

Views of various downpipes used around the church
7.1.2 Bell Tower

Analysis
The tower is in good condition and is constructed in Mount Lofty Sandstone. The sandstone has been pointed, with red brick dressings (with red ochre wash installed in the 1960s) and is generally in good condition. All tower roof water is successfully taken away via a downpipe on the eastern face of the tower. A stainless steel bird proofing system has been installed to the tower ledges and top, and this appears to be functioning well.

Recommendations
- Continue to maintain and regularly inspect the top of the tower to ensure that there is no water damage.
- Careful removal of the red wash to the tower is recommended.
View of tower brickwork

View of tower foundation stone on south elevation

View of lower window detail
7.1.3 South (Front) Elevation

Analysis
This is the principal entrance to the church and incorporates the three different stones used in the church - the Stonyfell Sandstone, with brick dressings to the south end of the nave, the Aldgate Sandstone to the tower, and the random limestone (paddock stone) to the earlier transept walls.

Generally the walls are in sound condition, but there are some cracks (none of them serious) and there is soiling/dirt accumulation to the projecting areas of the Church.

The south face of the transept has in recent years been re-pointed in cement pointing which is unfortunate as this will deteriorate the paddock stone unless removed.

The timber entry doors appear in good condition and retain the original door furniture and early hinges. Access to these front doors is via recently constructed steps with Mintaro Slate treads. There is a precast cement cross to the entry porch and finials to the brick piers, but the cross to the end of the transept has been removed due to instability.

Recommendations
General conservation works to the elevation are recommended. These include:

- Clean the walls to remove all accumulated moss and algae, biocide to treat the areas where moss and algae grow (the plinth, base of walls, projecting copings, and brick capping areas).
- Removal of the cement pointing to the paddock stone is recommended.
- General re-pointing of the stonework to the church is recommended where there is cement re-pointing. All re-pointing should be undertaken utilising lime mortar (without any cement additions) that utilises sands to result in matching colour of mortar.
- Long term removal of mesh to windows is recommended with installation of Perspex as to the eastern windows to provide protection for the stained glass.
- Remove cracked cross at apex of gable, fabricate new grc (glass reinforced concrete) cross which matches the original, and re-fix with stainless steel rod.
View of elevation of church

View of front entrance porch

View of front doors

View of main stain glass windows

View of moss build-up

View of membrane between stone wall & later paving

View of large gap behind return of tower
SOUTH ELEVATION - INDICATIVE SCOPE OF WORKS

Building materials
1  Calcrete Paddock Stone - (local nodular limestone)
2  Nave Wall – Tea Tree Gully Bluestone
2a Nave Plinth – Glen Osmond Bluestone
3  Tower wall - Mt Lofty Sandstone
3b Tower plinth - Glen Osmond Bluestone

Scope of Works

Repoint with lime mortar areas indicated
Repair cracks
Reinstate missing brick kneeler at gable end

1  Paddock stone wall
Remove later cement pointing to 80% of wall (if not done, stone will deteriorate/ fret away), and repoint with lime mortar
Replace missing terracotta cross, large size, to match existing front cross.

2  Nave Wall
Generally clean with low pressure steam/ water to remove moss and grime to all projecting surfaces and wall face.
Repoint area behind the front porch where this joins with nave wall. Where there is the large vertical gap between nave and tower wall (arrowed), install expanding foam, then repoint gap with Parchem Emerseal, colour to match mortar.

3  Tower
Tower is in good condition with no evidence of cracking and only minimal repointing is required.
Steam and water clean the four faces of the tower. Undertake sample cleaning to the red ochre wash to the bricks to determine appropriate method of either removal of wash or retention (in a cleaned state).
Remove all soiling and dirt accumulation.
Check window condition and allow to repaint.
Check all terracotta finials and refix as required.
7.1.4 East Elevation

Analysis
This elevation clearly shows the three stages of the church's development with the tower and vestry (erected in 1902 and constructed in Mount Lofty Sandstone), the nave wall (constructed in 1879 in Tea Tree Gully Sandstone), and the transept walls (constructed in local paddock stone - limestone).

Generally the elevation is in good condition, although there is evidence of rising damp along the base walls of the transept where there has been render installed to the base of these walls.

The stained glass windows are protected by steel mesh which has now rusted.

The paddock stone has been pointed in cement mortar which in the future will damage this very soft stone. There are areas of original pointing still surviving at the upper transept wall. The sanctuary wall has been completely re-pointed.

The tripartite windows are defined with Murray Bridge dressed sandstone quoins.

Recommendations
General conservation works to the elevation are recommended. These include:

- Steam and water clean the walls to remove all accumulated moss and algae, biocide treat the areas where moss and algae grow (the plinth, base of walls, projecting copings, and brick capping areas).

- Removal of the cement pointing to the paddock stone on end of transept and re-point with lime mortar.

- Any other repairs and re-pointing should be undertaken utilising lime mortar (without any cement additions) that utilises sands to result in matching colour of mortar.

- Long term removal of mesh to windows is recommended with installation of Perspex as to the eastern windows to provide protection for the stained glass.

- Install new grc cross where now missing on vestry gable.
View of tower

View of choir vestry

View of toilets

View of entrance to choir vestry

View of east Transept
  – showing sloped courses of stone work to wall

View of original pointing

View of cement pointing
  - it is non original and will damage wall
View of main window to east Transept

View of window to Sanctuary

View of window with mesh shield

View of windows with perspex shield
EAST ELEVATION - INDICATIVE SCOPE OF WORKS

Building materials

1. Calcrete Paddock Stone - (local nodular limestone)
2. Nave Wall – Tea Tree Gully Bluestone
2a. Nave Plinth – Glen Osmond Bluestone
3. Tower wall - Mt Lofty Sandstone
3b. Tower plinth - Glen Osmond Bluestone

Scope of Works

Repoint with lime mortar areas indicated
Repair cracks

1. Paddock stone wall
Remove later cement pointing lower section of wall (if not done, stone will deteriorate/ fret away), and repoint with lime mortar. Allow for 3 sq metres. Upper wall area - allow to repoint 30% of upper gable.
Remove terracotta cross, small size, use as model for missing cross on this elevation, refix soundly back into position with stainless steel rod
Base of all has been rendered with cement. Strip this later finish at commencement of works on church, allow to breathe.
At end of project, rerender the base with lime mortar.

2. Nave Wall
Generally clean with low pressure steam/ water to remove moss and grime to all projecting surfaces and wall face. Repair crack to window. Where there are the two large vertical gaps between nave and transept wall (arrowed), install expanding foam, then repoint gap with Parchem Emerseal, colour to match mortar.

3. Tower and later porch
Tower is in good condition with no evidence of cracking and only minimal repointing is required.
Steam and water clean the four faces of the tower. Undertake sample cleaning to the red ochre wash to the bricks to determine appropriate method of either removal of wash or retention (in a cleaned state). Remove all soiling and dirt accumulation.
Check tower window condition and allow to repaint.
Check all terracotta finials and refix as required.

Eastern porch has water damage to top brick and stone areas. Remove friable face to the sand stone course, consolidate the brick and stone, with “wacker” consolidant, and install water repellent to bricks and stone face. Consolidation to brickwork also required for return east-west porch wall
Remove unsightly grey filler and repair using expanding foam, with Parchem emerseal coloured to match mortar to finish off gap.
7.1.5 North Elevation

Analysis

This elevation comprises the 1887 earliest section of the church (apart from the recent brick extension). The walls are paddock stone/limestone. As for the east and south elevations, these walls have been re-pointed in cement mortar which if left will damage the paddock stone.

Recommendations

General conservation works to the elevation are recommended. These include:

- Clean the walls to remove all accumulated moss and algae, biocide to treat the areas where moss and algae grow (the plinth, base of walls, projecting copings, and brick capping areas).
- Removal of the cement pointing to the paddock stone is recommended. Re-pointing should be undertaken utilising lime mortar (without any cement additions) that utilises sands to result in matching colour of mortar.
- Long term removal of mesh to windows is recommended with installation of Perspex as to the eastern windows to provide protection for the stained glass.
- Check cross at apex of gable, and re-fix with stainless steel rod.
View of main window to Sanctuary

View of junction with later extension & associated piping

View of later extension

View of later extension from northern side
NORTH ELEVATION - INDICATIVE SCOPE OF WORKS

Building materials
1 Calcrete Paddock Stone - (local nodular limestone)
1a Tea Tree Gully Sandstone dressing to windows
3 Tower wall - Mt Lofty Sandstone
3b Tower plinth - Glen Osmond Bluestone

1 Paddock stone wall
Remove later cement pointing to 80% of sanctuary wall, and 100% of transept wall (if not done, stone will deteriorate/ fret away), and repoint with lime mortar
Check fixing of terracotta cross and refix as required
Repair buttress by cutting out hard cement mortar and replace approx ½ sq metre of limestone, and repoint with lime mortar.
Repair damage to string course.

3 Tower
Tower is in good condition with no evidence of cracking and only minimal repointing is required.
Steam and water clean the four faces of the tower. Undertake sample cleaning to the red ochre wash to the bricks to determine appropriate method of either removal of wash or retention (in a cleaned state).
Remove all soiling and dirt accumulation.
Check window condition and allow to repaint.
Check all terracotta finials and refix as required.
7.1.6 West Elevation

Analysis
The west elevation has been altered with the installation of the church hall which has been successfully connected to the church in 2000. The west elevation comprises the nave wall constructed in Stonyfell Sandstone and the transept end wall constructed in limestone (and now forming an internal wall in the church/hall link). Windows to this elevation have metal mesh, which is now rusted.

This elevation has some cracking in the first (southern) bay which requires re-pointing.

Recommendations
General conservation works to the exterior are recommended. These include:

- Clean the walls to remove all accumulated moss and algae, biocide to treat the areas where moss and algae grow (the plinth, base of walls, projecting copings, and brick capping areas).
- Removal of the cement pointing to the paddock stone is recommended.
- General re-pointing of the stonework to the church is recommended due to the cement content of recent re-pointing work. All re-pointing should be undertaken utilising lime mortar (without any cement additions) that utilises sands to result in matching colour of mortar.
- Long term removal of mesh to windows is recommended with installation of Perspex as to the eastern windows to provide protection for the stained glass.
View of wall to West Transept

View of original wall vent

View of crack to wall underneath window at south end
WEST ELEVATION - INDICATIVE SCOPE OF WORKS

Building materials
1  Calcrete Paddock Stone - (local nodular limestone)
2  Nave Wall – Tea Tree Gully Bluestone
2a Nave Plinth – Glen Osmond Bluestone
3  Tower wall - Mt Lofty Sandstone
3b Tower plinth - Glen Osmond Bluestone

South Elevation – Scope of Works
Repoint with lime mortar areas indicated, Repair cracks
1  Paddock stone wall
Now part of interior link of church to hall
2  Nave Wall
Generally clean with low pressure steam/ water to remove moss and grime to all projecting surfaces and wall face.

3  Tower
Tower is in good condition with no evidence of cracking and only minimal repointing is required. Check all terracotta finials and refix as required.
Steam and water clean the four faces of the tower. Undertake sample cleaning to the red ochre wash to the bricks to determine appropriate method of either removal of wash or retention (in a cleaned state). Remove all soiling and dirt accumulation.
Check window condition and allow to repaint.
7.2 Internal Assessment of Condition, Analysis & Recommendations

OVERALL VIEWS OF INTERIOR
Analysis

The interior of the Church has had three different stages. When first erected in 1879 the end of the nave was supported on timber posts which provided a division between the nave and the chancel area and the crossing/chancel area. By 1914 the timber posts had been replaced by masonry columns with a masonry wall above with open circles (see early photographs) and in the 1950s a steel arch was installed, replacing the two masonry pillars. This achieved the current configuration of a wide pointed arch, which provides greater visual connection between the nave and the chancel.

The nave retains the original Baltic timber ceiling in excellent condition with unusual circular venting panels. The timber trusses are supported on rendered attached columns in the nave, which is divided into five bays, with pairs of stained glass windows. The Baltic pine floor remains with early timber cedar pews. A central aisle carpet has been installed. The nave walls are scribed into blocks and it appears that there was never any decoration or traditional dado with different colour schemes and the simple off white colour of the church appears to have been a traditional feature of the church. The only applied decoration was the decoration over the sanctuary arch which read 'the Lord in His Holy Temple let all the earth keep silence before him' (refer early photograph).

A well designed entry airlock has been installed providing weather protection from the south and incorporating book storage areas. Generally the condition of the nave is good. There are cracks along the nave wall in the recessed arch area and the base of all the nave walls is drummy.

There are also cracks at the southern end above the airlock.

Attachments to the walls include plaques, radiant heating bars (one per bay), and wall mounted fans. These have resulted in surface mounted conduits.

The sanctuary area is simple, retaining the traditional layout. The communion rail visible in the 1873 photo has been removed, and it appears that the sanctuary was always of a simple theme (note the 1957 photograph appears to have fabric or tiles? on the walls behind the altar).

The chancel/transept area has a change in floor timbering, indicating the different time of construction of the chancel. Like the nave, there are areas of cracking, particularly over the chancel/sanctuary arch. However, this crack and the cracks on the side of this arch are reputedly stable and have not moved. There is cracking on the north and south walls of the transepts.

Recommendations

- The interior of the church requires repainting. There are two alternative approaches:
  - The first is patching the existing cracks and repainting in an acrylic paint system to continue that currently used.
  - The second approach is a more comprehensive approach which would strip off the drummy internal render and re-scribe the walls. The second alternative is the preferred approach and will require greater financial contribution.

- The transept ceiling meets the end wall with gaps, which allow for dust to drop down. Install timber trims at the time of repainting to reseal this section.

- The nave walls, as part of the second approach, should have the recessed arch areas stripped, and re-rendered with block scribe lines reinstated to match the original.

- All cracks should be repaired. The large crack in the transept should be repaired using mesh wrapped around the arch, to ensure that the arch is strengthened and that future cracking does not occur.

Refer plan following for scope of repair works

Interior views, 1873 shows timber posts LHS, and c1910 view shows columns replaced with masonry RHS

Interior views, pre 1950s LHS, post 1950s RHS

Refer Section 2 for sources of photos
PLAN OF ST ANDREW'S CHURCH

Note that the areas outlined indicate the recommended repairs undertaken to the walls. Repairs also to include installation of ceiling battens/quad at junction of Transept walls at the east and west ends.
Analysis

Off the nave is the **choir vestry** which is also used as a children's area. This retains the original timber ceiling and the walls in this room are in good condition. The timber doors have not been painted (original oak graining is visible).

Off this room is the **tower room**. This provides access via the staircase to the bells in the tower and also holds the choir robe cupboard (an early piece of furniture).

The **tower** is in good condition internally and houses the six bells which are a major part of the significance of the church.

Recommendations

- Repaint interior
- Continue to maintain

![Interior view, undated – St Andrew's Church collection](image)

**Views within Nave**

![Eastern Wall](image)

![Door through to Choir Vestry](image)

![View of inside of later airlock](image)
**VIEWS WITHIN NAVE**

View airlock from inside nave

View of crack over front door

View of south-east corner of nave

View of south-west corner of nave

View of south wall of nave

View of cracking to top of south wall of nave
Views of western wall of nave showing bar heaters, fan and other fixture and upper cracks

Views of plaques to interior

VIEWS WITHIN NAVE

West side of Sanctuary  Main window in Sanctuary  East side of Sanctuary

VIEWS WITHIN SANCTUARY
View of crack to main arch over transept

Views of cracks to walls of transept

Views of cracking to wall of transept

Views of cracking to wall of Sanctuary

**VIEWS WITHIN TRANSEPT**
VIEWS WITHIN CHOIR VESTRY

Views of ceiling and detail in Choir Vestry

VIEWS WITHIN BELL TOWER ROOM

Views of lower level of Bell Tower

Original Choir Robe Cabinet
Views of Stairs inside Bell Tower

Ringing ropes for bells

Upper Stairs in Bell Tower

Views of clock mechanism inside Bell Tower

Views inside upper level of Bell Tower

VIEWS WITHIN BELL TOWER
Views inside upper level of Bell Tower

VIEWS WITHIN BELL TOWER

View of Baptistry

View of Pulpit

View of Pipe Organ Console

View of Pipe Organ

VIEWS OF FITTINGS AND FURNISHINGS
VIEWS OF FURNITURE
8.0 RECTORY ANALYSIS AND RECOMMENDATIONS

Analysis
The rectory was constructed in 1959 and retains internal fittings and finishes from this period. The bathrooms and kitchen have not been altered.

Recommendations
- Maintain rectory in current good condition.
9.0 PRIORITIES FOR CONSERVATION AND FUNDING SOURCES

9.1 Conservation Priorities

There are no urgent items that need to be undertaken to the church, as there has been excellent stewardship over the years of this building. This report outlines that the only areas of risk to the church are in fact those areas of limestone where repointing has been undertaken in cement rich mortar. If these walls are left, over a number of years the stone will become friable and fail, while the cement rich mortar will remain hard. Therefore the removal of cement pointing and repointing of the limestone walls is considered to be the greatest urgency.

Other priority works include the installation of now missing crosses and finials (and the checking of existing crosses to ensure these are not loose and therefore dangerous).

Non urgent, but highly desirable works include:

- Internal repainting of the church including repairs to the cracks. (Note the report outlines two options, the most comprehensive option being the preferred approach, which includes re-rendering of internal walls as these have become very cracked over time.
- External cleaning and repairs to cracks.
- The perimeter wall is deteriorating and whilst not a dangerous structural element, this does need to be repaired to prevent any future failing of the perimeter wall.

The ongoing use of the building will be enhanced by the installation of air-conditioning. An unobtrusive air-conditioning system should be investigated by the church. The installation of air-conditioning below the floor would seem a likely approach to this, and great care needs to be taken in the installation of any plant such as compressor units to ensure these are not highly visible, and also that connecting conduits are not damaging to the church’s fabric.

9.2 Sources of Funding

The funding for conservation works can sometimes be assisted by grants from Government agencies. These include:

Heritage SA Grant Funding – The Department for Environment and Heritage administers grants for heritage projects through the State Heritage Grants Program which operates on a July to June financial year basis. Applications for grants are called annually, by notices in The Advertiser newspaper and the Heritage South Australia Newsletter. A call for the 2010-2011 round will take place at the end of June 2010. This report has been supported by this funding source (with a grant of $4,500), and funding applications always have greater chance of success if a Conservation Management Plan has been prepared for the site. The maximum amount available from this source would be $25,000 – but this allocation in the past has been given to urgent projects, and often country projects.

National Heritage Funding Initiative – The National Historic Sites Program, run through the Heritage Projects Section, Heritage Division, Department of the Environment, Water, Heritage and the Arts, provides assistance to restore and conserve Australia’s most important historic heritage sites. The new National Historic Sites (NHS) program, which commences in 2010-11, will assist owners and managers to maintain and conserve the special heritage values of nationally significant historic heritage sites. The program has the following objectives to:

- assist high priority on-ground conservation and protection activities
- build the long term sustainability of, or enhancing public or tourist access to significant sites
- improve management outcomes, master planning or monitoring progress
- assist innovative projects which will enhance the long term protection of Australia’s nationally significant historic sites.
$4.4 million has been made available for each of 2010-11, 2011-12 and 2012-13 years for projects that assist in protecting and conserving Australia’s most significant historic built heritage.

Applications for funding over two financial years will be considered. The guidelines may be revised each year. Grants will generally be for 12 months. Applications for the 2010-11 funding round opened on 21 April 2010 and close at COB on 31 May 2010. **It is recommended that St Andrew’s apply for funding from this source.**

Funding is potentially available to an Australian citizen; a legally incorporated organisation; or a local, state or Commonwealth government authority that owns or manages:

- a place listed, or being actively considered for listing, on the National Heritage List
- a historic heritage place of national significance (generally already included on a state heritage list or the Commonwealth Heritage List.)

**St Andrew’s Church Restoration Fund**

The Church has established a tax deductible restoration fund to provide funding for the ongoing conservation of the church. A deed establishing the St Andrew’s Church Walkerville Conservation and Restoration Fund was established in 2006 between the Synod of the Diocese of Adelaide of the Anglican Church of Australia (Inc) and the National Trust of South Australia.

This management plan report is being used as the reference master plan document to assist in the implementation of these conservation works.

### 9.3 Maintenance

A systematic program of maintenance is required for the Church to ensure that no elements deteriorate further. It is recommended that a record of maintenance be undertaken and an example of an external maintenance schedule is included as Appendix 3 of this report.

### 9.4 Interpretation of the History of the Church

The parish may wish to consider establishing an interpretation program for the church comprising an updated leaflet which incorporates some of the historical information from this report.

### 9.5 Security, Services and Building Protection

There is currently a security system installed in the church. The parish should consider if existing security and other protective arrangements are satisfactory. If not, the Parish should develop an appropriate building protection strategy and incorporate this into this document.
## 10.0 COST ESTIMATES

The majority of the following indicative costs (excluding gst) have been obtained from Heritage Stone Restorations (see Appendix 4 of this report), and should be seen as estimates only for cost planning purposes:

### ESTIMATED COSTS OF RECOMMENDED WORKS FOR ST ANDREW’S ANGLICAN CHURCH

Refer diagrams in Section 5 of this report which have been used as a basis for costing this work.

<table>
<thead>
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<th>Priority</th>
<th>Costs</th>
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<td>High</td>
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<tr>
<td>High</td>
<td>$10,600.00</td>
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<tr>
<td>High</td>
<td>$4830.00</td>
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<tr>
<td>High</td>
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<td>$3,940.00</td>
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<td>Medium</td>
<td>$20,000</td>
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<tr>
<td>High</td>
<td>$26,230.00</td>
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### Stonework Repairs

**Tower**
- Isolated remedial work.

**North Elevation**
- Replace cement render with limestone mortar and repair cracks.

**East Elevation**
- Replace cement render with limestone mortar and repair cracks.

**South Elevation**
- Repair cracks and repoint as required.

**West Elevation**
- Repair cracks and repoint as required.

**Boom lift and scaffold access** - To supply an articulated knuckle boom lift to access all high areas and mobile scaffolding for lower areas of work.

**Replace stone crosses and refix existing**

**TOTAL STONE WORK REPAIRS (ex gst)** $48,161.00

**Add 20% contingency**

**TOTAL STONE WORK EXTERIOR** $57,793.00

### Low Pressure Cleaning

**Windows**
- To remove grilles to window and replace with polycarbonate sheeting on the tower, part North elevation, East and part South elevation. Estimate say (no quote obtained yet)

**TOTAL COST EXTERNAL CONSERVATION WORKS (ex gst)** $104,023.00
OTHER CHURCH WORKS – ESTIMATES (ex gst)

<table>
<thead>
<tr>
<th>Description</th>
<th>Low Cost</th>
<th>High Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replastering of walls including repairing of cracks and rescribing the lines to match existing</td>
<td>low</td>
<td>$26,211</td>
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<tr>
<td>Or repair and patch the walls - $4,000 prefer above option</td>
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<td>0</td>
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<tr>
<td>Repainting the interior - assumes simple colour scheme</td>
<td>low</td>
<td>$15,000</td>
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<tr>
<td>Scaffolding for repainting the interior</td>
<td>low</td>
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<tr>
<td>Air-conditioning say</td>
<td>medium</td>
<td>$120,000</td>
</tr>
<tr>
<td>Electricals – need to be undertaken at time of rerendering</td>
<td>high</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

**ESTIMATED COST OTHER INTERNAL & EXTERNAL WORKS (ex gst)**

$181,211.00

CHURCH GROUNDS

<table>
<thead>
<tr>
<th>Description</th>
<th>Low Cost</th>
<th>High Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fence repairs and conservation (including installation of vertical barrier)</td>
<td>high</td>
<td>$12,120</td>
</tr>
<tr>
<td>Extension to stone wall on north side - estimate??</td>
<td>low</td>
<td>$10,000</td>
</tr>
<tr>
<td>Repair of headstones</td>
<td>high</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

**ESTIMATED COST CHURCH GROUNDS WORKS (ex gst)**

$23,120.00

**TOTAL CONSERVATION AND ADAPTATION WORKS REQUIRED INCLUDING AIR CONDITIONING**

$308,354.00

Add Contingency sum (15%) $46,253.00

**TOTAL**

$354,607.00

RECTORY

<table>
<thead>
<tr>
<th>Description</th>
<th>Low Cost</th>
<th>High Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen upgrade and possible extension to this room ($15,000 - $30,000).....say</td>
<td>high</td>
<td>$22,500</td>
</tr>
<tr>
<td>Bathroom upgrades (x2)</td>
<td>low</td>
<td>$28,000</td>
</tr>
</tbody>
</table>

**ESTIMATED COST RECTORY WORKS (ex gst)**

$50,500

Note that the above excludes other items such as rejuvenating the car park, water harvesting, garden upgrading, any sewer drain upgrade etc. The above figures are indicative only and should be used for budget purposes.

The above also does not include heritage architects fees which should be included in any funding application as say $10,000 to finalise documentation and oversee the work.
APPENDIX ONE: SOURCES OF INFORMATION


Halcomb, F., *St Andrew’s Walkerville 1847-1914* by A Warden, n.d.


**Websites:**


www.australiancemeteries.com/sa/walkerville/walkervillece.htm
# APPENDIX TWO: HERITAGE LISTING INFORMATION

## SOUTH AUSTRALIAN HERITAGE REGISTER INFORMATION

<table>
<thead>
<tr>
<th><strong>St Andrew's Anglican Church (including Front Fence, Eastern Side Fence, Clock and Peal of Bells)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source:</strong></td>
</tr>
<tr>
<td><strong>Identifier:</strong></td>
</tr>
<tr>
<td><strong>Location:</strong></td>
</tr>
<tr>
<td><strong>Local Government:</strong></td>
</tr>
<tr>
<td><strong>State:</strong></td>
</tr>
<tr>
<td><strong>Country:</strong></td>
</tr>
</tbody>
</table>

---

**Statement of Significance:** St Andrew's Anglican Church, Walkerville, was the tenth Anglican church to be established in South Australia and the first to be constructed free of debt. Its early prominence has been consistently maintained and increased, as is reflected by its exceptional design and aesthetic accomplishment. The main body has been developed by three different architects E A Hamilton (1857), J H Grainger (1879) and F J Naish (1886) to create a coherent whole. The exceptional aesthetic features of the building are the finely-detailed tower, the well-designed interior features, the outstanding collection of significant stained glass, the fine clock, and the rare peal of six bells, one of only five peals in the State (State Heritage Authority Agenda Paper 10/06/2005).

---

**Description:** Not Available

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Report produced : 18/1/2010

AUSTRALIAN REGISTER OF THE NATIONAL ESTATE DATA SHEET
Australian Heritage Database
Place Details
St Andrew's Anglican Church, 43 Church Tce, Walkerville, SA, Australia

Photographs:

List: Register of the National Estate
Class: Historic
Legal Status: Registered (21/10/1980)
Place ID: 14599
Place File No: 3/03/029/0002

Statement of Significance:
The Church is remarkable for its architectural cohesiveness (given the number of stages in which it was built) and is historically important for its association with the early period of Adelaide's history and for the fact that it was the first Anglican Church in South Australia to be opened free of debt. Additionally, the Church's Morris Company stained glass windows are significant for the way they reflect design features used by the firm from its inception.

Official Values: Not Available

Description:
This building is typical of many Parish Churches where additions have been carried out over a number of decades. Unlike many others this one has a marked cohesive quality. The nave, built in 1847-48, is the oldest section of the Church and is of bluestone, is divided into five bays by buttressed external walling and semi-circular arched panels to the interior. The interior is lit by twin lancets and while the Church is of early English Gothic design the interior is almost of a Romanesque appearance. The chancel and transepts, built in 1857, are of limestone rubble and the transepts are lit by tripartite windows. The tower was completed in 1886 and is constructed of squared, random-coursed quartzitic sandstone. The building is detailed by brickwork dressings to strings, quoinings, copings and surrounds to openings. The roof is still clad with slate.

History: Not Available

Condition and Integrity:
A red brick addition has been made to the western corner of the Church and a glazed porch has been erected just inside the entrance from Church Terrace. At the time of nomination the Church was in sound and original order.

Location:
43 Church Terrace, western corner of Church Terrace and Fuller Street, Walkerville.

Bibliography:
CHARLES A. SEWTER, "THE STAINED GLASS OF WILLIAM MORRIS AND HIS CIRCLE", 1974, 2 VOLUMES;
"ADELAIDE CHURCH GUARDIAN", JUNE 1920, PP22-24;
"THE REGISTER", 18 AUGUST 1923, P9; 30 DECEMBER 1878;
STATE ARCHIVES RESEARCH NOTE 313;
REV.E.K.MILLER, "REMINISCENCES OF 47 YEARS' CLERICAL LIFE IN S.A.", 1895;
"ST ANDREW'S, WALKERVILLE: A SHORT ACCOUNT OF ST ANDREW'S CHURCH BY A FORMER WARDEN" (TYPESCRIPT).

Report Produced: Mon Jan 18 10:59:59 2010
### APPENDIX THREE: EXAMPLE OF EXTERNAL MAINTENANCE SCHEDULE

<table>
<thead>
<tr>
<th>Area of Building</th>
<th>Recommended Assessment</th>
<th>Date of Works and Extent</th>
<th>Contractor for Works</th>
<th>Cost of Works</th>
<th>Source of Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Drainage</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater pipes</td>
<td>Every 6 months</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Groundwater drainage sump</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Roof</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cladding (slate)</td>
<td>Every 12 months</td>
<td>clean gutters</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flashings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fixing and cappings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gutters and brackets</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rainwater heads</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downpipes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eaves</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chimneys</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are stormwater pipes blocked?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Do gutters need cleaning?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>External walls and fence</strong></td>
<td></td>
<td>Note extent of repointing works and where</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stone walls (bluestone &amp; limestone)</td>
<td></td>
<td>Check every 5 years</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brick dressings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rendered plinth elements</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Slate steps</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows – check glazing &amp; stained glass</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Timber doors &amp; hinges</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there any dampness?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Internal Elements</strong></td>
<td></td>
<td>Regularly check</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rendered elements</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Timber ceiling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flush sheet ceiling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Timber floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there any dampness?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
11th May 2010

Atn Liz Vines
McDougall & Vines
27 Sydenham Road
Norwood SA 5067

Dear Liz,

Re: Conservation Works – St. Andrews Church, Walkerville

Thank you for inviting Heritage Stone Restorations to submit an indicative quotation for the above works as per drawings and specification supplied.

Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Elevation</td>
<td>$5,011.00</td>
</tr>
<tr>
<td>Tower – isolated remedial work</td>
<td>$3,200.00</td>
</tr>
<tr>
<td>East Elevation</td>
<td>$4,830.00</td>
</tr>
<tr>
<td>North Elevation</td>
<td>$10,600.00</td>
</tr>
<tr>
<td>West Elevation</td>
<td>$1,200.00</td>
</tr>
<tr>
<td>Replacement Crosses</td>
<td>$3,840.00</td>
</tr>
<tr>
<td>Paint Stripping/Cleaning/Biocide</td>
<td>$26,320.00</td>
</tr>
<tr>
<td>Internal Rendering</td>
<td>$26,211.00</td>
</tr>
<tr>
<td>Boundary Stone Fence</td>
<td>$12,120.00</td>
</tr>
<tr>
<td>Boom Lift/Scaffold Access</td>
<td>$15,580.00</td>
</tr>
<tr>
<td>Internal Painting To Rendered Walls</td>
<td>$9,000.00</td>
</tr>
<tr>
<td><strong>Nett Sum</strong></td>
<td><strong>$118,012.00</strong></td>
</tr>
<tr>
<td><strong>GST</strong></td>
<td><strong>$11,801.20</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$129,813.20</strong></td>
</tr>
</tbody>
</table>

If you require further information Please do not hesitate to contact me.

Yours sincerely

Keith McAllister
Director
Heritage Stone Restorations Pty Ltd

P.O. Box 362, Edwardstown SA 5039
P: (08) 8297 0700  F: (08) 8297 0888
E: hsr@hnrsa.com  www.hnrsa.com

2007 MBA National Specialist Contractor
This revised Charter was adopted on 26 November 1999

Preamble
Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of 5th General Assembly of ICOMOS (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Articles
Article 1. Definitions

For the purpose of this Charter:

1.1 Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

1.3 Fabric means all the physical material of the place including components, fixtures, contents and objects.

1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.

1.5 Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

1.6 Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

1.7 Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 Reconstruction means returning a place to a known early state and is distinguished from restoration by the introduction of new material into the fabric.

1.9 Adaptation means modifying a place to suit the existing use or a proposed use.

1.10 Use means the functions of a place, as well as the activities and practices that may occur at the place.

1.11 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

1.12 Setting means the area around a place, which may include the visual catchment.

1.13 Related place means a place that contributes to the cultural significance of another place.

1.14 Related object means an object that contributes to the cultural significance of a place but is not at the place.

1.15 Associations mean the special connections that exist between people and a place.

1.16 Meanings denote what a place signifies, indicates, evokes or expresses.

1.17 Interpretation means all the ways of presenting the cultural significance of a place.

Conservation Principles

Article 2. Conservation and management

2.1 Places of cultural significance should be conserved.

2.2 The aim of conservation is to retain the cultural significance of a place.

2.3 Conservation is an integral part of good management of places of cultural significance.
2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 Conservation is based on a respect for the existing fabric, use associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place.

4.2 Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of cultural significance may lead to different conservation actions at a place.

Article 6. Burra Charter Process

6.1 The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.

6.2 The policy for managing a place must be based on an understanding of its cultural significance.

6.3 Policy development should also include consideration of other factors affecting the future of a place such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

7.1 Where the use of a place is of cultural significance it should be retained

7.2 A place should have a compatible use.

Article 8. Setting

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

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

Article 9. Location

9.1 The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Article 10. Contents

Contents, fixtures and objects which contribute to the cultural significance of a place should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and preservation; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which related places and related objects make to the cultural significance of the place should be retained.

Article 12. Participation

Conservation, interpretation and management of a place should provide for the participation of people for whom the place has special associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.
Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these.

Article 15. Change

15.1 Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation.

15.2 Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.

Article 17. Preservation

Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and reconstruction should reveal culturally significant aspects of the place.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.

Article 20. Reconstruction

20.1 Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.

20.2 Reconstruction should be identifiable on close inspection or through additional interpretation.

Article 21. Adaptation

21.1 Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.

21.2 Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant use may be appropriate and preferred forms of conservation.

Article 24. Retaining associations and meanings

24.1 Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant meanings, including spiritual values, of a place to people should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.
Article 25. Interpretation
The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice
Article 26. Applying the Burra Charter process
26.1 Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of cultural significance and policy for the place should be prepared, justified, and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with associations with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the cultural significance of the place. Where appropriate they should also have opportunities to participate in its conservation and management.

Article 27. Managing change
27.1 The impact of proposed changes on the cultural significance of the place should be analysed with reference to the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing fabric and use should be recorded before any changes are made to the place.

Article 28. Disturbance of fabric
28.1 Disturbance of significant fabric for study, or to obtain evidence, should be minimised. Study of a place by any disturbance of the fabric, including archaeological excavation, should be undertaken only to provide data essential for decisions on the conservation of the place; or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a place which requires disturbance of the fabric, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions
The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision & implementation
Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions
A log of new evidence and additional decisions should be kept.

Article 32. Records
32.1 The records associated with the conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a place should be protected and made publicly available, subject to requirements of security and privacy, and where culturally appropriate.

Article 33. Removed fabric
Significant fabric which has been removed from a place including contents, fixtures and objects, should be catalogued, and protected in accordance with its cultural significance.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources
Adequate resources should be provided for conservation.