

CONSERVATION MANAGEMENT PLAN

ST MARTIN'S FORMER ANGLICAN CHURCH

22 Rockley Street Perthville, NSW 2795

Lot 2 DP 758840



Figure 1 Century 21 Bathurst Real Estate image at the sale of St Martin's in December 2018

Date: 21 June 2020

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1.0 INTRODUCTION

The Bathurst Regional Council purchased this property by private sale in December 2018. St Martin's former Anglican Church in Perthville was advertised as a potential house on 2000 m² and is zoned 'residential'. Consecrated in 1926¹ the church was deconsecrated in recent years and was looking for a new purpose. It retains a high level of integrity with most of its fabric intact including timber floors and ceilings, exposed decorative trusses and timber framed windows.

The BRC is looking for opportunity for a return on their investment through a Conservation Management Plan that includes future recommendations for alterations and additions to enable the building and the site to be of future use.

1. *What might be required to enable an appropriate adaptive reuse of the building and how this might best be done (e.g how appropriate alterations and additions could be incorporated for additional rooms and amenities). Council does not have a specific use in mind, but any sort of cultural/community use or business use will need some level of amenities, accessibility etc.*
2. *The identification of building envelopes and building materials and styles that might be suitable for new buildings on the site given the amount of vacant land around the church.*

1.01 STUDY FOCUS

The project site is the St Martin's former Anglican Church at 22 Rockley Street, Perthville. The Real property address is Lot 2, Section 15, DP758840 and the building is an item of local significance listed on the Bathurst Regional Local Environmental Plan 2014, Schedule 5 as item I 207.



FIGURE 2 AERIAL VIEW

¹ Clive Hamer : Members of Gods Household p50.

1.02 METHOD

The method used in this CMP is based on the Australian ICOMOS 1988 Charter for the Conservation of Cultural Significance (The Burra Charter); Conservation Management Guidelines and Heritage Assessment by the NSW Heritage Branch of the Department of Planning 1996; NSW Heritage Manual and James Semple Kerr's 'The Conservation Management Plan' printed by the National Trust of Australia (NSW).

1.03 AUTHORS

This study was carried out by Barbara Hickson in association with DR. Robin McLachlan. Barbara Hickson is an Architect and Heritage Adviser. B. Arch Sydney 1972 (Hons), Mast. Science (UWS: 2002). Dr. Robin McLachlan is an historian with BA (Hons), MA (Alberta), PhD (ANU), Member Professional Historians Assn NSW.

1.04 LIMITATIONS

A site visit was carried out Wednesday 10 June 2020. No detail inspection in roof space or underfloor was carried out by the consultants.

It appears that the subject building's foundations have experienced extreme moisture variations due to insufficient roof drainage and general climatic conditions. This has caused some building movement and cracking of the brickwork. Refer to Calare Civil Engineers report of March 2019.

1.05 DEFINITIONS

For all definitions relating to conservation work refer to the attached Burra Charter.

1.06 LISTING

St Martin's Anglican Church was completed in 1926 and is an item of local significance listed on the Bathurst Regional Local Environmental Plan 2014, Schedule 5 as item I 207.

The existing SHI data inventory form has a short statement of significance that reads:

'Very attractive unusual church style is in full face brickwork dating from 1923'²

The church is located within the Perthville Village Conservation Area. The statement of significance for Perthville HCA reads:

Perthville, although originally a separate village, has become a satellite suburb for Bathurst-employed commuters. It however retains something of its rural village ambience, Among the built items there are a number of significant blue stone houses (Nos 11 and No 8 are very good

² Foundation stone date.

examples.) and a blue stone hotel, two churches, a convent and a significant bridge. The Perthville Bridge has been assessed by the RTA as an important item of infrastructure in the history of New South Wales for over 100 years. It was a technically sophisticated bridge structure for its time and contributes significantly to the social and commercial development of western New South Wales. It is a good representative example of this type of bridge. The bridge has been assessed as being of State significance.

The Church of St Martin's is one of the two churches noted above in the Statement of Significance and is centrally located in Perthville. Refer to the HCA plan below; the church is marked with a X.

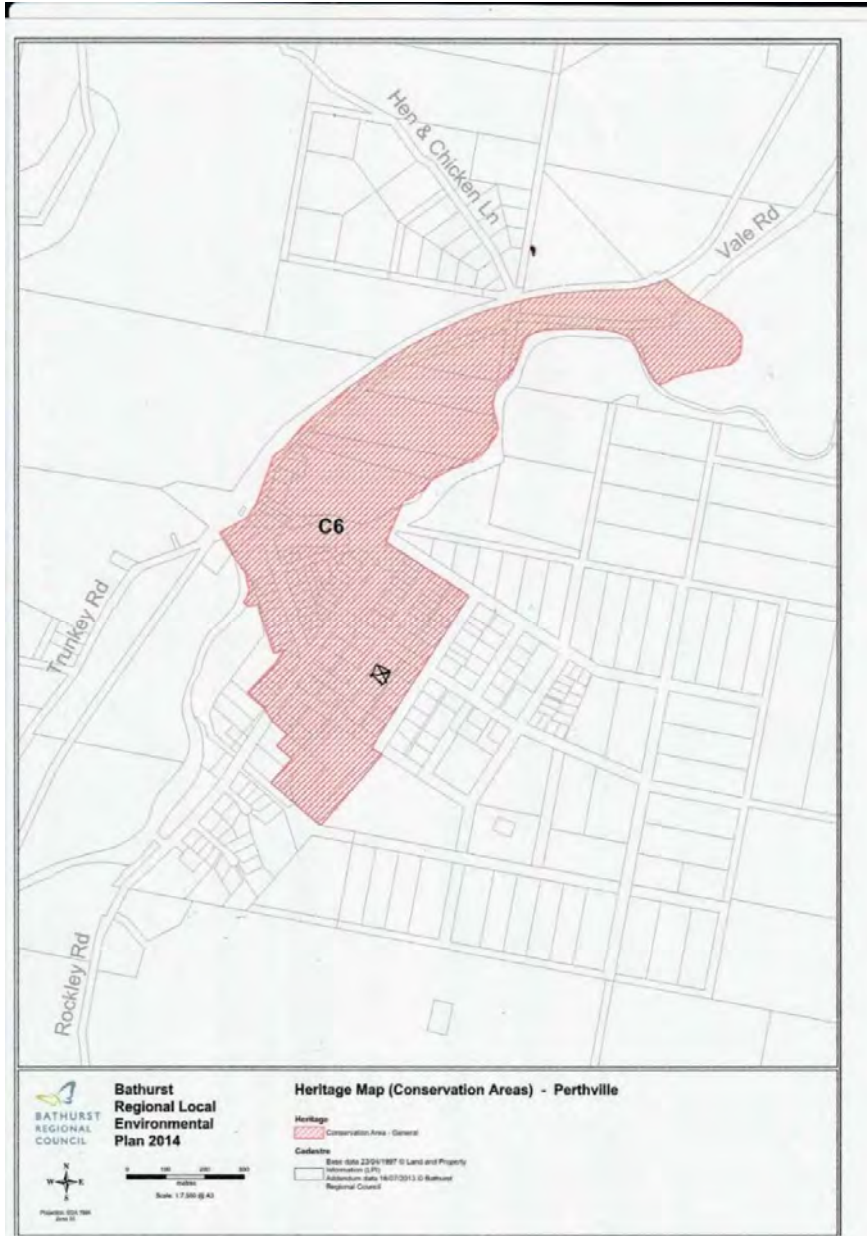


Figure 3 Perthville Village Conservation Area, with St Martin's marked with a X

1.07 ACKNOWLEDGMENTS

Bathurst Regional Council and planner Janet Bingham are acknowledged for their assistance.

1.08 SUMMARY

This CMP provides policies and general guidance in the future use and management of the building to maintain its significance. Constraints and opportunities are considered that arise from its past, present, and proposed use, and from the buildings location and setting.

In summary:

- The church building, after repairs, will provide good potential space for community activities or as a place that could be rented out for many purposes. In considering future uses favour purposes that continue to serve the needs of the Perthville community and minimise internal change.
- The location of the building is suitable for an expansion of community activities being central to Perthville, beside the community hall and children's playground, and opposite the open 'Village Square'.
- This CMP provides options for alterations and additions to the building that respect the significance of the place. One, or all, of these options could be utilised.
- There is also an option for minimalist change initially, until such time as longer-term functions are found. That option is to repair the building, provide an accessible wc, an accessible parking space, with at grade access to the building. Some minor fabric change will be required to allow for access.
- Repairs can bring opportunity. For example
 - When windows are repaired, as their glazing is now broken, reglaze some or most of them in clear glass so that natural light is available to the interiors.
 - When front doors are repaired consider replacement of the main doors with a two-leaf door that can accommodate wheel-chair access.
- Electricity is connected to the building, but this will require updating and appropriate reticulation for future purposes. Refit the building with a lighting system more suited to the significant interior and to suit future purposes of the building.
- The present landscape is minimalist and should be replaced. The setting would benefit from a new landscape plan that can frame the views and the building, while giving the church a defined curtilage.
- The site requires regular maintenance, such as grass cutting and removal of weeds and debris.
- Consider an interpretation area. The former baptistry, with a raised floor, offers an excellent location for such a display. This should include a panel about the significance and history of this building, and possibly the (now stored) lead light windows and chancel rails.
- The State Heritage Inventory form will be updated as part of this process. See attachments.

2.0 INVESTIGATE SIGNIFICANCE – HISTORY

2.01 A BRIEF HISTORY OF ST MARTIN'S ANGLICAN CHURCH, PERTHVILLE

St Martin's Church is located at 22 Rockley Street, Perthville, on an approximately half acre block. The building served as an Anglican (Church of England) church from its completion in 1926 until the early 2000s, after which time it remained largely unused. In 2018 the property was offered for public sale through estate agents. In December 2018, a contract for private sale was entered into by Bathurst Regional Council with consideration for its repurposing as a community venue for Perthville residents. Certificate of title in the name of Bathurst Regional Council is dated 26 February 2019.

2.02 BEFORE ST MARTIN'S

Prior to the building of St Martin's, the Anglican community of Perthville normally attended St John's Church (built 1868) in the nearby village of Georges Plains. Perthville was within the Parish of George's Plains.

Use was also made of a meeting hall in Perthville, built in 1892 by the Independent Order of Grand Templars, known as the Hope of the Vale Hall. The hall served both as a church hall and, until the building of St Martin's, as an occasional place of worship. The building continued to be used as a church hall after the establishment of St Martin's. It was sold in 1984 and demolished in 1995. (Clive Hamer, *Members of God's Household* (2013), p. 50; and, Clive Hamer, *Queen Charlotte's Road* (2015), pp51)

With the surveying of the townsite, two blocks of land in Colin and Perth streets were set aside for future use for a church and a minister's residence, as was common practice. In 1881, these two blocks were granted to the "Bathurst Church of England Diocese", with three local Perthville residents as trustees. In 1922, the titles for the two blocks were transferred to the Diocesan Property Trust, which then arranged with the NSW Lands Department for their exchange for two other Crown Land blocks, one in Church Street and the other in Rockley Street. The Rockley Street block became the site for St Martin's. As it seems likely that the church was built on previously unoccupied land, there should be no archaeology present connected with earlier structures. (Hamer (2013), p.50, drawing on information provided by Archdeacon Howell, Bathurst Anglican Diocese)

The Church Street block was intended as the site for a manse, but this was not built. St Martin's did not have a resident priest but called on the services of the clergy of its host parish, which changed over time.

2.03 CONTEXTUALISING THE BUILDING OF ST MARTIN'S

The decision in the early 1920s to build the Perthville church arose through the combination of the Perthville Anglican community's aspirations for a local church and the keen enthusiasm of Bishop George Merrick Long (1874-1930) for the construction of church buildings in his diocese. St Martin's

was but one of several built, or at least planned, in the 1920s, following Bishop Long's return to the Bathurst Diocese in 1919 from his distinguished service with the AIF in Europe. This diocesan building boom continued until Bishop Long's departure for the Diocese of Newcastle in 1927. The place of St Martin's within Bishop Long's wider aspirations for his diocese is an important feature of the church's history, linking this modest church to other, if often grander, contemporary projects. Two notable local examples are Walshaw Memorial Hall (1924) and the Warriors' Chapel (foundation stone 1920), intended as the first stage of a new All Saints' Cathedral. (Graham Lupp, *Building Bathurst* (2018), vol. 1, pp260-262; see also *The Church News* (vol. 14/1, November 1925), pp18-29)

(For further information on Bishop Long see Ruth Teale, "Long, George Merrick (1874-1930), *Australian Dictionary of Biography* (1986), vol. 10. Accessible online.)

What is possibly the earliest public announcement that a church was intended for Perthville can be found in the transcript of Bishop Long's speech to the 1922 Synod of the Diocese of Bathurst. Within a lengthy list of proposed church building projects, he noted that "Perthville is anxious to make a similar beginning at an early date". (*National Advocate*, 5 May 1922)

Bishop Long's wording in referring to the direct involvement of "Perthville" was appropriate. The Bathurst newspapers show a flurry of fund-raising events on the part of the Perthville Anglicans to raise funds to build their church. ("Perthville Flower Show", *National Advocate*, 5 Nov 1921; "Sale of vegetables", *Bathurst Times*, 8 February 1922; "Perthville Village Fair", *National Advocate*, 30 September 1922; etc.) Within a few weeks of Bishop Long's speech, the *Bathurst Times* (24 May 1922) was able to report that some £300 of the then estimated £700 needed to build the church had been raised. The paper further commented, "The energetic Perthville folk may be relied upon to wipe off any deficiency in quick time."

A survey of newspaper reports over the next few years indicates that the Perthville Anglican community did indeed raise the bulk, if not all, of the funds needed to build the church, with the church's furnishings likewise coming from community and individual contributions. ("Perthville Church", *Bathurst Times*, 2 October 1925) The references to fund-raising events are too numerous to list in their entirety, but two may serve to show the steady efforts of the Perthville Anglicans to fund the building of their church. *The National Advocate* (21 July 1925) referred to the sum of £750 having already been raised, "as a result of the energetic work of the parishioners". In 1929, the *National Advocate* (22 November 1929) was pleased to report that thanks to the "Popular Girl Competition"* at their annual market day, the parishioners had finally raised sufficient funds (£150) "to clear the debt owing on St Martin's". (*The winner was Miss E. Lloyd.)

The clearing of the debt was marked the following year with a presentation in the church grounds, "in perfect sunshine", to Rev. S.C. O'B Ball in appreciation for his "splendid work" among the parishioners in having their church built. With some 70 parishioners in attendance, the presentation gift, a photograph of the church, was presented by Mr Barlow Lloyd, St Martin's youngest churchwarden – and very likely kin to Miss Lloyd, Perthville's popular girl. The newspaper article reporting the happy event concluded, "... and meanwhile all thought of the prevailing depression vanished." ("Presentation at Perthville", *National Advocate*, 11 October 1930)

The full cost of the church's construction may not have been entirely met by the efforts of the Perthville parishioners, but the funds they raised, shilling by shilling, were undoubtedly essential to its building. Although the title deeds of ownership may have been legally in the name of a diocesan trust, a case might be made that by their ceaseless efforts to see their church realised the moral ownership

of St Martin's belonged to its Perthville parishioners. In keeping with that understanding of ownership, careful consideration should be given to St Martin's future use by ensuring that in its repurposing it continues to serve the needs of the Perthville community.

2.04 BUILDING ST MARTIN'S

As noted, the land for the church was acquired by way of a grant in 1922. A foundation stone for the church was laid on 20 September 1923. The stone is to be found in the front wall of the church, inscribed "A.M.D.G. This stone blessed by the Bishop of the Diocese was laid on 20th September 1923 by His Excellency Sir Walter Davidson K.C.M.G."

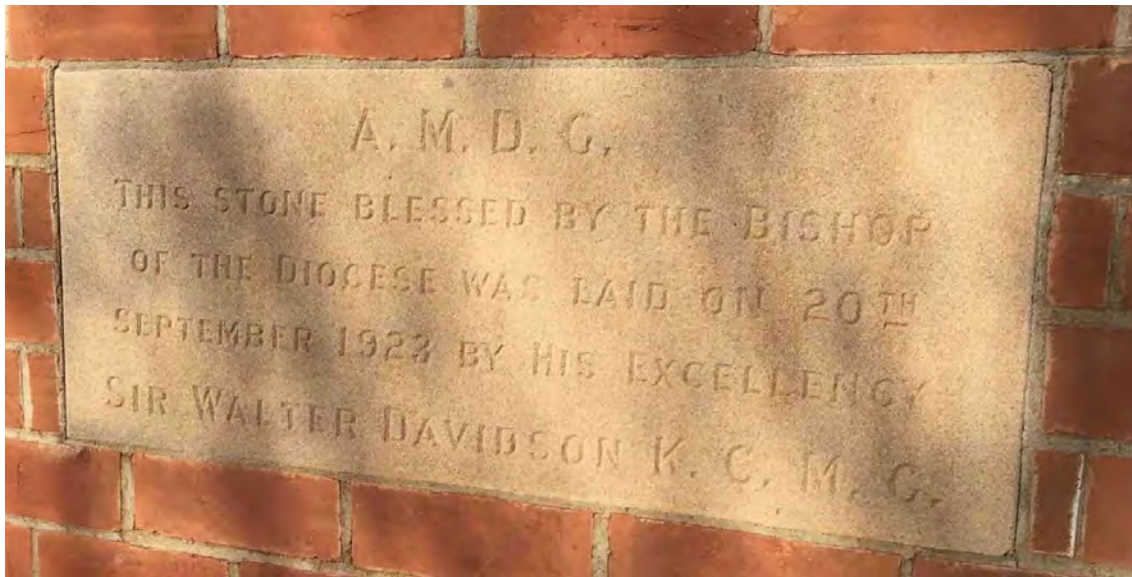


FIGURE 4 FOUNDATION STONE OF ST. MARTINS

The stone is incorrect in naming Sir Walter Davidson, NSW Governor, as laying the stone, as he had died four days earlier, on 16 September. The stone was laid by the recently elected State MLA, Sir Charles Rosenthal, who went on later on the same day to lay the foundation stone for the Walshaw Memorial building, which is similarly incorrect in its wording.* A detailed account of the day's ceremonies, with the accompanying "cyclonic disturbance", can be found in the *National Advocate* (21 September 1923; see also, 19 September 1923). (*It is to be found inside the porch entrance leading through to the hall.)

It was hoped that the laying of the foundation stone would see sufficient contributions received to enable a start on the building "at an early date". (*National Advocate*, 19 September 1923) A not inconsequential sum of £70 was "laid on the foundation stone". However, little happened in the way of building for almost two years, likely because of a continuing funding shortfall. It was not until early July 1925 that the contracted builder, Edward Wright, forwarded the plans of the church to the Abercrombie Shire Council for approval. (*Bathurst Times*, 9 July 1925).

A digital search of newspapers via Trove failed to locate any tender advertisements for the building of the Perthville church. It is possible the tender, if there was one, may have been included with the tender documents advertised for the "Walshaw and Diocesan Hall"* (*National Advocate*, 7 April 1923).

The contracted builder for the Walshaw project was John Ryan, from Orange, seemingly not involved with the Perthville church. (Lupp, vol.1, p.260) (*The building is more commonly known today as the Walshaw Hall.)

St Martin's builder, Edward Abraham Wright (1868-1928), was an experienced and respected Bathurst building contractor, active in the trade since 1894. St Martin's may be the only surviving example of his non-domestic work in the Bathurst Regional Council area. (Lupp, vol.2, pp541-542.)

Within a couple of weeks of submitting the plans for approval, Wright reported building work underway, with the construction of the foundations "well in hand". His expectation was the church would be opened by the spring of 1925, that is within a few months. ("Perthville's New Church", *National Advocate*, 21 July 1925) In early October 1925, Rev. Ball, the rector for the Parish of George's Plains, is quoted as expecting the church (then "being erected") "to be open for worship at no distant date". ("Perthville Church", *Bathurst Times*, 2 October 1925)

Unfortunately, it has not been possible with the sources available to find the exact date when building work was finished and the first service held. Bishop Richard Hurford, on consulting a church publication, gives the date of the church's consecration as being in 1926. (In conversation, 11 June 2020). In Bishop Long's opening address to the Bathurst Anglican Synod on 18 May 1926, he observed that "At Perthville, a truly beautiful little church has been built". ("A Year of Progress", *National Advocate*, 19 May 1926; and Hammer (2015), p.51). A careful search of Bathurst newspapers accessible online through Trove found no reference to the church holding services before April 1926. The first reported use of the church was in connection with weddings.

The first weddings at the church, reported as such in the Bathurst press, were those of John Bestwick and Mona Conway on Wednesday 7 April 1926, followed by William Bestwick and Eileen Sargeant on Saturday, 10 April, with Rev. Ball officiating at both. (*National Advocate*, 2, 14, & 24 April 1926)

2.05 ST MARTIN'S ARCHITECT: LOUIS WILLIAMS

Bishop Long's architect of choice for his ambitious construction programme was the Melbourne architect Louis Reginald Williams (1890-1980), widely regarded as one of 20th century Australia's major church architects in the Arts and Craft tradition. (Gladys Marie Moore, *Louis Reginald Williams*, Master of Planning and Design Thesis, Faculty of Architecture, University of Melbourne (2001), p.iii).

Williams served as the Bathurst Diocesan architect in the 1920s, designing during his tenure a number of churches, schools and halls, including St Martin's in Perthville. Graham Lupp, who describes the "talented" Williams' style as "Free Gothic", provides a useful review of Williams' local architectural output in his *Building Bathurst* (2018), vol. 1, pp260-261.

St Martin's is one of the few surviving examples of Louis Williams' work from the interwar period to have been built as he intended. Many of Williams' designs were either never completed or, if built, were compromised in their design during construction. This happened largely because of financial constraints brought on by the Great Depression and the Second World War. In some cases Williams' original designs far exceeded both the practical requirements of the client community and their capacity to finance the construction. Benjamin Edward and Ruth Frappell, who provide a helpful photographic review of Williams' diocesan output, observe that "often the result was that buildings were incomplete, compromised or built in stages." They describe his architectural style as "interwar

Gothic". (Edward and Frappell, *Every Valley, Hill, Mountain and Plain. A History of the Anglican Diocese of Bathurst* (2014), pp57, 68-71)

The modest Perthville church of St Martin's, to quote Edward and Frappell, was "a design of a more parochial scale". It met both community needs and, if with some effort, their financial capacity to build it. By contrast, Williams' ambitious plans for a new Bathurst cathedral did not come to fruition. (Lupp, vol. 1, p.260)

The architectural integrity of St Martin's contributes to its heritage significance as an intact example of Louis Williams' work. Contributing to this significance is Williams being also the architect of Walshaw Hall, built in 1924. Although different in many respects, the two buildings share design characteristics, for example with their gable end roofs and tall narrow windows. The adjacent Warriors' Chapel, a more ambitious work by Williams, provides a third comparative example. Any alteration to the external appearance of St Martin's would need to be undertaken only after careful consideration of its heritage value as an intact example of the work of Louis Williams, representative of his architecture on "a more parochial scale". (Edward and Frappell, p.69)

(Louis Reginald Williams does not have an entry in the *Australian Dictionary of Biography*. A brief biography can be found in Wikipedia with URL links to other sources. A fuller treatment of his architectural career can be found in Gladys Moore's MA thesis, as cited above. A pdf copy available online can be downloaded.)

2.06 ST MARTIN'S: A SOLDIERS' MEMORIAL CHURCH

The Perthville Church was intended from inception to be a "Soldiers' Memorial Church". (For example, "The Soldier's Memorial Church, Perthville", *National Advocate*, 30 September 1922) The church's memorial aspect has been given an especially accentuated meaning in its naming after St Martin of Tours, a 4th century Roman soldier and a patron saint of soldiers. St Martin's feast day falls on the 11th of November, also the anniversary day of Armistice. The coincidence of Armistice Day and St Martin's Feast Day falling on the same calendar date was likely more than mere coincidence.

The church's former baptismal font incorporated a "Dead Man's Penny", the commemorative medallion provided to the family of a soldier who died in the war. In the case of St Martin's baptismal font, the medallion was in memory of Private Charles Hicks, son of Perthville parishioners Charles and Margaret Hicks. Private Hicks (45th Battalion) was killed on 7 June 1917 at Messines. He has no known grave; only a name inscribed on the Menin Gates at Ypres. In Perthville, he was remembered with St Martin's baptismal font. The font would have had great symbolic meaning for those mourning the loss of a loved one in the war and welcoming a new generation into the world. The font has since been removed to the Warriors' Chapel at All Saints' Cathedral. (Information provided in conversation with Bishop Richard Hurford, 11 June 2020, with details on Private Hicks' military service from Australian War Memorial and National Archives of Australia personnel records.)

The role of the church as a soldier's memorial was renewed in 1999 with the addition of two stained glass windows originally installed in St Stephen's at Lagoon on 25 April 1948. The windows were intended as a memorial to men of the Lagoon district who served in the Second World War, with the installation funded by community donations. A detailed account of their installation can be found in "Dedicated Windows Lagoon War Memorial", *National Advocate* (28 April 1948). The windows were removed from St Stephen's for safekeeping prior to that church's demolition and were later retrieved

by Rev. Paul Woodhart, rector of St Martin's, who installed them in the church. Prior to St Martin's being offered for sale, he undertook their removal for safekeeping. They are now in the possession of Bathurst Regional Council with the intention of their return to St Martin's. (Letters held by BRC: Rev. Paul Woodhart to David Sherley, 29 April 2019, and Woodhart to Janet Bingham, 26 May 2019; email Woodhart to McLachlan, 9 June 2020; and, leaflet prepared for the 1948 dedication service at St Stephen's, copy included in this CMP)

It is recommended that the two windows be reinstated in the church building as their history is an important part of the social history of the two neighbouring rural churches, St Stephen's and St Martin's. Their return would be entirely compatible with St Martin's dedication as a soldiers' memorial church. Further research is needed to identify the maker of the windows and their possible history prior to 1948, together with a professional assessment of their aesthetic significance and an interpretation of their symbolic meaning.

The parishioners of St Martin's intended that their church be a place to remember the tragedy of the First World War, a purpose further strengthened by providing a home for the Second World War memorial windows of their Lagoon neighbours. This history needs to be taken into account when considering the heritage significance of the building. In addition, consideration should be given to continuing that heritage into the future by making use of the building, if at all possible, as a community place to commemorate annually Armistice Day, 11 November.

2.07 ST MARTIN'S: PARISHS, PADRES AND PARISHIONERS

When the proposal was made after the First World War for a church in Perthville, the village was in the Parish of George's Plains. By the time of its completion in 1926, this parish had been merged with that of Rockley and St Martin's remained in the Rockley Parish for some years. In its final decades St Martin's was in the Parish of South Bathurst.

St Martin's never had a Perthville resident priest, but was served by clergy of its parish. It is not possible with sources at hand to provide anything but a partial listing of St Martin's clergy. The first clergyman connected with St Martin's was the Reverend S.C. O'Bresnan Ball, resident at Georges Plains. He was followed from 1926 to 1934 by Canon E.A. Homfray. Homfray resided at Rockley, as would his immediate successors. Both of these clergymen were very popular with St Martin's parishioners, with Canon Homfray referred to as "Our Padre". ("Farwell to Canon Homfray", *National Advocate*, 17 February 1934).

It is difficult with only Trove newspaper sources to identify with certainty the rectors after Canon Homfray. The following listing will provide a rough guide:

Rev. H.J. Dobb (1934-1937)

Rev. A.R. Balchin (1937-1944)

Canon Mills (1943?)

Rev. J. George Pollard (1945-1951)

Padre Harry Thorpe (1951-1952)

Rev. James J. Goodman (1952-1954 + ?)

No information from 1955 to 1970.

For more recent decades, Rev. Paul Woodhart has provided this listing (email Woodhart to McLachlan, 9 June 2020) :

Rev. Norm Byron (1970-1991)

Rev. Paul Woodhart (1992-2003)

Rev. Wendy Dubowski (2003-)

The names of dozens of St Martin's parishioners and their families appear in Bathurst newspapers of the 1920s-1950s, as found on Trove, in items reporting on church-related activities. It was required of the hapless reporter of the day to include as many names as possible, or incur the wrath of those not mentioned. However, to list more than a representative handful is beyond the reach of this brief history. This hapless historian will wear the wrath of families not listed. Only a sample of family names, chosen at random, is offered here, with the year of mention in the Bathurst press:

Lloyd (1929-30); Booth (1929); Callaghan (1929, 1930); Hicks (1929); Bestwick (1926,1929); Bartlett (1921); Hughes (1929); MacLean (1929); Conway (1926); and, Marion (1930).

There is at least one St Martin's parishioner of national significance, Brian Charles Booth, the cricketer. Born in Perthville in 1939, Brian Booth played in 29 Tests from 1961 to 1966 and 93 first-class matches for New South Wales. He captained Australia for two Tests during the 1965-66 Ashes series. Of perhaps particular relevance to St Martin's is that Booth is known for his Christian views on ethics in sport. He is a member of the Booth family who were much involved with St Martin's. (Further information on his cricketing career may be found in his Wikipedia entry.)

2.08 ST MARTIN'S: THE FINAL YEARS

Judging from newspaper articles in the 1920s-30s, St Martin's had a strong following of parishioners in its first decades. But even in those days it was a struggle for the clergyman responsible for a large rural parish to provide for the church. The "Church Services" listings for the Rockley Parish in the *National Advocate* show a busy schedule of weekly services for the parish, with St Martin's but one of several churches to be visited. The late Geoff Smith recounted Canon Homfray converting his car into a camper van to facilitate his constant travels around his parish. The regular offering of services at St Martin's suggest the numbers attending church there held up reasonably well, at least until the immediate post-war years.

Post-war Australia brought many changes that impacted on rural communities. Improved roads and increasing access to automobiles witnessed people looking beyond their villages for their needs. Young people moved away for employment and education. Villages and rural areas entered upon a steady decline in population. Businesses closed down; schools diminished in student numbers. Attitudes to religion changed as well, reflected in declining numbers attending church. These changes played out in Perthville and at St Martin's, as they did elsewhere.

During Rev. Norm Byron's tenure (1970-1992) services were discontinued at St Martin's. His successor, Rev. Paul Woodhart (1992-2003), restored a monthly communion service, offered at the request of a local parishioner, Mrs Leigh Loudon-Shand. He continued to do so until his departure in 2003, but observes that only a handful attended the services. His successor, Rev. Wendy Dubowski

discontinued the monthly service, offering instead an occasional gathering (email, Woodhart to McLachlan, 9 June 2020). The church was used for a time for services by a "breakaway group of Anglicans", who dissented with the diocese on certain church matters (Hamer (2015), p.51; conversation with Bishop Hurford, 11 June 2020).

2.09 ST MARTIN'S: TWO REFLECTIONS

Two Anglican clergymen with a close association with St Martin's were invited to offer their personal reflection on the church.

"A beautiful old church building such as St Martin's Perthville fulfils its primary function merely by existing. It is in itself an act of worship, the very best of crafts persons work offered to our Creator God. Such a building is a constant reminder of spiritual values which are eternal. Its message is delivered not only when it is used for public worship or community events, but every hour of every day of the year; and not merely to those who enter it but also to those who pass by."

Bishop Richard Hurford, 5 June 2020.

"As Rector of the South Bathurst Parish for 12 years, it was a delight to be with God's people in such a thoughtfully designed building. St Martin's stands with a quiet and unobtrusive dignity overlooking the Perthville common."

Rev. Paul Woodhart, 12 June 2020

2.10 ACKNOWLEDGEMENTS, SOURCES AND FURTHER RECOMMENDATIONS

Appreciative acknowledgement is offered to Rev. Paul Woodhart and Bishop Richard Hurford for the helpful information they generously provided on the history of St Martin's. Their knowledge has been especially useful in gaining an understanding of the last decades of the church.

Sources for this history are as identified with the reference notes within the text, with research undertaken on-line (Trove newspapers), at the National Library of Australia and in the archives of the Bathurst District Historical Society. Unfortunately, the research for this report took place during the time of the Covid-19 Pandemic when many libraries and archives were inaccessible or only able to offer limited access. In particular, it was not possible to access the archive of the Anglican Diocese of Bathurst, which is likely to hold additional information on St Martin's.

Several recommendations are made in the history, to which two more might be added. An interpretation space might be incorporated into the niche that once held the baptismal font. The story of St Martin's could be provided on panels, with perhaps the backlit display of the two stained glass windows from St Stephen's. The story of the church could also be provided in a brochure. A public call for photographs may provide interesting images for both the interpretation space and the

brochure. (Several newspaper articles mention the presentation of a photograph of the church to recipients on special occasions.)

2.11 HISTORIC PHOTOGRAPHS OF THE SITE

As yet we have not located any historic images of the site. The public could be asked if they would like to contribute images from the past of this building. Old photos of St Martin's are rare in the public domain but there were many weddings, christenings and funerals that were important events in its past. Such images might then contribute to interpretation of the place.



FIGURE 5 ST. MARTIN'S CHURCH WAS IN USE IN 2003 WHEN THE ABOVE PHOTO WAS TAKEN. B HICKSON

3.00 INVESTIGATE SIGNIFICANCE – PHYSICAL DESCRIPTION

3.01 BUILDING DESCRIPTION.

The NSW SHI data form states the physical description of the building in 2003:

This attractive church is in full face brickwork in stretcher bond. The roof is clad in asbestos type slates. Rectangular in plan with a hipped roof with apsidal ends; a separate hipped roof over a side porch is supported on pairs of timber posts, with timber brackets supported in turn on a dwarf brick wall. A stone in the wall commemorates the construction and reads: 'AMDG This stone blessed by the Bishop of the Diocese was laid on the 20 Sept 1923 by Sir Walter Davidson KCMG.

GENERAL: The church is cruciform in shape. The nave, with sanctuary at one end and apse at the other, is the main body of the church; the entry porch and vestry form the cross arms.

This is a full-face brick structure (stretcher bond with cavity) of dressed mid brown to blond bricks, that are laid as facework inside and out. The bricks may be a Bathurst brick. The architect required that many be made to a special shape for the project including squint bricks, sills, chamfers and bull nosed bricks. The brick joints are generally flush and not struck. *"Beautiful brickwork was characteristic of Williams's work and he insisted on perpend being straight and joints full."*³

The church is unusual in many ways, yet typical of the work of Louis Williams the architect. Typical in that this small church shape is cruciform and generally gothic Arts & Craft style in appearance.

³ Gladys Moore ; RM Williams

However, differences abound from other country churches of the earlier period including the low pointed arches over windows and doors, breaking away from the traditional Lancet shape. The many specially shaped bricks were rare and the traditional external wall buttresses are replaced with internal attached piers. The orientation to suit the site results in the Chancel and Sanctuary being in the south east (instead of due east) with a large apse forming the Baptistry in the north west end, counterbalanced by the apse of the sanctuary. The Baptistry had three tall slender windows. The Sanctuary has two smaller highlight windows where traditionally a large eastern lead light window would have been placed.

The building, although small in footprint, has a strong presence on the site. The high brick walls, red-pink colours and high-pitched roof pseudo state tiles are strong features. The roof structure is unusual in detail with a small Dutch gable at the apsidal eastern end and a hipped roof at the apsidal western end. The roof slopes down ending in exposed rafters and generous eaves with small half gabled eaves where one roof overruns the other. Overhanging roofs were a strong characteristic of William's buildings. An additional set down hipped roof over the entry porch and over the Vestry accentuates the church's cross form.



FIGURE 6 FRONT ELEVATION. B. HICKSON JUNE 2020

The roof has a vented ridge line and at the back end, a Latin cross surmounts the ridge.

The floor is a timber framed, cypress pine lined, elevated floor supported on strip footings and piers. There is a step up to the Baptistry and to the Sanctuary. Carpet runners cover the former aisles, the sanctuary area and Baptistry. This is a felted type bright blue carpet.

The entrance to the church is from the northern corner of the church. As this happens to also be the lowest point on the site with respect to the building, there are 5 concrete steps up to the main church

floor level with a rise from ground to inside floor level of 870mm. The first step is above the minimum allowable riser at 200mm.

The porch has low side walls and is decorated with heavy double timber dressed posts and brackets; again a characteristic of William's design.

The foundation stone is central to the front elevation of the building.

Repairs: Repairs are needed to stabilize the building (Refer Structural Report) and to relay brickwork where cracked or loose. The mortar joint should be laid flush as per the original work. All external timber such as posts, facias and barge boards need repainting. Refer to the Heritage Maintenance Plan. Check and repair floor structure as needed.

The carpet could be removed or replaced as suits the future purpose.

DOORS

Entrance doors are double leaf, timber framed with leadlight highlights and panelled timber boards below. The two single doors are similarly timber framed and panelled. The doors are stained and clear finished internally but were later painted 'mission brown' externally. This paint is failing.

The front door leaves are too narrow for disabled access. The internal door and rear door are 930 wide giving a clearance of more than 850mm when open, and suitable for disabled access.

Repairs: If used for disabled access the front door would need replacement in a similar timber framed and panelled door. The existing timber may be able to be reused. However, as the highlight leadlight has been destroyed, the doors could be rebuilt with plain upper security glass. The leaves would need to be of different widths; one leaf should allow the 850mm clearance required.

All doors need repainting and should be returned to the original stain with clear finish.



Figure 7 front porch detail. B Hickson June 2020

BUILT IN ITEMS

There are several wall-hung or built in items in the building that should be retained. They are

- The Aumbry. A recessed built-in niche that once housed the sacrament: wine and bread, for each service, in the Sanctuary.
- Hymn Board. A timber wall board that held the numbers for selected hymns and psalms for each service, located in the Nave.

- Baptistry niche. A small recessed cupboard near the baptistry. It may have contained service notes or items for a baptism.
- Chancel rails across the face of the sanctuary where members of the congregation kneeled for communion. The rails have brass legs and a timber rail over and are 1500 mm long.
- Adjustable metal air vents are built into the walls between windows.

Many sacred objects have naturally been removed including the baptismal font, a wall memorial wall to Mr and Mrs Lloyd and a wall hanging from the Sanctuary. There may have been a wall hung crucifix. It would be good to know what these objects were. Any fixings or hooks should be left in situ and reused when possible.

Repairs: Adjust the metal vents for easy operation.



FIGURE 8 THE AUMBRY, THE HYMN BOARD AND A WALL VENT

CHURCH WINDOWS

The church windows are

- Four nave windows each side, 1400h x 500w, with low pointed arch brick heads. Two of which formerly contained the former Lagoon leadlight windows as described below.
- Three tall slim windows 1700h x 300w, high set in baptistry with low pointed brick arch heads.
- Two highlight small windows 950h x 300w high set in the sanctuary, with low pointed brick arch heads.
- Two small rectangular windows to one side and a third to the front (eastern side) of approx. 1000 x 500 in vestry with small pane coloured glass lights and flat concrete lintel heads.

The windows are timber framed. They are bottom hinged, pivot windows. Two leadlight windows have been offered back to be rehung in the nave. Sills are deep slanted, and do not protrude, laying within the depth of the wall with no overhang. They are two courses, or 170mm deep, purpose made bricks.

All glazing was originally small rectangular panes of gold coloured cathedral glass in lead and timber frames. Two windows were later replaced with salvaged lead light windows as noted below and, in this case, the frames of the sashes have been removed with the Lead light glass. Much of the decorative cathedral glass is still present but a large amount is broken and severely vandalised. Some

have no glass left. Many window openings are covered with plywood. Only the windows in the former Vestry and two in the Nave are in fair condition.

The windows were opened by means of a pulley and chord.

Repairs: Window pull chords need replacement and pulleys need to be investigated and repaired if possible.

When windows are repaired, there is an opportunity to change the fabric and so they could be reglazed as per original leadlight or reglazed in clear glass, so that natural light is available to the interior of the building.

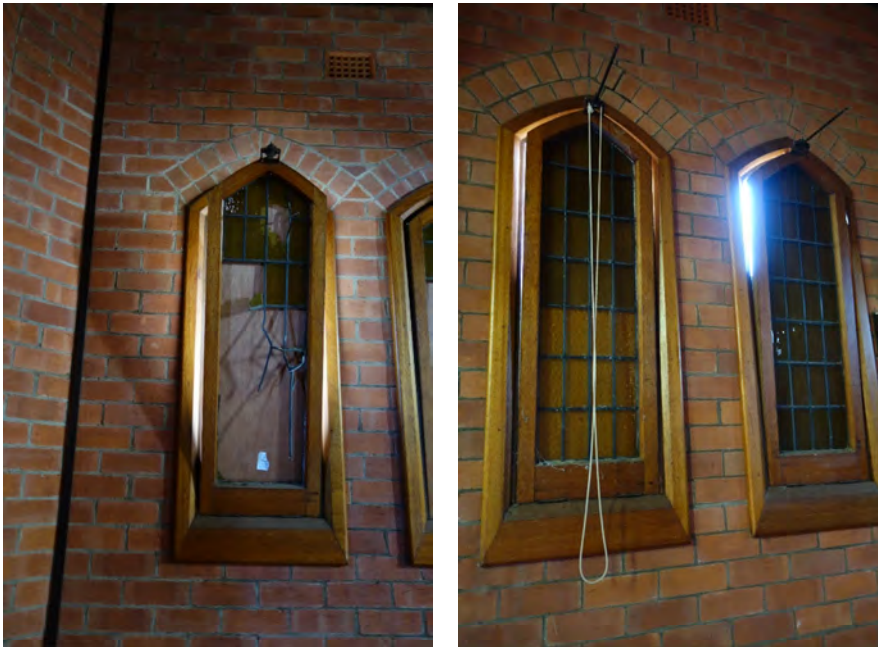


FIGURE 9 NAVE WINDOWS ABOVE- ONE S-W SIDE BROKEN, AND TWO N-E SIDE IN GOOD CONDITION

LEADLIGHT WINDOWS

St Stephens Church at Lagoon originally housed two leadlight windows. They were paid for by donations and were installed there soon after WWII. St Stephens church was eventually demolished, and the windows were put into storage.

The windows were designed and dedicated as memorials to the 'Honour of those who served and as 'thanks for victory' in the Second World War.

The windows were then installed in St Martin's in 1999. Then when the church was offered for sale the windows were again put into storage. They have now been given to the BRC as the purchasers of the property under the auspicious of Rev Paul Woodhart an Anglican minister of Bathurst, who confirmed in writing that the windows are 1350mm x 450mm and should fit straight back into place. They are probably housed in their timber frames. David Sherley, General Manager of BRC, has accepted the donation on behalf of Council and confirmed that they will be returned to the church. Council's Heritage Adviser Kylie Christian has suggested they could be either remounted or used as an interpretation tool.

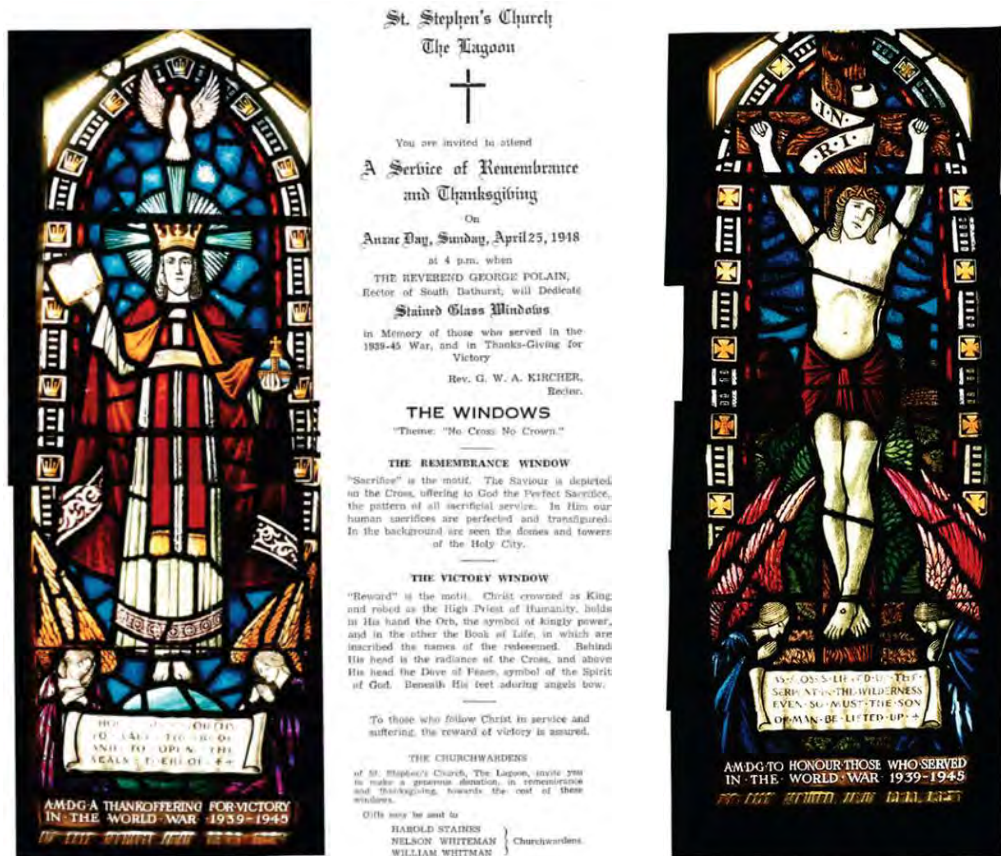


FIGURE 10 THE TWO WINDOWS, THE 'THANKS OFFERING FOR VICTORY' AND 'TO HONOUR THOSE WHO SERVED'. THE WINDOWS WERE ORIGINALLY MADE FOR THE LAGOON CHURCH AND DEDICATED IN 1948, THEN LATER INSTALLED IN ST MARTIN'S C. 1999.

The meaning and symbolism for the windows as written above reads:

RHS The Victory Window 'AMDG a thank-offering for victory in the World War 1939-1945.'

Reward is the motive. Christ crowned as King and robed as the High Priest of Humanity, holds in his hands the Orb, the symbol of kingly power, and in the other the Book of Life, in which are inscribed the names of the redeemed. Behind his head is the radiance of the Cross, and above his head the Dove of Peace, symbol of the Spirit of God. Beneath his feet adoring angels bow.

LHS The 'Remembrance' window: 'AMDG To honour all those who served in the World War 1939-1945.'

Sacrifice is the motif and the saviour is depicted on the cross, offering to God the perfect sacrifice, the pattern of all sacrificial service. To him our human sacrifices are perfected and transfigure.

In the background are seen domes and towers of the Holy City. Beneath his feet adoring angels bow.

Repairs: Clean and reinstall the leadlight windows as directed in window frame or as interpretation device in the Baptistry.

CEILING & ROOF CONSTRUCTION

The timber truss roof is made up of expressed hammer beam trusses. These were developed in England in the late 14th C. This type of truss was usually generously carved but here they are simplified with no infill between their webs. They are supported on small brick corbels on the wall with a stone or concrete cap.

There are round rose timber vents between the trusses under the vented ridge.



FIGURE 11 VIEW IN NAVE TOWARDS SANCTUARY BATHURST REAL ESTATE IMAGE

The roof above the Sanctuary area is supported on timber beams coming into a central support. The nave and sanctuary ceiling are lined with timber boards, dressed and clear finished, which appear to be cypress pine. Roof cladding overall is pseudo slate tiles and gutters are either Ogee or Quad. Down pipes are square metal section.

Repairs: Any repairs or cleaning of ceiling or other internal timber, should maintain the existing stain and clear finish as existing.



FIGURE 12 DETAIL OF CEILING ABOVE THE SANCTUARY BATHURST REAL ESTATE IMAGE

LIGHTING & ELECTRICITY

When constructed the church had no electricity. However, in more recent years a lighting system was installed that consists of ceiling hung, and wall fixed, fluorescent tube and compact fluorescent lights. These fittings are generally intrusive to the building and should be replaced at some time with lights more fitting to the interior such as lanterns, spotlights, and task lights. External proximity lighting and possibly flood lighting up of the building externally should also be considered. There is electricity connected to the building, but this will require updating and appropriate general power outlets reticulated for future purposes.

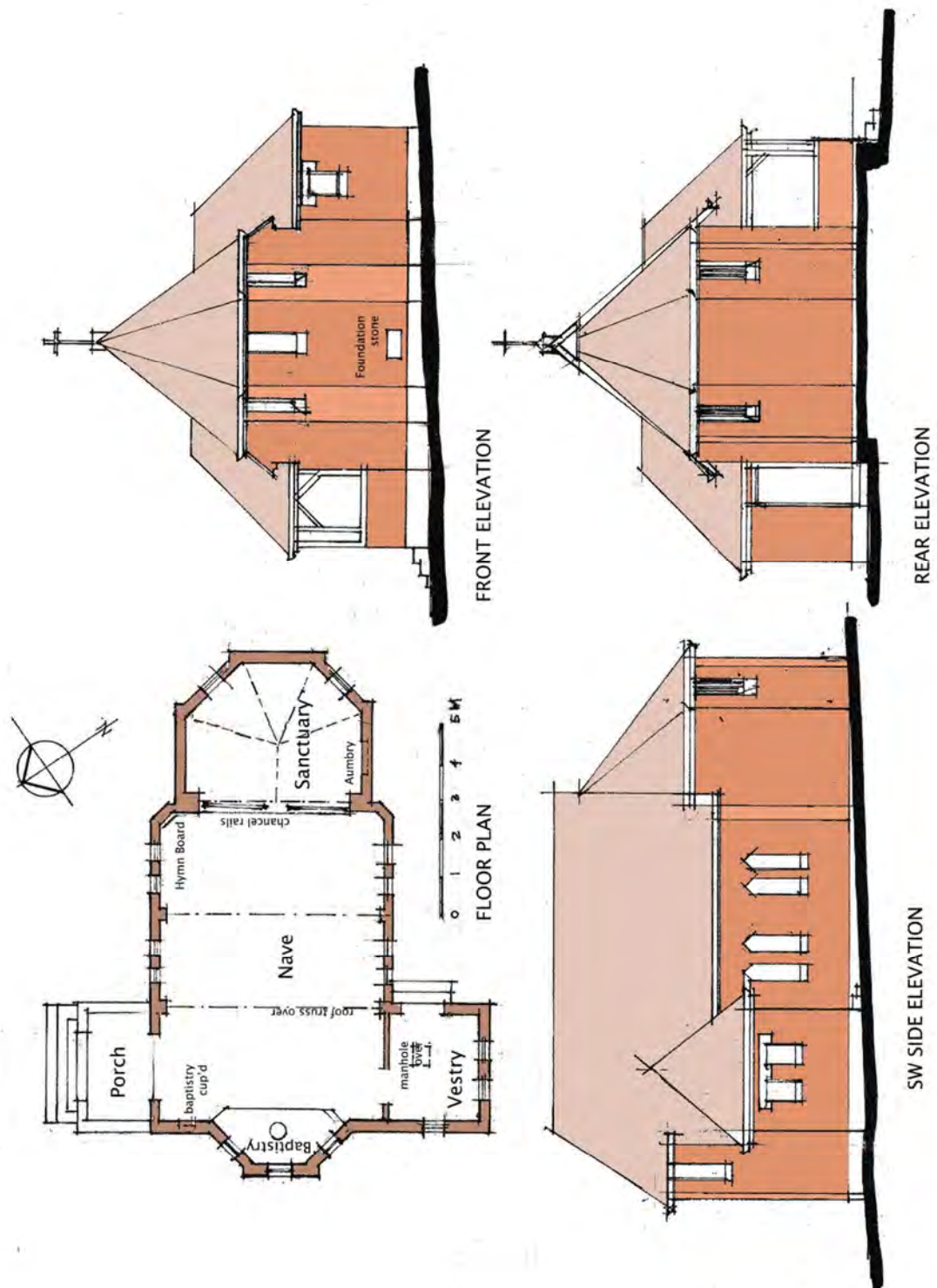


FIGURE 13 SKETCH OF THE EXISTING CHURCH BUILDING BARBARA HICKSON JUNE 2020

3.02 BUILDING CONDITION

The building is in fair condition only. There is masonry cracking, a bouncy timber floor and generally the building lacks repair and maintenance. These issues have been covered by earlier reports:

Refer to the **Heritage Maintenance Plan by Hyperion Design** (September 2019). It provides a Summary Maintenance Schedule for short- and long-term. There is some fabric, leadlight windows that purport to be fabric that was removed. The Heritage Maintenance Plan recommends:

'It is recommended that when a reuse for the building is proposed, that an assessment be undertaken to determine if the windows should be reinstalled into the building (if in line with the proposed reuse) or if they should be used as an interpretation feature, displayed in an appropriate area that will provide protection for these significant items. The windows should remain with the site to ensure context and continuity of significance is maintained.'

Refer to the **Engineers Report by Calare Civil Engineers** (1st March 2019) which notes in summary:

'Inspection has revealed that the building is structurally adequate but has suffered moderate damage due to reactive clay movement, which is a typical scenario for many buildings in the Bathurst area.' The area where the church is located is in an area of reactive soil (M-H2).

Their inspection revealed cracking internally, vertical and stepwise, of 5-15mm in width, and externally, cracks of 15-20mm in width. They recommended traditional repairs to the brickwork to match the existing materials and bonds, stressing that the building should only be repaired, as necessary, but fitting "Helifix" ties if required.

Additional they recommended remedial maintenance including monitoring the wall cracking, checking the stormwater system and ensuring that all ground water is directed away from the building; checking soundness of flashings to roof and roof 'slates' and to check underfloor piers and repair as necessary.

3.03 THE SITE

The church site is 2000 m². 40 m wide and 50 m deep.

The existing building is located towards the front half of the site and central to the street address. The building is approximately 110 m² and so covers about 6 % of the site.

The site is generally open grass with some perimeter trees including eucalyptus at the back of the site, a golden cypress near the entry and others deciduous and evergreen specimens along the boundaries. The golden cypress is now old and in poor condition and the other two front boundary 'trees' are poorly placed and possibly self-sown. The site requires maintenance, such as grass cutting and removal of weeds and debris.

To the south western boundary is a row of small deciduous trees that should be retained as they provide a good boundary and curtilage line to the building. The church site would however benefit greatly from a landscape plan that can frame, and not block, the views of the church, retaining only the southern boundary plantings and the eucalyptus.

The site falls from the south rear corner to north front corner and is approx. 3 m in 60 m, or 4 degrees.

Services connected to the site are drainage, sewer across the front of the site and power to the north east corner.

There is a bus shelter at the front of the site.

There is a vehicular crossing onto the site to the northern end, but no parking bays marked on site. Parking is generally on the street, but in church service times vehicles probably parked on the site.

3.04 SURROUNDING DEVELOPMENT

The neighbouring Lot 1 contains a development that consists of a Community Hall, a large rectangular building with children's play equipment, under a shade sail, beside it. It is owned by the Bathurst Regional Council. This is a largescale building in the order of 600 or 700 m². It has a stepped blockwork façade, side walls in brickwork and a long gable roof clad in light coloured corrugated iron.

Lot 9 The land to the SE (rear) is vacant.

Lot 3 Land to the SW is residential but the house is set well back and addresses the rear street.

Opposite the church in Rockley Street is a large open field: The Village Square.



FIGURE 14 SITE MAP SHOWING SOME SERVICES COURTESY BRC

The fences around the church are timber post and mesh, with a double iron gates of wrought iron. The fence is in poor condition and is rusty in parts. It needs maintenance but could be retained.

There are good views to and from the church due to its elevation.

Associated Places: Perthville is strongly represented by religious places. Beside St Martin's Anglican Church there is the Convent of the Sisters of St. Joseph, St John's Catholic Church, now converted to accommodation, Perthville Uniting Church, and a Baptist Church.



FIGURE 15 STREETScape COMPILED FROM GOOGLE MAPS



FIGURE 16 AERIAL VIEW FROM SIX MAPS

3.05 SITE CURTILAGE

The Heritage Office defines Heritage Curtilages as ‘the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance’.

The curtilage of a building needs to be determined upon the evidence in each case. The relevant evidence should include the nature of the use of the building, any visual or physical separation of the building and the land immediately and otherwise surrounding. It may be that by changing the surrounds of a building, through fences, walls, buildings, and landscape elements the curtilage can be redefined.

A building generally sits well in a setting that provides a proportionate area around it. For example, if there is a similar space around the item to its height, this allows for a good visual proportion to the setting. Curtilage need not simply run into the next object in the landscape.

The curtilage of this building is well defined on two sides: The street side boundary to the north west with its fence line and the side boundary to the south west, which has a hedge of trees providing a clear end to the setting, or curtilage, of the building.

The other two sides, rear and the north-east side, are less well defined and are also, to some degree, less significant to the heritage item, as they are not part of the physical and visual approaches to the building.

The neighbouring building, the community hall, is a much larger structure than the church, and is a relatively new building. A simple large rectangle on plan with face brick side walls, a stepped blockwork façade, and a white metal deck roof. The design and scale appear to have taken little or no notice of this heritage item in its vicinity. It has strongly affected the views to and from the church building.

The land to the rear is unused space, occupied by a few scattered trees.

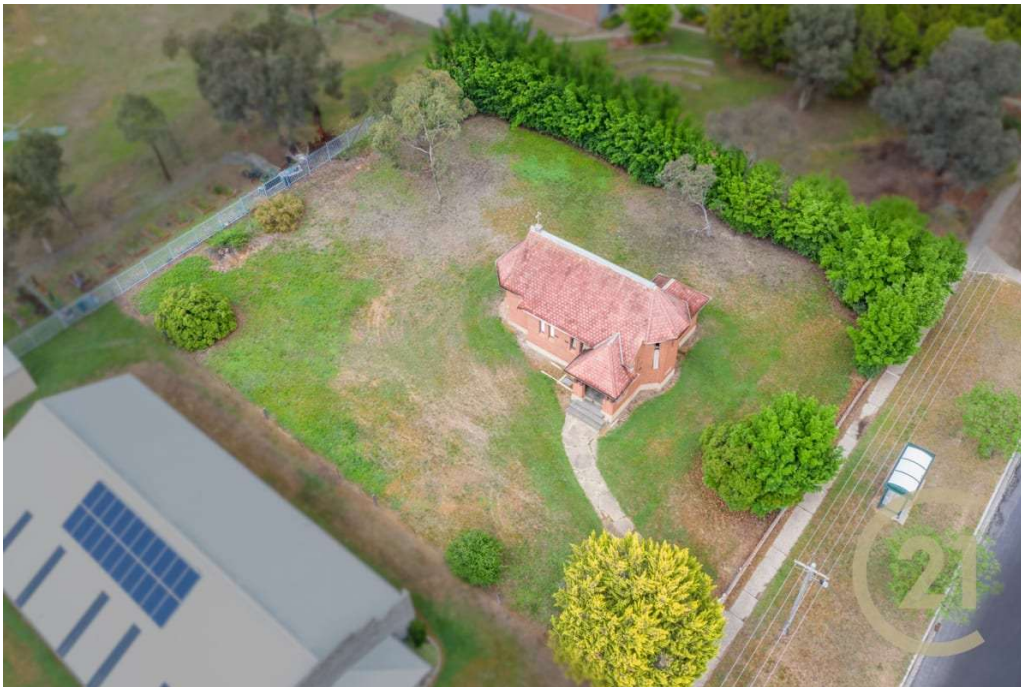


FIGURE 17 AERIAL VIEW TAKEN FROM THE NORTH DEC 2018. IMAGE BY CENTURY 21 BATHURST REAL ESTATE

The curtilage of the church building could be reduced to create a better visual curtilage or setting on the rear and north eastern side of the church, using vegetation, fences, buildings, or walls. Any excess land could be joined with the adjacent land.

Because of the slope of the land, the rear land is slightly less suitable for an addition to the church in that any additions on the same level of the church would create a slightly deeper cut to the ground. This slope is a constraint on the site.

3.06 ARCHITECTURAL COMPARISONS

The architect Louis Williams designed many church structures. Some were of a similar scale to this one at Perthville, but the majority were larger. Williams was known in that period as the 'Ecclesiastical Architect' and in 1925 was asked by the Australian Church Congress to design 'A Type of Small Church suitable for Australian Bush Parishes'. There was a strong revival in church attendance and religious life after WWI.

Gilgandra Church, St. Ambrose. (1921) State listing.

St. Ambrose Church commemorates the town of Gilgandra's unique place in Australia's WW1 history, as the place where Australia's first and largest 'snow balling' recruitment march began. The Church was constructed using locally raised funds and a substantial peace and thanks-giving donation from the parishioners of St. Ambrose Church Bournemouth, England. The donation was awarded to Gilgandra (over other towns in the British dominions) due to the town's remarkable war service record which included the 1915 Cooee March. The substantial peace and thanks-giving donation given to Gilgandra for the construction of St. Ambrose Church, appears to be unique within NSW and Australia.

St. Ambrose Church was designed by prominent Melbourne architect Louis Reginald Williams (1890-1980). Williams is one of Australia's foremost ecclesiastical architects. St. Ambrose Church is a fine example of a relatively early Louis Williams church. The Church exhibits several characteristics of Williams' style. St. Ambrose Church is also a good representative example of the Inter-War Gothic style of architecture (c.1915 - c.1940) of which Williams was a key practitioner.



FIGURE 18 GILGANDRA ANGLICAN CHURCH (SOURCE SHI DATA)

West Wyalong St Barnabas Church. (1936) no listing

Designed by L. Williams in the Arts & Craft style, the church is an inter-war gothic building. Built in face brick with a Marseille tiled roof gabled roof. Comprises nave, transept with impressive bell tower at the street corner.



FIGURE 19 WEST WYALONG ANGLICAN CHURCH (SOURCE WWW)

Parkes St George (1926-7) State listing.

Designed by L. Williams in the Arts & Craft style, the church is an inter-war gothic building. Built in face brick with various bonds, with a Marseille tiled roof. Comprises nave, transept with impressive squat tower at the crossing, north aisle, and chancel. Central tower and subsidiary towers on the north and west sides have decorative brick details. Interior is exposed brick with interesting details including pilaster, corbelled string courses and corbelled arches. The timber roof has hammer-beam trusses. The numerous stained-glass windows include a large west end three light war memorial window commemorating the RAN, AIF and RAAF.



FIGURE 20 PARKES ANGLICAN CHURCH OF ST GEORGE (SOURCE SHI DATA)

Peak Hill St Stephens (1929) No listing

Designed by L. Williams in the Arts & Craft style, the church is an inter-war building. Built in face brick with various bonds, with a Marseille tiled roof and large decorative rose window in the front gable, surmounted by Latin cross. Side entry porch. Matching front fence.



FIGURE 21 PEAK HILL ANGLICAN CHURCH (SOURCE WWW)

Broken Hill St Peters (1928) Local listing

In January 1922, a violent dust storm severely damaged the original St Peters Anglican Church. Demolition was required and the remains of the building were removed to allow for construction of a new church designed by L Williams. In 1928 a foundation stone was laid by the Bishop of Riverina. The church continues to function as the principal Anglican Church in Broken Hill. Slightly unusual for Williams it is in Blond brick with full gable façade and round arched niche openings.



FIGURE 22 BROKEN HILL ANGLICAN CHURCH (SOURCE SHI DATA)

Narromine St Marys (1927) no listing.

Designed by Louis Williams this medium sized church in full brick and terracotta tiled gabled roof with deep overhanging eaves and large porch is similar, but larger in scale than the church at Perthville.



FIGURE 23 ST MARYS NARROMINE (SOURCE WWW)

Canowindra All Saints (1927). Local listing.

The first church at Canowindra was destroyed by fire in 1891. This church is the third one erected on the site in 1928. Designed by Louis Williams. There are many other memorials in the church donated by pioneer families and parishioners.



FIGURE 24 ALL SAINTS CHURCH AT CANOWINDRA (SOURCE SHI DATA)

Mullumbimby (1921-2) local listing.

A social and cultural icon of the precinct, this building is a War Memorial Church. It has been used for worship, weddings and funerals of settlers, amongst whom were religious and civic office holders, musical recitals, festivals, and it has been a feature of the landscape of the town and important to the daily lives of generations of settlers of the town for more than eighty years. Rev. J. H. Kittel suggested the idea of a Memorial Church to preserve the memory of men who served in World War 1. Mr. Louis Williams, an architect from Melbourne,

prepared the plans. Designed by Louis Williams, the church is a full brick construction with a terracotta tile roof and an engaged bell tower. The exterior features an arcade on the north side. The interior features the robust wooden beams and rafters supporting roof. The church has several memorial stained-glass memorial windows.



FIGURE 25 MULLUMBIMBY WALL MEMORIAL CHURCH (SOURCE SHI DATA)

The comparisons above show that Louis Williams work is well recognised with two of these churches listed as state significant items and another three locally listed. However, this church at Perthville is rare among them as being a particularly small example of his work, which was built as designed and has a high degree of integrity. It could be considered for future State listing.

It is visually most like the church at Narromine.

Local comparisons

Louis Williams was the architect for other Anglican buildings in Bathurst. Notably the Walshaw Hall and the Warriors Chapel which forms a major part of All Saints Cathedral. Williams held a special place of regard as the Diocesan architect as revealed in the history in this CMP. Examples of his work in these buildings that compare to St Mathews include his love of fine and detailed brickwork, steep overhanging roofs with exposed rafters, slender windows and fine detailing.



FIGURE 26 THE WALSHAW HALL BATHURST

4.0 ASSESSMENT OF SIGNIFICANCE

4.01 LEVEL OF SIGNIFICANCE

As the whole of this church was effectively built at one time, it has a high degree of integrity and the level of significance is manifestly the same level, a high level, for all its fabric.

4.02 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).

This inter-war gothic building was an important addition to the village of Perthville after WWI when religious life was strengthened after the Great War. The Perthville Church was intended from inception to be a 'Soldiers' Memorial Church' under the keen enthusiasm of local Bishop Merrick Long (1874-1930).

4.03 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).

Designed by successful architect Louis Reginald Williams in the Gothic Arts and Craft style instigated by William Morris.

Important to the members of the congregation of the Anglican church in Perthville and the wider community, who raised the bulk, if not all, of the funding.

An excellent example of the work of builder Edward Abraham Wright.

4.04 CRITERION (C)

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

St Martin's is a fine example of the relatively early church design work of Louis Reginald Williams, an ecclesiastical architect for the Church of England (later the Anglican Church) and other protestant faiths, and an example of his work that is virtually unaltered since construction save some minor works and repairs.

Typical details in St Martin's that express in particular the design of Williams were the face brickwork, slender windows, expressed timber detailing such as the hammer trusses and sanctuary ceiling, wide eaves and a building envelope where scale and proportion are well considered.

This building can be aesthetically and historically linked to other, if grander, contemporary projects locally, notably the Walshaw Memorial Hall (1924) and the Warriors' Chapel (foundation stone 1920).

4.05 CRITERION (D)

An item has strong or special association with a community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Important place of spiritual significance and community celebrations for the Anglicans of Perthville.

4.06 CRITERION (E)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

Interesting example of the construction of functional buildings as memorials in the period between the wars. Excellent example of Arts and Crafts building style.

4.07 CRITERION (F)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

A rare intact example of a small church by Louis Williams. One of the few surviving examples of Louis Williams' work from the interwar period to have been built as he intended.

Also, rare surviving examples of the builder's work that was not residential. Edward Abraham Wright (1868-1928), an experienced and respected Bathurst building contractor, active in the trade since 1894.

4.08 CRITERION (G)

An item is important in demonstrating the principal characteristics of a class of NSW's

The building demonstrates the aesthetic characteristics of 'Arts and Crafts' Gothic style.

4.09 HISTORIC THEMES

Australian	NSW	local
4. Settlement-Building settlements, towns, and cities	Towns, suburbs, and villages-Activities associated with creating, planning, and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Rural and village lifestyle.
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with systems of faith and worship	Rural and village churches. Exemplary example church architectural building styles.

5.0 STATEMENT OF SIGNIFICANCE

St Martin's church built from 1923 (foundation stone) to 1926 (consecration) is a fine example of an 'Arts and Crafts' inter-war Gothic church by ecclesiastical architect Louis Reginald Williams. This example is rare example from the interwar period as it has a high degree of integrity, is virtually unaltered since construction and was built to design.

The Perthville Church was intended from inception to be a 'Soldiers' Memorial Church' under the keen enthusiasm of local Bishop Merrick Long (1874-1930) when religious life was strengthened after the Great War.

This Anglican church was an important addition to the village of Perthville, to the members of the congregation and the wider community, who raised the bulk, if not all, of the funding and used it for worship and celebrations.

Typical details in St Martin's that express in particular the design style of Williams were the face brickwork, slender windows, expressed timber detailing such as the hammer trusses and sanctuary ceiling, wide eaves and a building envelope where scale and proportion are well considered.

This building can be aesthetically and historically linked to other contemporary projects locally, notably the Walshaw Memorial Hall (1924) and the Warriors' Chapel (foundation stone 1920).

The builder Edward Abraham Wright (1868-1928), was a respected Bathurst building contractor, active in the trade since 1894. This is rare surviving examples of his work that is not residential.

5.02 LEVELS OF SIGNIFICANCE

As noted above the whole of this church has a high degree of integrity and the level of significance is manifestly the same level, a high level, for all its fabric except some minor items notably the Stain glass windows that were relocated from Lagoon church and inserted in this building in 1999.



FIGURE 27 VIEW OF ST MARTIN'S FROM THE EAST

6.0 MANAGEMENT OF SIGNIFICANCE- CONSTRAINTS AND OPPORTUNITIES.

Constraints and opportunities arise from the building's significance and how it is to be managed. They arise also from its past, present, and proposed use, and from the buildings location and setting.

6.01 CONSTRAINTS ARISING FROM THE BUILDING AND ITS SETTING

- i. The historical physical approach to the building is from the north to the northern porch on foot. The visual aspect of the building from this approach and from the passing Rockley Street should be retained, minimising change.
- ii. Any additions to the church should be behind the building line on the west, and even further behind the whole building on the east to minimise the visual effect. See Diagram.
- iii. The porch is at the highest point above natural ground and so the most difficult entry point for wheelchair and ambulant accessibility.
- iv. The sanctuary is the space that can least support change. This is the sacred religious space in a church and in this case is an area of most unusual construction. It is a step up from the main floor and has a unique ceiling construction that should be retained in view.
- v. The nave is also a difficult space to alter, but if divisions or partitions are added they should be light, possibly glazed, align with trusses over and leave the trusses exposed. They should be removeable.
- vi. The baptistry apse is a difficult space to reuse as it is small and has a step up from the floor.
- vii. The building can be repurposed as it no longer has a church function, but new uses should be mindful of its religious and community past uses.
- viii. Because of the slope of the land, additions at the same level as the existing building would effectively cause 'cut' into the ground. This is a greater constraint on the eastern and rear sides.

6.02 CONSTRAINTS ARISING FROM THE BUILDINGS SIGNIFICANT PAST USE

- ix. As the building was formerly a place of worship be mindful of those past activities. The Sanctuary where the priest observed the mass or communion service; the nave where the congregation participated in the mass, and the Baptistry where children and adults were baptised were all important functions of the church, so that almost all the fabric, internal and external is of the highest level of significance and should not be altered.
- x. Funding for the church was principally raised locally and there is a strong sense of community ownership.

6.03 OPPORTUNITIES ARISING FROM THE BUILDING AND ITS SETTING.

- xi. The building can be repurposed as it no longer has its historical function.
- xii. The Vestry space is the space that can most easily support change. This space was used for the parish priest or minister to prepare and robe up before a service. Its entry door is away from the street view.
- xiii. The door from the Vestry is closer to the ground than the present main entry and so may provide easier disabled access.
- xiv. Opportunity exist for additions to the east and south-west sides of the building. The south-east side has visual protection and curtilage through the established boundary tree line and does not affect the most significant traditional view of the church.

6.04 OPPORTUNITIES ARISING FROM THE BUILDING FABRIC.

- xv. The lighting in the church is not original and should be redesigned and reinstalled to enhance the setting.
- xvi. The property has a run-down poor landscape of many random plantings which do not enhance the building. This offers an opportunity to replan the landscape setting to frame the building and strengthen its curtilage and views.

6.05 OPPORTUNITIES ARISING FROM THE SITE

- xvii. The plants screening the south-west of the site offer natural visual curtilage.
- xviii. Large land site offers opportunity for development, subdivision, and on-site parking.
- xix. Services are available on site: power, drainage, and sewer.
- xx. There are space opportunities for additions and new development.



FIGURE 28 THE LANDSCAPE AROUND THE CHURCH IS LARGE RANDOM PLANTINGS.

6.06 DIAGRAMS ILLUSTRATING CONSTRAINTS AND OPPORTUNITIES ON THE SITE

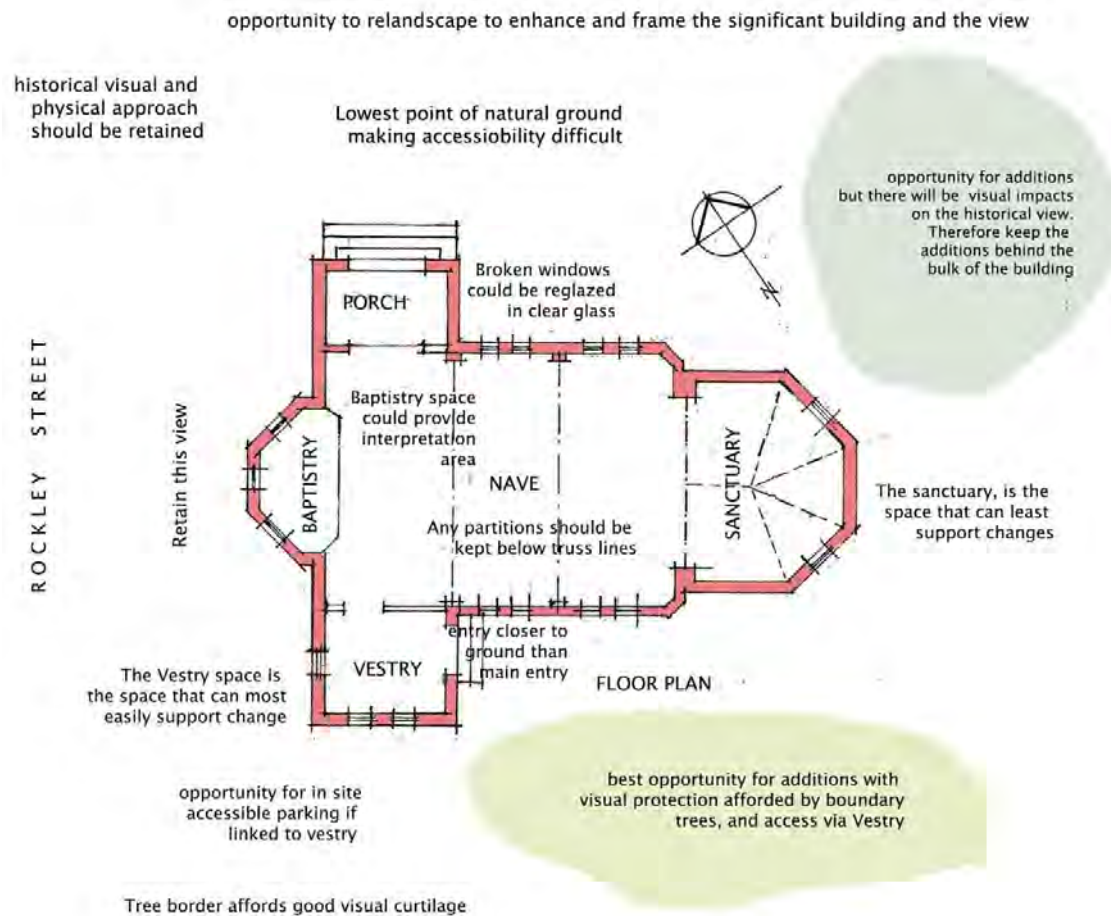


FIGURE 29 DIAGRAM ILLUSTRATING OPPORTUNITIES AND CONSTRAINTS OF THE BUILDING

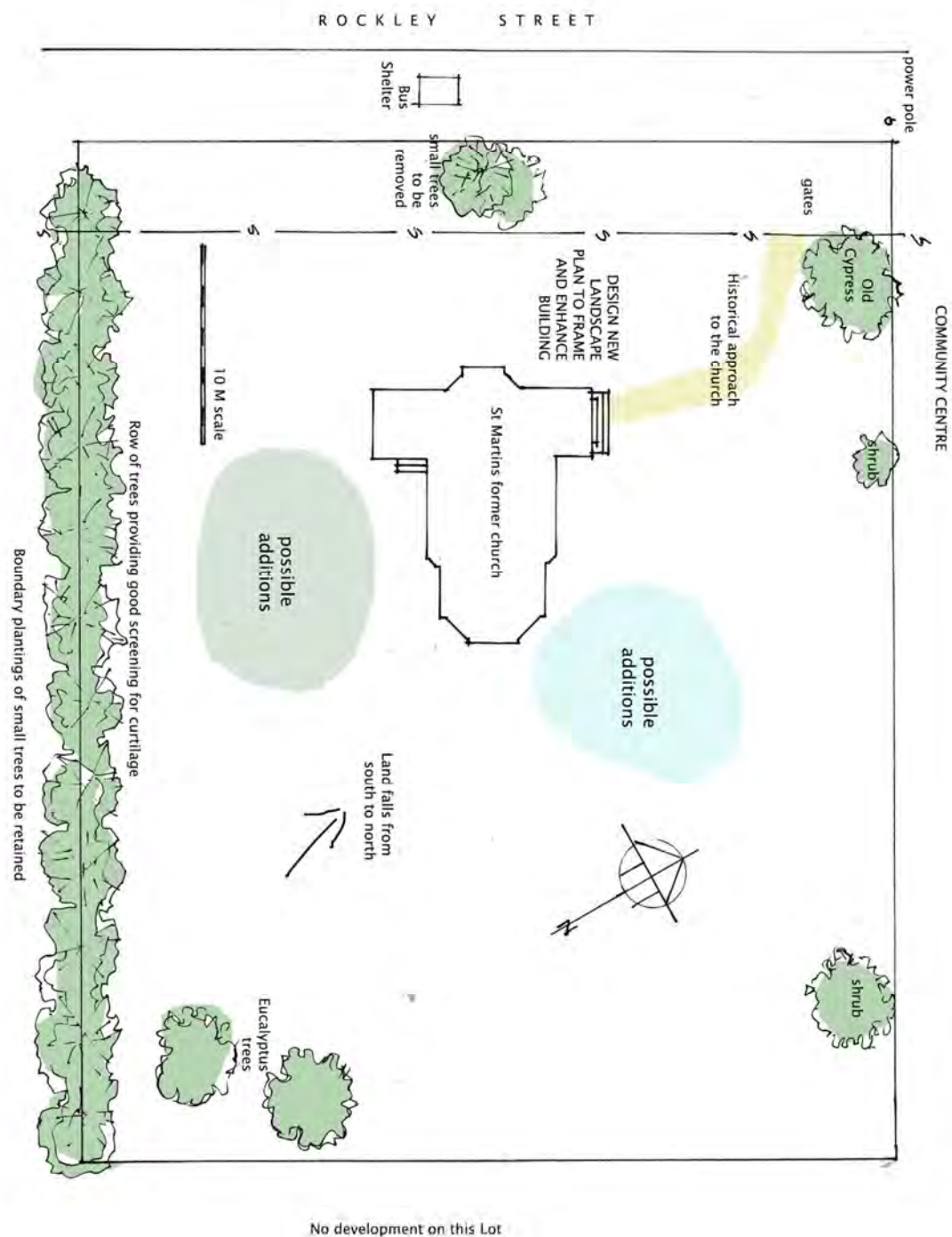


FIGURE 30 DIAGRAM ILLUSTRATING OPPORTUNITIES AND CONSTRAINTS OF THE SITE

7.0 MANAGEMENT OF SIGNIFICANCE - CONSERVATION POLICIES

7.01 POLICIES TO RETAIN SIGNIFICANCE

- It is important in the preservation of the building and its setting to retain as much original fabric as possible. Repair and maintain the significant fabric.
- Future uses should be compatible so far as possible with the former uses.
- When changes are necessary and new work is unavoidable to the significant fabric, the church building, additional material will be brought onto the site. These materials should be selected as being compatible with the original materials. They should respect what has gone before.
- Where new additions are necessary to make the site useable and viable, these additions should be placed so as not to compete aesthetically with the significant building. The location of extensions and the materials selected should be compatible in scale but need not copy the past.

7.02 POLICIES WITH REGARD TO COMPLIANCE WITH THE BURRA CHARTER

(The Burra Charter is the guiding document on conservation and 'best practice'. A full reading is recommended.)

- This building has been built in one stage. It is generally intact from its construction year 1926. This fabric is highly significant, with a high level of integrity and should be retained without alteration, except as necessary in minor ways to facilitate access, services, and amenity. This would include alteration of doorways, minor service penetrations, or if warranted, a new opening.
- Changes to the building should, as far as possible, minimize effects on the original fabric and be reversible. However, some change will be necessary to provide disabled and ambulant accessibility to the building and services. Where changes occur, they should be recorded, and any significant materials removed should be stored.

7.03 POLICIES ARISING FROM PROPOSED OR FEASIBLE USES AND THE OWNER'S REQUIREMENTS

- Preference for uses should be given to those activities that respect the original fabric and allow public access.
- Discourage unsuitable uses that will cause undue alteration to fabric or considerable intrusion of services.
- Refer to the opportunities and constraints when planning alterations or additions.

7.04 POLICIES ARISING FROM THE PHYSICAL CONDITION

- Maintain the building. Refer to the Maintenance Plan by Hyperion Design.

- Repair and maintain the building as per Calare Civil Engineer's report.
- When repairs must be carried out, copy the original materials and methods. This type of work may include relaying loose brickwork or repairing cracks or mortar. Repairing or replacing roof tiles and flashings, repairs to original timber windows and doors.
- When the fabric of the roof can no longer be repaired consider roof tiling or slates as an alternative, as this would have been the original architect's choice. Refer options given below. Structural concerns may have to take precedence. See section 12.1
- Maintain records of site works and repairs carried out on a regular basis.
- When there is a need to provide semi ambulant or wheelchair access consider options that can be removed. Do not pour concrete against the face of the building. Refer to constraints and opportunities.

7.05 POLICIES ARISING FROM THE SETTING OR CURTILAGE

The setting of the building in Rockley Street Perthville and its relationship to the site, other buildings in the vicinity and landscaping elements are important parts of its significance.

- Retain aesthetic significance and place in the streetscape.
- Maintain views to and from the site. Plan a new landscape for the site that frames and enhances the building.
- Repair façade fabric to an earlier known state.
- Record any new information about the history of the place that comes to light through on-site objects or archival materials. (eg Photographs of past events)
- Plan any extensions well behind the building line.

8.0 GUIDANCE DOCUMENTS

The following policies could be further developed to guide aspects of the future care and use of this building. These are

- Archaeology Policy: While it is not likely in this case that archaeology will be an issue, it is important to know that the site has some potential to reveal items of significance due to its long period of settlement. If archaeological materials are disturbed, notify council's heritage planner, and ask for instructions.
- Interpretation Policy: 'Interpretation' is the method employed to communicate the value and meaning of the past use of the building and its history and value to others. Refer to the Heritage Branch of the Dept. of Planning have a guiding document 'Heritage Interpretation Policy and Principles'. The former Baptistry provides an opportune space for an interpretation display which could include:
 - i. A board that describes the history and significance of the place.
 - ii. The placement of the leadlight windows, wall mounted and possibly backlit with information about their significance as a war memorial.

- iii. The chancel rails could be relocated to this position, so that they remain within the building.
- iv. The font space (Circle on the carpet) could be covered or explained.

9. STANDARD EXEMPTIONS

Council should apply relevant 'standard exemptions' to carry out any work on an as needs basis. Standard exemptions cover minor work and are unlikely to have a material effect on the significance of the place. They also provide a good guide as to what work can be carried out on a significant item without a formal application.

Standard Exemptions from the Heritage Branch that could apply to this building are

- Maintenance and Cleaning.
- Repairs, matching the original work.
- Painting existing painted surfaces such as render, steel or timber. Consider original colours as a first choice.
- Excavation for services.
- Restoration, where original material has been removed.
- Minor activities with no adverse impact on heritage significance is caused.
- Temporary structures.
- Landscape maintenance.
- Signage such as interpretive signs.
- Safety and security such as temporary fences due to structural stabilization or safety risk.

10. COMPATIBLE USES

Allowable Uses that respect the former use of the building as a place of religion and community access. As a church this building would have accommodated weddings, funerals, and celebrations such as Christmas, Easter, and harvest festivals. Sunday school was probably also an activity along with family services including music recitals and readings.

The historical uses will be largely discontinued as this is no longer a consecrated church. However, the related activities such as weddings, life celebrations and funerals could still occur.

Activities that bring in community use, with families, shared interest groups and children should be encouraged as this building is one of significance in the local community.

Uses to be Discouraged: Uses that require considerable change to the fabric such as many new services, changes to existing walls, additions larger than the original building or permanent changes to the building internally, especially in the Sanctuary and Nave.

11. ALTERATIONS AND ADDITIONS

11.01 OWNERS REQUIREMENTS

This CMP addresses the following at Councils request:

‘What might be required to enable an appropriate adaptive reuse of the building and how this might best be done (e.g how appropriate alterations and additions could be incorporated for additional rooms and amenities for some sort of cultural/community use or business use will need some level of amenities and accessibility.)

The identification of building envelopes and building materials and styles that might be suitable for new buildings on the site given the amount of vacant land around the church. Sketches will be freehand to scale or hand drafted.’

The existing significant fabric, the opportunities and constraints and the conservation policies guide this work. As with any good infill development there is a need to be sympathetic to the existing building in some visual ways such as bulk, scale, colours, and materials. New additions generally should not obscure the listed item, detract from it, nor compete strongly with it. The original listed item should be clearly discernible.

All the other parameters such as today's standards of access, parking and the characteristics of the site must also be taken in consideration. Concept plans below are suggestive only of what could be built on the site.

11.02 THE WIDER COMMUNITY

The majority of the community would similarly like to see the building reused to keep it maintained and accessible.

This building is very visible from the community's open square and the community contributed strongly if not completely to its construction costs. The building could be of used for community purposes and in ways relating to the use of the square opposite, such as market and fete days, displays, service support and possibly Armistice Day commemorations.

11.03 ADAPTATION FOR SERVICES

Adaptation may be necessary for the following services.

- Lighting and electricity: Refer to clauses Building Description in section 3.0
- Water and Waste Services: new and existing stormwater needs to be piped to the street. Consider an on-site water tank for toilet and gardening purposes, located at the rear.
- Mechanical and heating Services: Heating and cooling could be achieved via the underfloor of the existing church building, with outlet grills in the floor. Any mechanical equipment should be kept to the rear of the building and screened.
- Security Services: As per council's requirement.
- Fire Safety: Fire alarms, fire extinguishers and blankets should be installed to meet current standards. Be mindful of the visual affect such services can have and place any apparatus carefully to minimise visual damage to significant fabric.

12.0 CONCEPT PLANS

The following plans express some of the potential alterations and additions that could be followed on this site in keeping with the policies set out in this document and make the most of constraints and opportunities.

New additions should sit behind the building line and be no larger in scale and bulk.

12.1 BUILDING MATERIALS AND STYLES

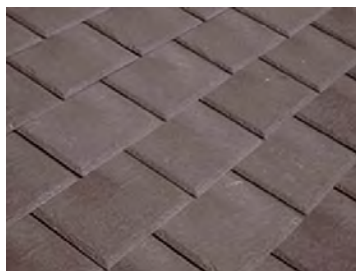
Three concepts are shown here in free hand to scale to illustrate.

The first is the minimal change to the exterior fabric. Almost no change outside except regarding access. However, it does require changes internally that should be reversible so far as possible, and minimum service penetrations to accommodate amenities.

The second and third concepts look to add additional space to the building and minimise alterations inside the existing building. However, a combination of external additions and internal changes is also possible.

Materials selection and scale are important to blend the new additions sympathetically. Parameters include

- A simple style building, not mimicking the past.
- Light weight structures with some re-use of brickwork.
- Slim windows.
- A proportional size overall that relates to the main body of the church, nave plus sanctuary, but not larger.
- A roof that pitches in a similar slope, slightly lower, but not higher.
- Easy access to ground, so a slab on ground is preferable.
- Easy access to disabled carparking space.
- A matching main floor level.
- Lightweight or glass connection
- Colours that blend, or, are not discordant.
- Internal additions that can be removed.
- When the building is extended, it will not be possible to match the roof cladding. At that point consider, if it is necessary for future maintenance, recladding the roof of the church. There are slate like tiles or choose flat terracotta tiles or custom orb. Colour should be selected in warm tones to reflect the past.



Enviro slate



Monier shingle

FIGURE 31 POSSIBLE FUTURE ROOF COVERINGS

12.2 FLOOR PLAN FOR INTERNAL CHANGES

This sketch plan illustrates possible changes to the interior if the building remains a stand-alone structure. However, plans should be explored before such changes are made so that work does not inhibit future plans. For example, the accessible wc could be a portable facility located outside the structure.

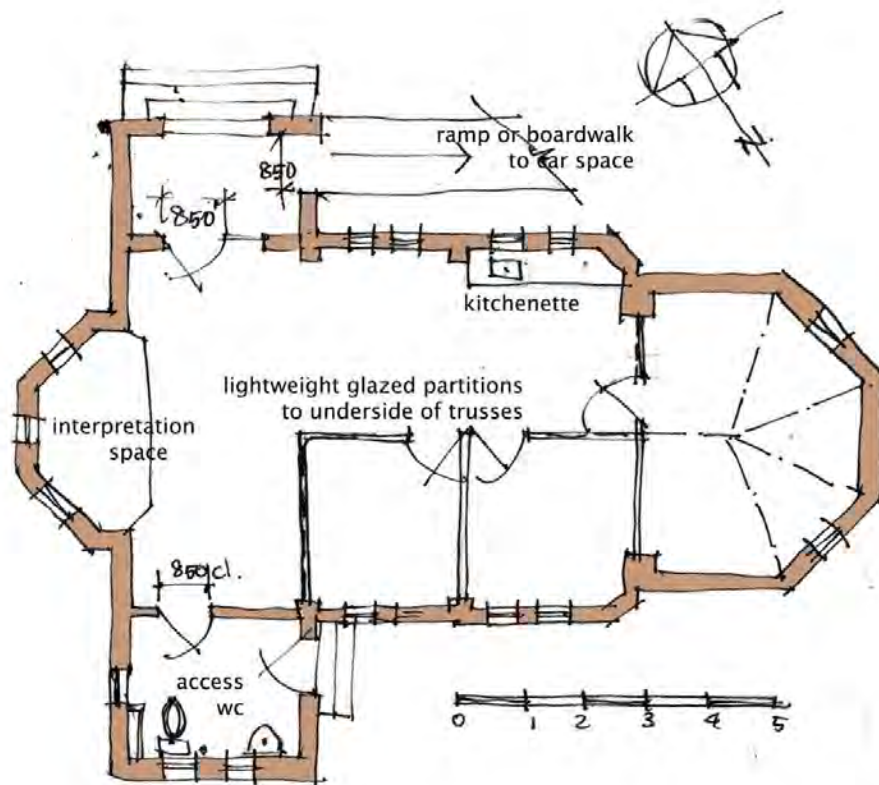


FIGURE 32 SKETCH OF POSSIBLE ALTERATIONS TO CHURCH BUILDING

12.3 FLOOR PLAN FOR ADDITIONS WESTERN SIDE

This sketch plan illustrates additions to the southern side that would enable:

- Light link into building via vestry.
- Additions to be behind the existing building line so as not to compete with the listed item.
- Similarity in scale but less height, and so, less bulky.
- Sympathetic in use of some similar materials such as face brickwork and high-pitched roof.
- Improved opportunity for disabled access.
- Amenities contained in the new build.
- Passive solar additions, oriented NE.

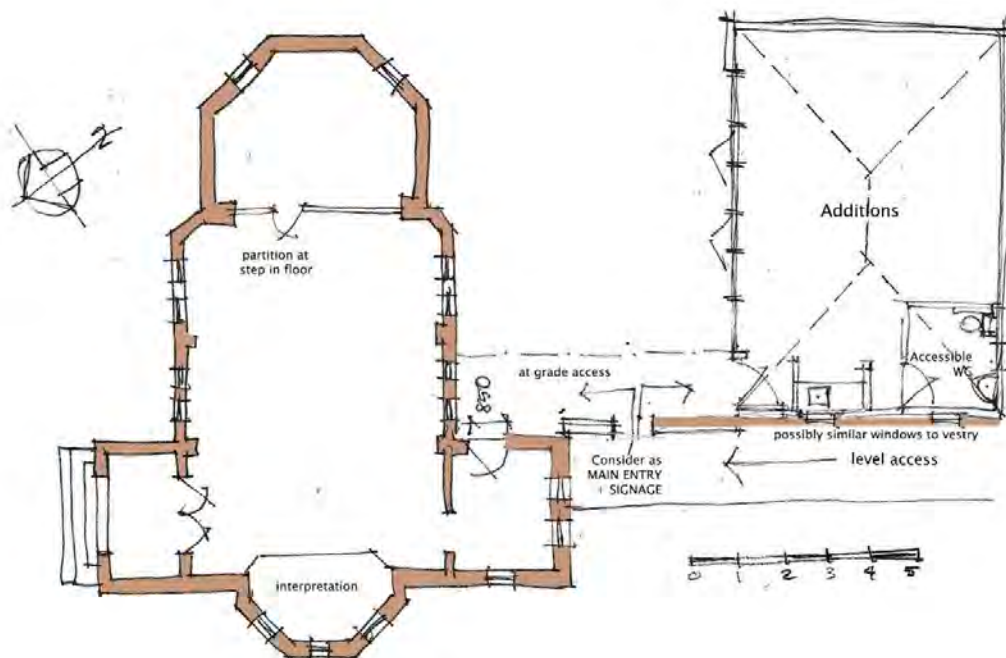
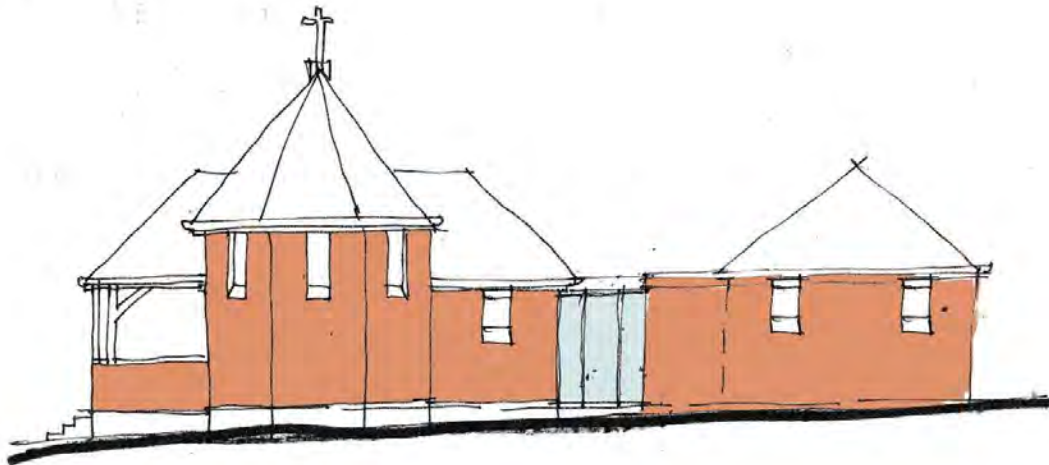


FIGURE 33 SKETCH OF POSSIBLE ADDITIONS TO THE SOUTH

12.4 FLOOR PLAN FOR ADDITIONS EASTERN SIDE

This sketch plan illustrates additions to the eastern side that would enable:

- Light link into building via front door or sanctuary.
- Additions to be behind the existing building line so as not to compete with the listed item.
- Similarity in scale but less bulky.
- Sympathetic in use of some similar materials such as face brickwork and high-pitched roof.
- Improved opportunity for disabled access.
- Amenities contained in the new build.

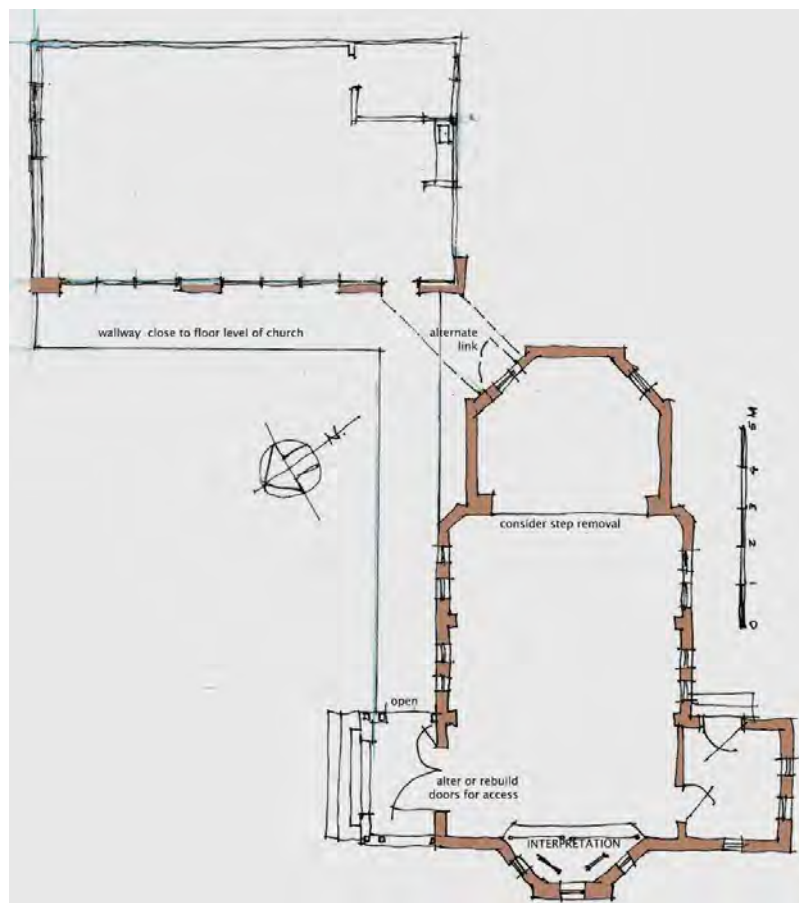
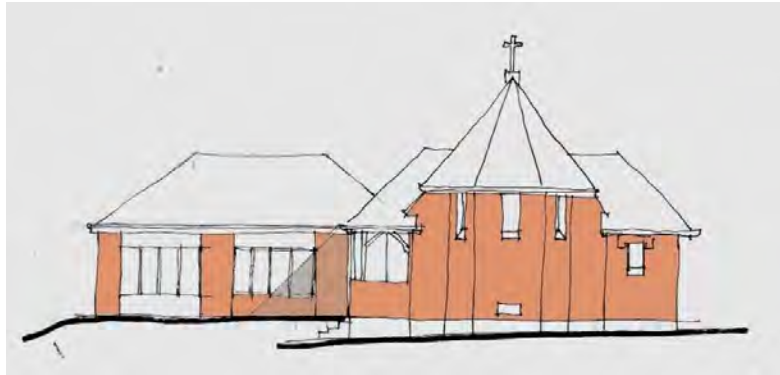


FIGURE 34 SKETCH OF POSSIBLE ADDITIONS TO THE EAST

13.0 ADOPTION IMPLEMENTATION AND REVIEW

- Bathurst Regional Council should review and adopt this Conservation Management Plan. This plan should then be made available to guide future decision making.
- Plan to regularly review of Conservation Policy at no less than 5 yearly intervals.
- Distribute the Conservation Policy to all interested parties.

14.0 ATTACHMENTS

1. Burra Charter

2. Maintenance report

3. Structural Report

4. Shi Data Form



FIGURE 35 IMAGE BY CENTURY 21 DECEMBER 2018

THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the following Charter was adopted by Australia ICOMOS on 19th August 1979 at Burra Burra. Revisions were adopted on 23rd February 1981 and on 23 April 1988.

Definitions

Article 1. For the purpose of this Charter:

1.1 *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.

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

1.3 *Fabric* means all the physical material of the *place*.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.

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

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* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.

1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.

1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

Article 1.1

Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Article 1.5

The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

maintenance — regular inspection and cleaning of gutters

repair involving restoration — returning of dislodged gutters to their place

repair involving reconstruction — replacing decayed gutters.

Conservation Principles

Article 2. The aim of *conservation* is to retain the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one aspect at the expense of others.

Article 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance*.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Article 2

Conservation should not be undertaken unless adequate resources are available to ensure that the fabric is not left in a vulnerable state and that the cultural significance of the place is not impaired. However, it must be emphasised that the best conservation often involves the least work and can be inexpensive.

Article 3

The traces of additions, alterations and earlier treatments on the fabric of a place are evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 6

An understanding of the cultural significance of a place is essential to its proper conservation. This should be achieved by means of a thorough investigation resulting in a report embodying a statement of cultural significance. The formal adoption of a statement of cultural significance is an essential prerequisite to the preparation of a conservation policy.

Article 7

Continuity of the use of a place in a particular way may be significant and therefore desirable.

Article 8

New construction work, including infill and additions, may be acceptable, provided:

- it does not reduce or obscure the cultural significance of the place
- it is in keeping with Article 8.

Article 9

Some structures were designed to be readily removable or already have a history of previous moves, e.g. prefabricated dwellings and popper-heads. Provided such a structure does not have a strong association with its present site, its removal may be considered.

If any structure is moved, it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Conservation Processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and, where necessary, the stabilization of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

Article 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state reveals the *cultural significance* of the *place*.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric*, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

Article 11

Preservation protects fabric without obscuring the evidence of its construction and use.

The process should always be applied:

where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance;

where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.

Article 12

Stabilization is a process which helps keep fabric intact and in a fixed position. When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric, stabilization may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

Article 13

See explanatory note for Article 2.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric of cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

Article 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any intervention in the *place*.

Article 24. Study of a *place* by any intervention in the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance* and proposed *conservation* procedure together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Articles 10 and 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

Article 25

The procedure will include the conservation processes referred to in Article 1.4 and other matters described in Guidelines to the Burra Charter: Conservation Policy.



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Heritage Maintenance Plan



Former St Martins Anglican Church

22 Rockley Street, Perthville NSW

Issued September 2019 :: DRAFT V1.1



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1. Introduction

*The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*¹ defines maintenance as being “the continuous protective care of fabric, content and setting of a place”.² Maintenance is crucial to the conservation of heritage buildings to prevent deterioration through neglect or inappropriate action. The maintenance objective for heritage buildings is to make their fabric last as enduring as possible by restricting the process of decay without damaging the character of the building.

Heritage assets require a specific and regular maintenance program to avoid ad hoc repairs that, over time, can result in a loss of cultural heritage significance. It is best practice to prepare a maintenance plan for each heritage asset to show the work proposed in each of the next five years at least. Appropriate and prompt maintenance and repair is an important part of any cost-effective conservation program.³

2. Project Background

Site Identification

The project site is the former St Martins Anglican Church completed in 1927 and located at 22 Rockley Street, Perthville. Its location is formally known as Lot 2, Section 15, DP758840 and the building is an item of local significance listed on the Bathurst Regional Local Environmental Plan 2014, Schedule 5 as item #I207.

Item Description

The former church is a single storey building of full masonry construction with an intact slate roof. The floor is constructed of bearers and joists with the load-bearing walls placed on strip footings. It has an entrance porch constructed from concrete stairs, masonry half walls, timber posts and a gable roof extension from the main building.

Aim of this Report

The Bathurst Regional Council purchased the property in 2019 and has no immediate plans for its use. As such, this Heritage Maintenance Plan (HMP) has been produced to ensure that

¹ Australia ICOMOS, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* 2013, Australia ICOMOS Inc, Burwood, Victoria.

² *ib id.*

³ Definition and background information taken from *Strategic Asset Management Framework*, Department of Housing and Public Works, Queensland Government.

preventative inspections and regular maintenance can be scheduled ensuring the most cost-effective method for the preservation of the asset.

This HMP encompasses two parts:

- Part A Outlines the various heritage fabric and describes the necessary works for its ongoing maintenance and management.
- Part B A Summary Maintenance Schedule providing short- and long-term timelines for ongoing inspections and works.

3. Terminology

The terms relating to heritage conservation used within this report are consistent with the definitions contained in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and *NSW Heritage Manual*⁴ as prepared by the New South Wales Heritage Office (now Heritage Division, OEH).

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

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

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

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

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.

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

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.

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

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

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

⁴ The NSW Heritage Manual was published in 1996 and was the primary reference document for heritage management in NSW. Due to major amendments to the Heritage Act, new guidelines now replace the Manual, the terminology however remains unaltered.

***Curtilage** is defined as the area of land surrounding an item that is required to retain its heritage significance. The nature and extent of the curtilage will vary and can include but is not limited to lot boundaries and visual catchments.*

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

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

4. Abbreviations

The following are common heritage associated abbreviations which may be used within this report:

Burra Charter	The Australia ICOMOS Charter for Places of Cultural Significance	IHO	Interim Heritage Order
DCP	Development Control Plan	LEP	Local Environmental Plan
DoL	NSW Department of Lands	LGA	Local Government Area
DoP	NSW Department of Planning	ML	Mitchell Library
EIS	Environmental Impact Statement	NP&W Act	National Parks and Wildlife Act 1974
EP&A	Act Environmental Planning and Assessment Act 1979	NT Register	Register of the National Trust (NSW)
EP&BC	Act Environment Protection and Biodiversity Conservation Act 1999	OEHS	Office of Environment and Heritage
EPI	Environmental Planning Instrument	RAIA	Royal Australian Institute of Architects
GG	NSW Government Gazette	RNE	Register of the National Estate
Heritage Act	New South Wales Heritage Act 1977	SA	State Archives NSW
HIS	Heritage Impact Statement	SEPP	State Environmental Planning Policy
HMP	Heritage Maintenance Plan	SHI	State Heritage Inventory
ICOMOS	International Council on Monuments and Sites	SHR	State Heritage Register
		SLNSW	State Library of New South Wales
		SoHI	Statement of Heritage Impact

Refer also to the document Heritage Terms and Abbreviations, published by the Heritage Office and available on the website: <http://www.environment.nsw.gov.au/heritage/index.htm>.

5. Disclaimer

The information provided in this Heritage Maintenance Plan is general in nature and in no way constitutes architectural or structural advice. Prior to any works being carried out it is recommended that qualified professionals in appropriate trades are consulted to ensure works information is based on up-to-date information and investigations. This report is provided to help provide a schedule and general information on works that may be required to conserve, maintain and continue usage of the heritage item.

6. PART A – Heritage Fabric

Heritage fabric and description of inspection or works recommended.

Roof Covering



Element	Description	Schedule	Life Cycle	Response
Slate/Tiles	Inspect for slipped, cracked or broken tiles or for tiles that have become porous.  Test tiles for asbestos. Tiles appear to be either asbestos or may be concrete fibro replacements.	7 years	50+ years	Inspect
Capping	Inspect for loose or raised fixings to capping, capping that have lifted, slipped or are deformed. Check whether capping tiles have cracked or broken mortar bedding, have slipped or are missing.	2 years	N/A	Inspect
Flashing	Inspect for failed roof flashing.	2 years	N/A	Inspect
General	Remove rubbish from the site.	3-6 months	N/A	Maintain
	Avoid			
	Walking on brittle slate tiles.	N/A	N/A	N/A

Element	Description	Schedule	Life Cycle	Response
	Combining dissimilar materials that will react with each other when conducting repairs.	N/A	N/A	N/A

Roof Drainage



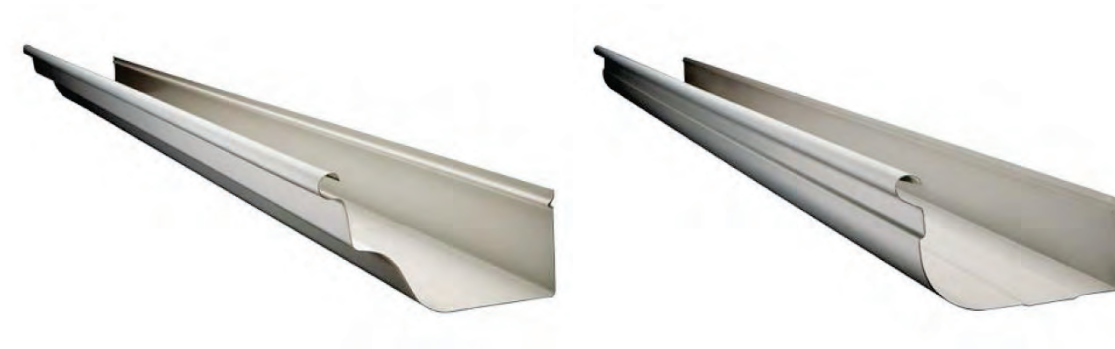
Element	Description	Schedule	Life Cycle	Response
Gutters	Inspect for rust stains around downpipe outlets, internal/external corners and downpipe offsets and shoes as appropriate.	2 years	10+ years	Inspect
General	Remove leaves from the gutters for better drainage away from the building.	3-6 months	N/A	Maintain
	Growth, moss or stains surrounding downpipes can indicate blockages. Look for downpipes that are squashed or damaged and restrict water flow.	3-6 months	N/A	
	Avoid			

Element	Description	Schedule	Life Cycle	Response
	Combining dissimilar materials that will react with each other when conducting repairs.			
	Placing ladders onto the gutters.			

Gutter Types

The guttering should reflect the period of the building and enhance or have neutral value when considering the significance of the item. Colour, shape and materials are all appropriate considerations. In this case the following are recommended:

Shape/Profile: Ogee 125 (left) or Quad (right)



Materials: Colorbond Steel (0.42 BMT Gauge)

Colour: Colorbond Terrain (brown) or Jasper (grey/brown)

Eaves

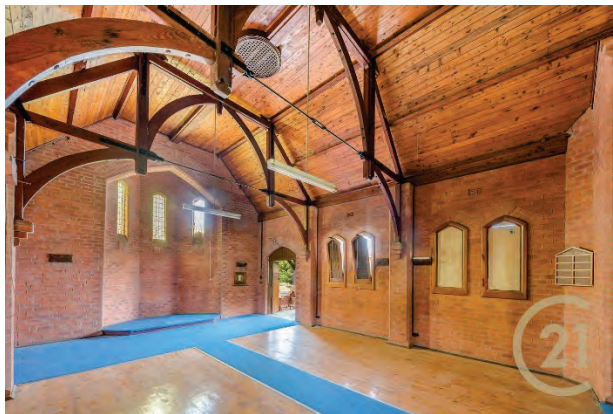


Element	Description	Schedule	Life Cycle	Response
General	Inspect for deterioration, damage and birds nesting for an indication of repairs required.	2 years	N/A	Inspect
	Check ventilation holes (if extant).	2 years	N/A	Inspect
	Identify cobwebs and wasp nests for removal.	2 years	N/A	Inspect and Maintain

Services

Element	Description	Schedule	Life Cycle	Response
Stormwater	Inspect for correct drainage from the building, blocked drains and gutters.	3-6 months	20+ years	Inspect and Maintain
Water	Inspect taps for drips and ease of operation. Look for wet areas within the property ground during dry period that may indicate issues with water seepage.	3-6 months	20+ years	

Fabric & Structure



Element	Description	Schedule	Life Cycle	Response
Brickwork	Inspect for loose, fretted, broken or missing mortar joints and bricks. Check if the brickwork is crumbling or has surface salts; this can indicate a moisture problem.	5 years	40-75 years	Inspect

Element	Description	Schedule	Life Cycle	Response
	Check for cracks, movement or signs of structural distress. Evaluate if a structural engineer is required to inspect.	5 years	N/A	Inspect and Maintain
Timber	Inspect for loose, deteriorated or missing timber in beams, rafters, posts, flooring, door jambs and window sills. Also, where any timber is in contact with ground for weathering and potential decay	5 years	20+ years	Inspect
	Inspect windows internally for evidence of water penetration that can indicate failed flashing or window structure.	2 years	10-15 years	Inspect
	Inspect the timber structures to ensure they are secure and true.	7 years	20+ years	Inspect
	Inspect for pest infestation such as termites and wood borers.	Annually	N/A	Inspect
Metal	Inspect any fixtures or fittings for signs of rust and damage. Ensure that they are secure and operable where relevant.	7 years	20+ years	Inspect
Doors	Inspect for loose jambs, decay at the threshold or damage from locks being forced. Is the threshold secure, decayed, excessively worn or broken? Are mouldings or stops secure and does the door operate satisfactorily? Are door joints firm, mouldings missing or damaged?	2 years	10-15 years	Inspect
Windows	Stained-glass windows should be inspected annually for damage, cracking and to ensure lead work is intact.	Annually	50-70 years	Inspect and Maintain
General	Inspect for grime, mould, growth from joints or vents, bird excretion and graffiti.	3-6 months	N/A	Inspect and Maintain
	Check whether hardware operates properly on doors and windows, or is loose, inadequate or damaged.	2 years	5 years	Inspect and Maintain
	Avoid			
	Covering wall vents or allowing build up around ground levels of the building.	N/A	N/A	N/A

Element	Description	Schedule	Life Cycle	Response
	Plantings or garden beds close to the walls.	N/A	N/A	N/A
	Applying anti-graffiti or protective coatings without consulting relevant experts about their effectiveness.	N/A	N/A	N/A
	Inappropriate cleaning of masonry, eg. Strong water jet cleaning or detergents that will cause harm.	N/A	N/A	N/A

Repointing

Repointing mortar joints is relatively inexpensive if undertaken on a as required basis, and prior to significant structural damage being done. In general, the following steps should be undertaken:

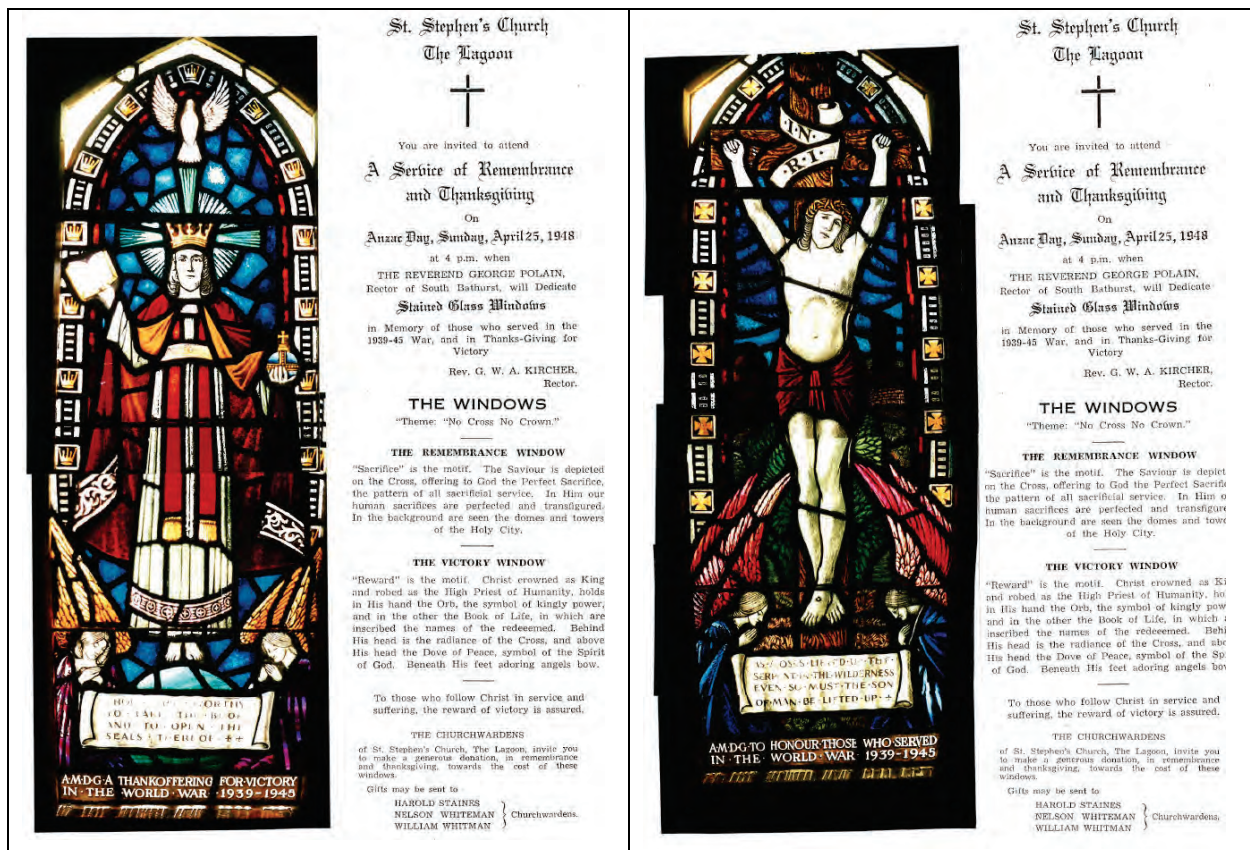
1. Rake out all damaged mortar joints. Generally, a minimum of 50mm should be removed to be of optimum effectiveness (although this is only a guide and each individual case should be assessed by a qualified professional).
2. Remove any dust, debris, or other contaminants from the area to be repaired.
3. Assess whether the existing affected area requires “wetting down”.
4. Mix mortar. For further variations and information on lime mortar joints refer to the Technical Note: Repointing Mortar Joints published by the Heritage Council of New South Wales, revision 2011. In this case it is recommended that a traditional mix of 1:2-3 of quicklime:sand be used.
5. Apply mortar to the affected area. Finish in the desired joint.

Stained Glass Windows

Most of the stained-glass windows have been either damaged or removed from the building. The lead work is failing and all windows are predominantly in need of major repair or total replacement.



In May 2019, Council was advised that two windows, which were removed from St Martins Church prior to the sale of the building, were being returned so that they may remain associated with the site. Below are two “invitations” published by St Stephen’s Church, at The Lagoon, which show their design and describe their dedication and significance.



It is recommended that when a reuse for the building is proposed, that an assessment be undertaken to determine if the windows should be reinstalled into the building (if inline with the proposed reuse) or if they should be used as an interpretation feature, displayed in an appropriate area that will provide protection for these significant items. The windows should remain with the site to ensure context and continuity of significance is maintained.

7. Immediate Maintenance and Repairs Required

Whilst the above is an indication of on-going inspections and maintenance that the building requires, the following is a list of immediate issues that require attention.

1. Investigate the soundness and stability of the existing gutters, downpipes and ensure that there is sufficient and adequate drainage of all roof water to the appropriate discharge areas, such as stormwater pits.
2. Ensure that all installed surfaces, such as pathways, that are adjacent to the building are diverting water away from the structure.
3. Investigate the stabilisation of the structure to avoid continuing or new structure damage and cracking. Determine if underpinning the piers and load bearing walls is necessary for the building's stability. Solutions such as Helifix and CemTies can be used to address the existing cracking and to reconnect walls both internally and externally.



4. Repair the entrance porch and stairs to avoid additional maintenance costs. It is recommended that a combination of underpinning and tiebacks to the main building be utilised to stabilise the area. Investigation by a structural engineer is recommended to assess whether the continuing movement is from the porch or the apse area, which appears to be affecting this section of the church building.



5. Inspect roof tiles for damage and test for asbestos.
6. Investigate the installation of ties or tiebacks to maintain the structural integrity of the building.



8. PART B - Summary Maintenance Schedule

The following schedule is provided in order of timing and should be referred to individual tables in Section 6 (indicated in brackets) for further information.

Period	Task
Immediate	• Inspect gutters and downpipes. • Inspect ground adjacent to building for adequate water runoff. • Investigate underpinning the structure. • Repair entrance porch and stairs. • Inspect roof slate tiles. • Investigate the installation of ties within the building.
3-6 Months	• Site clean-up and rubbish removal. (Roof Covering) • Clean out gutters. (Roof Drainage) • Inspect building for growth, moss or staining. (Roof Drainage) • Inspect stormwater pits and water egress. (Service) • Inspect ground water levels on site. (Services) • Inspect taps for drips. (Services) • Inspect for grime, mould and infestations. (Fabric & Structure)
Annually	• Pest inspection. (Fabric & Structure) • Stained-glass window inspections. (Fabric & Structure)
2 years	• Inspect roof capping installations. (Roof Covering) • Inspect flashings. (Roof Covering) • Inspect gutters. (Roof Drainage) • Inspect eaves. (Eaves) • Check ventilation holes. (Eaves) • Clean cobwebs and wasp nests. (Eaves) • Inspect windows and doors. (Fabric & Structure) • Check hardware for damage and operation. (Fabric & Structure)
5 years	• Inspect brickwork. (Fabric & Structure) • Inspect mortar. (Fabric & Structure) • Inspect timbers. (Fabric & Structure)
7 years	• Roof slate tiles inspection and repair as necessary. (Roof Covering) • Inspect metal fixtures and fittings and structural elements. (Fabric & Structure)

9. Recommendations

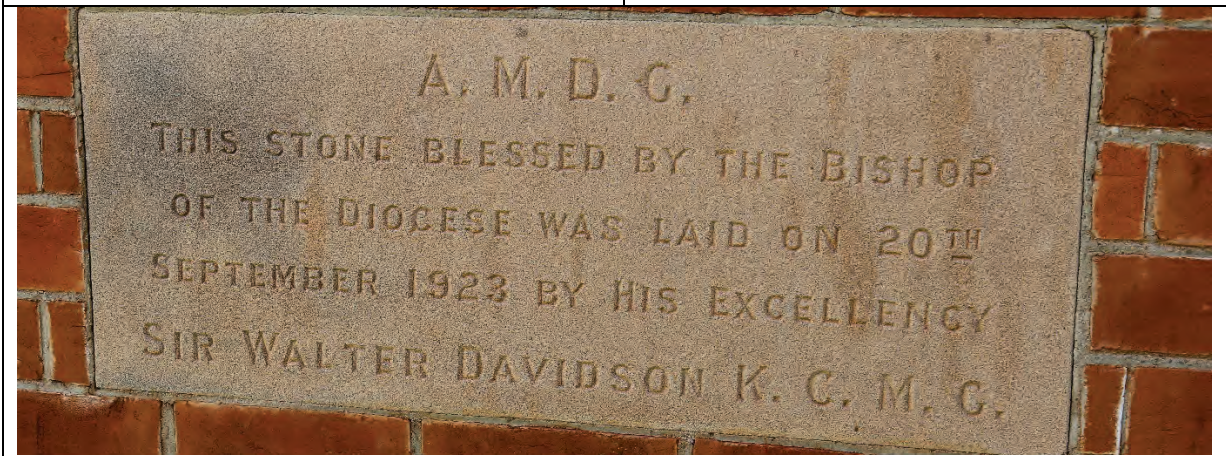
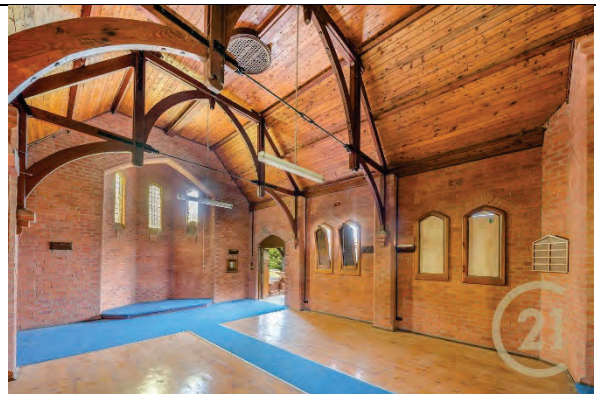
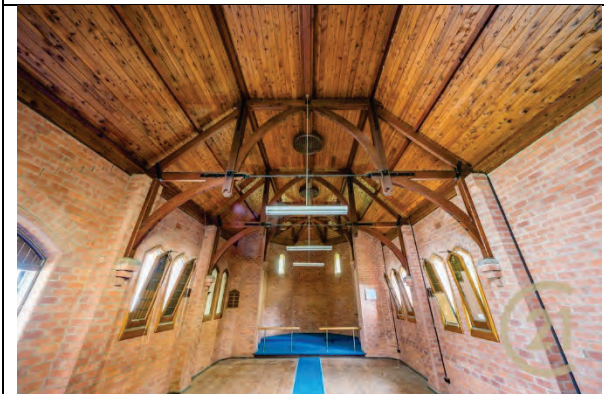
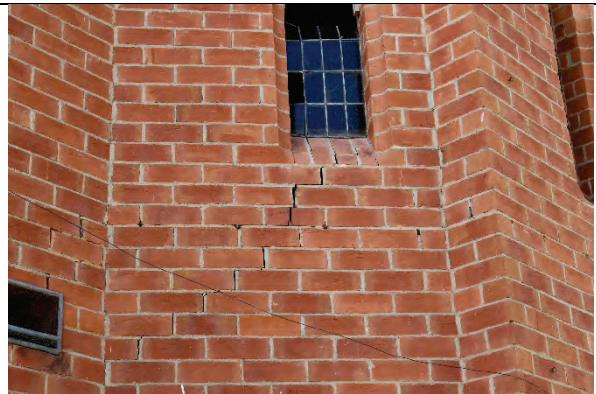
It is understood that there are currently no immediate plans for the building and that there is the potential for the item to sit vacant for some time. As such the following should be undertaken to ensure the items heritage and significance are documented.

1. Full dilapidation report of the building to provide a benchmark for its condition and to be added to the maintenance log for the building.
2. Creation of a maintenance log/record for the building to show the progress and condition over a period of time until a plan is actioned for the item.
3. Heritage assessment be undertaken to fully understand the significance of the building and its evolution.
4. Undertake an Options Study for Future Potential Uses before plans are activated for major works or restoration. It is recommended that any future use be based around community needs and benefits to keep the association of the building in its social context.

10. Current Photos

The following images are a collection of available images of the building in its current, or near current condition, and is provided as reference only.







11. References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

Strategic Asset Management Framework, Department of Housing and Public Works, Queensland Government, <http://www.hpw.qld.gov.au/SiteCollectionDocuments/SAMFHam.pdf>

Century 21 – Images as provided via internet. <https://www.homely.com.au/homes/22-rockley-street-perthville-nsw-2795/5229831>

12. Appendix 1

The following is a glossary of common terms for heritage building maintenance.

Term	Meaning
Abutment	That part of a pier or wall either end of an arch, beam, or bridge which resists the pressure of a load.
Ant cap (ant capping or termite shield)	A metal shield, usually made of galvanised iron, that is placed on top of a wall, pier or stump supporting timber members. Ant caps extend on all open sides and are turned down at 45 degrees to expose and delay the movement of termites (white ants) from the soil to timber portions of a building.
Apex	The highest point of a gable.
Arch	A structure of wedged shaped blocks, or square blocks with wedge shaped joints, over an opening so disposed as to hold together when supported from the sides, and capable of carrying a load over the opening.
Arch bar	A structural member or beam carrying loads over an opening.
Architrave	Moulding surrounding a door or window opening to cover the joint between the frame and the wall finish.
Arris	A sharp corner formed by the join of two surfaces along a length of timber or brick.
Bagging	A masonry process in which thin mortar is applied to the face of the work with some coarse material.
Balcony	A platform, enclosed by a railing or balustrade, projecting from the face of either an inside or outside wall of a building (eg a theatre gallery).
Baluster	A small post, often turned or decorated, used to support a handrail or fill the space below a handrail.
Balustrade	A series of balusters supporting stair handrail, landing, platform or bridge. They are also used as the collective name for the entire framed enclosure guarding the side of a stair, landing or platform.
Barge or gable boards	Sloping boards along a gable covering the ends of roof timbers and protecting them from rain. Old barge boards can be scallop shaped or otherwise decorated.
Basement	A room or rooms of a building in part or wholly below ground level.
Batt	Any portion of a full brick
Batten	Timber member of small, rectangular cross-section. Sometimes used to screen the undercroft area.

Term	Meaning
Batter	The slope of a wall of buttress built at an inclination to the vertical plane.
Bead	Moulding, generally of small size in cross section.
Beam	A horizontal load-bearing structural member.
Box gutter	A gutter often with both sides built along the roof slope. Used in valleys or behind parapets.
Bearer	Sub-floor structural timber member supporting floor joists.
Bed Joint	Horizontal joint in brickwork.
Bevel	An angle formed between two straight lines meeting at an angle other than 90°.
Brick(s)	Blocks of material moulded from clay or cement used for building or paving purposes. Usually bricks burnt in continuous kilns; used in general work. Best quality bricks used for face or external work, or for other special work.
Common	
Face	
Capping	Uppermost part on top of a piece of work, often used to provide a cover (ie. ridge capping).
Capping brick	Bricks which are specially shaped for capping the exposed top of a wall.
Chimney breast	Wall of the chimney that projects into the room and contains the fireplace and flues.
Cornice	Externally - overhanging moulding at the top of a wall to deflect dripping. Internally - plastered moulding covering the joint between the wall and ceiling.
Course	A single row or layer of bricks.
Dado	Finishing of the lower part of an interior wall from skirting to waist height, usually in a darker colour than the rest of the wall.
Damp-proof course	Impermeable barrier just above ground level at the base of the wall to prevent rising damp. Modern damp-proof courses are generally made from 0.5 millimetre thick, black, polyethylene sheeting. One of the oldest types of damp-proof courses is made up of tar and sand. Another type of impermeable barrier that was traditionally used was glazed hard-burnt ceramic, similar in size and shape to bricks.
Door furniture	Metal accessories for a door, including hinges, handles, locks, bolts, latches and escutcheons (a metal plate surrounding the keyhole, sometimes covered by a metal key drop for protection).
Door head	The upper part of the frame of a door.



Term	Meaning
Door jambs	The two vertical members of a door frame.
Dormer	Vertical window through a sloping roof, usually provided with its own pitched roof.
Drip moulding	A groove or projection under an overhanging edge designed to throw water off at the outer edge so it does not flow back to the building.
Eaves	Lower edge of a roof which projects beyond the wall as an overhang.
Fanlight	Glazed opening over the door but within the doorframe.
Fascia	Board set on edge, fixed to the rafter ends, wall plate or wall to carry the gutter under the eaves.
Flashing	Strip of impervious material, usually flexible metal (such as galvanised iron, lead or copper) used to cover a joint where water could otherwise penetrate.
Footing	The construction whereby the weight of the structure is transferred from the base structure to the foundation.
Fretwork	Wood cut into decorative patterns (with a fret or jigsaw).
Gable	Triangular part of the end wall of a building with a sloping roof. A roof with a gable at one or both ends.
Hip	A slanting ridge formed by the intersection of two sloping roof surfaces at an external corner.
Hipped roof	A roof with an end roughly pyramidal in shape, with surfaces sloping upwards from all three eaves.
Hood (window hood)	Protecting and projecting element over the outside of an opening to throw off water.
Joist	Wooden or steel beam supporting a floor (floor joist) or ceiling (ceiling joist). Steel beam sections are generally called rolled steel joists (RSJs).
Lintel	Structural member or beam carrying loads over an opening.
Mortar	Mix of sand, lime and sometimes cement used for rendering, pointing or laying bricks or stone.
Mullion	Vertical dividing member of a frame between door or window lights.
Nogging	A horizontal piece of timber fixed between studs in a framed wall.
Parapet	Low wall guarding the edge of a roof, bridge, balcony, etc or part of a wall that extends above the roof.
Pediment	Gable-shaped, decorative feature above a parapet, portico, doors, windows, etc.
Pointing	Raking out mortar joints and pressing into them a surface mortar to finish a masonry wall.

Term	Meaning
Quoins	Dressed stones at the corners of buildings, usually laid so that their faces are alternately large and small. Originates from the French word 'coin' (corner)
Rafter	One of the sloping pieces of timber forming the roof framework and supporting the roof covering.
Rainwater head (rainwater sump)	Funnel or box-shaped rainwater fitting for collecting and discharging roof water from a gutter into a downpipe.
Roof Truss	A frame designed to carry the loads of a roof and its covering over the full span without intermediate support.
S-trap	A trap in which the outlet leg is vertical and parallel with the inlet leg.
Sarking (sarking membrane)	Pliable, water-resistant membrane located beneath the roof covering or external wall cladding to collect and discharge water that may penetrate. often combined with reflective foil to provide thermal insulation benefits.
Sill	Lowest horizontal member at the bottom of a window or door frame.
Sash	Glass-fitted framed window unit which can be moved by pivoting or sliding, can be divided into smaller panes and is identified as top and bottom sash in a double-hung window.
Skillion	A roof shape consisting of a single sloping surface.
Soffit	The lower face or under-surface of anything (eg the underface of an arch, the underside of the eaves of a roof).
String course	Decorative, usually projecting, thin horizontal course of brick or stone, often continuing the line of the masonry window sills.
Threshold	Step or sill of timber or other material at the foot of an external door.
Transom	Horizontal dividing member of a frame between window lights or separating a door from a fanlight above.
Truss	Framework of timbers or metal bars, usually based on a series of triangles to create a rigid beam to the roof or span a space or form a bracket.
Ventilator	An implement for ventilating a roof to allow hot air to escape.
Wall plate	Timber laid longitudinally on top of the wall where ends of rafters are placed.
Weep hole	Small drain hole for water used to drain water collecting behind retaining walls and prevent hydrostatic pressure developing.
Window furniture	Metal accessories for a window which include hinges, locks, stay bars (to hold casement windows in an open position) etc.

20190201

Wednesday, 6 March 2019

Bathurst Regional Council
Private Mail Bag 17
BATHURST NSW 2795

Attention: Ben Campbell

Dear Ben

RE: 22 Rockley Street, PERTHVILLE NSW 2795

At your request, we have carried out an inspection at the above location. The purpose of this inspection was to comment on the crack damage to the building, comment on probable causes of the damage, suggesting remedial measures if applicable.

GENERAL

An inspection of the subject building was carried out on 1st March 2019. This inspection revealed that the subject building is of single storey, full masonry construction with a slate roof. Load-bearing walls are constructed on strip footings. Floor construction is bearers and joists.



Calare Civil Pty Ltd

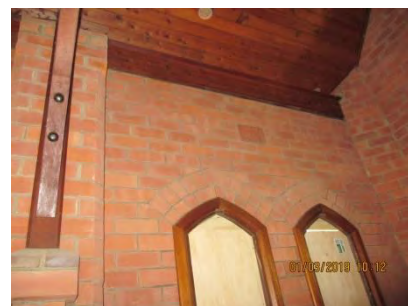
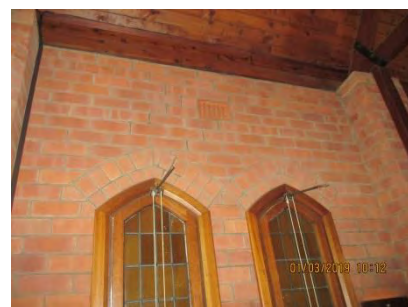
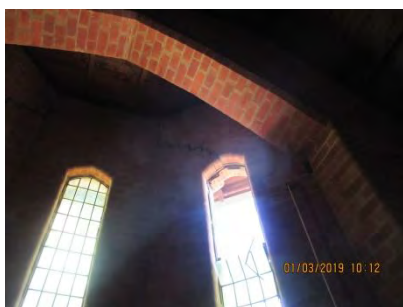
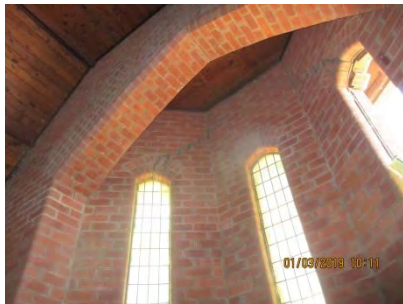
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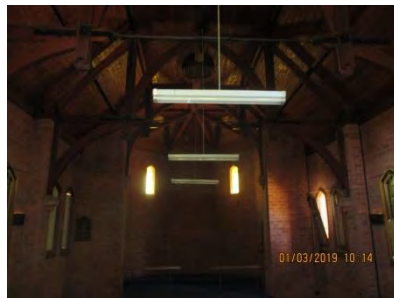
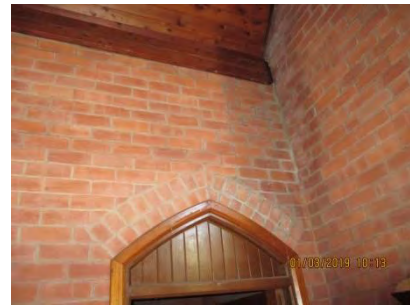
Tel: 02 6332 3343
Fax: 02 6331 8210
Email: bathurst@calare-civil.com.au
Web: www.calare-civil.com.au

STRUCTURAL INSPECTION

Internal

The internal inspection revealed Category 3 damage (range 0-4) throughout the dwelling in accordance with AS2870 Appendix C-Table C1 (vertical and stepwise cracks 5-15mm in width).





External

The external inspection revealed some crack damage to the external masonry, up to Category 4 damage (range 0-4) in accordance with AS2870 Appendix C-Table C1 (vertical and stepwise cracks 15-20mm in width).







DISCUSSION

General

Our inspection has revealed that the building is structurally adequate, but has suffered moderate damage due to reactive clay movement, which is a typical scenario for many buildings in the Bathurst area.

Reactive clays are soils which respond to changes in moisture content by volume increase/decrease - hence potentially causing footing movement. Footing systems may resist movement due to (normal) seasonal soil moisture variations. Extreme moisture variations can occur for various reasons and may cause excessive footing movement and subsequent damage to building fabric.

The area where the church is located is in an area of reactive soil (M-H2).

It appears that the subject building foundation soil has experienced extreme moisture variations due to insufficient roof drainage and general climatic conditions.

NOTE :- Repairs to damaged masonry walls shall be carried out using traditional mortars and bonds. When repointing, use the general style of the original construction, the thickness of joints, colour and materials and the way the joints are expressed and struck. Don't overdo the restoration work - repair only as much as necessary.

Also maintain existing building fabrics where possible. Investigate the use of local building materials where feasible, i.e mortars, timber

Our investigation also revealed that the floor is slightly “bouncy” in some areas and this will need further investigation.

The following remedial/maintenance measures should be undertaken for the subject dwelling.

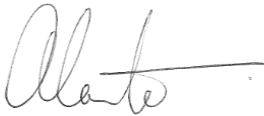
1. Check soundness of roof gutters and downpipes and ensure adequate discharge of all roof water to appropriate stormwater pits.
2. Investigate possible damaged roof tiles, failed roof flashing.
3. Ensure all ground/paved surfaces adjacent building slabs direct surface water away from building.
4. Monitor cracking for any further movement for 3-6 months following above procedures.
5. Carry out maintenance of damaged structure.
6. Remove mortar at crack locations and fit “Helifix” ties as required as per manufacturer’s recommendations.
7. Check underfloor piers and repair as necessary

An information sheet on care of clay foundations is attached for your information.

We trust that this information is satisfactory, and should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,

CALARE CIVIL PTY LTD

A handwritten signature in black ink, appearing to read 'Arthur Sonter', with a long horizontal flourish extending to the right.

Mr Arthur Sonter
Structural Engineer

Foundation Maintenance and Footing Performance: A Homeowner's Guide



CSIRO

BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpendes).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

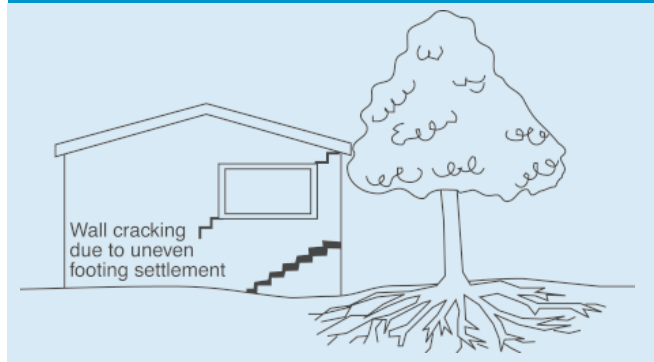
Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

Trees can cause shrinkage and damage



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

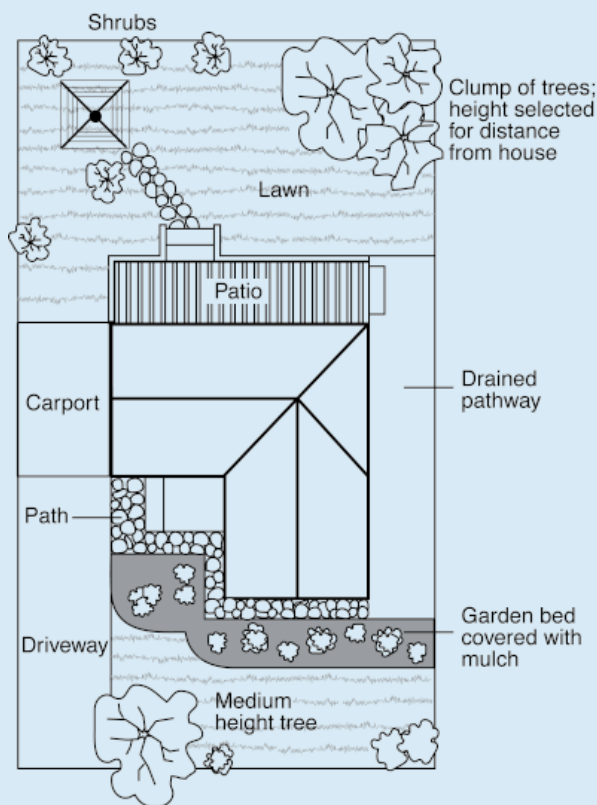
Protection of the building perimeter

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS		
Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4

Gardens for a reactive site



- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

Distributed by

CSIRO PUBLISHING PO Box 1139, Collingwood 3066, Australia

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ITEM DETAILS						
Name of Item	St Martin's Anglican Church					
Other Name/s Former Name/s	Former Anglican Church, Former Church of England					
Item type (if known)	Built					
Item group (if known)	religious					
Item category (if known)						
Area, Group, or Collection Name						
Street number	22					
Street name	Rockley Street					
Suburb/town	Perthville				Postcode	2795
Local Government Area/s	Bathurst Regional					
Property description	Lot 2 DP 758840					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Bathurst Regional Council					
Current use	Not in use					
Former Use	Church					
Statement of significance	St Martin's church built from 1923 (foundation stone) to 1926 (consecration) is a fine example of an 'Arts and Crafts' inter-war Gothic church by ecclesiastical architect Louis Reginald Williams. This example is rare example from the interwar period as it has a high degree of integrity, is virtually unaltered since construction and was built to design. The Perthville Church was intended from inception to be a 'Soldiers' Memorial Church' under the keen enthusiasm of local Bishop Merrick Long (1874-1930) when religious life was strengthened after the Great War. This Anglican church was an important addition to the village of Perthville, to the members of the congregation and the wider community, who raised the bulk, if not all, of the funding and used it for worship and celebrations. Typical details in St Martin's that express in particular the design style of Williams were the face brickwork, slender windows, expressed timber detailing such as the hammer trusses and sanctuary ceiling, wide eaves and a building envelope where scale and proportion are well considered. This building can be aesthetically and historically linked to other contemporary projects locally, notably the Walshaw Memorial Hall (1924) and the Warriors' Chapel (foundation stone 1920). The builder Edward Abraham Wright (1868-1928), was a respected Bathurst building contractor, active in the trade since 1894. This is rare surviving examples of his work that is not residential.					
Level of Significance	State ☐			Local ☒		

DESCRIPTION						
Designer	Architect Louis Reginald Williams.					
Builder/ maker	Edward Abraham Wright					
Physical Description	The church is cruciform in shape. The nave, with sanctuary at one end and apse at the other, is the main body of the church; the entry porch and vestry form the cross arms. This is a full-face brick structure (stretcher bond with cavity) of dressed mid brown to blond bricks, that are laid as facework inside and out. The bricks may be a Bathurst brick. The architect required that many be made to a special shape for the project including squint bricks, sills, chamfers and bull nosed bricks. The brick joints are generally flush and not struck. <i>“Beautiful brickwork was characteristic of Williams’s work and he insisted on perpends being straight and joints full.”¹</i> The church is unusual in many ways, yet typical of the work of Louis Williams the architect. Typical in that this small church shape is cruciform and generally gothic Arts & Craft style in appearance. However, differences abound from other country churches of the earlier period including the low pointed arches over windows and doors, breaking away from the traditional Lancet shape. The many specially shaped bricks were rare and the traditional external wall buttresses are replaced with internal attached piers. The orientation to suit the site results in the Chancel and Sanctuary being in the south east (instead of due east) with a large apse forming the Baptistry in the north west end, counterbalanced by the apse of the sanctuary. The Baptistry had three tall slender windows. The Sanctuary has two smaller highlight windows where traditionally a large eastern lead light window would have been placed. The building, although small in footprint, has a strong presence on the site. The high brick walls, red-pink colours and high-pitched roof pseudo state tiles are strong features. The roof structure is unusual in detail with a small Dutch gable at the apsidal eastern end and a hipped roof at the apsidal western end. The roof slopes down ending in exposed rafters and generous eaves with small half gabled eaves where one roof overruns the other. Overhanging roofs were a strong characteristic of William’s buildings. An additional set down hipped roof over the entry porch and over the Vestry accentuates the church’s cross form.					
Physical condition and Archaeological potential	The building is in fair condition only. There is masonry cracking, a bouncy timber floor and generally the building lacks repair and maintenance. Reports in hand to cover maintenance works are Heritage Maintenance Plan by Hyperion Design (September 2019). It provides a Summary Maintenance Schedule for short- and long-term. There is some fabric, leadlight windows that purport to be fabric that was removed, and Calare Civil report.					
Construction years	Start year	1923	Finish year	1926	Circa	☐
Modifications and dates	No modifications to date, except the church has been deconsecrated (c. 2019) and requires a new purpose.					
Further comments						
HISTORY						
Historical notes	The decision in the early 1920s to build the Perthville church arose through the combination of the Perthville Anglican community’s aspirations for a local church and the keen enthusiasm of Bishop George Merrick Long (1874-1930) for the construction of church buildings in his					

¹ Gladys Moore ; RM Williams

diocese. St Martin's was but one of several built, or at least planned, in the 1920s, following Bishop Long's return to the Bathurst Diocese in 1919 from his distinguished service with the AIF in Europe. This diocesan building boom continued until Bishop Long's departure for the Diocese of Newcastle in 1927. The place of St Martin's within Bishop Long's wider aspirations for his diocese is an important feature of the church's history, linking this modest church to other, if often grander, contemporary projects. Two notable local examples are Walshaw Memorial Hall (1924) and the Warriors' Chapel (foundation stone 1920), intended as the first stage of a new All Saints' Cathedral. (Graham Lupp, *Building Bathurst* (2018), vol. 1, pp260-262; see also *The Church News* (vol. 14/1, November 1925), pp18-29) (For further information on Bishop Long see Ruth Teale, "Long, George Merrick (1874-1930), *Australian Dictionary of Biography* (1986), vol. 10. Accessible online.)

What is possibly the earliest public announcement that a church was intended for Perthville can be found in the transcript of Bishop Long's speech to the 1922 Synod of the Diocese of Bathurst. Within a lengthy list of proposed church building projects, he noted that "Perthville is anxious to make a similar beginning at an early date". (*National Advocate*, 5 May 1922)

Bishop Long's wording in referring to the direct involvement of "Perthville" was appropriate. The Bathurst newspapers show a flurry of fund-raising events on the part of the Perthville Anglicans to raise funds to build their church. ("Perthville Flower Show", *National Advocate*, 5 Nov 1921; "Sale of vegetables ...", *Bathurst Times*, 8 February 1922; "Perthville Village Fair", *National Advocate*, 30 September 1922; etc.) Within a few weeks of Bishop Long's speech, the *Bathurst Times* (24 May 1922) was able to report that some £300 of the then estimated £700 needed to build the church had been raised. The paper further commented, "The energetic Perthville folk may be relied upon to wipe off any deficiency in quick time."

A survey of newspaper reports over the next few years indicates that the Perthville Anglican community did indeed raise the bulk, if not all, of the funds needed to build the church, with the church's furnishings likewise coming from community and individual contributions. ("Perthville Church", *Bathurst Times*, 2 October 1925) The references to fund-raising events are too numerous to list in their entirety, but two may serve to show the steady efforts of the Perthville Anglicans to fund the building of their church. *The National Advocate* (21 July 1925) referred to the sum of £750 having already been raised, "as a result of the energetic work of the parishioners". In 1929, the *National Advocate* (22 November 1929) was pleased to report that thanks to the "Popular Girl Competition"* at their annual market day, the parishioners had finally raised sufficient funds (£150) "to clear the debt owing on St Martin's". (*The winner was Miss E. Lloyd.)

The clearing of the debt was marked the following year with a presentation in the church grounds, "in perfect sunshine", to Rev. S.C. O'B Ball in appreciation for his "splendid work" among the parishioners in having their church built. With some 70 parishioners in attendance, the presentation gift, a photograph of the church, was presented by Mr Barlow Lloyd, St Martin's youngest churchwarden – and very likely kin to Miss Lloyd, Perthville's popular girl. The newspaper article reporting the happy event concluded, "... and meanwhile all thought of the prevailing depression vanished." ("Presentation at Perthville", *National Advocate*, 11 October 1930)

The full cost of the church's construction may not have been entirely met by the efforts of the Perthville parishioners, but the funds they raised, shilling by shilling, were undoubtedly essential to its building. Although the title deeds of ownership may have been legally in the name of a diocesan trust, a case might be made that by their ceaseless efforts to see their church realised the moral ownership of St Martin's belonged to its Perthville parishioners. In keeping with that understanding of ownership, careful consideration should be given to St Martin's future use by ensuring that in its repurposing it continues to serve the needs of the Perthville community.

A foundation stone for the church was laid on 20 September 1923. The stone is to be found in the front wall of the church, inscribed "A.M.D.G. This stone blessed by the Bishop of the Diocese was laid on 20th September 1923 by His Excellency Sir Walter Davidson K.C.M.G." The stone is incorrect in naming Sir Walter Davidson, NSW Governor, as laying the stone, as he had died four days earlier, on 16 September. The stone was laid by the recently elected State MLA, Sir Charles Rosenthal, who went on later on the same day to lay the foundation stone for the Walshaw Memorial building, which is similarly incorrect in its wording.* A detailed account of the day's ceremonies, with the accompanying "cyclonic disturbance", can be found in the *National Advocate* (21 September 1923; see also, 19 September 1923). (*It is to be found inside the porch entrance leading through to the hall.)

	It was hoped that the laying of the foundation stone would see sufficient contributions received to enable a start on the building “at an early date”. (<i>National Advocate</i>, 19 September 1923) A not inconsequential sum of £70 was “laid on the foundation stone”. However, little happened in the way of building for almost two years, likely because of a continuing funding shortfall. It was not until early July 1925 that the contracted builder, Edward Wright, forwarded the plans of the church to the Abercrombie Shire Council for approval. (<i>Bathurst Times</i>, 9 July 1925). St Martin’s builder, Edward Abraham Wright (1868-1928), was an experienced and respected Bathurst building contractor, active in the trade since 1894. St Martin’s may be the only surviving example of his non-domestic work in the Bathurst Regional Council area. (Lupp, vol.2, pp541-542.) Within a couple of weeks of submitting the plans for approval, Wright reported building work underway, with the construction of the foundations “well in hand”. His expectation was the church would be opened by the spring of 1925, that is within a few months. (“Perthville’s New Church”, <i>National Advocate</i>, 21 July 1925) In early October 1925, Rev. Ball, the rector for the Parish of George’s Plains, is quoted as expecting the church (then “being erected”) “to be open for worship at no distant date”. (“Perthville Church”, <i>Bathurst Times</i>, 2 October 1925) The first weddings at the church, reported as such in the Bathurst press, were those of John Bestwick and Mona Conway on Wednesday 7 April 1926, followed by William Bestwick and Eileen Sargeant on Saturday, 10 April, with Rev. Ball officiating at both. (<i>National Advocate</i>, 2, 14, & 24 April 1926) .
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THEMES	
National historical theme	4 Building settlements, towns and cities 8 Developing Australia’s cultural life
State historical theme	Towns, suburbs, and villages-Activities associated with creating, planning, and managing urban functions, landscapes and lifestyles in towns, suburbs and villages
Local themes	Rural and village life and churches. Exemplary example church architectural building styles.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This inter-war gothic building was an important addition to the village of Perthville after WWI when religious life was strengthened after the Great War. The Perthville Church was intended from inception to be a ‘Soldiers’ Memorial Church’ under the keen enthusiasm of local Bishop Merrick Long (1874-1930).
Historical association significance SHR criteria (b)	Designed by successful architect Louis Reginald Williams in the Gothic Arts and Craft style instigated by William Morris. Important to the members of the congregation of the Anglican church in Perthville and the wider community, who raised the bulk, if not all, of the funding. An excellent example of the work of builder Edward Abraham Wright.
Aesthetic significance SHR criteria (c)	St Martin’s is a fine example of the relatively early church design work of Louis Reginald Williams, an ecclesiastical architect for the Church of England (later the Anglican Church) and other protestant faiths, and an example of his work that is virtually unaltered since construction save some minor works and repairs. Typical details in St Martin’s that express in particular the design of Williams were the face brickwork, slender windows, expressed timber detailing such as the hammer trusses and sanctuary ceiling, wide eaves and a building envelope where scale and proportion are well considered.

	This building can be aesthetically and historically linked to other, if grander, contemporary projects locally, notably the Walshaw Memorial Hall (1924) and the Warriors' Chapel (foundation stone 1920).
Social significance SHR criteria (d)	Important place of spiritual significance and community celebrations for the Anglicans of Perthville.
Technical/Research significance SHR criteria (e)	Interesting example of the construction of functional buildings as memorials in the period between the wars. Excellent example of Arts and Crafts building style.
Rarity SHR criteria (f)	A rare intact example of a small church by Louis Williams. One of the few surviving examples of Louis Williams' work from the interwar period to have been built as he intended. Also, rare surviving examples of the builder's work that was not residential. Edward Abraham Wright (1868-1928), an experienced and respected Bathurst building contractor, active in the trade since 1894.
Representativeness SHR criteria (g)	Excellent example of Arts and Crafts building style.
Integrity	Very high level of integrity.

HERITAGE LISTINGS	
Heritage listing/s	Perthville Heritage Conservation Area
	BRC Local Environmental Plan 2014, Schedule 5 as item I 207.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
written	B Hickson and Dr. R McLachlan	CMP St. Martin's Anglican Church	2020	BRC

RECOMMENDATIONS	
Recommendations	Adopt the CMP. Review in 5-10 years Carry out repairs and maintenance.

SOURCE OF THIS INFORMATION			
Name of study or report	CMP as above by B Hickson and Dr. R McLachlan	Year of study or report	2020
Item number in study or report	1 only		
Author of study or report	B Hickson and Dr. R McLachlan		
Inspected by	B Hickson and Dr. R McLachlan		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Barbara Hickson	Date	

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View from Rockley Street.				
Image year	2020	Image by	B Hickson	Image copyright holder	BRC

