

CONSERVATION AND MANAGEMENT PLAN



SCHOOL OF ARTS HALL THE LAGOON, BATHURST

JUNE 2007



Blue Mountains
10 Asquith Avenue
Wentworth Falls 2782

CONSERVATION AND MANAGEMENT PLAN

SCHOOL OF ARTS HALL

THE LAGOON, BATHURST NSW

JUNE 2007

1011 Lagoon Road, Bathurst

SHI No. 1080605 from the Bathurst Regional Heritage Study 2007

(The adopted study recommends that the building be listed as a heritage item as part of the future comprehensive Local Environment Plan.)

Contained within - The Lagoon Sensitive Village Area as identified in the adopted Bathurst Region Heritage Study 2007

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BATHURST REGIONAL COUNCIL

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EXECUTIVE SUMMARY

The Lagoon School of Arts, while humble in size and stature, is a building worthy of ongoing heritage protection as a significant element in the village focus and form of The Lagoon hamlet.

The School of Arts is clearly appreciated by the local community who are keen to restore the building back to a usable and viable state.

The School of Arts also adds to the body of buildings remaining in the Bathurst Region that was designed by the significant regional Architect J.J. Copeman.

The heritage protections afforded the School of Arts as envisaged in the Bathurst Regional Heritage Study 2007, and to be adopted into the future comprehensive Bathurst Regional LEP will ensure that the significance of the building remains recognised within its context.

This current listing as outlined above indicates a Local and Regional significance for The Lagoon School of Arts, and this position is supported by this report. The current SHI inventory entry for SHI No 1080605, is supported by this report, although it is suggested that the Statement of Significance is upgraded to include reference to the significance of the building within the visual landscape of The Lagoon hamlet, and the social significance of the Hall to descendants of original settlers still residing in the area.

1.0 INTRODUCTION

1.1 GENERAL

The Lagoon School of Arts Hall was included in the Bathurst Regional Heritage Study 2007, (SHI No. 1080605). which recommended that the building be listed as a heritage item in the future comprehensive LEP. This study has been adopted by Council.

Other items from the Lagoon included in the Bathurst regional Heritage Study 2007, include The Lagoon Village (SHI No 1080676), The Lagoon Inn (SHI 1080603), The Lagoon Public School (SHI No 1080676), St Stephen's Church of England (SHI No 1080604 now demolished), and the Catholic Church (SHI No 1080762). In addition to these separate items The Lagoon village area was noted as a "sensitive area" including the former village layout.

The School of Arts hall is located fronting on to the Lagoon Road, which provides access to the Ben Chifley Dam. The Lagoon Road continues also to provide rural farm access throughout the district eventually linking with the Rockley to Oberon Road.

The School of Arts building is highly intact to its original design and layout by John Copeman, a significant Victorian - Federation architect of the Bathurst Region. The Hall stands on its original subdivision of land, which reflects the smaller lot sizes of the gazetted Village of Apsley, which was never fully developed.

The School of Arts is owned by Bathurst Regional Council and is managed by The Lagoon School of Arts Trust. It has been disused for a number of years and is deteriorating due to lack of maintenance.

1.2 SCOPE

This Conservation and Management Plan addresses the School of Arts building, and surrounding site as bounded by existing post and wire fencing to the North, South and East, and The Lagoon Road to the west. Visual Relationships to the related heritage items of the School Building, and The Lagoon and the setting within the sensitive village areas are also addressed.

1.3 METHODOLOGY

Format and References :

The Conservation and Management Plan has been prepared using the methodology outlined in the NSW Heritage Manual – Conservation and Management Documents. Significance was analysed in accordance with the National Themes and State Categories as described in the NSW Heritage Manual. The conservation policies were established based upon the ICOMOS definitions of Conservation outlined within the Burra Charter 1999.

Historical Research :

Historical Research was carried out with the assistance of the Bathurst Historical Society, and Fran and Jeff McSpedden of The Lagoon, and has included a review of Local, State and National archives relating to the development of The Lagoon. A Land Titles search was not carried out for this project.

Physical Analysis :

The site was inspected on a number of occasions and the building was inspected internally and externally. No intervention in fabric was made for the physical analysis.

Client Consultation and Feedback :

The Conservation Management Plan has been carried out in consultation with Fran and Jeff McSpedden of The Lagoon Hall Trust, Sue Waterson of the Lagoon Public School and P and C members of the Lagoon School, Bathurst Regional Council Heritage Advisor Barbara Hickson, Leslie Atkinson and Sinclair Croft, Bathurst Regional Council.

1.4 AKNOWLEDGEMENTS

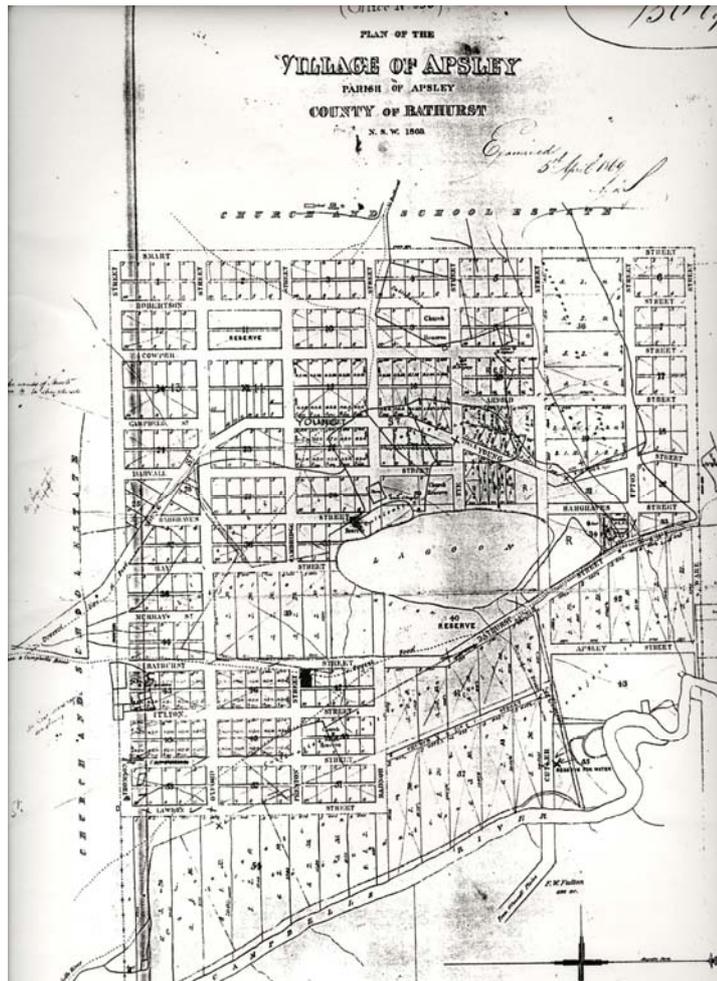
Assistance was received and greatly appreciated in the preparation of this report from Fran and Jeff McSpedden, Sue Waterson and Heike Bohanne.

(TO BATHURST)



(TO ROCKLEY)

FIGURE 1 - LOCATION PLAN



**FIGURE 2 – APSLEY VILLAGE PLAN 1862
(Site of the Lagoon School of Arts marked black)**



(Detail)

2.0 IDENTIFICATION

2.1 SITE DESCRIPTION

(Refer also to Figures 1 and 2)

The area covered by this report and referred to as 'the site' is as indicated within Figure 2. The Lagoon School of Arts 1011 Lagoon Road Bathurst, (Lot 1 Section 47 Village of Apsley).

The property was first subdivided in 1862 from "Church School " lands, as part of the gazetting of the Village of Apsley. It is likely that the property has remained reserve and community land until the present, given that the conversion from "tenanted" church lands to the subdivision of a village of free hold titles, generally did not change the way the existing and historical property boundaries have developed. (This could be confirmed as part of a land titles search for the property).

No known previous building on this site has been recorded.

The property is connected to mains supply electricity. There is no water or sewer supplied to the property.

The property is owned by Bathurst Regional Council and is managed by The Lagoon Hall Trust. The trust is made up of residents of The Lagoon area and has responsibility for the maintenance and upkeep of the Hall as well as access to it. There are at present no Council representatives on the trust.

3.0 HISTORIC ANALYSIS

3.1 School of Arts in the context of the Settlement of the Bathurst Region

3.1.1 Pre-European Settlement

The land on which the school of arts stands is traditional Wiradjuri land.

Prior to European occupation the land around the Campbell and Macquarie rivers appears to have been sparsely populated with nomadic tribes utilising the river areas for hunting and meetings.

Initial contact with the early European Settlers from 1815 - 1820 was peaceful and interaction was respectful and minimal and the Wiradjuri were considered to be a friendly, timid, and peaceful tribe. However, as more and more land was developed, traditional hunting areas and travelling routes were interrupted and traditional wildlife food sources were displaced by domestic stock. This led to minor theft (in the eyes of those who valued the idea of property) of stock by Aboriginals to replace their food, and increased fear from white peoples as they came in contact from the Wiradjuri on a more frequent basis.

Ultimately with the superiority and killing ability guns afforded, major insult and injury was caused to the Wiradjuri and traditions of retaliation led to more conflict.

As a result Martial Law was declared in 1824 for all lands west of Mt York in the Blue Mountains. This led to extensive killing of the Wiradjuri with little impunity, and sometimes scant reason.

It is not recorded whether any significant events or site uses of the Wiradjuri relate specifically to the areas around the Lagoon. However as a significant natural water feature and by its proximity to the Campbells River it is likely that the area was used by the Wiradjuri, and that there were interactions between them and the settlers of the Lagoon. Further research should be carried out with regard to Wiradjuri interactions with the Lagoon Area.

3.1.2 The Settlement of The Lagoon Area

The Lagoon township lies on the western side of the Campbells River, close to the bends where George Evans made his first crossing of the river in order to proceed to the areas he named the Bathurst Plains (the ultimate location of the city of Bathurst).

The line of the original Coxes Road also travels through The Lagoon area, between The Lagoon Road and the Campbells River towards Bathurst. The road possibly crossed in a similar location to the Evans crossing, or a little further to the south. Immediately after Coxes Road was built Governor Macquarie sought to establish a controlled settlement and use of the area, for agriculture and the development of the Government Cattle and Sheep herds. Three government Stock reserves were established to the south of the Macquarie / Campbells River system, including The Lagoon area. The Lagoon area reserve was managed from White Rock.

From 1825 - 1829 Lord Bathurst and Governor Brisbane undertook a division of the Colony into Counties and Parishes. The Lagoon Area by 1829 had become part of the County of Bathurst. As part of this division, provision was made by possession and potential use of land, for the funding of the Church of England and church Schools. To achieve this the Church of England was given 1/7 of the land in each county for the purposes of raising funds for their operations. In Bathurst County, this area was the area of the Lagoon.

In 1829 provision for a village settlement had been made for the Village of Apsley at the Lagoon and until the 1860's this was the major settlement in the area. A post office was opened at Apsley in 1860. A Church of England was present in the village from 1856 (no longer existing), and a Methodist church was operating in a Salb building from 1850 - 1862.

After 1872 when the railway passed through the developing village at Perthville, the population centre for district shifted to there.

After this time the land around the Lagoon Area began to be settled by farmers who would lease an area from the Church estate in order to utilise the river flats for cultivation. By 1832 the Church and School lands had been requisitioned by the government and made available for free hold purchase from the crown. From 1829 - 1862 the land around the Lagoon was thus developed with roughly organised cultivated plots. In this period the Lagoon area had an inn (Malonys) near the School of Arts site to the East of the Lagoon, and Church and School (on the site currently at the intersection of the Lagoon road and

Bidgeeribbon Road, and a number of other home enclosures associated with cultivated areas. Some of these areas were cultivated by Chinese market gardens particularly tobacco for gold miners around the 1850's and 60's.

In 1862 the Village of Apsley was subdivided and the land reserve for the School of Arts was established. The Village subdivision showed a tight layout of small lots around the Lagoon, that was never implemented, and the original farm settlements remained the primary layout arrangement on the ground, although even today their boundaries and titles refer to the many titles and road reserves subdivided in 1862 that lie within their properties.

The land on which the School of Arts sits reflects half of the original width of the Lot that was created for it, and the full depth. The School of Arts lot was to be on the corner of the Lagoon Road and "Preston Street" in Section 47 of the Village. Preston Street was never constructed.

The Lagoon has remained a predominantly rural community to this day, and the area continues to be a place of Vegetable growing, and is also the location of a number of trotting stables, studs and tracks.

The Lagoon itself is not visible at the time of carrying out this report as it is the end of a long drought and there has been no flooding for a number of years. However in past times the lagoon was a permanent water source and was used for boating and recreation. It was apparently drained around the 1940's (1940's was a recollection by the McSpeddens, but the event requires confirmation) in order to provide a more reliable road along The Lagoon Road, and has only been a seasonal water feature since that time.

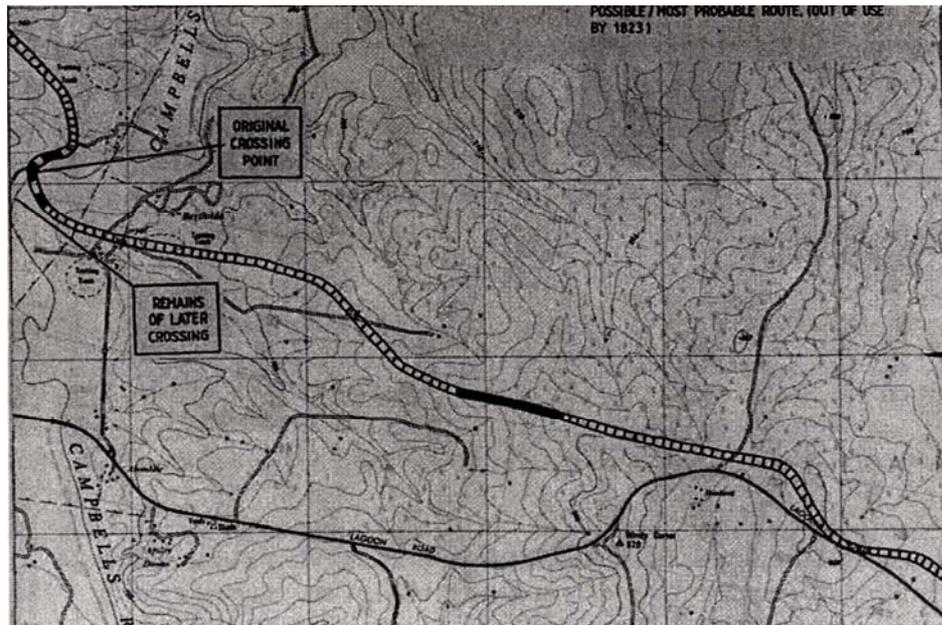


FIGURE 4 - MAP 11 COXES ROAD - Lagoon at the crossing point (Mapping Project - Kevin Boole)

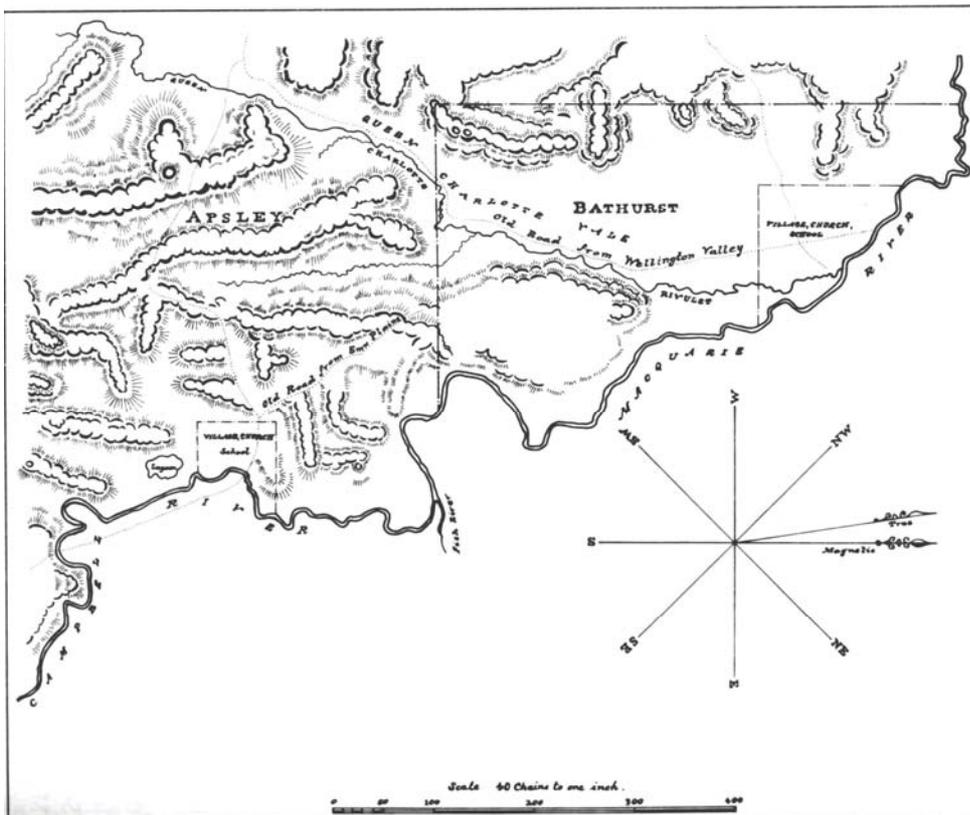


FIGURE 5 - 1827 SURVEY MAP OF APSLEY (Barker Vol 1)

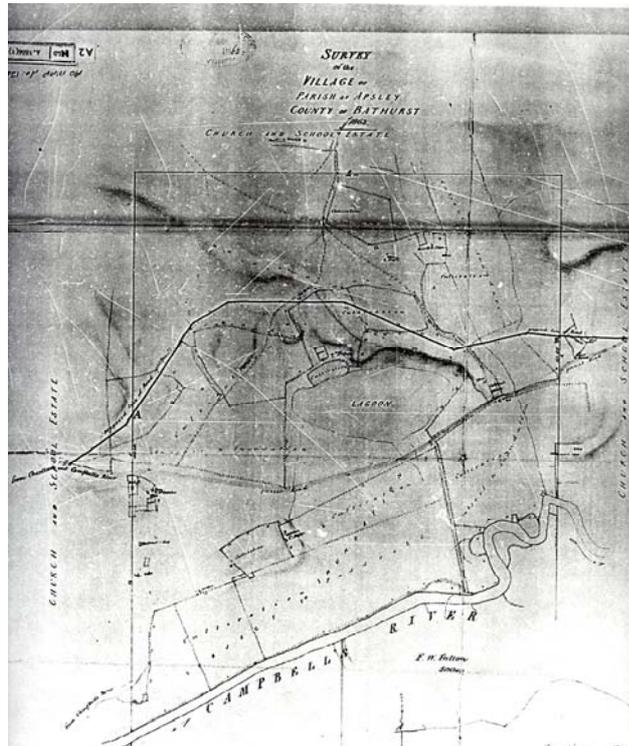


FIGURE 6 - LAGOON AREA PRIOR TO SUBDIVISION 1862
 Note also in Figure 2 the outlines of these boundaries remain overlaid
 (J McSpedden)

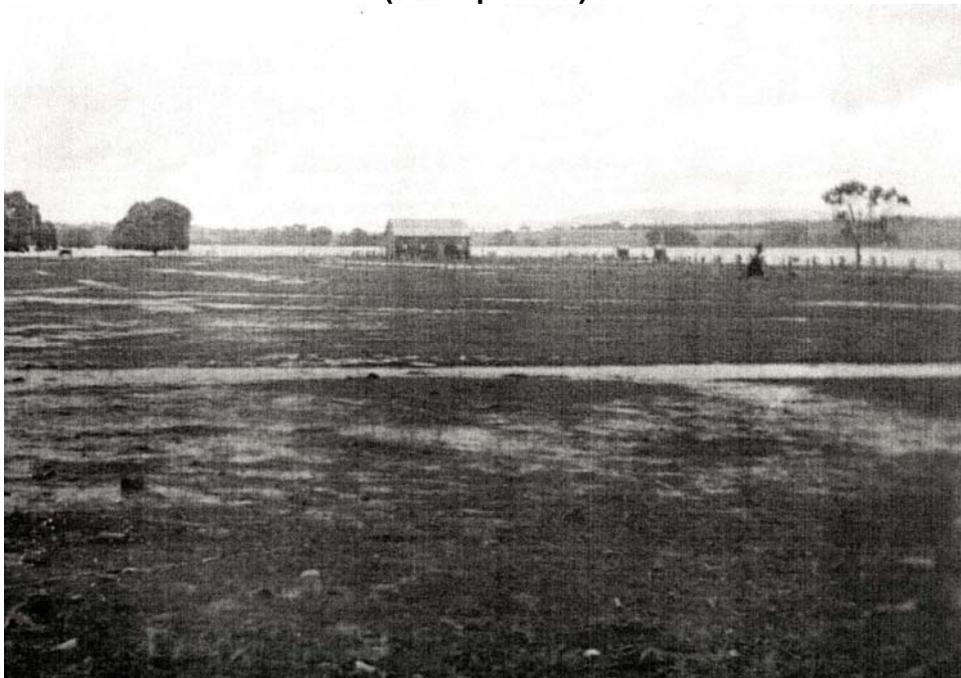


FIGURE 7 - LAGOON AREA IN FLOOD c. 1940

School of Arts Hall (McSpedden)

3.1.3 The Lagoon Hall

There is little recorded history that refers to the activities of School of Arts Hall or its role within the social framework of the Lagoon other than the record of its opening in 1902. The Hall also appears in the background in a number of early photos.

The record of its opening provides an insight into the Hall and its uses. Published July 24th 1902 in the National Advocate the opening records that the School of Arts building arose from a community desire to have a central meeting place for what was otherwise a diverse and spread out community.

Land of ¼ acre was granted by the government for the purposes of building the School of Arts c 1901 and the original trustees were H Butler, E. Bestwick and S. McSpedden and also on the procurement committee was A. Turnbull. Descendants of both Mr McSpedden and Mr Turnbull remain on the board of trustees for the hall.

Funds for the construction of the hall were raised by community events and a grant for the School of Arts from the Commonwealth School of Arts funding program. The building was designed by J.J. Copeman and built by John Wild. Construction cost was 300 pounds of which the fund raising was completed by events held on the opening day.

The opening day events give a sense of the use of the Hall and its environs for community use over the years. Events included a market day bazaar, a football match (which The Lagoon players won), horse racing and rifle shooting. In the hall a dinner and dance was held. The Hall was opened by Mrs John McPhillamy.

The building was described as 43ft long, and 21ft wide with 14 ft 3 ceilings, brick building with 3 ventilation grilles in the ceiling. It notes that one end of the hall can be converted easily to a stage, indicating that the stage was not originally a permanent feature. There is no mention of the kitchen area.

Anecdotal memories from Jeff McSpedden and Bill Tighe indicate that the Hall was used for private birthday functions and community events and dances. Jeff McSpedden noted that the Kitchen has been in existence in his living memory - ie the 1960's onwards. Bill did not remember a Kitchen but notes that there was food so it must have come from somewhere!

The kitchen physically appears to date from the 1930's and the urn left inside the kitchen indicates a 1950 - 60 date.

The hall was said to have been built from bricks made at Stangers brickworks in Rockley.

Original Plans of the hall indicate that the hall was opposite a Creamery. Jeff McSpedden indicated also that the opposite site was regularly visited by a circus in his childhood.

Original plans of the Hall by J.J. Copeman also indicate that the original front gable detail may have been different to the current arrangement including a more finely detailed and turned gable fretwork and the brickwork continuing higher up the gable. It is not clear if the

change to the amount of fibro dates from the fall of brickwork in the 1940's or the original building.

3.2 ARCHITECTURAL CONTEXT OF THE SCHOOL OF ARTS HALL

3.2.1 The School of Arts Movement

The School of Arts movement began in 1821 in Glasgow Scotland, where the first School of Arts building opened. The purpose of the School of Arts buildings, often also called Mechanics Institutes, or Literary Institutes, was to provide adult education and learning resources that would be available to working class people outside of working hours. As such these institutes often provided the community library.

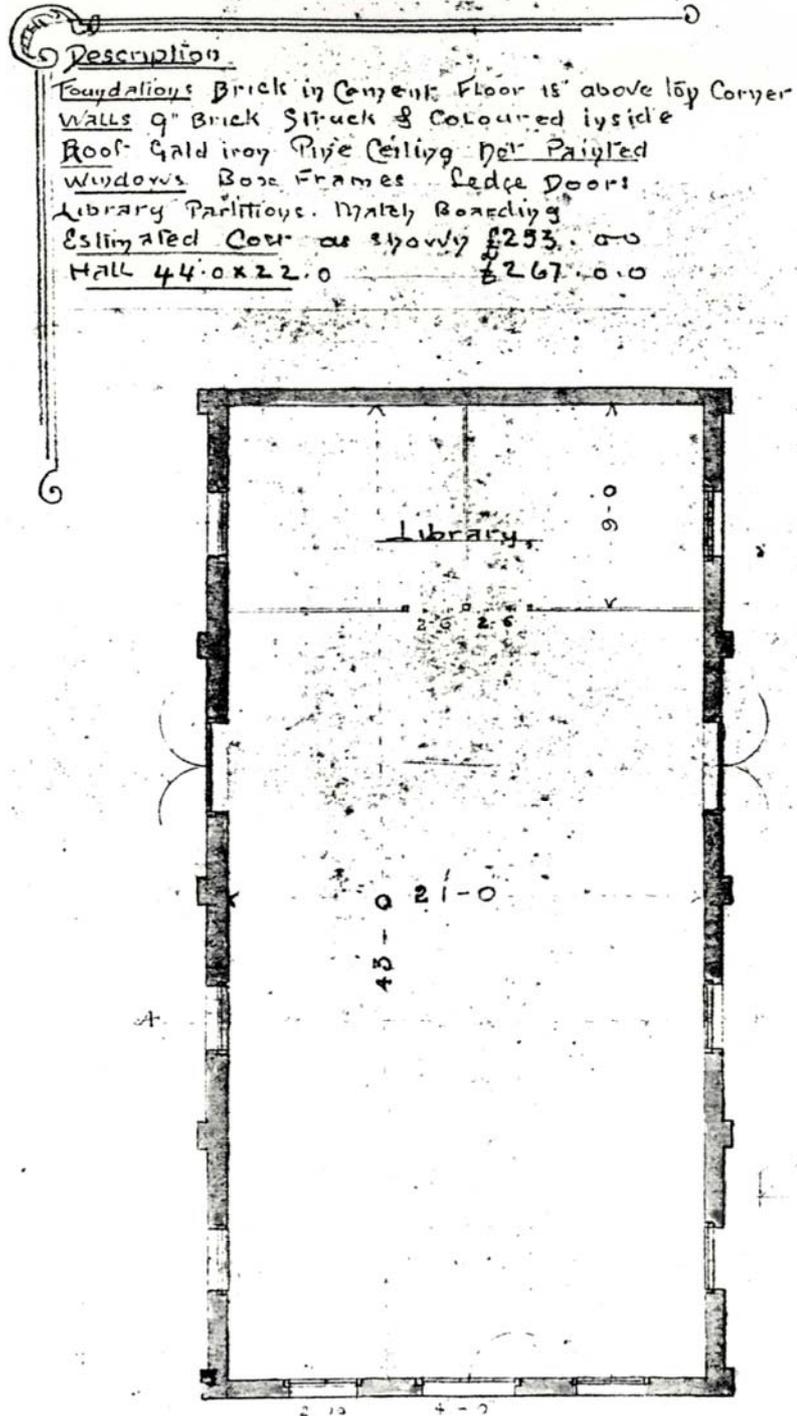
In Australia the introduction of Schools of Arts followed soon after with the first building opening in Hobart in 1827. Prior to this, subscription libraries and private lending arrangements between citizens private collections was the main means of adult education and reading.

Schools of Arts became widespread in Australia from the 1830's, and by 1900 there were 1000 Mechanics Institutes in Australia. In rural areas the Schools of Arts often also became focus points for community activities and meetings.

Public and Municipal libraries began to be set up in the 1860's with the rise of local government organizations. However Schools of Arts often formed a community function beyond their library use, and served communities out of reach of the central municipal library. In many places the municipal library began in the School of Arts Building and remained there for a number of years (e.g. Goulburn).

The Bathurst School of Arts was built in 1861, after land was first reserved for it in 1844, and a committee established.

The Lagoon School of Arts reflected this movement, as is indicated in the original John Copeman plans which indicated a library section where the stage is.



**FIGURES 8 - Floor Plan of Original Copeman Design
 Indicating Library Section**

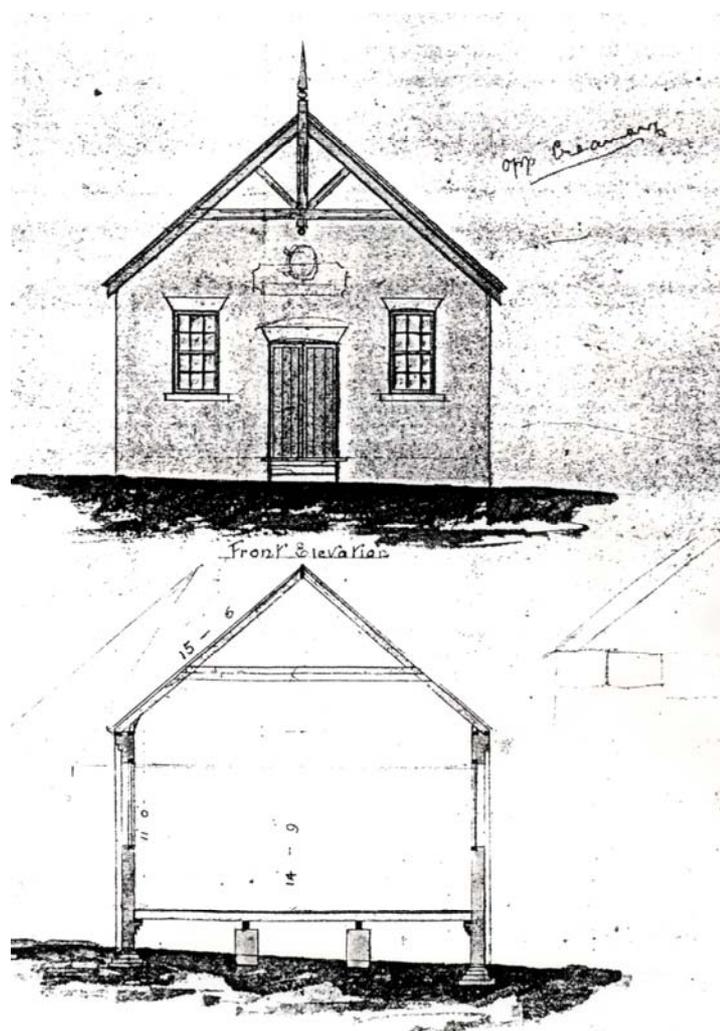


Figure 9 - Copeman Elevation and Section

3.2.2 John Copeman Architect

John Copeman was born in 1870 in Middlesex UK, and came to Bathurst as a 12 year old in 1883. In 1887, he won the Artizans prize at the Bathurst Show of his architectural drawings and in 1889 he was the only leaving certificate candidate in NSW to receive honours in Architectural Planning and Designing. This achievement through the Bathurst Technical College appears to be the extent of formal training J.J. Copeman received in Architecture.

He began practicing as an Architect in Bathurst in 1890 and also was a maker of fine furniture, (a trade to which he returned during the depression in the 1930's). Copeman worked with a number of the significant families of Bathurst including the Webb family, and the McPhillamy family, and also taught at the Bathurst Technical College in 1895.

By 1901 he had designed more than 30 houses in Bathurst and had taken on a number of public commissions. He was admitted as a Fellow of the Royal Australian Institute of Architects in 1903.

By 1909 in the technical education Journal, he was being referred to as the Leading Architect in the district. He left Bathurst and continued to practice in Sydney from 1910, and his last Bathurst Commission was in 1914. He continued to practice in Sydney as Copeman and Lemont Architects to 1934, then Copeman Lemont and Keesing until his retirement in 1943, (died in 1954 in Sydney).

J.J. Copeman was a significant Architect in Bathurst in the late Victorian through to the Federation period. He carried out extensive private and public commissions including works to a number of church buildings in the district including Holy Trinity, and St Barnabas Anglican Churches and rectories, and the Catholic presbytery (now demolished) and the Catholic chapel at the cemetery.

He also was responsible for the design of the linking building between the Art Gallery and the Exhibition Hall at the Bathurst showgrounds and alterations to the Grandstand in 1897. Other significant buildings include the extension to the Bathurst School of Arts in 1901.

One of J.J. Copeman's early buildings was the Rockley School of Arts in 1890, which incorporated on a much grander and intricate scale a number of the details found in the Lagoon School of Arts including the Brick corbelled structural bays. In addition the use of pediments, and brick features show the influence of his Architectural Teacher at Bathurst technical College James Hine.

A brief review of his work indicates that he was a conservative but capable and quality practitioner, with his style being tasteful interpretation of the fashions of the period. His work contains several examples of late Victorian - Federation works, with a few good examples also of the Queen Anne Style, (e.g. Russell Street Residence, 1903). Copeman's later work in Sydney through the 1920's and 30's involved a significant number of hotels of the Interwar and Interwar free Classical Style with Architects Lemont and Keesing.

His work regularly featured brick detailing as was common in the Victorian - Federation period among leading architects, although J.J. Copeman's works were not as heavily intricate and detailed as his immediate forbears and contemporaries such as Edward Gell and Horbury Hunt.

With 60 of J.J. Copeman's houses still existent in Bathurst and a number of his public buildings also remaining, J.J. Copeman can be considered to be one of the main Architects who helped create the Federation character of Bathurst.

Features on The Lagoon School of Arts building that are common to his work on similar hall buildings, or are architecturally interesting include :

- * Brick Corbelled Panelling (Rockley School of Arts, Dairy farmers building)
- * Arched window heads,
- * Finishing method to the slate damp proof course with a seal of mortar.
- * Ceiling ventilation panels and corresponding brick vents into roof space.



**FIGURE 10 - Rockley School of Arts by J.J. Copeman 1890
(Note corbelled brick bays)**



FIGURE 11 - Butter Factory Bathurst by J.J. Copeman 1902



FIGURE 12 - St Barnabas Rectory by J.J. Copeman 1904

4.0 PHYSICAL REVIEW OF THE PROPERTY

4.1 SITE (Ref Drawing EX-01)

The site of the School of Arts building retains its original ¼ acre size and orientation to the Lagoon Road.

There is no vegetation other than grass on the site, and this appears to have been the case throughout its history as is indicated by early photographs of The Lagoon.

The site is fenced to the North, South and East by a post and wire farm fence in varying condition, and is bounded by the McSpedden property to the south. The property to the north contains a race track / trotting practice track. The original Preston Street road subdivision is not visible or in use. There is no fencing to the south / Lagoon road frontage.

The site contains the brick Hall building on the western frontage of the property, a fibro kitchen building with a brick chimney, a rainwater tank, and two outhouses.

One outhouse has sufficient remains intact to discern the original outhouse layout which included the brick toilet building and a corrugated iron screen approach area. The toilet is a pit toilet with a timber bench and seat. One wall of the outhouse has partially collapsed.

The second outhouse has collapsed in its original location and consists now of rubble.

The collapse and wall damage to the outhouses is said to have occurred in recent times as a result of a freak willy - willy storm.

The fibro and corrugated iron clad kitchen consists of a concrete slab floor, timber framing, and fibro and corrugated iron walls. The roofing is corrugated iron. There is no internal lining and a window opening appears to have originally housed a glass louvre window.

A substantial brick chimney is located awkwardly in the corner, which may indicate it predates the fibro kitchen. There is a steel boiler standing at the western end of the building and washing tubs and a tap along the eastern end of the building. A timber bench stool and 1950's water urn (for placing on a stove) remain as unfixed items in the building which has a door that is not able to be secured closed.

A power line connects the hall to mains power from the rear (the main line runs along the top of the rise behind the Hall). There are no other services connected.

4.2 THE HALL BUILDING (Ref Drawings EX 02 - 4)

The Hall building is constructed of brick and has a simple rectangular form, of one space. There are no ante rooms or vestibules. The building sits back from the front boundary by approximately 3 meters.

The structural bays of the building are expressed externally with corbelled panels and piers. There is substantial cracking apparent in the north and south walls emanating from movement of the front and rear gables. This problem has been occurring for some time, as is evidenced by steel bracing beams that were placed in the 1940's. These beams are connected with bracing rods which run north south, and suffice to hold the north and south walls vertically in place, but appear not to have eased the cracking problem.

Cracking is likely to be exacerbated by the fact that the downpipes shed water at the foundation of the building, and also the fact that the footings are likely to be brick rather than reinforced concrete, which in a such a flood prone area are likely to move.

The floor is timber which sits approximately 200 - 300mm above ground level. Victorian pressed galvanised sheet underfloor vents are provided along the northern and southern face of the building. There appears to be little evidence of rising damp or efflorescence in the brickwork. The bricks and mortar are in generally good condition.

Roofing is corrugated iron in a simple gable form. The frontage gable is lined with fibre cement cladding and a simple gable timber fretwork detail houses the sign "School of Arts 1902". The gutters are in poor condition and are falling off. Downpipes to the roof drain onto the ground at the base of the footings. One rear downpipe is connected to a poor condition water tank (which supplies the kitchen). The timber tank stand is rotting.

Roof sheeting is generally in good condition but may need some refixing and rust treatment.

The rear gable is bricked to the full height and contains three brick vents to the roof space.

The interior is painted brick wall with a timber lined coffered ceiling. The ventilation grilles (3 of) in the ceiling are decorated with wrought iron roses.

There is a stage in the eastern half of the building which is a simple timber structure, open underneath, with two sets of steps and two wing walls which appear to date from the 1920's 30's period.

The hall has three pairs of timber ledge and brace doors, none of which are secure, and all of which are in poor condition. Windows have been replaced with aluminium windows in the original openings. The windows have rendered brick sills and brick arch headers. The doors have timber thresholds and brick arch heads.

The remains of former housing bolts exist adjacent to the heads of the doors and windows to the north side which may indicate former awning locations over these openings.

There are the remains of wall mounted hat and coat racks which were made of cedar and originally ran around the full extent of the hall walls. These are said to have been progressively stolen over the past 10 - 15 years, as the building has not been secure.

A memorial board of WW1 soldiers has been removed from the hall to be housed in safer confines in the School Library. A WW2 gun that was also on display in the hall has been removed and placed at the Bathurst RSL.



FIGURE 13 - LAGOON SCHOOL OF ARTS HALL



FIGURE 14 - HALL FROM SOUTH



FIGURE 15 - HALL FROM NORTH x 2





FIGURE 16 - KITCHEN



**FIGURE 17 - MALE TOILET
(Section of brickwork lost in Willy Willy)**



FIGURE 18 - ETCHED SCHOOL OF ARTS SIGN



FIGURE 19 - WEST ELEVATION (ROAD FRONTAGE)



FIGURE 20 - SOUTH ELEVATION



FIGURE 21 - EAST ELEVATION



FIGURE 22 - NORTH WINDOW DETAILING CRACKING



FIGURE 23 - SOUTHERN WINDOW SHOWING BRACING AND BRICK CORBELL



FIGURE 24 - INTERIOR OF HALL x 2



FIGURE 25 - CEILING VENT



FIGURE 26 - HAT RAIL



FIGURE 27 - INTERIOR OF KITCHEN



FIGURE 28 - TIMBER PIT TOILET



FIGURE 29 - SETTING
(From site of McSpeddens Former Inn - South)



FIGURE 30 - SETTING
(From School)

5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1 GENERAL

The following Assessment of Significance is carried out in accordance with the Criteria for Assessing the Heritage Significance of an Item – NSW Heritage Manual 1996, and the NSW Heritage Office – NSW Historical Themes 2001.

The Lagoon School of Arts Hall is a significant building within the community of The Lagoon, as a remaining public building within a mostly privately owned rural hamlet. Along with the Public School, and the Catholic Church building it indicates the former community layout of the township that is no longer as populated and developed as it once was.

The School of Arts hall also reflects a former period when the Lagoon formed a permanent water feature around which the hamlet was developed, and on which public recreation was carried out.

The School of Arts hall is also a remaining example of the work of John Copeman, an early Bathurst Architect who graduated from the Bathurst Technical School and carried out a large number of private and public commissions in the Bathurst region during the late Victorian and Edwardian and Federation periods.

5.2 PREVIOUS STATEMENTS OF SIGNIFICANCE

5.2.1 Bathurst Regional Heritage Study 2007 (Bathurst Regional Council)

B.J Hickson - 2005

A quite rare community School of Arts Hall designed by architect J.J. Copeman in 1902. A very simple hall, rectangular in plan with gabled roof supported on brick walls built in four bays with attached piers, corbelled eave detailing, segmental arches over aluminium windows and doors. Good community asset with important social connections that needs upgrade and repairs.

5.3 ANALYSIS OF SIGNIFICANCE IN RELATION TO HISTORICAL THEMES

5.3.1 Natural / Ecological

No significance under this theme. Although the setting indicates a former relationship with The Lagoon a natural feature no longer present.

5.3.2 Peopling Australia

Aboriginal Cultures and Interactions

No significance under this theme. Further research may indicate interaction with indigenous peoples in The Lagoon area, however it is unlikely to be specifically relevant to the Lagoon School of Arts site.

Convict

No significance under this theme.

Migration

(Local)

The School of Arts represents the community development of a rural farming community into a cohesive unit which was sufficient to require a school and meeting place. The ongoing relationship of the community which contains descendants of original settlers and their ongoing generational use of the school and the hall.

5.3.3 Developing Regional EconomiesAgriculture

(Local)

The existence of The Lagoon Hall along with the School and the Church building at the Lagoon reflect the original arrangement of community facilities for a dispersed rural farming community, around the water source of the Lagoon (no longer extant) and the confluence of a number of key rural road networks.

Exploration

No significance under this theme.

Industry

No significance under this theme.

Mining

No significance under this theme.

Technology

No significance under this theme.

Transport

No significance under this theme.

5.3.4 Building SettlementsLand Tenure

(Local)

The Hall is located on the land parcel that was established by the subdivision plan for the village of Apsley and reflects the original village subdivision boundaries that related to a more densely envisaged village than ever eventuated in the area. The Hall in the intended village plan would have been on the corner of two main roads within the "township".

5.3.5 Working

No identifiable significance under this theme.

5.3.6 Educating

(Regional Representative and Local)

The Hall is a representative example of the movement to create Schools of Arts throughout NSW for community use and adult education. This is reflected in the original design layout for the building which indicates a library section in the location of the stage.

The Hall has been used as the venue for school presentation and performance events throughout its history and has a strong association with the history of The Lagoon Public School, which was in existence from the beginning of public education in NSW.

The original Library function of the Hall associates the hall with the School of Arts Movement that was established to provide for the educational improvement of working adults and farmers.

5.3.7 Governing

No identifiable significance under this theme.

5.3.8 Developing Australia's cultural Life

Creative Endeavour

(Local – Representative – Rare – Intact)

The Hall is an intact remaining example of the work of John Copeman who was a significant architect in Bathurst in the Late Victorian, Edwardian and Federation period of Bathurst and whose works have contributed to the overall heritage character of the Bathurst region.

The building reflects features that are present on a number of Copeman's buildings including Corbelled brickwork, structural bays reflected by brick relief panels, segmental arches etc.

Leisure

(Local - Representative - Rare - Intact)

The Hall is the remaining indicator of communal and social life at The Lagoon as a place where parties, dances and the like were held.

The hall is also a remaining example of a School of Arts building similar to those provided around the region to provide a community focus for leisure and recreation.

Social Institutions

As above

Religion

No significance under this theme.

5.3.9 Marking Phases of LifeBirth and Death

(Local)

The Hall has been the venue for birthday parties, and marking of time family celebrations etc., throughout the years.

The Lagoon Hall was the original and natural location for the housing of the WW1 memorial board, which is now housed in the school.

Persons

(Regional – Intact – Rare)

Associated with the architect John Copeman.

5.4 REVISED STATEMENT OF SIGNIFICANCE - LAGOON HALL

The Lagoon School of Arts Hall is a building of high local significance as a remaining building element indicating the arrangement of public buildings at The Lagoon around the former Lagoon Water feature.

The Hall in association with the School, and the Catholic Church building, in its subdivision layout and setting, indicates the former community arrangement and development patterns of the hamlet.

The Hall has high local significance in its association with John Copeman, Bathurst Architect, whose works are important in creating the late Victorian - Federation character of the Bathurst region. The building incorporates important design features that indicate the style of John Copeman.

The Hall has high local social significance as the venue associated with community events in an area which is still peopled by the descendants of early settlers, and in its close association with the Public School.

5.5 LEVELS OF CONTRIBUTION

(Refer to Drawing S01 - Levels of significance noted are rated 5 - highest significance 1 - lowest significance.)

5.5.1 High Significance (Level 5 Significance)

5.5.1.1 The setting of the site including –

- Location in relation to the School and the remaining Church building.
- Visual relationships between the school, former church, and the hall.
- Visual relationship with the site of the former Lagoon.
- Visual relationship as a free standing and isolated building in relation to the road and the approaches along the O'Connell and Lagoon Roads.
- Location in relation to the corner of the Lagoon Road and Ryans Road.

- 5.5.1.2 Elements that relate to the design and construction of the building in 1902 that indicate the design of John Copeman including :
- The brick Hall building including brick, timber and fibro external details.
 - Internal details including the timber panelled coffered ceiling, timber flooring, Ceiling roses, and hat racks.
 - Remains of out houses.
 - Fittings and fixtures on site and off site including :
 - WW1 Honour Roll at Lagoon School.
 - Etched "School of Arts" signage and date on timber gable detail.

5.5.2 High to Moderate Significance (Levels 4 and 3)

The fibro kitchen building and chimney including :

- 5.5.2.1 Layout and form (4)
- 5.5.2.2 Relationship to side door (3)
- 5.5.2.3 Fireplace (4)
- 5.5.2.4 Movable Objects - Water boiling urn (3)

The stage, stage wings and steps. (4)

5.5.3 Low Significance (Level 2)

The piano. (2)

5.5.4 Intrusive to Significance (1)

Aluminium Windows. (1)

5.6 SIGNIFICANCE OF ADJACENT OR SURROUNDING HERITAGE ITEMS

As a result of the Bathurst Regional Council adopting the recommendations on the Bathurst Regional Heritage Study 2007, the following items around The Lagoon settlement will be individually listed as heritage items as part of the comprehensive LEP (further to the Lagoon School of Arts Hall):

- * The Lagoon Inn (SHI 1080603)
- * The Lagoon Public School (SHI 1080676)
- * The Lagoon at the Lagoon (SHI 1080762)

These items along, along with The Lagoon School of Arts Hall were located within the former Evans Shire Local Government Area and were not listed as heritage items on the former Evans Interim Development Order. However, they were included in the Evans Shire Heritage Study 1987.

The following summary of the significance of these items is informed by the Heritage Significance noted for these items in the Bathurst Regional Heritage Study 2007, as well as inventory sheets provided by Bathurst City Council.

SHI No.1080762 - The Lagoon at The Lagoon Settlement
Naturally evolved feature which has shaped or influenced human life and cultures.

The Lagoon was initially a permanent naturally occurring water hole / small lake located in proximity to Campbells River. Originally called Apsley, the area around the Lagoon was populated and cultivated from the early 1820's despite the land not being available for free hold until 1832. The water source formed the nucleus of a community of farmers including vegetable farms set up by Chinese farmers. The village of The Lagoon was laid out around the Lagoon, and recreation was carried out on the Lagoon in the 19th century.

While the area still floods the Lagoon water feature is no longer permanent having been drained in the 1940's to provide for a more serviceable road to the areas beyond.

Significant elements - original buildings, streets, and access roads, indicating the layout of the township around the lagoon. Farm uses and vegetable growing in the flats.

SHI No 1080675 - The Lagoon Sensitive Area
Buildings, settlements, towns and cities - Activities associated with the provision of services, especially on a communal basis.

The Lagoon Village represents an early settlement along the line or the original Coxes Road around a natural water feature of the Lagoon.

The Lagoon hamlet indicates a former village centre and an area in which early farmers settled due to proximity to the water source of the Lagoon. The Lagoon now is the focal point of a number of trotting horse breeding and training establishments, as well as local vegetable farming.

A number of the original houses and public buildings remain in place.

Significant elements - original buildings, streets, and access roads, indicating the layout of the township around the lagoon. Farm uses and vegetable growing in the flats. Drainage lines that indicate drainage of the Lagoon and water management in floods.

SHI No 1080603 - The Lagoon Inn (Former Apsley Inn)

Buildings, settlements towns and cities - Accomodation

The Lagoon Inn remains as a private residence at the entrance to the village area from Bathurst, and is a remaining inn from the early 19th century. A second inn on the southern side of town (McSpeddens / Maloneys Inn) was demolished due to collapse in the 1960's.

Significant Elements - address to the road, form and position in relation to other key remaining buildings from the 19th century settlement of The Lagoon.

SHI No 1080676 - The Lagoon Public School

Educating

The Lagoon Public School dates from the beginning of the Public School Act in 1870 and there was a school prior to that at The Lagoon which catered for the families of the district. The current buildings and site are not the original site of the school, although the current school is at least 100 years old. However, the existence of a school at The Lagoon has had a long association, a church school being noted there as early as 1827 (on the site of the former Anglican church- now demolished). The current School buildings and site have been in existence since the 1880's.



FIGURE 4 - THE LAGOON SENSITIVE VILLAGE AREA
Items included in the Bathurst Regional Heritage Study are noted

6.0 ISSUES AFFECTING THE FUTURE OF THE PROPERTY

6.1 LISTINGS AND ZONINGS

Bathurst Regional Council - SHI No. 1080605

The Lagoon School of Arts Hall is included in the Bathurst Regional Heritage Study 2007. As a draft heritage item, the hall is subject to the provisions of the Bathurst Regional (Interim) LEP 2005, with particular reference to Part 4 - Heritage Provisions.

This requires Development consent for all works to the building and site other than minor works and general maintenance works that do not affect the fabric of the building. Minor works may be considered as exempt development under Council's Development Control Plan - Exempt Development.

Bathurst Regional Council - General Zoning

The land associated with The Lagoon School of Arts Hall is zoned 1(e) Outer Rural under the Bathurst Regional (Interim) Local Environmental Plan, 2005. The objectives of this Zone are generally to preserve the predominantly working agricultural development and use of the area.

6.2 PHYSICAL CONDITION OF THE REMAINING FABRIC

6.2.1 Site

The site is in good condition, as a relatively flat site with good drainage, visual security from Lagoon Road and surrounding farms. The site requires on going maintenance to keep stock out and grass at low levels, and away from under floor vents from the building.

The surrounding farm fencing is in reasonable condition, sufficient to keep stock from adjacent farms from straying onto the site.

While the site is in a flood prone area, the height of the building itself has protected the building in the past from flood damage, although parts of the site have been subject to flooding.

There is no fencing of the site to the street.

6.2.2 Structural Condition of Buildings

The building has been subject to substantial footing movement over the period of its life, and was first braced in the 1940's as a result of a substantial fall away of the front wall from the remaining building.

Cracking in this area appears to have occurred after the installation of the bracing indicating the footing movement is likely to remain active and may become more pronounced with a return of moisture to the soil when the site next floods.

Notwithstanding this the general structure of the building appears sound, and the structure of the roof appears not to have been compromised by footing movement.

Flooring is close to the ground with only a minimum of air space under the flooring structure, and air vents are generally compromised by adjacent overgrowth of grass. There appears to be no evidence of dampness or termite attack in the visible sections of the floor.

Gutters and downpipes throughout are in poor condition and downpipes empty at the point of discharge at the base of the wall, which may also be adding to the building movement issues.

The remaining timber doors are in poor condition which means that they can no longer be closed or secured.

The fibro kitchen building is intact, although there is no window or door enclosure.

The toilets have been damaged in recent years by a freak wind storm, which demolished one toilet and knocked out a wall from the other. The remaining toilet has sufficient remains for repair and reconstruction as a safe visual structure and building. However it is unlikely that under today's standards this can continue to operate as a toilet given the pit nature of the toilet.

6.3 FUTURE PROPOSED USES

6.3.1 Threats to the future of the Hall

Maintenance and building management

Ongoing disuse and lack of maintenance will mean that the building will continue to disintegrate over time.

Failure to upgrade the building also leaves the building and the site insecure and accessible to vandals and unauthorised use. This has already resulted in the loss of significant fabric including hat racks and furniture.

The Lagoon Hall Trust currently has no fundraising mechanism and as such limited funds to place into the building. The ownership and insurance liabilities relating to the building are also not clear. As such the building has not been upgraded or used in the past decade due to concerns relating to funding and insurance of events. The building is currently uninsured.

The three main interested parties in the building are Bathurst Regional Council, who holds title to the building, The Lagoon School of Arts Trust, who has management rights and insurance liabilities over the building, and the School community that has used the building extensively in the past and are interested in utilisation of the Hall again in the future.

These three bodies appear to have been operating in their management strategies independently of each other. A lack of coordinated approach has the potential to ensure that no progress is made in the ongoing use and protection of the building.

Flooding and site services

The site is subject to flooding and is currently not connected to any reticulated services other than electricity.

As such the site will not be suitable for the provision of a general bio-recycle system that relies on site disposal of waste. However, it would be possible to provide above ground self contained composting toilets, and an above ground grey water tank system for the kitchen waste.

Other flood mitigation measures may be required, and new structures that may be required on site to enable its on going use would need to factor in the flood area and rising water levels into their design.

6.3.2 Upgrading required for Modern Use

The following issues need to be addressed if the hall is to be upgraded to be viable into the future :

- * Maintenance plan and implementation strategy for the use of the building to be drawn up by The Lagoon Hall Trust.
- Structural repairs / stabilisation.
- Upgrade Stormwater reticulation.
- Provision of site fencing and security.
- Provide a water supply for the site and future building use by the provision of additional water tanks and pumps to the tanks.
- Provision of toilet facilities.
- Clearing of ground levels around underfloor vents
- Tea and coffee making facilities / kitchenette.
- On site Secure Storage.
- Provision of heating.
- Upgrade to meet Building Code Requirements for places of public assembly.

6.3.3 Upgrading for Building Code requirements.

The following requirements are based on a brief review of the Building Code. Where a building of high significance is being considered, solutions to building code issues need to be carefully implemented so that heritage significant fabric is not damaged or diminished. Toilets could be provided in a detached but appropriately designed outbuilding.

Requirements for heritage buildings should be confirmed with the Local Council and certifying body, with solutions of minimal impact being the priority.

The following provisions apply to The Lagoon Hall :

- * Class 9 b Building.
- * Rise in Storeys – 1
- * Type C fire resisting construction.
- * Approximate floor area (Assembly Area) – 70 sqm
- * Number of people accommodated – 70

- * Width and number of exits - 2 Exits required, aggregate width not applicable.
- * Disabilities access required.
- * Exit doors to be openable from inside by a single downward (lever handle) or pushing action (panic bolt), and not lockable from inside.
- * Fire extinguisher to cover Class A fire risks required. Additional Class F extinguisher required in kitchen where cooking equipment is located.
- * Toilets required – 1 male, one female, one unisex disabled toilet.
- * Exit signage required.
- * Emergency lighting not required.
- * Theatres and Public Halls - Section H Special Use provisions - Do not apply.
- * Section J (Energy Efficiency) of the building code - Bathurst Regional Council to determine if compliance with Section J is required for an existing building of this nature. Section J may have implications with regard to ceiling and wall insulation, and selected lighting and heating systems.

Under these provisions the following works are required to upgrade the Hall to meet current standards :

1. No requirement to upgrade the fire resistance of the construction of the building.
2. Disabilities access will be required. This is likely to be easily achievable to the front or side entrance doors by a small kerb ramp. (The front would be preferable to enable some clearing of the ground level along the sides to enable underfloor ventilation). *Note : Potential funding for up to half of the cost for such a ramp would be eligible for consideration under the Bathurst Region Heritage Fund.*
3. One Class A fire extinguisher will be required for the Hall in its current state. Should the kitchen be upgraded to include cooking appliances of any kind a second Class F extinguisher will be required.
4. The current toilets are not usable and there is currently no disabled access toilet. These will need to be provided.
5. Exit signage will be required. Such does not need to be lit.
6. If an air conditioning / heating system requiring greater than 15W/sqm of energy input is used, Section J for energy efficiency may need to be complied with.

6.3.4 Proposed Future Uses of the Property

There is a high community level of interest in the preservation and upgrading of The Lagoon School of Arts Hall so that it can have an ongoing use into the future.

The primary aim of the **Lagoon School of Arts Trust** is to see that the building is preserved into the future and that a use is found for it that will fund its ongoing maintenance. The Trust has proposed that providing for the leasing of the building in the future for seasonal trading and markets might be an option for future use.

Bathurst Regional Council has asked for this Conservation Management Plan as part of an ongoing audit of its heritage properties. The main interest of Bathurst Council is to establish a maintenance program and urgent works that can be incorporated into its annual maintenance budget. Funds available under this scheme are limited and spread across all the heritage assets of Council. As such funding from this direction should only be considered to cover issues such as painting, minor repairs and grounds maintenance etc.

Further funding options such as fundraising, Area Consultative committee (ACC), Regional Partnership and Community Development Scheme Expenditure, (CDSE), could also be investigated.

The Lagoon Public School has a long history of regular use of the building but has not used it for the past decade due to issues of insurance, building safety and hiring arrangements. However, this has left the school without a hall or venue for any of its major events.

The school recently carried out, through their P and C, a survey of school parents and the community to establish what interest there was in both the school and the wider community utilising the hall. The results indicate interest in the community for the following uses of the Hall :

- * Painting and Art Workshops.
- * Dancing.
- * Use of the Hall for School Presentations.
- * Additional community uses on the site - tennis courts, community facilities, tree planting programs.

As part of their investigations they also gauged that there was community support for parent working bees to assist in the upgrading of the hall. In addition some quotations were obtained from builders to upgrade the hall and provide new kitchen and toilet facilities.

A future partnership toward funding and utilising the Lagoon School of Arts Hall between the School of Arts Trust, Bathurst Regional Council and the Lagoon Public School, would best maximise the future viability of the building and the site.

6.3.5 Suggested Future Works and Priorities

These works should only occur in accordance with the following Conservation and Management Policies. Prior to any works being undertaken, it is recommended that a property title search be undertaken to confirm the current ownership details of the building.

MAINTENANCE WORKS

Noted in order of priority, (Items 1 to 6 should be carried out to the hall building in the next 12 months) –

- 1 Hall Building to be inspected by Structural Engineer and recommendations provided regarding the works required to stabilise the building.
- 2 Repair / replace gutters and downpipes and provide drainage to downpipes to an absorption trench away from the building.
- 3 Repair exist doors and provide new latches and security to building.
- 4 Cut grass around the site and provide a gravel set down around the base of the hall to ensure air flow to under floor ventilation.
- 5 Provide fencing to the site (as per conservation recommendations).

- 6 Repaint interior and exterior of building.
- 7 Remove aluminium windows and reinstate timber framed windows to match original detail, (long term future).

WORKS TO ENABLE FUTURE USE

These works should only occur in accordance with the following Conservation and Management Policies, (not in order of priority).

- 8 Provide on site storage.
- 9 Provide a consistent and at pressure water supply, (additional rainwater tanks with pumps).
- 10 Building Code upgrade as limited by the Conservation Policies.
- 11 Provision of new toilet and kitchen facilities. Note waste disposal to toilets will need to be self contained composting, and kitchen waste disposed of in an above ground grey water system.
- 12 Provision of some on site parking.
- 13 Provision of some out door community facilities - play ground, tables, etc.



**FIGURE 34 - 1990'S FLOODING OF THE CAMPBELLS RIVER
(Detail below of flood around the School of Arts Hall)**



7.0 CONSERVATION AND MANAGEMENT POLICIES

7.1 INTRODUCTION

The underlying principal of conservation according to the Burra Charter is as follows :

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.

The general approach to the conservation of The Lagoon School of Arts Hall should be to preserve as far as possible the hall in its current built form, intact state, and setting.

Building Code upgrading, as is required to enable use of the building, is relatively minor and should be able to be achieved without major intervention in the remaining fabric of the building.

Future use of the building is vital for its ongoing protection and viability, and thus it is important to ensure the building is in good working order for its ongoing use. Some restoration, and reinstatement as noted above is thus necessary to enable this.

The Bathurst Regional Heritage Study 2007 includes some general objectives for the conservation of heritage items as follows (Section 6.3) :

- Keep buildings maintained and in good order.
- Record, photograph, research any changes.
- Ensure that new owners are advised of the cultural significance of the site.
- Encourage collections of moveable heritage to stay together with building or place.
- Produce or make available publicly interpretive information that will enable people to appreciate the site.

The following conservation recommendations incorporate and support these general objectives.

In addition to this the Heritage Study provides general provisions for the preservation of the Sensitive Village Areas including The Lagoon (Section 7.1) :

- Appropriate scale : Both horizontally and vertically. Larger Scale developments can be acceptable if they can be shown to be visually broken in scale through the use of smaller pavilions, detail, screening or other component parts.
- Appropriate materials and colours : selected materials and colours should also be chosen so as not to draw attention away from neighbouring conservation area elements.
- Suitable siting : so that the new development is naturally screened by land contours and existing vegetation where possible.

These village character conservation objectives have also been considered where appropriate in developing the detailed conservation recommendations.

7.2 DEFINITIONS

Conservation involves a number of different priorities and techniques depending on the nature of the cultural significance of the fabric of a place or item and how much a particular element does or does not contribute to the significance of the place.

Conservation techniques as defined in the Burra Charter, and referred to in this report can be summarised as follows :

Preservation – involves the basic protection and maintenance, including stabilisation where necessary, of the existing fabric or make up of a place or item, in the state it is found in.

Restoration – involves the re-assembling of displaced components of a place or item, or the removal of inappropriate additions. It can only occur when such displaced items exist in their original form and there is sufficient evidence to indicate their location within the item or place.

Reconstruction – involves the partial rebuilding of a place or item where it is damaged or incomplete. Reconstruction is limited to minor adjustments to already intact places or items, and cannot involve the majority of conservation work. It is also limited by the sufficiency of evidence to indicate that the reconstruction is accurate.

Adaptation – involves the appropriate alteration or development of a place or item to enable its continued use, if this is necessary to preserve the place or item. Adaptation can only be carried out if there is no other viable alternative of conservation, and if the alterations do not damage the integrity of the place.

Recreation – is a term often used in relation to gardens, but may also refer to interior decoration and furnishings. This activity is limited to minor works that can complement a conserved item where original evidence of decorative or garden design and fabric is not available. It involves research into typical and appropriate decorative types for these purposes so that such elements can be carried out in an appropriate manner. This activity is most involved in adaptation and reconstruction projects.

7.3 IMPLEMENTATION OF CONSERVATION PLAN

7.3.1 The adopted Conservation and Management Plan should be distributed to the following :

- Bathurst Regional Council.
- The Lagoon School of Arts Hall Trust.
- Bathurst Regional Council Library, and
- Bathurst and District Historical Society.

7.3.2 A community meeting should be held with all interested parties including :

- The Lagoon School of Arts Trust.
- Representatives from the Planning and Cultural and Community Services departments of Bathurst Regional Council.
- Representatives from the Lagoon Public School.

- Representatives from the Department of Education.
- All interested community members invited by letter invitation (as no real point of community noticeboard is available)

The purpose of the community meeting would be to establish a working party toward the upgrade and ongoing use of the hall. The findings of the Conservation Management Plan should be made available at this meeting, and further historic information to contribute to the interpretation of the building may be able to be gathered.

7.3.3 The Conservation Management Plan should be reviewed in the following circumstances :

- When any State Planning Legislation that effects the listing of the property, is altered.
- If the property is sold by Bathurst Regional Council
- If the property is badly effected by any natural disaster resulting in the destruction of significant building fabric or items.
- Notwithstanding the above, within 5 years of State Government endorsement of the current Plan.

7.3.4 Consideration should be given to the placing of an interpretive sign at the entrance to the property indicating the history and significance of the property. This location could also be used for a general interpretive sign relating to the heritage of the Lagoon.

Note : Funding for such signage could potentially be sourced from Councils Management Plan for Heritage Trails.

7.3.5 All artefacts and furniture items found on the site or collected from other sources as having had an association with the site should be kept on site and housed in their original location where possible. (This cannot be achieved until the property is secured).

7.3.6 Note that potential future uses of the building will need to comply with the permissible uses of the 1(e) Outer Rural Zone, as defined in the Bathurst Regional (Interim) Local Environment Plan, 2005, and will be subject to Council consent. Clause 24 : Conservation Incentives of the Bathurst Regional (Interim) Local Environment Plan 2005, also may be able to be considered for proposed uses of the building that do not comply with the permissible uses of the 1(e) Outer Rural Zone.

7.4 OVERRIDING CONSERVATION POLICIES FOR THE PROPERTY

7.4.1 Preservation - is applicable to the remaining building fabric as detailed and designed by J.J. Copeman, and the site as granted to the School of Arts Committee. This includes :

- Brick corbelling details.
- Internal layout and divisions and finishes remaining.
- Underfloor brick corbelling details.
- Free standing nature of the building.

- Site subdivision layout.
- Frontage to the Lagoon Road.
- Visual setting from the Bathurst approach to the Lagoon Area.
- Visual relationships with School and former Church.

7.4.2 Restoration - is applicable to the repair and rebuilding as required to secure and waterproof the buildings and improve drainage, including :

- Ledge and Brace double doors.
- Roof and gutter drainage.
- Original ground levels adjacent to underfloor vents to enable underfloor air flow.
- Repair of vents / replacement with matching, (available from restoration suppliers).

7.4.3 Reconstruction - is applicable to the reinstatement of original known or intended details that are documented or evidenced in remaining fabric including :

- Reinstating timber double hung windows into the original openings.
- Reinstating original design for timber gable fretwork as outlined on the J.J . Copeman Plans.
- Reinstall awnings over windows.
- Reinstall WW1 memorial board if site is to remain in community ownership.
- Provision of new gutters and downpipes (galvanised) - quad style gutters and round downpipes.
- Replacement of the roof with corrugated galvanised iron sheeting if roofing on inspection is found to be in too poor a condition for repair. Repair is the preferred option.
- Hat rails to interior.

7.4.4 Adaptation - is applicable to the following in relation to the hall and the site :

- Adaptation or the use of the kitchen building either to house a new kitchen or a store area. Consideration should be given to the retention of the brick fireplace intact.
- The site for additional open space community uses such as picnicking, and play areas and minimal carparking.
- Minor adaptation to the interior of the hall to allow for future uses.
- Adaptation of remaining standing toilet to a building. This should retain the external form of the brick building for site interpretation purposes.
- As required to meet Building Code requirements for the site.

7.4.5 Demolition - due to the existing state of some items on site the following items may be considered for demolition or removal :

- Remains of collapsed female toilet.
- Timber framed sections of the kitchen building if required to enable a more appropriate kitchen area or ancillary use in this area in relation to the hall. Preference should be given to options that preserve the brick chimney intact.

7.4.6 Appropriate future use of the site - Preference should be given to options that retain the community ownership and usage of the site however the following uses may also be appropriate providing all other provisions of the CMP can be addressed :

- Sale of the site for any of the allowable uses.
- Commercial / Sales usage for cottage industry.
- Movable exhibitions
- Education.

Options for residential accommodation or dwelling on this site may be precluded due to the flood prone nature of the site, and limitations with regard to soils waste disposal on the site.

Note : Potential Future uses for the building will need to comply with the permissible uses of the 1(e) Outer Rural zone as defined in the Bathurst Regional (Interim) Local Environment Plan, 2005, and will be subject to Council consent. Clause 24 : Conservation Incentives of the Bathurst Regional (Interim) Local Environmental Plan 2005, also may be able to be considered for proposed uses of the building that do not comply with permissible uses of the 1(e) Outer Rural Zone.

7.4.7 Future additional structures allowable on the site should be located to the rear of the Hall, or such as to preserve the primary frontage and free standing nature of the building from the northern, western and southern approaches.

7.4.8 Additions to the hall building should be limited to the rear of the building and be subservient in size such that the rear gable remains visible and prominent.

7.4.9 Consideration may be given to the provision of a covered and minimally enclosed linking structure from the north exit doors to ancillary facilities in the location of the existing kitchen building.

7.4.10 Consideration may be given to the provision of minor awnings over entrance doors to protect them from weather damage. These should be cantilevered awnings of a style suitable for a Federation building, timber framed and galvanised roofing, and should be removable in the future.

7.5 LISTINGS

7.5.1 The Bathurst Regional Heritage Study 2007 SHI form for the School of Arts Hall should be revised to include the revised Statement of Significance suggested by this report, and updated generally in the light of the more detailed information contained within this report.

7.6 DETAILED POLICIES

7.6.1 Site Fencing - Fencing provided to secure the site should be limited to low scale rural style open fencing including post and wire fencing, galvanised gates, or timber post and beam fencing. Height to be limited to 1.2 meters maximum height. Fencing should run behind the frontage of the School of Arts such that the front entrance opens to the street.

- 7.6.2 Provision of Disabled Access - This should occur to the front entrance of the building, and may include the provision of a small ramp and paved area, and simple single handrail to the door.
- 7.6.3 External colours - should retain existing face brick surfaces. Colours should be simple and austere, and preference would be given to the retention of gutters, downpipes and roofing and all other steelwork as a plain galvanised finish.
- 7.6.4 Internal fitout should retain :
- The unpainted / stained nature of the ceiling,
 - Retain painted nature of brickwork - do not cover with alternate sheeting or render.
 - Openness of hall and internal screens platforms and divisions.
- 7.6.5 Methodology of work – all major works to the School of Arts Hall site should be carried out under the supervision of a qualified heritage consultant architect. Trades people for the work shall be practiced in the methods of conservation as outlined in the Burra Charter, and experienced in heritage conservation.
- 7.6.6 All works shall be recorded in progress including :
- Areas before work commences.
 - Work in progress.
 - Any former surface finishes revealed during the works.
 - Any relics or bric – a - brac found during the works.
- 7.6.7 Should any items of archaeological interest be unearthed during the works including relics, former room layouts, footings, remains of previous buildings etc, works shall cease until the significance of the item in it's location can be assessed and advice to proceed can be established from a heritage consultant architect.
- 7.6.8 For any relics or artefacts found during the works the location of discovery and context is to be fully recorded. The item to be removed shall be removed to a safe storage or display location on site.
- 7.6.9 Upgrading required to enable future public use should be confirmed with the Local Council and certifying body, with solutions of minimal impact being the priority.

7.7 INTERPRETATION

- 7.7.1 The School of Arts sign on the timber fretwork should be repainted such as to enable it to be fully visible.
- 7.7.2 Interpretive signage should be provided in a location visible from the road that outlines not only the historic significance of the Hall but also that of the Lagoon Settlement.

8.0 BIBLIOGRAPHY

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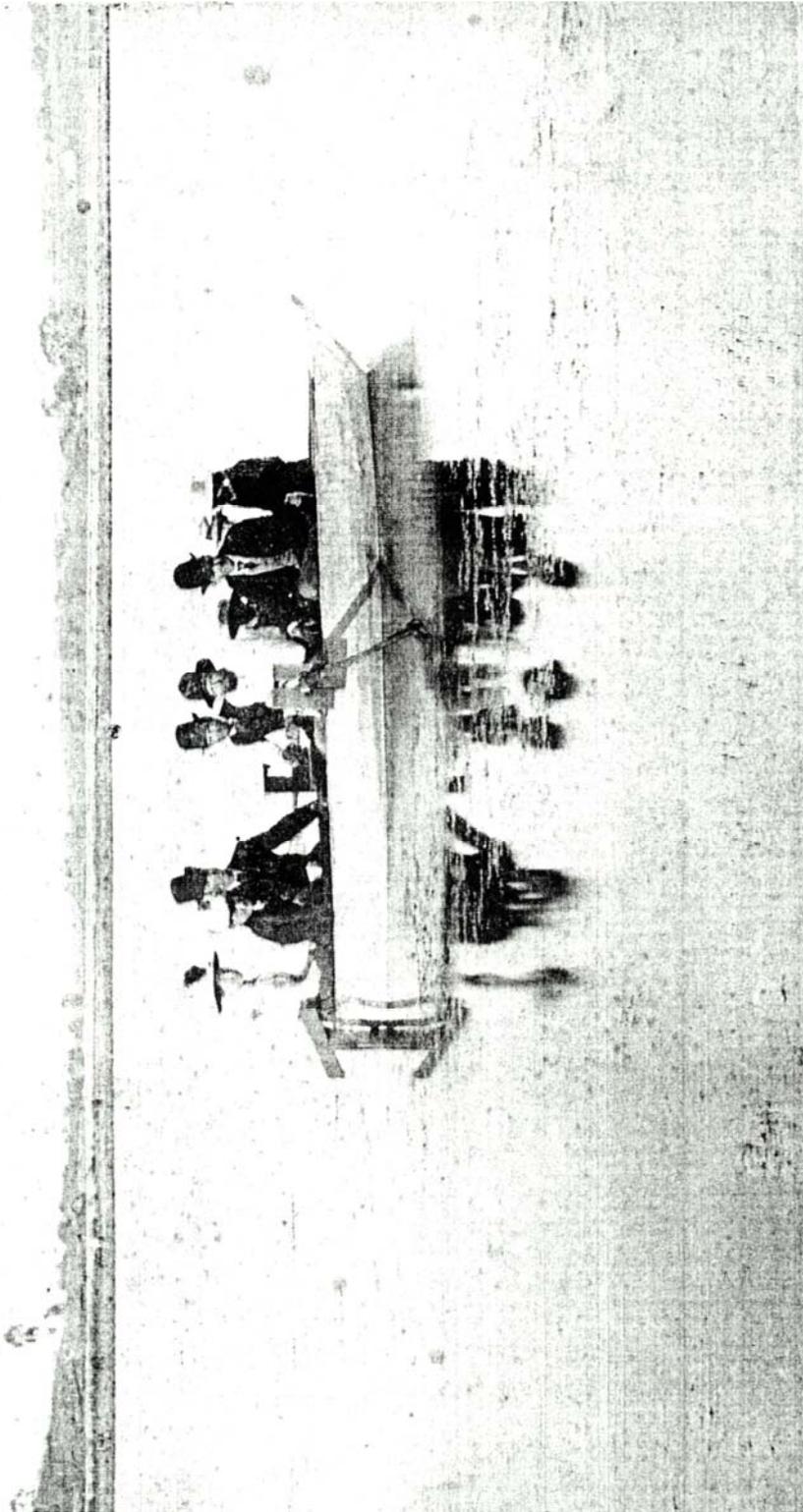
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**APPENDIX 1 - BOATING ON THE LAGOON c 1900
(J.McSpedden)**

