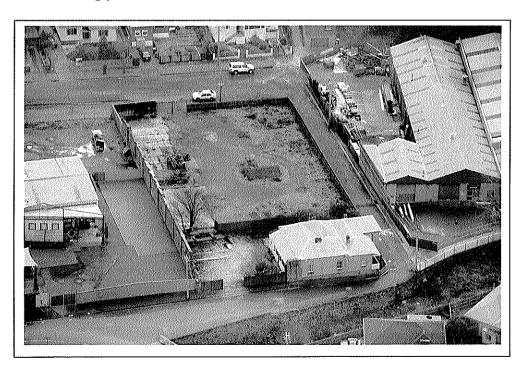
The consequence of significant development now finds the heritage values of the yard compromised by an intrusive building not only having an impact visually but also on the archaeological deposits. The building is the focus for the administration of Yard 3 & 4 and visitor services. The sub-surface deposits have been affected by the construction of the building, installation and removal of an underground storage tank in the S-E corner and also garden development. Archaeological excavations of two sites in 2002 have been left exposed, with a roof structure for one and shade cloth for the other. Both excavations are effected by weather and lack of maintenance.

The perimeter walls to the street frontages have been demolished and replaced with a combination of modern finishes. Degraves Street fence is a combination of chain mesh fencing and hedge to the western side and a metal panel fence to the east of the gates. The Syme Street fence is a ring-lock fence and gate system. The internal wall separating the yard from Yard 1 is intact apart from the loss the top courses and infill of openings. The wall has an opening and gate to the south end to allow access between yards. The internal wall separating the yard from Yard 4 has lost the northern corner and the top coursing. The north corner has been replaced with a cement block wall that turns the corner along the Syme Street boundary of Yard 4. A paling fence spans between the rear corners of the factory and both internal walls.

The surface treatments to Yard 3 comprise a mix of gravel finishes in the front yard to depict extant building locations, and bitumen car-parking at the rear of the building.

YARD 4:

Yards 1 & 3 suffered significant demolition to the point of no standing structures remaining apart from perimeter walls. Yard 4, although loosing the majority of its buildings and all perimeter walls the retention of the Matron's Quarters in relatively good condition is a major benefit to the interpretation of the remaining yards.



Yard 4

The removal of perimeter walls has left remaining foundations along Degraves Lane vulnerable to vandalism and theft. A variety of fence material has replaced the perimeter stone wall. A paling fence without gates spans between the rear of the Matrons Quarters and the N-E corner of Yard 3 along Degraves Street. Paling fencing, set into the site runs down Degraves Lane exposing the remnant stone

wall foundation. The Syme Street perimeter is a combination of paling fence, ring-lock wire gates and cement block walling.

The north end of Yard 4 has been used predominantly as a storage yard and once contained an in-ground petrol storage tank. Until very recently a number of small sheds lined the joint stone wall between Yard 3 & 4. All modern intrusive buildings have since been removed including the petrol tank. The works were carried out under the guidelines and supervision of Department of Environment Parks Heritage and Arts and GHD Engineering. The sampling analysed concluded that the "site is considered suitable for the current land use(commercial/industrial) however if a change of land-use is required then additional subsurface investigations may be required; and due caution is to be employed during any excavation works in the vicinity of the backfilled excavation. If any suspected contamination is located during excavation works, work should cease immediately and a suitably qualified professional be engaged to re-assess the potential for human and ecological risks". Report for Female Factory—Underground Storage Tank Removal & Validation Sampling. April 2008 GHD.

The demolition works in the northern portion of Yard 4 retained the existing surface treatments of gravel, soil, bitumen and cement.

In the southern portion to the rear of the Matron's Quarters an archaeological excavation occurred in 2005 of the structures adjoining the wall between Yards 4 & 3. The works were subsequently covered in geo-fabric and sand.

The original form of the Matrons Quarters exists behind an extension onto Degraves Lane in the first half of 1900's. The extension has changed the orientation to the street compared the inward facing Matron's Quarters to Yard 4. Since the change of ownership a series of conservation works have been undertaken on the building. The building had a history of domestic living prior to purchase by the Female Factory Historic Site Ltd, with very little upgrade of facilities, leaving the core body of the Matron's Quarters intact. Because of a minimal maintenance regime for many decades the exterior timber work is quite degraded. The façade to Degraves Street has been applied with a cement render causing damp problems to the adjacent rooms and foundation.

THE PROPOSED WORKS

CASCADES FEMALE FACTORY - SUMMARY OF PROPOSED INTERPRETIVE & CONSERVATION WORKS 3D PROJECTS - DECEMBER 2008

Background

The following interpretive and conservation works proposals form part of the Cascades Female Factory Presentation Plan completed in March 2008 by 3D Projects. The CFF Presentation Plan was commissioned by the Department of Environment, Parks, Heritage & the Arts to upgrade presentation of the CFF site ahead of the scheduled ICOMOS inspections and potential World Heritage Listing.

The CFF Presentation Plan was developed in consultation with a project steering group comprising representatives from DEPHA, Parks & Wildlife Service Tasmania, Port Arthur Historic Site, Heritage Tasmania, Tourism Tasmania and Cascades Female Factory Historic Site Ltd.

Since November 2007 DEPHA and 3D Projects have had a number of pre-development application meetings and telephone conversations with Hobart City Council officers Brendan Lennard (Heritage Officer), Rohan Probert (Senior Statutory Planner), Owen Gervasoni (Manager Traffic Engineering) and Carole Edwards (Urban Designer) to discuss the CFF project proposals and issues, and refine the design approach and requirements.

General Demolitions, Backfilling & Gravel Paving - Drawing 0.01

It is proposed that all of the existing modern perimeter fencing to yards 4-5 (timber paling, cyclone mesh and plastic barrier fencing) is removed and replaced with gabion walls and plywood hoarding as detailed above. Demolition of a short section of modern timber paling fence in Yard 4 west of the weatherboard shed is also proposed.

Modern sandstone seating is to be demolished in Yard 1, while two timber gazebo structures in Yard 3 are to be removed. The small archaeology trench covered by one of the gazebos is to be backfilled flush to the Yard 3 surface and repaved with compacted gravel to match the existing pavement. The large archaeology excavation beneath the shade cloth awning is to be partially backfilled with gravel to the same level as the exposed cell footings.

New compacted gravel paving with sub-surface drainage covering exposed archaeology footings is proposed for Yard 4 south in the compound between the Degraves Street gabion wall, Yard 3-4 original stone dividing wall, Matrons Cottage and the proposed timber hoarding extending from the corner of the Matrons Cottage to the Yard 3-4 stone wall. A section of compacted gravel paving with sub-surface drainage is also proposed inside the new Yard 1 gateway between the viewing platform timber decking platforms.

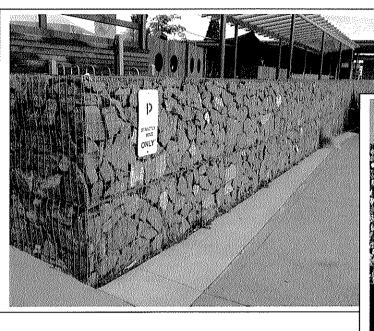
Gabion Wall & Gates - Drawings 0.01, 0.02, 2.01

Gabion Wall

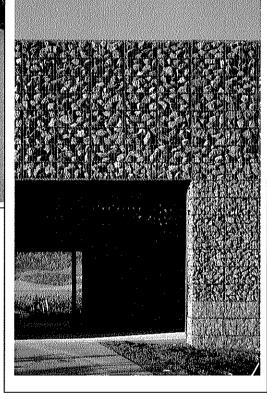
A free-standing gabion wall structure is proposed at the Degraves Street perimeter of the site to enclose Yards 3 and 4. The proposed gabion will sit directly on top of the original stone footings and will not cause any damage to the original fabric. The gabion walls will be constructed of local sandstone rubble (or similar) to match the original CFF stone wall colour, enclosed in galvanised steel grid-mesh baskets c410mm high that continue the horizontal course lines of the original stone wall remnants in Yards 1 and 3. The grid-mesh baskets are designed to minimise sagging and slumping. The gabion wall height will be a maximum of 3.0m to accommodate gate sizes approximating the original gates. CFF signage will be fixed directly to the gabion wall.

Gates

The proposed gates to Yards 3 and 4 will be c3,000mm high to match the approximate heights of the original gates to these yards and the proposed gate to Yard 1. The gates will be constructed of galvanised steel frames with hardwood timber battens and able to withstand typical weather events and general vandalism for approximately 20 + years. All timber battens to be oiled for UV and moisture protection.



Proposed style of gabion – sandstone infill.



Timber Hoardings & Gates - Drawings 0.01, 0.02, 3.01-3.02

Timber Hoardings

The proposed timber hoardings are a free-standing fencing system located at Degraves Lane and Symes Street perimeters of the site which enclose Yards 3 and 4. A small section of hoarding is also proposed within Yard 4 extending from the Matrons Cottage to the original Yard 3-4 dividing wall. The hoardings are designed to sit directly above the historic stone footings without damaging or disturbing the historic fabric. Along Degraves Lane it is proposed that the 18mm thick plywood face of the hoarding extends into the roadway so that the exposed stone block work can be covered and protected from theft and vehicular damage. The timber hoarding is intended as a temporary fencing system that will be in use for approximately 5 years. It will keep the site secure from unauthorised access and is able to withstand typical weather events and general vandalism during its 5-year lifetime. All plywood surfaces and timber framing will be painted for UV and moisture protection.

Gates

The new Yard 3 gateway at Symes streets will utilise the existing 100mm diameter steel posts which are bedded in concrete footings. A further gate is to be located at Symes Street in Yard 4, the hinges of

which will be attached to the existing modern concrete block wall so as to avoid further penetrations for gatepost footings.

Viewing Platform Structure, Wall Bracing, Gates & Battens - Drawings 0.01, 0.02, 1.01-1.06, 2.01 Viewing Platform

The viewing platform will be constructed over 2 stages to meet the available budget and time frame ahead of the ICOMOS visit. Full design of both stages 1 and 2 works are presented in this Development Application, however, construction of Stage 1 is scheduled for early 2009, followed by Stage 2 when sufficient funds are available.

The viewing platform structure is a permanent steel skeletal element intended to (1) stabilise the Yard 1 south wall so as to enable removal of existing timber bracing on Degraves Street and the steel brace on the internal south east corner of the stone wall, (2) accommodate a stair and level 1 timber viewing platform that can hold up to approximately 50 people at any one time (the stair, timber platform, balustrades and roofing battens will be constructed during stage 2 works), (3) support new gates and battens spanning the existing doorway void, and (4) trace the original outline of the former Superintendents Residence.

It is proposed that the steel columns and sub-surface concrete footings of the viewing platform structure are positioned just outside the locations of the original stone footings of the Superintendents Residence without damaging or disturbing the historic fabric. Archaeological excavations were conducted in October 2008 by Jody Steele of the Tasmanian Parks & Wildlife Service (tel 6233 3111) which confirmed the position and extent of original fabric enabling footing design. It is planned that Jody Steele will monitor the excavation of new footings during Stage 1 construction to ensure works proceed without impacting on archaeological deposits. The original south wall fronting Degraves Street will be tied to the viewing platform structure were required via steel rods that penetrate the original wall mortar joints.

Wall Bracing

An additional horizontal steel brace is designed to stabilise a large vertical crack in the original south wall. The proposed brace will be positioned on the inside face of the original south wall fronting Degraves Street and a short section of the east dividing wall separating Yards 1 and 3. The brace will be attached to the viewing platform structure and tied to the original south and east walls were required via steel rods that penetrate the mortar joints.

Gates & Battens

The proposed gates and timber battens will be permanent installations that span the void of the existing doorway to provide visitor access during opening hours and site security after hours. The proposed gates will be 3.0m high to match the approximate height of the original Yard 1 gates. The gates and battens are to be fixed to the viewing platform structure columns, and will be able to withstand typical weather events and general vandalism for approximately 20 + years. All timber battens to be oiled for UV and moisture protection.

Yard 1 Seating - Drawing 0.01, 4.02

Raised hardwood batten bench seating is proposed to be fixed directly to the top face of the L-shaped concrete plinth in Yard 1 north.

Factory Reception Fit-out - Drawing 0.01, 5.01-5.04

It is proposed that the existing factory reception furniture is replaced with 3 new plywood joinery wall units to the approximate height of 2,400mm. The new joinery units include merchandise display and interpretive displays incorporating a showcase that will be fixed directly to the existing internal walls. A

plywood reception desk on casters that better suits the needs of the CFF reception will replace the existing counter. The existing fire hose reel will be retained in-situ within a clearly marked cupboard that can be easily opened by hand.

Compliance Works

Access:

Existing surface levels are to be retained. Trip hazards will be removed to ensure public safety and all ramps and steps to comply with Building Code of Australia (BCA) and the Building Act 2000. Works to the existing excavation in Yard 4 will ensure restricted access to the surface and protection of the heritage fabric.

Compliance with Statutory Standards:

There are no changes to current use of the site. The only areas of physical change, with potential to impact historic fabric is the Yard 1 wall stabilisation and the perimeter walling to Yards 3& 4. Both items will be examined under the Building Approval process with Hobart City Council and deemed compliant by a nominated Building Surveyor.

Essential Services:

Electricity, hydraulic, mechanical and fire protection will be maintained at its current level as there are no changes to use.

Structural Design

The only elements requiring structural design are: the Yard 1 Wall bracing and perimeter gabion and hoarding walls.

Yard 1 Wall bracing:

The Yard 1 Degraves Street wall has been monitored over the last decade. It was analysed in 2004 and was found to be rotating beyond a reasonable degree. The wall was immediately braced with a timber propping system on the street frontage. The wall was found to be failing under the foundations due to a burst water main that created voids. The foundations have been stabilised with an injected grouting system. The wall proper requires a structure to hold it from further rotation.

The steel structure proposed to be located in the position of the original Constables Apartment is designed to stabilise the rotating original perimeter stone wall. The action of pulling on the wall, rotating away from the support requires more substantial strength than if the support for the wall was on the street pushing against it. The designed structure imitates the form and outline of the Constables Apartment. Steel sizes have been reviewed and modified through architectural design to present a light skeletal frame. Stage 1 of the project will see the form installed, however the finishing timber work will be a later staged element.

The archaeological impact has been assessed by the Parks & Wildlife Service Historic Heritage archaeologist and deemed to be minimal. The works will be overseen by that officer.

Perimeter Gabion Walling:

The gabion wall to Degraves Street to Yard 3 & 4 is designed to rest on the existing wall foundation without any intrusions into the original fabric. The maximum height of this new element is 3.0m. The nature of the wall is that it will only impose downward pressure therefore standing firm within its own form.

Perimeter Hoarding Walling:

The Degraves Lane and Syme Street facades will present a hoarding face. The hoarding frame and structure will be self contained and supported on concrete pads spanning the original foundation.

STATEMENT OF HERITAGE IMPACT

The proposed conservation and interpretation respect the heritage values of the Cascade Female Factory because:

A number of the features of the area included in the proposed works are in a state of disrepair and are putting the heritage values at risk. These include:

- The Degraves Street perimeter wall to Yard 1. Without the proposed works the wall will not be supported and will collapse, resulting in the loss of significant heritage fabric, total loss of the interpretive values and creating a hazard to the public.
- Excavations to Yard 3 are open and the original fabric is degrading due to lack of maintenance and exposure to the elements. One of the excavations will be completely covered to ground level. The remaining excavation will be covered to the top of the wall, therefore protecting the exposed wall faces and drainage pits. The wall tops will be maintained and protected by good management systems.
- The Degraves Lane boundary of Yard 4 retains approximately 600mm high of original perimeter wall foundation. The stones are being removed, a process that until now has been difficult to police as the lane is concealed and has very little activity. The proposed hoarding walling to the Yard perimeter will cover the majority of the remnant wall and, while the very bottom of the coursing will be visible, it will be impossible to remove further material.
- Yard 3 and 4 frontage is currently represented by multiple materials for fencing. There is no attempt to present the original form of the perimeter walls and is impacting the values by poor presentation and lack of security for the only remnant building from the Female Factory period. The proposed gabion wall will present the impenetrable façade of stone and to a height sufficient to create a visual barrier into both yards. The proposed gates are in the original location and to a height and form that reflects what was there.

The proposed conservation work and interpretive elements will be carried out in accordance with the principles of the Australian ICOMOS Burra Charter 1999. The Yards will once again be read in a consistency of materials, access, management and presentation, instead of the current disparity of inappropriate treatment of historic fabric, changes in presentation reflected in management structure change.

The former use of the place will be presented to the public, ensuring future generations understand the significance of the place.

The following aspects of the proposal could detrimentally impact on the heritage values. The reasons are explained as well as the measures proposed to minimize impact:

The construction of the steel bracing structure to support Yard 1 wall is designed to provide support to the wall. The construction of the footings and attachment to the wall proper will cause some disturbance to heritage fabric. It is proposed that the P&WS archaeologist will oversee and record all works and conserve any artifact material found during the works. The loss of the wall would be a far greater impact on heritage values of the site.

The installation of the steel structure within Yard 1 has the potential to create a presence that will be a dominant feature in an otherwise empty space taking the attention away from the historic fabric. Yard 1 is currently completely devoid of any building or foundation material to indicate the crammed, uncomfortable living spaces that once existed in the Yard. The structure will provide the opportunity to better interpret the space in the future. The viewing platform constructed within the structure will allow the visitor to obtain an overview of the ground, with the potential to define the building outlines on the ground surface in the future. The roof line of the structure will protrude above the wall top as seen from Degraves Street, once again providing the original profile to the passerby.

The hoarding wall to Degraves Lane and Syme Street perimeter has the potential to impact the presentation of the original form of the high stone walls. The intent of the hoarding is to provide security to the yards and prevent further removal of historic fabric. The long term proposal, beyond 5 years, is to continue the gabion solution around the entire perimeter.

Demolition:

The only demolition will be to intrusive free standing elements:

- Front fence, wire mesh fence and paling fence down Degraves Lane and Syme Street will be removed and replaced with sympathetic materials.
- Excavation standing cover will be removed when the excavation is backfilled.

Additions:

How is the impact of the addition on the heritage significance of the item to be minimized?

- Yard 1 Steel structure: The intrusions into the wall fabric to provide support points will be minimal and sound conservation techniques will be initiated by conservation trades to ensure that compatible materials are used.
- Perimeter Wall: Gabion walling will be installed on top of existing wall foundation without any disturbance to the wall top at all. A geo-fabric membrane will be installed to enable definition of new and old fabric. The hoarding wall will be supported by a concrete block system that also spans the foundation without any disturbance to the original material.

Will the additions tend to visually dominate the heritage item?

• The additions will not dominate the heritage item at all, but will improve the presentation of the heritage items.

Are the additions sited on known or potentially significant archaeological deposits? If so have the alternative positions for the additions been considered?

- The Yard 1 steel structure is designed to reflect the original structure as well as supporting an existing condition. There is no other location for the element. An archaeological overview will be carried out by P&WS Historic Heritage Section throughout the excavation for footing pads and the construction.
- The Perimeter wall construction for either Hoarding or Gabion solution will have no impact on archaeological deposits.

Are the additions sympathetic to the heritage item? Yes.

- The Yard 1 structure enables the removal of the intrusive timber propping on Degraves Street and acts as an interpretive element within Yard 1.
- The Perimeter Wall the gabion solution reinstates the original density and form of the original stone wall while presenting the formal entrance and sense of impenetrable mass. The hoarding solution, as a temporary device will reinstate the boundary and give some considerable height and security to the Degraves Lane and Syme Street boundary.

Change of Use

Is there a change of use? No.

New Services

There are no new services.

Fire Upgrading

There is no new fire system.

Landscape Works

There is no new landscape treatment or works.

New Signage

How has the impact of new signage on the heritage significance of the item been minimized? Minimal interpretive and site signage is proposed. It is intended that the signage will be stylized and consistent across all the yards to assist in reading of the site as one. At present the ad-hoc approach is having a negative impact on the values of the site.

RECOMMENDATIONS

The proposed works at the Cascade Female Factory will have a positive impact on the heritage significance of the place and will ensure conservation of the place for future generations. The work will stabilise the existing structure and conserve the heritage fabric of the site. Public access and interpretation will encourage understanding of the female convicts and their confinement and set it in context with the broader convict system.