

Attachment I
2007 Old Parliament House, South East Wing Offices
Conservation Works Assessment

WORKS ASSESSMENT - SE WING OFFICES

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At the time of inspection many of these rooms were full of display furniture and collection items making thorough inspection difficult. Not all condition problems requiring treatment will have been identified as a result. The following introductory section describes issues that are common to many rooms.

<p><i>Condition problems</i></p>	<p>OPH RESPONSE (addressing dot point 1 of additional information required by DEWHA on 19 August 2008)</p>
<p><i>General Dirt</i> All rooms are extensively soiled and require a thorough clean of all surfaces including walls, ceiling, built in furniture, blinds and light fittings.</p>	<p>This work will be undertaken.</p>
<p><i>Paintwork</i> Nearly all rooms have varying degrees of flaking paint on wall and ceiling surfaces. At a minimum these areas should be stabilised by patch repairs. Many Windows also have varying degrees of flaking paint and varnish. Many windows could not be accessed to check for condition. At a minimum these should be stabilised by patch repairs.</p>	<p>All walls will be repainted to match pre-1988 colour scheme as outlined in the referral (2008/4325). The window frames will be patch repaired as necessary.</p>
<p><i>Built-in-furniture</i> Many built in furniture elements appear to have damaged and missing elements that should be repaired before use. Once all the rooms are vacated each piece of built in furniture requires careful inspection to determine the full extent of stabilisation work required. It is expected that all elements of furniture would be suitable for use after repair and fitting of protective covers.</p>	<p>As stated in the response to the Heritage Impact Statement, joinery will be retained or reinstated in all the following rooms:</p> <ul style="list-style-type: none"> • L65 • M66, M67, M68, M74, M45 • U53, U57, U61, U62, U63 <p>If the joinery is a potential OHS risk, the joinery will be removed or relocated. An independent OHS assessment has been undertaken by Eric Martin and Associates.</p>

<p><i>Built-in-furniture</i> All items of built in furniture that are to be used should have protective covers fitted to prevent abrasion and damage to the edges of the shelves. These can be constructed from an archival material, perspex is ideal.</p>	<p>This work will be undertaken.</p>
<p><i>Historical Remnants</i> Items of historical interest such as stickers and posters should be covered for protection. If they can be covered with an opaque material to exclude light this would be ideal. Replica digital images could be printed up on archival board to construct appropriate covers that eliminated light while showing the item to be protected.</p>	<p>This work will be undertaken.</p>
<p><i>Door Hardware</i> The majority of door hardware has extensive damage to the lacquer coating, exposing the base metal to tarnishing. Under minor use this is of limited concern. If high use is expected then the door hardware could be additionally protected by the application of a microcrystalline wax coating.</p>	<p>This work will be undertaken. Re-lacquering may be necessary in some cases.</p>
<p><i>Extant Bar Heaters</i> Some rooms have exposed element radiant bar heaters mounted to the walls. At least one of these is operational. All should be assessed for safety and treated appropriately.</p>	<p>The radiators in offices will be removed and those in corridors will be disconnected but left in place. The rationale for this is outlined in the response to the Heritage Impact Statement.</p>
<p><i>Wall Plugs</i> There are numerous rooms that have wall plugs present on the surface that no longer support furniture or fittings. A general decision should be made to either preserve these (as they do offer minor clues to room layouts) or to fill and patch to improve general appearance.</p>	<p>The wall plugs will be filled and patched to improve general appearance.</p>
<p><i>Curtains</i> There are some rooms with net style curtains still present. These curtains are in an advanced state of decay in most cases. If they cannot be protected from light and accidental damage in-situ then they should be removed to storage.</p>	<p>This work will be undertaken.</p>
<p><i>Pin boards</i></p>	<p>This work will be undertaken.</p>

<p>There are many pin boards in the rooms. A general decision should be made to determine if it is appropriate to continue to use these or not. Continued use over a long period will eventually result in significant damage as the surface of the boards will break down. The boards could be covered with a range of inert materials. Covers that would facilitate use could be designed. For example an enamelled sheet metal cover that would hold magnets could be used.</p>	
<p><i>Light</i> General light levels should be reduced by all possible means. The lower the lighting the more of the time the longer the lifespan of all fittings and fixtures. Some techniques available would include fitting adjustable block out helioscreen blinds behind all venetians – especially on the western side of the building. This would allow users of the room to adjust lighting to their needs but close up at the end of the day excluding damaging daylight while the space is not in use.</p>	<p>This work will be undertaken.</p>
<p><i>Carpets</i> Many of the carpets are already somewhat deteriorated. While it is not feasible or necessary to cover or remove the existing carpets some protective measures should be installed in high wear areas. For example, sacrificial carpets or wear mats should be installed under office chairs at desks. All floor coverings in the rooms inspected are very heavily soiled. At a minimum all carpets should have a single very thorough vacuum with a rotating beater head vacuum to remove as much possible abrasive matter before the rooms are utilised again.</p>	<p>Flooring that is re-layed/reused will be cleaned appropriately before use.</p>
<p><i>Cabling</i> There are significant quantities of loose cabling in many rooms. This should be assessed for safety and retention and or removal.</p>	<p>This work will be undertaken.</p>