

**Bronte House
470 Bronte Road, Bronte,
Sydney, NSW**

Conservation Management Plan



Prepared for:
Waverley Municipal Council

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**Bronte House, Bronte
NSW**

Executive Summary

This report is a Conservation Management Plan (CMP) for Bronte House, Bronte, NSW. The CMP incorporates documentary research and the study of the built fabric (Section 2) to provide an understanding of its cultural significance (Sections 3 and 4) as follows:

Bronte House is an outstanding example of a Picturesque Gothick style colonial house retaining rare, early architectural features and is one of only a small group of exemplary Regency style villas constructed in the Australia colonies. Located in a substantial remnant of the original inner garden with early and original landscape features, Bronte House is sited in a picturesque and sympathetic landscaped setting, which together with the house is highly valued for its aesthetic significance.

The place is associated with a number of people of note including Robert Lowe, an influential member of the Colonial government and his wife Georgiana, who completed the house, established the estate lands and designed and laid out the garden. The place is also associated with Colonial Architect Mortimer Lewis, who is credited with the initial design of the house and it is therefore one of only a small group of houses designed by one of the most accomplished architects in Australia in the pre 1850s period.

Located on land that formed part of a larger estate that originally (1836) included the whole of Bronte Park and its immediate surrounds, Bronte House is historically significant as one of the earliest land purchases and houses to be constructed in the Bronte area and evidence of the former estate lands remain visible in the broader landscape today.

Opportunities and constraints on the treatment and use of the place are outlined in Section 5. This discusses the statutory heritage listings and their legislative requirements, the existing condition of the fabric, the requirements of the owner and the likely expectations of the public.

The CMP provides, in Section 6, a clear set of policies to guide the future care of the place, derived from an understanding of the place's significance. The conservation policies address:

- treatment of the fabric
- interpretation of the place
- use of the place
- intervention in the fabric identified to be conserved
- adaptation of the fabric identified to be conserved
- additions and other new features
- conservation procedures and practices
- adoption and review of the proposed conservation policies

Policies of note include:

- The setting of the place should include Bronte Park and Beach (*Policy 2*).
- Fabric that should be removed includes portions of the Giant bamboo and other planting located in the eastern garden area which should, when circumstances permit, be cut back as they currently block historic views from the house to the east to Bronte Beach, Nelson Bay and the ocean (*Policy 10*).
- The place should be interpreted utilising a combination of: introduced interpretative devices (pamphlets, displays, signs etc.); restoration and reconstruction works to the fabric and by allowing access to the public and specialists (*Policy 13*).
- The existing historical use of the place as a private, single residence should, if possible, be continued with an increased number of public open days (*Policy 23*).
- The introduction of the following compatible use(s) is appropriate if the present historical use cannot be continued: Guest House/Bed & Breakfast and the use of the Grounds for limited, short term commercial and/or cultural activities (*Policy 25*).
- Development of new buildings and other features at the place to be carried out in accordance with the Adaption Policy (*Policy 36*).

Not all policies will necessarily be achievable when other external matters, for instance the owner's finances, are taken into account.

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1 Introduction

1.1 Background to the Conservation Management Plan

Bronte House, Sydney, NSW is a Regency period villa in the Picturesque Gothick style located within a substantial garden setting. The property is owned and managed by Waverley Municipal Council and is currently leased as a private residence.

This Conservation Management Plan (CMP) has been prepared for Waverley Municipal Council.

Although many reports and studies have been undertaken in the past, and the history and significance of the place is well understood, no comprehensive conservation management plan has been produced. This report is intended to be a concise document, with emphasis placed on the development of appropriate conservation policies for the property with which to guide future management, maintenance and interpretation, including:

- An outline history of the place.
- A thorough examination of its physical fabric.
- An assessment of the cultural significance of the place.
- An identification of constraints and opportunities relevant to the place.
- Conservation policies for the place.
- Development of specific exemptions and ongoing maintenance requirements to be recommended for inclusion as Site Specific Exemptions under Section 57 of the NSW Heritage Act (if applicable).

1.2 Definition of the Place and Features

The study area consists of Bronte House and the land on which it is located, including all the elements of the place.

The real property definition of the place is Lot 1 DP123571 (containing the house and main garden) and Lot 8 DP 15134 (containing the garage).

Located at 470 Bronte Road, Bronte overlooking Bronte Beach to the northeast, the property forms part of the southern boundary of Bronte Park. The place is located within the local government area of Waverley Municipal Council.

The study area contains a single storey stone with slate roof Colonial villa with two storey brick with metal roof addition, a timber and corrugated metal roofed double garage and an extensive garden, garden paths, boundary fencing and landscape features.

See Figures 1.1 to 1.4.

1.3 Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in J S Kerr, *The Conservation Plan*, The National Trust of Australia (NSW), sixth edition, 2004, the guidelines to the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, and the NSW Heritage Branch and Planning NSW's publication *Heritage Manual* (November 1996, as amended July 2002).

For a flowchart of this methodology, see Appendix 1.

1.4 Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* (see Appendix 1).

1.5 Natural and Aboriginal Significance

This report addresses only the European cultural significance of the place.

This report does not address indigenous heritage significance, which can take the following forms:

- archaeology of indigenous pre-history
- post-contact history
- present-day associations or spiritual attachments.

1.6 Author Identification

Kate Denny and Ian Stapleton of Clive Lucas, Stapleton & Partners prepared this report. Unless otherwise stated, photographs are by the authors.

1.7 Acknowledgments

The authors wish to acknowledge the assistance of the following:

- Ms Kate Higgins, Ms Fleur Mellor and Mr Colin Brady, Waverley Municipal Council
- The current tenants of Bronte House, particularly Mr. Phillip Whitton
- The staff of the manuscript and original materials branch of Mitchell Library
- Mr Myles Baldwin, Landscape Architect

1.8 Copyright of Images

The images and photographs (except those of the authors) used in this report have been reproduced for this report only. Although reasonable efforts have been made to seek permission for the use of images, copyright may continue to reside with the copyright owners for some images and permission must be sought for their use in any other document or publication.



Figure 1. 1: Location plan. The location of Bronte House is circled.

(Source: NSW Land and Property Information-Spatial Information Exchange <<http://maps.six.nsw.gov.au/>>)

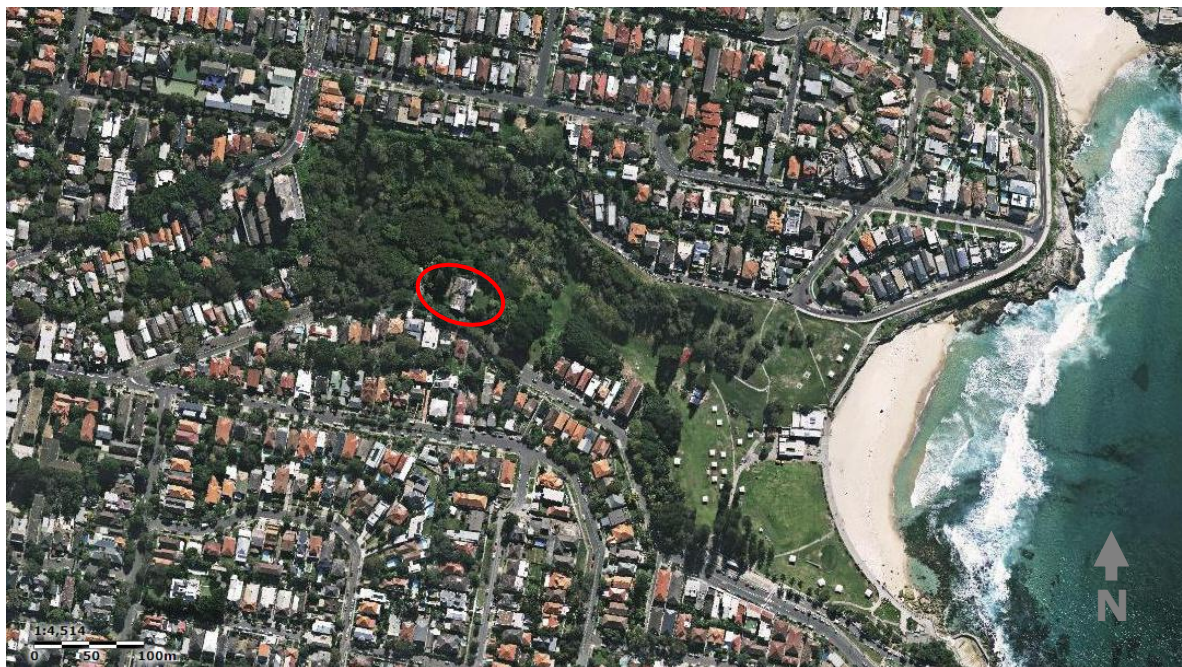


Figure 1. 2: Aerial view of the vicinity. The location of Bronte House is circled.

(Source: NSW Land and Property Information-Spatial Information Exchange <<http://maps.six.nsw.gov.au/>>)

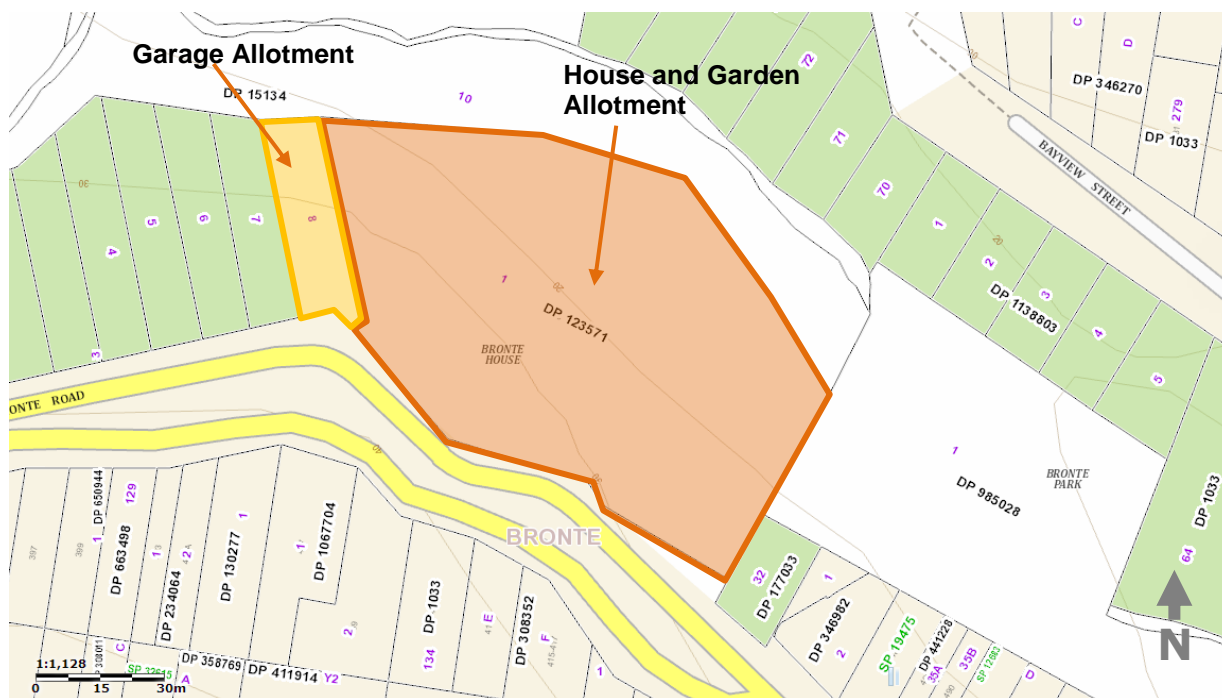


Figure 1. 3: Cadastral image of the study area. Lot 8 DP15134 contains the garage and Lot 1 DP123571 contains Bronte House and garden. The house allotment is outlined and shaded in orange. The garage allotment is outlined and shaded in yellow. (Source: NSW Land and Property Information-Spatial Information Exchange <<http://maps.six.nsw.gov.au/>>)

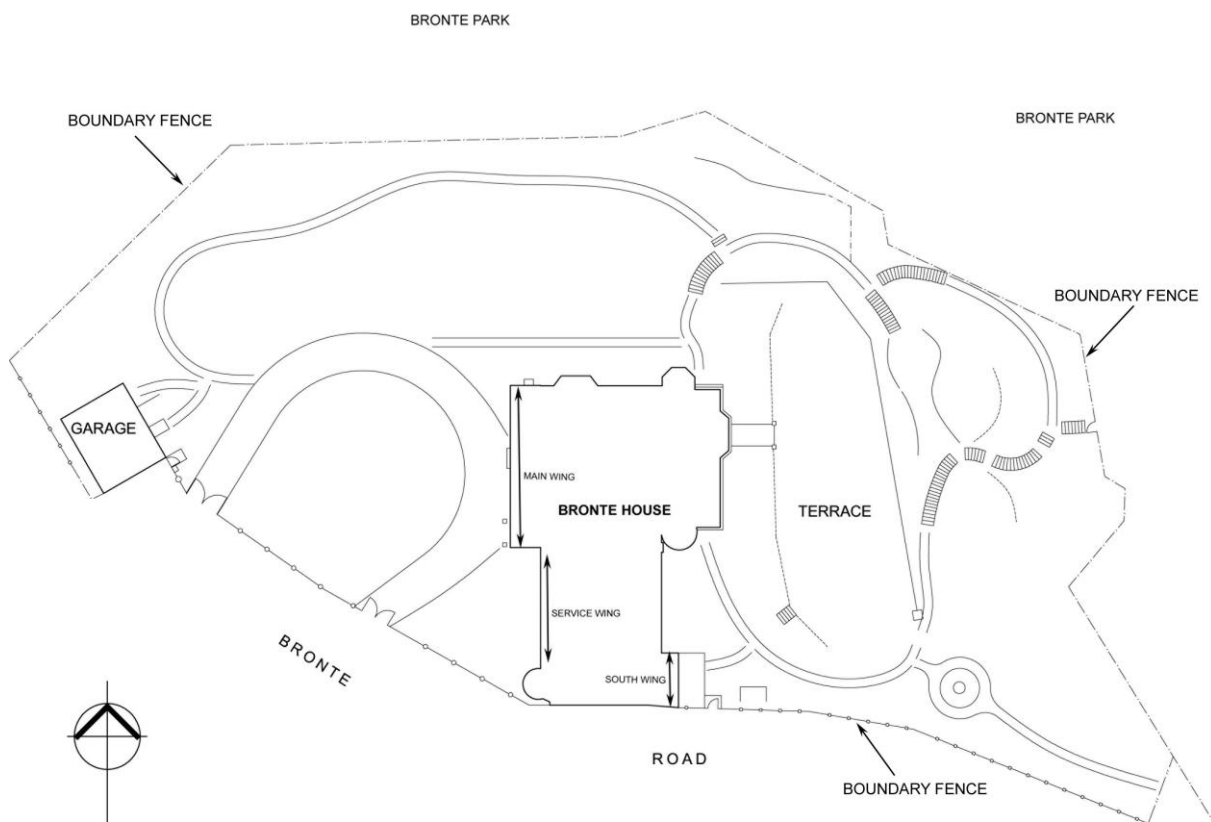


Figure 1. 4: Site plan of the place (house and garden). Note that the boundary fence line does not follow the allotment boundaries (see Figure 1.3 above).

2 Collected Evidence

2.1 Understanding the Place

In order to understand the place, information from both documentary and physical sources has been collected and analysed as follows.

2.3 Outline History of the Place

For this report, chronologies of the historical development of the separate components of Bronte House: the land, the house and the grounds (including the garden), have been provided:

History of the Land

Date	Event
1836	12 acres purchased by M W Lewis grant (Primary Application 5508 and Crown Plan 216-690)
1837	10 acres and 8 acres purchased by M W Lewis (Primary Application 5508 and Crown Plan 259-690)
1838	11 acres 2 roods 24 perches purchased by M W Lewis (Primary Application 5508 and Crown Plan 316-690)
1840	Mortgage of property to William Dawes in the amount of £2000 (Primary Application 5508)
1845	“Appointment” of W. Dawes to Robert Lowe (Primary Application 5508)
1848	Purchase of 8 acres to R Lowe (Primary Application 5508 and Crown Plan 574-690)
1850	Conveyance in trust for sale to A. W. Young and W. W. Billyard (Primary Application 5508)
1853	Conveyance to G. A. Lloyd, auctioneer and merchant (Primary Application 5508)
1853	G. A. Lloyd to J. Lublin (Primary Application 5508)
1854	Purchase by J. J. Falconer, Manager of the Bank of Australasia, who also owned the adjoining “Yanko Estate” (south of Bronte Road) (Primary Application 5508). ¹
1861	Conveyance of 'Bronte' to J B Holdsworth, ironmonger and manager of the firm Holdsworth Macpherson Co. Hardware and Ironmongery (Primary Application 5508).

¹ Dowd, B.J. 1959; *The history of the Waverley municipal district*; reprinted in *Bronte House Open Day*, Waverley Municipal Library, 1975

Date	Event
1879	Transfer of land to Joseph Burdekin Holdsworth Jnr. following death of his father in 1875.
1881	Auction of the 'Bronte Estate', Waverley by Watkins and Watkins excluding "the foreshore and beach and also a wide strip of land on the cliff from end to end (about a mile in length) as an Esplanade or Promenade for the use and benefit of future residents on the property..". ²
1882	Purchase of 77 acres of land by Fletcher Dixon and Charles McDonald and subsequently subdivided. (Primary Applications 5508 and 5506 and Vol. 608 Fol.114) This purchase also includes the 6 acres originally owned by Charles Nathan (purchased 1850), 6 acres owned by J. R. Harrison (purchased 1856) and 2 acres of Edward Wise's land (purchased 1856). The Bronte Estate, at this time, was at its largest extent (see Figure 2.6).
1884	Council resolves to consider making of Bronte Road to Bronte House provided Mr. Holdsworth contributes two-thirds of the cost. ³ The upper part of the road leading from the junction with Murray Street to Bronte House and continuing southeast to near the junction with Nelson Avenue follows the route of the original carriage drive.
1884	Edward Stanley Ebsworth, bank manager, purchases Lots 21 to 31, a total of 4 acres. Lot 28 contains Bronte House and much of the 'inner garden' (Vol. 608 Fol.114, see Figure 2.7).
1884	Clearance sale of unsold portions of the Bronte Estate under a revised subdivision. ⁴
1886	Portion of land (approximately 14 acres) fronting Nelson Bay resumed by Council for public reserve.
1887	Municipal Council of Waverley appointed the trustees of the land at Bronte "known as Bronte Park". ⁵
1911	Eliza Ebsworth inherits Lots 21 to 31 (Vol.684 Fol.240) including house and inner garden.
1911	Property transferred to Edward Mitchell and Charles Ebsworth and then consolidated under E. M. Ebsworth (Vol.684 Fol.240)
1923	Gully at the back of the park was resumed and vested in Council with further areas acquired in 1924 and 1926 by Council. ⁶
1927	Property transferred to Helen Ebsworth (Vol.684 Fol.240) and allotments are renumbered as Lots 1 to 10 of DP 15134. Lot 9 contains Bronte House.
1927	Approx. 1 acre of creek area offered to Waverley Council by Austin Ebsworth. Council accepts and the area is named by Council 'Ebsworth Glen' (see Figure 2.10). ⁷
1928	Waverley Council purchases Lot 10 DP 15134 (Vol.684 Fol.240), which is the land between Bronte House and garden and the creekline in Bronte Park.

² Watkin and Watkin auction brochure, 1882; *The Bronte Estate*, Sydney

³ Article: "Borough Councils", *Sydney Morning Herald*, 10th April 1884

⁴ *Advertising*, *Sydney Morning Herald*, 12th February 1884

⁵ *Notices*, SMH, 27th April 1887

⁶ Thomas, Judge G.G., *op cit*, p.4

⁷ *Ibid.*

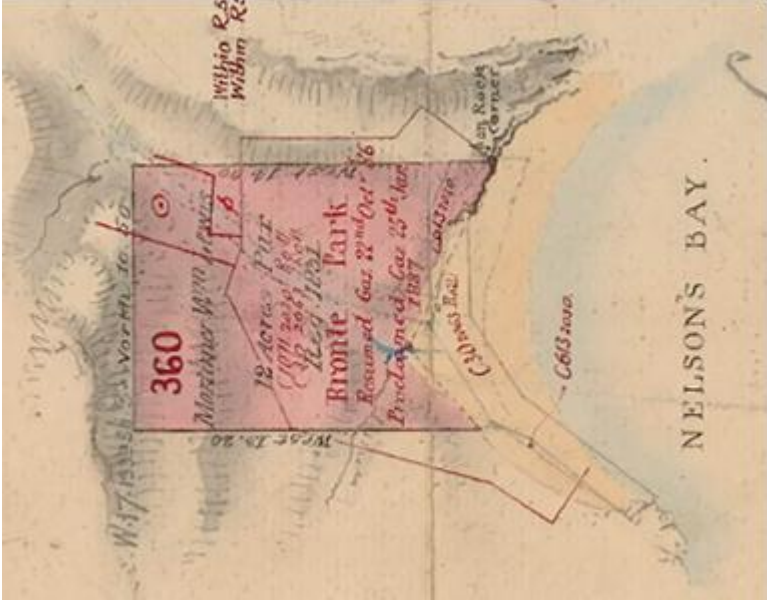
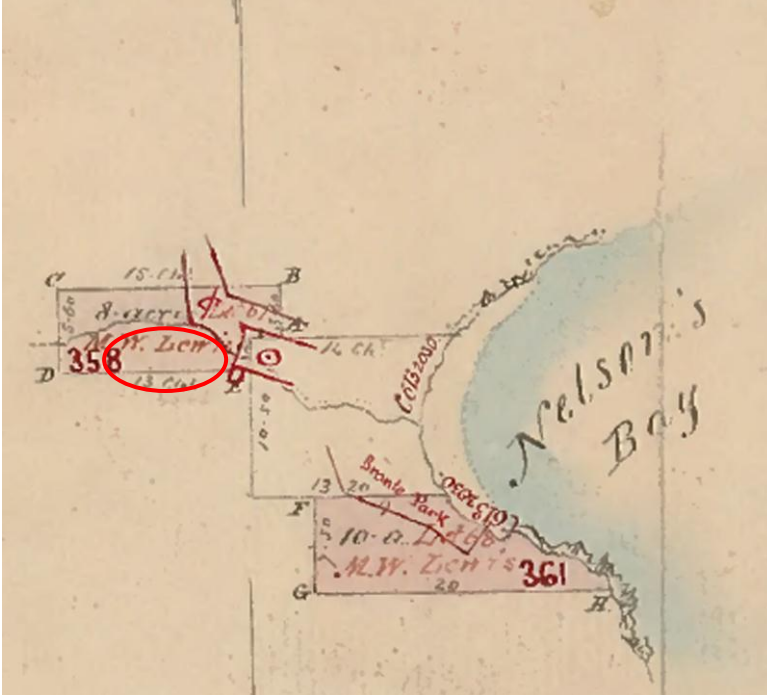
Date	Event
1931	Dedication as highway Part of Lot 9 DP 15134 (Vol.684 Fol.240). The Bronte House allotment remains unchanged from this point onwards.
1933	Helen Ebsworth transfers Lots 1 to 8 of DP 15134 to Waverley Council (Vol.684 Fol.240)
1934	Remainder of the land: Lot 9 transferred to Austin Mitchell Ebsworth (Vol.4596 Fol.227).
1934	Waverley Council received letter from Royal Australian Institute of Architects, NSW Chapter, suggesting "this interesting place should be preserved in its present character" and its proximity to the Park, which originally formed part of its grounds, might be possible to include the house in the general scheme of the park. It was emphasised that apart from the historical value, the building was of architectural value of the domestic type of its period and therefore the building should not be lost to posterity". ⁸
1935	<p>Inspection made by Premier Hon. B. S. B. Stevens when it was suggested that the Council might consider the reasons for the purchase and also the methods of control when so acquired. At the time Council was of the opinion that the property could, in view of the ample accommodation which would be provided, be used for the display of art. Council would be trustee of the property, to care, control and manage it and so that it could be made available for use and inspection of the public, under similar conditions as at Vacluse House.⁹</p> <p>During the inspection, Premier Stevens declared "that from the viewpoint of historic interest, it is worthy of preservation.....given the opportunity, a leader would be able to write a wonderful policy speech in such a scene of majestic beauty and quietness".¹⁰</p>
1936	Council requests Hon. E. J. Harrison, Hon. J. M. Dunningham, Minister for Labour and Industry and Mr Norman Thomas MLA to meet Council's representatives to discuss the probability of acquisition of Bronte House and grounds for public use and the possibility of securing funds for the construction of a concrete bridge across Bronte Park, as part of the proposed Marine Drive (along foreshores of Vacluse, Waverley, Randwick from South Head to La Perouse). ¹¹
1948	Austin Mitchell Ebsworth transfers Lot 9 to Waverley Council (Vol.4596 Fol.227)
1983	Waverley Council enters into a 'Repairing Lease' for a period of 25 years for the house and garden with Mr. Christopher Selmes, financier (since disgraced).
1987	Remainder of lease transferred to Mr and Mrs. Peter Muller, Sydney architect.
1994	Remainder of lease transferred to Mr. Leo Schofield, restaurant critic, journalist and advertising executive.
2004	Remainder of lease transferred to Mr and Mrs. Matthew Hanbury, publisher.
2008	Lease over house and garden ends.
2008- to date	Lease arrangements continue with Mr and Mrs. Hanbury as tenants.

⁸ Clive Lucas, Stapleton and Partners archive file: *Bronte House*

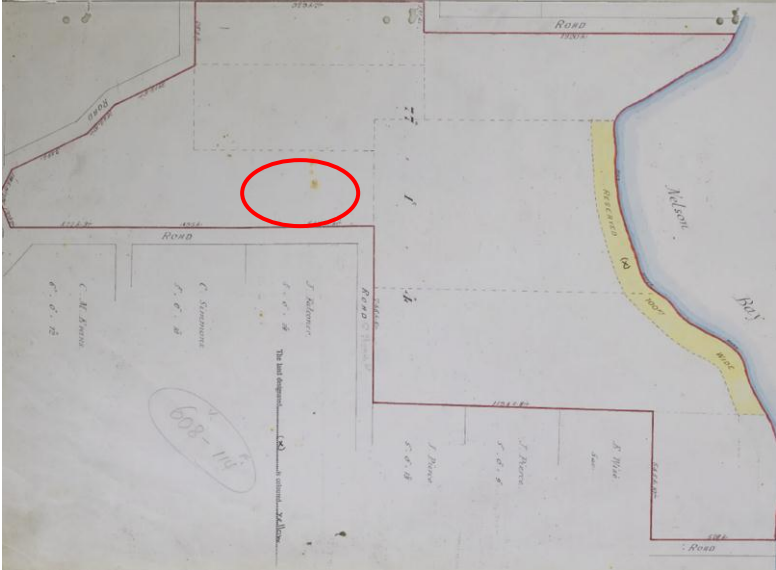

⁹ *Ibid.*

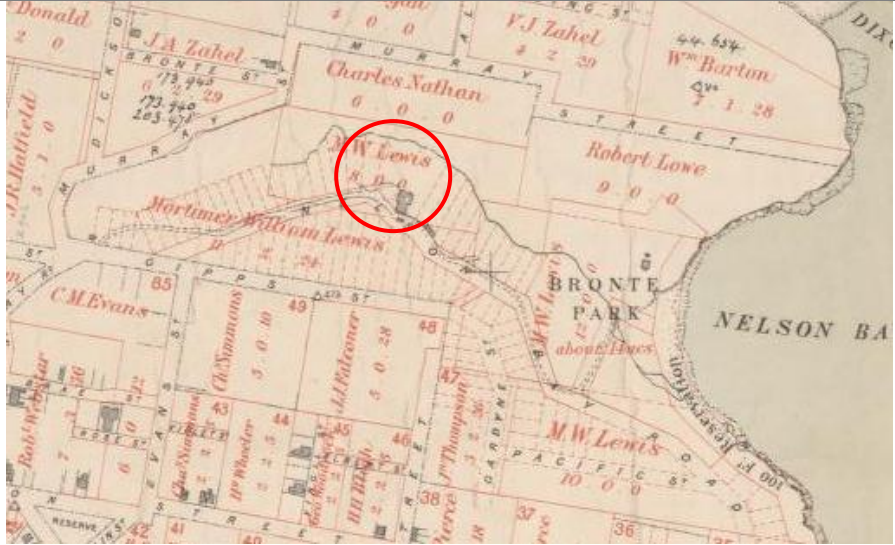
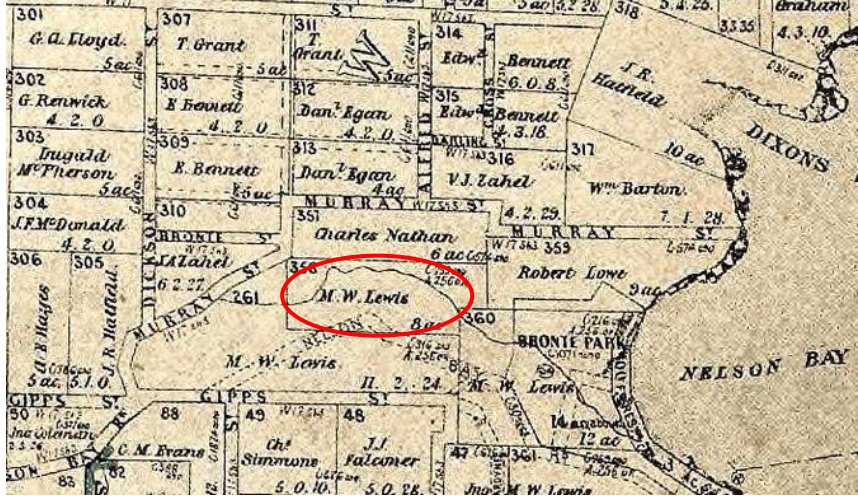
¹⁰ Article, "Will it be Preserved for the Nation?"; *Women's World*, 1st July 1936

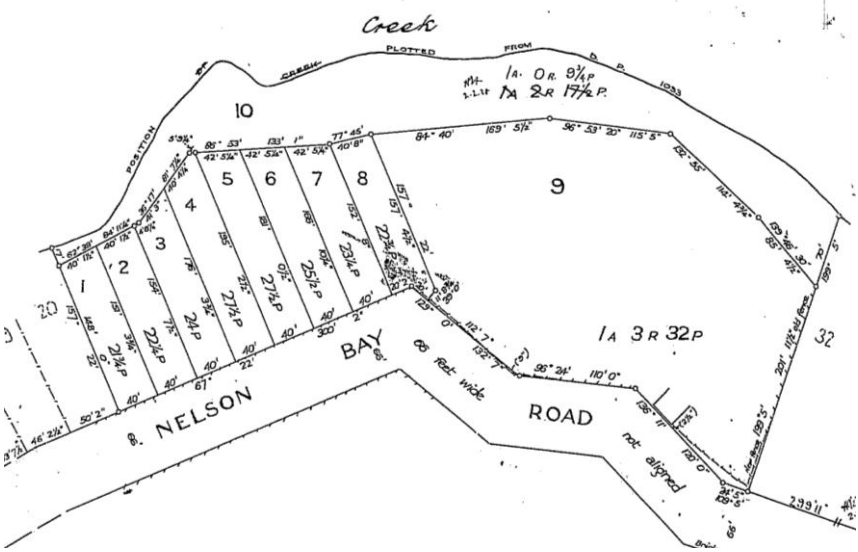
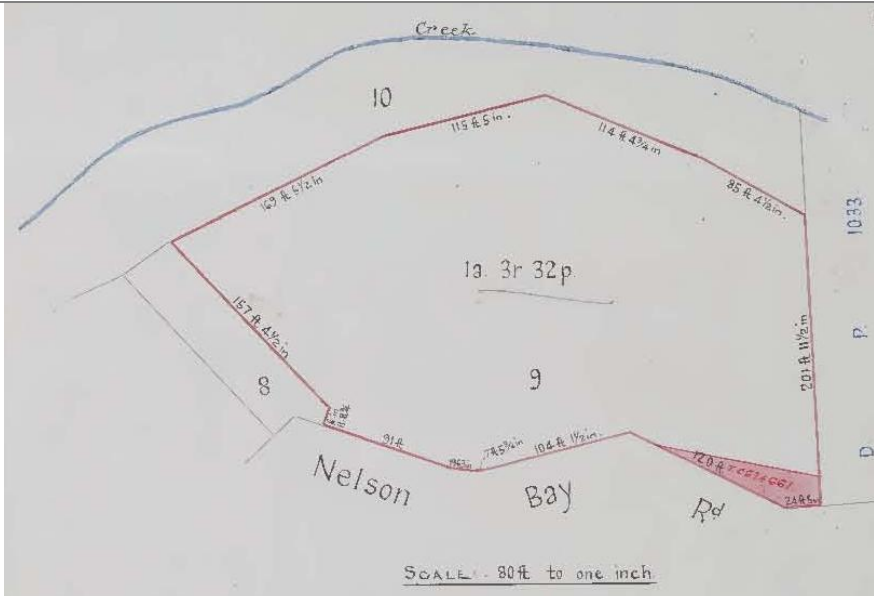
¹¹ *Ibid.*

Date	Maps/Plans showing Development of the Land (Approximate location of the place is indicated with a circle)
1836	 <p>Figure 2. 1: Extract from Crown Plan 216-690. The first land purchase by Mortimer Lewis consisting (in part) of what is now Bronte Park.</p>
1836	 <p>Figure 2. 2: Extract from Crown Plan 259-690. The second and third land purchases by Mortimer Lewis to the north and south of the initial allotment. The northern allotment (8 acres, numbered 358) will eventually hold Bronte House and garden.</p>

Date	Maps/Plans showing Development of the Land (Approximate location of the place is indicated with a circle)
1837	<p>Figure 2. 3: Extract from Crown Plan 316-690. Fourth land purchase by Mortimer Lewis located. This property formed the western end of the Bronte Estate and what is noted as a 'Bridle Path' will become Murray Street.</p>
1848	<p>Figure 2. 4: Extract from Crown Plan 574-690. Land purchases by Charles Nathan and Robert Lowe to the north of Mortimer Lewis's land. Robert Lowe already owned all of Mortimer Lewis's land at this stage having purchased the properties in 1845.</p>
1857	<p>Figure 2. 5: Extract from 1861 Reuss and Browne subdivision plan (Source: NLA Map F 108). Initial land purchases by Mortimer Lewis, Robert Lowe and Charles Nathan purchased and amalgamated by J. J. Falconer.</p>

Date	Maps/Plans showing Development of the Land (Approximate location of the place is indicated with a circle)
1882	 <p>Figure 2. 6: Extract from Vol. 608 Fol. 114. The amalgamated land holdings purchased by Fletcher Dixon and Charles McDonald prior to subdivision. The Bronte Estate is at its largest extent at this point.</p>
1884	 <p>Figure 2. 7: Extract from Vol. 684 Fol. 240. Allotments 21 to 31 were purchased by Edward Stanley Ebsworth and Lot 28 held Bronte House and garden. Subdivision of the part of the 8 acre land purchase made by Mortimer Lewis in 1836 (See Figure 2.2). The northern boundary is defined by the creekline running through Bronte Park and the southern boundary is defined by the alignment of Bronte Road (formerly the carriage drive to Bronte House).</p>

Date	Maps/Plans showing Development of the Land (Approximate location of the place is indicated with a circle)
1888-89	 <p>Figure 2. 8: Extract from “General survey of the Colony”, NSW Surveyor General, dated 1888-89 (Source: National Library of Australia, Map 133). The location of Bronte House and Bronte Road (called Nelson Bay Road at this stage) and the surrounding residential subdivisions of Mortimer Lewis’s 8 acre land purchase of 1836 are clearly shown.</p>
c.1900	 <p>Figure 2. 9: Extract from Map of Parish of Alexandria, dated c.1900 (Source: Land and Property Information- Spatial Information Exchange).</p>

Date	Maps/Plans showing Development of the Land (Approximate location of the place is indicated with a circle)
1927	 <p>Figure 2.10: Extract from DP15134. The property was owned at this point by Helen Ebsworth and involved a boundary adjustment of the 1884 subdivision (see Figure 2.7). The northern portion of the land running along the creek (Lot 10) was transferred to Waverley Council and named 'Ebsworth Glen'. Lot 9 contains Bronte House and Garden.</p>
1934	 <p>Figure 2.11: Extract from Vol.4596 Fol.227. Boundary adjustment to Lot 9 containing Bronte House and garden, now owned by Austin Ebsworth. Lots 1 to 8 had been transferred to Waverley Council in 1931 and the south-east corner of Lot 9 was resumed to form part of the road reserve in 1933. Lot 8 will eventually hold the existing garage.</p> <p>The allotment boundaries of Bronte House and garden and the adjoining garage allotment shown in this land title have not been altered since 1934.</p>

History of the House

The following information has been drawn from secondary sources as well as physical evidence. Further detail is provided *Section 2.3: Physical Evidence*. For room, door and window numbers refer also to Figure 2.53.

Date	Event
1840	Foundations said to have designed and built by Mortimer William Lewis, Colonial Architect (refer below). Some sources suggest that Lewis also constructed the Dining room and Drawing room prior to selling the property. ¹²
1844	Letter from Mrs Lowe to her mother: "We have bought a little estate of 42 acres, four miles from Sydney on the sea. It is lovely beyond conception. We have given 420 pounds for it; it is fenced and foundation of the house laid and roads cut. The value of the improvements about 200 pounds. We are finishing the house...". ¹³
1845	House said to be completed by Robert and Georgiana Lowe, with shingled roof and four turrets.
1840s	Georgiana Lowe makes extensive watercolour sketches (see Figures 2.12 to 2.17 below) of the property illustrating the following details of the original house: <ul style="list-style-type: none"> • No two storey wing on the south, • No northwest verandah, • Gothic windows to elevations of Service Wing, • Entire roof, including turrets, is shingled.
1857	The first reference to the name 'Bronte House' starts to appears in real estate advertising.
1857	Advertisement for the sale of the property: <p>"Bronte Estate, Nelson Bay', a gentleman's seat and comprising an area of about 57 acres including Bronte House and Out-offices, Gardener's and Labourer's Cottage, the pleasure grounds, gardens and orchard, the paddocks and the wilderness. Under instructions by J.J. Falconer Esq to sell by public auction.</p> <p>The house is described as: in the style of an Italian villa, is a substantial stone building with front and back verandahs, and flanked by round towers.....It contains the following accommodation:- Entrance porch and hall with corridor at right angles leading to the various apartments, Large drawing and dining rooms, each having a large bay window-looking in to the lawn and flower garden, six bedrooms, with dressing room to the principal one, Library, together with wine store, dairy, pantry, kitchen, scullery and larder.</p> <p>Detached are a laundry and coal shed.</p> <p>In addition a stone coach house with bedroom behind and wooden stables of three stalls located at a short distance and approached by a separate drive and the gardener's cottage, containing four apartments and situated immediately overlooking the sea shore."¹⁴</p>

¹² Liddell, M.W, 1936; "Will it be Preserved for the Nation?", *Women's World*, 1st July 1936 and Champion, T.S., "Bronte House: Home of Robert Lowe"; *Sydney Morning Herald*, 24th March 1934

¹³ Thomas, Judge G.B., *op cit*, p. 7

¹⁴ Advertising; *The Empire*, 1st October 1857

Date	Event
1860s-1870s	Numerous sources suggest, probably wrongly, that Holdsworth Snr. was responsible for the two storey addition on the south wing fronting Bronte Road, resulting in the removal of a turret and replacing the shingle roof with slate (except for the surviving turret on south wing). ¹⁵ The 1861 subdivision plan, prior to the purchase of the land by J.B. Holdsworth shows four turrets in place (refer to Figure 2. 41).
1876	“As time counts in this new-old continent, Bronte is almost antique, and has associations with and reminiscences of the two greatest men this colony has seen. Its first owner, I believe, was an architect, and laid out (on paper) an almost baronial pile, carrying out his ideal in practice, however, no further than the present dining and drawing rooms, the rest of the building and its various out-settlements being the handiwork of his successors.....one lofty Norfolk Island pine standing lonely in the centre of the circular sweep of turf..” ¹⁶
1877	Advertising for sale by Holdsworth includes the description of new buildings: “Detached is a very large new two story weather board building, now used as a billiard room, with a similar sized room over. At the entrance gate is a Lodge of two rooms and kitchen and east of the residence is a neat Cottage of 4 rooms and kitchen.” ¹⁷
c.1880s	Based on physical evidence, dividing wall removed and fireplace constructed to Bathroom 1 (R17). Window W7 converted to double hung sash.
1883	Building works occurring at the property evidenced by the following advertisement: “Building materials of kitchen, stables, Hot-house, forcing houses &c. about 10,000 bricks, Bronte Estate, Waverley. Apply to Chas. T Burfitt.” ¹⁸
1890s	Newspaper articles at the time describing the house put forward the incorrect idea that the turrets were constructed as a line of defence: “In case of attack by the lawless elements the occupants would be in a position to stand a siege”. ¹⁹
c.1890	Based on physical evidence the service wing was renovated including window replacement and the new two storey wing (South Wing) constructed, resulting in the removal of the southeast turret. Service wing re-roofed in slate and ceilings replaced in boarding. Based on historic photographs, the Northwest verandah was built as a glass house (see Figure 2. 25).
c.1910	Based on physical evidence, the Main Wing reroofed in slate, ceilings of main wing covered with pressed metal and glass house roof in slate.
1940	Road from Oxford street Bondi Junction to Pacific Street Bronte was consolidated and formally named Bronte Road. ²⁰
1950s and 1960s	Following Council’s purchase of the land, the Red cross rents part of the house. For a time a Council staff member lived at the house to protect it from vandalism. ²¹
c.1960s	Based on physical evidence, dividing wall between Bedroom 1 and the Drawing Room is removed and a Bar constructed on East verandah. Bathroom installed in R10.

¹⁵ Dowd, B.J., 1959; *op. cit.*; p. 9

¹⁶ Articles, *Australian Town and Country Journal*, 16th December 1876

¹⁷ *Advertising*, SMH, 28th April 1877

¹⁸ *Advertising*; SMH, 12th January 1883



¹⁹ *Advertising*, *The Echo*, May 1890; cited in Thomas, Judge G.B; undated, p. 7



²⁰ Waverley Council local history files: Bronte House



²¹ National Trust of Australia inspection notes (Inspection No. 346), dated c.1985, CLSP archive files: Bronte House


Date	Event
Late 1970s	Bronte House is leased for wedding receptions and parties and many unsympathetic alterations made.
1980s	House in dilapidated state with elements falling off (see Figure 2. 34)
1981	Major repair and reconstruction of exterior by Ian Stapleton of Fisher Lucas Pty Ltd architects, including reconstruction of external elements from old photographs, including rebuilding of East wall to service wing (refer to <i>Physical Survey</i> below for further details).
1982	Double garage with store constructed near entrance gates on Lot 8.
1983	Waverley Council enters into 25 year 'repairing lease' with Mr Christopher Selmes.
1983	Major internal repairs, reconstruction and fitouts by Clive Lucas of Clive Lucas Pty Ltd architects, including: <ul style="list-style-type: none"> • Reconstruct Bed 1 (R4A/R4B) walls • Demolish R9/R10 wall • Stair partition in R11 • Block of W13 and W14 • Construction of R14B
c.2001	<ul style="list-style-type: none"> • Slate replaced to parts of the east and west hip of the roof of the Main Wing. • Conversion of NW Verandah to open verandah including stone paving and new columns²²
Since June 1983	Further minor repair and alteration works by the various tenants including: <ul style="list-style-type: none"> • Removal of reconstructed doorway between R4 and R4A • Replacement of grate in R4 • Refurbishment of Kitchen, Bathroom 1 and Bathroom 3 • Replacement of wallpapers in Main Wing and R8, R8A and R15 • Removal of some boarded partitions in upper level of Service Wing (original to that addition) to form R18 and R19


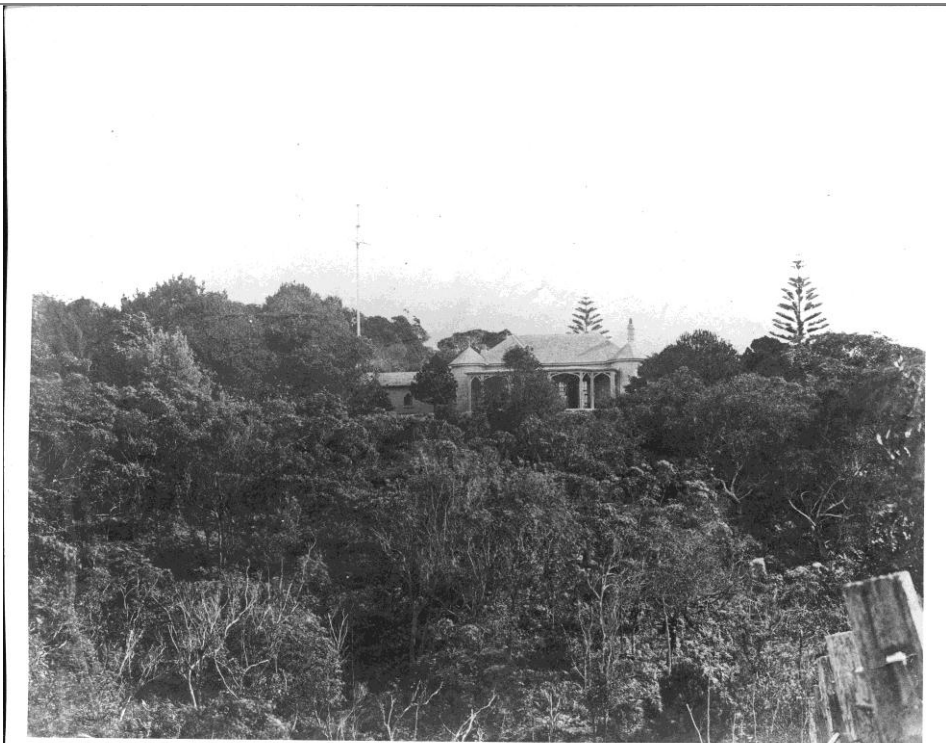
²² Pers. comm. Mr Leo Schofield, 24th February 2014

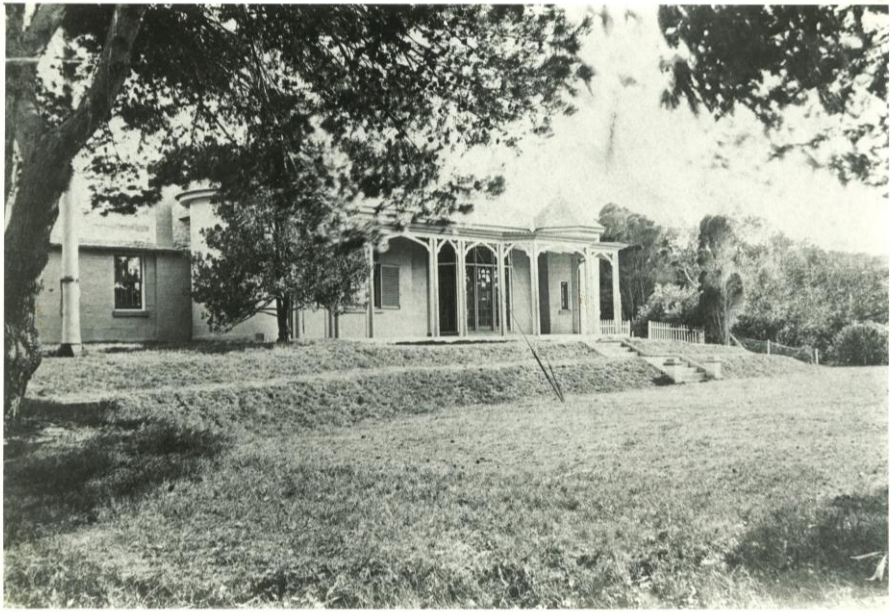

Date	Historic Images of Bronte House
1845-1850	 <p data-bbox="411 952 1359 1012">Figure 2. 12: Georgiana Lowe's sketch of Nelson Bay looking west/southwest (Source: Mitchell Library, State Library of NSW, a931029h)</p>
1845-1850	 <p data-bbox="411 1691 1359 1751">Figure 2. 13: Georgiana Lowe's sketch of Bronte House looking northwest (Source: Mitchell Library, State Library of NSW, a931019h)</p>



Date	Historic Images of Bronte House
1845-1850	 <p>Figure 2. 14: Sketch of “Mr Lowe’s House, Nelson Bay” credited Georgiana Lowe, view looking southwest. (Source: CLSP archive files: <i>Bronte House</i>)</p>
1845-1850	 <p>Figure 2. 15: Georgiana Lowe’s sketch of Bronte House looking southeast. (Source: CLSP archive files: <i>Bronte House</i>)</p>



Date	Historic Images of Bronte House
1845-1850	 <p data-bbox="651 846 1364 918">map 4 (23) 1st Plan 7/3 Georgiana Lowe c. 1845-50</p> <p data-bbox="411 922 1337 981">Figure 2. 16: Georgiana Lowe's sketch of Bronte House showing northeast turret and east verandah. (Source: CLSP archive files: <i>Bronte House</i>)</p>
1845-1850	 <p data-bbox="1168 1473 1364 1594">gamm Nelson Bay</p> <p data-bbox="411 1630 1295 1713">Figure 2. 17: Georgiana Lowe's sketch of Nelson Bay with Bronte House in background, view looking west. (Source: Mitchell Library, State Library of NSW, a931028h)</p>



Date	Historic Images of Bronte House
1860s	 <p>Figure 2. 18: Eastern side of the house before the construction of the lawn terrace (Source: CLSP archive files: <i>Bronte House</i>, Photograph donated by E B Stuckey (nee Joan Holdsworth))</p>
1872-75	 <p>Figure 2. 19: Photograph by J Bischoff showing front (west) elevation and carriage loop with Araucaria in centre (Source: State Library of NSW, SPF 348, a089348r)</p>



Date	Historic Images of Bronte House
1880s	<div></div> <p>Figure 2. 20: Front entry (west elevation) and carriage loop to the house, published in 1882 Watkin and Watkin auction brochure for the property (Source: CLSP archive files: <i>Bronte House</i>)</p>
1880s	<div></div> <p>Figure 2. 21: Photograph from 1880s Auction catalogue showing east elevation as seen from across gully (Source: CLSP archive files: <i>Bronte House</i>, Photograph donated by E B Stuckey (nee Joan Holdsworth))</p>



Date	Historic Images of Bronte House
1880s	 <p>Figure 2. 22: Photograph from 1880s Auction catalogue showing east elevation and terraced lawn (Source: CLSP archive files: <i>Bronte House</i>)</p>
1888	 <p>Figure 2. 23: Southwest view of Bronte House with two storey wing (Source: Royal Australian Historical Society, 001960)</p>



Date	Historic Images of Bronte House
1890s	<div>A black and white photograph showing a two-story house with a prominent veranda, situated on a hillside covered in dense trees. The house is viewed from a southwest perspective, showing its integration with the natural landscape.</div> <p>Figure 2. 24: Southwest view of Bronte House with two storey wing (Source: Copy of Royal Australian Historical Society glass slide, CLSP archive files: <i>Bronte House</i>)</p>
1890s	<div>A black and white photograph of the front entrance of Bronte House. The house features a large glass-enclosed section (glass house) and a prominent ogee-shaped vent. A curved path leads from the foreground towards the entrance. The architecture is a blend of traditional and modern styles.</div> <p>Figure 2. 25: Front entry (west elevation) of Bronte House with glass house and ogee vent to Service Wing (Source: Govt. Printers Office No. 14741, CLSP archive files: <i>Bronte House</i>)</p>


Date	Historic Images of Bronte House
1924	 <p>Figure 2. 26: Street frontage (south elevation) to South Wing (two storey wing) (Source: Royal Australian Historical Society, 021245)</p>
1920s	 <p>Figure 2. 27: Front entry (west elevation) showing northwest glass house replaced with open verandah (Source: CLSP archive files: <i>Bronte House</i>)</p>

Date	Historic Images of Bronte House
1935	<div></div> <p>Figure 2. 28: West elevation of Service Wing of Bronte House (Source: CLSP archive files: <i>Bronte House</i>)</p>
Pre1945	<div></div> <p>Figure 2. 29: Garden front (east elevation) to Bronte House (Source: RAHS glass slide, CLSP archive files: <i>Bronte House</i>)</p>

Date	Historic Images of Bronte House
1945	 <p>Figure 2. 30: Bronte House showing west elevation and roof forms, prior to hand over to Waverley Council (Source: F J Halmark photograph, Sydney Morning Herald, CLSP archive files: <i>Bronte House</i>)</p>
1948	 <p>Figure 2. 31: Premier Bertram Stevens and others at official hand over of Bronte House (Source: CLSP archive files: <i>Bronte House</i>)</p>

Date	Historic Images of Bronte House
1948	<div></div> <p>Figure 2. 32: Premier Bertram Stevens and others at official hand over of Bronte House (Source: CLSP archive files: <i>Bronte House</i>)</p>
1980s	<div></div> <p>Figure 2. 33: Garden Front (east elevation) of Bronte House pre-restoration (Source: CLSP archive files: <i>Bronte House</i>)</p>

Date	Historic Images of Bronte House
c.1980	 <p>Figure 2. 34: West and South elevations of Bronte House pre-restoration (Source: CLSP archive files: <i>Bronte House</i>)</p>
Post 1983	 <p>Figure 2. 35: West elevation and roof of Bronte House post-restoration (Source: CLSP archive files: <i>Bronte House</i>)</p>

Date	Historic Images of Bronte House
Post 1983	<div></div> <p>Figure 2. 36: Garden front (east elevation) of Bronte House post restoration (Source: CLSP archive files: <i>Bronte House</i>)</p>

Physical History of Grounds and Garden

Date	Event
1845-1850	Georgiana Lowe sketches the property including the grounds
1844-46	Farm manager's cottage ("gardener's cottage") and outbuildings built on north-east knoll of park
1847	Letter from Mrs Lowe to Mrs Sherbrooke of Oxton: "I have just been planting some seeds that were collect on Dr Leichhardt's expedition. A gentleman who accompanied him gave me a few seeds of each new flower which they discovered." ²³
1857	<p>Advertisement for the property describes the grounds as containing the following:²⁴</p> <p>"The Stabling, which is at a short distance from the house, though, not visible, is approached by a separate drive, and consists of stone coach-house with bedroom behind, and wooden stable of three stalls.</p> <p>The Gardener's Cottage is nearly a quarter of a mile from the house, and contains four apartments. It is prettily situated immediately overlooking the sea shore.</p> <p>The Pleasure Grounds immediately adjoin the house and include the lawn, flower garden, hotbeds &c. They are tastefully laid out with shrubs and plants in the best style of landscape gardening, extend to the banks of the rivulet, bounded by a waterfall, and are intersected by gravel walks. The natural advantages of a romantic position having been improved by art.</p> <p>The Kitchen Garden is in a high state of cultivation and the Orchard contains a large variety of the choicest fruits.</p> <p>There are two paddocks, one a bush paddock close to the entrance of the property; the other a small cleared paddock surrounding the gardener's cottage.</p> <p>The Wilderness so called, comprises the remaining portion of the estate, upon which a large amount of money has been expended in thinning the indigenous timber in several pieces, and planting varieties of the pine, oak and other trees and shrubs intended ultimately to take their place.</p> <p>There is altogether nearly two miles of fencing upon the property and nearly 1 half mile of made roads and gravel walks."</p>
1860s-1870s	At some stage during Holdsworth's period of ownership a 'Lodge house' was built at the corner of Murray Street (formerly Gardyne Street) and Bronte Road marking the entrance to the estate. ²⁵
1870s-1880s	East terrace formed with retaining wall and stone steps (see Figures 2.18 and 2.22).
1882	Watkin and Watkin auction catalogue for the property describes the grounds as containing the following features: ²⁶ "The Waterfall, The Glen, The Rosery, The Lovers Walk, the Bay and Sands, the House and Gardens, the Hills and Cliffs north and south. The estate consists of about 77 acres."

²³ Dowd, B.J., 1959; *op cit.*, p. 4

²⁴ Advertising; *Empire*, 1st October, 1857

²⁵ Dowd, B.J., 1959; p. 9

²⁶ Watkin & Watkin auction catalogue, 1882; *The Bronte Estate, Waverley*, Sydney

Date	Event
c.1882	Timber fence built in the gully around the perimeter of Bronte House grounds following subdivision of the land.
1886	State Government resumes 14 acres of former Bronte estate lands for public park
1910-20	Tennis court is built (as well as possibly an adjoining pavilion) on platform north-east of Bronte House by the Ebsworths. ²⁷
1920s	Bronte Park is separated from the Bronte House lands by a timber paling fence, constructed by Waverley Council, at the bequest of Mrs E. Ebsworth. ²⁸
1923	Just over 1 acre of land within gully resumed by Waverley Council
1924 and 1926	Additional areas of land in the gully resumed by Waverley Council
1927	Ebsworth offers about 1 acre of land along the creekline and Council names the area 'Ebsworth Glen'. ²⁹
1928	A second gardeners cottage, designed by Fowell & McConnell Architects, constructed where the existing garage is now located. ³⁰
1938	Dame Mary Gilmore notes that the first waratahs grown at Bronte were planted by her grandfather Hugh Beattie (estate manager or overseer) for Mrs Lowe, who was apparently also responsible for a maze in the gardens. ³¹
c.1950	Tennis court (and pavilion ?) removed.
1982	Surviving garden and grounds inspected by James Broadbent prior to reconstruction works. Original and early features were noted on plan (see Figure 2. 48) and included the following: <ul style="list-style-type: none"> • Steps and terracing, including remains of steps leading to the original creekline • Rustic stonework throughout • Giant bamboo • Evidence of former tennis court • Araucaria columnaris (Cook Island Pine) and Araucaria heterophylla (Norfolk Island Pine) located in northern garden area.
1983	Garden is partially restored by James Broadbent and Clive Lucas Pty Ltd architects, including: <ul style="list-style-type: none"> • 19th century varieties of Camellia planted on border of carriage drive (later removed) • Carriage drive reconstructed and Norfolk Island pine replanted in centre of loop • Magnolia grandiflora added to south-eastern border • Sprinkler system installed

²⁷ Mayne-Wilson & Architects, 2003; *Heritage Study of Bronte Park*, p. 6 and 41

²⁸ Waverley Council, Bronte Baths and Parks Committee Report, dated 13th September 1927



²⁹ Mayne-Wilson & Architects, 2003; *Heritage Study of Bronte Park*, p. 6


³⁰ BA/46/9 plans held by Waverley Council local history library

³¹ Article; *Sydney Sun*, 3rd November 1938; cited in Dowd, B.J., 1959, p. 9

Date	Event
Post 1983	<p>Further restoration and adaptation works including:</p> <ul style="list-style-type: none"> • new sandstone dry stone retaining wall constructed to north of house, • a number of Camphor laurels are removed • new gravel path and steps cut into the bank to north of house leading to lower parts of garden • Number of new trees planting including Queensland kauri, Norfolk Island pine, Bunya pine and Queensland Lacebark • New succulent garden on eastern slope below lawn • Victorian mounded rockery uncovered and restored • 1886 circular fountain restored
2001	Plan of garden as implemented, produced by Myles Baldwin and Michael McCoy, Landscape Architects, employed by Leo Schofield, the tenant at the time (refer to Figure 2. 49).
2002	Leo Schofield publishes the book 'The Garden at Bronte' (Camberwell, Vic) with photography by Simon Griffiths.

Date	Historic Images and Plans of the Grounds and Gardens of Bronte House
1845-1850	 <p>Figure 2. 37: Georgiana Lowe's sketch of Nelson Bay showing Bronte House and cottage on sea front (part of the estate lands), view looking northwest (Source: Mitchell Library, State Library of NSW, a931030h)</p>

Date	Historic Images and Plans of the Grounds and Gardens of Bronte House
1845-1850	 <p>Figure 2. 38: Georgiana Lowe's sketch of Nelson Bay showing Bronte House, steps leading into the gully with various walking paths and a pond (?), view looking southeast (Source: Mitchell Library, State Library of NSW, a931018h)</p>
1845-1850	 <p>Figure 2. 39: Georgiana Lowe's sketch of Nelson Bay showing "gardener's cottage" on beachfront (Source: Mitchell Library, State Library of NSW, a931026h)</p>

Date	Historic Images and Plans of the Grounds and Gardens of Bronte House
1845-1850	 <p>Figure 2. 40: Georgiana Lowe's sketch of the waterfall, now located in Bronte Park to the west of the house (Source: Mitchell Library, State Library of NSW, a931032h)</p>

1861

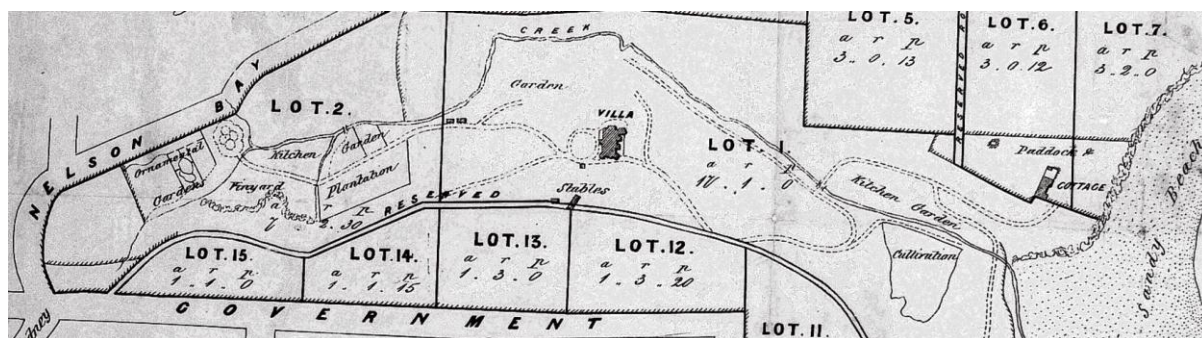

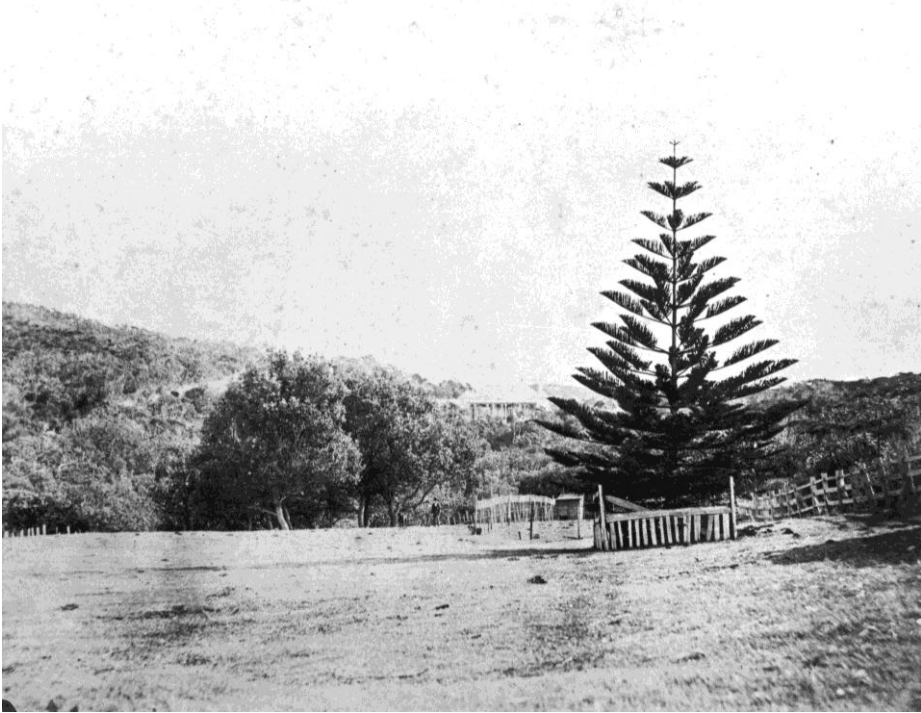






Figure 2. 41: Extract from Reuss and Browne plan for subdivision of the estate showing layout of garden including various landscape features. (Source: Mitchell Library subdivision plans)

Date	Historic Images and Plans of the Grounds and Gardens of Bronte House
1860s	 <p>Figure 2. 42: View of cultivated lands at Bronte, published in 1880s auction catalogue. View is probably looking northeast across gully. (Source: CLSP archive files: <i>Bronte House</i>, Photograph donated by Mrs E B Stuckey (nee Joan Holdsworth))</p>
1860s	 <p>Figure 2. 43: View of Bronte house in broader setting, published in 1880s auction catalogue, view looking southwest. (Source: CLSP archive files: <i>Bronte House</i>, Photograph donated by Mrs E B Stuckey (nee Joan Holdsworth))</p>

Date	Historic Images and Plans of the Grounds and Gardens of Bronte House
1860s	 <p>Figure 2. 44: View of Bronte lands with walking tracks, published in 1880s auction catalogue. View is probably to the west of the house. (Source: CLSP archive files: <i>Bronte House</i>, Photograph donated by Mrs E B Stuckey (nee Joan Holdsworth))</p>
1880s	 <p>Figure 2. 45: View of Bronte of walking track through gully, published in 1880s auction catalogue. View is probably to the north of the house (Source: CLSP archive files: <i>Bronte House</i>, Photograph donated by Mrs E B Stuckey (nee Joan Holdsworth))</p>

Date	Historic Images and Plans of the Grounds and Gardens of Bronte House
1880s	 <p>Figure 2. 46: View of hot house located within grounds of the estate, published in 1880s auction catalogue. View is probably to the west of the house towards Murray Street, looking east. (Source: CLSP archive files: <i>Bronte House</i>, Photograph donated by Mrs E B Stuckey (nee Joan Holdsworth))</p>
1880s	 <p>Figure 2. 47: View of garden, published in 1880s auction catalogue. Based on the 1861 plan of the estate (see Figure 2.42), the ornamental gardens were located to the west of the house adjacent to Murray Street. (Source: CLSP archive files: <i>Bronte House</i>, Photograph donated by Mrs E B Stuckey (nee Joan Holdsworth))</p>

Date	Historic Images and Plans of the Grounds and Gardens of Bronte House
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c.1982

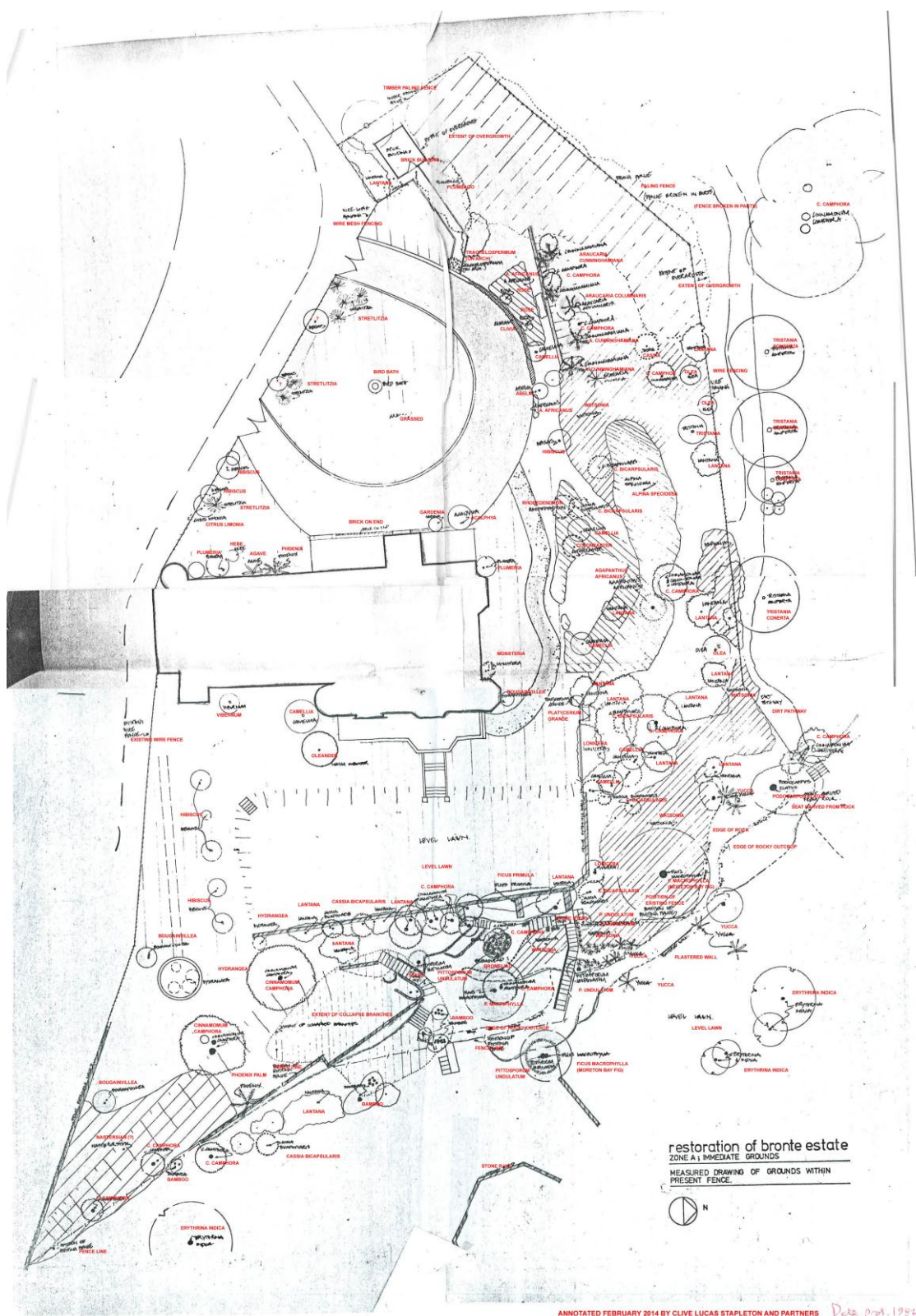


Figure 2. 48: Survey of grounds of Bronte House prior to restoration works undertaken by James Broadbent (Source: CLSP archive files: *Bronte House*)

Date	Historic Images and Plans of the Grounds and Gardens of Bronte House
2001	 <p data-bbox="151 1892 1236 1951">Figure 2. 49: Landscape plan for Bronte House as implemented by Myles Baldwin Landscapes (Source: Waverley Council, 2007; Bronte House Plan of Management)</p>

2.3 Historical Associations

The following people of note are directly associated with the initial establishment and/or subsequent development of Bronte House and grounds.

Mortimer William Lewis



Figure 2. 50: Portrait of Mortimer Lewis by unknown artist, dated c1828 (Source: National Portrait Gallery, Accession number: 2002.37.1)

Mortimer William Lewis (1796-1879), surveyor and architect, was born in London, the son of Thomas Arundel Lewis and his wife Caroline, née Derby. At 19 he was appointed surveyor and draftsman in the London office of the inspector-general of fortifications, and later as a private practitioner he spent eight years in surveying and building. He then received an appointment as assistant surveyor in the office of the surveyor-general of New South Wales.

Lewis arrived in Sydney in 1830 with his wife Elizabeth, née Clements, three sons and one daughter. Another son was born in Sydney. Under the surveyor-general, (Sir) Thomas Mitchell, Lewis mapped the Dividing Range west of Sydney. Mitchell later appointed him town surveyor and in 1835 colonial architect in succession to Ambrose Hallen. Lewis held this post for fifteen years.

His first design for the government was a lunatic asylum, which a century later was still part of the Gladesville hospital. More major works followed in 1837: the court-houses of Darlinghurst, Hartley, Berrima and Parramatta. The Darlinghurst court-house is an important example of the Greek revival style which Lewis favoured and used in many buildings.

Lewis was a prolific architect and after Government House, Sydney, was designed in London, he supervised its erection in 1838, and went on to design five gaols, three watchhouses, two police stations, three court-houses, a school, a customs house at Port Phillip and twelve churches, most of them in the Hunter River valley.³²

In the late 1840s he designed Sydney's first museum. Although estimated to cost £3000, some £5800 was spent before the roof was put on. Lewis came under attack from press and government and some legislative councillors wanted to abandon the whole project. Although enough money was granted to complete the museum, an official inquiry fixed the blame on Lewis and he resigned as colonial architect, an unfortunate end to a fruitful career. After twenty-nine years in retirement, Lewis contracted a kidney complaint and after an illness of two weeks died on 9 March 1879 and was buried at South Head Cemetery in the Waverley Municipality.

³² Morton Herman, 'Lewis, Mortimer William (1796–1879)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/lewis-mortimer-william-2355/text3081>, published in hardcopy 1967

Robert Lowe (later Viscount Sherbrooke)

Figure 2. 51: Photograph of Rt. Hon. Robert Lowe
(Source: Royal Australian Historical Society_020461)

Robert Lowe (1811-1892), politician, was born on 4 December 1811 at Bingham, Nottinghamshire, England. On 26 March 1836 he married Georgiana Orred, and became one of Oxford's most successful private tutors. An albino with defective vision, by 1842, when at the Bar, his eyesight had become so poor that doctors warned he would go blind within seven years. He resolved thereupon that in the seven allotted years of light he would seek his fortune in Australia.

Lowe arrived in Sydney on 8 October 1842 and nine days later was admitted to practise in the New South Wales Supreme Court. Governor Sir George Gipps needed support in the Legislative Council and named Lowe as an unofficial nominee. Lowe resigned from the council in August 1844, and with the backing of the Pastoral Association, launched a weekly journal, the *Atlas*, the declared purpose of which was to lobby for responsible government and for colonial control of colonial waste lands. In April 1845 he returned to the Legislative Council.

In February 1844 he undertook the defence of John Knatchbull, a convict who had senselessly murdered a young woman shopkeeper. The Lowes subsequently adopted the murdered woman's two young children, Bobby and Polly Jamieson

At the general elections in June 1848 he was nominated by a committee of tradesmen for one of Sydney's two seats in the Legislative Council, and on 30 July was returned a close second to Wentworth in what the secretary of his election committee, (Sir) Henry Parkes, termed 'the birthday of Australian democracy'. In the following year, having come to believe that without convict labour the squatters could not succeed in their designs for land aggrandizement, Lowe was one of the leaders of popular resistance to an attempt of the British government to renew transportation.

On account of his wife's increasing homesickness and ill health, the Lowes and the two Jamieson children sailed for home in 1850. Lowe went on to have an auspicious career in England, entering parliament in 1852 for the borough of Kidderminster. A series of appointments of increasing importance followed: joint secretary of the Board of Control, December 1852–January 1855; vice-president of the Board of Trade and paymaster-general August 1855–March 1858; vice-president of the committee of the Council on Education, June 1859–April 1864; Chancellor of the Exchequer, December 1869–August 1873; Home secretary, August 1873–February 1874. Lowe's active political life ended with his elevation to the House of Lords as Viscount Sherbrooke on 25 May 1880. Failing memory and near-blindness contributed to his political eclipse. Lowe died at Warlingham, Surrey, on 27 July 1892.³³

³³ R. L. Knight, 'Lowe, Robert (1811–1892)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/lowe-robert-2376/text3125>, published in hardcopy 1967

Georgiana Lowe (later Lady Sherbrooke)

Figure 2. 52: Portrait of Georgiana Lowe, artist and date unspecified (Source: Wollongong Council Library_ P12859)

Georgiana Lowe (c.1813-1884) was the second daughter of George Orred of Tranmere, Cheshire, and Aigburth Hall, Lancashire. Credited with the original design and layout of the garden at Bronte House, Georgiana was also known for her watercolours and sketches of the Bronte Estate (see Figures 2.12 to 2.17 and Figures 2.37 to 2.40) and elsewhere in NSW, as well as her botanical drawings.

Georgiana was reputed to be an independent and anti-social woman, preferring the company of men, being proficient in a number of “masculine accomplishments” and an excellent horse-woman. It was reported that she often travelled long distances on horseback with her husband, gaining the name ‘the Black Angel’ from the way in which she appeared to fly over ditches and tree stumps along the bush tracks when out riding.³⁴

³⁴ Article: “Historic Houses of N.S.Wales- III Bronte House; by Mary Salmon”; *Sunday Times*, 1st September 1907

2.4 Physical Evidence

Physical Survey

The place and its setting were inspected on a number of occasions in 2014 and the current configuration of the building recorded. Refer to Figure 2.54 for Room, Door, Window and Wall Panel numbers.

Physical Survey of Bronte House

Time Periods:

O	=	Original
EA	=	Early addition
EN	=	Early 19th century (1820-1850)
MN	=	Mid 19th century (1851-1885)
LN	=	Late 19th century (1886-1900)
ET	=	Early 20th century (1901-1940)
MT	=	Mid 20th century (1941-1970)
LT	=	Late 20 th century (1971-2000)
1980	=	1981-83 restoration works
MD	=	Modern (2001- date)
?	=	Date unclear

INTERIOR		
Area/Element	Description	Date
Front Hall (R1)		
Ceiling	Plastered	O
Cornice	-	
Walls	Plastered	O
Skirting	200 torus mould, timber, painted	O
Floor	150 hardwood, relayed	O, 1980
Other	Wall and ceiling hand painted mural	LT
	Plastered reveals to Door D1	Date?
	Recess in south wall, blocked, reconstruction	Date?, 1980
Door D1	Frame and transom	O
	Fanlight sash	O
	Pair French doors, reconstructed	1980
Door D3	Wide lining and architraves	O
	Four-panel door	O
Dining Room (R2)		
Ceiling	Plasterboard over boards, reconstruction	1980, LN
Cornice	-	
Walls	Plastered	O

INTERIOR		
Area/Element	Description	Date
Skirting	225 timber torus mould, painted	O
Floor	150 hardwood	O
Other	White marble chimneypiece	O
	Cast iron register grate, reconstruction	1980
	Painted hearth stone	Possibly O
	Recess in west wall	O
	Plastered reveals to Window W1	O
	Wallpaper frieze	LT
Door D4	Wide reveals and architraves	O
	Four-panel door	O
Door D5	Wide timber reveals and architraves	O
	Four-panel door	O
Door D6	Single rebated lining and architraves	O
	Four-panel door	O
Window W1	Frame, including panelled breast panels	O
	Eight sashes (four double-hung)	O
Drawing Room (R4)		
Ceiling	Plasterboard over boards, reconstruction	1980, LN
Cornice	-	
Walls	Plastered and papered	O, LT
Skirting	225 torus moulded timber, painted	O
Floor	150 hardwood	O
Other	Black marble chimneypiece, painted in imitation white marble	Possibly O, 1980
	Black marble hearth fender, painted in imitation of white marble	Possibly O, 1980
	Minton tiled hearth	Possibly O,
	Metal fire grate resting on rendered brick hob	LT, date?
	Plastered reveals to Door D8	O
Door D7	Wide timber linings and architrave to R4	O
	Architrave to R3, reconstruction	1980
	Pair two-panel doors	Probably 1980
Door D8	Frame, small internal architraves, transom, five multi-pane glazed doors and five multi-pane glazed fanlights	O
Northeast Turret (R3)		
Ceiling	Plastered, reconstructed	1980

INTERIOR		
Area/Element	Description	Date
Cornice	-	
Walls	Plastered, reconstructed ?	O
Skirting	225 torus moulded timber, painted	O
Floor	150 hardwood, possibly reconstructed	O?, 1980
Other	Splayed plaster reveals to windows	O
	Polished timber shelf and shaped brackets at window head level	O
	Painted shelving above polished shelving	LT
Windows W2, W3,	Frame and sashes	O
W4	Frame, three-pane casement sash, reconstruction	O, 1980
Hall (R6)		
Ceiling	Plasterboard over boarding, reconstruction	1980, LN
Cornice	-	
Walls	Plastered and papered, partly reconstructed	O, LT, 1980
Skirting	200 torus moulded timber, painted, partly reconstructed	O
Floor	150 hardwood	O
Other	Laylight lining, timber beaded	Probably O
	Laylight sash, opaque glazed, reconstruction	1980
	Air-conditioning return grill	LT
Door D11	Single rebated timber lining and architraves	O
	4 panel door	O
Door D10A	Single rebated timber lining and architraves, reconstruction	1980
	4 panel door, reconstruction	1980
Door D12	Solid frame, east and west timber linings	Possibly O
	Half-glazed door with decorative etched glass upper panels	LN
Bedroom 1 (R4A)		
Ceiling	Plasterboard over boarding, reconstruction	1980, LN
Cornice	-	
North and west walls	Plasterboard, reconstruction	1980
Other walls	Paper over plaster	LT, O
Skirting	225 torus moulded timber, painted	O
Floor	Carpet over timber	LT, probably O
Other	Painted timber chimneypiece	O
	Cast iron register grate	c.1860

INTERIOR		
Area/Element	Description	Date
	Painted hearthstone	Probably O
Other	Cast iron fender	LN
Window W5	Wide timber linings, architraves, frame including breast panelling	O
	Pair double-hung multi-pane sashes	O
Door D10	Wide timber lining, west architrave, east curved architraves, reconstruction	1980
	Four-panel door, reconstruction	1980
Door D6B (jib action)	Frame, flush door, wide beaded reveal linings east side	1980
Bedroom Alcove (R4B)		
Ceiling	Plasterboard over boarding, reconstruction	1980, LN
Cornice	-	
Walls	Plaster and papered, partly reconstructed	O, LT, 1980
Skirting	200 torus moulded timber, painted, partly reconstructed	O, 1980
Floor	Carpet over timber	LT, probably O
Bathroom 1 (R17)		
Ceiling	150 beaded timber boards	Probably LN
Cornice	-	
Walls	Plastered, fireplace East wall, blocked	1980, possibly LN, 1980
Skirting	225 torus moulded timber, painted	Date?
Floor	Ceramic floor tiles over suspended timber	LT, date?
Other	Plastered reveals to Window W7	Possibly O
	Bathroom fittings	LT
Southeast Turret (R5)		
Ceiling	Plastered, reconstructed ?	Date?
Cornice	-	
Walls	Plastered, reconstructed ?	Date?
Skirting	200 torus moulded timber, painted, curved, reconstructed	Date?
Floor	Carpet over timber	LT, probably O
Door D9	Frame, half-glazed door, reconstruction	1980
Window W6	Frame, multi-pane casement sash, reconstruction	1980
Study (R7)		
Ceiling	Plasterboard over boarding, reconstruction	1980, LN

INTERIOR		
Area/Element	Description	Date
Cornice	-	
Walls	Plastered and papered	O, LT
Skirting	200 torus moulded timber, painted	O
Floor	Carpet over timber	LT, probably O
Other	Pair built-in bookcases	LT
	Timber chimneypiece	O
	Painted hearth stone	Probably O
	Cast iron fitted dog grate	Possibly 1900
	Large built-in cupboard, south wall	LT
Window W22	Wide reveal linings, architraves, double hung frame including breast panels	O
	Pair multi-pane sashes	O
Entrance Hall (R8B)		
Ceiling	Plasterboard over boarding, reconstruction	1980, LN
Cornice	-	
Walls	Paper over plaster	LT, O
Skirting	175 moulded timber, painted, probably refitted	Possibly LN
Floor	150 hardwood, reconstruction	Probably 1980
Other	Linings to Door D12 reveals	Possibly O
	Linings to Door D13 reveals	Possibly O
	Linings to Door D14 reveals	Possibly O
	Timber lining to beam at north end, reconstruction	1980
Door D13	Frame, transom, fanlight sash	Possibly O
	Slate threshold, half-glazed door	LN
	Etched glass panel to half-glazed door	LN
	Splay-profile rimlock	O
	Iron security chain	LN
	Panel and wire flyscreen door	LT
Passage (R8A)		
Ceiling	Plastered over boarding, reconstruction	Date?, LN
Cornice	-	
Walls	Paper over plaster	LT, possibly O
Skirting	175 moulded timber, painted	Possibly LN
Floor	150 hardwood	O
Other	Built-in polished cedar cupboard at north end, part relocated from R1, part reconstruction	Date ?, 1980
	Lining to laylight, reconstruction	Possibly O

INTERIOR		
Area/Element	Description	Date
	Four-pane laylight sash, reconstruction	1980
Door D15	Linings, solid frame	Possibly O
	Four-panel bead butt door leaf, fixed closed	Probably LN
Door D15A	Linings, solid door frame, door leaf missing	O
	Polished cedar cabinet assembly	1980
Door D16	Reveal linings, solid door frame	O
	Ledged door leaf	O
Door D17	Timber linings	Possibly O
	Polished cedar cupboard fitout	1980
Door D18	Frame and stop, transom, architrave west side, three-pane fanlight sash	Possibly O
	Four-panel door, converted with half glazing, including etched glass panels	Possibly O, LN, LN
Rear Hall (R15)		
Ceiling	Plastered over boarding, reconstruction	Date?
Cornice	-	
Walls	Paper over plaster	LT, possibly O
Skirting	175 moulded timber, painted	Possibly LN
Floor	150 hardwood	O
Door D19	Timber linings, solid frame	Probably O
	Ledged door including pair strap hinges	O
Door D20	Plastered linings, solid door frame	Probably O
	Ledged door, fixed closed	O
Door D22	Wide double rebated lining and small architrave, both polished finish, reconstruction	1980
	Wide half-glazed polished panelled door leaf with coloured and etched glass and margin bars, reconstruction	LN, 1980
Door D21	Plastered linings, solid frame	O
	Ledged door leaf	O
Kitchen (R9 & R10)		
Ceiling	Plastered possibly over timber boards	Probably LT, LN
Cornice	-	
Walls	Plastered	Probably LT
Skirting	-	
Floor	Sheet vinyl over timber	LT, probably partly O
Other	Kitchen fitout	LT

INTERIOR		
Area/Element	Description	Date
D14	Timber linings, solid frame	Possibly O
D14 cont.	Door leaf – four flush panel timber	Possibly partly O, probably LN
Window W20	Wide internal linings and architraves	1980
	Double-hung frame, timber	LN
	Sashes – pair 2-pane timber, reconstruction	1980
Window W21	Wide internal linings, architraves	Probably LN
	Double-hung frame, timber	LN
	Sashes – pair 2-pane timber	LN
Bath (R16AB)		
Ceiling	Plaster possibly over timber	LT, possibly LN
Cornice	-	
North, south, west walls	Paper on plaster	LT, possibly O
East wall	Paper on plasterboard	LT, 1980
Skirting	150 moulded timber, painted	Possibly part LN, part 1980
Other	Powder room fittings	LT
Floor	Matting over ceramic tiles over solid	LT, 1980, 1980
Bedroom 2 (R16)		
Ceiling	100 v-jointed timber	ET
Cornice	38 timber scotia	Possibly ET
Walls	Plastered	Possibly O
Skirting	175 moulded timber, painted, reconstruction of LN	Probably 1980
Floor	150 hardwood, reconstruction	1980
Other	Timber chimneypiece, painted	Possibly O, relocated
	Painted hearthstone	O
	Fireplace hob, painted brickwork	Probably 1980
	Fireplace – plastered stone	O
	Collar tie across ceiling indicating former partition	Possibly O
Door D16a	Reveal linings, solid frame – copy of other original	1980
	Door leaf – flush timber	1980
Windows W9 & W10	Linings, architrave, sill board	1980
	Double-hung frame, timber	LN
	Sashes – 2-pane timber	LN
	Flyscreen frames, timber Venetians	LT

INTERIOR		
Area/Element	Description	Date
Bath (R16AA)		
Ceiling	Plaster, possibly over timber	LT, possibly LN
Walls	Plastered	Possibly O and 1980
Skirting	150 moulded timber, possibly reconstruction	1980
Floor	Ceramic floor tiles over solid	1980, 1980
Other	Shower room fitout	1980
Window W8	Generally as for Window W9	
	Internal shutters, timber	LT
Laundry (R14)		
Ceiling	150 beaded boarding	LN
Cornice	-	
Walls	Rough plastered	LN
Skirting	-	
Floor	Cement over solid	1980, possibly O
Other	Laundry fitments	1980
Door D26	Solid frame, possibly reconstruction	1980
	Door leaf – four-panel, relocated, sheeted in metal	Possibly O, 1980, 1980
Windows W11 & W12	Frame – solid timber, relocated	Possibly O, LN
	Sashes – pair multi-pane casements, relocated	Possibly O, LN
Porch (R14B)		
Ceiling	150 beaded t&g timber	1980
Cornice	38 timber scotia	1980
South wall	Rendered brickwork	1980
North wall	Painted brickwork	LN
West wall	Painted brickwork	LN
East wall	Lattice screen, timber, painted	1980
Skirting	-	
Floor	Brick paving, stretcher bond	1980
Other	Coat cleat and pegs on east wall, possibly relocated	Possibly LN
	Meter box, gas meter	1980
	Gas water heater	LT
Shower room (R14C)		
Ceiling	150 beaded timber t&g	LN
Cornice	38 timber scotia	LN

INTERIOR		
Area/Element	Description	Date
Walls	Bagging over brickwork	Possibly 1980, LN
Skirting	-	
Floor	Ceramic floor tiles over solid	1980, probably 1980
Door D27	Frame, solid timber	LN
	Door leaf – four-panel, relocated	Possibly O, LN
	Threshold – brick on edge	1980
Other	Shower room fitout	1980
Wine Store (R13)		
Ceiling	Plasterboard, possibly over boarding	1980, LN
Cornice	Timber batten, reconstruction	1980
Walls	Plastered	Possibly O
West wall	Painted stonework	O
East wall	Bagged brickwork	1980
Skirting	-	
Floor	Old cement	Possibly LN
Other	Brickwork and render to window openings W13, W14	1980
	Stair enclosure, timber framing and beaded t&g boarding	LN
	Wine rack, timber shelving, built-in cupboards etc.	LT
Door D23	Strong room door assembly	1980
Door D24	Frame – solid timber	Possibly O
	Door leaf – flush timber	1980
Windows W13, W14	As for Window W11	
Southwest Turret (R12)		
Ceiling	Plasterboard over false ceiling framing	1980
Walls	Bagging over stone	Possibly 1980, O
Skirting	-	
Floor	Rough cement, over solid	Possibly LN, possibly O
Other	Rough timber shelving	LT
	Linings for manhole and manhole cover, timber	Probably 1980
Store (R14D)		
Ceiling	150 beaded t&g boards	LN
Cornice	38 timber scotia	LN
North, south, east walls	Painted brickwork	LN

INTERIOR		
Area/Element	Description	Date
West wall	Limewashed stonework	O
Skirting	-	
Floor	Old cement over solid	Possibly LN
Door D28	Frame – solid timber	Possibly LN
	External architrave – moulded timber, reconstructed	1980
	Door leaf – ledged, boarded & braced timber, reconstruction	1980
Other	Hot water heater, garden watering controller	LT
Bedroom 3 (R11)		
Ceiling	150 beaded boarding, reconstruction	1980
Cornice	-	
Walls	Plastered	Date ?
Skirting	-	
Other	3no. collar ties across ceiling, possibly reconstructions	Possibly O
	Chimneybreast –covered – Kitchen stove may be hidden	O, 1980, O
	Timber partition to stair, see below	
	Wall brackets and shelving	Probably LT
	Built-in cupboard, north wall	1980
	Rendered reveals to windows	Possibly O
Skirting	175 moulded timber, possibly reconstruction of LN	Possibly 1980
Floor	150 hardwood	O
Door D21A	Frame – see below	
	Door leaf – 4-panel reconstruction	1980
Window W18, W19	Frame and sashes as for Window W20	
Stair lobby (R11A)		
Ceiling	As for R11	
Cornice	-	
East wall	Plastered	Possibly O
North and west walls	Boarded partition made up of timber framing and 150 beaded t&g boarded	1980
Other	Collar tie overhead, timber	Possibly O
	Stair – polished cedar and kauri pine, possibly part reconstruction	LN and 1980
Skirting	175 moulded timber, possibly reconstructed	Possibly LN
Floor	150 hardwood	O

INTERIOR		
Area/Element	Description	Date
Stair Landing (R20)		
Ceiling	150 beaded t&g boarding	LN
Cornice	Timber batten, reconstruction	1980
North wall	Plastered	LN
West, south, east walls	Timber framed and lined in 150 beaded t&g boards	LN
Floor	175 t&g oregon	LN
Other	Polished timber stair and balustrade, partly kauri, partly cedar	LN
Window W28	Frame, sill board, architraves, timber	LN
	Sash – single pane, timber, reconstruction	1980
	External shutter – timber louvre, reconstruction	1980
Bedroom 4 (R18)		
Ceiling	150 beaded t&g boarding	LN
Cornice	-	
Walls	Plastered	LN
West wall	Plasterboard	1980
Skirting	Raised render	LN
Floor	175 t&g oregon, polished	LN
Other	Timber partition to R20, part reconstructed, part demolished	LN, 1980,
Door D30	Frame – part of boarded partition	LN
	Door leaf – 4-panel	LN
Other	Built-in cupboard in southwest corner, timber, painted	1980
Door D31	Lining and architraves, timber	1980
	Door leaf – flush timber	1980
Windows W25, W26, W27	As for W24	
Bath (R19)		
Ceiling	As for R18	
Cornice	-	
South, west, north wall	Plastered	LN
East wall	Plasterboard	1980
Skirting	125x20 timber	1980
Floor	Ceramic floor tiles over compressed fibro over joisting	1980, 1980, LN

INTERIOR		
Area/Element	Description	Date
Other	Shower room fit out	1980
Window W24	Double-hung frame, architrave, sill board, pair two-pane sashes	LN
Northwest Verandah		
Ceiling	150 beaded t&g boarding over square section timber rafters at 450 centres, all painted	Possibly LN
Cornice on east side	Square section wall plate with square nuts exposed	Possibly LN
Walls	See exterior schedule	
Skirting	See exterior schedule	
Floor	600 wide by variable length sandstone paving with 350 bull-nosed margins at edges	All LT
Other	Verandah beam – approx. 150x55 beaded timber	Possibly LN
	Verandah columns – painted timber to match other verandahs including Gothic tracery	LT
	Verandah wall – stone, painted	Possibly LN
	Verandah steps – rendered masonry	Possibly LN
Southwest Verandah		
Ceiling	As for northwest verandah	
Cornice along east side	Plate appears built on top or into wall	Probably O
Walls	See exterior schedule	
Skirting	See exterior schedule	
Floor	Tessellated tiles with slate margin stones over possibly original stone flagging	LN, O?
Other	Verandah beam – as for northwest verandah	Probably O
	Verandah columns –shaped chamfered flat Australian cedar posts with buttress-style leg in hardwood, repaired 1980.	Probably O, 1980
	Verandah wall – concealed, probably stone	Probably O
	Valence - carved timber Gothic tracery in painted cedar	Probably O
Eastern Verandah		
Ceiling	Very wide t&g boarding over double-beaded rafters, approximately 60x120, all painted	O
Cornice	-	
Walls	See exterior schedule	
Skirting	See exterior schedule	
Floor	As for southwest verandah	LN, O?
Other	Verandah beam – as for southwest verandah	Probably O

INTERIOR		
Area/Element	Description	Date
	Columns – as for southwest verandah	Probably O
	Valence – as for southwest verandah	Probably O
	Verandah edge steps – sandstone	Probably O
	Verandah wall – render over stone	LN, possibly O

EXTERIOR		
Area/Element	Description	Date
Main Wing - Roofs		
Roofing	Welsh slate, 250 width, some railed, some replaced in 250 and 300 width	ET, 1980, LT
Hip and ridge capping	Lead	Possibly O
Over and apron and back gutter flashings to chimneys	Lead	Possibly O
Valley flashing on north side	Lead	Possibly O
Skylight over hall laylight	Copper	LT
Tapered gutters between two roof hips	Copper	Possibly ET
Beaded timber fascia board and solid timber eaves lining	Timber	O
Gutters	Copper, half round profile on spikes	LT
S.E. and S.W. Chimneys	Stone	O
Chimney pots to above	Stoneware	LN
Central and N.E. Chimneys	Render over brick, part reconstruction	1980, 1980
South West Verandah		
Roofing	Welsh slates, 250 width, railed	ET, 1980
Hip flashing	Lead	Possibly O
Cover and apron flashings at main wing	Lead	Possibly O
Gutters	Copper, ogee pattern	LT
Gable Roof over Space R1		
Roofing	250 wide Welsh slates	ET
Ridge flashing	Lead	Possibly O

EXTERIOR		
Area/Element	Description	Date
Valley flashings	Lead	Possibly O
Gothic style bargeboard and flashings	Timber and lead, reconstruction	1980
Gable eaves soffit	Timber, reconstruction	1980
North West Verandah		
Roofing	250 wide Welsh slates, renailed	ET, 1980
Cover and apron flashings at main wing	Lead	Possibly LN
Gutters	Copper, ogee pattern	LT
Gable end infill	Vertical t & g timber boards	Possibly LN
Bargeboard to above	Chamfered timber	Possibly LN
Moulding to above	Timber scotia	Possibly LN
Service Wing Roofs		
Roofing	250 wide Welsh slates, much repaired	ET, 1980, LT
Ridge flashings	Lead	Possibly O
Stepped central box gutter	Lead	Possibly O
Cover and soaker flashings at north end	Lead	Possibly O, LN
Cover and soaker flashings at south end	Lead	LN
Fascia boards	Beaded timber	Probably O
Eaves soffit	Timber	Probably O
Ogee style roof vent including roofing and flashings and including valley gutters	Timber, lead, reconstruction	1980
Roof vent over old Kitchen R11	Copper, copy of reconstruction of galv. steel	LT
Hip flashings	Lead	Possibly O
Northern chimney	Rendered brickwork	Possibly LN
Chimney pot to above	Stoneware	LN
Tapered gutter against two storey wing including flashings	Lead	LN
Valley over stair skillion	Copper	1980

EXTERIOR		
Area/Element	Description	Date
Skillion end over stair	Rendered on solid	LN, possibly O
Mechanical vent equipment over kitchen	Galvanised steel	LT
Skylight to hall	Copper	LT
South West Turret Roof		
Roofing	250 wide Welsh slates, shaped	ET
Secret hip flashings	Probably lead	LN
Finial and flashings	Timber and lead, reconstruction	1980
Cover and apron flashings against two storey wing	Lead	Probably LN
Fascia board	Beaded timber, reconstruction	1980
Eaves soffit	Timber, reconstruction	1980
North East Turret Roof		
Roofing	250 wide Welsh slates, shaped	ET
Secret hip flashings	Lead and aluminium	LN, LT
Finial	Lead and timber, reconstruction	1980
Gutters	Copper, ogee pattern	LT
Fascia board	Beaded timber, partly reconstructed	Possibly O, 1980
Eaves soffit	Timber	Possibly O
Valley flashings to main roof	Lead	Possibly O
South East Turret Roof		
Roofing	250 wide Welsh slates, shaped	ET
Finial	Lead and timber, reconstruction	1980
Fascia board	Beaded timber, reconstructed	1980
Eaves soffit	Timber	Possibly O
Valley flashings to main roof	Lead	Possibly O
East Verandah Roof		
Roofing	Corrugated galvanised steel	LT
Cover and apron flashings at main wing and turrets	Lead, galvanised steel	Possibly O
Hip flashings	Lead	LT
Gutters	Copper, ogee pattern	LT
Fascia board	Beaded timber	O

EXTERIOR		
Area/Element	Description	Date
Eaves soffit	Timber	O
Roof to Northern Bay Window (W1)		
Roofing	250 wide Welsh slates, renailed	ET, 1980
Cover and apron flashings at main wing	Lead	Possibly O
Batten holding above in place	Beaded timber	Possibly O
Gutters	Copper, ogee pattern	LT
Fascia board	Beaded timber	Possibly O
Eaves soffit	Timber	Possibly O
Two Storey Service Wing Roof		
Roofing	Corrugated galvanised steel, reconstruction	1980 or LT
One piece flashings to parapets	Galvanised steel	LT
Fascia board	Timber beaded	LN
Gutter	Copper, ogee pattern	LT
Cover flashings to chimneys	Lead	Possibly LN
Apron and back gutters to chimneys,	Lead	LN
Parapets	Rendered brickwork	LN
East and west Chimneys	Rendered brickwork	LN
Chimney pots to above	Stoneware	LN
Roof over R14C and R14D and R14B		
Roofing	250 wide Welsh slates	LN and 1980
Cover and apron flashings to two storey wing	Lead	LN and 1980
Gutter	Copper, ogee pattern	LT
Wall Panel 1 & 31B		
Wall	Limewashed rendered brick fin wall	1980
	Painted timber lattice and door assembly	1980
Wall Panel 3		
Walls	Lime washed brickwork	LN

EXTERIOR		
Area/Element	Description	Date
Wall Panel 4		
Bargeboard	Timber beaded, reconstruction	1980
Wall	Painted brickwork	LN
Wall Panel 5		
Walls	Limewash stonework, reconstruction using original stone	1980, O
Sill to W10	Sandstone, re-used in above	O, 1980
Sill to W7, W8. W9	Sandstone, reconstruction, unpainted	1980
Raised base course	Sandstone, reconstruction, painted	1980
Vent grilles	Iron, possibly reconstruction	Possibly 1980
Projecting fireplace flue	Painted brickwork	LN
Rainwater head	Copper, ogee pattern	LT
Downpipes	Copper, round pattern	LT
Wall Panel 6		
Walls	Limewash stone	O
Window sills	Limewash stone	O
Raised base course	Painted stone	O
Downpipe	Copper, round profile	LT
Wall Panel 7		
Walls	Limewash stonework	O
Raised base course	Painted stonework	O
Threshold to door	Cement rendered	Date ?
Wall Panel 8		
Walls	Limewashed stone	O
Window sill	Face stone	O
Raised base course	Painted stone	O
Shutter linings	Timber	Possibly O
Shutters	Louvred timber, reconstruction	1980
Wall Panel 9		
Walls	Limewashed stone	O
Raised base course	Painted stone	O
Wall Panel 10		
Walls	Limewashed stone	O
Raised base course	Painted stone	O
Wall Panel 11		
Walls	Limewashed stone	O

EXTERIOR		
Area/Element	Description	Date
Raised base course	Painted stone	O
Wall Panel 12		
Walls	Limewashed stone	O
Raised base course	Painted stone	O
Wall Panel 13		
Walls	Limewashed stone	O
Window sill	Face stone	O
Raised base course	Painted stone	O
Wall Panel 14		
Walls	Limewashed stone	O
Raised base course	Painted stone	O
Downpipe	Copper, round pattern	LT
Wall Panel 15		
Walls	Limewash stone	O
Window sills	Limewash stone	O
Raised base course	Painted stone	O
Wall Panel 16		
Walls	Limewash stone	O
Raised base course	Painted stone	O
Wall Panel 17		
Walls	Limewash stone	O
Window sill	Limewash stone	O
Raised base course	Painted stone	O
Wall Panel 18		
Walls	Limewash stone	O
Raised base course	Painted stone	O
Wall Panel 19		
Walls	Limewashed stonework	O
Base course	Painted stonework	O
Downpipes	Copper, round pattern	LT
Wall Panel 20 (Parapet under bay window)		
Walls	Limewash stone	O
Base course	Painted stone	O
Window shutters	Louvred timber, reconstruction	1980 and LT
Wall Panel 21		
Walls	Limewashed stonework	O

EXTERIOR		
Area/Element	Description	Date
Base course	Painted stonework	O
Downpipes	Copper, round pattern	LT
Wall Panel 22		
Walls	Limewash stone	O
Base course	Painted stone	O
Window sills	Limewashed stone	O
2 No. blank recesses to wall	Limewashed stone	O
Wall Panel 23		
Walls	Limewashed stone (evidence of blocked doorway)	O
Infill at top of wall	Beaded timber	Possibly LN
Base course	Painted stone	O
Wall Panel 24		
Walls	Limewashed stone	O
Threshold to door	Stone, reconstruction	1980
Step at door	Stone	O
External linings to reveals of door	Timber	Possibly O
Fanlight shutter to door	Timber louvred	O
Door shutters	Timber louvred and panelled, reconstruction	1980
Wall Panel 25		
	Generally as for Wall Panel 23.	
Panel at top of wall	Rendered masonry	Date ?
Shelf for pots	Timber and metal	LT
Wall Panel 26		
	Generally as for Wall Panel 22.	
Shutter linings to window reveals	Timber	Possibly O
Shutters	Timber louvre, reconstruction	1980
Wall plaque	“JB Holdsworth” carved in marble, possibly old	LT
Wall Panel 27		
Sub-floor vent under D13	Iron	Possibly LN
Threshold to D13	Slate	LN
External architraves to D13	Timber moulded, painted	Possibly O

EXTERIOR		
Area/Element	Description	Date
Wall Panel 28		
Walls	Limewashed stone	O
Basecourse	Painted stone	O
Window sills W18, W19, W20, W21	Limewashed stone	O
Downpipes	Copper round profile	LT
Rainwater head	Copper ogee pattern	LT
Window shutter linings	Timber	O
Window shutters	Timber louvred, reconstruction, repaired	1980, LT
Wall Panel 29		
	Generally as for Wall Panel 6 (no raised basecourse)	O
Wall Panel 30		
Walls	Limewashed rendered brickwork	LN
Flashing over above	Lead	Possibly LN
Wall Panel 30A		
Walls	Limewashed rendered brickwork	LN
Wall Panel 31		
Walls	Limewashed rendered brickwork	LN
Raised basecourse	Painted stone	Possibly O
Window sills (lower)	Rendered brickwork	LN
Window sills (upper)	Lead over render	Possibly ET, LN
Threshold to Door D12	Stone and cement render	Possibly O, LN
Rendered mouldings and plaque "Bronte"	Render	LN
Cornice on parapet	Render and brickwork	LN
Vent pipe	Galvanised steel	Possibly ET
Window bars	Iron, built into window frames	Possibly LN
Wall Panel 31A and 31B		
Walls	Limewashed rendered brickwork	1980
Bargeboard	Beaded timber	1980
Scotia to above	Timber	1980
Extension to roofing	Welsh slate, 250 wide	1980
Wall Panel 32		
Walls	Limewashed rendered brickwork	LN

EXTERIOR		
Area/Element	Description	Date
Window sill	Splayed, rendered brickwork	LN
Wall Panel 33 (Exposed South Wall of Main Wing)		
Walls	Limewashed stone	O
Wall Panel 34		
Walls	Limewashed rendered brickwork	LN

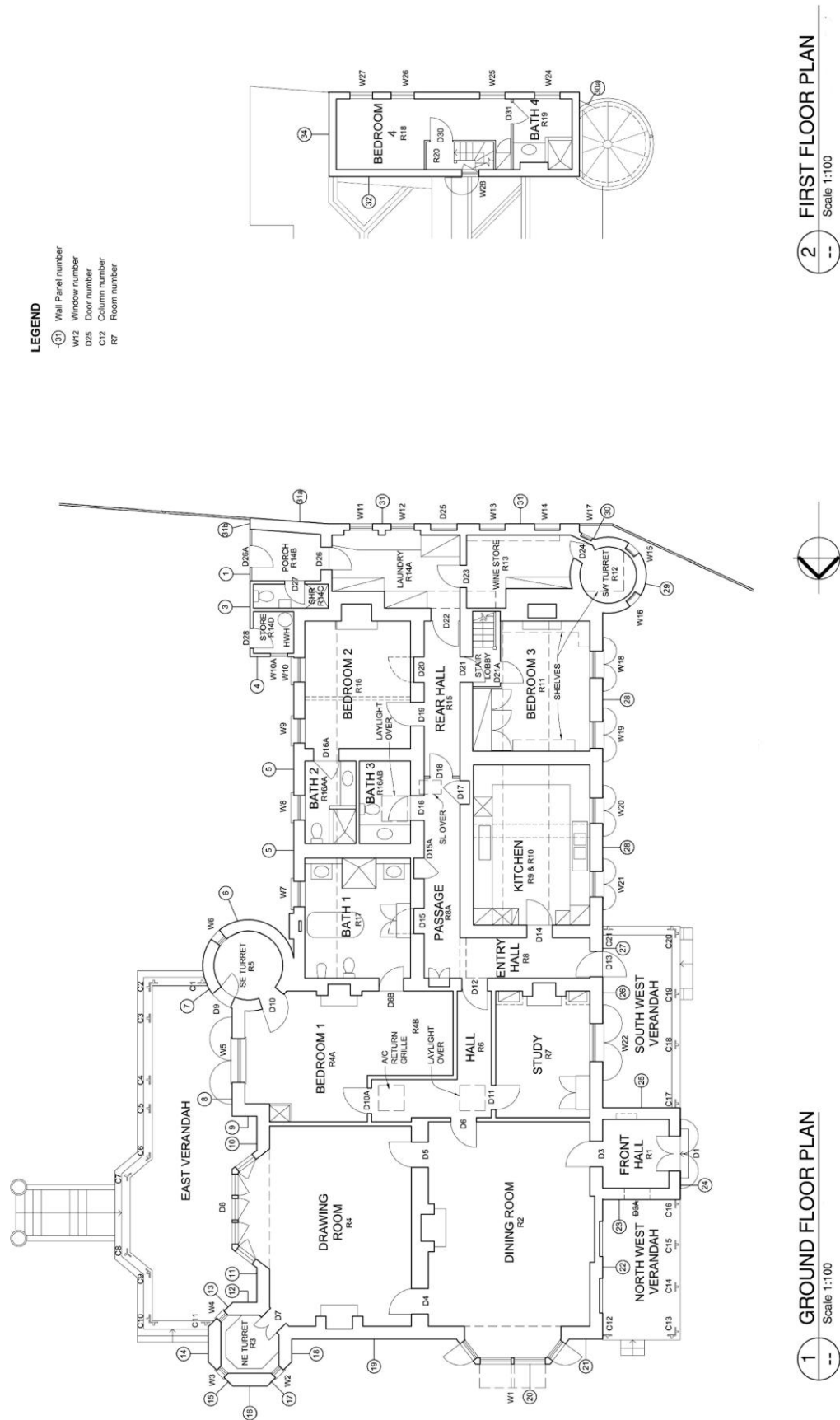


Figure 2. 53: Ground and first floor plans of Bronte House

Physical Survey of Site Features and Vegetation

The place and its setting were inspected on a number of occasions in 2014 and the current configuration of the landscape was recorded. Note that not all features are shown as only historic and established features and elements were recorded. Refer to Figure 2.54 for Site Features and Vegetation numbers.

Time Periods:

O	=	Original
LN	=	Late 19 th century
ET	=	Early 20 th century
LT	=	Late 20 th century
1980	=	1981-1983
Date?	=	Date unknown

Item No.	Description	Date
Site Features		
1	Timber framed weatherboard and corrugated steel double garage on concrete slab	1980
2	Framed braced and boarded pedestrian gates with earlier posts	LT, 1980
2A	Timber paling fence	LT
2B	Lapped hardwood fence as for Item 53	1980
3	Timber and metal large mailbox	1980
4	Panel of hardwood fence consisting of 2 triangular rails and shaped top lapped weatherboards, reconstruction	1980
5	Pair framed boarded braced vehicle gates on strap hinges with earlier 175x175 hardwood gate posts, painted, reconstruction	LT, 1980
6	Panel of hardwood fence as for Item 4, reconstruction	1980
7	Pair vehicle gates as for Item 5, reconstruction	LT, 1980
8	Panel of hardwood fence as for Item 6, reconstruction	1980
9	Gravelled carriage loop, part reconstructed	Possibly O, 1980
10	3-brick drain, reconstruction	1980
11	Brick platform, brick steps, brick paving	1980
12	Gravel and other pathways including hardwood sleepers, brick and stone borders etc, route may be older	Since 1980, O?
13	Dry sandstone rubble wall	1980
13A	Hardwood steps and platform	1980
14	Path formation and route	Probably O
15	Path surface, reconstruction	Since 1980
16	Cement rendered steps	Possibly LN
17	Pair stone plinths	Possibly O
18	Sandstone step	Possibly O
18A	Sandstone and cement mortar retaining wall possibly on top of earlier wall	Probably since 1980, possibly O

Item No.	Description	Date
19	Route of steps down into garden	Possibly O
20	Sandstone edged steps and gravel path, possible reconstruction	Since 1980
21	Level lawn formation	Possibly LN
22	Bank between verandah and eastern terrace lawn	Possibly LN
23	Solid stone steps, and rendered brick plinths	Possibly LN
24	Pathway including some living sandstone shelves	Possibly O
25	Squared sandstone block retaining wall including several large sandstone buttresses	Possibly O
26	Living rock shelf below large Moreton Bay fig	O
26A	Rock shelves	O
27	Galvanized pipe and black wire chain balustrade, possibly replacement of earlier fence	Since 1980
28	Constructed sandstone steps down to perimeter, with galvanized pipe handrail	Possibly O, since 1980
29	Constructed sandstone steps between rock shelves	Possibly O
30	Sandstone boulder containing above	O
31	Rockery	Date ?
32	Lower rubble sandstone walls creating garden beds	Date ?
33	Low rock shelf providing enclosure to level seating area Item 34	O
34	Level mulched seating area	Date ?
35	Sandstone steps cut from living rock	Possibly O
36	ditto	Possibly O
37	Large constructed sandstone steps, possible reconstruction	Possibly O
38	Large constructed sandstone steps	Possibly O
39	Natural rock shelf	O
40	Large constructed sandstone steps	Possibly O
41	Natural rock shelf with cream brick retaining wall on top	O, possibly LN
42	Stone paved path with galvanized steel balustrade fence on downhill side	Date ?, since 1980
43	Perimeter galvanized steel pipe and wire mesh fence, repaired several times	MT, LT, M
43A	Cream brick wall on top of natural rock shelf	Possibly LN, O
44	Galvanized steel and plastic covered wire mesh gate	Since 1980
44A	Levelled area with rubble stone retaining wall on western side	Possibly O
44B	Tennis court formation with one net fence post surviving, stone edge on NE side	ET?
45	Route of path	Possibly O
46	Gravel and brick edging to above, reconstruction	Since 1980
46A	Rendered brick plinth same profile as Item 23 plinth	Possibly LN

Item No.	Description	Date
47	Rendered brick fountain pool	Possibly LN
48	Cast iron fountain to above, possibly relocated from centre of carriage loop	Probably since 1980
49	Route of path	Date ?
50	Gravel surface and brick edging to above	Since 1980
51	Gravel path with brick edge	Since 1980
52	Sandstone steps	Pre-1980
53	Lapped hardwood paling fence, three rail	1980
53A	Tall paling fence	1980
54	Hardwood fence enclosing AC condensers	Since 1980
55	Gravel path	Since 1980
56	Area of brick paving, brick steps, low brick retaining wall to rear gate	1980
57	Framed boarded and braced timber gate, with 2 No. earlier 150 hardwood posts, painted	LT, 1980
58	Panel of two rail lapped hardwood paling fence	1980
59	Sandstone step at edge of eastern verandah	O
60	Brick edging to path	ET, possibly older
61	Route of path	Possibly O
Vegetation		
V1	Very old camellia	Possibly ET
V2	Fifteen year old magnolia	LT
V3	3 date palms	ET?
V4	Strelitzia / banana clump	Possibly ET
V4A	3 large palms	Possibly LT
V5	Giant bamboo	Possibly O
V6	Large Moreton Bay fig (outside perimeter fence)	Possibly O
V6A	Camphor laurel stump	ET?
V7	Moreton Bay fig just outside perimeter fence	Possibly O
V8	Medium Port Jackson fig	Possibly O
V9	Large Moreton Bay fig	Possibly O
V10	Dead tree, smooth bark, probably same species as V8	ET?
V11	Native tree, possibly brush box, just outside perimeter	ET?
V12	Medium eucalypt, possibly brush box	ET?
V13	Large brush box	ET?
V14	Group of native species of all ages including brush box	Date varies
V15	Norfolk Island pine	ET
V16	Mature date palm	ET?

Item No.	Description	Date
V17	Mature date palm	ET?
V18	Cook Island pine	ET
V19	Mature brush box	ET?
V19A	Large Moreton Bay fig	O
V20	3 no. fifteen year old magnolias	LT
V21	2 small lemon trees	Possibly ET
V22	Frangipani	ET?
V23	Norfolk Island pine, reconstructed	Since 1980
V24	Yellow datura	Since 1980
V25	Strelitzia	Since 1980
V26	Frangipani	Since 1980

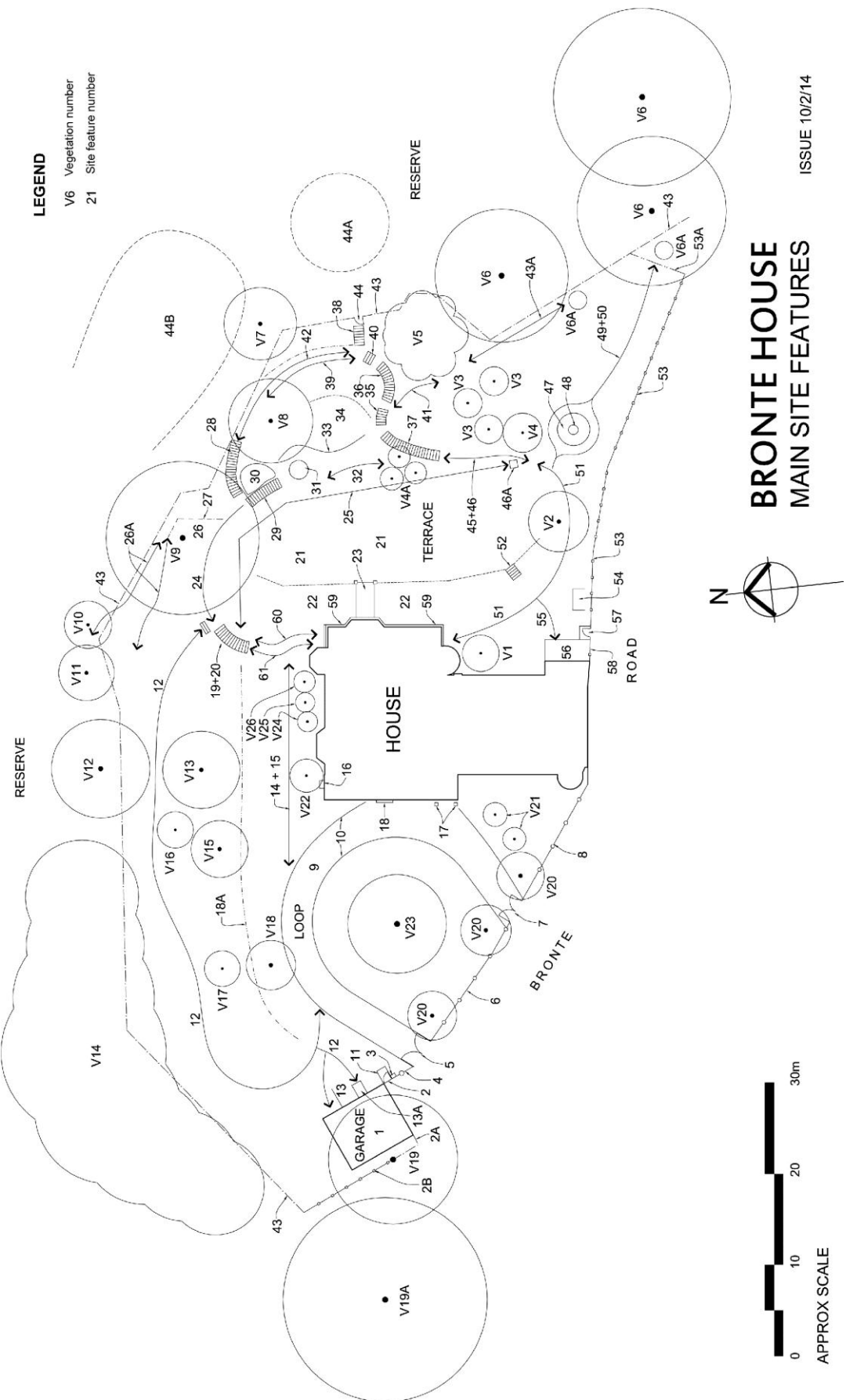


Figure 2. 54: Site plan showing main site features and vegetation

Recent Photographs of the Place

Exterior- Elevations and Features



Figure 2. 55: West (front) elevation



Figure 2. 56: West elevation and carriage drive



Figure 2. 57: East (garden front) elevation



Figure 2. 58: East elevation



Figure 2. 59: South (street frontage) elevation



Figure 2. 60: Northwest verandah



Figure 2. 61: Northwest verandah



Figure 2. 62: Northern bow window



Figure 2. 63: Southwest verandah



Figure 2. 64: East verandah



Figure 2. 65: East verandah



Figure 2. 66: Ceiling to east verandah



Figure 2. 67: East elevation of rear porch



Figure 2. 68: East wall of Service Wing



Figure 2. 69: East verandah



Figure 2. 70: Front hall door (D1)



Figure 2. 71: West elevation window (W21) with ogee vent above



Figure 2. 72: Southwest verandah window (W22)

Roof



Figure 2. 73: Service Wing valley



Figure 2. 74: Service Wing roof



Figure 2. 75: Service Wing roofs with Main Wing roof on right



Figure 2. 76: East Main Wing roof



Figure 2. 77: East Main Wing roof



Figure 2. 78: Southwest turret



Figure 2. 79: Finial of southeast turret



Figure 2. 80: Finial of northeast turret



Figure 2. 81: North elevation of South Wing (2 storey wing)



Figure 2. 82: Ogee vent over Kitchen

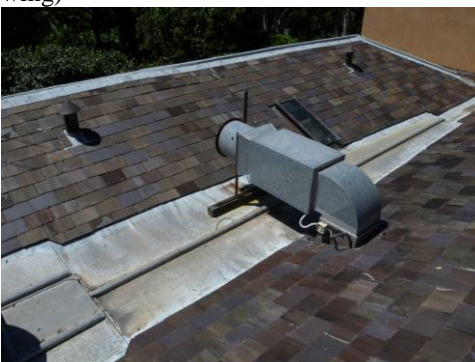


Figure 2. 83: Service wing tapered gutter

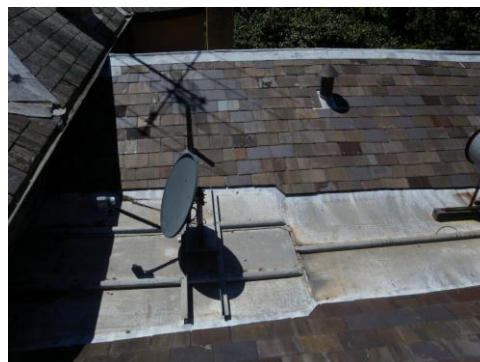


Figure 2. 84: Service wing valley



Figure 2. 85: Main Wing tapered gutter



Figure 2. 86: South side of Main Wing roof



Figure 2. 87: Gutter between Service Wing and South Wing



Figure 2. 88: Chimney to Bed 1

Interior Features



Figure 2. 89: Front Door (D13)



Figure 2. 90: Service Wing door (D18)

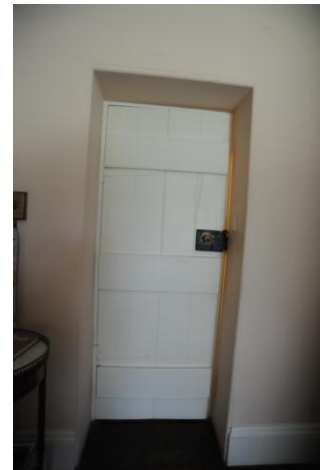


Figure 2. 91: Typical Service Wing door



Figure 2. 92: Typical interior door (D3)



Figure 2. 93: Hall/Main Wing door (D12)



Figure 2. 94: Typical interior door (D11)



Figure 2. 95: Bed 2 chimney piece



Figure 2. 96: Drawing Room chimney piece



Figure 2. 97: Dining Room chimney piece



Figure 2. 98: Study chimney piece



Figure 2. 99: Grate in Bed 1

**Figure 2. 100:** Dining room grate**Figure 2. 101:** Typical original floor**Figure 2. 102:** Ground floor Service Wing window (W11)**Figure 2. 103:** Service Wing stair

Garden and Site Features

**Figure 2. 104:** East terrace**Figure 2. 105:** West garden and turning circle**Figure 2. 106:** Stone steps on east terrace (SF23)**Figure 2. 107:** Fountain (SF47)



Figure 2. 108: Plantings along street boundary in west garden



Figure 2. 109: Detail of brick guttering to drive (SF10)



Figure 2. 110: V9



Figure 2. 111: Cook Island Pine (V18) and Norfolk Island Pine (V15)



Figure 2. 112: Giant bamboo (V5)



Figure 2. 113: V7



Figure 2. 114: V8



Figure 2. 115: Later addition brick wall to rocky outcrop (SF43A)

**Figure 2. 116:** SF25**Figure 2. 117:** SF41**Figure 2. 118:** V37 (top) and V35 (bottom)**Figure 2. 119:****Figure 2. 120:** Northern boundary fence (SF43)**Figure 2. 121:** SF 40 and 39**Figure 2. 122:** South (front) elevation of Garage**Figure 2. 123:** Rear of entry gates (SF5)**Figure 2. 124:** Pedestrian entry adjacent to garage (SF 5, 4, 3 and 2)



Figure 2. 125: Timber paling fence along west boundary



Figure 2. 126: Sign for Bronte House on adjacent land (to the west)

Analysis of Views

Although once commanding expansive views to the north, east and west; today, due to the density of vegetation in the garden and throughout Bronte Park, as well as the surrounding residential development in the suburb of Bronte, views to and from Bronte House are now extremely limited.

Due to the configuration of road and the density of vegetation surrounding the house, short to mid-range views to the place are available on approach to the property along Bronte Road from the east and west and from the residential properties to the south.

No views of the house are available from the north due to the density of vegetation.

Views from the house are limited to the immediate garden setting, with only a small glimpse of the ocean available from the eastern verandah.

Existing views to and from the place are described in the following table and diagram:

View Number	Description
V1	Short to mid-range view northeast along Bronte Road to the Bronte House sign
V2	Short to mid-range view east along Bronte Road to south elevation of South Wing and part of Southwest turret
V3	Short to mid range view northwest up Bronte Road to south elevation of South Wing and part of Southwest turret
V4	Short to mid-range views from residences located along southern side of Bronte Road opposite the property
V5	Short range view from eastern side of house to lawn terrace and immediate garden setting
V6	Short range view from northern side of house (through bow window) to immediate garden setting

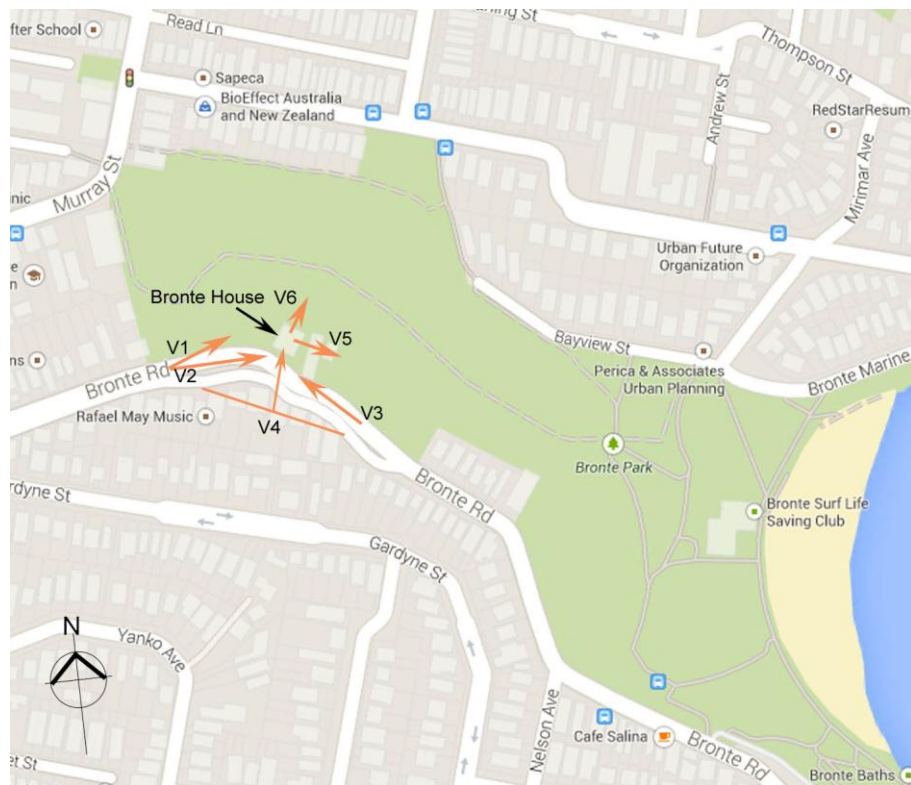


Figure 2. 127: Plan of locality identifying views to and from Bronte House

Photographs of Views



Figure 2. 128: View 1



Figure 2. 129: View 2



Figure 2. 130: View 3



Figure 2. 131: View 5

**Figure 2. 132:** View 6

Note: Image of View 4 has not been included.

Associated Places

At its largest extent, the Bronte estate covered 77 acres of land and included the whole of Bronte Park, the eastern end of Bronte Road as well as residential areas to the north and south of the park (refer to Figure 2.131). As such, the whole of this area can be seen to be associated with Bronte House.

Although the gardens once contained a variety of landscape features including a rosary, maze, a vineyard as well as kitchen gardens and cultivated paddocks (refer to Figure 2.42), little evidence of these features appear to survive due to residential development and remodelling of Bronte Park over the years. Regardless, some evidence does survive throughout the locality in relation to early estate lands. Features of note include:

- Whole of Bronte Park including creekline, waterfall, gully and beach (once forming core of the Bronte estate agricultural lands)
- Alignment of Bronte Road (established following the original carriage drive to the house)
- Alignment of upper Bronte Road (original road to stables)
- Alignment of Murray Street and Gardyne Street (following the west and south boundaries of the 1837 allotment purchased by M W Lewis)
- Alignment of part of St Thomas Street (following the west boundary of 1836 allotment purchased by M W Lewis)
- Alignment of Hewlitt Street (formerly Nelson Bay Road and following the northern boundaries of C. Nathan's 1850 land and R. Lowe's 1848 land)
- Evidence of former tennis court (SF 44B) within Bronte Park
- Various sandstone retaining walls and formed paths within gully of Bronte Park

**Figure 2. 133:** Platform with evidence of former tennis court in Bronte Park (SF 44B)**Figure 2. 134:** Remnant sandstone path in Bronte Park



Figure 2. 135: Diagram showing the various allotments that have formed the Bronte estate over time and the identification of historic features



Figure 2.136: Overlay of 1861 Reuss and Browne subdivision plan on current street map showing layout of estate lands and approximate location of former site features from that time.

3 Cultural Significance

An assessment of the cultural significance of Bronte House and garden has been undertaken as follows.

3.1 Heritage Assessment Criteria

The Australia ICOMOS *Burra Charter* (see Appendix 1) defines cultural significance according to the following five types of value:

- historic
- aesthetic
- scientific
- social
- spiritual.

3.2 NSW Heritage Assessment Criteria

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, from which a detailed statement of significance can be formulated.

The following assessment of significance has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Heritage Assessments* (1996, amended July 2002).

State Historical Themes

Guidelines from the NSW Heritage Branch emphasise the role of history in the heritage assessment process. Local historical themes are usually identified within local heritage studies and a list of state historical themes have been developed by the NSW Heritage Council. These themes assist in determining comparative significance and prevent one value taking precedence over others. For example, themes such as *events*, *industry*, *social institutions* and *welfare* can highlight important historical and social values which may be of equal or greater significance than an item's aesthetic or research potential.

For the list of state historical themes developed by the NSW Heritage Council, see the Appendices.

The NSW heritage assessment criteria, as set out in *Heritage Assessments* encompasses the five types of significance expressed in a more detailed form by the following criteria:

- Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).
- Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.
- Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

The NSW Heritage Branch recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria.

The NSW Heritage Branch also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance.

3.3 Heritage Assessment of Bronte House and Garden

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Bronte House, constructed in c.1845, is historically significant as one the oldest known colonial residences in the Bronte area and is located on land that formed part of one of the earliest land purchases (1836) in the locality. The former Bronte estate lands remain evident in the surrounding road patterns (most notably Bronte Road which partially follows the original carriage drive to the house and stables) and Bronte Park.

The place is also significant as being representative of one of the earliest efforts (1930s) to conserve an historic building in NSW by the (then) Royal Australian Institute of Architecture, eventually leading to its purchase by Waverley Municipal Council in 1948 and subsequent conservation in the 1980s.

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Bronte House has strong associations with the Colonial Architect Mortimer Lewis, who purchased the land in 1836 and is reputed to have designed the house and laid the foundations.

Bronte House is also highly significant for its associations with Robert and Georgiana Lowe (later Viscount and Lady Sherbrooke) who completed the house and established the garden and expansive grounds. Robert Lowe was an influential and outspoken member of the Colonial government in the 1840s whose influence can be traced to the end of convict transportation to Australia, squatter's rights and the establishment of state-supported, secular education in New South Wales. Georgiana, noted as being socially progressive and an excellent horse person, was the main driver of the garden design and plant selections throughout the Garden and produced a number of watercolour sketches of the place.

Other persons of note associated with the place include Joseph Burdekin Holdsworth, the third owner of the property and director of the successful Sydney merchant company, Holdsworth Macpherson Co. Hardware and Ironmongery; as well as later owners including Peter Muller, Architect; Leo Schofield, restaurant critic and journalist and Matthew Hanbury, publisher.

The place contains physical evidence of the involvement of the various occupants of note including:

- The Picturesque features and detailing of the Main Wing and Service Wing (Mortimer Lewis and Robert and Georgiana Lowe)
- The layout of the inner garden and surviving early plantings (Georgiana Lowe)
- The second storey addition to the South Wing (J.B. Holdsworth Jnr. in c.1879-1880)
- Restoration of portions of inner garden, retention of early plantings and current garden layout and planting selection (Leo Schofield in association with Myles Baldwin Landscapes)

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

The house is one of a small, rare group of exemplary Regency-style villas constructed in the Australian colonies and is an outstanding example of the use of the Picturesque Gothick style, which is considered to be relatively rare in domestic architecture in Australia.

Bronte House is a good example of late colonial period (1836-1850) construction techniques and contains rare early architectural features including:

- Villa planning clearly indicative of Regency period pattern books
- Picturesque style turrets
- Other Picturesque features (albeit some reconstructed) such as the 'wedding cake' chimneys, ogee roof vent, castellated bargeboard and pointed windows (relocated)
- Unique glazed bay windows and doors

The property contains a garden which forms an excellent and sympathetic setting for the important house and retains substantial parts of the original and early inner garden arrangement and features including:

- East terrace retaining wall
- East terrace sandstone steps
- Constructed and carved sandstone steps and paths throughout garden
- Plantings of figs, araucarias and bamboo;

The garden contains a good selection of mature trees including the Moreton Bay figs, Port Jackson figs, Norfolk Island pines, Cook Island pine and brush boxes, some of which date from the 1840s.

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

Acknowledged since the 1850s as a fine example of Regency style residential architecture, located in a picturesque garden setting, Bronte House continues to be valued for its aesthetic significance by the broader community, as evidenced by the regular open days and the publication of a book about the gardens.

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

The house has high potential to provide further information regarding the date of its initial construction and original concept as evidenced in particular by the foundations of the house, and any new knowledge discovered would be highly significant. Additional information regarding the construction of the house may also exist within the roof voids

Although the present gardens and former grounds of the estate (including Bronte Park) have been greatly disturbed, there remains potential for the discovery of new information regarding the original and early garden configuration and in particular early 19th century garden design in colonial Australia, and any new knowledge discovered would be highly significant.

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

This rarity criterion has been discussed under each of the criteria above.

Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

This representativeness criterion has been discussed under each of the criteria.

4 Statement of Significance

4.1 Statement of Significance

Considering the above assessment, an appropriate statement of significance for the place is:

History: Phases and Events

Bronte House, constructed in c.1845 is historically significant as one the oldest known residences in the Bronte area and is located on land that formed part of one of the earliest land purchases (1836) in the locality. The former Bronte estate lands remain evident in the surrounding road patterns (most notably Bronte Road which partially follows the original carriage drive to the house and stables) and Bronte Park.

The place is also highly significant as being one of the first historic buildings to be recognised as worthy of conservation (1930s) leading to the eventual transfer of the property to Waverley Council.

History: People

The place has strong associations with Colonial Architect Mortimer Lewis, who is conjectured to have designed the house and laid the initial foundations and was one of the most accomplished architects in the Australian colonies in the pre 1850s period.

The place also has strong associations with Robert and Georgiana Lowe (later Viscount and Lady Sherbrooke) who completed the house and established the garden and expansive grounds. Robert Lowe was an influential and outspoken member of the Colonial government in the 1840s and Georgiana, a progressive member of society and admired horse person, was the main driver of the garden design and plant selections, also producing a number of watercolour sketches of the place.

Bronte House and Garden retain physical evidence of the involvement of these notable, past occupants, as well as later owners.

Aesthetic/Creative Values

Bronte House is one of a small, rare group of exemplary Regency villas constructed in the Australian colonies and an outstanding example of the use of the Picturesque Gothick style in the Australian colonies, which is evident in the rare, early architectural features still surviving.

Bronte House is located in a generous, garden setting containing some original and early features, and which provides an excellent and sympathetic setting for this important house.

Social/Community Esteem

Acknowledged as a fine example of architecture located in an attractive garden setting since the 1850s, Bronte House continues to be valued for its aesthetic significance by the broader community.

Science/Research Value

The house has high potential to provide further information regarding the date of its initial construction in particular in relation to the building's foundations (conjectured to have been laid by NSW Colonial Architect Mortimer Lewis) and any new discoveries would be highly significant. Although the gardens and former grounds of the estate (including Bronte Park) have been greatly disturbed, there remains the potential for new information regarding the original and early garden configuration to arise and any new discoveries would be highly significant.

4.2 Summary Statement of Significance

A short statement of significance for the place is:

Bronte House is an outstanding example of a Picturesque Gothick style colonial house retaining rare, early architectural features and is one of only a small group of exemplary Regency style villas constructed in the Australia colonies. Located in a substantial remnant of the inner garden with original and early landscape features, Bronte House is sited in a sympathetic landscaped setting, which together with the house is highly valued for its aesthetic significance.

The place is associated with a number of people of note including Robert Lowe, an influential member of the Colonial government and his wife Georgiana, who completed the house, established the estate lands and designed and laid out the garden. The place is also associated with NSW Colonial Architect Mortimer Lewis, who is credited with the initial design of the house and it is therefore one of only a small group of houses designed by one of the most accomplished architects in Australia in the late Colonial period.

Located on land that formed part of a larger estate that originally (1836) included the whole of Bronte Park and its immediate surrounds, Bronte House is historically significant as one of the earliest land purchases and houses to be constructed in the Bronte area and evidence of the former estate lands remain visible in the broader landscape today.

4.3 Grades of Significance

The components of the place can be ranked in accordance with their relative significance as a tool to planning.

Heritage Assessments (NSW Heritage Branch, 1996, amended August 2000) identifies the following grades of significance:

Grade	Justification	Status
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for local or state listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or state listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or state listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state listing.
Intrusive	Damaging to the item's heritage significance	Does not fulfil criteria for local or state listing.

Grades of Significance for Components of Bronte House and garden

The components of the place have been ranked for significance with generally the following priorities and are described in Tables 4.1, 4.2 and 4.3 below. For room, wall, door, window, site feature, vegetation and view numbers, refer to Figures 4.1, 4.2 and 4.3.

Exceptional (E)

- Original features of particular interest
- Original features critical to the appreciation of the place

High (H)

- Other original features
- Later features critical to the appreciation of the place

Moderate (M)

- Later features important to the appreciation of the place
- Recent features critical to the appreciation of the place

Little (L)

- Other recent features

Intrusive (I)

- Features that detract from the significance or appreciation of the place

Table 4. 1: Significance Ranking of Components of Bronte House

Area/Element	Description	Date	Ranking
INTERIOR			
Front Hall (R1)			
Ceiling	Plastered	O	H
Cornice	-		-
Walls	Plastered	O	H
Skirting	200 torus mould, timber, painted	O	H
Floor	150 hardwood, relayed	O, 1980	H, H
Other	Wall and ceiling hand painted mural	LT	L
	Plastered reveals to Door D1	Date?	M
	Recess in south wall, blocked, reconstructed	Date?, 1980	M, M
Door D1	Frame and transom	O	H
	Fanlight sash	O	H
	Pair French doors, reconstructed	1980	H
Door D3	Wide lining and architraves	O	H
	Four-panel door	O	H
Dining Room (R2)			
Ceiling	Plasterboard over boards, reconstruction	1980, LN	M, M
Cornice	-		-
Walls	Plastered	O	H
Skirting	225 timber torus mould, painted	O	H
Floor	150 hardwood	O	H
Other	White marble chimneypiece	O	E
	Cast iron register grate, reconstruction	1980	M
	Painted hearth stone	Possibly O	H
	Recess in west wall	O	H
	Plastered reveals to Window W1	O	H
	Wallpaper frieze	LT	L
Door D4	Wide reveals and architraves	O	H
	Four-panel door	O	H
Door D5	Wide timber reveals and architraves	O	H
	Four-panel door	O	H
Door D6	Single rebated lining and architraves	O	H
	Four-panel door	O	H
Window W1	Frame, including panelled breast panels	O	E
	Eight sashes (four double-hung)	O	E

Area/Element	Description	Date	Ranking
Drawing Room (R4)			
Ceiling	Plasterboard over boards, reconstruction	1980, LN	M, M
Cornice	-		-
Walls	Plastered and papered	O, LT	H, L
Skirting	225 torus moulded timber, painted	O	H
Floor	150 hardwood	O	H
Other	Black marble chimneypiece, painted in imitation white marble	Possibly O, 1980	E, L
	Minton tiled hearth	Possibly O,	H
	Metal fire grate resting on rendered brick hob	LT, date?	M?, I
	Plastered reveals to Door D8	O	H
Door D7	Wide timber linings and architrave to R4	O	H
	Architrave to R3, reconstruction	1980	H
	Pair two-panel doors	Probably 1980	M
Door D8	Frame, small internal architraves, transom, five multi-pane glazed doors and five multi-pane glazed fanlights	O	E
Northeast Turret (R3)			
Ceiling	Plastered, reconstructed	1980	M
Cornice	-		-
Walls	Plastered, reconstructed?	O	H
Skirting	225 torus moulded timber, painted	O	H
Floor	150 hardwood, possibly reconstructed	O?, 1980	H, M
Other	Splayed plaster reveals to windows	O	H
	Polished timber shelf and shaped brackets at window head level	O	E
	Painted shelving above polished shelving	LT	L
Windows W2, W3,	Frame and sashes	O	E
W4	Frame, three-pane casement sash, reconstruction	O, 1980	H, H
Hall (R6)			
Ceiling	Plasterboard over boarding, reconstruction	1980, LN	M, M
Cornice	-		-
Walls	Plastered and papered, partly reconstructed	O, LT, 1980	H, L, H
Skirting	200 torus moulded timber, painted, partly reconstructed	O	H

Area/Element	Description	Date	Ranking
Floor	150 hardwood	O	H
Other	Laylight lining, timber beaded	Probably O	H
	Laylight sash, opaque glazed, reconstruction	1980	M
	Air-conditioning return grill	LT	L
Door D11	Single rebated timber lining and architraves	O	H
	4 panel door	O	H
Door D10A	Single rebated timber lining and architraves, reconstruction	1980	H
	4 panel door, reconstruction	1980	H
Door D12	Solid frame, east and west timber linings	Possibly O	H
	Half-glazed door with decorative etched glass upper panels	LN	H
Bedroom 1 (R4A)			
Ceiling	Plasterboard over boarding, reconstruction	1980, LN	M, M
Cornice	-		-
North and west walls	Plasterboard, reconstruction	1980	M
Other walls	Paper over plaster	LT, O	L, H
Skirting	225 torus moulded timber, painted	O	H
Floor	Carpet over timber	LT, probably O	L, H
Other	Painted timber chimneypiece	O	H
	Cast iron register grate	c.1860	H
	Painted hearthstone	Probably O	H
Other	Cast iron fender	LN	M
Window W5	Wide timber linings, architraves, frame including breast panelling	O	E
	Pair double-hung multi-pane sashes	O	E
Door D10	Wide timber lining, west architrave, east curved architraves, reconstruction	1980	H
	Four-panel door, reconstruction	1980	H
Door D6B (jib action)	Frame, flush door, wide beaded reveal linings east side	1980	L
Bedroom Alcove (R4B)			
Ceiling	Plasterboard over boarding, reconstruction	1980, LN	M, M
Cornice	-		-
Walls	Plaster and papered, partly reconstructed	O, LT, 1980	H, L, H
Skirting	200 torus moulded timber, painted, partly reconstructed	O, 1980	H, H

Area/Element	Description	Date	Ranking
Floor	Carpet over timber	LT, probably O	L, H
Bathroom 1 (R17)			
Ceiling	150 beaded timber boards	Probably LN	H
Cornice	-		-
Walls	Plastered, fireplace East wall, blocked	1980, possibly LN, 1980	L, H, I
Skirting	225 torus moulded timber, painted	Date?	H?
Floor	Ceramic floor tiles over suspended timber	LT, date?	L, L?
Other	Plastered reveals to Window W7	Possibly O	H
	Bathroom fitments	LT	L
Southeast Turret (R5)			
Ceiling	Plastered, reconstructed ?	Date?	M?
Cornice	-		-
Walls	Plastered, reconstructed ?	Date?	M?
Skirting	200 torus moulded timber, painted, curved, reconstructed	Date?	H?
Floor	Carpet over timber	LT, probably O	L, H
Door D9	Frame, half-glazed door, reconstruction	1980	H
Window W6	Frame, multi-pane casement sash, reconstruction	1980	H
Study (R7)			
Ceiling	Plasterboard over boarding, reconstruction	1980, LN	M, M
Cornice	-		-
Walls	Plastered and papered	O, LT	H, L
Skirting	200 torus moulded timber, painted	O	H
Floor	Carpet over timber	LT, probably O	L, H
Other	Pair built-in bookcases	LT	L
	Timber chimneypiece	O	H
	Painted hearth stone	Probably O	H
	Cast iron fitted dog grate	Possibly 1900	H
	Large built-in cupboard, south wall	LT	L
Window W22	Wide reveal linings, architraves, double hung frame including breast panels	O	E
	Pair multi-pane sashes	O	E
Entrance Hall (R8B)			
Ceiling	Plasterboard over boarding, reconstruction	1980, LN	M, M

Area/Element	Description	Date	Ranking
Cornice	-		-
Walls	Paper over plaster	LT, O	L, H
Skirting	175 moulded timber, painted, probably refitted	Possibly LN	M
Floor	150 hardwood	Probably 1980, reconstructed	M
Other	Linings to Door D12 reveals	Possibly O	H
	Linings to Door D13 reveals	Possibly O	H
	Linings to Door D14 reveals	Possibly O	H
	Timber lining to beam at north end, reconstruction	1980	M
Door D13	Frame, transom, fanlight sash	Possibly O	E
	Slate threshold, half-glazed door	LN	H
	Etched glass panel to half-glazed door	LN	E
	Splay-profile rimlock	O	E
	Iron security chain	LN	H
	Panel and wire flyscreen door	LT	L
Passage (R8A)			
Ceiling	Plastered over boarding, reconstruction	Date?, LN	M?, M
Cornice	-		-
Walls	Paper over plaster	LT, possibly O	L, H?
Skirting	175 moulded timber, painted	Possibly LN	M
Floor	150 hardwood	O	H
Other	Built-in polished cedar cupboard at north end, part relocated from R1, part reconstruction	Date ?, 1980	H?, M
	Lining to laylight, reconstruction	Possibly O	H
	Four-pane laylight sash, reconstruction	1980	M
Door D15	Linings, solid frame	Possibly O	H?
	Four-panel bead butt door leaf, fixed closed	Probably LN	H
Door D15A	Linings, solid door frame, door leaf missing	O	H
	Polished cedar cabinet assembly	1980	L
Door D16	Reveal linings, solid door frame	O	H
	Ledged door leaf	O	H
Door D17	Timber linings	Possibly O	H?
	Polished cedar cupboard fitout	1980	L
Door D18	Frame and stop, transom, architrave west side, three-pane fanlight sash	Possibly O	H
	Four-panel door, converted with half glazing, including etched glass panels	Possibly O, LN, LN	H, H, H

Area/Element	Description	Date	Ranking
Rear Hall (R15)			
Ceiling	Plastered over boarding, reconstructed	Date?	M, M
Cornice	-		-
Walls	Paper over plaster	LT, possibly O	L, H
Skirting	175 moulded timber, painted	Possibly LN	M
Floor	150 hardwood	O	H
Door D19	Timber linings, solid frame	Probably O	H
	Ledged door including pair strap hinges	O	H
Door D20	Plastered linings, solid door frame	Probably O	H
	Ledged door, fixed closed	O	H
Door D22	Wide double rebated lining and small architrave, both polished finish, reconstruction	1980	H
	Wide half-glazed polished panelled door leaf with coloured and etched glass and margin bars, reconstruction	LN, 1980	H, M
Door D21	Plastered linings, solid frame	O	H
	Ledged door leaf	O	H
Kitchen (R9 & R10)			
Ceiling	Plastered possibly over timber boards	Probably LT, LN	L, H
Cornice	-		-
Walls	Plastered	Probably LT	L
Skirting	-		-
Floor	Sheet vinyl over timber	LT, probably partly O	L, H
Other	Kitchen fitout	LT	L
D14	Timber linings, solid frame	Possibly O	H
	Door leaf – four flush panel timber	Possibly partly O, probably LN	H, H
Window W20	Wide internal linings and architraves	1980	M
	Double-hung frame, timber	LN	H
	Sashes – pair 2-pane timber, reconstruction	1980	M
Window W21	Wide internal linings, architraves	Probably LN	H
	Double-hung frame, timber	LN	H
	Sashes – pair 2-pane timber	LN	H
Bath (R16AB)			
Ceiling	Plaster possibly over timber	LT, possibly LN	L, H

Area/Element	Description	Date	Ranking
Cornice	-		-
North, south, west walls	Paper on plaster	LT, possibly O	L, H
East wall	Paper on plasterboard	LT, 1980	L, L
Skirting	150 moulded timber, painted	Possibly part LN, part 1980	M, L
Other	Powder room fitments	LT	L
Floor	Matting over ceramic tiles over solid	LT, 1980, 1980	L, L, L
Bedroom 2 (R16)			
Ceiling	100 v-jointed timber	ET	M
Cornice	38 timber scotia	Possibly ET	M
Walls	Plastered	Possibly O	H
Skirting	175 moulded timber, painted, reconstruction of LN	Probably 1980	M
Floor	150 hardwood, reconstruction	1980	M
Other	Timber chimneypiece, painted	Possibly O, relocated	H
	Painted hearthstone	O	H
	Fireplace hob, painted brickwork	Probably 1980	M
	Fireplace – plastered stone	O	H
	Collar tie across ceiling indicating former partition	Possibly O	H
Door D16a	Reveal linings, solid frame – copy of other original	1980	L
	Door leaf – flush timber	1980	L
Windows W9 & W10	Linings, architrave, sill board	1980	L
	Double-hung frame, timber	LN	H
	Sashes – 2-pane timber	LN	H
	Flyscreen frames, timber Venetians	LT	L
Bath (R16AA)			
Ceiling	Plaster, possibly over timber	LT, possibly LN	L, H
Walls	Plastered	Possibly O and 1980	H, L
Skirting	150 moulded timber, possibly reconstruction	1980	M
Floor	Ceramic floor tiles over solid	1980, 1980	L, L
Other	Shower room fitout	1980	L
Window W8	Generally as for Window W9		
	Internal shutters, timber	LT	L

Area/Element	Description	Date	Ranking
Laundry (R14)			
Ceiling	150 beaded boarding	LN	H
Cornice	-		-
Walls	Rough plastered	LN	H
Skirting	-		-
Floor	Cement over solid	1980, possibly O	L, H?
Other	Laundry fitments	1980	L
Door D26	Solid frame, possibly reconstruction	1980	M
	Door leaf – four-panel, relocated, sheeted in metal	Possibly O, 1980, 1980	H, L, L
Windows W11 & W12	Frame – solid timber, relocated	Possibly O, LN	E, H
	Sashes – pair multi-pane casements, relocated	Possibly O, LN	E, H
Porch (R14B)			
Ceiling	150 beaded t&g timber	1980	L
Cornice	38 timber scotia	1980	L
South wall	Rendered brickwork	1980	L
North wall	Painted brickwork	LN	M
West wall	Painted brickwork	LN	H
East wall	Lattice screen, timber, painted	1980	L
Skirting	-		
Floor	Brick paving, stretcher bond	1980	L
Other	Coat cleat and pegs on east wall, possibly relocated	Possibly LN	M
	Meter box, gas meter	1980	L
	Gas water heater	LT	L
Shower room (R14C)			
Ceiling	150 beaded timber t&g	LN	M
Cornice	38 timber scotia	LN	M
Walls	Bagging over brickwork	Possibly 1980, LN	L, M
Skirting	-		
Floor	Ceramic floor tiles over solid	1980, probably 1980	L, L
Door D27	Frame, solid timber	LN	M
	Door leaf – four-panel, relocated	Possibly O, LN	H, M

Area/Element	Description	Date	Ranking
	Threshold – brick on edge	1980	L
Other	Shower room fitout	1980	L
Wine Store (R13)			
Ceiling	Plasterboard, possibly over boarding	Possibly 1980, LN	M, M
Cornice	Timber batten	1980	M
Walls	Plastered	Possibly O	H?
West wall	Painted stonework	O	H
East wall	Bagged brickwork	1980	L
Skirting	-		-
Floor	Old cement	Possibly LN	M
Other	Brickwork and render to window openings W13, W14	1980	L
	Stair enclosure, timber framing and beaded t&g boarding	LN	H
	Wine rack, timber shelving, built-in cupboards etc.	LT	L
Door D23	Strong room door assembly	1980	L
Door D24	Frame – solid timber	Possibly O	H
	Door leaf – flush timber	1980	L
Windows W13, W14	As for Window W11		
Southwest Turret (R12)			
Ceiling	Plasterboard over false ceiling framing	1980	L
Walls	Bagging over stone	Possibly 1980, O	L, E
Skirting	-		-
Floor	Rough cement, over solid	Possibly LN, possibly O	H, H
Other	Rough timber shelving	LT	L
	Linings for manhole and manhole cover, timber	Probably 1980	L
Store (R14D)			
Ceiling	150 beaded t&g boards	LN	M
Cornice	38 timber scotia	LN	M
North, south, east walls	Painted brickwork	LN	M
West wall	Limewashed stonework	O	H
Skirting	-		-
Floor	Old cement over solid	Possibly LN	M
Door D28	Frame – solid timber	Possibly LN	M

Area/Element	Description	Date	Ranking
	External architrave – moulded timber, reconstructed	1980	L
	Door leaf – ledged, boarded & braced timber, reconstruction	1980	L
Other	Hot water heater, garden watering controller	LT	L
Bedroom 3 (R11)			
Ceiling	150 beaded boarding, reconstruction	1980	M
Cornice	-		-
Walls	Plastered	Date ?	H?
Skirting	-		-
Other	3no. collar ties across ceiling, possibly reconstructions	Possibly O	H
	Chimneybreast –covered – Kitchen stove may be hidden	O, 1980, O	H, L, H
	Timber partition to stair, see below		
	Wall brackets and shelving	Probably LT	L
	Built-in cupboard, north wall	1980	L
	Rendered reveals to windows	Possibly O	H
Skirting	175 moulded timber, possibly reconstruction of LN	Possibly 1980	M
Floor	150 hardwood	O	H
Door D21A	Frame – see below		
	Door leaf – 4-panel reconstruction	1980	M
Window W18, W19	Frame and sashes as for Window W20		
Stair lobby (R11A)			
Ceiling	As for R11		
Cornice	-		-
East wall	Plastered	Possibly O	H
North and west walls	Boarded partition made up of timber framing and 150 beaded t&g boarded	1980	L
Other	Collar tie overhead, timber	Possibly O	H
	Stair – polished cedar and kauri pine, possibly part reconstruction	LN and 1980	H, H
Skirting	175 moulded timber, possibly reconstructed	Possibly LN	M
Floor	150 hardwood	O	H
Stair Landing (R20)			
Ceiling	150 beaded t&g boarding	LN	H
Cornice	Timber batten, reconstructed	1980	M

Area/Element	Description	Date	Ranking
North wall	Plastered	LN	H
West, south, east walls	Timber framed and lined in 150 beaded t&g boards	LN	H
Floor	175 t&g oregon	LN	H
Other	Polished timber stair and balustrade, partly kauri, partly cedar	LN	H
Window W28	Frame, sill board, architraves, timber	LN	H
	Sash – single pane, timber, reconstructed	1980	M
	External shutter – timber louvre, reconstruction	1980	M
Bedroom 4 (R18)			
Ceiling	150 beaded t&g boarding	LN	H
Cornice	-		-
Walls	Plastered	LN	H
West wall	Plasterboard	1980	L
Skirting	Raised render	LN	H
Floor	175 t&g oregon, polished	LN	H
Other	Timber partition to R20, part reconstructed, part demolished	LN, 1980,	H, H
Door D30	Frame – part of boarded partition	LN	H
	Door leaf – 4-panel	LN	H
Other	Built-in cupboard in southwest corner, timber, painted	1980	L
Door D31	Lining and architraves, timber	1980	L
	Door leaf – flush timber	1980	L
Windows W25, W26, W27	As for W24		
Bath (R19)			
Ceiling	As for R18		
Cornice	-		
South, west, north wall	Plastered	LN	H
East wall	Plasterboard	1980	L
Skirting	125x20 timber	1980	L
Floor	Ceramic floor tiles over compressed fibro over joisting	1980, 1980, LN	L, L, H
Other	Shower room fit out	1980	L
Window W24	Double-hung frame, architrave, sill board, pair two-pane sashes	LN	H

Area/Element	Description	Date	Ranking
Northwest Verandah			
Ceiling	150 beaded t&g boarding over square section timber rafters at 450 centres, all painted	Possibly LN	M
Cornice on east side	Square section wall plate with square nuts exposed	Possibly LN	M
Walls	See exterior schedule		
Skirting	See exterior schedule		
Floor	600 wide by variable length sandstone paving with 350 bull-nosed margins at edges	All LT	L
Other	Verandah beam – approx. 150x55 beaded timber	Possibly LN	M
	Verandah columns – painted timber to match other verandahs including Gothic tracery	LT	L
	Verandah wall – stone, painted	Possibly LN	M
	Verandah steps – rendered masonry	Possibly LN	M
Southwest Verandah			
Ceiling	As for northwest verandah		H
Cornice along east side	Plate appears built on top or into wall	Probably O	H
Walls	See exterior schedule		
Skirting	See exterior schedule		
Floor	Tessellated tiles with slate margin stones over possibly original stone flagging	LN, O?	H, H
Other	Verandah beam – as for northwest verandah	Probably O	H
	Verandah columns –shaped chamfered flat Australian cedar posts with buttress-style leg in hardwood, repaired 1980.	Probably O, 1980	E, E
	Verandah wall – concealed, probably stone	Probably O	H
	Valence - carved timber Gothic tracery in painted cedar	Probably O	E
Eastern Verandah			
Ceiling	Very wide t&g boarding over double-beaded rafters, approximately 60x120, all painted	O	E
Cornice	-		-
Walls	See exterior schedule		
Skirting	See exterior schedule		
Floor	As for southwest verandah	LN, O?	H, H
Other	Verandah beam – as for southwest verandah	Probably O	E
	Columns – as for southwest verandah	Probably O	E
	Valence – as for southwest verandah	Probably O	E

Area/Element	Description	Date	Ranking
	Verandah edge steps – sandstone	Probably O	H
	Verandah wall – render over stone	LN, possibly O	H, H

Area/Element	Description	Date	Ranking
Main Wing - Roofs			
EXTERIOR			
Roofing	Welsh slate, 250 width, some railed, some replaced in 250 and 300 width	ET, 1980, LT	M, M, M
Hip and ridge capping	Lead	Possibly O	H
Over and apron and back gutter flashings to chimneys	Lead	Possibly O	H
Valley flashing on north side	Lead	Possibly O	H
Skylight over hall laylight	Copper	LT	L
Tapered gutters between two roof hips	Copper	Possibly LT	H
Beaded timber fascia board and solid timber eaves lining	Timber	O	H
Gutters	Copper, half round profile on spikes	LT	M
S.E and S.W Chimneys	Stone	O	H
Chimney pots to above	Stoneware	LN	H
Central and N.E. Chimneys	Render over brick, part reconstruction	1980, 1980	H, H
South West Verandah			
Roofing	Welsh slates, 250 width, railed	ET, 1980	M, M
Hip flashing	Lead	Possibly O	H
Cover and apron flashings at main wing	Lead	Possibly O	H
Gutters	Copper, ogee pattern	LT	M
Gable Roof over Space R1			
Roofing	250 wide Welsh slates	ET	M
Ridge flashing	Lead	Possibly O	H
Valley flashings	Lead	Possibly O	H
Gothic style bargeboard and	Timber and lead, reconstruction	1980	H

Area/Element	Description	Date	Ranking
flashings			
Gable eaves soffit	Timber, reconstruction	1980	M
North West Verandah			
Roofing	250 wide Welsh slates, renailed	ET, 1980	M, M
Cover and apron flashings at main wing	Lead	Possibly LN	M
Gutters	Copper, ogee pattern	LT	M
Gable end infill	Vertical t & g timber boards	Possibly LN	M
Bargeboard to above	Chamfered timber	Possibly LN	M
Moulding to above	Timber scotia	Possibly LN	M
Service Wing Roofs			
Roofing	250 wide Welsh slates, much repaired	ET, 1980, LT	M, M, M
Ridge flashings	Lead	Possibly O	H
Stepped central box gutter	Lead	Possibly O	E
Cover and soaker flashings at north end	Lead	Possibly O, LN	H, H
Cover and soaker flashings at south end	Lead	LN	H
Fascia boards	Beaded timber	Probably O	H
Eaves soffit	Timber	Probably O	H
Ogee style roof vent including roofing and flashings and including valley gutters	Timber, lead, reconstruction	1980	H
Roof vent over old Kitchen R11	Copper, copy of reconstruction of galv. steel	LT	H
Hip flashings	Lead	Possibly O	H
Northern chimney	Rendered brickwork	Possibly LN	H
Chimney pot to above	Stoneware	LN	H
Tapered gutter against two storey wing including flashings	Lead	LN	H
Valley over stair skillion	Copper	1980	M
Skillion end over stair	Rendered on solid	LN, possibly O	H, H
Mechanical vent equipment over kitchen	Galvanised steel	LT	L

Area/Element	Description	Date	Ranking
Skylight to hall	Copper	LT	L
South West Turret Roof			
Roofing	250 wide Welsh slates, shaped	ET	M
Secret hip flashings	Probably lead	LN	M
Finial and flashings	Timber and lead, reconstruction	1980	H
Cover and apron flashings against two storey wing	Lead	Probably LN	M
Fascia board	Beaded timber, reconstruction	1980	H
Eaves soffit	Timber, reconstruction	1980	M
North East Turret Roof			
Roofing	250 wide Welsh slates, shaped	ET	M
Secret hip flashings	Lead and aluminium	LN, LT	M, L
Finial	Lead and timber, reconstruction	1980	H
Gutters	Copper, ogee pattern	LT	M
Fascia board	Beaded timber, partly reconstructed	Possibly O, 1980	H, H
Eaves soffit	Timber	Possibly O	H
Valley flashings to main roof	Lead	Possibly O	H
South East Turret Roof			
Roofing	250 wide Welsh slates, shaped	ET	M
Finial	Lead and timber, reconstruction	1980	H
Fascia board	Beaded timber, reconstructed	1980	H
Eaves soffit	Timber	Possibly O	H
Valley flashings to main roof	Lead	Possibly O	H
East Verandah Roof			
Roofing	Corrugated galvanised steel	LT	L
Cover and apron flashings at main wing and turrets	Lead, galvanised steel	Possibly O	H
Hip flashings	Lead	LT	M
Gutters	Copper, ogee pattern	LT	M
Fascia board	Beaded timber	O	H
Eaves soffit	Timber	O	H
Roof to Northern Bay Window (W1)			
Roofing	250 wide Welsh slates, railed	ET, 1980	M, M
Cover and apron flashings at main wing	Lead	Possibly O	H

Area/Element	Description	Date	Ranking
Batten holding above in place	Beaded timber	Possibly O	H
Gutters	Copper, ogee pattern	LT	M
Fascia board	Beaded timber	Possibly O	H
Eaves soffit	Timber	Possibly O	H
Two Storey Service Wing Roof			
Roofing	Corrugated galvanised steel, reconstruction	1980 or LT	M
One piece flashings to parapets	Galvanised steel	LT	L
Fascia board	Timber beaded	LN	H
Gutter	Copper, ogee pattern	LT	M
Cover flashings to chimneys	Lead	Possibly LN	H
Apron and back gutters to chimneys,	Lead	LN	H
Parapets	Rendered brickwork	LN	H
East and west Chimneys	Rendered brickwork	LN	H
Chimney pots to above	Stoneware	LN	H
Roof over R14C and R14D and R14B			
Roofing	250 wide Welsh slates	LN and 1980	M
Cover and apron flashings to two storey wing	Lead	LN and 1980	M
Gutter	Copper, ogee pattern	LT	M
Wall Panel 1 & 31B			
Wall	Limewashed rendered brick fin wall	1980	L
	Painted timber lattice and door assembly	1980	L
Wall Panel 3			
Walls	Lime washed brickwork	LN	M
Wall Panel 4			
Bargeboard	Timber beaded, reconstruction	1980	M
Wall	Painted brickwork	LN	M
Wall Panel 5			
Walls	Limewash stonework, reconstruction using original stone	1980, O	H, H
Sill to W10	Sandstone, re-used in above	O, 1980	H, H
Sill to W7, W8. W9	Sandstone, reconstruction, unpainted	1980	H

Area/Element	Description	Date	Ranking
Raised base course	Sandstone, reconstruction, painted	1980	H
Vent grilles	Iron, possibly reconstruction	Possibly 1980	M
Projecting fireplace flue	Painted brickwork	LN	H
Rainwater head	Copper, ogee pattern	LT	M
Downpipes	Copper, round pattern	LT	M
Wall Panel 6			
Walls	Limewash stone	O	E
Window sills	Limewash stone	O	E
Raised base course	Painted stone	O	E
Downpipe	Copper, round profile	LT	M
Wall Panel 7			
Walls	Limewash stonework	O	E
Raised base course	Painted stonework	O	E
Threshold to door	Cement rendered	Date ?	M?
Wall Panel 8			
Walls	Limewashed stone	O	H
Window sill	Face stone	O	H
Raised base course	Painted stone	O	H
Shutter linings	Timber	Possibly O	H
Shutters	Louvred timber, reconstruction	1980	H
Wall Panel 9			
Walls	Limewashed stone	O	H
Raised base course	Painted stone	O	H
Wall Panel 10			
Walls	Limewashed stone	O	H
Raised base course	Painted stone	O	H
Wall Panel 11			
Walls	Limewashed stone	O	H
Raised base course	Painted stone	O	H
Wall Panel 12			
Walls	Limewashed stone	O	E
Raised base course	Painted stone	O	E
Wall Panel 13			
Walls	Limewashed stone	O	E
Window sill	Face stone	O	E
Raised base course	Painted stone	O	E

Area/Element	Description	Date	Ranking
Wall Panel 14			
Walls	Limewashed stone	O	E
Raised base course	Painted stone	O	E
Downpipe	Copper, round pattern	LT	M
Wall Panel 15			
Walls	Limewash stone	O	E
Window sills	Limewash stone	O	E
Raised base course	Painted stone	O	E
Wall Panel 16			
Walls	Limewash stone	O	E
Raised base course	Painted stone	O	E
Wall Panel 17			
Walls	Limewash stone	O	E
Window sill	Limewash stone	O	E
Raised base course	Painted stone	O	E
Wall Panel 18			
Walls	Limewash stone	O	E
Raised base course	Painted stone	O	E
Wall Panel 19			
Walls	Limewashed stonework	O	H
Base course	Painted stonework	O	H
Downpipes	Copper, round pattern	LT	M
Wall Panel 20 (Parapet under bay window)			
Walls	Limewash stone	O	E
Base course	Painted stone	O	E
Window shutters	Louvred timber, reconstruction	1980 and LT	E, E
Wall Panel 21			
Walls	Limewashed stonework	O	H
Base course	Painted stonework	O	H
Downpipes	Copper, round pattern	LT	M
Wall Panel 22			
Walls	Limewash stone	O	H
Base course	Painted stone	O	H
Window sills	Limewashed stone	O	E
2 No. blank recesses to wall	Limewashed stone	O	E
Wall Panel 23			
Walls	Limewashed stone (evidence of blocked	O	H

Area/Element	Description	Date	Ranking
	doorway)		
Infill at top of wall	Beaded timber	Possibly LN	M
Base course	Painted stone	O	H
Wall Panel 24			
Walls	Limewashed stone	O	H
Threshold to door	Stone, reconstruction	1980	H
Step at door	Stone	O	H
External linings to reveals of door	Timber	Possibly O	E
Fanlight shutter to door	Timber louvred	O	E
Door shutters	Timber louvred and panelled, reconstruction	1980	E
Wall Panel 25			
	Generally as for Wall Panel 23.		
Panel at top of wall	Rendered masonry	Date ?	H?
Shelf for pots	Timber and metal	LT	L
Wall Panel 26			
	Generally as for Wall Panel 22.		
Shutter linings to window reveals	Timber	Possibly O	H
Shutters	Timber louvre, reconstruction	1980	H
Wall plaque	“JB Holdsworth” carved in marble, possibly old	LT?	M
Wall Panel 27			
Sub-floor vent under D13	Iron	Possibly LN	M
Threshold to D13	Slate	LN	H
External architraves to D13	Timber moulded, painted	Possibly O	H
Wall Panel 28			
Walls	Limewashed stone	O	H
Basecourse	Painted stone	O	H
Window sills W18, W19, W20, W21	Limewashed stone	O	H
Downpipes	Copper round profile	LT	M
Rainwater head	Copper ogee pattern	LT	M
Window shutter linings	Timber	O	H

Area/Element	Description	Date	Ranking
Window shutters	Timber louvered, reconstruction, repaired	1980, LT	H, H
Wall Panel 29			
	Generally as for Wall Panel 6 (no raised basecourse)	O	E
Wall Panel 30			
Walls	Limewashed rendered brickwork	LN	H
Flashing over above	Lead	Possibly LN	H
Wall Panel 30A			
Walls	Limewashed rendered brickwork	LN	H
Wall Panel 31			
Walls	Limewashed rendered brickwork	LN	H
Raised basecourse	Painted stone	Possibly O	H
Window sills (lower)	Rendered brickwork	LN	H
Window sills (upper)	Lead over render	Possibly ET, LN	M, H
Threshold to Door D12	Stone and cement render	Possibly O, LN	H, H
Rendered mouldings and plaque "Bronte"	Render	LN	H
Cornice on parapet	Render and brickwork	LN	H
Vent pipe	Galvanised steel	Possibly ET	M
Window bars	Iron, built into window frames	Possibly LN	H
Wall Panel 31A and 31B			
Walls	Limewashed rendered brickwork	1980	L
Bargeboard	Beaded timber	1980	L
Scotia to above	Timber	1980	L
Extension to roofing	Welsh slate, 250 wide	1980	L
Wall Panel 32			
Walls	Limewashed rendered brickwork	LN	H
Window sill	Splayed, rendered brickwork	LN	H
Wall Panel 33 (Exposed South Wall of Main Wing)			
Walls	Limewashed stone	O	H
Wall Panel 34			
Walls	Limewashed rendered brickwork	LN	H

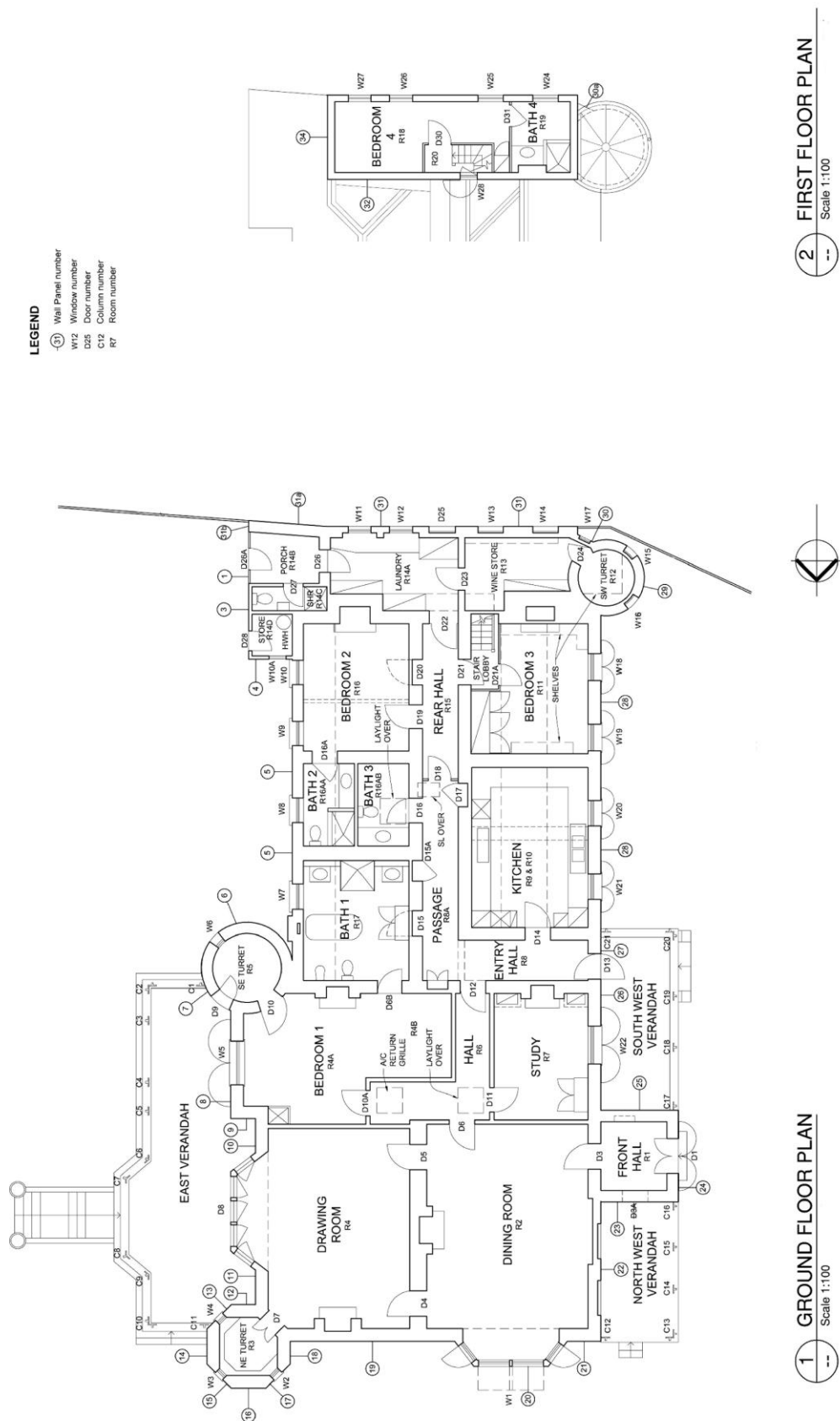


Figure 4. 1: Floor plans for Bronte House

Table 4. 2: Significance Ranking of Site Features and Vegetation at Bronte House

Item Number	Description	Date	Ranking
Site Features			
1	Timber framed weatherboard and corrugated steel double garage on concrete slab	1980	L
2	Framed braced and boarded pedestrian gates with earlier posts	LT, 1980	L, L
2A	Timber paling fence	LT	L
2B	Lapped hardwood fence as for Item 53	1980	L
3	Timber and metal large mailbox	1980	L
4	Panel of hardwood fence consisting of 2 triangular rails and shaped top lapped weatherboards, reconstruction	1980	M
5	Pair framed boarded braced vehicle gates on strap hinges with earlier 175x175 hardwood gate posts, painted, reconstruction	LT, 1980	M
6	Panel of hardwood fence as for Item 4, reconstruction	1980	M
7	Pair vehicle gates as for Item 5, reconstruction	LT, 1980	M, M
8	Panel of hardwood fence as for Item 6, reconstruction	1980	M
9	Gravelled carriage loop, part reconstructed	Possibly O, 1980	H, H
10	3-brick drain, reconstruction	1980	H
11	Brick platform, brick steps, brick paving	1980	L
12	Gravel and other pathways including hardwood sleepers, brick and stone borders etc, route may be older	Since 1980, O?	L, M
13	Dry sandstone rubble wall	1980	L
13A	Hardwood steps and platform	1980	L
14	Path formation and route	Probably O	H
15	Path surface, reconstruction	Since 1980	M
16	Cement rendered steps	Possibly LN	M
17	Pair stone plinths	Possibly O	H
18	Sandstone step	Possibly O	H
18A	Sandstone and cement mortar retaining wall possibly on top of earlier wall	Probably since 1980, possibly O	L, H
19	Route of steps down into garden	Possibly O	E
20	Sandstone edged steps and gravel path, possible reconstruction	Since 1980	M
21	Level lawn formation	Possibly LN	H

Item Number	Description	Date	Ranking
22	Bank between verandah and eastern terrace lawn	Possibly LN	H
23	Solid stone steps, and rendered brick plinths	Possibly LN	H
24	Pathway including some living sandstone shelves	Possibly O	E
25	Squared sandstone block retaining wall including several large sandstone buttresses	Possibly O	E
26	Living rock shelf below large Moreton Bay fig	O	H
26A	Rock shelves	O	H
27	Galvanized pipe and black wire chain balustrade, possibly replacement of earlier fence	Since 1980	L
28	Constructed sandstone steps down to perimeter, with galvanized pipe handrail	Possibly O, since 1980	E, L
29	Constructed sandstone steps between rock shelves	Possibly O	E
30	Sandstone boulder containing above	O	H
31	Rockery	Date ?	H?
32	Lower rubble sandstone walls creating garden beds	Date ?	H?
33	Low rock shelf providing enclosure to level seating area Item 34	O	E
34	Level mulched seating area	Date ?	H?
35	Sandstone steps cut from living rock	Possibly O	E
36	ditto	Possibly O	E
37	Large constructed sandstone steps, possible reconstruction	Possibly O	E
38	Large constructed sandstone steps	Possibly O	E
39	Natural rock shelf	O	H
40	Large constructed sandstone steps	Possibly O	E
41	Natural rock shelf with cream brick retaining wall on top	O, possibly LN	H, H
42	Stone paved path with galvanized steel balustrade fence on downhill side	Date ?, since 1980	H?, L
43	Perimeter galvanized steel pipe and wire mesh fence, repaired several times	MT, LT, M	L, L, L
43A	Cream brick wall on top of natural rock shelf	Possibly LN, O	H, H
44	Galvanized steel and plastic covered wire mesh gate	Since 1980	L
44A	Levelled area with rubble stone retaining wall on western side	Possibly O	H?
44B	Tennis court formation with one net fence post surviving, stone edge on NE side	ET?	M
45	Route of path	Possibly O	E

Item Number	Description	Date	Ranking
46	Gravel and brick edging to above, reconstruction	Since 1980	M
46A	Rendered brick plinth same profile as Item 23 plinth	Possibly LN	H
47	Rendered brick fountain pool	Possibly LN	H
48	Cast iron fountain to above, possibly relocated from centre of carriage loop	Probably since 1980	M
49	Route of path	Date ?	H?
50	Gravel surface and brick edging to above	Since 1980	L
51	Gravel path with brick edge	Since 1980	L
52	Sandstone steps	Pre-1980	M
53	Lapped hardwood paling fence, three rail	1980	L
53A	Tall paling fence	1980	L
54	Hardwood fence enclosing AC condensers	Since 1980	L
55	Gravel path	Since 1980	L
56	Area of brick paving, brick steps, low brick retaining wall to rear gate	1980	L
57	Framed boarded and braced timber gate, with 2 No. earlier 150 hardwood posts, painted	LT, 1980	L, L
58	Panel of two rail lapped hardwood paling fence	1980	L
59	Sandstone step at edge of eastern verandah	O	E
60	Brick edging to path	ET, possibly older	M
61	Route of path	Possibly O	E
Vegetation			
V1	Very old camellia	Possibly ET	H
V2	Fifteen year old magnolia	LT	L
V3	3 date palms	ET?	M
V4	Strelitzia / banana clump	Possibly ET	M
V4A	3 large palms	Possibly LT	L
V5	Giant bamboo	Possibly O	E
V6	Large Moreton Bay fig (outside perimeter fence)	Possibly O	H
V6A	Camphor laurel stump	ET?	L
V7	Moreton Bay fig just outside perimeter fence	Possibly O	H
V8	Medium Port Jackson fig	Possibly O	E
V9	Large Moreton Bay fig	Possibly O	E
V10	Dead tree, smooth bark, probably same species as V8	ET?	L
V11	Native tree, possibly brush box, just outside perimeter	ET?	M

Item Number	Description	Date	Ranking
V12	Medium eucalypt, possibly brush box	ET?	M
V13	Large brush box	ET?	H
V14	Group of native species of all ages including brush box	Date varies	M
V15	Norfolk Island pine	ET	H
V16	Mature date palm	ET?	M
V17	Mature date palm	ET?	M
V18	Cook Island pine	ET	H
V19	Mature brush box	ET?	M
V19A	Large Moreton Bay fig	O	H
V20	3 no. fifteen year old magnolias	LT	L
V21	2 small lemon trees	Possibly ET	M
V22	Frangipani	ET?	M
V23	Norfolk Island pine, reconstruction	Since 1980	H
V24	Yellow datura	Since 1980	M
V25	Strelitzia	Since 1980	M
V26	Frangipani	Since 1980	M

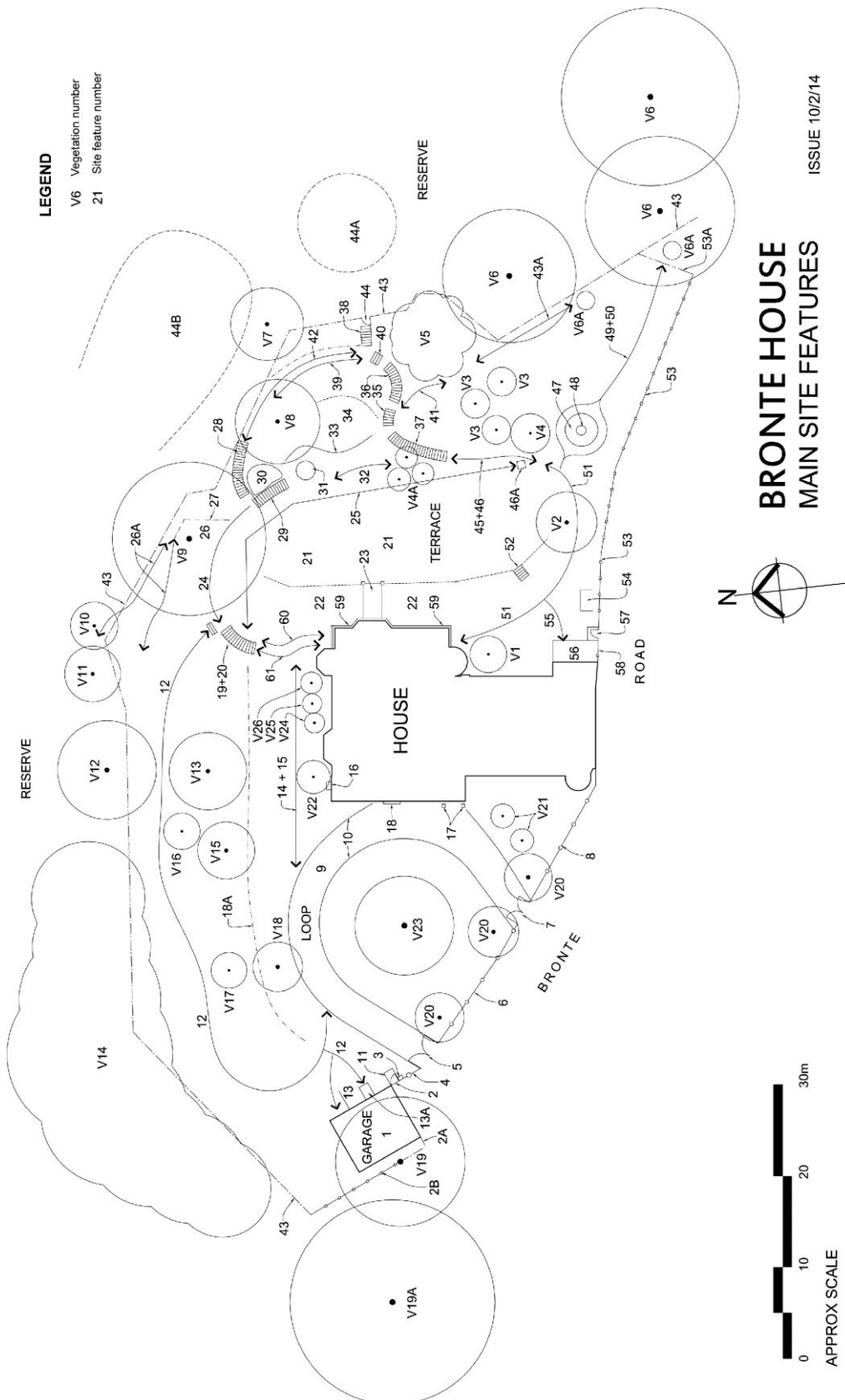


Figure 4. 2: Site Features plan for Bronte House garden

Table 4. 3: Significance Ranking of other features and components of Bronte House. Refer to Figure 2.127 for View numbers.

Item No.	Description	Ranking
VIEWS		
V1	Short to mid-range view northeast along Bronte Road to the Bronte House sign	L
V2	Short to mid-range view east along Bronte Road to south elevation of South Wing and part of Southwest turret	H
V3	Short to mid-range view northwest up Bronte Road to south elevation of South Wing and part of Southwest turret	H
V4	Short to mid-range views from residences located along southern side of Bronte Road opposite the property	M
V5	Short range view from eastern side of house to lawn terrace and immediate garden setting	H
V6	Short range view from northern side of house (through bow window) to immediate garden setting	H
ASSOCIATED PLACES		
-	Whole of Bronte Park including creekline, waterfall, gully and beach (once forming core of the Bronte estate agricultural lands)	H
-	Alignment of Bronte Road (established following the original carriage drive to the house)	H
-	Alignment of upper Bronte Road (original road to stables)	H
-	Alignment of Murray Street and Gardyne Street (following the west and south boundaries of the 1837 allotment purchased by M W Lewis)	H
-	Alignment of part of St Thomas Street (following the west boundary of 1836 allotment purchased by M W Lewis)	H
-	Alignment of Hewlitt Street (formerly Nelson Bay Road and following the northern boundaries of C. Nathan's 1850 land and R. Lowe's 1848 land)	H
-	Evidence of former tennis court (SF44B) within Bronte Park	H
-	Various sandstone retaining walls and formed paths within gully of Bronte Park	H
ARCHAEOLOGICAL POTENTIAL		
-	Foundations of Bronte House	H
-	Roof voids of Bronte House	H
-	Inner garden of Bronte House	H
-	Bronte Park	M/H

5 Constraints and Opportunities

The significance of the place creates obligations and opportunities regarding its treatment. In addition, many other factors are relevant to the development of appropriate conservation policies for the place. These are discussed below.

5.1 Obligations and Opportunities Arising from Significance

The following ideals are derived from the main issues raised in the Statement of Significance. *While not all of these ideals will necessarily be achievable in conservation policies* when other issues are taken into consideration, the goal should be to work toward satisfying the maximum number possible.

The significance of the place should be maintained, conserved and interpreted. This includes:

- The history of Bronte House and garden, including the initial land purchases by Colonial Architect Mortimer Lewis and subsequent ownership and development of the property by Robert and Georgiana Lowe and J.B Holdsworth.
- The history of Bronte House as the oldest surviving house in the Waverley area, located on land that is part of one of the earliest land grants in the area.
- The aesthetic qualities of the house as an outstanding example of a Picturesque Gothick style colonial house with rare many original architectural features and detailing, and as one of a small, rare group of surviving Regency villas in Australia,
- The aesthetic qualities of the surviving garden as a sympathetic landscaped setting for the house, containing a number of original and early features and mature trees,
- The historical, physical and visual links with Bronte Park and Bronte Beach, as part of the original Bronte estate,
- The archaeological potential.

5.2 Procedural Constraints Arising from Significance

Because Bronte House is of considerable cultural significance, works should be carried out in accordance with a recognised cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. The following procedures are recommended:

- The maximum amount of significant fabric, uses, associations and meanings should be preserved and conserved. (Article 3, *Burra Charter*)
- Works to the fabric should be planned and implemented taking into account the relative significance of the elements of the place. Unavoidable intervention should be carried out on elements of lesser significance in preference to those of higher significance. Alterations to interior spaces, such as removal of original finishes, partitioning or construction of new openings and installation of new services

should be carried out in spaces of lesser significance to those of higher significance. (Article 5.2, *Burra Charter*)

- Uses should, if possible, be related to the cultural significance rather than uses that do not take advantage of the interpretative potential of the place. (Article 7, *Burra Charter*)
- If possible, items of significance should be interpreted by either introduced interpretative devices or applicable restoration and reconstruction. (Article 25, *Burra Charter*)
- The use of the place should be organised to minimise the removal or concealment of significant fabric due to statutory requirements including the need for new services, provision of fire egress and access for disabled people. (Article 7.2, *Burra Charter*)
- All alterations and adaptations of the significant fabric should be clearly identified by means of introduced devices or by method of style of construction, as new work. (Article 22.2, *Burra Charter*)
- Work should be carried out by personnel experienced in conservation, both professional disciplines, and building and engineering trades. (Article 30, *Burra Charter*)
- Appropriate recording and documentation procedures, in accordance with the Australia ICOMOS *Burra Charter* should be carried out before any works. (Article 27.2, *Burra Charter*)
- Conservation guidelines for the place, formulated in accordance with the *Guidelines to the Burra Charter: Conservation Policy* should be prepared, adopted and implemented. (Article 26.2, *Burra Charter*)

5.3 Present Condition

The condition of the components of Bronte House and garden is generally good, although there are currently some reported issues in relation to stormwater drainage. Other matters of concern include deterioration to the slate roofing, deterioration of joinery to the bow window on the northern elevation and the possibility of slow damage by termites. At the time of writing this report, Waverley Council and Clive Lucas Stapleton and Partners were undertaking comprehensive repair works for the property including fencing.

Considering the above, none of the place is in such bad condition so as to substantially affect conservation options for the place.

5.4 Integrity

The effect of the integrity of the place on significance has been discussed above and can be further determined by study of the fabric survey.

Study of the fabric of the place and the related documentary evidence indicates that the majority of the components and elements of the place could be restored or reconstructed to an earlier known configuration *if this was considered appropriate*.

5.5 Statutory Heritage Constraints

The statutory heritage status of Bronte House according to the following organisations is as follows:

Local Environment Plans (LEPs), Local Government Councils

Bronte House (the building and the grounds) are included in the Waverley Council LEP as heritage items.

Bronte House is located in the Bronte Road Landscape Conservation Area and the Bronte Beach and Park Landscape Conservation Area included in the Waverley Council LEP.

See copy of listings included in the Appendices.

Under the *Environmental Planning and Assessment Act* (1979), local councils are required to identify and manage heritage items in their areas. They do this by means of local heritage studies and heritage schedules within LEPs.

Standard heritage provisions in LEPs require that councils must consider heritage issues when assessing development applications to listed items. Development refers to alterations, additions and demolition, damage to, defacement, or moving of heritage items and may also refer to development in the vicinity of a heritage item, and development affecting relics, identified and potential Aboriginal and archaeological deposits, trees and landscape items.

LEPs also designate ‘conservation areas’ within local council areas. While buildings within conservation areas do not usually have the same statutory protection as individual items, local councils are still obliged to consider heritage issues when assessing development applications for places within such areas.

Local councils can usually require the submission of heritage impact statements and in some cases can require the submission of conservation management plans with development applications for LEP-listed items and places located within conservation areas.

Development Control Plans (DCPs) prepared by local councils may also contain heritage planning policies which councils endeavour to implement within their boundaries.

Where items are also included on the State Heritage Register, an Integrated Development Application (IDA) is required (see under State Heritage Register (SHR), NSW Heritage Council, below). In such cases, in accordance with Section 92 of the *Environmental Planning and Assessment Act 1979*, the consent authority (being the council) must not refuse the Development Application on heritage grounds.

In addition, the Minister for Planning may authorise a council, pursuant to Section 25 of the *Heritage Act 1977*, to make Interim Heritage Orders for items in the council’s area. Some councils throughout Sydney and NSW have been given this authority. A council authorised under this section may make an Interim Heritage Order for a place, building, work, relic, moveable object or precinct in the council’s area that the council considers may be of local heritage significance and the council considers it is being or is likely to be harmed. This extends councils’ existing powers and allows them to quickly respond to an item or items under threat.

Non-inclusion of a place on a local heritage schedule or within a conservation area does not imply the place is of no cultural significance. The place may have as yet unrecognised cultural significance, or non-inclusion may reflect administrative policy, inactivity or lack of resources.

State Environment Planning Plans (SEPPs), NSW Department of Planning

Bronte House is not included in any SEPP as a heritage item.

State Heritage Register (SHR), NSW Heritage Council

Bronte House is listed on the State Heritage Register.

See copy of listing included in the Appendices.

The NSW *Heritage Act 1977* (as amended) established the NSW Heritage Council and the State Heritage Register. The objective of the Act is to encourage the conservation of the heritage of New South Wales. The aim of heritage management is not to prevent change and development, but to ensure that the heritage significance of recognised items is not harmed by changes. ‘Heritage items’ refers to buildings, works, relics or places of known historic, aesthetic, scientific or social significance.

The State Heritage Register is a separate listing to the State Heritage Inventory and includes items which are accorded SHR listing through gazettal in the NSW Government Gazette. Nominated items of potential state significance are considered by the NSW Heritage Council, which then recommends items for listing on the State Heritage Register to the Minister. Under Section 24 of the *Heritage Act 1977*, the Minister is empowered to place an Interim Heritage Order (IHO) on an item or place of potential state significance. Items subject to a current IHO that are owned or occupied by a government department/statutory body are automatically listed on the Section 170 register held by the relevant government department.

When a development application is sought for an item on the State Heritage Register the NSW Heritage Council becomes an approval body for the development.

The first step in the approvals process is usually to apply for an Integrated Development Approval (IDA) through the local council. Local councils are required to advertise all IDAs in local and state newspapers for a period of 30 days. An IDA must be determined within 60 days of lodgment. The local council then refers the application to the Heritage Council. Copies of any public submissions received are also forwarded to the Heritage Council. The Heritage Council then assesses the application and indicates the general terms of its approval or intention to refuse the application. These general terms are then incorporated into the local council’s conditions of approval for the IDA, should the local council decide to approve the application.

If major changes are proposed, the Heritage Council may request the preparation of a conservation management plan (CMP). For minor works, a heritage impact statement (HIS) may be sufficient. If there is likely to be disturbance of archaeological relics, an archaeological assessment may need to be required.

Activities that require Heritage Council approval are:

- demolition or partial demolition of a building or work;
- alterations or damage to a building;

- moving, damaging, destroying or excavating to expose a relic or movable object;
- development, including intangible development such as subdivision or change of use;
- the addition of notices or advertisements;
- damaging or destroying a tree or vegetation.

It should be noted that the *Heritage Act* sometimes protects the interiors and curtilages of buildings and structures, which is not always the case with heritage items listed in Local and Regional Environmental Plans (LEP). However the *Heritage Act*, unlike most LEPs, does not give the Heritage Council a role in development on properties adjacent to heritage items.

Owners of items on the State Heritage Register are required by the *Heritage Regulation 2005* to achieve minimum standards of maintenance and repair. The standards are set out in the Regulation and include weatherproofing, fire protection, security and essential maintenance.

The Heritage Council has exempted the need for approval for some kinds of minor maintenance and repairs from the heritage approval process (Section 57(2) standard exemptions). These exemptions include minor maintenance and repairs, repainting, limited excavation, strictly defined restoration and specific conservation works described in a Conservation Management Plan endorsed by the Heritage Council. Other exemptions may be included in the listing Gazettal notice.

Approval to carry out the proposed work (a Section 60 application) is still required following the receipt of an approval pursuant the IDA process, but this is usually straightforward.

Non-inclusion of a place on the State Heritage Register does not imply that place is of no cultural significance. The place may have as yet unrecognised cultural significance, or non-inclusion may reflect administrative policy, inactivity or lack of resources.

Section 170 State Agency Heritage Registers under the Heritage Act 1977

Bronte House is not listed on any s170 Register.

Interior Heritage, NSW Heritage Council & LEPs

Waverley Council's LEP does include the Planning NSW's Standard Instrument in relation to Heritage assessment (see below).

The Waverley Council LEP has no identified interior features or fittings as part of its statutory listing.

The NSW Heritage Office listing automatically includes the interior of the buildings (see below).

Under the NSW *Heritage Act 1977*, when a building is listed as an item of state heritage significance, that listing applies to the whole of the site, including the interiors of a building. Consent from the NSW Heritage Office may be required for works to the interior of a building, including the repair or renovation, or the painting, plastering or other decoration, of the listed building or place. In addition, requirements for essential maintenance and repair include interior finishes and details.

The heritage provisions contained under Clause 5.10 of the NSW Planning Department's *Standard Instrument- Principal Local Environmental Plan* (LEP), requires development consent only for

changes to the exterior of a heritage item, internal structural changes or for making changes to anything inside that is listed in Schedule 5 (Environmental Heritage) of the LEP in relation to the item. Some councils have adopted the Standard Instrument in their LEP thus reducing their ability to consider proposed non-structural internal changes when assessing an application unless the interiors are specifically listed.

As many listed heritage items have significant interiors, some local councils may include a description of significant internal features and details as part of an item's individual listing in their LEPs, thus increasing their ability to consider proposed internal changes when assessing an application unless the interiors are specifically listed.

If Council's LEP does not include Planning NSW's Standard Instrument then the impact of changes to listed places can be considered when an application is assessed.

Non-inclusion of interior features and details as part of the significance of a place does not imply they are of no cultural significance. They may have as yet unrecognised cultural significance, or non-inclusion reflects administrative policy, inactivity or lack of resources.

Movable Heritage, NSW Heritage Council

Bronte House does not contain items of movable heritage as part of its statement of significance.

The NSW Heritage Act defines 'movable heritage' as any natural or manufactured object of heritage significance. (It does not include archaeological relics found underwater or underground.)

Movable heritage ranges from significant everyday objects to antiques and may be a single item, a group of items or a whole collection, and can include machinery, furniture and domestic collections, transport items such as trams and ferries, religious or ceremonial objects, fossils and botanical specimens, and museum objects and collections.

Movable heritage is easily sold, relocated or thrown away during changes of ownership, fashion and use. For this reason, movable heritage is vulnerable to loss, damage, theft and dispersal, often before its heritage significance is appreciated.

The NSW Heritage Branch does not maintain a separate list of movable heritage items. Very important collections or objects can be registered as individual items on the State Heritage Register, but generally movable heritage items are protected via their inclusion within an inventory or schedule as part of the statement of significance for a place or large item. Some government agencies maintain registers of movable heritage as part of their s170 Registers.

Non-inclusion of movable heritage items as part of the significance of a place does not imply they are of no cultural significance. They may have as yet unrecognised cultural significance, or non-inclusion reflects administrative policy, inactivity or lack of resources.

Archaeological Heritage, NSW Heritage Council

Known and potential archaeological sites may be identified in local heritage studies and may be included as heritage items in LEPs.

Bronte House is not an identified archaeological site.

Bronte House does not lie within a known archaeological area.

Because of the history of the site, discovery of relics during intervention is likely at Bronte House.

Non- indigenous archaeological sites and relics (historic and maritime) are protected under the *Heritage Act 1977* (as amended). The Act is administered by the NSW Heritage Council. A non-indigenous archaeological relic is defined as:

any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and is of State or local significance.

This means that depending on the history of a place, most occupied land could potentially contain relics.

All Aboriginal objects and places in NSW are protected under the *National Parks and Wildlife Act 1974*, administered by the NSW National Parks and Wildlife Service. The *NSW Heritage Act 1977* protects the State's natural and cultural heritage and Aboriginal places or objects that are listed on the State Heritage Register.

Development proposals that affect archaeological sites and deposits may need to include an excavation permit (Section 140 permit) from the Heritage Council of NSW to disturb or destroy any known or potential site or relic. A local council cannot grant consent to a development proposal unless it is satisfied that the likely impact upon an archaeological site has been assessed, the NSW Heritage Council has been notified and comments received (within 28 days) have been taken into consideration, and the necessary permit has been obtained. These provisions also apply to sites of potential archaeological significance not yet identified in any planning instrument but are reasonably likely to have non-Aboriginal heritage significance.

Many councils (e.g. City of Sydney and Parramatta) have prepared archaeological zoning plans to help assess and control development applications within known sites of significance.

Non-inclusion of a place in the SHR, a LEP or other planning instrument does not necessarily imply that the place does not contain relics of state or local significance. The place may have as yet unrecognised cultural significance, or non-inclusion may reflect administrative policy, inactivity or lack of resources. An excavation permit issued by the Heritage Council of NSW is required if the owner knows or thinks that a relic may be disturbed as a result of excavation.

National Heritage List (NHL), Australian Heritage Council

Bronte House is not included on the National Heritage List.

Commonwealth Heritage List (CHL), Australian Heritage Council

Bronte House is not included on the Commonwealth Heritage List.

Indigenous Heritage, NSW National Parks and Wildlife Service (NSW NPWS)

Bronte House is not included in the NPSW NSW Register of Aboriginal Sites.

5.6 Non-Statutory Heritage Constraints

The non-statutory heritage status of Bronte House according to the following organisations is as follows:

State Heritage Inventory (SHI), NSW Heritage Council

Bronte House is listed on the State Heritage Inventory.

See copy of listings included in the Appendices.

The State Heritage Inventory is an electronic database of all heritage items listed in NSW statutory schedules and registers. The database is managed by the NSW Heritage Branch and includes heritage items listed in local council LEPs, state government agencies' Heritage and Conservation Registers, as well as places listed by the Heritage Council of NSW itself.

Places listed may be protected by the local council (see above), the Heritage Council of NSW (see below), or both.

Listing requirements for items on the State Heritage Inventory are consequently the same as for heritage items in local LEP heritage schedules, and local councils must consider heritage issues when assessing development applications to listed items.

Although every effort is made by the Heritage Branch of NSW to keep the data contained in the SHI up to date, the SHI cannot be relied upon to contain all local council or state government agency listings. These sources should be consulted directly for confirmation of the heritage listing status of an item.

Non-inclusion of a place on a local heritage schedule or within a conservation area does not imply the place is of no cultural significance. The place may have as yet unrecognised cultural significance, or non-inclusion may reflect administrative policy, inactivity or lack of resources.

Register of the National Estate (RNE), Australian Heritage Council

Bronte House is included on the Register of the National Estate.

See copy of listing included in the Appendices.

The Register of the National Estate is an Australia-wide reference database that operated from 1976 to 2007. A place is included in the Register of the National Estate where it has been assessed to have natural, cultural or indigenous value at a local, state, national, or international level and this significance is considered to have value for future generations.

On 19 February 2012 statutory references to the RNE in the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the *Australian Heritage Council Act 2003* were repealed. This means the register ceased to be a statutory heritage list, although it continues to exist as a (closed) inventory of Australian heritage places that were registered between 1976 and 2007.

The *EPBC Act 1999* now provides protection of heritage on Commonwealth land and from Commonwealth actions on other places, as well as targeted protection for nationally significant places found on Australia's National and Commonwealth Heritage Lists (refer to above).

The Register remains publicly available as an information and educational resource only on the Commonwealth web site.

National Trust of Australia (New South Wales)

Bronte House is included on the Register of the National Trust of Australia (NSW).

The register lists those buildings, sites, items, and areas which, in the Trust's opinion, fall within the following definition:

components of the natural or the cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific, or social significance, or other special value for future generations, as well as for the present community

The purpose of the register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities which prompted the listing.

When the significance of a place is under threat, the National Trust will take whatever action is deemed appropriate to ensure its protection, including giving advice to the property owner and seeking the use of the NSW *Heritage Act* or local government planning powers. For the purposes of such action, the National Trust makes no differentiation between classified and recorded listings in its register.

Inclusion does not have any legal effect, but the register is widely recognised as an authoritative statement on the significance of a place.

Non-inclusion of a place does not imply the place is of no cultural significance. The place may have as yet unrecognised cultural significance, or non-inclusion may reflect administrative policy, inactivity or lack of resources.

Australian Heritage Places Inventory (AHPI)

Bronte House is not included on the Australian Heritage Places Inventory

The Australian Heritage Places Inventory is managed by the Australian Heritage Council within the Department of Sustainability, Environment, Water, Population and Communities and is a cooperative project between Commonwealth, State and Territory Governments.

The Inventory contains summary information about places listed in State, Territory and Commonwealth Heritage Registers and Lists and information from these sources is used to

maintain the Australian Heritage Inventory. These sources should be consulted directly for confirmation of the heritage listing status of an item.

Australian Heritage Database (AHD)

Bronte House is included on the Australian Heritage Database

The Australian Heritage Database is managed by the Australian Heritage Council within the Department of Sustainability, Environment, Water, Population and Communities and contains information about more than 20,000 natural, historic and Indigenous places. The database includes:

- places in the World Heritage List
- places in the National Heritage List
- places in the Commonwealth Heritage list
- places in the Register of the National Estate
- places in the List of Overseas Places of Historic Significance to Australia
- places under consideration, or that may have been considered for, any one of these lists.

The legal status of a heritage place describes its position in the heritage listing assessment process. Examples of types of legal status include nominated, rejected, and listed. Each list has its own types of legal status. Places with a legal status of 'Indicative' or 'Nominated' have not been assessed and the data in reports relating to these places will reflect the views of the nominator, not necessarily the view of the Council or the Minister. The original sources should be consulted directly for confirmation of the heritage listing status of an item.

5.7 Interpretation

Because of its significance, the place has great potential to be explained to visitors by appropriate interpretation. Under the current 'repairing lease' arrangements, Bronte House is required to be opened to the public for a total of 6 days a year and this arrangement should be continued.

Other opportunities could be sought in terms of increasing the availability of known information about the house and its former owners (in particular Mortimer Lewis and Robert and Georgina Lowe) together with historic documentary resources relating to the property.

5.8 Owner's Requirements

Since 1948, Bronte House and garden has been in the ownership of Waverley Council and is managed in accordance with its current classification as 'Community Land' under the *Local Government Act 1993*. As per Sections 35-54 of the Act, a Plan of Management for the place was prepared in 2007 which requires:

The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social

significance) for past, present or future generations by the active use of conservation methods.¹

The land to the north of Bronte House, being Bronte Park, once formed a large part of the original Bronte Estate lands and therefore has a strong historical association with the place. Waverley Council owns the majority of the park lands and has managed Bronte Park since the 1880s. The Plan of Management for Bronte Park (2005) provides the following site specific objectives:

Bronte has a range of places, each quite different and discrete. To help preserve the special qualities of these places, and ensure Bronte Park does not become homogeneous, this plan of management proposes a number of planning 'zones', each with different objectives. These zones reflect how certain areas are — or should be — perceived and used. Five planning 'zones' are defined for Bronte Park. These are:

- *The park as a whole.*
- *The community facilities zone, which includes the surf club, kiosk, pavilion, community centre, cutting and tram shed – structures which support recreation in the park.*
- *The marine zone, which includes the beach and inter-tidal areas (above mean high water mark), rocks, and baths.*
- *The gully, which includes all areas containing native vegetation, whether remnant, regenerated or revegetated, or otherwise identified for this purpose; and the watercourse in the gully.*
- *The open grassed zone, which includes all grassed areas not identified for bush revegetation (ie those used for picnics, ball games, miniature train, etc.).*
- *The coastal walk.²*

5.9 Other

Planning Controls

The place is located within Waverley Council (the local government area) and is zoned 'Community Uses' under the *Waverley Council LEP 2012*. Local and state planning controls applicable to this locality apply.

The Waverley Council LEP contains an incentive provision relating to heritage items which permits non-complying uses at the discretion of the council.

Building Controls

The place is subject to the provisions of the National Construction Code (NCC), which includes the *Building Code of Australia* (BCA). The BCA, however, contains 'engineered solutions' provisions which may allow some non-compliance, provided the place can be shown to meet the objectives of the BCA.

¹ Weber, C; 2007, *Bronte House Plan of Management*, Waverley Council; p. 8

² Manidis Roberts in association with Mayne-Wilson & Associates Patterson Britton & Partners, 2005; *Bronte Park Plan of Management*, Waverley Council; p. 21

Disability Discrimination Act

The Commonwealth *Disability Discrimination Act* 1992 (DDA), as amended 2013, contains equitable access requirements for persons with a disability which applies to all buildings, new and existing, except where unjustifiable hardship in providing access can be demonstrated. In a legal sense, the DDA will normally override other Commonwealth and state heritage legislation, and solutions must therefore be found to provide dignified access to heritage buildings with minimal impact to the significant fabric.

Current Uses

Although the property has been used for a variety of purposes during the period of ownership by Waverley Council, Bronte House and garden is currently in use as a private residence.

Current Leases

In order to retain the property in appropriate condition and in public ownership with public access, in 1983 Council entered into a 25 year “repairing lease” of the residence and gardens. In summary, rent was set at one dollar per annum, with all rates, taxes and maintenance to be paid by the tenant and a minimum \$200,000 restoration program was undertaken.³

This lease arrangement ceased in 2008, although the property continues to be occupied by tenants on a month-to-month basis.

Parking

Off-street parking is provided for the residents of Bronte House via a later addition double garage located on the western side of the property and accessed via Bronte Road. A vehicle carriage loop can also accommodate about 6 cars if needed. On-street parking is also available along Bronte Road.

Public Access

Although managed and used as private residence, the terms of the leasing agreement between the tenants and Waverley Council requires the property to be open to the public a minimum of six times per annum.

Security

Bronte House and garden is located on the southern boundary of Bronte Park and as such unauthorised entry into the grounds of the property from the adjoining public lands does present a security issue for the place. Currently, ‘man-proof’ fencing is located along the eastern and northern boundaries of the site which provides a measure of protection. Otherwise, there are no more security issues affecting the place than any other residential allotment located within a highly populated suburb of Sydney.

³ Weber, C; 2007, *Bronte House Plan of Management*; p. 6

6 Development of Conservation Policies

Considering the Statement of Significance for the place and the constraints and opportunities identified in Section 5, the following is a discussion leading to a proposal of conservation policies and guidelines appropriate to the place.

6.1 Definition of Terms

Many of the words used below have special meanings defined by the Australia ICOMOS *Burra Charter* (see Appendices).

6.2 Preamble

A conservation management plan should provide a clear set of policies derived from an understanding of the place in order to guide the future care of the place.

Conservation policies for the place can be developed in the fields of:

- appropriate treatment of the fabric
- appropriate interpretation of the place
- appropriate use of the place
- appropriate intervention in the fabric identified to be conserved
- appropriate adaptation of the fabric identified to be conserved
- appropriate additions and other new features
- appropriate conservation procedures and practice
- appropriate adoption and review of the proposed conservation policies

Such policies can operate at the level of the landscape of the whole of the place, at the level of precincts or areas within the place and at the level of the components of the place, such as individual buildings and structures, contents, vegetation and other site features.

Not all these policies will necessarily be achievable in a management plan for the place when other external matters, for instance the owner's finances, are taken into account.

The following is a discussion of the main concepts involved in the development of appropriate conservation policies for both the whole place and components of the place.

6.3 Defining the Place

Extent of the Place

For clarity and planning purposes the extent of the place should be clearly defined.

In this case the present legal boundaries of the property (Lot 1 DP123571 and Lot 8 DP15134) are appropriate because they have been in place since the 1930s, are owned and managed together by Waverley Council and contain the majority of the known surviving elements of the former Bronte estate, namely the house and inner garden.

Policy 1: The extent of the place should be defined as shown in Figure 6.1.

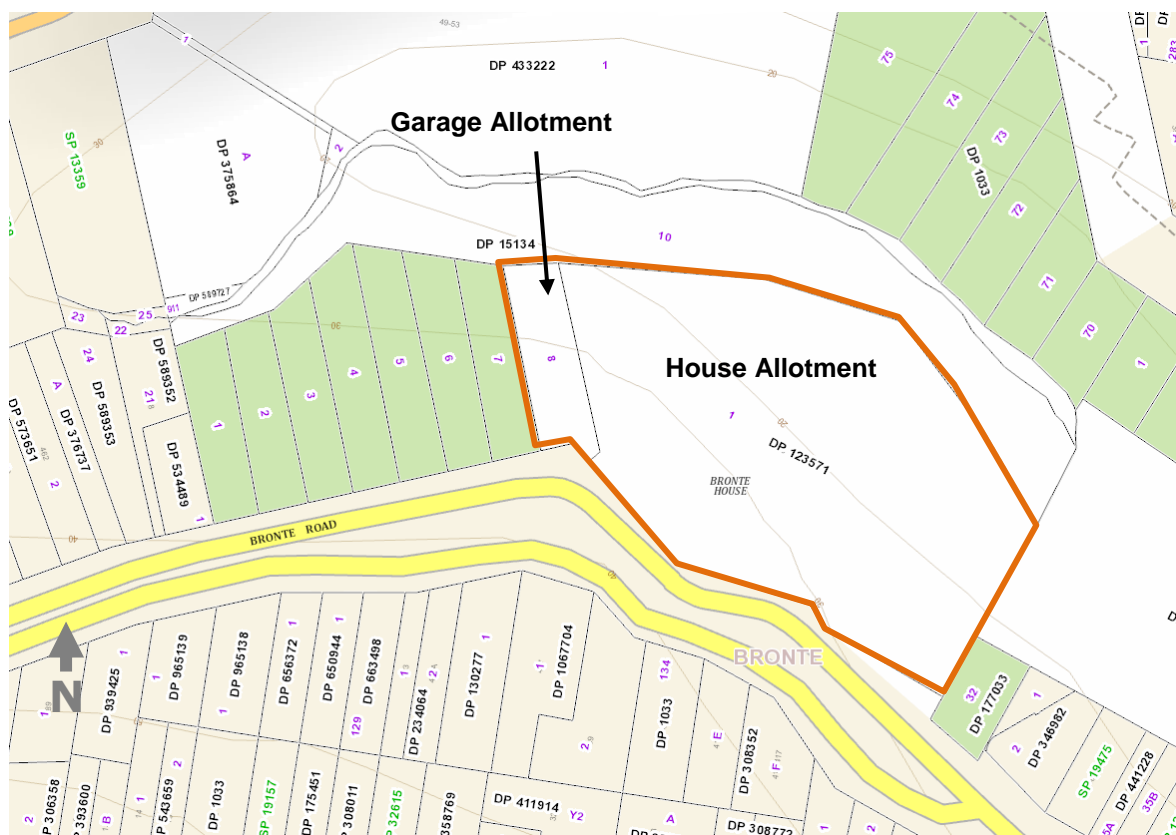


Figure 6. 1: Definition of the extent of the place (Source: NSW Land and Property Information-Spatial Information Exchange <<http://maps.six.nsw.gov.au/>>)

Definition of the Setting

For clarity and planning purposes the extent of the setting of the place should be clearly defined.

In this case the setting should be the area within which all new development should be controlled in consideration of the significance of the place and should encompass those parts of the former Bronte estate that can still be understood as such, that is Bronte Park, Bronte Beach and the section of Bronte Road from the junction of Murray Street (to the west) through to the junction of Pacific Street (to the southeast). Refer also to *Policy 56*.

Policy 2: The setting of the place should be defined as shown in Figure 6.2.

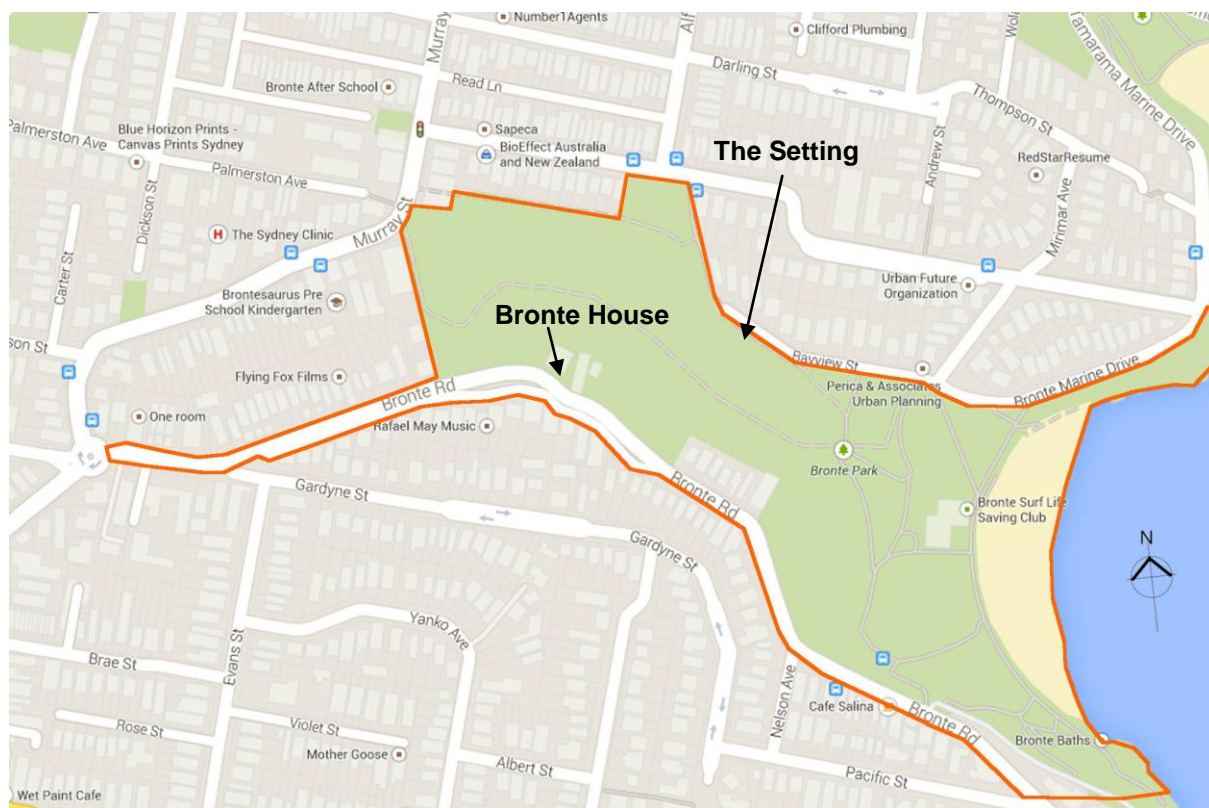


Figure 6. 2: Definition of the setting (Source: GoogleMaps, 2014; <[https:// www.google.com.au/ maps](https://www.google.com.au/maps)>)

Identification of Associated Places

For clarity and planning purposes places associated historically with the place, or for other reasons, should be identified. In this case there are a number of places which were originally part of the site but have been disconnected through subdivision, change of ownership and development.

Policy 3: Places associated with, but not part of the place, include:

- Bronte Park and Bronte Beach
- Bronte Road (from Murray Street in the west to Pacific Street in the southeast)
- Murray Street, Gardyne Street, Hewlitt Street and MacPherson Street as indicators of the former estate boundaries

Identification of Associated Objects

For clarity and planning purposes objects associated with the place for historical or other reasons, but not at the place, should be identified. In this case there are a number of objects integrally related to the place which are now not kept at the place.

Policy 4: Objects associated with, but not at the place, include:

- Watercolour and pencil sketches of Bronte House and Nelson Bay and surrounds by Georgiana Lowe, held by Mitchell Library, State Library of NSW.
- Lowe family papers, copies held by Mitchell Library, State Library of NSW.
- Lewis family papers, privately held.

6.4 Treatment of the Fabric

Significant Fabric

Much of the significance of the place is embodied in its fabric. The fabric includes the landform, landscape, vegetation, building(s), building elements (components), building contents, site features, subsurface remains of buildings and occupational deposits (archaeology). For clarity and planning purposes the significant fabric should be clearly identified.

In this case, the place was in its historic use as a residence from its construction in c.1845 to 1948 when the place was first purchased by Waverley Council and subsequently used for a mix of residential and commercial uses.

However, since the 1980s the place has once again been in use as a single residence, undergoing much restoration, repair and maintenance works and the whole of the fabric can be said to reflect aspects of its history and is to some extent significant.

Although part of the later historical use, subsurface remains introduced since 1948 (date of purchase by Waverley Council) are often common place and are therefore not considered significant.

Policy 5: The extent of the significant fabric should be identified as:

- **The landform of the place**
- **All of the landscape, vegetation, buildings, contents and site features introduced to the place prior to 1948.**
- **The subsurface remains (archaeology) of former landscape, vegetation, buildings, contents and site features introduced prior to 1948.**
- **The occupational deposits (archaeology) beneath and around the above introduced to the place prior to 1948.**

Nature of Fabric

In the physical survey for this report it has not been possible to determine the age and history of some components and care should be taken that these items are not inadvertently damaged or removed if they are significant.

Policy 6: Where the nature of a component of the place is uncertain, it should be further investigated by documentary and physical research, prior to carrying out work or removal.

Fabric to be Conserved

Conservation policies for the place should recommend the extent of retention and conservation of the significant fabric.

The most significant fabric should be retained and conserved in accordance with recognised conservation principles and procedures such as that included in the Australia ICOMOS *Burra Charter*. Such conservation includes maintenance, preservation and interpretation including restoration and reconstruction. It also includes adaptation which means modifying a place to suit proposed compatible uses.

Not all of the fabric is of such significance so as to warrant conservation as defined by the *Burra Charter*. In this case, some new fabric introduced after 1948 relates to the adaptation works that the place has undergone since being owned by Waverley Council and is not historically significant.

However, since 1983, substantial restoration and reconstruction works have also been undertaken and this fabric, although not historically significant, should be retained.

Policy 7: The following fabric should be retained and conserved:

- All significant fabric introduced prior to 1948 (including fabric denoted O, EN, MT, LN, ET, MT, LT and M in surveys in this report)
- All fabric recorded in this report as previous reconstructions unless replaced by a better reconstruction
- All fabric reconstructed (in the future) in accordance with these policies.

Changing Fabric identified to be Conserved

There are sometimes cases where fabric that otherwise should be retained and conserved needs to be altered or removed for good reasons. In this (and most) cases some parts of external fabric and vegetation will eventually need to be replaced for maintenance reasons.

In this case removal or alteration of some fabric may be essential to maintaining the continuing historical use of the entire place as a single residence which involves periodic renewal and improvement of some components.

In this case some fabric recorded as a reconstruction or a possible reconstruction could be removed or altered to create a more accurate reconstruction.

Nevertheless, some fabric is so significant that it should be changed only in exceptional circumstances.

Conversely, some fabric of little significance could be replaced for any reasonable reason.

Considering the relative significance of components listed in Section 4, the following policy is considered appropriate:

Policy 8: The following fabric should be retained and conserved with the qualification indicated:

Fabric	Qualification
All fabric identified to be conserved graded 'Exceptional' (see Section 4.0)	Except where alteration or removal is brought about by <u>extraordinary or major 'historic' events</u> , or <u>essential</u> for the maintenance of the place, or to make a better reconstruction of a component previously reconstructed.
All fabric identified to be conserved graded 'High' (see Section 4.0)	Except where alteration or removal is <u>essential</u> for continuing historical use connected with single residential use or <u>essential</u> for the maintenance of the place

Fabric	Qualification
All fabric identified to be conserved graded 'Moderate' (see Section 4.0)	<p>Except where alteration or removal is <u>important</u> for continuing historical use, <u>important</u> to introduce a compatible use or <u>important</u> for the maintenance of the place.</p> <p>Except where fabric is to be reconstructed based on documentary and/or photographic evidence to replace existing fabric identified as a reconstruction.</p>
All fabric identified to be conserved graded 'Little' (see Section 4.0)	Except where alteration or removal is <u>necessary</u> for the viable use of the place or <u>necessary</u> for the maintenance of the place.

Removal of Fabric

If not identified above to be retained and conserved, fabric at the place could be removed.

Policy 9: The following fabric could be removed without reducing the cultural significance of the place:

- Fabric other than that listed above in Policy 7 & 8.

Fabric that Should be Removed

At some places of significance recent developments have introduced fabric that detracts from the significance of the place.

In this case, as Bronte House was originally located on extensive estate lands that covered the whole of Bronte Park as well as the surrounding residential development, links between the place and its setting should be retained and/or interpreted. Significant links between the place and its former lands include historic views to and from the place throughout the immediate locality; in particular views of Bronte House as seen from the north and south along Bronte Road (the former carriage drive) and from Bronte Park and Bronte Beach (looking west), as well as views from the place to Bronte Park and Bronte Beach (looking east).

Currently vegetation and mature trees located within the grounds of Bronte House and within the southern portion of Bronte Park block views between the place and Bronte Park and Bronte Beach. For this reason, vegetation and trees inhibiting broad views of the place from the east and from the place to its former estate lands to the east and north-east, are considered to be detracting and should be removed or made sympathetic when circumstances permit.

Policy 10: The following fabric should, when the circumstances permit, be removed or made sympathetic:

Item	Comment
Vegetation	Portions of the Giant bamboo (V5) and other plantings located in the eastern garden area should be cut back with the object of partially reinstating views from the house to the east to Bronte Beach, Nelson Bay and the ocean.

Maintenance

While any significant fabric is in existence it should be maintained, which means continuous protective care. Reconstructed fabric can be of interpretive value (see Policy 7).

Policy 11: The following fabric should be maintained (have continuous protective care):

- all significant fabric (see above identification) except that listed in Policy 10
- all fabric recorded in this report as a previous reconstruction
- all fabric reconstructed (in the future) in accordance with these policies.

In the case of landscape and garden fabric, this includes vegetation, the layout of components including clearings in vegetation and the modified landform. Where trees or other plants die of disease or old age or become senescent, they should be replaced with matching species in the same location.

However, potential impacts on the significant fabric of the house as the result of regular, ongoing maintenance works to the garden should be avoided. For example, plantings located close to the external walls of the house could result in structural damage to the foundations of the building; likewise, frequent watering of plants near the perimeter of the house may damage timber joinery or impact on site drainage.

An appropriate (cyclical) maintenance plan is included in the Appendices.

Views

Although not strictly fabric, the views to and from the place and views within the place that are defined by fabric can be identified as contributing to the significance of the place and either protected from change or re-established.

Although there is an historic relationship between the place and Bronte Park and Bronte Beach, visual connections no longer exist (refer also to Policy 10).

In addition, the view of the southern elevation of Bronte House and south-western turret, as seen from Bronte Road, is an historic view and should be conserved; because Bronte Road was originally the entry drive to the property and this view of the house has been available since c.1845.

Other views to the place are incidental and are available from the properties directly to the south.

Current views from Bronte House are restricted to the immediate garden setting, which are also historic and should be conserved.

Policy 12: The following views to the place should be conserved:

- V1 to V4: Views to the place from all directions are shown in Figure 2.127

The following views from the place:

- V5 and V6: Views from the Dining room (R2) and Drawing room (R4) to the northern and eastern garden areas.

6.5 Interpretation of the Place

Generally

As the place is of high significance there are many opportunities to interpret it to visitors. Currently, the place is open to the public approximately 6 days a year and a website is maintained containing information regarding the house and garden.

Regardless, further interpretation of the history and architectural significance of the place could be provided. In particular, new boundaries to the garden could be established, based on historic subdivision patterns and incorporating surviving features (already known or found by further investigation) associated with the history of the place (i.e. the waterfall, the former tennis court and pavilion site, the original lover's walk, 'Ebsworth Gully' and the like).

However, because of the significance of the garden as the historic setting for the house, care should be taken not to detract from the character of the place by the introduction of obvious interpretive devices.

Policy 13: The place should be interpreted utilising a combination of:

- introduced interpretive devices (pamphlets, displays, signs etc).
- restoration and reconstruction works to the fabric.
- allowing access to the public and specialists.

Introduced interpretive devices should be carefully located so as not to detract from the character of the house or garden.

Contents of Interpretation

Axiomatically, the subject matter of interpretation should be that included in the statement of significance.

Policy 14: Interpretation information should include all of the aspects of the place included in the Statement of Significance.

Interpretive Approach

In this case the main aspects of significance are the architectural and landscape attributes of the place, as well as the historic associations with people of note in colonial Australia.

Policy 15: The place should be interpreted as:

An outstanding and rare example of a Picturesque Gothick style Regency period villa, retaining rare original and early architectural features, located within a sympathetic landscaped setting, that has strong associations with NSW Colonial Architect Mortimer Lewis and early NSW politician Robert Lowe and his wife, Georgiana.

Elements of Outstanding Significance to be Emphasised

The interpretation should emphasise aspects of significance which are particularly interesting or important.

Policy 16: The interpretation of the place should emphasis the following outstanding matters:

Item	Content
Bronte House	<ul style="list-style-type: none"> • Late colonial period (1836-1850) construction techniques and villa planning clearly indicative of Regency period pattern books. • Picturesque Gothick style turrets. • Other Picturesque Gothick style features (albeit some reconstructed) such as the 'wedding cake' chimneys, ogee roof vent, castellated bargeboard and pointed windows. • Unique glazed bay windows and doors.
Bronte House garden	<ul style="list-style-type: none"> • General layout and route of pathways. • East terrace retaining wall. • East terrace sandstone steps. • Constructed and carved sandstone steps and paths throughout garden. • Plantings of figs, araucarias and bamboo.
Setting	<ul style="list-style-type: none"> • Visual and physical connections with Bronte Park, in particular the waterfall, the gully and the former creek line. • Historic views from Bronte House to the east to Nelson Bay and Bronte Beach. • The configuration of that portion of Bronte Road that follows the route of the original drives to the house and to the former stables. • Known and other site features, located in Bronte Park including (but not limited to) the waterfall, original lover's walk, 'Ebsworth Gully', the location of the former tennis court and pavilion, former fence lines and walking paths and mature trees (figs) likely to be associated with the Lowe's period of ownership.

Restoration/Reconstruction Works

Another way to interpret the place is to carry out selected restoration and reconstruction works. These terms are defined in the *Burra Charter*.

Restoration and reconstruction cannot in themselves increase the cultural significance of a place, but can promote understanding of the former arrangement of components of the place.

In this case, much of Bronte House and garden has been restored and reconstructed in the 1980s and 1990s. Regardless, some adaptation of the house and garden has occurred and restoration/reconstruction of these areas would be of benefit to interpretation, although is not considered crucial to the understanding of the place.

A fuller list of the appropriate opportunities is provided in the policy below.

Policy 17: As viability of existing and new uses makes possible selected components of the place should be restored/reconstructed to the date/configuration indicated subject to the qualifications indicated:

Element	Date/Configuration	Qualification
Bronte House		
Shingles to roof of Main Wing and Service Wing and surviving turrets.	Original	Nil
Fire grates to R4 and R7	Original or 1860s	Nil
Fireplace, fire surround, grate and hearth to R17	1880s	Subject to enough information and locating the old fabric.
Fireplace and kitchen stove to R11	1890s	Subject to enough information and locating the old fabric.
Partitions in R18/ R19 (Bed 4/ Bath 4)	Original	Nil
South-east Turret (reconfiguring R14B, C and D),	Original	Nil
Doorway between R4 and R6 (Drawing Room and Hall)	Original	Using surviving components (including door leaf) stored in garage loft.
Early authentic marbled wall finish in R8, R8a and R15	Original	Based on surviving paper located below existing paper.
Early authentic wallpaper in R4 and R4A	Original	Based on previous reconstruction (1980s) and authenticity.
Glasshouse at North West Verandah	1890s	Based on good 1890s photograph (see Figure 2.25).
Garden		
Framed and boarded vehicle gates to carriage loop	Late 19 th century	Subject to enough information and based on historic photo (see Figure 2.30).
Site boundaries incorporating a greater proportion of Bronte Park including surviving original and early site features (either known or found by investigation)	Mid to Late 19 th century	Dependant on further research into location of surviving original and early site features and based on evidence of the historic subdivision of the site.

Essential Restoration/Reconstruction Works

In some cases restoration/reconstruction work is essential to any proper understanding of the place.

Policy 18: There are following components of the place, essential to its understanding, should be restored/reconstructed: Nil

Provision for Future Restoration/Reconstruction

It is desirable that present or short-term activities do not prejudice future opportunities for interpretation by restoration/reconstruction.

Policy 19: Where components of the place are not selected for restoration /reconstruction the place should if possible be managed in a way that will not preclude restoration/reconstruction of the component at a future date.

Identification of Adaptations

In accordance with proper practice and to avoid misinterpretation, restoration/reconstruction works at the place should be identifiable as such at close inspection and adaptation works should be clearly identifiable as new work.

Policy 20: All restoration/reconstruction works introduced pursuant to these guidelines should be identifiable on close inspection by method and/or style of construction as being introduced.

Policy 21: All adaptation works introduced pursuant to these guidelines should be clearly identifiable as new work by introduced interpretive devices or by method and/or style of construction.

6.6 Use of the Place

Historical Uses and Land Use that should be Continued

The cultural significance of the place is also embodied in its continuing historical use. It is axiomatic that a place which was used as a private residence from 1845 to 1948 and is once again in use as a private residence (since 1983), should continue to be so used.

However, in this case, the place is also in occasional use as a public facility, via a number of public open days per year, as per the terms of the lease; and given the level of significance of the place, this use should also be continued.

Policy 22: The following existing historical uses should be continued if at all possible:

Location	Use
House and Garden	Private single residence

If the existing arrangement of private residential use with limited public access is not possible, then another use related to residential uses is preferable.

Historical Uses that should be Continued with Qualification

In some cases historical uses need to be modified in order to survive. In this case, as discussed above, the place already accommodates public access to the house and garden on regular occasions annually. If required, the number of public open days could be increased.

Policy 23: The following existing historical uses should if possible be continued subject to the following modifications:

Location	Use	Modifications
House and Garden	Residential with occasional public access	Private, single residence with increased number of public open days.

Control of Requirements of Historical Uses

In some cases the expansion of an existing historical use will lead to destruction of the significant fabric of the place and may need to be limited.

Policy 24: The growth of the existing historical uses should be limited to a level compatible with the remainder of these guidelines.

New Compatible Uses

Should private residential uses not be possible, uses that involve minimum change to the significant fabric and respect the associations and meanings embodied in the place (compatible uses) are preferable.

In addition, uses which take advantage of the character of the various components of the place should be preferred.

Policy 25: The introduction of the following compatible use(s) is appropriate if the present historical use cannot be continued.

Location	Use
House and Garden	Dual occupancy residential (e.g. caretaker's dwelling)
House and Garden	Guest House/Bed & Breakfast
Garden	Use of grounds for limited, short term commercial and/or cultural activities. (e.g. weddings, social gatherings, history/cultural events and the like)

Organisation of the Uses and Activities at the Place and Setting

The circulation pattern and uses of parts of the place and within its setting should be arranged so as to involve the least intervention in the fabric.

Policy 26: The use of the place and activities at the place and within its setting should be organised in a way that allows the conservation of the fabric in accordance with the Policy for the Treatment of the Fabric including considering:

- the effect of structural loadings
- the effect of statutory requirements
- the effect of service installations
- the effect of providing access for people with disabilities.

Inappropriate Uses and Activities within the Place and its Setting

When organising or allowing activities within the place, components of the place and its setting, care needs to be taken not to obscure or confuse its significance.

Policy 27: Uses and activities within the place, components of the place and within its setting, which lessen, obscure or confuse its historical associations and meanings, should be discouraged.

Uses and Interpretation

Choice of uses can help promote the interpretation of the place and its components and conservation guidelines should address this.

Policy 28: Uses of the place that do not take advantage of the interpretation potential of the place and the specific location within the place related to that significance should be discouraged.

Policy 29: Uses of the place related to the cultural significance of the place and the specific location within the place related to that significance should be encouraged.

Education and Tourism

Because of the significance of the place, the ancillary uses of education and tourism are appropriate.

Policy 30: The use of the place on a regular basis for education and tourism is desirable and should be continued and promoted and in accordance with the requirements of the Bronte House Conservation Management Plan.

6.7 Intervention in the Fabric Identified to be Conserved

Appropriate Intervention

At places of cultural significance, there was always pressure to make changes (interventions) for many practical reasons. These include maintenance, access and improvement of services. At important sites, there is often also a need to intervene for research purposes. A conservation policy should identify what types and degrees of intervention are appropriate.

Policy 31: Work to the fabric identified to be conserved should be avoided, except for:

- stabilisation and maintenance.
- adaptation in accordance with the Policy for Adaptation of the Fabric (see below).
- introduction of interpretative devices in accordance with the Policy for Interpretation
- restoration and /or reconstruction in accordance with the Policy for Interpretation.
- other reasons only as listed below

Areas of Historical Archaeological Importance

Conservation guidelines should identify areas of archaeological potential and indicate the degree of professional involvement appropriate to any disturbance.

Although widely believed that Mortimer Lewis, the first land owner, laid the foundations for the house and that the Lowe's built onto the foundations (with changes), no absolute proof of the date of construction has been established at this time, nor whether the Lowes changed the Lewis design. Therefore there is the potential for the structure of the house (in particular subfloor and the foundations) to provide a definitive answer to this question and any information uncovered in relation to the initial construction of the house would be highly significant.

There is also an area within the grounds directly adjacent to the east elevation of the South Wing where a turret was once located. There is, therefore, a high potential for the foundations of this structure to still exist and any new information uncovered in this area could be of high significance.

Although the house is substantially restored, the ceiling and subfloor cavities remain relatively undisturbed and therefore there is some potential to uncover new information and any relics found could be of high significance, depending on their date and associations.

The immediate garden setting of Bronte House has been much altered since 2001, although the general layout, as well as a number of original and early site features, still remains. Given the level of intervention that has occurred, it is unlikely that further information will be revealed. Should previously unknown garden and site elements be located, these would be of high significance, given that Georgiana Lowe is credited with the initial establishment of the garden in the 1840s.

In addition, although no longer a part of the subject property, the public reserve lands (Bronte Park) immediately adjoining Bronte House to the north, including the former creekline, the waterfall and the gully, may hold archaeological deposits relating to the initial layout of the grounds by the Lowes and subsequent use of the land and any information uncovered would be of high significance.

Policy 32: The historical archaeological potential of parts of the place should be conserved in accordance with the following table:

Table 4. 1: Archaeological potential of the separate parts of the place.

Area	Guideline
Subfloor Areas: Ground disturbance beyond trenching for a pipe	A watching brief by an historical archaeologist over the work is appropriate.
Subfloor Areas: Excavation to lower ground levels	An historical archaeologist should be consulted. Manual archaeological investigation may be needed so as not to cause damage to the archaeological value of the place.
Roof cavities: Alteration of framing	An historical archaeologist should be consulted. Manual archaeological investigation may be needed so as not to cause damage to the archaeological value of the place.
Garden close to house: Excavation less than 200mm	Depending on the locality and scope of the proposed disturbance, a watching brief by an historical archaeologist over the work is appropriate.
Garden close to house: Excavation greater than 200mm	An historical archaeologist should be consulted. Manual archaeological investigation may be needed so as not to cause damage to the archaeological value of the place.
Remainder of garden	An historical archaeologist should be consulted prior to any ground disturbance in this area, beyond normal garden development works. Manual archaeological investigation may be needed so as not to cause damage to the archaeological value of the place.
Bronte Park	An historical archaeologist should be consulted prior to any ground disturbance in this area, beyond park maintenance. Manual archaeological investigation may be needed so as not to cause damage to the archaeological value of the place.

Investigation for Research and to Guide Conservation

Investigation to increase knowledge of Australian history and/or to aid conservation work at the place should also be addressed.

Policy 33: Investigation of the place for research should be allowed to increase knowledge of Australian history and other aspects of the occupation and construction of the place. Such investigations should only be allowed when guided by specific and scrutinised research goals and when there are adequate resources available to undertake, complete and publish results of the study and leave the place in a stable condition.

Policy 34: Archaeological investigation to provide information to guide conservation and interpretation work at the place pursuant these policies should be allowed, but only when there are adequate resources to undertake and complete the work and to stabilise areas destabilised by the intervention.

6.8 Adaptation of the Fabric Identified to be Conserved

Most extensive intervention at a place will occur during adaptation work to accommodate the expansion of existing uses or for new uses. Depending on significance, different types of alteration may be appropriate.

For example, in the case of interior spaces, these types are usually:

- Dividing of spaces and areas by partitions
- Joining of spaces and areas by openings (both horizontal and vertical)
- Covering of significant fabric
- Minor changes to significant fabric
- Substantial changes to significant fabric
- Retention of only the concept/idea of the significant fabric
- Complete removal of significant fabric
- Installation of new elements
- Installation of new services

Similar types of alterations are applicable to landform and landscape, external fabric of buildings and the contents of a place.

For planning purposes it is useful to relate such types of alterations to the relative significance of elements.

Adaptation of Landform

Altering the landform of the place is a substantial intervention and not often appropriate.

In this case, the topography of the site and its surrounds (including the gully of Bronte Park) remain relatively unchanged from the date of the initial purchase of the land and its development in the 1830s and is therefore considered an essential component of the history and significance of the place.

Policy 35: Excavations and adjustments of the landform are appropriate only for the construction of buildings and other features introduced in accordance with the remainder of these guidelines.

Adaptation of the Site

Even at places of outstanding significance there are usually areas where new developments, buildings and features can be placed without detracting from or reducing the significance of the place. The impact of such adaptations depends on their bulk, form, height, proportions, scale, materials, colours etc.

In this case, the garden to the north, east and west of the building is relatively intact to its 1840s configuration and only minor alterations are appropriate in these areas.

However, the allotment which currently contains the garage has already undergone adaptation in the past and could be developed with an alternative, suitably designed, building without detracting from the character of the place.

In addition, the area directly to the southeast of the South Wing, adjacent to Bronte Road, is the least intact area of the place, and could also accommodate a suitably designed addition or small building without detracting from the character of the place or obscuring views of the principal elevations of the house.

See also *Section 6.9: Additions and Other New Features*.

Policy 36: Development of new buildings and other features at the place (adaptation of parts of the landscape and vegetation) in accordance with the following table and Figure 6.3 is appropriate:

Code	Adaptation Policy
C	<p>Conserve identified items as per these policies</p> <p>Other intervention and adaptation allowed as per these policies are appropriate</p> <p>A small decorative garden pavilion or the like may be acceptable.</p> <p>Further, sympathetic garden development is appropriate.</p> <p>No other alterations, except of a trifling nature, such as garden edging, stand pipes, hose reels etc. are appropriate.</p>
CM	<p>Conserve identified items as per these policies</p> <p>Other intervention and adaptation allowed as per these policies are appropriate</p> <p>Minor structures are appropriate.</p> <p>Further, sympathetic garden development is appropriate</p> <p>No other alterations are appropriate</p>
S	<p>Conserve identified items as per these policies</p> <p>Other intervention and adaptation allowed as per these policies are appropriate</p> <p>Minor structures are appropriate.</p> <p>Further, sympathetic garden development is appropriate</p> <p>Development of a low rise (1-2 storey), <u>discrete building</u> of traditional form and materials, designed to preserve the scale, rhythm and character of existing development and preserve identified views is appropriate.</p> <p>New development is to be subservient to Bronte House and not detract from the historic setting of the place.</p> <p>Development at the garage site should be no higher than the ridge of the existing garage structure.</p> <p>Any new development is to support activities needed at the place only (e.g. a caretaker's cottage).</p>

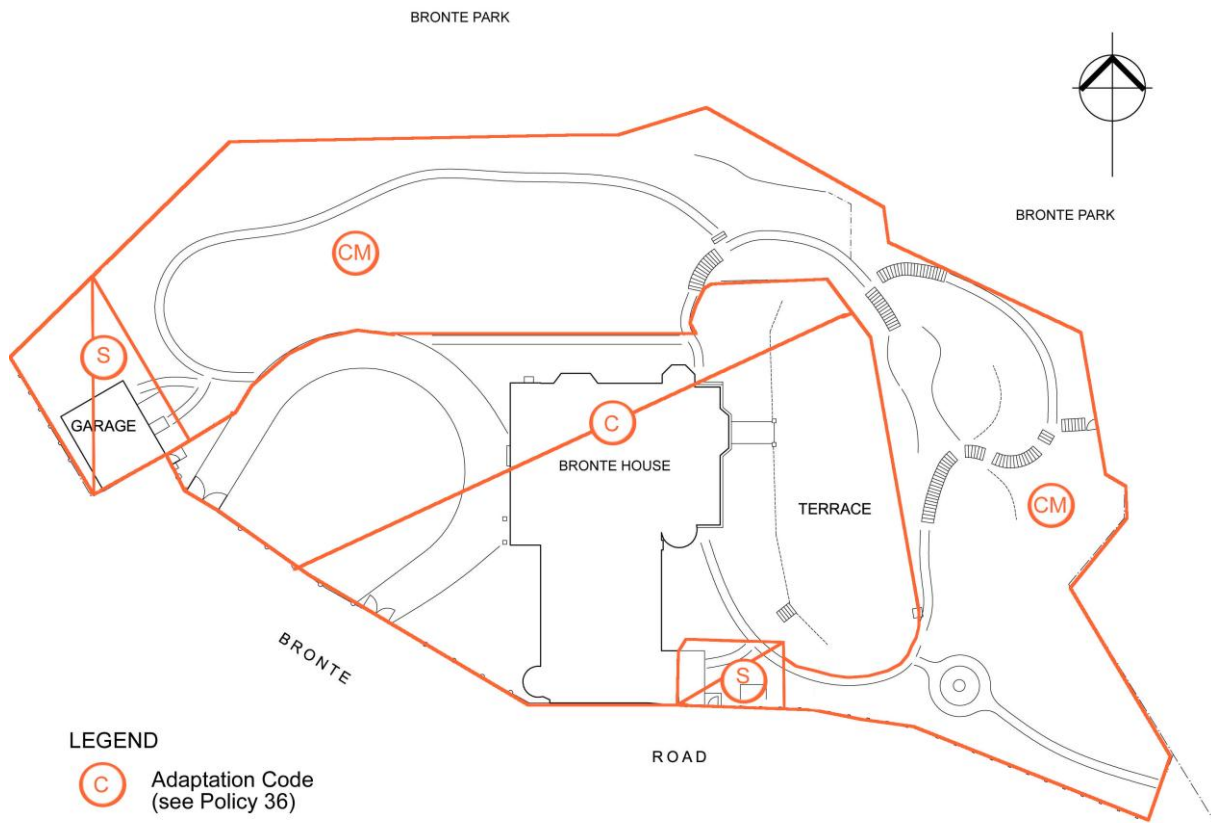


Figure 6. 3: Site adaptation plan

Adaptation of Exteriors of Buildings

In this case, the majority of the exteriors of the building are relatively intact (or have been reconstructed/restored) to their 1840s and 1890s dates of construction. The only areas of the building that has been substantially changed are the eastern elevation of the South Wing, which was added to in the 1980s, and the north west verandah.

Overall, the complex roof forms of Bronte House to the Main Wing, Service Wing and Turrets are historically and architecturally significant and therefore, no new dormer windows are appropriate. Flat skylights are appropriate on roof slopes concealed to view.

Policy 37: Adaptation of the exteriors of the buildings in accordance with the following table and Figures 6.4 to 6.7 is appropriate:

Code	Adaptation Policy
Generally	Retain and conserve fabric as per Policies 7 & 8. Fabric identified in Policy 9 may be altered or removed.

Code	Adaptation Policy
1	<p>Restoration and reconstruction as per Policy 17 is desirable.</p> <p>Very minor adaptation is appropriate.</p> <p>Surfaces should not be covered or concealed to view from a distance.</p> <p>On roofs, traditional form and detailed skylights in the plane of the roof, concealed to view, are appropriate.</p> <p>No new finishes should be applied.</p> <p>On roofs, no new dormer windows are appropriate.</p>
2	<p>Sympathetic adaptation is appropriate</p> <p>Discreet new windows and doorways made for functional reasons are appropriate.</p> <p>On roofs, traditional form and detailed skylights in the plane of the roof are appropriate.</p>
3	<p>May be removed or replaced with new fabric of either reconstruction or new configuration of sympathetic design.</p>



Figure 6. 4: East elevation adaptation plan



Figure 6. 5: West elevation adaptation plan

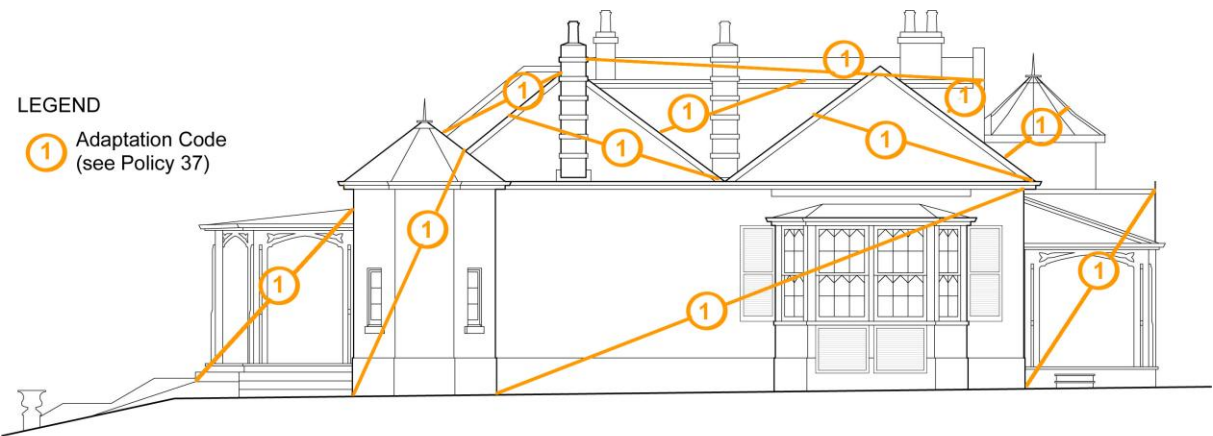


Figure 6. 6: North elevation adaptation plan

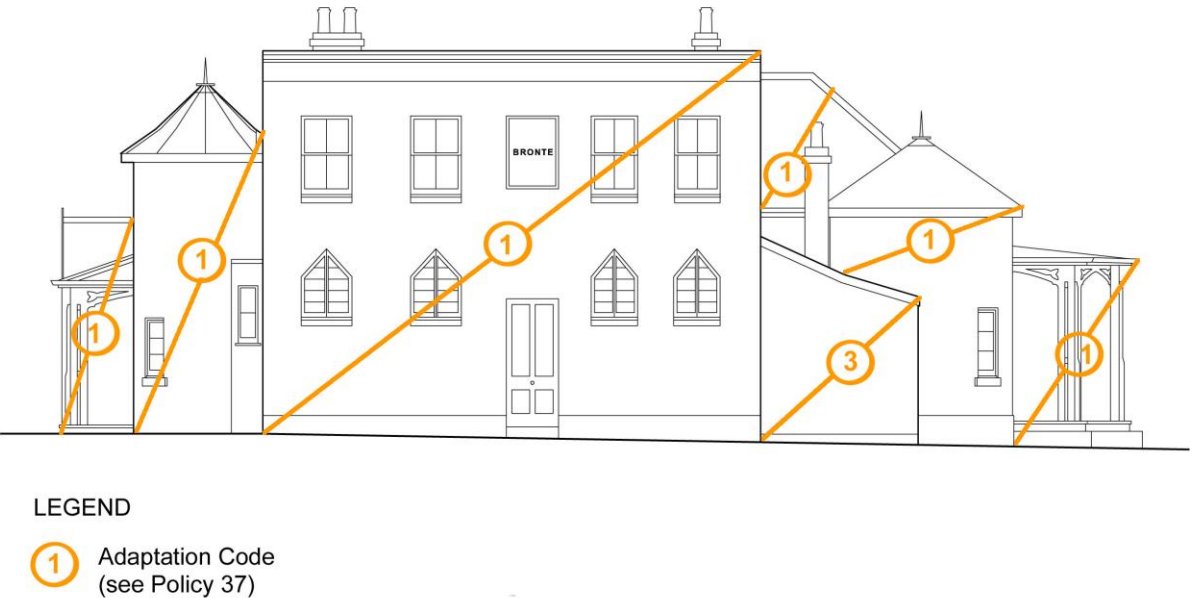


Figure 6. 7: South elevation adaptation plan

Adaptation of Interiors of Buildings

The following is a policy grading the degree of intervention appropriate in relation to the significance, intactness, location and potential for restoration/reconstruction/interpretation of the space.

Policy 38: Adaptation of interior spaces and features of the buildings in accordance with the following table and Figure 6.8 is appropriate.

Code	Adaptation Policy
Generally	<p>Preserve and maintain fabric as per Policy for Treatment of the Fabric. Fabric may be removed to restore/reconstruct earlier configurations consistent with the Interpretation Policy.</p> <p>Restoration/reconstruction as per Policy 17 is desirable.</p> <p>Replacement of finishes identified as being of High Significance (other than paint) as per Policy 8.</p> <p>Replacement of finishes identified as Moderate Significance (other than paint) or as being possible reconstruction as per Policy 8.</p>
1	<p>Added finishes (other than paint and paper) and fitments (even minor) are not appropriate.</p> <p>New openings in internal walls, ceilings and floors are not appropriate.</p> <p>Opening up again of D3A is appropriate.</p> <p>New partitions are not appropriate.</p>
2	<p>Minor added finishes and fittings are appropriate.</p> <p>New paint and paper finishes appropriate.</p> <p>New door openings in internal walls and stair openings in ceilings and floors are appropriate.</p> <p>No further doorways in east wall of R4A/R4B is appropriate.</p> <p>New partitions are not appropriate, except reconstructions.</p>
3	<p>Minor added finishes are appropriate.</p> <p>New reversible fitments are appropriate.</p> <p>New paint and paper finishes appropriate.</p> <p>Minor sympathetic alterations and additions are appropriate</p> <p>New door openings in internal walls and stair openings in ceilings and floors are appropriate.</p> <p>No openings in east walls of R11 and R14 are appropriate.</p> <p>New partitions are not appropriate, except reconstructions.</p>
4	<p>Added finishes are appropriate.</p> <p>New reversible fitments are appropriate</p> <p>Sympathetic alterations and additions are appropriate.</p> <p>New archway openings in internal walls and void and stair openings in ceilings and floors are appropriate</p> <p>New reversible partitions are appropriate.</p>

Code	Adaptation Policy
5	Added finishes are appropriate. New reversible fitments are appropriate Sympathetic alterations and additions are appropriate New archway openings in internal walls and void and stairway openings in ceilings and floors are appropriate New reversible partitions are appropriate Covering of finishes by reversible construction are appropriate.
6	Added finishes are appropriate. New reversible fitments are appropriate Sympathetic alterations and additions are appropriate Larger openings in internal walls and voids in ceilings and floors are appropriate New reversible partitions are appropriate Covering of finishes by reversible construction are appropriate.
7	Replacement of some fabric is appropriate Some permanent structural alterations are appropriate provided the form of the original space can still be perceived. New fitments are appropriate Alterations and additions are appropriate New partitions are appropriate Larger openings in internal walls and voids in ceilings and floors are appropriate. Covering of significant finishes by reversible construction are appropriate
8	Remodelling/alterations and additions are appropriate provided some significant fabric or evidence of existing room configuration is maintained.
9	Complete alteration is appropriate.
10	Removal is appropriate.

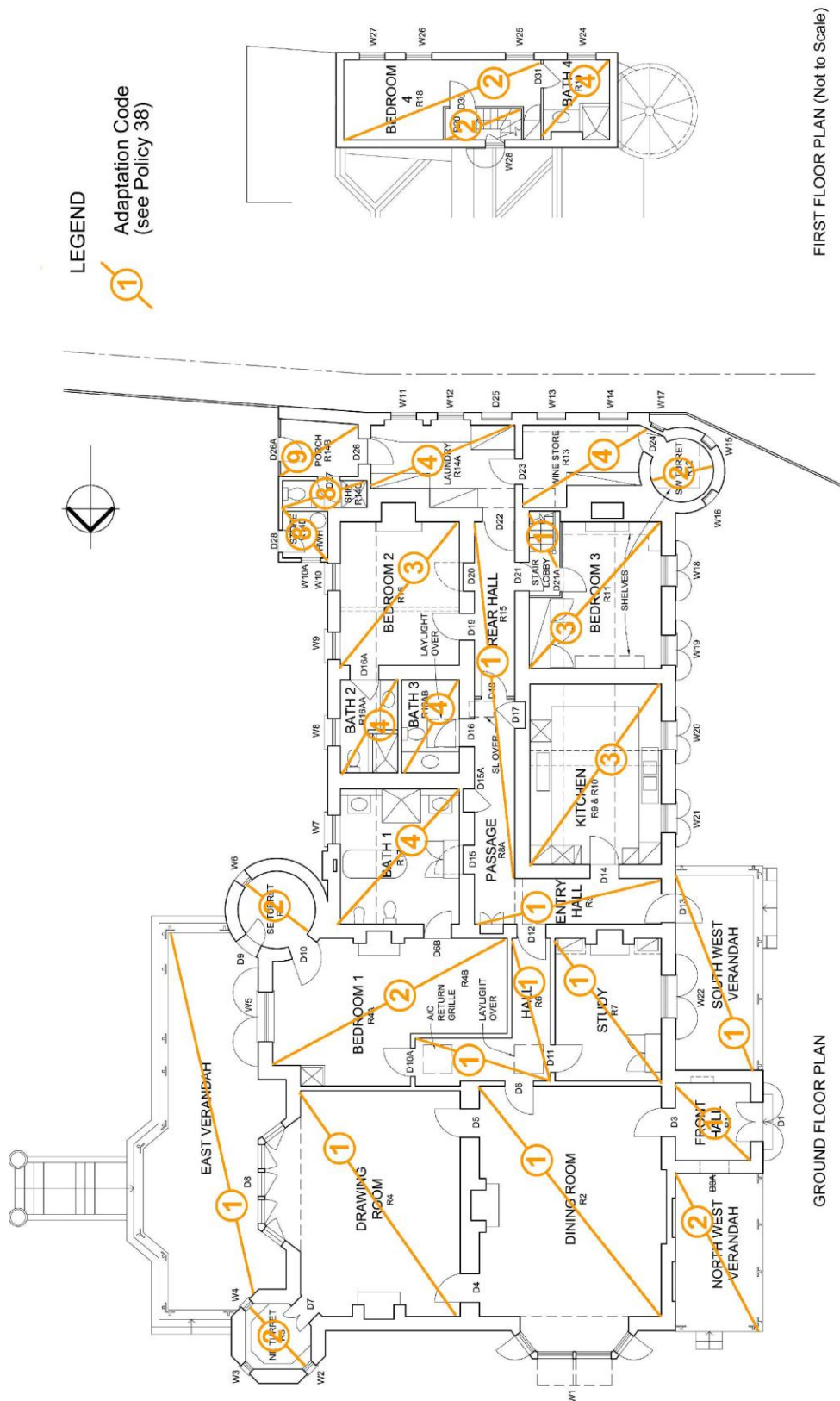


Figure 6. 8: Ground and First Floor interior adaptation plan

Adaptation for Structural, Service, Statutory and Hazardous Materials Reasons

Adaptations for practical reasons such as the following need to be addressed:

- For structural reasons
- For replacement of existing services
- For installation of new services and equipment
- To meet fire safety and other statutory requirements
- To deal with asbestos and other hazardous materials
- To provide access by people with disabilities

Policy 39: Adaptation of fabric to prevent structural failure of existing fabric is appropriate, provided alteration of fabric identified to be conserved is minimised.

Policy 40: Replacement of existing services is appropriate, provided that work is planned and carried out to minimise damage to fabric identified to be conserved and that, as a general rule, building services are concealed within buildings in spaces of lower significance and exterior services are located in inconspicuous positions and designed and finished to be self-effacing.

Policy 41: The installation of new services and equipment in the place in connection with uses maintained or introduced in accordance with Policy for Use is appropriate, provided that:

- equipment is installed in areas and spaces of lower significance in preference to those of higher significance
- that the installation is designed and constructed in a way that causes minimum damage to fabric identified to be conserved and is removable without further damage to significant fabric
- the work is planned and carried out with regard to the underground, inter-floor and roof space archaeology of the place.

Policy 42: Alteration of fabric identified to be conserved in order to comply with the spirit of fire safety and other statutory requirements is appropriate, but only after investigation of alternative fire safety and other alternatives in order to determine design and construction strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations without further damage to retained fabric.

Policy 43: Adaptation of fabric identified to be conserved shown to contain or requiring removal of asbestos or other hazardous materials is appropriate. Removal of fabric, where it cannot practically be sealed from future disturbance, is appropriate. In such cases and where exposed to view in its normal configuration, fabric should be replaced with fabric of matching appearance.

Policy 44: Alteration of the fabric identified to be conserved to facilitate access by disabled people is appropriate, but only after investigation of alternative strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations without further damage to retained fabric.

6.9 Additions and Other New Features

As well as addressing adaptation of the place generally, conservation guidelines should also address the location and design of additions to the building(s) and other parts of a place.

Some additions are appropriate to most buildings and these can be defined in location, form, height and materials and the effect they have on the existing fabric in terms of fabric changes and use changes.

Additions to Principal Items

As Bronte House is an outstanding example of a Picturesque Gothick style colonial house with rare architectural features and detailing of note, no substantial additions or new features are appropriate to the north, east and west elevations of the Main Wing and Service Wing. However, as the North West verandah was constructed as a glasshouse in c.1890, this space of the Main Wing could be in-filled again and door D3A reopened.

The South Wing (two storey wing), added in the early 1880s could accommodate small additions to its east elevation without detracting from its appearance, as this area has already undergone some change (i.e. loss of the south-east turret and construction of R14B). Regardless, any additions are not to detract from or obscure views of the east elevations of the Service Wing and Main Wing of the house.

The garage located on the western side of the property is a later addition and could support a range of addition types without impacting on the significance of the place.

See also *Policy 36*.

Policy 45: Additions to the following components of the place only are appropriate as described in the following table:

Component	Location	Addition Type (see Policy below)
South Wing (two storey wing)	East elevation (R14B and R14D)	Pavilion type Skillion type Wing type
Main Wing	North west verandah	Infill verandah
Garage	East and North elevations	Pavilion type Skillion type Wing type Horizontal extension Sympathetic

Addition Types

Appropriate addition types can be described in terms of their size, form, scale and materials etc.

Because the place is located in a group of buildings of high historic continuity and this is part of the significance of the place, new buildings and plantings should be of traditional character and not of overtly modern design.

Policy 46: Where identified as appropriate in Policy 45, the design of additions should be as follows:

Type	Design
Pavilion type	Free standing single storey building with hipped or gabled roof connected to existing building by verandah or covered way. Generally of height and bulk subservient to existing utilising matching external finishes with traditional type timber framed door and window joinery and located at rear side or rear of existing buildings.
Skillion type	Single storey lean-to type skillion addition on one face of building. Generally of height and bulk subservient to existing, utilising weatherboard, sheet cement fibre or other traditional economy wall finishes, corrugated steel roofing and traditional type timber framed door and window joinery.
Wing type	Single storey skillion, hipped or gable roof extension on rear or side of building extending existing roof forms, of height and bulk subservient to the existing, utilising matching external finishes with traditional type timber framed door and window joinery.
Verandah infill	Enclosing an existing or reconstructed verandah or balcony with a design of traditional character and materials.
Horizontal extension	Addition formed by extending existing hip, gable or skillion roof form along its axis using matching roof materials and extending the walls in existing materials and finishes.
Sympathetic	Sympathetic design of appropriate scale and detail. (This generality of wording allows scope for imaginative design).

New Features Generally

At most important places, small changes can be made to the landscape without detracting from the character of the place, but none-the-less, should be controlled. In this case, the garden is of high significance, retaining its original configuration as well as original and early landscape features and mature plantings.

Policy 47: New elements including planting within the place are not appropriate, except:

- in accordance with the Interpretation Policy
- in accordance with the Intervention Policy
- in accordance with the Adaptation Policy
- items of a trifling nature associated with an existing use or for a new compatible use as included in the Policy for Use, such as service lines, and provided they are designed and located to cause minimal intrusion or for landscape management procedures appropriate to the level of significance of the site feature.
- in accordance with the policies below.

Unavoidable Intervention

In many cases some detracting intervention is unavoidable and the policy should address this.

Policy 48: Unavoidable intervention should be located in areas of lesser cultural significance in preference to those of higher cultural significance.

Mobile and Temporary Structures for Compatible Uses

In most places of significance the introduction of temporary and mobile structures for good reason is acceptable, provided they are capable of easy and quick removal.

In this case, although Bronte House functions as a private, single residence, as per the terms of the lease, the place is required to be opened to the public on occasion throughout the year. As such, public visitation already occurs at the place and, in accordance with Policy 25, could be expanded. However, to prevent creeping function use, any mobile structures should not be erected within the site for a period longer than three (3) consecutive days (including weekends and public holidays).

Policy 49: The erection of temporary structures within the place for ceremonial and other compatible uses of the place identified in the Policy for Use is appropriate, but for a period no longer than three (3) consecutive days.

Policy 50: The introduction of mobile or temporary structures for the purpose of distributing information relating to the place or selling light refreshments is appropriate, but for a period no longer than three (3) consecutive days.

Outdoor Furniture, Rubbish Bins, Signs and Other Facilities

At most places the introduction of small features relating to public visitation is acceptable, provided they are of suitable design. However, in this case, as the place is essentially a private residence and the garden is of high significance, such features are considered inappropriate.

Policy 51: The introduction of outdoor seating, garbage receptacles, lighting, vehicle barriers, etc. are not appropriate.

Fixed cooking facilities, picnic pavilions, amenity blocks and other large outdoor facilities are not appropriate.

Roads and Car Parks

Policy 52: New roads within the place are not appropriate.

Policy 53: New car parks within the place, other than in additions allowed in Policies 36 and 45, are not appropriate.

Vehicles

Policy 54: Parking vehicles and moveable equipment relating to compatible uses identified in the Policy for Use within the place is only appropriate for short periods of time and only on the carriage loop, or in accordance with Policy 53.

Floodlighting

As Bronte House is used as a private residence and is adjacent to other residential properties, flood lighting is not generally appropriate.

Policy 55: Floodlighting elements of the place is not generally appropriate, but may be appropriate for limited times for special events.

Intervention in the Setting and Associated Places

New structures, buildings and features and other activities within the setting of the place or at associated places may also be detrimental to the place and should be addressed in the conservation guidelines.

In this case, the setting of Bronte House and Garden consists of the whole of Bronte Park as well as the eastern section of Bronte Road, having once formed part of the extensive estate lands associated with the place. Bronte Park is managed by Waverley Council via a Plan of Management (2005) and any works within the park lands should also refer to this management document.

Policy 56: Works and activities within the setting of the place and at associated places, particularly on the boundary of the place should, if possible, be controlled to minimise visual intrusion and misunderstandings about the associations and meanings embodied at the place.

6.10 Conservation Procedures and Practice at the Place

Procedures

Because the place is of outstanding cultural significance, procedures for managing change and activities at the place should be in accordance with recognised conservation methodologies such as that of Australia ICOMOS *Burra Charter*. Issues to be addressed by conservation policies should include:

- management and conservation philosophy
- the setting of the place and associated places
- professional advice
- trade skills
- documentation
- archaeological finds
- site recording.

Policy 57: *Burra Charter*. The place should be treated as of high cultural significance, and consequently activities at the place should be guided by the philosophy of the Australia ICOMOS *Burra Charter* (see Appendix 1).

Policy 58: *Management*. The place should be managed in a way which permits the maximum number of these policies included in this report to be followed.

Policy 59: *Setting and Associated Places*. The management body of the place should if possible involve itself in the protection of the setting of the place and associated places and objects from inappropriate uses and activities.

Policy 60: *Professional Conservation Team*. Personnel skilled in disciplines of conservation practice at a professional level should be engaged as appropriate to advise on and implement conservation aspects of the place.

Policy 61: *Skilled Trade Team*. Skilled traditional building and engineering trades should be engaged as appropriate to advise on the conservation of the place and to carry out all conservation aspects at the place.

Policy 62: *Reference Documentation*. Copies of all known historical illustrations and the major written primary and secondary records relating to the place should be assembled, catalogued and made readily available, in a permanent archive.

Policy 63: *Archaeological Finds*. All archaeological finds that have been or are in the future removed from the place should be assembled, catalogued and safely housed. These should be stored in the one place, apart from individual items that might be distributed to repositories elsewhere for particular research or interpretative reasons.

Policy 64: *Systematic Photographic Survey*. Systematic photographic surveys of the place should be carried out before, during and after any works and the results catalogued and archived.

Practice

Because of the significance of the place it is important that the proposed changes are achieved involving a high standard of conservation practice.

Policy 65: Changes at the place should be achieved in the following way:

- (a) *Conservation Guidelines:*
 - Proposals for the place should be assessed in the light of what is recommended in this report. It may be necessary to carry out further research in order to assess and implement the proposed work to a high standard.
 - Research can include physical intervention, for example a search for former decorative surface finishes.
- (b) *Configuration Survey:* Before commencement of work to a component of the place, a full photographic and measured survey should be carried out. Recording should:
 - identify the extent and nature of the fabric; and
 - if possible, the age of each part of the fabric.

This information should be reproduced in a report with a copy held at the archive for the place, as recommended above. Some of this work may already be included in this report.
- (c) *Documentation of Conservation Works:* Proposed work to a component should be documented for implementation in a way that allows the scrutiny of others before the work is executed and also in posterity. A statement setting out the precise aims of the work should be made. The documentary or physical evidence upon which restoration and reconstruction decisions are made for each component should be cited. A copy of the documentation, including schedules and plans, should be held at the archive for the place.
- (d) *Preservation of Fabric and Patina:* During documentation of proposed work to a component of the place, and during the work, the maximum amount of significant fabric and patina should be retained consistent with the preservation of the element and in relation to the relative significance of the element. Replacements, no matter how accurate, should be considered of far less heritage value than the original fabric.
- (e) *Information Revealed during Conservation Work:* New information about the materials, configuration, use, age, evolution, etc. of a component of the place that comes to light during the work should be recorded in a report, a copy of which should be held at the archive of the place.
- (f) *Identification of Personnel:* Personnel involved in the documentation and implementation of works to components of the place should be recorded for future reference.

6.11 Adoption and Review of Conservation Policies

Naturally, conservation policies should include recommendations about the adoption and review of the conservation policies and compliance with same.

Policy 66: *Adoption of Conservation Guidelines.* These policies should be adopted as the Conservation Management Plan for the place, to guide the operation of the management body. If not adopted, these policies should be revised and then adopted before further works or activities are carried out at the place.

Policy 67: *Amendment of other Plans.* Any master development plan or management plan that may exist for the place should be revised to be consistent with these policies.

Policy 68: *Compliance with Conservation Management Plan.* Works and activities at the place should be in compliance with the adopted Conservation Management Plan.

Proposals that are not in accordance with the Conservation Management Plan should only be implemented following a revision of the whole of the Conservation Management Plan which results in the conclusion that such proposals are consistent with the revised plan. That is, ad hoc changes in Conservation Management Plans should be avoided.

Policy 69: *Review of Conservation Management Plan.* The Conservation Management Plan should be reviewed after first major works at the place and otherwise at regular intervals, firstly say, seven years from its adoption.

Policy 70: *Distribution of Conservation Management Plan.* Unless for reasonable security reasons, copies of the Conservation Management Plan should be held at the archive for the place and be made available to local and other public libraries and be freely available for public inspection.

Appendix 1

Australia ICOMOS Charter for Places of Cultural Significance

The Burra Charter

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

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

Articles

Article 1. Definitions

For the purposes of this Charter:

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

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

Cultural significance is embodied in the place itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conservation Principles

Article 2. Conservation and management

- 2.1** *Places of cultural significance* should be conserved.
- 2.2** The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3** *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4** *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1** *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2** Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1** *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2** Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

- 5.1** *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2** Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

- 6.1** The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2** The policy for managing a *place* must be based on an understanding of *its cultural significance*.
- 6.3** Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

- 7.1** Where the *use* of a *place* is of *cultural significance* it should be retained.
- 7.2** A *place* should have a *compatible use*.

Article 8. Setting

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

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

Article 9. Location

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

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

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

Article 10. Contents

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

Article 11. Related places and objects

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

Article 12. Participation

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

Article 13. Co-existence of cultural values

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

Conservation Processes

Article 14. Conservation processes

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

Article 15. Change

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

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

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

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

Article 16. Maintenance

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

Article 17. Preservation

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

Article 18. Restoration and reconstruction

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

Article 19. Restoration

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

Article 20. Reconstruction

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

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

Article 21. Adaptation

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

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

Article 22. New work

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

22.2 New work should be readily identifiable as such.

Article 23. Conserving use

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

Article 24. Retaining associations and meanings

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

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

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

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

Article 27. Managing change

27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

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

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

Article 29. Responsibility for decisions

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

Article 30. Direction, supervision and implementation

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

Article 31. Documenting evidence and decisions

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

Article 32. Records

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

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

Article 33. Removed fabric

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

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

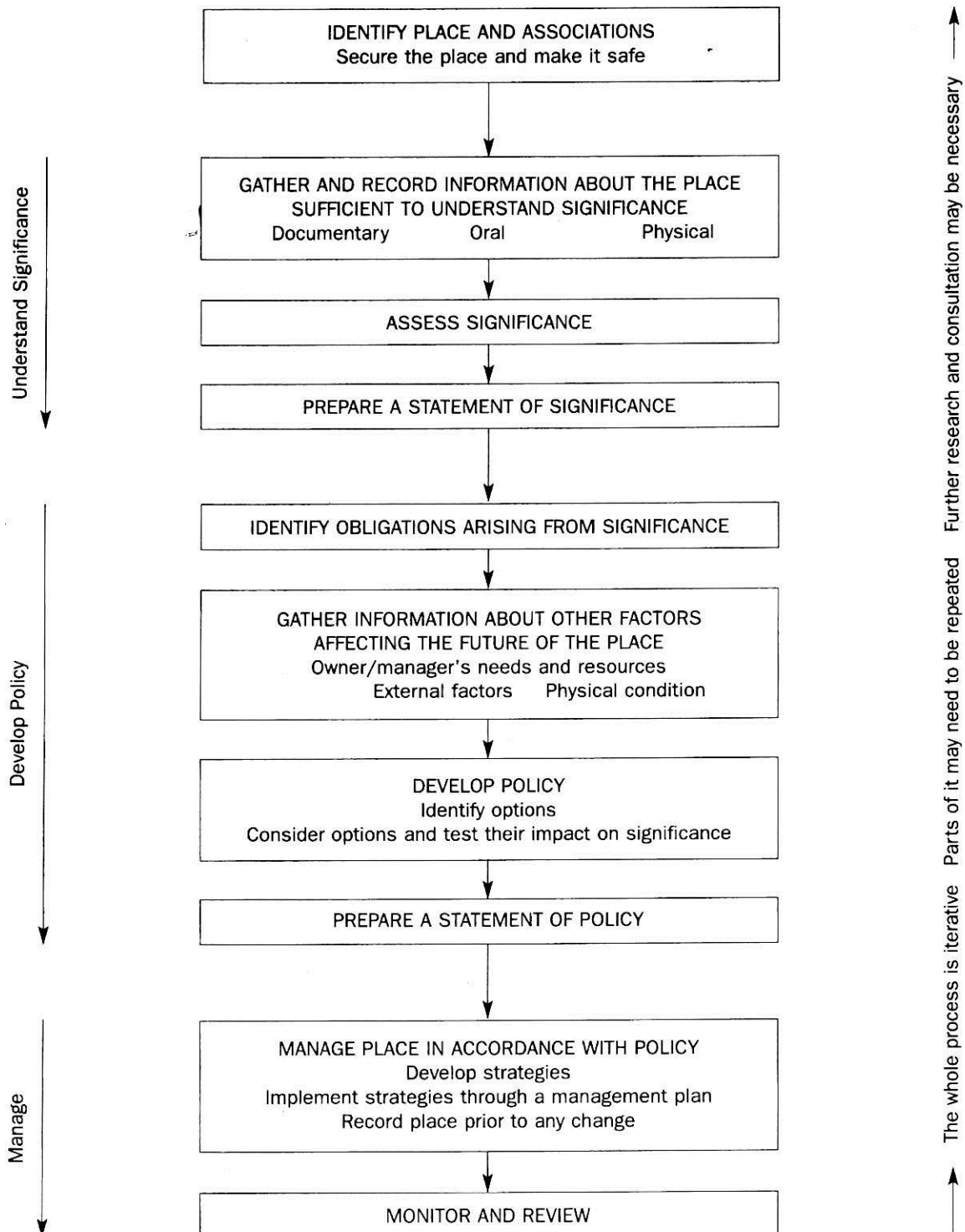
Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

The Burra Charter Process

Sequence of investigations, decisions and actions



Appendix 2

Maintenance Plan for Buildings (following stabilisation works, if any)

Generally

Service air-conditioning equipment as recommended
Monitor and maintain termite protector devices as recommended
Service automatic door and gate mechanisms as recommended

Every week

Inspect external lighting, security fencing, access ways and safety barriers (if any).

Every month

Inspect and clean out box, tapered and eaves gutters, downpipes and rainwater heads
Check operation of stormwater drains
Polish internal brass door furniture
Mow presently mowed areas

Every 6 months

Check roof membranes (if any)

Every year

Inspect/test structural timbers for termites and rot and take remedial action
Check film flashings to masonry copings, cornices and projections and re coat if needed
Check metal walling, roofing, guttering, downpipes, rainwater heads etc. and repair if needed
Oil locks, hinges, etc.
Check action of external gates and repair if needed
Repolish internal floors presently polished

Every 2 years

Check roof timbers and masonry walls for structural faults and take remedial action
Clear regrowth in cleared areas
Repaint internal paving-painted surfaces

Every 3 years

Check over and repair roof coverings and flashings
Renew film flashings to masonry copings, cornices and projections
Renew film finishes to masonry and timber sills of windows and doors
Paint external woodwork not covered by verandahs
Remove and professionally polish brass switch plates
Service tapware and replace washers and seals
Sweep chimneys

Every 6 years

Clean out stormwater drains

Paint external painted render, masonry, cement fibre etc. surfaces. Re lime wash walls and sills presently lime washed

Paint external metal surfaces

Every 9 years

Paint external woodwork covered by verandahs

Paint internal structural steelwork (if any)

Service and repair door and window locks and furniture

Every 12 years

Repair external timber work

Renew external galvanised steel walling, roofing, guttering, downpipes, rainwater heads and flashings

Every 25 years

Renew external zincalume walling, roofing, guttering, downpipes, rainwater heads and flashings

Check copper eaves gutters and rainwater goods and repair as needed

Renew internal plastic switch plates

Renew internal air-conditioning registers

Repaint presently painted interior surfaces

Renew tapware

Every 30 years

Carry out major repairs to non-metal roofing and external lead, copper and zinc finishes

Renew air-conditioning machinery

Renew automatic door and gate mechanisms

Every 50 years

Renew copper, lead and zinc box, tapered and eaves gutters, downpipes, rainwater heads and roofing

Appendix 3

Copies of Heritage Listings

1. State Heritage Register listing for Bronte House, Bronte
2. State Heritage Inventory listing for Bronte House, Bronte
3. Register of the National Estate listing for Bronte House, Bronte

1. State Heritage Register

Bronte House

Item details

Name of item: Bronte House
Other name/s: Bronte estate
Type of item: Complex / Group
Group/Collection: Landscape - Cultural
Category: Other - Landscape - Cultural
Location: Lat: -33.9022870268 Long: 151.2645070000
Primary address: 470 Bronte Road, Bronte, NSW 2024
Parish: Alexandria
County: Cumberland
Local govt. area: Waverley
Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	123571

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
470 Bronte Road	Bronte	Waverley	Alexandria	Cumberland	Primary Address
Bronte Road	Bronte	Waverley	Alexandria	Cumberland	Alternate Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Waverley Council	Local Government	19 Oct 05

Statement of significance:

Bronte house is of a style not commonly found in Australian Colonial architecture, with its superb siting and substantial garden it is a significant essay in the picturesque. The property has connections with colonial architect Mortimer Lewis and more importantly with Robert Lowe, later created Viscount Sherbrooke. It is especially notable stylistically as an individual mid-Victorian design reflecting a romantic and picturesque interpretation of the medieval past. It is substantially intact and retains its outstanding original setting. Bronte House is the oldest known residence in

the Waverley Council area. Sources: Dowd, pp. 154-161. Kerr J, Broadbent J, Gothic Taste in the Colony of New South Wales, p. 107.

A historic, extremely rare, picturesque garden constructed in a naturally irregular site as a setting for an equally picturesque colonial house by one of the colony's rarest inhabitants - a cultivated lady. (James Broadbent for National Trust of Australia, 1981)

Bronte House is one of Australia's most picturesque surviving colonial residences and dates back to 1845. Built in the 'Gothick' taste so fashionable in the late 18th & early 19th centuries it is a perfect example of the cottage ornee, not a mansion but a romantic retreat from more formal city life. Its restored and adapted garden is now a small scale botanic garden, a repository for rare and beautiful plants, and one of Australia's best new private gardens. (Schofield, 2002)

Date significance updated: 08 Dec 03

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: Georgiana & Robert Lowe; Mortimer Lewis (house)

Construction years: 1843-1845

Physical description: Garden:
The placement of the house in its landscape is particularly felicitous, the formal garden merging easily with the natural landscape of Bronte Gully to make it the embodiment of the romantic marine villa. The garden, laid out by Mrs. Robert Lowe in the 1840's occupies the head of a small valley leading down to Bronte beach and Nelson Bay.

The property contains largely overgrown remnants of an important mid-nineteenth century picturesque garden. The garden, laid out by Mrs. Robert Lowe in the 1840's occupies the head of a small valley leading down to Bronte beach and Nelson Bay. It had been severely sub-divided but the most important section, including the natural rock outcrops beneath the house, survives.

The original drive now forms the upper part of Bronte Road and only part of the carriage loop (originally planted with a Norfolk Island pine (*Araucaria heterophylla*), since replaced) before the western front of the house survives. The eastern (beach) side of the house gives onto a grassed terrace apparently reformed with steps, a circular concrete pond or flower bed and extended by the construction of a stone retaining wall in the late nineteenth century.

Beneath this wall to the east and north, down the steep rocky slope to the stream (now a storm water drain) is the elaborate rockery garden formed by Mrs. Lowe (see her own drawing album, Mitchell Library). Mrs Lowe's orchard and vegetable garden occupied the lower part of the valley, now a public park much altered and replanted, (recent bush regeneration works are reintroducing native rainforest and coastal forest species). The rock garden although neglected for many years is largely intact with irregularly curving paths and random steps being constructed or cut from the living rock along the slope. The mounded rockery, complete with weathered rocks and coral gathered from the nearby shore on the bank east of the house, has been uncovered and replanted with a range of choice succulents.

The overgrown plant material which has survived is possibly largely original, or at least of nineteenth century origin; Gynea lily (*Doryanthes excelsa*), Port Jackson figs (*Ficus rubiginosa*), Cook's and Norfolk Island pines (*Araucaria columnaris* & *A.heterophylla*), Bangalow palms (*Archontophoenix cunninghamiana*), Shell ginger (*Alpinia zerumbet*), spider plant (*Chlorophytum comosum*), bromeliads such as *Billbergia*, *Aechmia* and *Neoregelia* spp./cv.s etc. Two large *Alcantaria* sp. are in raised urns edging a path under the Moreton Bay fig.

A large clump of giant bamboo (*Bambusa balcooa*) still growing was almost certainly planted by Georgiana Lowe, who recorded this plant in one of her watercolour paintings of the estate. This plant was almost certainly obtained from her cousin, Governor Gipps. There is an identical and equally large clump still growing in the grounds of Government House, Sydney, where the Lowes stayed for a short time after their arrival from England (Schofield, 2002).

The garden had a fine lawn and the rest was laid out in terraces, each laid out into flower beds intersected with gravel walks. Plants and flowers of the most choice and rare description. It was described as "one of the finest botanical collections in the colony". Dame Mary Gilmore recalled that waratahs (*Telopea speciosissima*) were planted there and that her grandfather (the Lowe's bailiff) had laid out a "maze" for Georgiana Lowe. This is the first record of the successful cultivation of waratahs in a Sydney garden.

In almost all of her letters to relatives in England, Georgiana described the pleasure she had in making her garden. Writing to her mother-in-law in October 1847, she notes "I am in the garden all day and quite delight in cultivating our place. My brother John has sent me a large collection of the new annuals and vegetables. I shall have great pleasure in planting them. I have just been planting seeds that were collected on Dr. Leichardt's (sic) expedition. A gentleman who accompanied him gave me a few seeds of each new flower and tree discovered. I intend to make drawings of our new place."

And make them she did. The State Library of New South Wales has Georgiana Lowe's sketchbook containing some twenty six highly accomplished watercolour drawings including many of the house and its surroundings. One of these provides clear proof that the specimen of giant bamboo (*Bambusa balcooa*), in front of the house dates from her time and may well have been planted by her. Equally impressive are the two magnificent pines on the northern side of the property, a Cook's pine (*Araucaria columnaris*) (syn. *A. cookii*) and Norfolk Island pine, (*Araucaria heterophylla*), were also probably planted in the garden's earliest days. Bananas (*Musa* sp.) were sketched by Mrs Lowe and remain growing in the garden today.

However, there is no evidence that any other of the current planting dates from Mrs. Lowe's time here, although it is tempting to speculate that the brush box (*Lophostemon confertus*) on the edge of the gully to the north of the house and the brown pine (*Podocarpus elatus*) near the Port Jackson fig (*Ficus rubiginosa*) may have begun life as some of those seeds gathered on Leichhardt's expedition. It is also possible that Mrs Lowe planted the Port Jackson fig. A large Moreton Bay fig (*F. macrophylla*) with wide spreading branches also straddles the northern edge of the same rock terrace on which the house sits

Bronte House:

Designed very much in the 'picturesque' style, its features include romantic circular and hexagonal corner turrets, deep bay windows and fanciful pierced wooden tracery on both the eastern and western fronts. The plan of a four square house with bay and bow windows is typical of Lewis.

In its use of Gothic details, asymmetrical forms, rusticated elements and castellation, as on the bargeboard above the front entrance, Bronte House departs from the simplicity and symmetry of earlier Georgian building types and hints at the rampant revivalism of the Victorian era.

Although lacking the architectural distinction, grandeur and scale of, say, Elizabeth Bay House, Tusculum, Rockwall, Carrara or the other great surviving mansions built around Sydney Harbour, Bronte House is nevertheless highly significant as a lively and largely intact example of a cottage ornee in the 'Gothick taste', a decorative style much favoured in the last quarter of the 18th and the first half of the 19th centuries. Ornamental 'cottages' of this type occur throughout England, Europe and the United States, even in Russia where the English architect Adam Menelaus created a magnificent one on the Gulf of Finland for Tsar Nicholas III.

Joan Kerr and James Broadbent in their book on 'Gothick Taste in the Colony of NSW' described the house as:

"One of the larger of the cottage ornees of the 1840's is the extant Bronte House at Bronte (c. 1843), an amusing 'Gothic-Italianate' design, described

in its sale advertisement in 1849 as 'in the Swiss style'. It is a turreted single storey building picturesquely sited at the head of a small valley leading down to Nelson's Bay. The Gothick detailing of its wide bay windows and timber traceried verandahs is particularly pleasing'.

Kerr and Broadbent suggest that, while the Lowes almost certainly followed Lewis's general plan for the house, 'the elevation details probably owed much to Mrs. Lowe's markedly Picturesque Taste.'

In his more recent authoritative work 'The Australian Colonial House', Dr. Broadbent astutely suggests that the design of Bronte House may have been inspired by J.J. Ricauti's 'Rustic Architecture' published in 1840, a copy of which Sir Thomas Mitchell loaned to Lewis in 1841.

Rectangular form main house (Georgian cottage ornee) with high double roof, originally shingled (now slates). Verandahs to east and west. Single storey servants' wing to south, double storey addition (c1880) to south of it facing Bronte Road. Encaustic tile floors on verandahs.

Sydney's Bronte House was built in 1845 during the Victorian period. The house is an open decorative form of a then-popular Gothic revival, clearly depicted in details like the pointed, arched timber seen around the windowpanes.

**Modifications
and dates:**

1832 12 acres (Lewis)

1836 42 acres (Lewis)

1861 52 acres sold

1861-1882 Holdsworth adds a second storey addition to the south of the house.

1882 77 acres sold to Ebsworth. Subdivision to create through road (Bronte Road) to south to beach, one of corner turrets of house demolished.

Later 19th century - western verandahs enclosed, the north western verandah with several courses of sandstone blocks to make a kind of conservatory, which was later glassed over. The southwestern verandah was enclosed with lattice. The property had weeping willows (*Salix babylonica*), hothouses, an orchard, vinery, fernery and a gardener's cottage.

Smoking and billiard rooms gone.

Post 1945 occupied by Red Cross and used as offices until 1969.

1948 acquired by Waverley Council as part of valley consolidation for public parkland

1980-84 Clive Lucas, Stapleton & Partners did restoration work for Council and tenant Christopher Selmes. The main works were: new internal walls between bedroom 1, the drawing room and central passage; new baths 2 & 3; provision of 4 modern bathroom fitouts and 1 modern kitchen fitout; removal of division walls from kitchen area, and 2ndary

bedroom areas; closure of several doors in western passage; closure of side openings to front hall or porch; creation of a new rear porch; reconstruction of shutters; reconstruction of south-west verandah; east elevation to wing - external stonework restored with some second hand stone introduced as necessary.

The garden (property was originally 17ha/42 acres) has been severely subdivided (c.1hectare now) but the most important section, including the natural rock outcrops beneath the house, survives.

1982 single storey double garage built on western tip of property by entry, in form of early carriage house (Lucas). Curtilage fenced (wire mesh/pipe to north/park, timber picket to south/Bronte Road), unfortunately excluding some former Lowe era garden remnants outside fence (Georgiana Lowe's 'woodland boudoir', a circular planting area and considerable dry stone walled areas).

1983 leased to Selmes, re-roofed, restoration work begins. James Broadbent garden plan partly implemented, eg: 19th c. varieties of *Camellia japonica* planted on northwestern border approaching house by carriage drive, carriage drive reconstructed and Norfolk Island pine planted in centre of loop, replacing a cement fountain added in the c1980s, and re-creating a 19th century NI pine planting here, sprinklers installed, *Magnolia grandiflora* added to southeastern border, 2 frangipanis planted near (north of) house.

1992 Lucas & Tanner reports on necessary repairs.

1994-2000 extensive restoration, conservation and adaptation works to house and garden.

New sandstone dry stone retaining wall north of the northern border on top of the bank is added. Camphor laurels removed (a few kept).

Most of Broadbent era camellias removed in NW border. 1 x frangipani north of house removed, 1 x kept. New gravel path and steps cut in bank northeast of house (west of Port Jackson fig tree) to lower parts of garden. 2 x wire pointed arches erected over path, framing view east to ocean. Steps sandstone/sleepers added to north. 3 x *Magnolia grandiflora* 'Exmouth' pruned into cones on western borders.

New plantings of Qld kauri (*Agathis robusta*) east of garden, Norfolk Island pine, Bunya pine (*Araucaria bidwillii*), Qld. Lacebark (*Brachychiton discolor*) added. Predominantly white and yellow coloured flower borders added north of house, Indian shot/canna (*C.indica* cv.s) walk to the southeast added near fountain.

A new succulent garden laid out on eastern slope below lawn and original late Victorian mounded rockery, which has itself been uncovered, cleared and planted. 1886 circular fountain restored.

1998 three bin compost bins added in south eastern corner. Period appropriate roses (most admired by Georgiana Lowe in Alexander Macleay's garden at Elizabeth Bay house) added to borders - 'Souvenir de Malmaison' (introduced c.1843), 'Gloire de Dijon' (1853), 'Reine des Violettes' (1860) since replaced with 'Crepuscule' (1904), Lady Hillingdon (1917), and several Graham Thomas hybrids 'Abraham Darby' and 'Graham Thomas', both yellow flowered.
2 citrus trees added to lawn southwest of house.

2004 work continuing to extend succulent garden past the 150 year old giant bamboo (*Bambusa balcooa*) clump to the north-east. Frangipani garden in south-east is being reworked to display the most prized specimens, to be complemented by the underplanting of a produce garden. (www.bronte-house.com, 2004).

Modifications/re-creation since 1980s/1994.

Following extensive restoration work on the house, the garden at Bronte House has undergone a complete overhaul. A plan for re-planting was drawn up in April 1983 by Australia's most respected authority on historic houses and gardens, James Broadbent. Some elements of his plan were implemented (eg: a replacement Norfolk Island pine was planted in the centre of the carriage loop, two evergreen /Southern magnolias/ bull bays (*Magnolia grandiflora* cv.)(NB: now pruned into tall cones) at the end of the southern shrubbery, a pair of laurustinus (*Viburnum tinus*) planted flanking the steps, old 19th century varieties of *Camellia japonica* cv.s were planted in the northern border west of the house (since mostly removed), a rustic fence and creepers were re-erected on top of the bank east of the eastern lawn, and sandstone retaining walls holding the eastern terraces were repaired.

But in an attempt to achieve instant privacy, Selmes had removed historically appropriate trees and replaced them with others far less suitable but faster growing. This process has now been reversed.

Combined with poor maintenance, this ad hoc approach resulted in a garden that, when Schofield took possession (1994) was seriously neglected, wildly overgrown and almost completely shaded so that any new growth was dramatically restricted. Weed infestation of the site was extensive and the historic rock garden on the ocean front of the property was almost completely buried under a mountain of weeds.

The original late Victorian mounded rockery, complete with weathered rocks and coral gathered from the nearby shore, has only recently been uncovered and this whole area has now largely been cleared, restored and re-planted. Plantings today feature Mauritius hemp (*Furcraea selloa* & variegated form 'Variegata'), variegated century plant (*Agave americana* 'Variegata'), Canary Island dragon tree (*Dracaena draco*), *Agave parvifolia* & A.p.'Variegata', silver candles (*Kleinia serpens*), Madagascan

Kalanchoe beharensis which is forming a small tree, *Cereus peruvianus* sp. (candelabra cactus), *Yucca* sp., mother-in-law's tongue (*Sansevieria* sp. 'Variegata'), a spotted form of *Aloe* sp., *Gasteria maculata*, *Puya* sp., *Aeonium* cv.s ('Schwartzkopf') and red New Zealand flax (*Phormium cookianum* 'Rubrum' (?).

Also uncovered was a circular fountain of 1886 which had been filled with earth and planted with ailing arum lilies (*Zantedeschia aethiopica*). It has been restored and planted with aquatic plants. Bird-of-paradise flower (*Strelitzia reginae*) also grows nearby. An area of compost heaps forms the property's south-eastern corner, facing paling fences to Bronte Road.

A stand of poorly grown Hill's fig (*Ficus microcarpa* 'Hillii') along the southern boundary to Bronte Road has recently been removed and replaced, in accordance with the original Broadbent plan, with eighteen advanced native lily pilly (*Acmena smithii*).

Many of the plants used in the current scheme are being trialled to test their suitability to coastal conditions, indifference to sandy soil and resistance to salt winds. The final form of the garden will evolve over the next few years and many refinements remain to be made. Urns on pedestals feature in parts of the garden/ending walks - e.g. *Agave attenuata* (in a raised urn), *A.victoriae-reginae* in two urns at the eastern end of a flight of steps/path from the salon to the eastern lawn and giant bromeliad *Alcantaria* sp./cv. in two urns flanking a path near the Moreton Bay fig.

The eastern terrace has been edged by Nile lily (*Agapanthus orientalis* cv.) and Mexican daisy (*Tithonia rotundifolia*), *Hippeastrum papilio* with its green/cream/purple-striped flowers, next to a reconstructed rustic fence on top of the terrace/s retaining wall and bank to the east. This is covered with a white *Wisteria* sp. 'Alba' and ladder ferns (*Blechnum* sp.) below.

A border of cannas, castor oil plant (*Ricinus communis*), *Lantana montevidensis*, Aztec lilies (*Alstroemeria* cvs.), *Rosa rugosa* cv.s, nasturtiums (*Tropaeolum majus*), Gynea lilies (*Doryanthes excelsa*), ornamental grasses and other plants surrounds a metal semi-circular Victorian bench at the southern end of the eastern lawn, screening the fountain further east.

Under the huge Moreton Bay fig to the house's north-east, a low wire mesh/pipe fence over the cliff face has been covered with *Buddleja madagascarensis*. The fig is also planted with epiphytic rock lilies (*Dendrobium speciosum*) and under planted with birds nest fern (*Asplenium nidus*), cast iron plant (*Aspidistra elatior*) and bromeliads. Walks are edged with *Cymbidium* orchid cv.s, *Puya* sp. and other shade loving plants such as *Ctenanthe lubbersiana* cv.s. A yesterday, today and tomorrow bush (*Brunfelsia americana*) with its deep blue flowers also grows in this border.

The cast iron fountain has been restored and planted with Japanese iris (*I. ensata* cv.s), arum lilies and water lilies. A herringbone brick path around it has been remade into gravel path with brick bed edgings.

A collection of frangipanis (*Plumeria rubra* cv.s) has been planted in a tear-drop shaped area east of the fountain, leading to the compost bins and service area.

8 topiary 'balls' of box (*Buxus sempervirens*) have been added at triangular bed corners edging the western entry garden's carriage loop. Another pair of box 'balls' has been added by the steps up to the house's western entry door.

4 wire work Victorian pointed arches have been added to principle paths, two framing views east to the ocean. One of these supports Rangoon creeper (*Quisqualis indica*).

A frangipani on the house's north-western corner supports a climbing dragon fruit (*Hylocereus undatus*), and at its base a small path and steps are edged with two giant clam shells. A large shrub of *Hibiscus tiliaceus* with its lemon yellow flowers is near the north-eastern corner of the house and the 'yellow' border path.

A new path has been cut in the northern bank west of the Port Jackson fig, allowing easier access to the lower path and around the bottom (north) of the garden. The sandstone steps are recycled blocks from the formerly enclosed northwestern verandah of the house, recycled. Dramatic changes are unlikely to the rockery or to the northern gully where the bank has recently been planted with three and a half thousand kaffir lilies (*Clivia miniata* cv.s and C.m. 'Belgian hybrids' in orange and yellow). These will be shaded by a median canopy of tree ferns (*Cyathea cooperi*) and seventeen recently introduced specimens of the dwarf date palm, (*Phoenix roebellinii*). A number of frangipani have been planted (*Plumeria rubra* & other spp.), banks of ornamental gingers (*Hedychium* spp., *Alpinia* spp., etc) and red crucifix orchids (*Epidendron ibaguense*) in the shade and honeysuckles such as the giant Burmese honeysuckle (*Lonicera hildebrandeana*) (trained on the south side of the house to Bronte Road and on the house's south-western 'turret'), along with a more 'cottage garden' effect in borders close to the house, river lilies (*Crinum asiaticum* and *C. pedunculatum*) areas of succulents and cycads (e.g. sago palm, *Cycas revoluta* in a grove at the base of the rockery) over rocky banks in the Victorian rockery, replacing bromeliads in this area which were not doing well - these were moved into shadier sections of the garden.

A pair of surviving red oleanders (*Nerium oleander* cv.) have been kept flanking the southeastern steps into the house. An old *Camellia japonica* cv. (single carmine) remains planted south-east of the house.

Red and purple forms of *Alternanthera* sp. have been clipped into shapes giving colour and contrast in the borders. Red forms of New Zealand flax (*Phormium cookianum* cv. 'Rubrum' and 'Purpureum'(?)) give height and contrast to other plants in borders and in the rockery. Spiky plants are used to provide contrast, such as *Puya* sp. and the giant sea holly, *Eryngium giganteum* with its 'razor' edged sword-like leaves in a mound.

Palms in the garden include a mature remaining Canary Island palm (*Phoenix canariensis*), mature bangalow palms (*Archontophoenix cunninghamiana*), mature cluster and Lord Howe Island palms, (*Kentia belmoreana* & *K.fosteriana*), the red latan palm with red stalks (*Latania lontaroides*), mature Cocos Island palms (*Syragus romanzoffianum*)(removed), blue/silver Yatay palm (*Butia capitata*) from Argentina. A tall bird-of-paradise plant (*Strelitzia nicolae*) with its white and blue flowers and banana like leaves is a dominant feature here also.

Collections and clusters of small feature plants in decorative pots are features near doorways and entries. These contain houseleeks (*Sempervivum* spp./cv.s), a collection of begonias (*B.spp.*/cv.s) on a wire rack in the north-western house porch and *Zygopetalum* orchids in matching pots on the same porch. (Stuart Read, pers.comm. (various dates/visits)).

European plants like salvias are arranged in block plantings side by side with gingers and succulents. Other areas of the garden have been planted eclectically, in themed family groupings. Although the majority of plants aren't the original species or cultivars used, the thematic planning remains true to the era (Baldwin, 2006).

Current use: home, leased and open to the public

Former use: home, function centre

History

Historical Bronte the Suburb:

notes: Bronte the suburb takes its name from an early settler's home (Pollen & Healy, 1988, 39).

Colonial Architect Mortimer Lewis bought 12 acres (most of the beach frontage at Bronte)(Pollen & Healy, 1988, 39))(including the current house's site) at Nelson Bay in 1836. By 1838 he had bought 42 acres in total, including the valley to the beach's west, the creek, a waterfall, part of the headland to the north and all of the headland to the south of the beach, and all of the beach. Lewis chose the house site, cut roads, fenced the land and lay the foundations of the house. He established a slab hut and a home farm on the property.

In 1841 Lewis refused an offer of 4000 pounds for the property. He faced financial crisis in 1842 and work on the house halted. In 1843 Lewis sold the site and unfinished house to the Lowes for 420 pounds. His design was probably

altered by Robert and Georgiana Lowe. Completed in 1845, Bronte House is among the oldest buildings in the eastern suburbs of Sydney.

Bronte

The name Bronte is a late 19th. century conceit and suggests a much grander residence than is really the case. Early records refer to the house simply and more appropriately as 'Mr. Lowe's Cottage at Cugee'.

Even the appellation Bronte is a relatively recent one. In 1799, Ferdinand IV, King of the Two Sicilies, created Lord Nelson, Duke of Bronte.

In ancient Greek, the word 'Bronte' means 'Cyclops' or 'Thunder' (Lady Hamilton used to refer to her lover as the 'Duke of Thunder') and in 1520, the name was officially applied to a small village on the slopes of the volcano, Mount Etna in Sicily. It was this Duchy that was awarded to Nelson, so Bronte must have seemed an apt choice of name for both the eponymous house, the beach and the suburb as they are all at what was, and indeed still is, known as Nelson Bay, a name that survives in all official maps and is much older than that of 'Bronte Beach'.

The Rowes (1845-49)

Robert Lowe (1811-92), an Oxford graduate and a member of the English Bar, arrived in Sydney from England on the ship 'Aden' in 1842 with his wife Georgiana. He had introductions to Governor Gipps who was a distant relative of his wife.

Lowe, who had a promising career in England, had come to Australia for his health. The choice of a seaside residence was a curious one, as he was an albino. His skin and hair were both white and he wore a pair of curious- looking goggles to protect his eyes against glare. This is possibly why the bay window in the dining room at Bronte House is fitted with unique sets of adjustable upper and lower shutters to control direct light.

Mrs. Lowe was much taken with her seaside cottage where she and her husband entertained the intellectual elite of the colony. In one of her letters home she wrote "We have a little estate of 42 acres, four miles from Sydney on the sea; it is lovely beyond conception. We have given only 420 pounds for it."

Georgiana Lowe was a accomplished artist and horsewoman but she took particular interest in the garden at Bronte House which is mentioned in several of her letters home. She established a thriving vegetable garden on land above the house and was often to be seen taking her produce to Sydney for sale.

The garden had a fine lawn and the rest was laid out in terraces, each laid out into flower beds intersected with gravel walks. Plants and flowers of the most choice and rare description. It was described as "one of the finest botanical collections in the colony". Dame Mary Gilmore recalled that waratahs (*Telopea speciosissima*) were planted there and that her grandfather (the Lowe's bailiff) had laid out a

"maze" for Georgiana Lowe. This is the first record of the successful cultivation of waratahs in a Sydney garden.

In almost all of her letters to relatives in England, Georgiana described the pleasure she had in making her garden. Writing to her mother-in-law in October 1847, she notes "I am in the garden all day and quite delight in cultivating our place. My brother John has sent me a large collection of the new annuals and vegetables. I shall have great pleasure in planting them. I have just been planting seeds that were collected on Dr. Leichhardt's (sic) expedition. A gentleman who accompanied him gave me a few seeds of each new flower and tree discovered. I intend to make drawings of our new place."

And make them she did. The State Library of New South Wales has Georgiana Lowe's sketchbook containing some twenty six highly accomplished watercolour drawings including many of the house and its surroundings. One of these provides clear proof that the specimen of giant bamboo, *Bambusa balcooa*, in front of the house dates from her time and may well have been planted by her. Equally impressive are the two magnificent pines on the northern side of the property, a Cook's pine (*Araucaria columnaris*) (also known as *A. cookii*) and Norfolk Island pine, (*Araucaria heterophylla*), were also probably planted in the garden's earliest days. Bananas were sketched by Mrs Lowe and remain growing in the garden today.

However, there is no evidence that any other of the current planting dates from Mrs. Lowe's time here, although it is tempting to speculate that the brush box (*Lophostemon confertus*) on the edge of the gully to the north of the house and the brown pine (*Podocarpus elatus*) near the Port Jackson fig (*Ficus rubiginosa*) may have begun life as some of those seeds gathered on Leichhardt's expedition. It is also possible that Mrs Lowe planted the Port Jackson fig tree.

In 1849, the Lowes returned to England. Robert Lowe, his health much improved, subsequently became Chancellor of the Exchequer and was later elevated to the peerage as Viscount Sherbrooke. Neither he nor his lively wife ever returned to Australia, although both spoke warmly of their years at Nelson Bay.

After the Lowes (1849-1948)

The Lowes sold Bronte House to G.A.Lloyd, an auctioneer, merchant and Colonial Treasurer for 1300 pounds. Lloyd owned the house for only a few months before it was sold for 2000 pounds to one J.Lublin, then sold again to the superintendent of the Bank of Australasia, J.J.Falconer, who in 1861 once again put the property up for auction.

The buyer was J.B.Holdsworth, a hardware and ironmonger magnate, who paid 4750 pounds for the house. Before he died, Holdsworth added the second storey to the wing on Bronte Road .

Holdsworth's son sold the house and 77 acres to Stanley Ebsworth in 1882 and a period of rapid change of ownership ended. A subdivision created a through road

(Bronte Road) south of the house to the beach (on part of the former carriage drive). This entailed demolition of one of the corner turrets to the house and construction of the 2 storey wing to the south.

Members of the Ebsworth family, many of whom were wool brokers, owned (from 1882 - AGHS-SHB, 2013) and lived in the building for over six decades until 1948. James E. Ebsworth was second commissioner of the Australian Agricultural (A.A.) Company, which had land grants in Port Stephens, the Hunter Valley and Peel River (around Tamworth) districts of NSW. His descendent E.M. Ebsworth, based in Bronte House, was the manager of the Mitchell Estate in the northern part of Rose Bay, where Ebsworth Road was subdivided off for sale in 1909 (Crosson, 2012). In 1935 the Ebsworths tried to interest the NSW Premier Sir Bertram Stevens in the State Government buying the house.

Post Ebsworths (1948+)

For a time after the war (1945+) it was occupied by the Bronte branch of the Australian Red Cross (two rooms and the kitchen at the house's rear) and used as offices (AGHS, SHB, 2013).

In 1848 Austin Ebsworth, a bachelor, sold it to Waverley Council who seem to have acquired it as part of an exercise to consolidate the valley leading to Bronte Beach as parkland. Council owned and operated it in various uses for some years. It suffered from unsympathetic changes to the house and inadequate maintenance.

Council agreed that the Red Cross could rent part of Bronte House and this continued until 1969. An evening card party was held by them each week to raise money for their rent. After 1969 the house was restored by Council (AGHS, SHB, 2013).

By the late 1970s it was in poor condition.

By 1980 the house, which was then in use as a venue for weddings and parties, had fallen into disrepair and had suffered a number of insensitive alterations. Its exterior form remained largely unchanged since the Holdsworth occupancy but the interior, with walls removed and bars and kitchens inserted, had been altered beyond recognition. In 1982 an outbuilding for garaging and storage was built near the entrance gates at the site's western end. (Waverley Council, 2007, 5).

Faced with a dilemma over what to do with its property, Waverley Municipal Council embarked in 1983 on a far-sighted and ambitious plan to lease the house for a peppercorn lease (\$1/year) for 25 years to a person or persons willing to undertake the cost of the extensive repairs, on condition of opening it to the public 6 times a year.

Tenders were called and on January 31, 1983, Bronte House was let to an Englishman, Christopher Selmes, who undertook to spend a minimum of two hundred thousand dollars on repairs to the house (Waverley Council had already

spent some money on repairs to the roof) and duly did so. Indeed, the sum expended on restoration, carried out under the supervision of the conservation architect, Clive Lucas, was closer to \$300,000. Selmes also furnished the main rooms of the house with antiques as required under conditions of lease.

The lease was transferred to Mr & Mrs Peter Muller c.1987 (Tanner & Associates, 1994).

Arts organiser Leo Schofield assumed responsibility for the lease of Bronte House in November of 1994.

Bronte House more recently:

Leo Schofield undertook restoration of the house and garden from 1995-2002 in keeping with its period of original construction and occupation by the Lowes. He had wallpaper printed in England from original blocks of 1845, and furnished the house with mostly Gothic revival or neo-Classical pieces.

Following extensive restoration work on the house, the garden at Bronte House has undergone a complete overhaul. A plan for re-planting was drawn up in April 1983 by Australia's most respected authority on historic houses and gardens, James Broadbent. Some elements of his plan were implemented (e.g.: a replacement Norfolk Island pine was planted in the centre of the carriage loop, a Magnolia grandiflora at the end of the south-eastern shrubbery, a pair of laurustinus (*Viburnum tinus*) planted flanking the steps, old 19th century varieties of Camellia japonica were planted in the north-western border (since mostly removed), a rustic fence and creepers were re-erected on top of the bank east of the eastern lawn, and sandstone retaining walls holding the eastern terraces were repaired.

But in an attempt to achieve instant privacy, Selmes had removed historically appropriate trees and replaced them with others far less suitable but faster growing. This process has now been reversed.

Combined with poor maintenance, this ad hoc approach resulted in a garden that, when Schofield took possession (1994) was seriously neglected, wildly overgrown and almost completely shaded so that any new growth was dramatically restricted. Weed infestation of the site was extensive and the historic rock garden on the ocean front of the property was almost completely buried under a mountain of weeds. The original late Victorian mounded rockery, complete with weathered rocks and coral gathered from the nearby shore, has only recently been uncovered and this whole area has now largely been cleared, restored and re-planted.

Also uncovered was a circular fountain of 1886 which had been filled with earth and planted with ailing arum lilies. It has been restored and planted with aquatic plants.

A stand of poorly grown Hill's fig (*Ficus hillii*) along the southern boundary to Bronte Road has recently been removed and replaced, in accordance with the

original Broadbent plan, with eighteen advanced native lilly pillly (*Acmena smithii*).

Many of the plants used in the current scheme are being trialled to test their suitability to coastal conditions, indifference to sandy soil and resistance to salt winds. The final form of the garden will evolve over the next few years and many refinements remain to be made, but dramatic changes are unlikely to the rockery or to the northern gully where the bank has recently been planted with three and a half thousand kaffir lilies (*Clivia miniata*). These will be shaded by a median canopy of tree ferns (*Cyathea cooperi*) and seventeen recently introduced specimens of the dwarf date palm, (*Phoenix roebellinii*). A number of frangipani have been planted (*Plumeria rubra* & other spp.), banks of ornamental gingers (*Hedychium* spp., *Alpinia* spp., etc) in the shade and honeysuckles such as the giant Burmese honeysuckle (*Lonicera hildebrandeana*), along with a more 'cottage garden' effect in borders close to the house, areas of succulents and cycads over rocky banks.

Schofield had the assistance garden designers Michael McCoy and Myles Baldwin in his work to restore and revive the garden, work taking over 8 years. He re-established Georgiana Lowe's garden and extended it. The garden has been described as 'a small scale botanic garden, a repository for rare and beautiful plants'. (AGHS, SHB, 2013).

Schofield also wrote a book 'The Garden at Bronte' (Viking, 2002) chronicling his time and work to revive the property.

Bronte House is owned by Waverley Municipal Council and privately occupied under a lease agreement. It is open to the public six times a year (Schofield, 2002).

12/2003-1/2004 Schofield sold the four-years-remaining lease and departed. The new lessee is Magazine publisher Matt Handbury. Gardeners Myles Baldwin and Chris Owen maintain the garden today (2004).

The Hanburys have decided not to sign a new lease when the current one expires in January 2013. Waverley Council considered a report on options for the property, including sale of the property, retention with standard or commercial leasing, Council use or a 'repairing lease' as at present (the current tenants are required to spend \$200,000 per year on the upkeep of the property as part of their lease)(Wentworth Courier, 17/10/2012).

Historic themes

Australian	New South Wales theme	Local theme
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theme (abbrev)		
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of urban amenity-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes and gardens of domestic accommodation-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes and gardens of domestic accommodation-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Gardens demonstrating the travels and sojourns of a gardener-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Gardens and landscapes reminiscent of an 'old country'-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes demonstrating styles in landscape design-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes demonstrating styles in landscape design-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Significant tree(s) providing urban amenity-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Gentlemens Mansions-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing public servants and officials-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Naming places (toponymy)-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Changing land uses - from rural to suburban-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Resuming private lands for public purposes-

4. Settlement- Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Sub-division of large estates-
4. Settlement- Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Creating landmark structures and places in regional settings-
4. Settlement- Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Country Estate-
4. Settlement- Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Rural estates-
7. Governing- Governing	Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Developing roles for government - conserving cultural and natural heritage-
7. Governing- Governing	Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Developing roles for government - public land administration-
7. Governing- Governing	Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Local government-
8. Culture- Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Designing landscapes in an exemplary style-
8. Culture- Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Building in response to climate - verandahs-
8. Culture- Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Building in response to natural landscape features.-
8. Culture- Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - Victorian period-
8. Culture- Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - Victorian gardenesque style-
8. Culture- Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Victorian rustic Gothic-

	inspired such creative activities.	
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Victorian Gothic Revival-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Kitchens and servants-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Living in a rural homestead-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Enjoying public parks and gardens-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Gardening-
8. Culture-Developing cultural institutions and ways of life	Social institutions-Activities and organisational arrangements for the provision of social activities	Places of informal community gatherings-
8. Culture-Developing cultural institutions and ways of life	Social institutions-Activities and organisational arrangements for the provision of social activities	Red Cross activities-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Peter Muller-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with E.M.Ebsworth, Manager Mitchell Estate, Rose Bay and resident of Bronte House-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with G.A.Lloyd, auctioneer, merchant and Colonial Treasurer-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Leo Schofield, arts organiser and promoter-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with James Broadbent AM, cultural historian, curator and author-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Mortimer Lewis, Colonial Architect, 1796-1879-

9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with J.J.Falconer, Superintendent of the Bank of Australasia-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with J.B.Holdsworth, hardware and ironmonger magnate-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Dame Mary Gilmour, writer, journalist, activist-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Christopher Selmes, English gentleman-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Stanley Ebsworth, wool broker-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Robert and Georgianna Lowe, artist (latter)-

Recommended management:

Recommendations

Management Category	Description	Date Updated
Recommended Management	Produce a Conservation Management Plan (CMP)	

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977</p> <p>Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for</p>	Sep 5 2008

			Works Requiring Heritage Council Approval link below.	
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[Standard exemptions](#) for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00055	02 Apr 99	27	1546
Heritage Act - Permanent Conservation Order - former		00055	06 Mar 81	038	1418
Local Environmental Plan	Bronte		06 Dec 96		
National Trust of Australia register		6854			
Register of the National Estate		2467	21 Mar 78		

References, internet links & images

Type	Author	Year	Title	Internet Links
Tourism	Attraction Homepage	2007	Bronte House	View detail
Written	Charles Weber, for Waverley Council	2007	Bronte House Plan of Management	View detail
Written	Crosson, Bruce	2012	"Ebsworth Street, Rose Bay" in 'Street Story', in The Wentworth Courier	
Written	Howard Tanner & Associates	1994	Statement related to application for work dated October 1994 - Bronte House, 470 Bronte Road, Waverley	
Written	Kerr, J., Broadbent, J.		Gothic Taste in the Colony of New South Wales	
Written	Myles Baldwin	2006	Digging up the Past - The Sun Herald	
Written	National Trust of Australia (NSW)	1981	Survey of Gardens in New South Wales	
Written	Pollen, Francis &	1988	'Bronte' entry, in 'The Book of Sydney	

	Healy, Gerald (ed.s)		Suburbs'	
Written	Schofield, Leo	2002	Swaying in the Wind, (in Burke's Back Yard magazine, 11.2002)	
Written	Schofield, Leo	2002	The Garden at Bronte	View detail 
Written	unattributed: AGHS, SHB	2013	Bronte House - 'a little estate by the sea'	
Written	Unknown		Bronte House - A Brief History	
Written	Wentworth Courier	2012	'Historic House 'not for sale' " in 'Near You / Bronte' in 'The Wentworth Courier	

Data source

The information for this entry comes from the following source:

Name: Heritage Office

Database number: 5045208

File number: S90/06149 & HC 32119

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Heritage Council of New South Wales

PLAN

Under the Heritage Act 1977

Description *Part lot 9 DP 15134 (Bronte House)*

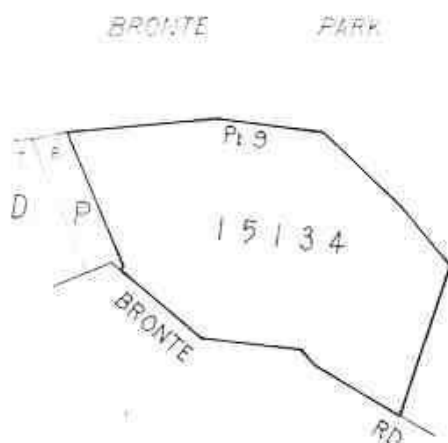
Municipality ~~Waverley~~ *Waverley*

Locality *Bronte*

Parish of *Alexandria*

County of *Cumberland*

Scale *1:2000*



COMPILED FROM INFORMATION IN	FILE REFERENCE	PLAN APPROVED	PLAN NUMBER
<i>DPs 15134/336822/CCC.528</i>	H.C. 32119	<i>Clive Lucas</i>	H.C. 249
<i>DATE 24.8.76</i>		for SECRETARY, HERITAGE COUNCIL	

THIS IS THE PLAN REFERRED TO IN ~~INTERIM~~ / PERMANENT CONSERVATION ORDER No 55

N.S.W. GOVERNMENT GAZETTE No 38 OF 6TH MARCH, 1981

SUBJECT LAND EDGED THIS



2. State Heritage Inventory

Bronte House

Item details

Name of item: Bronte House
Type of item: Built
Group/Collection: Residential buildings (private)
Category: House
Primary address: 470 Bronte Road, Bronte, NSW 2024
Parish: Alexandria
County: Cumberland
Local govt. area: Waverley

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
470 Bronte Road	Bronte	Waverley	Alexandria	Cumberland	Primary Address

Statement of significance:

Oldest known residence in the Waverley Council area. Always magnificent and still one of Waverley's best. Especially notable stylistically. An individual Mid-Victorian design reflecting a Romantic and Picturesque interpretation of the medieval past. Appears to be substantially intact and retains its outstanding original setting. Special social and historical interest for its associations with Mortimer Lewis, the Lowes, and other prominent local citizens. State significance. Sources: Dowd, pp. 154-161. Kerr J, Broadbent J, Gothic Taste in the Colony of New South Wales, p. 107.

Date significance updated: 24 Oct 99

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction years: 1890-1890

Physical description: Magnificent, Mid-Victorian mansion overlooking Bronte Park. Towers and form are reminiscent of a medieval French chateau. Described as "stylistically confused" by Kerr and Broadbent (p. 107), "an amusing mongrel "Gothic-Italianate" design". All slate roofing. Main roof consists

of repeated hipped form. Central gabled projection to front (facing park). Verandah on each side, returning around house. Simple timber posts with large span brackets. Round tower on corners to Bronte Road, with conical roofs. Two storey rear extension comes right up to road alignment. Ashlar coursed render with unusual ground floor openings. Difficult to see from park or roadway due to high fence. Excellent grounds and reconstructed period gardens (described on accompanying landscape inventory form).

Further information: Reasons for listing: Historical; cultural; social; architectural; aesthetic; rarity value; streetscape/landscape.

Current use: Dwelling house

Former use: Dwelling house

History

Historical notes: Land, which includes the present day park, was originally granted to Mortimer Lewis, the Colonial Architect. He laid foundations but was forced to sell in 1840's recession. House completed by Barrister Robert Lowe, and his wife, in 1845 or early 1846. Little altered since then. (Dowd, pp. 154-161).


Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-

Assessment of significance

SHR Criteria a) [Historical significance] Oldest known residence in the Waverley Council area. Always magnificent and still one of Waverley's best. Especially notable stylistically. An individual Mid-Victorian design reflecting a Romantic and Picturesque interpretation of the medieval past. Appears to be substantially intact and retains its outstanding original setting. Special social and historical interest for its associations with Mortimer Lewis, the Lowes, and other prominent local citizens. State significance. Sources: Dowd, pp. 154-161. Kerr J, Broadbent J, Gothic Taste in the Colony of New South Wales, p. 107.

Integrity/Intactness: Substantially intact.

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing	Gazette	Gazette	Gazette
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		Number	Date	Number	Page
Local Environmental Plan			06 Dec 96		
Heritage study	Waverley Heritage Study	1990			

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Waverley Heritage Study	1990		Perumal Murphy Pty Limited		No

References, internet links & images

None

Data source

The information for this entry comes from the following source:


Name: Local Government

Database number: 2620087

[Return to previous page](#)

3. Register of the National Estate

Bronte House and surrounds, 470 Bronte Rd, Bronte, NSW, Australia

Photographs	
List	Register of the National Estate (Non-statutory archive)
Class	Historic
Legal Status	Registered (21/03/1978)
Place ID	2467
Place File No	1/12/038/0001
Statement of Significance	
<p>Bronte house is of a style not commonly found in Australian Colonial architecture, with its superb siting and substantial garden it is a significant essay in the picturesque. Connections with Mortimer Lewis and more importantly with Robert Lowe, later created Viscount Sherbrooke.</p> <p>(The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)</p>	
Official Values Not Available	
Description	
<p>Single storey stone house in cottage ornee style, Gothic detailed verandahs to two elevations and garden verandah is terminated with octagonal tower type rooms with conical roofs. Consists of four main rooms and long wing on south side, originally ended with pair of circular tower rooms. Stonework now painted. Slate roof, Gothic detailing to windows bay of French doors to garden verandah. House completed by R Lowe, probably to design of Mrs Lowe before 1850. Retains original chimney pieces.</p>	
History Not Available	
Condition and Integrity	
<p>Unightly second floor addition to end of service wing. Original ceilings removed, one internal partition removed.</p>	
Location	
<p>470 Bronte Road, Bronte, including the plateau on which it stands and all mature trees in the vicinity.</p>	
Bibliography Not Available	
Report Produced Thu Feb 13 11:40:39 2014	

Appendix 4

Bibliography

The following sources were consulted in the preparation of this report. See also the captions to the figures included in this report.

National Library of Australia

Digital pictures collection

Digital maps collection

Digital newspapers archive, 'Australian Newspapers', <http://newspapers.nla.gov.au>>

Other NSW State Resources

NSW Heritage Branch State Heritage Inventory

NSW Land and Property Management Authority title records

NSW Land and Property Information Spatial Information Exchange (SIX) viewer,
<<http://imagery.maps.nsw.gov.au/>>

Archives

Clive Lucas, Stapleton and Partners Pty Ltd client files for Bronte House, held at the Mitchell Library
Waverley Municipal Council local history library files for Bronte House

Books, Articles and Essays

Broadbent, J., 1997; *The Australian Colonial House: Architecture and Society in New South Wales 1788-1842*, Hordern House, Sydney

Cahill, R.C and Pender, N., 1976; *Bronte House and Estate, Waverley: An Evaluative History, a Programme for Restoration and Future Use of an Historical Precinct*, thesis submitted for Bachelor of Architecture, University of Sydney

Dowd, B.J. 1959; *The History of the Waverley Municipal District*; reprinted in *Bronte House Open Day*, Waverley Municipal Library, 1975

Herman, M., 'Lewis, Mortimer William (1796–1879)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/lewis-mortimer-william-2355/text3081>, published in hardcopy 1967

Knight, R. L., 'Lowe, Robert (1811–1892)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/lowe-robert-2376/text3125>, published in hardcopy 1967

Mayne-Wilson & Architects, 2003; *Heritage Study of Bronte Park*

Manidis Roberts, 2005; *Bronte Park Plan of Management*

Watkin and Watkin auction brochure, 1882; *The Bronte Estate*, Sydney

Waverley Council, Bronte Baths and Parks Committee Report, dated 13th September 1927

Waverley Council, 2007; *Bronte House Plan of Management*

