



5.0 Assessment of Significance

5.1 Cultural Heritage Values

Fremantle Prison is entered in the City of Fremantle's Heritage List, the Heritage Council of Western Australia's State Register of Heritage Places and the National Heritage List. It is also included in the nomination for World Heritage Listing of the *Australian Convict Sites*.

The criteria and assessment of cultural heritage values and heritage significance that have been identified for each of the local State, National and World Heritage lists are outlined below.

Local Heritage Values

Fremantle Prison has been entered in the City of Fremantle's Heritage List attached to its Town Planning Scheme (TPS4). The heritage values are referenced to those outlined in the State Register Documentation for *Fremantle Prison* (Place No.1014) as reproduced in the section below. The extent of the area listed is not delineated, but reference is made to all the buildings that are contained with the State Register area. (Refer Figure 39)

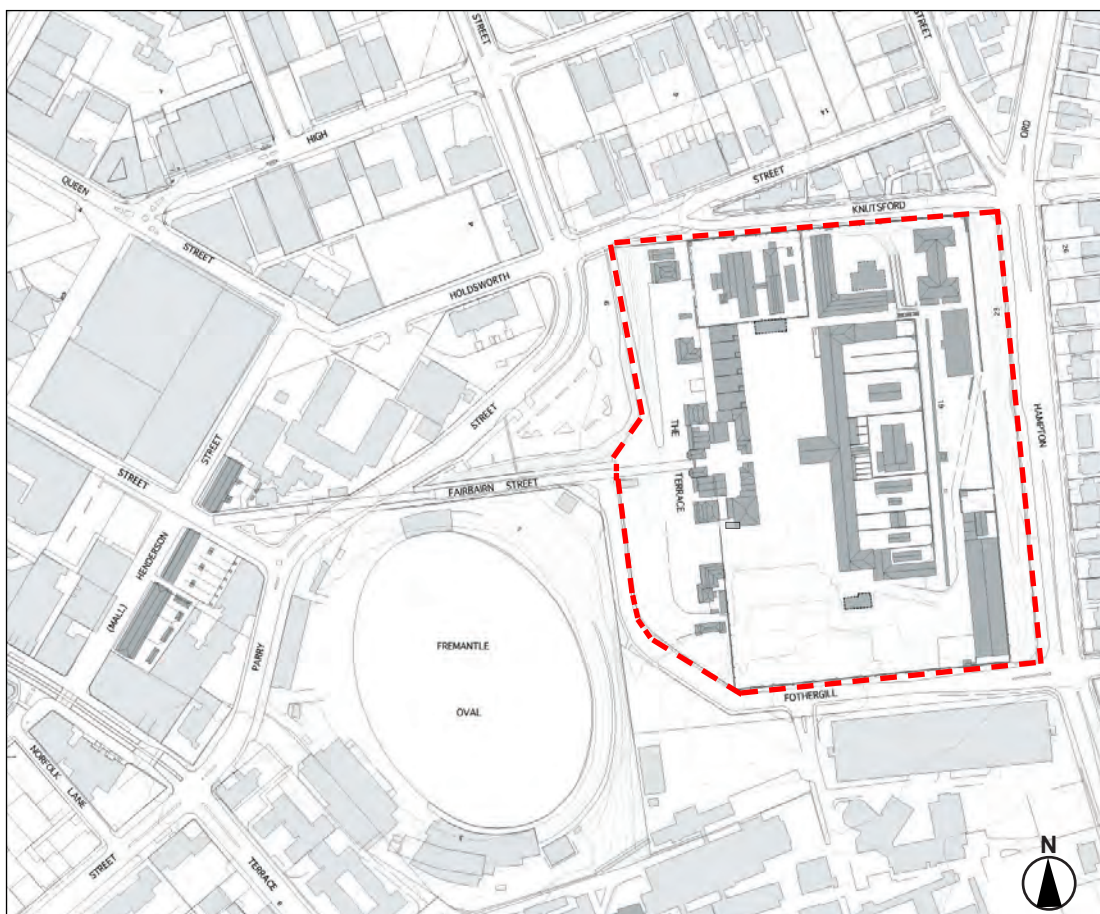


Figure 39. Fremantle Prison State Register area (shown dashed)



State Heritage Values

Fremantle Prison has been entered in the Heritage Council of Western Australia's State Register of Heritage Places under the provisions of the *Heritage of Western Australia Act 1990*. The following heritage values are those outlined in the State Register for *Fremantle Prison* (Place No.1014). The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

Description of the place: *Fremantle Prison*, Reserve 24042 being the whole of the land comprised in Fremantle Lot 1913. The State Register area is shown in Figure 38.

Aesthetic Value

The cell range of *Fremantle Prison* is the longest and tallest in Australia; it has an austere and monumental quality and is set in a precinct characterised by a homogeneity of form, material, texture and colour. (Criteria 1.1, 1.3)

Fremantle Prison's townscape presence is strongly felt in its walls and the public face on the Terrace; and, from the Terrace, sweeping views from the prison encompass the town, Round House, Rottneest Island and other places with which *Fremantle Prison* has strong historic links. (Criterion 1.4)

Historic Value

Fremantle Prison contains major surviving evidence of the physical apparatus of the Convict Public Works establishment in Western Australia, and of its subsequent adaptation for colonial and, later, state use. It is the outstanding symbol of the phase in which major public facilities and infrastructure were developed in Western Australia using convict labour. Together with the associated housing and other remnants of the Convict Establishment, *Fremantle Prison* is without exception the most intact such complex in Australia. (Criteria 2.1, 2.2)

Fremantle Prison is a memorial to the design and supervision of the royal engineers including Jebb (surveyor general of the [English] prisons, Henderson (comptroller general of convicts), Wray (acting comptroller general), Manning (clerk of works in the royal engineer office) who, during the construction of the *Fremantle Prison*, overcame difficulties presented by unfamiliar materials and unskilled labour; and, to the work of the sappers, artisan pensioners, and the prisoners. (Criterion 2.3)

Fremantle Prison has a strong association with the persons who left their mark in its fabric or made an impact on its discipline and reputation; in particular, the governors, Fitzgerald (who insisted on the construction of the refractory cell block) and Hampton (who took a personal and often directorial interest in the physical fabric of discipline); also superintendents Lefroy, Stone, George and Hann who, between them, spanned the sixty years from 1859 to 1919 and implemented, for better or worse, the various systems of treatment and concomitant physical improvements; also the alumni, graduates of Western Australia's first free 'university', journalists, politicians, priests, developers and entrepreneurs, architects, artists, poets and escapologists. (Criterion 2.3)

Fremantle Prison demonstrates a high degree of technical innovation and achievement. (Criterion 2.4)



Scientific Value

As a prison in continuous occupation from 1855 to 1991, *Fremantle Prison* demonstrates the conditions, facilities and changing attitudes toward the nature and purpose of imprisonment from that time to 1991. *Fremantle Prison* was the core of the convict experience in Western Australia. (Criterion 3.1)

Technical innovation and achievement are evident in the adaptation of construction methods to deal with local materials, the ventilation system, the wells and tunnels and the method of liquid waste disposal. (Criterion 3.2)

Social Value

Fremantle Prison touches the lives of thousands of Western Australians through links with convict ancestors, connections with wartime prisoners from the armed forces and wartime ethnic internees, and the immediate past prisoners and their relatives, particularly the large numbers of Aboriginal men imprisoned in the twentieth century. *Fremantle Prison* has also a strong connection for the relatives and families of those in positions of authority at the prison. (Criterion 4.1)

Fremantle Prison contributes to Fremantle's sense of place in its physical, social and cultural dimensions. (Criterion 4.2)

Rarity

Fremantle Prison, together with the associated housing and other remnants of the Convict Establishment, is unique in Australia for being the most intact such complex. (Criteria 5.1, 5.2)

Representativeness

Fremantle Prison provides a comprehensive demonstration of the physical apparatus of the Convict Public Works establishment in Western Australia, and of its subsequent adaptation for colonial and, later, state use. (Criteria 6.1, 6.2)

Integrity

Although no longer used as a prison, *Fremantle Prison* is used as a public place in a manner sympathetic to the cultural heritage values of the place.

Authenticity

The building of original and later fabric is in its 'as constructed' state and where changes have been made the physical evidence is such that selective reconstruction of the original fabric would be possible. *Fremantle Prison* has a high degree of authenticity.



National Heritage Value

Fremantle Prison has been listed in the Schedule in the National Heritage List under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999*

Description of the place: *Fremantle Prison (former)*, about 7ha, 1 The Terrace, Fremantle, being the area identified on Page 38 of the *Fremantle Prison Heritage Precinct Master Plan July 2003* and comprising Zones A to N, P, Q, R and S. Included is all of Lot 24042 (Zones A to N and Q), the Fairbairn Street Ramp (Zone R), and Warders Cottages (Zone S), being 7-41 Henderson Street.

The National Heritage listed area is shown in Figure 40.

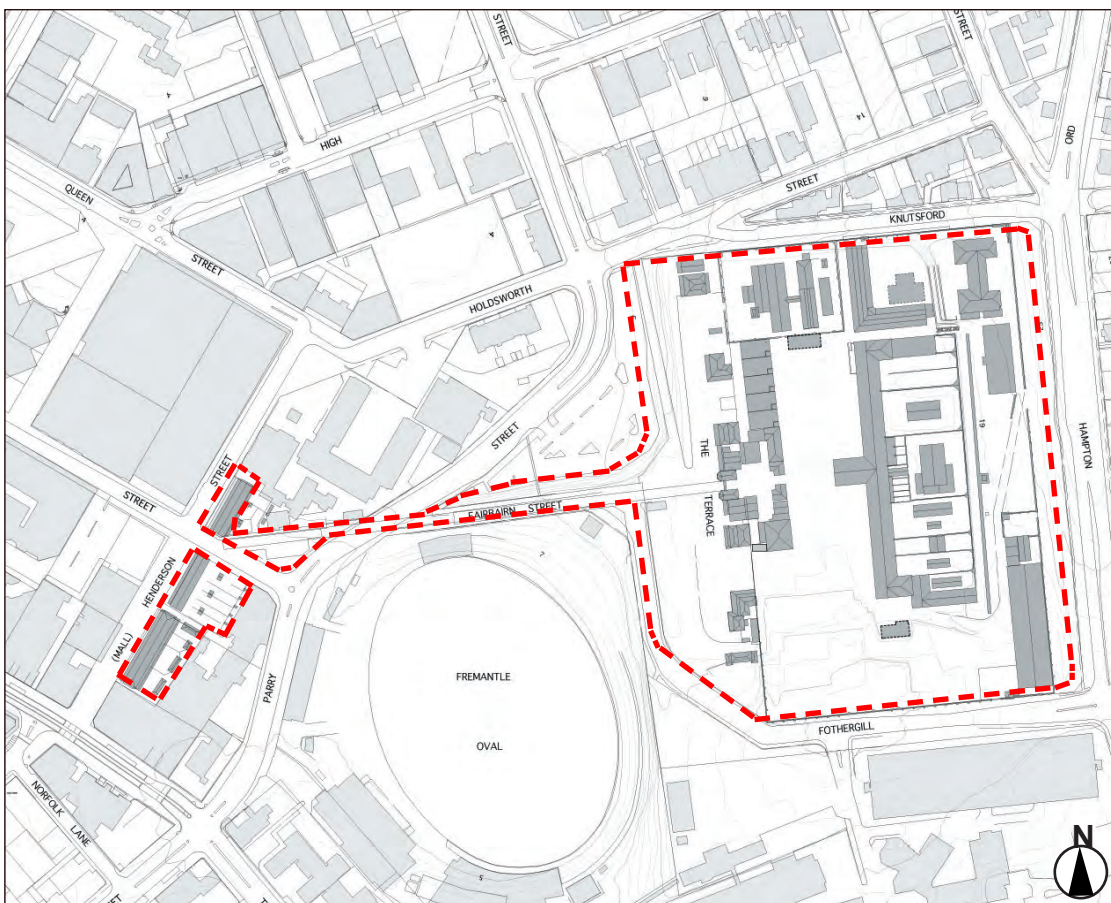


Figure 40. *Fremantle Prison National Heritage area (shown dashed)*



Criterion (a)

the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.

Fremantle Prison (1852-1859) is of heritage value to the nation as an outstanding example of a nineteenth century convict establishment which continued to be used as a prison until 1991. It is the most intact such complex in Australia.

Fremantle Prison is a major component of the British convict system constructed in Australia. The system is an example of a nineteenth century European colonial strategy of exporting prisoners and using their labour to establish a colonial economy. In Australia, this strategy had a significant impact on early colonial development and on the overall Australian psyche.

Fremantle Prison, in conjunction with other Australian convict sites, exemplifies a worldwide process of colonial settlement. The British colonial penal system, evident in post-1788 Australia and demonstrated to a high degree at *Fremantle Prison*, was significant in progressing 18th and 19th century European colonisation.

Transportation, which had ceased in the other colonies by 1853, due to increasing hostile opposition and immigration stimulated by the gold rushes, commenced in Western Australia in 1850. *Fremantle Prison* tells the national story of the last period of convict transportation to Australia, and the final expression of British convict migration. Its history reflects the changes in Australian and British views about the use of forced labour as a basis for empire. After the gold rushes the Australian colonies, rather than being seen as an extension of British interests, were increasingly seen as self sufficient members of the Empire.

Fremantle Prison with its high degree of integrity clearly demonstrates in its fabric many aspects of penal design and reform that developed in Britain in the nineteenth century. It is outstanding in demonstrating to a high degree aspects of the system and the conditions in which convicts lived. The place allows the closest observation of the conditions in which many convicts served out their sentences in the nineteenth century. *Fremantle Prison*, the central convict establishment in Western Australia, functioned as a public works prison, a convict distribution depot and the main Imperial convict administration and workshops. Together with Hyde Park Barracks, they best illustrate the national story of the control of convicts on public works.

Fremantle Prison contains major surviving physical evidence of an Imperial convict public works establishment and of its adaptation for subsequent colonial (1886) and state use. The fabric of main cell block, perimeter walls, the Henderson Street warders' cottages and three of the cottages on The Terrace are little altered from the Imperial convict era.

New elements added to the Prison after the transfer of the establishment from imperial to colonial and later state control, include the western workshops (1900-01), the new division (1907) and conversion of service buildings to the female division and addition of an eastern range (1889-1909).

The National Heritage values are expressed through the elements comprising the *Fremantle Prison* convict era complex including the 1859 main cell block, chapel and wards, yards and refractory cells; perimeter walls, gate house complex and prison officer residences on the Terrace; service buildings and hospital; south-eastern workshops; Fairbairn Street ramp access tramway, and the three terraces built as warders' cottages, 7-17, 19-29 and 31-41 Henderson Street. Other elements, which express the National Heritage values, include the western workshops (1900-01); new division (1907); and conversion of service buildings to the female division and the eastern range (1889-1909).



Criterion (b)

the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

Fremantle Prison has outstanding heritage value to the nation as an exceptionally intact architectural ensemble due to 133 years of continuous use as a prison. The National Heritage values are expressed through the elements comprising the *Fremantle Prison* convict era complex including the 1859 main cell block, chapel and wards, yards and refractory cells; perimeter walls, gate house complex and prison officer residences on the Terrace; service buildings and hospital; south-eastern workshops; Fairbairn Street ramp access tramway, and the three terraces built as Warders' Cottages, 7-17, 19-29 and 31- 41 Henderson Street. Other elements, which express the National Heritage values, include the western workshops (1900-01); new division (1907); and conversion of service buildings to the female division and the eastern range (1889 -1909).

The British colonial penal system, evident in post-1788 Australia, is demonstrated to a high degree at *Fremantle Prison*. London's Pentonville prison, one of the first model prisons erected between 1840 and 1842, was based on changes in British penal philosophy, which advocated reform rather than punishment. The design of the main cell block at *Fremantle Prison* was adapted from Jebb's design at Pentonville.

Criterion (c)

the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

Fremantle Prison has extensive research potential because of the place's high degree of integrity and authenticity and the ability of the material culture present to provide unique insight into the convict experience throughout the imperial, colonial and state periods. The National Heritage values are expressed through the structures comprising the *Fremantle Prison* complex (1852-1991), including its underground engineering heritage, archaeological subsurface remains, records and collections.

In combination, the oral tradition, documentary evidence, collections, structures, engineering relics and archaeological features at *Fremantle Prison* have unparalleled potential for community education.

Fremantle Prison's buildings, engineering relics and other structures contain, within their fabric, evidence of construction technology, available materials and adaptation to suit local conditions.

The *Fremantle Prison* records and collections, including archaeological ones, provide a substantial research resource, which, in conjunction with documentary evidence, has the potential to reveal and present much of the *Fremantle* story.

Criterion (d)

the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of:

- (i) a class of Australia's natural or cultural places; or*
- (ii) a class of Australia's natural or cultural environments.*

Australia's convict sites share patterns of environmental and social colonial history including classification and segregation; dominance by authority and religion; the provision of accommodation for the convict, military and civil population; amenities for governance, punishment and healing, and



the elements of place building and industry. *Fremantle Prison* is outstanding in demonstrating the principal characteristics of an Australian Convict Site because:

- It presents important aspects of Australia's convict system including changing attitudes to punishment, reform, education and welfare;
- The Prison in its present form demonstrates with some precision the facilities, conditions and attitudes prevailing in a major Western Australian prison – an experience rarely available to the public and made more immediate by the retention of graffiti, murals, signs, notices and recent evidence of use;
- The form and location of elements at *Fremantle Prison* display deliberate design and arrangement, reflecting the order and hierarchy of the place's history and function as a Prison;
- The built environment at *Fremantle Prison* displays a large, surviving concentration of nineteenth and early twentieth century structures characterised by a homogeneity of form, materials, textures and colour;
- Substantial parts of the site include archaeological deposits of material culture, which can be analysed to yield information about the site unavailable from documentary sources alone; and
- Fremantle Prison, its artefacts, furnishings and fittings, written and painted graffiti and records, including published material, photographs, historical, archaeological and architectural records, and databases, provide an extensive resource for a broad range of historical and social research.

The National Heritage values are expressed through the structures comprising the *Fremantle Prison* complex (1852-1991), its artefacts, furnishings and fittings, written and painted graffiti, its records and collections. The National Heritage values are also expressed through the archaeological subsurface remains, including the underground engineering heritage comprising the reservoirs, the pumping station and associated water system.

Criterion (g)

the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Fremantle Prison has played a significant role in the social fabric of Western Australia over many generations through its continued use as a place of incarceration until 1991. *Fremantle Prison* is strongly associated with particular communities in Western Australia and for Australians more generally. *Fremantle Prison* is the outstanding symbol of the period in which Western Australia was developed using convict labour.

For Australians broadly, particularly those of Anglo-Celtic background, *Fremantle Prison* is a place to reconnect with their colonial roots, real or imagined, and reflects on the meanings of the past. For some, the search for early family associations and identity has led to *Fremantle Prison* and the rediscovery of personal links with convictism.

The National Heritage values are expressed through the elements comprising the *Fremantle Prison* convict era complex including the 1859 main cell block, chapel and wards, yards and refractory cells; perimeter walls, gate house complex and prison officer residences on the Terrace; service buildings and hospital; south-eastern workshops; Fairbairn Street ramp access tramway, and the three terraces built as warders' cottages, 7-7, 19-29 and 31-41 Henderson Street. Other elements, which express the National Heritage values, include the western workshops (1900-01); new division (1907); and conversion of service buildings to the female division and the eastern range (1889-1909).



World Heritage Value

The Australian Convict Sites are being considered for nomination for World Heritage Listing under the provisions of the *Operational Guidelines for the Implementation of the World Heritage Convention* (2 February 2005). *Fremantle Prison* is one of an ensemble of places that comprise the 'Australian Convict Sites'.

Description of the place: *Fremantle Prison*, Reserve 24042 being the whole of the land comprised in Fremantle Lot 1913. The proposed World Heritage List and Buffer Zone area is shown in Figure 41.

The 'Australian Convict Sites' are being nominated for World Heritage Listing under criteria (iv) and (vi) under themes of outstanding universal significance as outlined below. A detailed discussion of these themes can be found in the 'Australian Convict Sites' World Heritage nomination.

Criterion (vi)

directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance

The 'Australian Convict Sites' are of outstanding universal value for their association with global developments in the punishment of crime in the modern era.

Criterion (iv)

an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history

The 'Australian Convict Sites' are an outstanding example of the forced migration of convicts, demonstrating the main objectives and features of the transportation system. These include:

The use of transportation by state powers as a mechanism for the control of law and order. The establishment of penal colonies with harsh systems of punishment to deter crime in the home state was an immediate and long-term objective of transportation systems

The use of transportation by state powers to reform the criminal elements of humanity. Penal systems were introduced to rehabilitate criminals into productive citizens and integrate them into the new colonies or the home state

The use of transportation as a strategic tool to expand the spheres of influence for the home state. State powers typically used convicts to build new colonies in order to expand their economic, military and political influence in the world

These themes reflect the common features of convictism. However, the history of transportation was complex and many layered. Typically, state powers deployed transportation and established new penal colonies to achieve diverse objectives during the convict era. There were periods when a state power pursued the three goals simultaneously and there was general compatibility between the goals. At other times, a state power gave greater weight to only one of the goals and that goal was sometimes irreconcilable with the others.

Authenticity and Integrity

Properties nominated for World Heritage Listing under criteria (i) to (vi) must meet the conditions of authenticity as outlined in the *Operational Guidelines*.

The cultural value of *Fremantle Prison* is expressed to a high degree through its form and design, materials and substance, location and setting. It has been demonstrated through extensive community consultation undertaken for the preparation of the *Fremantle Prison Master Plan* (Palassis Architects, 2003) to contribute to the community's sense of place through its aesthetic, historic and social values. It is an evocative place that admirably demonstrates its former use and function as a convict establishment and subsequent prison.



All properties nominated for World Heritage Listing must satisfy the conditions of integrity as outlined in the *Operational Guidelines for the Implementation of the World Heritage Convention* (2 February 2005). *Fremantle Prison* includes all the elements necessary to express its outstanding universal value as part of an ensemble of convict sites. It is a large complex in its own right that has been well managed and maintained since it became a heritage site in 1992. The physical fabric of the place is in good condition and the impact of deterioration is being monitored and rectified.

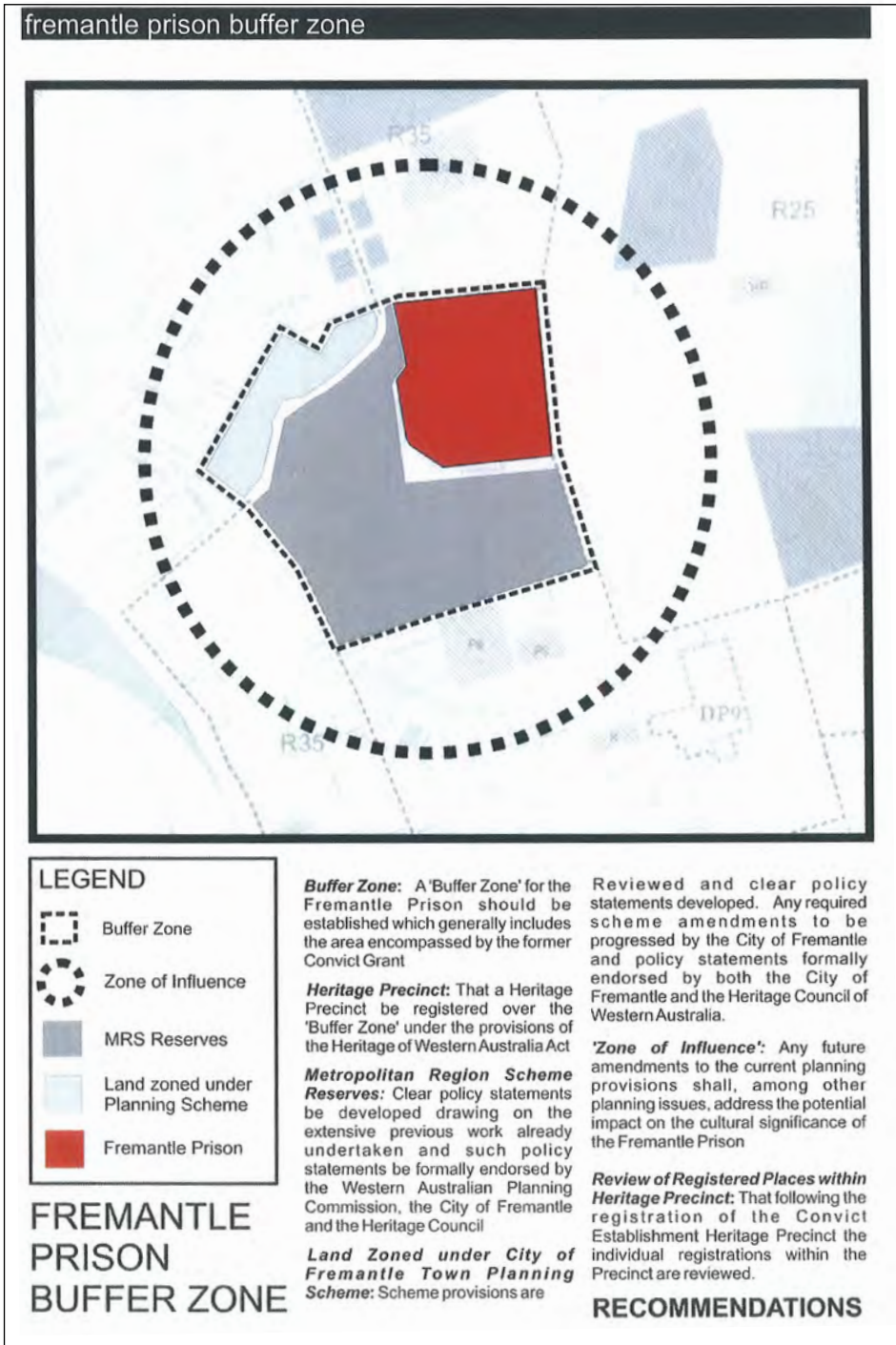


Figure 41. Proposed Fremantle Prison Buffer Zone (Urbanizma, DHW, 2007)



5.2 Statement of Significance

Fremantle Prison has been assessed for inclusion in both the State Register of Heritage Places and the National Heritage List. The State Register documentation drew upon the work of James Semple Kerr and reproduced his definitive Statement of Significance. The National Heritage List does not offer a Statement of Significance, rather it outlines in detail the outstanding heritage values of *Fremantle Prison*. The Statement of Significance has been reviewed in the course of this study and found to offer a concise and succinct summary of the State Heritage, National Heritage and World Heritage Nomination values.

The Statement of Significance is outlined below and referenced against the World (Universal), National (Outstanding), State and Local heritage values.

Statement of Significance

Heritage Values

Fremantle Prison has exceptional cultural heritage significance for the following reasons:

World National State Local

it contains major evidence of the physical apparatus of an imperial convict public works establishment and of its adaptation for subsequent colonial use;

<i>W</i>	<i>N</i>	<i>S</i>	<i>L</i>
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the establishment is the most intact such complex in Australia;

<i>W</i>	<i>N</i>	<i>S</i>	<i>L</i>
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the prison is the outstanding symbol of the period in which Western Australia was developed using convict labour;

<i>W</i>	<i>N</i>	<i>S</i>	<i>L</i>
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it is a memorial to the design and supervision of the royal engineers including Jebb (surveyor general of the [English] prisons, Henderson (comptroller general of convicts), Wray (acting comptroller general), Manning (clerk of works in the royal engineer office) and to the work of the sappers and miners, artisan pensioners and, not least, the prisoners;

	<i>N</i>	<i>S</i>	<i>L</i>
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	<i>World</i>	<i>National</i>	<i>State</i>	<i>Local</i>
<p>the prison in its present form also demonstrates with some precision the facilities, conditions and attitudes prevailing in a major Western Australian prison - an experience rarely available to the public and made more immediate by the retention of graffiti, murals, signs, notices and recent evidence of use; and,</p>		N	S	L
<p>the association of the persons who left their mark in its fabric or made an impact on its discipline and reputation, in particular, the governors Fitzgerald and Hampton; and, superintendents Lefroy, Stone, George and Hann; as well as the prisoners;</p>			S	L
<p>the austere and monumental quality of the longest and tallest cell range in Australia set in a precinct characterised by a homogeneity of form, materials, texture and colour make it a landmark feature of Fremantle.</p>			S	L



5.3 Levels of Significance

Fremantle Prison - A policy for its conservation (Kerr, 1998) states that *Fremantle Prison* is of exceptional significance and contained detailed assessments of the degree and nature of some of the components that form the place. *Fremantle Prison Zones of Significance* (Palassis Architects, 2000) confirmed the exceptional significance the place as a whole and contained a revised assessment of levels of significance for *Fremantle Prison* and those related sites that share a close and common history with the place. This Conservation Management Plan has drawn on the information contained in the Conservation Policy together with an understanding of the nature of significance drawn from the detailed Conservation Plans prepared for the component parts of *Fremantle Prison*.

In 1990, the Building Management Authority had used a three-tier model to assess and present the levels of significance at Fremantle Prison. That model ranged from places of little significance to significant places to very significant places. In 1998, Dr J. S. Kerr recommended that a consistent hierarchy of levels be used and noted that at places like *Fremantle Prison* a four-level hierarchy is convenient. The 2000 review assessed significance on both the three-level and the four-level hierarchies.

By 1998, Dr J. S. Kerr's four-level hierarchy of significance (comprising little, some, considerable and exceptional gradings of significance) had been used for some time by the Heritage Council of Western Australia and conservation practitioners. This approach has been seen not only as a way to assist understanding of significance but also as a way of standardising conservation actions. A four-level hierarchy is now commonly understood among conservation practitioners and relevant government agencies and this Conservation Management Plan outlines the levels of significance utilising the four-level hierarchy.

These levels are:

Exceptional Significance

Considerable Significance

Some Significance

Little Significance

Intrusive items may also be identified, but are not categorised as a 'level' of significance because an item may be both intrusive and significant. An intrusive item may intrude on the heritage value of another item on the site or even the site as a whole, but can also have heritage significance in its own right at a high level. For a further discussion of this issue refer to James Semple Kerr's *Conservation Plan* (2000).

Evidence presented in existing documents and studies has been used to reassess the levels of significance of components, particularly in the light of the recent National Heritage listing and nomination for World Heritage listing.

Fremantle Prison as a whole is of **exceptional** cultural heritage significance. The levels of significance of the components of *Fremantle Prison* are presented here in a tabulated form. A plan of *Fremantle Prison* showing the levels of significance of the built elements on the site is also included as Figure 42.

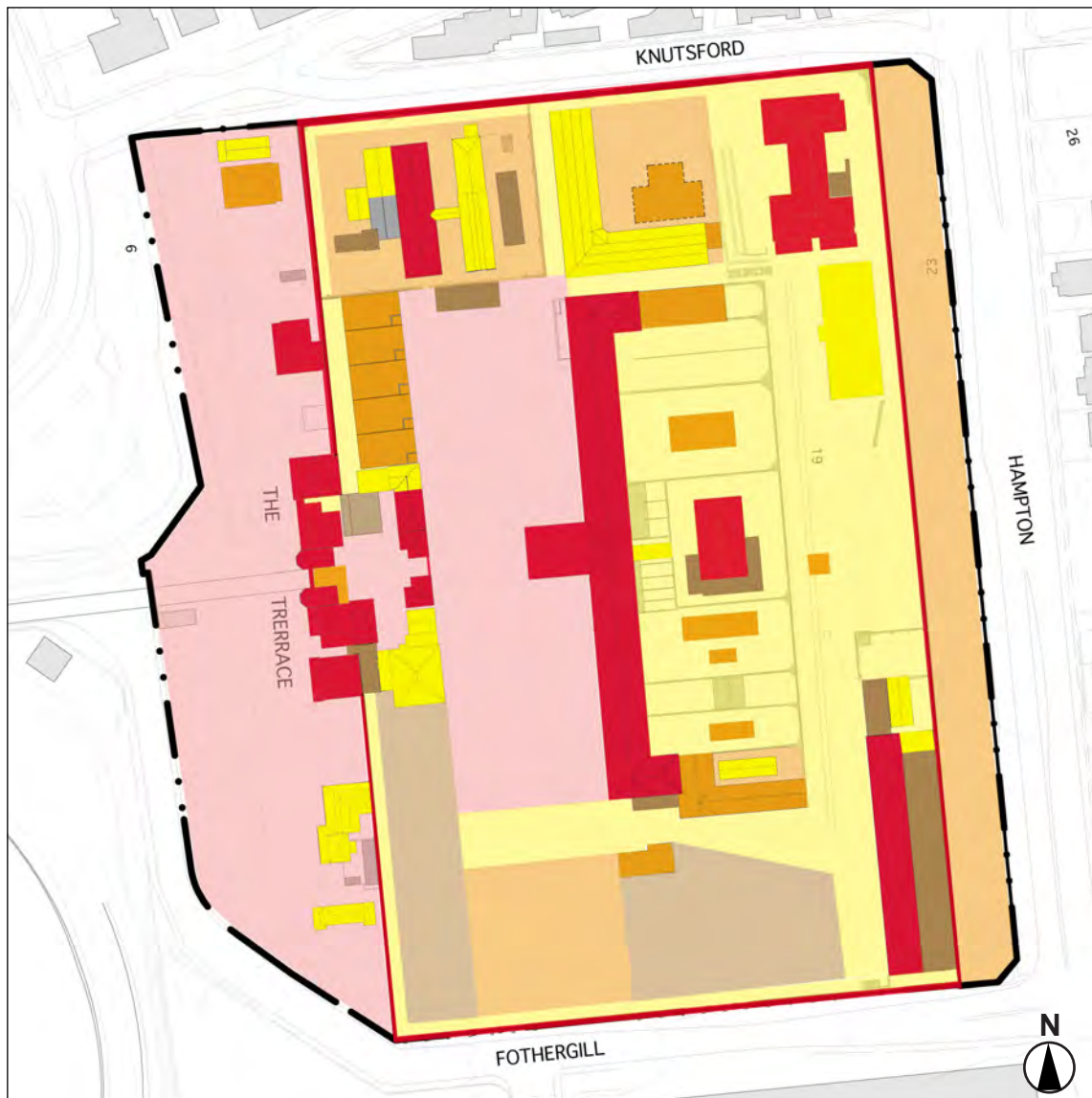


Figure 42. Site Plan showing the levels of significance of the structures at Fremantle Prison

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Structures	Spaces	
		Exceptional Significance
		Considerable Significance
		Some Significance
		Little Significance



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Zone A	Level of Significance
Gatehouse	Exceptional significance
Entry Complex	Exceptional significance
10 The Terrace	Exceptional significance
16 The Terrace	Exceptional significance
Fitout and toilets of 14 The Terrace	Little significance
Fitout of non-contact visits	Some significance
Fitout of contact visits	Some significance
Fitout of prisoner reception	Some significance
Steel vehicle dock and control box	Some significance
Office fitouts to former lightwell to southernmost western workshop	Little significance
Southern and western walls and interior of PWD store	Little significance
Escape stair and yard to 16 The Terrace	Little significance

Zone B	Level of Significance
Forecourt of the Main Cell Block	Exceptional significance
Old canteen	Some significance
Office addition to old canteen	Little significance
Sentry box to old canteen	Little significance

Zone C	Level of Significance
Whole of Main Cell Block unless otherwise stated	Exceptional significance
Yard walls to debtors' yard	Some significance



Yard walls to first offenders yard	Some significance
Special handling unit and canteen	Some significance
Recent office fitout in library/ southern association ward 1 st floor	Little significance
Recent fitout in RC Chapel	Little significance
Stage in northern association ward	Little significance

Zone C & L	Level of Significance
Division yards	Considerable significance
Shelters in all yards	Some significance

Zone D	Level of Significance
Whole of Female Division unless otherwise stated	Considerable significance
Former Bakehouse, Cookhouse and Laundry in Female Division	Exceptional significance
First floor brick addition to eastern wing of Female Division	Some significance
Steel cages of Female Division	Some significance
Former kitchen (classroom) in Female Division	Some significance
Eastern and southern division perimeter walls	Some significance
Eastern yard	Some significance
TAFE jewellery studio	Little significance
Small northern addition to east wing and Reception	Little significance
West Workshops	Some significance



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Steel mesh screens in West Workshops	Some significance
Office and dark room in print shop of West Workshops	Little significance
Toilets in West Workshops	Little significance

Zone E	Level of Significance
Whole of New Division unless otherwise stated	Considerable significance
Northern sterile zone of New Division	Exceptional significance
Shelters in yard in New Division	Some significance
Turnstile to yard in New Division	Some significance
Steel gates at eastern end of eastern wing of New Division	Little significance
Masonry wall between northern wing and perimeter wall	Little significance
First floor gallery gates between eastern and northern wings	Some significance
Infill of atrium at eastern end of eastern wing on second floor	Little significance

Zone F	Level of Significance
Hospital	Exceptional significance
Eastern additions to hospital (including toilet block) to southern wing	Little significance

Zone G	Level of Significance
Western perimeter wall	Exceptional significance
Northern perimeter wall	Exceptional significance



Southern perimeter wall	Exceptional significance
Eastern perimeter wall	Exceptional significance

Zone H	Level of Significance
Hampton Road Reserve	Some significance

Zone I	Level of Significance
Wells	Considerable significance
East lawn reservoir	Considerable significance
East lawn	Considerable significance
Drainage	Considerable significance
Remains of bathhouse and well	Some significance

Zone J	Level of Significance
Engine House and Pumping Station	Considerable significance
Pumping Station Yard	Considerable significance
Western addition to Engine House	Little significance
Masonry wall between engine house and eastern perimeter wall in east workshops/pumping station yard	Little significance
Shafts and tunnels	Considerable significance

Zone K	Level of Significance
Well in Eastern Workshops	Considerable significance
Convict built section of Eastern Workshops	Exceptional significance
Metal workshop in Eastern Workshops	Little significance



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Automotive workshop in Eastern Workshops	Little significance
Toilet addition to Eastern Workshops	Little significance

Zone L	Level of Significance
Southern extension to Main Cell Block including boiler room and walls of kitchen extension	Some significance
Yard wall dividing 1 Division yards	Some significance
Kitchen fitout of southern association ward and yard	Little significance
Steel enclosed yard to south of kitchen	Little significance

Zone M	Level of Significance
Sheds of the southern zone	Little significance
Shower block	Some significance
Timber and brick stores of the southern zone	Little significance

Zone N	Level of Significance
Southern reservoir	Considerable significance
South knoll	Some significance

Zone P	Level of Significance
No man's land (in the southern zone)	Little significance

Zone Q	Level of Significance
The Terrace	Exceptional significance
2 The Terrace	Considerable significance



4 & 6 The Terrace	Some significance
8 The Terrace	Exceptional significance
18 The Terrace	Considerable significance
Stable at 18 The Terrace	Considerable significance
Knutsford Street ramp	Exceptional significance

Related Components	Level of Significance
Fairbairn Street ramp	Exceptional significance
Warders' cottages - 19-29 Henderson Street	Considerable significance
Warders' cottages - 31-41 Henderson Street	Considerable significance
Warders' cottages - 7-17 Henderson Street	Considerable significance
The Knowle	Considerable significance



F R E M A N T L E P R I S O N
C O N S E R V A T I O N M A N A G E M E N T P L A N

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6.0 Principal Conservation Policy

6.1 Purpose

The intentions of the conservation policy are:

- to retain and reveal significance
- to identify feasible and compatible uses
- to meet statutory requirements
- to work within procurable resources
- to anticipate threats and opportunities

The purpose of this conservation policy is to establish the principal conservation policies to guide the management and care of *Fremantle Prison*. Detailed conservation policies for each zone are outlined in Section 7.0.

6.2 Policy Documents

Key Documents

Fremantle Prison has been the subject of thorough investigation, analysis and consultation since 1990, in relation to its heritage values and policies for its conservation, which has produced the following key documents:

- this report—the *Fremantle Prison Conservation Management Plan*, Palassis Architects (Department of Housing and Works, 2008)
- *Fremantle Prison Buffer Zone*, Urbanizma, (Department of Housing and Works, 2007)
- *Fremantle Prison Heritage Precinct Master Plan*, Palassis Architects, (Department of Housing and Works, 2003)
- *Fremantle Prison – Zones of Significance*, Palassis Architects (Department of Contract and Management Services, 2000)
- *Fremantle Prison – A policy for its conservation*, James Semple Kerr, (Department of Contract and Management Services, 2nd Edition 1998)

These documents provide the context within which the local, State, National and potential World Heritage values of *Fremantle Prison* can be appropriately conserved and managed in a manner that ensures that Australia meets its obligations under State and Commonwealth legislation and the World Heritage Convention.

The policies formulated in *Fremantle Prison – A policy for its conservation* (Kerr, 1998) have been reviewed for this Conservation Management Plan and, where relevant, have been reproduced in their entirety or modified to reflect current approaches to conservation planning at *Fremantle Prison*. They are acknowledged through in-text citation as follows (J S Kerr, 1998, policy number).

Policy 1 *Decisions regarding the place should be made with reference primarily to this Conservation Management Plan.*



Resolution of Conflicts in Policy Documents

A number of conservation and management planning documents and programs for *Fremantle Prison* have been developed and implemented since the site was put under the care of the Minister for Works in 1992. The sequence, focus and contents of the documents reflect the evolutionary development of the site's present use, management, conservation and interpretation objectives. Examining the documents in chronological order allows identification of their contribution to *Fremantle Prison's* conservation and management objectives and procedures for the site as a whole.

Each of these documents has built on the background material and policies of its predecessors while taking into account new opportunities and constraints. Of central importance to each document is identification of what is culturally significant about each component, which in turn determines how each place will be conserved and interpreted. (Refer to Appendix A for a full list of these documents).

From time to time, further conservation and management planning documents and programs will be prepared for specific components of *Fremantle Prison*. Due to the necessary difference of focus of each of these documents and the differing meanings inherent in the place, there may arise situations where differences in the policies make it difficult to ascertain the appropriate action.

Policy 2 *Decisions regarding the place should always consider the layers of meaning inherent in the place and the information contained in the detailed documents prepared for aspects of the site. Where conflicts in policies arise the conservation of the potential World Heritage values of Fremantle Prison is to take precedence.*

6.3 Conservation Approach

Acceptance of Cultural Heritage Significance

Conservation policy is guided by the assessment of significance of the place as outlined in this Conservation Management Plan.

Policy 3 *The cultural heritage values and statement of significance for the place as outlined in this document should be accepted as the basis for the conservation and planning of Fremantle Prison. (J S Kerr, 1998, Policy 1.1)*

Policy 4 *The policies recommended throughout this document should be endorsed as a guide to future work by those responsible for the management of Fremantle Prison. (J S Kerr, 1998, Policy 1.2)*

Policy 5 *In recognition of the local, state, national and potential world heritage values of the place, the policies recommended throughout this document should be endorsed by the Western Australian government, through both the Department of Housing and Works and the Heritage Council of Western Australia. (J S Kerr, 1998, Policy 1.3)*

Approaches to Levels of Significance

The levels of significance provide a guide to conservation actions. Greater care is taken for fabric and elements of more significance. Adaptation, and in some cases, removal of fabric is possible for elements of lesser significance.



- Policy 6 The greater the significance of the fabric or a feature of the place, the more care should be taken in actions which may affect it. (J S Kerr, 1998, Policy 6.1)*
- Policy 7 Items identified as having exceptional significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy.*
- Policy 8 Items identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy.*
- Policy 9 Items identified as having some significance should be retained and conserved, where possible. They may be modified with some freedom while guided by the relevant conservation policies.*
- Policy 10 Items identified as having little significance may be removed or modified, following recording.*

Use of the Burra Charter

The Burra Charter sets out the principles generally accepted in Australia for the conservation of heritage places. The philosophy embodied in that document has been used as a basis for the formulation of this Conservation Management Plan. As such, the Burra Charter forms an important reference document for the present and future custodians of *Fremantle Prison*, and may assist in resolving any issues relating to the conservation of the place that are not explicitly dealt with in the Conservation Management Plan.

- Policy 11 In addition to the Conservation Management Plan, the principles and processes set out in the Burra Charter should be used to inform decisions relating to the conservation of the place. (J S Kerr, 1998, Policy 3.1)*

Heritage Management Principles

Heritage Management Principles have been formulated by the Commonwealth to provide the guiding framework for managing National Heritage places and are an important guiding document for *Fremantle Prison*.

- Policy 12 The National Heritage Management Principles should be utilised when implementing the Conservation Management Plans and conservation programs at Fremantle Prison.*

Expert Advice

The Burra Charter recognises that caring for a culturally significant place requires expert skills. The input of people with expertise in specialised areas of conservation may also be needed from time to time.

- Policy 13 A high degree of professionalism is warranted for all aspects of the place's conservation. Expert advice should be sought from within Fremantle Prison's own staff and advisory committee or from external specialists, where appropriate.*
- Policy 14 Expert advice should guide the conservation of building fabric, collections and movable heritage items with the aim of retaining or enhancing the cultural significance of the place and ensuring that appropriate specialist advice is sought as required.*



6.4 Statutory Framework

Protection and management of the local, State, National and potential World Heritage values of the *Fremantle Prison* site is provided by local, state and national planning and heritage statutes, as set out below.

Each of these statutes include mechanisms to ensure that their objectives, controls, assessment and approval requirements are enforced. In the context of this Conservation Management Plan for *Fremantle Prison*, these statutes:

- include specific compliance requirements for maintaining and conserving the identified heritage values and fabric of the place
- identify situations where actions leading to adverse impacts on the heritage significance of the property, including National and potential World Heritage values, constitute (or have the potential to constitute) offences under one or more statutory provisions
- identify situations where ministerial involvement and/or action may occur to prevent significant adverse impacts on the identified heritage values of the place
- provide for penalties for identified actions/activities that adversely impact on the identified heritage values of the property

Policy 15 Applications for works or other actions to Fremantle Prison are required to comply with the relevant statutory objectives and procedures to prevent inappropriate and adverse impacts on the State, National and potential World Heritage values of the place.

Heritage of Western Australia Act 1990

Fremantle Prison is entered in the Western Australia Heritage Council's Register of Heritage Places (State Register) and is thus subject to the relevant provisions of the Heritage Act (and subsequent amendments), into which the Register is incorporated.

The Heritage Council's mission is to provide for and encourage the conservation of places which have significance to the cultural heritage of Western Australia.

The Council's mission is achieved through three main functions:

- *to establish and maintain the State Register of Heritage Places*
- *to ensure that any development of heritage places is in harmony with cultural values*
- *to promote awareness and knowledge of our cultural heritage*

Approval by Heritage Council

The Heritage Act provides for the compilation of the state heritage register by the Heritage Council and Heritage Minister. Any development to a state-registered place requires approval from the responsible planning authority, usually the Western Australian Planning Commission (WAPC) or a local government, on the advice of the Heritage Council.

Any changes to a place that is included in the State Register are required to be referred to the Heritage Council for advice. The Heritage Council's role is to ensure that any proposed changes do not have an adverse impact on the significant values of a place.



The process of gaining Heritage Council advice on proposed changes to a heritage place is called a development referral. A conservation officer will assess the referral and, for minor works, may provide advice under delegated authority from the Development Committee. All other referrals are considered by the Heritage Council's Development Committee.

Policy 16 Because Fremantle Prison is entered in the Heritage Council's Register of Heritage Places, any proposals concerning the place must be referred to the Heritage Council for advice.

Policy 17 Because Fremantle Prison is entered in the Heritage Council's Register of Heritage Places, it is recommended that any future decisions regarding the place should involve a consultative process between the managers and the Heritage Council.

Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) and EPBC Regulations 2000 (Commonwealth)

Through its inclusion on the National Heritage List, *Fremantle Prison* is subject to the EPBC Act and EPBC Regulations of the Commonwealth of Australia.

If the nomination of *Fremantle Prison* to the World Heritage List as part of the Australian Convict Sites nomination is successful, then Australia will be required to meet management obligations under the World Heritage Convention and the EPBC Act.

Key objectives of the EPBC Act particularly relevant to the long-term conservation of *Fremantle Prison* and the role of this Conservation Management Plan are those that:

- *provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance*
- *provide for the protection and conservation of heritage*
- *promote a co-operative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples*
- *assist in the co-operative implementation of Australia's international environment responsibilities*

Approval by the Minister

National and World Heritage values are protected under the EPBC Act as matters of national environmental significance. Activities that are likely to have a significant impact on the listed heritage values should be referred for a decision by the Commonwealth Environment Minister.

This Conservation Management Plan provides a framework for identifying and managing situations so that activities do not have a significant impact on *Fremantle Prison*. Nevertheless some proposals, such as new development have the potential to impact on the heritage values of the place. Policies are included in this Conservation Management Plan to ensure any impact on National Heritage values is minimised.

As the Heritage Council of Western Australia has a statutory role to provide advice in regards to any proposal concerning the place (due to the listing of Fremantle Prison on the State Register of Heritage Places), it is recommended that the Heritage Council consider whether or not the proposed action has, will have or is likely to have a significant impact on National Heritage values and provide this advice to the Executive Manager of *Fremantle Prison*. Alternatively, suitably qualified professionals could examine the proposal and advise whether or not the proposal may constitute a significant impact. The Executive Manager should then seek advice from the Commonwealth as to whether a referral under the EPBC Act is required.



Policy 18 All proposed activities at Fremantle Prison should be assessed to determine if they are likely to have a significant impact on National Heritage values and the advice of the Commonwealth sought as to whether a referral, under the EPBC Act, is required.

Policy 19 If there is a proposal for an activity that has, will have or is likely to have significant impact on National Heritage values then Ministerial approval, under the EPBC Act, must be sought prior to undertaking the action.

Planning and Development Act 2005

The State Planning Policy 3.5 'Historic Heritage Conservation' was gazetted on 29 May 2007 under the *Planning and Development Act 2005*. This policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. It applies to places and areas of significance at both State and local level.

The objectives of this policy are:

- *to conserve places and areas of historic heritage significance*
- *to ensure that development does not adversely affect the significance of heritage places and areas*
- *to ensure that heritage significance at both the State and local levels is given due weight in planning decision-making*
- *to provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection*

Under this policy, the identification, conservation and protection of places and areas of State heritage significance are provided for in the *Heritage of Western Australia Act 1990*.

The conservation and protection of places and areas of local heritage significance is provided for in the *Planning and Development Act 2005*, which enables local governments to protect heritage places and objects in local planning schemes.

City of Fremantle Planning Scheme No 4

Provisions for local heritage are set out in the Model Scheme Text contained in the Town Planning Amendment Regulations 1999. The Model Scheme Text provides that the normal permitted development rights do not apply in respect of a place entered in a heritage list, or located in a heritage area. This means that planning approval is required for the demolition of, external alterations to and, in specific circumstances, internal alterations to a place entered in a Heritage List or in the State Register. The effect of a proposal on a heritage place or heritage area becomes a relevant matter to be considered by a local government in considering an application for planning approval. The City of Fremantle's Town Planning Scheme (TPS 4) includes provisions in accordance with the Model Scheme Text.

Fremantle West End Conservation Area Policy 1992

The City of Fremantle adopted the 'West End Conservation Area Policy (D.G.F14)' in 1992. Complementary policies include 'Urban Design and 'Streetscape' Guidelines', 'Colour Schemes in



Fremantle', 'Preservation of Historic Buildings' and 'Impact of Developments on Heritage Places'.

The 'West End Conservation Area Policy' is intended to create an awareness of the West End heritage so as to enable preservation and enhancement of the area and to facilitate sympathetic redevelopment whilst giving guidance to Council's discretionary powers under the Town Planning Scheme.

Fremantle Prison is located within 'Zone 4 - Convict Establishment' of the Policy. Under Section 4.4.2 'Development Control Policy' the Council will ensure that:

- *the Prison complex and its role as an important component of Fremantle's townscape will be conserved and enhanced*
- *the Prison Complex and the immediately adjacent areas should be conserved and developed in accordance with the policies and recommendations contained in the two following documents: i) Fremantle Prison - A Policy for its Conservation; and ii) Fremantle Prison - Urban Integration*
- *in assessing planning applications for the future use, development and works within the Fremantle Prison precinct and the immediately adjacent areas, the Council will take into account all relevant policy statements and recommendations contained in the above mentioned documents*

Policy 20 Because Fremantle Prison is listed in the City of Fremantle's Heritage List and is included in 'West End Conservation Policy', it is recommended that a copy of this Conservation Management Plan be forwarded to the City for their records and that the City be informed of any future decisions regarding the place and its setting.

Other Statutory Requirements

Fire safety regulations, the Disability Discrimination Act, Health Acts, the Australian Building Code regulations, and other constraints operating on any property also apply here, and the future uses of place will be influenced by these requirements. It is important that compliance with these regulations is undertaken in such a way as to not affect the heritage significance of *Fremantle Prison*.

Policy 21 Any works arising from requirements to comply with statutory regulations should be evaluated against this conservation policy, to ensure minimum impact on significant fabric. Professional advice should be sought to ensure that both safety and conservation issues are fully assessed.

6.5 Management Structure

Current Management Structure

Fremantle Prison is situated on Crown Land (Reserve 24042) vested in and held by the Minister for Works in the Government of Western Australia for the purpose of "conservation and management of historic buildings and ancillary and beneficial uses thereto" (Vesting Order of the Governor of Western Australia, 21 December 1993). The Minister is responsible for the conservation, management, interpretation and monitoring of the site.

As *Fremantle Prison* is vested with the Minister for Works, the day to day operations, maintenance and heritage conservation is currently managed on behalf of the Minister by the Department of Treasury



and Finance - Building Management and Works Division as a Public Work (*Section 2.14 protection and preservation of any cave or place of scientific or historical interest*) under the *Public Works Act 1902* (as amended). The General Manager Building Management is directly responsible for the Prison with the Executive Manager of the Prison reporting to that position. The Executive Manager is assisted by the Property Manager, the Visitor Services Manager, the Head Curator and the Interpretation Manager, members of staff and specialist consultants, where required.

Fremantle Prison management have identified the following mission statement for the site, which is derived from its Strategic Plan (1997):

- *to conserve, interpret and promote the history, culture and use of the Fremantle Prison Precinct to standards that acknowledge the precinct's exceptional cultural heritage values.*

Policy 22 Fremantle Prison should continue to be vested in the Minister for Works in the Government of Western Australia for the purpose of "conservation and management of historic buildings and ancillary and beneficial uses thereto".

Policy 23 Fremantle Prison should continue to be managed by the Department of Housing and Works and the activities on the site should be government-run in order to ensure that all the income derived from the tourist and other operations can be re-invested in the site.

Policy 24 The Department of Housing and Works should ensure that personnel employed to manage the site include those with core professional skills required to manage the site, including curatorial, interpretation and cultural heritage management expertise in addition to the high level of departmental management skills that the Executive Manager embodies.

Policy 25 Particular care should be taken to ensure continuity of staff, professional and trade advice, and supervision of actual work and useful handover periods should be provided for in budgets. (J S Kerr, 1998, Policy 18.4)

Fremantle Prison Advisory Committee

In November 2004, the Minister for Works established the Fremantle Prison Advisory Committee to provide advice on strategic issues in relation to the implementation of the *Fremantle Prison Master Plan* (2003), which sets out the future directions for the historic site over the next 10 years and beyond, and any other matters as requested.

Policy 26 While the Advisory Committee's prime role at present is the implementation of the *Fremantle Prison Master Plan*, the terms of reference should be redefined to include providing advice on matters that may influence or impact the status of World Heritage listing.

Policy 27 The members of Advisory Committee should be selected primarily to provide a range of skills and experience relevant to the conservation, development and use of the site.

6.6 Maintenance and Monitoring

Fremantle Prison has a comprehensive framework in place for capital works, maintenance works and short-term remedial and repair works. Building Condition Assessments (BCA), which detail the



condition of the fabric as well the costs of any required work is undertaken on a bi-annual basis. The works program is then formulated between the Executive Manager and consultants with specialist knowledge of the site.

- Policy 28 Maintenance of the place should be the single most important part of the conservation program. Systematic maintenance of the place must be undertaken to prevent deterioration of the place in accordance with the maintenance schedule.*
- Policy 29 Maintenance of the place includes informed supervision of minor and major works and vigilant attention in order to reduce the deterioration of the physical fabric. Prompt preventative action must be taken in addition to regular maintenance works.*
- Policy 30 All inspection and maintenance works must only be undertaken by those with suitable professional knowledge and experience of working with historic buildings and materials. All maintenance works shall be carried in accordance with the principles embodied in the Burra Charter.*
- Policy 31 Building Condition Assessments and Conservation Works planning should continue on a bi-annual basis.*
- Policy 32 The contractual process by which maintenance and repair work is carried out should be reviewed to ensure that the persons actually undertaking the work are competent to do so and that the contract prices permits work of the required quality. (J S Kerr, 1998, Policy 20.2)*
- Policy 33 Whatever the contractual arrangement, on-site supervision by a person skilled in the relevant conservation work is essential and the cost should be built into the appropriate budgets. (J S Kerr, 1998, Policy 20.3)*
- Policy 34 Long-term estimates for cyclical maintenance and repair should be taken into account when agreeing a fair rental with leaseholders. (J S Kerr, 1998, Policy 20.1)*
- Policy 35 Maintenance of grounds (including control of plantings) is an important element in the conservation and interpretative presentation of Fremantle Prison and contractual obligations should be precise and supervised with care. (J S Kerr, 1998, Policy 20.12)*

6.7 Risk Management

Management of Fire and Safety Risks

In recognition of the importance of protecting the historic fabric, moveable heritage, art and artefacts, as well as staff and visitors to the site, there is a Risk Management Plan, Safety Plan and Emergency Evacuation Plan in place.

Fremantle Prison has a fire detection system in place and smoking and the use of naked flames are not permitted on the site.

- Policy 36 A consolidated Disaster Preparedness Plan should be developed to integrate risk management, evacuation and safety plans already in place.*



Management of Potential Impact of Visitors

Fremantle Prison attracts around 175,000 visitors per annum and has been continually increasing since it was first opened to visitors in 1992. In recognition of the importance of a safe visitor experience and the requirement to ensure that the site is not damaged, visitors are regulated through the fully escorted guided tours. Tour routes are restricted to mainly bitumen and concrete surfaces and the impact to the site is minimal. Careful attention to the condition of surfaces accessed by the public is maintained through employee observation and the regular Building Condition Assessments (BCA).

Policy 37 *The impact of visitors and visitor numbers should continue to be monitored and evaluated to ensure that the impact of visitors is minimised while enabling as many people as possible to visit the site.*

There is the possibility of theft and damage by unsupervised visitors to the site, which needs to be carefully managed.

Policy 38 *All persons working in unoccupied and unvisited buildings should be supervised. (J S Kerr, 1998, Policy 19.2)*

Policy 39 *Security gate checks on the contents of departing vehicles should be made. (J S Kerr, 1998, Policy 19.3)*

Management of Objects, Graffiti and Artworks

Fremantle Prison has a Head Curator and curatorial team responsible for the management of objects and the art collection. There is a plan in place for the care and management of objects that are exhibited at the site.

Policy 40 *A Collection Management Policy should be prepared to ensure that the management of objects at the site continues to be carefully monitored and the acquisition of objects is appropriate to the cultural heritage values of the place.*

Policy 41 *An inventory and assessment of significance should be maintained in sufficient detail to determine priorities for conservation of the more significant items as it becomes necessary. (J S Kerr, 1998, Policy 14.2)*

Policy 42 *The criteria for assessment should be based on the ability of the work to help explain the attitudes and beliefs of prisoners and staff, and of the contribution made to the atmosphere and character of the place, as well as on conventional artistic and literary qualities. (J S Kerr, 1998, Policy 14.3)*

Policy 43 *Artefacts, furniture, furnishings and equipment relating to the site should be retained on site. (J S Kerr, 1998, Policy 12.1)*

Policy 44 *The graffiti and murals are an important part of the fabric and significance of the place and should be retained and conserved, where applicable. When the masonry behind significant but deteriorated works is stabilised, and water penetration denied, appropriate conservation work should be undertaken. (J S Kerr, 1998, Policy 14.7)*



- Policy 45* Public inspections should only take place under supervision to ensure that significant objects,, graffiti and artworks are not damaged. (J S Kerr, 1998, Policy 14.6)
- Policy 46* Wherever possible, signs and notices that date from the period of operation as a prison should be retained on site as they help visitors understand how the prison worked. (J S Kerr, 1998, Policy 15.1)

Heritage Impact Statements

There is a potential risk at *Fremantle Prison* that both inaction (such as lack of maintenance) or action (such as a conservation works program) may affect the identified heritage values of the place. A useful way of reviewing the effect that a specific proposed action may have on heritage values is the preparation of a heritage impact statement. Such statements are an essential tool for risk management at *Fremantle Prison* as they can be specific in ways that this, or other conservation planning documents, can not be. Heritage impact statements should be prepared by suitably qualified professionals and should be made succinct through reference to this Conservation Management Plan. The statement should outline:

- the proposal for change
- identification of the aspects of the place that may be affected
- how the heritage values may be affected by the proposal
- recommendations for acceptance, modification or rejection of the proposal

- Policy 47* Heritage Impact Statements specific to proposals for actions at *Fremantle Prison*, either at the place or in the vicinity of its setting, should be prepared and proposals modified in light of the findings.

6.8 Conservation of the Fabric

Fremantle Prison is constructed of primarily Tamala limestone, brick, corrugated iron, timber joinery and metalwork which needs to be carefully conserved. A program of work to protect the fabric from water penetration has commenced and is largely complete.

- Policy 48* The determination of conservation options and of any subsequent action affecting a particular element of the place should be preceded by an assessment of the levels of significance of its component parts. Intrusive elements should also be identified. (J S Kerr, 1998, Policy 6.2)
- Policy 49* Where intrusive elements are identified, they should be removed and the original fabric conserved. Where a replacement element is required it should be selected with a view to minimising its visual impact.
- Policy 50* Care of the fabric should focus on the conservation of the original fabric from the time of construction using traditional materials and methods.
- Policy 51* Where alternative treatments are under consideration, the option involving the least alteration of the fabric is normally preferred. (J S Kerr, 1998, Policy 2.1)



- Policy 52 Repair of stonework involving reconstruction should continue the finish treatments of the surrounding masonry applied at the time of its construction. Particular care should be taken to continue tooling and pointing characteristics. (J S Kerr, 1998, Policy 9.2)*
- Policy 53 The fabric should be protected from water penetration by the clearing, repair and, where necessary, reconstruction of roof cladding, guttering or spouting, wall coping, sills and surface and sub-surface drainage system, the rectification of defects in design and construction, the removal of sprinkling systems and garden beds from base of walls and the adequate briefing and supervision of persons working on and near the fabric. (J S Kerr, 1998, Policy 20.4)*
- Policy 54 When damp problems have been reduced by the measures in the policy above, waterproof renders or membranes applied to suppress the evidence of damp should be progressively removed and the stone reconstructed-commencing with the most damaged. (J S Kerr, 1998, Policy 20.7)*
- Policy 55 All unpainted surfaces should remain unpainted as it is important that the masonry of the precinct is not damaged by the addition of the finish and the masonry should retain its largely homogeneous texture and colour. (J S Kerr, 1998, Policy 13.1)*
- Policy 56 Painted surfaces should be carefully prepared and repainted when needed. (J S Kerr, 1998, Policy 13.2)*
- Policy 57 Rust should be removed from metalwork where this is evident and the metalwork treated and painted on a regular basis.*
- Policy 58 All painting should be preceded by a thorough investigation of the most appropriate finish and colour.*
- Policy 59 Roof sheeting and plumbing should be replaced as required with materials to match the original.*
- Policy 60 A record should be kept of specific treatments to the masonry and other finishes and the results monitored and recorded over subsequent years to determine the most effective treatment. (J S Kerr, 1998, Policy 20.6)*

Services

The provision of additional services may be required as part of the ongoing use of the place. These services may include upgrading and/or additional electrical, gas and plumbing, telephone and data, mechanical services, and emergency lighting and exits.

- Policy 61 The provision of new services should be undertaken with the minimum interference to significant fabric and the character of significant spaces. If new services are installed, existing services should be consolidated and redundant ducts removed.*
- Policy 62 The security lighting system should be retained in good working order. (J S Kerr, 1998, Policy 31.1)*
- Policy 63 Evidence of original and early lighting should be retained and its function interpreted and new lighting that enhances the visitors' appreciation of Fremantle Prison should be introduced progressively. (J S Kerr, 1998, Policy 31.2)*



Archaeology

While *Fremantle Prison* retains much of the convict era structures largely intact, there were a number of earlier structures that are no longer extant. In addition there has been a layering of new material, particularly to the ground surfaces that warrants investigation.

Policy 64 Work involving excavation or investigation of sub-surface features should be preceded by an archaeological assessment of the likely location and significance of the sub-surface features, and these should be progressively mapped as they are later revealed through monitoring of sub-surface works. (J S Kerr, 1998, Policy 11.1)

Policy 65 Provision should be made in the decision making process for proposals to be adjusted in the light of any findings of significance. (J S Kerr, 1998, Policy 11.3)

The archaeological record at *Fremantle Prison* provides an opportunity to further engage with visitors to the site through an interpretive program focussed on particular site investigations.

Policy 66 When archaeological investigations are being carried out at *Fremantle Prison* then provision should be made for appropriate visitor engagement with the process.

6.9 Community Involvement

The Fremantle Prison Master Plan (2003) was prepared through a process of extensive consultation with a wide range of stakeholders. This process identified the importance of *Fremantle Prison* as a place of exceptional heritage significance. Furthermore, it identified a range of government, non-government and community partnerships that could be developed through investment by government in the conservation of *Fremantle Prison*.

Since 2003, both State and Commonwealth funding has assisted in implementing the vision outlined in the Master Plan, which has received strong community support.

Continuing public consultation on issues relevant to the conservation and management of the *Fremantle Prison* site is provided by the following measures:

- all applications for development work on the site, or sites in the vicinity which have the potential to adversely impact on its identified heritage significance, including National and potential World Heritage values, that are required to be submitted to Fremantle City Council, are advertised for public comment under the requirements of the relevant statutory controls.
- activities involving community participation and feedback are regularly instigated by the Department of Department of Treasury and Finance for Fremantle Prison on a variety of issues.
- the range of backgrounds and expertise of members of the Fremantle Prison Advisory Committee provides a means of engaging with a variety of community interests and expectations.

Views of local, State and National government and non-government agencies and committees with an interest in the heritage values of *Fremantle Prison* were sought during the preparation of this Conservation Management Plan and informed the outcome.



Policy 67 The views of stakeholders should continue to be sought in relation to the management and care of Fremantle Prison.

At present no formal mechanism is in place to ensure that the views of key stakeholders and the community continue to be considered. A Consultation Strategy should be prepared that outlines the processes required for continued community engagement in the future of *Fremantle Prison*.

Policy 68 A Consultation Strategy should be developed to ensure that the views of key stakeholders and the community continue to be properly considered in regards to the management and care of Fremantle Prison.

6.10 Future Use

Compatible Use

A range of compatible uses for *Fremantle Prison* have been identified and endorsed in the Fremantle Prison Master Plan (2003) and reviewed for this Conservation Management Plan. These uses were defined through a combination of identifying uses that were both compatible and feasible and those that could be implemented in the context of a sustainable future for the site. (The current range of uses is shown in Figure 7).

Policy 69 The compatible uses identified in the Fremantle Prison Master Plan should form the basis of decisions regarding future use of the place and its component parts.

Policy 70 Development and future use of the Fremantle Prison should capitalise on the site's unique attributes and reinforce its role as a heritage icon, a tourism destination and its potential as a centre for excellence in cultural heritage, as well as a diverse range of associated uses.

Future Development

The Fremantle Prison Master Plan (2003) identifies possible zones for future development. In principle, conservation and compatible use of existing significant structures should take precedence over new development. Should future development be proposed, a heritage impact statement should be prepared (refer to Policy 45).

Policy 71 Conservation and compatible use of existing significant structures should take precedence over new development.

6.11 Interpretation

It is important to provide the local and wider community with a deeper and more comprehensive understanding of the place. *Fremantle Prison* has an Interpretation Manager who is responsible for promoting an appreciation of the site. The Interpretation Policy (2002), together with the conservation policies and management plans, guide the use and activities at Fremantle Prison that are employed to communicate the heritage significance of the place to visitors.

Policy 72 Conservation of the fabric and spaces of the precinct is of primary importance to the program of interpretation.



- Policy 73* Low impact public access to Fremantle Prison should continue as the primary function of the place. The nature and extent of public access to areas should be managed to optimise interpretative experiences while avoiding unacceptable impacts on significant elements including moveable objects and historic artwork.
- Policy 74* An Interpretation Plan should be prepared as a matter of priority and should include:
- strategies to increase understanding, appreciation and awareness of all the identified local, State, National and potential World heritage values
 - strategies to interpret the layering of history of the place from convict to colonial and state prison that allow for a wide range of audiences
 - strategies to interpret the significance of the archaeological sites
 - strategies to interpret the precinct's substantial art and artefact collection
 - a program to interpret the various themes in the history and use of the place, which reveals connections to other State and National stories related to the history of Fremantle Prison
 - directions on innovative interpretative approaches to telling the stories of Fremantle Prison that do not impact on the significant physical fabric
 - the approach to the use of significant spaces and moveable heritage as part of the interpretation program
 - exploration of the opportunities to offer interpretative experiences at venues around the State
- Policy 75* The preparation of an Interpretation Plan should include consultation with the local and Indigenous community, with former prisoners and guards, with people who have an expertise and interest in the history of the site and with the relevant local, State and National government agencies.

6.12 Setting

The setting of *Fremantle Prison* comprises historic and physical relationships to elements of the Convict Establishment, natural and engineered topographical features and significant views and vistas. Elements of the setting fall outside the boundary of *Fremantle Prison* and are under the control of other State government agencies and the City of Fremantle. It is therefore important that all local and State government agencies who manage aspects of *Fremantle Prison* act to ensure the setting is not compromised.

The 'Fremantle Prison Buffer Zone' (Urbanizma, Feb 2007) outlines the buffer zone required to protect the heritage values of *Fremantle Prison*. It draws on the key documents to identify the visual and physical curtilage of the place and outlines the existing protective provisions in place and those that need to be strengthened to ensure that the appropriate mechanisms are in place. The proposed buffer zone is shown in Figure 41.

- Policy 76* The recommendations of the Fremantle Prison Buffer Zone (2007) should be implemented to ensure the setting of Fremantle Prison is appropriately protected.
- Policy 77* The managers of Fremantle Prison should liaise with City of Fremantle and other relevant State government agencies to ensure that the setting of Fremantle Prison is not compromised and is enhanced where practicable.



- Policy 78 The surviving physical relationships and topographical features created by the royal engineers' cut and fill should be retained and maintained in good order. This includes the Fairbairn Street ramp, the site of the former gardens (Parry Street carpark) and the former Barrack Fields (Fremantle Oval). (J S Kerr, 1998, Policy 22.1)*
- Policy 79 The Fairbairn Street ramp (cut by the Parry Street bypass) should be reinstated when practicable to enable the historical, visual and physical link to the Henderson Street terraces and the city centre to be re-established. Meantime, no action should be taken which will render the reinstatement of the ramp more difficult. (J S Kerr, 1998, Policy 22.2)*
- Policy 80 Vistas or glimpses of elements of the prison from Parry Street (north of Holdsworth Street), the Parry Street car park and police barracks area, the full length of Fairbairn Street, Parry Street near South Terrace across the Fremantle Oval and the glimpse from Monument Hill should all be retained and, where consistent with the retention of other elements of significance, enhanced. (J S Kerr, 1998, Policy 22.5)*
- Policy 81 Links (whether visual or not) with other surviving elements of the early convict establishment should be retained, reinforced or re-established where and when future developments make it possible. (J S Kerr, 1998, Policy 22.6)*
- Policy 82 No parking should be permitted within the perimeter walls of the prison. (J S Kerr, 1998, Policy 24.1)*
- Policy 83 Parking should be arranged so that vehicles cannot be seen from the view along the prison and residence façades of The Terrace. (J S Kerr, 1998, Policy 24.2)*
- Policy 84 Parking should not be permitted on the Fairbairn Street ramp or in the area formerly occupied by the Fairbairn Street ramp west of Parry Street. (J S Kerr, 1998, Policy 24.3)*

6.13 Records and Review

Records

The need to keep publicly available records about places of cultural significance is guided by the Burra Charter. Substantial documentation on the historical and archaeological resources of the site has been prepared and recorded in documentation held in *Fremantle Prison* archives.

- Policy 85 A record of actions that have affected the place should continue to be maintained in the Fremantle Prison archives.*

For ease of reference and to assist in future planning, a system of record keeping should be established for each zone of *Fremantle Prison*.

- Policy 86 Establish an indexed record system for each zone that includes all documents relating to the planning and actions for each zone. (Policy 86)*



Further Research

Future conservation of the place will benefit from continuing research, including historical and archaeological research. In particular, further research into the 20th century history of the place would be beneficial.

Policy 87 Further research should continue so that an understanding of the place increases and new information should be incorporated in updates of the Conservation Plans and the Conservation Management Plan.

Conservation Plans

A number of conservation plans have been prepared for specific elements of *Fremantle Prison* since 1990 (refer Appendix B). These provide valuable information to inform decision-making at *Fremantle Prison*. They provide detailed and specific information on the documentary and physical evidence, the significance and care and management of each of these areas in a way that is beyond the scope of this Conservation Management Plan. For ease of reference and to assist in periodic updating, existing Conservation Plans should be updated and consolidated for each zone. Where Conservation Plans have not been prepared for elements within each zone these should be prepared as part of the consolidation program.

Policy 88 Consolidated Conservation Plans for each zone should be prepared and updated every 5-7 years.

Review of the Conservation Management Plan

From time to time new evidence may come to light that will influence interpretation of the place, its significance, and the way it should be managed. For this reason, the periodic updating of the Conservation Management Plan will be required. The EPBC Act requires a review of the plan within 5 years.

Policy 89 A review of the Conservation Management Plan should take place within 5 years. Any new information that comes to light should be compiled by the management team at Fremantle Prison for inclusion in the review.



7.0 Conservation Policies for Each Zone

The Fremantle Prison Master Plan (2003) identified distinct zones within *Fremantle Prison* (Refer Figure 43). Specific policies, which relate to the conservation and management of each of these zones, are outlined in this section.

Prior to any works in each of the zones at *Fremantle Prison*, heritage impact statements should be prepared by suitably qualified professionals and should be made succinct through reference to this Conservation Management Plan. (Refer Policy 47)



Figure 43. Site Plan of Fremantle Prison showing the location of each of the zones

LEGEND

A	Gatehouse and Entry Complex	H	Hampton Road Reserve
B	Main Cell Block Forecourt	I	East Reservoir and East Terrace
C	Main Cell Block	J	Pumping Station and Tunnels
D	Female Division and West Work shops	K	East Workshops
E	New Division	L	Southern End of Main Cell Block
F	Hospital	M	Development Zone
G	Perimeter Walls	N	South Knoll
		P	Development Zone
		Q	The Terrace



Zone A: Gatehouse and Entry Complex

- Objective** Maintain the Gatehouse and Entry Complex as the primary entry point for visitors to *Fremantle Prison*. Reinforce the significance of *Fremantle Prison* as the centre of the Imperial Convict Establishment in Western Australia. Establish the zone as an active and vibrant centre for tourism and cultural heritage services by intensifying activity and use.
- Policy A1** *The complex may continue to be adapted to accommodate compatible uses, provided: (J S Kerr, 1998, Policy 34.1)*
- *the external character of the original and early structures is retained and, where opportunity offers, revealed*
 - *original and early interior fabric is retained and repaired*
 - *the basic layout and function of the place as a prison entry complex is kept in mind in any proposals*
 - *existing fittings, equipment and signs which help to explain the functions of the complex are retained*
- Policy A2** *To create a defined 'welcome' to visitors that will announce the site as a vibrant and interesting attraction, introduce new, appealing and innovative on-site signage and lighting and the provision of high standard visitor facilities*
- Policy A3** *Enhance entry courtyard experience by housing the primary tourist information and ticketing centre in the gatehouse, relocating the visitor centre to southern end of complex and removing fabric of little significance (PWD store), removing bitumen to courtyard and reinstating or interpreting earlier surface and providing high standard retail and food outlets (in areas such as those to either side of the gatehouse).*
- Policy A4** *Restore the view to the central facade of the Main Cell Block from the entry courtyard through modification of the sally port (prison vehicle dock) when practicable.*
- Policy A5** *Create a centre for cultural heritage services: house cultural and heritage services in the complex including administrative offices, curatorial offices, research centre, art gallery and retail outlet for former prisoner's art.*



Zone B: Forecourt of the Main Cell Block

- Objective** Retain and conserve the Forecourt as the primary open space of the precinct, providing an impressive setting for the Main Cell Block and unique spatial experience for visitors to the *Fremantle Prison*.
- Policy B1** *The extensive forecourt of the Main Cell Block should remain an austere open space. No plantings should be permitted which will interrupt eye-level views throughout the forecourt. (J S Kerr, 1998, Policy 36.1)*
- Policy B2** *The views from Wray and Manning's gate of the full length of the Main Cell Block and Chapel, the Female and New Division complexes to the north, and the knoll and perimeter wall to the south should be retained. (J S Kerr, 1998, Policy 36.2)*
- Policy B3** *Remove planter beds and provide a smooth surface based on historical precedent, introduce additional lighting and unobtrusive services.*
- Policy B4** *Remove the red brick toilet block at northern end of forecourt when no longer required.*
- Policy B5** *Any work in the forecourt should be preceded by archaeological investigation and recording of evidence found during the course of the investigation.*



Zone C: Main Cell Block

Objective Conserve, maintain and interpret the Main Cell Block as the prominent landmark feature of the Precinct and as the primary evidence of the convict era. Create a world class interpretive centre revealing the layers of history of the precinct, including its subsequent use as a colonial and state prison.

Create an exceptional interpretive centre utilising the internal spaces and the rear northern yards (3 & 4 division) for guided tours and for the interpretation of the multi-layers of the history of Fremantle Prison through:

- the provision of a sensitive cultural heritage experience
- developing a strong, integrated theme reflecting the importance of the convict era and World Heritage values
- maximising the visitors experience through the introduction of a directed, layered and carefully designed interpretive journey
- introducing a range of interpretive styles to suit different learning styles, including state of the art media, sound and light technologies
- maintaining an emphasis on the important and unique role of the well-trained tour guides who are able to provide evocative presentations of past events
- by ongoing partnership arrangements with the community, business and government

Enhance the interpretive centre by introducing associated special events, educational, cultural and heritage services into appropriate spaces by utilising spaces such as the chapel for weddings, the crown theatre to stage plays and films, the library space to display artefacts, the special handling unit for education/meeting space and the basement for exhibitions.

Policy C1 The exterior of the structure and its openings should be retained intact and particular care should be taken with the repair and reconstruction of masonry and roof. (J S Kerr, 1998, Policy 38.1)

Policy C2 The interior of the four divisions of the cell block should be retained in the present configuration of corridor or atrium (open from ground floor to roof structure) with stair and gallery access to the upper cells. (J S Kerr, 1998, Policy 38.2)

Policy C3 A complete range of major significant elements within the main cell block complex should be retained intact and made accessible to the public under supervision. (J S Kerr, 1998, Policy 38.28)

Policy C4 Any groups on galleries should be supervised and warned not to lean on the railings. (J S Kerr, 1998, Policy 38.3 & 42.7)

Policy C5 Any stiffening of the gallery joists required should be undertaken with the minimum change to the visual character and profile of the various post and rail systems. (J S Kerr, 1998, Policy 38.9)

Policy C6 Safety nets at first floor level should be kept in good condition and securely anchored. (J S Kerr, 1998, Policy 38.11)



- Policy C7 The library should be returned to its original space by the removal of existing partitions, the open roof retained and all original jarrah flooring, complete with evidence of hammock frames, left exposed and in situ. If partitions are required they should be made easily removable, unceiled, and confined to door height. (J S Kerr, 1998, Policy 38.13 & 38.14)*
- Policy C8 The Roman Catholic chapel should retain the evidence of its use as a ward and, later, chapel, including:*
- original jarrah flooring, with plugged mortices for both the former hammock framing and sanctuary railing*
 - jarrah ceiling (J S Kerr, 1998, Policy 38.15)*
- Policy C9 The Crown Theatre (also known as the Recreation Hall) should retain its open character, evidence of past uses and, in particular, the original jarrah post and beams. (J S Kerr, 1998, 38.17)*
- Policy C10 Retain and conserve the reconstructed cells which simulate the original form of the convict and prison cells.*
- Policy C11 The interior space, original and early fabric and surface treatment of the Chapel should be retained intact. Investigation of original and early surface treatments needs to be completed as a basis for a future approach. (J S Kerr, 1998, Policy 38.20)*
- Policy C12 Complete the investigation of the internal décor and develop a scheme based on the restoration and reconstruction of the early decorative treatments. The scheme should retain the Decalogue, Lord's prayer and creed. (J S Kerr, 1998, Policy 38.21)*
- Policy C13 Any further work to the cellars should be carried out using similar materials and techniques to those used in fitting out the place in the 1850s. (J S Kerr, 1998, Policy 38.22)*
- Policy C14 No new uses should be intruded into the existing bleak character of the refractory, yard and gallows chamber which should be retained to be shown to supervised visitors. (J S Kerr, 1998, Policy 38.23)*
- Policy C15 The modern addition on the southern end of the refractory cell block may be retained if useful and removed if not. (J S Kerr, 1998, Policy 38.24)*
- Policy C16 At least one of the yards should be retained with all its existing structures, facilities and embellishments intact to demonstrate that the yards have been an integral part of penal life at Fremantle for over 140 years. (J S Kerr, 1998, Policy 38.25)*
- Policy C17 New development may occur in the other yards provided that any structures are freestanding, substantially transparent and restricted to the height of the original masonry dividing walls. This will enable original dividing walls and their copings to continue to define the yards when viewed from the east terrace and will therefore minimise any impact on heritage values. (J S Kerr, 1998, Policy 38.26)*
- Policy C18 Other proposals for the use of elements of the main cell block and yards not included in policy above may be considered, provided they are consistent with the policy constraints set out in this document. (J S Kerr, 1998, Policy 38.29)*



Zone D: Female Division and West Workshops

Objective Conserve and adapt for use as a mixed-use zone.

The recent use of Female Division and part of the West Workshops by TAFE WA (State government technical and further education colleges, now known as Training WA) was a compatible use. Other adaptive re-use that may also be compatible includes short stay tourist accommodation.

Policy D1 *Any chosen use for the southern compartment of the West Workshops should be compatible with the retention or recovery of its:*

- *eastern façade including ramp, boarded door with swing locking bars and wrought iron skylight infill;*
- *western wall with multi-paned iron window;*
- *open timber roof with southern skylight range;*
- *original plaster and surface treatment;*
- *floor of concrete flagging;*
- *open spatial quality.*

(J S Kerr, 1998, Policy 34.3 & 35.1)

Policy D2 *The other external walls of the West Workshops should be retained but may be adapted where necessary to accommodate compatible uses. The adjacent sterile zone should remain open.*

Policy D3 *Because of the significance of the Female Division the following elements should be retained:*

- *All original 1850s fabric*
- *All external and internal masonry fabric and openings of the 1889, 1896 and 1909 cell range conversions and additions except a pair of single or one double cell on each side of the central passage in each level of each range*
- *The existing open timber roofs and roof forms*
- *The plan concept of the 1890s*
- *A sense of how the place worked as a women's prison*
- *A sample of the cells in each range in both original and adapted configurations, together with contemporary décor, fittings and, where discoverable, contents*
- *The interior configuration and intact fabric of the northern section of the east range (day room, hospital, chapel and lying-in room)*
- *The open spaces of the sterile zone and the enclosures between the original and east ranges*
- *The exercise cages in the south enclosure between the original and east range*

(J S Kerr, 1998, Policy 39.1)

Policy D4 *Redevelopment, including removal (of the studio), may be considered in the eastern yard provided:*

- *Any new structure is free-standing and not more than two stories*
- *Any roof element is not visible from outside the female division*
- *The sterile zone to the east and south is maintained with a width approximately that of the southern sterile zone of the division*
- *Any planning scheme is carried out in accordance with policy G8 (plantings within the walls)*

(J S Kerr, 1998, Policy 39.2)



Zone E: New Division

Objective Conserve and adapt for use as a mixed-use zone. The current use of part of the building as a business incubator is compatible. Further adaptation may include:

- the introduction of additional uses including offices, conference 'break-out' spaces and short stay accommodation to fully utilise the space and to increase the economic viability
- the extension of educational facilities associated with Zone D and/or Zone F

Viability of new uses may require:

- the removal of some internal walls to create larger spaces, the provision of new amenities and the provision of a lift
- the removal of the courtyard shelter and the provision of a new contemporary shade structure to complement the mixed-use facilities
- a sensitively designed new building in the courtyard could provide additional, complementary facilities (subject to archaeological investigation)
- provision of a new vehicular access off Knutsford Street.

- Policy E1 The New Division is visually significant because of the way in which it complements the Main Cell Block and completes the northern section of the prison. Therefore, the exterior form and details of the building should be retained. (J S Kerr, 1998, Policy 40.1)*
- Policy E2 Some significance also resides in the interior configuration and cells both as an example of an attempt to introduce the separate system to Western Australia and a space of quality. This evidence and character should still be able to be read in the arrangement of the atrium space with its centre steps and gallery access to the upper tiers of cells. In any adaptation of the atrium, sufficient internal space should remain open from ground floor to ceiling to retain a sense of the original character of the space. (J S Kerr, 1998, Policy 40.2 & 40.3)*
- Policy E3 At least one sample of each type of cell should be retained in (or restored to) their original and recent configurations and, where discoverable, décor, fittings and contents. Such cells should be in locations available to the public during inspection hours. The configuration and fitout of other cells may be altered or adapted to accommodate compatible uses, provided the alterations are not noticeable from the atrium. Any original metal fittings removed in the process should be inventoried and stored safely in a dry place for possible future use. (J S Kerr, 1998, Policy 40.4 & 40.5)*
- Policy E4 Direct pedestrian access from the street should continue to be through the re-opened gate inserted in the north perimeter walls by the army in 1940. (J S Kerr, 1998, Policy 40.6)*
- Policy E5 As the existing furnishings of the north-east yard are the same as those in the yards of divisions 1 to 4, they are elements of minor significance and, as the yard is visually enclosed and set apart from the prison precinct, consideration may be given to a range of developments within the yard provided they remain invisible from outside the new division and hospital precinct so that they do not impact on the heritage values. (J S Kerr, 1998, Policy 40.7)*
- Policy E6 Any developments in the new division yard should be preceded by archaeological investigation and recording of remains of the radial exercise yards and adjacent features. (J S Kerr, 1998, Policy 40.8)*



Zone F: Hospital

Objective Conserve and adapt for community and/or educational use. In order to utilise this zone for community/educational use the current use by the Fremantle Children's Literature Centre with accommodation for visiting authors is compatible.

Other potential uses include a community based learning centre, an adult education centre, a specialised interpretive centre providing educational opportunities and integration with mixed use activities in Zone E.

Policy F1 The existing 1850s masonry, and roof structure, flooring and joists should be kept intact (J S Kerr, 1998, Policy 41.1)

Policy F2 The surviving early twentieth century fabric may continue to be retained or adapted as required (J S Kerr, 1998, Policy 41.1)

Policy F3 The recent (post-1960) brick infill in the eastern yard may continue to be retained as long as it is useful (J S Kerr, 1998, Policy 41.1)

Policy F4 The eastern yard is the only acceptable location for the addition of supplementary facilities provided they are sensitively designed so as to not impact on heritage values. (J S Kerr, 1998, Policy 41.1)

Policy F5 The sterile zone to the north and east should remain visually open and the garden terrace to the west should continue as a garden. (J S Kerr, 1998, Policy 41.2)



Zone G: Perimeter Walls

Objective Retain and conserve the perimeter walls as the landmark identity of the precinct. Retain the sense of mystery and the security of the site provided by the walls, while encouraging increased access to the precinct.

To meet this objective:

- do not allow plantings or construction that will obstruct the external views of the perimeter walls
- introduce new lighting to illuminate the walls at night
- introduce new interpretive devices to promote the activities within the precinct
- utilise existing openings in the perimeter wall to increase access opportunities to specific zones within the precinct.

- Policy G1 The limestone perimeter walls are a vital part of a precinct of exceptional significance and should be maintained and repaired using traditional materials and techniques. (J S Kerr, 1998, Policy 25.1)*
- Policy G2 The walls are an important element in the landmark quality of the prison within its surroundings and as evidence of the security features of a prison. They should be retained to their full height including the extra four or so courses and care taken to preserve the water shedding capability of the coping and to keep footings drained. Should any section of wall become unsafe, it should be reconstructed in similar materials to the same height as before. (J S Kerr, 1998, Policy 25.2)*
- Policy G3 A sample of the existing watch towers (also known as 'gun posts'), together with the associated catwalks, should be retained and those that provide key views with reasonable safety should be made available to small supervised groups of visitors. (J S Kerr, 1998, Policy 26.1)*
- Policy G4 Furniture, fittings, signs and graffiti that help explain the use of the watch towers and the attitudes of its users should be left intact or catalogued and stored safely pending return or exhibition at appropriate times. (J S Kerr, 1998, Policy 26.2)*
- Policy G5 As a general principle, only existing openings, or blocked former openings, should be considered for access through the perimeter wall. (J S Kerr, 1998, Policy 27.1)*
- Policy G6 No new windows should be pierced through the perimeter wall, however existing windows may be retained and former windows may be reopened for as long as it is necessary to maintain habitable living spaces against the outside of the wall. Such windows should be secured against human entry. (J S Kerr, 1998, Policy 27.3)*
- Policy G7 No new encroachments should be permitted in sterile zones which would obstruct an end to end view of the zone from the ground or from the relevant watch tower. (J S Kerr, 1998, Policy 28.1)*
- Policy G8 No plantings (other than grass) should come to within 7 metres (20 feet) of the north, south and east perimeter walls. (J S Kerr, 1998, Policy 29.1)*
- Policy G9 Plantings of trees and shrubs should be controlled to frame and not obscure vistas to key parts of the prison and to leave the perimeter wall substantially visible from its surroundings. (J S Kerr, 1998, Policy 29.2)*
- Policy G10 Where practicable and useful to demonstrate the security features of the prison in its last years, razor wire should be retained in a sample area only. It should be removed from any location where it can be touched by pedestrians in an ordinary perambulation. (J S Kerr, 1998, Policy 30.1)*
- Policy G11 Broken glass is still embedded in some wall copings. The glass should be retained in any repair work, where practicable. (J S Kerr, 1998, Policy 30.2)*



Zone H: Hampton Road Reserve

Objective Interpret the Hampton Road Reserve and enhance as the primary vista of the precinct for visitors and others travelling along Hampton Road.

Interpret the reserve by:

- cut and fill to create a bank and dyke equivalent, close to the Hampton Road footpath, further revealing the limestone perimeter walls
- interpreting archaeological sites of the former cottages

Enhance the vista and accessibility of the precinct from Hampton Road by:

- introducing interpretive devices, at a scale suitable for both pedestrians and vehicular traffic, to provide an introduction to the precinct for visitors arriving by this route
- establish visitor car parking in this area, largely obscured from view by the new dyke, with the car park access road in the former buffer zone.

Policy H1 *Any work in the Hampton Road Reserve should be preceded by archaeological investigation and recording of evidence found.*

Policy H2 *Cars may be parked on the northern part of the reserves between the eastern perimeter wall and Hampton Road provided the following conditions are met:*

- *The parking is confined to the area between the footings of the first and second cottage from the north*
- *The cottage footings if extant are left undisturbed;*
- *A sterile or buffer zone of at least 7 metres (20 feet) from the base of the wall buttresses is left free of intrusions*
- *The cars are made inconspicuous by the parking bays being located as close to Hampton Road as utilisation of the slope permits and by some alteration of the profile of the slope by gentle cut and fill-the fill being placed above the cut somewhat in the manner of the earlier dyke*
- *The effect should be completed and held together by planting low hardy natives above the dyke*
- *The access way and parking bays have a stable surface treatment to ensure that sand is not washed or pushed against the perimeter wall.*

(J S Kerr, 1998, Policy 24.4)

Policy H3 *Parking may also be permitted on the southern part of the reserve provided such facilities remain south of the foundations of the southern-most cottage. As well as the retention of the sterile zone, some modelling and planting should be effected to render the vehicles inconspicuous while ensuring that the perimeter wall remains visible. Provision for access to the pumping station vehicle doorway may be provided. (J S Kerr, 1998, Policy 24.5)*



Zone I: East Reservoir & East Terrace

Objective Retain and conserve the East Terrace. Conserve and adapt the East Reservoir.

Conserve the Eastern Terrace by:

- retaining its present grassed form
- interpreting the bath house and well.

Conserve and adapt the East Reservoir by:

- retaining the undulating form of rendered brick vaulting to the top of the East Reservoir.
- adapting for use as a specialised retail space, such as a wine cellar, or specialised performance venue
- interpreting its former use as an element associated with the underground tunnel network.

Policy I1 The eastern terrace should be retained in its present grassed form at its existing level. (J S Kerr, 1998, Policy 42.1)

Policy I2 The bath house remains and its associated waste water storage well should be retained and considered a potential feature for partial excavation and permanent display. If so treated, the remains should be conserved and presented in a way which most explicitly suggests the original plan and use and should be sheltered by a structure with a similar envelope to the original bath house (provided protection from the weather is necessary). (J S Kerr, 1998, Policy 42.3 & 42.4)

Policy I3 The reservoir and its valve shaft should be retained and conserved. All original features and equipment should be retained and revealed. (J S Kerr, 1998, Policy 42.5 & 42.6)

Policy I4 The public should be admitted to the reservoir chambers under supervision. (J S Kerr, 1998, Policy 42.7)

Policy I5 In conjunction with the use of the canteen yard and No.4 yard, consideration may be given to linking those spaces to the reservoir chambers under the East Terrace provided the piers and vaults are retained intact and that breeches in the side walls for ventilation and public access (and exit) are the minimum required for safety. (J S Kerr, 1998, Policy 42.8)

Policy I6 Any uses to which the reservoir chambers should not damage to their spatial characteristics. (J S Kerr, 1998, Policy 42.8)



Zone J: Pumping Station and Tunnels

Objective Continue to be used as an underground adventure tourism and visitor experience.
In order to enhance the visitor experience the interpretation experience may be updated from time to time.

Policy J1 The original 1850s masonry fabric of the blacksmiths' and carpenters' shops, and the original 1890s fabric of the pumping station building, together with their yard walls, should be retained and conserved. (J S Kerr, 1998, Policy 43.1)

Policy J2 The interpretive experience located in the pumping station and tunnels should be maintained. It may be updated from time to time to reflect findings of further research and archaeological investigations.

Policy J3 New developments may be carried out provided it has a minimal impact on heritage values and is concealed from view from the prison precinct. (J S Kerr, 1998, Policy 43.5)

Policy J4 Any new development within the former yard should be sensitively designed so as to not impact on heritage values and should not project above a line drawn between the tops of the western parapet and eastern perimeter walls. (J S Kerr, 1998, Policy 43.4)



Zone K: East Workshops

Objective Conserve and adapt for use as a centre for arts, crafts and traditional trades.

Utilise this zone as a centre for arts, crafts and traditional trades by: interpreting the original workshops, providing spaces for workshops, retail outlets, venues and exhibitions

Enhance the viability of the zone by providing direct access to the workshops via the gate in Fothergill Street and redevelopment of the areas of little significance to provide contemporary facilities.

Policy K1 The original 1850s masonry fabric of the blacksmiths' and carpenters' shops should be retained. (J S Kerr, 1998, Policy 43.1)

Policy K2 The post World War II steel structures covering the workshops yard may be retained if useful and removed if not. (J S Kerr, 1998, Policy 43.2)



Zone L: Southern End of Main Cell Block

Objective Adapt for use as a restaurant and/or service facilities for events.

Provide special events facilities by establishing catering facilities, establishing visitor facilities such as toilets

Provide new restaurant facilities, when feasible, by adapting the southern wing and exercise yards to provide a restaurant opening on to the north-facing courtyard.

Policy L1 The kitchen may continue to be adapted as required but the posts and beams, and full height brick chambers flanking the east door, should be retained. (J S Kerr, 1998, Policy 38.18)

Policy L2 The modern addition on the southern end of the refractory cell block may be retained if useful and removed if not. (J S Kerr, 1998, Policy 38.24)

Policy L3 The limestone walling of the original yard east of the kitchen and the extension to the south early in the twentieth century should be retained. The area contained within the walls may continue to be adapted as required. (J S Kerr, 1998, Policy 38.27)



Zone M: Development Zone

Objective Development zone for future contemporary building to house an art gallery/ museum/ exhibition centre and allied commercial activities of world class standard. The opportunity to introduce a new building, of high civic/public significance and outstanding architectural design, will ensure that future possibilities to expand the vision of the precinct as a premier tourism, cultural and educational destination are not limited.

Proposals for any new building must demonstrate that it will enhance the viability of the precinct. Instigate an international design competition to select the design of the new building with strict criteria in accordance with the Strategic Vision for the site.

Policy M1 Any new structures should be designed to complement the character of the place and present features to balance the western workshops and new division. (J S Kerr, 1998, Policy 37.6)

Policy M2 Any development, excavation or intervention should be accompanied by archaeological supervision and recording. (J S Kerr, 1998, Policy 37.7)

Policy M3 The visual character of Fremantle Prison is that of its original construction campaigns and of the compatible addition in the late nineteenth and early twentieth century. Care should be taken to retain and reinforce this character, atmosphere and general layout in any future work. (J S Kerr, 1998, Policy 9.1)

Policy M4 Any masonry detailing on any new structures should be chosen after a full understanding of the site (and potential relationship with adjacent structures) has been gained. (J S Kerr, 1998, Policy 9.3)

Policy M5 The existing pathway location on the south side of the main cell block linking the western and eastern parts of the prison should be retained. (J S Kerr, 1998, Policy 37.3)

Policy M6 Any new structure south of the main cell block should not project westward of the western alignment of the block (not chapel) and should be subordinate to the block. (J S Kerr, 1998, Policy 37.5)



Zone N: South Knoll

Objective Retain the terraced form and the strong visual element of the original landform, which is visible in the rise of the knoll along the south perimeter wall. Encourage visitors to experience these qualities of the South Knoll.

To enhance visitors' experience of the South Knoll:

- establishing an interpretive landscaped area accessible for visitors of all ages
- encouraging visitors to experience the view from the South Knoll to Fremantle City and Port
- investigating interpretive opportunities for the Southern Reservoir.

Policy N1 The terraced remains of Church Hill (now known as 'the knoll'), east of the eastern alignment of the entry complex and west of the western alignment of the main cell block, should remain in its existing topographical form. (J S Kerr, 1998, Policy 37.1)

Policy N2 While retaining the topographical form, an interpretive landscape treatment accessible to visitors should be developed. (J S Kerr, 1998, Policy 37.1)

Policy N3 In any treatment of the remains of buildings on the terraces of the knoll the concept of terracing and, as far as possible, the actual terraces should be retained. (J S Kerr, 1998, Policy 37.4)

Policy N4 A developed assessment of the significance of the knoll and its fabric, both above and below ground, should be carried out. It will form one of the bases for future decision on the treatment of the southern zone. New structures could be constructed within the terraces on the basis of this investigation. (J S Kerr, 1998, Policy 37.9)



Zone P: Development Zone

Objective Development zone for a new Conference/Exhibition Centre to house contemporary facilities associated with the tourist, cultural, heritage and educational uses of the Precinct.

The provision of any new building in this zone should:

- be open to the Forecourt and linked to the Gatehouse and Entry Complex
- incorporate current technology and facilities such as offices, visitor amenities (toilet facilities), exhibition spaces (eg. Aboriginal art, Prisoner's art, Migrant history and travelling exhibitions), larger meeting rooms (breakout spaces for conferences), a roof top venue (with views of Fremantle).
- be designed in accordance with the requirements of the Strategic Vision for the site.

- Policy P1* In order to minimise any impact on heritage values, any new development south of the entry complex should be contained in an envelope corresponding to the eastern and western alignments, and below the height of adjoining historic structures. (J S Kerr, 1998, Policy 37.2)
- Policy P2* Any new structures should be designed to complement the character of the place and present features to balance the western workshops and new division. (J S Kerr, 1998, Policy 37.6)
- Policy P3* Any development, excavation or intervention should be accompanied by archaeological supervision and recording. (J S Kerr, 1998, Policy 37.7)
- Policy P4* The visual character of Fremantle Prison is that of its original construction campaigns and of the compatible addition in the late nineteenth and early twentieth century. Care should be taken to retain and reinforce this character, atmosphere and general layout in any future work. (J S Kerr, 1998, Policy 9.1)
- Policy P5* Any masonry detailing on any new structures should be chosen after a full understanding of the site (and potential relationship with adjacent structures) has been gained. (J S Kerr, 1998, Policy 9.3)



Zone Q: The Terrace

Objective Maintain The Terrace as the dominant façade of the Precinct. Enhance the visibility and accessibility of the precinct within the urban context. Encourage integration of the precinct with the local and broader community with The Terrace as the primary interface. Conserve and adapt the Terrace buildings for use as tourist accommodation.

To increase the visibility, accessibility and integration of the precinct:

- selectively remove or prune trees that restrict view of The Terrace buildings and perimeter wall, while conserving significant trees
- introduce new lighting to the perimeter walls
- introduce new signage
- redesign car parking to separate vehicular and pedestrian traffic, reduce the visual impact of car parking, restrict vehicular access and parking at the northern end of The Terrace, resurface pedestrian access routes and integrate with the Fairbairn Street ramp.
- establish the landscape setting for the Aboriginal Commemorative Memorial Project, as recommended by the Fremantle Prison Aboriginal Advisory Committee (1998/99). Engage artists to design and fabricate artworks.
- reinstate dominance of Knutsford Street Ramp by selectively removing vegetation and enhancing the view to railway station along Queen Street.

Policy Q1 Nos 2, 4 & 6 The Terrace should be conserved and continued in residential use in such a way that does not involve incompatible alterations to the early fabric and character.

Policy Q2 Parking should be arranged so that vehicles cannot be seen from the view along the prison and residence façades of The Terrace. (J S Kerr, 1998, Policy 24.2)

Policy Q3 Nos 8, 10, 16 and 18 The Terrace should be retained and conserved and adapted for compatible uses. Where practicable, recover the early character of the residences both externally and internally. (J S Kerr, 1998, Policy 33.1 & 33.2)



8.0 Policy Implementation

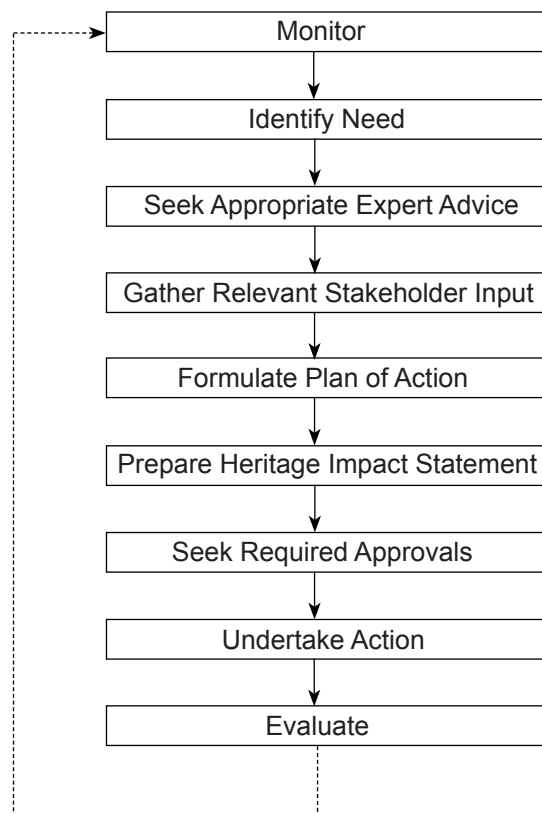
8.1 Responsibility

The Department of Treasury and Finance - Building Management and Works Division, on behalf of the Western Australian Minister for Works, through the Executive Manager, *Fremantle Prison* is responsible for implementing the conservation policies outlined in this Conservation Management Plan.

8.2 Process

Fremantle Prison is a complex heritage site that has local, State, National and potential World heritage values. Continuous maintenance and care of the fabric is required, as well as the introduction of adaptive reuse and interpretation programs. In addition supporting documents such as Conservation Plans for specific areas within the site, the consolidated Disaster Preparedness Plan, the Collection Management Policy and the Interpretation Plan require periodic updating and review. From time to time additional opportunities arise, such as grant funding for conservation projects, that can assist in meeting the aims of this Conservation Management Plan.

The following iterative process, which should be applied to all aspects of the conservation program at *Fremantle Prison*, will ensure appropriate conservation outcomes in the context of this Conservation





Management Plan.

8.3 Monitoring

Mechanisms are in place to monitor the fabric and to review the conservation program. These include a comprehensive framework in place for capital works, maintenance works and short-term remedial and repair works.

Building Condition Assessments (BCA), which detail the condition of the fabric as well the costs of any required work are undertaken on a bi-annual basis. The works program is then formulated by the Executive Manager and consultants with specialist knowledge of the site.

8.4 Prioritised Actions

The following prioritised actions are essential to enable the implementation of this Conservation Management Plan.

- Action 1* Arrange for this Conservation Management Plan to be endorsed by the Department of Treasury and Finance and the Heritage Council of Western Australia. (Policy 5)
- Action 2* Forward a copy of this Conservation Management Plan to the City of Fremantle for their records. (Policy 20)
- Action 3* Redefine the Advisory Committee's terms of reference to include providing advice on matters that may influence or impact on the status of World Heritage listing. (Policy 26)
- Action 4* Prepare a consolidated Disaster Preparedness Plan to integrate and update the risk management, evacuation and safety plans already in place. (Policy 36)
- Action 5* Prepare a Collection Management Policy to ensure that the management of objects at the site continues to be carefully monitored and the acquisition of objects is appropriate to the cultural heritage values of the place. (Policy 40)
- Action 6* Prepare a Consultation Strategy to ensure that the views of key stakeholders and the community continue to be properly considered in regards to the management and care of Fremantle Prison. (Policy 68)
- Action 7* Prepare an Interpretation Plan (Policy 74-75) which will include:
- strategies to increase understanding, appreciation and awareness of all the identified local, State, National and potential World heritage values
 - strategies to interpret the layering of history of the place from convict to colonial and state prison that allow for a wide range of audiences
 - strategies to interpret the significance of the archaeological sites
 - strategies to interpret the precinct's substantial art and artefact collection
 - a program to interpret the various themes in the history and use of the place, which reveals connections to other State and National stories related to the history of Fremantle Prison



- directions on innovative interpretative approaches to telling the stories of Fremantle Prison that do not impact on the significant physical fabric
- the approach to the use of significant spaces and moveable heritage as part of the interpretation program
- exploration of the opportunities to offer interpretative experiences at venues around the State

- Action 8** Liaise with City of Fremantle and other relevant State government agencies to ensure that the recommendations of the Fremantle Prison Buffer Zone (2007) are implemented and that the setting of Fremantle Prison is not compromised and is enhanced where practicable. (Policy 76-77)
- Action 9** Establish an indexed record system for each zone that includes all documents relating to the planning and actions for each zone. (Policy 86)
- Action 10** Prepare a programme for the preparation and updating of consolidated Conservation Plans for each zone. (Policy 88)

8.5 Prioritised Conservation Works

The following prioritised conservation works have been identified following the physical inspections carried out for the preparation of this Conservation Management Plan.

The nature of these works is both urgent and immediate. Potential future works are also identified. The preparation of consolidated Conservation Plans for each Zone (see Action 10 above) will provide more detail of the medium to long-term works required for each element of *Fremantle Prison*.

Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone A				
Zone A / The Gatehouse	<i>Applied render to rear facade</i>		Remove render. Make good	
	<i>Cement patching to external walls</i>		Remove patches & repair	
	<i>Failure of limestone walls</i>		Replace damaged masonry	
	<i>Intrusive electrical services</i>		Rationalise services	
	<i>Intrusive office partitioning at first floor, northern tower</i>			Remove partition



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Some isolated damp internally</i>		Monitor for moisture ingress. Repair source of moisture as observed.	
	<i>Intrusive and elevated ground treatment</i>		Continue sub-soil drainage systems	
	<i>Timber entry gates are slightly warped, and difficult to operate</i>		Monitor effectiveness of 2008 repairs	
Zone A / No. 10 The Terrace	<i>Extensive damp internally, particularly at the ground floor and basement levels</i>	Ensure no defective drainage. Install sub soil drains, ventilate basement		
	<i>Some isolated external failure of the render</i>		Repair with lime render	
	<i>Applied paint externally retarding vapour passage in walls</i>			Remove paint, make good to walls
	<i>Concrete verandah at ground floor</i>			Remove and replace with timber
	<i>Built up ground levels</i>			Lower ground levels
	<i>Intrusive electrical and plumbing services</i>			Rationalise plumbing services
	<i>Reticulation overspray onto building</i>	Adjust sprinkler outlets to avoid overspray		
	<i>Weathered timber floorboards to upper floor verandah</i>	Apply preservative oil. Replace badly damaged boards		



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone A/ No. 12 The Terrace	<i>Applied paint externally retarding vapour passage in walls</i>			Remove paint, make good to walls
	<i>Concrete verandah</i>			Remove and replace with timber.
	<i>Built up ground levels</i>			Lower ground levels
	<i>Intrusive and damaged electrical services</i>	Electrician to check electrical services for safety		Rationalise services
	<i>Some render failure</i>		Repair with lime render	
	<i>Damage to the west wall of the northern office</i>		Investigate for any causes, eg water ingress. Repair with lime plasters	
	<i>Damage to the floor of the northern office</i>		Investigate cause of damage, execute repair, make good	
	<i>Extensive damage caused by damp to the kitchen ceiling</i>	Roof plumber to attend and make good to source of water. Repair ceiling		
	<i>Some drumminess to the walls of the conference room</i>			Monitor, execute plaster repair when next painting
	<i>Damage caused by damp to the external toilet and storage space, including lifting of wall tiles in the storage space</i>	Investigate water source. Remove tiles, lime plaster, lime wash.		



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Localised failure of external limestone walls</i>			Replace damaged masonry units, re-point
	<i>Inappropriate concrete render applied to external limestone walls</i>			Remove cementitious render. Re-render with lime render
	<i>Previous repairs to external walls</i>			Remove cementitious repairs. Re-point/repair with lime mortars
Zone A / No. 14 The Terrace	<i>Damp internally</i>		Check all plumbing for leaks, ensure adequate ventilation	
	<i>Intrusive services and rain water goods</i>			Rationalise services
	<i>Concrete verandah and floors</i>			Remove and replace with timber
	<i>Built up ground levels</i>			Lower ground levels
	<i>Applied paint externally retards vapour passage in walls</i>			Remove paint and make good to walls
	<i>Damaged external render</i>			Repair with lime render
Zone A / No. 16 The Terrace	<i>Applied paint externally retards vapour passage in walls</i>			Remove paint and make good to walls
	<i>Cement pointing to part rear façade</i>		Remove cement pointing. Re-point with lime mortar	



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Cement render applied to external walls</i>		Remove cement render. Re-render with lime based	
	<i>Reticulation in drainage channel surrounding building, probably overspray onto walls</i>	Adjust all sprinklers to avoid overspray		
	<i>Built up ground levels</i>	Lower ground levels. Install sub-soil drainage		
	<i>Concrete verandah</i>	Remove and replace with timber		
	<i>Extensive damage caused by damp, particularly at ground floor and basement levels</i>	Address water ingress. Improve ventilation. Remove damaged plaster, poulitice and re-plaster		
	<i>Extensive salt deposits on walls of basement with masonry damage</i>	Address water ingress. Improve ventilation. Remove damaged masonry, poulitice and re-plaster		
	<i>Dirty chimneys, soot and mortar droppings</i>		Sweep chimneys	
Zone A / Visitor Centre	<i>Some isolated failure of external walls</i>		Repair masonry	
Zone A / Exhibition Space	<i>Isolated failure to the external render</i>		Remove damaged masonry, re-render	
	<i>Isolated internal failure to walls, salt damage</i>	Brush off loose material, re-paint – lime based product		



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone A / Contact Visits	<i>Deterioration of external joinery</i>	Repair and re- paint		
	<i>Minor damage to internal walls caused by damp</i>		Monitor 2008 repairs	
	<i>Concrete patches to external lime wash render failure</i>	Remove concrete. Re- render lime based render		
	<i>Built up ground levels</i>	Lower as practical. Upgrade sub- soil drainage		
Zone A / Non- Contact Visits	<i>External lime render failure</i>	Repair with lime- render		
	<i>Intrusive previous repairs to external walls</i>		Monitor 2008 conservation works	
	<i>Deterioration of external joinery</i>	Repair and repaint		
	<i>Built up ground levels</i>	Lower as practical. Upgrade sub- soil drainage		
	<i>Exposed timber door cills</i>	Apply regular oil treatments		
Zone A / Reception Centre	<i>Damage to external walls caused by damp, and some inappropriate repairs</i>	Remove inappropriate repairs. Execute traditional repairs		
	<i>Extensive damage to internal walls caused by damp</i>			Plan and execute detailed internal conservation project



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone B				
Zone B / Forecourt	<i>Forecourt uneven surfaces</i>	Fill any trip hazards		Reinterpret forecourt finishes
Zone B / Old Canteen	<i>Failure of bricks and mortar, especially to the western portion</i>			Revers or replace to match. Re-point lime marks
	<i>Failure of the render plinth</i>			Repair, and lime render
	<i>Deterioration of external joinery, including fascia</i>			Repair and re- paint
	<i>Deterioration of rain water goods, and other metalwork</i>			Replace all rainwater goods
	<i>Asbestos roof and gutters</i>			Replace roof and gutters
Zone B / Forecourt Perimeter Walls	<i>Failure of the limestone</i>	Continue repairs. Replace damaged stone using traditional techniques.		
	<i>Failure of the limewash dado</i>			Re-limewash where evidence supports
	<i>Multiple different repairs, in varying degrees of failure</i>		Remove cementitious repairs. Execute new repairs in traditional manner	
	<i>Ground treatments adjacent to walls, are in parts contributing to failure</i>		Remove incompatible treatments, replace with permeable alternatives	



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone C				
Zone C / Main Cell Block	<i>Isolated failure of the walls internally</i>		Programme repairs, special care required to conserve artwork/ early lintels	
	<i>Masonry failure to east, north and south elevations</i>			Programme full conservation works
Zone C / The Chapel	<i>Previous failure of the western limestone wall at high level</i>		Re-plaster west wall	
	<i>Water leaks at high level on the eastern wall in the choir loft</i>			Leaks are old. Repair and re-paint
Zone C / Refractory Cell Block	<i>Failure of the limestone</i>			Programme full conservation works
	<i>Failure of the applied render and paint finishes</i>			Re-render lime based products
	<i>Deterioration of the external joinery</i>			Repair and re-paint
	<i>Deterioration of metal canopy structures</i>			Investigate removal. If to be retained then prepare and paint
	<i>Asbestos cement products are hazardous</i>			Remove, replace with galvanized iron
	<i>Intrusive earlier repairs</i>			Remove, replace with traditional methods
	<i>Failure of internal walls</i>		Execute traditional repairs. Install preventative measures to stop vibration damage from door slamming	



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Deterioration of floor surfaces</i>			Repaint only as wear requires. Ensure no slip hazard
Zone C / 3 Division Yard	<i>Failure of the limestone walls and dado</i>			Programme full conservation works
	<i>Previous repairs to the walls, including cement patches</i>			Remove earlier patches, replace damaged stone
	<i>Deterioration of the metal shelters</i>		Determine if removal acceptable. Refer to Policy C16	Investigate and record. Retain and repair if useful
	<i>Deterioration of murals on the walls</i>	Seek ongoing advice of art conservator. Monitor deterioration		
	<i>External toilets and other water services have been capped with concrete. Doors and screens have not been maintained</i>		Repair and repaint failing external joinery	
Zone C / 4 Division Yard	<i>Failure of the limestone walls and dado</i>			Programme full conservation works
	<i>Previous repairs to the walls, including cement patches</i>			Remove earlier patches, replace damaged stone
	<i>External toilets and other water services have been capped with concrete. Doors and screens have not been maintained</i>		Prepare and paint all facilities extend joinery	



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone D				
Zone D / Female Division	<i>Extensive deterioration of the exterior stonework</i>			Programme full conservation works
	<i>Previous poor repairs of the stonework</i>			Remove poor repairs, re-execute with traditional materials
	<i>Fretting brickwork, and tuckpointed brickwork now rendered over (office building)</i>			Remove render, re-tuckpoint
	<i>Damage to brickwork caused by rusting metal window bars and other metal fixtures</i>		Remove existing components. Repair masonry. Treat all metal before building back in	
	<i>Deterioration of external joinery</i>		Repair and re-paint	
	<i>Some failure of the paint and plaster applied to internal walls</i>			Re-plaster required with traditional materials, repoint
	<i>The metal entry gates to the Terrace are in poor condition</i>		Replace gates	
Zone D / Western Workshops	<i>Extensive damage caused to perimeter and exterior limestone walls</i>			Programme full conservation works to masonry
	<i>Drumminess of renders/plasters to perimeter and exterior walls</i>			Remove drummy material, re-plaster/render with traditional materials



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Render applied to exterior walls</i>			Remove cementitious render
	<i>Previous poor repairs to the exterior walls</i>			Remove poor repairs, repair with traditional material
	<i>Some isolated damage caused by damp to interior walls</i>	Check all plumbing in vicinity. Repair defective items		
	<i>Intrusive air-conditioning plant in the space between the exterior and perimeter walls</i>			Commence investigations into a planned approach to future servicing
Zone E				
Zone E / New Division	<i>Some isolated failure of internal walls due to damp</i>	Check all plumbing in vicinity. Repair defective items		
	<i>Localised low level failure of the external walls</i>		Investigate quarry origin of New Division Stonework	Programme conservation works with traditional materials
	<i>Cementitious pointing failing at low level, with some failure to arris' of stones</i>			Remove cementitious pointing, re-point
	<i>Localised failure of the dado paint finish</i>			Reinstate dado based on evidence
	<i>Deterioration of external joinery</i>		Repair and repaint	
	<i>Deterioration of metal window bars</i>		Repair and repaint, remove all rust	



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone F				
Zone F / The Hospital	<i>Some failure of the acrylic paint applied externally</i>			Programme for long term paint removal and masonry substrate repair
	<i>Some damage caused by damp internally, particularly at low level</i>			Remove damaged plaster, poultice, re-plaster
	<i>Some evidence of previous water damage to ceilings</i>			Replace, repaint
Zone G				
Zone G / Perimeter Walls	<i>Failure of the limestone</i>	Continue repairs, replace damaged stone using traditional techniques		
	<i>Failure of applied renders and mortars</i>		Remove cementitious materials, make good to wall	
	<i>Failure of embedded metal fixtures causing damage to walls</i>		Remove embedded metal. Where significant item treat for rust then build back in	
	<i>Built up ground levels in part</i>			Lower ground levels
	<i>Growth of flora in and along base of walls and in fissures up the walls</i>	Treat with biocide, remove saplings and any new growth next to walls		
	<i>Deterioration is exacerbated by high volumes of water running down slope from Hampton Road</i>			Investigate installation of a sub-terranean drain on east boundary



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Large areas of cement render on the walls are both visually intrusive and damaging to the fabric</i>			Remove cementitious materials, make good with traditional materials
Zone H				
Zone H / Hampton Road Reserve	<i>No landscape issues</i>			Continue to maintain the Reserve. Refer to Zone G 'Perimeter Walls'
Zone I				
Zone I / East Reservoir & East Terrace	<i>Failure of the roof drainage system</i>	Ensure drains are not blocked, repair to original detail		
	<i>Failure of brickwork internally and externally</i>			Programme conservation works
	<i>Corrosion of many internal metal elements</i>		Engage advice of materials scientist	
	<i>Heavy salt deposits on the internal walls and floors</i>		Engage advice of materials scientist, develop works programme	
	<i>Deterioration of external joinery</i>		Repair and repaint	
Zone J				
Zone J / Pumping Station & Tunnels	<i>External limewash in poor condition, rear areas are particularly poor</i>		Prepare and re-limewash	
	<i>Multiple earlier repairs</i>			Remove cementitious repairs. Make good with traditional materials



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Deteriorating dado</i>			Repair, investigate and repair with traditional materials
Zone K				
Zone K / East Workshops	<i>Failure of the limestone walls</i>			Programme conservation works
	<i>Previous poor repairs</i>			Remove cementitious repairs, repair with traditional materials
	<i>Deterioration of external joinery</i>		Repair and re-paint	
	<i>Deterioration of exposed metalwork</i>		Remove rust, repair, paint	
Zone L				
Zone L / Southern End of Main Cell Block	<i>Failure of the limestone walls</i>			Programme conservation works
	<i>Previous inappropriate repairs to the walls</i>			Remove cementitious repairs, repair with traditional materials
	<i>Deterioration of joinery and metalwork elements</i>		Repair and repaint	
	<i>Extensive deterioration of the shelter structure and its cladding</i>		Determine if removal acceptable, refer to policy C16	Investigate, record. Maintain fabric – repair and paint steel
	<i>Damage caused by damp to internal walls</i>			
	<i>Damage caused by damp to ceilings</i>			



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Deterioration of floor surfaces</i>	Make good to uneven surfaces that represent trip or slip hazard in accessible areas		Execute repairs when wear dictates
	<i>Boiler chimney brickwork poor</i>		Remove cement patching. Re-point with traditional materials	
Zone L / 1 Division Yard	<i>Failure of the limestone walls and dado finishes</i>			Programme conservation works
	<i>Previous inappropriate repairs to the walls</i>			Remove cementitious repairs. Repair with traditional materials
	<i>The external toilets and other water services have been capped with concrete. Doors and screens have not been maintained</i>		Prepare and paint all failing external joinery	
Zone L / 2 Division Yard	<i>Failure of the limestone walls and dado finishes</i>			Programme conservation works
	<i>Previous inappropriate repairs to the walls</i>			Remove cementitious repairs, repair with traditional materials
	<i>Deterioration of the metal shelter structure</i>		Determine if removal is acceptable, refer to Policy C16	Investigate, record. Maintain fabric – repair and paint steel
	<i>The external toilets and other water services have been capped with concrete, and doors and screens have not been maintained</i>		Prepare and repaint failing external joinery	



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone M				
Zone M / Development Zone Shower Block, Workshops & Sheds	<i>Deterioration of rain water goods</i>		Basic maintenance for life of building, may be removed – on development site	
	<i>Deterioration of metal fascia of workshop</i>			Basic maintenance for life of building
	<i>Some render failure</i>			Basic maintenance for life of building
	<i>Asbestos roof and trim</i>			Replace with metal deck if building retained
	<i>General debris and uneven surfaces representing trip hazard in parts</i>		Tidy site to prevent trip hazard	
Zone N				
Zone N / South Knoll	<i>Deteriorating chain mesh fences</i>			Site may be re-interpreted, refer to Policy N2
	<i>Deteriorating paint finishes</i>			Address as part of forecourt redevelopment
	<i>Untended garden beds</i>			Address as part of forecourt redevelopment
	<i>Frequent trip hazards</i>	Maintain to manage visitor risk		



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
Zone P				
Zone P / Development Zone	<i>The ground level in the Development Zone is significantly higher in part than the floor level to No. 18 the Terrace, contributing to the damp issues in this building</i>		Investigate installation of sub- soil drain system to manage water ingress	
Zone Q				
Zone Q / No. 2 The Terrace	<i>Some failure of the painted render</i>			Remove paint from render, make good
	<i>Low level failure of the northern limestone wall extending the length of the wall</i>		Lower ground level. Improve drainage. Repair and re-point with traditional methods	
	<i>Damaged light fitting above front entry door</i>	Electrician to replace urgently for safety reasons		
	<i>Weathering of exposed timber floorboards on verandah</i>		Oil exposed timbers	
	<i>Failure of roof sheeting</i>	Roof plumber to execute temporary repairs as required	Re-roof failed areas	
	<i>Some cracking of the lath on plaster ceilings</i>			Programme conservation works to ceilings
	<i>Some cracking of internal walls</i>			Programme conservation works to walls



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Extensive damage caused by damp to the western and southern walls of the rear room</i>	Ensure no leaks from roof		Remove concrete floors, improve ventilation
	<i>Damage caused by damp to the western wall of the bathroom</i>			Refurbish, design carefully to improve ventilation and minimise damp
	<i>Deterioration of painted timber surfaces, particularly the windows and frames</i>			Programme painting works
	<i>Damage to some timber window frames</i>		Execute joinery repairs and repaint	
	<i>Damage caused by damp to the interior and exterior of the laundry walls</i>		Improve ventilation	Refurbish, design carefully to improve ventilation and minimise damp
	<i>Damage caused by damp to the interior and exterior of the toilet walls</i>			Refurbish, design carefully to improve ventilation and minimise damp
	<i>Corrosion of an embedded metal wall vent in the northern wall of the toilet</i>		Remove damaged metalwork, make good to wall	
Zone Q / No. 4 The Terrace	<i>Some failure of the painted render</i>			Remove paint from render, make good
	<i>Weathering of exposed timber floorboards on verandah</i>			Oil exposed timbers
	<i>Some cracking of the plaster on lath ceilings</i>			Programme conservation works to ceilings



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Water damage to the ceiling of the hallway</i>	Monitor roof for leaks		Programme conservation works to ceilings
	<i>Deterioration of painted timber surfaces, particularly the windows and frames</i>			Programme painting works
	<i>Damage to some window frames</i>		Execute joinery repairs and repaint	
	<i>Cracking of some internal walls</i>			Programme conservation works to walls
	<i>Damage caused by damp to the western wall of the rear room</i>			Remove concrete floors, improve ventilation
	<i>Damage caused by damp to the western wall of the bathroom</i>			Refurbish, design carefully to improve ventilation and minimise damp
	<i>Damage caused by damp to the exterior and interior of the toilet walls</i>			Refurbish, design carefully to improve ventilation and minimise damp
	<i>Damage caused by damp to the exterior and interior of the laundry walls</i>			Refurbish, design carefully to improve ventilation and minimise damp
Zone Q / No. 6 The Terrace	<i>Some failure of the painted render</i>			Remove paint from render, make good
	<i>Weathering of exposed timber floorboards on verandah</i>			Oil exposed timbers



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Some cracking of the plaster on lath ceilings</i>			Programme conservation works to ceilings
	<i>Water damage to the ceiling of the second bedroom</i>			Programme conservation works to ceilings
	<i>Deterioration of painted timber surfaces, particularly the windows and frames</i>			Programme painting works
	<i>Damage to some window frames</i>		Execute joinery repairs and repaint	
	<i>Cracking of some internal walls</i>			Programme conservation works to walls
	<i>Damage caused by damp to the internal western wall of the bathroom</i>			Refurbish, design carefully to improve ventilation and minimise damp
	<i>Damage caused by damp to the exterior and interior of the toilet walls, particularly the south wall</i>			Refurbish, design carefully to improve ventilation and minimise damp
	<i>Damage caused by damp to the exterior and interior of the laundry walls</i>			Refurbish, design carefully to improve ventilation and minimise damp
	<i>Deterioration of the timber lintel over the gate in the south fence</i>	Replace lintel		
Zone Q / No. 8 The Terrace	<i>Drumminess of the exterior render</i>			Remove paint and drummy render, re-render



Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Deterioration of render in some areas</i>			Remove paint and deteriorated render, re-render
	<i>Wear to timber floorboards in north-west corner of first floor verandah</i>		Replace worn board. Oil exposed timbers	
	<i>Intrusive electrical services, especially on west facing verandah</i>			Rationalise services
Zone Q / No. 18 The Terrace	<i>Isolated failure of the lime render</i>		Execute lime render repairs	
	<i>Damage caused by damp to courtyard room walls</i>		Remove damaged render. Poultice, re-render. NB refer also to works on the external east wall (ref Zone P)	
	<i>Some water damage to first floor ceilings and walls</i>	Check all gutters and downpipes functioning. Repair roof plumbing, repair plaster, repaint		
	<i>All exterior paint deteriorating on joinery elements</i>		Repair and repaint	
Zone Q / Stables, No. 18 The Terrace	<i>Some low level failure of the northern limestone façade</i>	Provide connection to stormwater system	Remove damaged render / pointing. Repair limestone, re-point	
	<i>Deterioration of external joinery and paint finishes</i>		Repair and repaint	
	<i>High ground levels</i>			Where possible lower ground level. Direct surface water away from building



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Zone/Building	Issue	Urgent Works (1 year)	Immediate Works (2 years)	Future Works (3-5years)
	<i>Corrosion of metal door head lintel</i>	Remove rust, paint lintel		
	<i>Severe deterioration (unsafe) of timber door head lintel</i>	Replace lintel		