



Victoria Park Croquet Club (fmr)
31 Rushton Street, Burswood
HERITAGE IMPACT STATEMENT
by
HOCKING HERITAGE + ARCHITECTURE
November 2022



Figure 1: Victoria Park Croquet Club, n.d.
Courtesy Town of Victoria Park Local History Collection.

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Figure 2: Victoria Park Croquet Club, n.d.
 Courtesy Town of Victoria Park Local History Collection.

1. Introduction

The Town of Victoria Park are considering disposal of the Victoria Park Croquet Club (fmr) located at 31 Rushton Street Burswood.

In this instance, disposal of the Victoria Park Croquet Club (fmr) refers to either removing the buildings on the site, either through demolition or relocation.

This place is included on the Town of Victoria Park Local Heritage Survey and the Heritage List incorporated in the Deemed Provisions of the Local Planning Scheme.

The Statement of Significance which summarises the heritage values of the place states that the place has historic and social values, no aesthetic values relating to the form and detail of the place.

In accordance with the Town of Victoria Park Local Planning Policy No. 43 relevant to properties included on the Local Heritage List, a Heritage Impact Statement is required to inform future development.

Hocking Heritage + Architecture has been engaged to prepare this Heritage Impact Statement. It has considered both options in assessing the impact on the heritage values of the place and has been prepared following the guidelines established by Heritage Council for preparation of such assessments.

2. Guiding Documents

- Local Heritage Survey Place Record Form Victoria Park Croquet Club, Place No. 076, Town of Victoria Park.
- Heritage Assessment Croquet Club, 13 Rushton Street Victoria Park, KTA Partnership Architects, March 2001.
- Town of Victoria Park, Local Planning Policy No. 43. Adopted 21 June 2022.
- Heritage Impact Statement – A Guide. Heritage Council of WA, September 2020.

3. Location and Site Description

Victoria Park Croquet Club (fmr) is located on the northwest corner of Rushton Street and Shepperton Road in an area that is characterised by commercial properties fronting the main roads and high-density residential properties on the minor roads.

Victoria Park Croquet Club (fmr) is located on Lots 62, 63, 64 and 100 on Plans 2908 and Diagram 11107.

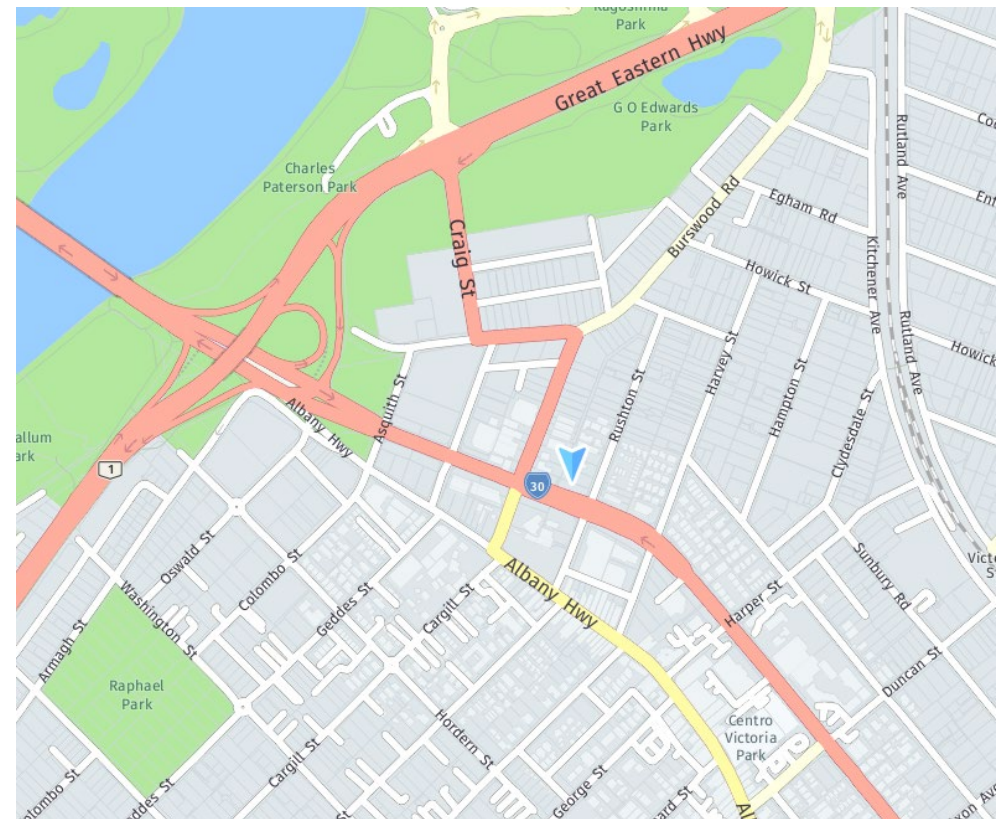


Figure 3: Location Plan.

Courtesy Nearmap



Figure 4: Cadastral Plan showing the four lots.
 Courtesy Town of Victoria Park, October 2022

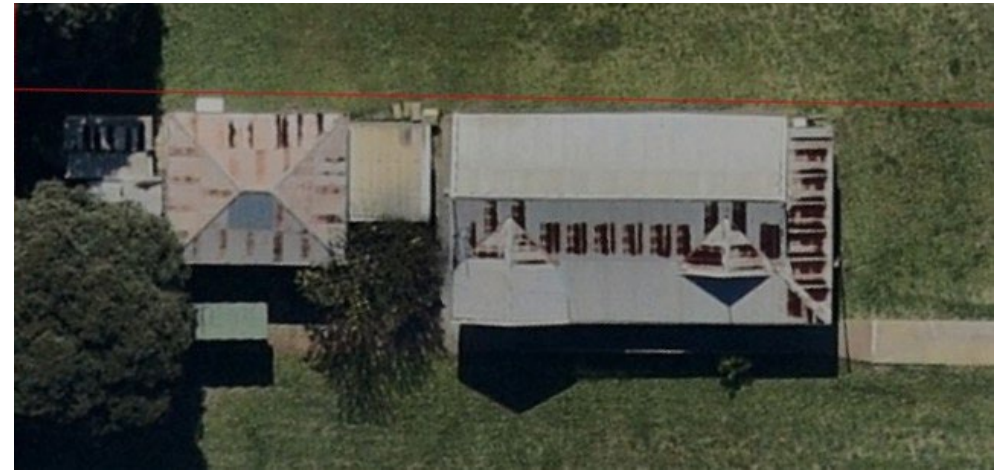


Figure 5: Aerial View of the buildings on the site, July 2022.
 Courtesy Nearmap.

4. Heritage Listing

Victoria Park Croquet Club (fmr) benefits from the following heritage listings:

Type	Status	Date
State Register	----	----
Heritage List – Town of Victoria Park	Approved	15/06/2021
Local Heritage Survey – Town of Victoria Park		15/06/2021
Classified by the National Trust	-----	-----
Aboriginal Heritage Sites Register	-----	-----

5. Statement of Significance

The following statement of significance was prepared in 2021 as part of the Local Heritage Survey and for its the inclusion of the place on the Heritage List for the Town of Victoria Park.

- The place has historic and social value as a long serving community club in the Victoria Park area;
- The place is associated with a number of prominent citizens who made contributions toward the foundation and operations of the Club.

6. Proposed Development

The Town of Victoria Park are considering disposal of this property as the facilities were no longer appropriate for the purpose which they were intended.

The Victoria Park Croquet Club have relocated to new premises in Higgins Park and since then, the site has been vacant and the buildings although maintained have continued to deteriorate.

The Town of Victoria Park have the opportunity to reuse the buildings for community purposes. The decision to relocate the buildings is dependent on several factors, including the heritage values.

7. Site Development

The origin and date of construction of the buildings on this site have not been firmly established.

The municipality of Victoria Park was proclaimed in 1897, and it was the descendant organisation of the Victoria Park Roads Board established in 1894.¹

In 1899, the Victoria Park Municipality built a Town Hall on the corner of Kingston Street and Albany Highway. Kingston Street (now Rushton Street) extended unbroken between Albany Highway and what is now Benporath Street, formerly Duke Street.

Four lots (61, 62, 63 and 64) behind the Town Hall on Rushton Street were transferred to the Mayors and Councillors of Victoria Park in 1910. The previous landholder was Victoria Park resident, Catherine Burton, wife of William Henry Burton who designated his occupation as a manager.²

In the 1910s, the Post Office Directories record the Victoria Park Pound operating from premises on Kingston Street behind the Town Hall. It is likely this was Lots 58 and 59 as seen in Figure 7.

An article in the local press in January 1911 describing the positive attributes of Victoria Park referred to the efforts of the local council in providing for the community.

*Amongst other things, they have constructed a lawn, which will shortly be available for ladies who may wish to play croquet. If success attends the Council's efforts in that direction, it is hoped before long to lay down a tennis court and bowling green, both of which are much needed in the locality.*³

¹ Timeline, Town of Victoria Park Local History Collection, Third Edition January 2016, published by the Town of Victoria Park, pp. 4-5.

² Certificate of Title 283/78, Landgate.

³ *The West Australian*, 21 January 1911, p. 3.

⁴ Information from Croquetwest Historian, Martin Clarke in correspondence with Prue Griffin, 5 November 2022. with Prue Griffin, 5 November 2022.

It is probable this croquet lawn was on the site of the subject property. However, this is not entirely clear as the Victoria Park council received a letter in August 1912 from a group who were forming a Croquet Club asking for a plot of land at the rear of the Town Hall.⁴

The Post Office Directories record that the lots on Rushton Street were designated for use as a recreation ground and on 18 October 1913 the Victoria Park Bowling Club was opened at the venue.⁵ On 20th January 1914, the Bowling Club secured a lease for the site.⁶

While most articles in the local press from this period refer to the Victoria Park Bowling Club it is was common in the late 19th and early 20th centuries that men would bowl, and women played croquet within the same club. Therefore, it is proposed that croquet was played at this site prior to the formalisation of the Croquet Club in 1916.

It is not clear exactly when buildings were constructed on the site although an article in the local press records that in September 1913, a deputation from the Victoria Park Bowling Club met with the Victoria Park council.

... and presented a scheme for the erection of a pavilion on the club reserve. It was suggested that if the council would find £100 of the amount necessary, the club would supply the remainder, and undertake to pay £10 annually as interest or rental, the structure to remain the property of the municipality.

*The proposition was agreed to, it being decided to proceed with the erection of the new pavilion.*⁷

It is reasonable to suggest that the pavilion was built soon after and information from the current [2022] Victoria Park Croquet Club is that the building was a former classroom from the Karragullen School. The form of the

⁵ *The West Australian*, 20 October 1913, p. 8.

⁶ Information from Croquetwest Historian, Martin Clarke in correspondence with Prue Griffin, 5 November 2022.

⁷ *Daily News*, 3 September 1913, p. 8.

building is consistent with the typical classroom designed and built by the Public Works Department of WA. However, no supportive information was found to confirm the origin of the building.⁸ Relocation of simple timber framed buildings was not uncommon in the 19th and 20th centuries.

The Victoria Park Croquet Club records that they moved to the site in 1915 and was formally established in 1916.⁹

In early January 1916, preparation began for the whole site for bowls, tennis and croquet by the removal of stables which had been present on a portion of the site.¹⁰ By October in the same year, an article records that the lawns for croquet and tennis were not as far progressed as hoped.¹¹

In September 1918, the Croquet Club secretary, Mrs Hammill wrote to the Victoria Park council for the renewal of their 3-year lease which was to expire in 1919.¹² This confirms the formalisation of the club in 1916.

The Post Office Directories indicate that in the first half of the 20th century the grounds were used for bowling, croquet and tennis.



Figure 6: Plan showing Lots 61, 62, 63 and 64 on Rushton Road
Courtesy SROWA Perth 18/61, item 256 Cons 3868, cropped.

⁸ Information from Bethwyn Johnson in conversation with Prue Griffin 18 October 2022.

⁹ Information from Bethwyn Johnson in conversation with Prue Griffin 18 October 2022.

¹⁰ Information from Croquetwest Historian, Martin Clarke in correspondence with Prue Griffin, 5 November 2022.

¹¹ Information from Croquetwest Historian, Martin Clarke in correspondence with Prue Griffin, 5 November 2022.

¹² Information from Croquetwest Historian, Martin Clarke in correspondence with Prue Griffin, 5 November 2022.



Figure 7: Plan showing Lots 61, 62, 63 and 64 and the former Town Hall site
 Courtesy SROWA Perth 18/61, item 256 Cons 3868, cropped.

In 1917, Victoria Park Municipality joined the City of Perth and requests for community services and facilities had to compete against a larger population.

In 1933, the Croquet Club requested a loan of £100 from the City of Perth to build a new pavilion for the club.¹³ Plans of the site from 1928 show no evidence of the smaller building on the site, now designated as the Croquet Equipment Store so it is proposed this was the building constructed at this time. It is also likely this was a relocated building and was used by members of the Tennis Club before they relocated to their new premises.¹⁴

Shepparton Road was extended from Harvey Road to Albany Highway in 1942. This required the acquisition of land along the new route, including a portion of Lot 62 of the Croquet Club.¹⁵ In 1939, as a consequence of the proposed Shepparton Road extension, the City of Perth acquired Lot 65 to the north of the recreation grounds to replace the land lost.¹⁶

¹³ Information from Bethwyn Johnson in conversation with Prue Griffin 18 October 2022.
¹⁴ Information from Bethwyn Johnson in conversation with Prue Griffin 18 October 2022.

¹⁵ Certificate of Title, 283/78, Landgate.
¹⁶ Certificate of Title, 1065/22, Landgate.



Figure 8: Aerial Photograph, 1948 showing buildings on the site and minimal planting.

Courtesy Town of Victoria Park.

In the period following World War Two, the Perth metropolitan area underwent major development through population and economic growth. Victoria Park was part this expansion and new facilities were created for the community.

The Victoria Park Bowling Club relocated to its current location in Kent Street in the late 1950s.¹⁷ The Tennis Club also relocated while the croquet club continued at the Rushton Street site until 2019.

In 1994, the Town of Victoria Park was separated from the City of Perth and a new council and administration were founded.

In c2006, the Clubroom Pavilion was upgraded. The works included restumping, partial recladding and a ramp added for improved access.¹⁸ The works retained significant original detail and form.



Figure 9: Internal view showing restumping works, 2006

Courtesy Town of Victoria Park.

¹⁷ *The West Australian*, 11 May 1954, p. 5; Aerial photographs 1953-1961, Landgate.

¹⁸ Plans held by the Town of Victoria Park, Myers Drafting, 2006.



Figure 10: Recladding and restumping of servery, 2006
Courtesy Town of Victoria Park.

In summary, the buildings on the site are simple structures which have evolved since the 1910s. They demonstrate utilitarian styles and materials and several structures have been relocated from other sites and uses.

8. Site Description

8.1 Clubroom Pavilion

This building is a simple rectangular structure with a verandah on the west side. It has been extended to the south with a small room and portion of the verandah to the north has been enclosed.

Walls are timber stud with lining of various materials to the outside, pressed metal sheet facing and extensions in fibro asbestos flat sheet with cover beads. Pressed metal sheeting, ripple finish, to the east appears to be in reasonable condition.

The roof is corrugated iron with gablet over the west verandah and a gable to either end with the metal stucco finish.

The pressed metal finish to the walling consists of stone profile to the plinth and tuck-pointing profile to the upper level, with a timber bead between them to the west and north. The east has ripple vertical sheet metal finish with custom orb sheeting, vertical, to the south extension.

Windows are timber with a variety of glazing types.

Flooring is timber boarding on timber stumps and bearers. The floor is not level due to the stumps/ structure having dropped.

Ceilings are Cathedral type in the main clubroom space to follow the collar ties at 3200mm height from the floor. The servery, central room at the north end, also has a Cathedral ceiling. The kitchenette ceiling follows the roof line. There are two central fans; two small air vents.

Timber panelling is up to 1200mm in the clubroom with plasterboard or fibro asbestos lining above, with timber cover beads.

The east end room is similar but with panelling up to 900mm height.

The kitchen is lined with fibro sheeting on three sides and ripple board inner wall. The kitchen window is adjustable Naco louveres.

Fittings include a single sink, bench top and stove.

The end room to the north has a vinyl floor with an open servery bench with timber bracket support. This is lined with fibro sheeting and painted cover beads with a flat ceiling to the west the extension. The ceiling is pyramid with two air vents and press metal air vent.

Lighting is by a minimal, fluorescent tubes, 600 long., one to each area and three are in the clubroom pavilion.

8.2 Croquet Equipment Store

This timber framed building has a corrugated iron roof with 1970s exposed gutters and painted timber eaves.

The stud walling has press metal facing of stone profile up to Dado height and tuck pointing detailing above on three sides and timber boarding on the west side. A partitioned area is in the south east corner.

Internally the finishes are timber dado to 1100mm with a wall lining of plasterboard and plasterboard ceiling with timber batten cover beads.

The floor is 110mm wide t&g boards.

There is the entry door on the west side and a door on the south which leads into a separate enclosed storage area.

8.3 Toilets

The toilets are minimal. They are of single wall brick construction. There is one WC and wash hand basin for females and one WC and wash hand basin for males, together with a concrete urinal. Flooring is concrete.

8.4 Mowing shed

The mowing shed is of stud construction with fibro asbestos cladding. Doors padlocked, are metal with 'T' strap hinges.

8.5 Shade structures

Are free standing metal structures- ends, sides, roof and a bench seat with no heritage values. They have some interest as former bus shelters.

LEGEND

- (a) Clubroom Pavilion
- (b) Additional storage area accessed from the Croquet Equipment Store
- (c) Croquet Equipment Store
- (d) Toilets
- (e) Mowing Shed
- (f) Shade Structures

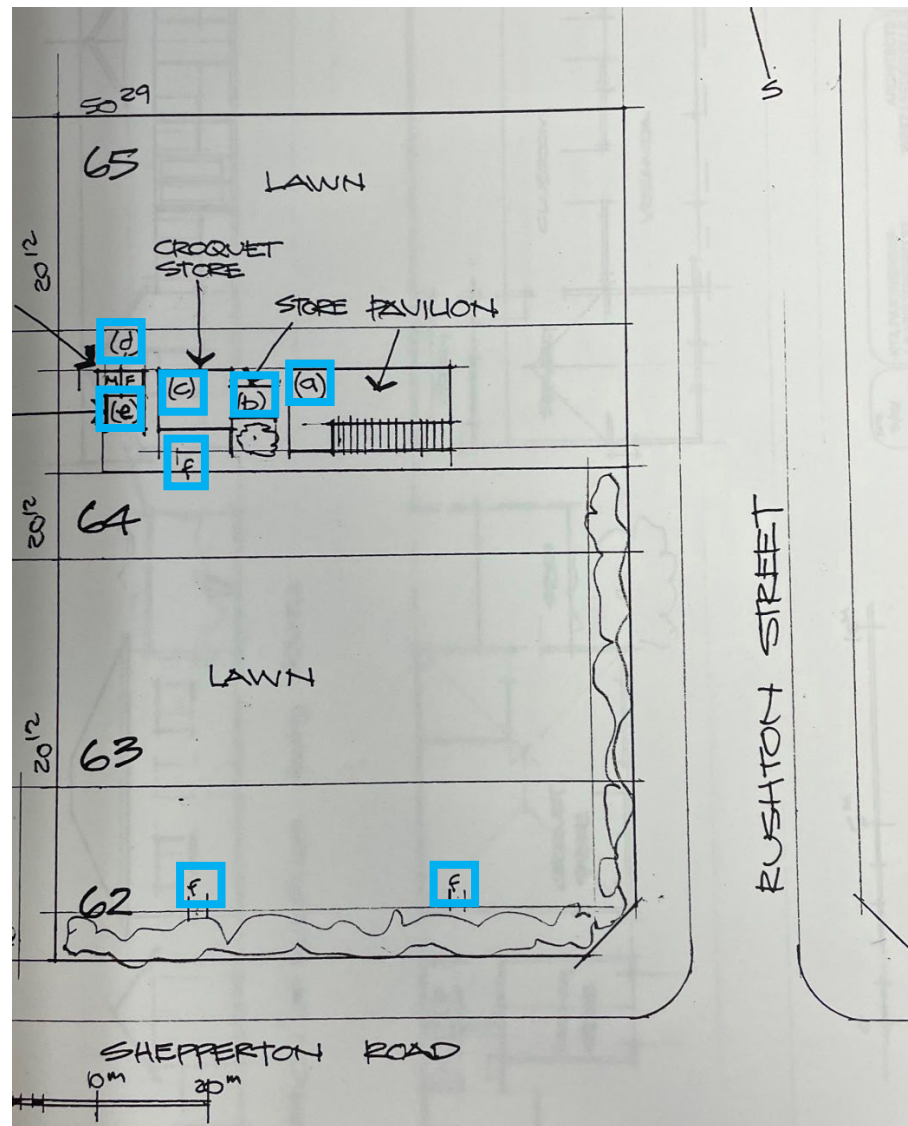


Figure 11: Site Plan
 Courtesy KTA Partnership, 2001.

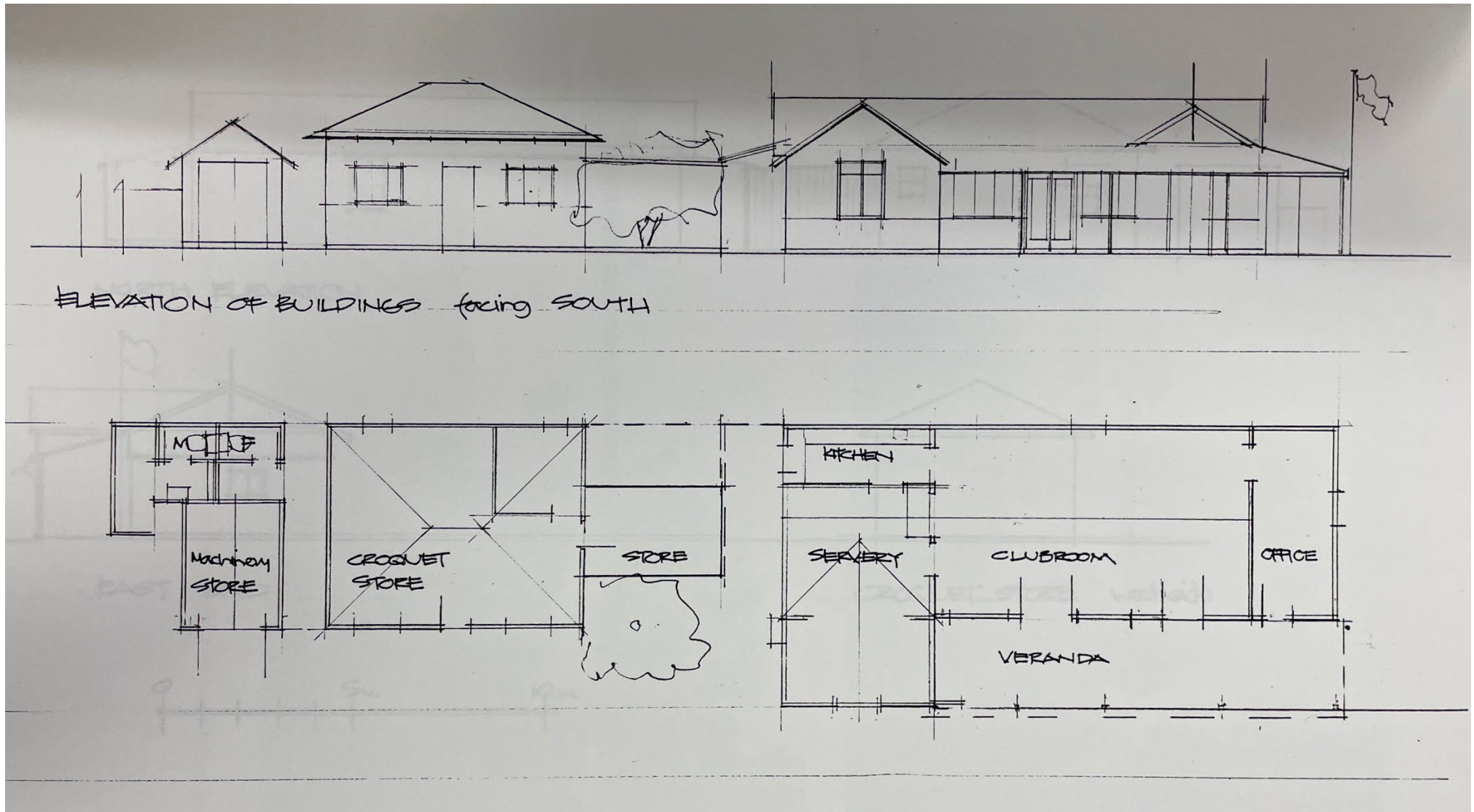


Figure 12: Plan and South elevation
Courtesy KTA Partnership, 2001.

- Note: this plan was prepared prior to the ramp construction on the verandah

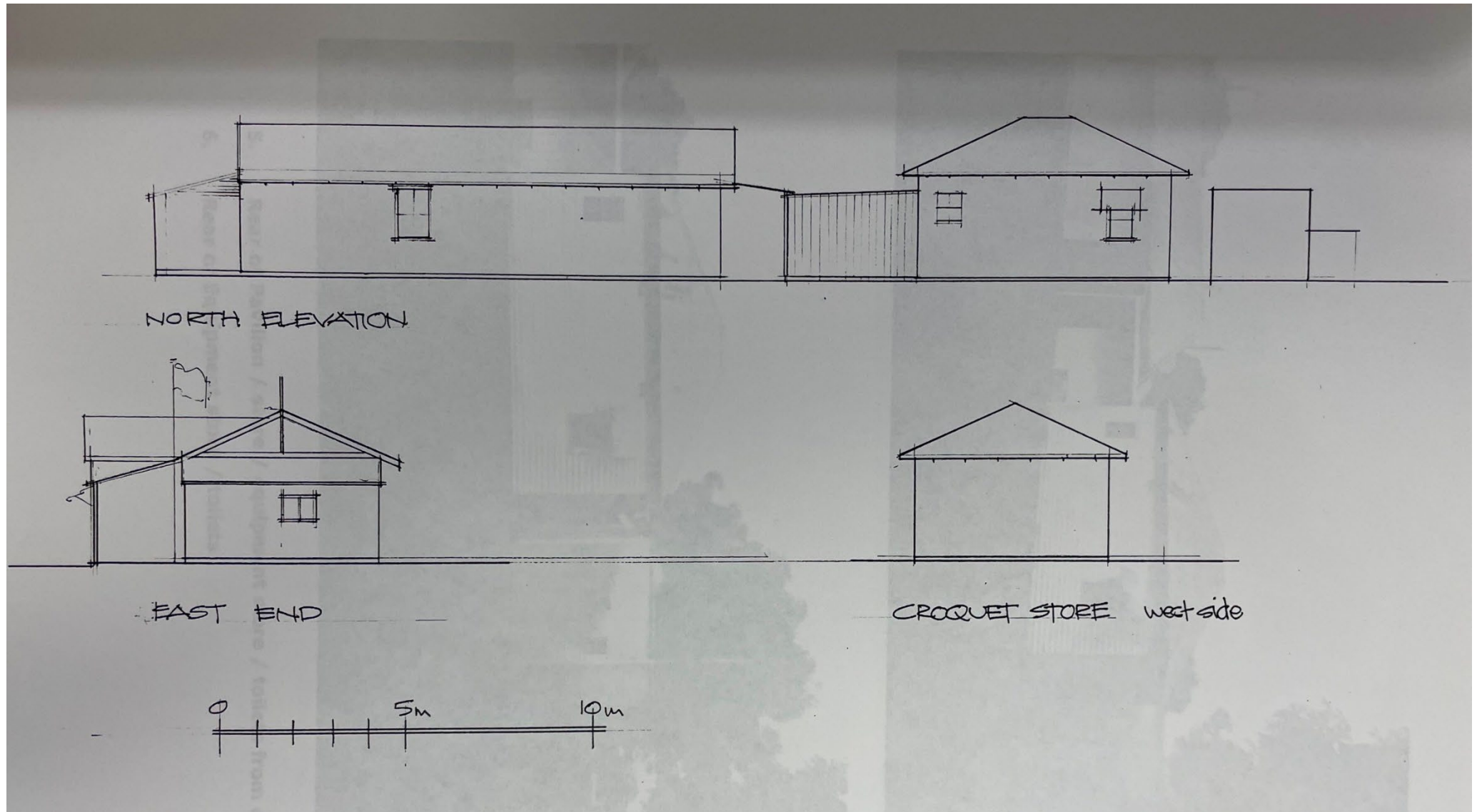


Figure 13: Elevations
Courtesy KTA Partnership, 2001.

9. Site Photographs

The photographs were taken by Hocking Heritage + Architecture on 13 October 2022.

9.1 Streetscape Context



Figure 14: View of the site across Shepperton Road

- Buildings are obscured by plantings in this street view



Figure 15: View from corner of Shepperton Rd and Rushton Rd.

- Wire mesh fencing is located on the Shepperton Road and Rushton Road property boundaries
- Mature plantings of exotic and native species screen the site



Figure 16: View of Shepperton Road looking north

- Properties adjacent to the former croquet club site are dominated by commercial properties and largely car sales yards.



Figure 17: View of Shepperton Road looking south

- The former Croquet Club at left is marked by mature plantings in contrast to the adjacent properties.

9.2 External photographs



Figure 18: Clubroom Pavilion

- Paintwork on the exterior is deteriorated.
- The addition at the left is a later addition



Figure 19: Front elevation of the Clubroom Pavilion

- Mixed materials used in cladding
- Glazing in a mix of styles
- Ramp extension built 2006



Figure 20: East elevation of Clubroom Pavilion

- Deteriorated roof cladding
- Concrete pathways



Figure 21: Ramp to verandah

- Mini orb cladding and earlier pressed metal sheeting.
- Enclosed verandah with mini orb cladding is a later addition.



Figure 22: Clubroom Pavilion verandah

- Deck floorboards and ramp from 2006 works
- Metal balustrades and metal uprights from 2006 works



Figure 23: Pressed metal cladding on south elevation

- The metal cladding mimics brick and stone construction
- Presumed to be an original detail from the 1910s



Figure 24: Croquet Equipment Store

- Timber frame with pressed metal cladding in a range of styles.
- Built, or relocated to this site c1930s.
- Small store at right is accessed from inside the Croquet Equipment Store
- Former bus shelter adjacent

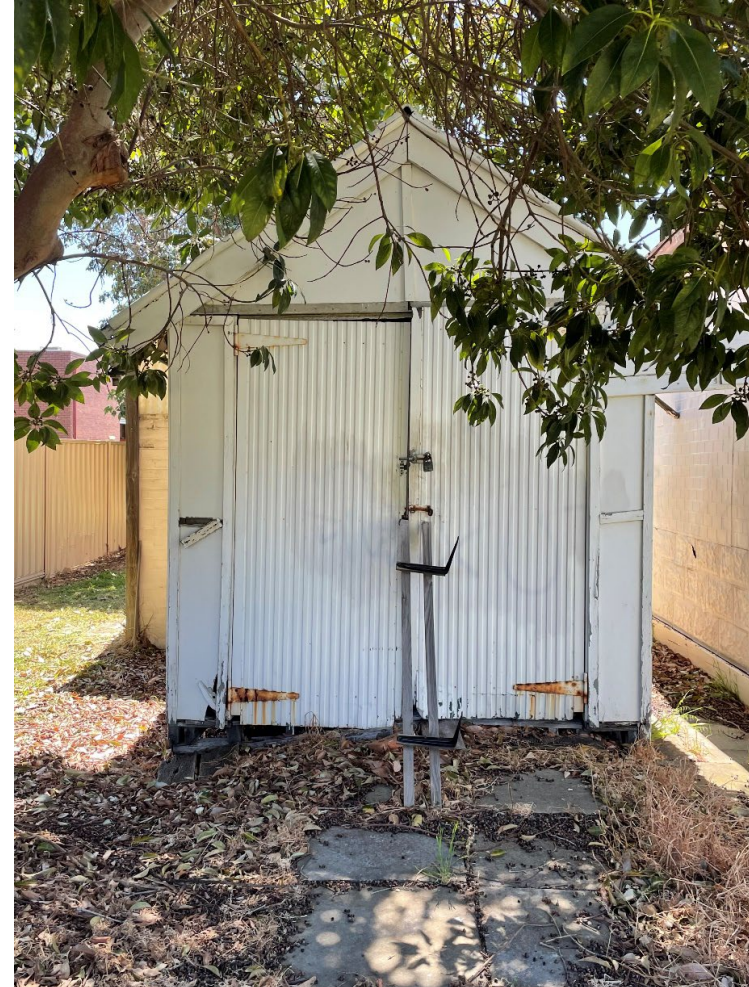


Figure 25: Mowing Shed

- Timber frame with asbestos cladding
- Built 1945 according to City of Perth building permit in 2001 Heritage Assessment



Figure 26: Toilets

- Brick structure of no heritage value



Figure 27: Path between Mowing Shed and Croquet Equipment Store

- Showing the range of materials consistent with the Clubroom Pavilion



Figure 28: Rear view of Clubroom Pavilion

- Cladding in poor condition



Figure 29: Rear view of Croquet Equipment Store and toilets

- Weatherboard cladding of store
- Brick toilet block



Figure 30: Relocated Bus shelter

- No heritage value

9.3 Internal photographs



Figure 31: Clubroom Pavilion

- Simple vaulted ceiling
- Asbestos cladding (refer to Asbestos Survey)
- Panelling to dado height
- Floorboards generally in good condition but some variation in dimensions



Figure 32: Clubroom Pavilion floorboards detail

- Some minor deterioration and variation in dimensions
- The majority is likely to be from the original construction in the 1910s



Figure 33: Dado panelling in Clubroom Pavilion

- Panelling is an original detail.
- Asbestos panels above likely to be Post World War Two



Figure 34: Glazing and roof vents

- Roof vents are likely to be original detail
- Glazing styles reflect various periods



Figure 35: Servery in the Clubroom Pavilion

- Vaulted ceiling with original decorative vents
- Dado panelling original



Figure 36: Kitchen

- Flat roof addition
- Ceiling rose
- Outdated fixtures



Figure 37: View to main Clubroom Pavilion space from servery



Figure 38: View to Clubroom Pavilion space from kitchen

- Vinyl floorcoverings over timber flooring



Figure 39: Croquet Equipment Store

- Original timber floors and dado panelling



Figure 40: Croquet Equipment Store bench seating



Figure 41: Croquet Equipment Store original windows

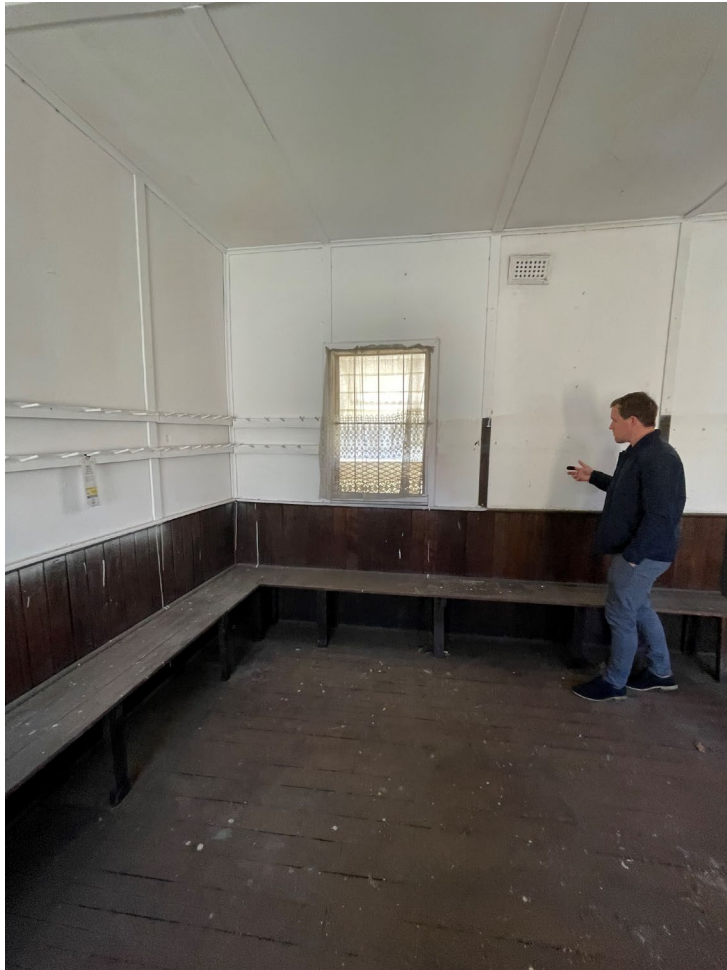


Figure 42: Croquet Equipment Store rear window



Figure 43: Typical view of brick toilet

- No heritage value

10. Assessment of Impact

There is no Conservation Management Plan for the Victoria Park Croquet Club (fmr) therefore the assessment of impact on the heritage values is determined through the Heritage Values outlined in the Place Record Form which are summarised in the Statement of Significance.

It is noted that the place record form did not include any description of the interior of the buildings. As part of the preparation of this Heritage Impact Statement the consultants gained access to the buildings.

The site visit revealed that there is significant original detail in the Clubroom Pavilion and Small Storage Shed which demonstrates their construction in the early 20th century. These buildings have rarity for their relative intactness.

The later insertions of different windows and doors demonstrate later periods of construction and contribute to the history of this place.

Option One – Demolition

Heritage Values	Impact of Development
Aesthetic Value	
No aesthetic values have been identified in the LHS place record form.	No impact

AESTHETIC VALUE DETERMINED AS A RESULT OF SITE VISIT

The Clubroom Pavilion and Croquet Equipment Store have aesthetic value as they demonstrate the style, form and detail of simple utilitarian timber buildings built in the early 20 th century.	Demolition would irrevocably impact on this value. An archival record can be prepared to capture this information if required.
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Heritage Values	Impact of Development
Historic Value	
The place has historic and social value as a long serving community club in the Victoria Park area	No Impact These values can be retained through interpretation.
The place is associated with a number of prominent citizens who made contributions toward the foundation and operations of the Club.	No Impact These values can be retained through interpretation.

Heritage Values	Impact of Development
Scientific Value	
N/A	-----

Heritage Values	Impact of Development
Social Value	
The place has historic and social value as a long serving community club in the Victoria Park area	No Impact These values can be retained through interpretation.

Option Two – Relocation

The assumption has been made that not all buildings would be relocated. The primary buildings on the site with heritage values are the Clubroom Pavilion and the Small Storage Shed.

Heritage Values	Impact of Development
Aesthetic Value	
No aesthetic values have been identified in the place record form.	No Impact

AESTHETIC VALUE DETERMINED AS A RESULT OF SITE VISIT

The Clubroom Pavilion and Croquet Equipment Store have aesthetic value as they demonstrate the style, form and detail of simple utilitarian timber buildings built in the early 20 th century.	Relocation would retain the heritage values if a community use is applied.
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Heritage Values	Impact of Development
Historic Value	
The place has historic and social value as a long serving community club in the Victoria Park area	No Impact These values can be retained through interpretation.
The place is associated with a number of prominent citizens who made contributions toward the foundation and operations of the Club.	No Impact These values can be retained through interpretation.

Heritage Values	Impact of Development
Scientific Value	
N/A	No impact

Heritage Values	Impact of Development
Social Value	
The place has historic and social value as a long serving community club in the Victoria Park area	No Impact These values can be retained through interpretation.

11. Conclusion

When assessing the impact of the two options proposed for this site in relation to the assessed values of the place there will be no impact on those designated values.

However, given the additional detail found in the site visit undertaken for the preparation of the Heritage Impact Statement, significant original detail was found to remain in two of the buildings. The scale and form of these two buildings are also reflective of simple utilitarian buildings from the 1910s and 1930s.

It is proposed that there are aesthetic values relevant to two buildings; the Clubroom Pavilion (c1913) and the Croquet Equipment Store (1930s).

It is therefore recommended therefore that the Clubroom Pavilion and Croquet Equipment Store are relocated if the property is sold for development.

These two buildings demonstrate the settlement and development of Victoria Park and its continuity of use by local sports clubs and for events. As these buildings are presumed to have been relocated to the Rushton Street site, they have a connection with other histories and demonstrate a sustainable approach to resources.

Relocation of these buildings to a site for community use is recommended to provide an ongoing connection with their heritage values and past use.

The trees on the boundary perimeter are of minimal significance to the heritage values of the place. However, retention of these trees will maintain a connection with the past use and the continuity of its presence in the streetscape.

Any future development should include the preparation of an archival record to capture the relationship of the structures on the site and any structures that will be removed.