



HOCKING
HERITAGE +
ARCHITECTURE

26 September 2023

Town of Victoria Park
99 Shepperton Road
Victoria Park WA 6100

Attention: Victoria ODell
Email: VODell@vicpark.wa.gov.au

Dear Victoria,

31 RUSHTON STREET – FORMER CROQUET CLUB RESPONSE TO HERITAGE IMPACT STATEMENT QUERIES

Following your email of 20 September 2023, we have compiled this response to the queries raised about the Heritage Impact Statement prepared for the former Croquet Club in November 2022 by Hocking Heritage + Architecture.

To respond to your queries, we have reproduced the text in your email and provided the response in red.

This advice is general in nature and it is recommended that a heritage practitioner is engaged to provide specific advice regarding the building fabric, its relocation and reconstruction. All our heritage advice is prepared with reference to the following guiding documents.

- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999.
- The Illustrated Burra Charter: good practices for Heritage places. M. Walker & P. Marquis-Kyle, Australia ICOMOS Inc, 2004.
- Town of Victoria Park, Local Planning Policy 43.

EXTRACT FROM EMAIL DATED 20 SEPTEMBER 2023.

Information contained in the report recommended the removal of 2 buildings.

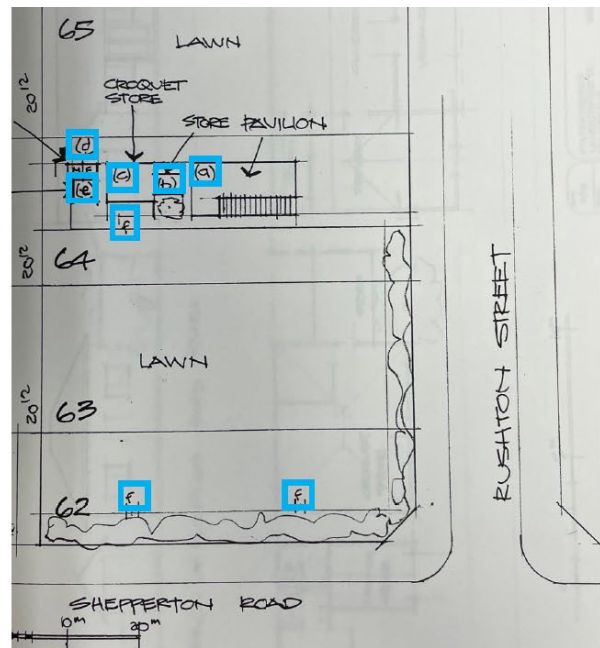
It is proposed that there are aesthetic values relevant to two buildings; the Clubroom Pavilion (c1913) and the Croquet Equipment Store (1930s).

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



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



1. On page 14 (screen shot above) There are 6 structures referred to, is the recommendation to move structures just A & C? (B being the additional equipment store outlined last photo above, this doesn't need to be removed?)

It is recommended that only structures A and C are relocated as the other buildings are of lesser significance, including the additional equipment store. A and C are the earliest structures the Pavilion (A) built on the site c1913 and the Croquet Store (C) 1930s. The other structures on the site are of later construction and lesser significance for their design and detail. The former bus shelters are of interest and have some connection to the croquet club but are also associated with other histories, such as the history of transport in Perth. If these other buildings are not relocated but are demolished it is recommended that a photographic archival record is prepared.



2. Impacts of moving or removing any interior walls to change the layout?

The relocation of internal walls is discouraged as the placement of the walls demonstrates the former use of the Pavilion and the Croquet store. The internal timber dado panels in these two buildings should also be retained where possible. If a future use requires new internal walls, their construction should be reversible and understood as new construction.

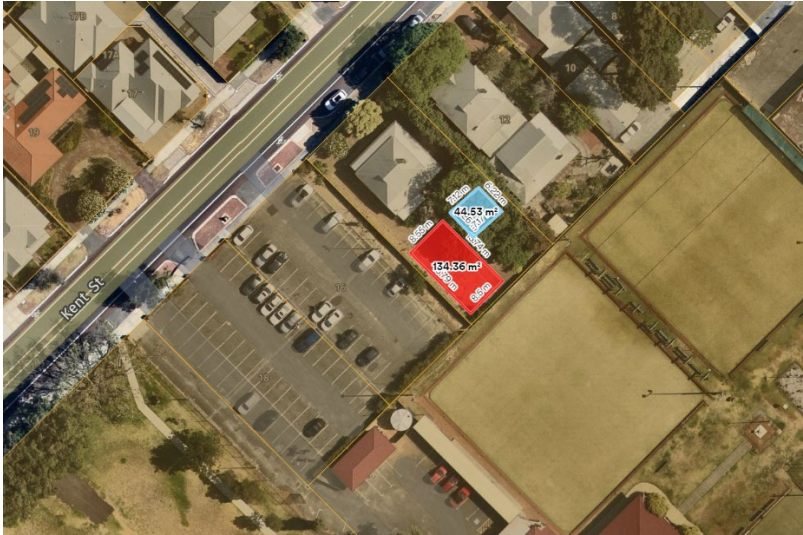
3. Impacts of removing any exterior wall panels to enable the building to be used as an indoor/outdoor space with the ability to close and secure the building when not in use?

The removal of exterior wall panels is acceptable if the new panels still enable the understanding of the original form and details. The options for the new material should consider what was originally used. The pressed metal of the pavilion is an unusual feature and should be retained where possible. The replacement of timber weatherboards is acceptable if the replacement weatherboards are of the same dimension and profile. It is likely that the norther elevation of the pavilion was originally clad in weatherboard and replacing the current fibreboard with a board that is more consistent with a traditional weatherboard profile is encouraged. The design and detail of any new panels should be discussed with a heritage practitioner.

4. Layout of the buildings after transported; do they have to be laid out as they currently are? (Side by side)?

It is not essential that if the buildings are relocated they are aligned in the same configuration. As the two buildings were originally from other sites prior to their erection on this site each building can be understood separate to each other. However, it would be appropriate for the two buildings to have a close relationship. Interpretation on the site can explain the former arrangement and uses of the two buildings.





We will be required to remove asbestos, repair and replace of deteriorated elements:

- Removal of asbestos
- All roofing sheets presenting signs of corrosion or rust on the internal and external faces or signs of visible sag shall be replaced with new sheets. For panels that can be salvaged or repaired, these panels will require further treatment and new coating protection to be carried out at a cleaning factory.
- All timber elements showing splits or cracks with rusty connections or sag or with signs of timber infestation are to be replaced.
- Cladding panels are presenting signs of rust on the external face and requires stains removal and or replacement. For panels that can be salvaged or repaired, these panels will require further treatment and new coating protection to be carried out at a cleaning factory.
- The lack of a rigid wall system, capping roof perimeter and internal beams will infer the building has no internal braces or ties to rigidly tie in the elements during the shifting processes. This shall require the incorporation of new temporary tie rods, vertical posts, temporary internal bracing and beams to secure the building before any shifting process.

All of the above items are supported. Where possible the works should be overseen by a heritage practitioner.

5. Do you recommend the works be conducted prior to and immediately upon relocation? All structural bracing before, cosmetic to be at new site?

The relocation and re-erection of the buildings should be undertaken with the advice of a heritage practitioner. A methodology should be prepared to guide the works with respect to the structural condition of the place and the viability of the original materials. An indicative procedure is the bracing of the structures, relocation and then refurbishment which may include replacement of internal and external cladding and roof cladding.



6. Do the existing listed heritage values (historic and social) transfer with the building if it was moved?

Whilst the relationship with the site is part of the heritage value of the buildings, the historic and social values of the buildings would transfer with the buildings to a new site. There is some diminishing of the heritage values because of its separation from the original site but potential refurbishment and reuse will improve their aesthetic value.

7. What impact would any upgrades to the building have to the value? i.e. if that roof isn't water tight, can that be upgraded or does that change the value?

The replacement of roof cladding will not affect the heritage values if the replacement material is consistent with the current and original materials. New short sheet corrugated metal panels on the roof would be an acceptable 'like for like' outcome.

8. Please advise as to any reasonably achievable scope that may exist to improve the heritage values/outcome through a relocation (for example, one building is raised above ground level on stumps, the other building is not raised above ground level)?

If the buildings are relocated to the same site they should be aligned so that the relationship between them is visually apparent. The relative heights of the buildings is not highly significant. It is noted that the Pavilion is currently above the former Croquet Club and the verandah of the Pavilion would have enabled the members to view the games on the green. If the buildings are relocated it would be reasonable to create a consistent Finished Floor Level between the two buildings.

9. What regulatory application(s) would be needed in order to remove the heritage encumbrance entirely from the existing site and how would these application(s) be framed? For example would this be by means of one or more application(s) to:-
 - a. Remove the heritage encumbrance entirely from the existing site;
 - b. Relocate specified buildings to a specified site in a specified layout etc;
 - c. Demolish the remaining buildings.

The process for the changes to the management category applied to the buildings or the site should be guided by the Local Planning Policy No. 43 'Heritage List' item 5 Changes to the heritage list. If the buildings are removed from the site it is probable that the management category applied would be Category 4 – Little Significance. This level of significance at the site could be maintained through interpretation at the site – despite the future use.

10. What Heritage interpretation would be recommended as a minimum to accompany the relocation of structures? Would this be required?



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It is highly recommended that Interpretation is included with the relocated structures. The minimal Interpretation that should be included is signage outlining the history of the buildings and the history of the Victoria Park Croquet Club. Other interpretive options range from large photographic display as wallpaper internally, or the capturing of oral histories relevant to the clubs which operated from this site. Refer to the DPLH Guidelines for detail of telling the stories of the heritage and history of the place through interpretation. [A guide to making interpretation easy to understand, plan and deliver \(www.wa.gov.au\)](http://www.wa.gov.au)

Thank you for the opportunity to provide a response. Should you have any queries please do not hesitate to contact me.

Yours sincerely,

Prue Griffin
DIRECTOR