



Edward Miller Home

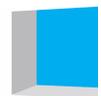
Heritage Impact Statement

Based on drawings prepared by Benson
Studio

For
Blackoak Capital

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Griffiths Architects





Griffiths Architects

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Cover: Mildred Creek in the foreground and The Rotunda beyond in their new setting. Courtesy Benson Studio

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Introduction

Edward Millen Home has struggled to find an appropriate use since it was vested in the Town of Victoria Part by the State Government. There have been numerous failed investigations prior to the entry of Blackoak Capital into investigations.

The Heritage Impact Statement (HIS) was prepared for the Edward Millen Home project, which will see the abandoned buildings and setting adapted and supplemented by additional construction to provide a variety of uses including hospitality, retail, community spaces, museum and gallery, a micro-brewery, art studios, productive green houses, childcare, community market gardens, weekend markets and parking.

Edward Millen Home has been assessed by the Heritage Council and was included State Register in 1999 (Heritage Place no 2176).

The northern side of the curtilage will remain with the Town and is not part of this application. The Town is developing it to its own landscape master plan. The landscape design will consider this landscape and provides connection points from this re-development down through the park. Further the cultural 'Soft Path' will move through from the bush forever site to the south weaving through the Edward Millen House precinct down into the park.

Conclusion

This report considers the Heritage Impacts on the State Registered places. Heritage values of *Edward Millen Home*.

Finding an economic use for the place has proved to be a protected and difficult task. With the Town's competing demands, *Edward Millen Home* has not received the investment required to maintain all of the buildings and the setting. Rotunda aside, *Edward Millen Home* has not received the attention it requires for its effective conservation.

Reviewing the values collectively, the conservation work, renewed setting, interpretation, and adaptive re-use, will have a positive heritage impact.

The emergency operating theatre is proposed to be removed and replaced with a utility building of about the same sized which will be accompanied by interpretation. The building was never used for its intended purpose and is in very poor condition. Its loss is considered to be acceptable.

The significant heritage fabric will be conserved and adapted to accord with adaptation principles.

Taken as a whole, the proposed conservation, adaptation and new development has a beneficial impact on presentation and heritage values.

Heritage Listings

HCWA *Edward Millen Home* Register of Heritage Placed (Heritage Place no 2176) June 1999.

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Background

Edward Millen Home comprises Elizabeth Baillie's original maternity hospital, the Rotunda¹ (1912), then a two-storey addition to the rear (1921-22;) following brief service for treatment of Spanish flu after it was transferred to the Commonwealth as a repatriation hospital. A new ward block was also added in 1921 and then a major overhaul was carried out in 1936. In 1942, its management was handed over to Royal Perth Hospital. A minor addition was made for the Royal Perth Hospital Emergency Operating theatre, but it was never used. In 1951, the park to the north was vested in the City of Perth. It was close as a repatriation hospital in 1960 and the remaining patients relocated to Hollywood Repatriation Hospital. In 1968 D block was added for psychiatric patients and in 1982 the new wards that became Hill View Clinic was completed.

Following its closure in 1998 most of the pines that were characteristic of the repatriation period died.

Prior to and post transfer to the Town of Victoria Park in 2006 there were numerous future use explorations and extensive community consultation which failed to arrive at suitable use for the place. Since its closure, the Rotunda has had occasional use, but nothing sustainable.

Since its transfer to the town, a number of conservation projects were undertaken on the Rotunda.

A Brief Description

Edward Millen Home (fmr) is a complex of hospital buildings comprising the former Rotunda Hospital (1912), a brick and tile building in the Federation Queen Anne style, fumatory building (1921) and former ward block-Mildred Creek (1921; 1936), set in landscaped grounds. The landscape setting has been much affected by watering regimes and is somewhat depleted compared to the setting at the time of the heritage assessment.

The Rotunda Hospital is of aesthetic value as a fine example of Federation Queen Anne architecture, displaying internal and external detailing. It has landmark quality within in the site.

The ward or Mildred Creek building, completed in stages and is a long low single storey building in timber construction with timber, fibre cement wall claddings and a tiled roof designed in the Inter-War California Bungalow stile. It has a distinctive roofscape and portico.

The remaining buildings utilitarian brick constructions buildings whose heritage value lies in the original uses rather than their architecture.

The emergency operating theatre is a simple reticular plan building clad in fibre cement and is in very poor condition.

¹ The name Rotunda is drawn from the Rotunda Hospital in Dublin, founded in 1745 as a hospital for women and babies. It still provides this service



Statement of Significance

In this assessment, the statement of significance from the Register of Heritage Places used to assess impacts.

Edward Millen Home (fmr), a complex of hospital buildings comprising the former Rotunda Hospital (1912), a brick and tile building in the Federation Queen Anne style, fumatory building (1921) and former ward block (1921; 1936), set in landscaped grounds, has cultural heritage significance for the following reasons:

the place has aesthetic value due to the relationships between the former Rotunda Hospital and former ward block and their formal landscaped setting, including the formal, tree-lined approach;

through an understanding of the buildings and landscape elements, the place has the potential to illustrate various aspects of the development of health care in Western Australia from 1912 to 1997;

the place makes a contribution to the sense of place of those who have had associations with the place as a maternity hospital, sanatorium, psychiatric clinic and centre for autism;

the quality of the architectural detailing retained in the former Rotunda Hospital and in the former ward block is of value;

the former Rotunda Hospital is of aesthetic value as a fine example of Federation Queen Anne architecture, displaying internal and external detailing. It has landmark quality within in the site;

the Rotunda Hospital, established by midwife Elizabeth Baillie in 1912, provided women with an alternative to home birth. The Rotunda Hospital was established four years before King Edward Memorial Hospital, Western Australia's first public hospital for women;

the site has value to the local community for the social amenity the park provides;

the Rotunda Hospital is a rare example of a hospital built in a residential style, located close to the city on a large site which has generally retained its original building and landscape qualities; and,

the place is representative of the type of rehabilitative care provided for ex-servicemen and tuberculosis in Western Australia. Due to the extent of original fabric remaining, the place is more authentic than other sites of a similar nature.

The Hillview Clinic (1968) and W E Robinson units (1983) were established to cater for the treatment and care of autistic children. These buildings contribute to understanding the development of the place as a health care site.



Conservation Policy

A conservation plans was prepared for Hill View (*Edward Millen*) by Considine and Griffiths architects, with Robin Chinnery, Historian in 1997 and review and updated in 2001. The plan was used to underpin the Heritage Agreement that was executed in September 2005.

The plan contains policies to guide development, change and conservation.

The policies in the conservation plan cover the setting and each of the buildings. The plan recognized that retention of the Emergency Operating Theatre may not be possible and described a course of action if it could not be.

Policies describe the treatment of the setting and the building exterior and interiors. It allowed for flexibility in adapting the internal spaces.

Since the plan was prepared, only the Rotunda has been conserved. Other buildings have gradually slipped into disrepair and works identified at that time have become more extensive.

Heritage Agreement

The Heritage Agreement executed in September 2005 is based in the conservation plan recommendations.

The agreement adopted the zones of significance, the statement of significance and the conservation policies. Normally included by reference, this agreement includes large tracts of the conservation plan.

Pages 184 to 191 of the plan contain an extensive list of conservation works in priority order and these became an obligation under the agreement. Some work has been completed on the Rotunda over time, but little else has been attended to.

Proposals

A) Demolition.

In this proposal, only two buildings are to be demolished. The first is the timber framed and fibre cement clad emergency operating theatre. This building is evidence of its original use and is in poor condition. It is proposed to remove this building and interpret it, together with constructing a similar sized back of house facility in its place.

In addition to this, a metal shed from the 1980s will also be removed.

The link between the Rotunda and the Mildred Creek Building will be removed, to open up the pathway between the building and better connect the front and rear of the site drawing people through to experience the whole site.

In other buildings there will be selective wall removed as indicated on the demolition plans to allow for the adaptive reuse.



The buildings will be conserved as required.

The current security fence will be removed.

B) Construction

There will be a new approach to landscaping, retaining viable prominent trees and the formal axial approach to the Rotunda from Albany Highway.

There will be verge parking on Baillie Street, with a site access from it and parking on the site adjacent, with a market garden flanking it. Nearer Mildred Creek there will be a new brewers garden, a landscaped outdoor hospitality space and adjacent to this a productive garden and family plays areas.

Adaptation

The Rotunda will be adapted for hospitality and retail, making use of the existing hospital kitchen area, for a new kitchen. Some new openings will be required between rooms to suit the function and two new openings are proposed for the side verandahs to provide access. The new uses will comprise retail, café and bakery.

Mildred Creek will be cleared internally and all of the structures retained and adapted for hospitality and given a new setting with hard and soft landscaping and some shade structures. The new uses will include a bar, gelato shop, bistro, museum and gallery in the entrance, micro-brewery in the old ablutions, and a community space. Some of the external walls will be opened up for better connection and use of the interior space.

Fumatory and Ancillary Structures will be retained and adapted for makers studios. In practice these will just be conserved and services. Note on of these building will now also be used for hospitality no longer the Atelier per previous drawings

New Structures

There are several new single storey structures including a child care centre with associated stables and garden pavilion.

A further structure will be a single storey services building in place of the emergency operating theatre.

Key interpretation points will be in the Mildred Creek entrance and at individual buildings.

Conservation Works

The heritage agreement requires substantial conservation works to be completed in a priority order. Since this is a significant project that will touch all parts of the complex, the works will be undertaken in a continuous operation,

Some of the works were completed, so that an audit of the schedules will be required. In the main, the scope of conservation works required has expanded due to the limits of work completed since the place was gifted to the town.

Conservation works to all buildings, other than the Rotunda will be extensive.



Enhancement of Significance

The overall impact of the proposals will be a positive one and improve the presentation, visual and physical access to buildings and promote more movement and legibility. Significant conservation works will ensure the buildings are sustained. Mildred Creek is a framed building and substantial works will be required to adapt and conserve it.

In association with the upgrades to the park by the Town of Victoria Park, the place will recover much of its architectural prominence and have its heritage value sustained, in concert with interpretation.

Positive and Detrimental Impacts and Mitigation

This section takes the values that relate to a number of statements of significance to assess the possible impacts on those values:

Heritage values from Statement of Significance	Potential Impact Analysis	Heritage Impact Statement - Degree and Intensity of Impacts
The place has aesthetic value due to the relationships between the former Rotunda Hospital and former ward block and their formal landscaped setting, including the formal, tree-lined approach.	These qualities will be retained, though the treelined approach is outside the application area. Since assessment was completed, much of the landscape setting directly associated with the application site has been lost. The works of the project will recover and reinforce aesthetic values	The net impact will be positive. The low intensity of use of the spaces around the buildings will be intensified, but not to the detriment of the presentation of the buildings.
Through an understanding of the buildings and landscape elements, the place has the potential to illustrate various aspects of the development of health care in Western Australia from 1912 to 1997.	The prospect will remain and interpretation will assist with the reading of the story.	Even now the narrative is not readily apparent, so that even though almost all the buildings will remain, interpretation will be required to tease out the story. There will be a museum of the site in the Mildred Creek building and a heritage interpretation strategy across the landscape design
The place makes a contribution to the sense of place of those who have had associations with the place as a maternity hospital, sanatorium, psychiatric clinic and centre for autism.	Though it has ceased to be used for the purposes for which it was constructed, there are many in the community who still have associations with the place.	The retention, conservation and adaptation of the buildings and the addition of interpretation will continue the notion of sense of place, in combination with the upgrade of the adjoining park
The quality of the architectural detailing retained in the former Rotunda Hospital and in the former ward block is of value.	Both buildings will be conserved and adapted, but the presentation of the aesthetic will remain as it did when each place was constructed.	The value will be enhanced by much needed conservation works. There will be a museum of the site in the Mildred Creek building and a heritage interpretation strategy across the landscape design
The former Rotunda Hospital is of aesthetic value as a fine example of Federation Queen Anne architecture, displaying internal	This value will remain, though there will be some change. All the essential features that are reflected in this value will remain.	The conservation works will enhance the experience of this value and the adaptive re-use will allow a much larger audience to appreciate it that was the case historically.



and external detailing. It has landmark quality within in the site.

The Rotunda Hospital, established by midwife Elizabeth Baillie in 1912, provided women with an alternative to home birth. The Rotunda Hospital was established four years before King Edward Memorial Hospital, Western Australia's first public hospital for women.

This is an historic value the will remains and be enhance by interpretation. Baillie's pioneering enterprise will be interpreted. Most laying in places were in private homes adapted for the purpose prior to this.

Baillie's story will be revived and re-presented in the interpretation.

The site has value to the local community for the social amenity the park provides.

The park is in the process of an upgrade and community enjoyment will continue.

The value will be sustained.

The Rotunda Hospital is a rare example of a hospital built in a residential style, located close to the city on a large site which has generally retained its original building and landscape qualities.

Since its foundation, the Rotunda has served a variety of health-related purposes and an art gallery for a time. The meaning will be altered be altered by the proposals but the architecture and setting will still convey most of the elements of the value.

While the value will be largely sustained, it will benefit from interpretation.

The place is representative of the type of rehabilitative care provided for ex-servicemen and tuberculosis in Western Australia. Due to the extent of original fabric remaining, the place is more authentic than other sites of a similar nature.

This is largely a social and historic value attached to the fabric as its representation. The fabric will still tell a story, but assistance will be required as it's not a single theme.

Interpretation will be required to retain an understanding of the value/

The Hillview Clinic (1968) and W E Robinson units (1983) were established to cater for the treatment and care of autistic children. These buildings contribute to understanding the development of the place as a health care site.

Hillview Clinic will be removed as part of the park upgrade and the W E Robinson buildings were removed in 2005

Conclusion

This report considers the Heritage Impacts on the State Registered places. Heritage values of *Edward Millen Home*.

Finding an economic use for the place has proved to be a protected and difficult task. With the Town's competing demands, *Edward Millen Home* has not received the investment required to maintain all of the buildings and the setting. Rotunda aside, *Edward Millen Home* has not received the attention it requires for its effective conservation.

Reviewing the values collectively, the conservation work, renewed setting, interpretation, and adaptive re-use, will have a positive heritage impact. The work will see some poor and expedient works removed to make the reading of each building clearer.



There is substantial work to be done on Mildred Creek for conservation and compliance works and servicing. Also there is a great deal of asbestos removed to be completed on this building. Weatherboards will be retained and conserved, while ACM cladding will be replaced with CFC to maintain the original aesthetic.

The emergency operating theatre is proposed to be removed and replaced with a utility building of about the same **size** which will be accompanied by interpretation. The building was never used for its intended purpose and is in very poor condition. Its loss is considered to be acceptable.

The significant heritage fabric will be conserved and adapted to accord with adaptation principles.

Taken as a whole, the proposed conservation, adaptation and new development has a beneficial impact on presentation and heritage values.

End of Heritage Impact Statement



Appendix-Drawings
