

HERITAGE ASSESSMENT & STATEMENT OF HERITAGE IMPACT

MANILLA DISTRICT HOSPITAL



Prepared by:



NSW Department of
Commerce

Final Report
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[All photographs by J. Carr unless noted]

1.0 INTRODUCTION

The following report comprises a Heritage Assessment and Statement of Heritage Impact (SoHI) for the demolition of the existing hospital buildings on the grounds of the Manilla Hospital. Guidelines published by the NSW Heritage Office have been used to produce the assessment as follows:

- Assessing Heritage Significance
- Statements of Heritage Impact
- Photographic Recording of Heritage Items Using Film or Digital Capture
- Movable Heritage Principles
- Heritage Collections Council Guideline – Significance: a Guide to Assessing the Significance of Cultural Heritage Objects and Collections for Guidance.

The site is due for redevelopment for a proposed new Combined Multi Purpose Service and HealthOne building at Manilla requiring the demolition of the existing buildings.

The site is located at Court Street, Manilla and is listed as an item of environmental heritage in the Manilla Shire Council Local Environmental Plan (LEP) 1988, Schedule 1 Item 3 *The original Manilla Hospital Building, Court Street*.

The Department of Commerce has been engaged by Coffey Projects on behalf of NSW Health Infrastructure to provide this heritage Assessment and Statement of heritage Impact to accompany the Part 3 application to the Department of Planning for the proposed new Combined Multi Purpose Service and HealthOne building at Manilla.

The Department of Planning's concerns outlined in their letter of 8 April 2009 referencing the Environmental Assessment Adequacy Requirements, Built Heritage and Cultural Heritage, items (a) to (g) inclusive are addressed in this report.

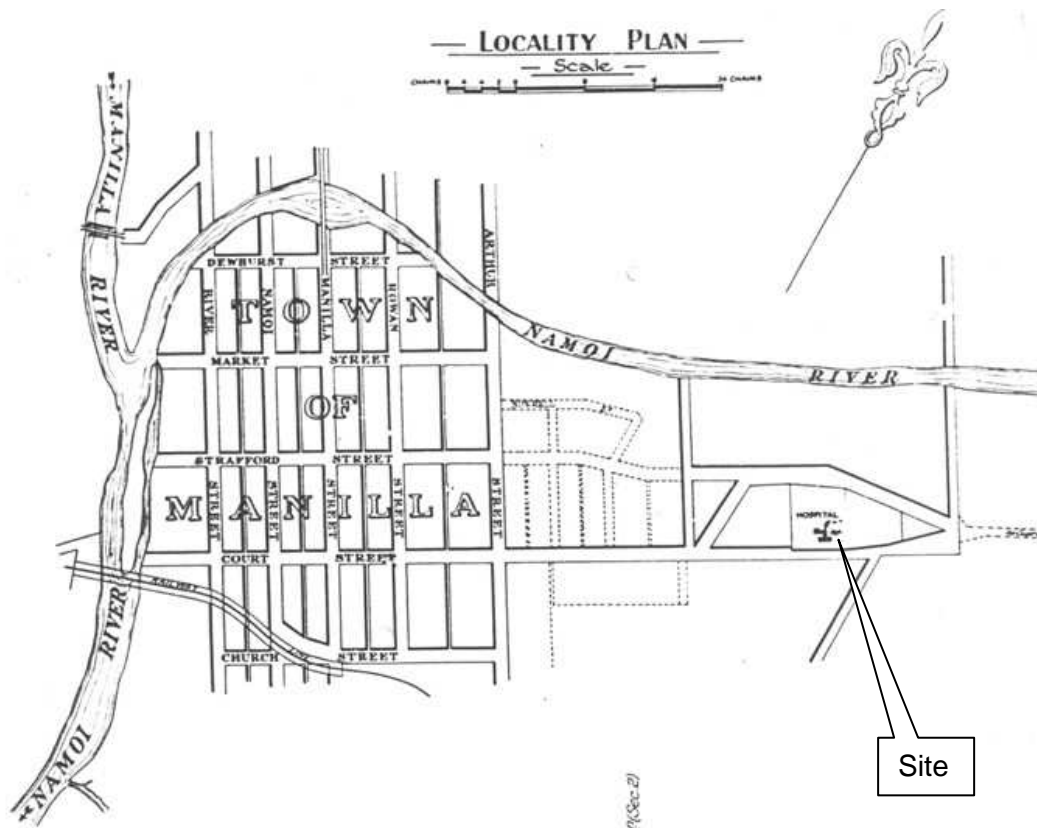


Plate 1.1: 1924 Locality Map (Source – OPWS Plan Room)

2.0 HISTORICAL BACKGROUND

The following general historical information about the site has been provided by the Manilla Historical Society, courtesy of Mr David Ridgewell. The History of Manilla Hospital was researched and written by Mrs. Marion L. Bignall.

The provisional committee for the establishment of the Manilla Hospital was appointed in April 1901; its chief function was to find a suitable site for the hospital. Several sites were considered, however two sites were eventually determined as the finalists. The Committee preferred a site on the Tamworth Road opposite the railway trucking yards. The other site was at Northbrook Hill, which was preferred by the Government Surveyor Welshman as in his opinion the former site was too close to the railway.

In September 1901 the newly formed Municipal Council took up the matter with the Government. The final site selection was the Northbrook Hill site on which the hospital now stands, 18 months after the committee was formed.

The Committee called for competitive designs for a suitable building and set out to raise £2,500. In June 1904, architect R. E. Ranclaud pegged out the site and tenders were called. The Committee offered the contract to R. Stanfield for £1,567 following withdrawal of the lowest tenderer. The laying of the foundation stone took place on November 19th, 1904, the Hon. S. W. Moore, Minister for Mines and Agriculture, officiating.

The official opening of the Hospital took place on May 10th, 1905, the State Governor Sir Harry Rawson, visiting Manilla for the occasion.



Plate 2.1: The New Manilla Hospital in 1906. (Source- Manilla Historical Society) Note there is no Amenities block to the left of the picture.



Plate 2.2: The New Manilla Hospital in 1906. (Source- Manilla Historical Society) Note building in the background to the right.

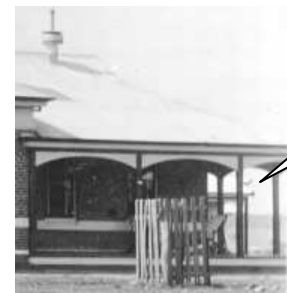
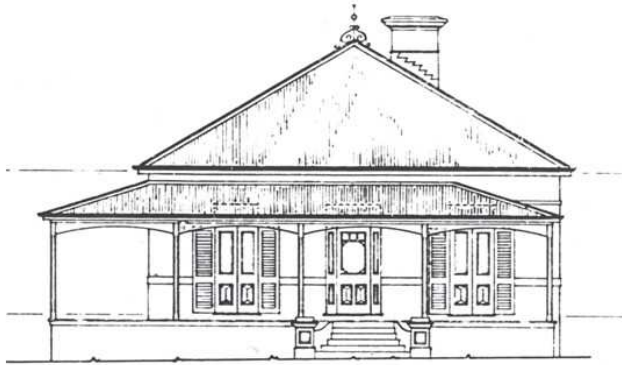


Plate 2.3: Detail showing an unknown building to the right & behind.

There have been a number of additions to the hospital over the decades. A tracing of a plan prepared by Bishop & Alderman, Architects, Tamworth, for the Nurses Quarters in November 1909, is held in the NSW Department of Commerce, Office of Public Works & Services Plan Room.



ELEVATION TOWARDS TOWN

Plate 2.2: A 1944 copy of a “Bishop & Alderman, Architects, Tamworth” Elevation of the 1909 Nurses Quarters (Source: OPWS Plan Room)

In 1917 the foundation stone of the Hill Operating Theatre was laid, however the building was not completed until 1922.

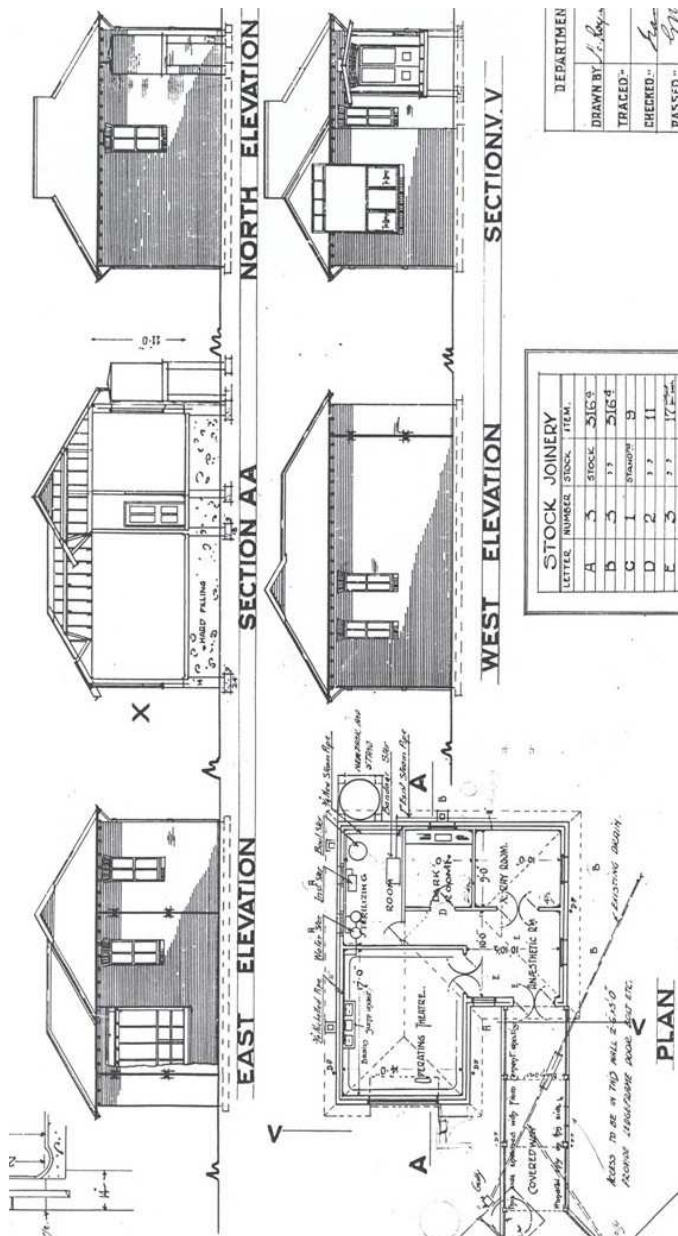


Plate 2.3: The Plans of the Hill Operating Theatre dated September 1916. (Source – OPWS Plan Room)

The 1919 Water Tower site plans show an Isolation Block located at the rear of the hospital building, probably constructed as a result of the 1909 to 1914 outbreaks of typhoid fever and the pneumonic influenza epidemic of 1919.

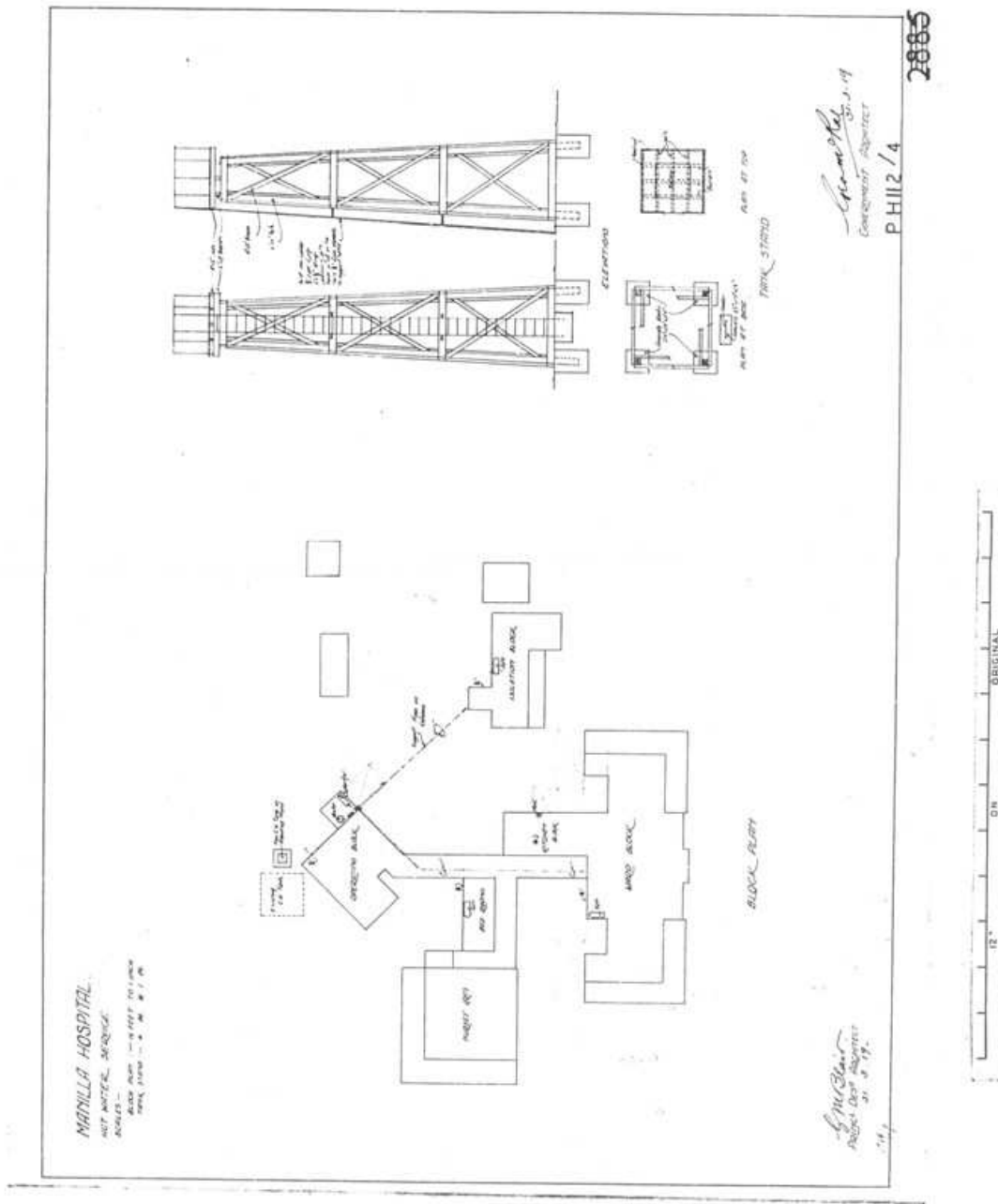


Plate 2.4: Site Plan of the Hospital in 1919 showing the Isolation Block existing on the site. (Source – OPWS Plan Room)

A sewerage treatment works was designed in 1926 to service the Manilla Hospital.

Further alterations and additions were carried out in 1935 including additions to the rear of the hospital building for a Kitchen and enclosure of the verandahs for patient use. A Laundry was added to the Operating Theatre building.

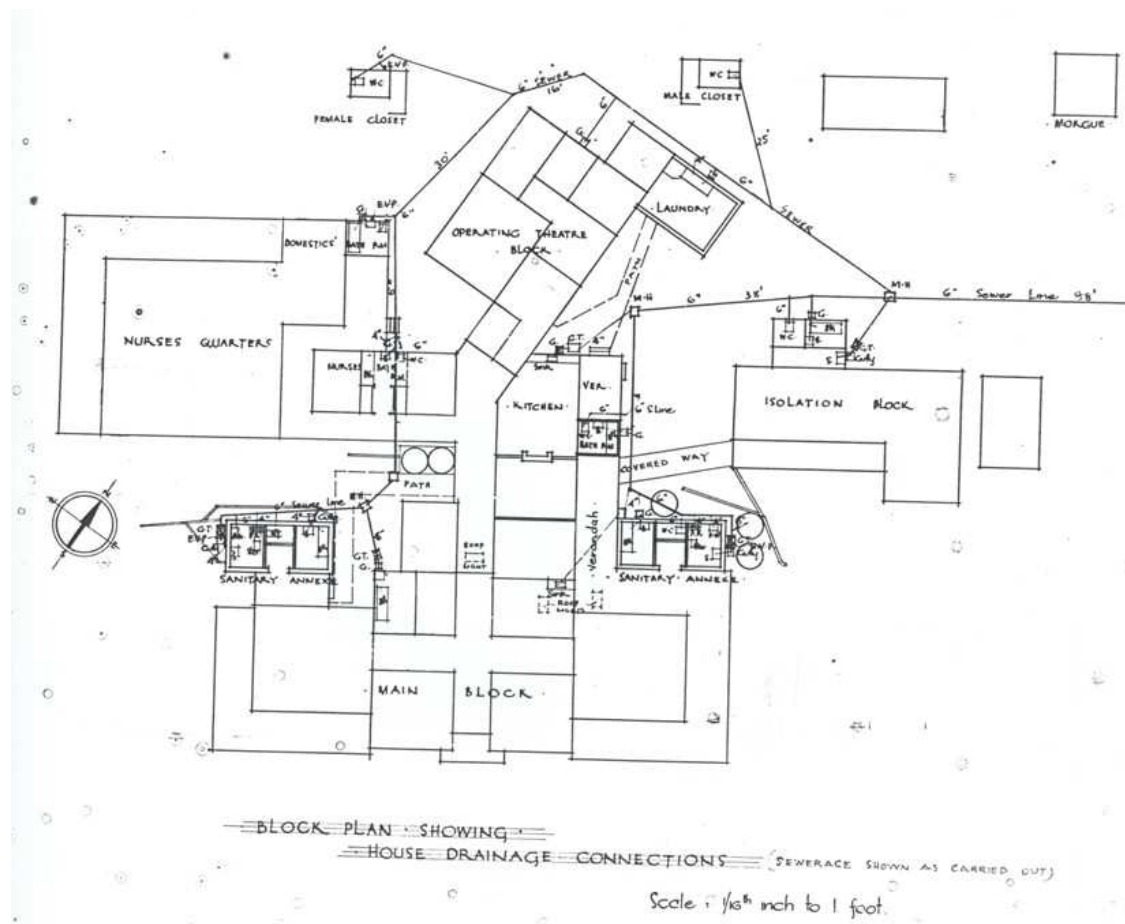


Plate 2.6: 1934 Site Plan showing Alterations and Additions. (Source – OPWS Plan Room)

A Children’s Ward was designed in July 1936 by the Government Architect Cobden Parkes with the building completed by 1937 with a cheque for £500 presented to the institution for the Ward.

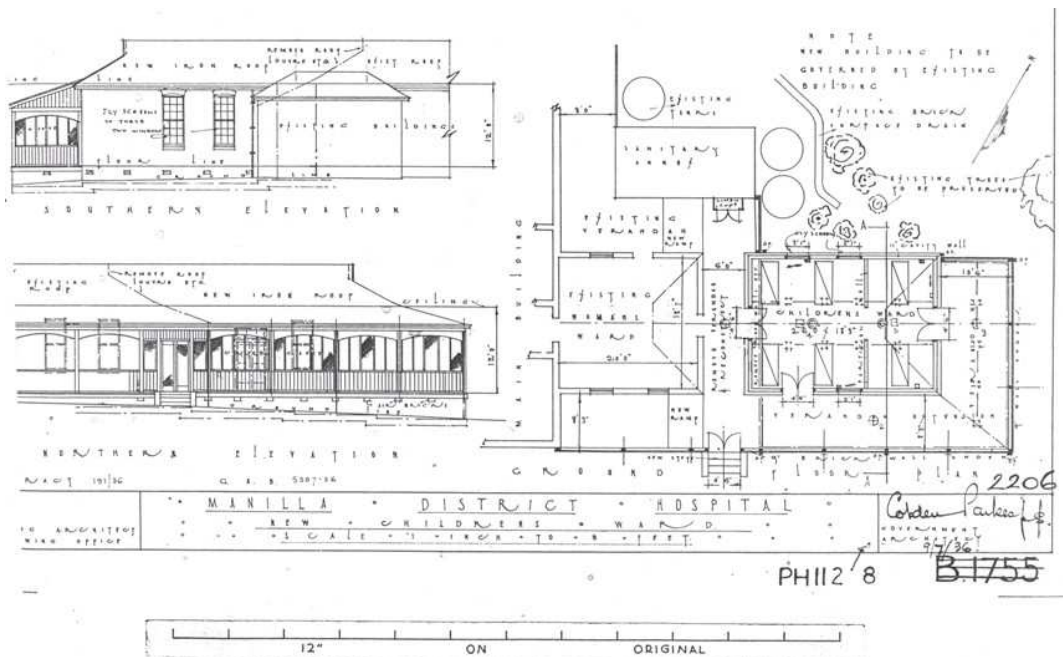


Plate 2.7: 1936 Plan for the Children’s Ward signed by Parkes. (Source – OPWS Plan Room)



Plate 2.8: A photo of the gauzed-in original verandahs and the Cobden Parkes designed Children's Ward additions taken in 1951. (Source- Manila Historical Society)

In 1939 plans were prepared for a first floor addition to the existing Nurses Quarters together with a new maternity Unit consisting of five Wards, a Labour Ward and a Babies Room, all with ancillary facilities. While the plans exist in the OPWS Plan Room, they are unsigned and did not proceed, probably due to the war.

The existing Nurses quarters were partially damaged in a fire in the building which claimed the life of a young nurse, Shirley McDougal age 18 years. A new Nurses Quarters were designed by Parkes in 1952 and constructed in front of and linked to the existing nurses Quarters. The building was officially opened by General Sir John Northcott, on 29th September 1956. In May 1959 F. R. Heywood opened the Outpatients Room.

The Minister for Health W. F. Sheahan MLA opened the new Administration Block on 28th July 1962.

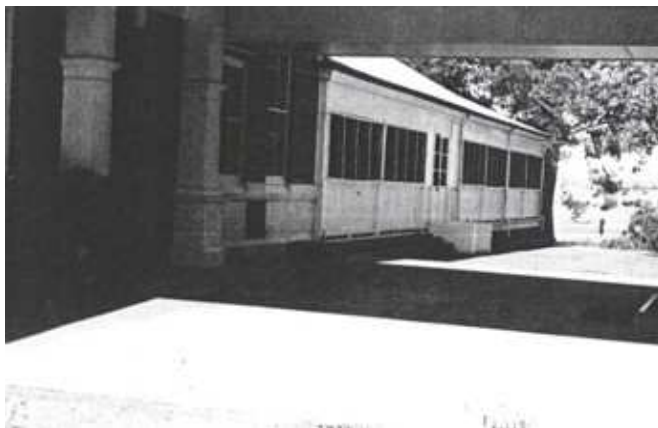


Plate 2.9: Photo of the enclosed verandahs in 1966. Note the valance boards have gone and the pediment over the Entrance arch has been removed as have the decorative tops to the columns. (Source- Manila Hospital)

Note: this area was later enveloped by the 1977 additions to the hospital (see Plate 2.10).

November 1967 saw the opening of the Maternity Ward by the Minister for Health Mr. A. H. Jago, MLA in tribute to long serving Board member Hedley V. Dowe.

3.0 THE SETTING

3.1 THE IMMEDIATE SURROUNDS

The hospital site is at the north-eastern end of Court Street and is bounded on the south-east by the road, the south-west by private property, the north-west by private property and the north-east by an aged care unit (Manellae Lodge).

The site gradient falls steeply to the north-west and north-east limiting the usable site building area.



Plate 3.1: View of the Administration Block



Plate 3.2: View of the council water tower opposite.



Plate 3.3: View of Court Street looking south-west.



Plate 3.4: View of surrounding housing to north-west.



Plate 3.5: View of item looking north west across the site



Plate 3.6: View of the aged care unit to the north-east of the site. (W. Bryant)

The site is located adjacent to residential housing and is generally of a single storey domestic design, complimenting the streetscape and general area.

3.2 THE WIDER SURROUNDS

The wider surrounds to the Manilla Hospital consists primarily of residential housing of various styles from a range of periods from the 1880's to the present day. The housing and public/commercial buildings reflect the importance of Manilla as a centre during the wealthier agricultural times of the early to mid Twentieth Century.



Plate 3.7: House at Stratford & Hill Streets (NE)



Plate 3.8: House at Stratford & Hill Streets (NW).



Plate 3.9: House at Stratford & Hill Streets (SE)



Plate 3.10: House at Stratford & Hill Streets (NE)



Plate 3.11: View of cottage in Hill Street



Plate 3.12: Entry to house on Stratford Street.



Plate 3.9: View of cottage in Hill Street.



Plate 3.10: Anglican Church on Stratford Street.



Plate 3.11: Anglican Church on Stratford Street.



Plate 3.12: Anglican Church on Stratford Street.

The use of face brickwork is a strong element throughout the town with the Anglican Church on Stratford Street a particularly good example with its use of special brick shapes to characterise the brickwork.

4.0 BUILDING CONDITION

4.1 DESCRIPTION OF THE EXISTING BUILDING

The existing hospital building at Manilla is a combination of a number of small buildings joined together by a series of alterations and additions over several decades to form one large Hospital building and a separate Workshop. Generally the building is in a fair to good state of repair with main elements as follows:

Roof:

The various roofs are a combination of simple hip construction sheeted with short lengths of corrugated galvanised iron and sections of terra cotta tiled roof to the Administration Block and linkway. The roof is currently painted in parts and raw metal in other sections. The original building comprised a separate Hospital, Nurses Home and Amenities Block. The alterations and additions undertaken over the last ninety years have significantly changed the physical appearance of the roof by extending it to appear as one large cover over the entire building.



Plate 4.1: The outline of the roofs to the surviving original 1905 & 1909 buildings superimposed on a current aerial photograph of the hospital buildings. The dotted lines indicate the extent of the earlier roofs now enveloped in the present roof structure.



Plate 4.2: The original 1905 Hospital building on the right, the 1909 Nurses Home on the left and the 1909 Amenities Block in the background.
(Source- Manilla Historical Society)

The roofs are in fair condition with varying areas of old metal sheeting to relatively young metal sheeting. The introduction of terracotta roof tiles in 1962 to the new Administration Block reflects the value placed on this style of roof over “corrugated iron” in terms of prestige rather than longevity and performance.

Walls:

The walls are a combination of brickwork and light cladding due to various additions to the original structure of the main hospital building and its smaller out buildings that have now been enveloped into the larger roofed structure. The face brickwork to the later additions have remained unpainted, however the brick walls to the original buildings have all been painted, probably as a result of moisture ingress due to the nature of the solid wall construction. The later additions used cavity wall construction and lightweight partition walls.



Plate 4.3: The 1962 brick Administration building and 1977 brick Ward additions.



Plate 4.4: The 1916 face brick Hill Operating Theatre additions to the original hospital buildings.



Plate 4.5: The partition walls typical of the 1930's Parkes additions.



Plate 4.6: Painted original hospital brick walls.



Plate 4.7: Painted original hospital brick walls.

The number of surviving original hospital walls are limited and have either been painted or rendered/plastered over where they have been enveloped by additions.

Windows and Doors:

The windows and doors are generally replacements with only a few timber double hung windows surviving from the original hospital. A number of walls that were originally constructed as external walls, now for parts of rooms and corridors due to additions, complete with windows and window sills in some cases.



Plate 4.8: An external wall, sill & window now internal due to additions over the years.



Plate 4.9: An external wall & timber double hung window forms part of a corridor.



Plate 4.10: a metal framed window installed as part of an upgrade.

Internal linings:

The ceilings are generally plasterboard and vary in height depending on if the structure has been added at a lower level (false ceiling). New stud walls are all plasterboard or fibrous cement. Internal walls are generally float and set plaster, painted cement render or plasterboard.



Plate 4.11: Early fibrous plaster ceilings possibly from the 1930's survive in some small rooms



Plate 4.12: An example of an early ceiling in good condition.

Trims and features:

Most trims are modern and the original fireplace mantles have been removed with only a few areas with remnant original joinery such as the 1916 Operating Theatre Block.



Plate 4.13: Early joinery to doors of the 1916 Operating Theatre.



Plate 4.14: Corner fireplace removed from wall.

General Structure:

The visual inspection of the building has revealed extensive alterations and additions over the preceding decades have substantially compromised the aesthetic presentation of the original buildings to the point where they are only detectable by a skilled eye.



Plate 4.15: View of the original hospital entrance noting the top to the pilasters is plain with no decoration as seen in the photos of the original building.



Plate 4.16: View of the original hospital entrance archway noting the simple key stone, which appears smaller than the one in the photos of the original building.

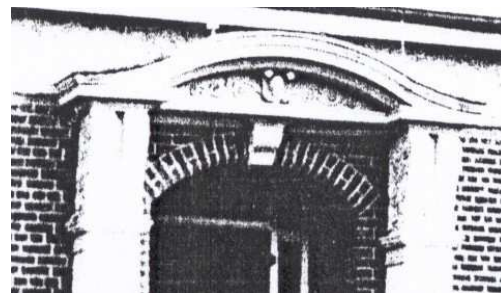


Plate 4.17: Detail of original decorative entrance. (Source- Manilla Historical Society- detail from larger photograph)



Plate 4.18: The 1956 New Nurses Quarters building.



Plate 4.19: The 1956 New Nurses Quarters building.



Plate 4.20: The 1956 New Nurses Quarters building.



Plate 4.21: The original 1909 Nurses Quarters building with enclosed verandahs.



Plate 4.22: The original 1909 Nurses Quarters building with original chimney in good condition.



Plate 4.23: The 1916 Operating Theatre building has a number of structural cracks.



Plate 4.24: The north-eastern end of the additions to the original hospital wards.



Plate 4.25: The north-eastern end of the Administration Block.



Plate 4.26: Modern Workshop building at the rear of the site.



Plate 4.27: Hospital additions are obvious to the entire building.

The additions to the Manilla Hospital buildings have significantly camouflaged and damaged the original and early building fabric and room layouts. Material selections allow most of the additions to stand out from the earlier portions of the hospital.

The domestic scale of the hospital and the original grouping of the buildings are important to its setting in the residential surrounds.

4.2 LANDSCAPING

The documentary evidence of the site indicates little in the way of early plantings on the hospital site. Trees shown in photographs are largely the remaining native eucalyptus remaining after the construction works were completed. Photos taken in the 1920's and 1950's indicate small cottage gardens were kept around the front of the hospital to provide a pleasant presentation to the street.



Plate 4.28: Cottage style garden to the front of the hospital in the late 1920's. Note the native eucalypts in the background. [Refer also to Plate 4.2] (Source- Manilla Historical Society)



Plate 4.29: Cottage style garden to the front of the hospital in 1951. (Source- Manilla Historical Society)

Young trees shown in the 1906 photo of the front of the hospital have not survived, probably due the addition of the Administration building in 1962. The present gardens are cared for by the Garden Committee, who has been requested by the Hunter New England Area Health Service to remove any plants required for transplanting into the proposed new garden areas.

No existing trees on the site are considered to be of heritage significance as they have not been planted for any particular reason by persons of community standing, but rather planted to beautify the hospital grounds over the years. (Refer also to the Flora, Fauna and Tree Report, March 2009)

5.0 MOVABLE HERITAGE

5.1 DESCRIPTION OF MOVABLE HERITAGE

The NSW Heritage Office defines “Movable Heritage” as a term used to define any natural or manufactured object or collection of heritage significance.

The following Principles are used:

1. Movable heritage relates to places and people.
2. Educating the community about how to identify and manage movable heritage assisting in conserving items and collections.
3. Assess the heritage significance of movable items and collections before making decisions on managing them.
4. Recognise the significance of indigenous movable heritage to indigenous communities and its unique role in cultural maintenance, cultural renewal and community esteem.
5. Retain movable heritage within its relationship to places and people, unless there is no prudent or feasible alternative to its removal.
6. Remove movable heritage from its relationship to places and people only when the items and collections are under threat and this is the only means of safeguarding or investigating significance.
7. Provide community access to movable heritage and encourage interpretation.
8. Document movable heritage
9. Acquire movable heritage where there is no alternative to removal, where this serves clearly defined collecting policies.
10. Reinstate or return items and collections to places and people when circumstances change.

The movable heritage at Manilla Hospital will be handled using *Principles 3, 5, 6, 7, 8 & 10*.

5.2 PLAQUES

Due to the reliance of public fund raising for the original development of the hospital, a series of foundation stones and opening plaques together with dedication plaques survive in and around the building. These plaques relate directly to the history and growth of the hospital and its connection with local families and identities. The various plaques and stones should be recovered and displayed in a protected area such as a Foyer or covered outdoor area due to their delicate condition in conjunction with a short historical outline of the history of the hospital in Manilla. The sandstone foundation stone requires protection from the elements due to salt ingress from its location near a downpipe.



Plate 5.1: Marble plaques currently stored in the Mortuary.

Heritage Significance of the Plaques

(Refer also to Appendix 3)

The opening plaques and Foundation Stone are associated with the individual hospital buildings or wards and are of Local heritage significance for their association with the growth of the hospital at Manilla and the various people associated with recognition on the plaques.



Plate 5.2: 1904 Foundation Stone.



Plate 5.3: Brass plaques currently stored in the Mortuary.



Plate 5.4: 1956 Opening Plaque



Plate 5.5: 1962 Opening Plaque.

5.3 HERITAGE SIGNIFICANCE OF THE FURNITURE ITEMS

The hospital has instruments of medical history currently on display in period medical cabinets, one of which is believed to have been taken from the Operating Theatre.



Plate 5.6: Historical medical instruments in an early operating Theatre cabinet.



Plate 5.7: Another cabinet with historical medical equipment.

The display case from the 1916 Operating Theatre has a direct link to the hospital and is of Local heritage significance. Other furniture items in the hospital are to be assessed before construction work commences on the hospital site, by the Dept. of Commerce.

Heritage Significance of the Medical Instruments

The medical instruments can be associated with the practice of medicine in Manilla, but not necessarily the hospital. They are however important in demonstrating the type of medical instruments available in the period, some being potentially rare and would therefore form the basis for a small display. The instruments should be retained as a group for display and assessed in the future by an expert in medical instrument collections should the opportunity arise.

6.0 HERITAGE ASSESSMENT

6.1 ASSESSMENT OF HERITAGE VALUE

The existing buildings have been assessed for heritage significance as part of this SoHI. The assessment is based on criteria developed by the NSW Heritage Office using the following values:

- Historical significance
- Aesthetic significance
- Research/technical significance
- Social significance

The following analysis of significance uses the criteria identified in the Heritage Act:

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

The Manilla Hospital site and buildings in Court Street satisfies these criteria. The hospital buildings were built in stages from 1904 to 1962, with alterations and additions undertaken periodically until recent years.

Criterion (b): Association of Life or Works An item has strong or special association with the life or works of a person or group of persons, of importance in the cultural or natural history of the local area (Local Significance).

The Manilla Hospital site and buildings in Court Street satisfies these criteria. The hospital site is associated with local people involved in fundraising and medical services to the hospital as well as political dignitaries involved in opening ceremonies for the various buildings.

Criterion (c): Aesthetic Characteristics An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (Local Significance).

The Manilla Hospital site and buildings in Court Street no longer satisfy these criteria due to the extensive alterations and additions undertaken to all areas of the hospital. Only a small amount of the original hospital fabric can be observed by the educated eye.

Criterion (d): Cultural, Social or Spiritual An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (Local Significance).

The Manilla Hospital site and buildings in Court Street satisfies these criteria as the community worked hard to raise funds for the original site location and hospital and the subsequent various alterations and additions over the last century.

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

The Manilla Hospital site has the potential to reveal information on the location of outbuildings appearing in photographs, but with no direct reference on surviving plans.

Criterion (f): Endangered Item An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (Local Significance).

The Manilla Hospital site does not satisfy these criteria.

Criterion (g): Demonstrating Principal Characteristics An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places, or, cultural or natural environments (Local Significance).

The Manilla Hospital site does not satisfy these criteria due to the extensive alterations to the buildings.

Implications of Assessment

GRADING	IMPLICATION	Numerical Scale
EXCEPTIONAL	Elements to be conserved in terms of the Burra Charter.	5
HIGH	Elements to be conserved in terms of the Burra Charter but conservation is to be balanced by an assessment of the practical consequences for the continued conservation and use of the item.	4
MODERATE	Acceptable options include retention, recycling and replacement by new construction in a way that has either minimal adverse effect on, or enhances the significance of Tier 1 and Tier 2 elements.	3
LITTLE	Acceptable options include removal, modification replacement by new construction in order that the significance of related Tier 1, 2 or 3 elements are enhanced.	2
INTRUSIVE	The preferred option is for the removal of the element or its modification in such a way so that its adverse impact is eliminated	1

Significance Ratings of Buildings:

Building	Criterion						Overall	Notes
	a&b	c	d	e	f	g		
1905 Hospital Block	4	2	2	2	-	-	2	Encapsulated
1909 Nurses Home	4	2	2	2	-	-	2	Altered
1916 Operating Theatre	4	2	2	2	-	-	2	Structural Damage
1936 Children's Ward	2	2	2	2	-	-	2	Additions & verandah enclosures
1952 Nurses Quarters	2	2	2	2	-	-	2	Cobden Parkes
1962 Administration Block	2	2	2	2	-	-	2	Removed verandahs
1975 Additions	2	1	2	-	-	-	2	Removed verandahs
Workshop	2	2	2	2	-	-	2	Modern lightweight structure

6.2 STATEMENT OF CULTURAL SIGNIFICANCE

The Manilla Hospital site at Court Street is of **HIGH** Local heritage significance due to the role it has served in the Manilla Community for over one hundred years. (*Criterion a & d*)

The Manilla Hospital site at Court Street is of **HIGH** Local heritage significance due its association with various prominent people in the Manilla Community for over one hundred years. (*Criterion b*)

The surviving sections of the original hospital building, Operating Theatre and Nurses Quarters are of **LITTLE** Local heritage significance due to the substantial alterations made to the original building fabric and design. (*Criterion c*)

The Manilla Hospital site at Court Street has the potential to yield information on the location of the early outbuildings associated with the original 1905 hospital building. (*Criterion e*)



Plate 6.1: Manilla Hospital grounds from Court Street.

7.0 STATEMENT OF HERITAGE IMPACT

Statement of Heritage Impact for:

Demolition & re-development of the Manilla Hospital site.

Date:

This Report was completed on 9th June 2009.

Reference:

The Manilla Hospital original building is listed as a heritage item of environmental significance in the Manilla Shire Council Local Environmental Plan 1988 (Schedule 1 Item 3).

Address & Property Description

The site is located at Court Street, Manilla.

The property description is:

- Lot 14 DP814059, which contains the present hospital site.

Prepared by:

John Carr a Heritage Architect with the NSW Department of Commerce.

For:

The report has been prepared for Coffey Projects on behalf of NSW Health Infrastructure.



Plate 7.1: Service entry road to the site. (W. Bryant)



Plate 7.2: Front garden area. (W. Bryant)



Plate 7.3: Internal road north of the hospital. (W. Bryant)



Plate 7.4: Hospital viewed from the north. (W. Bryant)

7.1 INTRODUCTION

This Statement of Heritage Impact (SoHI) assesses the impact of the proposed demolition of the existing hospital buildings and the development of the new Combined Multi Purpose Service & HealthOne building on the heritage significance of the Manilla Hospital.

The SoHI summarises the development proposal as described on the following Development Application drawings prepared by Rice Daubney Architects:

ZZ.AR.DA.0201 (C)	ZZ.AR.DA.0202	ZZ.AR.DA.0203	ZZ.AR.DA.0301 (D)
ZZ.AR.DA.0302 (B)	ZZ.AR.DA.0303 (A)	ZZ.AR.DA.0900	ZZ.AR.DA.0901
ZZ.AR.DA.0902	ZZ.AR.DA.1200 (P)	ZZ.AR.DA.1300 (G)	ZZ.AR.DA.1400 (G)
ZZ.AR.DA.1500 (A)	ZZ.AR.DA.1501 (A)	ZZ.AR.DA.1502 (A)	ZZ.AR.DA.1600 (A)
SS08-1781-501-Landscape (d)	SS08-1781-501-Render (E)		

7.2 PROPOSED DEVELOPMENT

The Manilla District Hospital was opened on 10th May 1905 by the State Governor Sir Harry Rawson. The hospital has undergone a series of alterations and additions to the various buildings on the site from 1909 to the present day. The result of these changes was the effective loss of the heritage value of the early buildings due to removal or covering of significant fabric and the creation of small rooms connected by a series of corridors.

The proposed development provides for a new Multi Purpose Service Hospital and Health OneService to provide state of the art hospital care for Manilla well into the twenty first century. A feasibility phase examined five options for re-development resulting in the preferred option for a new building on the existing site (see Appendix B).

The existing buildings were considered for adaptive re-use to house the new facilities in one of these options, but was discounted due to the extensive alterations and additions to the hospital presently existing on the site and the need for continued upgrading of the existing buildings. A heritage assessment of the buildings was undertaken in June 2008 and updated for this report, which assessed the site as being of high Local heritage significance for its use as a hospital since 1905 and the buildings as being of low Local heritage significance due to the extensive changes to their fabric.

The proposed building is a single story structure housing the various healthcare services from across Manilla on the one site and linking the new building to the existing neighbouring aged care facility.

7.3 VIEWS, ITEMS & FEATURES

There are presently no views through the Manilla Hospital site until you enter the site and travel to the north-western side, where there are filtered views through the trees. There are no known heritage views to or from the site that the proposed development will affect.

The main heritage items on the site are the various plaques and foundation stones that are to be kept and displayed. (Refer also to Section 5.2 page 18)

Site features to be preserved are the endangered White Box which are to be retained and additional plantings where trees are required to be removed. (Refer also to the Flora, Fauna and Tree Report, March 2009)

7.4 ASSESSMENT OF HERITAGE IMPACT

7.3.1 The following aspects of the proposal **respect** or **enhance** the heritage significance of the Manilla Hospital site:

- The proposal maintains a continuous hospital function on this site since 1905;
- The proposal allows for the display of the various opening plaques and original hospital Foundation Stone, together with a display of old medical equipment and photographs. The surviving decorative chimney cap from the Nurses Home is to be relocated into the landscaped garden area;
- The landscape works are designed to both soften and screen the proposed buildings when viewed from the lower northern residential areas of the town.
- The new building is set no closer to Court Street than the present buildings.
- The new building is of a domestic scale in design and arranged in wings to minimise the bulk and scale of the roofs.
- The new building is of a modern design to reflect twenty first century
- Examples of the local red brickwork are to be incorporated in a screen wall at the front of the hospital to reflect the local use of materials.

7.3.2 The following aspects of the proposal could detrimentally **impact** on the heritage item:

- The demolition of the existing hospital buildings will impact on the heritage significance of the site.

The demolition of the existing hospital buildings on the Manilla site will have minimal impact on the heritage significance of the site due to the level of significance of the buildings (*low* Local) compared to the retention of continuing health services on the site, which is of *high* Local heritage significance. A comprehensive display of photographs, plaques, foundation stone and a historical outline of the hospital in the new building will strengthen the heritage value of the site.

7.3.3 The possible solutions listed below were considered but **discounted** for the following reasons:

- Five options were considered during the Feasibility Phase of this project, two options for an alternative site and three options for the existing site.
- The three options for the site included two requiring the removal of the existing hospital and one requiring progressive upgrading of the existing hospital.

A Value Management Study undertaken in February 2008 found that re-developing the existing site was the preferred option based on the framework of service and asset planning presently endorsed by the Department of Health.

Refer also to Appendix B

8.0 ARCHAEOLOGY

8.1 EUROPEAN SITE POTENTIAL

The site is to be excavated and benched during construction, effectively removing any potential archaeological remains of the unknown locations of early hospital outbuildings pits and tanks.

The hospital has been built over a number of decades, beginning with the 1905 main hospital building, followed by the 1909 Nurses Home and Amenities building, which survive in an altered form to this day.



Plate 8.1: Detail from the 1906 photograph.
(Manilla Historical Society)



Plate 8.2: Diagram of possible roof layout for the 1905 original Hospital building.

A photograph of the hospital taken circa 1906 clearly shows an outbuilding or wing of the hospital that doesn't appear in later site plans of the hospital and pre-dated the construction of the 1909 Nurses Home, 1916 Operating Theatre and 1919 Isolation Block.

Due to the extent of excavation work and the likelihood of potential archaeological evidence being uncovered, an excavation permit will be required from the NSW Heritage Office. This will involve initial archaeological investigations to ascertain the extent of any remaining footings in the location of the unknown building area. The initial investigation should determine if enough footing material remains to establish the size and layout of the building.

An Exception to s140 of the Heritage Act 1977 or a full s140 application may be recommended by the archaeologist, depending on the test inspection. A general archaeological watching brief may also be required during the excavation works following demolition of the existing buildings. The archaeological investigations relate to the footprint of the heritage listed original 1905 hospital buildings and its associated 1905 outbuildings.

8.2 ABORIGINAL ARCHAEOLOGY

A search of the NSW Department of Environment and Climate Change, Aboriginal Heritage Information Management System has shown that the site is not recorded for Aboriginal Objects or Aboriginal Places. The archaeologist undertaking the watching brief during the excavation work should be skilled in recognising Aboriginal artefacts during any excavation works.

9.0 CONCLUSION & RECOMMENDATIONS

9.1 SECURE STORAGE

The Hunter New England Area Health Service has indicated that they will have a number of items requiring secure storage during the staged construction works. The staging has been arranged to allow a proportion of the hospital to continue to function throughout the construction period of the new hospital building. Secure storage will be made available on the adjacent Council owned site known as the Louis Johnson House to house the items of movable heritage presently known and items of furniture yet to be assessed by Commerce during the photographic recording of the existing building.

9.2 MONITORING DURING DEMOLITION

It is not anticipated that the demolition will reveal any significant or rare building techniques however, a digital photographic sequence of the demolition work, particularly of the roof structure and void once the roof sheeting is removed, will provide an interesting record.

The excavation works have the potential to uncover the foundations and underground pits associated with the 1905 hospital that are currently unrecorded. An archaeological watching brief together with an Exception to s140 of the Heritage Act 1977 should be considered to record these missing/unknown elements on site.

9.3 SUMMARY

Due to the extensive alterations and additions to the buildings at the Manilla Hospital, the main heritage significance has been assessed as being associated with the site and its history rather than the existing buildings on the site. The hospital buildings have grown bit by bit as changes in technology resulted in different requirements and functions of the hospital buildings. The heritage significance is therefore associated with the site and its history rather than the built environment.

The hospital buildings may be demolished on heritage grounds to permit the construction of a new health care facility on the site, thereby preserving and continuing the heritage association of the site with a hospital function.

9.4 RECOMMENDATIONS

The following recommendations are made regarding the proposed re-development of the site:

- All plaques, opening and foundation stones are carefully removed from the buildings, recorded and securely stored for re-use;
- Surplus items of movable heritage should be offered to the Manilla Historical Society with the agreement of Tamworth Regional Council.
- A photographic record be undertaken prior to the demolition works to Heritage Office requirements (B&W and Digital Colour) by the Dept of Commerce as part of this commission;
- A photographic record be undertaken during the demolition works to record any hidden original building fabric (Digital Colour only) by the Contractor;
- Existing furniture is to be assessed for heritage significance by the Dept of Commerce as part of this commission, prior to decommissioning of any section of the hospital and listed items recorded and securely stored for re-use;
- An Exception to s140 of the Heritage Act 1977 application should be undertaken by a qualified archaeologist together with site monitoring for European and Aboriginal artefacts during the excavation portion of the works;
- An interpretation panel of photographs and historical information together with the plaques and medical instruments should form the basis of a public display in the new hospital buildings;
- Proposed new buildings should incorporate some of the distinctive character of the local red brick;
- The landscape design should allow to incorporate the decorative brick chimney cap and shaft from the 1909 Nurses home in the gardens for display of early twentieth century cement rendering techniques.



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APPENDIX - A

Aboriginal Heritage Information Management System Search Results

APPENDIX - B

Options for Development and Evaluation

(Extract from the Manilla MPS/HealthOne – SPP/PDP V3.0)

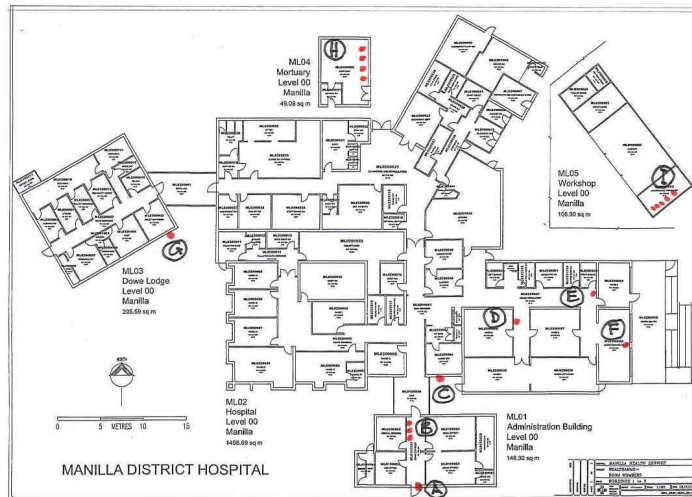
APPENDIX - C

Additional Items of Movable Heritage

During a site visit to photographically record the Manilla Hospital buildings on 22 July 2009, some additional items of movable heritage were found as follows:

Plaques

In addition to the plaques found in the Mortuary (H) and the opening plaques fixed to walls of buildings at (A) (C) & (G), a number of plaques are stored in the maintenance Workshop (J), with a further four plaques fixed to walls within the buildings (B) (D) (E) & (F).



Plaque 1: Floor plan showing location of plaques.



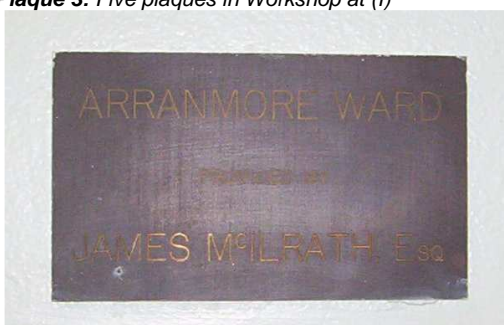
Plaque 2: Thwaites plaque at (B)



Plaque 3: Five plaques in Workshop at (I)



Plaque 4: Nance Perrett plaque at (F)



Plaque 5: Arranmore Ward at (D)



Plaque 6: Warongah Ward at (E)

Honour Rolls

There are two Honour Rolls in the Foyer of the Administration Building as follows:

- Manilla District Hospital Honour Roll
- Manilla District Hospital Life Members

Both rolls are of Local heritage significance should be relocated to the new hospital Foyer.



Honour Roll.1: Chairman Secretaries Treasurers Matrons.



Honour Roll.2: Life Members

Books

Eight leather bound books and seven traditional bound books are stored in the Hospital Managers office in the Administration Building. The leather bound books date from the 1930's and contain minutes of meetings of the hospital board.

The books are all of Local heritage significance for the information they contain on the development and running of the hospital over several decades. An enquiry with the Manilla Museum revealed they had received similar leather bound books from the hospital some time ago and form part of their collection of historical artefacts.

These books will eventually be surplus to hospital requirements and should be lodged with the Tamworth Regional Library in Manilla or the Manilla Historical Society as part of their collection of hospital artefacts.



Books: Leather and standard bound books of heritage significance.

Furniture

Three further items of furniture were discovered during the photographic recording as follows:



Furniture Item 1: Round bedside table.



Furniture Item 2: Metal trolley.



Furniture Item 3: Timber sideboard.



Furniture Item 3: Timber sideboard interior.

The three items are associated with the hospital and are potentially of heritage value as follows:

- The round table has the style characteristics of the Art Deco period and may have been associated with the hospital since the 1930's;
- The metal trolley has style characteristics from the mid twentieth century;
- The sideboard has the style characteristics of the 1920's period.

Should these items be surplus to hospital needs and due to their need of restoration work, it is recommended they be offered to the Manilla Historical Society as part of their collection of hospital artefacts.

(end of Appendices)