

APPENDIX K

Heritage Impact Statement



HERITAGE IMPACT STATEMENT

Wagga Wagga Base Hospital

Phase 1



Gissing House, 2010

WEIR PHILLIPS
Architects and Heritage Consultants

Level 5
67-69 Regent Street
Chippendale 2008
NSW Australia
(02) 9310 1010

September 2011

CONTENTS	PAGE
1.0 INTRODUCTION	1
1.1 Preamble	1
1.2 Authorship	1
1.3 Methodology	1
1.4 Limitations	2
1.5 Site Location	2
2.0 HISTORICAL DEVELOPMENT	4
2.1 Old Mortuary	4
2.2 Gissing House	4
3.0 SITE ASSESSMENT	4
3.1 The Site	4
3.1.1 The Site of the New Mental Health Building	4
3.1.2 The Buildings to be Demolished	6
3.2 The Immediately Surrounding Area	8
4.0 ASSESSMENT OF SIGNIFICANCE	8
4.1 Summary of Heritage Listings	8
4.1.1 The Site	8
4.1.2 Statement of Significance	9
5.0 HERITAGE IMPACT STATEMENT	10
5.1 Description of Proposal	10
5.2 Effect of Work	10
5.2.1 Impact of the Demolition of the Gissing House and the Old Mortuary	10
5.2.2 Impact of the New Building on the Hospital	10
5.2.3 Impact of the New Building on the Conservation Area	11
6.0 SUMMARY	12

1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared to address Phase 1 of the Master Plan for Wagga Wagga Base Hospital, Edward Street, Wagga Wagga, New South Wales.

Phase 1 is the first in a series of planned stages that will allow the existing hospital to keep functioning while a new hospital is under construction on the same site. Phase 1 involves the construction of a two storey building to be used by Mental Health upon an existing car park at the western end of the site. Phase 1 works involve the demolition of a number of existing buildings on the site, being four dwellings at Nos. 10-16 Yabtree Street, Gissing House, Schofield House and the Old Mortuary Building. It is also proposed to create a new car park off Lewis Drive, in front of the Old Hospital Building.

The demolition of the dwellings in Yabtree Street, the demolition of Schofield House and the new carpark off Lewis Drive are being assessed separately under *State Environment Planning Policy (Infrastructure) 2007*. The impact of these works is not considered by this statement. This statement assesses the impact of the demolition of Gissing House, the demolition of the Old Mortuary Building and the construction of the new Mental Health Building only.

A detailed heritage assessment of the site was prepared by Weir Phillips Architects in December 2010 to accompany an application to Planning New South Wales under Part 3A Major Projects Development Approval of the *Environmental Planning and Protection Act 1979*. This HIS should be read in conjunction with this earlier report, which is hereafter referred to as the *Heritage Assessment December 2010*. A Baseline Archaeological Assessment for the site was completed by Archaeological Heritage and Management Solutions for Weir Phillips in December 2009. This report is hereafter referred to as the *AHMS Report December 2009* and should also be referred to.

This HIS has been prepared at the request of LFA Pacific Pty Ltd and accompanies plans prepared by Rice Daubney.

1.2 Authorship

This HIS was prepared by Alice Fuller, B.Appl.Sc.(CCM), M.Herit.Cons.(Hons), and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Architects and Heritage Consultants.

1.3 Methodology

This statement should be read in conjunction with the *Heritage Assessment December 2010* and the *AHMS Report December 2009*.

This statement was prepared with an understanding of the NSW Heritage Office's (now Branch) publication *Statements of Heritage Impact* (2002) and Wagga Wagga Council planning documents.

1.4 Limitations

Site visits were conducted in 2009 and 2010. The photographs contained in this statement were taken on these occasions. Additional site visits were not carried out for the preparation of this statement.

The buildings to be demolished were not inspected internally.

1.5 Site Location

The City of Wagga Wagga is located in the Riverina Region in southern New South Wales, Australia.

Wagga Wagga Base Hospital is located approximately one kilometre away from the Wagga Wagga Central Business District. The site is bounded by the Sturt Highway (Edward Street) to the north, Rawson Lane to the south, Docker Street to the west and private properties to the east (Figure 1). The principal access into the site is from Lewis Drive, off Edward Street. The main portion of the site comprises an area of approximately 4.2 ha; car parking on adjacent lands provides an additional 1.5 ha.

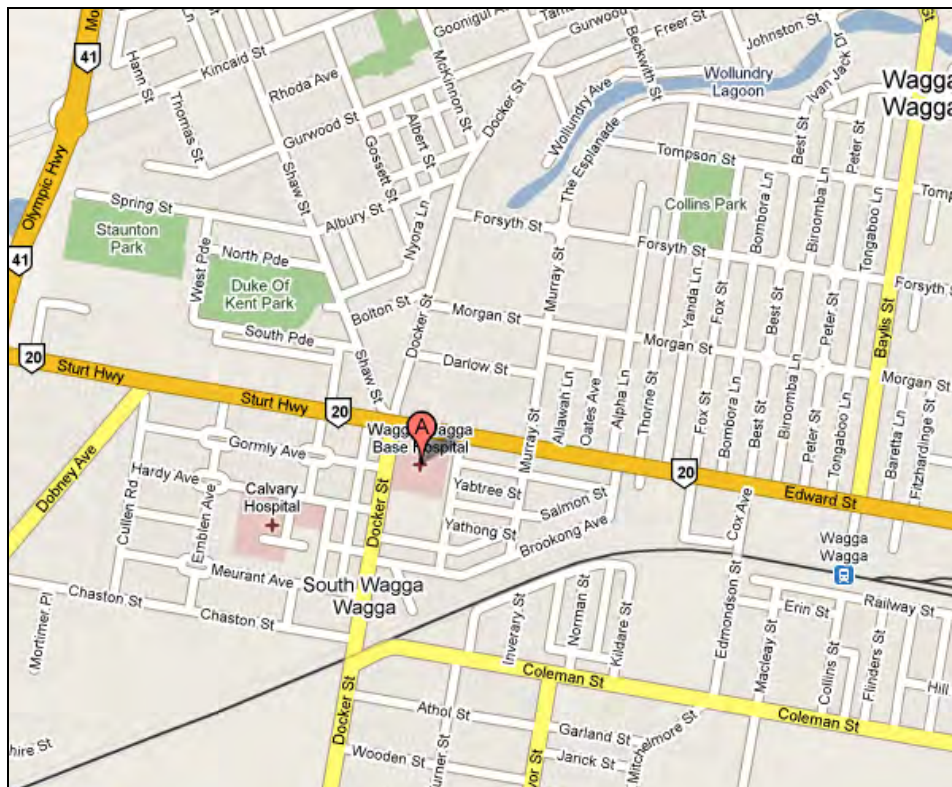


Figure 1: Location of the Hospital within Wagga Wagga

Google maps.

Figure 2, and the accompanying key, identifies the principal elements of the site. The buildings that will be directly impacted upon by Stage 1 and which are considered by this HIS are identified in bold in the key.



Figure 2: Site Plan

Aerial photograph from Capital Insight; annotations Weir Phillips.

Key

No.	Element	No.	Element
1	Edward Street	G	Stores
2	Lewis Drive	H	Dental
3	Rawson Lane	I	Lewis House
4	Brookong Avenue	J	Nurses' Home, part of Lewis House (1961)
5	Docker Street	K	Community Services
6	Yabtree Street	L	Clinical Services
7	Yathong Street	M	UNSW Rural Clinical School
A	Old Hospital Building	N	Hydrotherapy Pool
B	Main Building	O	Physiotherapy
C	Old Mortuary	P	Robinson House
D	Gissing House	Q	Blood Bank
E	Scofield House (formerly the Nurses' Training School)	R	Four bungalows, Nos. 10-16 Yabtree Street.
F	Maintenance and Engineering	S	Yathong Lodge

2.0 HISTORICAL DEVELOPMENT

Refer to the *Heritage Assessment December 2010* for a full site history.

Briefly, Wagga Wagga Base Hospital was developed on this site from 1907 onwards. Buildings on the site range in date from the Old Hospital Building, construction of which began in 1907, through to the recently constructed Clinical Services Building.

The following briefly outlines the history of the buildings to be demolished as part of Phase 1.

2.1 Old Mortuary

The Old Mortuary was constructed in c.1909-1910 as part of the original hospital complex. Originally a small building, it was first extended by Cobden Parkes in the late 1930s, to provide a pathology department, and then again during the 1970s, to provide accommodation for the engineering workshop staff.

2.2 Gissing House

Gissing House was designed by the Government Architect's Office as a ten bed Tuberculosis Unit and Chest Clinic and opened on 5 May, 1956. The Unit was funded by the Government as part of its concerted campaign against the disease following World War II and originally housed five two-bedroom wards, a day room, a treatment room and an outpatients' chest clinic. The Unit was named Gissing House, in memory of Henry. E. Gissing, a former Mayor and member of the Hospital Board.

When Gissing House was no longer required for TB patients, it was used for elective day surgery patients. In April 1986, the Psychiatric Unit was transferred to the building which was renamed the Gissing House Psychiatric Unit.

Gissing House has undergone alteration and additions over time. When the Hospital's isolation wing was demolished, the building was extended to create an L-shaped footprint. A new linked single storey wing, with walls of banded brickwork, was constructed in 1991. The older section was altered by Di Carlo Potts Architects in 2003.

3.0 SITE ASSESSMENT

3.1 The Site

For a full site description and assessment refer to the *Heritage Assessment December 2010*.

The following briefly describes the site where the new Mental Health Building will be erected, the Old Mortuary and Gissing House.

3.1.1 The Site of the New Mental Health Building

The majority of the site where the new Mental Health Building is to be constructed is a car park bounded by Lewis Drive to the west, which separates the car park from the main hospital buildings; the rear of Nos. 10-16 Yabtree Street to the north; the side

boundaries of Nos. 6 Yabtree Street and No. 7 Yathong Street to the east; and Yathong Street to the south. The car park is level and gravel surfaced. There is no significant vegetation. Refer to Figures 3 and 4.



Figure 3: The car park, the site of the proposed works
Google Maps.



Figure 4: Looking into the car park from Yathong Street.

The remainder of the site of the new building comprises Nos. 10-16 Yabtree Street. Nos. 10-16 Yabtree Street are long, narrow rectangular allotments. There is a single storey bungalow on each of the allotments. The demolition of these bungalows is being dealt with under a separate application under *State Environmental Planning Policy (Infrastructure) 2007*.

3.1.2 The Buildings to be Demolished

3.1.2.1 Old Mortuary

The Old Mortuary is a free standing, single storey face brick building with hipped roofs clad in terracotta tile. The roof of a later addition is clad in metal. Openings are asymmetrically arranged and vary in size and style. The building's form, openings and architectural detailing have been substantially altered over time. The building has a low level of intactness. Refer to Figures 5 to 7.



Figure 5: Looking down over the mortuary.



Figure 6: Northern elevation of the mortuary.



Figure 7: Southern elevation.

3.1.3.2 *Gissing House*

The 1956 block is clearly identifiable in the existing building as a simple, single storey brick (single tone) building with a wide gable roof clad in terracotta tile roof and large timber framed windows. The integrity of this building is mixed. The later extension is constructed of banded brickwork and has a pitched roof. The complex includes a high walled courtyard to Lewis Drive. Refer to Figures 8 to 10.



Figure 8: The 1956 section of Gissing House.



Figure 9: The 1991 Extension to Gissing House and the courtyard wall.



Figure 10: Wall to the front of Gissing House, with the original section of the building just visible beyond.

3.2 The Immediately Surrounding Area

As shown by Figure 2, the area to the north of the site of the new Mental Health Building is occupied by hard surfaced bitumen car parks that extend from Yabtree Street to Edward Street. This area is level and has little planting.

To the east, Yabtree Street and Yathong Street are characterised by single storey interwar period brick bungalows. The lots are long and narrow, creating a pattern of closely spaced housing.

To the south lies the single storey form of Yathong Lodge with its associated gardens and car park.

To the west lies the main hospital buildings, which vary in massing and scale from single storey buildings to the multistorey hospital ward block.

4.0 ASSESSMENT OF SIGNIFICANCE

Refer to the *Heritage Assessment December 2010* for a full analysis.

4.1 Summary of Heritage Listings

4.1.1 The Site

The site (or parts of the site) are listed on the following statutory heritage registers:

- Department of Health's *Section 170 Register*: 'Wagga Wagga Base Hospital'.
- *Wagga Wagga LEP 2010*: 'Wagga Wagga Base Hospital (c.1960 Building)'

The site adjoins the following items listed on a statutory heritage register:

- Wagga Wagga Conservation Area as defined by Schedule 5 Part 2 of the *Wagga Wagga LEP 2010*.

Figure 11 shows the relationship of the Hospital site to the Conservation Area.

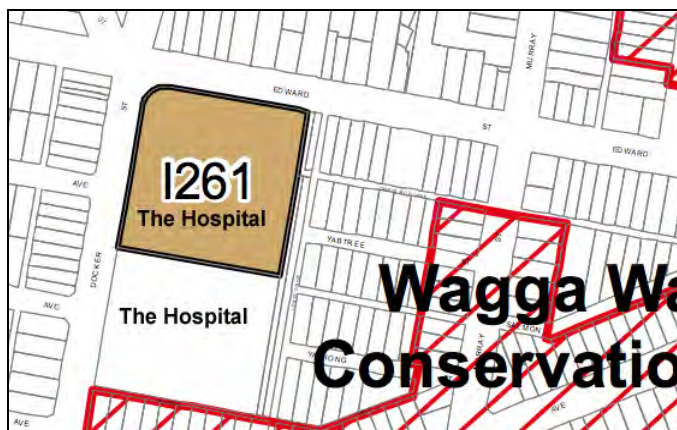


Figure 11: Plan showing the location of the Hospital with respect to the Conservation Area

Detail from the Heritage Plan, *Wagga Wagga LEP 2010*.

4.1.2 Statement of Significance

The statement of significance from the *Heritage Assessment December 2010* is as follows:

Wagga Wagga Base Hospital has high local historic and social significance as a place from where medical services have been continuously provided to the people of Wagga Wagga and the surrounding districts from 1910 to the present day. From this time, the site has been the focal point for medical services in Wagga Wagga and has evolved in line with the community it serves. As for many hospital sites across New South Wales, the site demonstrates state-wide patterns concerned with changing medical practices and technologies, government policies, community expectations and nursing services. The site demonstrates a strong continuity of use, despite the lack of integrity demonstrated by some individual buildings.

Wagga Wagga Base Hospital has local significance as a place of significant and widespread community involvement. The site is directly associated with many individuals, most notably the doctors, matrons, nurses, student nurses and other staff, who have worked in the Hospital since 1910, and with people who have served on the Hospital Board. Many of these people have had strong and significant ties to the local community. Community groups, such as the Hospital Auxiliary and the CWA, have close and sustained ties to the Hospital. Associations are expressed on site in fabric and in the names of buildings, hospital wards and streets.

Wagga Wagga Base Hospital has minor significance as one of many hospital sites across the state capable of demonstrating the evolution of hospital design and architecture over a prolonged period. There are extant examples of the work of the NSW Government Architect's Office from Federation times through to the Post World War II. Given the extent of alteration to key buildings, however, much of this aspect of significance lies in historic records. The most significant and intact buildings on the site are an Interwar period nurses' home designed by Edwin Smith (UNSW Rural Clinical School (formerly the 1936 Nurses' Home, later Harvey House) and a Post World War II Functionalist Style ward block designed by Cobden Parkes (preliminary design) and Edward Farmer (realised design). These two buildings have aesthetic significance as examples of their type and style and for their contribution to the streetscape; neither, however, are rare beyond the local context or exceptional as benchmarks in architectural style or hospital design.

The significance and integrity of Gissing House and the Old Mortuary as given by the *Heritage Assessment December 2010* is as follows. Significance is at a local level. Integrity refers to the exterior only.

Element	Integrity	Significance		
		<i>Historic</i>	<i>Social</i>	<i>Aesthetic</i>
Gissing House	Moderate (altered, but original building remains clear)	Moderate	Moderate	Low
Old Mortuary	Low	Moderate	Low	Low

5.0 HERITAGE IMPACT STATEMENT

The following should be read in conjunction with the plans that accompany this application.

5.1 Description of Proposal

Phase 1 involves the construction of a two storey building to be used by Mental Health upon the existing car park identified above. Phase 1 works involve the demolition of a number of existing buildings on the site, being four dwellings at Nos. 10-16 Yabtree Street, Gissing House, Schofield House and the Old Mortuary Building. It is also proposed to create a new car park off Lewis Drive, in front of the Old Hospital Building.

The demolition of the dwellings in Yabtree Street, the demolition of Schofield House and the new car park off Lewis Drive are being assessed separately under *State Environment Planning Policy (Infrastructure) 2007*. This statement does not consider the impact of these works. This statement assesses the impact of the demolition of Gissing House, the demolition of the Old Mortuary Building and of the construction of the new Mental Health Building only.

The new facility will comprise a two storey building, with associated landscaping, as detailed by the accompanying plans.

5.2 Effect of Work

5.2.1 Impact of the Demolition of Gissing House and the Old Mortuary

The proposed demolition of Gissing House and the Old Mortuary is in accordance with the Master Plan reviewed by the *Heritage Assessment December 2010*. The impact of demolishing these buildings was assessed as follows:

- Gissing House (and Robinson House) are modest buildings that make little aesthetic contribution to the site or public domain. Both buildings have undergone alteration and addition and been used for various purposes throughout their history. The considerable social significance of the services that they have provided is perpetuated by the improved services that the new hospital complex will be capable of providing. Their historic role can be interpreted in other ways.
- The Mortuary is the only other remaining building on the site, other than the Old Hospital Building, to date from the initial period of development. Demolition of this building will have an acceptable level of impact because of its low integrity and minimal architectural significance. It is not located in a prominent position and makes no aesthetic contribution to the site or public domain. This building is of lesser social significance than, for example, the Old Hospital Building.

Archival recording is recommended by the *Heritage Assessment 2010* for these buildings.

5.2.2 Impact of the New Building on the Hospital

The proposed new building will have a positive impact on the significance of the Hospital in that it facilitates the provision of improved health care services. It is

through this use of health care services that the site derives its highest level of significance.

In assessing the impact of the proposed new building on the Hospital it is noted that many of the existing buildings will eventually be demolished under the current Master Plan, rendering the level of impact of the proposed building on them a mute point in the long term. In the interim, the building work will have a minimal impact on the Old Hospital Building, the Main Hospital Building and Lewis House, all of which are larger buildings that are sufficiently separated from the site of the new building. No significant view corridors towards these buildings will be impacted upon. The proposed building is well mannered in its design and will have no visual impact on how existing buildings are read and understood.

The most significant building, as assessed by the *Heritage Assessment 2010*, to be retained in the long term is Harvey House. The proposed building will have no impact on Harvey House because it is located to the rear of this building, is well separated from it and will be screened from it by the construction of new buildings and/or additions to be designed in later phases of the Master Plan. It does not lie within view corridors towards this building.

It is further noted that the work will extend across part of Lewis Drive. As discussed by the *Heritage Assessment December 2010*, Lewis Drive was named in 1963 after Daniel Edward Lewis (1892-1982), who served as a member of the Board of Directors, Wagga Wagga Base Hospital for 36 years, from 1925-1961. He was Chairman of the Board for 17 years from 1944-1961 and also Health Inspector and Chief Health Inspector for Wagga Wagga City Council from 1921-1957. Lewis Drive forms a wide access way through the Hospital site and provides the only un-impeded view corridor from one end of the site to the other. It has not, however, been designed to be a formal access way; its purpose is utilitarian. The line of the drive is not of heritage significance and does not form part of view corridors towards significant buildings that will be retained in the long term.

The *AHMS Report December 2009* does not consider further archaeological investigation to be warranted.

5.2.3 Impact of the New Building on the Conservation Area

The proposed building will have a minimal and acceptable level of impact on the nearby Conservation Area. The building is two storey in scale, thereby moderating between the single storey bungalows that comprise the Conservation Area and the larger buildings of the hospital. The palette of materials and finishes, while contemporary, complements the Conservation Area. Overtime, the proposed landscaping will aid in the insertion of the building into the streetscape.

No significant view corridors into and out of the Conservation Area will be impacted upon. Existing view corridors into and out of the area from the west are already blocked by the main hospital buildings. Building across Lewis Drive will not impact on significant view corridors into and out of the Conservation Area. The view along Lewis Drive towards the Conservation Area is towards the rear of houses fronting Brookong Avenue and is not significant.

6.0 SUMMARY

This Heritage Impact Statement has considered the impact of Phase 1 works at Wagga Wagga Base Hospital, specifically the demolition of Gissing House and the Old Mortuary Building and the construction of a new Mental Health Building. This work is in accordance with the Master Plan assessed by *Heritage Assessment December 2010* and reinforces significance by continuing the tradition of providing health services on this site. The demolition of Gissing House and the Old Mortuary will have an acceptable level of impact because they are modest buildings that have been extensively altered. Their social significance is perpetuated in the provision of improved services and can be interpreted in other ways.

The New Mental Health Building will have a positive impact with regard to the new services that will be provided, a minimal and acceptable impact on the significance of existing buildings and a minimal and manageable impact on the nearby Conservation Area.