

FABRIC SURVEY



St. John of God Hospital
No. 177 Grose Vale Road, Richmond
November 2021| J3780

**Weir
Phillips**
Heritage
and Planning

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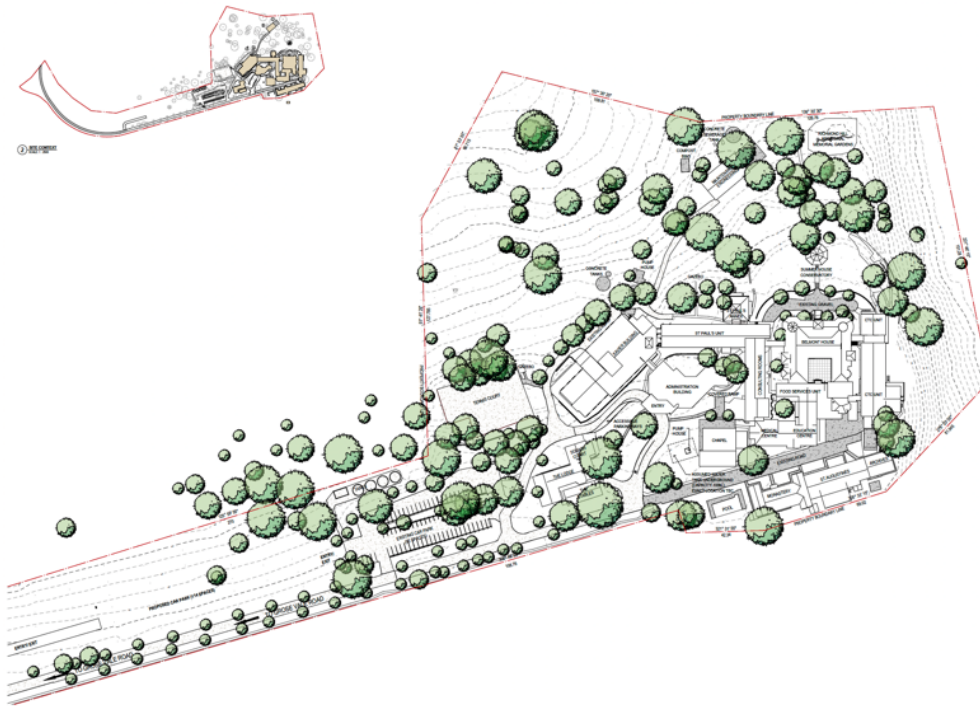


Figure 1: EXISTING SITE PLAN. St John of God Richmond Hospital.

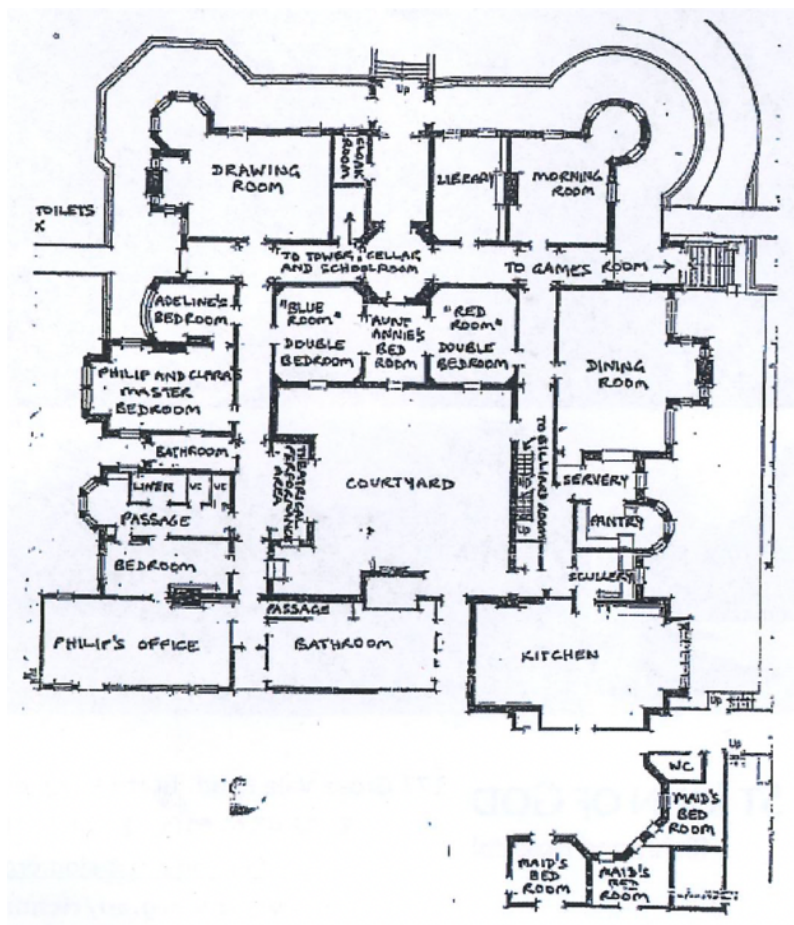


Figure 2: Original Floor Plan. Belmont House.

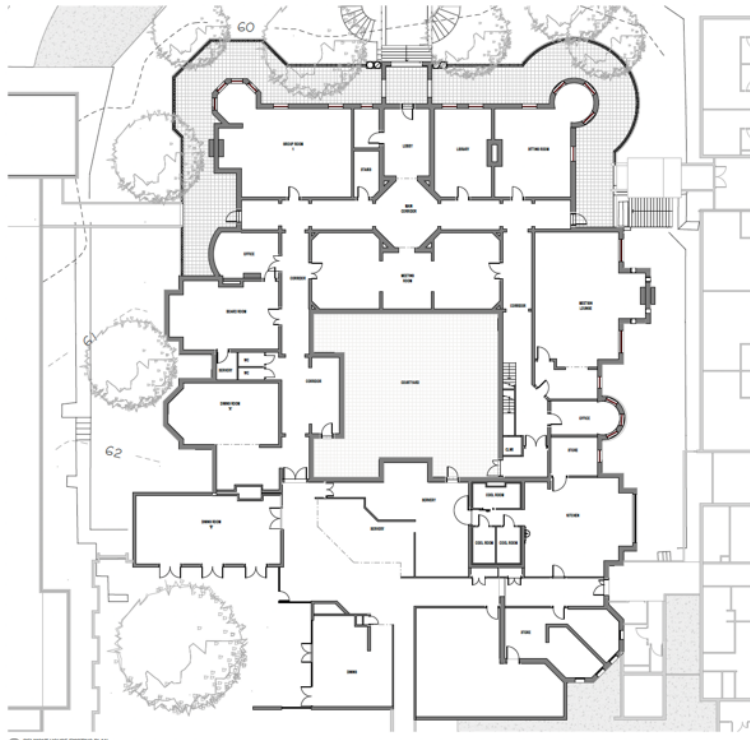


Figure 3: EXISTING GROUND FLOOR PLAN. St John of God Richmond Hospital.

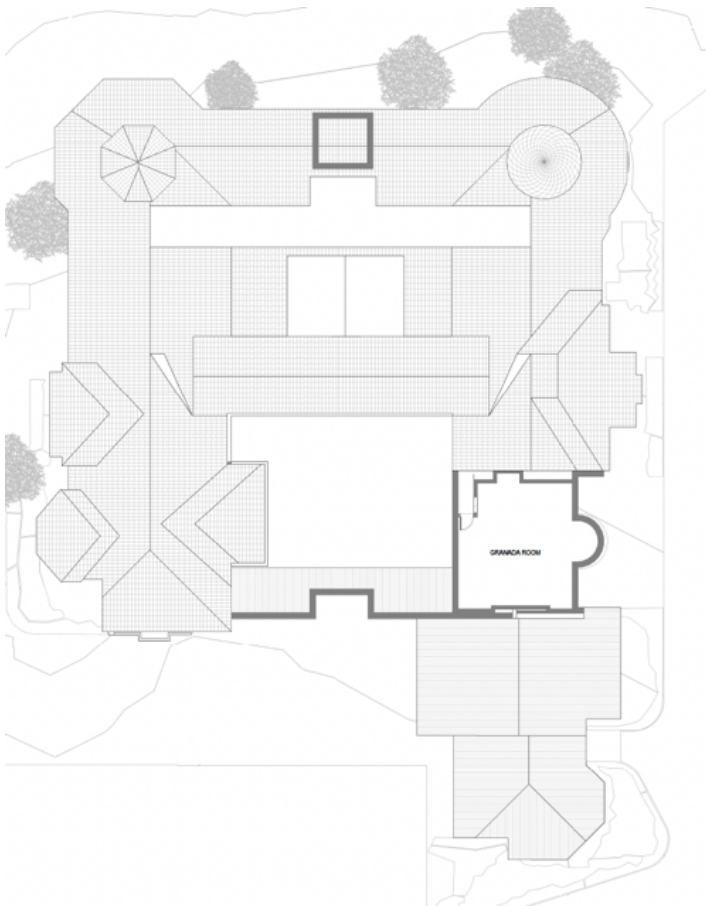


Figure 4: EXISTING FIRST FLOOR PLAN. St John of God Richmond Hospital.

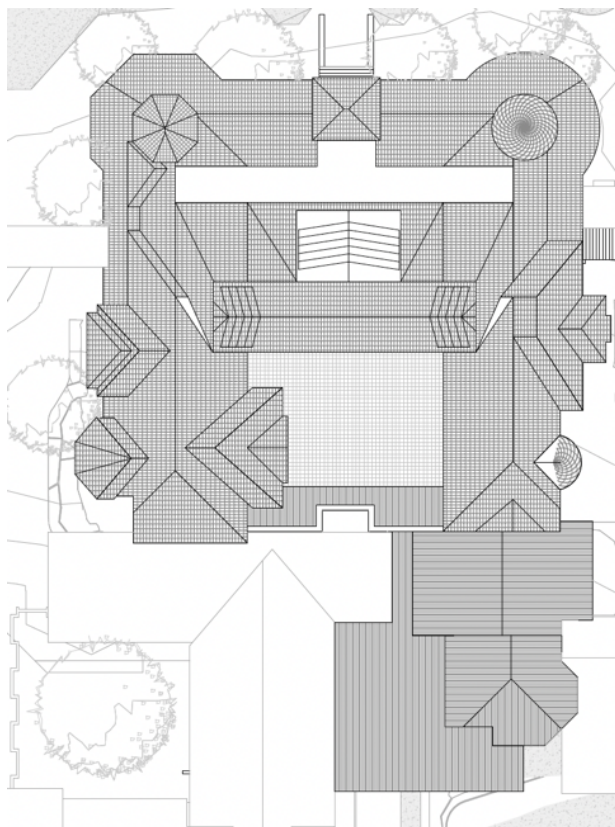


Figure 5: EXISTING ROOF PLAN. St John of God Richmond Hospital.

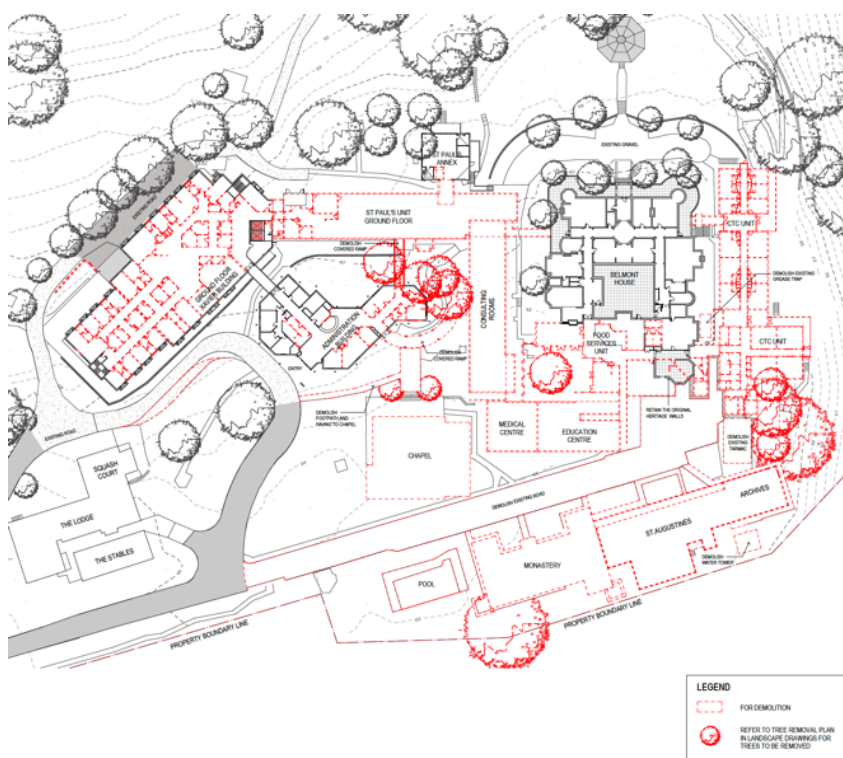


Figure 6: DEMOLITION PLAN. St John of God Richmond Hospital.

FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital
Hexagonal stone storage building

ELEMENT	COMMENT
EXTERNAL	
Hexagonal Shaped Sandstone blockwork Wall	Face Sandstone blocks. In good condition. Rendered and painted internally
Roof	Contemporary kliplok flat roof.
Windows	Original timber framed double hung windows. Good condition.
Door	Contemporary door opening from adjacent hallway.
INTERNAL	
Internal walls	Painted and rendered
Ceiling	Contemporary gyprock
Floor	Contemporary vinyl sheeting and floor tiles
Lighting	Contemporary fluorescent ceiling mounted.
Architrave	Contemporary
Doors	Contemporary
Joinery	Contemporary

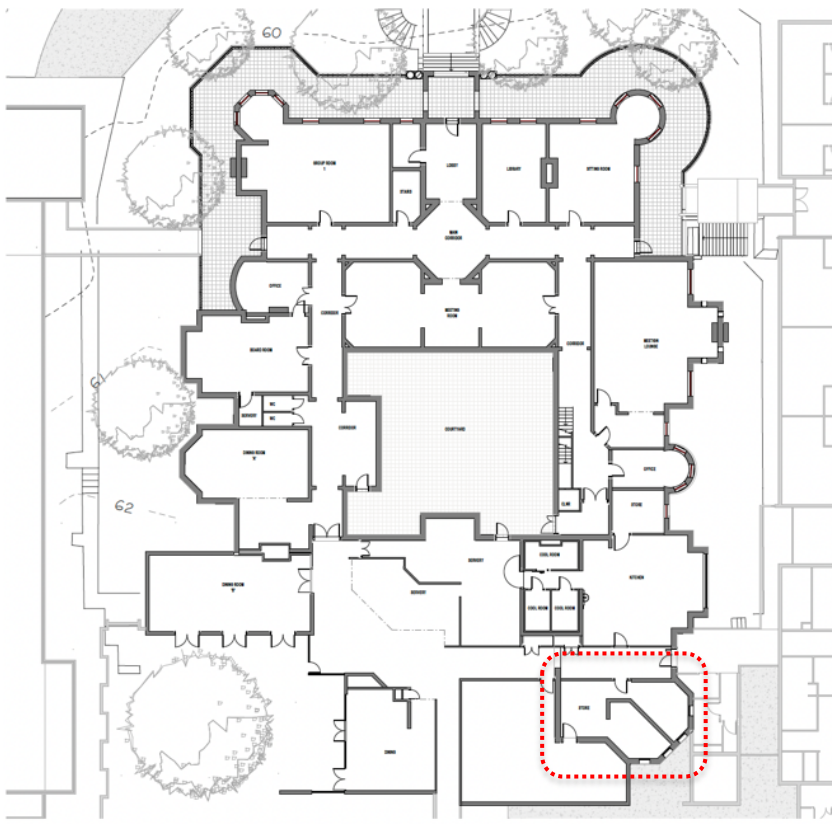


Figure 7: EXISTING GROUND FLOOR PLAN. Hexagonal stone storage building outlined in red.



Figure 8: Sandstone wall of hexagonal stone building in hallway.



Figure 9: Other side, Sandstone wall of hexagonal stone building in hallway.



Figure 10: Inside hexagonal sandstone building.



Figure 11: Inside hexagonal sandstone building.



Figure 12: Inside hexagonal sandstone building.



Figure 13: Inside hexagonal sandstone building.

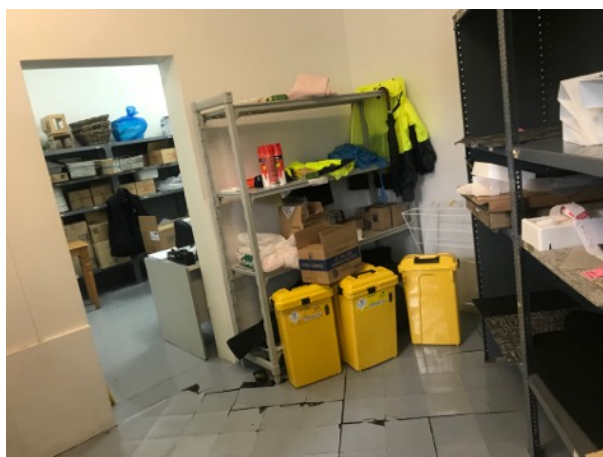


Figure 14: Inside hexagonal sandstone building.



Figure 15: Inside hexagonal sandstone building.

FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital FOOD SERVICE UNIT	
ELEMENT	COMMENT
EXTERNAL	
Walls	Contemporary face brick
Roof	Contemporary roof tile
Doors	Contemporary hospital grade or aluminium frame glazing.
Windows	Contemporary aluminium frame glazing.
Architraves/ skirting	Contemporary
INTERNAL	
Ceiling	Contemporary plasterboard ceiling.
Cornice	Contemporary square set Gyprock.

FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital FOOD SERVICE UNIT	
Architrave & Skirting	Contemporary.
Floor	Contemporary vinyl sheet flooring
Walls	Rendered and painted over masonry
Windows	Contemporary aluminium frame glazing.
Doors	Contemporary hospital grade or aluminium frame glazing.
Lighting	Contemporary ceiling mounted

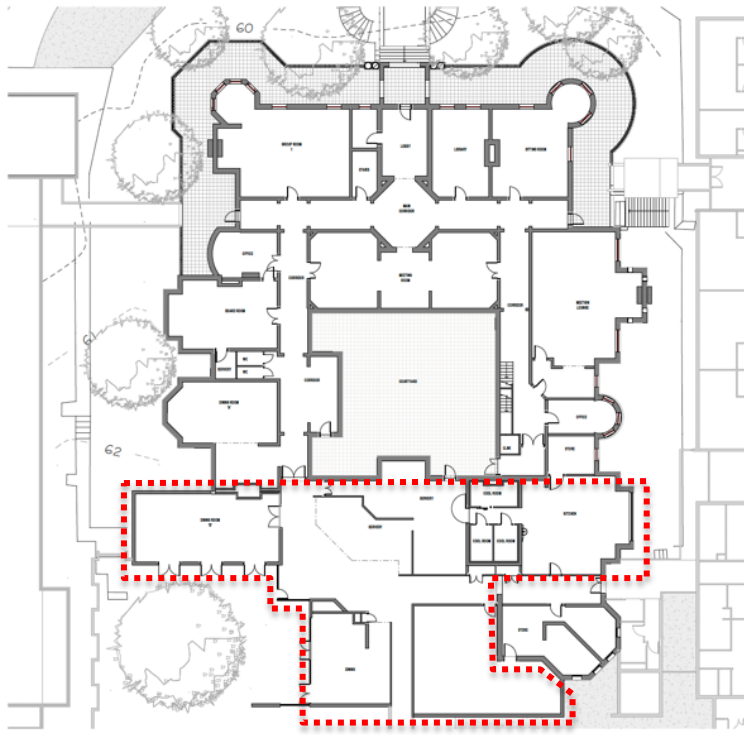


Figure 16: EXISTING GROUND FLOOR PLAN. Food Services Unit outlined in red.



Figure 16: Inside Food Services Unit



Figure 18: Inside Food Services Unit



Figure 19: Inside Food Services Unit



Figure 20: Inside Food Services Unit



Figure 21: Belmont House Hallway looking toward Food service Unit.



Figure: 22: Food service Unit



Figure 23: Food service Unit



Figure 24: Food service Unit



Figure 25: Food service Unit



Figure 26: External Food service Unit



Figure 27: External Food service Unit



Figure 28: External Food service Unit

FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital KITCHEN AREA	
ELEMENT	COMMENT
EXTERNAL	
Walls	Original sandstone blockwork
Roof	Contemporary Kliplok roof
Doors	Contemporary hospital grade or aluminium frame glazing.
Windows	Aluminium framed hopper windows in original openings.
Architraves/ skirting	Contemporary
INTERNAL	

FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital
KITCHEN AREA

Ceiling	Contemporary plasterboard ceiling.
Cornice	Contemporary square set Gyprock.
Architrave & Skirting	Contemporary.
Floor	Contemporary terracotta tiles.
Walls	Rendered and painted over masonry, contemporary tiles in some areas.
Windows	Contemporary aluminium framed hopper windows in original openings.
Doors	Contemporary hospital grade or aluminium frame glazing.
Lighting	Contemporary ceiling mounted
Joinery	Contemporary kitchen joinery.

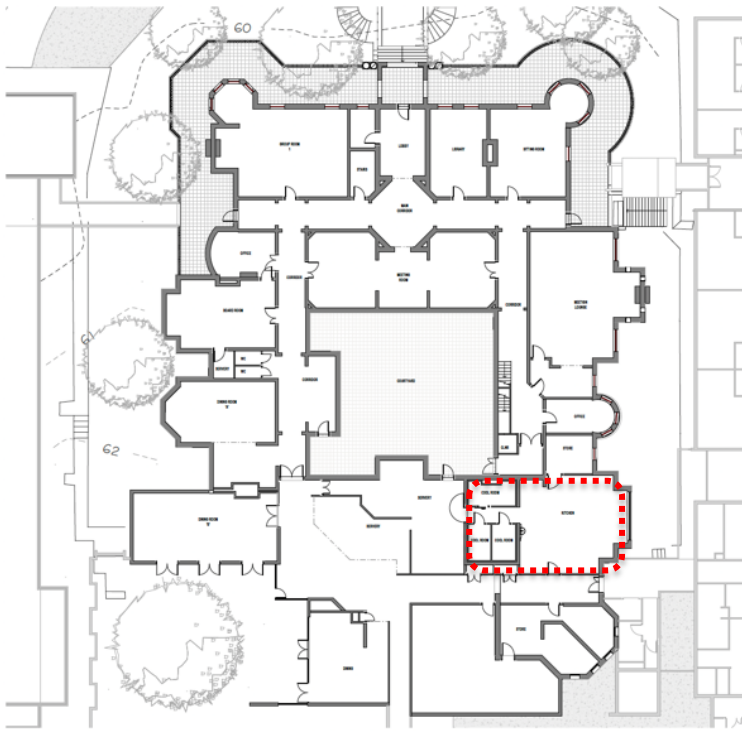


Figure 29: EXISTING GROUND FLOOR PLAN. Kitchen area outlined in red.



Figure 30: External kitchen.



Figure 31: Internal kitchen.



Figure: 32 Internal kitchen.



Figure 33: Internal kitchen.



Figure 34: Internal kitchen.



Figure 35: Internal kitchen.

FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital
ROOM D – Former Servery

ELEMENT	COMMENT
EXTERNAL	There are no external changes proposed
Walls	Original sandstone block
Windows	Original multi pane timber framed casement window with timber framed hopper window above.
INTERNAL	
Ceiling	Contemporary gyprock ceiling.
Cornice	Cove cornice
Architrave & Skirting	Contemporary skirting and architrave.
Floor	Contemporary carpet.
Walls	Render and painted over masonry.
Windows	Original multi pane timber framed casement with timber framed hopper window above.
Doors	Original four panel timber door from Dining room into former servery. Contemporary panel door into bathroom,
Joinery	Contemporary kitchen and laundry joinery, finishes and fixtures.

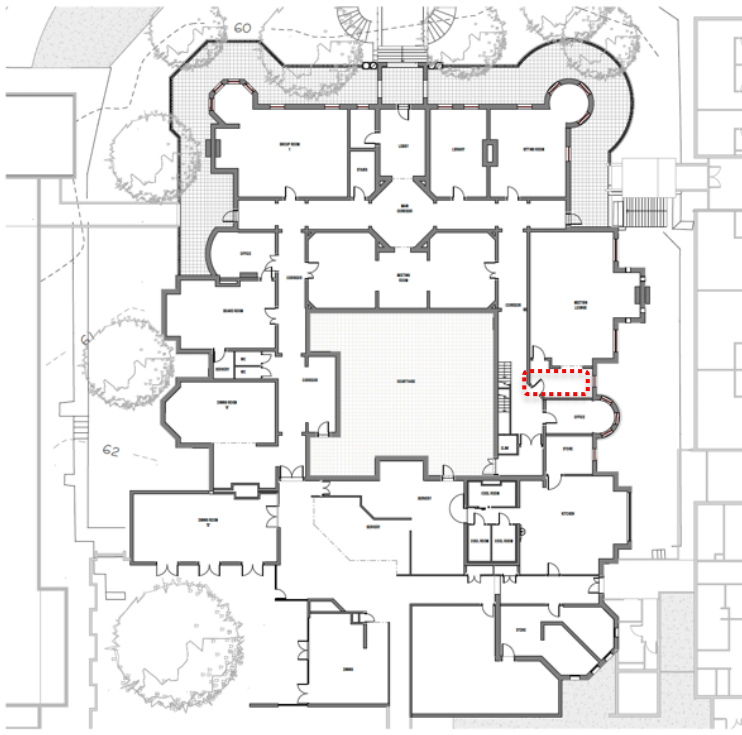


Figure 36: EXISTING GROUND FLOOR PLAN. Former Servery outlined in red. outlined in red.



Figure 37: Internal Former servery.



Figure 38: Internal Former Servery. Looking through door into dining room



Figure 39: Internal Former Servery.



Figure 40: Internal Former Servery. Note former servery window.

FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital ROOM E – Former Pantry	
ELEMENT	COMMENT
EXTERNAL	There are no external works proposed.
Walls	Original sandstone Block
Windows	Original multi pane timber framed casement with timber framed hopper window above.
INTERNAL	
Ceiling	Contemporary gyprock ceiling.
Cornice	Cove cornice
Architrave & Skirting	Contemporary skirting and architrave.
Floor	Contemporary carpet.
Walls	Render and paint over masonry.
Windows	Original multi pane timber framed casement with timber framed hopper window above.
Doors	Original four panel timber door from Dining room into former servery. Contemporary panel door into bathroom,
Joinery	Contemporary kitchen and laundry joinery, finishes and fixtures.
Ceiling	Contemporary gyprock ceiling.
Cornice	Cove cornice
Architrave & Skirting	Contemporary
Floor	Carpet
Walls	Render and paint over masonry
Windows	Timber framed casement windows with awning windows above.
Joinery	Contemporary joinery, finishes and fixtures.

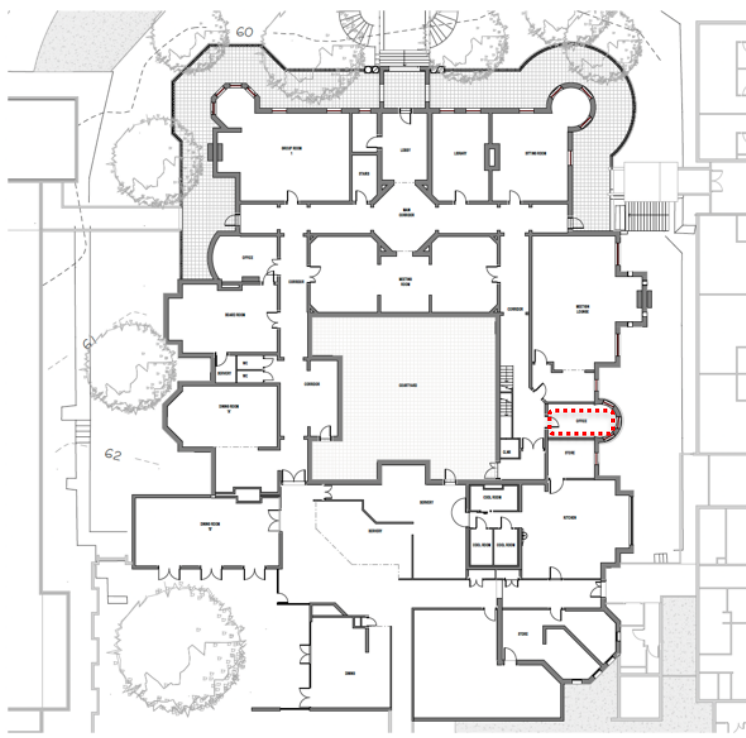


Figure 41: EXISTING GROUND FLOOR PLAN. Former Pantry outlined in red.



Figure 42: Internal Former Pantry.

FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital First Floor Grenada Room	
ELEMENT	COMMENT
Ceiling	Original ceiling with timber battens. Plaster ceiling rose details between battens.
Cornice	Timber batten.
Architrave & Skirting	Original timber architraves. Original timber skirting.
Floor	Contemporary carpet over timber floorboards. Step up in wall adjacent stair and fireplace.
Walls	Render and paint over masonry. Flaking paint. Minor plaster repairs visible.
Windows	Original timber framed circular fixed leadlight windows. Awning leadlight window.
Doors	Contemporary passage door.
Fireplace	Original tiles fireplace and hearth with surrounding painted timber mantel and wall joinery.
Joinery	2 Decorative timber arches within the room. Timber enclosure and door around stair
Other Notes	Air conditioning unit mounted on fireplace wall.

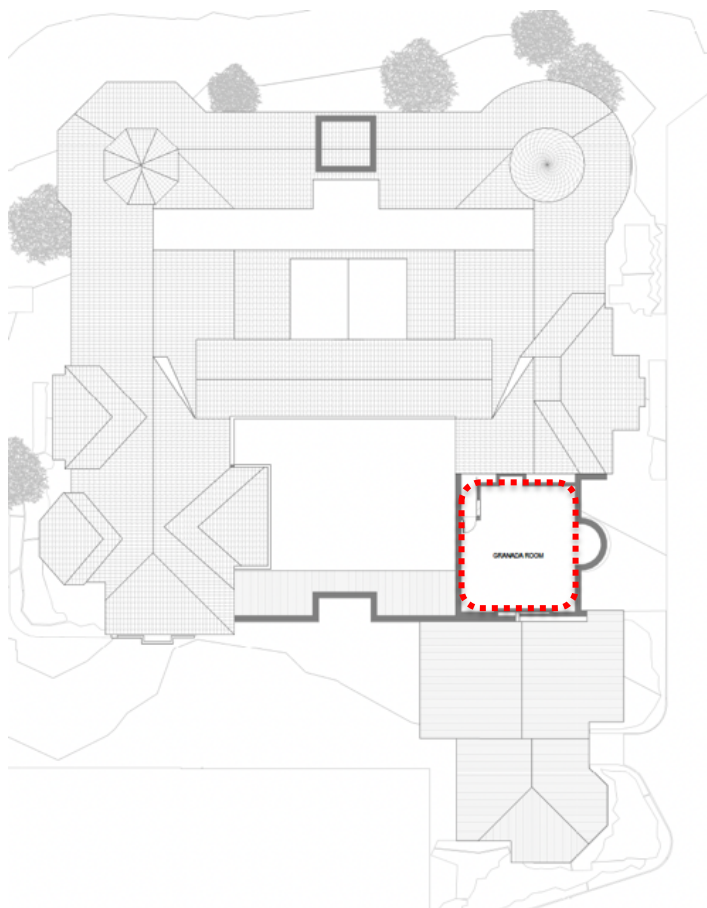


Figure 43: EXISTING FIRST FLOOR PLAN. Grenada Room outlined in red. outlined in red.



Figure 44: Internal Grenada Room.



Figure 45: Internal Grenada Room.



Figure 46: Internal Grenada Room.



Figure 47: Internal Grenada Room.



Figure 48: Internal Grenada Room.



Figure 49: Internal Grenada Room.

**FABRIC SURVEY: Belmont House, St. John of God Richmond Hospital
NORTHERN VERANDAH AND BALUSTRADE**

ELEMENT	COMMENT
Stone Handrail	Handrail cut to enable connection to contemporary ramp.
Painted concrete Balusters	Some concrete balusters have been removed to enable connection to contemporary ramp.
Mosaic tiled verandah Floor	The mosaic tile floor adjacent to the contemporary ramp has been covered over with a concrete screed.
Verandah Ceiling	Timber lined tongue n groove ceiling boards.
Fireplace	Rendered and chimney with curved staff moulds on the corners.
Other Notes	Contemporary lighting and hardware unless otherwise noted.

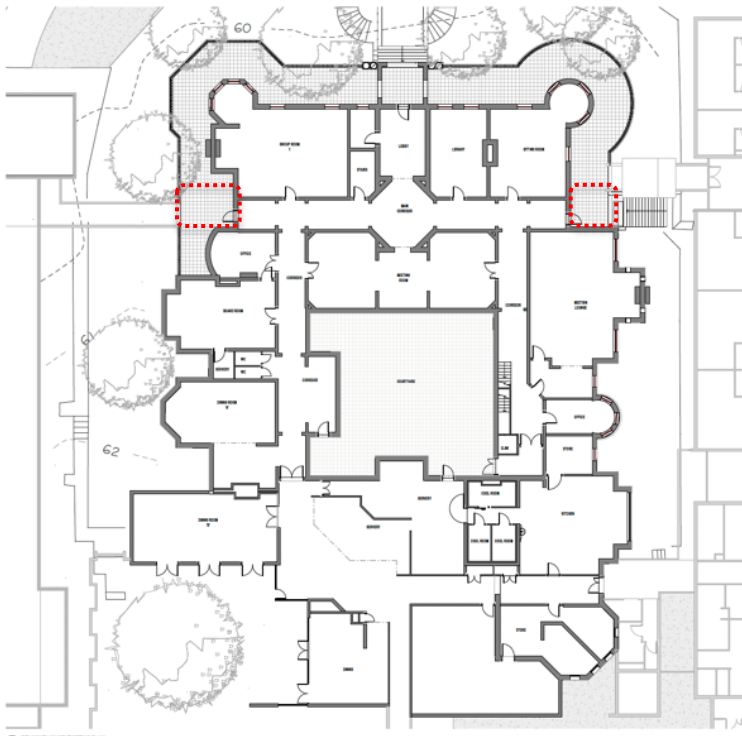


Figure 50: EXISTING GROUND FLOOR PLAN. Verandah balustrade restoration. outlined in red.



Figure 51: Verandah balustrade, handrail and concrete screed over mosaic tiles.



Figure 52: Verandah concrete screed over existing mosaic tiles.



Figure 53: Verandah balustrade, handrail and concrete screed over mosaic tiles.



Figure 54: Verandah balustrade, handrail and concrete screed over mosaic tiles.



Figure 55: Verandah balustrade, handrail and concrete screed over mosaic tiles.



Figure 56: Verandah balustrade, handrail and concrete screed over mosaic tiles.

FABRIC SURVEY: Belmont House, St. John of God Hospital	
EXTERNAL: Corridor adaptive reuse for Bathrooms and Storage.	
ELEMENT	COMMENT
Ceiling	Contemporary gyprock ceiling
Cornice	Cove cornice.
Skirting	Upturned vinyl sheet.
Floor	Vinyl sheet
Walls	Render and paint over masonry. Flaking paint. Minor plaster repairs visible.
Windows	Nil.
Doors	Timber framed multi pane door out to courtyard.
Other Notes	Air conditioning unit mounted on fireplace wall.

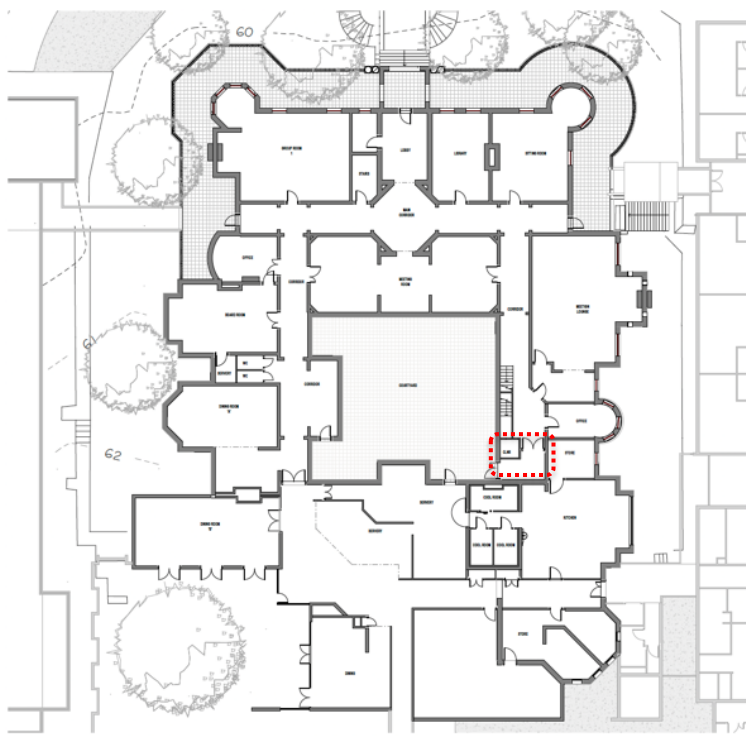


Figure 57: EXISTING GROUND FLOOR PLAN. Corridor space outlined in red.



Figure 58: Existing corridor space to be repurposed as bathrooms and storage.



Figure 58: Existing corridor space to be repurposed as bathrooms and storage.