

STATEMENT OF HERITAGE IMPACT

Healthscope Ltd

NEWCASTLE PRIVATE HOSPITAL PROPOSED ELEVATED LINKWAY



Prepared by:

John Carr Heritage Design
Final Report Rev B
6 August, 2015

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Cover: *The eastern elevation of Croudace House from the car park.* (JCHD Digital Image 1795)

(Photographs in this report are by John Carr unless otherwise noted.)

1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed development of an elevated linkway on the Newcastle Private Hospital site at Rankin Park. Guidelines published by the NSW Office of Environment & Heritage have been used to produce the Statement of Heritage Impact. John Carr Heritage Design has been engaged by DWP|Suters Architects on behalf of Healthscope Ltd to prepare the SoHI to accompany their submission of an amendment to an existing approved Development Application for additions to the hospital.

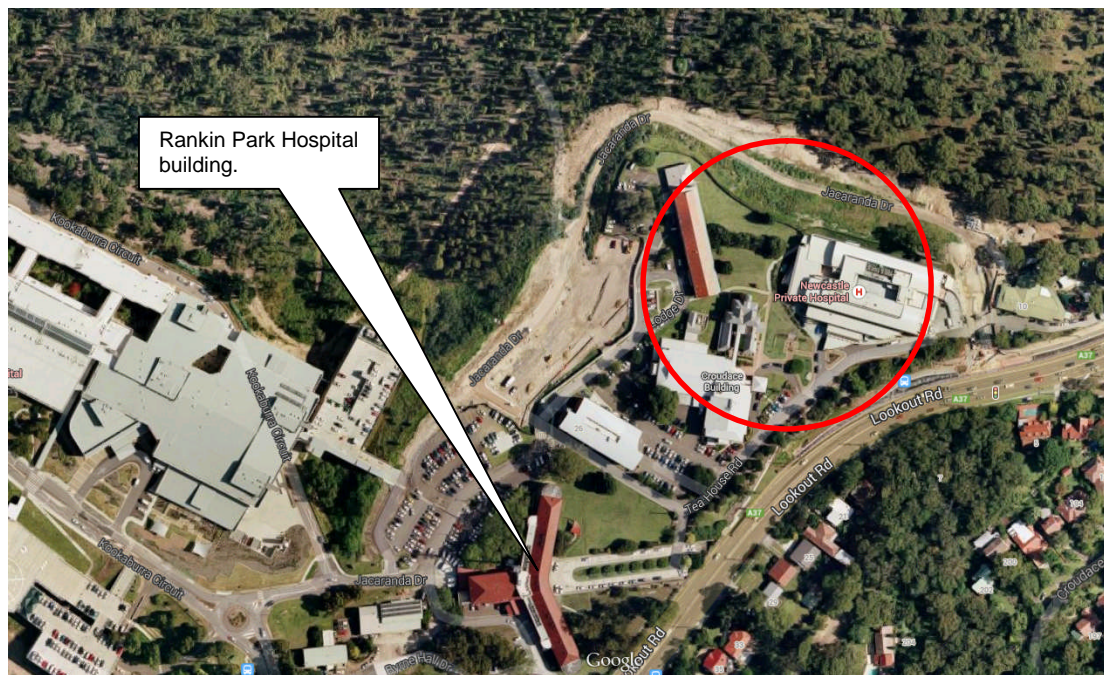


Plate 1: Aerial view of the site shown circled in red. (Google Maps)

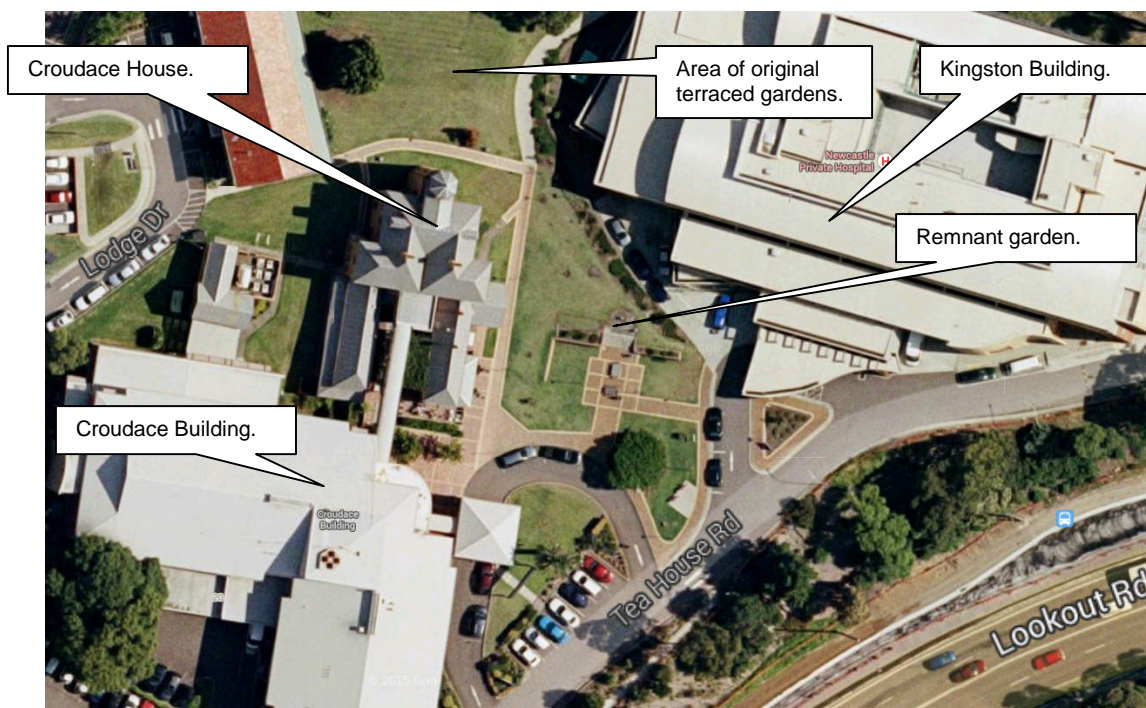


Plate 2: The site showing existing buildings. (Google Maps)

2.0 STATEMENT OF HERITAGE IMPACT

Statement of Heritage Impact for:

Development within a heritage listed site containing items of Local heritage significance.

Date:

This Report was completed on 6th August 2015.

Reference:

The proposed works are within the Rankin Park Hospital site (item 356), a Remnant Garden (item 357) and Croudace House (item 358) which are listed on the LEP as having Local heritage significance.

Address & Property Description

The overall development site is located at 2, 14 and 20 Lookout Road, New Lambton Heights NSW 2305. The property description are:

- Lot 2, in DP 1080386 Remnant Garden
- SP 60845 Croudace House & Croudace Building
- Lot 402 in DP 1197237 Kingston Building
- Lot 401 in DP 1197237 John Hunter Hospital Campus

Prepared by:

John Carr, a Heritage Architect trading as John Carr Heritage Design, compiled this report.

For:

The report has been prepared for the DWP|Suters Architects on behalf of Healthscope Ltd.

The Statement summarises the development proposal as described on the following drawings prepared by DWP|Suters Architects, dated May 2015 Project No. 203046:

SK 001 Rev D	SK 002 Rev D	SK 021 Rev C	SK 205 Rev F
SK 210 Rev G	SK 211 Rev G	SK 212 Rev G	SK 213 Rev E
SK 402 Rev E	SK 501 Rev E		

Note: These drawings are relevant for the glazed Link and new Foyer which is examined in this SoHI.



Plate 3: The southern elevation of the new Level 1 additions over the Entry Portico of the Kingston building (DWP|Suters)

2.1 BACKGROUND TO THIS REPORT

This development has been previously approved under the Environmental Planning & Assessment Act, 1979 as a Major Project on 18 January 2010. The project has since required some minor alterations and internal reconfiguration of the layout which requires a section 75W application to amend the approved project.

Part of the amendments is the addition of a proposed elevated linkway between the Croudace Building and the Kingston Building's new level 1 additions. This linkway will be nearby to Croudace House and the Remnant garden area, but at some distance from the Rankin Park Hospital.

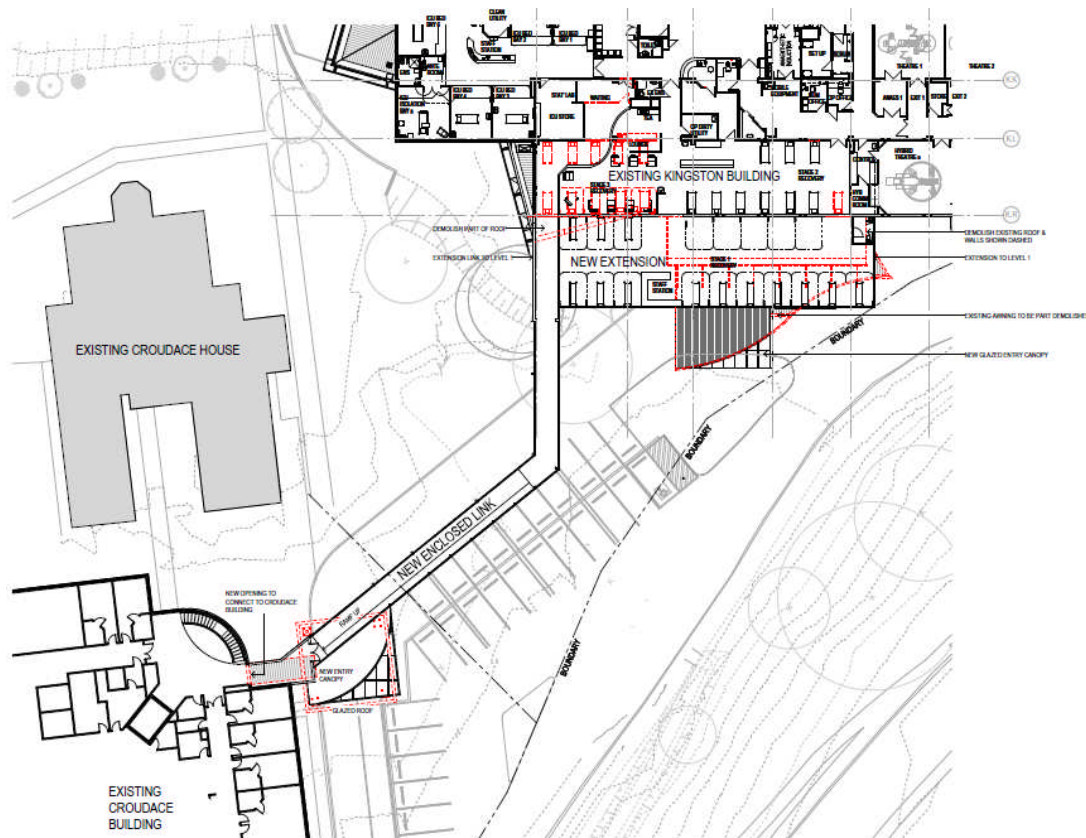


Plate 4: Part site plan showing the new Linkway between buildings over the existing car park.
(DWP|Suters Sheet SK 211)

The linkway is elevated and follows the alignment of the existing roadway over the car park portion. This report has been prepared to assess the impact of the proposed linkway and new extension on the heritage significance of Croudace House and the remnant garden area.

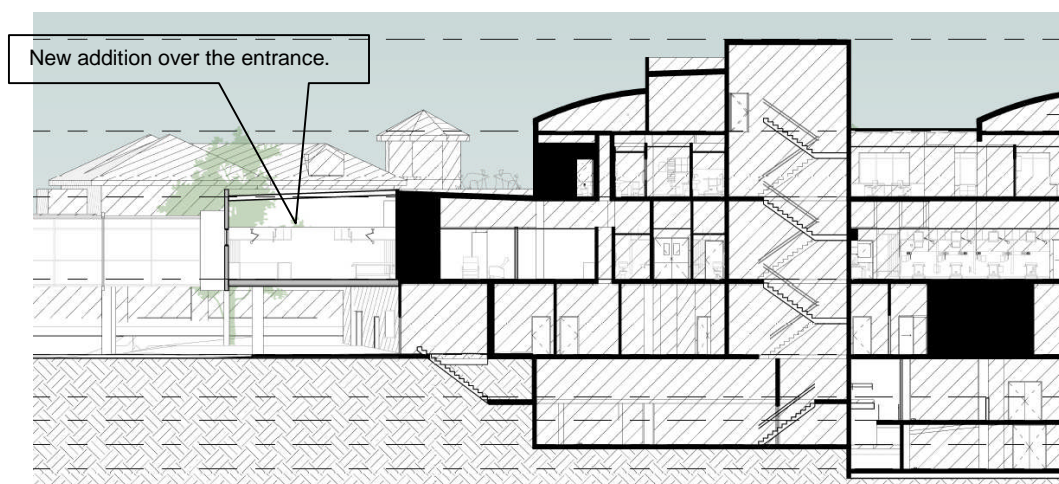


Plate 5: Part section through the existing Kinston Building showing the Level 1 additions.
(DWP|Suters Sheet SK 501)

2.2 CROUDACE HOUSE & REMNANT GARDEN

Croudace House Curtilage

A Curtilage Study was prepared by the NSW Department of Commerce in July 1996 to accompany the Development Application by NIB Health Funds to construct a new hospital, now known as The Kingston Building, adjacent to Croudace House. The curtilage was determined based on the available historical data, as the configuration of the site when the report was prepared, differed greatly from the site when Croudace House was a mine manager's residence. The development of the Rankin Park Hospital in 1942 with later additions, the John Hunter Hospital and the NIB Hospital to the south of Croudace House, known as the Croudace Building, has seen the immediate and wider surrounds of the house changed substantially.



Plate 6: View of Croudace House circa 1920's. Note the terraced lawns with individual topiarised trees including steps to the north of the building. (Source: George Hubbuck Collection)

The Curtilage Study found that the observation tower was built after the completion of the house, and was constructed to take better advantage of the views to the north than could be observed from the large verandahs around the house.

The study concluded that the curtilage of the panoramic views from the building to the north were the most important aspect of the setting of Croudace House, with the original bushland screening other views from the house. The Croudace House view corridor to the north is defined in the study as a relevant and significant physical constraint imposed on the proposed development of both the Kingston Building and any future addition to the north of that building. It restricts the height of any proposal in plan by a scribed arc generated from Croudace House; and in elevation by the height of the existing tree canopy beyond Jacaranda Drive.

The Remnant Garden:

The previous road re-alignment works and new footpath were designed to protect the remains of the Sister Blanche Cresswick Garden of Memory (1946), by avoiding any damage to the small stone paved area and sundial. The footpath alterations required adjustments to the table and seats that were previously installed as part of the Kingston Building and Port Cochere works.



Plate 7: View to the Croudace Building (John Carr)



Plate 8: Croudace House eastern elevation. (J. Carr)



Plate 9: The seating area adjacent to the memory gardens stone flagging. (John Carr)



Plate 10: View across the memory garden to the Kingston Building. (John Carr)



Plate 11: Sister Blanche Cresswick Garden of Memory 1946. (John Carr)



Plate 12: Sister Blanche Cresswick Garden of Memory 1946. (John Carr)

Remnant Garden Curtilage:

The 1946 Sister Blanch Cresswick Garden of Memory primarily exists today as a memorial plaque on a stone with surrounding stone paving. The garden area as such has been extensively changed over the years as a result of poor maintenance generally to Croudace House and its surrounds when it ceased to be used as a Convalescent Home. The current brick paved area and gardens are all modern, being constructed in the era of the Kingston Building construction works and subsequently altered with the realignment of the road and footpath in recent years.



Surviving Stone pedestal

Plate 13: The remains of the garden today are primarily modern with only the stone pedestal on stone flagging and plaque remaining from the original setting. (John Carr)

2.3 THE PROPOSED DEVELOPMENT

The part of the proposed development requiring a SoHI assessment is the raised Linkway connection between the Croudace Building and the Kingston Building. The siting of the Linkway runs across the existing roadway access from the Croudace Building's Porte Cochere and then over the existing car parking area to the Kingston building. This route takes the elevated Linkway structure away from the remnant garden area and keeps some distance from the side (eastern) elevation of the Croudace House, both listed heritage items.

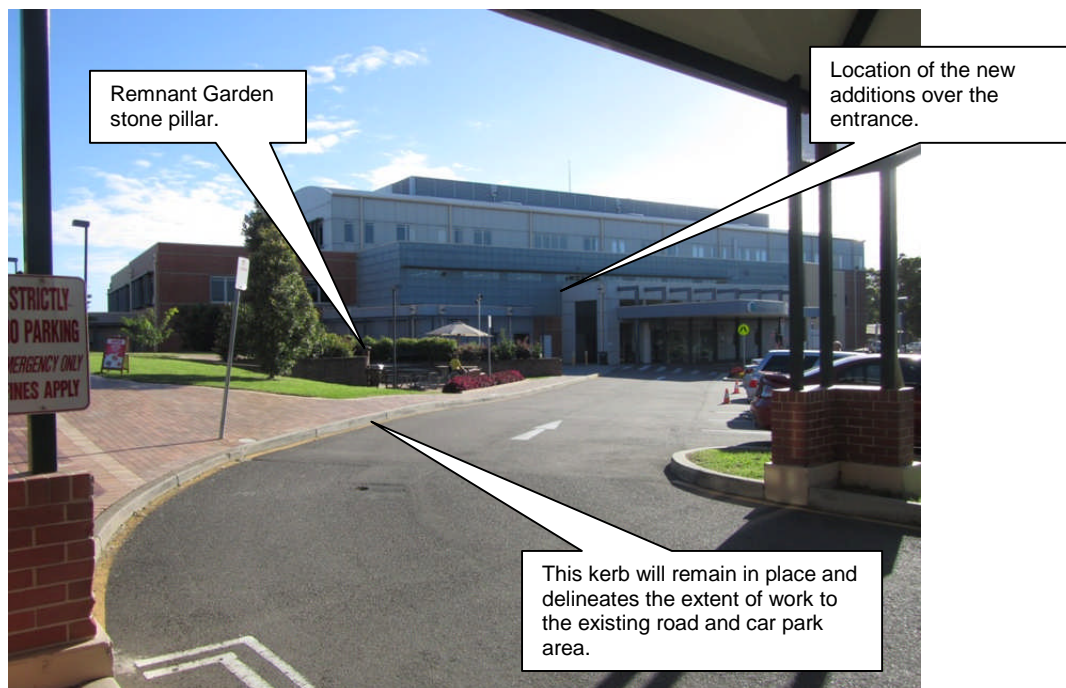


Plate 14: View from the Croudace Building to the Kingston Building. (JCHD D 7130)

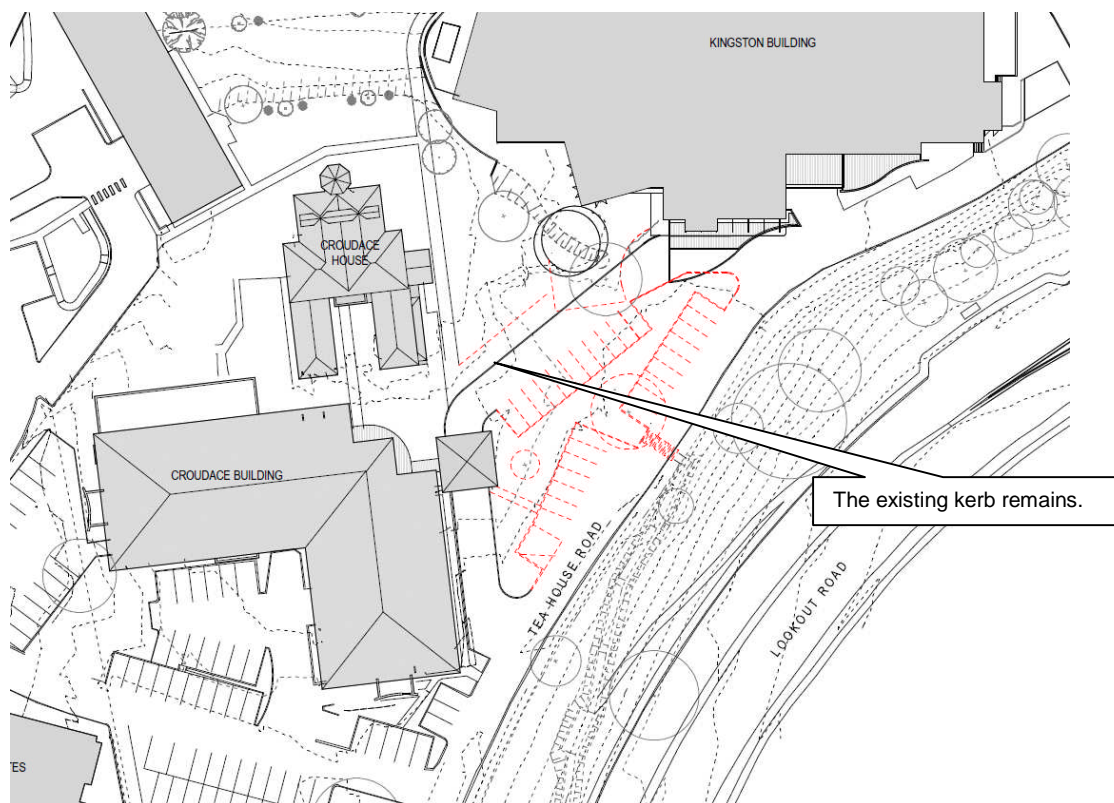


Plate 15: A Site Plan showing the proposed demolition works to the car park area. (DWPI/Suters sheet SK 021)

While the elevated new additions over the existing entry and the Linkway structure passes nearby to the Remnant Garden, very little remains of the original garden other than the sandstone pillar and surrounding paving flagstones. These and the small remaining modern garden, brick walls and modern paved area will remain unaffected by the new works.

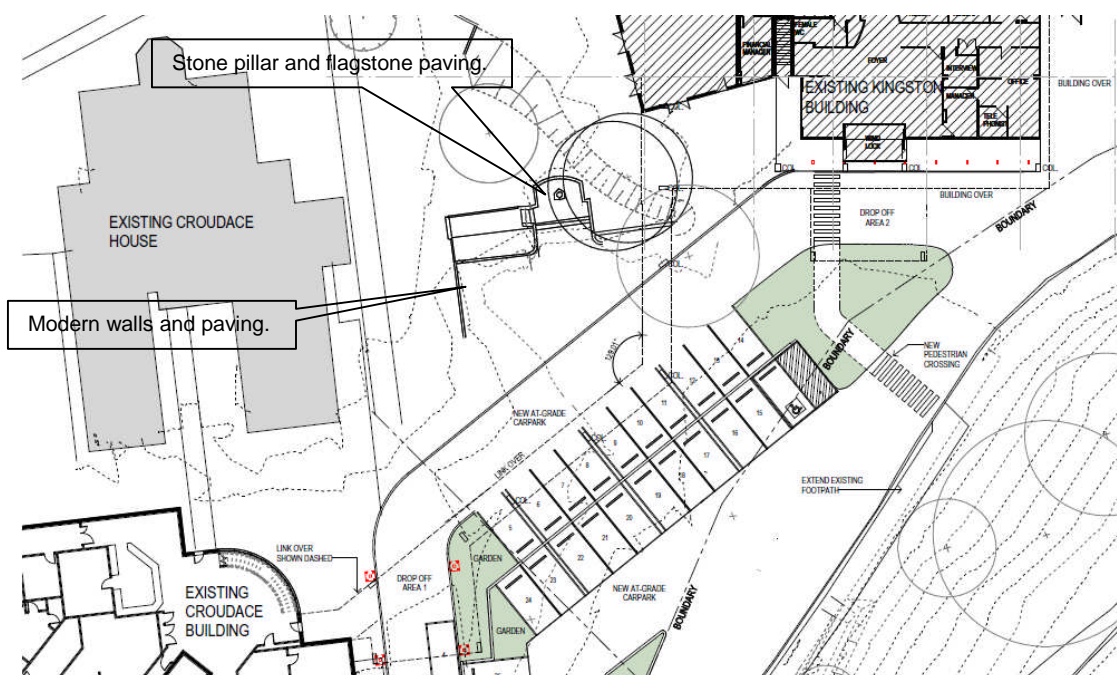


Plate 16: A detail of the site showing the remnant garden and Linkway support columns.
(DWP/Suters sheet SK 210)



Plate 17: The remnant garden area with the Sandstone items in a raised section. (JCHD DI 7130)

The objective of the design is to provide a high level access Linkway supported on columns in a similar manner to a covered walkway. The columns supporting the structure, while passing nearby to the existing garden and relaxation area, will form part of the more recent modernisation of this area and the road and car park. The stone pillar, flagstone area and plaque to Sister Blanch Cresswick will remain in their raised area untouched by the new development. The nearby raised walkway will also provide a source of shade during the mornings and may reduce the need for umbrellas. The addition to the southern side of the Kingston Building will add marginally to the bulk and scale of the building to level 1 over the existing entry. The addition will be viewed as part of the existing building.

The raised Linkway structure passes nearby to the eastern elevation of Croudace House, allowing views of the building from the car park and surrounding grounds of the hospital. The high level link has been designed in glass to help reduce the visual impact that would accompany a "solid" or infilled structure.

Views of the eastern elevation of Croudace House will remain at ground level from within the private hospital site and in a sense attract the observer towards the heritage item for a closer observation. This side of the building houses a cafe so the area is well known to staff and frequent visitors to the hospital. Similarly, the passage of staff and patients via the linkway allows for a higher level of observation of Croudace House than from the grounds.



Plate 18: Croudace House eastern elevation viewed from the Kingston Building forecourt.

Croudace House can also be glimpsed from Lookout Road through a small gap in the existing landscaping. The Kingston Building initially takes the eye of the observer with Croudace House in the background.

The following sequence of photographs were taken from Lookout Road travelling up the hill toward the Rankin Park Hospital site and shows the existing glimpse of Croudace House through the trees and behind the Kingston Building.



Plate 19: The first glimpse of Croudace House is partially blocked by the Porte Cochere. (JCHD DI 8831)



Plate 20: Croudace House and tower partially blocked by the Porte Cochere. (JCHD DI 8832)



Plate 21: Croudace House and tower partially blocked by landscaping and the Porte Cochere. (JCHD DI 8833)



Plate 22: Croudace House tower partially blocked by the landscaping. (JCHD DI 8834)

The photograph sequence above was taken from the eastern footpath of Lookout Road which allows the walking observer to stop to view Croudace House. Despite this allowance, the item is still at some distance from the observer reducing the amount of detail associated with the house that can be absorbed or understood.



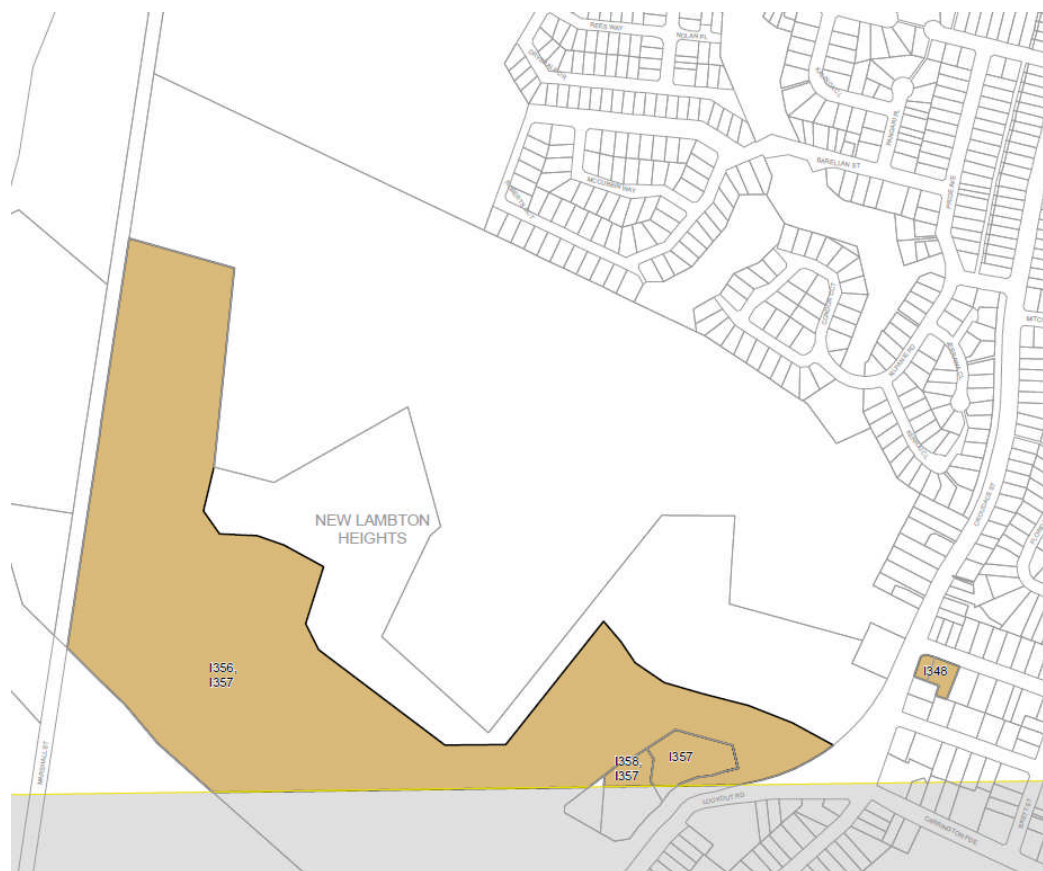
Plate 23: Proposed view from Lookout Road. (DWP|Suters)

The proposed glazed raised linkway will further partially obstruct this distant view, but still allow an observer to note the location of the building for closer inspection. These glimpses will be affected by the new additions to level 1 over the entry.

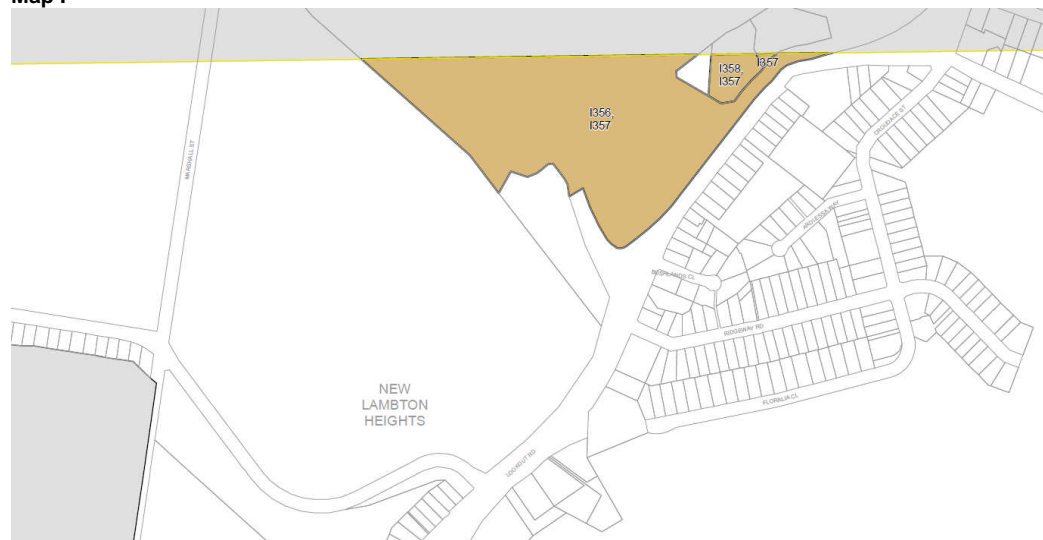
The additions to the Kingston Building and the glazed high level Linkway are located as far as physically possible away from Croudace House and achieve their goal of linking the two buildings without affecting the heritage significance of Croudace House or the Sister Blanch Cresswick memorial remnant garden.

2.4 THE SETTING

The subject site is within the Rankin Park Hospital area which also incorporates the site of the John Hunter Hospital. The three heritage items of Local significance are located in a small portion of the overall site on the eastern edge fronting Lookout Road. A further listed item of Local significance is nearby on the corner of Lookout Road and Russell Road.



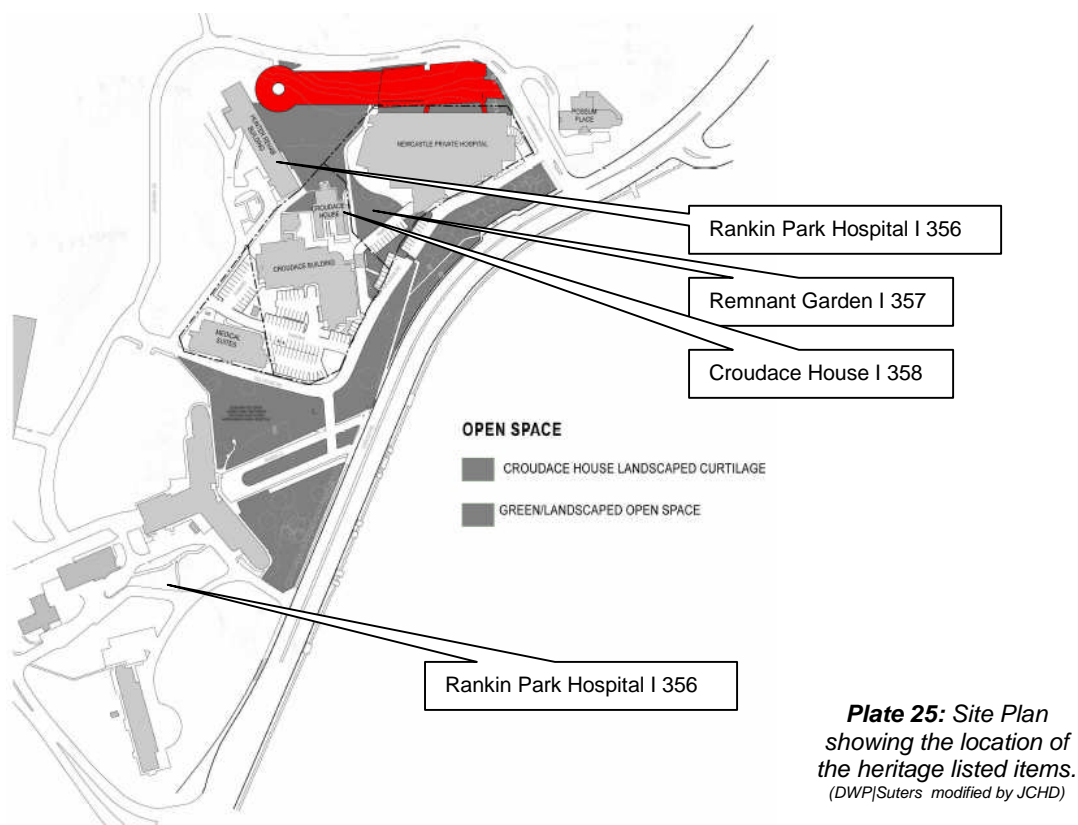
Map F



Map G

Newbold House	161 Croudace Street	Lots 3 and 4, DP 17908	Local	I348
Rankin Park Hospital	2 Lookout Road	Lot 132, DP 1053492	Local	I356
Remnant garden—Croudace House	2, 14 and 20 Lookout Road	Lot 132, DP 1053492; SP 60845; Lot 2, DP 1080386	Local	I357
Croudace House	20 Lookout Road	SP 60845	Local	I358

Plate 24: Heritage Maps showing the whole site as heritage listed. (JCHD DI 8835)



Statement of Heritage Significance:

Remnant Garden, Croudace House is of historical, aesthetic, social and horticultural botany value within the Newcastle area. Association with Thomas Croudace and the early 20th century development of hospitals in Newcastle.¹

The surviving Croudace House is locally significant for its associations with an important local citizen Thomas Croudace, who served as Mayor of Lambton Council three times and was instrumental in forming Lambton Park and the School of Arts. It has local historic significance for its associations with the Scottish Australian Mining Company who are connected with the development of the Lambton and New Lambton townships, and is an example of a large house built in 1863 and remodelled in 1878/9. The house is locally important as it is associated with early mining activities in the area and the coal mining activity that provided jobs and enabled residential and economic development of New Lambton. At the local level the house, now part of the Newcastle Private Hospital facility, is representative of the preference of senior mining executives to live on the job in company houses. These houses were company show pieces and indicated the hierarchies that existed in the mining companies and the importance of the staff who lived in them. The house is also evidence of the early use of larger buildings for health care services during the 20th century. Interiors are of interest.²



¹ Office of Environment & Heritage - Remnant Garden, Croudace House Data Sheet

² Office of Environment & Heritage - Croudace House Data Sheet

2.5 NEWCASTLE DCP 2012

Section 5.05.06 of the NDCP 2012 deals with requirements when undertaking works nearby to listed heritage items. The objectives of this section are to ensure development in the vicinity of heritage items is designed and located in such a way that the heritage significance of the heritage item is conserved. The proposed development has been assessed in regard to the objectives and controls set down by the DCP.

The Controls are addressed as follows:

Item 1 New development and alterations and additions in the vicinity of heritage items respects and enhances the setting and significance of the heritage item with regard to the following elements:

- (a) *Building envelope* - the building envelope for the additions to the Kingston Building blends with the materials used in the existing building allowing the additions to appear as part of the earlier structure. The envelope of the Linkway is designed to be glazed to minimise its visual interference by allowing observers to see through the structure to Croudace House. As a raised walkway, the structure allows the ground observer to view both the Remnant Garden and Croudace House from the adjacent car parking area and footpaths. The Linkway provides the added bonus of a viewing platform from level 1 toward Croudace House and its curtilage views to the north.
- (b) *Proportions* - the proportions of the works are subdued compared to the existing surrounding buildings and Croudace House itself.
- (c) *Setbacks* - the works are set well back from Croudace House and are no closer than previous works around the remnant garden area.

The proposed design of the Linkway and southern addition to the Kingston Building satisfy the objectives for the controls under item 1 of this section of the DCP.

Item 2 Development in the vicinity of heritage items respect the heritage item by:

- (a) *retaining adequate space around the heritage item to enable its interpretation* - This has been achieved by siting the new Linkway over the existing car parking area and by limiting the southern addition to the Kingston Building to the area over the existing entry portico. The existing remnant garden is now reduced to a sandstone memorial plinth surrounded by more modern brickwork and paving and is an open space area. The new works maintain this open space as it now exists at ground level.
- (b) *Conserving significant landscaping including horticultural features, trees and outbuildings* - The area immediately north of Croudace House is to be landscaped with a design based on early photographs of the tiered grass and planted area flowing down to the new car park associated with the previously approved hospital additions. Tree removal associated with the works are younger trees planted during the construction of the Kingston Building and car park area.
- (c) *Enabling archaeological sites to be conserved in accordance with the relevant approvals* - The works are not associated with any known archaeological deposits in the location of these works noting that these areas have been previously disturbed during the construction of the private hospital.
- (d) *Retaining significant views and lines of sight to the heritage item* - The views north from Croudace House are maintained via the known curtilage. The Linkway has been raised and glazed to allow ground level views of Croudace House and the remnant garden area from approaches from the surrounding hospital site. Additionally extra views of Croudace House are available from the new Linkway.

2.6 ASSESSMENT OF HERITAGE IMPACT

- **How is the impact of the proposed development on the heritage significance of the nearby items to be minimised:**

The site is presently comprised of the heritage items with two modern hospital buildings on either side of Croudace House and the remnant garden.

The development proposes to link these buildings by providing an elevated linkway between the two buildings over an existing car park area. Included in the works is a small addition to the Kingston Building to both receive the Linkway and provide additional floor area.

The addition to the Kingston building is relatively minor when compared to the overall size of this building and its impact on Croudace House minimised by its depth being contained to the existing depth of the entry portico. The impact of the additions on the remnant garden are minimised by its elevation being one floor above the remnant garden which had previously been reduced to a stone memorial surrounded by stone flagging.

The Linkway has been specifically sited and detailed with glass walls to allow it to be at a reasonable distance from Croudace House, while allowing views of the building from under the structure and through the structure from the surrounding hospital grounds.

- **How does the proposed development affect views to and from the adjacent heritage items? What has been done to minimise negative affects:**

The proposed development maintains the views to and from the heritage items by the use of the glazed walls as part of the structure. The view to the items from under and through the structure encourages the observer to venture further towards the items for a better observation location, providing a closer assessment of the items.

- **Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative solutions been considered? Why were they rejected?**

The site in this location is not known to have potential archaeological deposits.

- **Is the new development sympathetic to the nearby heritage items? In what way (eg form, siting, proportions, design)?**

The development is considered to be sympathetic to the nearby heritage items as the Linkway has been sited as far away as physically practical from the two heritage items while linking two hospital buildings for the day to day safe transfer of patients.

- **Will the public still be able to view and appreciate the nearby listed heritage item's significance?**

The development leaves the existing Croudace House and remnant garden memorial as stand alone items that are easily accessed and seen within the hospital grounds. The preservation of the curtilage view to the north from Croudace House is also maintained.

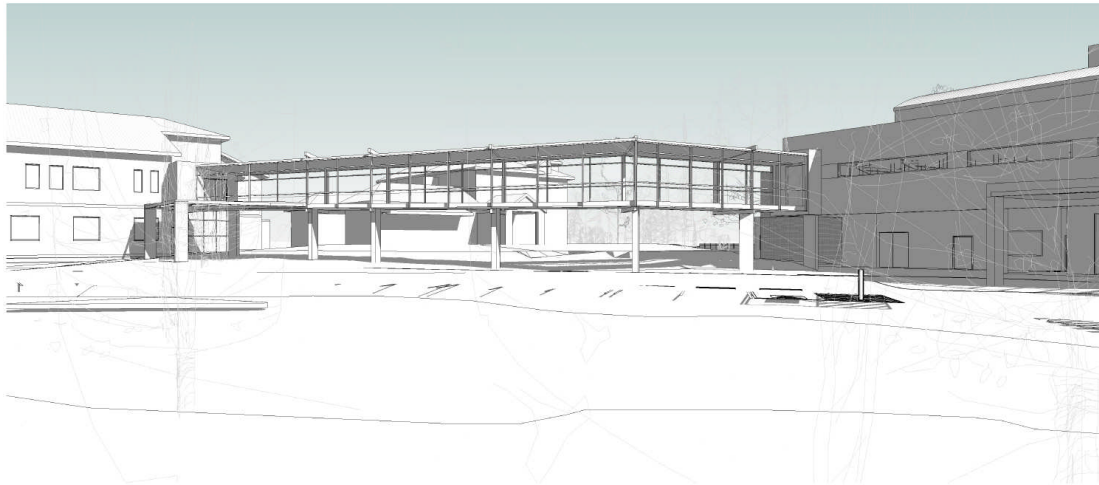
- **How will the nearby listed heritage items benefit from this development?**

The development provides an opportunity for the visiting public to view Croudace House from the level 1 Linkway, an observation point not available until now.

STATEMENT OF HERITAGE IMPACT:

The proposed new glazed Linkway between the Croudace Building and the Kingston Building will have minimal affect on the heritage significance of the items due to the extensive use of glass and the location of the link over the existing car park area and its elevation one storey above ground level. The transparency of the envelope together with the slenderness of the structure helps provide an important link between the two hospital buildings that in time will be hardly noticed by staff and visitors to the site.

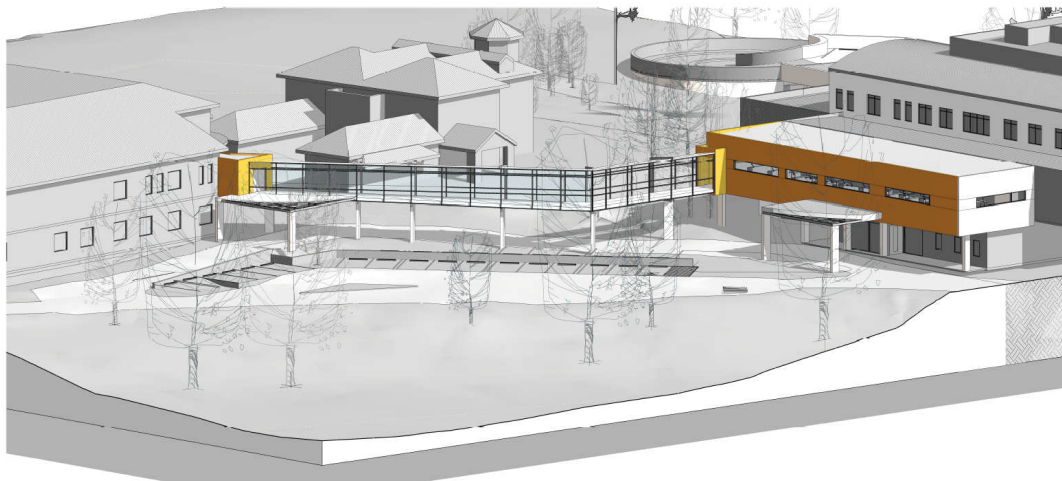
The additions to the southern end of the Kingston building will have minimal affect on the heritage significance of the heritage items due to its footprint covering the existing area of the entry portico and its relative small size compared to the existing building.



LINK BETWEEN CROUDACE AND KINGSTON BUILDINGS

Plate 27: A perspective showing the new glazed linkway from the Croudace Building to the new southern addition to the Kingston Building with Croudace House in the background.

(DWP|Suters Sheet SK 001)



HOSPITAL ENTRY & LINK TO CROUDACE HOUSE

Plate 28: An aerial perspective showing the new glazed linkway from the Croudace Building to the new southern addition to the Kingston Building with Croudace House in the background.

(DWP|Suters Sheet SK 213)

3.0 CONCLUSION & RECOMMENDATIONS

Built as a residence for Mr Thomas Croudace, General Manager of Scottish Australian Mining Co, Lambton Colliery. Croudace was born in Durham England in 1838, and was apprenticed as a mining engineer and employed for two years at the engineering works of RL Stephenson. In 1861, when he was 23 years of age, he was employed with the Scottish Australian Mining Company Ltd of London to take supervision of the mining properties in New South Wales, & specifically to develop the Lambton colliery. He built this house as "The Lodge" soon after his arrival in 1863 as a modest single storey brick building as shown in reports and documents sent to the company in London. However in 1877, the house was damaged from mine workings from the borehole seam and it was at that time that major extensions were undertaken to a design by Croudace. This involved enlarging the front rooms and building the upper level, including the verandah and the tower which was accessible from a dormer window. Croudace was Mayor of Lambton and New Lambton.

The property remained a house until its sale to the Board of Management of the Royal Newcastle Hospital. In 1926 after the property had been part-closed by the Newcastle Hospital Board it was converted to a Convalescent Home. A decision was made by the Board of the RNH at the outbreak of WW2 that part of the land would be used to build a new hospital for evacuees from the Royal in the event of an enemy attack on Newcastle due to the location of the Royal on the sea. The New Lambton site was selected by A Rankin, Chairman of the Hospital Board. Due to wartime shortages of building materials the hospital was not completed until 1947 but the main structure was completed by 1942 and used for the treatment of military personnel.

In the early 2000s the site was redeveloped for the Newcastle Private Hospital expansion and it now forms part of that facility.³

The proposed Linkway and small additions over the existing entry to the Kingston Building have been found to not only have minimal impact on heritage significance of Croudace House and the remnant garden memorial, but in addition adds another dimension to view the heritage items from one level above the ground which has the potential to engender more interest in the former Mine Managers Residence.

Recommendations:

The following recommendations should be considered for this project:

- Material and colour selections should blend with the existing buildings. *Reason - The minor alterations to both existing buildings where the Linkway joins them will be less obvious if the colours and materials blend to each building.*
- Consider the installation of an interpretation panel in the linkway. *Reason - to provide the public with information about Croudace House and the Sister Blanch Cresswick memorial remnant garden area.*

Yours faithfully,



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NSW ARB 4128)

6 August 2015	B	Issue for DA Lodgement
30 July 2015	A	Draft for comment
Date	Rev	Description

(End of Report)

³ Office of Environment & Heritage - Croudace House Data Sheet - historical notes.