

**ANGEL PLACE
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SYDNEY NSW 2000**

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Dear Andrew,

PRELIMINARY HERITAGE ADVICE | BOWRAL & DISTRICT HOSPITAL (REF 2)

1. BACKGROUND & PURPOSE

Urbis has been engaged by Capital Insight Pty Limited to provide preliminary heritage advice regarding the proposed new scope of works as part of the ongoing redevelopment of Bowral & District Hospital, Bowral.

Per our initial correspondence with Capital Insight, we understand that the scope of works for the forthcoming REF would include:

- Demolition of some buildings (including the Morgue, Maintenance Department, Main Switchboard & Substation, and the Watson Building)
- Refurbishment of an existing Administration Building (internal works)
- Refurbishment of existing Milton Park Building (including demolition, some external works and façade work, along with a new loading dock)
- Landscaping/civil works generally

A heritage assessment of the site carried out by Weir Phillips Heritage and Planning in June 2016 concluded that the Morgue and the Watson Building demonstrating a degree of relative heritage significance. Accordingly, this preliminary advice has been provided, following a site inspection carried out by Urbis on 27 September 2022, to ascertain whether the proposed demolition of these buildings could be supportable from a heritage perspective. This advice also considers the potential supportability of the works proposed to the Milton Park wing (understood as comprising part demolition), a building which is noted for being a representative example of the post-war Functionalist style.

Note that this document is intended as preliminary built heritage advice regarding potential demolition only and will not address potential new development on the site. Archaeological, structural, access, BCA, and other specialist considerations are not addressed by this advice. No additional archival or documentary research was carried out for the purposes of this advice.

2. SITE IDENTIFICATION

The hospital site comprises the majority of the block bound to the north by Bowral Street, to the south by Ascot Road, to the east by Mona Road, and to the west by Sheffield Road.

The buildings which are the subject of the current preliminary advice are indicated on the site aerial below:



Figure 1 – Aerial image site with the Morgue, Watson Building, and Milton Park wing indicated
Source: Capital Insight 2021, with Urbis overlay

3. HERITAGE CONTEXT

3.1.1. Statutory listings

There are no statutory heritage listings which apply to the site.

3.1.2. Previously assessed heritage significance

Despite the absence of any statutory heritage listings applicable to the site, the Heritage Assessment prepared by Weir Phillips Heritage in 2016 contains the following notes relating to its potential heritage significance:

- *The Bowral and District Hospital has local significance as a place from where medical services have been continuously provided to the people of Bowral and*

the surrounding districts from 1889 to the present day. From that time, the site has been the focal point for medical services in the area and has evolved in line with the community it serves. The site demonstrates a strong continuity of use.

- *The Bowral and District 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 1889, 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 auxiliaries have close and sustained ties to the Hospital. Associations are expressed on site in fabric (such as plaques and memorial boards) and in the naming of buildings, such as the Watson Building and Milton Park Wing.*
- *The Bowral and District 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. The site retains good, but not outstanding, examples of Late Victorian period hospital buildings, an Interwar Georgian Revival Style building and a Post World War II Functionalist Style building. All the buildings on the site have undergone some alteration and addition over time. The Interwar period 'New Hospital' lies within a landscaped setting originating from its period of construction. There is remnant planting associated with the original Hospital.*

3.1.3. Significance gradings

Different components of a place can make different relative contributions to its overall heritage significance. The different relative rankings used in the 2016 Heritage Assessment are defined as follows:

Table 1 – Significance gradings

Significance	Definition
Exceptional (A)	Elements identified as being of exceptional significance include those which are rare or outstanding in their own right and/or are fundamental to demonstrating the significance of the site. These elements will usually display a high degree of integrity.
High (B)	Elements identified as being of high significance represent those elements which provide evidence of a key phase in the history of the site's development or that of the surrounding area. These elements may not be as distinctive as those classified as being of exceptional significance, yet still strongly embody the heritage values of the place. These elements may display some loss of original fabric, provided that these alterations do not detract substantially from significance.
Moderate (C)	Elements identified as being of moderate significance consist of those elements which are not individually significant, but which when considered within the context of the site as a whole nevertheless have some significance. Such elements generally provide coherence, context and/or links between other

Significance	Definition
	significant elements and contribute to the understanding of the evolution of the site. Moderately significant elements may have been altered or modified; they may contribute to the interpretation of the site.
Neutral (D)	Neutral elements neither contribute nor detract from the significance of a site.
Intrusive (X)	Elements identified as intrusive are those elements which, while they may potentially contribute to a comprehensive understanding of the evolution of the site and how it has been used, have no historical value and/or are located in a manner which is unsympathetic to or detract from the significance of other significant elements.

The buildings which are the subject of the current advice have been graded by Weir Phillips Heritage as follows:

- **Morgue:** B (High)
- **Watson Building:** C (Moderate)
- **Milton Park Wing:** C (Moderate)

4. HISTORICAL & PHYSICAL OVERVIEW

Note: the external building descriptions and construction dates have been reproduced from the Weir Phillips Heritage Assessment (2018). Images were taken by Urbis during a site inspection carried out in September 2022.

4.1.1. Morgue

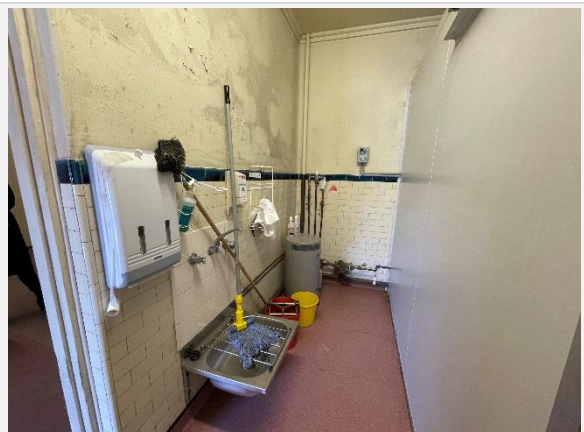
Table 2 – Morgue – historical & physical overview

Morgue	
Date of construction	1932 (with later modifications)
Physical description	<p>Exterior:</p> <p><i>Face brick rectangular building with terracotta tile hipped roof with timber-lined eaves. Principal door openings are round headed with timber panel doors inspired by the Gothic Style. Windows on the southwest elevation appear to be original and have concrete lintels over openings with steel framed swiveling pane windows. A ramp is located on the northwest elevation and leads to a steel roller door. Numerous windows have been replaced on the southeast elevation. Numerous cracks are located in the southeastern wall.</i></p> <p>Interior (description by Urbis):</p>

Morgue



The internal layout is divided into 3 spaces: the coolroom (west), the preparation area (centre), and the chapel / viewing room (east). Ceilings in all spaces are introduced plasterboard, with flooring lined with vinyl / carpet. The floor substrate was not inspected, but it is presumed that timber flooring remains.

The coolroom area contains original glazed ceramic wall tiles up to the dado line. The 2 internal doors are timber and appear to be original: one is in the gothic-inspired style (providing access to the viewing area) with glazed panels; the other is a simple 4-panelled door with no significant detailing.



4.1.2. Watson Building

Table 3 – Watson Building – historical & physical overview

Watson Building (including the Social Work building)	
Date of construction	1928; 1970s; 1994
Physical description	<p>Watson Building – Exterior:</p> <p><i>The central section of this building appears to be the original Isolation Ward that dates to 1928. A series of later additions surround the original building. Single storey building. Original, central section, cement rendered and painted. Hipped roof is clad in corrugated steel with feature skylight windows. Later addition to the west constructed of unpainted brickwork with corrugated steel roofing aluminum framed sliding windows and timber paneling above.</i></p> <p><i>Later brickwork addition to east includes timber clad gabled profile with skillion roof. Southeast addition constructed of cement rendered brickwork with timber frame double hung windows.</i></p> <p>Social Work – Exterior:</p> <p><i>Single-storey timber weatherboard building with painted corrugated steel gable roof. Later additions in weatherboard, asbestos cement sheeting and brick. Aluminum framed sliding and double hung windows to north, south and west elevations and timber double hung windows to east elevation. Access via covered walkway on west elevation. Skillion roof supported on steel verandah posts. East elevation comprises brick ramp with steel handrail.</i></p> <p>Interior:</p> <p>Not accessed.</p>
 	

Watson Building (including the Social Work building)



4.1.3. Milton Park Wing

Table 4 – Milton Park Wing – historical & physical overview

Milton Park Wing	
Date of construction	1960-61; 1994
Physical description	<p>Exterior:</p> <p>Three-storey face brick building with gabled roof comprising terracotta tiles Northwest and southeast elevations extend to a fourth level containing lift plant and ducting. Timber double hung windows, ground level windows covered with security screens. Concrete horizontal blade awnings over ground and first floor windows. Wide lined eaves over second storey windows. Concrete verandah located at ground floor level on northeast elevation with steel balustrade and handrail and fixed highlight glazing. Main entry contains steel framed glazed enclosed entry with electronic sliding doors. Above the entry the stair core is expressed at levels two and three with aluminum framed glazing. The staircore projects above the roof level and is a later addition. Northwest section of building is two storeys with roof addition and adjoining south elevation of Building 9.</p> <p>Interior:</p> <p>Not accessed.</p>

Milton Park Wing

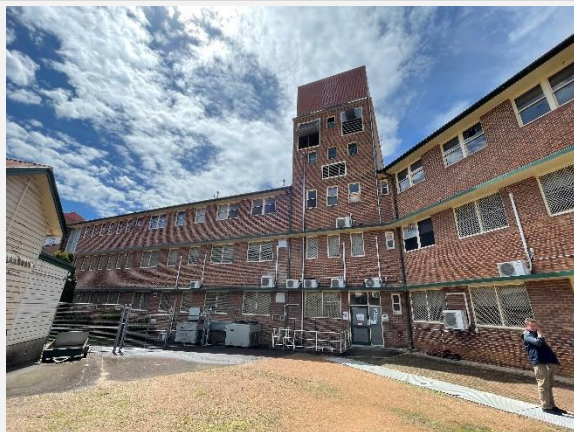


Image source: Weir Phillips, 2018

5. OPINION ON RELATIVE HERITAGE SIGNIFICANCE

Following Urbis' site inspection on 27 September 2022, we provide the following opinion on the relative heritage significance of the Morgue, the Watson Building, and the Milton Park Wing.

5.1. MORGUE

The Morgue dates to a relatively early period in the development of the hospital, and to some extent is able to demonstrate the historical pattern of the site's development.

However, the building is utilitarian in nature and pedestrian in its form and character, with little by way of detailing. It cannot be considered a good or notable example of its type and, to our knowledge, does not demonstrate any qualities which would make it worthy of further research. Its connection to the functioning of the hospital notwithstanding, the Morgue does not, to our knowledge, have any particular associations with events, people, or community groups of historical or social importance.

As such, the Morgue is considered by Urbis to be of **Little** relative heritage significance.

5.2. WATSON BUILDING

The Watson Building comprises an original structure from the Inter-War period, however has been progressively added to over time such that its original form and envelope has largely been obscured.

From what was inspected, the building is functional in nature and is of no particular aesthetic merit. The accretions have detracted from significance and are considered intrusive. Its connection to the functioning of the hospital notwithstanding, the building does not, to our knowledge, have any particular associations with events, people, or community groups of historical or social importance.

As such, the Watson Building is considered by Urbis to be of **Little** relative heritage significance.

5.3. MILTON PARK WING

The Milton Park Wing is a post-War functionalist building which is notable primarily for its prominent stair / lift core structure which projects above the roofline (which itself is not original). The building is relatively pedestrian in its form and character, with the most notable part of its external form being the horizontal concrete fins which align with the internal floor levels. The existing window arrangement is intact, however all window assemblies are introduced aluminium.

Its connection to the functioning of the hospital notwithstanding, the Milton Park Wing does not, to our knowledge, have any particular associations with events, people, or community groups of historical or social importance.

Accordingly, the Milton Park Wing is considered by Urbis to be of **Little** relative heritage significance.

6. PRELIMINARY HERITAGE ADVICE

On the basis of the above discussion on the relative heritage significance of the Morgue, the Watson Building, and the Milton Park Wing, the following preliminary heritage advice is provided:

- The proposed demolition of the Morgue is, at this stage, supportable from a heritage perspective as the building is of little relative heritage significance and the impacts of its demolition will not be more than minor or inconsequential.
 - It is noted that discussions with Capital Insight during the site inspection indicated the possibility of retaining the Morgue building and carrying out internal refurbishment, the impacts of which would also not be more than minor or inconsequential. In this case, we would recommend the following:
 - The original external window and door openings should be retained.
 - Explore opportunities to refurbish windows and external doors so that they are of a cohesive finish. New insertions which do not mimic traditional fabric could be supported, subject to appropriate detailing.
 - Ideally, the glazed ceramic tiles within the cool room area should be retained and conserved as part of any internal refurbishment works.
- The proposed demolition of the Watson Building is, at this stage, supportable from a heritage perspective as the building is of little relative heritage significance and the impacts of its demolition will not be more than minor or inconsequential.

- The proposed part-demolition of the Milton Park wing is, at this stage, supportable from a heritage perspective as the building is of little relative heritage significance and the impacts of its demolition will not be more than minor or inconsequential.
- Any new additions to the Milton Park Wing should be designed with the following considerations:
 - New work should be noticeable as such
 - New work should be sympathetic to the existing form and character of the retained section of the building
 - New work should be used as an opportunity to remove other introduced accretions / parts of the building which do not contribute to (or detract from) its character as a post-War functionalist building

7. RECOMMENDATIONS

Notwithstanding the preliminary findings contained in this advice, Urbis would nonetheless recommend the following in order to mitigate any potential heritage impacts:

1. An Archival Recording of the existing buildings to be demolished (or part demolished) should be carried out prior to any demolition works commencing. This Archival Recording should be prepared in accordance with relevant guidelines stipulated by the Heritage Council of NSW.
2. Any work to the Watson Building (including demolition) is to be carried out in a manner which does not compromise the highly significant Old Hospital building. This includes the incorporation of appropriate protective measures, as necessary.
3. Separate investigations may be required to assess archaeological potential on locations where new buildings are proposed.

8. CONCLUSION

On the basis of the above preliminary findings, advice, and recommendations, Urbis would be pleased to continue working with the project team on the next phase of the redevelopment of the Bowral and District Hospital.

Please do not hesitate to contact me directly should you have any queries regarding our preliminary advice.

Yours faithfully,



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