

FORMER MARSDEN HOSPITAL PARRAMATTA (OLD KINGS SCHOOL SITE)

HERITAGE IMPACT STATEMENT PROPOSED SUBDIVISION OF NW CORNER PROPOSED RIGHT OF WAY

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1. INTRODUCTION

This Heritage Impact Statement has been prepared to accompany an application under Section 60 of the *NSW Heritage Act 1977* for the proposed subdivision of the north-west corner of the property known as the former Marsden Hospital or Old Kings School (OKS). This North West area is proposed for sale to the Catholic Diocese for use in conjunction with the adjacent St Patricks Cathedral complex.

Also proposed is a shared right-of way across the existing OKS allotment; the new allotment; and the existing Catholic Church site. The right of way will facilitate vehicular and delivery access.

While this heritage impact statement deals with the proposed subdivision, information on appropriate development controls within the new allotment in relation to heritage, particularly the former Dormitory Building (Building D) and its setting, will be dealt with in the masterplan being prepared for the Catholic Diocese.

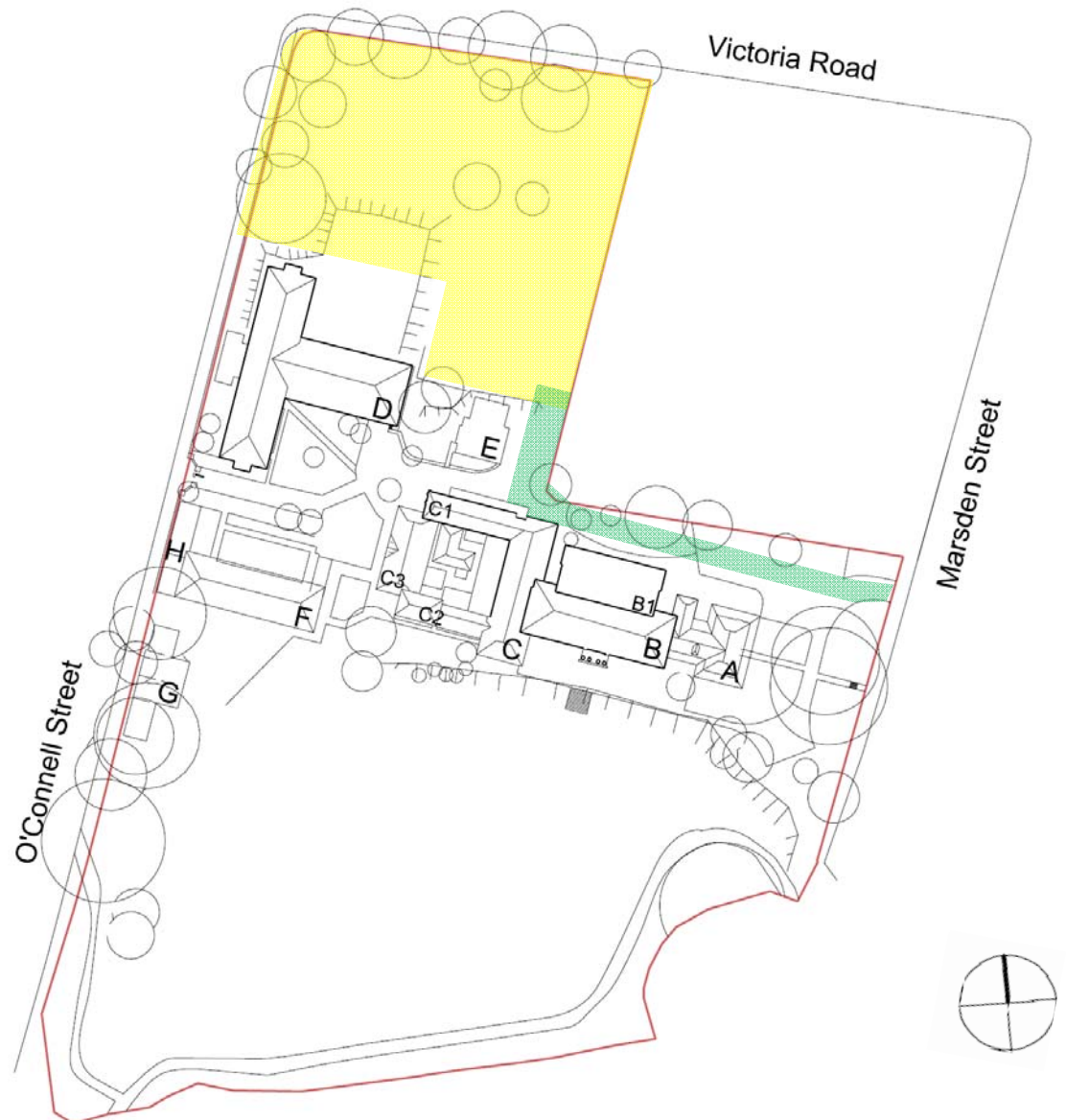


Figure 1. Site Plan. The approximate subdivision area is shaded yellow & the approximate right-of-way or easement is shaded green. NTS

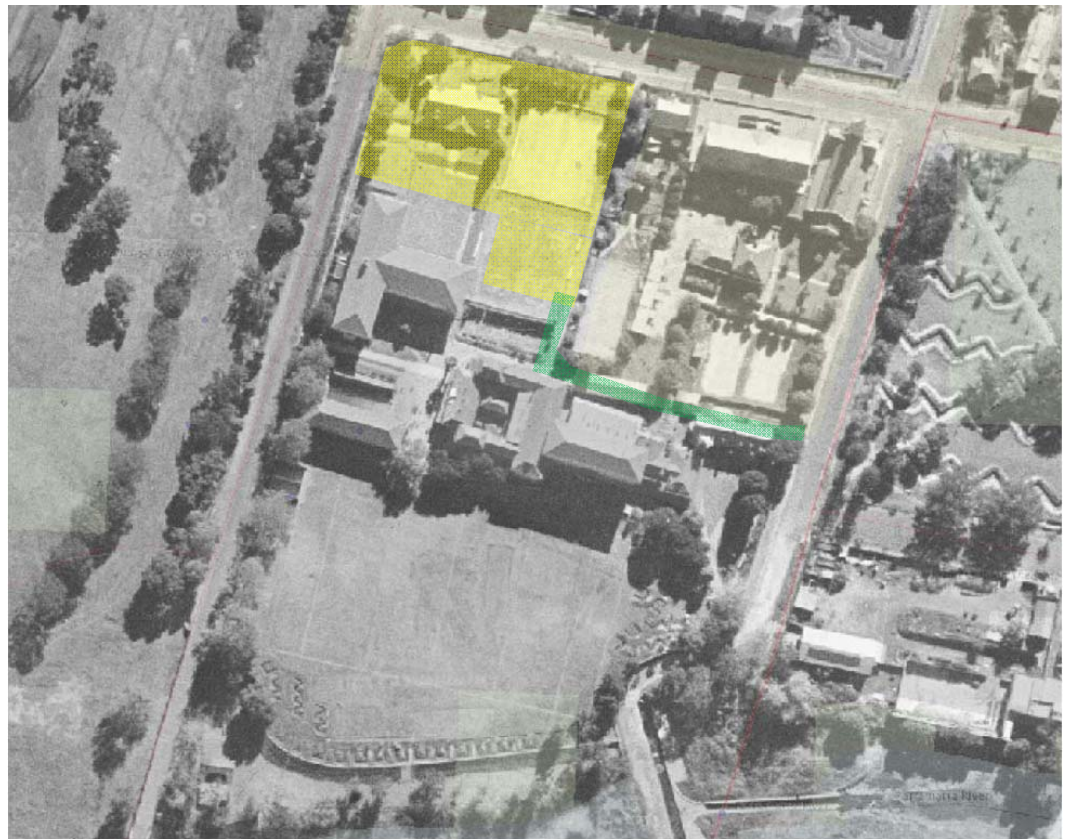


Figure 2. Detail from the 1943 aerial photo (LPMA Six Viewer). The approximate proposed subdivision is shaded yellow and the approximate proposed right-of way - green.



Figure 3. c.2010 aerial (Google Earth). Area of interest to this study is shaded yellow. The approximate proposed subdivision is shaded yellow and the proposed right-of way - green.

HERITAGE LISTINGS

STATUTORY LISTINGS

The site is listed on the NSW State Heritage Register (SHR) under the NSW Heritage Act 1977.

The site is also listed in the Parramatta City Centre Local Environmental Plan 2007

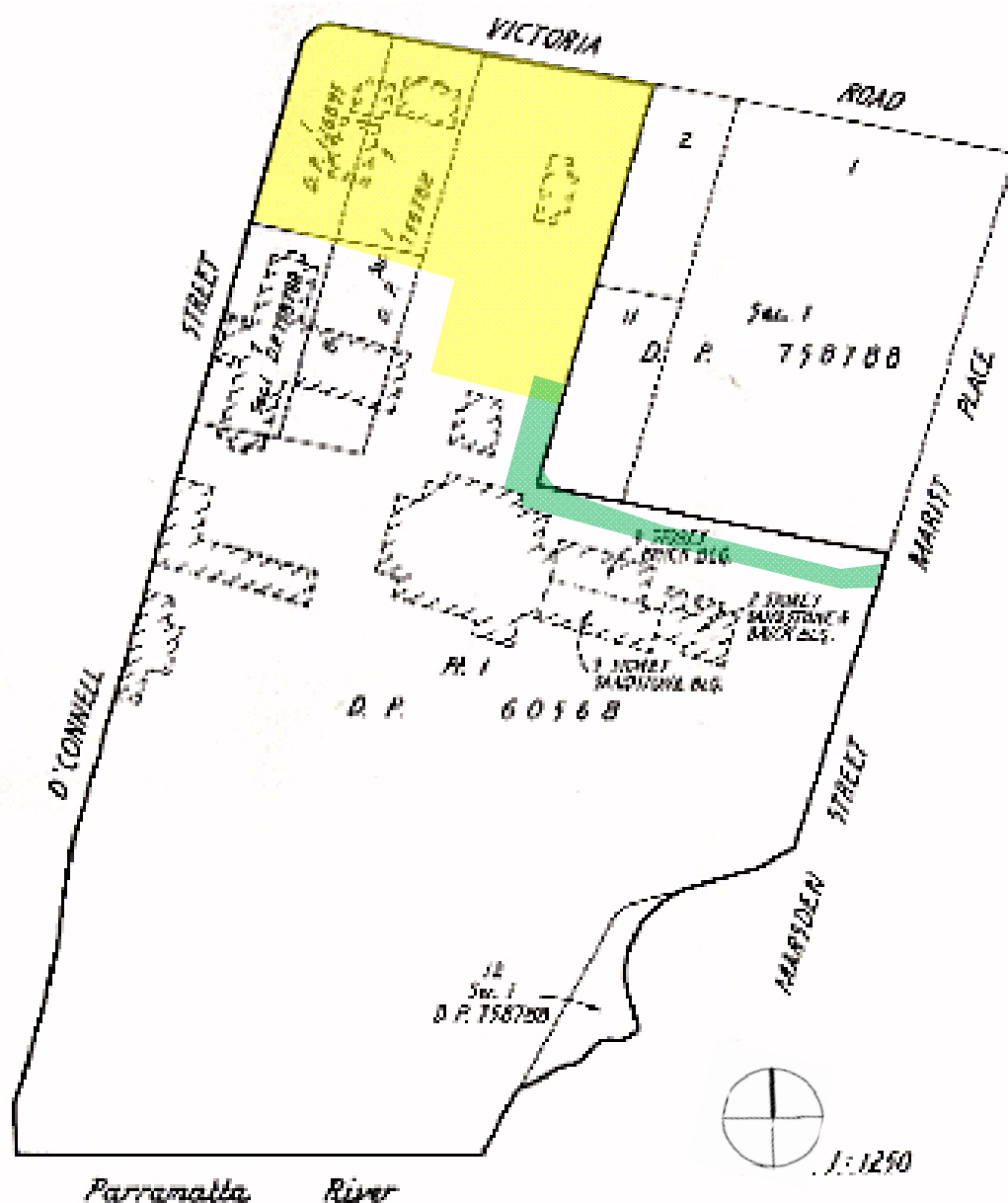


Figure 4. Diagram showing the current area of land listed on the State Heritage Register. The approximate proposed subdivision is shaded yellow and the proposed right-of-way - green.

NON-STATUTORY LISTINGS

It has been classified by the National Trust of Australia (NSW) since 1976 and listed on the Register of the National Estate since 1978.

2. THE SITE AND ITS SIGNIFICANCE

In preparing this Heritage Impact Assessment the GAO Heritage Group reviewed the significance assessment for the site and the significance levels allocated to the site elements in the 1994 CMP and generally concurs with the 1994 findings with relation to the proposed subdivision.

SITE GENERALLY

The former Marsden Hospital (Old King's School) has been assessed as a place of State significance with wide-ranging historic, aesthetic, social and research values.

HERITAGE SIGNIFICANCE OF THE SHR LISTED SITE.

The 1994 Conservation Plan for the former King's School site includes a discussion of the heritage significance of the site as a whole and that of its various built, landscape and archaeological components. The summary statement of significance included on the SHR listing (as extracted and updated from the 1994 Conservation Plan) reads:

The site of the former King's School Parramatta is very important in the history of education in the state. The King's School occupied the site almost continuously from 1836 to 1964. It was the first large private boarding school run by the Anglican Church to provide secondary education, which was established in the colony of New South Wales. The school developed during its tenure on the site into one of Australia's notable schools and thus gave community status to Parramatta as a regional town/city in New South Wales. The growth of the school is evident in the relatively intact exterior fabric of the buildings. Many buildings were the work of prominent Australian architects: Ambrose Hallen (Colonial Architect 1832-1835), Cyril Blacket and Power Adams & Munnings, the successors of the earlier firm of (John) Sulman and Power. The stonework of the original 1830s school building and its eastern wing is evidence of the relatively high level skills of the Scottish artisans who were brought to Australia following the depression in the British construction industry in the 1820s. The site is one of two surviving examples along the Parramatta River of the picturesque siting principles of the 18th and 19th centuries by which large building groups were sited on the brow of a hill overlooking sloping land bordering a river. The site is evidence of the role of major social institutions in the evolution of the physical and cultural framework of the regional town of Parramatta during the nineteenth century. The site was under cultivation early in the colony's history and was used in the 1820s for the acclimatisation and development of exotic fruit trees when Australia's first Agricultural Society was formed in Parramatta (1822) and was given this land by its president, Governor Brisbane as an experimental garden to grow new varieties of plants and trees. (Peddle Thorp 1994:81)

A number of trees over 100 years old remain from the School gardens, some rare in Sydney, such as the carob bean tree, *Ceratonia siliqua*. (A Brief History of Parramatta Park — Historic Parramatta Series, 1986:9, Read, S.)

FORMER DORMITORY BUILDING (D) & SURROUNDS

The former Dormitory Building was constructed in 1934 (1994 CMP Building N). The three storey Georgian Revival style building is finished externally in variegated face brickwork with decorative features including dark red brick quoins, sandstone sills and head dressings. The hip roof is terracotta tiled with fibre cement eave soffits. A tower projects through the roof above the central bay to O'Connell Street.

The interior of the former dormitory comprises timber framed floors, fibrous plaster and batten ceilings. The walls painted rendered featuring terrazzo sills to windows, timber skirting and cornices, and timber panelled doors with fanlights above. The former sleeping spaces feature timber clad steel columns and beams with decorative mouldings.

There is a sunken lawn area to the north of the building. This area is integral to the original function, understanding and setting of the building.

HERITAGE SIGNIFICANCE BUILDING D & SURROUNDS

The 1994 CMP (page 83) assesses this building and its changes over time as being of High Heritage Significance (also known as level 2 significance in the CMP). The 1994 CMP states that the "dormitory block of the 1930s is a very good intact example of a Georgian Revival style institutional building. It is an important streetscape element of O'Connell Street" (page 81) and that this Dormitory building was "the last major significant addition to the site" (page 101).

Under the 'setting' for buildings of High Significance, the CMP (page 84) notes the following as also being of High significance:

"- relationship of level 2 significance buildings to surrounding open space - of large pavilions in a park like setting (excluding intrusive elements of 1970s fire stairs, covered ways etc) visual prominence of dormitory block along O'Connell Street boundary."

'High significance' and its management are defined in the CMP as follows: "High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance."

See also annotated historic photographs of the sunken lawn and dormitory in Appendix 1.

BOILER HOUSE & ASSOCIATED ELEMENTS (BUILDING E)

The Boiler House and associated tower and shed were constructed c.1970 by the Health Department as part of the adaptation of the former Kings School to the Marsden Rehabilitation Centre (1994 CMP Building N).

HERITAGE SIGNIFICANCE BOILER HOUSE

The 1994 CMP finds that the boiler house and its associated elements have no heritage significance and that they are 'intrusive' to the overall heritage value of the site. Policy 30.1 in the 1994 CMP states '*The items of intrusive quality ... should be progressively removed*

when refurbishment is undertaken for maintenance or new uses, consistent with the policies of this document’.

However it is noted that the building can be adapted to new uses and that the associated tower has some landmark qualities for the site.



Figure 5: View from the north with the old Boiler Room (E) on the left and the Dormitory (D) on the right. (GAO 2008)



Figure 6: View from O'Connell Street toward Building D.



Figure 7: View looking north from Building D.



Figure 8: Eastern elevation of the Boiler House (Building E).

3. RELEVANT CONSERVATION POLICIES

3.1 1994 CMP

Discussion in section 7.3.2 *Future Uses* of the 1994 CMP is relevant. The discussion acknowledges that this corner of the overall former Old Kings School site might be subdivided. The relevant policies in this section are:

Policy 2.2

The policies set out in this document should be applied irrespective of the future uses of the place. The preferred use is an institution which:

- *continues the site's role as a major element of the community*
- *requires the least disruption to the character and significance of the buildings and their setting*
- *makes use of the major internal spaces and external spaces, in their original or early form.*

Policy 2.3

New uses should be selected which are most compatible with the retention and recovery of the character and significance of the place.

Policy 2.4

Uses with service or subdivision requirements which would have a strong adverse effect on the character and significance of the place are unacceptable.

The most relevant policy in the 1994 CMP is in *Section 7.3.3 Sites for development*, in particular Policy 3.2 (page 98). While the policy was reviewed by GML in May 2005 (see below) it contains some pertinent concepts discussed below.

Policy 3.2 refers to the land now under discussion for possible sale to the Catholic Diocese. The area referred to in the CMP is coloured yellow on Figure 4 below. The Policy section is repeated in full here.

Area 2 - north western part of the site.

This area of the site is occupied currently by Jennings lodge, the laundry, boiler house and tower and a shed (Buildings O, P, Q and R of Figure 1.2). These buildings have been assessed by this document as having little significance or an intrusive Quality (see sections 6.5.4 and 6.5.5).

Constraints on future development are:

- *archaeological assessment of part of this area as a site of archaeological potential (Figure 4¹) which should be excavated by an archaeologist before any development occurs*

¹ Figure 4 on page 88 of the CMP provides an Archaeological Zoning Plan. The area to the north of the former dormitory building which is the subject of this report is not identified as having archaeological potential.

- retention of the Kurrajong tree of high significance in the north eastern corner of site on Victoria Road boundary possibility that future vehicular access may be available only from Marsden Street
- streetscape of Victoria Road and O'Connell Street that is low scale in character and dominated by buildings of heritage value (both assessed and potential), open space and large trees
- retention of the amenity of the north facing balconies of the dormitory block.

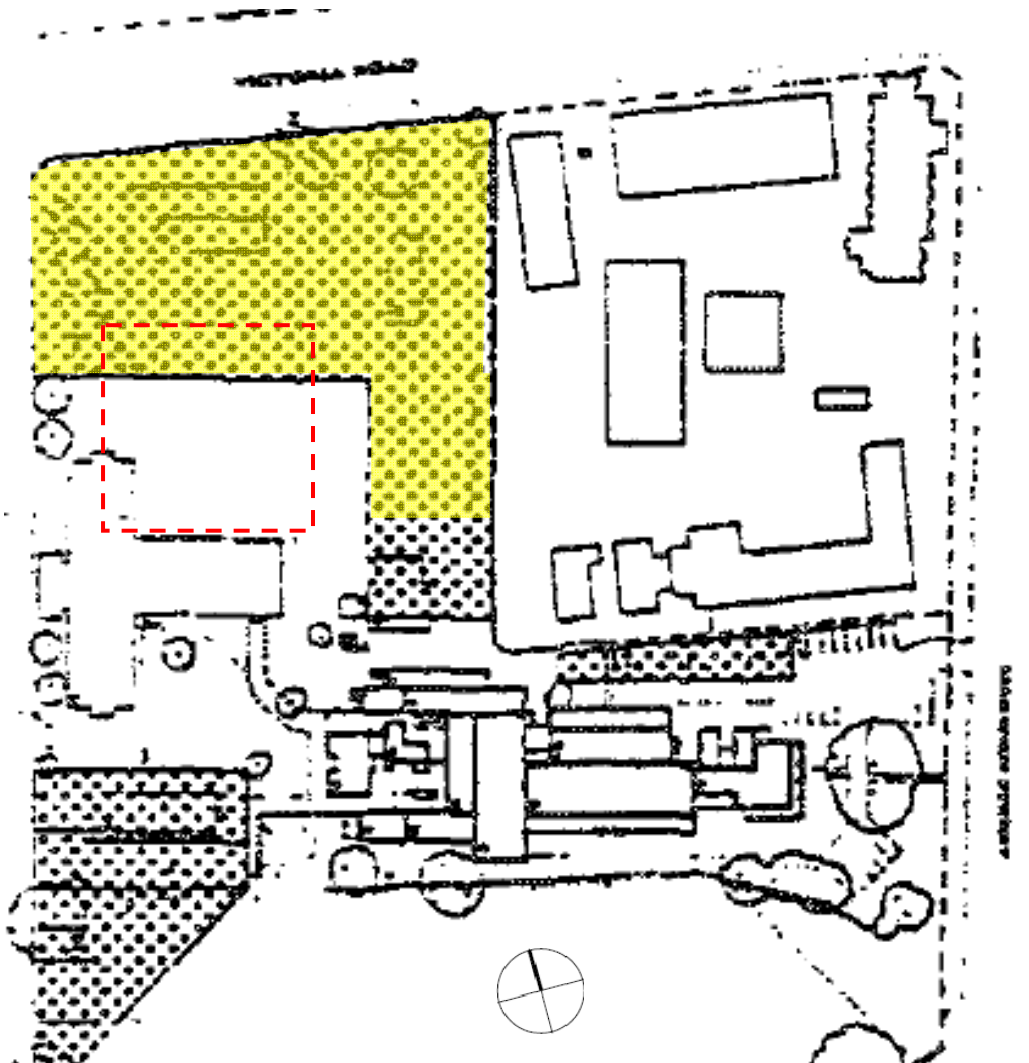


Figure 9. Site diagram from the CMP showing shaded areas where new development can occur (Figure 5 in the CMP – page 97).

Approximate area of sunken lawn (to top of embankment) is outlined in red.

The policy on subdivision of the NW corner of the site in the 1994 CMP is superseded by the GML Addendum as outlined below.

3.2 2005 GML ADDENDUM TO THE CMP

In their 2005 GML revised policy 3.2 in the CMP, however the last dot point in the preamble above (underlined on previous page) does remain relevant and should not be deleted.

The current policy 3.2 (GML 2005) adopted by the Heritage Council in 2005 states:

Area 2: L-shaped area at the northwest corner of the site

Policy 3.2.1 The northern portion of the site may be developed, subject to the following:

- *excavation by an archaeologist of the area identified as of archaeological significance in Figure 4² of the Conservation Management Plan, prior to any development taking place;*
- *retention of the Kurrajong tree on the Victoria Road boundary, and two spotted gum trees on O'Connell Street, and their replacement at the end of their natural life with trees of the same species in similar locations, preferably using healthy cuttings or seedlings grown from the original trees;*
- *building placement and height does not adversely impact on the significant views of the site from The Crescent and Parramatta Park;*
- *development along the Victoria Road frontage is sited to create courtyard and garden spaces which reflect the built form and landscaped area relationships of the existing development in the vicinity, in particular, Our Lady of Mercy College and the existing spaces around the large buildings within the site eg to the south of the Dormitory Building;*
- *Building widths should relate to those of the north—south wing of the Dormitory building; and*
- *Building lengths should not be greater than the length of the north—south wing of the Dormitory Building.*

Policy 3.2.2 The minimum separation between new buildings should be approximately equal to the height of the two buildings (to eaves level or, where one building is higher than the other, the height to the eaves of the higher of the two buildings³.

POLICIES CONCERNING THE FORMER DORMITORY BUILDING D

The first part of Policy 27.1 (Section 7.3.27, page 109 of the 1994 CMP) is most relevant:

The dormitory block is of high significance within the architectural and landscape composition of the place and its surroundings.

The early exterior form of the building should be recovered progressively as setout in policies 7, 9, 10, 12 and 13 of this document.

² Figure 4 on page 88 of the CMP provides an Archaeological Zoning Plan. The area to the north of the former dormitory building which is the subject of this report is not identified as having archaeological potential.

³ The eaves height of the former dormitory building (Building D) is 12 metres above the sunken lawn area to the north.

Policy 7 (page 100) addresses the need for maintenance and repair; policy 8 (page 101) the need to conserve significant fabric and spaces; policy 10 (page 102) concerns the need to conserve significant roof forms and details; policy 12 (page 103) - significant openings; and policy 13 (page 103) - significant paint colours and finishes.

The 2005 GML CMP addendum adopted by the NSW Heritage Council does not alter these policies.

Policy 8 addresses the need to conserve significant fabric and spaces (internally and externally) and is repeated here in full:

Policy 8.1

Unless otherwise stated in these policies, existing original and early (ie. pre 1935) fabric and spaces should be retained intact. Where necessary through damage or decay, restore and reconstruct to the original form using visually similar materials.

Policy 8.2

Spaces already adapted or proposed for adaptation under these policies may continue to be adapted provided the new work can be both executed and removed with minimal effect on the original or early fabric.

Policy 8.3

Adaptation should respect:

- *the significant spatial qualities of the rooms and external areas to be adapted*
- *the retention of key relationships created by the location of windows, doors and other relevant architectural features for buildings and by landscape features for external spaces.*

All of Policy 8 remains relevant when considering the retention of the sunken lawn to the north of the former dormitory building (Building D).

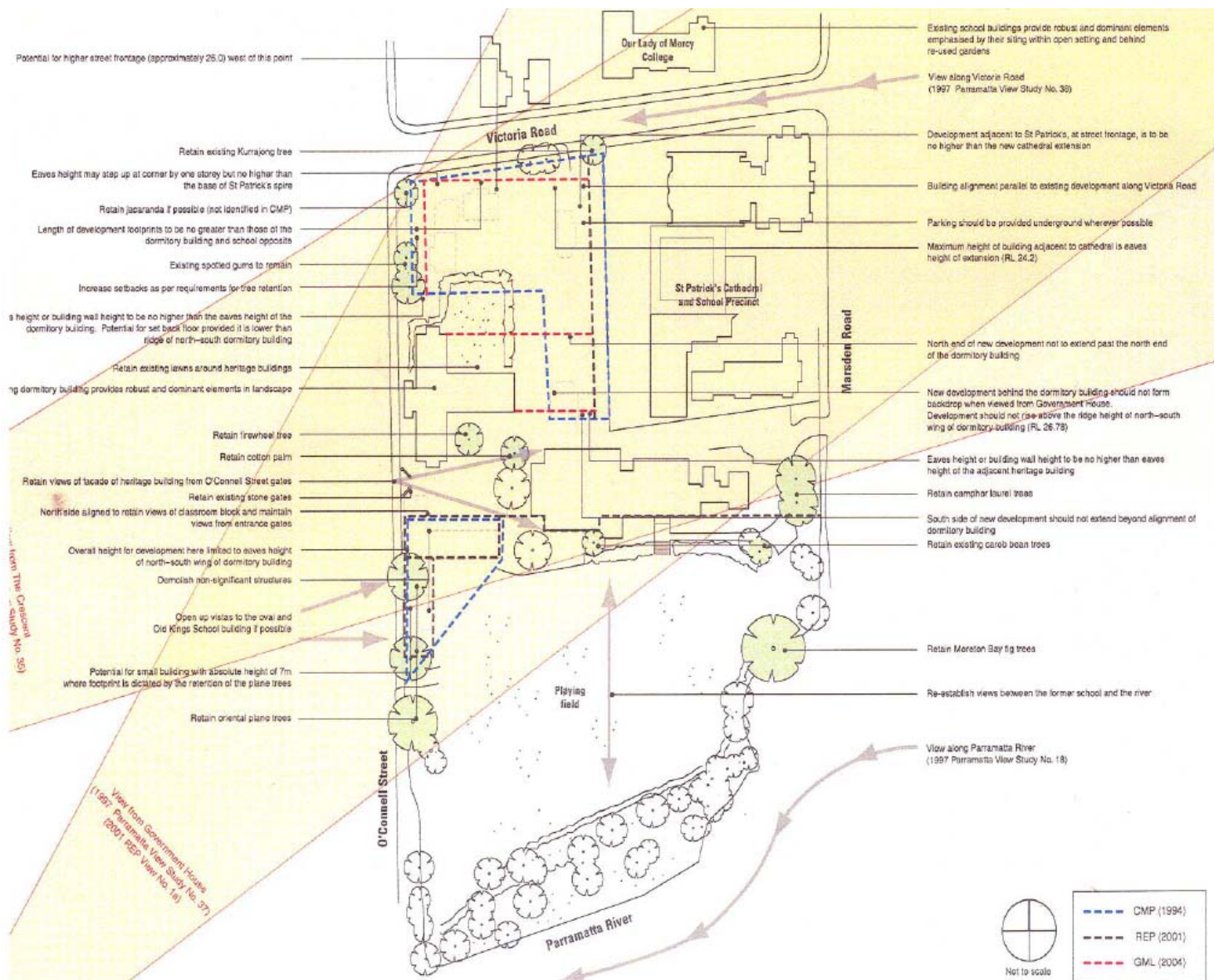


Figure 10. GML Addendum to the Conservation Plan – Policy Diagram page 26 (GML 2005)

See also annotated previous Master Plans in Appendix 2, in particular Figure 18 in this document which interprets this policy diagram as an indicative development concept.

4. THE CURRENT PROPOSAL

The main aim of the current proposal is for the north-west corner of the property known as the former Marsden Hospital or Old Kings School to be subdivided for sale to the Catholic Diocese for use in conjunction with the adjacent St Patricks Cathedral complex (Figure 11, shaded yellow). The size of the subdivision has been negotiated between the NSW State Government and the Catholic Diocese. It represents a compromise between suitable allotment sizes for both of the new properties to be economically viable (particularly in terms of floor space ratios) and trying to provide a suitable heritage curtilage to the former dormitory (Building D).

The floor space ratios (FSRs) achieved are 1.52:1 for the new subdivided allotment to be purchased by the Catholic Diocese, and an FSR of 0.4:1 for the remaining State Government land (remaining Old Kings School Site).

Also proposed is a right-of way across the existing allotment; the new allotment and the existing St Patrick's allotment (Figure 11, shaded green). Because the overall OKS site is surrounded by principal arterial roads, the only safe delivery vehicular access for the new subdivision is via OKS Marsden Street (past the current NSW Heritage Office building – Figure 12). This route will facilitate vehicles and delivery vehicle access to both the new subdivision on the corner of Victoria and O'Connell Streets. It will be the only viable principal access into the remaining OKS site, which is earmarked also to become a Community Precinct for the Western Sydney region. Normal vehicle access to the new Diocese subdivision will be via its Victoria Road boundary. The area of the current Boiler House is the most appropriate position for a loading and storage facility to service the Community Precinct with minimal heritage impacts.

Information on appropriate development controls within the new allotment in relation to heritage, particularly the former Dormitory Building (Building D) and its setting will be dealt with in the master plan being prepared for the Catholic Diocese. Some preliminary extracts from this masterplan are included as part of this subdivision heritage impact statement (Figure 15).

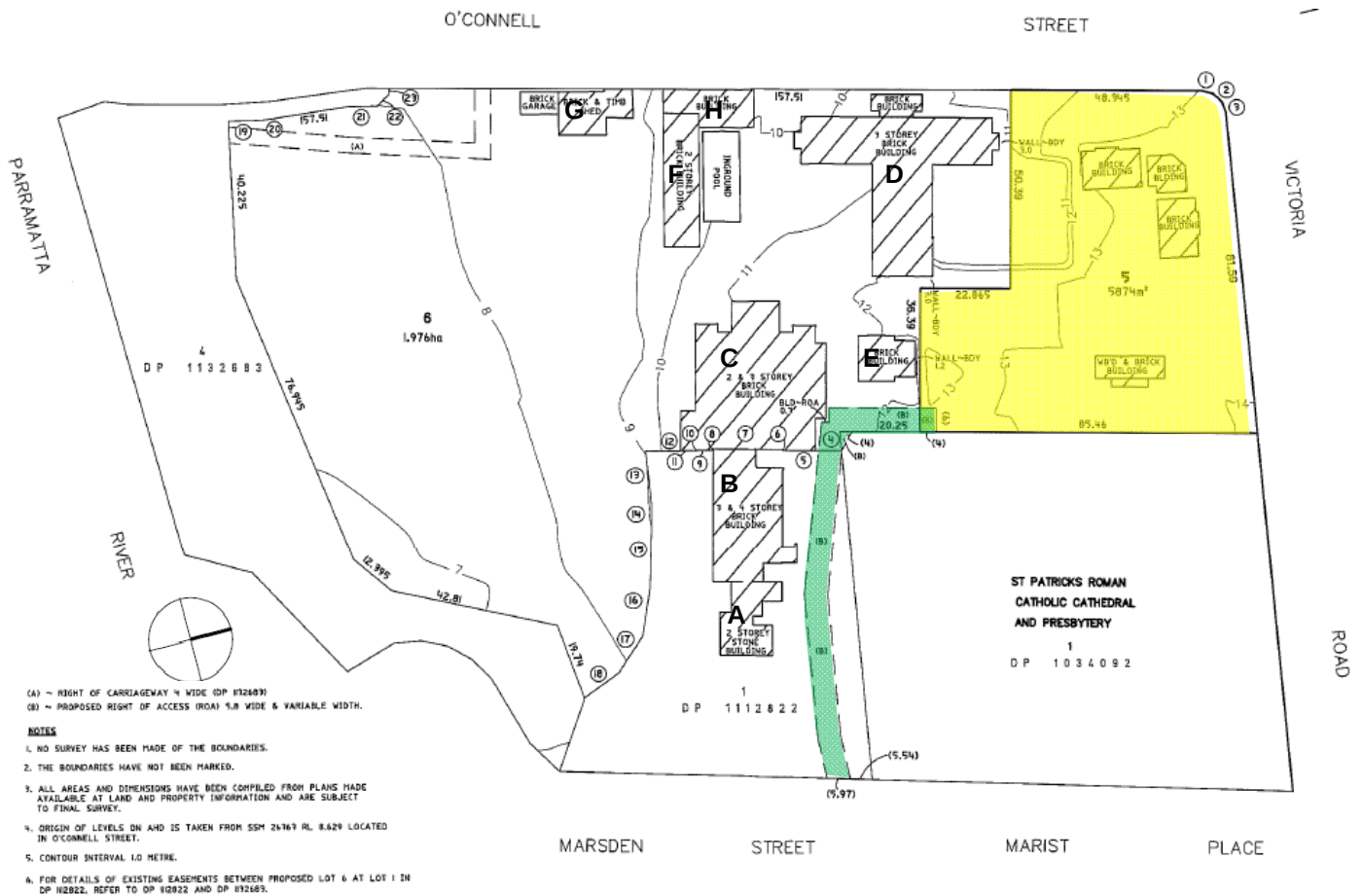


Figure 11: Proposed Subdivision. The new allotment is shaded yellow and the right of way is shaded green. (Gavin Morgan & Company Consulting Surveyors 14.10.2011). See also A3 copy attached.



Figure 12: Existing paved pedestrian / vehicle route in front of Building B in alignment with proposed right-of-way.

5. HERITAGE IMPACT ASSESSMENT

Referencing of areas under discussion is shown on Figure 13 below.

1. NORTH OF THE NORTH WING OF THE DORMITORY

A 3 m setback for the subdivision boundary has been provided immediately north of the northern most wall of the former dormitory building (Building D). This subdivision boundary should not be confused with the proposed building line setback in the draft 2011 masterplan which is 12 metres from the northern most wall of Building D (stairwell).

Three metres to the north is the minimum required to make the operation of Building D sustainable. A new boundary fence needs to be at least this distance away to give an architectural presence to the heritage building and to provide for flexible access across the site. Vehicular access is required from O'Connell Street onto the sunken lawn for façade maintenance; for emergency vehicles; and/or for erection of temporary installations. A retaining wall is likely to be required to provide this 3m clear vehicular access.

The draft JBA 2011 masterplan (Figure 15) shows that any new buildings will be set back 12 metres from the northern most wall (stairwell). The height of these buildings is limited to 3 storeys (3.5 storeys from the ground plane north of Building D (maximum building height matches the ridge of the north – south wing of Building D - RL 26.78). The masterplan is based on the 2004 Tanner Architects masterplan (Figure 2B, Appendix 2).

CONSIDERATION OF ALTERNATIVES

Various options for placement of new buildings in the northern portion of the OKS site have been considered. This proposal provides the optimal solution with due regard for heritage curtilage, site topography and building massing and articulation.

HERITAGE IMPACT CONCLUSIONS

The impact of replacing the low, battered embankment with a retaining wall on the new boundary line in this area is considered an acceptable intervention to ensure a suitable curtilage.

2. SUNKEN LAWN TO NORTH OF FORMER DORMITORY

This lawn area was formed c.1934 when the dormitory building was completed. It provided a levelled area accessed from the ground floor colonnade of the dormitory. Its size probably reflects the maximum amount of flat ground that could be created given the constraints of the 1912 Hospital building to the north (and its garden). This building provided the northern backdrop to the lawn. This hospital building was adapted as two master's flats before being demolished c.1970.

The exact use of this flat lawn space is unknown, although some have suggested it was a 'parade ground'. It would probably have been used for fitness exercises and other games. It is probably too small for full military parades which would have occurred on the oval next to the river. There is also no evidence that the sunken (lawn) area was used for tennis or other form of sports court. (See historic photographs Appendix 1).

The sunken lawn does provide evidence of the history of the site. The symmetry of the steps up the embankment to the north has design integrity and helps to interpret the site of the former 1912 hospital building.

The proposed new subdivision results in the area of flat lawn being approximately halved, and loss of the grassed embankment on the north side of the lawn, as well as portions on the east and west together with the steps that originally led up to the former 1912 hospital building.

In the proposed subdivision the remaining amount of the sunken lawn area near Building D is to be retained to provide a useable outdoor area accessed from the ground floor colonnades of the Dormitory building. It also provides a buffer zone to any new adjacent development. Should the adaptation of the former dormitory to community uses proceed then it will provide an ideal location for a sheltered and secured area for 'break-out', for small events and for temporary installations.

Other open space surrounding the dormitory is not very usable. It is likely to remain part of the more formal main entrance to the new Community Precinct. The southern area is too shaded and lacking in security and privacy control for many uses that can be better accommodated on the sunken lawn area to the north area.

CONSIDERATION OF ALTERNATIVES

There are very few options available which enable a viable subdivision without inappropriate encroachment on the curtilage of Building D.

HERITAGE IMPACT CONCLUSIONS

There will be a heritage impact as a result of the bisecting of the flat lawn area by the proposed boundary in this location in that the full extent of the original flat space will not be defined. Mitigation of this impact will be partially achieved by retention of the remaining east and west grassed embankments.

3. EAST OF THE DORMITORY

In this proposal the integrity of the space east of the Dormitory Wing is retained save for a small section of the north-east corner. A 3m margin space off the eastern façade provides adequate service and pedestrian access to the flat lawn area beyond and a full view of the eastern facade of the eastern wing.

CONSIDERATION OF ALTERNATIVES

- The option of a subdivision boundary further north of this alignment was not viable for the new allotment.
- The option of a subdivision boundary further south of this alignment was not appropriate as it would encroach on the formal entrance area of the OKS site.
- The option of a subdivision boundary further west of this alignment was not appropriate for OKS operational viability or safety to the flat lawn area beyond.

HERITAGE IMPACT CONCLUSIONS

The proposed location of the boundary is ideal as it marks the existing change in ground levels near the elevated tennis courts and defines the northern edge of the formal OKS site entrance.

4. THE BOILERHOUSE

The Boiler House and tower are assessed as being intrusive elements in the CMP. However they may be retained in the medium term as a functional, robust storage or workshop facility.

CONSIDERATION OF ALTERNATIVES

Longer term replacement of this facility with a more integrated designed structure may be appropriate.

HERITAGE IMPACT CONCLUSIONS

Removal and renewal at a later date would be a heritage gain for this area of the site.

5. PROPOSED RIGHT OF WAY

The proposed right-of-way alignment reflects previous hospital vehicle access and existing vehicular access into the site. An adjustment is proposed by allowing a corner section of the retaining wall supporting the existing St Patrick's cathedral allotment to be remodelled to facilitate the corner turning of larger vehicles. This retaining wall was constructed c.2000 and has no heritage value.

The right of way is to enable Community Precinct vehicles and delivery vehicles to access the site as well as limited delivery and service vehicle to the new allotment site. Normal passenger vehicles will enter the new allotment via the Victoria Road boundary.

CONSIDERATION OF ALTERNATIVES

Options of vehicle entry at or through the more significant areas of the site via O'Connell Street and /or the southern river area are alternative options but would be inappropriate and of greater impact to heritage values of the site than the proposed access.

HERITAGE IMPACT CONCLUSIONS

It can be concluded that the proposed right-of-way has minimal impact on the heritage values of the OKS site, and makes the use of all the heritage and community sites in this precinct more sustainable.

6. RIGHT OF WAY NORTH OF BUILDING B

Currently the vehicle access route and parking to the site exists from the Marsden St boundary to the eastern edge of Building B. The remainder of the proposed route into the OKS is currently grassed but can enable special/ ad hoc vehicle access to the remainder of the OKS site across the northern facade of Building B. Generally it is not used. There are

also some mature trees in this area which add to the overall character and amenity of this portion of the site. While the amenity of this area will be affected by the formal development of a driveway for delivery vehicles the impacts do not relate to the heritage values of the site.

CONSIDERATION OF ALTERNATIVES

There are no reasonable alternatives to this vehicle route. This route avoids any major visual and heritage impacts to the principal facades and curtilage of the significant buildings on the site and to the formal entry spaces of the OKS. Delivery vehicle access from the busy traffic routes of Victoria Road or O'Connell St are considered unsafe.

HERITAGE IMPACT CONCLUSIONS

The proposed right of way vehicle route should be sensitively designed to avoid any potential impacts on the building fabric of Building B and the mature trees. If impact on the trees is unavoidable then replacement trees should be provided nearby.

7. ARCHAEOLOGY

This subdivision and right of way will have no impact on significant archaeological deposits. However the potential for development on both allotments will need to allow for investigation of the likely archaeological resource in accordance with the Godden Mackay Logan Archaeological Management Strategy.

8. SUMMARY OF RECOMMENDATIONS

The following is a summary of the recommendations arising out of this heritage impact assessment:

1. After the consideration and discussion of the relative merits of various options for the subdivision and for the necessary right of way, the proposed subdivision and right of way in this assessment is recommended as the best and most appropriate response in regard to minimal heritage impacts.
2. The current policy 3.2 (GML2005) adopted by the Heritage Council in 2005 should inform the new masterplan and future architectural and landscape design.
3. Ongoing heritage and archaeological advice is needed for both of the allotments formed as a result of this subdivision. Such advice needs to inform the finalisation of the new masterplan and subsequent design development.
4. The shortening of the sunken lawn area to the north by a new boundary alignment needs to be sensitively designed to retain an adequate appreciation of its heritage character and also allowing for possible occasional service or emergency vehicular access into that northern lawn area which will remain attached to Building D.

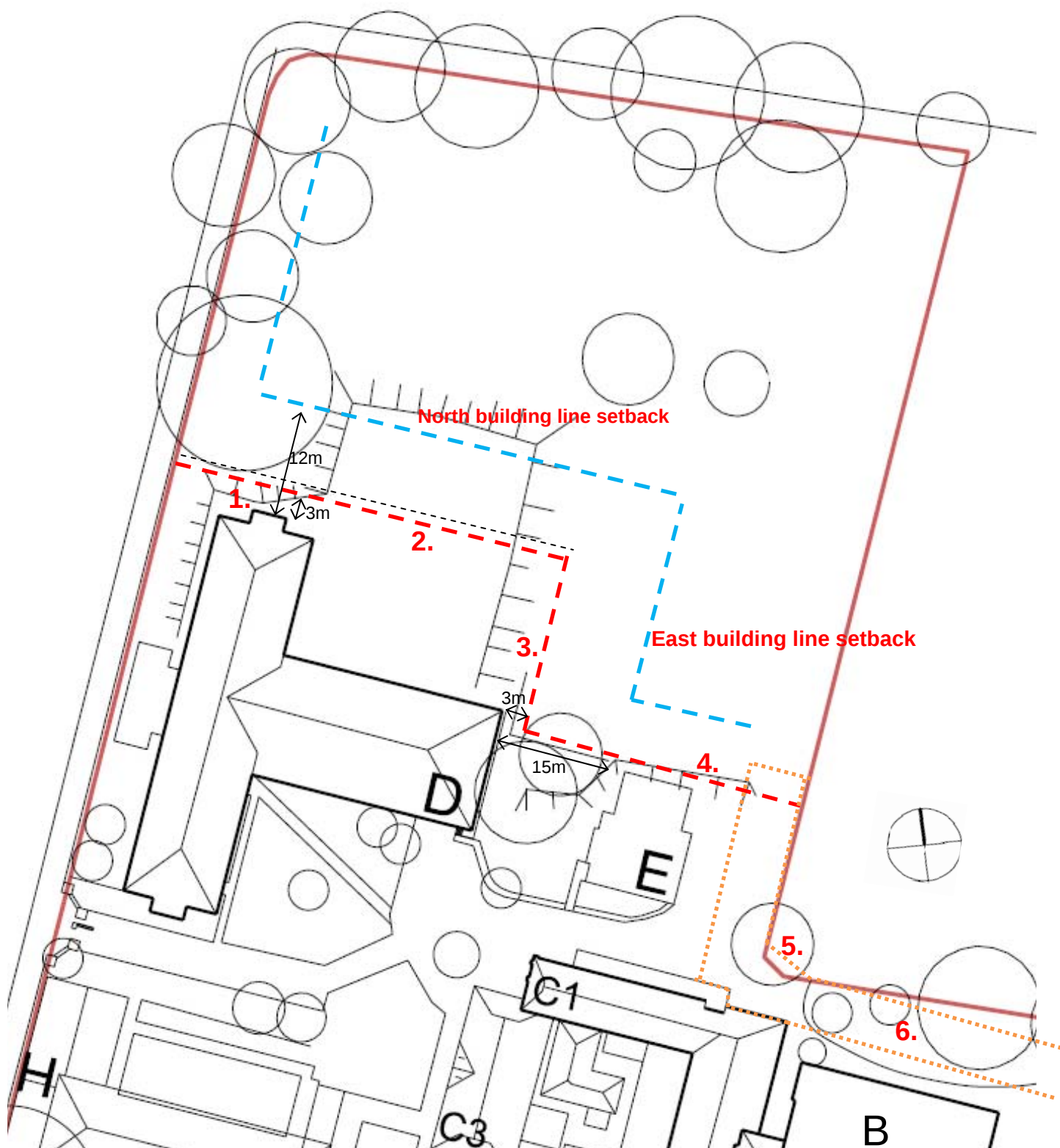


Figure 13. Diagram showing elements discussed in this report. See legend on next page.

LEGEND TO FIGURES 13 & 14

- - - Proposed subdivision boundary.
- Proposed right-of-way
- - - Draft building setback from draft 2011 Masterplan.
- 1. Area immediately north of the North face of Building D
- 2. Sunken Lawn
- 3. East of Building D and the sunken lawn
- 4. Adjacent to the former Boiler House
- 5. Right of way at allotment corner
- 6. Right of way north of Building B



Figure 14. Annotated 2010 aerial photo. See Legend above.





Figure 15. Extract from the JBA Draft Masterplan 2011. The yellow represents the maximum building envelope only.

APPENDIX 1. HISTORIC PHOTOS

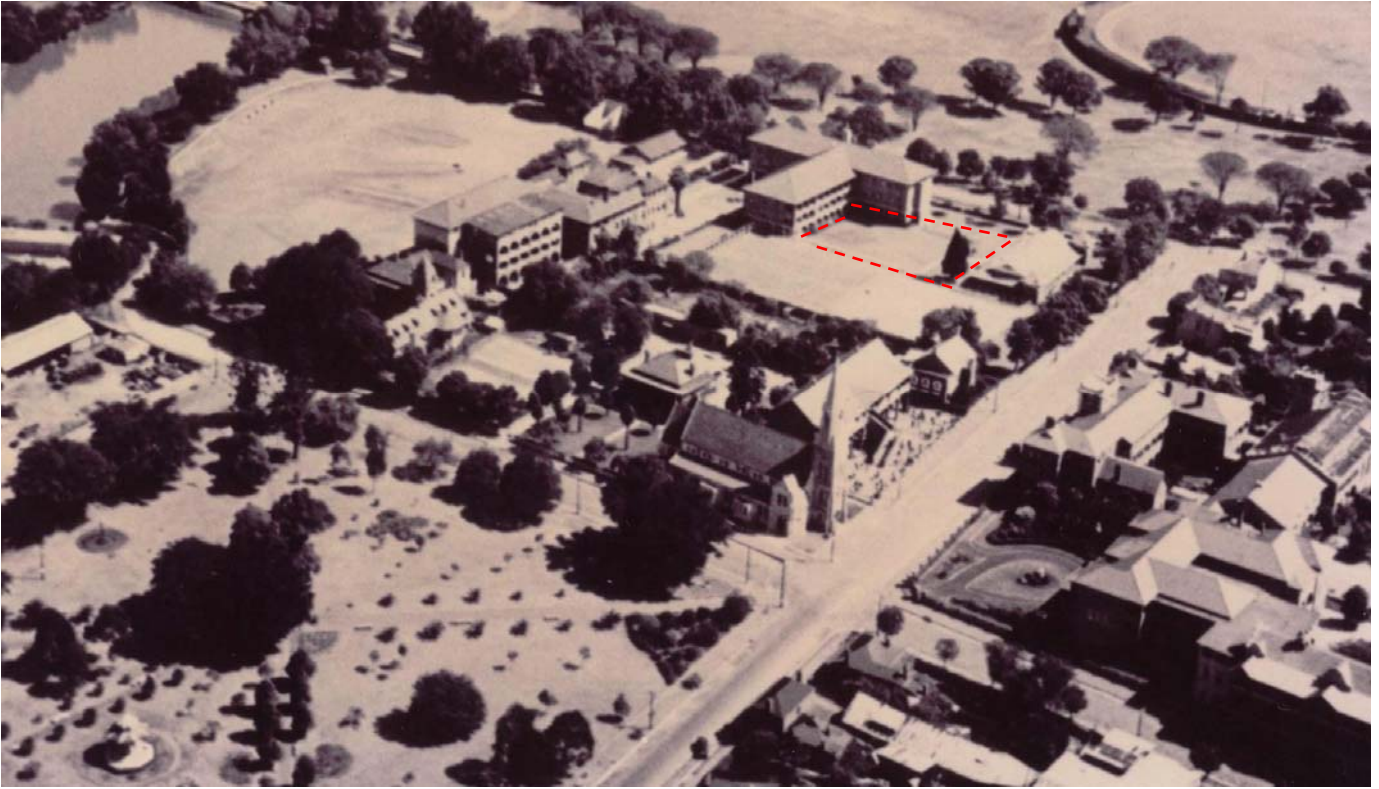


Figure 1A. Detail an oblique aerial photo (Kings School Archive TKSPPark3193)
Note the sunken lawn area (dashed red line).

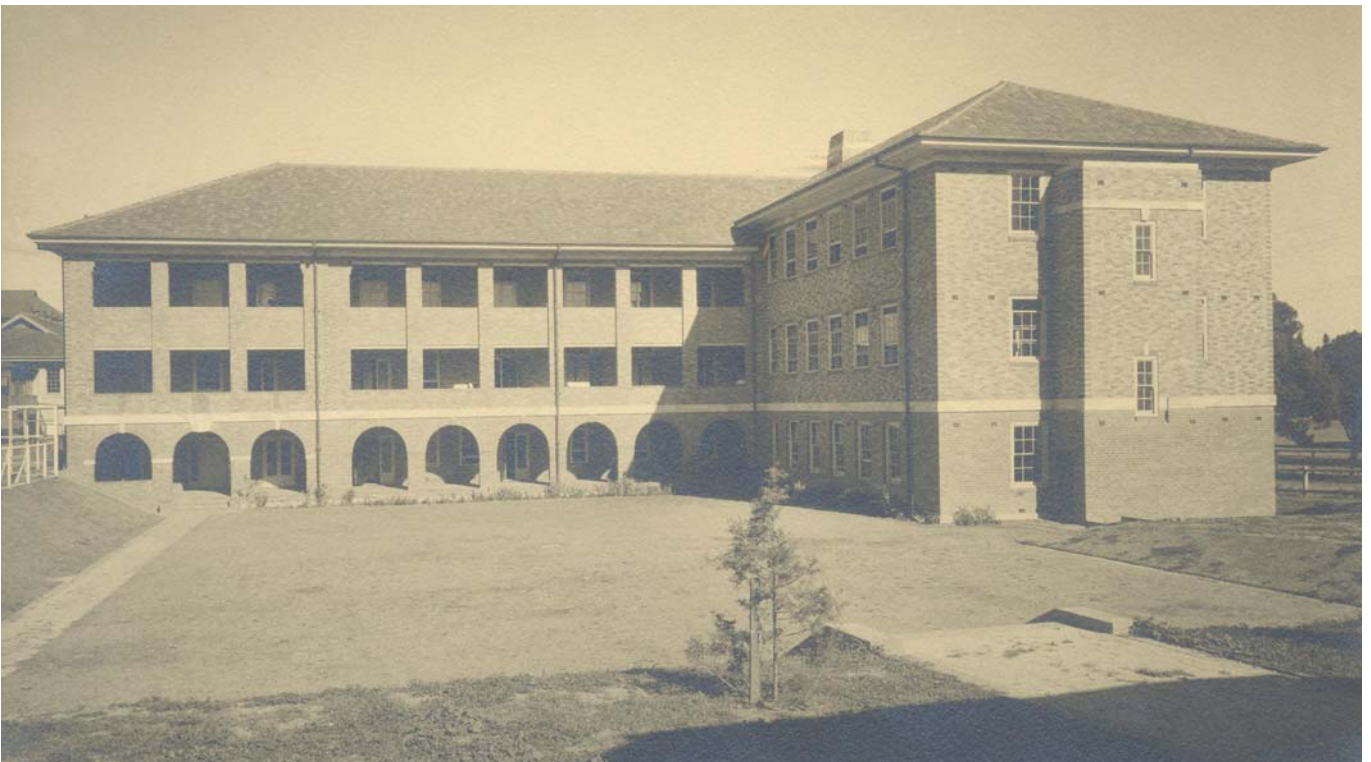


Figure 1B. North Elevation of the Dormitory soon after completion (Kings School Archive 4608 Baker & Forrest). The manicured nature of this lawn and its northern aspect support its possible former use as a parade ground.

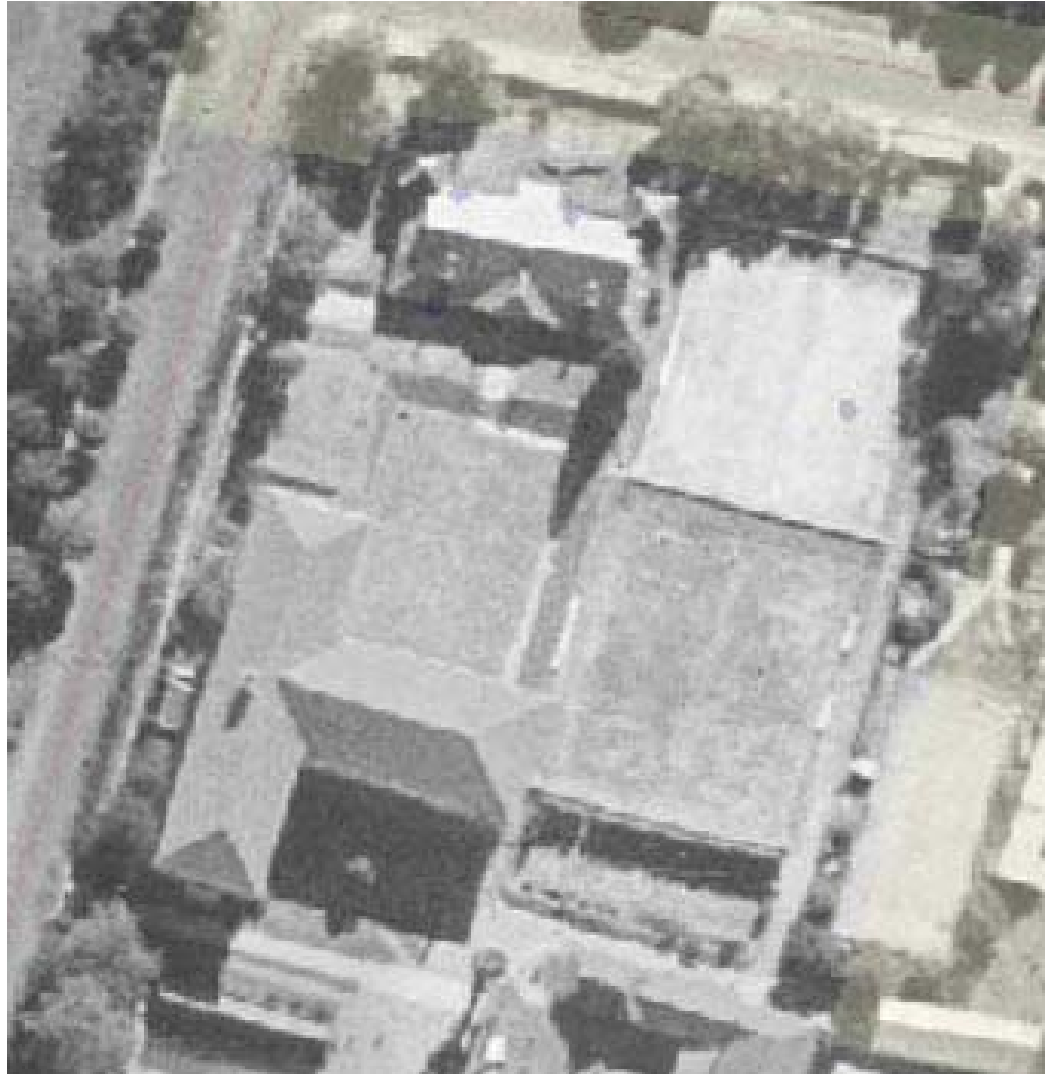


Figure 1C. Detail from the 1943 aerial photo (LPMA Six Viewer)

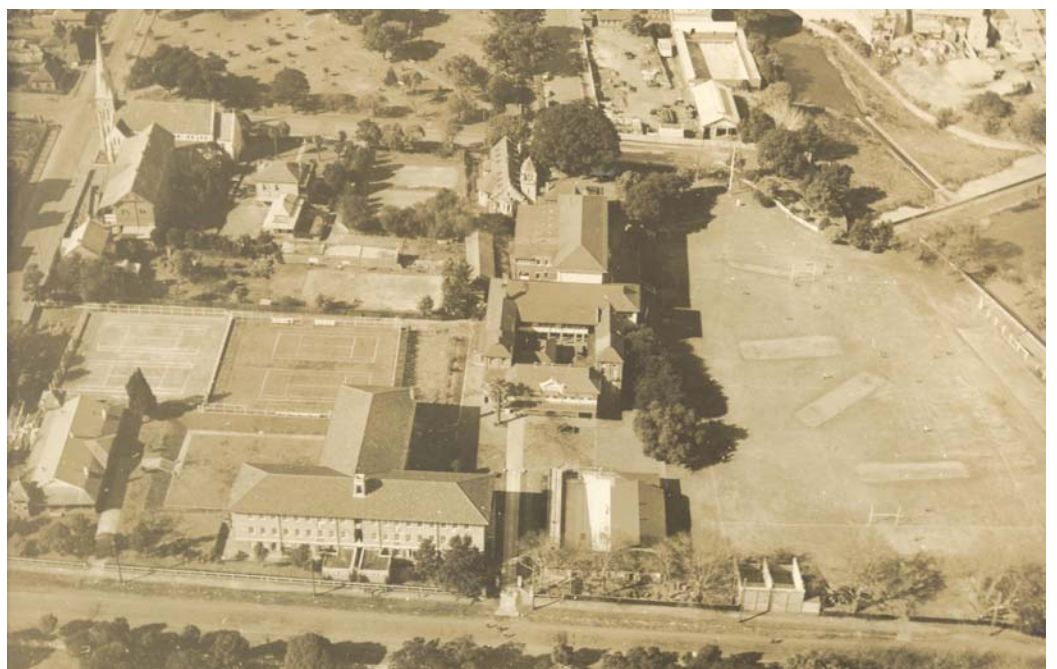


Figure 1D. Aerial c. 1950. The sunken lawn area can be seen as a significant landscape structure.

APPENDIX 2. PREVIOUS MASTERPLANS

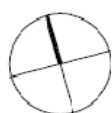


Figure 2A. GML Addendum to the Conservation Plan – Indicative Concept page 32 (GML 2005).

The sunken lawn area is reduced in size and the simple rectangular shape modified. This figure does not show proposed boundaries (and therefore fencing lines).

