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**Edward Millen Home (fmr) Victoria Park
Heritage Impact Statement for Demolition of Hillview
Clinic Building
March 2023**

Cover Image: Hillview Clinic, October 2022
Courtesy: Hocking Heritage + Architecture

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| Rev No | Author | Date | Reviewer | Date |
|--------|-----------------------------|------------------|------------------------------------|---------------|
| A | Prue Griffin Gemma Dewar | November 2022 | Donna Colum, Town of Victoria Park | November 2022 |
| B | Prue Griffin Gemma Dewar | 29 November 2022 | Town of Victoria Park | February 2023 |
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1. Introduction

Town of Victoria Park are seeking to demolish the former Hillview Clinic located on the Edward Millen Home (fmr) site. The place is entered on the State Register of Heritage Places (PN. 2176) as *Edward Millen Home (fmr)* and whilst the entry refers predominantly to the original hospital buildings constructed between 1912 and 1936, mention is made that the Hillview Clinic building constructed in 1968 was constructed to care for autistic children and contributes to the understanding of the development of the place as a health care site. The Statement of Significance attributed to the place does not refer to the Hillview Clinic building being of specific heritage significance.

A conservation plan was prepared in 2001 by Considine Griffiths Architects with Robin Chinnery, Historian and is attached to a Heritage Agreement entered into by Heritage Council and the owner of the place dated 2005. The requirements of the conservation plan and Heritage Agreement are that Edward Millen Home (fmr) should be retained and conserved. The conservation plan designates the Hillview Clinic building as being of little significance with corresponding policy stating that "fabric of spaces or elements of little significance may be retained or removed depending on the future use requirements". The 2001 conservation plan concludes that the Hillview Clinic is unlikely to demonstrate cultural heritage significance.

The place underwent works in 2012 to upgrade its facilities to allow for continued use which impacted on original fabric. Whilst the building still represents its original design intent, the authenticity and integrity of the place has been compromised.

The Hillview Clinic building was vacated in February 2022 as it was surplus to the requirements of the Department of Communities.

The Town of Victoria Park wishes to demolish the Hillview Clinic building and has commissioned this heritage impact statement (HIS) to determine the adverse (if any) impacts the demolition of the former clinic building would have on the more significant aspects of the Edward Millen Home (fmr) site. The HIS has been prepared following Heritage Council's guidance for preparing these types of reports.

2. Location

Edward Millen Home (fmr) is located at 15 Hillview Terrace, East Victoria Park also known as Lot 9000 on Plan 041207. The 4.7ha site is located at the intersection of Albany Highway and Hill View Terrace in a residential section of East Victoria Park.

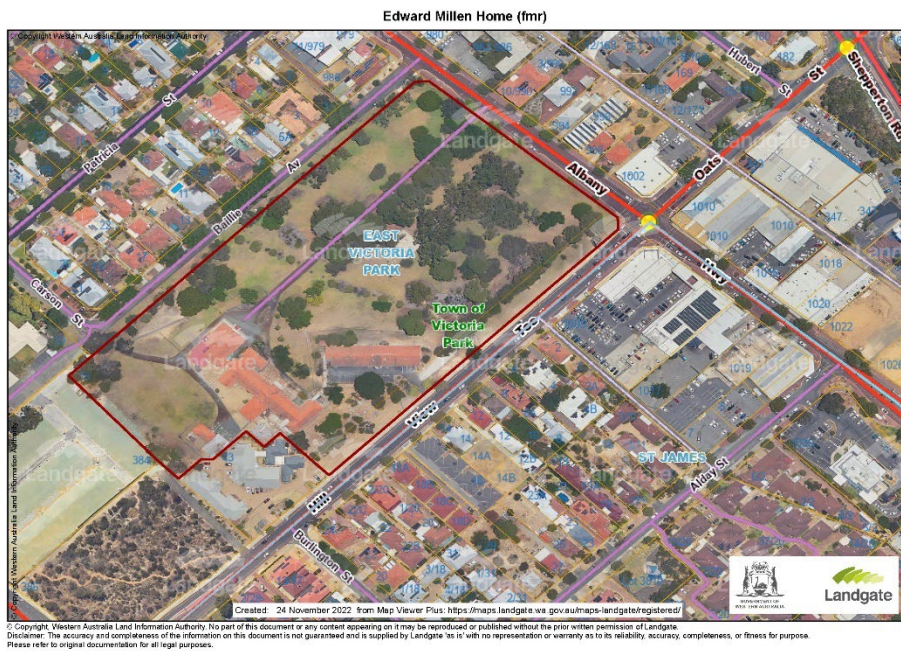


Figure 1: Location of Edward Millen Home (fmr)
Courtesy: Landgate, 2022

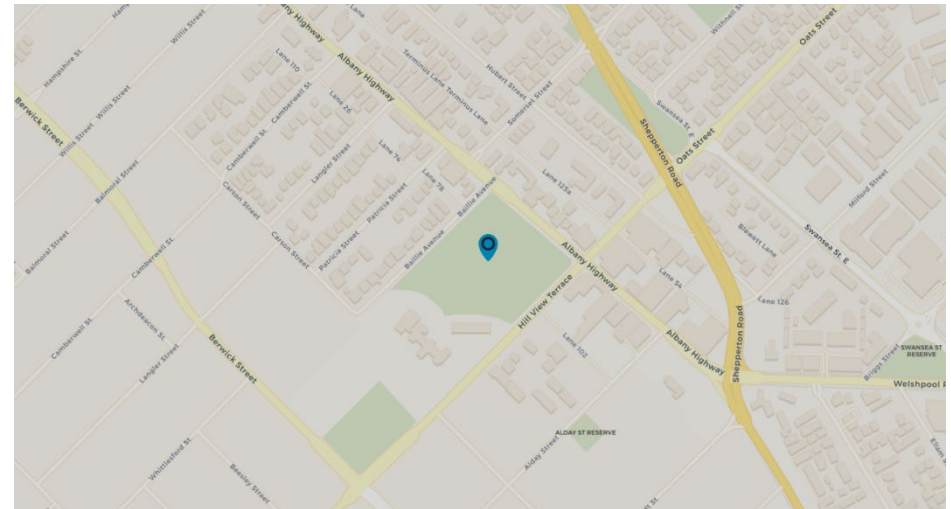


Figure 2: Location of Edward Millen Home (fmr) in a local context
Courtesy: National Map, 2022



Figure 3: Aerial view of Edward Millen Reserve
Courtesy: Nearmap, 2022

3. Heritage Listings

Edward Millen Home (fmr) benefits from the following heritage listings:

| Type | Level | Date | Comments |
|---------------------------------|-----------------|------------|-----------------------|
| Register of Heritage Places | Interim Entry | 13/03/1992 | |
| | Permanent Entry | 29/06/1999 | |
| Heritage Agreement | | 30/08/2005 | |
| National Trust Classification | Classified | 01/09/1980 | |
| Register of the National Estate | Permanent | 28/09/1982 | |
| Local Heritage Survey | Adopted – Cat 1 | 2021 | Town of Victoria Park |
| Heritage List | Adopted – Cat 1 | 2021 | Town of Victoria Park |

4. Statement of Significance

The following statement of significance has been taken from the register documentation for place no. 2176 Edward Millen Home (fmr) prepared by Heritage Council.

Edward Millen Home (fmr), a complex of hospital buildings comprising the former Rotunda Hospital (1912), a brick and tile building in the Federation Queen Anne style, fumatory building (1921) and former ward block (1921; 1936), set in landscaped grounds, has cultural heritage significance for the following reasons:

- The place has aesthetic value due to the relationships between the former Rotunda Hospital and former ward block and their formal landscaped setting, including the formal, tree-lined approach;
- Through an understanding of the buildings and landscape elements, the place has the potential to illustrate various aspects of the development of health care in Western Australia from 1912 to 1997;
- The place makes a contribution to the sense of place for those who have had associations with the place as a maternity hospital, sanatorium, psychiatric clinic and centre for autism;
- The quality of the architectural detailing retained in the former Rotunda Hospital and in the former ward block is of value;
- The former Rotunda Hospital is of aesthetic value as a fine example of Federation Queen Anne architecture, displaying

internal and external detailing. It has landmark quality within the site;

- The Rotunda Hospital, established by midwife Elizabeth Baillie in 1912, provided women with an alternative to home birth. The Rotunda Hospital was established four years before the King Edward Memorial Hospital, Western Australia's first public hospital for women;
- The site has value to the local community for the social amenity the park provides;
- The Rotunda Hospital is a rare example of a hospital built in a residential style, located close to the city on a large site which has generally retained its original building and landscape qualities; and
- The place is representative of the type of rehabilitative care provided for ex-servicemen and tuberculosis in Western Australia. Due to the extent of original fabric remaining, the place is more authentic than other sites of a similar nature.

The Hillview Clinic (1968) and WE Robinson unit (1983) were established to cater for the treatment and care of autistic children. These buildings contribute to understanding the development of the place as a health care site.

Figure 4: *Rotunda Hospital, East Victoria Park, Spanish influenza hospital, 1919*

Courtesy: SLWA_b4546246_1



5. Hillview Clinic

The former Hillview Clinic building is a single storey building of brick and tile construction. The building is positioned close to the Hill View Terrace boundary and positioned at a diagonal to the main buildings, planned on an east-west axis in a landscaped setting.

The building was constructed in the 1960s in a lineal form and is of simple architectural expression. The main feature of the building is the regular rhythm of fenestration along the north and south elevations.

The brickwork has been painted white which provides a contrast to the terracotta tiled roof. A covered entrance is located at the eastern end of the building with flush panel double doors and large window above the flat canopy. There is a double door entrance at the western end of the south elevation, set back behind the main building line and a further recessed entrance with sliding aluminium doors is located on the south side of the building, towards the eastern end of the elevation, opening into the car parking area.

The roof is a shallow pitched gable roof clad with terracotta tiles. A raised section of roof is positioned within the centre of the building with gridded facing towards the north. The southern plane of the vent is the tiled continuation of the roof creating a seamless aesthetic to the element. The eaves are open and overhang the north and south elevations providing some degree of shade.

The windows are full height aluminium openings, each divided into three glazed sections together with a mid-height solid panel. A bank of high level windows on the south elevation indicate the location of the bathrooms.



Figure 5: North elevation



Figure 6: South and east elevations



Figure 7: Sliding door entrance on south elevation



Figure 8: Typical window detail



Figure 9: View along eaves and south elevation



Figure 10: East entry



Figure 11: North elevation



Figure 12: North elevation

Internally, the Hillview Clinic has been divided into a series of office spaces. Plans included in the 2001 conservation plan show the space divided into a number of large rooms along the northern side of the building accessed from a central corridor which extended along the majority of the length of the building and terminated at the biggest of the rooms at the eastern end. Smaller rooms and washrooms and other ancillary accommodation was occupied the southern side of the building. It is assumed that this was the original internal planform of Hillview Clinic.

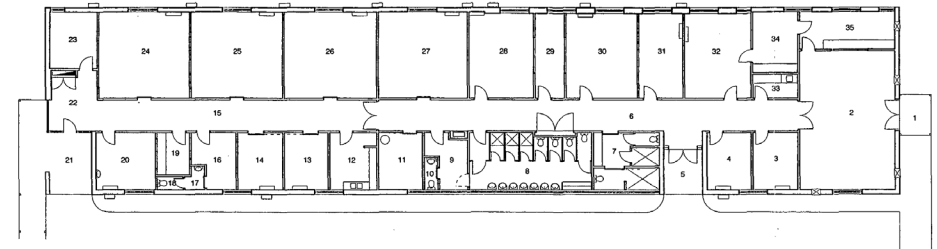


Figure 13: Internal planform of Hillview Clinic c.2001
Courtesy: Hillview, Victoria Park – Conservation Plan, July 2001, Considine and Griffiths Architects with Robin Chinnery, Historian

Following the 2012 refurbishment, all the internal walls were removed to create larger open plan working spaces with upgrades to finishes and facilities.

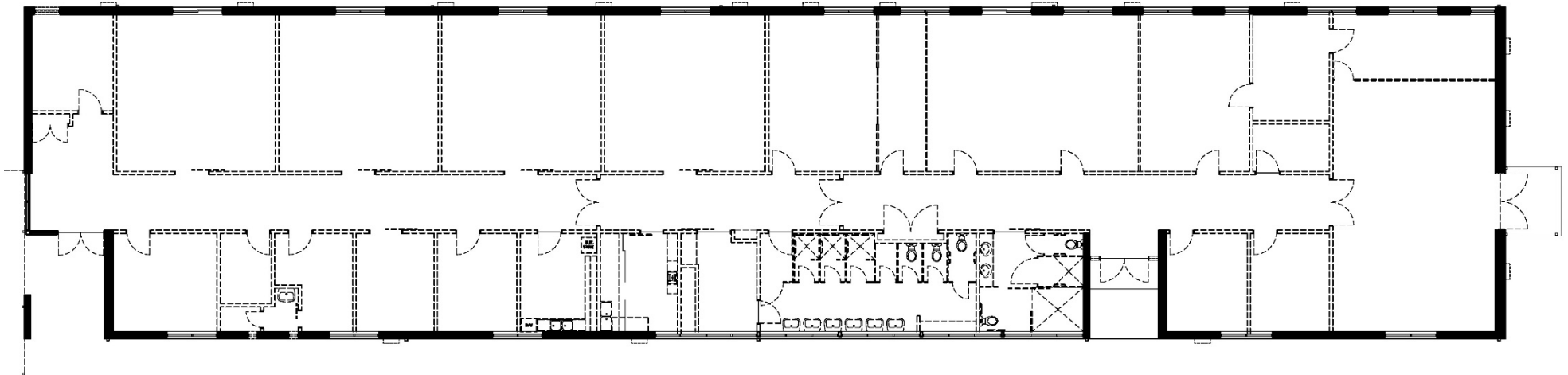


Figure 14: Demolition floor plan for refurbishment works c. 2012
 Courtesy: Haymes Sharley

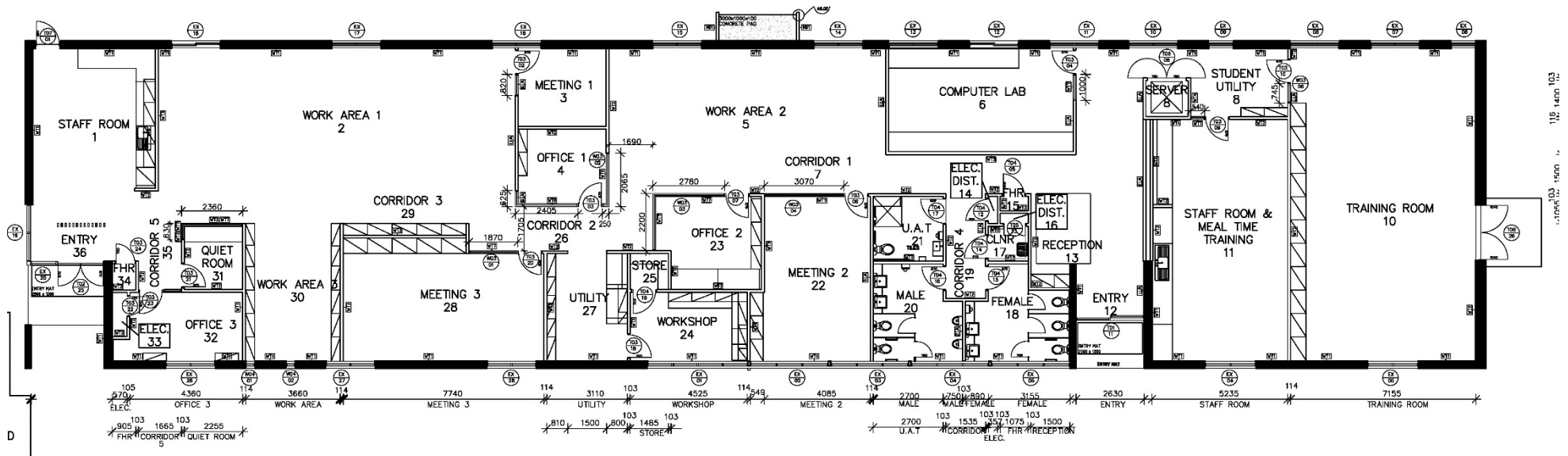


Figure 15: Internal layout following 2012 refurbishment works
 Courtesy: Hames Sharley

As part of the works, new suspended acoustic tiled and plasterboard ceilings were installed together with new lighting, air conditioning units and fire prevention systems. The extant brick walls (ie. The internal face of the building's shell) were lined with new plasterboard whilst new internal walls were erected, predominantly of steel stud frame construction with gyprock fyrcheck cladding.

The original timber lining to the windows were retained as part of the works.



Figure 16: Typical office detail



Figure 17: Glass partition walls

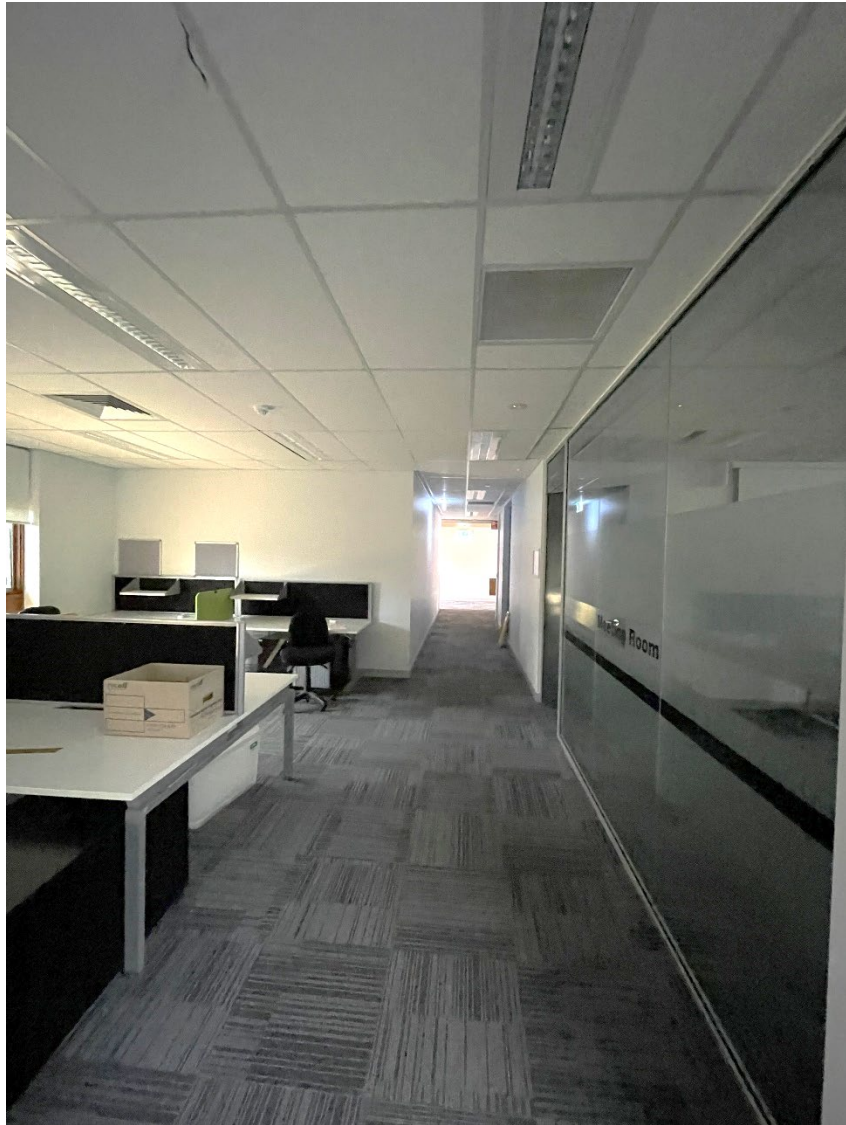


Figure 18: View through office space



Figure 19: Meeting room



Figure 20: Typical window detail



Figure 21: Typical window detail



Figure 22: Typical office space



Figure 23: Feature wall

6. Assessment of Impact

The proposed demolition of the former Hillview Clinic building will not impact on the documented heritage values of Edward Millen Home (fmr).

The statement of significance is used as part of the benchmark for assessing the impact of change to a place and in the instance of Edward Millen Home (fmr), the statement of significance is related to the Rotunda Hospital building, the former ward block and the fumatory building. The Hillview Clinic building is not mentioned in the main statements.

Demolition of the former Hillview Clinic building will not:

- Harm the aesthetic values of the Rotunda Hospital building and the former ward block with their formal landscaped setting or tree lined approach.
- Harm the understanding of the healthcare system between 1912 and 1997 – the extant buildings and landscape elements retains the potential to illustrate elements of health care services during this period. The changes undertaken in 2012 to the former Hillview Clinic building have eroded all evidence of the former hospital use of the place.
- Harm the community's sense of place. The original Rotunda Hospital building and the former ward block with their formal landscaped setting remain extant and are the primary place of connection for the community sense of place. The Hillview Clinic was constructed as a centre for the treatment of individuals with autism. This function ceased with the conversion to an administration offices in 2012. Any contribution to the

community's sense of place for this earlier function has already been lost.

- Harm the quality of the architectural detailing of the former Rotunda Hospital building or the ward block.
- Harm the aesthetic value of the Rotunda Hospital building as a fine example of Federation Queen Anne architecture or its landmark qualities on the site.
- Erase the connection of Elizabeth Baillie to the place or the fact that the place was established in 1912 as an alternative to home birth.
- Harm the amenity of the parkland setting for the community.
- Harm the rarity value of the Rotunda Hospital being constructed as an example of a hospital in a residential style, close to the city on a large site which has largely retained its original building and landscape qualities.
- Harm the connection between the rehabilitation of ex-servicemen or the care for patients with tuberculosis.

The demolition of the former Hillview Clinic building will result in the loss of part of the story related to the care and treatment of autistic children. This is an important aspect of the place's history but was a use that functioned for only a relatively short period of time. This aspect of the health care provision on the site could be told through interpretation rather than through retention of built fabric.

In terms of the conservation policy established in the 2001 conservation plan, the demolition of the former Hillview Clinic building is in keeping with the recommendations.

Policy nos. 13-21 on pages 158-159 of the conservation plan set out the general actions arising out of the statement of significance. The actions recommend retention of the key buildings and the associated landscape setting. Demolition of the former Hillview clinic building is not contra to these recommendations.

Section 7.2.4 relates to policies arising from the graded zones of significance. Policy no. 28 on page 162 states that fabric of spaces or elements of little significance may be retained or removed depending on the future use requirements. Demolition of the former Hillview Clinic building is in accordance with this policy.

The demolition of the place does not affect the site and landscape recommendations established in policy numbers 30-36.

Section 7.3.5 deals with policies relating to areas of little significance and intrusive elements. Policy no. 99 relates solely to Hillview Clinic and states:

"Hillview Clinic is a typical example of a utilitarian building constructed in the 1960s. Whilst the fabric of the building is not of heritage significance, it is competently designed hospital building and is well and inconspicuously located on the site. The retention of the building is encouraged if a useful purpose can be found for it. Original elements should be retained if possible. The building may be extended or adapted and if this option is considered, any new works should be carried out with respect for the existing design of the building and without attempting to alter the aesthetics of the building to reflect earlier heritage structures on the site."

Demolition of the former Hillview Clinic building is excluded under this policy recommendation. Whilst the external shell of the building remains

extant and not altered following the 2012 works, all evidence of former hospital/clinical occupation of the space was erased following the internal demolition. The building is no longer used and is beginning to show signs of deterioration externally. The current owners also no longer have a use for the place. Demolition will allow further opportunities on the site to be realised in line with the policy requirements of the conservation plan.

Therefore, it is concluded that demolition of the former Hillview Clinic building will not adversely harm the heritage values of Edward Millen Home (fmr) and the works should be permitted. It is recommended that interpretation of the original functions of the Hillview Clinic building be undertaken as part of any future redevelopment/landscaping of the site.