

## HERITAGE IMPACT STATEMENT

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Place: Former Female Refractory Ward (B25), the trellised Toilet (B19) and the airing court at Former Sunbury Lunatic Asylum, Jackson's Hill Sunbury VHR No. H0938, HO38 in the Hume Planning Scheme

Date: 5 December 2024

For: AA and the City of Hume

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### Introduction

This Heritage Impact Statement addresses the works required to adapt the former Female Refractory Ward from its recent accommodation of the Victorian University of Technology Music School to now house the Sunbury Community Arts and Culture Precinct for the City of Hume. The University vacated the site in 2010 and it has been vacant from 2011. The proposed art and culture precinct is a compatible use that is desperately needed to ensure the conservation of the place. The place subject to this Heritage Impact Statement is the quadrangular building that was completed in 1894 along with the masonry toilet block connected by a covered walk the south and rear, as well as the fenced airing court and timber privy on the east. The site can be taken to be the cut and benched area of land for which a CHMP is not required. The proposed works are as shown on the 16 drawings, issue P2, 5 Dec 24, prepared by Architecture Associates Pty Ltd, with the works addressed in the Conservation Works Plan (CWP) that is appended. The majority of the proposed works can be considered changes to functional fitout and could be addressed through permit exemption. The proposed interventions necessitating a permit are limited to the construction of 2 new openings and 4 doors through internal walls to connect spaces, a new external door, and the proposed addition of an entry canopy and larger foyer building.



Figure 1 Aerial of the former Female Refractory Ward (B25) with the flat airing court with the Privy (B19) to the east.

The quadrangle building is remarkably intact to its early form and condition, with the adaptation to accommodate the University having caused only limited change to the heritage fabric and with introduction of an overlay of simple glazing with steel framing to enclose the verandahs, provide functional doors to the cells, and adapt the covered walk north of the former central dining hall for use as a foyer area. The added glazing is unobtrusive and reversible. To provide spaces of larger size, openings were constructed in 16 walls separating cells to provide 11 double cells and 3 triples. The southwest pavilion was refurbished internally including the removal of a wall. A stage was added in the dining hall with the kitchen and scullery refurbished as was the toilet block to the south, as well as the cell to the south of east side centre pavilion, which was renovated as a universal access toilet.

The proposed adaptation to accommodate the arts and culture centre is again intended to limit impact on original fabric with the additions to be reversible.

To provide a larger connected space for the Art Society construction of a further two openings would link the northeast pavilion with the four adjoining cells to its west. In order to provide a connected space for the Gallery which is proposed in the northwest pavilion, new door openings are proposed through three dividing walls in the cells to the east of the corner pavilion. The new openings are proposed adopting the detail employed in the University adaptation. The evident addition to the quadrangle is the proposed replacement of the existing foyer annex which has been found to be overly cramped to be fit for purpose. The new foyer building will expand the footprint to the width of former dining room. The form of the new annex is proposed as two inverted skillion roofs that butterfly outwards from the central verandah roof allowing the existing structure to remain entirely intact. The upper level of the annex is proposed to be clad with ceramic tiles produced by the arts community under the tutelage of the pottery group and the posts are proposed to be constructed with the involvement of the woodworkers.

The annex will be an obvious new object introduced into the cloister character of the former asylum building. The enlarged annex is proposed to provide an adaptable communal space at the heart of the art and cultural centre and to provide expression to the new use into the future.

The condition of the building is generally good with the exception works required to replace broken windows and removed security boarding applied to prevent break-ins. Repairs are required to leaking joints in the gutters and the inground storm water appears to require clearing in two locations with treatment of associated rising damp. As noted above new floor coverings are required and removal of redundant fixtures and fitting and minor patch, repair with paint upgrade. The timber privy in the airing yard (B19) requires restoration work and a compatible use.

### **Summary History and Integrity**

The history of the former Female Refractory Ward and surrounds is provided in the heritage reports prepared Nigel Lewis Richard Aitken Pty Ltd from 1994 and more recently by Lovell Chen. The summary history of the place and adaptation for change of use over time is derived from these sources. The Chronology prepared by Lovell Chen at Appendix A to their July 2024 Heritage Framework report is appended below as appendix A, as

is the Heritage Framework and the 2002, Conservation Management Plan by Nigel Lewis Richard Aitken Pty Ltd.

The quadrangle building and linked toilets were initially designed in 1889 for the intended accommodation of criminally insane males. Following *The Lunacy Act* of 1890 by 1893 when the complex was completed the male criminal lunatics were retained at Ararat and refractory female patients who were thought to be unlikely to respond to treatment, or were resistant to control or authority, were accommodated in the new building. Two sunshades shown to have existed on the 1908 block plan may have been constructed in airing courts across the asylum from 1896-7 although the two rotundas in Female Refractory Ward airing court have since been demolished at some time after a 1963 aerial photograph of the asylum.

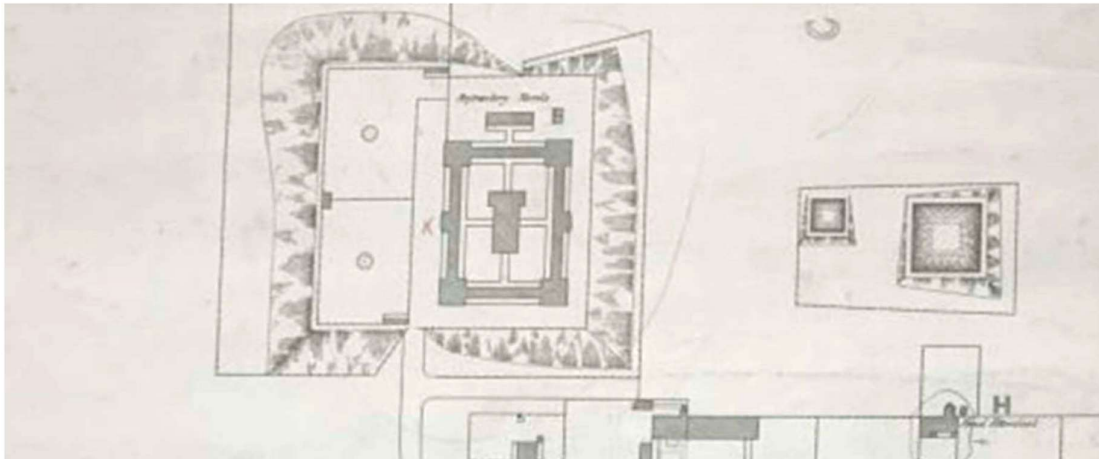


Figure 2 Sunbury Lunatic Asylum General Block Plan, 1908 (cropped), Source: PROVPRS3686/P0017/1140

It is not known if the original secure perimeter wall, as designed in 1890 to contain criminally lunatic men, was ever constructed however there is possibility that the existing wrought iron hairpin perimeter fence to the airing court dates from the second stage of construction of the Sunbury Lunatic Asylum in 1914.

The existing timber privy (B19) located in the airing court was not shown on the 1908 map and is shown in the present location by 1930, possibly having been relocated from elsewhere in the asylum when sewerage was connected in the 1930s.

The buildings of the former Female Refractory Ward have remained remarkably intact to its form as originally constructed. The more recent history saw the name change of the Lunatic Asylum to the Sunbury Mental Hospital in 1933. New larger windows were constructed to the cells of the north, east and west sides of the women's ward in the 1950s following the Kennedy Report addressing poor conditions of psychiatric hospitals. At the same time it is reported that the alternating coloured panels were added to the soffits of the verandahs and covered walkways<sup>1</sup>

In 1962 the site was again renamed as the Sunbury Training Centre with the last psychiatric patients transferred elsewhere in 1968 with the centre solely for support of the developmentally disabled and with the former Female Refractory Ward vacated in 1979. In 1985 the Sunbury Training Centre became the Caloola Training

<sup>1</sup> Heritage Framework, Appendix A page A2, Lovell Chen, July 2024

Centre which was decommissioned in 1992 at which time the former asylum site was added to the Victorian Heritage Register (VHR) and a Conservation Analysis for the former asylum was prepared by Nigel Lewis Richard Aitken Pty Ltd.

In 1994 the site was granted to the Victorian University of Technology to establish a tertiary education campus although land including the former Female Refractory Ward was transferred to the Urban Land Authority.

A Conservation Management Plan for the former Female Refractory Ward was prepared by Nigel Lewis Richard Aitken Pty Ltd in 1994 and they prepared a proposal for use of the quadrangle building for a music school in 1997.

At the turn of the century the former Female Refractory Ward, along with additional land was transferred to the Victorian University of Technology (VUT) with the quadrangle building identified for adaptation for use as the VUT Music School.

A Conservation Management Plan for the former Female Refractory Ward was prepared by Nigel Lewis Richard Aitken Pty Ltd in 2002. Works were undertaken in 2003 with the VUT Music School opened in 2004.

The adaption works involved are described in the Appendices A to the Lovell Chen Heritage Framework as follows:

*Bates Smart architects were engaged to develop plans for the redevelopment of the FRW, then known as the 'Melba Project'. Restoration and fitout works included conversion of the central 'Day Room' to a performance hall [with the addition of a stage]; conversion of the scullery and kitchen to the south side of the Day Room to a control room and equipment store; the addition of a new foyer to the north of the performance hall, with a[n annex addition to the] link to the north wing of the FRW; and demolition of some internal walls between cells to create larger rooms. The verandahs to the internal courtyards were glazed. It is believed that works also included the [re]application of alternating paint treatments to the soffits of the verandahs and covered walkways [that was first applied in the 1950s].*

The history of use of the quadrangle building and associated airing courts, coupled with the high quality of the original design and construction of the complex has resulted in a high historical integrity and generally sound condition of the buildings.

### **Description**

The former Female Refractory Ward was constructed as a quadrangle consisting of 68 cells, with 10 cells to the north and south and with 14 cells to the east and west sides. The cells for the patients here originally identical, other than for one lined with straw padded canvas to its walls, which is on the south side the third from the west corner.

The rows of cells are roofed with a continuous slate roof that runs centrally to the four, square, corner pavilions, each with a square clearstory ventilator rising from the square hipped roofs of the pavilions. Both inside and to the outside of the rows of cells are verandah that run between the corner pavilions. Central to

the long sides on the east and west are secondary pavilions which do not disrupt the internal verandah but which extend out to the east and west to interrupt the external verandah.

Each cell had a heavy timber door opening out onto the internal verandah to stand ajar rather than flat against the walls during the day. Above each cell door is a timber ventilator with an inner fixed slotted panel and a second slotted sliding panel on the verandah side with a timber knob that allowed the vent to be closed. In 1952 a window looking onto the external verandah was added to the 10 cells to the north the 14 cells to the west, the two west most cells to the south and to the 7 cell north of the centre pavilions on the east side.

The verandahs run along each side of the quadrangle to terminate against the inner corner of square corner pavilions. The cells are 3.35 deep and 2.66 metres wide and with high ceilings at 4.27 metres each cell has a high window to the inner and outer wall above the verandah roofs.

The cells were originally painted brick walls, probably limewashed, with a simple bevelled timber skirting mould. The ceilings are beaded timber lining boards with a simple timber cornice. The ceilings and wall were painted white with the University occupation.

The building originally had boards to the floors although these have only been retained to the cells of the southern end with floors elsewhere having been replaced with chipboard sheet flooring, now marked with carpenter glue following removal of the floor coverings throughout.

With the glazed enclosure of the verandahs for the University the original floors have been overlaid with a new timber floor at the level of the floors to the interiors of the rooms.

In the centre of the quadrangle is the free-standing former dining hall with former kitchen and scullery rooms at its south end. At the points of the compass are covered walkways connecting the four entries of the hall to the perimeter cloister.

Within the hall the adaptation by the University saw the introduction of a raised timber framed stage at the south end and the conversion of the former scullery into a sound room and with mechanical equipment installed in the former kitchen. Other than for repainting, the introduction of the stage, closure of the fireplaces, and a new timber floor the dining hall is largely intact retaining its lining board ceiling, four expressed timber trusses, windows, doors and timber wainscot.

### **Significance**

The significance of the former Female Refractory Ward and associated airing courts on the cut and benched site was established in the two conservation management plans for the whole of the Sunbury Lunatic Asylum, the conservation management plan focused on the Female Refractory Ward, and the recent heritage framework for the Female Refractory Ward.

- Nigel Lewis and Richard Aitken, Former Caloola Centre Sunbury Conservation Management Plan, March 1994
- Nigel Lewis Richard Aitken Pty Ltd, Lunatic Asylum Sunbury – Buildings 22 and 23, Sunbury Campus Conservation Management Plan, prepared for Victoria University, February 2002
- Lovell Chen, Jacksons Hill (Former Sunbury Mental Hospital) Conservation Management Plan, December 2021
- Lovell Chen, Jacksons Hill (Former Sunbury Mental Hospital) Heritage Framework, July 2024

The significance of the former Female Refractory Ward has not been addressed independently of Victorian Heritage Registration of the whole of the former Sunbury Mental Hospital VHR No. H0937.

The following is offered as an adapted version of the Statement of Significance for the former Lunatic Asylum as it applies to the former Female Refractory Ward.

What is significant?

The former Female Refractory Ward was designed from 1888 to 1890 as the Criminal Ward of the Sunbury Lunatic Asylum and set in relative isolation to the southeast of the extensive grounds on a site that was cut and benched into Jacksons Hill with outlook towards Melbourne. Following The Lunacy Act of 1890, by the time of completion of the quadrangle building in 1893 a decision had been taken to retain criminal lunatics at Ararat Gaol and refractory female patients who were thought to be unlikely to respond to treatment, or were resistant to control or authority, were accommodated in the new building away from the general wards of the Asylum. It is concluded that the airing courts were likely to have been constructed with the existing wrought iron hair pin fence and that the timber privy was introduced along with the sewers in the early 1930s with the possibility that the privy, having Edwardian appearance, was relocated from elsewhere in the Asylum.

Development of Jacksons Hill had commenced in 1864 as an Industrial School that was redeveloped in 1879 as a Lunatic Asylum. The construction of the Female Refractory Ward was a part of the substantial enlargement of the Asylum in the period 1891 to 1914 which was maintained in use as a psychiatric hospital (1879- 1968) and later a training centre for the intellectually disabled (1962-1992). In 1994 the site was granted to the Victorian University of Technology to establish a tertiary education campus although land including the former Female Refractory Ward was transferred to the Urban Land Authority.

At the turn of the century the former Female Refractory Ward, along with additional land was transferred to the Victorian University of Technology (VUT) with the quadrangle building identified for adaptation for use as the VUT Music School. Works to adapt the former Female Refractory Ward were undertaken in 2003 to the design by Bates Smart Architects with heritage direction by Nigel Lewis Richard Aitken Pty Ltd with the Music School operating from 2004 until 2010.

site plan was prepared by the talented architect Henry Bastow of Victoria's Public Works Department in 1888 and 1889 show the proposed quadrangle building. The proposed original use as a gaol may explain the quadrangle design with cloisters facing on to the courtyards as a derivation of panopticon prison that found more complete expression in 1940 at the Darlinghurst Prison in Sydney (now adapted for use by the National Art School).

How is it significant?

The former Female Refractory Ward and associated airing courts is of historical, architectural, aesthetic, archaeological and social significance to the State of Victoria.

Why is it significant?

The former Female Refractory Ward is of historical significance for its demonstration of attitudes to child welfare and mental health in its early industrial school buildings and asylum buildings, airing courts and gardens.

The former Female Refractory Ward is of historical significance as an example of asylum landscaping and site planning, its airing courts with retained privies and fenced enclosure in some isolation from the general wards.

The former Female Refractory Ward is of historical significance for its physical fabric and spaces which demonstrate nineteenth century attitudes to the treatment of mental illness, including the padded cell. The female refractory ward, originally designed for male criminally insane patients, demonstrates contemporary practices in dealing with female patients who were transferred from the general wards for disruptive behaviour.

The former Female Refractory Ward is of historical significance for association with the talented with Henry Bastow and Chief Architect George Watson, who were responsible for the design of the Asylum from the 1890s to 1912.

The former Female Refractory Ward site with the notable cut and benched site has of limited potential to contain historical archaeological features, deposits and relics that relate to the construction and use of the Industrial School and the Lunatic Asylum.

The former Female Refractory Ward including the timber privy is of architectural significance for its institutional buildings of the 1890s and represent changing attitudes to mental health.

The setting of the former Female Refractory Ward is rare and intact example of a late nineteenth century lunatic asylum. The site contains rare examples of hairpin fencing used to enclose airing courts for patients. Outdoor shelters or sunshades for patients are also uncommon in Victoria.

The former Female Refractory Ward is of architectural significance. The red brick quadrangle building and toilets and the timber privy from the principal phase of asylum expansion and are of architectural significance for distinctive design and detailing.

The former Female Refractory Ward is architecturally significant as a distinctive part of the former lunatic asylum, one of several surviving in the state. It demonstrates typical characteristics such as formal planning and distinctive building types with continuance of the 'block plan' criticised by the 1884 by the Royal Commission chaired by Ephraim Lamson Zox retained to cater for the patient found to be too unruly for accommodation in the general wards of the Asylum. The former Female Refractory Ward gains architectural significance from the unity of materials, overall cohesiveness of design, consistent and distinctive detailing and setting.

The former Female Refractory Ward is of aesthetic significance for the quality and integrity of its architecture style and materials in the hill side setting of the cut and benched site with views to and from the site.

The former Female Refractory Ward is of social significance especially to past patients and their families as a reminder of past practices in mental health care.

The former Female Refractory Ward site is on the traditional land of the Wurundjeri people with important outlook.

Borrowed with amendment from the Heritage Framework by Lovell Chen in July 2024 is the follow list of valued attributes areas and elements of the former Female Refractory Ward and its setting.

#### External presentation (1894 buildings)

The external presentation of the FRW and the masonry privy block (both completed in 1894), including the roof profiles, materiality and the internal courtyards of the main building complex, should be retained.

External fabric should not be overpainted, with the exception of fabric (generally joinery) that has previously been painted.

The outward-facing windows (i.e. all windows that do not address the internal courtyards) of the primary building complex should be made-good (repaired) or replaced based on documentary evidence (subject to HV approval).

The brick paving to the internal courtyards should be retained in the existing (original) material and at the existing grade.

#### Internal planning and layout of the primary building (1894)

The original configuration of cells to the south wing of the primary building, including the padded cell, should be retained. The legibility of the original configuration of cells and pavilion rooms should be retained noting the success in this regard of the adaptive works undertaken to accommodate the University use. Some further consolidation of spaces may reasonably be contemplated in keeping with this previous approach.

The Mess Hall should be retained as a single volume, with smaller support spaces to the south.

#### Landscape setting

Works undertaken for Victoria University in the early 2000s did not address the landscape setting of the former Female Refractory Ward. When these areas are proposed for renewal a carefully considered and holistic design response is recommended for landscape, including acknowledgment of the importance of the site to the Wurundjeri people. Landscaping of the airing courts should be informed by the historical alignments of pathways and siting of shelter pavilions.



The hairpin wrought iron fence is considered likely to have been original to the occupation of the former Female Refractory Ward and along with the timber privy is of significance and should be retained with landscaping to the setting of the former Female Refractory Ward.

### **Proposed Works and Impact Assessment**

For the conservation of the former Female Refractory Ward, it is critical that a compatible adaptive use such as occupation by the Sunbury Community Arts and Culture Precinct be established in the building.

The works proposed for the accommodation of the Community Arts and Culture use are as shown on the drawings numbered 16 drawings, issue P2, 5 December 2024, prepared by Architecture Associates Pty Ltd, with the works addressed in the Conservation Works Plan that is appended.

The works to the quadrangle building, rear toilet and the timber pavilion are addressed in this stage of permit application with landscaping to the cut and benched site, to the wider site to follow.

The appended Conservation Works Plan (CWP) provides a schedule of works that is proposed for inclusion as condition of the permit and can include provision for the submission to Heritage Victoria for endorsement of supplementary detail, developed design and construction documentation of conservation and other works, as these are resolved.

Two categories of work are evident. The accommodation of the Community Arts and Culture use will involve functional fitout that could be addressed through permit exemption, but which is included in the Permit Application for continuity of assessment. These works involving finishes, fittings and fitout are in keeping with works undertaken to accommodate the previous University use and are considered uncontentious with respect to impact on heritage significance and are reversible. This category of works includes proposed introduction of ramps and elements to be located upon the brick paving in the courtyards, the hanging 'shroud' walls to the proposed Gallery, removal of the stage and introduction of window blackout screens as well as theatre ceiling grid proposed to the former dining hall now the theatre. This category of works would be conducted with minimal fixing to limit damage to heritage fabric.

The second category of works are the proposed interventions to heritage fabric to further consolidate and connect spaces to accommodate specific requirements of the community and cultural use, as well as the obvious introduced new presence of entry canopy and the expanded foyer/annex to the theatre entry that is to provide a flexible multipurpose communal space and locus for the community and precinct. This second category will present as obvious introduced interventions that will change the appearance and impact upon the appreciation of the heritage character, and which are proposed as appropriate as important to the function and identification of the Community Arts and Culture use.

The original doors are mounted in their original doorways to the southern cells and in limited other locations. Generally the doors have been demounted so that the enclosed verandahs are not obstructed. The proposed works to the doors will involve repairs and necessary and where possible remounting the door to their original location is to be explored potentially by introducing parliament hinges to all the doors to open more completely against the walls. Where it is accepted that doors would be obstructive to function if reinstated to doorways

of origin, it is proposed as a fall-back option to mount the door at height on the walls below the 14 foot ceilings for safe storage in the cell of origin for each door.

The first category of works is scheduled in the CWP and shown on the drawings and not addressed below in the following discussion addressing those elements that are of some contention and require a permit. The second category of works is also scheduled in the CWP as well as being discussed below.

### **Proposed New Openings**

The accommodation of both the Arts Society and the Gallery have requirement of larger consolidated spaces than are presently available in the form Female Refractory Ward building. Provision of these larger spaces would necessitate permission for the construction of 2 new openings and a doors through internal walls of the northeast pavilion and adjacent cells to accommodate the Arts Society.

The proposed Gallery space is to include the northwest pavilion and the five cells to the east extending as far as the central entry vestibule. These cells consist of a pair of cells consolidated for the University on either side of a single cell. It is proposed to connect these spaces not by opening the walls to leave a projecting nib of wall to either side as undertaken under the University adaptation but rather the construct only door scale openings including one to connect the corner pavilion with the westmost cell. The new wall and door openings are proposed adopting the detail employed in the University adaptation with a black painted exposed lintel to the opening leaving no confusion as to the introduced modern nature of the intervention into original fabric of the building.

Review of the existing work undertaken to accommodate the University confirms that the original layout of the building remains both legible and appreciable. The original cells were all alike, other than that which has padded walls and single cells remain across the south side as well as four single cells to the long sides as well as the cell converted to disabled toilet.

The pottery is proposed to occupy the southeast corner pavilion once the existing rising damp in that space has been rectified. Where the southern external verandah abuts the external west wall of the corner pavilion it is proposed to construct a new door that would match the original door in the mirror position to the southwest corner pavilion. The construction detail of the new opening and door will need to be developed to the satisfaction of Heritage Victoria and submitted for endorsement prior to commencement as addressed in the Conservation Works Plan. The preferred approach, unlike the detail for introduced internal wall openings, is matching of the original detail of the mirror door of the southwest pavilion and clear date stamping of the door scribed into the head of the door frame where it would be easily read and just as easily be overlooked.

### **Proposed Theatre Annex**

The evident addition within the quadrangle is the proposed replacement of the existing foyer annex which has been found to be overly cramped to not to be fit for purpose as foyer or gathering space.

The new foyer building is proposed with an expanded footprint to the width of Theatre whilst retaining the separation from the north façade of the Theatre other than at its entry in the now glazed section of original

covered walk. The Annex is also to be separated from the now enclosed verandah to the north side of the courtyard.

The form of the new annex is proposed as two inverted skillion roofs that butterfly outwards from the central verandah roof allowing the existing structure to remain entirely intact. The upper level of the annex is proposed to be clad with ceramic tiles produced by the arts community under the tutelage of the pottery group with the posts proposed to be constructed with the involvement of the woodworkers. The ridgeline of the butterfly roofs aligns with the adjacent datum of the former dining hall's upper-most banding and the proposed materiality and colour of the tiles is proposed to reference the red brick masonry setting.

The proposed design for the annex declares itself as a new object, introduced into the cloister character of the former asylum to providing expression and locus for the accessible and contemporary arts and community adaptation of the distinctive former asylum for refractory women. The enlarged annex is proposed to provide an adaptable communal space at the heart of the art and cultural centre and to provide expression of the new use into the future.

There is some risk of the raised and expanded Annex obscuring some views to roof features, and outlook, as viewed from the east and west verandahs of the quadrangle. The benefit of a communal place with improved amenity are proposed as a balance to any visual intrusion the proposed new presence may be perceived to present.

Being distinctive from, and with the intent of responding to, the host heritage context the Annex will physically and visually tie all components of the building together and provide a locus for community space and interaction quite contrary to the cellular, separated and contained character of the heritage asylum. The annex is intended to provide the main distinctive counterpoint to the asylum character and in doing so, any intrusion can be expected be accepted as an understandable and meaningful dialogue with the heritage host.

The Annex is a space where visitors will be able to appreciate the total experience of the former refractory building and through a single gesture, will physically and visually tie all components of the building together. The movement along the semi external verandahs, the confinement of the individual cells, the corner vestibules and significance of the former common rooms, the robust external qualities of the courtyards and the grandeur of the central former dining hall, will all be re-engaged in architectural dialogue. The Annex has been designed to be both architecturally independent and consciously sympathetic to the formal characteristics of the immediate context.

The detail of the Annex is proposed with opportunity to involve the arts community that will occupy the site. It is intended that the Potters will assist in the making process of these tiles. The Annex's geometric columns are to be co-authored with the Sunbury Woodworkers Club who are also one of the key stakeholders within the broader precinct. The functional purpose of the Annex is to provide an adaptable and communal space at the heart of the project. Flexible enough to accommodate an array of day-to-day activities from all creative disciplines, that no other space within the precinct can provide due to size limitations, independent room allocations, or event booking calendars. Specifically, this space has been designed to accommodate the visual arts and community art classes, creative workshops for interdisciplinary practitioners, presentation display for

the Sunbury Artist Society exhibitions and Boilerhouse Theatre Company pre and post-performance breakout. For these functional reasons, the Annex has been expanded in an east / west direction by 1.5m to align with the adjacent former dining hall building. Further to this, a new timber deck with DDA compliant ramp links to the north / western courtyard and a long bar table accompanied by an external bench seat interfaces with the north / eastern courtyard. Internally, the ceilings of the wings either side of the central verandah roof structure have been raised to create a taller volume in what is ostensibly a very low-height space that will enhance the interior quality of this room for all functional purposes.

### **Proposed Entry Canopy**

As a wayfinding gesture to better identity the main entry to the quadrangle building and to the Theatre a new free standing steel entry canopy is proposed. The canopy is proposed with a plan form in the shape of a 'guitar pic' with the round end standing to the fore of the building and with the pointed end running under the original verandah indicating the entry door which otherwise is a relatively unremarkable three foot wide, four panel door that has the upper panels glazed as do the doors to the corner pavilions generally.

Whilst the proposed canopy is visually distinctive as required by its function it is separate from the heritage building with no impact upon the heritage fabric other than visual juxtaposition.

### **Airing Court Privy (B19) – Restoration and Adaptation**

The privies are discussed in the Conservation Management Plans and subsequent reports as likely to have been relocated from elsewhere in the Asylum, possible as late as the 1930s when the sewers were connected. The privy is nominated as contributory to heritage significance and restoration with compatible adaptation is the appropriate conservation response. The detail of the necessary restoration works, including structural assessment of the structural system of the cubical walls is yet to be undertaken. As set out in the CWP restoration of the timber Privy is proposed although an adaptive use has not yet been determined. Any adaptive use should retain legibility and appreciation of the early form of this outdoor toilet structure. Employing a permit the CWP permit condition it is proposed that with development of both a compatible adaptive use for the privy and construction detail for the restorations further submissions would be made to the satisfaction of Heritage Victoria to be endorsed prior to commencement of any works to the building.

### **Conservation Works Plan**

The appended Conservation Works Plan (CWP) is intended to be included as a condition of permit to provide effective process for timely development, review and endorsement of detail construction documentation of conservation works and works with potential to have heritage impacts.

The CWP allows the permit to be issued in a timely manner whilst identifying components of work that require on-going development and approval of detail without delay to the project as a whole.

Once endorsed, the Conservation Works Plan will form part of the permit. Works to the heritage place must be undertaken in accordance with the endorsed Conservation Works Plan, to the satisfaction of the Heritage Victoria. The Conservation Works Plan must not be altered or modified unless with the prior written consent

of the Heritage Victoria. Submissions seeking update and endorsement of Supplements to the CWP may be made.

The submission to Heritage Victoria of Conservation Work Plan Supplements are to include sufficient information (explanatory notes, drawings and/or photographs) to generally enable desktop assessment, to ensure the proposed conservation works are in accordance with the permit intent.

A Conservation Works Plan Schedule, to be endorsed as satisfying the permit, may include a programme for supplementary investigation, assessment and submissions of conservation construction details, methodology, samples, and the like that are yet to be submitted to the satisfaction of Heritage Victoria and for endorsement prior to commencement of the relevant component of the work.

Given the time sensitive nature of the proposed restoration and adaptation of the former Female Refractory Ward it is anticipated that following a site inspection to review the HIS and CWP the latter document will be used as a basis for systematic review of the proposed works. This may involve specific amendments to the CWP to address issues raised by Heritage Victoria with any associated refinement of the drawings to be made prior to commencement of advertising of the permit on, or about the 12<sup>th</sup> January 2025.

With the adoption of this process, it is anticipated that understanding of works likely to be acceptable to all stake holders will be established prior to advertising with confirmation and permit approval early in February.

Further development of detail for conservation and construction can then proceed in accordance with the Conservation Work Plan to ensure the works and the preservation of heritage significance are realized.



John Briggs

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