

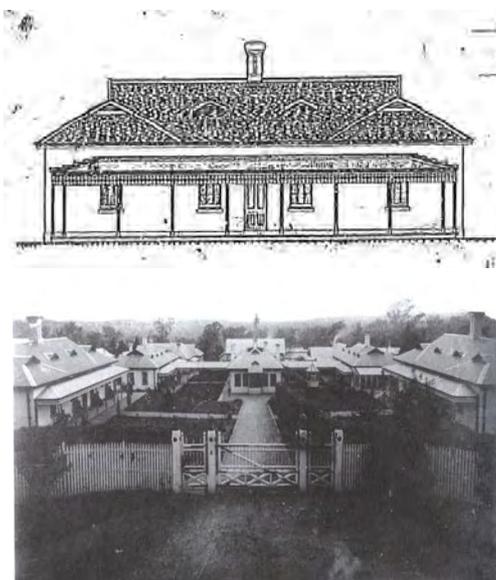
FORMER KEW COTTAGES 115 PRINCESS STREET, KEW

CONSERVATION MANAGEMENT PLAN

for

B1 Cottage (Unit 10)
B3 School House (Parents Retreat/Chapel)
B6 Dining Room (STAD)

F1 Fire Memorial
F2 Long Term Residents' Memorial
F3 Residents' Sculpture



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FINAL REPORT

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1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

This report was commissioned by Kew Development Corporation Pty Ltd to address Condition 2 (IV) of Heritage Victoria Permit No. P9639 for the Former Kew Cottages, 115 Princess Street, Kew. This condition requires:

A Conservation Management Plan for Buildings B1 Cottage (Unit 10), B3 School House (Parents Retreat/Chapel) and B6 Dining Room (STAD) and their landscape setting, F1 Fire Memorial Column, F2 Long Term Residents' Memorial, F3 Residents' Sculpture, shall be prepared and submitted to the Executive Director for approval in writing. The Conservation Management Plan shall specifically address:

- *The historical archaeological potential of the site and the need for a watching brief and recording during the development of the pre-1920 parts of the site.*
- *Options for the future adaptive re-use of Building B1 Cottage (Unit 10), B3 School House (Parents Retreat/Chapel) and B6 Dining Room (STAD).*
- *Proposed management regimes for the ongoing management and conservation of Buildings B1 Cottage (Unit 10) B3 School House (Parents Retreat/Chapel) and B6 Dining Room (STAD), F1 Fire Memorial Column, F2 Long term Residents' Memorial, and F3 Residents' Sculpture, and their landscape setting.*

1.2 THE STUDY AREA AND SCOPE OF THIS REPORT

The Former Kew Cottages site is located at 115 Princess Street, Kew. The site and the items below are identified on the Existing Conditions and Cultural Significance Plan (Appendix 9.4, Section 9.4.1). Current photographs are included in Appendix 9.3 of this report.

As set out in Heritage Victoria's requirements, the focus of this report is the following items and their landscape setting:

- B1 Cottage (Unit 10);
- B3 School House (Parents Retreat/Chapel);
- B6 Dining Room (STAD);
- F1 Fire Memorial Column;
- F2 Long Term Residents' Memorial; and
- F3 Residents' Sculpture.

The historical context of the development and use of the site as a whole has been outlined in the history in order to understand the conservation of the individual items. The report also relies upon the detailed Statement of Significance, refer to Appendix 9.1, which forms part of the addition of the site to the Victorian Heritage Register.

1.3 METHODOLOGY AND DEFINITIONS

The structure and contents of this report have been written with reference to the key relevant cultural heritage documents in Australia. These are:

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 1999, Appendix 1.

Peter Marquis-Kyle & Meredith Walker. *The Illustrated Burra Charter, Making good decisions about the care of important places*. Australia ICOMOS, Sydney 1992.

Guidelines to the Burra Charter: Cultural significance, Australia ICOMOS, April 1984, revised April 1988.

Guidelines to the Burra Charter: Conservation policy, Australia ICOMOS, May 1985, revised April 1988.

Guidelines to the Burra Charter: Procedures for undertaking studies and reports, Australia ICOMOS, April 1988.

James Semple Kerr, *The Conservation Plan. A guide to the preparation of Conservation Plans for places of European cultural significance*, National Trust of Australia (NSW), Sydney, 1982, revised 1990.

Definitions:

The terms '**place**', '**cultural significance**', '**fabric**', '**conservation**', '**maintenance**', '**preservation**', '**restoration**', '**reconstruction**', '**adaptation**', and '**compatible use**' are used throughout this report with their specific meaning as defined in the ICOMOS *Burra Charter*, rather than meanings drawn from common usage. The *Charter* is reproduced in Appendix 1 for easy reference.

The **fabric** of a **place** includes all the physical aspects of the place and its surroundings that are experienced while being there. With careful study, the fabric of the place can convey information which may be interpreted. Combined with further research, it may provide information about **cultural significance** that is aesthetic, historic, scientific or social value of the place.

Based on an understanding of the cultural significance of the place, conservation policies can be established to protect the significance of the place. **Conservation** may include the following types of actions:

Maintenance is defined as the continuous protective care of the fabric, the contents and the setting of a place. **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration. Maintenance has to do with the overall management of the place. Preservation may be one of the actions required.

Restoration means returning the existing fabric of a place to a known earlier state. It can be done by the removal of additions or by reassembling the components of the existing fabric. It does not involve the introduction of new material.

Reconstruction does involve the introduction of new materials into the existing fabric to return it as nearly as possible to an earlier state. Hence reconstruction and restoration share the same aim of achieving an earlier state but differ in that only reconstruction involves the introduction of new materials.

Adaptation is the process of modifying a place to suit proposed **compatible uses**. These are uses which involve no change, changes which have minimal impact or are reversible. Adaptation is acceptable only when necessary to conserve a place and when it does not detract from cultural significance.

1.4 STUDY TEAM AND ACKNOWLEDGEMENTS

The authors of this report are Helen Lardner, Kimberley Meagher and Amy Egan of HLCD Pty Ltd with historian Dr Carlotta Kellaway. Archaeological work has been provided by Gary Vines of Biosis.

The report has been prepared for Kew Development Corporation Pty Ltd for submission to Heritage Victoria in partial fulfilment of permit conditions for development of this site.

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The authors would like to acknowledge the contribution made by Louise Godwin, CEO Kew Cottages Parents' Association, who kindly provided Dr Carlotta Kellaway with access to her collection of historical documentation about the site and provided some comments to the authors. Assistance was also provided by Verity Edwards, Department of Human Services – Gardener, and Cliff Burt – Sculptor.

Ray Osborne and John Hawker, Heritage Victoria, provided comments on the draft along with Brad Evans of Walker Corporation. John also contributed some horticultural advice regarding plantings at the site which assisted with this report.

1.5 CURRENT HERITAGE LISTINGS

VICTORIAN HERITAGE REGISTER

The Former Kew Cottages (Kew Residential Services) is included on the Victorian Heritage Register H2073 as a place of cultural heritage significance to the State with the following extent of registration:

General: The landscape, plantings, avenues, concrete lamp-posts.

1. All of the buildings and features marked as follows on Diagram 2073 held by the Executive Director:

B1 Cottage (Unit 10) (1887, 1954-60)

B2 Cottage (House Hostel) (1887, 1954-60)

B3 School House (Parents Retreat/Chapel) (1887, 1901-02)

B4 Cottage (Unit 11) (1891, 1954-60)

- B5 Female Hospital Block (Unit 9) (1898-1900, 1954-60)
 - B6 Dining Room (STAD Building) (1917)
 - F1 Fire Memorial Column (1996)
 - F2 Long Term Residents' Memorial (1991)
 - F3 Residents' Sculpture (c.1995)
 - F4 Main Drive
 - F5 Boundary Drive
 - F6 Lower Drive
 - F7 Oak Walk
2. All of the Land marked L1 on Diagram 2073 held by the Executive Director.

The Registration Report for H2073 forms Appendix 9.1 in this report and includes the Statement of Significance, Permit Exemptions and a plan showing the Extent of Registration.

BOROONDARA PLANNING SCHEME

The Parents Retreat building (HO253) and the STAD building (HO254) are listed in the Heritage Overlay Schedule of the Boroondara Planning Scheme.

Some landscape features on the site are included as a Vegetation Protection Overlay, VP02, Kew Residential Services Significant Vegetation Protection.

There is also a Development Plan Overlay which covers the Former Kew Cottages site DPO3 Kew Residential Services (KRS).

ABORIGINAL AFFAIRS VICTORIA

A scar tree located in a public area south of Lower Drive, north east of the Administration Building is registered with Aboriginal Affairs Victoria (AAV 7822/3/019). Refer Existing Conditions and Cultural Significance Plan, Appendix 9.4, Section 9.4.1.

REGISTER OF THE NATIONAL ESTATE

The Former Kew Cottages is not included on the Register of the National Estate.

NATIONAL TRUST OF AUSTRALIA

The National Trust of Australia has classified the Former Kew Cottages site on their register number B7265.

2.0 HISTORICAL ASSESSMENT

2.1 INTRODUCTION

The Former Kew Cottages (Kew Residential Services) have State historical significance as reputedly the first Government institution set up for intellectually disabled children in Australia. The Former Kew Cottages are on the Victorian Heritage Register.¹

The development history of the Kew Cottages from the opening in 1887 until the present time will be discussed in this Report. This will include an examination of the close institutional links between the Kew Cottages and the adjacent Former Willsmere Hospital from the construction of the cottages on the eastern portion of the hospital grounds near Princess Street, Kew. This association continued until c.1956 when the management of the two institutions was separated.

The Report will examine the ways in which, during the late nineteenth century, new policies were introduced for the management and treatment of mental health in Victoria, particularly in relation to the care of children. These new policies were influenced by innovative methods being tried at the time in Europe and in the United States. Before these new methods were introduced, the mentally ill, including children, were often confined within prisons or hospital wards.

The Report will also discuss the visionary and compassionate approach from the 1880s of the founders of Kew Cottages, then known in the terminology of the day, as the Kew Idiot Asylum. These pioneers in the treatment of the mentally disabled believed that children brought to the cottages would be able to live more secure, useful and healthier lives. Although hindered by a lack of adequate funding, facilities and staffing for the first few decades, Kew Cottages provided a relatively secure and sheltered social environment for the child residents. This success applied particularly to those child inmates who suffered from lesser degrees of mental and physical disability. The three buildings that are the focus of this report B1 Cottage, B3 School House, and B6 Dining Room date from those early years between 1887 and 1917, arguably the most successful period in the institution's long history.²

Kew Cottages have State historical significance, too, as rare surviving examples of the adaptation of the European 'cottage system' by the Victorian Government for an institution associated with the treatment of the intellectually disabled. In the case of Kew Cottages, the cottage system was associated with the treatment and care of intellectually disabled children. In c.1885, the Public Works Department (PWD) designed a school house and kitchen facilities 'to provide education, training and hygiene as an appropriate and adequate treatment.' B3 School House is one of the original 1887 cottages, which are among the most significant buildings on the present site.

There are two other comparable Victorian examples of the institutional use of the European cottage-system for housing the intellectually disabled. These are Aradale in Ararat and

¹ Victorian Heritage Register No. 2073, File HER/2001/001389.

² Arthur Lloyd, *Payments by Results, Kew Cottages First Hundred Years, 1887-1987*, Kew Cottages & St Nicholas Parents' Association, Kew, 1997.

Mayday Hills Hospital in Beechworth (Image 21). However, neither of these institutions were concerned, like Kew Cottages, with the care of intellectually disabled children. Both are on the Victorian Heritage Register.³

The landscaping of the Kew Cottage grounds with plantings between the buildings and significant avenues of trees along the historic Main, Lower and Boundary Drives was associated with the work of distinguished landscape gardener, Hugh Linaker. Linaker was noted for his landscape improvements and tree plantings at Victoria's asylums.

Finally, the Report will discuss the recent history of Kew Cottages, particularly the current policy that has resulted in the residential development of the site. Under this policy, the old property has been de-institutionalised and some buildings and other structures have been demolished.

However, in recognition of the special heritage value of the Former Kew Cottages, significant historic features have been retained. These include three of the original cottages that formed part of the significant core of the property in the years 1887 to 1917, three memorials associated with the recent history of the residents, and the three drives, Main, Lower and Boundary, with their tree avenues, and remnant River Red Gums and historic trees.

The Bibliography, Section 8.0, lists the primary and secondary sources consulted in the preparation of the Report. These sources include property files held by Heritage Victoria and the National Trust of Australia (Victoria); Reserve Files held by Historic Places, DNE; Public Works Department (PWD) records held at the Public Record Office of Victoria (PROV); MMBW drainage plans held at the State Library of Victoria (SLV); reports prepared by Dr Miles Lewis and Bryce Raworth; and historical material collected by Louise Godwin, of the Kew Cottages' Parents Group, to support the nomination in July 2004 of the addition of Kew Cottages to the Victorian Heritage Register.

2.2 THE SITE

The site of Kew Cottages in Crown Portion 59, Parish of Boroondara, on the south side of the Yarra River at Kew, was originally part of the substantial Kew Lunatic Asylum (Willsmere) Reserve. This Reserve was first gazetted in 1864.⁴

1887 Parish Plan

An 1884 plan of the Parish of Boroondara, prepared some 12 years after the opening of Kew Lunatic Asylum (Willsmere) in 1872, and three years before the opening of Kew Idiot Asylum (Kew Cottages) in 1887, indicated the sites of both institutions. The Kew Lunatic Asylum Reserve, which then covered 340 acres, was shown on the plan with an 'extension' of about 55 acres on its east side. This 'extension' became the future Kew Cottages site and was bounded on its east by the present Princess Street. The Asylum Reserve was bounded on its north and western sides by the Yarra River and stretched down to a southern boundary at the present Wills Street.⁵

A special feature of this 1880s map was the Outer Circle Railway Line, which curved south-east from the Yarra River across the Kew Lunatic Asylum Reserve. The Outer Circle formed

³

⁴ Victorian Government Gazette, 1864, p.1480.

⁵ Parish of Boroondara, J. Noone, Department of Lands & Survey, 1884.

part of the extensive railway construction program of the 1880s, which was responsible for the spread of rail lines across metropolitan Melbourne.⁶ The land on the Outer Circle site at Kew remained as a railway reserve for some years but, in recent times, was associated with the establishment of the Chandler Highway.

An 1887 map of the Kew area, which appeared in Sands & McDougall's Melbourne Directory, indicated the Metropolitan Lunatic Asylum (Kew Lunatic Asylum) still with its north and west boundaries to the Yarra River and with Princess Street to the east and Wills Street to the south.⁷

1899 Melbourne and Metropolitan Board of Works (MMBW) Drainage Plans

A later, 1899 MMBW drainage plan of the Kew area indicated the site of the Kew Cottages some 12 years after the official opening in 1887 (Image 4). By this time, there was a cluster of the first nine cottages and their small outbuildings located on the Kew Cottages site within the grounds of the Kew Lunatic Asylum.⁸

The Asylum Reserve still comprised spacious grounds that stretched up to the Yarra River on the north and west sides, with vegetable gardens along the riverbanks, and with the Reserve's southern boundary at Wills Street. Access to the property was from the Princess Street/Willsmere Road corner near Wills Street. By the late 1890s, a small gatehouse lodge stood on this corner projecting 'on a little triangle of land aligned on one side with Willsmere Road.'⁹ There were two drives on the property curving from the Princess Street corner around the north and south sides of the Kew Cottages complex to the Willsmere entrance. These two drives followed the routes of the historic Main and Lower Drives, still significant features of the current property.

Later History of the Kew Cottages Site

An examination of later MMBW drainage plans, and information held in Reserve File 7734, confirmed that the sites of both the former Willsmere Hospital and Kew Cottages were gradually reduced over the years until they reached their present dimensions. This was the result of a number of factors including the subdivision and leasing of Reserve land, which became increasingly valuable over the years. This was particularly true of the land closest to the Yarra River. There were changes, also, associated with the realignment and straightening of Princess Street, the opening of the Chandler Highway on the former site of the Outer Circle Railway, and to the west, the construction of the Yarra Boulevard.

From the late 1930s, there was growing pressure to remove the lodge at the Princess Street entrance 'to enable the Kew Council to straighten Princess Street.' Finally, on 20 February 1940, the State Government approved the demolition of the lodge and the relocation of the ornamental gates to the entrance of Victoria Park in High Street, Kew.¹⁰

⁶ Michael Cannon, *The land boomers*, Thomas Nelson, West Melbourne, 1976, p.86.

⁷ Ibid. 1887.

⁸ *Kew and Heidelberg*, MMBW drainage plan No 39, signed W. Thwaites, Engineer in Chief, June 1898. Printed 10 May 1899.

⁹ Best Overend & Partners Architects in association with Dr Miles Lewis, *Kew Lunatic Asylum (Willsmere): A Conservation Analysis*, prepared for the Major Projects Unit of Victorian Government, Vol.1, February 1988, p.142.

¹⁰ Best Overend & Lewis, op.cit, pp. 142-143.

A major change to the Kew Cottages site was the formal separation in 1956 of Kew Cottages from the Kew Mental Asylum.¹¹ A map published in that year in Sands & McDougall's *Melbourne Directory* indicated the division of the two properties simply with a dotted line. This separation of the grounds continued northerly from the present location of Lower Drive up to the Chandler Highway.¹² Early maps had indicated a boundary path or track with plantings between Willsmere and Kew Cottages ending at Lower Drive, which followed the present line of Boundary Drive.¹³

A further reduction in the Kew Cottages site was shown on a later, 1973, Parish of Boroondara parish plan. By that time, the site comprised only of about 33 acres while the adjacent Willsmere site had been reduced to 104 acres. Neither site extended to the Chandler Highway as before. Both sites were listed as part of the Mental Hospital Purposes Reserve, RS 7734.¹⁴

More recently, the Former Kew Cottages has been further reduced. It is now bounded by Princess Street to the east, Wells Street residential houses to the south, Willsmere Apartments and Yarra Bend Park to the west, and Hutchinson Drive to the north.

The buildings and features being considered in the present Conservation Management Plan are located within a site bounded by Princess Street on the east, Main Drive to the south, Boundary Drive to the west and Lower Drive to the north (Refer to Existing Conditions and Cultural Significance Plan, Appendix 9.4, Section 9.4.1).

The Three Historic Drives

The landscaping history of Kew Cottages began with the opening of Kew Lunatic Asylum (Willsmere) in 1872 on an extensive site that stretched from the banks of the Yarra River down to Wills Street. The principal access to the complex was from Princess Street. A gate lodge and large ornamental gates were designed in 1873 and erected at the entrance. As noted previously, these were demolished in 1940 for the straightening of Princess Street. The gates were relocated to Victoria Park, Kew.

Planting may have begun on the Kew Lunatic Asylum Reserve land as early as the 1880s when the Kew Cottages complex was established on the reserve east of Willsmere near Princess Street.¹⁵

The Victorian State registration of the Kew Cottages site includes 'landscape, plantings, avenues, concrete lamp-posts,' and the three historic drives are also indicated on the Victorian Heritage Register (VHR) site plan.¹⁶

The landscape at Kew Cottages has been identified as, 'of historical and aesthetic significance on a State level. The planting is dominated by towering conifers from the nineteenth century,'¹⁷ including Hoop Pines, Bunya Bunya Pines, Monterey Pines and Monterey Cypress. Canary Island Pines form a row along the west side of Princess Street. The landscape was further

¹¹ Ibid, p.140.

¹² Sands & McDougall, *Melbourne and Suburbs*, 1956.

¹³ Ibid, 1921.

¹⁴ Parish of Boroondara, Parish Plan, Department of Lands and Survey, 1973 (SLV).

¹⁵ Ibid.

¹⁶ VHR H2073; File HER/2001/001389; Drives listed on site plan are: Main Drive (F4), Boundary Drive (F5) and Lower Drive (F6).

¹⁷ Ibid.

enhanced by avenue plantings of English Elms, Moreton Bay Figs, English Oaks and Algerian Oaks along the Drives and in the landscape.

This landscape has been identified as of historical significance for its association with the prominent landscape designer, Hugh Linaker, who was appointed by the State Lunacy Department in 1913. Linaker later became State Superintendent of Parks and Gardens from 1933. He prepared landscape plans for the Buchan Caves reserve in 1929 and the new Shrine of Remembrance in 1933. Linaker is regarded as 'one of the most significant landscape designers in Victoria in the early twentieth century.'¹⁸

According to Biosis Research Pty Ltd in their *Kew Cottages Cultural Heritage Study* in August 2001, the grounds of Kew Lunatic Asylum and Kew Cottages were landscaped in the tradition of the English country park. Baron von Mueller, Director of the Botanic Gardens, is credited with supplying many of the first trees and plants used on the site.¹⁹

The Biosis report concludes that 'the landscape of Kew Cottages is a result of the critical efforts of von Mueller and the un-named gardeners of Kew, and the ongoing work of Linaker in the bigger picture of the Kew and Yarra Bend developments.'²⁰

The planting at Kew Cottages has also been identified as having scientific (horticultural) significance 'for its collection of trees rarely cultivated in Victoria....trees of outstanding size and form. The Algerian Oaks (about 80 trees) at Kew Cottages are highly significant' and unusually grafted.²¹

It is noted that the landscape 'was further enhanced by avenue plantings of English Elms, English Oaks and Algerian Oaks along the drives and in the landscape' and Moreton Bay Figs.²² Remnant River Red Gums also contribute to the landscape.

1899 Melbourne and Metropolitan Board of Works (MMBW) Drainage Plan

All three drives were indicated on the 1899 MMBW drainage plan already as 'unmade tracks.' In the case of Main and Lower Drives, these tracks linked the intersection of Princess and Wills Streets to the southern and northern entrances to Willsmere.

Main Drive

The significance of Main Drive, which is included in Heritage Victoria's registration, is identified as comprising 'an unusual double avenue of trees, the outer row planted with Algerian Oaks, and the inner avenue with English Elms. Towards the western end the avenue changes to alternating Elms and Moreton Bay Figs. The north side near the centre is a short row of Bhutan Cypress.'²³

It was also noted that Main Drive has 'historical significance for its associations with the Kew Lunatic Asylum (Willsmere), the largest nineteenth century mental institution in Victoria, and

¹⁸ Ibid.

¹⁹ Biosis Research, *Kew Cottages Cultural Heritage Survey: Non Aboriginal Historical Archaeological Sites*, Section 5.3, 2001 in Heritage Victoria File HER/2001/001389 Buildings & Properties, Kew Cottages, Princess Street. p.16.

²⁰ Ibid.

²¹ VHR H2073; File HER/2001/001389 and comments by John Hawker.

²² Ibid.

²³ Ibid.

later its use by Kew Cottages complex.²⁴ In addition, concrete lamps lining the asphalt footpath to the south of Main Drive and along Oak Walk, and extending into Willsmere, and two separate lamps north of Oak Walk are regarded as significant. It is said that 'No other examples of this type of lamp are known in Victoria.'²⁵

Boundary and Lower Drives

Boundary Drive, located between Willsmere and Kew Cottages, and Lower Drive along the north side of Kew Cottages, are both included in the registration of the Kew Cottages property. Boundary Drive is described as 'planted with an avenue of Algerian oaks and the planting along Lower Drive mostly features pairs of alternating English Oaks and Algerian Oaks along the avenue. The grounds also feature an Oak Walk (and) asphalt paths edged with uncommon glazed spoon drainage tiles and planted with Algerian Oaks and a few English Oaks.'²⁶ The Oak Walk is listed as F7 on VHR site plan.

Maps in Sands and McDougall's Melbourne directories confirmed that from an early date there was a path or track with plantings along the boundary between Willsmere and Kew Cottages, ending at Lower Drive. This track followed the present line of Boundary Drive and predated the separation of the two properties in 1956 (Image 16).²⁷

Bryce Raworth, in the 2002 Kew Cottages Conservation Management Plan suggests that the historic drives at Kew Cottages were surfaced during the 1970s or earlier when a range of developments were undertaken in the western sections of the institution.²⁸ Further research is needed to determine the later development history of the three drives.

2.3 MANAGEMENT OF MENTAL HEALTH IN VICTORIA

In the earliest years of Melbourne's settlement, the mentally ill were often housed in prisons, as there were no specialist institutions. According to one account, 'Mentally ill patients were housed in a gaol on the corner of William and Flinders Streets and later in Collins Street West. At another stage, they were accommodated in a prison to the north of the city. By 1845, this prison housed 68 prisoners who were called 'lunatics.'²⁹

Public pressure, including a series of newspaper articles, persuaded the Governor-In-Council to consider constructing a separate institution for the mentally ill. This represented a great change in social attitudes towards the management and treatment of the mentally ill.

2.3.1. Yarra Bend Asylum

In 1848, in response to this changed social perception of mental illness, the Victorian government built an asylum at Yarra Bend beside the Yarra River at Fairfield. This asylum had

²⁴ Ibid.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Sands and McDougall Melbourne Directories 1921, 1956; see above for discussion of 1956 separation.

²⁸ Raworth, Bryce in association with John Patrick Landscape Architects, Kew Cottages Conservation Management Plan, Prepared for the Urban Land Corporation on behalf of the Department of Human Services, September 2002.

²⁹ Lloyd, op.cit, p.3.

three cells, a dormitory for women, seven or eight cells and a dormitory for men.³⁰ Yarra Bend Asylum was designed to accommodate a maximum of 730 patients but, by 1870 the complex was overwhelmed by more than 1600 residents forcing some patients back to prison to relieve pressure on the asylum.³¹

The construction of other asylums at Ararat and Beechworth in 1867 'did relieve the pressure somewhat in regional areas, but Yarra Bend remained the only asylum within the metropolitan area.'³²

Yarra Bend was notable for its provision of cottage accommodation for some of its residents. According to Miles Lewis in his comprehensive study of Kew Lunatic Asylum (Willsmere) 'about half of the thousand patients at Yarra Bend were housed in cottages.'³³ Photographs held in the State Library's Picture Collection show these cottages at Yarra Bend in c.1861.³⁴ This was the earliest example of cottages built on a Victorian asylum site.³⁵ In fact, it predated the construction of cottages on other sites in both Victorian and Tasmania.

Kew Asylum (Willsmere) on the opposite side of the Yarra River was supposed to replace Yarra Bend. When Kew was opened in 1872, two hundred patients were transferred from Yarra Bend. However Kew proved unable to accommodate the ever-increasing numbers of patients. Yarra Bend, therefore, remained open until 1925.³⁶

No buildings remain today at the former Yarra Bend Asylum, but the site is on the Heritage Inventory.³⁷

2.3.2. Lunatic Asylums in Rural Areas

During the 1860s a number of lunatic asylums were built in rural areas.

Beechworth Lunatic Asylum (Image 21)

Beechworth Lunatic Asylum, later known as Mayday Hills Hospital, was built in 1867 from the designs of the architect John James Clark. Designed on an E-shaped plan, cottages were added to the Beechworth Asylum in the 1880s. Mayday Hills Hospital is 'still of high physical integrity and in good condition.' The cottages and the asylum's extensive and intact gardens are listed on the Victorian Heritage Register.³⁸ La Trobe University is currently restoring and developing the site for international education and conference facilities.³⁹

³⁰Tuer, Graeme. Kew Lunatic Asylum, Undergraduate Thesis, Faculty of Architecture, University of Melbourne, [undated], p.10.

³¹ Ibid, p.11.

³² Frances O'Neill & Delia Taylor, *Psychiatric Institutions in the Mont Park Area: a heritage assessment*, for Major Project Unit, Victorian Government, unpublished report, 1995, p.5.

³³ Miles Lewis in *Kew Lunatic Asylum (Willsmere) Conservation Analysis*, Best Overend and Partners, Melbourne, 1988 p.49.

³⁴ HLCD Pty Ltd, *Former Kew Cottages, 115 Princess Street, Kew, Proposed Development. Heritage Impact Statement*, prepared for Department of Human Services, unpublished report, May 2005, p.49.

³⁵ Ibid.

³⁶ Lloyd op.cit, p.3.

³⁷ Victorian Heritage Inventory No H7922-0188, File no. 603074

³⁸ VHR No H1189, File No 603184.

³⁹ HLCD Pty Ltd., op.cit., p.10.

Arrarat Lunatic Asylum (Image 21)

Ararat Lunatic Asylum, 'Aradale,' in Heath Street, Ararat, was built in 1864 - 1867 and, like Beechworth, is 'a substantially intact example' of an asylum. Detached cottages separate from the main building, designed for male and female residents, were constructed in c.1889. The remaining gardens are not as intact as Beechworth and only have some examples of the original plantings.⁴⁰ The site was described as 'currently unoccupied' in November 2005.⁴¹

Caloola, Sunbury (Image 21)

This institution was originally intended as an industrial school but was redeveloped into a lunatic asylum.⁴² The design of Caloola reflected 'new philosophies adopted for the treatment of intellectual health patients through a pavilion plan format, but it does not demonstrate the cottage system as per Kew, Ararat or Beechworth.' Caloola is now a campus of the Victoria University of Technology.⁴³

Former Mont Park Hospital, Bundoora

This former hospital, in an area once regarded as rural, is an example of twentieth century design for a hospital and mental asylum. It is an extensive site with a number of hospitals and mental asylum buildings. Of those buildings, some were specifically for military personnel and patients; however, it is not comparative with Kew, Ararat or Beechworth in a cottage system context. The style is an 'echelon pavilion hospital ward design that accommodated adults.'⁴⁴ Mont Park 'has been developed as a residential suburb with some land provided for education and parkland.'⁴⁵

2.3.3. Former Kew Lunatic Asylum (Willsmere)

The former Kew Lunatic Asylum (Willsmere) beside the Yarra River was commenced in 1856 and opened in 1872. Its design was 'based on contemporary English models of asylum planning. The E-shaped complex of buildings was designed in the Italianate style by various architects employed by the Victorian PWD.' The three-storied central administration building with its attic Mansard roof and cupola, has two double storied wings extending to each side.' The complex was 'set in a garden and surrounded by a walled fence. Fever tents were erected in 1907 in response to a major typhoid epidemic.'⁴⁶

The former Willsmere Hospital is of State historical and architectural significance. It is 'unique as the largest and most notable example of an institution erected by the Victorian PWD in the nineteenth century.' It is of historical importance 'because of its association with and ability to illustrate the evolution of mental health in Victoria over a century. It is also historically important in demonstrating rarity as one of the most intact nineteenth century lunatic asylums in the world.' It is architecturally important 'in exhibiting the principle characteristics of the

⁴⁰ VHR No H1223, File No 600000.

⁴¹ HLCD Pty Ltd, op.cit., p.11.

⁴² VHR No HO937, File No 602119 (1-6)

⁴³ HLCD Pty Ltd, op.cit., p.11.

⁴⁴ VHR No H1872, File No 607690.

⁴⁵ HLCD Pty Ltd, op.cit., p.11.

⁴⁶ VHR H0861, File No HER/2001/000086.

Italianate style and of the work of the Victorian Public Works Department in the nineteenth century.⁴⁷

The 'barrack style' used at Willsmere was 'thought to be best for the residents, as military style architecture was believed to be able to "reform" patients.'⁴⁸ However, in 1876, the Royal Commission into the Kew Lunatic Asylum, strongly criticized the 'barrack style' model.⁴⁹ The Commission recommended that the 'barrack style' should be abandoned and replaced by the 'cottage system.'⁵⁰

The early history of the Kew Lunatic Asylum was strongly linked to the cottages of the Kew Idiot Asylum (Kew Cottages) erected in the Willsmere grounds in 1887. These links continued until 1956 when the management of the two institutions was separated.⁵¹ In 1960, Kew Lunatic Asylum was re-named 'Willsmere Hospital' and gradually 'assumed the function of psycho-geriatric care of patients from all over Victoria, rather than custody of the insane.'⁵²

Some years later, in 1985, the Parliamentary Social Development Committee recommended that Willsmere should cease to operate and be decommissioned. The Government accepted this recommendation in 1986 and in 1987 the management of the property was transferred to the Victorian Government's Major Projects Unit. The old historic site was subsequently sold and redeveloped for residential use.⁵³

2.4 THE COTTAGE SYSTEM

The debate about whether the 'cottage system' should replace the 'barracks system' in the construction of buildings in Victoria's mental asylums began as early as the 1860s, a few years before the opening of the Kew Mental Asylum in 1872. As we have seen, cottages had already been erected at Yarra Bend Asylum in c.1861. But the authorities did not construct cottages at other Victorian asylums for another 20 years.⁵⁴

The construction of single storey cottages to house 12 to 20 mental patients was a policy supported during the 1860s by a number of leading English physicians. In 1868, following a tour of inspection, Dr F.N. Manning of New South Wales published an extensive report on overseas asylums. His report made special reference to an English publication, *The Advantages of the Cottage Plan for the Accommodation and treatment of the Insane* by E. Toller. Two years later, the Commission on Lunacy in England was recommending cottage accommodation for 'working patients, idiots, epileptics and chronic cases.' According to Miles Lewis in his study of Willsmere, 'No English asylum was completely on this plan (the 'cottage system') but there were some cottages at Devon County Asylum, Gloucester Asylum and elsewhere.' Manning also referred to the early cottages built at Yarra Bend in Victoria.⁵⁵

⁴⁷ Ibid.

⁴⁸ O'Neill & Taylor, op.cit., p.6.

⁴⁹ Tuer, op.cit., p.8.

⁵⁰ Lewis, op.cit., p.50.

⁵¹ Lloyd, op.cit., p.19.

⁵² Lewis, op.cit., p.140.

⁵³ Kew Asylum Reserve. Reserve File RS 7734.

⁵⁴ Lewis, op.cit., p.15.

⁵⁵ Ibid., p.49.

The 1876 Royal Commission into Kew hospital recommended that 'in all asylums in the colony the barracks system of construction be abandoned and replaced by the cottage system.'⁵⁶

Later, in 1886, the Zox Royal Commission noted that, 'the evidence is overwhelmingly in favour of the cottage or village plan', and expressed regret at the construction of 'costly barracks' at Kew, Beechworth and Ararat.⁵⁷ To mark this change in official ideas concerning the treatment and management of intellectually disabled residents, during the late 1880s small groups of cottages were constructed at Ararat, Beechworth, Sunbury and Kew. A diagrammatic comparison of the cottages erected at those asylums, together with the earlier Yarra Bend cottages, was included in the 1988 Best Overend and Lewis study (See Image 21). In each case, the cluster of cottages was indicated in relation to the main asylum buildings. The cottages at Yarra Bend (demolished in the 1930s), at Sunbury and at Kew were shown as small complexes, fenced off and separate from the main buildings (Image 21). At Ararat, three cottages were shown at the rear, but formed part of the asylum complex (Image 21). The six cottages at Beechworth were also shown at the rear but formed part of the asylum complex.⁵⁸

The Children's Cottages at Kew

At least in the case of Kew, the cottage system was regarded as providing a particularly 'appropriate environment for intellectually disabled children, which encouraged segregation from the main institutional buildings of Willsmere into the smaller scale cottage buildings.' The relationship between the former Willsmere Hospital and Kew Cottages 'demonstrated the progress of treatment and social perceptions of mental health residents in Victorian Government institutions.'⁵⁹

Kew Cottages was reputedly the first government institution set up for intellectually disabled children in Australia.⁶⁰ This construction of the Kew Children's Cottages represented 'the first Government initiative to attempt something specifically for the welfare of its mentally handicapped children.'⁶¹

It has been pointed out that, 'one of the main objectives of the cottage system seen in the Kew example was to provide education and training for the residents, which distinguished it from the activities of the main institutional hospital, Willsmere.'⁶² The Lunacy Department provided a school for the children, which indicated that, 'the medical profession was by now distinguishing between the mentally ill, who should be treated by medication, and the mentally retarded, who were in need of training.'⁶³

2.5 THE DEVELOPMENT HISTORY OF THE KEW COTTAGES

2.5.1. History of the Early Years, 1887-1917

On the 9th and 10th of October 1885, tenders were called in the *Argus* newspaper by the PWD for the erection of six cottages in the grounds of the Kew Asylum to house 'idiot children.' A

⁵⁶ *Ibid.*, and Biosis Pty Ltd, *op.cit.*, p.14.

⁵⁷ Lewis, *op.cit.*, p.50.

⁵⁸ Best Overend, *op.cit.*, Vol.2. (Refer to Appendix – Image 21.)

⁵⁹ HLCD Pty Ltd, *op.cit.*, p.9.

⁶⁰ *Ibid.*

⁶¹ Biosis, *op.cit.*, p.15.

⁶² HLCD Pty Ltd, *op.cit.*, p.10.

⁶³ Lloyd, *op.cit.*, p.5.

group of central buildings would consist of a large schoolroom, a recreation hall, recreation room, and quarters for the head nurse, a kitchen and a bath house.⁶⁴

The term 'idiot' was used at this time to define a person who was intellectually disabled but thought to be 'capable of development and improvement if given training, care and kindness, rather than an insane human being.'⁶⁵

The original contract for the Kew Cottages buildings appeared in the 1885/6 PWD Summary Contract book signed by Richard Grant. The contract was for the construction of three cottages, school house and kitchen.⁶⁶

The Public Records Office (PROV) hold an extensive collection of plans for the development of Kew Cottages including an 1885 PWD drawing of 'School Building, Kitchen and Baths', (Image 1), a second 1885 drawing showed a single cottage building (Image 2) and a 1888 PWD block plan, indicated the School Building (B3) and a number of other early cottages⁶⁷ (Image 3).

At the opening of the Kew Cottages in 1887, there were three cottages, school house and kitchen on the site to the east of Willsmere. Two of those cottages were for boys and one for girls and each had its own kitchen. The three cottages held 60 children.⁶⁸ In the original School House, the boys were trained in furniture making and gardening and the girls in laundry and kitchen work.⁶⁹

Two of the remaining original 1887 cottages have been identified as of particular significance. They are the cottage known as Unit 10, or Building B1, and the old School House, known as Building B3, and later used as the 'Parents Retreat/Chapel'.

During the early period in their history, Kew Cottages were regarded as of special significance. Members of the Psychological section of the 1889 Medical Congress, held in Melbourne, described the complex as a remarkable advance on any work previously attempted in Australia, and one of the best of the kind in the world.⁷⁰ Two more cottages were added in 1891.⁷¹

The 1892 Annual Report of the Mental Hygiene Authority described how 'about 126 children, imbecile and idiot, are accommodated at Kew in six cottages placed within the Asylum reserve. The buildings are most pleasantly situated with gardens and playgrounds.'⁷²

The 1894 Annual Report told how the Idiot Asylum, attended by 150 children, 'has worked as a training school for feeble-minded children.' While later, in 1895, the Annual report described how 'a special system of training...has resulted in considerable improvement to many of the children.'

⁶⁴ *Argus* Newspaper, 9th and 10th October, 1885.

⁶⁵ Sir Frederic Bateman, *The Idiot: His Place in Creation, and His Claims on Society*, Jarrold & Sons, London, 1897, pp.16-17.

⁶⁶ PWD, Summary of Contract Book. Unit 2. VA 669, VPRS 972, P0000, 1885/86, PROV.

⁶⁷ PWD, Index to Plans Created and Managed by Building Services Agency (BSA) between 1853 and 1998. VPRS 3686, 3821, 11518, Public Records Office Victoria.

⁶⁸ Lloyd op.cit., pp 5, 6.

⁶⁹ Charles Ronald Donald Brothers, *Early Victorian Psychiatry 1835-1905: An account of the care of the mentally ill in Victoria*, Government Printer, Melbourne, 1961, p.153.

⁷⁰ Louise Godwin, 'Chronology of Kew Cottages Buildings, 1887-1924.' (personal research)

⁷¹ Ibid.

⁷² Mental Hygiene Authority Annual Reports extracts supplied by Louise Godwin.

A layout of Kew Cottages as they were in those early days can be found in the 1899 MMBW drainage plan (Image 4). There are also two early photographs of the cottages taken in c.1900 by Nicholas Caire (Image 5 and 6). One of those photographs showed the cottages with neat picket fences with the tower of the Kew Mental Asylum in the background.⁷³

Another important influence on the early development of Kew Cottages was Dr Ernest Jones, Inspector-General of the Insane from 1905 to 1935. Dr Jones was a strong supporter of the 'cottage system', and promoted improvements in the treatment and management of infectious diseases and the food preparation and handling.⁷⁴ There were regular outbreaks of typhoid and scarlet fever during those years.

In 1917, a separate dining room (STAD building) and kitchen were built 'in response to the recognition of a need to improve food preparation, handling and hygiene.'⁷⁵ This building, known also as 'recreation hall, offices,' and more recently as the 'Old Pharmacy,' is shown as Building B6 on recent plans of the property. It is one of three early buildings identified as of particular significance.

2.5.2. The Inter-War Years

Despite the new start at Kew Cottages, the economic depression of the 1890s and the continuous admission of more children resulted in overcrowding and understaffing. At the end of the First World War, Kew Cottages remained 'understaffed, under funded, and over populated. The site was an eyesore and the children and buildings badly neglected.'⁷⁶

A Royal Commission was appointed to inquire into conditions at the cottages, which were described in 1922 as 'having the appearance of ruins long since abandoned.' The 'canvas walls of the timber cottages were torn, the fly wire on doors and windows was badly holed, the footpaths were dangerously broken up and many roofs had large holes in them.'⁷⁷

Conditions did not improve during the 1920s and 1930s. It was reported in 1930 that since 1923 there had been a 22 per cent increase in admissions and all the wards were crowded and understaffed. Some improvements, however, had been made at this time. Some children were attending local technical schools, a Children's Library had been created, and a Girl Guides group formed.⁷⁸

2.5.3 Post- Second World War Years

There were two main periods of reform at Kew Cottages in the late twentieth century. Conditions began to improve during the 1950s following the creation of the Mental Health Authority (MHA) in 1952 and the appointment of Dr Cunningham Dax as its first Chairman.⁷⁹

⁷³ Cliff Judge & Fran van Brummelen, *Kew Cottages: The World of Dolly Stainer*, Spectrum, Richmond, 2002, pp.16-17.

⁷⁴ 'Nomination for inclusion of a place or object in the Victorian Heritage Register: Kew Cottages (KRS) Supporting material' p.5. supplied by Louise Godwin

⁷⁵ Ibid.

⁷⁶ David Pitt, *For the Love of Children: My Life and Medical Career*, Pitt Publishing, East Kew, 1999, pp.146-147.

⁷⁷ Lloyd, op.cit., p.11.

⁷⁸ Ibid., pp. 13-14.

⁷⁹ Lloyd op.cit., p.29.

A new era began in the history of the complex. According to one account, Dax believed that the cottages should be 'a place of freedom, development, compassion, cleanliness and positivity.'⁸⁰ The cottages were thoroughly cleaned, the children given new clothes, occupational activities were introduced and standards of hygiene were improved. Some buildings were renovated and repaired. Dr Dax lobbied parliamentarians, ministers and community organisations. A financial appeal, the work of Bill W. Tipping, a journalist from the *Herald* raised nearly 25,000 pounds and the Government equaled the amount.⁸¹

In 1956, Kew Cottages became autonomous. The following year, a parents' association was formed called the Kew Cottages Parents Association and were later known as the Kew Cottages & Saint Nicholas Parents' Association. This was 'the first such organisation in any Australian institution for people with intellectual disability.' This association has played an important role in the campaign for 'better quality services for disabled people in Victoria.'⁸²

By 1958, there were 14 cottages on the site with about 550 residents, whose ages ranged from babies to 70 year olds. Some residents had spent almost their entire lives at Kew Cottages. By 1959, there were 743 residents.⁸³

Two 1950s PWD drawings showed the Kew Cottages complex at this time. They were dated 1955 and 1959. The 1959 drawing titled 'Kew Mental Hospital and Children's Cottages Locality Plan' indicated the alterations and additions that had taken place by that time.⁸⁴ New buildings added to the complex included a group of four 'H' shaped brick wards with designs based on structures Dr Dax had seen in Holland. These new wards were located on the lower part of the site, north of Lower Drive.⁸⁵

Another new building, the Geiger Playhouse, was built by donation arranged by Mr Geiger of the firm Hicks and Atkinson in 1960. The Playhouse was used for kindergarten work, public meetings, concerts and recreation. The earlier building, which had housed such activities, had been burned down.⁸⁶ Between 1957 and 1963, a total of seven new accommodation units were built, catering for an additional 800 residents. It was reported that by 1963, all the original cottages on the Kew Cottages site had been either replaced or renovated.⁸⁷

A new gymnasium built with volunteer labour, organized by the Melbourne Jaycees, was opened in 1966.⁸⁸ A year later, in 1967, the MHA Annual Report claimed that, at the conclusion of the building campaign initiated by Dax, 'Kew was the largest State institution for the care and training of the mentally retarded and for the training of the professional staff involved in their care.'⁸⁹

Another substantial building program took place at Kew Cottages during the 1970s. In 1973, Graham Perkin, editor of the *Age* newspaper, initiated an appeal. This became known as the

⁸⁰ Ibid.

⁸¹ VHR H2073

⁸² Biosis, op.cit., p.17.

⁸³ Ibid.

⁸⁴ Drawing No 55/209, 1955 and Drawing No 59/609, 1959, BSA Drawings, PROV.

⁸⁵ Pitt, op.cit., p.150 and Dax, E. Cunningham, *Asylum to Community: The Development of the Mental Hygiene Service in Victoria*, FW Cheshire: for the World Federation Mental Health, Melbourne, 1961, p.28.

⁸⁶ Lloyd, op.cit., p.27

⁸⁷ Ibid., p.30.

⁸⁸ Ibid., p.33.

⁸⁹ Information on Annual Reports supplied by Louise Godwin.

'Minus Children Appeal.' By this time, there were over 500 children on the urgent waiting list.⁹⁰ There was already serious overcrowding at Kew Cottages. Each ward housed between 35 and 48 children, considerably more than the original 'cottage model' of a maximum of 20 per cottage.⁹¹

Four major new buildings were opened on 4 October 1977, designed by the architects Peddle Thorp and De Preu and built by Jennings Ltd.⁹² These substantial new buildings were the Age/Geiger Centre (theatre and kindergarten) which incorporated the Geiger playhouse; the Hamer Centre (day activity center); the Smorgan Centre (medical and dental center); and the Perkin Art Centre.⁹³ The target for the Minus Children Appeal had been \$150,000 but, due to the overwhelming public response, over \$2.5 million was finally raised, including half of the contribution from the Victorian government.⁹⁴ Lots of new plantings also occurred on the site during the 1970s and 1980s.

2.5.4. The Final Phase

The concept of 'deinstitutionalisation' had been discussed at the end of the 1960s but the policy was not instigated until the 1980s. In 1987, a 'Ten Years Plan for Services Redevelopment in Victoria' recommended the dismantling of all mental institutions in service within ten years, relocation of all 2765 residents into rented accommodation or house-based, and the sale of institution sites.⁹⁵

Two maps, one dated 16 December 1988 and the other March 1993, indicated the Kew Children's Cottages complex during this final phase in its long history. The 1988 map, held on the Kew Asylum Reserves File, RS 7734, showed the earlier cottages on the south side of Lower Drive and the new buildings (including the 'H' shaped brick wards built in the 1950s) on the north side, and new residential housing along Wills Street on the south side of Main Drive.

The later, 1993 map, prepared for a redevelopment proposal for the adjacent Willsmere property, provided a similar view.⁹⁶

During the 1990s, the government's plan began to take effect. By 1996, the number of Kew Cottage residents had been reduced to 640 compared to 748 in 1987.⁹⁷ Conditions at the Kew Cottages continued to decline during this decade due to cost cutting and understaffing. In 1995, the Kew Cottages and St Nicholas Parents' Association called for Supreme Court action seeking a reversal of cost cutting, improvements in activities, accommodation and food for the residents.⁹⁸

In October 1997, following a tragic fire at Kew Cottages in which nine intellectually disabled residents lost their lives, a coronial enquiry was held.⁹⁹ Subsequently, a Fire Memorial and garden was erected near the Administration building on the south side of Lower Drive. Two

⁹⁰ Lloyd, op.cit., pp. 36-37.

⁹¹ Ibid.

⁹² Lloyd, op.cit., p.38.

⁹³ Ibid., p.41.

⁹⁴ Ibid., p.38.

⁹⁵ Ibid., pp. 50-51.

⁹⁶ Kew Asylum Reserves, RS 7734, Part 2, 16 December 1988; Central Equity Limited, Willsmere Redevelopment Proposal prepared by Willys Span-Keeble, March 1993.

⁹⁷ Lloyd, op.cit., p.114.

⁹⁸ 'Kew Cottages home to cuts complaints and deaths', in *The Age*, April 10, 1996, p.2.

⁹⁹ Ibid.

other memorials, the Long Term Residents' Memorial (1991) and the Residents' Sculpture (c.1995) had already been erected nearby in a landscaped setting. These three memorials with garden plantings, which are included in the significant buildings and features identified as of special heritage value at the Former Kew Cottages, are regarded as 'of social significance as a reminder of society's duty of care to the intellectually disabled.'¹⁰⁰

Subsequently, it was announced on 29 November 2004, that the Victorian Heritage Council had added the 27 hectare Kew Residential Services site to the Victorian Heritage Register.

Then Community Services Minister, Sheryl Garbutt, said that the State Government intended to 'sell the prime Princess Street site and convert the institution into a residential village with 800 new homes and units.' However, because of heritage controls over the site, 'any future development on the protected parts of the site would have to be approved by Heritage Victoria's executive director.'¹⁰¹

2.6 SIGNIFICANT BUILDINGS & FEATURES IDENTIFIED AT FORMER KEW COTTAGES

The heritage value of the Former Kew Cottages has been recognised by the addition of the site to the Victorian Heritage Register. Heritage Victoria has directed that a number of significant features be examined in more detail and these are the focus of this report. They include, firstly, three significant early cottages that were constructed as part of the central core of the complex during the years 1887 to 1917; when Kew Cottages was recognised as the first government institution established for intellectually disabled children not only in Victoria but in Australia; and secondly, three memorials associated with the Kew Cottages' residents, memorials which have social significance as a reminder of society's duty of care to the intellectually disabled.

Other historical features of the site, including specimen tree planting and important avenues, are also of State significance, but not the subject of this report.

2.6.1 The Three Cottages

B1 – Cottage (Unit 10)

This cottage, also known as Ward M2 and listed as building B1 on VHR site plan has been identified as historically significant 'as one of the original cottages for boys opened in 1887, considerably altered, especially in the years 1954 to 1960, but retaining the domestic scale of the original.'¹⁰²

An examination of PWD drawings and other relevant records held at the PROV, confirmed that PWD Contract 1885/86 titled 'Asylum for Idiot Children, Kew,' signed by Richard Grant, and

¹⁰⁰ VHR H2073; File No HER/2001/001389.

¹⁰¹ *Progress Leader*, 29 November 2004.

¹⁰² VHR H2073, File No. HER/2001/001389.

drawings for 'Cottages' dated 19 November 1885,¹⁰³ most probably related to the design of the first four buildings on the Kew Cottages site (Image 2).

A PWD block plan dated 1888 showed Unit 10 and five other cottages including the old school house (Image 3).¹⁰⁴

Unit 10 was among the nine cottages, the central core of the complex, depicted on the 1899 MMBW drainage plan referred to above (Image 4). Each cottage had a small earth closet at the rear (now demolished) and was enclosed by a small fence. As discussed earlier, two historic access drives (Main Drive and Lower Drive) were located on the north and south side of the complex just as they are today.

Two c.1900 photographs (Image 5 and 6) provided a contemporary view of Unit 10 beside the old school house (listed as Building B3 on VHR site plan), just as they can be observed today.¹⁰⁵

After the appointment of Dr Cunningham Dax as Chairman of the Mental Hygiene Authority in the early 1950s, an extensive building program was introduced which included the renovation of the original cottages. A number of PWD plans confirmed that alterations were made to Unit 10 at this time. These included alterations to electrical installations in 1953, new works and construction of covered ways in 1954 (Image 12), and drainage works and replacement of paving at the rear of the cottage in 1959 (Image 17).¹⁰⁶

While originally built as accommodation for boys, by the 1950s Unit 10 was used to house some of the older women or 'working girls.'¹⁰⁷

It has been argued that 'as one of the three original cottages,' Unit 10 'is one of the last remnants of the original Asylum for Idiots, Kew, and, despite subsequent renovations, the original cottage is clearly visible.'¹⁰⁸

B3 - The Old School House

The historic old building constructed at the Former Kew Cottages as the original School House (later used as Parents' Retreat/Chapel and listed as Building B3 on VHR site plan) has been identified as 'architecturally and historically significant as the first building constructed to provide education and training for the residents, and demonstrates the innovative educational function of the institution from the earliest period. This school was the predecessor of special schools for the intellectually handicapped in Victoria.'¹⁰⁹

¹⁰³ PWD, Summary Contract Books, VPRS 972, 1885/86, PROV; 'Cottages,' BSA Drawings, MHK 1.7, PROV.

¹⁰⁴ *Houses for Idiot Children* Block Plan. 1888. BSA Drawings MHK 1.9, PROV.

¹⁰⁵ Judge & van Brummelen, op.cit., pp. 16,17.

¹⁰⁶ *Alterations to Electrical Installations, Kew Children's Cottages Ward M2*, BSA Drawing 52D 1071, 12.10.53; *Ward M2 Children's Cottages Proposed Alterations and Extensions*, BSA Drawings MHK 1.654, 13 June 1954; *Kew Children's Cottages Drainage and Site Improvements*, BSA Drawings No 59/603, 7 September 1959.

¹⁰⁷ Godwin, op.cit., 'Nomination of Kew Cottages,' p.12.

¹⁰⁸ Ibid., p.13.

¹⁰⁹ VHR H2073; File HER/ 2001/001389.

Plans for the original School House at the Asylum for Idiot Children at Kew appeared on a PWD drawing dated 12 November 1885 and titled, 'School Building, Kitchen and Baths'¹¹⁰ (Image 1).

The PWD contracts for the construction of the first buildings on the site (three cottages, school house and kitchen) appeared in the 1885/86 PWD Summary Contract Book referred to above. The School House can also be seen on the 1888 Block Plan for the site discussed earlier¹¹¹ (Image 3).

The inclusion of a School House in the original scheme for Kew Cottages represented the Victorian Government's acknowledgement that 'idiot' children were both capable and worthy of education.¹¹² The 1892 Mental Hygiene Authority's Annual report explained that:

*The mental training of the inmates is of necessity elementary in its character. In the school room they are taught elementary reading and arithmetic, habits of attention, obedience and order are inculcated and they are exercised in the simpler forms of drill and gymnastic exercise. The girls find useful occupation in the laundry where they do the washing for the Cottages. A number of the more robust boys, under supervision, successfully cultivate a vegetable garden whilst a contingent of the more intelligent boys have attained very considerable manual dexterity and are able to manufacture articles of furniture, such as door-mats, flower-stands, and other articles of willow-ware.*¹¹³

It was reported in 1895 that, 'About nine years ago the idiot children...were removed from contact with the adult patients and placed in an institution by themselves, thus enabling a special system of training to be carried out, and which has resulted in considerable improvement to many of the children.'¹¹⁴

As discussed earlier, the School House was included in the nine buildings at Kew Cottages depicted on the 1899 MMBW drainage plan of the complex (Image 4), and was indicated on a c.1902 photograph located beside the early Unit 10 cottage¹¹⁵ (Image 5).

A weatherboard extension was added to the south end of the School House in 1901-2. The PWD contract was let in that year under the title, 'Addition to Schoolroom, Idiot Asylum,' signed by Livingston and Sons. A contract for furniture for the new schoolroom was recorded in the same year for 'Tables, forms, desks, Idiot Asylum,' signed by Bennet and Sons.¹¹⁶

In 1907-8, the School House was closed during a typhoid and measles epidemic and used as an isolation ward. It was not re-opened as a school. A new school building, completed in 1930, was opened further down the site.¹¹⁷

¹¹⁰ *School Building, Kitchen and Baths*, 12 November 1885, BSA Drawings MHK 1.8, PROV.

¹¹¹ See above.

¹¹² Godwin, op.cit., 'Nomination of Kew Cottages,' p.8.

¹¹³ Godwin, op.cit., MHA Annual Report extracts.

¹¹⁴ *Ibid.*, 1895 MHA Annual Report extracts.

¹¹⁵ *Ibid.*

¹¹⁶ *Additions to Schoolroom, Idiot Asylum* (contract 88), PWD Summary contract Book 1901/2, VA 669 VPRS 972, P0000, unit 3, PROV; 'Tables, forms, desks, Idiot Asylum' (contract 624), VA 669, VPRS 972 P0000, unit 3, PROV.

¹¹⁷ Godwin, op.cit., 'Nomination for Kew Cottages,' p.8.

More changes were made to the building in the 1920s. In 1925, the School House, listed as 'Old School House,' was converted for use as a medical officer's room and separate male and female mess rooms and sitting rooms. This conversion can be seen in a PWD drawing titled, 'Alterations to Old School Building,' dated 4 June 1925 and signed by GS Gay (Image 10).¹¹⁸

As part of the 1950s building program initiated by Dr Cunningham Dax (referred to earlier), the School House (known as the 'Staff Mess Room Building' at the time) had minor remodeling undertaken in 1954 to convert the north end of the building into a recreation hall (Image 13). The south end continued to be used as staff mess rooms.¹¹⁹

By the 1970s, the south end of the former School House was used as offices for the Psychiatric Superintendent and his secretary. The middle rooms were used for outpatients. Later, following the closure of Willsmere in 1984, the south end of the former School House became a chapel. Prior to this, a chapel at Willsmere was used by residents of Kew Cottages. In the late 1990s, the north end of the former School House was used as a Parents' Retreat.¹²⁰

B6 - The STAD Building

The former Dining Room (STAD Building) constructed in 1917 (listed as building B6 on the VHR site plan) has been identified as 'of historical and architectural significance in demonstrating the development of the institution in the early twentieth century. The Dining Room was constructed to improve food hygiene as part of the reforms introduced by Dr Ernest Jones, Inspector General of Lunatic Asylums, in response to the regular outbreaks of typhoid and scarlet fever and the increase in the institution's population to over 300.'¹²¹

Dr Jones was associated with the introduction of a number of reforms at Kew Cottages during his years as Inspector General between 1905 and 1935. His first 1905 report declared: 'The institution may be said to have simply grown...It possesses one very inadequate kitchen, and a dilapidated and very dangerous laundry which has been repeatedly condemned.'¹²²

According to one account, 'By 1917, a new dining room (STAD building) had been erected on the site. At the same time, a separate, purpose built kitchen was also erected on the north side of the dining room.' The Mental Hygiene Authority annual report for the year declared that, 'The new and modern kitchen and new dining hall were built during this year; both have made for increased efficiency and comfort.'¹²³

It has been pointed out that the 'modernisation of the kitchen and dining room...represented a recognition of the connection between hygiene and food handling precautions in the control of

¹¹⁸ 'Alterations to Old School Building, Kew Asylum Idiot Division, 4 June 1925, BSA Drawing MHK 1.39, PROV.

¹¹⁹ *Additional Fixtures Staff Mess Room Building, Children's Cottages, Kew Mental Hospital*, 7 September 1954, signed Chief Architect, PWD, BSA Drawing No S2284, PROV.

¹²⁰ Godwin, op.cit., 'Nomination for Kew Cottages,' p.8.

¹²¹ VHR H 2073; File No HER/2001/001389.

¹²² Godwin, op.cit., 'Nomination of Kew Cottages,' p.18.

¹²³ *Ibid.*, 'New kitchen and Dining Room at Idiot Asylum, 1916/17, PWD Summary Contract Books, Unit 4, VA 669, VPRS 972, P0000, PROV.

infectious diseases. In the same year, the sewerage of the institution commenced, another improvement closely linked to the control of infectious diseases.¹²⁴

A c.1925 PWD plan titled, 'Alterations and Additions to Hot Water system, Idiot Asylum Kew' (Image 9), showed the four original cottages, including Unit 10, and the Dining Hall (STAD Building).¹²⁵

The STAD Building (B6), like Unit 10 (B1) and the School House (B3) has historical significance for its associations with the early development history of Kew Cottages during the years 1887-1917, when the institution was recognised as the first established in Victoria for intellectually disabled children. All three historic buildings form part of the original central core of the complex.

2.6.2 The Three Memorials

The three memorials in their landscape setting at Kew Cottages; F1 Fire Memorial Column, F2 Long Term Residents' Memorial and F3 Residents' Sculpture, are listed by Heritage Victoria for social significance 'as a reminder of society's duty of care to the intellectually disabled.' These recent 1990s memorials are located adjacent to the administration building on the south side of Lower Drive.¹²⁶

F1 - Fire Memorial

Unit 30/31, where a devastating fire occurred, was one of a pair of units designed by the Public Works Department in 1955. According to Raworth, 'they were the forerunners to the more common H-shaped Dax blocks, which would be constructed in this section of the site through the late 1950s and early 1960s.' Unit 31 was destroyed by fire on the evening of Monday 8 April 1996 in which nine residents died. A memorial to the victims was constructed shortly after.

The Kew Cottages & St Nicholas Parents' Association (KCSNPA) donated a memorial and held a dedication ceremony on the 24th November 1996 to coincide with the final Kew Cottages & St Nicholas Parents' Association (KCSNPA) meeting for that year.

The fire memorial comprises a granite column with the names of the victims engraved on it. The column was placed in a garden bed of nine standard roses and situated adjacent to the rotunda and close to the kiosk. It was intended that the memorial was positioned in a well visited recreational area.¹²⁷ A later note in the KCSNPA newsletter commended the gardeners at Kew who created the memorial column surrounds, as 'a lasting memorial to the nine men'.¹²⁸ The plantings are described in Section 3.2.1 of this report.

The memorial reads:

'A place to remember those who died 8th April 1996,' followed by the names of the nine men who died, and concludes with the words, 'Our Lives Were Enriched For Having Known You.'

¹²⁴ Godwin, op.cit., p.18.

¹²⁵ *Alterations and Additions to Hot Water System, Idiot Asylum Kew*, 19 November 1925, BSA Drawings C11/0188, PROV.

¹²⁶ VHR H 2073, File No HER/2001/00139.

¹²⁷ Kew Cottages & St Nicholas Parents' Association, *Newsletter*, December 1996.

¹²⁸ *Ibid.*, April 1997.

The tragic event resulted in a lengthy coronial inquest which concluded that the State of Victoria owed a duty of care to the residents of KRS. It stated that 'the State of Victoria has contributed to the fire and deaths of the nine residents because, despite all the warnings it had received over the decade from 1986, no proper fire safety system was in place at the time of the fire.' It was also noted in the coroner's report that the fire safety upgrade was in place at the time of the fire, but had stalled due to the discovery of asbestos in the roof.¹²⁹

As a result, and as recorded in the Coroner's inquest findings, 'the State has made several positive moves towards improving fire safety. The commitment of \$75.5 million to 'continue the program of fire safety audits and works' in Department of Human Services facilities is a particularly positive step.'¹³⁰ On the first anniversary of the tragedy, the Parents' Association organised a memorial ceremony which took place at the memorial site. The KCSNPA noted in their monthly newsletter, 'we record a special thanks to Kew Cottages' administrative staff for their assistance in arrangements for the ceremony held in the grounds of the Cottages. Particular thanks go to the gardeners at Kew whose efforts in laying out the memorial garden and beautifying the surrounds have created a fine and lasting memorial to the nine men.'¹³¹

This memorial is considered to have social significance for its ability to remind people of the duty of care that is owed not only to the residents of Kew Cottages but to all intellectually disabled people. It is identified as F1 on the VHR.

F2 - Long Term Residents' Memorial

This memorial, which comprises a circular garden bed and a plaque on a timber base, is identified as F2 on the VHR site plan. It was erected in 1991 to commemorate residents who had spent much of their lives at Kew Cottages.

The words on the memorial read:

'In memory of our long term residents who have spent most of their lives in Kew Cottages.
Provided by KCSNPA 25.11.1991.'¹³²

The garden bed memorial is located in an open public area containing other garden beds, a rotunda and BBQ facilities with other memorials to the north east of the Administration building. The garden bed memorial has been planted with sensory plants.¹³³ The garden was established by Holmesglen TAFE Horticultural College and was reported in the KCSNPA Newsletter to be maintained by Network Q, an organisation providing employment for intellectually disabled people.¹³⁴ The newsletter in 1992 stated that the President of the association, Geoff Welchman was organizing a simple plaque to identify the purpose of the garden.¹³⁵ Originally the Long Term Residents' Memorial had native plantings but due to an infestation with kikuyu, the garden was replanted in the early 1990s. The current plants are described in Section 3.2.2 of this report. Of the native plantings, KRS gardener Verity Edwards remembers finding a label indicating that wallaby grass had been planted but the replanting

¹²⁹ Graeme Johnstone, *Inquest Findings, Comments and Recommendations into fire and nine deaths at Kew Residential Services on 8 April 1996*, State Coroner's Office, Melbourne, 1997, p.12.

¹³⁰ Ibid.

¹³¹ Kew Cottages & St Nicholas Parents' Association, *Newsletter*, April 1997.

¹³² Ibid.

¹³³ Biosis Research, op.cit. Section 5.3 in File HER/2001/001389 Buildings & Properties, Kew Cottages, Princess Street.

¹³⁴ Kew Cottages & St Nicholas Parents' Association, *Newsletter*, October 1992.

¹³⁵ Ibid., March 1992.

took place before Verity came to work at the site.¹³⁶ It is not known if the garden retained its earlier form when it was replanted or whether the plant selection was done by KCSNPA, KRS or Holmesglen TAFE.

F3 - Residents' Sculpture

This decorative sculpture in a lawn setting, produced by Kew Cottages' residents and the Perkin Arts Centre c.1991, is identified as F3 on VHR site plan. The sculpture is located near the Long Term Residents' Memorial and the 1996 Fire Memorial on the south side of Lower Drive.¹³⁷ The sculpture has been made using artwork by a number of residents forming a collective mosaic installation that provides a substantial landmark near Lower Drive.

Initiated, designed and executed by sculptor and then DHS employee Cliff Burt, the project was funded by DHS.¹³⁸ The sculpture utilises ceramics made by the residents as part of their ceramics session in the Perkins Art Centre. The sculpture title, *Sentinel* means 'a guardian spirit, something keeping watch over the Cottages, or perhaps bearing witness.'¹³⁹ To make the sculpture time was allocated from the resident's ceramics session to create ceramic tiles to be used on the sculpture. All groups participating in the sculpture program were managed by a minimum of two staff members. The ceramics were made from clay rolled into disks with rolling pins and then painted with under glaze colours. Once finished the disks were dried on curved shaped plaster 'bats'. After this, they were bisque fired, clear glazed and refired. As part of Burt's employment, he undertook training to gain an Advanced Certificate of Residential and Community Services (ACRACS). This delayed work on the sculpture; subsequently the eye and some parts were not tiled, in turn leaving it unfinished. The sculpture was constructed in the Perkin Centre and then moved to the present site. The ceramics were applied in situ and because the curvature of the plates did not match the shape, they were broken prior to application.¹⁴⁰

Forty Residents contributed to this sculpture and are listed on the monument: Noel Angus, Leonie Barnes, Pam Bates, Denise Bond, Eric Bourne, Patty Caruna, Linda Clark, Norman Cussins, Bella Franis, Debbie Gibson, Hillary Gray, Arthur Guerin, Nola Goss, Peter Greenwood, David Honner, Russell Howlett, Terry Jordan, Kaye Kenny, John Kirkbride, Ivan Lane, Dawn Larkman, Philip Lovelace, Tony Moore, Ellen McCormick, Brian McDonald, Judy McIntyre, Peter McLaren, Maureen McLeod, Sandra Miller, Victoria Pottinger, Helen Pratt, Theo Ridgeway, Yvonne Scott, Andrew Smit, Trevor Soares, Dawn Wells, Mary Warman, Colin Wright, Michelle Williams, and Greg Yates. The sculptor and project manager Cliff Burt is not acknowledged on the sculpture.

¹³⁶ Pers.comm, Verity Edwards, Gardener Department of Human Services, email, 10th October 2007.

¹³⁷ VHR H2073, File No HER/2001/001389.

¹³⁸ Cliff Burt, Australian Art Resources CV, viewed 13/09/07, <<http://www.artresources.com.au/cliffburt/>>

¹³⁹ Pers.comm, Cliff Burt, Sculptor, email, 30th September 2007.

¹⁴⁰ Ibid.

3.0 PHYSICAL ANALYSIS

3.1 THE SETTING AND THE BUILDINGS

The Former Kew Cottages site was the first government institution to be established for intellectually handicapped children in Australia. Its construction in 1887 represented an innovative approach to the care and accommodation of people with intellectual disabilities. The six buildings at Kew from the establishment period of 1887-1917 were the first Australian example based on the European 'Cottage System' applied in full to the intellectually handicapped.¹⁴¹ The B1 Cottage (Unit 10) and the School House B3 were part of the original construction in 1887 and provide important information about the 'cottage' accommodation. The Dining Room B6 was added in 1917 and continues the setting and domestic feel of the grouping of earlier buildings.

The 1888 Block Plan (Image 3) shows the School House B3; three existing cottages, B1 Cottage (Unit 10), M1 (now demolished) and F1 (now demolished) and a building known as the Kitchen & Baths (now demolished) further to the north. The fourth cottage, B2 (House Hostel) is shaded as being part of this contract for construction. Except for the School Building, B3, all buildings have an associated earth closet. The block plan demonstrates that the four cottages were the same but mirror images, set out in a symmetrical, ordered fashion, typical of the period.

This sense of the original orderly layout and the domestic scale and feel of the original Kew Cottages is clearly shown in Image 5, a c.1902 photograph taken from the southwest looking towards the central School House B3. The feeling of the homely layout is enhanced by the front fence, lawns, paths and verandahs. This is in sharp contrast to the grand institutional style of the neighbouring adult asylum at Willsmere and is an important component of the setting of the 'Cottage System'. The regularity of the building placement is also shown in the 1899 MMBW plan, Image 4.

B6, the Dining Room, was constructed in 1917 to improve food hygiene and as a response to the Institution's growing numbers. Its placement and architectural design, although from the early twentieth century, is responsive to the scale and siting of the Victorian Cottages. Both the 1888 Block Plan, part of Image 3, and the c.1900 photographs, Images 5 and 6, show that B6 replaced an earlier building in this location. The scale and placement of B6 reflects this earlier building and continues to reinforce the symmetry and domestic scale dominating the layout of the site.

It is important to note that the use of symmetry and repetitious built units was imposed on the sloping site at Kew without reflecting the topography. Examination of the site today, and the c.1900 photographs (Images 5 and 6), show that each building is constructed on a benched site and paths between the buildings in the north/south direction must have been relatively steep, especially for some occupants with mobility difficulties and for carers moving between buildings.

¹⁴¹ VHR, Statement of Significance H2073

This lack of consideration for the site conditions is typical of Victorian design and is also seen in the way the cottages were faced inwards towards the School House B3 and each other. The verandah helped to signify the front entry. It is in keeping with Victorian building designs that the cottages have a strongly delineated front, sides and rear. It is interesting that by the time of the c.1900 photograph (Image 6), the verandah to B1 Cottage had been extended to the northern side where it could both shade the building and provide some cover on the route towards the building to the west. By 1925, new covered ways and footpaths were proposed to link buildings and they would also have made it easier for people to deal with climatic conditions on site, refer to Image 8. The 1917 B6 Dining Room has a verandah across the north side which wraps around the building to provide covered entries to the doors to the east and the west. Hence between the 1885 design of the Cottages and the 1920s, minor changes were made to the buildings to provide links between them and some sun shading.

No landscape plans survive from the Victorian period and there may not have been any documentation. However, the c.1902 photograph, Image 5, seems to show lawns with small scale specimen trees, some symmetrically planted, and in keeping with domestic fashion from the period. Several significant trees within the vicinity of B1, B3 and B6 have been identified. These are generally common domestic plants from the period. As well there are two *Prunus ilicifolia* (Holly-leaved Cherry) which could date from the early decades of the twentieth century and are rarely cultivated in Victoria.¹⁴² In the immediate vicinity of the Buildings B1, B3 and B6 the open lawn and linking paths remain, albeit in a modern form, retaining a similar feel to the original domestic layout.

The Heritage Victoria citation notes that the current landscape at Kew is dominated by towering conifers from the nineteenth century, including Hoop Pines, Bunya Bunya Pines, Monterey Pines, Canary Island Pines, and Monterey Cypress. Image 6, a photograph from c.1900, demonstrates that while the Kew Cottages site was relatively cleared and had smaller trees, it was set against a treed backdrop to the Yarra River on the south and Willsmere to the west. This also remains, especially with the twentieth century avenue planting along Main Drive, Boundary Road and Oak Walk providing an established tree canopy in the south and west directions. However the wider setting has been greatly changed by the introduction of many more buildings on the site since the establishment period.

3.1.1 B1 COTTAGE (UNIT 10)

Since its construction in 1887, B1 Cottage (Unit 10) has been extended and upgraded, primarily in the 1920s, 1954-60 and the 1990s. However the siting of the building, part of its form and remaining fabric provide important information about the original institution, including the design philosophy at the time of the establishment of the Cottages.

The original appearance of B1 Cottage (Unit 10) can be seen in the background of the c.1902 photograph, Image 5, to the left hand side of the central School House. It originally had a rectangular plan with a painted brick finish and a slate hipped roof. The original 1887 section of this building is still clearly distinguishable today with its simple rectangular form, hipped roof and main facade facing the School House (refer to appendix 9.3, photographs 1, 2 and 7).

¹⁴² The Heritage Victoria citation notes that only 6 examples are known in Victoria, of which three are on this site, one is on neighbouring Willsmere and another in Caulfield Park. This probably reflects the influence of Hugh Linaker as landscape gardener appointed by the State Lunacy Department in 1913.

Image 2 is the 1885 drawing for a Cottage. It is not known when M1 and F1 were handwritten onto this plan. The central core of the original site was made up of six buildings, shown on the block plan in Image 3. This plan and others (for example, Image 9) show that the accommodation was divided into 'M' and 'F' – male and female wards placed either side of the school building.

B1 Cottage (Unit 10) is actually M2. M1 and F1 were cottages further south of the existing buildings, as shown in plan on Image 3. They have now been demolished. The original four cottages were two pairs of mirror image buildings, as shown in plan on Image 3. Although Image 2 is a drawing of one cottage, it provides important evidence about all four. Image 5, showing B1 (Unit 10) and B2 (House Hostel), and Image 6, including M1 (now demolished) and B1 (Unit 10) support the theory that the four cottages were very similar in three dimensions, as well as in plan, and likely to closely resemble the details shown on the drawing, Image 2.

The extent of the original building footprint is identified as 1887 fabric on Significance Plan Sig-B1 Appendix 9.4, Section 9.4.2. The whole of the original main form can be understood and remains substantially intact but the service block and associated earth closet to the rear have been removed or been fully reworked into the existing plan. Additions in the 1920s, shown in outline on Image 8 and 9 both from 1925, seem to have involved an addition to the south of the link to the earth closet. The 1950s additions have taken place on the northwest side of the building and involved a substantial upgrading to the whole building. Refer to the Significance Plan, Appendix 9.4, Section 9.4.2.

Most of the original interior of B1 Cottage (Unit 10) has been lost. Only part of two original walls remain and the central fireplaces have been removed. The chimney has also been removed.

The extent of the original roof form covering the rectangular plan is clearly visible from three sides of the current B1 Cottage (Unit 10), and obscured by additions to the northwest (refer to Appendix 9.3, photographs 3-6). However the roof form remains able to be understood as the later extensions have their own additional roof forms rather than completely changing the original form. The Dutch gables providing vents to the ridge in the original plans are still visible to the northeast and southwest. The c.1900 photographs, Images 5 and 6, also show the four vents facing northwest and southeast as indicated on the Image 2 cottage plans. These vents have been lost, however, the two central vents facing northwest are still evident in skylights as seen in photograph 9, Appendix 9.3. The roof was reclad in tiles in the 1950s and the eaves have been boxed in. Image 3 shows the original eaves detailing with ogee guttering and a beaded mould below. The current quad guttering is a recent change.

The same drawing, Image 3, contains details of the verandah which was on the southeast side of B1 Cottage (Unit 10) but has now been removed. The design of the decorative timber valence remains on the verandah to the B3 School House, as seen in photographs 11 and 12, Appendix 9.3. As noted earlier, an interesting aspect of the verandah to B1 Cottage (Unit 10) is that the original cottage drawings, Image 2, show the verandah only across one side of the building. The c.1900 photograph (Image 6), however, shows that the verandah wrapped around to the northeast at that time. Similarly the verandah link across to the B3 School House is not shown on the drawings of either the cottages or the School House (Images 1 and 2) but is shown in the c.1900 photographs, Images 5 and 6. Both the verandah extending to the northeast side and the link to the B3 School House are evident in the 1925 Block Plan, Image 8 and Image 9, the alterations for the hot water system. This also shows the introduction of new covered ways and footpaths at this time. It seems likely that these were further expanded during the 1950s to the covered series of walkways which are evident now. Image 17

distinguishes between 'covered way' and 'covered verandah' on the southeast side of B1 Cottage (Unit 10) but it is unknown whether the verandah was ever extended down to B4 Cottage (Unit 11).

Image 17 shows that the footprint of B1 Cottage (Unit 10) in 1959 is very similar to the footprint that remains today. Only the north east corner of the 1950s addition had been added since. However Image 15, a drainage drawing from 1955, shows a different footprint. This may be because the purpose of the drawing was not to accurately record this information.

The two plans from 1925, Images 8 and 9, appear to show the original plan form of rectangular cottage and earth closet from 1887 with an addition to the southwest of the building although the sparse detail means it is inconclusive. This pre-1925 addition remains today with a distinct roof form, visible in photographs 3 and 4, although it was tiled in the 1950s with the rest of the roof. This section of the building also has some distinctive windows, including single, double and triple double hung windows which may date from the 1920s.

Architecturally, the B1 Cottage (Unit 10) is typical of domestic design of the mid Victorian period. The design is rectangular with symmetry and a definite front and rear. It is of note that the front of the house with its verandah faces towards B3 School house. Image 5 with its lawns and straight paths to each entry strongly suggests a residential community behind the picket fence. It is not surprising, then, that the detailing of the cottages is typical of domestic construction also.

The windows are double hung with six panes in each. Above each of the windows is a soldier course of brickwork. The original sills and the plinths are bluestone with drafted margins. None of the typical four panel doors remain.

In the northeast elevation, visible in photograph 7, the original extent of the 1887 building is apparent despite the small addition at a lower level over part of the facade. The original bluestone plinth is also evident. The middle window is original, however the windows either side have been slightly altered. The verandah seen in the c.1900 photograph, Image 6, has been removed.

The southwest elevation, seen in photograph 3, clearly demonstrates the original extent of the 1887 building as the pre 1925 addition to the west has a separate form. On the original section, the bluestone plinth is evident and three original windows remain.

The front of the original building facing B3 School House is the southeast elevation. The original extent remains and the bluestone plinth is evident. The verandah on this side has been removed. Photograph 1 shows a view of the southeast facade of B1 Cottage (Unit 10). It can be directly compared to the elevation in Image 2, Appendix 9.2. The window on the right hand side of the photograph is in the original door location. Infill brickwork is visible below the window opening. The inverted V in the fascia is the position where a former covered way joined the building to the School House. The doors either side are in the position of original windows, which have been extended to the ground. The windows at either end of the facade (see photograph 1, Appendix 9.3) are original and in their original location. The door to the left hand side of photograph 1 is a new opening.

The original northwest elevation has been lost due to additions to this side but it can be partly understood because the additions are at lower wall height. This original wall of the 1887 cottage is now an internal wall. None of the exterior features that might have been retained are still visible, for example, the plinth and the original openings have been changed. No visible

evidence remains of the former earth closet although it may partially remain within the fabric or below floor level.

The changes made in the 1950s to B1 Cottage (Unit 10) and other buildings were in response to reforms initiated by the newly-appointed Chairman of the Mental Hygiene Authority in 1952, Dr Eric Cunningham Dax and the public campaign known as the Tipping Appeal. The interior of B1 Cottage (Unit 10) does not require permits for internal changes but the changes made in the 1950s are to be fully recorded prior to alteration.¹⁴³

In conclusion, the 1887-1917 establishment phase for the Kew Cottages was the first Australian application of the European 'Cottage' system to the provision of accommodation for the intellectually handicapped. The B1 Cottage (Unit 10) provides important information about that period, including evidence of the original domestic layout of the complex, its setting and relationships between buildings. Because of the similarity of design of all four of the original cottages, B1 Cottage is able to demonstrate aspects of the original site concept that have now been lost. Architecturally, the original cottage building is representative of Victorian period design and some typical features remain, including symmetry in massing and façade detailing, and typical window, and vent details. However, the interior of B1 Cottage (Unit 10) has been substantially altered and does not provide much information about this aspect of the original 1887 building.

Following the establishment period at Kew Cottages, an addition was made to the southwest of the building before 1925. In the 1950s, the area which was previously the earth closet was incorporated and completely altered in an addition to the northwest. The 1958 - 1960 additions to this building are at the rear, and along with the current roof cladding, demonstrate the changes made to the cottages as a result of the 1950s reforms. Architecturally they are not of importance.

3.1.2 B3 SCHOOL HOUSE (PARENTS RETREAT/CHAPEL)

Since its construction in 1887, B3 School House has been extended to the southwest in 1901-2 and then undergone some alterations in the mid 1920s, 1950s and 1990s. However the built fabric remains substantially intact from the key periods of 1887 and 1901-2. The siting of the building, its form and remaining fabric provide important information about the original institution, including the provision of tuition for intellectually disabled children at the time of the establishment of Kew Cottages.

Image 1, Appendix 9.2 shows the 1885 drawing of this building. It is an H-shaped plan form, strongly symmetrical and with many design features in common with the surrounding cottages. The domestic scale, hipped roofs with Dutch gables and verandahs are similar to the cottage design. Detailed design of windows, doors, verandahs, chimneys, plinths and sills all appear to be the same. Although the plan form of B3 School House is different from the rectangular cottages, this building has a front façade facing southwest, which is similar to the domestic entry of the cottages. It has paired windows either side of a central door with a verandah. It is this elevation which has been lost with the addition made in 1901-2.

This original entry led to a central passage with rooms off either side, each with a fireplace. This area is marked on the 1885 plan as the Head Nurse's Room. Beyond this is the School

¹⁴³ Heritage Victoria Permit Exemptions VHR2073.

Room with its central fireplace and verandahs on either side. At the northeast end is another room with a fireplace, its function is illegible in Image 1.

A comparison of the extant fabric with the original drawing suggests that the building incorporated additional windows on the northeast façade (refer Appendix 9.3, photograph 10) and southeast façade (refer Appendix 9.3, photographs 16 & 17) during construction.

The School House B3 is clearly shown on the 1888 Block Plan, Image 3, where its central role as part of the original six buildings in the first government institution for intellectually handicapped children in Australia is evident. The front of the building faces the entry and the cottages are grouped symmetrically about the School House with the kitchen beyond. This is a strong design statement about the provision of education to the disabled, an innovative government approach at the time. The School House is central to Kew Cottages, the first Australian example based on the European 'Cottage System' for accommodation of the intellectually handicapped.

Image 5, the c.1902 photograph, clearly shows the importance of School House B3 for those arriving on the site. The main gate and central path leads to the School House B3 with paths to the cottages coming from this central axis. School House B3 is linked to Cottages M2 and F2 (now Unit 10 B1 and House Hostel B2) by covered walkways. The covered ways are also evident on Images 8 and 9.

The c.1902 photograph reveals the additions made to the southwest end of School House B3, also evident as an outline of an addition in the 1925 drawings, Images 8 and 9. These earlier alterations are shown in the 1925 drawing, Image 10, and involved the addition of a room with a small projecting bay. By 1925 this is labeled Medical Officer, the School Room has become the Female Mess Room with the Male Mess Room located to the northeast. One wall of the passage has been removed to create the Female Room and Male Room adjacent to the Medical Officer. The 'End Elevation' as it is labelled on Image 10 can clearly be seen in the Image 5 photograph.

It is known from the Public Works Department Contracts that the addition to the southwest was built in 1901-2. The plans for this addition have not yet been located. However, in 1907-8, the School House was closed because of a typhoid and measles epidemic and used as an isolation ward. It was not reopened as a School House, and a new School Building was completed in 1930 and opened elsewhere on site.¹⁴⁴ As discussed above, the building then functioned as mess rooms. Hence it is likely that the School Bell, situated on the southeastern side (refer Appendix 9.3, photograph 17) dates from pre-1908.

The next available plans of this building, Image 11, are from 1952 and show proposed changes signed by Percy Everett as Chief Architect of the Public Works Department. These show a division of the central Female Mess Room, from Image 10, into three parts as well as changes to accommodate a servery, kitchen and cafeteria at the southern end of the building. The medical functions have now been relocated to the other end of the building. The bank of sink and benches, included on the 1925 plans, are noted for removal. The 1954 Drainage Plan, Image 13, records the southwest end of the building as the Staff Mess Rooms with the central space labelled Recreation Hall.

¹⁴⁴ Godwin, op.cit., 'Nomination for Kew Cottages,' p.8.

A comparison of the 1952 plans, Image 11, with current conditions suggests that some of the changes proposed at that time were unlikely to have been fully implemented or have since been altered again. The kitchen and cafeteria appear not to have been opened up in the manner suggested in the 1952 plans and the central space, proposed as three rooms has been partitioned differently.

The current floor plan has resulted in many external entry points and a lack of internal flow through the spaces. However some interior features from the 1880s remain, including some chimney treatments and lining boards to some ceilings. The 1901-2 addition remains as a substantially intact space although the weatherboards and timber framing have deteriorated due to the moisture and lack of drainage on the southwest end of the building. After Willsmere closed in 1984, this room was used as a Chapel and recently, in the late 1990s, the northern end of the building was used as a Parents' Retreat.¹⁴⁵

On the northeast wall new vents have been provided for a room to service MFB needs (refer Appendix 9.3, photographs 14 & 15). Fireplaces have been removed or boarded over internally and recent partitioning installed. A major change externally is the recladding of the roof using an inappropriate colour and profile. Major cracking between the original southwest wall alignment and the 1901-2 addition is evident internally.

The original built form of the School House B3 with the 1901-2 addition is substantially intact and retains many exterior and some interior features. It is of significance for demonstrating the provision of schooling during the establishment period of 1887-1917 when Kew Cottages was the first Australian example based on the European 'Cottage System' applied in full to the intellectually handicapped. The later changes are not of significance and their impact is minor and, in most cases, easily reversed.

3.1.3 B6 DINING ROOM (STAD)

The Dining Room B6 was constructed in 1917 as part of reforms to improve food hygiene in response to the typhoid, measles and other epidemics at Kew Cottages and provides important evidence of the understanding of the link between food handling and illness at this time. The Dining Room B6 is substantially intact and, although constructed some thirty years after the Cottages and School House, its design and siting reflects these earlier buildings.

B6 Dining Room is a rectangular, face brickwork building with a tiled Dutch gable roof. It is sited on the central axis with B3 School House and has a verandah on three sides. The windows are regularly spaced and consist of three narrow pivoting sashes with a fixed highlight above.

Image 1 includes the 1885 plans for a building containing Kitchen and Baths. This small building can be seen in the 1888 Block Plan, Image 3, and in the 1899 MMBW plans, Image 4, in approximately the location of Dining Room B6. It is northeast of the School House B3 on the central axis between the four cottages. The building can also be seen in the c.1902 photograph, Image 5, in the distance behind the School House.

In the front left hand side of the c.1900 photograph, Image 6, a gable roofed section of a building is visible but this does not match the 1885 plan, Image 1. However, on the c.1925 plan, Image 9, the Dining Room B6 is shown. An undated plan, labelled Idiot Asylum Kew New

¹⁴⁵ Godwin, op.cit., 'Nomination for Kew Cottages,' p.8.

Dining Hall has been located¹⁴⁶ but this neither matches the building in the c.1900 photograph or the existing Dining Room B6 (Image 27). A plan for the existing 1917 building has not been located.

The c.1925 plan, Image 9, appears to show two chimneys on the north eastern side of the building as well as a substantial projecting bay in the centre of this façade. This bay links to a large kitchen building which no longer survives. Because this is a schematic plan for the hot water system, the information on the drawing is not detailed. Chimneys are shown accurately elsewhere, for example on B3 School House, so further physical or documentary evidence may substantiate whether chimneys were ever located in this position on B6.

The 1955 drawing, Image 15, also shows a bay on this side of the building but it appears to have been widened as shown more clearly in the 1959 drawing, Image 17. At this time the building is labelled Recreation Hall. In both of these drawings from the 1950s, the stone retaining wall to the south west of B6 which is still extant can be seen. There also appears to be a small building between B6 Dining Room and B3 School House which has now gone.

Although not very detailed, this plan shows some key differences when compared with the current building. The projecting bay to the northeast was removed after 1959 and the verandah now continues on this side. The kitchen building shown on the 1959 plan has now been demolished. Two small single cubicle toilet additions are now on the southeast end of the building added after this date.

Close inspection of the built fabric of the Dining Hall B6 reveals these changes to the fabric. The tiled verandah floor is infilled with concrete on the southeast end and where the bay to the northeast has been removed. The change to the projecting bay is also reflected in the placement of verandah posts and changes to the building plinth from cement render to painted brickwork. The toilet additions and changes to incorporate windows can also be seen in the brickwork. Internally the building has been divided with later partitions but remains substantially intact.

Dining Hall B6 is part of the establishment phase 1887-1917 of Kew Cottages. Architecturally it is not an important building however it is designed and sited to complement the earlier Victorian buildings of the Kew establishment phase. It is significant in that it demonstrates understanding of the need for food hygiene reforms in relation to disease prevention at the time. Although its physical relationship with the kitchen building to its northeast has gone, evidence of this survives in the built fabric and the documentation of the site. Later changes, including internal partitions and the toilet additions which postdate 1959, are of no significance.

3.2 THE MONUMENTS

The memorial and monuments at Kew Cottages are located within a landscaped setting in the vicinity of the former Administration and kiosk buildings. The development of this area is recent and the built monuments and memorials date from the 1990s period. They are not inherently linked together, but exist collectively in an area that is well utilised by the general public and residents.

¹⁴⁶ *Idiot Asylum Kew New Dining Hall*, [undated] in Raworth, Bryce. Op.cit. Appendix C.

3.2.1 F1 FIRE MEMORIAL COLUMN

The 1996 Fire Memorial (refer to photographs 29 and 30 in Appendix 9.3) was erected to commemorate nine men who perished in a fire that broke out in Unit 30/31 on the 8th April 1996. The resultant media coverage and coronial inquest focused on the duty of care to the KRS residents owed by the State of Victoria.

The Memorial F1 comprises a granite column on a stepped granite base with the names of the victims engraved on it. The column is positioned in a garden bed of nine roses and situated adjacent to the rotunda and close to the Kiosk on the south side of Lower Drive. It was intended that the memorial was positioned in a well visited recreational area.¹⁴⁷

The memorial reads: *'A place to remember those who died 8th April 1996,'* followed by the names of the nine men who died, and concludes with the words, *'Our Lives Were Enriched For Having Known You.'* A broken column is symbolic of a life cut short, which represents particularly tragic circumstances or the loss of a young person. The nine roses in the garden bed surrounding the granite column each represent the nine male victims. The rosemary which also forms part of the garden bed was mentioned in a homily service given at Sacred Heart Church on the first anniversary after the tragedy. *'Many of us are wearing a little piece of rosemary, the smell is evocative, it is home grown and it is a symbol of remembrance.'*¹⁴⁸

In the memorial garden bed, the nine standard roses form a semi-circular ring around the column with under plantings. The roses forming the memorial from left to right are: Gruss an Aachen, Gruss an Aachen, Squatter's Dream, Lady Mann (Lorraine Lee sport), Graham Thomas, Lady Mann, Lady Hillingdon, Lady Huntingfield, Squatter's Dream. The under-plantings for the memorial include a permanent planting of Rosemary 'Sweet Remembrance'. Other plants used are Nepeta 'Six Hills Giant', Lavender 'Silver Feather' and 'Sidonie', Diets iridioides, day lilies, wallflowers and daisy hybrids.¹⁴⁹ There are also two Kangaroo Paw, either side of the column. The size of the memorial garden bed and monument spans approximately four by two and half metres.

The memorial is typical of commemorative markers rather than architecturally distinguished. Its significance lies in its ability to remind people of the duty of care that is owed not only to the residents of Kew Cottages but to all intellectually disabled people and to commemorate the tragic deaths of nine people.

3.2.2 F2 LONG TERM RESIDENTS' MEMORIAL

The Long Term Residents' Memorial F2 (refer to photographs 31 and 32, Appendix 9.3) commemorates the lives of people who have resided at Kew for a long period, many of whom moved to Kew Cottages as children, but remained as permanent residents for the duration of their lives. It was erected in 1991 by the Kew Cottages and St Nicholas Parents' Association.

The words on the memorial read: *'In memory of our long term residents who have spent most of their lives at Kew Cottages. Provided by KCSNPA 25.11.1991.'* The garden was established by the Holmesglen TAFE Horticultural College and was reported in the KCSNPA 1992 Newsletter to be maintained by Network Q, an organisation providing employment for

¹⁴⁷ Kew Cottages & St Nicholas Parents' Association, *Newsletter*, December 1996.

¹⁴⁸ Fr. Joe Caddy, Melbourne Catholic Social Service, edited text from Homily given on 8th April 1997 at Sacred Heart Church, cited in the Kew Cottages & St Nicholas Parents' Association, *Newsletter*, April 1997.

¹⁴⁹ Pers.comm, Verity Edwards, Department of Human Services Gardener, email 10th October 2007.

intellectually disabled people.¹⁵⁰ Originally the Long Term Residents memorial contained native plantings, but due to infestation with kikuyu, the garden was replanted in the early 1990s. The garden bed memorial was then planted with sensory plants.¹⁵¹ No record has been found of the original plantings or bed design so it is not known whether the form and size of the bed were also altered. It is also not clear whether the new plant selection was done by KCSNPA, KRS or Holmesglen TAFE.

This memorial comprises of a circular garden bed cut into the lawn and a metal plaque on a timber base. The plaque is positioned centrally on the north side and has a rectangular timber base with bevelled edges. The garden bed memorial is located in an open public area south of Lower Drive containing lawn, other garden beds, a rotunda and BBQ facilities as well as the Fire Memorial F1 to the northeast of the former Administration building. Roses used during replanting of the garden included, Dapple Dawn, Restless, Editor Stewart, Mrs Herbet Stevens, Rosendorf Sparrieshoop, Bishop Darlington, Iceberg, Mrs Fred Danks, Mme Lombard. Some of the roses are locally bred species and were chosen for the ability to cope with the hot weather without requiring extra water. Other plants include two *Furcraea* sp., *Pittosporum tobira* 'Miss Muffett', *Dianthus* including Mrs Sinkins, *Pelargonium* cv. and sp. *Scabiosa columbaria*, lilac *Watsonia*, and blue and white Rosemary shrubs. Other plantings have succumbed during water restrictions.¹⁵²

The Long Term Residents' memorial is a testimony to those who spent much of their lives at KRS. The living memorial is a sensory garden bed designed to capture the imagination of people using the sense of smell, touch and hearing stimulated by the garden. The memorial is also significant in reflecting the involvement of the Kew Cottages and Saint Nicholas Parents' Association for their efforts in campaigning politically and financially for the benefit of the residents at KRS since the 1950s.

3.2.3 F3 RESIDENTS' SCULPTURE

The Residents' Sculpture F3, a landmark on Lower Drive, was produced by Kew Cottages' residents and the Perkins Art Centre in c.1991 (refer to photographs 33 and 34). Initiated, designed and executed by sculptor and then Department of Human Services (DHS) employee Cliff Burt, the project was funded by DHS.¹⁵³ The sculpture utilizes ceramics made by the residents as part of their ceramics session in the Perkins Art Centre. The sculpture title, 'Sentinel' means 'a manifestation of a guardian spirit, something keeping watch over the Cottages, or perhaps bearing witness.'¹⁵⁴

The ceramics were made from clay rolled into disc with rolling pins and then painted with under glaze colours. Once finished, the disks were dried on curved shaped plaster 'bats'. When the clay was dried they were bisque fired, clear glazed and refired. The sculpture was left unfinished. The vision for the project aimed for extensive involvement by the residents' but this proved difficult at different stages of the construction, especially in applying the tiles to the framework. The sculpture was constructed in the Perkin Centre and then moved to the present site. The ceramics were applied in situ and because the curvature of the plates did not match the shape, they were broken prior to adherence.¹⁵⁵

¹⁵⁰ Kew Cottages & St Nicholas Parents' Association, *Newsletter*, October 1992.

¹⁵¹ Biosis Research, op.cit. Section 5.3.

¹⁵² Pers.comm, Verity Edwards, Department of Human Services gardener, email 10th October 2007.

¹⁵³ Cliff Burt, Australian Art Resources CV, viewed 13/09/07, <<http://www.artresources.com.au/cliffburt/>>

¹⁵⁴ Pers.comm, Cliff Burt, Sculptor, email, 30th September 2007.

¹⁵⁵ Ibid.

The sculpture is located near the Long Term Residents' Memorial F2 and the Fire Memorial F1 on the south side of Lower Drive. The sculpture has been made using artwork by a number of residents forming a collective mosaic installation that provides a substantial landmark near Lower Drive. The sculpture is positioned on a concrete pad and stands about two metres high. It has broken ceramic plate decoration, adhered with tile adhesive onto 'high strength fibreglass reinforced alumina cement over metal lathing over mild steel tube'.¹⁵⁶ Rusting to the metal frame and wire has caused corrosion in places and loosened both the ceramics and the tile adhesive bed.

Forty contributors to this sculpture are listed on the monument: Noel Angus, Leonie Barnes, Pam Bates, Denise Bond, Eric Bourne, Patty Caruna, Linda Clark, Norman Cussins, Bella Franis, Debbie Gibson, Hillary Gray, Arthur Guerin, Nola Goss, Peter Greenwood, David Honner, Russell Howlett, Terry Jordan, Kaye Kenny, John Kirkbride, Ivan Lane, Dawn Larkman, Philip Lovelace, Tony Moore, Ellen McCormick, Brian McDonald, Judy McIntyre, Peter McLaren, Maureen McLeod, Sandra Miller, Victoria Pottinger, Helen Pratt, Theo Ridgeway, Yvonne Scott, Andrew Smit, Trevor Soares, Dawn Wells, Mary Warman, Colin Wright, Michelle Williams, and Greg Yates.

According to Cliff Burt, it is possible that the tiling adhesive has reached the end of its life. It is also possible that it may have prematurely aged due to external conditions. At the time, a number of ceramic tiles were left over from the project and stored on site.

The Residents' Sculpture is an art installation that draws on the involvement and work by residents collectively as a group. The sculpture is one of the public initiatives that reflect some of events in the latter stages of the Kew Cottages institution having been constructed during the 1990s.

¹⁵⁶ Ibid.

4.0 COMPARATIVE ANALYSIS

Intellectual health facilities are well represented on heritage registers in Victoria and interstate. This part of the report assesses the significance of the Former Kew Cottages site in relation to other culturally significant intellectual health facilities in Australia. The significance of the Kew site is assessed in relationship to the neighbouring Willsmere Hospital. It is also compared with similar Victorian examples including Aradale in Ararat and Mayday Hills Hospital, Beechworth and less similar examples including Caloola, Sunbury, and the former Mont Park Hospital, Bundoora. These institutions are six of the 13 individual listings of intellectual health facilities on the Victorian Heritage Register (VHR).¹⁵⁷

Of the six Registered examples named above, only Kew continues to be used to provide accommodation for people with an intellectual disability. The other sites have been adapted and are now used for residential, educational or other purposes. One of the most important aspects of the significance of Kew in relation to other former institutions is that it represents the continuation of a historic use, and has the ability to demonstrate development in society's manner of caring for people with an intellectual disability from the nineteenth century into the twenty first century. This continuation of use, however, brings constraints as many past practices are now seen to be detrimental to current residents. Hence while Kew continues in its historic use of the site, it is limited by that use in the retention of some physical fabric relating to past practices of caring for people with an intellectual disability.

Relationship between Willsmere Hospital (H0861) and Kew Cottages (H2073)

The relationship between the former Willsmere Hospital and Kew Cottages demonstrates the progress of treatment and social perceptions of mental health residents in Victorian Government institutions. The development of the Kew Cottages in conjunction with the Willsmere Hospital was to provide an appropriate environment for intellectually disabled children, which encouraged segregation from the main institutional building of Willsmere into the smaller scale cottage buildings.¹⁵⁸ One of the main objectives of the cottage system seen in the Kew example was to provide education and training for the residents, which distinguished it from the activities of the main institutional hospital, Willsmere.

The European cottage-system adopted by the Victorian Government replaced earlier ideas on the treatment and management of intellectually disabled residents. Willsmere is an example of the corridor plan type of institution common in English lunatic asylums. The difference in scale and layout of Willsmere to Kew Cottages can be seen in the 1899 MMBW plan, Image 4, showing the two facilities in the top right hand corner. Image 6, the c.1900 photograph, shows the imposing towers of Willsmere in the background. Willsmere's plan can be seen in Images 18 and 22. However, the difference between the cottage plan of Kew and the large institution at Willsmere is clearly shown diagrammatically in Image 21, a 1988 drawing comparing cottage and asylum accommodation in Victoria.

¹⁵⁷ H0861, H1223, H1091, H2062, H1872, H1552, H1189, H1067, H0937, H1136, H1725, H2073, H1878.

¹⁵⁸ VHR No. H2073, File No.HER/2001/001389

Other Cottage Examples - Kew Cottages Compared with Aradale, Ararat (H1223) and Mayday Hills, Beechworth (H1189)

Kew Cottages is a metropolitan example of the institutional format of housing and caring for intellectually disabled persons that was built in the nineteenth century by the Victorian Government in a number of locations. It includes early landscaped surroundings, and elements of the original cottage setup built in 1887 and is in the vicinity of the earlier constructed Willsmere hospital dating from 1870. Within the State context, there are two other extant examples of asylums with a cottage setup commissioned by the Public Works Department for the Government in the nineteenth century of similar age to Kew Cottages. Mayday Hills Hospital in Beechworth and Aradale in Ararat were both initially designed by architect J.J Clark. Construction of the main institutions finished in 1867 with further additions utilising the cottage system taking place in the late nineteenth century.

The earliest example of a cottage system was on site at the Yarra Bend Lunatic Asylum in Fairfield, where photographs were taken c.1861.¹⁵⁹ This predates the cottages at other sites in both Victoria and Tasmania. No buildings remain but the former Yarra Bend Asylum site is on the Heritage Inventory. Photographs, possibly of the same cottages, are titled 'Female Division, 1927' in the State Library Collection.¹⁶⁰ The Yarra Bend Cottages, now demolished, are depicted in Image 21.

The Cottages at Kew are reported to be the first Government institution set up for intellectually disabled children in Australia.¹⁶¹ Important aspects of the cottage system included a School House and Kitchen facilities built c.1885, which implemented the philosophy of development through education, training and hygiene as appropriate and curative treatment.

Mayday Hills Hospital formerly known as the Beechworth Lunatic Asylum in Albert Road, Beechworth was originally established as an E shaped plan, progressing with cottage development in the 1880s. Refer to Image 21. It is still of high physical integrity and in good condition.¹⁶² The cottage format on the Mayday Hills site included separation of genders and was fully detached from the main building. There were enclosed central courtyards with bathroom and laundry amenities, however no kitchens.¹⁶³ The cottages are included on the Victorian Heritage Register. The listing also includes extensive and intact gardens. La Trobe University is currently restoring and developing the site for international education and conference facilities.

Ararat Lunatic Asylum 'Aradale', Heath Street Ararat, built 1864-1867 is a substantially intact example of an asylum (shown in Image 21). The cottage setup in Aradale included male and female convalescent cottages attached to the main building with covered walkways. Detached cottages separate from the main building for male and female residents were built c.1889, which included detached kitchens in a wing south of the building. The gardens are not as intact as Beechworth and only have some examples of original plantings.¹⁶⁴ The site is mainly vacant with some usage of a small section by North Melbourne Institute of TAFE Ararat Campus.

¹⁵⁹ Charlier, Jean Baptiste. *Cottages Yarra Bend Asylum [Fairfield] c.1861*
Accession number: H36668. State Library of Victoria.

¹⁶⁰ Luly, Evan. *Cottages in 'Female Division, 1927'*, Accession Number: H82.287/1. State Library of Victoria.

¹⁶¹ VHR No. H2073, File No.HER/2001/001389

¹⁶² VHR No. H1189, File No.603184

¹⁶³ Allom Lovell, *Conservation Analysis*, Mayday Hills Hospital, 1994. p.105.

¹⁶⁴ VHR No.H1223 File No.600000

All three examples, Kew Cottages, Aradale and Mayday Hills, show different important aspects of the cottage system and are of State significance.

Kew Cottage Compared with Caloola (H0937), Mont Park (H1872)

Caloola located at The Avenue, Sunbury, demonstrates an institution originally intended as an industrial school that was redeveloped into a lunatic asylum in 1879.¹⁶⁵ The architecture does display changes reflecting new philosophies adopted for the treatment of intellectual health patients through a Pavilion plan format, but it does not demonstrate the cottage system as per Kew, Ararat or Beechworth. Caloola is now a campus of the Victoria University of Technology.

Former Mont Park Hospital Main Drive, Bundoora is an example of twentieth century design for a hospital and mental asylum. It is an extensive site with a number of hospitals and mental asylum buildings. Of these buildings, some are specifically for military personnel and patients; however, it is not comparative with Kew, Ararat or Beechworth in a cottage system context. The style is an echelon pavilion hospital ward design that accommodated adults.¹⁶⁶ Mont Park has been redeveloped as a residential suburb with some land provided for education and parkland. Both Caloola and Mont Park include landscaped avenues of oaks and conifer plantings.

Representation of Intellectual Health Related Facilities on Heritage Registers Across Australia

The representation of intellectual health facilities on Heritage Registers across Australia occurs predominantly in Victoria, however, there are other examples in Tasmania, Queensland, South Australia, New South Wales, and Western Australia. The cottage system is represented to a degree in Tasmania's Willow Court, with cottages first constructed in 1859 for male patients, and in 1868 a Ladies Cottage was constructed. Only the Ladies Cottage is listed in the description for the citation on the Register of the National Estate in 2000.¹⁶⁷ The historical complex once a part of the Royal Derwent Hospital site was closed in 2002 and is currently being redeveloped.¹⁶⁸

In Queensland, Wolston Park Hospital in Brisbane, includes a number of buildings in the complex. The 1878 cottage wards no longer exist, but the cottages named Bostock House (1885) and Fleming House (1898) are still extant.¹⁶⁹ The site is still in use as the *The Park Centre for Mental Health Treatment, Research and Education*.¹⁷⁰ J.J Clark was involved with the design of Baillie Henderson Hospital, also in Queensland; the architectural layout is described as pavilion wards, and includes several other buildings on site.¹⁷¹

Other representations in South Australia are not as complete, with a fragmented listing on the South Australian Heritage Register for Glenside, formerly Parkside Lunatic Asylum, which originally incorporated several buildings on site as an integrated complex. New South Wales

¹⁶⁵ VHR No. H0937 File No.602119(1-6)

¹⁶⁶ *ibid.*, (VHR No. H0937 File No.602119(1-6))

¹⁶⁷ RNE Place ID. 102728

¹⁶⁸ Local Government Focus Newspaper <http://www.loc-gov-focus.aus.net/editions/2002/august/rolemodel.shtml>

¹⁶⁹ Queensland Heritage Register, Place ID 600340
<http://www.epa.qld.gov.au/projects/heritage/index.cgi?place=600340&back=1>

¹⁷⁰ Queensland Health, http://www.health.qld.gov.au/the_park/redevelopment.asp

¹⁷¹ Australian Heritage Places Inventory, ID 601161 <http://www.heritage.gov.au/cgi-bin/ahpi/record.pl?QLD601161>

and Western Australia's examples of intellectual health institutions are less representative of cottage systems, however demonstrate the progress in treatment of intellectual health patients from cells and confinement to barracks, wards and open air treatment with courtyards.¹⁷² The original (1836-1838) Quadrangular Asylum Ranges in New South Wales still exists, however it is extensively modified internally.¹⁷³ The Knowle in Western Australia was used to ease overcrowding in the Lunatic Asylum, but the significance listing suggests it was not exclusively used as an intellectual health facility.

¹⁷² Australian Heritage Database, Place ID 3043 http://www.deh.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=3043

¹⁷³ Australian Heritage Places Inventory, ID 2621.

5.0 CULTURAL SIGNIFICANCE

5.1 INTRODUCTION

The cultural heritage significance of the Former Kew Cottages Site was established by the Heritage Council when the place was added to the Victorian Heritage Register. It is reproduced in full in Appendix 9.1 of this report. In Section 5.2 the critical aspects of this statement of cultural significance are included. Following this, Section 5.3 discusses the individual buildings and monuments that are the subject of this report to identify the aspects of cultural significance associated with each of them and the built fabric which demonstrates that significance. The implications of the levels of significance attributed to parts of buildings and monuments are discussed in Section 6.0 Conservation Policy.

5.2 HERITAGE VICTORIA STATEMENT OF SIGNIFICANCE FOR THE SITE

The whole of the Former Kew Cottages site (Kew Residential Services) is H2073 on the Victorian Heritage Register. The full citation is attached as Appendix 9.1.

Individual features in the extent of registration are listed below and shown on the Existing Conditions & Cultural Significance Plan (Appendix 9.4, Section 9.4.1). Part of the Statement of Significance for the site is reproduced below.

General: The landscape, plantings, avenues, concrete lamp-posts.
Nineteenth century plantings, avenue plantings, Oak Walk, individual tree specimens

Buildings:

- B1 Cottage (Unit 10) (1887, 1954-60)
- B2 Cottage (House Hostel) (1887, 1954-60)
- B3 School House (Parents Retreat/Chapel). (1887, 1901-02)
- B4 Cottage (Unit 11) (1891, 1954-60)
- B5 Female Hospital Block (Unit 9) 1898-1900, 1954-60)
- B6 Dining Room (STAD Building) (1917)

Features:

- F1 Fire Memorial (1996)
- F2 Long Term Residents' Memorial (1991)
- F3 Residents' Sculpture (c.1995)
- F4 Main Drive
- F5 Boundary Drive
- F6 Lower Drive
- F7 Oak Walk

Why is it significant?

The Former Kew Cottages (Kew Residential Services) site is historically significant as the first government institution to be established for intellectually handicapped children in Australia. Its

design and construction in 1885-87 represented a new and progressive move for the care and accommodation of people with intellectual disabilities, in that it removed them from the general lunatic asylums and provided opportunities for education and training. The six buildings constructed between 1887 and 1917 are of particular significance as the core of the site, demonstrating the form and function of the original institution.

The Former Kew Cottages (Kew Residential Services) site is historically and architecturally significant as the first example of the cottage system based on the European "Cottage System" applied in full to the intellectually handicapped. While the surviving original cottages have been extended and upgraded, their siting and, in part, their form and remaining fabric, point to the original arrangement of the institution. In addition, the changes made in the period 1958-1960 demonstrate the wave of reform initiated by the newly-appointed Chairman of the Mental Hygiene Authority in 1952, Dr Eric Cunningham Dax and the Tipping Appeal. It was the condition of the House Hostel and Unit 9 which demonstrated to the reading public in the 1950s the needs of the residents in the whole institution.

The Former Kew Cottages (Kew Residential Services) site is historically significant in demonstrating changing attitudes to the care of the intellectually disabled from 1887 to the present. The Former Kew Cottages (Kew Residential Services) site is historically significant for its association with Dr Ernest Jones, first Inspector General for the Insane from 1905 and Dr Eric Cunningham Dax, first Chairman of the Mental Hygiene Authority from 1952, whose reforms are reflected in the development of the site and buildings...

The landscape at Kew Cottages is of historical and aesthetic significance at a state level. The planting is dominated by towering conifers from the nineteenth century, including Hoop Pines, Bunya Bunya Pines, Monterey Pines, Canary Island Pines, and Monterey Cypress. The landscape was further enhanced by avenue plantings of English Elms, English Oaks and Algerian Oaks along the Drives and in the landscape. The Main Drive comprises an unusual double avenue of trees, the outer rows are planted with Algerian Oaks, and the inner avenue with English Elms. Towards the western end the avenue changes to alternating Elms and Moreton Bay Figs. On the north side near the centre is a short row of Bhutan Cypress. The Boundary Drive is planted with an avenue of Algerian Oaks and the planting along Lower Drive mostly features pairs of alternating English Oaks and Algerian Oaks along the avenue. The grounds also feature an Oak Walk, asphalt path edged with uncommon glazed spoon drainage tiles and planted with Algerian Oaks, and a few English Oaks. Retained in the landscape are several old River Red Gums and a number of regenerating saplings, some now semi-mature and two Yellow Box and a fine Lightwood tree.

The Main Drive is of historical significance for its association with the Kew Lunatic Asylum (Willsmere), the largest nineteenth century mental institution in Victoria and later its use by the Kew Cottages complex. The landscape is significant for its association with the prominent landscape gardener, Hugh Linaker ... one of the most significant landscape designers in Victoria in the early 20th century ...

The planting is of scientific (horticultural) significance for its collection of trees rarely cultivated in Victoria and trees of outstanding size and form. ...

The Former Kew Cottages (Kew Residential Services) site is of social significance in demonstrating the position of the intellectually disabled in society. Public awareness campaigns such as the very successful Tipping and Minus Children Appeals for improvements at the Cottages have been influential in changing public perceptions of the disabled. The Kew Parents Association founded in 1957 was the first such organisation in Australia, acting as an advocacy group for their children and for all intellectually disabled citizens.

The memorial structures at Kew Cottages commemorating the long term residents and the nine men who died in a fire in Unit 31 in 1996 are of social significance as a reminder of society's duty of care to the intellectually disabled.

5.3 CULTURAL SIGNIFICANCE OF INDIVIDUAL ITEMS

Because of the focus of this report on three monuments and three buildings on the Kew Cottages site, the cultural significance of these items is addressed in this section. It also describes significant aspects of setting or views associated with these items.

Buildings

Kew Cottages is of cultural significance because it demonstrates the adaptation of the European 'cottage system' by the Victorian government for intellectually disabled children from the period of its establishment, 1887-1917, including the provision of teaching rooms and good hygiene facilities. The three buildings are rare surviving examples from this period and provide information about other buildings now gone from the site. Kew Cottages has State and possibly national significance as reputedly the first Government institution set up for intellectually disabled children in Australia.

It also demonstrates changing attitudes to the care of intellectually disabled people after this period. The changes of the 1950s demonstrate the wave of reform initiated by the newly-appointed Chairman of the Mental Hygiene Authority, Dr Eric Cunningham Dax in 1952 and the Tipping Appeal.

B1 Cottage (Unit 10)

B1 Cottage (Unit 10) provides important evidence of the original domestic layout of the complex, its setting and relationships between buildings from the establishment period. Because of the similarity of design of all four of the original cottages, B1 Cottage is able to demonstrate aspects of the original site concept that have now been lost. Architecturally, the original cottage building is representative of Victorian period design and some typical features remain, however the interior has been substantially altered.

Following the establishment period at Kew Cottages, an addition was made to the southwest of the building before 1925. In the 1950s, the area which was previously the earth closet was incorporated and completely altered in an addition to the northwest. The 1950s changes relate to the Cunningham Dax period of reform but other aspects of the Kew Cottage site development are better able to express this aspect of cultural significance. Architecturally the 1920s and 1950s changes are not of importance; however they do demonstrate the changing history of the site up until the 1950s.

Refer to Significance Plan Sig-B1 (Appendix 9.4, Section 9.4.2)

Primary Significance

- Built fabric which is substantially intact from the 1887 construction date, part of the period of establishment of Kew Cottages.

Contributory Significance

- Built fabric which dates from the 1887 construction, part of the period of establishment of Kew Cottages, but has been substantially altered.

- Built fabric which dates from the 1954-60 Cunningham Dax era which includes reworking of 1920s additions and potential archaeological evidence of the 1887 original service block/earth closet.

No Significance

- Built fabric which dates from post 1960

B3 School House (Parents Retreat/Chapel)

B3 School House is the first building constructed in Victoria to provide education and training for residents of institutions for the intellectually disabled. It demonstrates the innovative educational function of Kew Cottages in the earliest period when the Victorian government acknowledged that 'idiot' children were both capable and worthy of education. It was the predecessor of the 'special schools' opened later for the intellectually handicapped in Victoria.

B3 School House provides important evidence of the original domestic layout of the complex, its setting and relationships between buildings from the establishment period. It has a different form than the cottages due to its use and central location. Architecturally, the School House building is representative of Victorian period design and it is substantially intact.

In 1901-2 additions were made to the School House before its function ceased in 1907/8. These are an important aspect of the establishment period of the site. Later uses and changes as a Staff Mess Room in the 1950s, the use of the middle rooms as a chapel in 1984, and more recently, the use of the building as a Parents' Retreat were achieved without much loss of integrity to the building.

Refer to Significance Plan Sig-B3 (Appendix 9.4, Section 9.4.2)

Primary Significance

- Built fabric which is substantially intact from the 1887 and 1901-2 construction dates, part of the period of establishment of Kew Cottages.

Contributory Significance

- Built fabric which dates from the 1887 and 1901-2 construction, part of the period of establishment of Kew Cottages, but has been substantially altered.

No Significance

- Built fabric which dates from post 1960

B6 Dining room (STAD)

B6 Dining Room (STAD) is part of the establishment phase 1887-1917 of Kew Cottages. It demonstrates the development of the institution in the early twentieth century. Its construction was part of the reforms introduced by Dr Ernest Jones, Inspector General of Lunatic Asylums, and represents recognition of the connection between hygiene and food handling precautions in the control of infectious diseases.

B6 Dining Hall was designed and sited to complement the earlier Victorian buildings. Although its physical relationship with the kitchen building to its northeast has gone, evidence of this survives in the built fabric and the documentation of the site. To the south of the building, a retaining wall was constructed in the 1950s but it has no relationship to the significant reforms

of that era. Later changes, including internal partitions and the toilet additions which postdate 1960 are of no significance.

Refer to Significance Plan Sig-B6 (Appendix 9.4, Section 9.4.2)

Primary Significance

- Built fabric which is substantially intact from the 1917 construction date, part of the period of establishment of Kew Cottages.

Contributory Significance

- Built fabric which dates from the 1917 construction, part of the period of establishment of Kew Cottages, but has been substantially altered. This is particularly significant where this provides evidence of the former link to the kitchen (now demolished).
- Built fabric which dates from the 1950s

No Significance

- Built fabric which dates from post 1960

Monuments

The monuments and their garden settings date from the 1990s and demonstrate the importance of society's duty of care to the intellectually disabled. The monuments also have social significance to the present community because they are memorials to people who died tragically in the 1996 fire and to commemorate residents who have spent much of their lives at the facility. Together the monuments demonstrate the involvement of the KRS residents and the Kew Cottages Parents Association in Kew Cottages.

F1 Fire Memorial

The significance of F1 Fire Memorial lies in its ability to remind people of the duty of care that is owed, not only to the residents of Kew Cottages, but to all intellectually disabled people and to commemorate the tragic deaths of nine people. It is typical of commemorative markers rather than architecturally distinguished. The garden with a rosebush for each deceased person and rosemary bushes for remembrance is an important part of the Memorial design.

Primary Significance

- All of the fabric of the monument and garden, including the garden layout and plantings.

F2 Long Term Residents' Memorial

F2 Long Term Residents' Memorial is a testimony to those who spent much of their lives at KRS. The memorial plaque was provided by the Kew Cottages Saint Nicholas Parent's Association (KCSNPA) and reflects their ongoing campaigning for the benefits of the residents at KRS since the 1950s. The plaque has always been within a garden setting provided as a pleasurable experience for KRS residents. However the plants have changed over time from natives to the current sensory garden. It is not known if the physical form has changed or who selected the newer plant species, KCSNPA, KRS or Holmesglen TAFE. Discussion with Louise Godwin, CEO Kew Cottages Parents' Association suggests that it is the garden setting for the memorial rather than the actual plant selection which is considered significant.

Primary Significance

- The memorial plaque
- The provision of a pleasurable garden setting for the Memorial

Contributory Significance

- The timber base for the plaque
- The form and plantings of the garden.

F3 Residents' Sculpture

The Residents' Sculpture is an incomplete art installation which draws on the involvement and collective work of some residents under the supervision of a sculptor. The ceramics were made by the residents. The plaque acknowledges the KRS contributors but not Cliff Burt, the organiser and sculptor.

The sculpture forms part of public initiatives that demonstrate an awareness and involvement of the KRS residents and the Parents' Association in the grounds of Kew Cottages through the public landscaping and sculpture in the 1990s.

Primary Significance

- The ceramics made by the KRS residents
- The plaque acknowledging the contributors

Contributory Significance

- The incomplete form of the sculpture

Views and setting

The significance of the establishment period of the former Kew Cottages site is only represented in part by the remaining fabric of the buildings. **The orderly layout of the original institution is important with strong symmetry, axial alignment and the domestic scale dominating the layout of the site.**

The original four cottages were the same but mirror images, set out in a symmetrical, ordered fashion, typical of the Victorian period. The accommodation was divided into male and female wards either side of the central B3 School House and later with B6 Dining Hall (which replaced an earlier building in this location) also centrally placed. Cottages faced inwards towards B3 School House and each other. The verandahs helped to signify the front entries. It is in keeping with Victorian building design that the cottages have a strongly delineated front, sides and rear.

The feeling of the homely layout is enhanced by the front fence, lawns, paths and verandahs evident in the c1900 photographs. This is in sharp contrast to the grand institutional style of the neighbouring adult asylum at Willsmere.

In typical Victorian fashion, the repetitious built units and symmetrical arrangement was imposed on the sloping site at Kew without reflecting the topography. Each building is

constructed on a benched site and paths between the buildings in the north/south direction are relatively steep.

The retention of the spaces and views between the buildings, along with the existing pathway alignments, assists in showing significant aspects of the establishment phase. This has now been partially lost with demolition and alterations to buildings and new development on the site.

Refer to photographs 35-38, Appendix 9.3.

The following views and open spaces have been identified as significant and should be conserved:

- The view to B3 looking north from the tree mound with B6 in the distance
- The view looking north past B1 down the walkway
- Views of open space between B3 and B6, B1 and B3.
- The view from the retaining wall immediately south of B6, looking at the spatial arrangement of B1, B2 and B3. Note that B2 may be demolished in the future but existing views of the space between B2 and B3 should be retained.
- Views to the significant trees, east of B6 and in the VPO in the planning scheme.
- Open space between buildings B1, B3 and B6

In addition, the historical approach and main access points to the three buildings which relate to the original site layout are significant.

6.0 CONSERVATION POLICY

6.1 GENERAL POLICY

6.1.1 STATEMENT OF GENERAL CONSERVATION POLICY

A Statement of General Conservation Policy sets out guiding policies for the conservation of the cultural significance of the site. In this report, these policies apply to the following:

- Buildings: B1 Cottage (Unit 10), B3 School House (Parents Retreat/Chapel) and B6 Dining Room (STAD) and their landscape setting;
- Monuments: F1 Fire Memorial Column, F2 Long Term Residents' Memorial, F3 Residents' Sculpture and their landscape setting; and
- The historical archaeological potential (pre-1920s period) of the site.

The policies reflect the Statement of Significance in the Victorian Heritage Register citation (refer to Appendix 9.1) and the requirements of Heritage Victoria as set out in Section 1.1 of this report.

The former Kew Cottages site should be recognised as a site of cultural significance to Victoria.

All future conservation or development actions for the former Kew Cottages Site should be based on the principles of the Australia ICOMOS, *Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*.

Buildings: B1 Cottage (Unit 10), B3 School House (Parents Retreat/Chapel) and B6 Dining Room (STAD) and monuments: F1 Fire Memorial Column, F2 Long Term Residents' Memorial, F3 Residents' Sculpture and their landscape setting should have a conservation approach applied to all aspects of works and use that affect them. This will ensure that the significance of the site is maintained for present and future generations. This Conservation Management Plan provides guidance as to how this shall occur.

6.1.2 RATIONALE

The whole of the former Kew Cottages site is on the Victorian Heritage Register and individual buildings, monuments and features are identified as significant in the citation (refer to Appendix 9.1). Within the individual buildings and monuments which are the subject of this report, a hierarchy of significance for built fabric has been established to guide future conservation decisions.

The former Kew Cottages site is of State heritage value because it demonstrates the cottage system of care for intellectually disabled children from the period of its establishment, 1887-1917, including the provision of teaching rooms and good hygiene facilities. Buildings: B1 Cottage (Unit 10), B3 School House (Parents Retreat/Chapel) and B6 Dining Room (STAD)

and their landscaped setting demonstrate this aspect of the significance of the site. For these buildings, fabric which is mainly intact from the period of establishment and demonstrates this aspect of significance is of **Primary Significance**. If the fabric demonstrates some aspects of this significance but has been substantially altered, it is identified as being of **Contributory Significance**.

The former Kew Cottages site is also of State heritage value because it demonstrates changing attitudes to the care of intellectually disabled people over a long period from 1887 to the present. Changes in the 1950s made as part of reforms initiated by Dr Eric Cunningham Dax and the public fund raising Tipping Appeal are particularly significant. Of the Kew Cottages buildings which are the subject of this report, only B1 Cottage (Unit 10) shows aspects of these 1950s changes. Other buildings elsewhere on the site (and not part of this report) demonstrate this aspect of the history of the site more clearly. The fabric associated with the 1950s changes in B1 Cottage is identified as being of **Contributory Significance**. In addition, for B1 Cottage, fabric from the 1920s which may incorporate remnants of the 1887 service block and some of which was reworked in the 1950s period has also been identified as being of **Contributory Significance**.

The monuments: F1 Fire Memorial Column, F2 Long Term Residents' Memorial, F3 Residents' Sculpture and their landscape setting all date from the 1990s and demonstrate the importance of society's duty of care to the intellectually disabled. The monuments also have social significance to the present community because they are memorials to people who died tragically in the 1996 fire and to commemorate residents who have spent much of their lives at the facility. Together the monuments demonstrate the involvement of the KRS residents and the Kew Cottages Parents Association in Kew Cottages. For the monuments, fabric which demonstrates this aspect of significance is of **Primary Significance**. If the fabric demonstrates some aspects of this significance but has been substantially altered, it is identified as being of **Contributory Significance**.

For the buildings and monuments, fabric which does not demonstrate significance has been identified as being of **No Significance**. In the buildings, this is generally fabric from the 1960s or later periods. For the monuments, no fabric fits this category.

The aim of the conservation policy is to retain cultural significance. Therefore the rationale is to conserve fabric of **Primary Significance** from the three buildings and their landscaped settings which demonstrates the period of establishment and the fabric which demonstrates the social value of the three monuments. A secondary aim is to record and carefully consider retention of fabric identified as being of **Contributory Significance**.

6.2 PHYSICAL FABRIC

6.2.1 RETENTION OF CULTURAL SIGNIFICANCE

To guide conservation of the physical fabric, the extent and levels of significance have been established for the three buildings and monuments. Refer to Section 5 of this report and Significance Plans in Appendix 9.4, Section 9.4.2.

For the three buildings which have undergone additions and alterations over time, the physical fabric has been divided into three levels of significance; primary, contributory and none as described in Section 6.1.2 above.

For the three monuments, the physical fabric has also been divided into three levels of significance; primary, contributory and none as described in Section 6.1.2 above.

In addition, important views and elements of the settings of the buildings and monuments have been identified as significant.

The part of the site developed in the pre-1920s period been identified as potentially of historical archaeological significance.

The areas identified as being of primary significance have a high level of intactness and are important to demonstrate aspects of the cultural significance. For elements identified as being of primary significance, the existing form, structure, details and materials must be retained except where individual policies identify areas for adaptation. There is little opportunity for change, however it is expected that some adaptation will be required to upgrade some fabric.

Elements of contributory significance have more opportunity for change than elements of primary significance.

Where elements have been identified as being of no significance, adaptation as well as removal or demolition is possible. In some cases, the removal or demolition of these elements would enhance the presentation of elements of greater significance.

The individual elements are discussed following.

B1 Cottage (Unit 10)

B1 Cottage has been constructed in stages, the original in 1887 with additions in the 1920s and 1950s as identified on Drawing Sig-B1, Appendix 9.4, Section 9.4.2. The interior of the building has also been substantially reworked in the 1990s resulting in little internal fabric of significance remaining. This is reflected in the Heritage Victoria Permit Conditions (refer Appendix 9.1) which allow internal changes without a permit as long as changes made in the Cunningham Dax period are fully recorded.

It is therefore policy that the built fabric identified as being of primary significance is conserved and the fabric of contributory significance is fully recorded prior to alteration. The rear wall of the original 1887 Cottage, although substantially altered, should remain to define the three dimensional form of the Cottage roof. It could remain an internal wall or be external and can be adapted. Refer to the Conservation Plan, Cons-B1 (Appendix 9.4, Section 9.4.3).

B3 School House (Parents Retreat/Chapel)

B3 School House has been constructed in two main periods, 1887 and 1901-2, both within the period of establishment of Kew Cottages of primary significance, refer to Drawing Sig-B3, Appendix 9.4, Section 9.4.2. The interior of the building has some later changes of no significance but also retains some original features. Where built fabric from the period of establishment has been altered, it has been identified as being of contributory significance.

It is therefore policy that the built fabric identified as being of primary significance is conserved and the fabric of contributory significance is fully recorded prior to adaptation. Adaptation of the internal walls of contributory significance should retain evidence of their original wall alignment. Fabric of no significance can be removed. Refer to the Conservation Plan, Cons-B3 (Appendix 9.4, Section 9.4.3).

B6 Dining Room (STAD Building)

B6 Dining Room was constructed in the 1917 period of establishment of Kew Cottages with some later changes made to a section of the northwest wall which are not well documented. The retaining wall associated with B3 was built in the 1950s but does not reflect the Cunningham Dax reforms. There are also post 1960s changes of no significance.

It is therefore policy that the built fabric identified as being of primary significance is conserved and the fabric of contributory significance is fully recorded prior to adaptation. The retaining wall can be photographed and removed. Refer to the Conservation Plan, Cons-B1 (Appendix 9.4, Section 9.4.3).

F1 Fire Memorial Column

The whole of the fabric of the monument and its garden have been identified as being of primary significance and should be conserved. The species and placement of the plants in the garden are significant and should be replaced as required with the same propagated stock.

F2 Long Term Residents' Memorial

The memorial plaque is of primary significance. The timber base is of contributory significance and could be replaced with a matching one as required because the timber in contact with the ground will continue to rot and need renewal. It is important that the plaque is set in the same manner within a garden as it was originally intended that the setting provide a pleasurable experience. The garden composition has changed over time and it is unknown whether the physical form has been altered. However, the current garden plantings or similar have provided the setting of the memorial since the early 1990s which is almost since it was established so they contribute to the significance.

F3 Residents' Sculpture

The Residents' Sculpture is an incomplete art installation which draws on the involvement and collective work of some residents under the supervision of a sculptor. The ceramics made by the residents and the plaque acknowledging the contributors are of primary significance in this sculpture. The incomplete form which is now subject to deterioration is of contributory significance. Hence if the Sculpture is moved or repaired, it is most important to conserve the fabric of primary significance, being the ceramics. For example, it would not be appropriate to retain the form of the Sculpture and reclad.

6.2.2 RECONSTRUCTION POLICY

Reconstruction of a place to a previous state or appearance is required under this Conservation Management Plan for aspects of B1 Cottage, B3 School House and B6 Dining Room.

This is because reconstruction of some missing fabric will enhance interpretation of the site and especially aspects of the primary significance, given the extent of change. Reconstruction must be based on appropriate documentary or physical evidence and is limited to the priorities outlined in this management plan. The early photographs and drawings of the Kew Cottages site are used to guide reconstruction.

Reconstruction of original elements and/or finishes should only occur if the precise original form can be determined. Materials used in reconstruction should be subtly distinguished from

original materials, for example by inclusion of their date of construction. Interpretation should include an explanation of the extent of reconstruction which has taken place.

Reconstruction should be a lesser priority than the retention and protection of fabric of primary significance and is not appropriate where the whole of a structure has been lost.

B1 Cottage (Unit 10)

B1 Cottage is important because it provides evidence of the original four cottages which were part of the European Cottage system applied to provide care for intellectually handicapped children at Kew. These cottages were the same (and mirror imaged) and are documented in the original plans, Image 2 and details in Image 3, Appendix 9.2.

The reconstruction of B1 reflects the significance of the establishment phase of Kew Cottages as well as the ability of the extant fabric to accommodate the reconstruction. Because the later changes to B1 were mainly additions in the 1920s and 1950s, the original rectangular cottage remains substantially intact. Reconstruction is restricted to this part of the building and is set out on the Conservation Plan Cons-B1 and the Reconstruction Drawing Recons-B1 in Appendix 9.4, Section 9.4.3 and described below.

- Remove the tiled roof and reconstruct the roof form, including Dutch gables. The roof can be reclad in either galvanised metal of traditional profile or in slate. It is preferable that the roof is reclad in slate and this may be possible with slates salvaged from elsewhere on site, for example from the demolition of B5. It is desirable to reconstruct the chimney but not essential.
- Reconstruct the hipped verandah and the eaves as shown in Image 3, Appendix 9.2. Note that some of the timber valence to the verandah is extant on B3 School House. To date no evidence has been found of the original verandah floor so tiles appropriate to the 1887 date of construction should be selected.
- Windows and doors should be reconstructed as set on drawings Cons B1 and Recons-B1 in Appendix 9.4, Section 9.4.3.
- Photographic evidence suggests that the cottages were probably painted brickwork for all or most of the establishment period, so that finish should be reinstated. This will also assist to cover changes made to brickwork.
- Paint scrapes on timber details from B1 and B3 may provide evidence of earlier paint colour schemes. If this is inconclusive, a paint scheme appropriate to the 1887 construction date should be implemented.

B3 School House (Parents Retreat/Chapel)

The exterior fabric of B3 School House is substantially intact to the 1887 and 1901-2 construction phases, both of which form part of the important period of establishment of Kew Cottages. Evidence for the reconstruction is both extant in the fabric and documented in the original plans, Image 1 and details in Image 3, Appendix 9.2. Reconstruction is set out on the Conservation Plan, Cons-B3 in Appendix 9.4, Section 9.4.3 and described below.

- Remove the metal roof and roof vents and reclad the roof form, in either a galvanised metal roof of traditional profile or in slate. It is preferable that the roof is reclad in slate and this may be possible with slates salvaged from elsewhere on site, for example

from the demolition of B5. It is desirable to reconstruct the missing chimney on the northwest side and to remove the later chimney but not essential.

- Reconstruct the verandahs and eaves using the original fabric that remains on the building as well as details in Image 3, Appendix 9.2. To date no evidence has been found of the original verandah floor so tiles appropriate to the 1887 date of construction should be selected.
- Windows and doors should be reconstructed as set on drawings Cons B3 in Appendix 9.4, Section 9.4.3. The vents should be removed and the openings rebricked on the northwest side.
- Photographic evidence suggests that B3 School House was probably painted brickwork for all or most of the establishment period, so that finish should be reinstated. This will also assist to cover changes made to brickwork.
- Paint scrapes on timber details from B1 and B3 may provide evidence of earlier paint colour schemes. If this is inconclusive, a paint scheme appropriate to the 1887 construction date should be implemented.
- The 1901-2 addition to the southwest end is essentially intact although deteriorated badly. It should be repaired to match the existing. No reconstruction of missing elements is required to this part.

B6 Dining Room (STAD)

The exterior fabric of B6 Dining Room is substantially intact from its 1917 construction, part of the important period of establishment of Kew Cottages. Reconstruction of B6 Dining Room is not required but some minor works could be undertaken, refer to Conservation Plan, Cons-B6 in Appendix 9.4, Section 9.4.3 and described below.

- The essential works include reinstatement of missing glazing to windows which, in some cases, have been replaced by air conditioning units and removal of paint to return the building to face brickwork.
- Reconstruction of sections of the verandah floor which are now concrete is optional. If reconstructed to match the extant tiles, a subtle form of delineation such as inclusion of a border tile, should be used to show the change.

6.2.3 ADAPTATION OF BUILDINGS

Adaptability means the opportunity to modify a building or feature to suit a new use. The degree of adaptability is dependent on the level of significance, intactness and the integrity of individual buildings or features.

Intactness refers to the degree to which a place or feature has been altered or has lost its significant fabric.

Integrity has to do with authenticity and the degree to which the original design or use can be discerned.

A low level of adaptability indicates that little change could occur before there was a negative impact on the significance of the building or feature. A medium level of adaptability indicates

that some changes could be made and a high level of adaptability indicates that a considerable amount of change could occur without negative impact on the significance of the building or feature.

The Former Kew Cottages site has been built and used for the same or related uses from 1887 onwards but it has been updated especially in key periods, such as the 1950s. The rationale for the policy is to reflect the establishment period of 1887-1917, so building fabric which has been altered in later periods offer more opportunity for adaptation without loss of cultural significance. Further adaptation should occur of these altered spaces, if required, rather than changing fabric of primary significance.

The process of adaptation to meet modern requirements should be carefully managed to avoid the incremental loss of cultural significance.

Adaptation is a conservation process that may involve the introduction of new services, new uses or changes to safeguard the place. Structural works, code requirements and provision of services are common areas where adaptation may be required.

Code Requirements

It may be necessary to apply for variations to current Building code requirements, or find creative ways to meet the requirements, where satisfaction of these might detrimentally impact upon the heritage fabric of the site. However it should be recognised that the code requirements are based on the provision of safety and equitable access for users of the place and that these aims must be met while minimising the heritage impact as much as possible.

Services

New services should utilise any existing access points under the floor and in the ceilings of significant buildings.

Modifications of all existing services etc, which are later alterations and necessary for safety, are acceptable.

With the provision of new services, the existing recent services, for example plumbing, heating, electrical fittings, should be altered to accommodate change rather than altering historic fabric.

Individual buildings and monuments are discussed following.

B1 Cottage (Unit 10)

The interior of B1 Cottage is able to be adapted and the areas of contributory significance can generally be adapted or removed. Refer to Cons-B1 in Appendix 9.4, Section 9.4.3. The exception to this is the alignment of the northwest wall of the original cottage which can be adapted but not completely removed. Examples of suitable adaptation of this wall would be alterations to the size and nature of internal openings which do not change the external appearance. If the wall is exposed externally either in full or part, then openings should be confined to rectilinear forms in keeping with, but not matching exactly, other external openings on the 1887 section of the building.

B3 School House (Parents Retreat/Chapel)

Adaptation of the interior of B3 School House can occur where walls have contributory significance although evidence of the previous alignment must be retained. Refer to Cons-B3

in Appendix 9.4, Section 9.4.3. Examples of suitable adaptations would be to change the extent of openings. New openings should retain wall ribs and be below ceiling height to indicate that a wall had previously been in this location. Adaptation of the interior should avoid built fabric from the establishment period, for example timber lining boards, ceilings, architraves and skirtings as seen in photographs 18, 19 and 20, Appendix 9.3. Changes to the interior of this building require a permit from Heritage Victoria.

B6 Dining Room (STAD)

Adaptations of the interior of B6 Dining Room can occur where original fabric has already been altered. Refer to Cons-B6 in Appendix 9.4, Section 9.4.3. Care should be taken with the building fabric on the external wall to the northeast where further documentary or physical evidence might provide information about the earlier forms of this part of the building and its link to the kitchen (now demolished). Adaptation of the interior should avoid built fabric from the establishment period, for example ceilings features as seen in photographs 27 and 28, Appendix 9.3. Changes to the interior of this building require a permit from Heritage Victoria. Generally any new partitions or built elements should be kept well below ceiling height to retain the experience of the interior as one space, reflecting the institutional Dining Room function in the establishment period.

6.3 LANDSCAPE & SETTING

6.3.1 VIEWS & OPEN SPACE

The significance of the establishment period of the former Kew Cottages site is only represented in part by the fabric of the buildings. The arrangement of the original institution is important. Along with buildings B1, B3 and B6 which demonstrate significant fabric from this period, the layout of this area of the site is a key factor in demonstrating the significance.

The retention of the spaces and views between the historic buildings, along with the existing pathway alignments, will conserve the spatial aspect of significance. This, along with the interpretation to be provided on site, will help visitors understand aspects of the original symmetrical layout of the site which is now partially lost.

Significant views are currently obtained on the Kew site due to the scale of the historic buildings, spaces between the buildings and path alignments. The protection of the significant views has been carefully considered in policy for future development on the site and any new development should respect the potential impacts on these views.

Refer to photographs 35-38, Appendix 9.3.

The following views and open spaces have been identified as significant and should be conserved:

- The view to B3 looking north from the tree mound with B6 in the distance;
- The view looking north past B1 down the walkway; and
- Views of open space between B3 and B6, B1 and B3.

- The view from the retaining wall immediately south of B6, looking at the spatial arrangement of B1, B2 and B3. Note that B2 may be demolished in the future but existing views of the space between B2 and B3 should be retained.
- Views to the significant trees, east of B6 and in the VPO in the planning scheme.

In addition, there is the potential for the following views to be substantially improved by future development:

- Views from the north looking up the hill towards B6; and
- Views down the pathways after removal of the canopies.

6.3.2 SETTING

The relationship between buildings which formed part of the cottage system should be interpreted in the landscape setting for the three buildings, including retaining the levels, open space and walkways between buildings as important elements of their setting.

Generally retain significant open areas without garden beds, shrubs and other major plantings between buildings B1, B3 and B6.

It is also important to retain the historical point of access to the three buildings, even though other points may be added also. For example, the B1 Cottage design had its domestic Victorian front facing B3 School House and the importance of this relationship could be diminished by creating a major entry into the 1887 section of B1 from the north or south. However secondary entrances or via an addition on the northwest would be acceptable. Similarly, after the 1901-2 addition, B3 School House no longer had an entry facing southwest despite the way the site was entered as seen in Image 5, Appendix 9.2. Entry to this building should be retained as being from the two verandahs rather than the creation of new entry points. For B6 Dining Hall, it appears likely that entry was originally from the northeast as the current doors appear to be later alterations. Although it is not clear how this may have worked as it was also the area which linked to the kitchen (now demolished). Hence it would be appropriate to retain the existing entries and/or re-establish an entry on the northwest.

Individual trees and avenues of trees have been identified as having high significance on this site but they are not included in the brief for this report.

Car parking areas at ground level are appropriate in the vicinity of the three buildings as long as they don't impinge on the significant open spaces or view lines identified in this report.

6.4 FUTURE DEVELOPMENT

6.4.1 NEW ADDITIONS TO BUILDINGS

The appropriateness of the new addition of a built element to significant buildings directly relates to the significance of the place and individual buildings. Areas identified as being of primary significance have the tightest controls on change.

New additions to buildings should preferably be in areas which have already been altered.

Any additions to existing buildings must only be permitted where they demonstrate a contribution to the viable and sustainable use of those buildings. The degree of alteration must consider the relative integrity of the building and its setting, the sustainability of its use and the retention of its cultural values.

Additions introducing new materials or design should be done in a simple contemporary manner not by falsely recreating the appearance of age. They should be done in a manner sympathetic to the existing significant fabric but should involve design excellence and innovation. They should not create confusion as to whether they were part of the earlier site fabric.

B1 Cottage (Unit 10)

A new addition to B1 Cottage would be possible on the northwest side as shown on Cons-B1, Appendix 9.4, Section 9.4.3. The addition should have its own separate roof form, allowing the cottage roof form to be understood as a separate element. The addition should be set in from either end of the existing 1887 part by a minimum of 2 metres to enable reading of the original cottage form. Another desirable method would be to create a separate building in this location and link it to B1 Cottage using a small linking element. The form and mass of the new addition should be subservient to the original cottage and not overwhelm it in scale. It should be contemporary in design and not copy the detailing of the Cottage.

B 3 School House (Parents Retreat/Chapel)

No new built additions are appropriate for B3 School House.

B6 Dining Room (STAD)

Small additions could replace the toilets within the verandah line on the southeast side of B6 Dining Hall. Another potential area for an addition to this building is on the northeast side where a link could be provided to a small discrete building. This would be similar to what has occurred in the past with a kitchen building. The link should be provided beneath the verandah roofline and any new addition would need to be designed as a small visual element which is not against B6. It should be contemporary in design and not copy the detailing of the Dining Room.

6.4.2 NEW BUILDING DEVELOPMENT

Development of new structures in the vicinity of the three buildings is permitted on this site provided that new structures are:

- sited in locations clearly removed from the historic fabric identified as being of primary significance;
- sited so as to retain views which have been identified as being of significance;
- sited so as not to impact on significant trees or plantings;
- sited so as to avoid overwhelming the understanding of the original scale of the cottage development; and
- sited so as to respect the need for a watching brief on the parts of the site with pre-1920s historical archaeological potential.

Proposed new buildings must not render the existing buildings of heritage value redundant and it must be demonstrated that any functional requirements for new buildings cannot be appropriately accommodated within the existing buildings before new buildings are approved.

New buildings should not be attached to buildings except where set out in the Conservation Plans in Appendix 9.4, Section 9.4.3 and should require minimal change to significant fabric.

New design should not replicate the appearance of the significant buildings. Good contemporary design that respects the character of the site and does not dominate significant aspects of the site is encouraged.

It should be noted that Heritage Victoria has already given in principal approval for new buildings in the vicinity of the heritage core, subject to detailed design development, a heritage impact statement and other conditions, on permit P9639.

6.4.3 SUBDIVISION

Subdivision of parts of the Kew Cottages site has already occurred and can be expected to continue under current development proposals.

Part of the significance of Kew is the grouping of buildings B1, B3 and B6 which provide evidence of the establishment period of the site. Hence subdivision of those three elements may detract from this aspect of significance. As subdivision usually leads to physical barriers and different management of items, it is undesirable to subdivide these elements. However, if it was required for the reasonable ongoing use and conservation of these heritage items, then it may be possible if these negative impacts were avoided.

It should be noted that any proposed subdivision of the site may result in new development. The new development on the subdivided land would still need to conform to the policies set out elsewhere in this report, in order to lessen the impact on the cultural significance of the former Kew Cottages site.

6.4.4 ACCESS, PLANTING & NEW LANDSCAPING

Any new planting should not dominate or compete with the existing landscape character as this would detract from understanding of the significance of the site. However, the actual treatments, i.e. asphalt, gravel etc can be altered and are not of particular significance.

6.5 FUTURE USE

The historic use of the former Kew Cottages site has changed in response to a major shift in the approach to housing intellectually disabled people by the Victorian government. While the European cottage system accommodation provided at Kew Cottages from 1887 onwards was a dramatic departure from institutional accommodation such as at Willsmere next door, current best practice of integration of intellectually disabled people into the community is another radical change. Hence the former Kew Cottages site is being redeveloped into a housing precinct where some former KRS residents are accommodated in houses which blend in with privately owned residences.

In some senses this is a continuation of the historic use of the wider property demonstrating once again the changes in practice for caring for the intellectually disabled. However for the buildings; B1 Cottage, B3 School House and B6 Dining Room, the specific historically significant use cannot be continued. In fact, only B1 Cottage has maintained its original use. B3 School House changed functions after 1907/8 and the function of B6 Dining Room had changed by the 1960s. B3 and B6 had a range of functions which were related to the continuing operation of the KRS site.

The current phase of development of the KRS site means that it is necessary to consider compatible uses for the buildings. A **compatible use**, as defined by the *Burra Charter*, means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.

A compatible use would allow the relationship between the three significant buildings to remain, as well as their landscaped setting. Such a use would require little or no alteration to significant fabric. A preferred use would also permit access by members of the community because many people have been involved in the site and have emotional ties with it. Hence a community based use, for example for educational, institutional or administration purposes, may be acceptable. A use which services the residences in the area, for example housing, community centre or low scale commercial use would also be suitable. The community access may include access to some parts of the three buildings or may involve public access to the open spaces and views of significance. This should be augmented with interpretative information about the cultural significance of the site.

It is also important that a new building should not render a significant existing building redundant. It is preferable that existing buildings or spaces are sympathetically adapted to accommodate changing use, rather than constructing a new building or addition which may make significant buildings redundant.

As part of any investigation into identifying compatible new uses, consideration should be given to retaining as much original fabric as possible, ensuring that the original form and built details are not concealed or obscured, and ensuring that new services (such as lighting and air conditioning) are unobtrusively and sympathetically introduced.

Where a new use cannot be found, the owner is responsible for maintaining structures of State heritage significance in sound condition.

6.6 POTENTIAL HISTORICAL ARCHAEOLOGICAL VALUES

The Heritage Victoria permit requires an archaeological watching brief for demolition and works effecting pre 1920 buildings at Kew Cottages. This may be interpreted as referring to both surviving buildings with pre-1920 elements, and the potential buried footings and archaeological evidence of demolished pre-1920s buildings.

Watching Brief Scope

The Kew cottages site would appear to have been generally undeveloped prior to 1887, with the Willsmere hospital to the north west maintaining a large area of open grazing and parkland which included the future Kew Cottages site. By 1890, nine main buildings and other associated small outbuildings had been erected in a symmetrical plan around the school building, kitchen and baths, with six similar residential cottages arranged 3 each side.

Further ward type buildings were erected in the 1890s and early 1900s extending the plan to the east and west. By the 1920s there were about 20 main buildings, and numerous small outbuildings, bath houses and service buildings. Subsequent 20th century changes saw all but six of the pre 1920s buildings demolished. In some cases new buildings were erected over the sites of the old, for example, Unit 5 over the site of the original Ward M1, while other sites were not built over, such as the site of the former male hospital north west of Unit 5.

Therefore it is intended that the archaeological watching brief should examine both the standing pre-1920s buildings proposed to be demolished, and the sites of previously demolished pre-1920s buildings. The overall extent of the area subject to the watching brief will be confined to the area covered by pre 1920 buildings generally a triangle between Unit 9, Unit 5 and the Kitchen Store, or the area shown on the plan in Appendix 9.4.4.

Standing buildings which contain pre 1920 fabric, and which are proposed to be demolished are as follows:

- B2 Cottage (House Hostel) (1887, 1954-60)
- B4 Cottage (Unit 11) (1891, 1954-60)
- B5 Female Hospital Block (Unit 9) (1898-1900, 1954-60)

An examination of the current ground conditions, land form, levels and slopes, in conjunction with assessment of historical plans and photographs of the site, confirms that certain areas of former buildings have been extensively disturbed and have low potential for survival of historical archaeological remains. However, some areas of early buildings would appear to have been filled over or only demolished to ground level, and so may preserve buried structures. These areas can be briefly summarised as follows and are shown on the plan in Appendix 9.4.4:

- Upper Wards M1 & F1, elevated areas now cleared - demolished but potential footings
- Lower Wards M3/B4 partly intact - evidence beneath additions
- F1/Nurses mess - demolished now garden and filled - high potential for footings and artefacts
- Ward B2/F2, intact but to be demolished - evidence of building changes, artefact deposits
- Dining hall B6 - modified but potential evidence of original configuration and use
- Bath House east of complex - 19th century but possible evidence of heating/plumbing systems
- Large wards, upper levels F5, Male Hospital - demolished or altered but potential for evidence or original form
- Lower level, Boys Dormitories, Female Hospital, Nursery Block/B5 - substantial archaeological evidence

Watching Brief method

Initial preparation will involve research, collating and analysing historic plans photographs and other data in order to prepare a layered base plan.

The proposed procedure for undertaking the watching brief depends on the construction schedule. However in concept it is expected to operate as follows:

- Construction plans for demolition, civil works and excavations provided to archaeologist, 2 weeks prior to commencement of works

- Archaeologists provides locations of critical locations for watching brief
- On site meeting with contractors to determine specific areas of works and timetable
- Archaeologist informed of commencement of works in critical locations with 1 week notice
- Archaeologist liaise with contractor's operator during demolition/excavation
- If necessary works halted if significant archaeological features exposed.
- Archaeologist may direct operator in exposing features
- Archaeologist records exposed features photographically and with measured drawings, when completed contractor's operator recommences works
- Possible additional halt if further features exposed.

It is anticipated that the existing buildings, which are to be demolished, the sites of the two early wards, and some ancillary structures are certain to provide substantial archaeological evidence, and so halts to demolition and excavation of up to a half a day at a time, and possibly involving 2 or 3 halts on each site should be allowed,

Other areas are likely to reveal footings and clearance can continue with excavators. Halts of a few hours might be required to complete recording.

It should be stressed that the monitoring program is highly dependent on the nature and timing of demolition, civil works and construction. Clearly if no excavation of demolition is proposed in an area with archaeological potential, then there would be no need for a watching brief in such an area.

At the completion of the watching brief, or in the respective stages of the project a written report along with illustrations photographs and site drawings. Documentation will be prepared according to Heritage Victoria required standards, with a written report, site and detail plans of any features recorded and photographic record supplied to the client and Heritage Victoria in hard copy and CD.

6.7 RELOCATION OF MONUMENTS

In permitting development of parts of the Kew Cottages site, Heritage Victoria has given permission for the relocation of the three monuments and the F1 Fire Memorial garden to another part of the KRS site. This would be after approval of the proposed new locations, careful recording of the existing conditions, reinstatement works and conservation works.

Prior to relocating any of the monuments, measured documentation should be undertaken to record their current setting and to aid in their reconstruction. The documentation should include photographs, measured plans of garden beds and built elements, identification and mapping of plants (including the height of standard roses), as well as the relationship between the garden beds and the monuments. This information would form an important part of obtaining approvals for relocation from Heritage Victoria.

Memorials are usually created with the view that they will be a permanent marker commemorating a subject or event. Consultation is required to establish the proposed new locations of the monuments and this should include Heritage Victoria, families connected to the memorials, KRS and the Kew Cottages Parents' Association where they were the donator or organiser of the memorials. Part of the process will need to include establishing who will be responsible for the long term conservation and maintenance of the monuments at their new location and consultation should also involve these parties.

The three monuments form a collection from the period of the 1990s and were located in reasonable proximity in an area of the Kew site set aside for public enjoyment near administration, kiosk and barbeque facilities. It appears that this placement in a public area was important and no evidence has been found to suggest that the relationship of one memorial to another was important. It would, therefore, be possible that site interpretation could inform visitors about all three if they are relocated separately from each other. The key issue is that their new location allows public appreciation of them.

The relocation should include all material of primary significance. Hence for F1 Fire Memorial, it is important that the garden be reconstructed using the same rose bushes and other plantings if possible. If the transplanting of the rose bushes fails, standard roses of the same cultivar should be purchased with the height of each standard rose to match the original.

For F2 Long Term Residents' Memorial, the memorial plaque should be set on a timber base in the same manner within a garden setting. However the nature and layout of the garden could be varied as long as it is designed as a pleasurable experience for the KRS residents still living on site or visiting it. The current garden form and plantings have been identified as being of contributory significance so the documentation recording the existing (as described above) is essential if this garden is to be lost. Consideration should be given to including some of the existing plants in a new garden setting.

The deteriorated condition of F3 Residents' Sculpture makes its relocation difficult. A condition assessment of the monument is required prior to its relocation. This is because of the issues associated with the corrosion of the metal frame of the structure and the possibility that the tiling adhesive used to secure the ceramics has reached the end of its life (refer to Section 3.2.3). Given the incomplete form of the sculpture, it may be preferable to present the fabric of primary significance, being the ceramics and the plaque acknowledging contributors, in another manner. Consultation, as discussed previously, would be required to establish if this is an acceptable approach.

6.8 INTERPRETATION

Article 1.17 of the *Burra Charter* defines interpretation as follows:

*Interpretation means all the ways of presenting the cultural significance of a place.*¹⁷⁴

The Illustrated Burra Charter elaborates further on Article 25 and provides examples of what interpretation might include:

¹⁷⁴ *The Australia ICOMOS Charter for Places of Cultural Significance (the Burra Charter)*, Australia ICOMOS, 1979, revised 1999.

Interpretation is an ongoing activity that integrates the understanding, appreciation and enjoyment of a place with its day to day use and management, and also with works. It may include signs, brochures, tours, exhibitions, events, publications, artworks and other forms of expression, and may not be confined just to the place. Interpretation should be recognised and planned for in all stages of a project, and in the ongoing management of the place.¹⁷⁵

Interpretation and appreciation of the cultural significance of the former Kew Cottages site is best achieved by the maintenance of the significant fabric of the site and its important open spaces, setting and views.

La Trobe University, in partnership with DHS and KRS, have obtained an Australian Research Council Grant to research and document the history of KRS. This history project is extensive and includes research (incorporating scholarly and archival research, oral history and visual history research) and production and delivery of the history in various forms and media. The history will recognise the social significance of the site and its value to contemporary communities. It will also result in material that will be permanently and sensitively displayed in a public venue as part of the interpretation of the site.

Ideally part of this type of interpretative material would be displayed in and around buildings B1, B3 and B6. Interpretation across the whole of the site should demonstrate that the former Kew Cottages site is of cultural significance to Victoria and express the range of its values.

The recommended reconstruction works to the buildings (refer to Section 6.2.2) will enhance the understanding of the significance of the site considerably and assist with interpretation.

Interpretation on the site must record the current condition of the buildings prior to any conservation, reconstruction, demolition or development works. Any further archaeological work or monitoring should be recorded.

¹⁷⁵ P. Marquis-Kyle & M. Walker, *The Illustrated Burra Charter: good practice for heritage places*, Australia ICOMOS Inc., Burwood, 2004, p.74.

7.0 MANAGEMENT STRATEGY

A condition assessment of the buildings or gardens has not formed part of this report, however the following priorities for works and maintenance schedule relate generally to this type of heritage site. These works relate to the buildings and landscape areas of primary, secondary and contributory significance only.

7.1 PRIORITIES FOR CONSERVATION WORKS

7.1.1 ASSESSMENTS

Due to the fact that a condition assessment has not been undertaken in preparing the priority works, many aspects of the condition of buildings is unknown. As a result in the initial stages a number of surveys/assessments are required as a priority to be undertaken within a 12 month period as follows:

- Structural assessment of the buildings by an engineer experienced with heritage buildings;
- Roof survey;
- Rising damp and brickwork assessment and recommendations;
- Assessment of stormwater condition and requirements;
- Assessment of condition of electrical wiring and requirements;
- Assessment of condition of plumbing and requirements; and
- Full inspection of the interior of the buildings for damage from rising or falling damp.

These assessments should provide a prioritised schedule of recommended works which would be incorporated into the conservation works following to enable decisions to be made on allocation of resources. The list below does not include the reconstruction works which are described in Section 6.2.2. A list of conservation works has not been included for the monuments as they will be conserved during relocation.

B1 Cottage

- Install a damp proof course
- Install sub floor vents
- Connect downpipes to effective stormwater
- Check roof structure and ensure compliant with codes, which may involve installation of additional roof members
- Remove existing concrete paths, stairs, fences and covered walkways around the perimeter of the building and correct ground levels so water drains away from the building with installation of drains
- Re-stump original cottage section and repair timber floors as required
- Undertake internal plaster repairs after re-stumping
- Repaint original external cottage walls. This may include removal of incompatible existing paint.
- Mortar repairs and repointing to brickwork as required

- Repair and reinstate original detailing to six double hung windows including 6 pane upper and lower sashes
- Replacement of glazing to upper original windows and removal of air conditioning units as required
- Reinstall path to the front of the building
- Repaint all timberwork
- Remove unnecessary external services pipe work
- Provision of standard new services

B3 School House

- Connect downpipes to effective stormwater
- Repair and repaint original chimney stacks including paint removal, removal of biological growth and brick repairs
- Re-stump building and undertake floor repairs
- Check roof structure and ensure compliant with codes, which may involve installation of additional roof members
- Install damp proof course
- Install sub floor vents
- Repair and replacement of timber detailing to two verandahs
- Repaint original external walls. This may include removal of incompatible existing paint.
- Remove small patches of cement rich render
- Remove existing concrete path around building, correct ground levels so water drains away from the building with installation of drains
- Repair and replace as required all windows to the weatherboard addition
- Repair and reinstate window and glazing above two doors to the weatherboard addition after removal of the air conditioning units
- Undertake internal plaster repairs after re-stumping
- Replacement of weatherboards to match as required on the addition
- Clean back metal to outside bell structure, treat and repaint
- Potential steel lintel replacement for openings
- Repaint all timberwork

- Remove unnecessary external services pipe work
- Provision of standard new services

B6 Dining Room

- Install a damp proof course
- Repair and replace pipe roof vents to match existing
- Repair roof tiling as required
- Check roof structure and ensure compliant with codes, which may involve installation of additional roof members
- Replace gutters and downpipes to match original
- Connect downpipes to effective stormwater
- Remove existing concrete path around building, correct ground levels so water drains away from the building with installation of drains
- Undertake timber repair and replacement to verandah as needed
- Re-stump building and undertake floor repairs
- Refurbish all windows (repair and replacement as required)
- Repair fascia and eaves
- Stabilise verandah bluestone and brick base
- Repaint all timberwork
- Undertake internal plaster repairs after re-stumping
- Remove unnecessary external services pipe work
- Provision of standard new services

7.2 MAINTENANCE

Ongoing maintenance is an important aspect of the management of a historic site. The adage that ‘a stitch in time saves nine’ is particularly relevant to building maintenance; repairing a faulty element before it gets too serious not only saves money in the long term, but also historic fabric.

It is also critical that it is clearly understood who is responsible for undertaking the various aspects of maintenance. The following section outlines the types of works expected to be required for maintenance of the buildings and monuments and the appropriate conservation approaches for these works.

Maintenance works as outlined below assume that the essential works recommended in the Prioritised Conservation Works (Section 7.1) have been undertaken and that all buildings and monuments are in good condition as a result.

Generally, inspections and minor repairs can be undertaken by a building maintenance contractor. Specialists will be required for major works and are noted where required. Contractors with heritage experience should be engaged, and it is preferable to establish a continuing relationship with good contractors who have already carried out work on the site and are familiar with the structure and services.

General grounds works around Buildings and Structures					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
Retrieval & storage of fallen & detached fabric	6 months	Inspect for fallen building elements or fabric	<p>In all cases, material which has become detached from significant buildings, either in the past or as a result of a new event such as a wind or rain storm should be re-fixed in place immediately if this can be achieved easily. This is particularly important where leaving the fabric detached will allow damage to other exposed parts of the fabric, such as when roof sheets or slate blow off, or when further collapse is likely to occur as a result of loss of structural integrity.</p> <p>In cases where further damage is not likely to occur, and where reattachment/repair is not simple, the appropriate conservation approach should be investigated before the repair works are undertaken.</p> <p>Any fabric which is not reattached immediately should be clearly labelled in two positions with its source and stored in an agreed place until</p>	Property Manager	Builder

General grounds works around Buildings and Structures					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
			conservation works are undertaken in that area.		
Surface Drainage/ Ground works	1 year	Check and maintain ground and garden bed levels below damp courses and floor levels around exterior of buildings. Check for build up of debris and earth around base of buildings or monuments that encourages pooling. Ensure ground is sloping away from buildings or monuments and that adequate surface drains are provided.	Direct ground water away from buildings and monuments and do not allow water to pool. Do not allow soil/vegetation build up near buildings or monuments. Excavate where required to ensure ground slopes away from structure. Remove garden beds if covering floor vents. Reduce levels to allow for adequate sub floor ventilation. Scrape back raised ground levels to below damp courses. Grade exterior ground levels to fall away from structures.	Property Manager	Gardener
Vegetation	6 months	Check for encroaching trees, bushes, creepers, vines and grasses surrounding the buildings or monuments. Check for trees growing near to the structures with potential for roots to cause damage to footings and walls. Check for overhanging branches with potential to fall on the structures, drop quantities of leaves or harbor pests (including termites & possums).	Prune, tie back or remove vegetation which may cover, retain moisture or otherwise damage the structure. Remove branches overhanging and gutters with potential to cause roof damage or harbor pests. Remove trees adjacent to structures with potential to cause damage to footings. If removal is undertaken, grind out stumps.	Property Manager	Gardener
Pest/ Vermin control	1 year	Check for signs of burrowing animals under and around buildings and monuments. Check for signs of possums or birds in roof spaces and eaves. Check for signs of problem insects in and around buildings including termites, ants, bees and wasps. Do not disturb live termite activity. Engage pest control specialist where necessary. Check for evidence of invasion under floors, in roof spaces or other possible areas of nesting such as wall spaces and corners.	Repair or fix proofing as required. Provide improved possum and bird proofing as required. Close susceptible openings with a suitable material. Remove burrowing animals and block access under building/s. Remove possums and birds from roof spaces. Undertake specialist treatment of live termite activity. Undertake specialist treatments to eradicate other problem insects.	Property Manager	Building maintenance contractor/ Pest Control Specialist
Termites	2 years	Inspection by pest control specialist	Treat live infestations using methods appropriate to the situation. Suitable methods may include dusting, baiting,	Termite Control Specialist	Termite Control Specialist

General grounds works around Buildings and Structures					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
			commercial sprays, removal of infested trees and destruction of nests. Assess situation and implement appropriate measures to assist in controlling future attacks including removal of timber debris on ground, use of physical and/or chemical barriers, monitoring stations and baiting programs.		
Stormwater	Weather events & 2 years	During and after significant weather events, storms and heavy rain check for overflowing, flooding or leaking. Check for debris build-up restrictions to water flow, signs of overflowing or excessive ponding. Check for loose components and leaking joints. Check stormwater drainage system. Check for blockages and restrictions. Clean out all stormwater drainage sumps. Ensure that the system is functioning and discharges away from the building.	Clear all blockages and restrictions. Clear out debris and tree roots from underground stormwater drains. Repair damage as required. Make good deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair, replace with new underground stormwater drains.	Property Manager	Plumber

Buildings and Structures					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
Roof plumbing (gutters & down pipes)	Weather events & 1 year	<p>During and after significant weather events, storms and heavy rain check for overflowing, flooding or leaking. Check for built up debris & leaf litter. Check for wind or impact damage, loose components & leaking joints.</p> <p>During yearly inspection of gutters and downpipes check for debris build-up, restrictions to water flow, signs of overflowing, leaking or excessive ponding at the base of buildings. Check for loose components and leaking joints. Check for</p>	Clean out gutters and downpipes as required. Re-fix serviceable elements onto sound structure, with galvanized screws or nails to match existing. Make good any deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair replace with matching material and profile. Replace with similar any decayed supporting members. Ensure appropriate fixings for each material and for exposure conditions. Reconnect to functioning stormwater drainage system as required.	Property Manager	Building maintenance contractor/ Roof Plumber

Buildings and Structures					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
		rust and other defects. Check that downpipes discharge away from buildings or are connected to a functioning stormwater drainage system.			
Roofing – metal, tiles or slate cladding	Weather events & 1 year	<p>Roofing incorporates cladding, cappings, valleys and flashing to roof elements such as flues and chimneys.</p> <p>During and after significant weather events, storms and heavy rain check for overflowing, pooling, flooding or leaking. Check for built up debris & leaf litter. Check for wind or impact damage, loose components & leaking joints.</p> <p>During regular maintenance inspection of roofing elements check for debris build-up, restrictions to water flow, signs of overflowing, leaking or excessive ponding on the roof. Check for loose components and leaking joints. Check for rust and other defects to all roof components.</p>	<p>Replace only badly damaged or corroded through elements. Replace with matching roof cladding. Re-fix serviceable elements onto sound structure to match existing. Make good any deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair, replace with matching material and profile. Replace with similar any decayed supporting members. Ensure appropriate fixings for each material and for exposure conditions.</p>	Property Manager	<p>Building maintenance contractor/ Roof Plumber</p> <p>Tiler/Slate specialist</p>
Sub floor ventilation	2 years	<p>Check that sub floor ventilation spaces and openings are clear and operable. Clean out ventilation openings where necessary. Check for signs of dampness on the ground and on the built sub-floor surfaces. Ensure that surface drainage falls away from the perimeter of the building.</p>	<p>Clean out blocked or obstructed sub floor vents. Undertake minor repairs where possible. Report significant damage for possible specification of repair details to significant elements.</p>	Property Manager	Building maintenance contractor
External timber work	2 years	<p>This includes timber fascias, eaves, barge boards, weatherboards, verandah posts, doors, door and window frames and other external</p>	<p>Re-fix serviceable loose components. Re-flash or seal where required. Replace missing components with timbers of matching size, profile and finish. In general</p>	Builder/ Carpenter	Carpenter

Buildings and Structures					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
		<p>timberwork.</p> <p>Check for water penetration and condition of associated flashings and seals. Check condition of timber components for rot, splitting and cracking.</p>	<p>repairs should be made by replacing sections of rotten or damaged timber rather than by replacing the whole building element. Cut out rotted sections of timber and replace with timbers of matching size, profile and finish. For painted elements, strip back, make good and repaint all timberwork. Ensure replacement timbers are primed all round and at joints prior to fixing where painted. Ensure profiles of timber posts and fascias etc match the existing.</p>		
Door and window hardware	2 years	<p>Check for missing, loose, corroding or damaged hardware.</p>	<p>Tighten or replace loose or missing screws. Undertake minor repairs to damaged hardware. Lubricate hinges and latches where necessary. Where necessary remove damaged hardware for specialist repair where possible. For missing items or items beyond repair consider replacement with suitable matching hardware. All original door furniture should be retained and used as the basis for replacement designs. Reuse existing holes and fixture positions for any new door furniture, if possible.</p>	Property Manager	Building maintenance contractor/Lock smith
Glazing	2 years	<p>Clean and check for wind or impact damage, slipped, loose or corroded glazing. Check for loose, missing or corroded fixings/connections.</p>	<p>Re-fix serviceable elements onto sound structure, with galvanized screws or nails to match existing. Where elements are beyond repair, replace with matching material.</p>	Glazier	Glazier
Brick walls Stone monument	2 years	<p>Inspect for loose, fretted, broken or missing mortar joints and bricks. Check if the brickwork or stonework is crumbling, cracking or has surface salts; this can indicate a moisture problem. Check whether the monument remains vertical.</p>	<p>Identify cause of water penetration or movement. Undertake minor repairs where possible. Report significant damage for possible structural assessment and specification of repair details. Repair joints as required with appropriate mortar. Re-pointing is required to prevent moisture penetration and secure masonry. It must match the original pointing in appearance, porosity and strength. Apply an appropriate biocide where there is build up of biological staining. Retain face brick appearance to</p>	Builder	Builder

Buildings and Structures					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
			building B6, and painted appearance of B1 and B3.		
External painting – timber work	1 year	<p>Check for faulty paintwork, particularly any permitting deterioration of substrates. Note selected areas which require repainting or touch ups.</p> <p>This includes timber fascias, eaves, barge boards, weatherboards, verandah posts, doors, door and window frames and other external timberwork.</p>	<p>Undertake spot repairs yearly</p> <p>At 6-8 year intervals allow to repaint all of painted exterior timberwork. Remove all loose or flaking paint. Fill holes and cracks with exterior timber filler. Sand smooth. Clean down surface. For painting use one coat of exterior acrylic timber primer to filler and exposed timber. Two coats exterior gloss acrylic. Sand lightly between coats.</p>	Painter	Painter
Timber framing, timber floors and timber wall lining	1 year	Inspect roof spaces, timber floors, under floor and timber linings for signs of fungal attack, rot, insect attack, splitting and cracking.	<p>Re-fix serviceable loose components. Replace missing components with timbers of matching size, profile and finish. In general, repairs should be made by replacing sections of rotten or damaged timber rather than by replacing the whole building element. Cut out rotted sections of timber and replace with timbers of matching size, profile and finish. For painted elements, strip back, make good and repaint all timberwork. Ensure profiles of timber boards match the existing. Report significant damage for possible structural assessment and specification of repair details</p> <p>Where damage to timber has resulted from poor roof drainage or poor subfloor ventilation or structural pressures and the like, repairs to those elements should take place before the timber is repaired.</p>	Carpenter	Carpenter
Internal plasterwork	2 years	Check for signs of damp penetration, cracking, detachment from substrate.	<p>First treat the sources of damp or structural movement to prevent them from reoccurring. Damp sources may be falling damp from deteriorated gutters or roofs or rising damp from earth build up; inadequate site drainage; or damp penetration due to deteriorated masonry.</p> <p>Repairs should then be made to building fabric that has been</p>	Builder	Builder

Buildings and Structures					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
			water damaged. This includes damaged walls and ceilings which should be replaced to match existing.		
Interior paintwork	6 years	Check condition of interior paintwork. Clean down interior surfaces where necessary. Note selected areas which require repainting or touch ups.	At 6 year intervals repaint selected interior surfaces where required. At 12 year intervals allow to repaint all interior surfaces. Remove hardware prior to painting. Clean down surface. Remove loose and flaking paint. Fill holes and cracks with acrylic filler. Sand back and finish smooth. One coat acrylic undercoat to bare timber and filler. Two coats low sheen interior enamel. Refit moved hardware.	Painter	Painter
Interior joinery	6 years	Check for signs of moisture damage, swelling or delamination. Check for loose and missing items. Check for ease operation of doors and windows. Check for termites and borers.	Tighten or replace loose or missing screws. Undertake minor repairs to damaged hardware. Lubricate hinges and latches where necessary. Re-fix serviceable loose components. Replace missing components with timbers of matching size, profile and finish. Cut out rotted timber and replace with timbers of matching size, profile and finish.	Joiner	Joiner
Plumbing and sanitary ware	2 years	Check all fixtures to ensure working parts properly operate, tap washers do not need replacement, waste connection to sinks, basins, showers etc cleared and flowing. Check for any badly deteriorated fittings. Check waste connections to all fittings cleared and flowing.	Clear blockages as required. Replace taps, washers and valves as required.	Property Manager	Building maintenance contractor/ Plumber
Waste plumbing, and water supply	2 years	Check waste plumbing and water supply systems. Check for leaks, blockages and restrictions. Ensure that the system is functioning and flows to a legal point of discharge.	Repair leaks. Clear all blockages and restrictions to waste pipes and drains. Replace damaged fittings and pipe work	Plumber	Plumber
Electrical services and supply	2 years	Check electrical supply system and switchboard. Test earth leakage systems and safety switches.	Repair or replace damaged fittings and wiring.	Electrician	Electrician

Landscape					
Element	Inspection Interval	Inspection Tasks	Works	Inspection by	Works by
Paving and paths	2 years	Check for cracks and settlement. Check for wear and non-slip surface. Check for invasive weeds and grasses. Check for ponding, loose masonry units, chips, cracks and settlement. Check for fretting, erosion or spalling of concrete. Check for signs of exposed or corroding reinforcements. Check for movement at connection and joints. Check for wear and non slip surface.	Identify cause of water penetration or movement. Undertake minor repairs where possible. Report significant damage for possible specification of repair details to significant elements. Report significant damage for possible structural assessment and specification of repair details.	Property Manager	Gardener/Paver

7.2.1 SECURITY

The owners are responsible for the security of the site. The best form of security is to have occupants on the site. The physical security of the three buildings and three monuments with gates, fences and locks is unlikely because they will have some public access.

7.2.2 PLANNING FOR DISASTER

Disaster planning for protection of significant historic elements of the site should be included as part of the overall management of the site by the owners. Fire and storm are possible disaster sources. Appropriate methods of fire detection, containment and fire fighting should be maintained or upgraded to both protect people and ensure the survival of the historic fabric.

The following outlines the initial steps to be undertaken in the case of destruction or damage (including fire, flood, hail etc):

Secure the site, and identify any perceived imminent hazard, risk or threat. In particular, this action should:

- Protect the site and gardens from persons hunting for remnants and souvenirs;
- Avoid demolition of any structures, until the completion of more detailed heritage assessments;
- In cases where the preliminary inspection identifies some parts of the site that are not stable and will require removal or stabilisation, safety to people is the primary consideration.

- In circumstances where the structures are able to be stabilised and there may be an option to rebuild the structure using existing materials, or stabilised and strengthened, then removal of any fabric should await the assessment report.
- Photographically record the damaged sections of the site including the interiors and exteriors of all buildings and structures.
- Undertake heritage site assessment(s) of the remaining fabric, including consideration of options for reconstruction, adaptation and ruin stabilisation potential.
- Salvage significant historic fabric and artefacts and arrange for their suitable storage. Salvaged items may be able to be re-used in restoration works, or for future interpretation of the site.

7.3 FURTHER INVESTIGATION AND RESEARCH

This Conservation Management Plan should be updated with the findings from the La Trobe University research to document the history of KRS done under the Australian Research Council Grant. It should also be updated with the results of the archaeological watching brief during physical works on the Kew Cottages site.

7.4 ADOPTION AND REVIEW

A copy of this Conservation Management Plan, and any updates, should be kept in permanent archive by the owners. A copy should also be kept as a readily accessible document for those responsible for making decisions or carrying out works on the site. A copy should also be held by Heritage Victoria.

The implications of this Conservation Management Plan, and its updates, should be considered in all future decisions for conservation or development actions. All changes should be adequately documented in records held by Heritage Victoria. The recommendations of the Management Plan should be regularly reviewed (every 5 years) and any urgent or priority actions identified.

8.0 SELECT BIBLIOGRAPHY

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- 1887 *Kew plan*, Sands & McDougall *Melbourne Directories*. (SLV)
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9.0 APPENDICES

9.1 VICTORIAN HERITAGE REGISTER CITATION

Victorian Heritage Register



VICTORIAN HERITAGE REGISTER NUMBER: H2073
NAME: FORMER KEW COTTAGES (KEW RESIDENTIAL SERVICES)
LOCATION: PRINCESS STREET KEW
LOCAL GOVERNMENT AREA: Boroondara City
CATEGORY: Heritage place
DATE REGISTERED:
FILE NO: HER/2001/001389; PL-HE/03/0291; PL-HE/03/0152



HERMES ID: 12309
HERITAGE REGISTER NUMBER: H2073
NAME: FORMER KEW COTTAGES (KEW RESIDENTIAL SERVICES)

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EXTENT: General: The landscape, plantings, avenues, concrete lamp-posts.

1. All of the buildings and features marked as follows on Diagram 2073 held by the Executive Director:

B1 Cottage (Unit 10) (1887, 1954-60)

B2 Cottage (House Hostel) (1887, 1954-60)

B3 School House (Parents Retreat/Chapel. (1887, 1901-02)

B4 Cottage (Unit 11) (1891, 1954-60)

B5 Female Hospital Block (Unit 9) 1898-1900, 1954-60)

B6 Dining Room (STAD Building) (1917)

F1 Fire Memorial Column (1996)

F2 Longterm Residents' Memorial (1991)

F3 Residents' Sculpture (c. 1995)

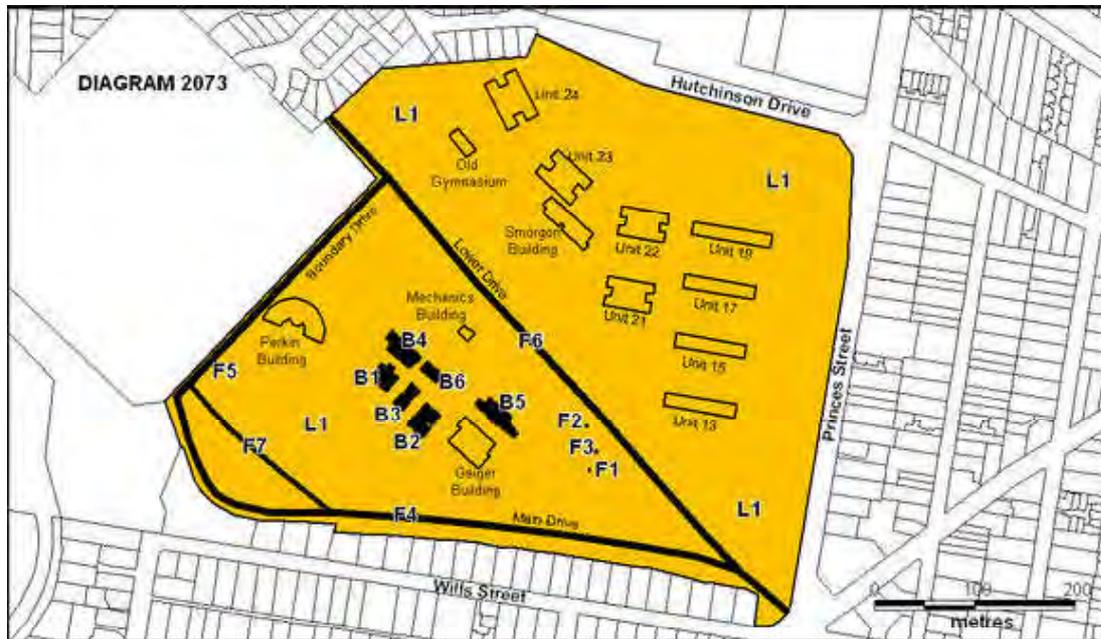
F4 Main Drive

F5 Boundary Drive

F6 Lower Drive

F7 Oak Walk

2. All of the Land marked L1 on Diagram 2073 held by the Executive Director.



STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

What is significant?

The Former Kew Cottages (Kew Residential Services) initially consisted of three cottages, school house and kitchen constructed from 1887 to the east of the Kew Lunatic Asylum. The present buildings stand in extensive grounds with avenues of oaks lining the internal roads and mature plantings between the buildings.

The surviving buildings at the site include two of the three cottages built in 1887, now known as Unit 10 and House Hostel. The original School House (Parent's Retreat/Chapel) was built at the same time. A further cottage (Unit 11) was built in 1891 and has also been altered. The ward (Unit 9) built as the female ward dates from 1898-1900. A separate dining room (STAD building) was built in 1917. Units 9, 10, 11 and the House Hostel have been much altered and extended. The three cottages and the female ward were updated in the wave of reform initiated by Dr E. Cunningham Dax, the first Chairman of the Mental Health Authority, in the 1950s and many of the changes made to these buildings reflect this era. The School House and the Dining Room are relatively intact although used for various purposes over the years.

The Former Kew Cottages (Kew Residential Services) site deteriorated dramatically in the first half of the twentieth century, with severe overcrowding and lack of maintenance.

There were two waves of reform to the institution in the later twentieth century. The first was initiated by Dr Cunningham Dax with the support of a media campaign launched by journalist E.W. (Bill) Tipping in the Melbourne Herald brought the overcrowding and poor conditions of the Kew Cottages to the community's attention, with the establishment of the Kew Cottages Appeal in 1953 raising £47,798. The first £10,000 was spent on modern plumbing, new kitchens, refrigeration and renovations to the original cottages. Four H-shaped dormitory blocks based on Dutch models seen by Dr Dax were built in 1958. A new ward (Ward 13) was completed in 1960 as was the Geiger Playhouse.

In 1973 a further appeal was initiated by Graham Perkin, Editor of the Age newspaper. This became known as the Minus Children Appeal. There were over 500 children on the waiting list for places at Kew Cottages at that time. Four major buildings were constructed in this period to cater for daytime activities and education and named the Hamer Centre (day activity centre), the Smorgon Centre (medical and dental centre) and the Perkin Art Centre and the Age/Geiger Centre (theatre and kindergarten), which incorporated the Geiger Playhouse, were built as a result of this appeal.

Landscape

The Kew Lunatic Asylum (Willsmere) had been constructed between 1868 and 1872. The principal access to the complex was from a drive from Princess Street culminating in an elliptical carriageway in front of the main building. A gate lodge and large ornamental gates were designed in 1873 and erected at the entrance. These were later demolished (1940s?) for the straightening of Princess Street. The gates were relocated to the entrance of Victoria Park in High Street, Kew.

In the 1880s the grounds were planted with many conifers and large growing trees, oaks, elms and Moreton Bay Figs, and trees indigenous to the area, River Red Gum, Yellow Box and Lightwood were retained in the landscape. In 1913 the landscape gardener Hugh Linaker was employed to layout the grounds of Mont Park (est. 1910). As landscape gardener for the State Lunacy Department he commenced a program of landscape improvements and tree plantings at asylums in Victoria.

The conifer plantings and oak avenues were well established and a mature size by the 1940s. Conifers were widely planted from the 1860s along with Moreton Bay Figs and occasionally Oaks. Oaks and elms were more widely planted from the 1880s. It is not known if Linaker was responsible for the oak avenues, but it appears that many of the conifers, Monterey Pines, Canary Island Pines, Monterey Cypress, Hoop Pine, Bunya Bunya Pines and Himalayan Cedars, predate Linaker and the oaks and elms may have been planted soon after his appointment. The use of Bhutan Cypress in the landscape is almost certainly due to Linaker as he favoured upright trees. It is possible that the two remnant Monterey Cypress along Main Drive and a Monterey Pine along Lower Drive are trees from an earlier planting scheme.

In the late 1960s-70s a new layer of planting was established to the north and east of the site. Amongst the

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complex are many fine Spotted Gums (*Corymbia maculata*), Lemon-scented Gums, (*Corymbia citriodora*), Flowering Gum (*Corymbia ficifolia*) Blue Gums (*Eucalyptus globulus* subsp. *globulus*), Swamp Mallet (*Eucalyptus spathulata*), Argyle Apple (*E. cinerea*), Narrow-leaf Black Peppermint (*E. nicholii*) and a few unknown (rare/significant?) eucalypts. North of the Perkins Centre are two fine, and rare, gums, *Eucalyptus occidentalis*, and *E. macrandra*, and to the east 2 *E. camaldulensis* and a *E. spathulata*. On the Princess Street frontage (SE corner) is a young *Syncarpia glomifera*, an unknown *Eucalyptus* sp. and scattered throughout the site are a few *Callitris* trees, *C. rhomboidea*, *C. columinaris* and *C. glaucophylla*, and River Red Gums (*Eucalyptus camaldulensis*)

How is it significant?

The Former Kew Cottages (Kew Residential Services) site is of architectural, historical, aesthetic, scientific (horticultural) and social significance to the State of Victoria

Why is it significant?

The Former Kew Cottages (Kew Residential Services) site is historically significant as the first government institution to be established for intellectually handicapped children in Australia. Its design and construction in 1885-87 represented a new and progressive move for the care and accommodation of people with intellectual disabilities, in that it removed them from the general lunatic asylums and provided opportunities for education and training. The six buildings constructed between 1887 and 1917 are of particular significance as the core of the site, demonstrating the form and function of the original institution.

The Former Kew Cottages (Kew Residential Services) site is historically and architecturally significant as the first example of the cottage system based on the European "Cottage System" applied in full to the intellectually handicapped. While the surviving original cottages have been extended and upgraded, their siting and, in part, their form and remaining fabric, point to the original arrangement of the institution. In addition, the changes made in the period 1958-1960 demonstrate the wave of reform initiated by the newly-appointed Chairman of the Mental Hygiene Authority in 1952, Dr Eric Cunningham Dax and the Tipping Appeal. It was the condition of the House Hostel and Unit 9 which demonstrated to the reading public in the 1950s the needs of the residents in the whole institution.

The Former Kew Cottages (Kew Residential Services) site is historically significant in demonstrating changing attitudes to the care of the intellectually disabled from 1887 to the present.

The Former Kew Cottages (Kew Residential Services) site is historically significant for its association with Dr Ernest Jones, first Inspector General for the Insane from 1905 and Dr Eric Cunningham Dax, first Chairman of the Mental Hygiene Authority from 1952, whose reforms are reflected in the development of the site and buildings. The cottage now known as Unit 10 is historically significant as one of the original cottages for boys opened in 1887, but considerably altered, especially in the years 1954 to 1960 but retaining the domestic scale of the original.

The House/Hostel (1887) is historically significant as one of the original 1887 cottages for girls. Although much altered by changes made mainly in the period 1954-60, the building (and Unit 10 and 11) demonstrates in its siting and remaining fabric, the first stage of development of the institution. Additional facilities were added on the south side, replacing an existing verandah. The changes of the 1950s and 1960s demonstrate the wave of reform initiated by the newly-appointed Chairman of the Mental Hygiene Authority in 1952 and the Tipping Appeal and it was this cottage and Unit 9 whose condition demonstrated to the public in the 1950s the needs of the residents in the whole institution.

The building constructed as the School House (Parents Retreat/Chapel) (1887) is architecturally and historically significant as the first building constructed to provide education and training for the residents and demonstrates the innovative educational function of the institution from its earliest period. This school was the predecessor of special schools for the intellectually handicapped in Victoria.

The cottage now known as Unit 11 (1887) is historically significant as one of the original 1887 cottages. It has been considerably altered by changes made mainly in the period 1954-60.

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The building now known as Unit 9 (1898-1900) is of historical significance as one of the early wards, which has been considerably altered by changes made mainly in the period 1954-60.

The former Dining Room (STAD Building) (1917) is of historical and architectural significance in demonstrating the development of the institution in the early twentieth century. The dining room was constructed to improve food hygiene as part of the reforms introduced by Dr Ernest Jones, Inspector General of Lunatic Asylums, in response to the outbreaks of the regular outbreaks of typhoid and scarlet fever and the increase in the institution's population to over 300.

The landscape at Kew Cottages is of historical and aesthetic significance at a state level. The planting is dominated by towering conifers from the nineteenth century, including Hoop Pines, Bunya Bunya Pines, Monterey Pines, Canary Island Pines, and Monterey Cypress. The landscape was further enhanced by avenue plantings of English Elms, English Oaks and Algerian Oaks along the Drives and in the landscape. The Main Drive comprises an unusual double avenue of trees, the outer rows are planted with Algerian Oaks, and the inner avenue with English Elms. Towards the western end the avenue changes to alternating Elms and Moreton Bay Figs. On the north side near the centre is a short row of Bhutan Cypress. The Boundary Drive is planted with an avenue of Algerian Oaks and the planting along Lower Drive mostly features pairs of alternating English Oaks and Algerian Oaks along the avenue. The grounds also feature an Oak Walk, asphalt path edged with uncommon glazed spoon drainage tiles and planted with Algerian Oaks, and a few English Oaks. Retained in the landscape are several old River Red Gums and a number of regenerating saplings, some now semi-mature and two Yellow Box and a fine Lightwood tree.

The Main Drive is of historical significance for its association with the Kew Lunatic Asylum (Willsmere), the largest nineteenth century mental institution in Victoria and later its use by the Kew Cottages complex. The landscape is significant for its association with the prominent landscape gardener, Hugh Linaker who was appointed by the State Lunacy Department in 1913. He later became State Superintendent of Parks and Gardens from 1933, and prepared landscape plans for the Buchan Caves reserve in 1929 and the new Shrine of Remembrance in 1933. Linaker was one of the most significant landscape designers in Victoria in the early 20th century. His landscape style included mixing exotics and native trees and contrasting forms especially narrow crowned and fastigate forms and palms. These were often planted in alternate arrangements in the landscape to give a striking and contrasting image.

The planting is of scientific (horticultural) significance for its collection of trees rarely cultivated in Victoria and trees of outstanding size and form. The grounds include three specimens of the rarely cultivated *Prunus ilicifolia*. The only other known trees are an old tree at Willsmere, now coppicing from a stump and a young sapling in the entry courtyard and a large tree in Caulfield Park. The planting also includes an uncommon *Pinus muricata*, *Brachychiton roseus* subsp. *roseus*, and three *Cupressus macrocarpa* 'Fastigiata'. Beside the workshop is a stand of the rarely grown *Wigandia caracasana* and north of the Chapel two young trees of *Arbutus canariensis*. The Algerian Oaks (*Quercus canariensis*), (about 80 trees) at Kew Cottages are highly significant. For some unknown reason the trees have been grafted onto English Oak (*Quercus robur*) rootstock. The location of the graft union ranges from ground level to about two metres above ground level. Algerian Oaks are readily grown from acorns and this form of propagation is only known to occur in Rosalind Park Bendigo, where there are three grafted Algerian Oaks in an avenue.

The Former Kew Cottages (Kew Residential Services) site is of social significance in demonstrating the position of the intellectually disabled in society. Public awareness campaigns such as the very successful Tipping and Minus Children Appeals for improvements at the Cottages have been influential in changing public perceptions of the disabled. The Kew Parents Association founded in 1957 was the first such organisation in Australia, acting as an advocacy group for their children and for all intellectually disabled citizens.

The memorial structures at Kew Cottages commemorating the long term residents and the nine men who died in a fire in Unit 31 in 1996 are of social significance as a reminder of society's duty of care to the intellectually disabled.

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PERMIT POLICY:

Permit exemptions are declared on the basis that the works proposed will not have an impact on the stated significance of the heritage place.

The site is important for its late nineteenth and early twentieth century buildings, landscape, avenues, layout and plantings, lamp posts, and memorials and residents' sculpture, which reflect the ongoing use of the site as an institution and home for the intellectually disabled residents from the 1880s onwards. The late twentieth century buildings, while historically important, could be removed subject to adequate documentation.

Landscape Policy:

The landscape is important for its historical function as part of the therapeutic regime for mental patients in the nineteenth century and relates to the establishment of the adjacent Kew Lunatic Asylum (Willsmere). The management of trees and plantings may be guided by the John Patrick Tree Identification and Retention report for the site (July 2003). However there are some additional significant trees and plantings mentioned below but omitted from the Patrick report.

The significance of the Kew Cottages landscape lies principally in the double avenue (four rows of trees) of English Elms (inner avenue) and Algerian Oaks (outer avenue) and an avenue of alternating Moreton Bay Figs and English Elms along Main Drive, the Algerian Oak avenue along Boundary Drive, and an English Oak and Algerian Oak avenue along Oak Walk and Lower Drive, the collection of conifers, three rare Holly-leaved Cherry trees, Wigandia stand and remnants of the original flora, River Red Gums (and saplings), two Yellow Box trees and a Lightwood. Future works and developments should ensure the protection of the designed landscape and significant trees.

North of Lower Drive is a landscape featuring many eucalypt species, including trees of outstanding form, contrasting features and aesthetic value, and some trees rare or uncommon in cultivation. These trees provide a valuable addition to a more recent landscape layer and are worthy of retention.

Concrete Lamp Posts and lights

The 13 concrete lamps lining the footpath to the south of Main Drive and along Oak Walk, and extending into Willsmere, and two separate lamps, north of Oak Walk and near the Workshop are very significant. No other examples of this type of lamp are known in Victoria.

The Kew Cottages Cultural Heritage Survey prepared by Biosis Research Pty Ltd (2001) for Sinclair Knight Merz, the Conservation Management Plan by Bryce Raworth (2002) and the Statement Regarding Redevelopment by Bryce Raworth (September 2003) prepared for the Urban and Regional Land Corporation for the Department of Human Services should inform the permit policy.

Buildings

All buildings other than B1-B6 may be demolished or removed subject to adequate photographic and other recording to the satisfaction of the Executive Director. The recording of the buildings constructed as a result of the reforms undertaken by Dr Eric Cunnungham Dax and the media campaigns of E.W. Tipping of the Herald newspaper in the late 1950s and 1960s and that of Graeme Perkin, editor of the Age newspaper in the 1970s, should document the exterior and interiors of the buildings to show the changes in function reflective of this period of institutional reform and educational practices. The wards and activity centres constructed between 1958 and 1977 include the H-shaped Dax wards, the Geiger Centre, the Perkins Art Centre, the Hamer Centre and the Smorgon Centre. The construction of the centres indicate a new recognition of the health, leisure, and educational needs of the residents. The original architectural drawings of these buildings should be located and archived as part of their history.

PERMIT EXEMPTIONS:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

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General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and the Executive Director shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Landscape:

* The process of gardening, mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety works and landscaping in accordance with the original concept.

* The replanting of plant species to conserve the landscape character, conifer, elm, oak, poplar, and shrub plantings.

* Management of trees in accordance with Australian Standard; Pruning of amenity trees AS 4373.

* Vegetation protection and management of the possum population.

* Removal of plants listed as Prohibited and Controlled Weeds in the Catchment and Land Protection Act 1994.

* Repairs, conservation and maintenance to hard landscape elements, memorial plaques, asphalt and gravel paths and roadways, stone and concrete edging, fences and gates.

* Installation, removal or replacement of garden watering and drainage systems beyond the canopy edge of listed trees.

* Road maintenance and safety works within the reserve

Any internal changes to B1, B2, B4 and B5 do not require a permit on condition that previous changes to those buildings made in the Cunningham Dax period to reflect new ideas about institutional care for the intellectually handicapped in the mid-twentieth century are fully recorded to the satisfaction of the Executive Director.

All buildings other than B1-B6 may be demolished or removed subject to adequate photographic and other recording to the satisfaction of the Executive Director.

**RECOMMENDATION AND DETERMINATION ON A
NOMINATION TO THE VICTORIAN HERITAGE REGISTER**

NAME: FORMER KEW COTTAGES (KEW RESIDENTIAL SERVICES)
VHR NO: H2073
LOCATION: PRINCESS STREET KEW
CATEGORY: Heritage place
FILE NO: HER/2001/001389; PL-HE/03/0291; PL-HE/03/0152
OFFICER/S REPORTING: jb

RECOMMENDATION BY EXECUTIVE DIRECTOR

- That the Place or object be included in the Heritage Register [Section 32(1)(a)]

Manager
Heritage Assessments

Date

Executive Director

Date

DETERMINATION BY HERITAGE COUNCIL

(Strike out where not applicable)

- That the Place or object NOT be included in the Heritage Register [Section 42(1)(a)]
- That ALL or PART of the Place or object be included in the Heritage Register [Section 42(1)(b)]
- That the Place or object NOT be included in the Heritage Register but instead referred to the relevant planning authority [Section 42(1)(a)(i)]
- That the Place or object NOT be included in the Heritage Register but instead other steps be taken to protect or conserve it [Section 42(1)(a)(ii)]

Comment:

Meeting No

Date

Registrations Co-ordinator

Date

9.2 HISTORICAL IMAGES

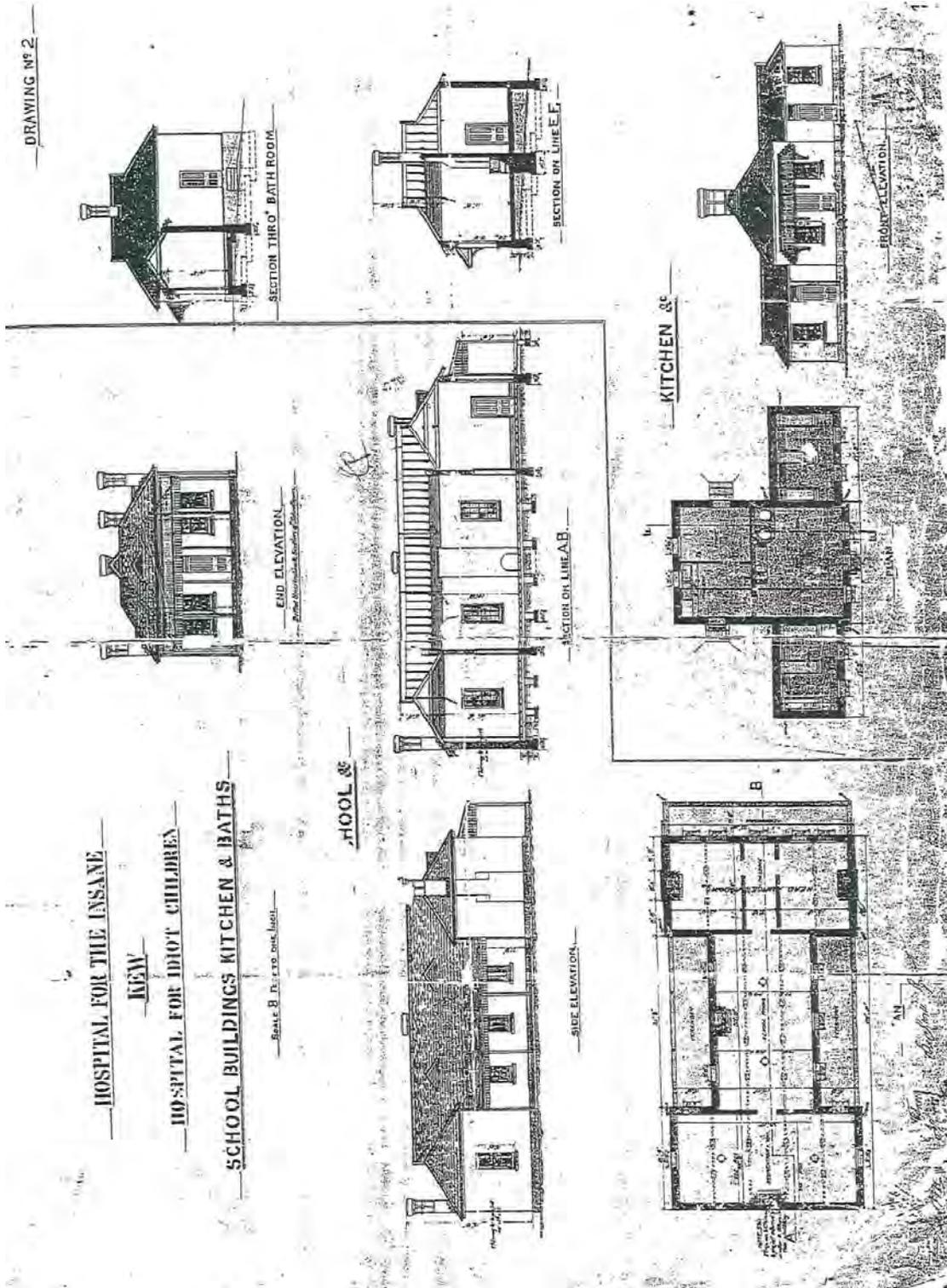


Image 1: Hospital for the Insane, Kew Hospital for Idiot Children, School Buildings Kitchen & Baths. 1885
Source: Bryce Raworth, *Kew Cottages Conservation Management Plan*, September 2002, Appendix C.

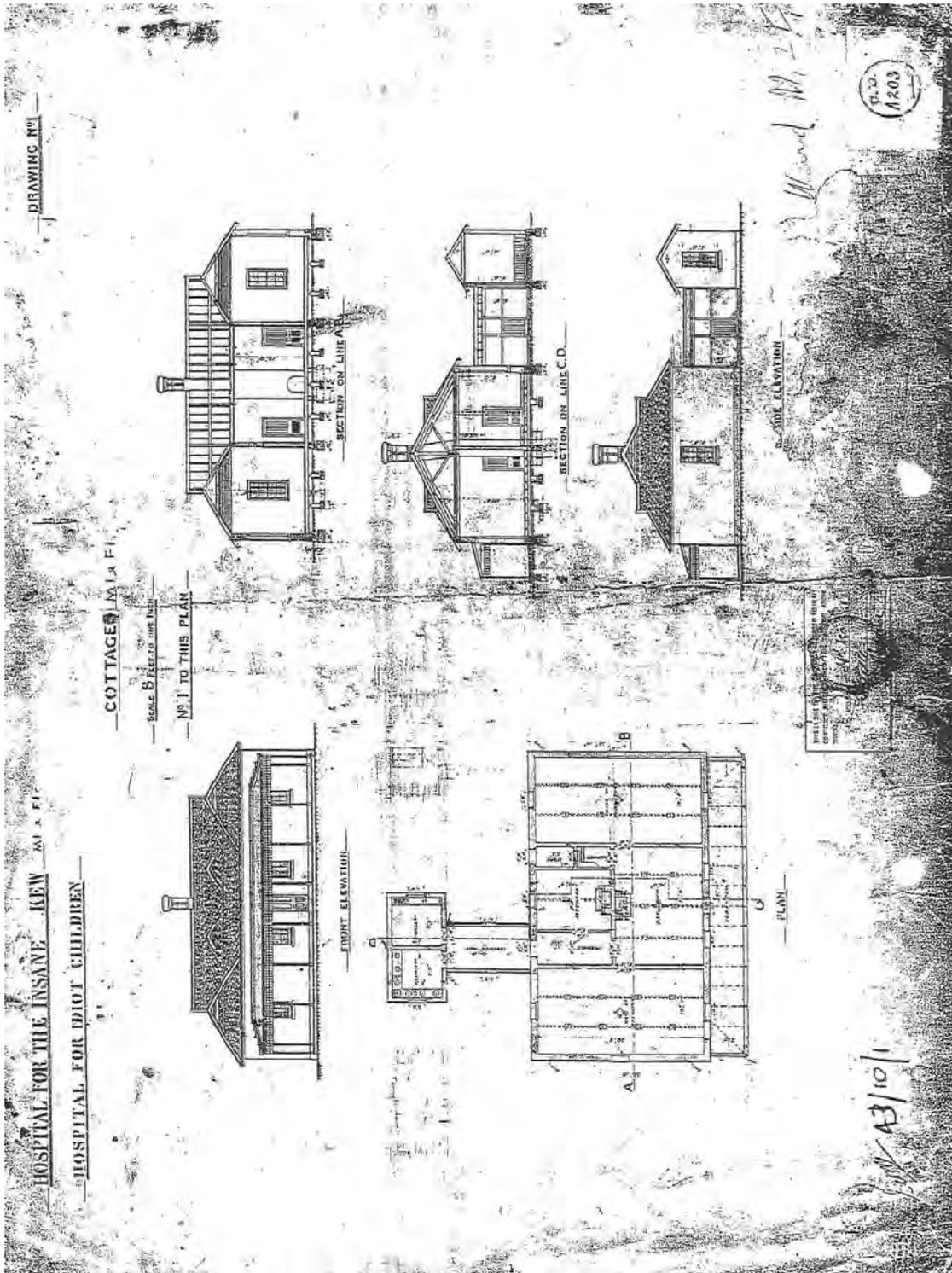


Image 2: Hospital for the Insane, Kew Hospital for Idiot Children, Cottage, 1885.

Source: Bryce Raworth, *Kew Cottages Conservation Management Plan*, September 2002, Appendix C.

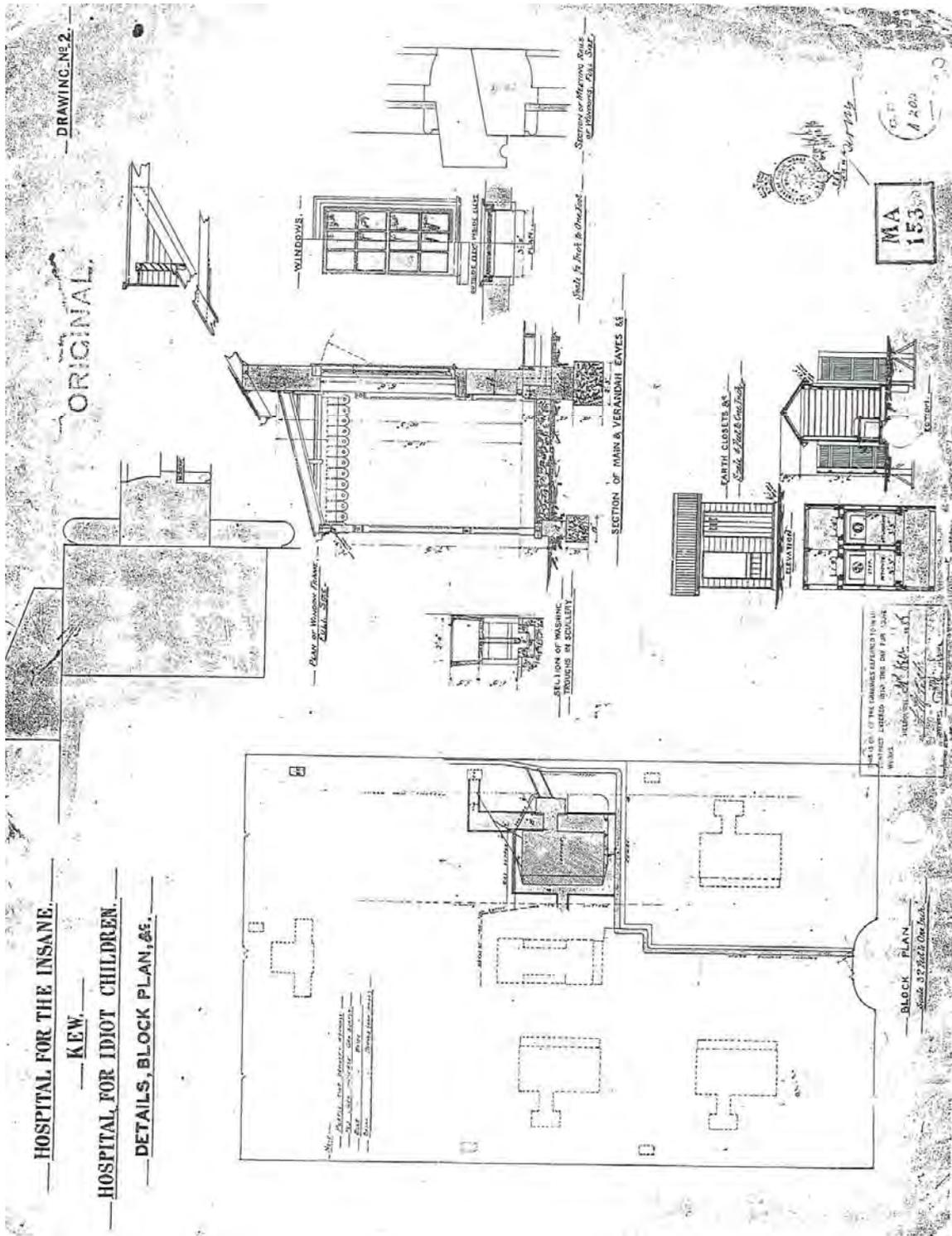


Image 3: Hospital for the Insane, Kew Hospital for idiot Children, Details, Block Plan 1888.

Source: Louise Godwin, Nomination of Kew Cottages (Kew Residential Services) to be placed in the Victorian Heritage Register Supporting Material, [unpublished] July 2004.

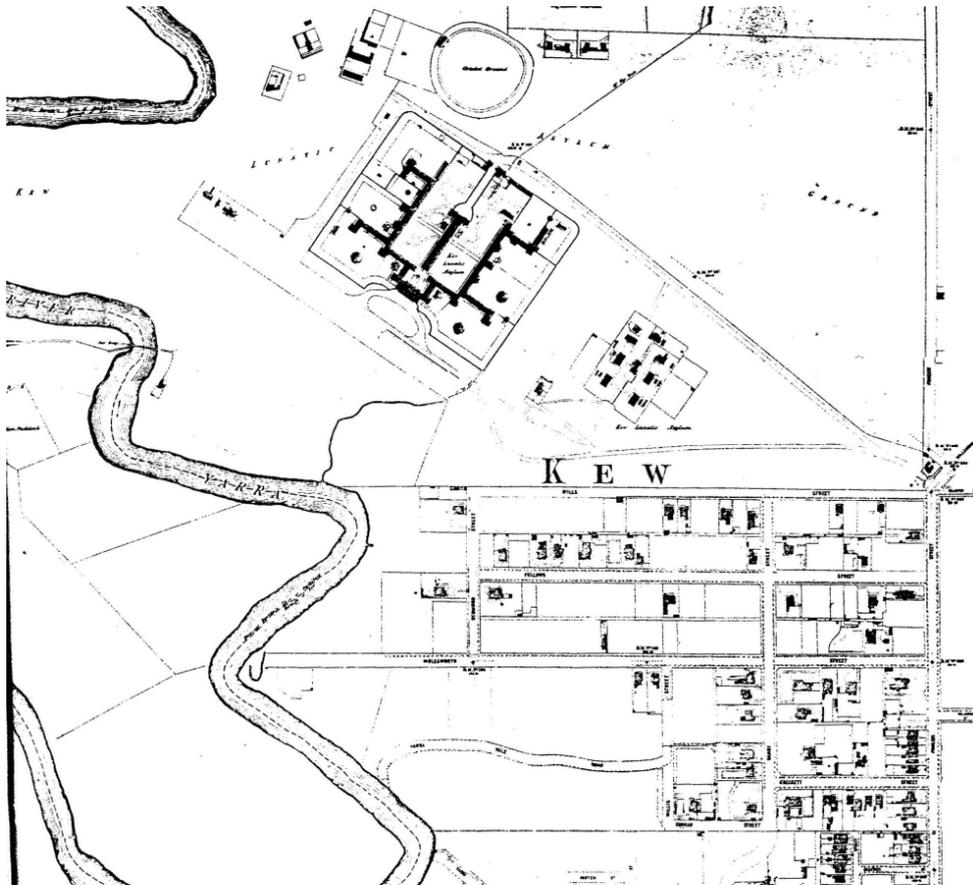


Image 4: Part of 1899 MMBW map showing Willsmere and Kew Cottages.

Source: 1899 *Kew and Heidelberg*, MMBW Drainage Plan No 39. Signed W Thwaites, Engineer in Chief. June 1899
Printed 10 May 1899.

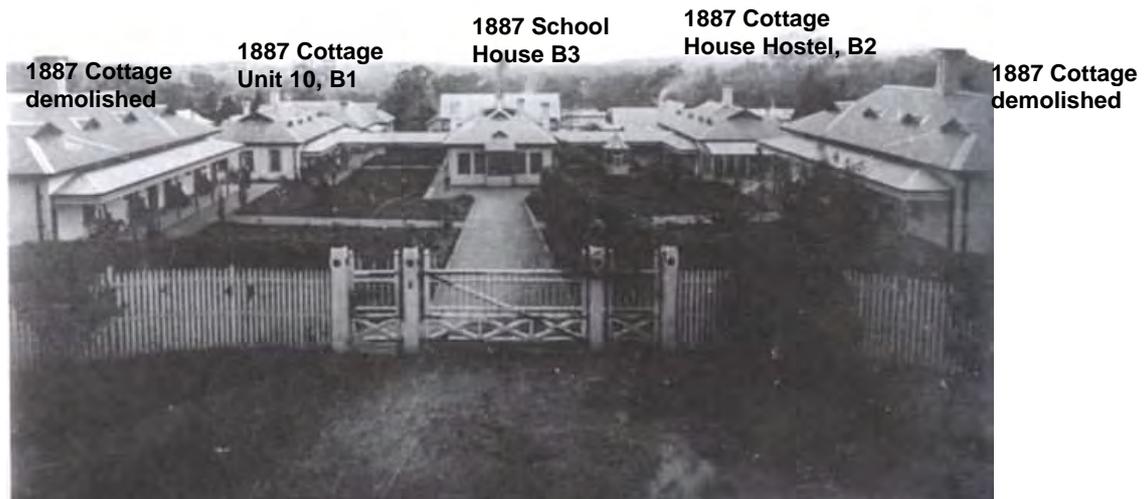


Image 5: c.1902 Photograph of Kew Cottages

Source: Cliff Judge and Fran van Brummelen, *Kew Cottages, The World of Dolly Stainer*, Spectrum Publications, Melbourne, 2002, p. 17. (Annotations by HLCD)

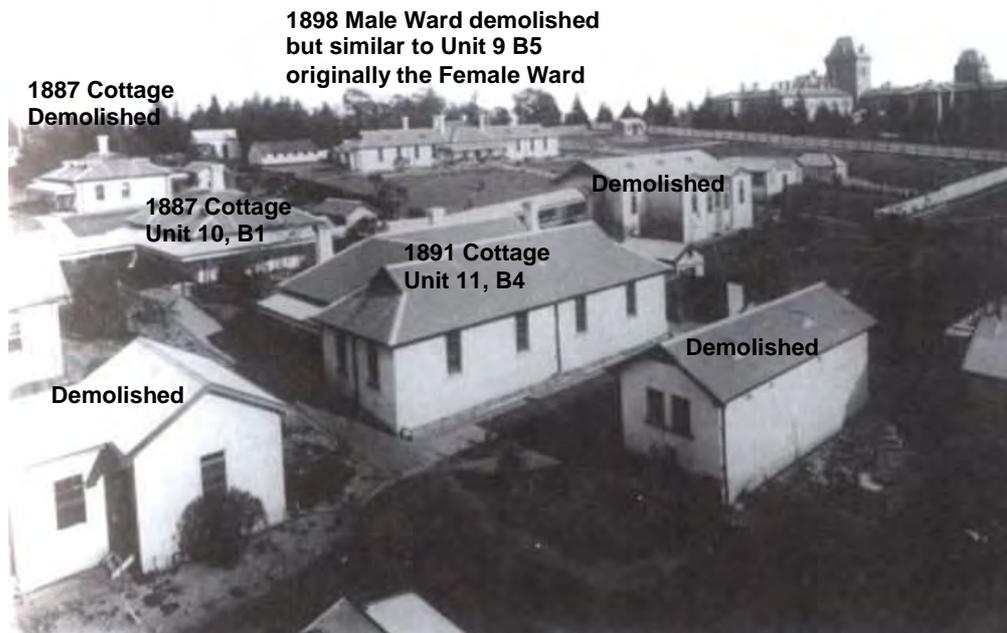


Image 6: c.1900 Photograph of Kew Cottages
Source: Cliff Judge and Fran van Brummelen, *Kew Cottages, The World of Dolly Stainer*, Spectrum Publications, Melbourne, 2002, p. 17. (Annotations by HLCD)

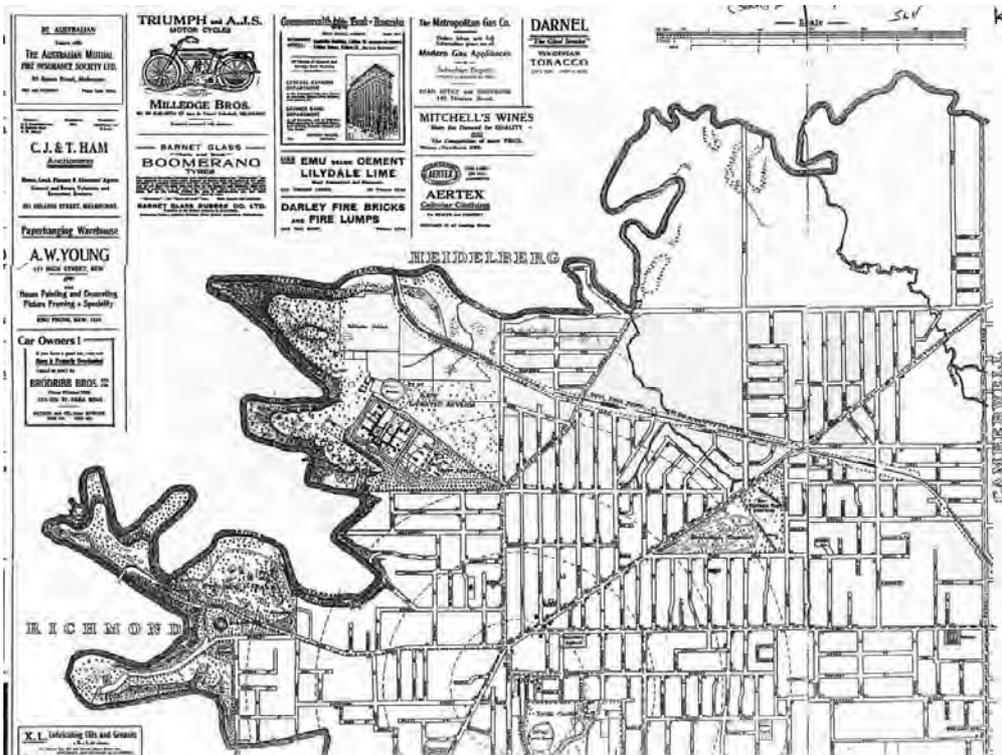


Image 7: 1921 map of Kew
Source: Sands & McDougall, *Melbourne Directories*, 1921, State Library of Victoria.

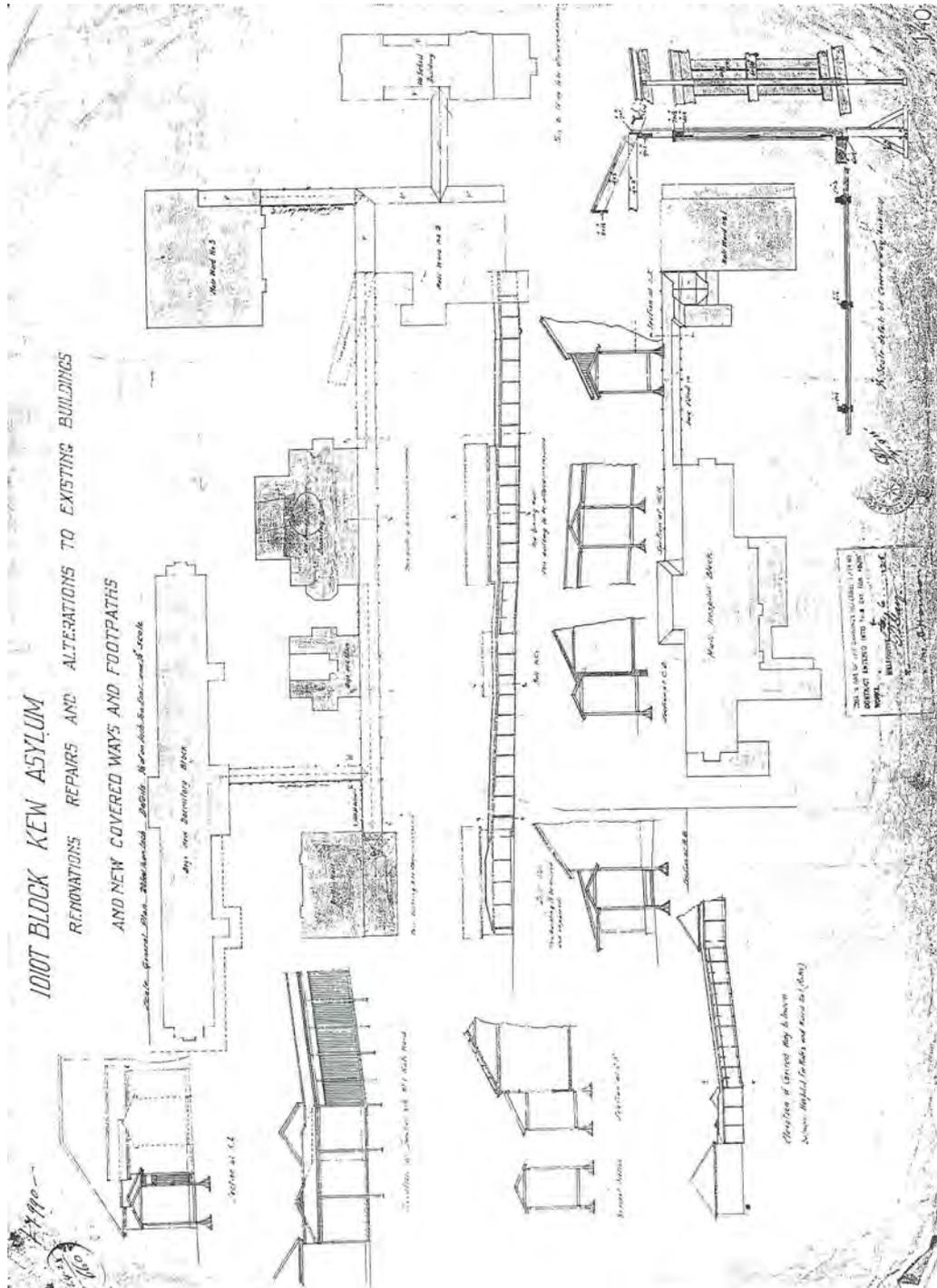


Image 8: Idiot Block Kew Asylum, Renovations Repairs and Alterations to Existing Buildings and New Covered Ways and Footpaths, 1925.

Source: Louise Godwin, *Nomination of Kew Cottages (Kew Residential Services) to be placed in the Victorian Heritage Register Supporting Material*, [unpublished] July 2004.

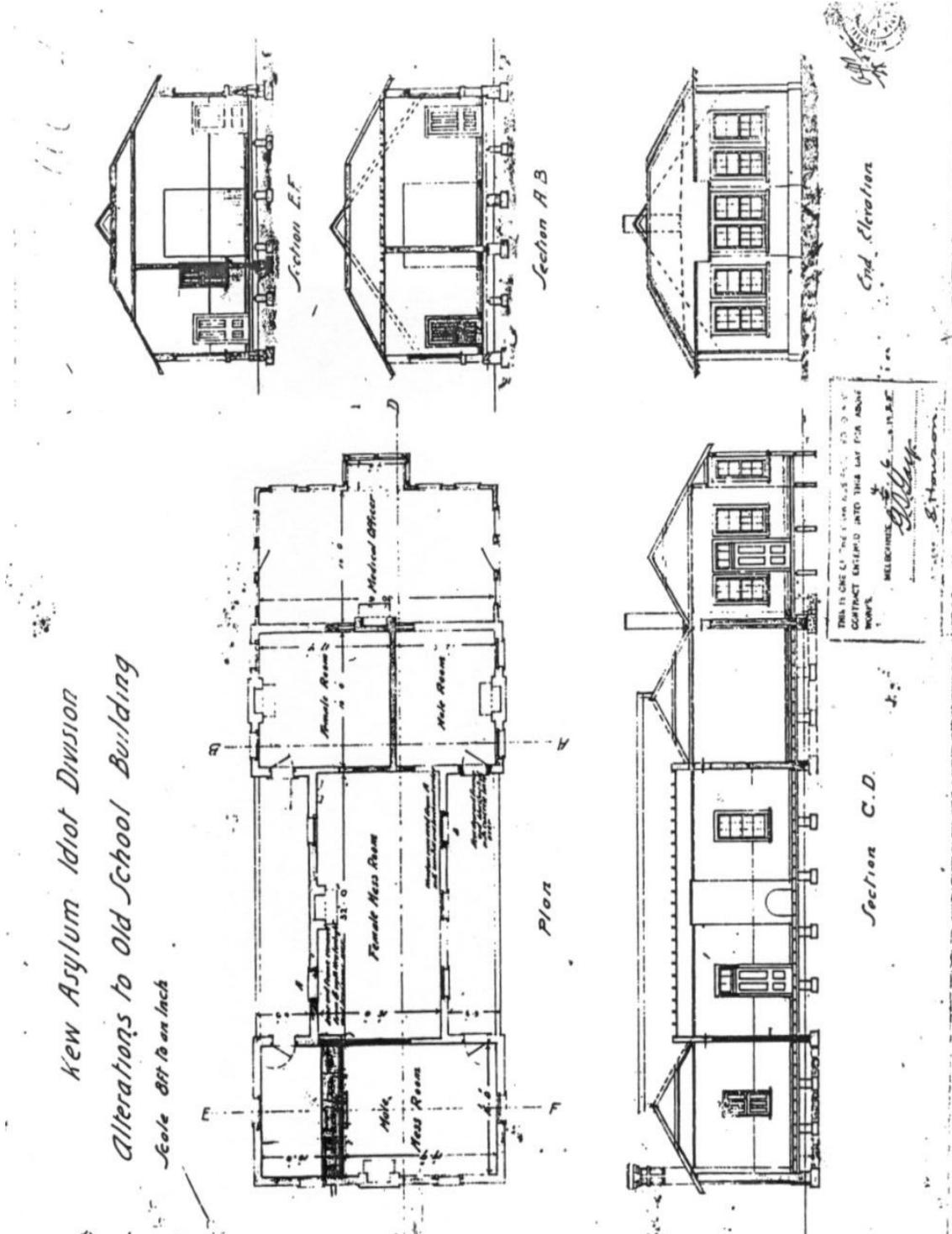


Image 10: 1925 showing alterations to Old School Building

Source: Public Works Department, 1925 *Kew Asylum Idiot Division. Alterations to Old School Building*, signed GS Gay 4.6.25, BSA Drawings MHK (PROV)

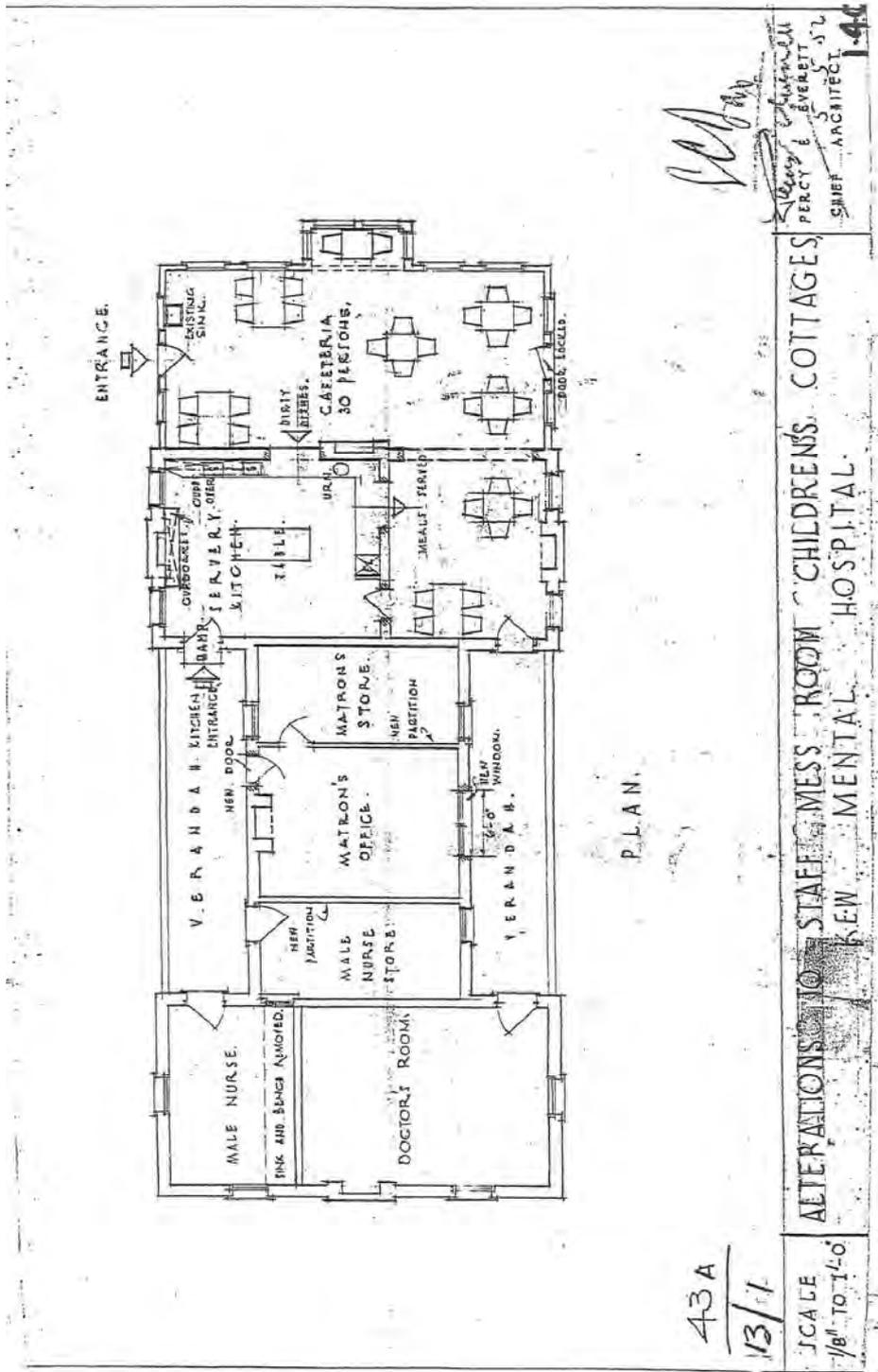


Image 11: Alterations to Staff Mess Room Children's Cottages Kew Mental Hospital 1952
Source: Louise Godwin, *Nomination of Kew Cottages (Kew Residential Services) to be placed in the Victorian Heritage Register Supporting Material*, [unpublished] July 2004.

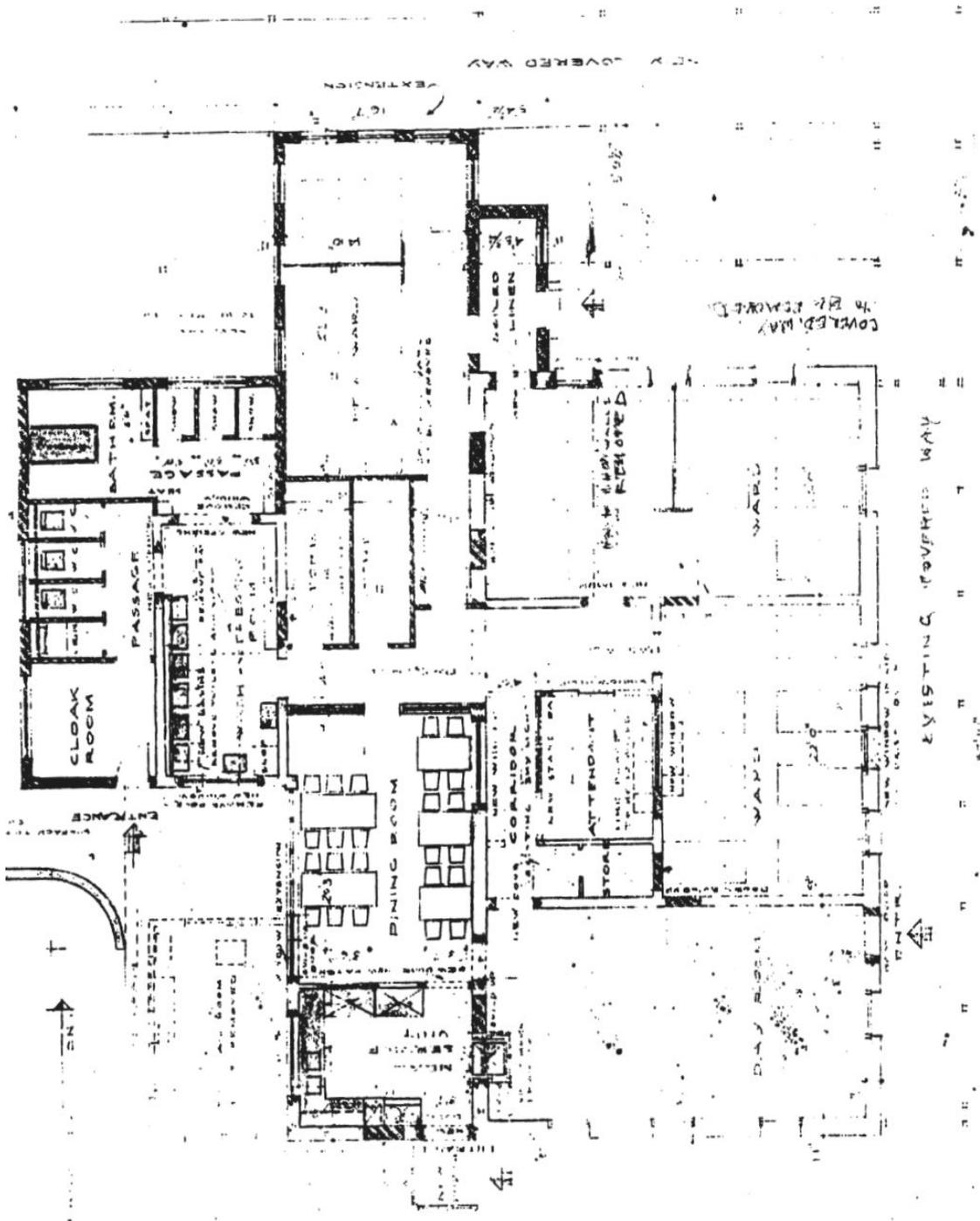


Image 12: 1954 plan showing proposed alterations and extensions to building M2.

Source: 1954 *Kew Mental Hospital Childrens Cottages Ward M2 proposed alterations and extensions*, Approved MHA 13.1.1954, BSA Drawings MHK 1.6.54 (PROV)

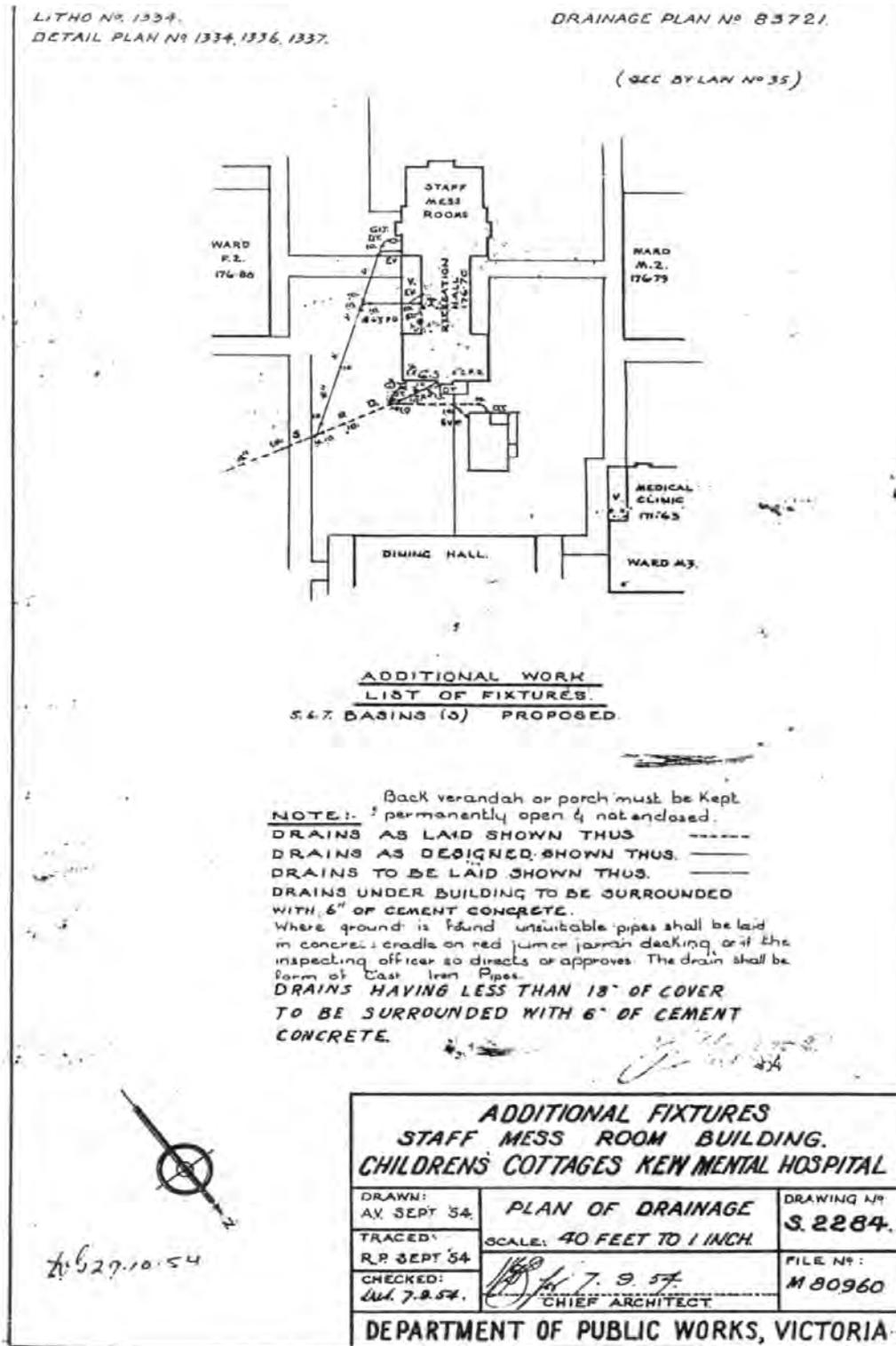


Image 13: 1954 drainage plan.

Source: Public Works Department, Kew Mental Hospital Childrens Cottages plan of Drainage fixtures Staff Mess Room Building signed Chief Architect 7.9.1954 BSA Drawings S2284 (PROV)

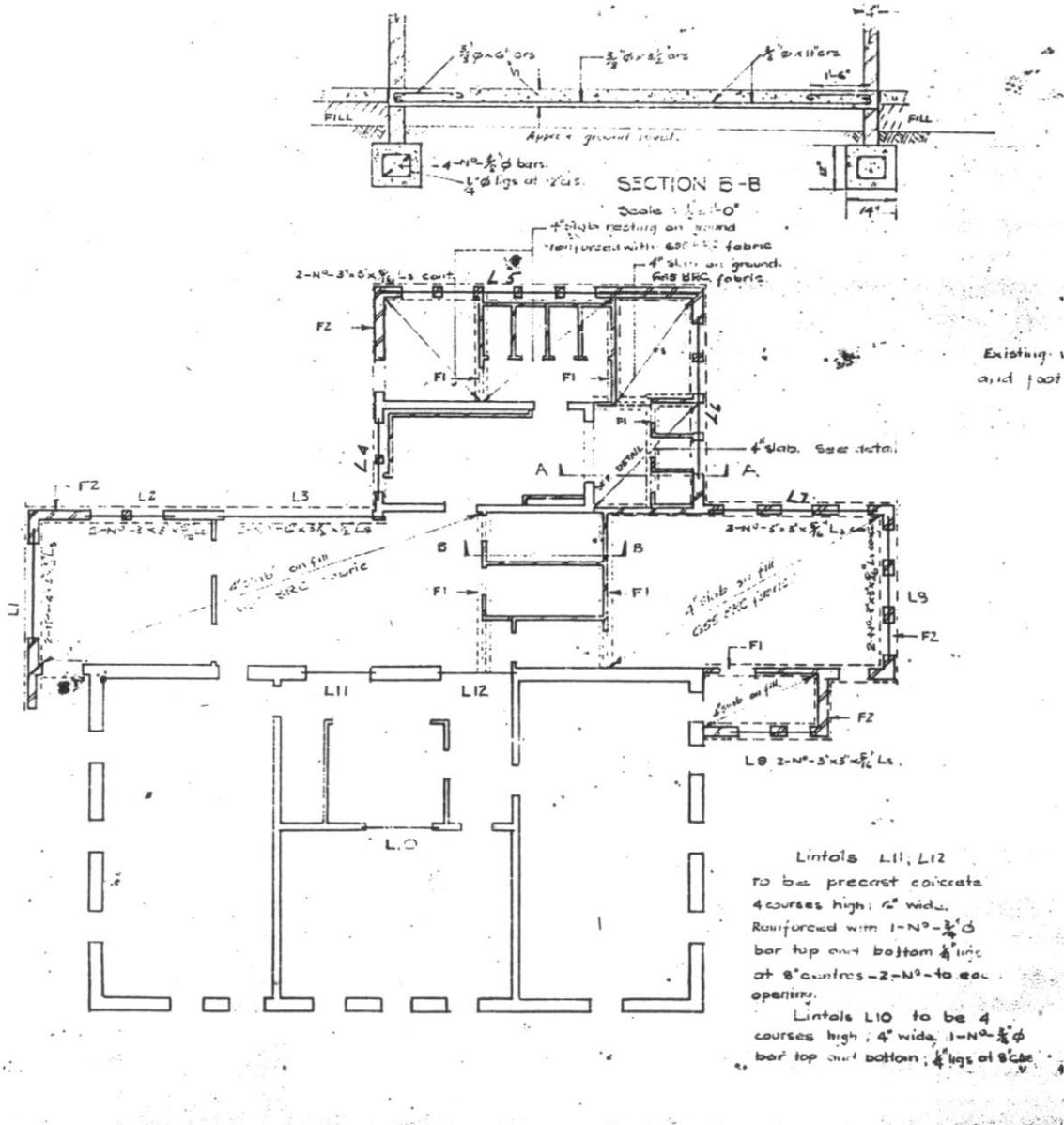


Image 14: 1954 plan showing proposed extension to M2.

Source: Department of Public Works, *Kew Mental Hospital Childrens Cottages Ward M2 Proposed extension* 12.12.54, BSA Drawings MHK 1.590 (PROV).

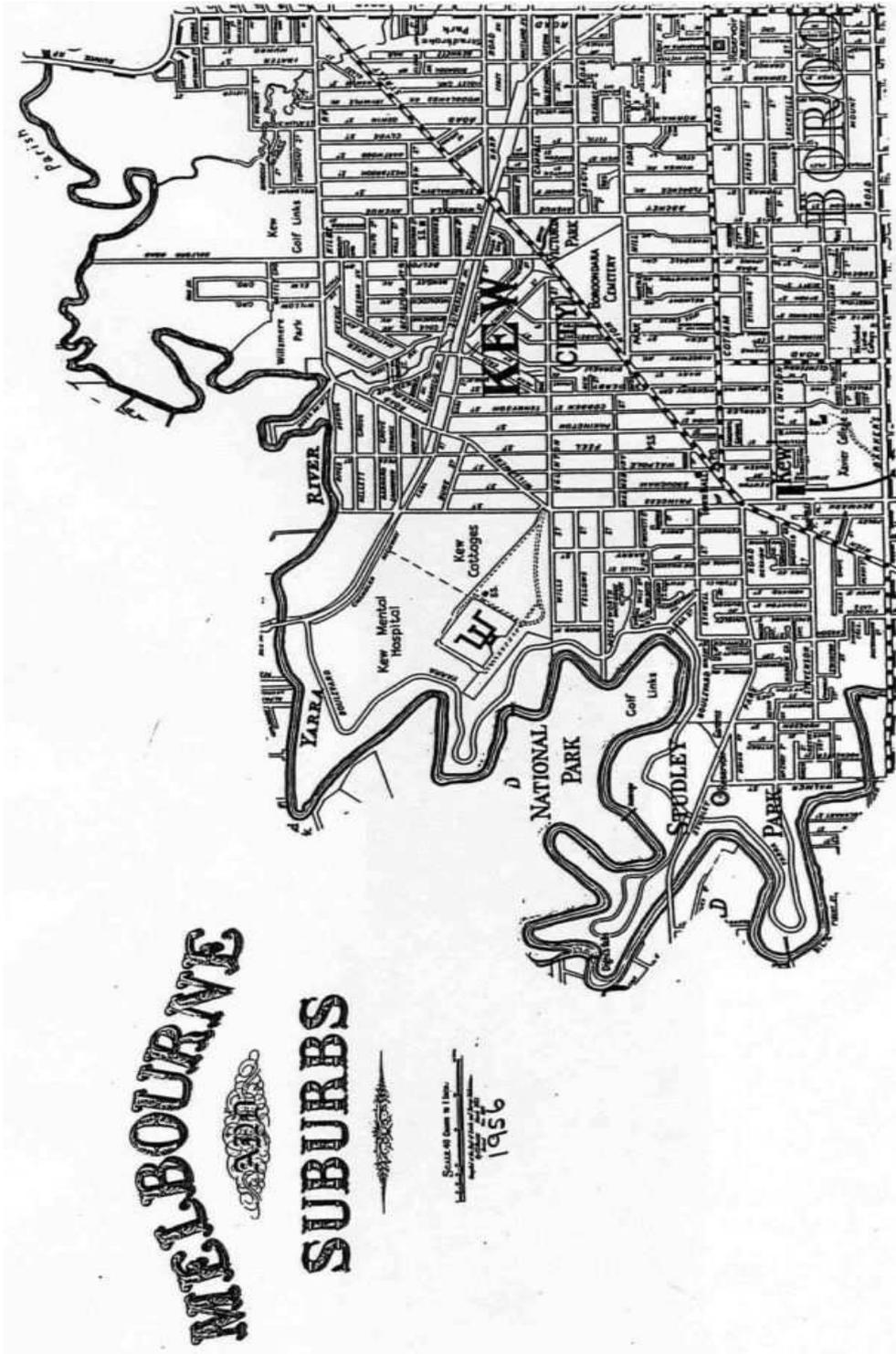


Image 16: 1956 map of Kew

Source: Sands & McDougall, *Melbourne Directories*, 1956, State Library of Victoria.

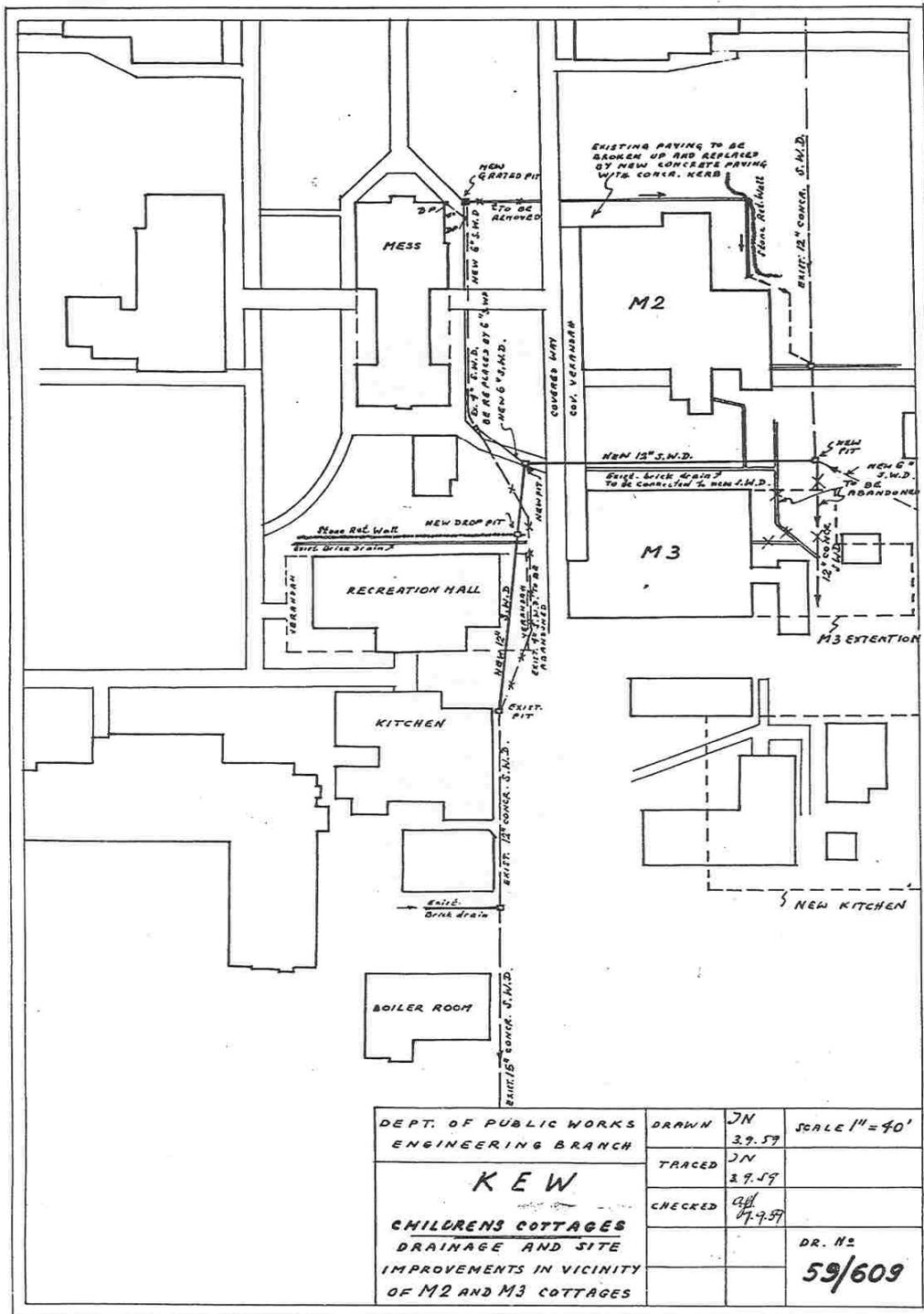


Image 17: Public Works Department, Kew Children's Cottages Drainage and Site Improvements in Vicinity of M2 and M3 Cottages, 1959.

Source: Louise Godwin, *Nomination of Kew Cottages (Kew Residential Services) to be placed in the Victorian Heritage Register Supporting Material*, [unpublished] July 2004.

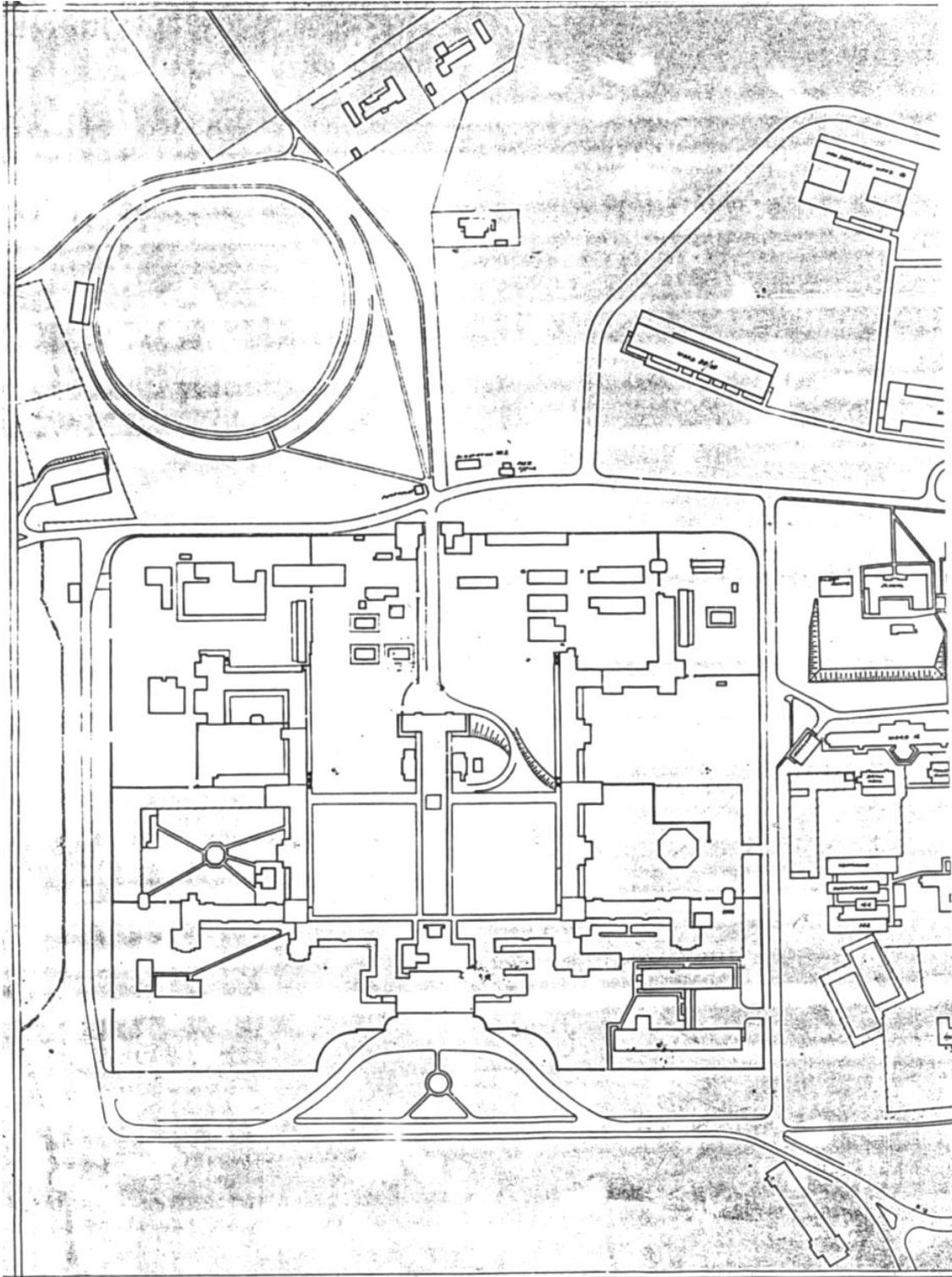


Image 18: 1959 locality map of Kew Mental Hospital and Children's Cottages

Source: Department of Public Works, 1959 *Kew Mental Hospital Childrens Cottages Locality Plan*, PWD Engineering Branch 4.9.59, BSA Drawings 59/532 (PROV)

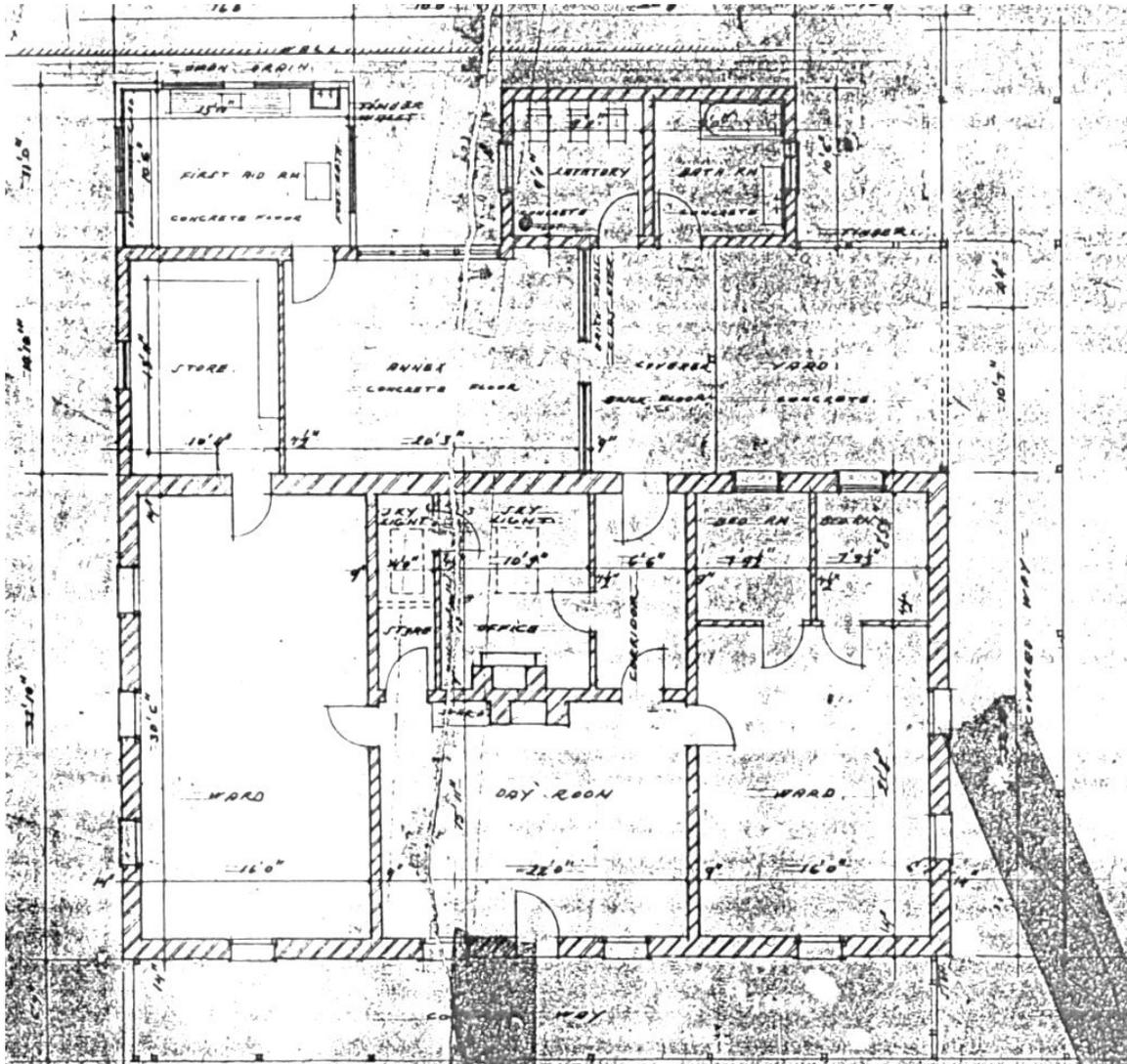


Image 19: 1963 plan of M2

Source: *Kew Mental Hospital Childrens Cottages Ward M2 Preliminary Sketches 16.5.63* Signed Percy Everett, Chief Architect, BSA Drawings MHK 1.469 (PROV)

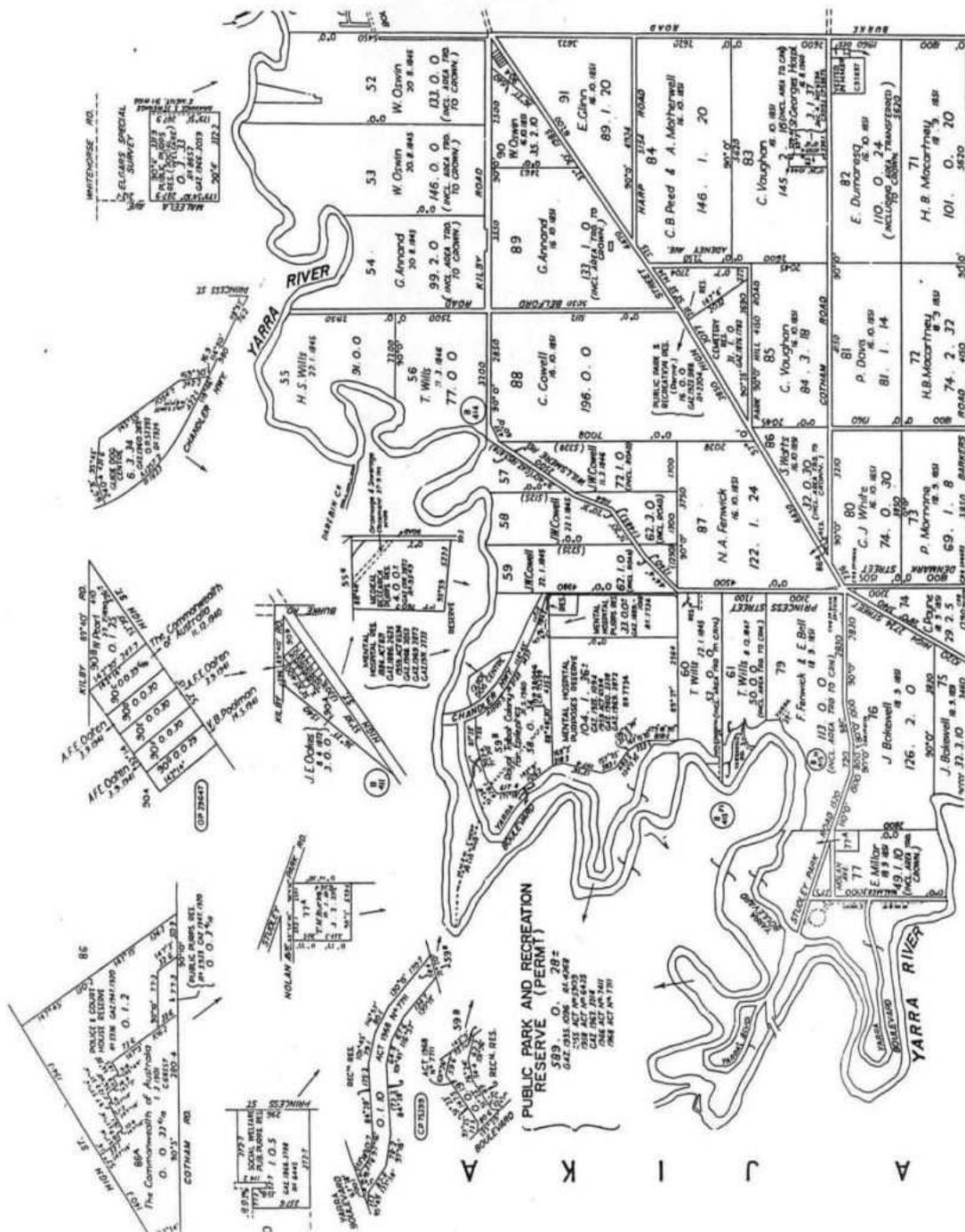


Image 20: 1973 Public Park and Recreation Reserve
 Source: 1973 Parish of Bororoondara, Historic Places, DSE

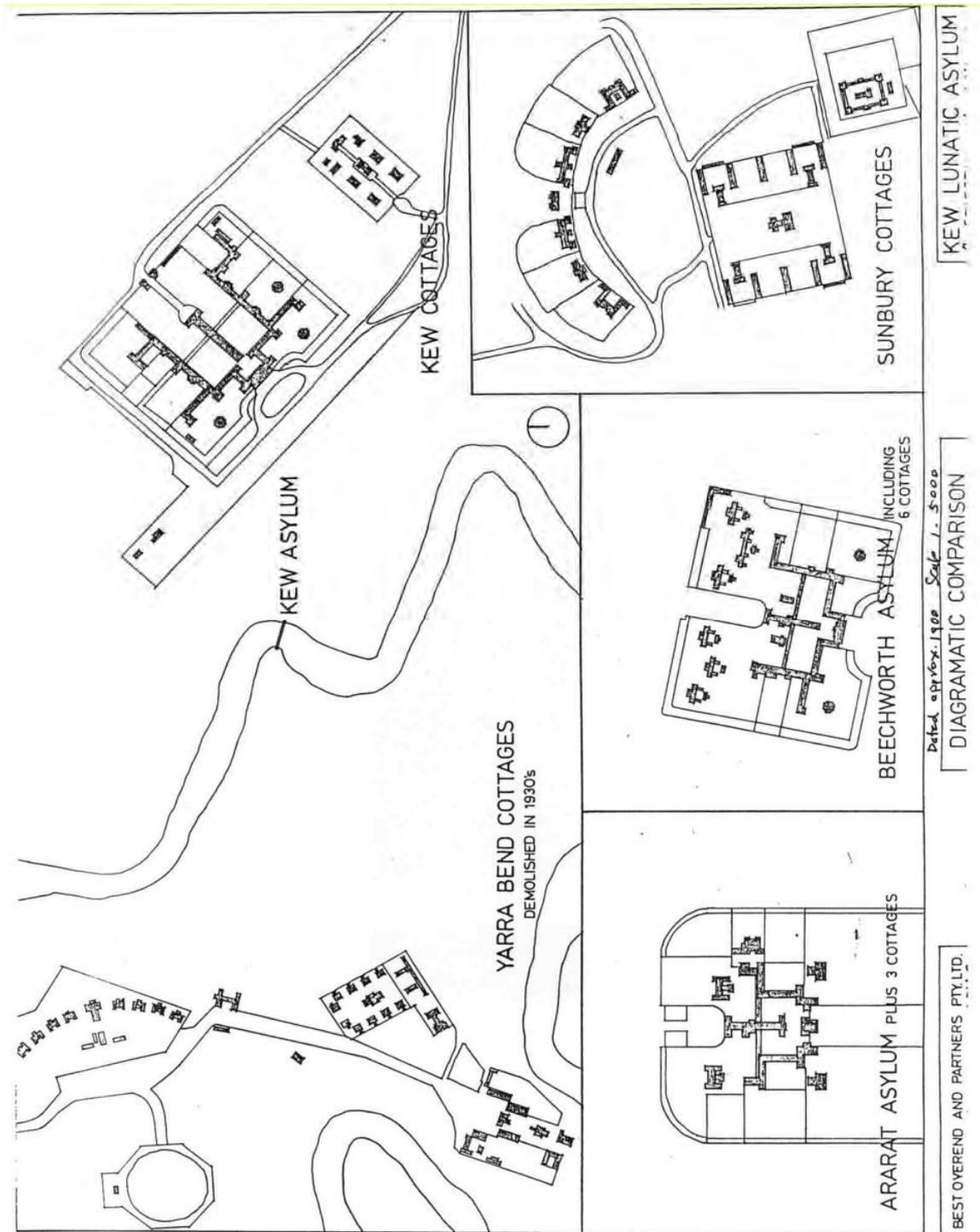


Image 21: 1988 map showing layout of other cottages throughout Victoria.

Source: Best Overend and Partners Architects & Dr Miles Lewis, February 1988, *Kew Lunatic Asylum. A Conservation Analysis*, prepared for the Major Projects Unit of Victorian Government (text on the development history by Dr Lewis)

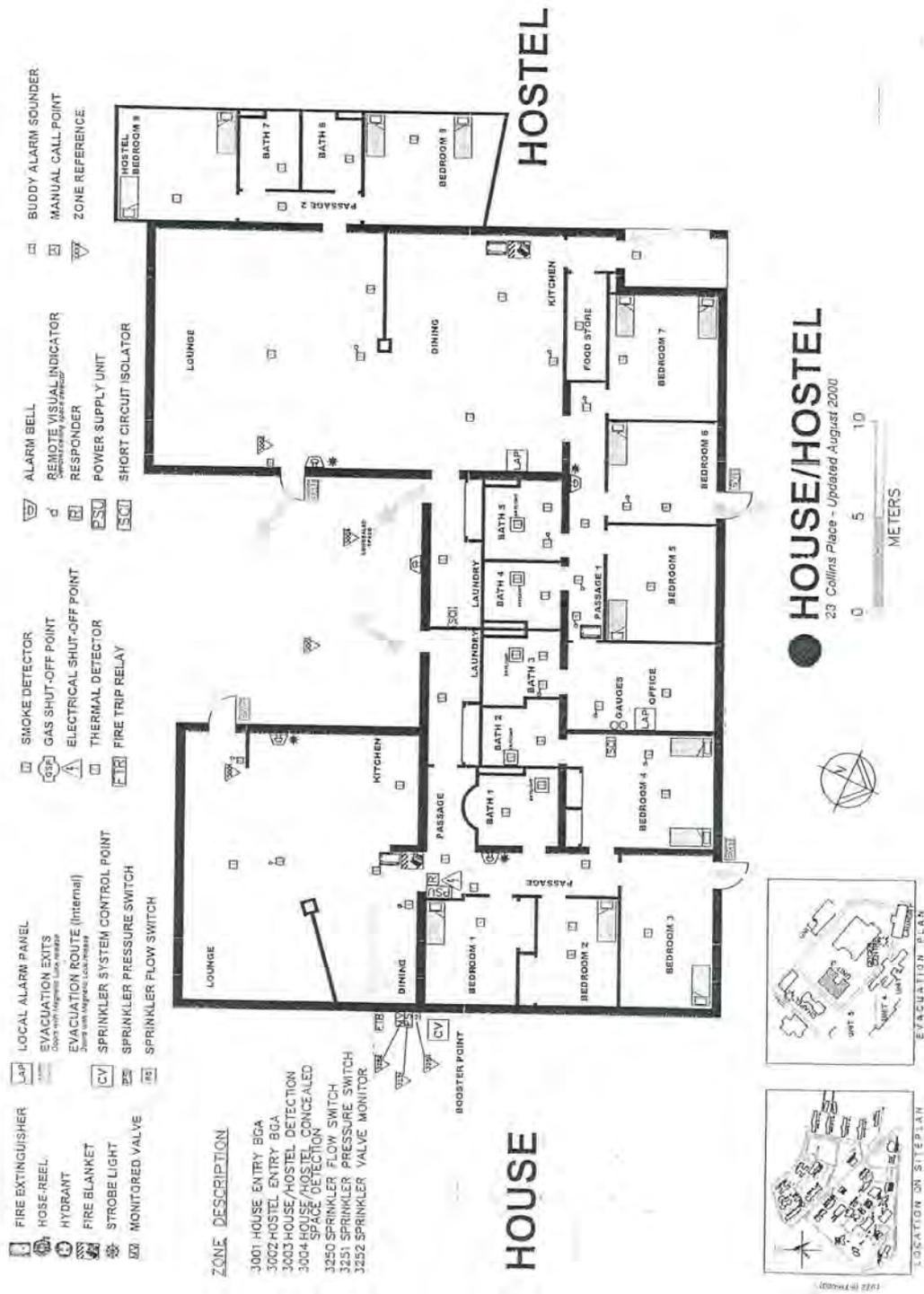


Image 23: House/Hostel Plan, Updated August 2000.
Source: Department of Human Services, Kew Residential Services.

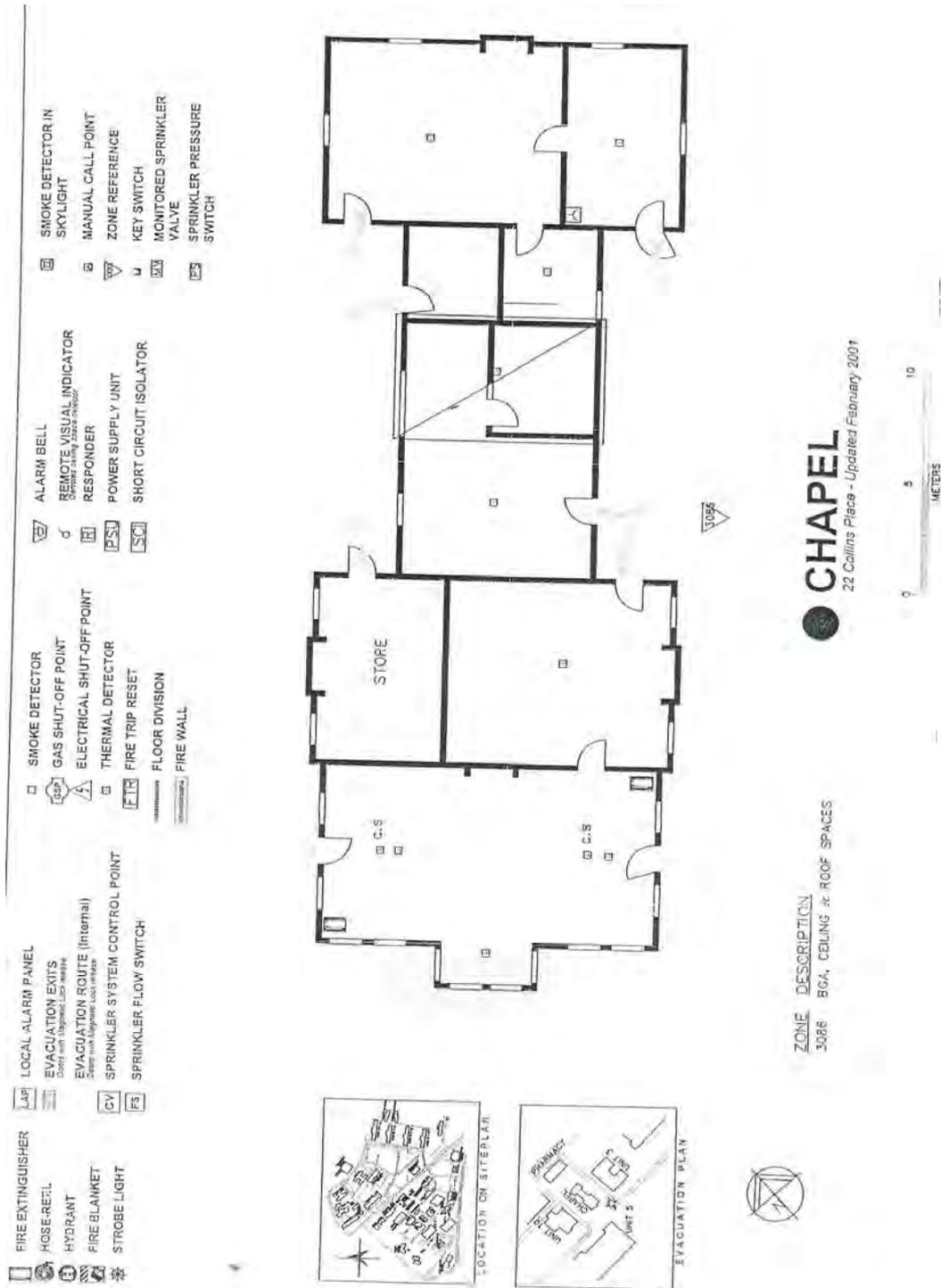


Image 24: Chapel Plan, Updated February 2001.
Source: Department of Human Services, Kew Residential Services.

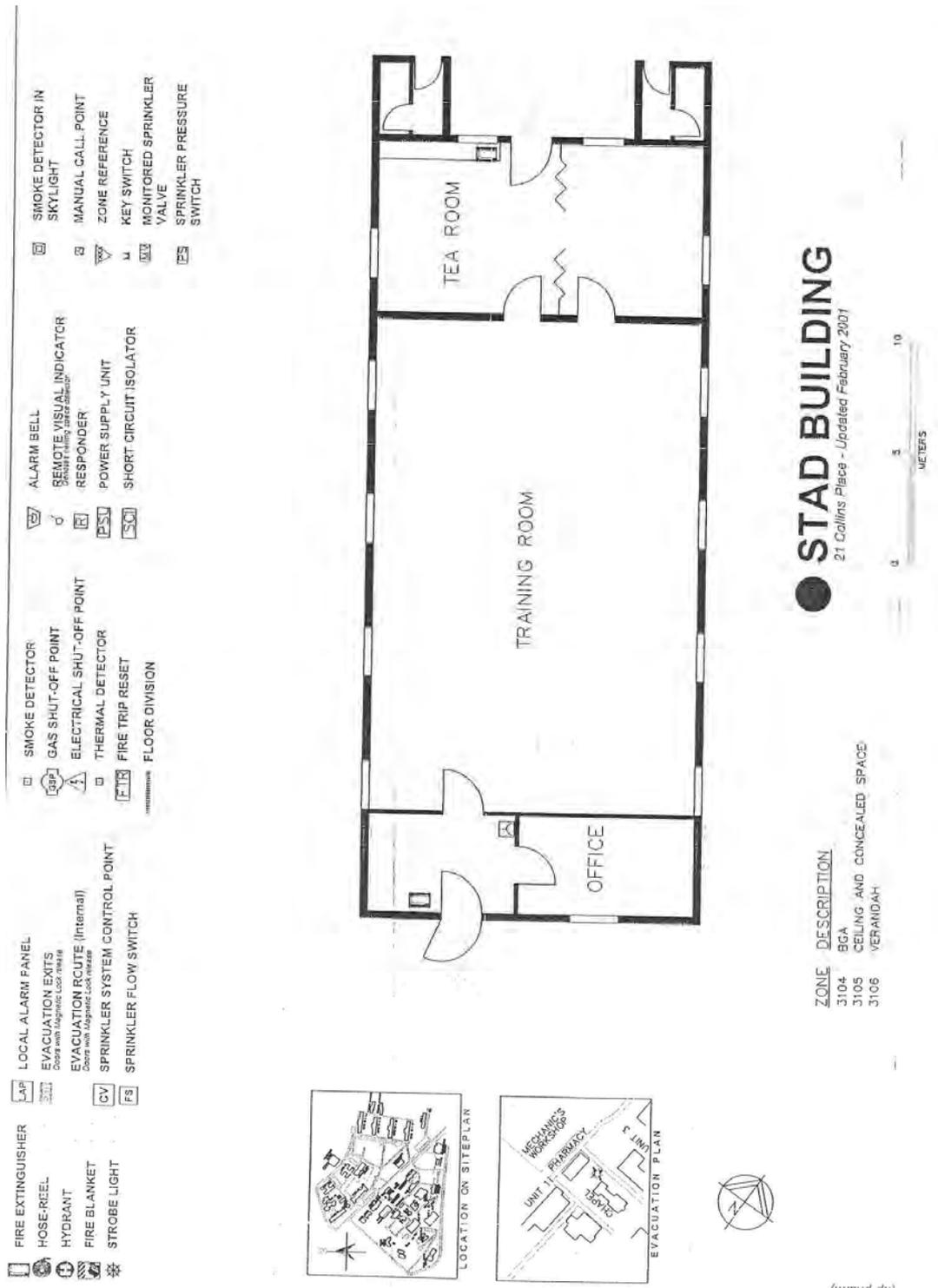


Image 25: STAD Building Plan, Updated February 2001, B3.
Source: Department of Human Services, Kew Residential Services.

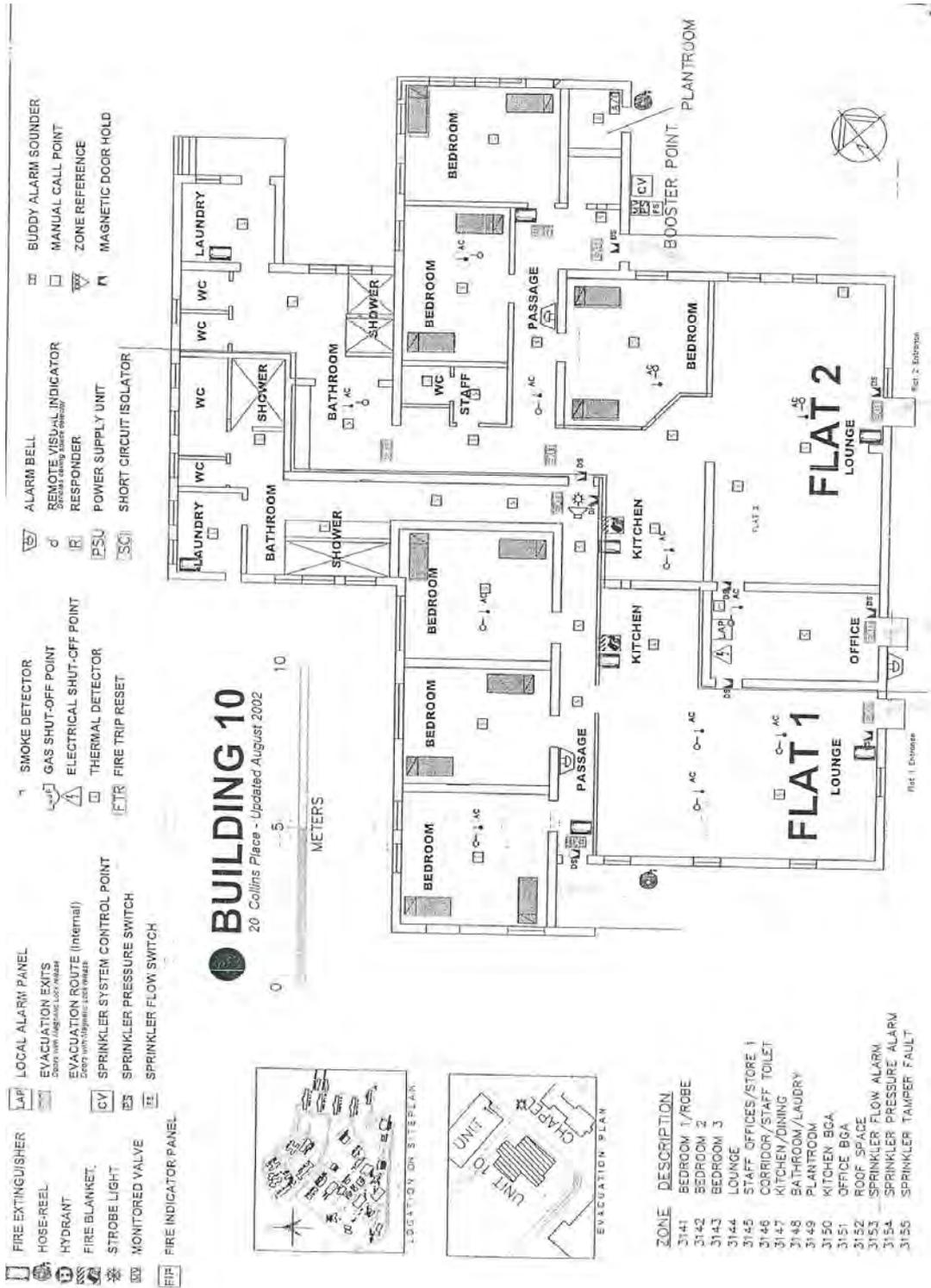


Image 26: Building 10 Plan, Updated August 2002, B1.
Source: Department of Human Services, Kew Residential Services.

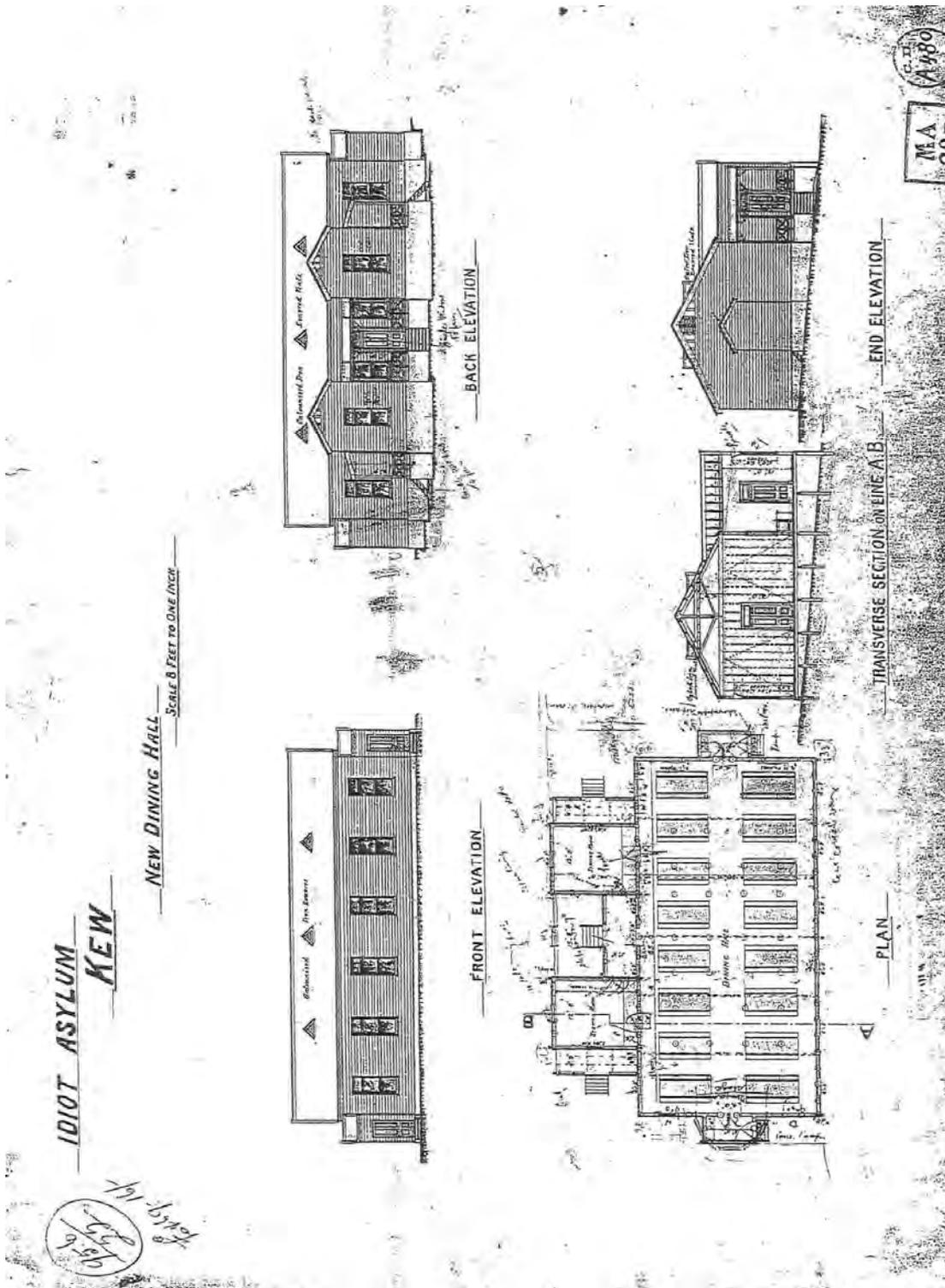


Image 27: Undated plan labelled Idiot Asylum Kew New Dining Hall. This does not match the existing Dining Room B6.
Source: Bryce Raworth, *Kew Cottages Conservation Management Plan*, September 2002, Appendix C.

9.3 CURRENT PHOTOGRAPHS

B1 EXTERIOR



Photograph 1: South east elevation of B1
Source: HLCD, 22.05.07



Photograph 2: South west elevation of original section of B1
Source: HLCD, 22.05.07



Photograph 3: South west elevation showing later extension to B1
Source: HLCD, 22.05.07



Photograph 4: View showing roofline of original section of B1



Photograph 5: North west elevation of B1
Source: HLCD, 22.05.07



Photograph 6: North western elevation of B1 showing extension to original roofline
Source: HLCD, 22.05.07



Photograph 7: North east elevation of B1 showing the extension to the right hand side of the original cottage
Source: HLCD, 22.05.07



Photograph 8: North east elevation of B1 showing rear additions
Source: HLCD, 22.05.07

B1 INTERIOR



Photograph 9: Ceiling windows visible from central hallway
Source: HLCD, 22.05.07

B3 EXTERIOR

Photograph 10: North east elevation of B3 façade
Source: HLCD, 22.05.07



Photograph 11: North west elevation of B3
Source: HLCD, 22.05.07



Photograph 12: South east elevation of B3
Source: HLCD, 22.05.07



Photograph 13: South west elevation of B3
Source: HLCD, 22.05.07



Photograph 14 & 15: North west elevation showing removed chimney stack and later vents on either side of chimney
Source: HLCD, 22.05.07



Photograph 16 & 17: South eastern side of B3 showing original windows and chimney stack, and the School Bell
Source: HLCD, 22.05.07

B3 INTERIOR

Photograph 18: Chapel interior facing north western wall
Source: HLCD, 22.05.07



Photograph 19: Chapel fireplace north eastern wall
Source: HLCD, 22.05.07



Photograph 20: Sitting area with window located along north western wall
Source: HLCD, 22.05.07

B6 EXTERIOR

Photograph 21: North east elevation of B6
Source: HLCD, 22.05.07



Photograph 22: South west elevation of B6
Source: HLCD, 22.05.07



Photograph 23: South west elevation taken from south eastern view showing change in building form with the addition of two skillion toilet blocks
Source: HLCD, 22.05.07



Photograph 24: North west elevation of B6
Source: HLCD, 22.05.07



Photograph 25: South east elevation of B6 looking towards toilet block additions with concrete section of verandah floor
Source: HLCD, 22.05.07



Photograph 26: Verandah along north eastern side of B6 showing concrete infill section
Source: HLCD, 22.05.07

B6 INTERIOR

Photograph 27: Ceiling of B6
Source: HLCD, 22.05.07



Photograph 28: Internal view of B6 facing south eastern wall
Source: HLCD, 22.05.07

FIRE MEMORIAL (F1)

Photograph 29: West view of the Fire Memorial and surrounding garden bed
Source: HLCD, 07.08.07

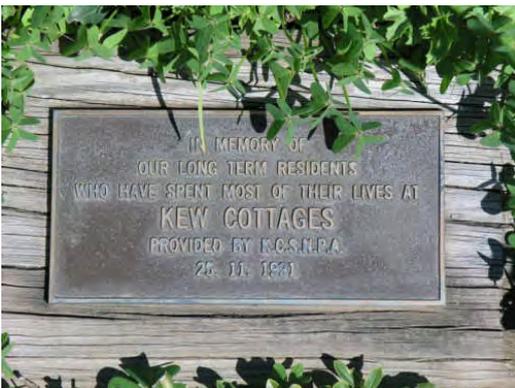


Photograph 30: Detailed view of the Fire Memorial column
Source: HLCD, 07.08.07

LONG TERM RESIDENTS' MEMORIAL (F2)



Photograph 31: North west view of the Long Term Residents' Memorial
Source: HLCD, 07.08.07



Photograph 32: Detailed image of plaque in memorial
Source: HLCD, 07.08.07

RESIDENTS' SCULPTURE (F3)

Photograph 33: North west view of the Residents' Sculpture

Source: HLCD, 07.08.07



Photograph 34: Detailed view of the Residents' Sculpture showing contributors' names

Source: HLCD, 07.08.07

VIEWS AND SETTINGS

Photograph 35: View of open space between B6, B3 and B1.

Source: HLCD, 07.08.07



Photograph 36: View looking north past B1 down the covered walkway and showing the space between B1 and B3.
Source: HLCD, 07.08.07



Photograph 37: View looking north from the tree mound past B3 with B6 in the distance.
Source: HLCD, 07.08.07



Photograph 38: View taken from the retaining wall south of B6 showing the space surrounding B3.
Source: HLCD, 07.08.07

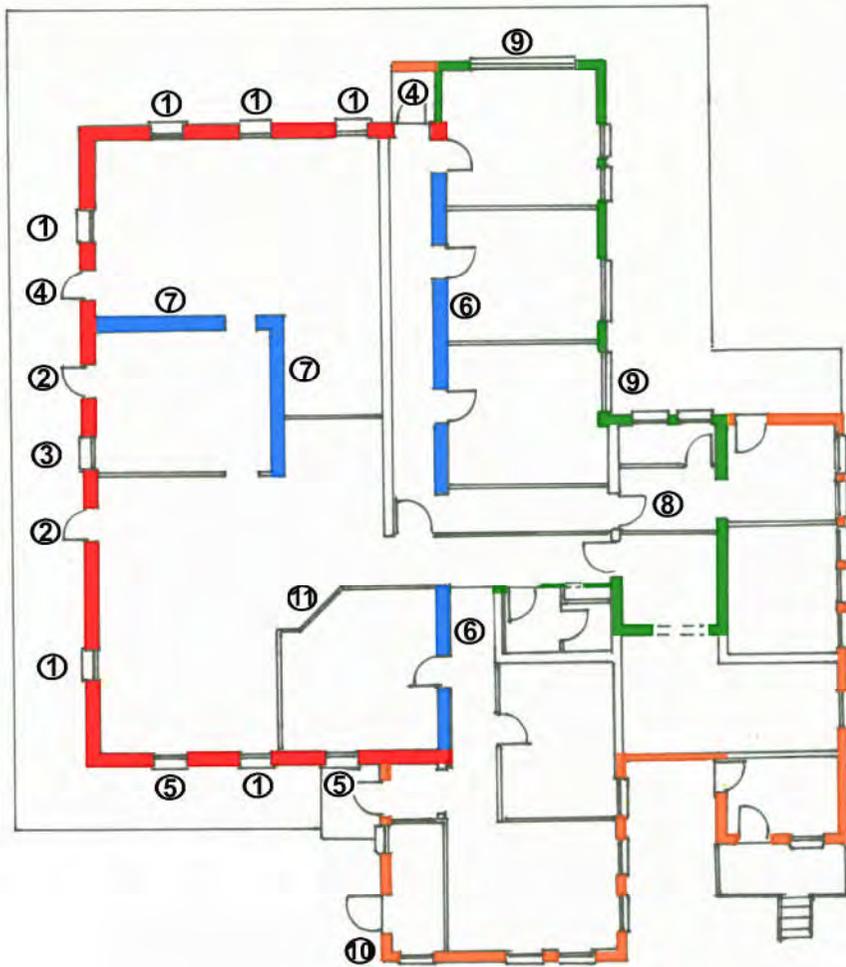
9.4 PLANS

9.4.1 Existing Conditions and Cultural Significance Plan

Source: dKO Architects, Drawing HVS_1D, December 2005

9.4.2 Significance Plans for B1, B3 and B6

Source: HLCD Pty Ltd, July 2008

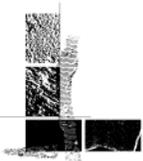


Levels of Significance

- - 1887 Period of Establishment
- Primary Significance
- - 1887 Period of Establishment, Substantially Altered
- Contributory Significance
- - 1920s
- Contributory Significance
- - 1954-60
- Contributory Significance
- Post 1960 Changes
- No Significance

Notes

1. Original window
2. Originally a window opening, now extended to a door
3. Originally a door, now a window
4. Non original opening
5. Altered original window
6. Originally an exterior wall, openings have been altered, details lost
7. Probably part of original internal walls, now altered
8. Possible evidence of original service block/earth closet in this location
9. 1920s area reworked in the 1950s
10. Post 1950s addition to corner
11. Most of interior remodelled in 1990s



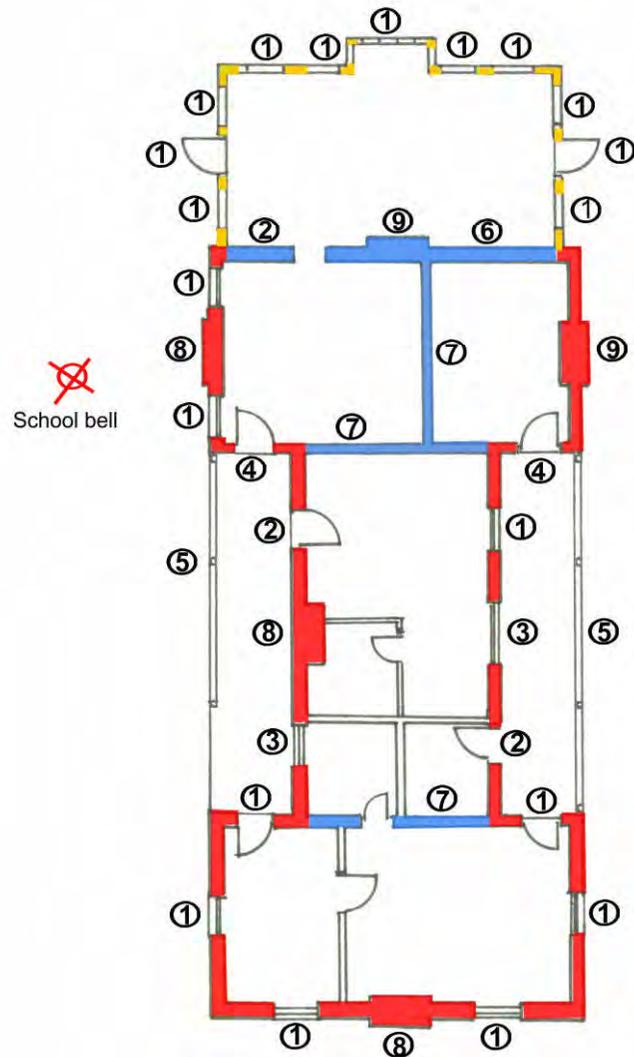
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Helen Lardner
Director, Architect

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Project	Former Kew Cottages Conservation Management Plan			Drawing Title	B1 Cottage (Unit 10)		
Client	Kew Development Corporation Pty Ltd			Drawn	KM	Checked	Scale
				Date	July 2008	Project Code	KRS
						Drawing No.	Sig-B1
SIGNIFICANCE PLAN							

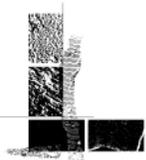


Levels of Significance

- - 1887 Period of Establishment
- Primary Significance
- - 1901-2 Period of Establishment
- Primary Significance
- - 1887 Period of Establishment, Substantially Altered
- Contributory Significance
- Post 1960 Changes
- No Significance

Notes

1. Original window or door opening
2. Originally a window opening, now extended to a door
3. Later or altered window
4. Non original opening
5. Some original verandah features intact
6. Originally an exterior wall, openings have been altered
7. Probably part of original internal walls, now altered
8. Original chimney
9. Later chimney or chimney removed



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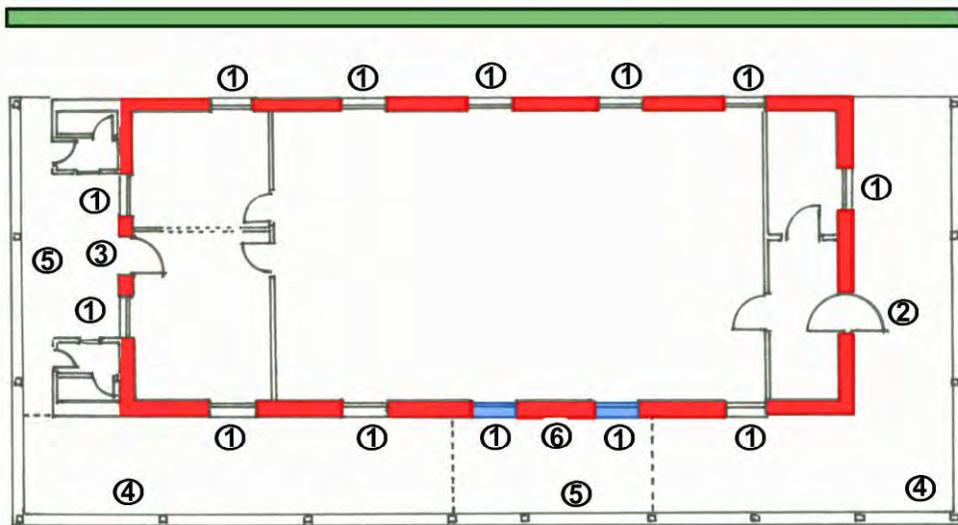
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Project	Former Kew Cottages Conservation Management Plan		Drawing Title	B3 School House (Parent's Retreat/Chapel)	
Client	Kew Development Corporation Pty Ltd		Drawn	Checked	Scale
			KM		Not to Scale
	DATE	PROJECT CODE	DRAWING NO.		
	July 2008	KRS	Sig-B3		

SIGNIFICANCE PLAN

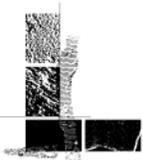


Levels of Significance

- - 1917 Period of Establishment
- Primary Significance
- - 1917 Period of Establishment, Substantially Altered
- Contributory Significance
- - 1950s
- Contributory Significance
- Post 1960 Changes
- No Significance

Notes

1. Original or reconstructed window
2. Originally a window opening, now extended to a door
3. Non original opening
4. Verandah substantially intact
5. Verandah altered, including concrete floor
6. Possible evidence of earlier link to kitchen in this location



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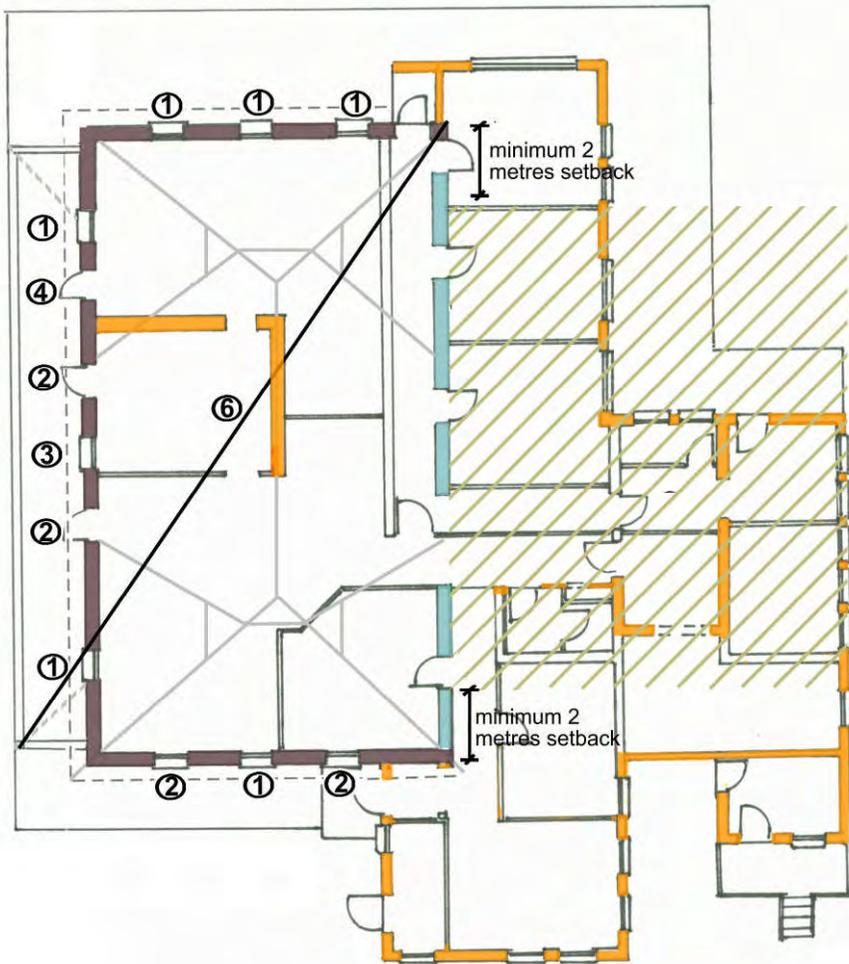
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Director, Architect

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Project	Former Kew Cottages Conservation Management Plan		Drawing Title	B6 Dining Room (Stad)				
Client	Kew Development Corporation Pty Ltd		Drawn	KM	Checked	Scale	Not to Scale	
			Date	July 2008	Project Code	KRS	Drawing No.	Sig-B6
SIGNIFICANCE PLAN								

9.4.3 Conservation Plans for B1, B3 and B6

Source: HLCD Pty Ltd, July 2008

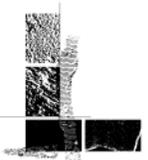


Conservation Plan

- Fabric of primary significance to be conserved
- Fabric of contributory significance able to be adapted but not removed
- Fabric able to be removed after photographic record approved, and investigation for earlier remains (especially 1887 service block/ earth closet)
- Fabric able to be removed
- Area available for new addition

Notes

1. Retain existing window
2. Reconstruct original window
3. Reconstruct original door
4. Close opening
5. Retain alignment of 1887 wall
6. Reconstruct external fabric and form (refer figure Recons-B1, Appendix 9.4) including doors and verandah, eaves and roof form



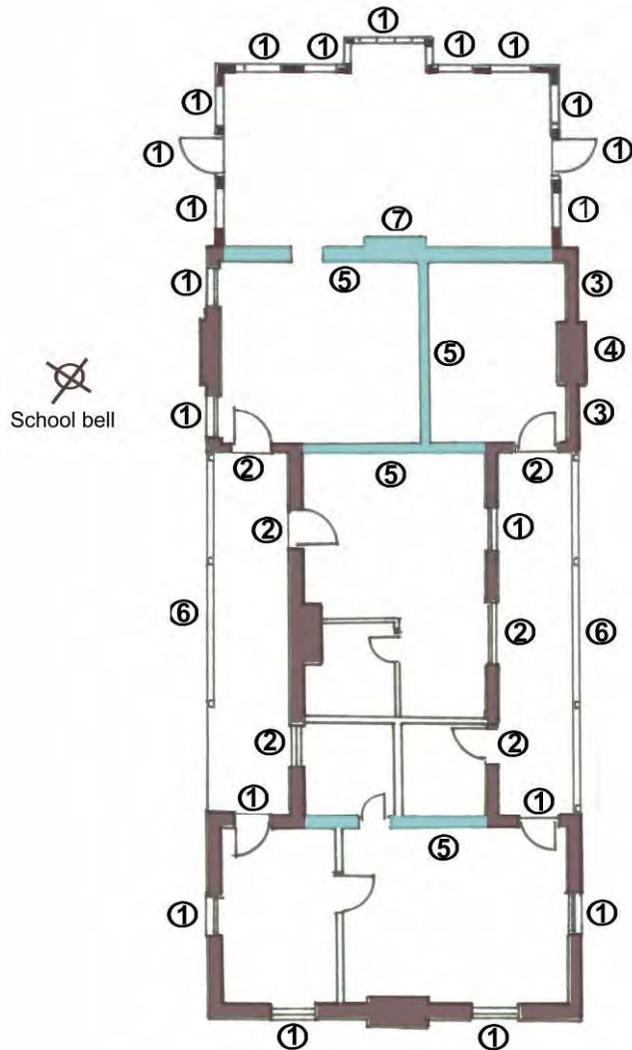
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Project	Former Kew Cottages Conservation Management Plan	Drawing Title B1 Cottage (Unit 10)		
Client	Kew Development Corporation Pty Ltd	Drawn KM	Checked	Scale Not to Scale
CONSERVATION POLICY PLAN		Date July 2008	Project Code KRS	Drawing No. Cons-B1



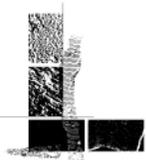
Conservation Plan

- Fabric of primary significance to be conserved
- Fabric of contributory significance able to be adapted, but not removed
- Fabric able to be removed

No new additions to the building are appropriate

Notes

1. Retain original opening
2. Retain new opening or reconstruct original fabric
3. Remove vents
4. Reconstruct chimney
5. Retain some evidence of previous wall alignment
6. Conserve original verandah fabric and reconstruct verandah, including floor
7. Remove later chimney



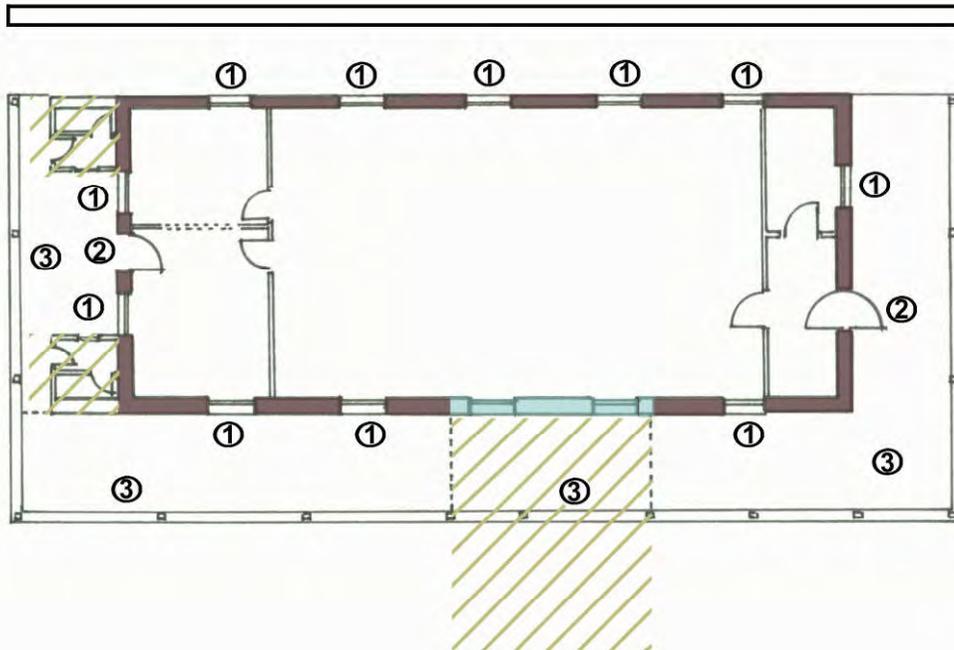
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Project	Former Kew Cottages Conservation Management Plan		Drawing Title B3 School House (Parent's Retreat/Chapel)	
Client	Kew Development Corporation Pty Ltd		Drawn KM	Checked _____ Scale Not to Scale
CONSERVATION POLICY PLAN			Date July 2008	Project Code KRS Drawing No. Cons-B3

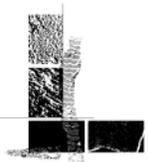


Conservation Plan

-  Fabric of primary significance to be conserved
-  Fabric of contributory significance able to be adapted after photographic record approval and investigation for earlier remains
-  Fabric able to be removed
-  Potential area for new addition or link to small separate building

Notes

1. Retain original opening
2. Retain new opening or reconstruct original fabric
3. Conserve or reconstruct original verandah fabric, including floor



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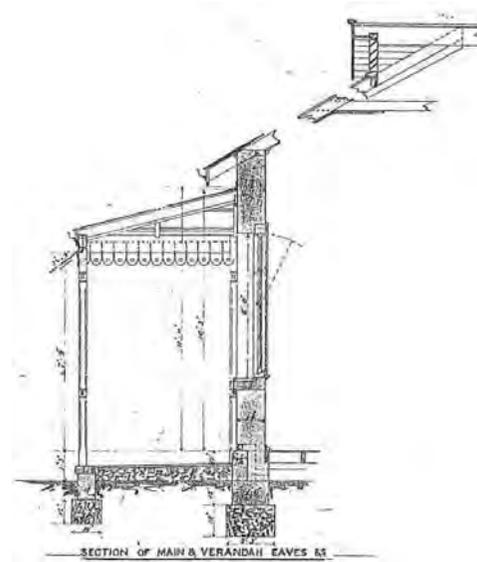
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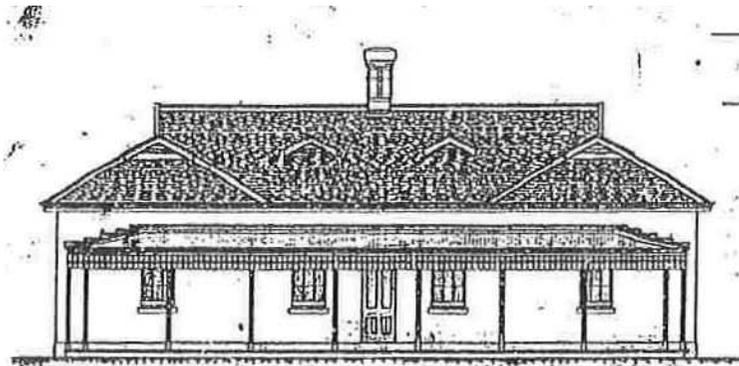
Project	Former Kew Cottages Conservation Management Plan		Drawing Title B6 Dining Room (Stad)	
Client	Kew Development Corporation Pty Ltd		Drawn KM	Checked Scale Not to Scale
CONSERVATION POLICY PLAN			Date July 2008	Project Code KRS Drawing No. Cons-B6



Photograph 1: South east elevation of B1
Source: HLCD, 22.05.07



Sketch: Detail of verandah or eaves
Source: Image 3, Appendix 9.2



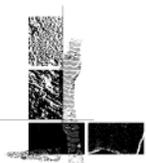
Sketch: South east elevation of B1 (or similar cottage)
Source: Image 2, Appendix 9.2

Reconstruction of 1887 external fabric

Reconstruct roof form and reclad with slate

Reconstruct eaves, gutters and verandah

Reconstruct door and window openings within existing openings to NE, SE, and SW facades



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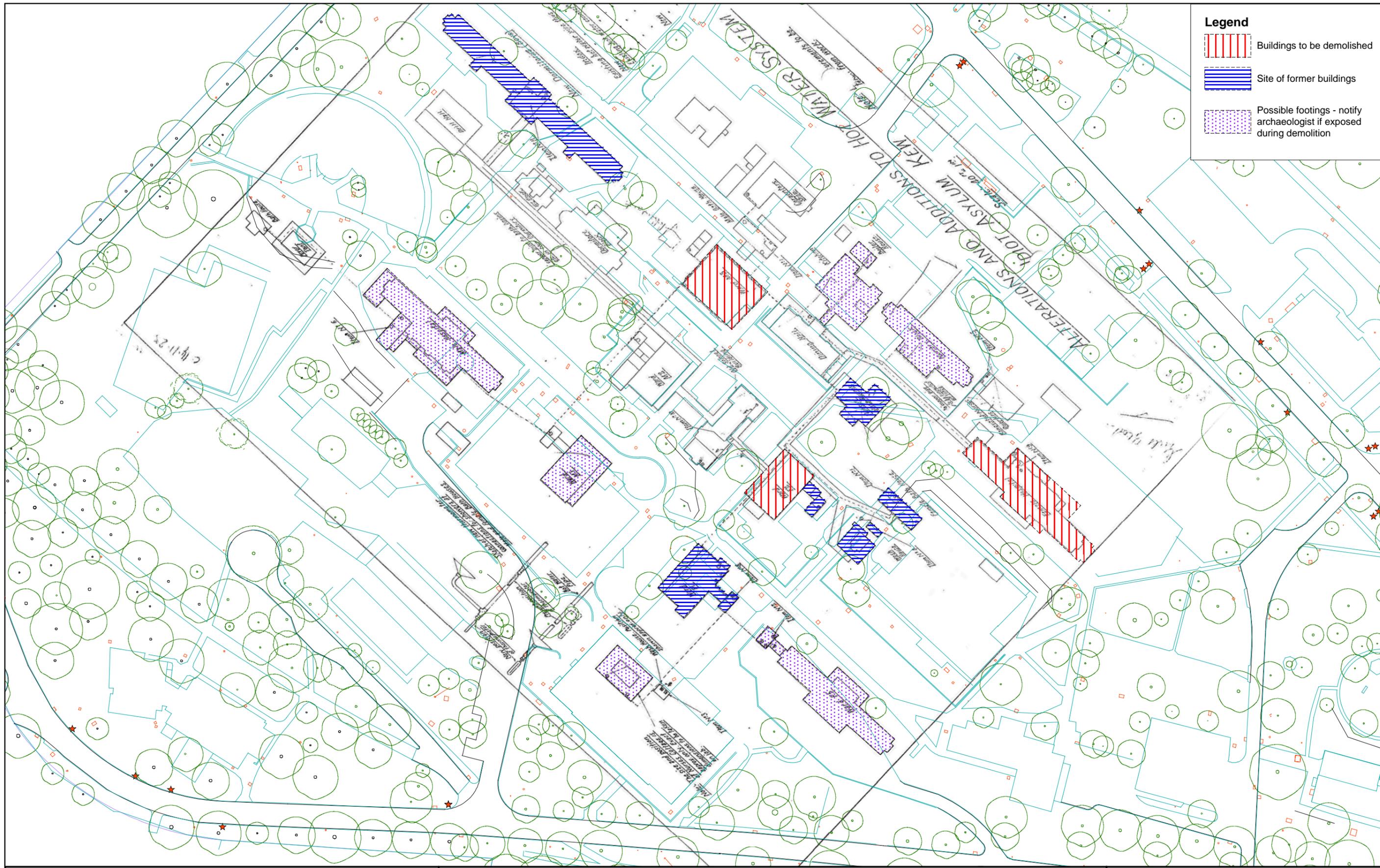
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■ CONSERVATION ARCHITECTS ■ URBAN DESIGNERS ■ HERITAGE ADVISORS

Project	Former Kew Cottages Conservation Management Plan		Drawing Title Reconstruction of B1 Cottage (Unit 10) External Fabric of Primary Significance	
Client	Kew Development Corporation Pty Ltd		Drawn KM	Checked KRS
			Date July 2008	Scale Not to Scale
			Project Code KRS	Drawing No. Recons-B1
CONSERVATION POLICY PLAN				

9.4.4 Monitoring Requirements, Kew Cottages

Source: Biosis Research Pty. Ltd. October 2008

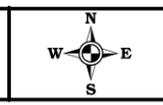
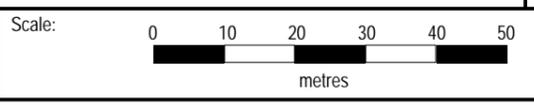


Legend

- Buildings to be demolished
- Site of former buildings
- Possible footings - notify archaeologist if exposed during demolition

Figure 9.4.4: Monitoring requirements, Kew Cottages

DATE: 9 October 2008
 Checked by: GV Drawn by: SKM / PJY File number: 7324
 Location: ...\\7324\mapping\7324 c1925 hot water system.wor



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Figure 9.4.4: Monitoring requirements, Kew Cottages