



HERITAGE
COUNCIL
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

DRAFT – Register Entry

1. **DATA BASE No.** 3289
2. **NAME** Heathcote Hospital Precinct (fmr), Applecross (1926-1939)
FORMER NAME Point Heathcote Reception Home, Heathcote Hospital
3. **LOCATION** Duncraig Road, Point Heathcote, Applecross
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 1. Reserve 47152 comprising Lot 304 on Deposited Plan 44663 being the whole of the land contained in Crown Land Title Volume LR3135 Folio 662 and Reserve 48970 comprising Lot 300 on Deposited Plan 44663 being the whole of the land contained in Crown Land Title Volume LR3135 Folio 658;
 2. Lot 15050 on Deposited Plan 37306 being the whole of the land contained in Certificate of Title Volume 2984 Folio 646;
 3. Lot 688 on Deposited Plan 403813 being the whole of the land contained in Certificate of Title Volume 2904 Folio 897;
 4. Lot 31 on Deposited Plan 49745 being the whole of the land contained in Certificate of Title Volume 2652 Folio 451.
5. **LOCAL GOVERNMENT AREA** City of Melville
6. **CURRENT OWNER**
 1. State of Western Australia (Responsible agency: Department of Planning, Lands and Heritage; Management Order: City of Melville)
 2. City of Melville
 3. Private owner
 4. Leseur Investments Pty Ltd
7. **HERITAGE LISTINGS**

• Register of Heritage Places:	Interim	25/06/1993
• National Trust Classification:	Classified	06/03/1991
• Town Planning Scheme:		-----
• Municipal Inventory:	Adopted	19/12/1994

- Register of the National Estate:
- Aboriginal Sites Register (18623) Listed

21/09/2001

8. ORDERS UNDER SECTION OF THE ACT

9. HERITAGE AGREEMENT

Duncraig House, 56 Duncraig Road, 14 July 2004

10. STATEMENT OF SIGNIFICANCE

Heathcote Hospital Precinct (fmr), Applecross, comprising the Administration Building (1926), Murray House (Male Ward (fmr) 1926), Canning House (Female Ward (fmr) 1927), the Kitchen (1927), the Water/Clock Tower (1928), Duncraig House (Nurse's Quarters (fmr) 1929), Swan House (Treatment Block (fmr) 1939), and encompassing the lower and upper lands of Point Heathcote, has cultural heritage significance for the following reasons:

the establishment of the place in 1929 illustrates a major change in the treatment of mental illness in Western Australia, having been designed on the reasoning underpinned in the *Mental Treatment Act of 1927*, to provide separate facilities for patients who were deemed to have 'recoverable' mental illness, and allow for the admission of voluntary patients;

the place is rare in its design as a purpose built psychiatric hospital that demonstrates a deliberate move away from the previous austere institutional approach to this type of health facility, by the provision of communal and quiet reflective spaces, which was unique at the time of its construction;

the place, comprising remnant buildings, including the Water/Clock Tower, the native vegetation that fringes the area from the lower land on the Swan River to the crest of the plateau, and limestone headland form an aesthetically pleasing setting that collectively form a landmark site visible from the Swan River;

the place has significance to both the local and wider communities for its former role as a mental health institution, and in particular for patients and their families, hospital staff and members of the community involved with the place during its operation from 1929 to 1994;

the site has significance to the Whadjuk Noongar people for its spiritual and cultural associations and contributes to its sense of place;

the Water/Clock Tower is important for its innovative achievement and is a landmark and a focal point for the complex;

the remnant 1920s buildings are fine representative examples of institutional buildings designed by the Public Works Department at this time, and in particular with W. B. Hardwick, Principal Architect of the Department from 1917 to 1927.

The contemporary residence located on Lot 31 (c.2009), modern fitouts to the buildings, including the pergola to the northern façade of Canning House, new roads, car parks and playgrounds are of no heritage significance.



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DRAFT – Assessment Documentation

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.5 Promoting settlement
- 3.3.4 Looking for land with agricultural potential
- 3.26.2 Providing hospital services
- 3.26.3 Developing alternative approaches to good health
- 3.26.4 Providing care for people with disabilities
- 4.3 Developing urban institutions

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 105 Exploration and surveying
- 404 Community services and utilities
- 408 Institutions
- 602 Early settlers

11(a) Importance in demonstrating the evolution or pattern of Western Australia's history

The design and massing of the hospital buildings at Heathcote to include communal and quiet reflective spaces, illustrates the changing attitudes towards the treatment of the mentally ill in Western Australia, and demonstrates the reasoning underpinned in the *Mental Treatment Act of 1927*, to provide separate facilities for patients who were deemed 'recoverable' and to allow for the admission of voluntary patients.

11(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage

Heathcote Hospital Precinct (fmr), Applecross is rare in its design as a purpose built psychiatric hospital that demonstrates a deliberate move away from the previous austere institutional approach to this type of health facility, which was

unique at the time of construction. Its modest scaled buildings, soft landscaping and river outlook provided favourable surroundings for the rehabilitation of patients.

11(c) Potential to yield information that will contribute to an understanding of Western Australia's history;

Heathcote Hospital Precinct (fmr), Applecross has a moderate degree of archaeological potential with the capacity to provide information about the changing attitudes to mental health, and the responses of the health care workers and patients who spent time there.

11(d) Its importance in demonstrating the characteristics of a broader class of places;

The remnant 1920s buildings within *Heathcote Hospital Precinct (fmr), Applecross* are representative of the fine design and materials applied to public buildings constructed by the Public Works Department in this period.

The design of the 1920s hospital buildings at Heathcote illustrate changes in the philosophy of the treatment of the mentally ill in Western Australia at this time. The separation of recoverable patients from those more seriously ill, with a view to returning them to the community after treatment was a new concept at this time.

11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Heathcote Hospital Precinct (fmr), Applecross has significance to both the local and wider communities for its former role as a mental health institution, and in particular for patients and their families, hospital staff and members of the community involved with the place during the period of its operation from 1929 to 1994.

The site has significance to Whadjuk Noongar people for its spiritual and cultural associations and thus contributes to this community's sense of place.

11(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

Heathcote Hospital Precinct (fmr), Applecross presents as a cohesive and well resolved group of buildings, predominantly designed in the Inter-War Georgian Revival architectural style. The buildings, siting and consistent scale, form and materials combine with the cultural landscape to provide an aesthetically pleasing setting and precinct.

¹ For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

The place occupies a prominent site and combined with the vertical proportions and architectural detail of the Clock/Water Tower, is a landmark site within the surrounding area, and is visible from the Swan River.

The tree canopies and limestone headland at *Heathcote Hospital Precinct (fmr), Applecross* are dominant features of the site when viewed from a distance and provide an important aspect to the river foreshore. The remnant native vegetation that fringes the point from the Swan River to the crest of the plateau is also a distinguishing feature.

11(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history;

The name of the place is associated with the early European discovery of the area by Captain James Stirling, with Point Heathcote subsequently named after Midshipman G.C. Heathcote, who was said to have been the first European to land there.

The Reception Home, comprising the Administration Building, Murray House and Canning House, was designed by W.B. Hardwick, Principal Architect of the Public Works Department from 1917 to 1927.

11(h) Its importance in demonstrating a high degree of creative or technical achievement;

The design of the hospital building complex at *Heathcote Hospital Precinct (fmr), Applecross* was an important innovation in its non-institutional approach towards accommodating the mentally ill. The number and variety of the external spaces incorporated into the original 1920s buildings provided a wide possibility of uses and a more humane environment than other institutions of the time.

12. DEGREE OF SIGNIFICANCE

12.1 CONDITION

Heathcote Hospital Precinct (fmr), Applecross is generally in good condition following recent redevelopment with the grounds being maintained to a high standard.

Canning House, Administration Building, Murray House and the Kitchen Building are in good condition with building fabric being maintained.

Swan House is in very good condition reflecting the quality of conservation works completed during the building's adaptation to a new use.

The Clock/Water Tower is in sound condition. Internally there is evidence of completed repair work to the fourth floor walls.

Duncraig House is in excellent condition due to recent conservation works as part of its conversion back into a single residence.

12.2 INTEGRITY

This section explains the extent to which the fabric is in its original state.

Heathcote Hospital Precinct (fmr), Applecross, overall, has a moderate level of integrity with the majority of the buildings retaining original fabric.

Externally, the integrity of the building fabric is high with building materials and building elements, such as windows and doors, generally in their original state.

Internally, most buildings have been altered to accommodate new uses and building compliance issues. Generally, the alterations are minor; however, these changes have impacted on the degree of integrity.

The Clock/Water Tower has a high degree of integrity with the clock face and clock mechanism, water tanks and external and internal building fabric retained.

The site landform as one of the key headlands around Melville Water is still clearly evident; however, the site redevelopment including new roads, car parks and playgrounds, have impacted on this degree of integrity.

The original site layout encompassing a cluster of modest scaled buildings integrated with soft landscaping and outlook to the river remains intact and is a key characteristic of the place.

12.3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

Heathcote Hospital Precinct (fmr), Applecross has a moderate level of authenticity with the adaptive re-uses introduced to the site and buildings generally being compatible and sympathetic with the former hospital use. These new uses have had some impact on the original intent of the hospital use with the highest impact evident on the interiors of Canning House through a food and beverage fitout.

13. SUPPORTING EVIDENCE

The Interim Registration documentation for this place was originally prepared in 1993 based on 'Heathcote: A Coordinated Assessment by the Built Environment, Landscape and Historic Sites Committee' by the National Trust of Australia (WA) (1991).

The assessment was revised in 2018 and 2020 by the Department of Planning, Lands and Heritage, with amendments and/or additions by the Heritage Council and the Department. Physical evidence has been provided by Stephen Carrick Architects in June 2019, with further updates by the Department.

13.1 DOCUMENTARY EVIDENCE

Heathcote Hospital Precinct (fmr), Applecross is a complex of former psychiatric hospital buildings located in an open parkland setting on the crest of Point Heathcote at the junction of the Swan and Canning Rivers in Melville.

The precinct was built in four stages between 1926 and 1980, with the later buildings largely being demolished in 1999 after the hospital closed. The buildings that remain in 2020 mainly date from the first phase of construction (1926-1929), as well as one building from the second phase of construction (1930-1949). These buildings are:

- Administration Building (1926)
- Murray House (former Male Ward 1926)
- Canning House (former Female Ward 1927)
- Kitchen (1927)
- Clock/Water Tower (1928)
- Duncraig House (former Nurses' Quarters 1929)
- Swan House (former Treatment Block) (1939)

Aboriginal History

The area of the site sloping steeply down to the east is a registered Aboriginal site with the name of *Goolugatup*, which is a Noongar word meaning the place of the children. Also referred to as Guleegatup or Gooleegatup. Point Heathcote lies within the traditional lands of Noongar groups living in and around the Perth area who were collectively known as the Whadjuk. The Point was a permanent lookout and camping ground and the location of seasonal corroborees. The place also provided an excellent fishing ground due to "Moondaap" (the blackness of the riverbank). The area was also known as "Kooyagoordup" (the place of the "Kooyar" - a species of frog).²

This traditional way of life was disrupted with the arrival of Europeans, although during the first years of settlement none could be persuaded to settle at Point Heathcote because of fear of attack by Aboriginal groups, as well as the likelihood of bush fires in such an isolated location.³

² City of Melville, <https://www.melvillecity.com.au/things-to-do/museums-arts-and-culture/aboriginal-heritage-and-culture/sites-of-aboriginal-cultural-significance>

³ Stella, L. (1990) Heathcote Hospital: Historical Survey of Grounds and Buildings. Unpublished report prepared for the Asset Management Taskforce, Perth. (p2-3)

Early European settlement

Point Heathcote was one of the landing and camp sites of Captain James Stirling during his exploration of the Swan River in 1827, to assess the potential of the district for settlement.⁴ At this time, a garden was planted at the site to assess soil productivity. This was one of several experimental plantings made by the party of whom the colonial government's botanist, Charles Fraser, was a member. Subsequently, Point Heathcote was named after Midshipman G.C. Heathcote, said to have been the first European to land there.⁵

Between the 1840s and mid 1890s the site was primarily used for agricultural purposes. Possibly, the first documented use of the area for public recreation was in 1862 when the place was the location of a Working Men's Association picnic.⁶

Treatment of mental health in Western Australia

During the early years of settlement in Western Australia, patients at the Lunatic Asylum in Fremantle (RHP P875 now *Museum & Arts centre, Fremantle*) were restrained and isolated rather than treated for their ill health. By 1903, serious overcrowding of patients at the Asylum along with an improved understanding and awareness of the treatment of mental health, resulted in the construction of Claremont Hospital for the Insane (RHP P13630 now *Graylands Hospital*). This facility however also soon became overcrowded which subsequently led to the need for the overhaul of the state's mental health system.⁷

From the early 1900s up until the 1920s, concern for and new ideas about the care of the mentally ill resulted in progressive reforms to better manage and treat patients. In 1926, it was decided that a new type of mental health facility was to be established at Heathcote. The site at Applecross was chosen due to the slow growth and underdevelopment of the suburb, which allowed for the establishment of a healthcare facility set within natural and secluded surroundings.⁸ Eight hectares of land had been purchased from the Catholic Church in 1923 for this purpose.⁹ The Christian Brothers had previously secured the land in 1918 with the intention of establishing a boy's school, but this had not eventuated and they made use of the site as a holiday retreat up until 1923.¹⁰

An important piece of new legislation around this time was the *Mental Treatment Act of 1927* which distinguished between certified insane patients and people suffering with mental illness who wished to be treated as voluntary boarders in a

4 National Trust of Australia (WA), "Heathcote: A Coordinated Assessment by the Built Environment, Landscape and Historic Sites Committee", March 1991.

5 Uren, M., "The City of Melville: From Bushland to Expanding Metropolis", Melville City Council, 1975, p. 2.

6 Hocking Planning & Architecture Pty Ltd, Heathcote Hospital Complex Conservation Plan, prepared for the Health Department of Western Australia Building Management Authority by Hocking Planning and Architecture (November 1994), p. 12.

7 *ibid*

8 'Heathcote Hospital: Historical Survey of Grounds and Buildings', prepared for the Asset Management Taskforce by Leonie Stella (November 1990), p. 9., and, Hocking Planning & Architecture Pty Ltd, *Heathcote Hospital Complex, Duncraig Road Applecross* (November 1994), pp. 21, 24.

9 *ibid*

10 City of Melville, Local Heritage Survey 2019, Place No: AP01 Heathcote. Available at: <https://www.melvillecity.com.au/our-city/publications-and-forms/building-and-development/city-of-melville-local-government-inventory-2014>

hospital or reception home. *Heathcote Hospital Precinct (fmr)*, was built on the reasoning underpinned in this legislation where patients that were deemed recoverable could be separated from the more seriously ill and, after treatment, returned to the community.¹¹

Heathcote Hospital Precinct (fmr), Applecross, originally known as Point Heathcote Reception Centre, was opened in 1929 to provide treatment facilities for psychiatric patients. Patients, when admitted, were considered 'voluntary boarders' as they had not been certified insane, unlike those at other facilities such as that at Claremont, where overcrowding remained an issue.¹² A section of the *Lunacy Act 1903* allowed for voluntary patients to be admitted to hospitals, but patients did not volunteer to enter an institution such as that at Claremont.¹³ These changing attitudes towards the treatment of mental health patients, set Heathcote apart from other institutions that existed at the time.¹⁴

The general consensus that a more compassionate approach was needed was further demonstrated in 1929, with the defeat of *The Mental Deficiency Bill* in the Western Australia Parliament. The *Bill* which was led by Eugenists, a pseudo-scientific social movement that influenced policies and practices towards people with disabilities, particularly those with intellectual disabilities, was intended to breed out mental deficiency by segregating and sterilising the 'unfit'. It was thought that this would prevent the human race from being undermined by reproducing physical, mental and moral defectives.¹⁵

From 1924 to 1926, planning for the new hospital at Heathcote began with a proposal for a series of pavilions/blocks to be situated around a central communal courtyard, through which all communication would occur. This was reached through a sweeping welcoming drive through grand entrance gates, flanked by palm trees. Patients' accommodation was organised in wings providing the opportunity for discreet external spaces. Nursing quarters were situated into the western corner of the site, with their own discreet section of the foreshore and separate entrance from Duncraig Road. The Water/Clock Tower, Kitchen and former Domestic Quarters were symmetrically aligned in the centre of the site.¹⁶

Construction of the new hospital precinct began in 1926. The 1920s hospital buildings were designed by the Public Works Department (PWD) Principal Government Architect W.B. Hardwick with most of these buildings remaining in 2020. Both internally and externally they were methodically and rationally planned and constructed using traditional methods, and consistency of detailing to give order and character.¹⁷

11 *ibid*

12 P13630 *Graylands Hospital*; Ellis, A. E., *Eloquent Testimony: The Story of the Mental Health Service in Western Australia 1830-1975* (1983), p. 84.

13 Ellis, A. S. "Eloquent Testimony: the Story of the Mental Health Services in Western Australia 1830-1975", UWA Press, Nedlands, 1984, p. 78

14 Hocking Planning & Architecture Pty Ltd, *Heathcote Hospital Complex Conservation Plan*, prepared for the Health Department of Western Australia Building Management Authority by Hocking Planning and Architecture (November 1994), p. 14-15

15 Eugenics 1910s-1950s. Available at: <https://www.findandconnect.gov.au/ref/wa/biogs/WE01029b.htm>

16 Hocking Planning & Architecture Pty Ltd, *Heathcote Hospital Complex Conservation Plan*, prepared for the Health Department of Western Australia Building Management Authority by Hocking Planning and Architecture (November 1994), p. 11-13.

17 *ibid*

The first building constructed on the site was the Point Heathcote Reception Centre (1926), which encompassed the Administration Building flanked by the male and female wards to either side; now named Murray and Canning House (1926/27), which were designed to accommodate 76 patients, 38 of each sex.¹⁸

The Male Ward, now named Murray House, was divided into three grades of accommodation for 'acute', 'intermediate' and 'quiet' cases. Each wing of the building was to provide for 14 patients. There were 3 dayrooms and 3 dormitories. A 12ft verandah was situated along the front of the structure with latrines, lavatories, bathrooms and pantries attached to each wing.¹⁹ Following the closure of the Hospital, the building was later converted into workshops, offices and studio spaces.

The female ward, now named Canning House, provided for 38 patients. The building has now been converted into a bar and restaurant with function room facilities and a contemporary pergola built to the front northern façade.

The Administration Building (1926) provided office quarters, a doctor's room, a dispensary, visitor's room and storage of property for patients and attendants.²⁰ In 1954, plans were prepared to extend the building to the north to include offices, waiting rooms, surgery and a bedroom with ensuite. In 1963, Marshall Clifton prepared plans for further extensions to the building including offices for the matron and social workers to the southern elevation and a new free standing building to the east which linked to the original by a covered way. The building has now been converted into studio spaces and meeting rooms.

The Kitchen Building located to the rear of Murray House was completed in 1927 and had a wood burning range and refrigeration space. An engine room and boiler room provided a hot water service and the domestic quarters were built nearby.²¹ In 1957 and 1970 further alterations were implemented which included a stainless steel floor and grating for the food preparation area of the kitchen. Modifications in 1973 included amendments to the preparation and dining areas and the inclusion of changing rooms. The building is now used for functions with studio spaces.

The Nurse's Quarters, now named Duncraig House, was completed in 1929, and was also designed under the direction of W.B. Hardwick and later J.Tait who succeeded Hardwick as Principal Architect of the PWD in 1927. The building is situated on the western boundary of the site distinctly separate from the rest of the hospital complex. It contained 36 single rooms, a verandah and balcony. A sitting room and bedroom for the matron and a nurses' recreation room was also incorporated. The erection of nurses' quarters at hospital sites was part of general planning policy for such places with the understanding that a large part of nursing was custodial care of patients.²² In 2004, the building was converted into three separate residential units which involved significant demolition of internal walls. The building has since been adapted with an extension to form one residence.

¹⁸ Votes and Proceedings", 1927, Vol. 2, Annual Report for the Department of Public Works and Labour.

¹⁹ 'Heathcote Hospital: Historical Survey of Grounds and Buildings', prepared for the Asset Management Taskforce by Leonie Stella (November 1990), p. 28-31.

²⁰ *ibid*

²¹ *ibid*

²² 'Duncraig House Conservation Plan', prepared for the Government Projects by Palassis Architects (December 2000), p. 20.

The Water/Clock Tower was designed in 1928, by Principal Architect Tait. The combined Water/Clock Tower is about 70ft high and was designed to contain various water tanks which in 1933 were replaced due to failure. The clock also operated ward clocks in Canning and Murray houses. The topography of the site, which slopes to the south, and the single storey design of the surrounding buildings, reinforce the Water/ Clock Tower as a significant landmark within the site.

Due to overcrowding, a new treatment block (Swan House) was added in 1939 for a further 26 patients, which was designed by the Government Architect, A. E. Clare, and marked a change in the style and pattern of development. Although similar in scale and character to the original buildings, Swan House differed in that it contained dormitory accommodation for 20 people and 6 single rooms, a small operating theatre and sterilising room, a house for a medical officer, a mortuary, an occupational therapy unit and staff dining room.²³ The building was later converted into use for workshops, gallery and studio spaces.

Additional buildings were added to the complex during 1950s to 1980s which have now been demolished. Most notable of these was Avon House (1972), the Occupational Therapy Building and the Hall. These had different requirements due to changes in the nature of the services provided by Heathcote. It is understood that this Post-War development did not attempt to reflect the style, character, typology or site planning principles of the earlier development and was the primary reason for their removal.

Closure and Current Use

Heathcote Reception Centre operated as a psychiatric healthcare facility continuously from 1929 until its closure in 1994. Its closure was part of a series of reforms made to the healthcare system following the amalgamation of the departments of Public Health, Mental Health and Hospital & Allied Services into one all-inclusive Health Department of Western Australia. The new Department initiated a program to integrate mental health services into mainstream hospital care, in line with contemporary philosophies and teachings, and the services at Heathcote were redirected to Bentley and Fremantle Hospitals. The facilities at Heathcote were identified as no longer meeting current standards or treatment methodologies, and coupled with the Departmental initiative to dispose of surplus or underperforming assets, Heathcote Hospital was closed.²⁴

In 2004, the original site was subdivided and ownership was split between the State Government, the City of Melville, and two private owners. Since that time, the new owner of Duncraig House has undertaken an extensive program of conservation works, as well as the construction of underground basement car park, and a new extension that accommodates a lift. Extensive landscaping of the grounds has also been undertaken.

Heathcote Hospital Precinct (fmr), Applecross is now a cultural precinct managed by the City of Melville that features a contemporary art gallery, museum, artist

²³ 'Heathcote Hospital: Historical Survey of Grounds and Buildings', prepared for the Asset Management Taskforce by Leonie Stella (November 1990), p. 28-31.

²⁴ 'Health Services Thematic History and Schedule of Places: Health Department of Western Australia', prepared for the Department of Contracts and Management Services by Helen Burgees and Kelly Aris (June 2000), p. 123, 137, 144, and Appendix I Schedule of Places, p. 34.

studios, workshop spaces, venues for hire, cafes and children's playgrounds. Undertaken at various stages since its closure, the buildings have been adapted to accommodate these different uses with predominantly internal alterations, fit out works and some minor external alterations. A key component of the site is the extensive landscaping between the buildings that incorporates a network of gardens, pathways, parking and play areas.

13.2 PHYSICAL EVIDENCE

Heathcote Hospital Precinct (fmr) is located at Point Heathcote, Applecross and marks the corner of Melville Water at the junction of the Swan and Canning Rivers. Together with its landscaping, the place includes a group of former hospital buildings of single storey construction built in the inter-war period:

- Administration Building (1926)
- Murray House (former Male Ward 1926)
- Canning House (former Female Ward 1927)
- Kitchen (1927)
- Clock/Water Tower (1928)
- Duncraig House (former Nurse's Quarters 1929)
- Swan House (former Treatment Block (1939)

Siting

The site is bounded by Duncraig Road to the south, the South Perth Yacht club to the east and the Swan River to the north and west. To the south side of Duncraig Road is the residential area of Applecross.

Point Heathcote has an elevated headland section to the north and west with the landform of the site sloping steeply down to the east, where there is an open space with a former cricket pitch. The site also slopes to the south towards Duncraig Road positioning the precinct on an elevated site in comparison to the main car park areas and neighbouring residential area. This high elevation makes the buildings and tree canopies visible from Melville Water, Kwinana Freeway to the east, to Point Resolution and Point Walter in the west, and from Mill Point and the former Swan Brewery to the north.

All buildings are located in relatively close proximity to each other. Duncraig House (Nurses Quarters fmr) is located to the south-west boundary of the site. Canning House is located to the north facing the River with the Administration Building directly adjacent to the south. Murray House is located to the eastern boundary of the site to the south of the Administration Building. Swan House is located in the centre of the site to the west of the Administration Building. The Kitchen Building is also located in the centre which is to the south of Swan House. The Kitchen Building and Swan House form two sides of a quadrangle with the Clock/Water Tower located within this area. A central internal road provides vehicular access to all buildings apart from Duncraig House which is accessed from Duncraig Road.

Both natural and exotic plant species contribute to the site's wooded appearance. Off Duncraig Road, the driveway entry into the site has several mature Canary Island Date Palms (*phoenix canariensis*) planted in the centre. Other mature palms are located throughout including the mature camphor laurel (*cinnamomum camphora*) to the central garden bed in front of the Administration Building. Mature

eucalyptus are located around all the buildings. There is generous landscaped amenity around the site's perimeter with a large adventure playground to the west of Swan House, and walk trails mixed with interpretation displays and footpaths around the point.

Administration Building (1926)

Exterior

The Administration Building is of single storey construction that is representative of the Inter-War Georgian Revival architectural style. The building has a predominately linear plan form that has its main circulation axis running north-south. The building is constructed of red face brick in stretcher bond with brick detailing including a soldier course below the window sills. The building has a terracotta tile hipped roof with bellcast eaves with the pitch of the roof extending over the verandahs to both east and west elevations.

The main entry to the building is centrally located on the west elevation with a porte cochere that extends over the driveway with a verandah running the length of the elevation to either side. Double hung timber windows are evenly positioned along this façade as well as two additional single doors.

The east façade has a projecting central section and surrounding verandah with the terracotta tile of the main roof carrying over all verandahs at a decreasing pitch. The verandahs have square painted white timber posts with the corners having small sections of timber balustrading. The centre of the verandah roof has a small gable infill of compressed fibre cement sheeting with timber cover battens. The gable roof is supported by two brick piers with a soldier brick course to the top and to the base where the piers are wider. Two brick chimneys are located to either side of the central hip roof. Although of the same detail, the symmetry to this whole elevation is interrupted by a projecting room to the south.

Interior

The main entrance is from the west that leads to a foyer and then a central hallway running north-south to access all rooms. Generally, the building's interiors have timber floor boards, painted rendered walls and plaster ceilings. Walls have splayed profile timber skirtings with timber architraves to doors and windows, picture rails and wall vents. The ceilings have plaster coved cornices.

The entrance foyer accommodates a sitting room and also leads directly to an exit door to the east elevation. To the east of the foyer are two studio rooms with similar plan layouts that have brick fireplaces with timber floorboards and plaster ceilings with cover battens. The southern studio has two double hung windows on the east elevation while the northern studio has two timber doors. The studio room to the north of the foyer has an internal window with a vertical sliding glazed bottom sash with the adjacent room having a brick fireplace.

The southern part of the building has a meeting room, workshop space and printing room that all have vinyl flooring to the floor boards. These rooms include exposed steel frames where openings in the walls have been created. The ceilings to these rooms are plasterboard with simple profiled cornices and fluorescent lighting. The workshop and studio to the northern end of the building have similar detailing.

The bathrooms and kitchenette have contemporary fittings and fit-outs.

Murray House (former Male Ward) (1926)

Exterior

Murray House is a single storey building that is representative of the Inter-War Georgian Revival architectural style. The building is constructed of red face brick in stretcher bond with soldier course detailing to openings and as a string course. The building has a terracotta tile hipped bellcast roof with terracotta finials. A roof cupola is located at the junction of the hip roofs. The building has a linear form orientated on a north-south axis with three projecting building wings and courtyards to the western side.

The east elevation has a symmetrical frontage with three distinct sections. The central section is expressed as a square bay and has a parapet with an arched top with simple brick detailing. The north and south sections, either side of the central parapet have two faceted bay windows with small parapets. Awning roofs with decorative timber supports overhang the double hung timber windows, to all three sections. Verandahs are located to either side of the central parapet wall with roofs covered with galvanised corrugated steel supported by square timber posts. Sections between double timber posts have been infilled with timber balustrading.

The south elevation has an increased wall height in response to the sloping landform and also a verandah with low pitched awning roof supported by square timber posts and balustrading.

Interior

The main entrance is from the western courtyard that leads to a north-south aligned hallway to access all rooms. The hallway is of skillion roof construction clad in corrugated steel sheeting with a glazed side entry to the north elevation. The western side has brick piers and timber framed fixed glazed windows that overlook the courtyards. The eastern wall has exposed face brick with double hung timber windows. The hallway is carpeted and the plaster ceiling is lined on the rake with batten detailing.

Rooms to the eastern part of the building contain function rooms, offices, meeting rooms and studios. Where openings to walls have been increased exposed steel framing and lintels have been used. Windows are timber framed double hung with fixed glazed fanlights above. Generally, rooms have painted rendered walls with openings to doors and windows having rounded cornices with no architraves. Doors are generally timber framed with glazed or timber panelled fanlights. Timber floors generally have a carpet finish and a common skirting detail of flat profiled timber. Ceilings are plaster with cover battens.

The three projecting wings to the western part of the building accommodate a large co-working space, offices, kitchen, stores and bathroom facilities. The central wing has seven offices that have been formed with aluminium partitions. Where walls have been removed exposed steel frames and lintels have been installed. Plaster ceilings with cover battens are evident.

Canning House (former Female Ward) (1927)

Exterior

Canning House is a single storey building that is representative of the Inter-War Georgian Revival architectural style. The building has a U-shaped plan form with

its main axis running east-west and two wings extending to the south. The building is constructed of red face brick in stretcher bond with brick detailing including a soldier course to the window sills. The building has a terracotta tile hipped roof with bellcast eaves, terracotta finials and brick chimneys. The building has verandahs to each elevation that have skillion roofs with corrugated steel roof sheeting.

To the south elevation is a timber porte cochere and a covered walkway that leads to the building's entrance. There are four banks of bi-fold doors that open on to a courtyard either side of this walkway. The verandah facing the east courtyard has been enclosed with compressed fibre cement sheeting that has a painted textured rendered finish.

The building has a symmetrical north elevation that is orientated towards Heathcote Point that overlooks the Swan River. There is a central raised parapet with an arched top. In line with the parapet and on the main ridge line is a roof cupola. There are two bay windows to either end of the parapet with corrugated steel flat awnings. A contemporary white painted steel frame pergola is located to this façade which provides a covered outdoor space for the current restaurant.

The west elevation has a kiosk area that has three banks of timber bi-fold doors and two corner sliding aluminium windows.

The east elevation has a low-pitched awning roof with two banks of timber bi-fold doors and glazing.

Interior

The main entrance from the south leads to a hallway and then through an opening into a reception and bar area with high ceiling, square bay window and a fireplace. The walls are plastered masonry with paint finish and the ceilings plaster with cover battens. The room has timber double hung windows with highlight windows. There is a contemporary bar fit-out to the eastern wall and a face brick fireplace to the western wall with a soldier course arched opening and a timber mantelpiece.

To the west of the reception and bar area is a restaurant and verandah of similar detail that leads to the west wing of the building accommodating kitchen, kiosk, stores and toilet areas. To the east of the reception and bar area is a small function room and verandah that leads to a route through to the east wing of the building that accommodates a larger function space, kitchen and stores. The east verandah has been infilled with timber framed fixed full height windows and timber framed full height timber and glass bi-fold doors. The main function space is carpeted and the room to the south has timber parquetry and a flush plasterboard ceiling. Walls, ceiling and windows are the same detail as spaces to the west wing.

Kitchen Building (1927)

Exterior

The Kitchen building is of single storey construction designed in the Inter-War Georgian Revival architectural style. The building is constructed of stretcher bond pattern red face brick with soldier course brickwork to window sills and heads. The building is made up of a series of terracotta tile hipped roofs with the highest roof component having a timber glazed roof lantern. When viewed from the south the apex of the hip roofs aligns with the vertically proportioned Clock/Water Tower.

The main entrance is from a porch located to the eastern part of the building which has a painted masonry lintel supported by brickwork. A verandah to the north elevation has two sets of timber double doors with glazed fanlights. The south elevation is symmetrical with a central verandah. Windows are evenly spaced along the west and east elevations with smaller highlight windows to the centre of these elevations.

Interior

The building has a T-shaped plan form with a main hall located in the centre with rooms to the east, south and west all accessed from this area via a hallway. The hallway has a timber look vinyl floor, painted rendered masonry walls and plaster ceiling with cover battens. Six studio spaces are accessed off this hallway with continuation of the same finishes. The studio spaces to the west have timber double hung windows and plaster ceilings with cover battens. The studio space to the south east of the building has timber double doors accessing the south verandah. Studios to the south have windows facing onto the south verandah. The south west studio has timber double doors and a highlight louvre window to the western wall. There are four store rooms to the south of the hallway with concrete ceilings, solid core doors and no windows.

A large hall with clerestory windows is located in the centre of the building that is to the north of the hallway. The hall has exposed timber trusses painted white with three trusses having steel angles and braces to the junctions of the members. The hip truss has bracing to either side of a central clear span. Clerestory windows are located to all four sides of the lantern roof. The painted plaster ceiling has cover battens. The vinyl flooring and painted rendered masonry walls continue in the hall space and associated function room.

The function room has two double timber panel doors that open to the north verandah and two timber double hung windows facing east. The doors have glazing to the top panel. A kitchen space is accessible off the hall and from the function room. The kitchen space has a blue coloured vinyl floor with a coved finish. A kitchenette is located to the west wall. Both the kitchen and the function room have flat plasterboard ceilings with simple plaster coved cornices and fluorescent lighting.

Clock/Water Tower (1928)

Exterior

The Clock/Water Tower is a five storey structure designed in the Inter-War Georgian Revival architectural style. It has a square floor plan constructed using red face brick in a colonial bond pattern with a terracotta hip roof and steel finial. The tower is widest at the base with each floor clearly expressed by various building elements.

On the ground floor south elevation is a pair of timber panelled doors with glazed top panels and a rendered masonry lintel painted cream. To the east elevation is a six-pane window. To each elevation of the first floor is a set of three timber louvre openings painted white that are intersected with a cream painted rendered band. Soldier brick courses are located to the opening sill and head. To each elevation of the second floor is a centred single louvre opening.

Each elevation of the third floor has a pair of double hung timber windows with a clock face above. Windows have a cream painted rendered sill and projecting brick detailing below. The clock faces have a cream painted rendered detail to the base that repeats the proportions of the rendered sill to the windows below. Above the clock face is a wide cream painted rendered band that wraps around the four facades. The fourth floor has a three pane window to each elevation that has a painted rendered window surround. There is a painted rendered band to the underside of the roof eaves.

Interior

Each floor level of the tower is separated by a concrete slab that is accessible by either timber or steel ladders. The wall finishes are either painted brick, face brick or a skim render coat.

The ground floor is currently used as a gardening store. The third floor has a circular galvanised steel water tank with a brand stamp that reads 'Lysaght Queens Head Australia'. The clock faces and mechanism are also located on this floor. The fourth and top level has a circular concrete tank. There is repair work evident to this level and more recent plumbing and drainage fittings and fixtures. There are mesh grills to the openings.

Duncraig House (former Nurse's Quarters) (1929)

Exterior

Duncraig House is a rectangular two storey structure, designed in the Inter-War California Bungalow architectural style, showing characteristic elements of a street facing gable, wide overhanging eaves, roughcast rendering, and verandah roof supported on masonry and timber columns. The building has recently undergone major restoration works to create one large contemporary residence which also includes a new two storey extension to the east and extensive landscaping works. Prior to this development, the building had been subject to alterations from Nurses' Quarters into residential use which resulted in loss of both internal and external fabric when it was converted into three units.

The building is of masonry construction with both floor levels having a red stretcher bond brickwork plinth and painted roughcast render above. A two storey verandah structure wraps around the building with brickwork piers at ground level that in turn form the balustrade at first floor level. A timber post and beam structure form the first floor verandah and connection to the main roof. Red brickwork detailing is used throughout, in particular soldier coursing for window heads and cills. There is concrete capping to the verandah beams that has undergone remediation work as part of the recent development. The brickwork throughout has been newly tuck-pointed although this was not the original detail.

To the north elevation facing the river, the walls to the verandah balustrade have been removed and replaced with clear glass panels between the brick piers. To the south elevation, the upper verandah is enclosed by roughcast masonry insets with a decorative stretcher bond face brick diamond shaped panel. The lower verandah floor is clad with new stone tiles while the upper verandah has narrow timber boarding.

The roof is of hipped formation clad with new terracotta tiles that match the original. There is an identical timber frame gable to the central portion of both the north and

south elevations. In the new landscaping to the north of the house, there is a fountain, sun deck, pool and alfresco area. To the south of the house there is a large forecourt with access to the underground basement car park. To the east of the building there is a new two storey flat roof extension in painted render that accommodates a lift, a/c deck and staircase to the undercroft parking at the front of the house.

Interior

The basic form of the ground floor plan, which is largely replicated at first floor level, is a central corridor running the length of each floor in an east-west direction. The main entry is from the south into a foyer which includes the original timber staircase to access the first floor. The staircase has been refurbished as part of the recent development works.

From the foyer at both floor levels there are a number of rooms accessible off each side of a central corridor, which in turn, open to the outside verandah space. The adaptation of the building over time has led to a number of internal walls being removed and in some cases reconstructed. New walls have also been built to facilitate the new residential use. Notwithstanding this, the original design layout of a central corridor through the building is readily apparent with some archways having been re-instated. All windows, doors and internal joinery are oiled timber. Internal finishes are generally timber floor boards, painted plastered walls and ceilings with cornice mouldings re-instated into some of the rooms.

Swan House (former Treatment Block) (1939)

Exterior

Swan House is a single storey building that is representative of the Inter-War Art Deco architectural style. Wall details are characterised by the use of stretcher bond face brick to window sill height with a soldier course and cream painted render above. Windows are typically double hung and cream painted timber with soldier course brick sills. The roof is of hipped profile with mottled dark coloured terracotta tiles. The building has a predominantly L-shaped plan form with numerous entry points to different sections of the building.

The main entrance is to the east elevation that is accessed by a concrete ramp flanked by two low face brick walls. An architectural statement is made of this entrance by raised parapet rendered walls that include details such as geometric and curved lines typical of Art Deco motifs. The north façade has a portico with a small hip roof supported by brick piers. Doors to the façade are timber with glazed panels painted a contrasting deep red colour. To the west of the portico is a verandah that is an extension of the main roof plane that continues to the west and north elevations. The west façade is viewed in three sections that is divided by a projecting west wing.

Interior

The eastern wing is divided into two sections that can be identified as north and south. The south section comprises a reception, gallery, shop, studios and toilets with typical finishes of polished timber floor boards and white painted rendered masonry walls. Openings in former walls are framed with exposed white painted steel frames and lintels. Notably, the floor finish to the location of former walls is expressed as a concrete threshold. The ceiling to the reception and gallery shop

is plasterboard with a decorative plaster cornice. The gallery has several steel framed openings with a polished concrete floor finish and terrazzo with brass edging that reflect previous room locations. The north section comprises a gallery with display rooms, AV room and storage accessed off a hallway. Windows to the gallery space have been blocked with a recessed infill to allow for an exhibition space. The hallway from the gallery leads through to the north portico entrance.

The projecting west wing is accessed via a south portico entry where there is a short hallway to access a workshop, kitchen, stores and bathroom facilities. To this area, there are a number of new openings that have been created by removing sections of walls to enable larger spaces that are framed by exposed steel columns and lintels. Floors are polished timber tongue and grooved boards, polished concrete and vinyl sheeting. The location of former walls are evidenced by sections of concrete. The workshop has suspended contemporary lights and acoustic panels with timber double hung windows and fanlights to doors. Along the southern side of the hallway are store rooms and bathroom facilities. These rooms contain small brass framed circular glazed windows and near the top of the walls are narrow rectangular openings, as a reminder of the building's former use.

Also to this wing is an area used as the Children's School of Contemporary Art with studio rooms, kitchen and bathroom facilities. Finishes to these areas are typically polished timber floor boards, painted rendered masonry walls and plasterboard ceilings.

Lot 31

Lot 31, immediately adjacent to Duncraig House, is in private ownership and includes a contemporary three storey residence constructed in 2009, following the subdivision of the original site in 2004. The residence is of no heritage significance.

13.3 COMPARATIVE INFORMATION

Places Associated With the Treatment of Mental Health in Western Australia

The Historic Heritage database includes five places associated with the treatment of mental health in Western Australia which have been entered in the State Register of Heritage Places. Of these, two places were built as psychiatric hospitals as per *Heathcote Hospital Precinct (fmr)*, *Applecross*, whilst others were periodically or partly used for the treatment of mental health:

- *P13630 Graylands Hospital (RHP)*: Constructed over a number of periods (1910/11, 1937 etc. to 1990/91) in Mount Claremont as a two storey structure in the Federation free style. The place comprises a group of health care buildings set in a park like landscape setting which provide a representative spectrum of changes in attitudes to, and the treatment of, mental health in the State since 1910. Although associated with the treatment of mental health, this place differs from Heathcote in its institutional design approach.
- *P3228 Swanbourne Conservation Area (RHP)*: Constructed in 1904 the place comprises the remnant core of buildings for the original Claremont Hospital for the Insane. The buildings are associated with Western Australia's largest institution for the care of the mentally ill throughout most of the twentieth century. Like Graylands Hospital, this place differs from Heathcote in its institutional design approach.

- P1833 *Lemnos Hospital* (RHP): Constructed in 1926 in Shenton Park, the place provided care for returned servicemen suffering from mental illness, and shell shock, as a result of World War One. The place is similar to Heathcote in that it was built at a similar time in the inter-war period with the same design ethos of a modest scaled building in a landscaped area representing the kind of environment to facilitate patient recovery.
- P2176 *Edward Millen Home* (RHP): Constructed over a number of periods (1912; 1921-22; 1936; 1968; 1983) in East Victoria Park, the place is a brick and tile building in the Federation Queen Anne style, and was utilised as a psychiatric clinic.
- P9201 *Success Hill Lodge* (RHP), Bassendean: Constructed in 1896 as the Lockridge Hotel in the Federation Queen Anne style, the place is a single storey residential and commercial premises with associations to various branches of health care for much of its existence, having been a hospital in 1903, 1912-1914 and 1965-1973, aged men's home 1918-1947, and a psychiatric hostel since the early 1980s.

Inter-War Georgian Revival

A search of the Historic Heritage database for places designed in the Inter-War Georgian Revival architectural style returns 78 entries, 16 of which are on the State Register of Heritage Places. Of these places, the following are most comparable to *Heathcote Hospital Precinct (fmr)*, *Applecross* in their modest size, use of materials and proportion:

- P1049 *Birdwood House, Geraldton* (RHP): The place was constructed in 1935 as the first permanent home in Geraldton for the RSL. It comprises a single-storey brick hall with a corrugated metal roof and decorative fixtures and fittings, and an associated granite war memorial, both evidencing the Inter-War Free Classical style with Inter-War Georgian Revival details, in a landscaped setting. It is of particular similarity to *Heathcote Hospital Precinct (fmr)*, *Applecross* with use of brick plinth, pilasters and pediments.
- P1748 *Pinjarra Court* (RHP): Built in the 1930s the place is a single storey brick and tile building that is a largely intact example of a court house constructed in the Inter-War Georgian Revival style with Art Deco stylistic detailing.
- P19833 *Inglewood Police Station & Police Quarters (fmr)* (RHP): Built in 1940, the place is a red brick and terracotta tile police station with adjacent quarters displaying elements of the Inter-War Bungalow, Georgian Revival, and Mediterranean styles with Art Deco influenced interior features and fittings.
- P3374 *Sunset Hospital* (RHP): Building commenced in 1904 and the hospital opened in 1906. Of particular relevance is the later two storey ward block built in 1927 that is similar in character and age to Duncraig House (former Nurse's Quarters).

Public Works Department Architect William Hardwick

A search of the Historic Heritage database for places that are associated with the work of William Hardwick returned 14 entries, 10 of which are on the State Register

of Heritage Places. Of these places, the following are most comparable to the Architect's work at *Heathcote Hospital Precinct (fmr), Applecross*:

- P8566 *Wooroloo Sanatorium (fmr)* (RHP): Built in 1915, the place is a large complex of 36 early twentieth century medical institution buildings and the only large scale purpose built tuberculosis sanatorium established in the state. The place has historic value for its associations with PWD architects Hillson Beasley and W. B. Hardwick who were responsible for the planning and design of the hospital.
- P13630 *Graylands Hospital* (RHP): Constructed over a number of periods (1910/11, 1937 etc. to 1990/91) in Mount Claremont. The place is significant for associations with PWD Architects William Hardwick and A. E. Clare.
- P4289 *Royal Perth Hospital Heritage Precinct* (RHP): Comprising a number of buildings built from 1855 onwards, the place is associated with many significant Government Architects, including James Austin, Richard Roach Jewell, George Temple Poole, Hillson Beasley, William B Hardwick, A. E. Clare, and John Tait.

Conclusion

Heathcote Hospital Precinct (fmr), Applecross is associated with the treatment of mental health in Western Australia, and in particular demonstrates important innovations in its non-institutional approach towards accommodating the mentally ill. At the time of construction in the 1920s, the place was unique in leading the way in the development of facilities for patients who were deemed to have 'recoverable' mental illness, and for the admission of voluntary patients. Only P1833 *Lemnos Hospital* is similar in its design ethos but with the difference that it was built specifically for returned servicemen rather than as a public facility.

Heathcote Hospital Precinct (fmr), Applecross is also notable for including a group of public health buildings in the Inter-War Georgian architectural style designed W. B. Hardwick, Principal Architect of the PWD from 1917 to 1927.

13. 4 KEY REFERENCES

13. 5 FURTHER RESEARCH
