

# HERITAGE IMPACT STATEMENT

**Buildings 7 and 9**  
**Royal North Shore Hospital**  
**St. Leonards**



Aerial photograph over the Royal North Shore Hospital showing the location of Buildings 7 and 9.

**WEIR PHILLIPS HERITAGE**

Level 19  
100 William Street  
Sydney NSW 2011  
(02) 9310 1010

**November 2014**

	<b>CONTENTS</b>	<b>PAGE</b>
<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>1.1</b>	<b>Preamble</b>	<b>1</b>
<b>1.2</b>	<b>Authorship</b>	<b>1</b>
<b>1.3</b>	<b>Limitations</b>	<b>1</b>
<b>1.4</b>	<b>Methodology</b>	<b>1</b>
<b>1.5</b>	<b>References</b>	<b>1</b>
1.5.1	General References	1
1.5.2	Unpublished Reports	2
1.5.3	Historic Maps and Plans	2
1.5.4	Newspaper Articles	2
1.5.5	Historic Photographs	2
1.5.6	Heritage Inventory Sheets	2
1.5.7	NSW LPI Information	2
<b>1.6</b>	<b>Site Location</b>	<b>3</b>
<b>2.0</b>	<b>BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT OF THE SITE</b>	<b>4</b>
<b>2.1</b>	<b>Preamble</b>	<b>4</b>
<b>2.2</b>	<b>Original Occupation</b>	<b>4</b>
<b>2.3</b>	<b>Early Willoughby</b>	<b>4</b>
<b>2.4</b>	<b>Willoughby 1859-1901</b>	<b>5</b>
<b>2.5</b>	<b>Buildings 7 and 9 Prior to Acquisition by the Royal North Shore Hospital</b>	<b>7</b>
2.5.1	Building 7 and the North Shore Brick and Tile Company	7
2.5.2	Building 9 and the Lanceley Family	9
<b>2.6</b>	<b>Buildings 7 and 9 and the Royal North Shore Hospital</b>	<b>13</b>
2.6.1	Building 9	13
2.6.2	Building 7	16
<b>3.0</b>	<b>SITE ASSESSMENT</b>	<b>17</b>
<b>3.1</b>	<b>The Wider Area</b>	<b>17</b>
<b>3.2</b>	<b>Building 7</b>	<b>20</b>
3.2.1	The Immediate Setting	20
3.2.2	Exterior	21
3.2.3	Interior	26
<b>3.3</b>	<b>Building 9</b>	<b>28</b>
3.3.1	Immediate Setting	28
3.3.2	Exterior	29
3.3.3	Interior	33
<b>4.0</b>	<b>ASSESSMENT OF SIGNIFICANCE</b>	<b>43</b>
<b>4.1</b>	<b>Existing Heritage Listings, Citations and Previous Assessments</b>	<b>43</b>
4.1.1	Building 7	43
4.1.2	Building 9	45
4.1.3	Heritage Items in the Vicinity of the Site	47
<b>4.2</b>	<b>Identification of View Corridors</b>	<b>47</b>
4.2.1	Building 7	47
4.2.2	Building 9	47
<b>4.3</b>	<b>Integrity</b>	<b>48</b>
4.3.1	Building 7	48
4.3.2	Building 9	48
<b>4.4</b>	<b>Condition</b>	<b>49</b>
<b>4.5</b>	<b>Comparative Analysis</b>	<b>49</b>
4.5.1	Building 7	49
4.5.2	Building 9	49

---

<b>4.6</b>	<b>Assessment Under NSW Heritage Branch Criteria</b>	<b>50</b>
4.6.1	Criterion (a)	50
4.6.2	Criterion (b)	50
4.6.3	Criterion (c)	51
4.6.4	Criterion (d)	51
4.6.5	Criterion (e)	51
4.6.6	Criterion (f)	51
<b>4.7</b>	<b>Discussion of Significance</b>	<b>52</b>
4.7.1	Building 7	52
4.7.2	Building 9	52
<b>5.0</b>	<b>HERITAGE IMPACT</b>	<b>53</b>
<b>5.1</b>	<b>Proposed Works</b>	<b>53</b>
<b>5.2</b>	<b>Effect of Work</b>	<b>53</b>
5.2.1	Method of Assessment	53
5.2.2	NSW Heritage Division Questions Relating to Demolition	54
<b>6.0</b>	<b>CONCLUSIONS AND RECOMMENDATIONS</b>	<b>55</b>

---

## **1.0 INTRODUCTION**

### **1.1 Preamble**

This Heritage Impact Statement (HIS) has been prepared to accompany an application under Section 75W of the *NSW Environmental Planning and Assessment Act 1977* for modifications to an existing Part 3A approval for the Royal North Shore Hospital, Pacific Highway, St. Leonards, New South Wales.

The Royal North Shore Hospital Concept Plan was approved in April 2007. This plan laid the foundation for a long-term redevelopment strategy for the site involving the construction of a major new hospital and the transformation of the land surrounding the hospital into a mixed-use precinct. Modifications are being sought to this Concept Plan to more fully utilise the site. This statement considers the impact of a proposal to demolish Buildings 7 and 9.

It is proposed to demolish Buildings 7 and 9 to provide for a temporary childcare centre in the short term and the development of a Mental Health Care Precinct in the long term in accordance with the Royal North Shore Hospital Master Plan.

This statement has been prepared at the request of NSW Health Infrastructure.

### **1.2 Authorship**

This assessment was prepared by Alice Fuller, B.App.Sc., M.Hert.Cons (Hons), and James Phillips, B.Sc. (Arch.) B. Arch., M.Hert.Cons. (Hons), of Weir Phillips Heritage.

### **1.3 Limitations**

This assessment does not include an archaeological assessment or an Aboriginal history of the site.

NSW Health Infrastructure did not permit access to the interior of Building 7.

The exterior of Building 9 is difficult to examine because the building is currently surrounded by storage units, part of its current use as a site office for Multiplex.

### **1.4 Methodology**

This assessment has been prepared with an understanding of the NSW Heritage Office (now Division) publications *Assessing Heritage Significance* (2001) and *Statements of Heritage Impact* (2002).

A site visit was conducted in October 2014. Unless otherwise stated, the photographs contained in this assessment were taken at this time.

### **1.5 References**

#### **1.5.1 General References**

- Brodsky, I., *North Sydney 1788-1962*, NSW, Municipal Council of North Sydney, 1963
- *John Sands' Ltd, John Sands Sydney and Suburban Directories*, NSW, John Sands' Ltd, various dates.
- Michaelides, J., and Leslie, E., *Willoughby: The Suburb and Its People*, NSW, Bicentennial Committee of Willoughby Municipal Council, 1988.
- 'NSW Telephone Directory 1953' in *NSW Telephone Directories Compendium 2 1913-1953*, Archive Digital Books Australasia, 2009.
- Ringer, Ron, *The Brick Masters: 1788-2008*, NSW, Dry Press Publishing Pty Ltd, 2008.

- *Royal North Shore Hospital Annual Report*, Sydney, Royal North Shore Hospital, various years. Willoughby Library: Willoughby Local Studies.
- Sherrington, Geoffrey, *Royal North Shore 1888-1988: A Century of Caring*, Sydney, Horwitz Grahame, 1988.
- *Willoughby City Facts: Willoughby Timeline*. Willoughby Library: Willoughby Local Studies.

### 1.5.2 Unpublished Reports

- City Plan Heritage, *Royal North Shore Hospital Heritage Assessment*. Unpublished report dated February 2005. Copy provided by City Plan Heritage.
- Godden Mackay Logan, *Royal North Shore Hospital Concept Plan: Heritage Impact Statement*, 2006. Copy provided by NSW Health Infrastructure.
- John Falk Planning in association with Rodney Jensen and Associates, *Willoughby Heritage Study*. Unpublished study for Willoughby Council, September 1986. Willoughby Library: Willoughby Local Studies.
- Tanner Architects, *Statement of Heritage Impact Issue A: Royal North Shore Hospital Divestment Lands*, August 2010. Copy provided by NSW Health Infrastructure.
- *Willoughby Council, Rate and Valuation Records: Naremburn Ward*, various years. Willoughby Library: Willoughby Local Studies.

### 1.5.3 Historic Maps and Plans

- Banks, E.C., *Plan of Re-subdivision of the land in C.T Vol. 1525 Folio 1185 and Volume 3033 Folio 175 (Part)*, August, 1926. NSW LPI.
- Foster, L.J., *Notation Plan of Suburban Portions 533 to 555, 574 to 577 in the County of Cumberland, Parish of Willoughby*, 1897. NSW LPI.
- *Notation Plan of Suburban Portions 553 to 555, 574 to 577 in the County of Cumberland, Parish of Willoughby*. Plan approved 6 March, 1899. NSW LPI.

### 1.5.7 Newspaper Articles

- 'E.R. Lanceley', *The Sydney Morning Herald*, 11, 5, 1928.
- 'Prospectus of the North Sydney Brick and Tile Company', *The Sydney Morning Herald*, 15 October, 1910.
- 'Royal North Shore Hospital', *The Sydney Morning Herald*, 14 August, 1928.

### 1.5.7 Historic Photographs

- *Diabetes Education Assessment Centre, Royal North Shore Hospital*, 1992. Willoughby Library: Willoughby Local Studies.
- *E.R. Lanceley*. Willoughby Library: Willoughby Local Studies.
- *H.G. Lanceley*. Willoughby Library: Willoughby Local Studies.
- *Music Room at Rainham*, undated. Willoughby Library: Willoughby Local Studies.

### 1.5.6 Heritage Inventory Sheets

- *Lanceley Cottage*, Pacific Highway, St. Leonards. State Heritage Inventory Database No.: 3540680.
- *Renal Diabetic Unit*, Pacific Highway, St. Leonards. State Heritage Inventory Database No.: 3540679.

### 1.5.7 NSW LPI Information

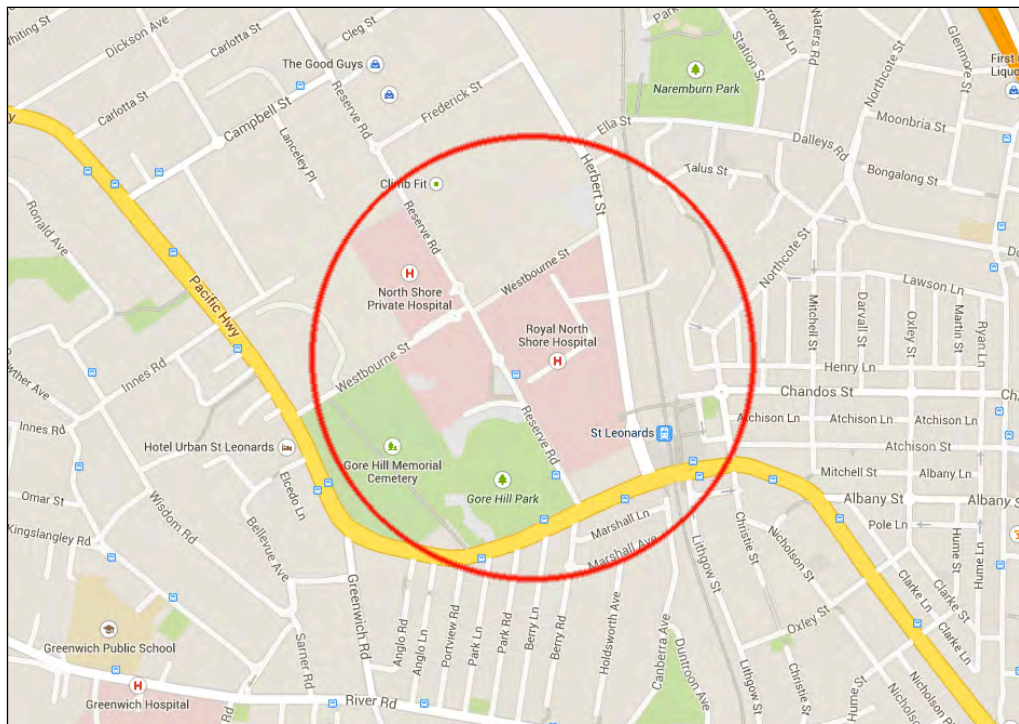
- In relation to Building 7: Certificate of Titles: Volume 1390 Folio 1; Volume 1486 Folios 15, 16 and 17; Volume 1525 Folio 185; Volume 3965 Folio 61; Volume

2034 Volumes 62, 63 and 64; Volume 2156 Folio 160; Volume 3033 Folio 175; Volume 3974 Folio 29; Volume 15205 Folio 161; Volume 3965 Folio 61.

- In relation to Building 9: Certificates of Title: Volume 1435 Folio 239; Volume 3965 Folio 61; Volume 15205 Folio 161; Volume 1529 Folio 36.

## 1.6 Site Location

The Royal North Shore Hospital, coloured pink in Figure 1, is located on the northern side of the Pacific Highway, adjacent to Gore Hill Park and Memorial Cemetery. The principal orientation is to Reserve Road. The Hospital also has frontage to Herbert Street and Westbourne Street.

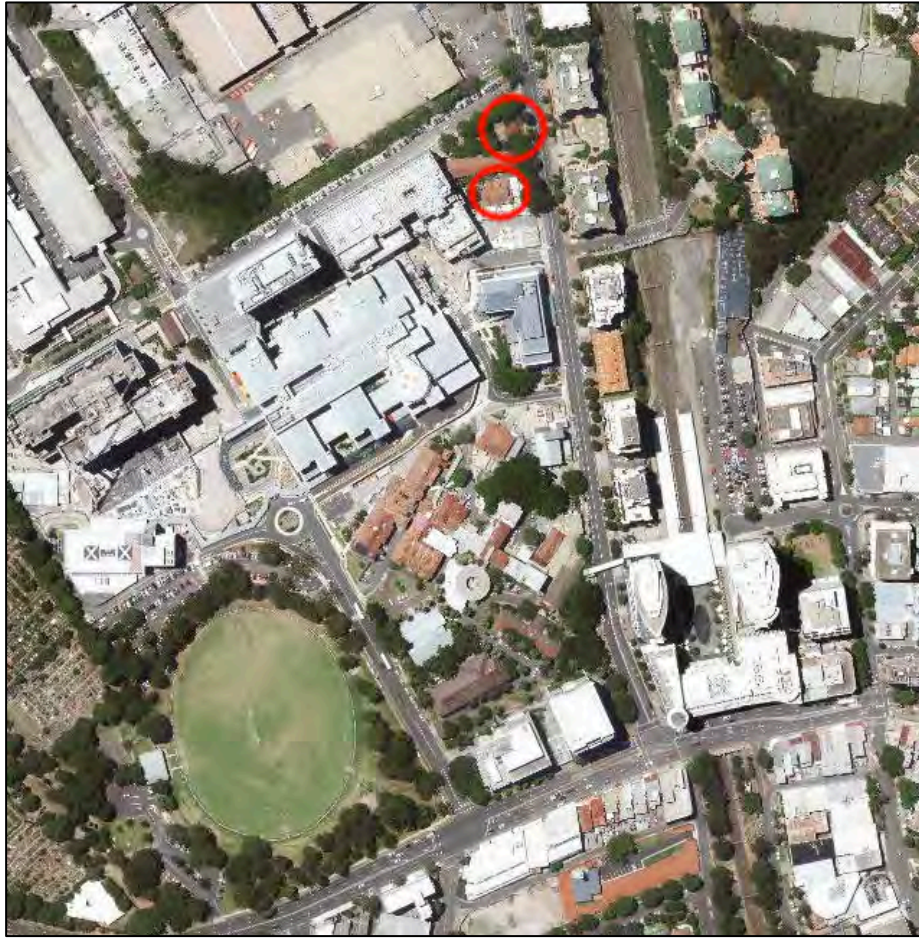


**Figure 1: Location of the Royal North Shore Hospital.**

Google maps; annotations by W.P.

Figure 2 shows the location of Buildings 7 and 9, being the focus on this statement, within the Hospital Site. Buildings 7 and 9 stand on part of Lot 210 D.P.1172133 and lie close to the corner of Herbert and Westbourne Streets. Past assessments of the Hospital Site refer to this part of the site as Precinct 4: Cottage Precinct. Buildings 7 and 9 are circled in red.





**Figure 2: Location of Buildings 7 and 8 within the Hospital Site.**  
SIX Maps; annotations by W.P.

## **2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT OF THE SITE**

### **2.1 Preamble**

Building 9 and 7 became part of the Royal North Shore Hospital in 1928 and 1965 respectively. This section does not provide a detailed history of the Royal North Shore Hospital. The history of the Hospital is covered by earlier reports to which the reader is referred (refer to Section 1.5.2). This section primarily seeks to provide an accurate date of construction for both buildings and to place them within the context of the development of Willoughby.

### **2.2 Original Occupation**

While an Aboriginal history has not been provided for it is acknowledged that the original occupants of the present-day City of Willoughby were the Cammeraygal of the Ku-ring-gai speaking people.

### **2.3 Early Willoughby**

The Colony of New South Wales was formerly declared on 26 January, 1788. The first settlement was located at Sydney Cove, on the southern side of the Harbour. European exploration of Middle Harbour began in 1788 under Governor Phillip. In his *Account of the English Colony in New South Wales*, David Collins refers to the North Shore of Sydney Harbour, a designation that remains to this day.

At the time of settlement, all land was declared to be Crown Land. From 16 January 1793, successive colonial governors granted land outside the declared boundaries of

---

the Township of Sydney in order to open up the Colony and augment food supplies.<sup>1</sup> The North Shore was located well outside the township boundaries. Beyond use for timber getting and the collection of shells for lime, the North Shore was largely ignored by the Colonists until a series of land grants were made at present-day North Sydney in the mid 1790s. These first grants were mostly abandoned or exchanged for land elsewhere. Grants in the Upper North Shore area during the first half of the nineteenth century were made to Isaac Nicholls (1805), William Gore (1810), for whom Gore Hill is named, and Richard Archbold (1825).

The potential for the greater development of the North Shore was recognised at an early date. In 1826 the *Australian* prophesied that:

‘In time we will see a town rising on the North Shore equal in consequence to Sydney... This project would give an opportunity for persons to form a town opposite to Sydney Cove and this new town would resemble Gosport and Plymouth... The mercantile view is that such development of the North Shore would be productive of the greatest good...’<sup>2</sup>

Land increased in value as Sydney prospered and the system of land grants came to an end. From 1832 onwards, although still referred to as grants in official documentation, Crown land was sold at advertised land sales. To facilitate the administration of the growing Colony, the 1,600 square miles of the County of Cumberland was divided into hundreds and parishes (1835). The Parish of Willoughby, in which the subject property is located, is thought to have been named for Surveyor General Sir Thomas Mitchell's friend and superior officer in the Peninsula War, Sir James Willoughby Gordon.<sup>3</sup>

The first step towards the greater development of the North Shore was achieved when the *NSW Government Gazette* proclaimed the selection of a site for the township of St. Leonards in 1838. Within ten years, a ferry service began regular runs between Sydney and the North Shore (1846), providing a valuable, if tenuous, improvement in transport to and from the area.

## **2.4 Willoughby 1859-1901**

By the mid nineteenth century, the present-day Willoughby Council area was characterised by small-scale farming, timber getting, orcharding, market gardening, tanning, quarrying and dairying.<sup>4</sup> Brick making was carried out in the vicinity of Gore Hill from the 1830s onwards. When incorporated as the Willoughby Municipality in 1865, there were 400 people in the area.<sup>5</sup>

Municipal institutions and amenities began to appear from the early 1860s onwards, laying the foundation for later suburban development. Willoughby Public School opened (1863); Gore Hill Cemetery was consecrated in 1868; and a small township developed at the junction of Lane Cove Road and Mowbray Road, where, in 1870, the Great Northern Hotel began trading. Post Services began in 1871, just as the foundation stone for Willoughby Congregational Church was laid (1871). The following year, St Stephen's Chapel opened (1872), followed three years later by a School of Arts

---

<sup>1</sup> The right to land grants was only gradually conceded from this date. Land was available to officers from 16 January, 1793 and to emancipists from 1794.

<sup>2</sup> The *Australian*, December 1826 cited in Isadore Brodsky, *North Sydney 1788-1962*, NSW, Municipal Council of North Sydney, 1963, p.9.

<sup>3</sup> Jean Michaelides and Esther Leslie, *Willoughby: The Suburb and Its People*, NSW, Bicentennial Committee of Willoughby Municipal Council, 1988, p.1.

<sup>4</sup> See: Dr. Carol Liston, 'Draft Thematic History' for John Falk Planning in association with Rodney Jensen and Associates, *Willoughby Heritage Study*. Unpublished study for Willoughby Council, September 1986, pp.5 onwards. Willoughby Library: Willoughby Local Studies.

<sup>5</sup> *Willoughby City Facts: Willoughby Timeline*. Willoughby Library: Local Studies.



(1875).<sup>6</sup> The foundation stone of a cottage hospital, later the Royal North Shore Hospital, was laid in 1887.

Despite these developments, Willoughby was essentially an isolated, self-contained area. It was not until the early 1870s that the first regular spring-cart service began between Willoughby and the ferries of Milson's Point.<sup>7</sup> During the 1860s, Lane Cove Road (now the Pacific Highway) was little more than a rough track; the road was formed by Council in 1875. Herbert Street, which Buildings 7 and 9 principally address, was formed in the 1880s. The street is first listed in *John Sands' Sydney and Suburban Directories* in 1885.

Building 7 and 9 stand on land that remained Crown Land until 1901. Building 7 stands on land originally part of Portion 577 of the Parish of Willoughby. This land was granted to publican John Alexander Ferguson on 29 November, 1901. Building 9 stands on land originally part of Portions 576 and 575 of the Parish of Willoughby. Portion 576 was granted to Margaret Georgina Taylor on 30 October, 1901; Portion 575 was granted to William Gillies, civil servant, on 22 September, 1902 (Figure 3).<sup>8</sup> No further research has been carried out into these owners for the purposes of this report.



**Figure 3: Notation Plan of Suburban Portions 553 to 555, 574 to 577 in the County of Cumberland, Parish of Willoughby. Plan approved 6 March, 1899.**

NSW LPI.

<sup>6</sup> *Willoughby City Facts: Willoughby Timeline*. Willoughby Library: Local Studies.

<sup>7</sup> Jean Michaelides and Esther Leslie, *op cit.*, 1988, p.104.

<sup>8</sup> L.J. Foster, *Notation Plan of Suburban Portions 533 to 555, 574 to 577 in the County of Cumberland, Parish of Willoughby*, 1897. NSW LPI.

---

## **2.5 Buildings 7 and 9 Prior to Acquisition by the Royal North Shore Hospital**

### **2.5.1 Building 7 and the North Shore Brick and Tile Company**

#### **2.5.1.1 Sale to Three Brickmakers**

As recorded by Figure 4 above, Portion 577 was 1 rood and 18 perches in size. The original grantee, John Ferguson, did not own the land for long. On 31 July, 1903, he transferred Portion 577 to John Bede Magney, Herbert Oswin Weynton and Edward Robert Lanceley, all brick manufacturers.<sup>9</sup> Council rate records show that this land was 'vacant' at this time.<sup>10</sup> Of the three partners, Lanceley has the strongest association with Buildings 7 and 9. Biographical information is provided in Section 2.5.2 of this report.

John Magney and Herbert Weynton had taken over a brickmaking plant at Gore Hill in 1880, later the Gore Hill Brickworks. By 1890, the Gore Hill Brickworks boasted the largest Hoffman Kiln in the southern hemisphere and claimed to be the biggest brickworks in NSW. The third owner of Portion 577, E.R. Lanceley, had initially managed a small brickyard for Magney and Weynton in the early 1880s before becoming a partner in 1892. A year later, the business failed as a result of the Colony-wide economic depression. In 1894, the three partners were instrumental in the establishment of the North Sydney Brick & Tile Company (later registered as a limited company (1910)). The main yard was located on the former ABC site at Gore Hill. The Company used the land they purchased in Herbert Street to open a new brick kiln, known as No. 2 Yard. Production increased to 80,000 bricks per day.<sup>11</sup> The site was well located to take advantage of St. Leonards Railway Station, which had opened in 1890.

The North Shore Brick and Tile Company opened their Herbert Street yard at a time of growth in Willoughby. Population growth had begun in the late 1870s, reaching 1,411 people in 1881, 3,401 people in 1891 and 6,004 people in 1902. At the start of the new century there were 1,229 inhabited dwellings. The majority of these dwellings were of brick (690), providing a ready market for the local brickworks, with the remainder being of timber (441).<sup>12</sup>

#### **2.5.1.2 Construction of an Office (Building 7) at Brick Yard 2**

The land that the partners purchased from Ferguson in Herbert Street 1902 was subsequently divided into three separate titles. The majority of this land, comprising 1 rood and 7 ½ perches, comprising the northern part of Portion 577, was transferred to the North Sydney Brick and Tile Company Ltd on 8 February, 1911. It is on this land that Building 7 now stands.

According to earlier heritage reports, Building 7 was erected c.1910 as a dwelling, one of several erected on the Company's land for employees.<sup>13</sup> This is not, however, supported by an examination of Council Rate and Valuation records. These records show that the subject site remained 'land' until 1906, in which year an 'office' is recorded on this site.<sup>14</sup> This provides a construction date for Building 7 of c.1905. The office is first listed on this site by *Sands' Directories* in 1907. It continues to be listed

---

<sup>9</sup> Transfer attached to Certificate of Title Volume 1390 Folio, now Volume 1486 Folios 15, 16 and 17. NSW LPI.

<sup>10</sup> With reference to the Rate Records for Naremburn Ward. Willoughby Library: Willoughby Local Studies.

<sup>11</sup> See Ron Ringer, *The Brick Masters: 1788-2008*, NSW, Dry Press Publishing Pty Ltd, 2008, p.78.

<sup>12</sup> Figures cited in *ibid*, p.16.

<sup>13</sup> City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005, p. 161.

<sup>14</sup> Willoughby Council, *Rate Records for Naremburn Ward*, 1905 and 1906. Willoughby Library: Willoughby Local Studies.

until at least the last published *Sands' Directory of 1932-3*. It is likely to be the Company office listed in Herbert Street by the *NSW Telephone Directory* for 1953.<sup>15</sup>

#### 2.5.1.3 Later History of the Brickworks

By 1913, Weynton and Magney had died and E.R. Lanceley had taken over the management of the Company with his sons, Edward D. and Herbert Lanceley. The Lanceleys continued to expand the business. As was the case for many Sydney brickmakers, the Company experienced difficult times during the Great Depression of the early 1930s. Brick prices slumped; only one in six brickyards on the North Shore were operating. The Company nevertheless invested heavily in machinery to produce light coloured texture bricks. Initially unsuccessful, they later proved a popular seller. Samples of this light brick are present in Building 7.

The North Shore Brick and Tile Company ceased brick production during World War II in order to devote their machinery to the manufacture of goods for the armed services. After the War, the Company established new brickworks at Baulkham Hill (later Norbrick). Although they ceased to make bricks at Gore Hill in 1958-59, they continued to own Building 7 until it was sold to the Royal North Shore Hospital on 2 June, 1965.<sup>16</sup>

#### 2.5.1.4 Alterations to the Office

The North Sydney Brick and Tile Company altered the office at Yard 2 (Building 7) over time. The earliest footprint available for this building is dated 1926 (Figure 4). Note how the front verandah runs around three sides of the building, whereas the existing verandah runs across the eastern elevation only. The style of the existing verandah suggests that it was added during the interwar period, perhaps to showcase some of the products of the Company. It had certainly been added by 1946, when the Water Board surveyed the site (Figure 5). A brick garage had also been added to the rear of the site by this time.

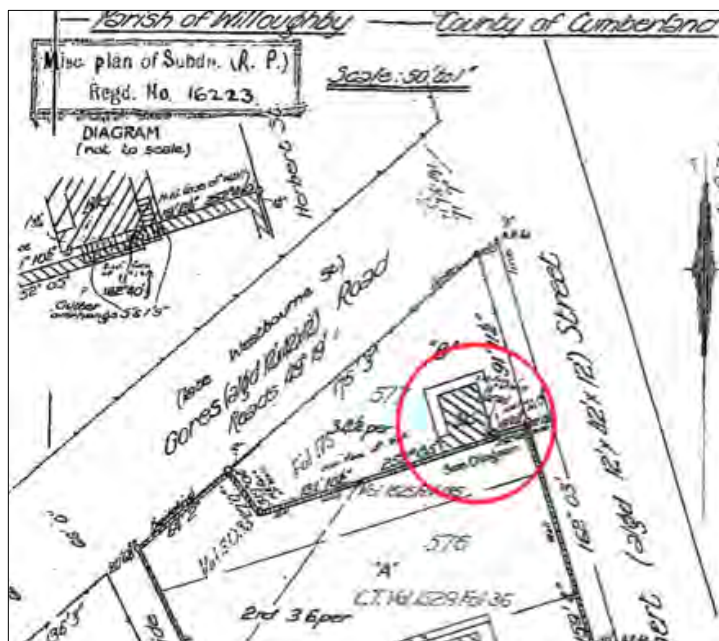


Figure 4:  
E.C. Banks, *Plan of Resubdivision of the land in CsT Vol 1525 Folio 1185 and Volume 3033 Folio 175 (Part)*, August, 1926.  
NSW LPI.

<sup>15</sup> 'NSW Telephone Directory 1953' in *NSW Telephone Directories Compendium 2 1913-1953*, Archive Digital Books Australasia, 2009.

<sup>16</sup> Certificate of Title Volume 1486 Folios 15, 16 and 17; then Volume 1525 Folio 186; then Volume 2034 Folios 62, 63 and 64; then Volume 2156 Folio 160 (as part of other parcels of land); then Volume 3033 Folio 175; then Volume 3974 Folio 29. NSW LPI.



**Figure 5: Water Board survey of the site, October, 1943.**

Cited in City Plan Heritage, *Royal North Shore Hospital Heritage Assessment*, 2005.

## **2.5.2 Building 9 and the Lanceley Family**

### **2.5.2.1 E.R. Lanceley and Construction of a Dwelling called *Rainham***

As demonstrated by Figure 3, Portion 757 was 1 rood and 8 ½ perches in size. The original grantee, Gillies, transferred this land to E.R. Lanceley on 17 December, 1902. On 19 April, 1904, Lanceley enlarged his holding by purchasing 1 rood and 1½ perches of the adjoining Portion 576.<sup>17</sup> Lanceley also purchased part of the adjoining brickyard; 10 ½ perches of the yard were transferred solely to Edward Robert Lanceley on 16 February, 1904.<sup>18</sup> It is on this land that Building 9 now stands.

The construction dates for Building 9 given by past histories and reports vary. Council Rate records describe this site as 'land' in 1905 and as 'house' in 1906. This provides a firm construction date of c.1905. E.R. Lanceley is identified as the owner and occupier.<sup>19</sup>

Building 9 was constructed during a period of growth in Willoughby. Between 1901 and 1910, the population doubled, reaching 13,820 people by 1910. The population would double again, to reach 24,835 people by 1916.<sup>20</sup> What has become known as the Federation Style, within its various sub-categories, such as Federation Queen Anne and Federation Arts and Crafts, dominated domestic architecture at this time. With its combination of sandstone, brick and roughcast render, and in the style of its timberwork, Building 9 demonstrates some attributes of the Federation Arts and Craft Style.

The first name for Building 9- *Rainham*- is recorded in *Sands' Directory* in 1910. The property was likely to have been named for Lanceley's birthplace in Kent, England. The naming of properties was not uncommon in the era before street numbers were regularly and consistently applied. *Rainham* was not the first property Lanceley had occupied in Herbert Street. *Sands' Directory* list E.R. Lanceley as a resident in Herbert Street as early as 1890.

<sup>17</sup> Certificate of Title Volume 1435 Folio 239; Volume 1529 Folio 36; now Volume 1529 Folio 36. NSW LPI.

<sup>18</sup> Certificate of Title, Volume 1486 Folio 185. NSW LPI.

<sup>19</sup> Willoughby Council Rate Records, Naremburn Ward, 1905 and 1906. Willoughby Library: Willoughby Local Studies.

<sup>20</sup> See: Dr. Carol Liston, *op cit.*, September 1986, p.16.



E.R. Lanceley is listed as the occupant of *Rainham* by *Sands' Directories* until 1925. He later moved to a property in Lane Cove, which he also named *Rainham*. E.R. Lanceley died in August 1928. Figure 6 reproduces his obituary from *The Sydney Morning Herald*.

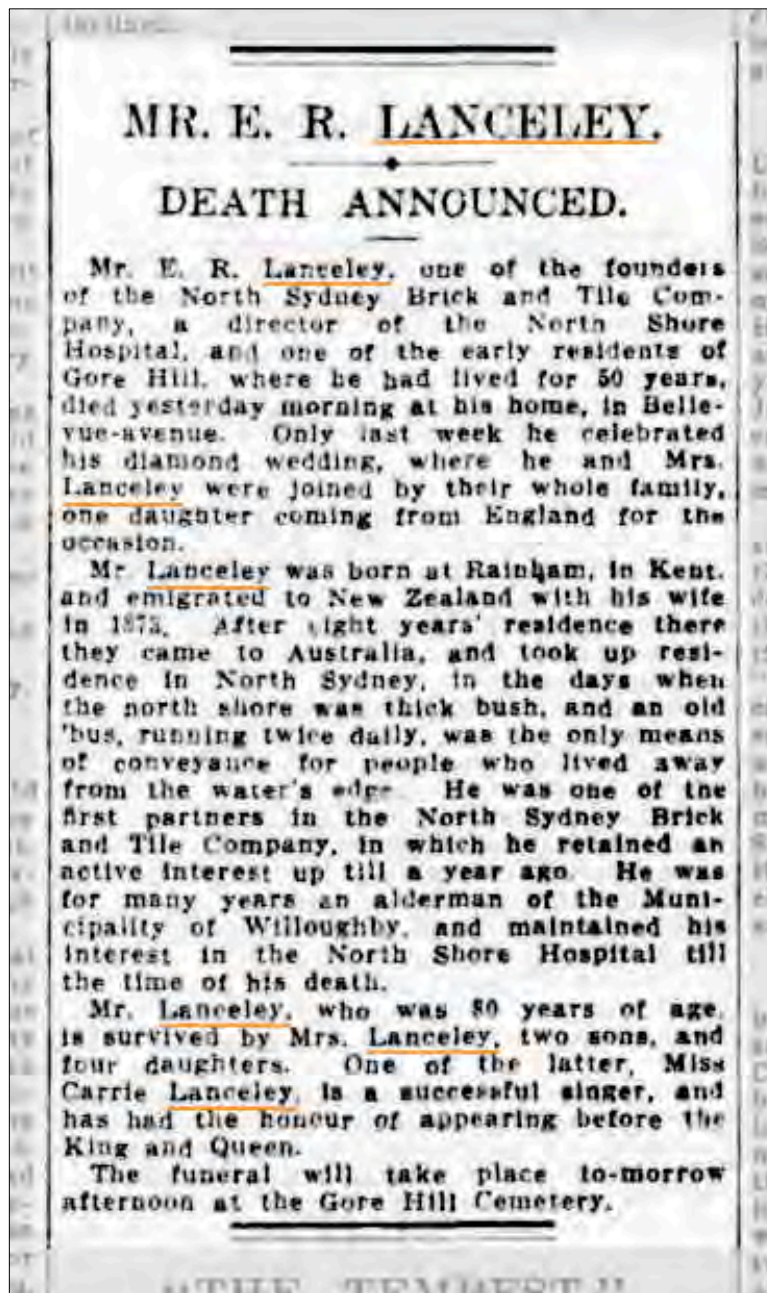
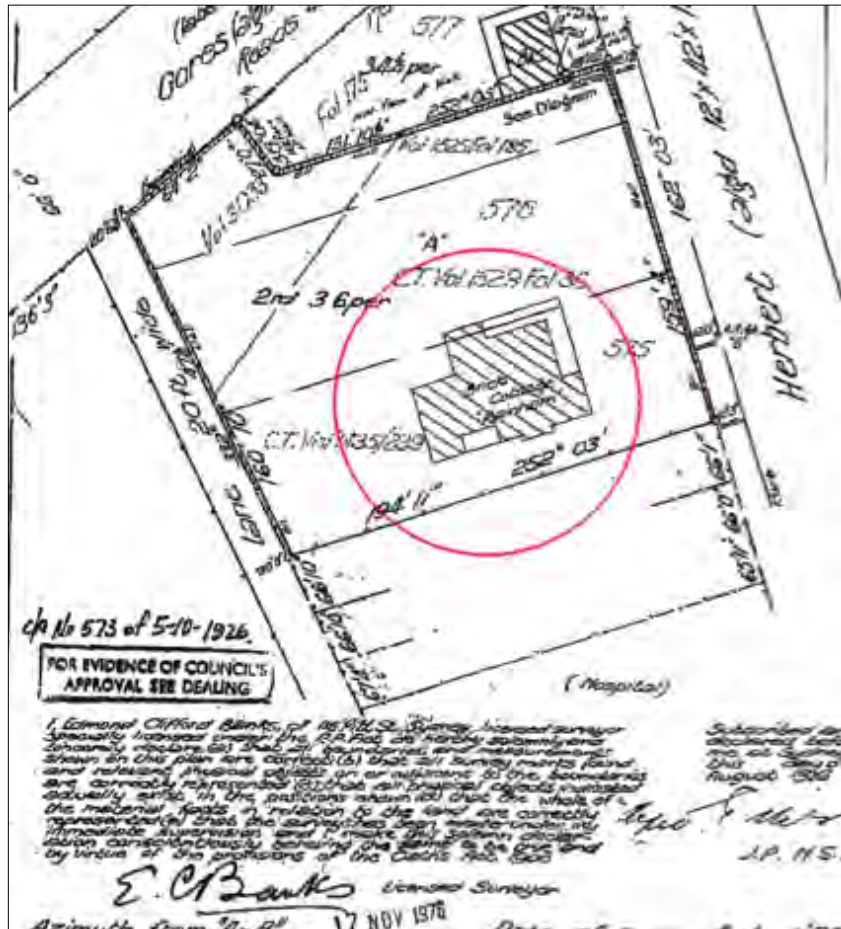


Figure 6: E.R. Lanceley.  
*The Sydney Morning Herald*, 7 June 1928.

E.R. Lanceley did not own *Rainham* at the time of his death. On 21 October, 1926, the property had been transferred to his son, Herbert George Lanceley. The earliest available footprint for the building dates from this year (Figure 7). There have been no additions to the footprint since this time.





**Figure 7: E.C. Banks, Plan of Resubdivision of the land in CsT Vole 1525 Folio 1185 and Volume 3033 Folio 175 (Part), August, 1926.**

NSW LPI.

#### 2.5.2.2 H.G. Lanceley

H.G. Lanceley changed the name of the property to *Kumalla*. Herbert, whose high-pitched voice earned him the nickname of 'Squeaker', managed the Gore Hill Yard for the North Shore Brick and Tile Company. He also sat on the Council of Brick Manufacturers and was a director of Clay Industries Ltd. Herbert did not own *Kumalla* for long. The property was transferred to the Royal North Shore Hospital on 4 September, 1928.<sup>21</sup>

Figures 8, 9 and 10 provide photographs of E.R. Lanceley, H.G. Lanceley and of the 'music room' at *Rainham*.

<sup>21</sup> Certificate of Title Volume 3965 Folio 61, then Volume 15205 Folio 161 and Volume 15205 Folio 161. NSW LPI.



**Figure 8:**  
**E.R. Lanceley.**

**Figure 9:**  
**H.G. Lanceley.**

**Figure 10:**  
**Music Room at *Rainham*, undated.**

Willoughby Library, Willoughby Local Studies.

### **2.5.2.3 The Lanceleys and the Royal North Shore Hospital**

The Lanceley's were strong supporters of the Royal North Shore Hospital. E.R. Lanceley was a member of the Hospital Board between 1917 and 1928. When E.R. Lanceley died in 1928, his family donated £1,000 to the Hospital in his memory. H.G. Lanceley served as a member of the Hospital Board from 1928 until 1939; E.D. Lanceley was a board member from 1929 until 1939.<sup>22</sup> E.R. Lanceley's daughter, Carrie Lanceley, was a well-regarded soprano who sang in Australia, England and Europe. She gave several performances to raise money for the Royal North Shore Hospital during her career.<sup>23</sup>

<sup>22</sup> G. Sherrington, *Royal North Shore Hospital 1888-1988: A Century of Caring*, Sydney, Horwitz Grahame, 1988.

<sup>23</sup> With reference to contemporary newspaper accounts.

---

## **2.6 Buildings 7 and 9 and the Royal North Shore Hospital**

### **2.6.1 Building 9**

#### **2.6.1.1 Expansion of the Royal North Shore Hospital in the 1920s**

By time the Royal North Shore Hospital acquired *Rainham* in 1928, it had expanded considerably from the original cottage hospital that opened its doors in 1887. The Hospital quickly outgrew their original premises. An eight acre site on the Lane Cove Road was resumed in 1899. The foundation stone for the new hospital was laid on 13 June, 1902. When it opened in 1903, the new hospital comprised a single pavilion wing, an administration building, an infectious diseases cottage and small service buildings.

*Rainham* became part of the Hospital during a period of change. In 1929, the Royal North Shore Hospital was classified as a General Metropolitan Grade 'A' facility. World War I (1914-1918) and the public health crisis created by the influenza epidemic of 1919 led to advances in hospital treatment. The previously 'ad hoc' approach to hospital development increasingly gave way to modern hospital planning. A diverse range of health related services and facilities were opened at the Hospital, including a Mothercraft School (1927) and psychiatric and social work clinics. Further land was acquired and new buildings erected, including a mortuary, nurses' accommodation (*Vindin House*, 1931), children's ward (*Princess Elizabeth Pavilion*, 1934) and maternity block (*Alec Thomson Pavilion*, 1936).

In addition to constructing new buildings, the Hospital also acquired several dwellings along Herbert Street and Gore Road, including *Rainham*, in the 1920s. These dwellings became staff and nurse accommodation, maternity wards and infectious disease wards. The cottage known as *Oakleigh*, for example, was adapted for use by Pathology and the Institute of Medical Research until its demolition in 1930. When the cottages known as *Eileen* and *Rawson* were resumed, the streets separating them were converted into covered walkways leading to the main Hospital buildings. Within 10 years, the Hospital had acquired all the land contained within Herbert Street, Reserve Road and Gores Road. The expansion was partly funded by insurance payments for the destruction of several cottages by fire. With the exception of Building 9, all these dwellings would be demolished before 1976 to make way for new Hospital buildings.

#### **2.6.1.2 Growth within the Community in the 1920s**

The growth of the Hospital mirrored that of the community. During the 1920s and 1930s a second wave of subdivisions swept through the Willoughby Council area. In 1922, for example, 98 applications for subdivisions or re-subdivisions were approved. This period of rapid growth was, in part, due to the anticipated opening of the Harbour Bridge (1932) and the increasing use of the motor car, two events that brought Willoughby into closer contact with Sydney. The population expanded accordingly, from 28,067 people in 1921 to 42,251 people in 1933 and 51,945 people in 1947.<sup>24</sup>

#### **2.6.1.3 Use of Building 9 by the Hospital**

*Rainham* (Building 9) was used by the Hospital for a variety of purposes, such as accommodation for nursing staff, junior resident staff, midwifery staff and isolation ward staff, and, at a later date, various Community Health Services. An aerial photograph over the site (Figure 11) and a Water Board survey from 1946 (Figure 12) indicates that the building retained some of its earlier garden setting, including a tennis court, what appears to be a garden pavilion overlooking the tennis court and a croquet lawn to the north of the dwelling.

---

<sup>24</sup> Statistics cited in See: Dr. Carol Liston, *op cit.*, September 1986, p.16.



**Figure 11: Aerial photograph over Building 9 in 1943.**  
SIXMaps.

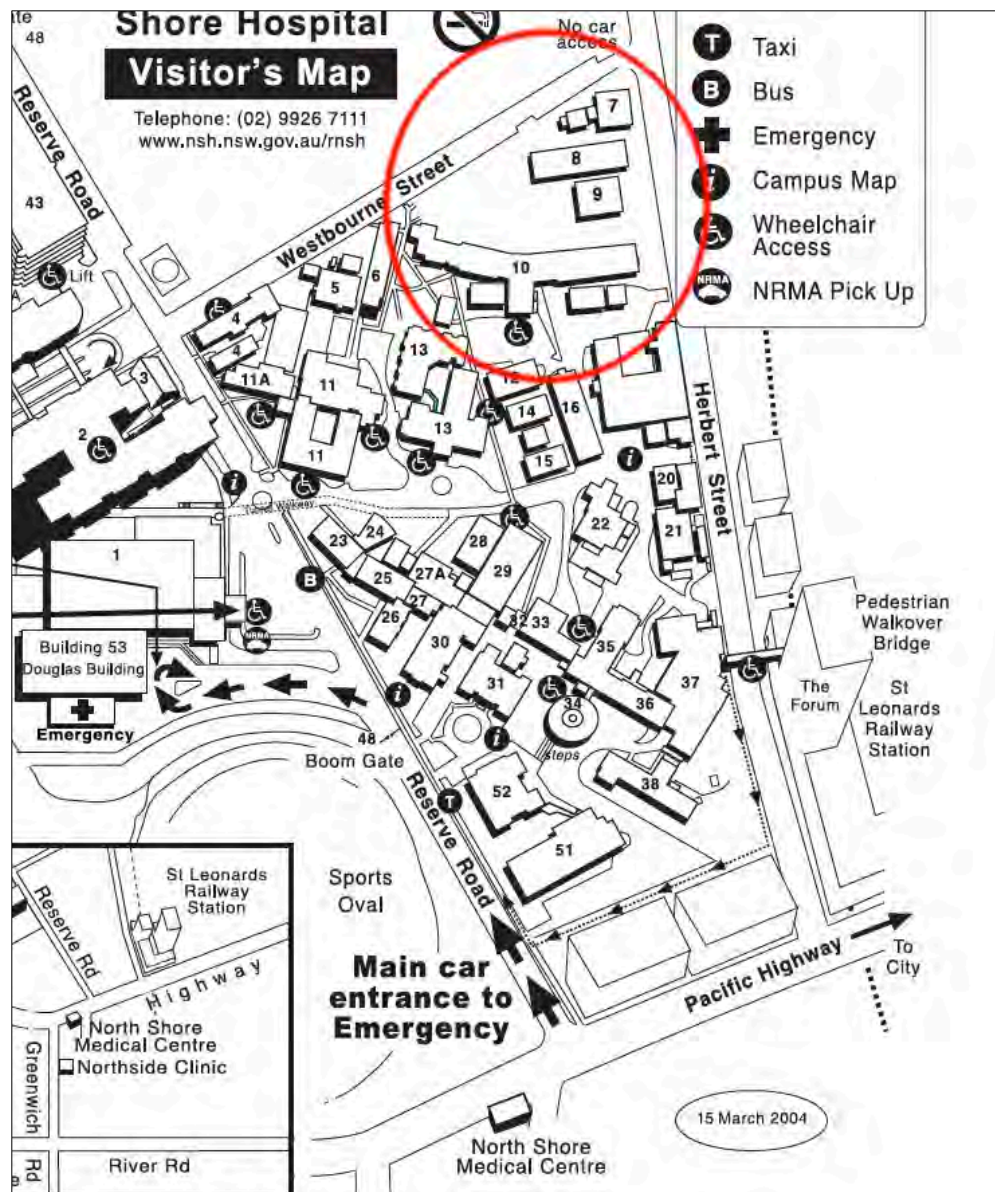


**Figure 12: Water Board Survey dated 14 October, 1943.**  
Willoughby Local Studies cited in City Plan Heritage Assessment.

The immediate setting around Buildings 7 and 9 altered significantly as the Hospital continued to expand in the Post World War II period. Two new buildings, Building 10, originally a thoracic unit, and Building 8, originally a domestic staff residence, were



erected in close proximity to both buildings during the late 1940s and early 1950s.<sup>25</sup> Figure 13 provides a plan of the Hospital Site showing the footprints of Building 8 and 10. Building 10 has since been demolished for the construction of a new multi-storey building.



**Figure 13: Location of Buildings 7 and 8 within the Hospital Site.**

Client; annotations by W.P.

The wider setting was also altered by the construction of the multi-storey Hospital to the west from the mid 1960s onwards. To the north, on the opposite side of Westbourne Street, the former brickyard was replaced with an Australia Post sorting facility.

*Rainham*, renamed *Lanceley Cottage*, has been altered over time to suit hospital purposes. Few of these alterations, however, have been documented. In 1981, the building became Community Health Services and from 1986 was used by the satellite renal dialysis service. Figure 14 provides a photograph of Building 9 from c.1988,

<sup>25</sup> Building numbers refer to the numbers given by past reports on the Hospital Site. See Section 1.5.2.



showing what appear to be brick or terracotta garden edging around a circular driveway and garden.



**Figure 14: Lanceley Cottage, Royal North Shore Hospital, 1988 (?)**

G. Sherrington, *Royal North Shore 1988-1988: A Century of Caring*, 1988.

Works carried out in the 1990s include: changes to the storeroom; the removal of twin timber doors into the music room; fencing-off part of the verandah; and a general upgrading of kitchen and related facilities.<sup>26</sup>

## **2.6.2 Building 7**

### **2.6.2.1 Acquisition and Early Use by the Hospital**

Building 7 continued to be used as a brickyard office until at least 1953. What it was used for in the late 1950s and early 1960s is not clear. After it was purchased by the Royal North Shore Hospital in 1965, it was used as a student's common room, funded by the Australian Universities Commission in conjunction with Clinical Teaching Services. During the late 1960s, a demountable was relocated to this site (since removed). As discussed under Section 2.6.1 above, the immediate setting of this building underwent considerable change as the Hospital demolished old buildings and erected new buildings.

### **2.6.2.2 Alterations and Additions**

In 1977 Peter Priestly Associates prepared plans for conversion of the building for use by the Diabetes Unit. The original entrance into the building was enclosed and fitted with full height windows and the former verandah converted into a filing area. Concrete paths were created leading around to the new main entrance in the Westbourne Street elevation, over which a canopy roof was constructed. Roof work was carried out. The City Heritage Plan Heritage Assessment describes the remainder of the work as follows:

‘Along the Westbourne Street elevation, an extension was erected to serve as the Kitchen and Teaching Room 2, with sliding door access. To the rear of the building, a new door was fitted, and a window cut into the Urinalysis Workroom, which had been partitioned off from Teaching Room 1. Smaller alterations were also noted, such as the replacement of internal doors where required, 58 kitchen cupboards fit-out, rewiring of electrical services, repainting, paving and fence adjustment, and creation of a rear paved verandah.

<sup>26</sup> City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005, p.174.

---

The costs for this project, excluding furnishings and floor coverings, amounted to \$26,000.00.<sup>27</sup>

Further extensions were carried out in 1990s for the creation of offices. Figure 15 provides a photograph of the building in 1992.



**Figure 15: Diabetes Education Assessment Centre, Royal North Shore Hospital, 1992**

Willoughby Library: Willoughby Local Studies.

The building has been unoccupied for several years.

### **3.0 SITE ASSESSMENT**

#### **3.1 The Wider Area**

For the following, refer back to Figure 3, the recent aerial photograph over the site and the surrounding area.

Buildings 7 and 9 are located on the corner of Herbert and Westbourne Streets. Herbert Street, in the vicinity of the site, falls gently to the south. Westbourne Street rises gently to the west. Both streets carry traffic in either direction. The surrounding area is mixed in character. To the south and west lie the buildings of the Royal North Shore Hospital, which range in date from the Federation period through to the present day. Massing and scale vary considerably, from single storey to multi-storey. To the east, on the opposite side of Herbert Street, lie contemporary high-rise residential units. Beyond these unit blocks, lies the North Shore Railway Line. To the north, on the opposite side of Westbourne Street, lie large-scale commercial/industrial buildings. The north western corner of Herbert and Westbourne Street is occupied by Australia Post.

Figures 16 to 19 below illustrate the character of Herbert Street and Westbourne Street in the vicinity of the site. Refer also to the photographs in the following sections.

---

<sup>27</sup> City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005, p.162.



**Figure 16: Herbert Street, looking south. The arrow points to Building 9. This photograph shows the high-rise residential flat buildings opposite the site.**



**Figure 17: Australia Post facility on the opposite corner of Herbert and Westbourne Street.**





**Figure 18: Looking west up Westbourne Street. The later additions attached to Building 7 are marked by the arrow.**



**Figure 19: Newly completed Hospital buildings, to the south and west of Buildings 7 and 9.**

---

## 3.2 Building 7

### 3.2.1 The Immediate Setting

There is a metal post and wire fence across the Herbert Street boundary that corresponds to the front of this building. The building has a shallow set back from Herbert Street. The area between this fence and the building comprises ill-kept lawn.

The Westbourne Street boundary is not fenced. A concrete footpath leads towards the entrance on the northern side of the building. There are remnant garden beds in this area. The setback of Building 7 from the Westbourne Street boundary varies and is occupied by irregularly spaced mature trees.

The area to the rear of the building is occupied by overgrown lawn and mixed irregularly spaced planting. To the south of the building lies Building 8, a three storey Post World War II brick building. The two buildings lie close together. Vegetation partially screens Building 8 from Building 7.

Refer to Figures 20 to 23 and to the photographs in the sections above and below.



**Figure 20: View towards Building 7 on approach along Herbert Street from the north.**





**Figure 21:**  
Looking across the front fence and yard.

**Figure 22:**  
On approach to the entrance on the northern side of the building.

**Figure 23:**  
Building 8 to the south.

### 3.2.2 Exterior

The principal building form of Building 7 has walls of face brick laid in stretcher bond. The roof form is hipped and gabled and clad in glazed tiles. The eaves are wide; the timber rafters are exposed. There is one chimney, located in the rear roof plane. This chimney is finished in unpainted render, with brick capping and terracotta chimney pots.

The principal elevation is the **eastern elevation**, addressing Herbert Street. Refer to Figures 24 to 27. This elevation is symmetrical. The roof continues over the narrow front verandah that runs across the length of the elevation. The verandah has a brick balustrade; brick piers support the roof. As illustrated by the photographs below, the brick balustrade and piers feature coloured and decorative brickwork. A gable-roofed porch interrupts the centre of the verandah. This porch has a Tudor arched opening. The gable above is finished in vertical timber battening and has wide timber barge boards. The porch and verandah openings are boarded up. There is a band of horizontally aligned aluminium framed windows above the boarding in the verandah openings. The brickwork and timberwork is in poor condition.



**Figure 24: Front, eastern, elevation of Building 7.**



**Figure 25: Detail of the front entrance porch.**



**Figure 26:**  
Detail of the southern side of the front elevation, showing the decorative brickwork and enclosed opening of the front verandah.



**Figure 27:**  
Detail of the northern side of the front elevation. The brickwork is in poor condition.



The **northern elevation** of this part of the building, addressing Westbourne Avenue, is asymmetrical. Concrete stairs lead up to a small concrete landing and a timber panel door. There is a metal awning above the door, with metal supports. Windows are timber framed, double hung sash windows with six panes to each sash. The brickwork features decorative brick panels, which match the decorative brickwork of the verandah balustrade. Refer to Figure 28.



**Figure 28: The northern elevation of the principal building form**

Attached to the northern side of the principal building form is the **c.1977-78 addition**. This addition is single storey in height and lies on a low face brick base. The walls are clad in asbestos sheeting (or equivalent). The addition has a skillion roof and metal-framed windows of different sizes with slatted sun hoods. Refer to Figures 29 and 30.



**Figure 29:  
Northern  
elevation of the  
c.1977-78  
addition.**



**Figure 30:**  
**Rear of the c.1977-78**  
**addition.**

Attached to this addition, is the **c.1990s extension**. This extension is single storey and constructed on brick piers. The walls are clad in corrugated metal sheeting. The skillion roof is clad in metal sheeting. There is a wide eaves overhang on the northern side. This elevation is characterised by three large window sets, each comprised of a fixed central window flanked by two double hung windows to either side. The roof extends over the southern elevation, over a narrow timber verandah, and is supported by timber posts. This elevation is characterised by single panel doors. Refer to Figures 31 and 32.



**Figure 31:**  
**Northern and**  
**western elevations of**  
**the c.1990s addition**  
**on the northern side**  
**of Building 7.**





**Figure 32:**  
Southern elevation of  
the c.1990s addition  
on the northern side  
of Building 7

The **western, rear, elevation** of the principal building form is characterised by metal framed windows and doors of varying sizes and styles. The elevation lies under a verandah with a timber floor and wide metal-deck roof supported by timber posts. The metal roof extends on the southern side over a set of brick toilets/storerooms, which open onto the verandah. Refer to Figures 33 and 34.



**Figure 33:**  
Rear, western,  
elevation.



**Figure 34:**  
Toilets on the  
southern side of the  
rear elevation. This is  
an early brick  
skillion, modified by  
later works.



---

The **southern elevation** of the building is partially concealed by the embankment constructed for Building 8. There are differently sized openings in this elevation. The eastern-most opening is a timber framed double hung window with two panes to each sash. This window has flat arch with contrasting brick headers.

### 3.2.3 Interior

NSW Health Infrastructure did not permit access to the interior of this building and were unable to provide a floor plan. The City Plan Heritage Assessment from 2005 described the interior of the building as follows. There have been no known alterations since this time:

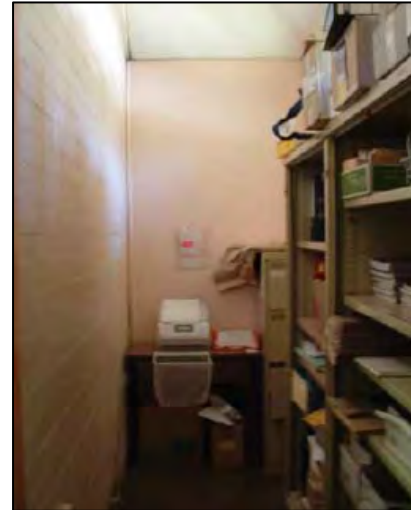
‘Internally, much of the original fabric has been removed. The Westbourne Street entrance leads into reception and a waiting room, with the original central hall now providing access to offices, Teaching Room 1, and a filing and storage area formed from the original verandah space. A number of areas show cracking in the interior wall fabric, particularly in the region of the reception desk and in the brickwork of the former verandah. Substantial amounts of cracking, in both large and small amounts, are easily identifiable, due to the foundation clay beneath the house. The fit out of the reception and waiting room is modern, and presumably carried out during the mid-to late 1990s. The ceiling is decorative plasterwork and original; fans, suspended light fittings and covered fluorescent tube lights are located either in ceiling roses or in previous fittings. Door openings to offices appear to be of the original floor layout of the cottage, but doors are a mixture of original and replacement material. Door frames document the changes, with several surviving latches attached to the timber. In each of the offices is a fireplace; none are functional and have been decorated with brickwork patterning in much the same fashion as the building’s exterior. In Teaching Room 1, partitioning has been inserted into the wall fabric to create additional rooms, but original plastered ceilings survive, as does the decorative brick fireplace. Above is a substantially proportioned and adjustable skylight. In Office 1, the Psychologist’s Office, a second decorative brick fireplace is extant, and original windows are in place. Office 3 is believed to have been the strong room with a safe during the building’s occupation by the North Sydney Brick and Tile Company.

A second corridor, leading directly westwards off the reception area, gives way to the kitchen and Teaching Room 2, the Urinalysis work room, and out a rear access door to the courtyard and demountable. The Urinalysis room has a modern fit out throughout, with contemporary cupboard units and benches. This room has been partitioned off from Teaching Room 1, with the ceiling plasterwork providing evidence of this alteration. Teaching Room 2 comprises 1970s fabric that has been repainted in recent years. Wall light fittings are original, the fluorescent ceiling lights have an indeterminate date, as they may have been replaced during the repainting and upgrading of the room. Carpeting is also modern. The kitchen extension also appears to have been refitted and repainted in recent years, with clean modern cupboard and bench units. Taps and related accessories, however, appear original. A servery hatch is extant, and at ceiling level there is deterioration of fabric, with panelling beginning to come away from the wall.’<sup>28</sup>

Figures 35 to 39 provide a selection of images from the interior from the City Plan Heritage Assessment of 2005, showing typical interiors. None of the ceilings shown in these photographs is typical of the Federation period. Some appear to be interwar period ceilings, likely to have been added when the verandah was remodelled. Internal fireplaces were also remodelled at this time.

---

<sup>28</sup> City Plan Heritage, *Royal North Shore Hospital, St. Leonards, Heritage Assessment*, 2005, p.183.

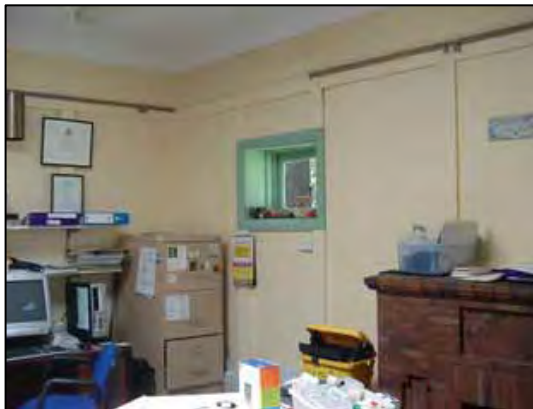


**Figure 35: Reception desk and waiting area. The entrance off Westbourne Street is visible on the left hand side.**

City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005.

**Figure 36: Filing in the enclosed front verandah. Note how the once face brickwork has been painted.**

City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005.



**Figure 37: Teaching Room 1, with later wall panelling and window insert. This room has a decorative plaster ceiling and decorative brick fireplace.**

City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005.

**Figure 38: Art Deco Style brick fireplace (later bricked up) in one of the office rooms. This fireplace was likely to have been added when the verandah was remodelled.**

City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005.



**Figure 39: Urinalysis Room.**

City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005.

---

### 3.3 Building 9

#### 3.3.1 Immediate Setting

The land on which Building 9 stands rises to the west. There is a substantial fence along the Herbert Street boundary that corresponds to the front of this building. This fence continues north, across the front of Building 8. The fence comprises a high brick retaining wall with high brick piers with masonry caps. The area between the piers is infilled with wrought iron panels. A matching gate opens onto a path that leads to the front door of the building.

The building has a deeper set back to Herbert Street than Buildings 7 and 8. There are two mature trees set close to the fence. The area between the trees and the building is currently occupied by demountable/storage units.

To the immediate south of Building 9 lie further demountable units, which obscure the elevation from view. To the south of these units, is a fenced, hard surfaced yard.

There is a small area to the west of Building 9, with some planting. Continuing west, are the high-rise buildings of the new Hospital complex.

To the north of Building 9, a hard surfaced driveway separates it from Building 8, a three storey Post World War II brick building.

Figures 40 to 43 illustrate the front fence and immediate setting.

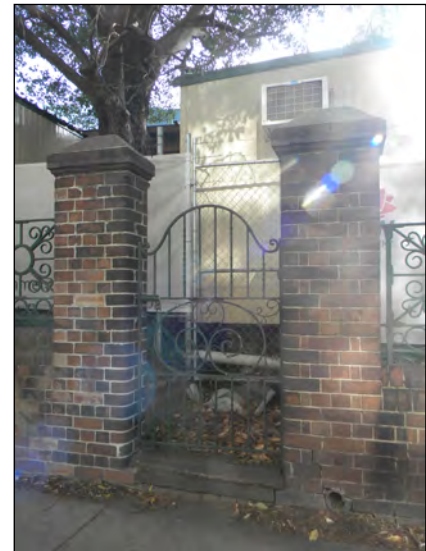


**Figure 40: Front fence. This photograph also shows the proximity of Building 8 on the northern side and the way in which Building 9 is largely concealed from the public domain.**





**Figure 41: Detail of the wrought iron panels in the front fence.**



**Figure 42: Detail of the front gate.**



**Figure 43:  
On approach along Herbert Road  
from the south, showing the car  
park on this side of the building  
and the new hospital building to  
the west.**

The City Plan Heritage Assessment of 2005 noted the original circular driveway paving stones and angled brick edging around a central garden feature in front of Building 9.<sup>29</sup> It is not clear if any these elements survive.

### **3.3.2 Exterior**

Building 9 is a freestanding, single storey, face brick building on a sandstone block base. The bricks are laid in stretcher bonding. There is a frieze of roughcast painted render around the top of the building. The height of the stone base varies because of the rise in the site to the west.

The principal roof is hipped and gabled and clad in terracotta tile with terracotta ridge capping and horns. The eaves are timber lined and the rafters exposed. Four chimneys, of varying heights, rise out of the main roof. These chimneys taper towards the top and are finished in painted roughcast render, with terracotta chimney pots. The single storey rear wing on the southern side has a hipped terracotta tile roof and a chimney. This chimney is set lower than those rising out of the main roof.

<sup>29</sup> City Plan Heritage, *Royal North Shore Hospital St. Leonards Heritage Assessment*, 2005, p. 175.

---

The principal elevation is the **eastern elevation**, addressing Herbert Street. This elevation is characterised by two street facing gables. The larger of the two gables has wide timber bargeboards and is clad in timber shingle. The shingles in the apex of the gable are set forward and supported by small timber brackets. The second gable is smaller and lies in front of the larger gable, over a shallow projecting bay on the southern side. This gable has wide timber bargeboards and vertical timber battening.

The eastern elevation is asymmetrical. There is a rectangular bay, corresponding with the smaller gable, on the southern side. There is a box window on a stone block base in the eastern face of this bay. This window comprises casement windows with horizontal glazing bars and toplights. The remainder of the elevation lies under a verandah, which returns along the northern side of the building. The front entrance lies close to the southern bay and comprises a timber front door, side and toplights, set with Art Nouveau Style leadlight. Two timber framed double hung sash windows open onto the verandah. These windows have contrasting brick headers above. The brickwork is tuck-pointed.

The **verandah** has a separate roof, clad in terracotta tiles. The underside of the roof is timber lined; the rafters are exposed. The verandah has a brick balustrade, with a curving top of dark contrasting brick. The roof is supported by squared timber posts. There is a simple timber valence with heart-shape cut-outs to the corners. The verandah floor is clad in small square ceramic (or brick?) tiles. The verandah is approached up a flight of wide stone-topped stairs.

The eastern elevation and verandah are difficult to photograph because of the surrounding demountable units. Figure 44 provides a photograph of the front elevation dated 2005. Few alterations appear to have been made since this time. Figures 45 and 46 are details of this elevation and taken in October 2014.



**Figure 44: Eastern elevation in 2005.**

City Plan Heritage, *Royal North Shore Hospital, St. Leonards, Heritage Assessment*, 2005.





**Figure 45: Detail of the stone capped stairs leading up to the verandah and of the front door.**

**Figure 46: Looking north along the verandah, showing the paving, underside of the roof and windows with their contrasting brick header rows above.**

The **northern elevation** is similarly asymmetrical. The front verandah returns as far as a projecting bay. The gable above the bay projects forward and is supported on simple timber brackets. The gable is finished in vertical timber battening and has wide timber barge boards. There is a timber-framed box window in the northern face of the bay, fitted with fixed and casement windows with horizontal glazing bars. Beneath the verandah, timber framed and glazed doors provide access onto the verandah. This verandah has been enclosed with wire, hoarding and signage. Refer to Figures 47 and 48.



**Figures 47 and 48: Northern elevation.**

The **southern elevation** similarly has a gabled bay towards the rear. This gable is finished in a similar manner to the northern gable. There are two timber framed, double hung sash windows with moulded brick sills in the southern face of this bay. There is a timber panel door with leadlight in the eastern face of this bay. Other window types along this elevation vary and include a multiple paned, timber-framed

oriel window and narrow timber framed double hung windows. This elevation is difficult to photograph because of demountable units and is concealed in photographs taken by City Plan Heritage in 2005 by vegetation. Figures 49 and 50 illustrate details from this elevation.



**Figure 49: Timber panel door with leadlight in the southern elevation.**



**Figure 50: Looking east along the eastern end of the southern elevation towards the oriel window.**

The **rear wing** is located on the southern side of the building and is constructed of face brick and, in one small section on the southern side, painted brick. Windows are timber framed, double hung sash windows or casement windows. Figures 51 to 53 illustrate the rear wing.



**Figure 51:  
Southern elevation of  
the rear wing.**





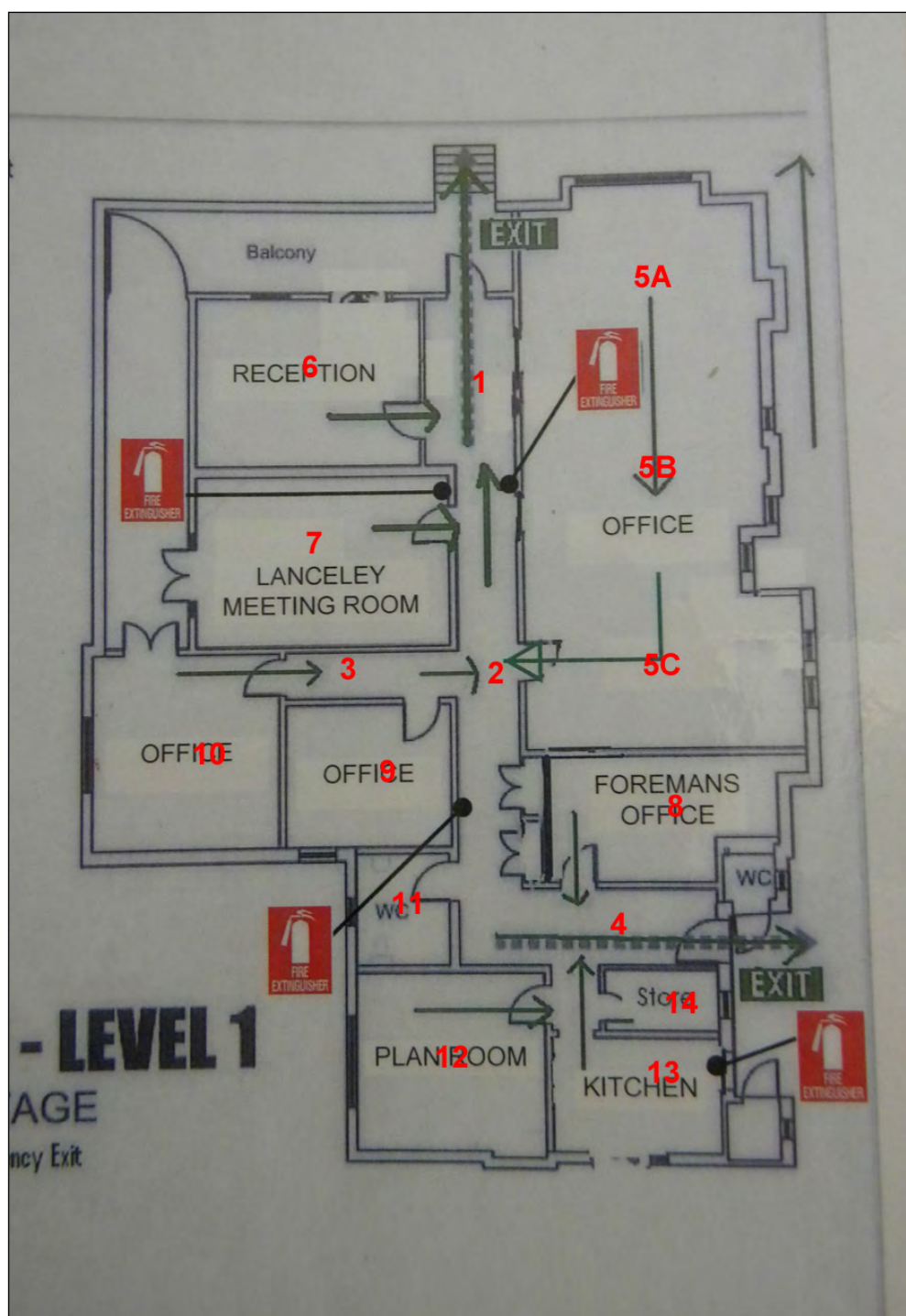
**Figure 52: Looking along the western elevation of the rear wing**



**Figure 53:**  
The eastern elevation of the rear wing. The City Plan Heritage Report of 2005 states that the casement window has a shingle apron, currently concealed by the fence.

### 3.3.2 Interior

The interior floor plan is best understood with reference to Figure 54.



**Figure 54: Floor plan of Building 9.**

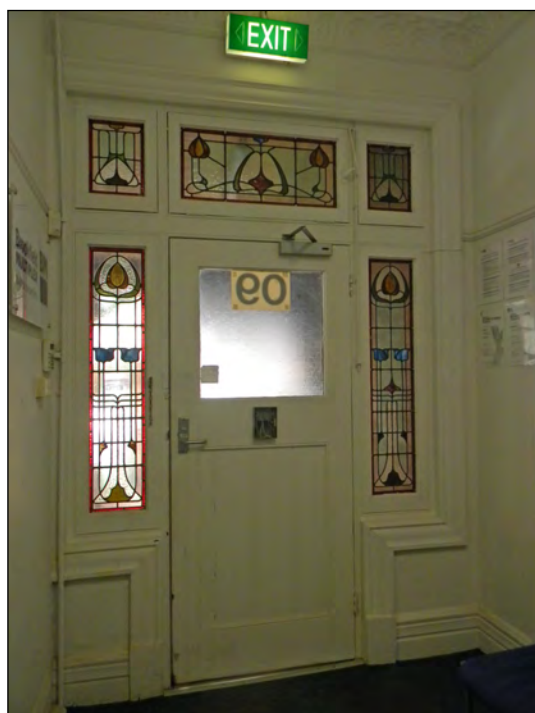
Fire Plan within the building; annotations by W.P.

Areas 1, 2, 3 and 4 are hallways connecting the rooms of the building. Areas 1 and 2 comprise the principal hallway. Area 3 is a secondary hallway and Area 4 a service hallway.

Area 1 is separated from the other hallways by a fire door. Area 1 has profiled timber skirting and architraves, a timber panel door opening into Area 6, timber picture rails and a heavily patterned plaster ceiling and cornice. A hole has been cut in the northern wall for reception. Area 2 is finished in the same manner. The door types (where doors are present) opening into the rooms to either side of this part of the hallway vary and include later single panel doors and original multiple panel doors.



Area 3 has a more simply detailed cornice and ceiling. Area 4, within the former service wing, has painted brick walls and a modern drop-in panel ceiling. The profile of the timber skirting boards and architraves in this area is simpler than for the main part of the dwelling. Figures 55 to 63 illustrate these areas.



**Figure 55:**  
Area 1: front door- interior.  
Note also the profile of the  
skirting boards and  
architraves.  
**Figure 56:**  
Detail of the plaster cornice  
and ceiling in Area 1.  
**Figure 57:**  
Northern wall in Area 1  
showing an original timber  
panel door.



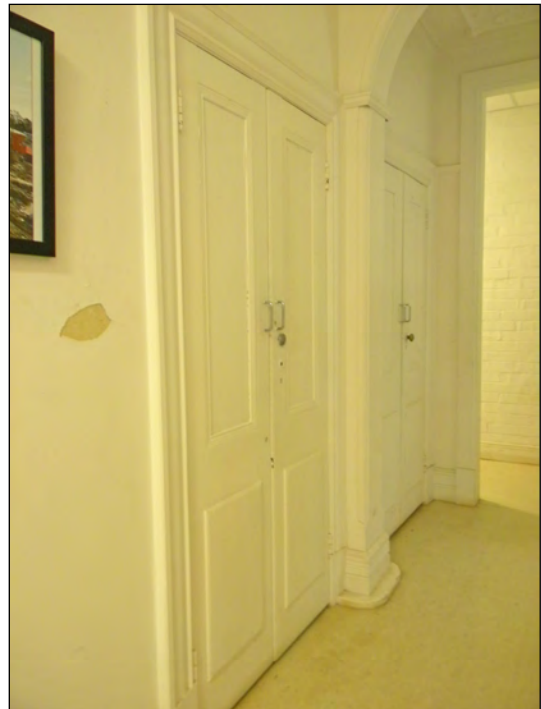
**Figure 58: Fire door separating Areas 1 and 2. Note the arch in the wall.**



**Figure 59: Area 2, looking west, showing the profiled timber architraves, skirting boards and picture rail and the decorative plaster ceiling and cornice.**



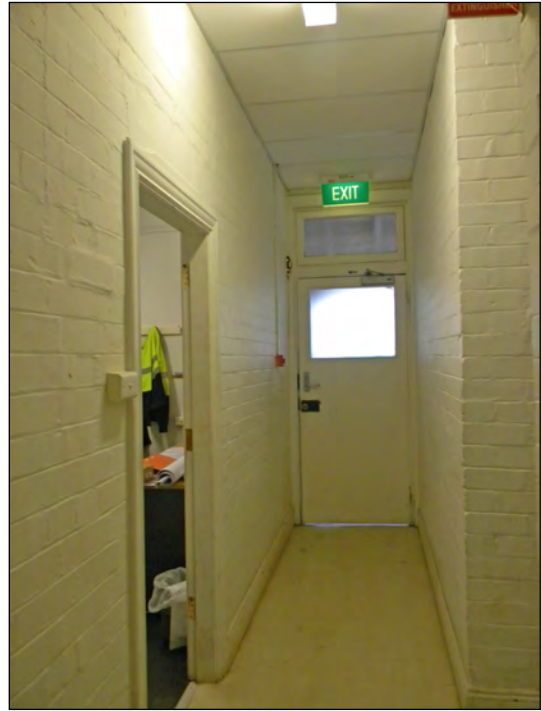
**Figure 60: Area 2 looking east towards the fire door.**



**Figure 61: Cupboard doors in Area 2 (southern side).**



**Figure 62: Area 3, looking north, showing simpler finishes. Note the single panel door (not original).**



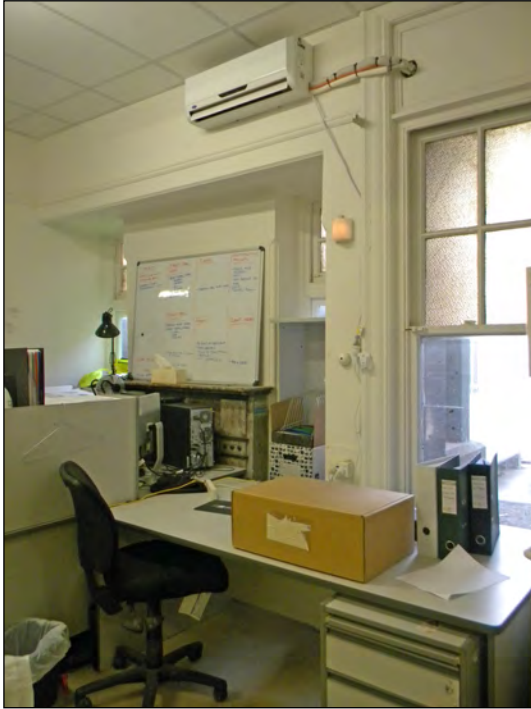
**Figure 63: Area 4, looking south.**

Area 5 comprises a series of enfilade rooms. These rooms have profiled timber skirting boards and architraves, picture rails and drop-in panel ceilings. Each room has a marble fireplace, the opening of which has been blocked in. Figures 64 to 72 illustrate this area.

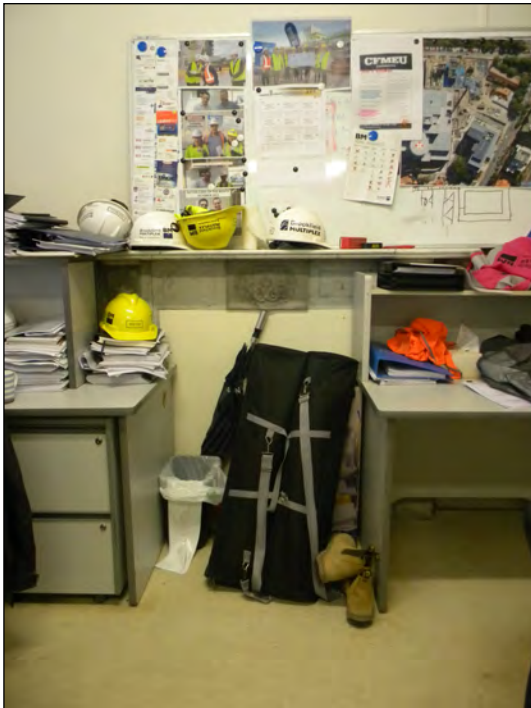


**Figure 64: Area 5, looking east.**



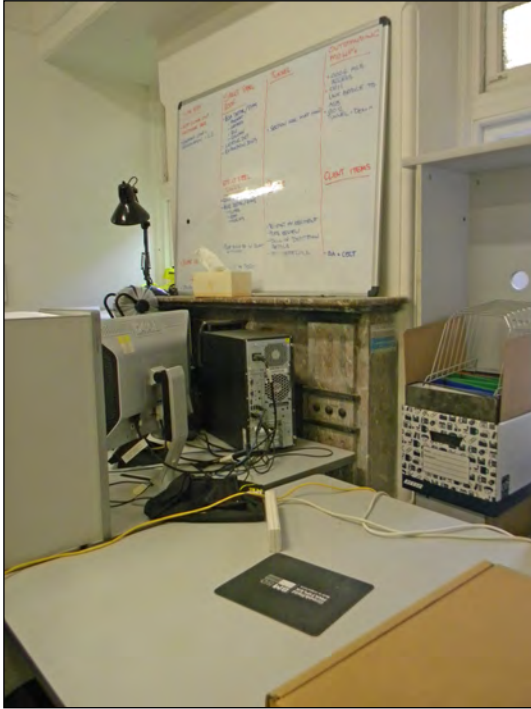


**Figures 65 and 66: Area 5A, windows in the eastern wall.**



**Figure 67: Fireplace in Area 5A, southern wall.**  
**Figure 68: Oriel window in Area 5A, southern wall.**





**Figure 69: Fireplace in Area 5B, southern wall.**



**Figure 70: Windows in Area 5C, southern wall.**



**Figure 71: Door with leadlights on the southern side, Area 5B.**



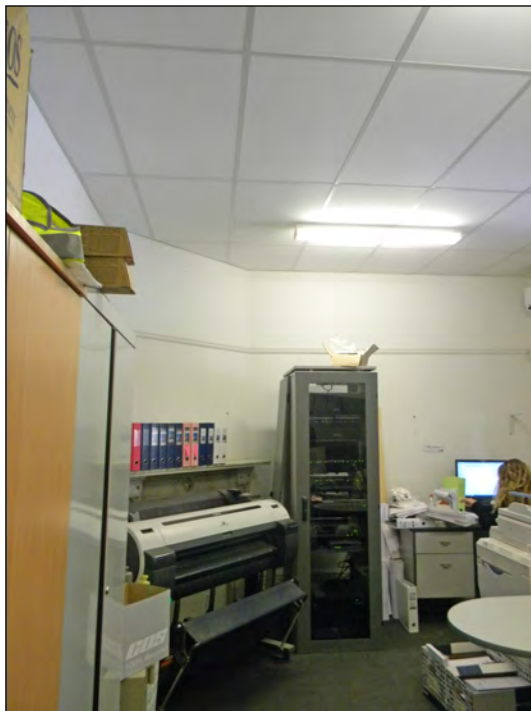
**Figure 72: Area 5C, looking towards the marble fireplace.**



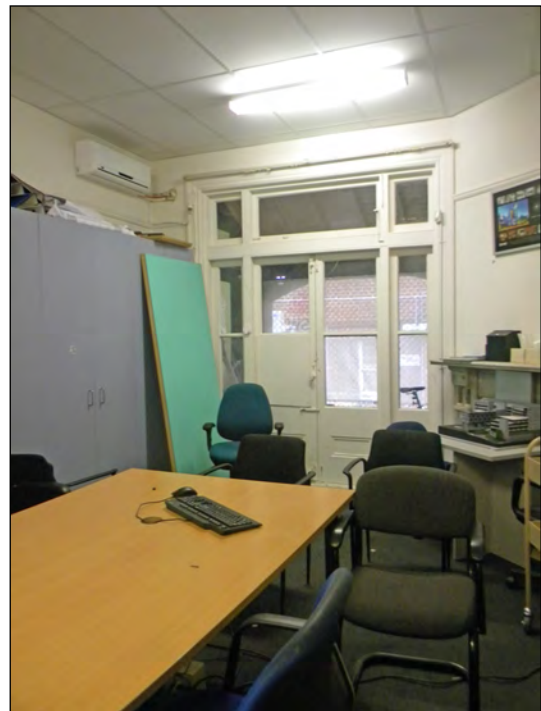
**Figure 73:**  
**Fretwork in the opening**  
**between Areas 5C and 5B.**

Areas 6 and 7 have profiled timber skirting boards, architraves and picture rails. Both rooms have modern drop-in panel ceilings and marble fireplaces. The fireplace openings have been boarded-up. Figures 74 to 76 illustrate these rooms.

Area 8 is located off the service hallway. This room is simply finished and has a square set ceiling. Refer to Figure 77.



**Figure 74: Area 6, showing the drop down panel ceiling and fireplace.**

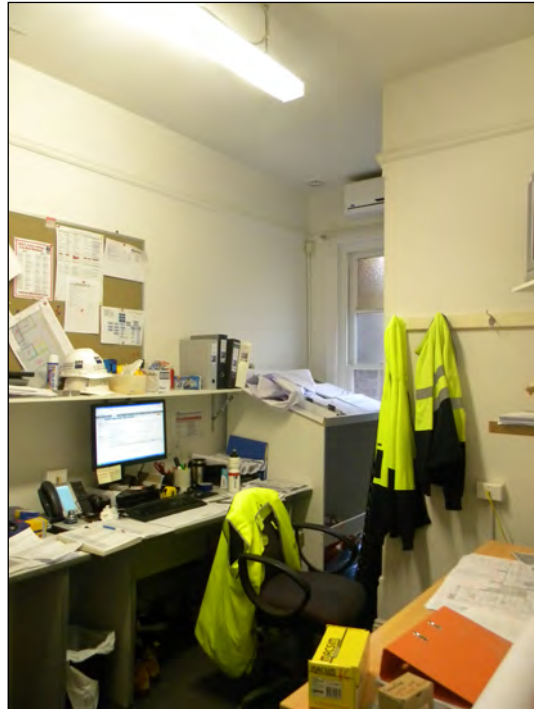


**Figure 75: Area 7, showing the door and window set in the northern wall.**





**Figure 76: Area 7, showing the blocked-up fireplace with boarded-in opening.**

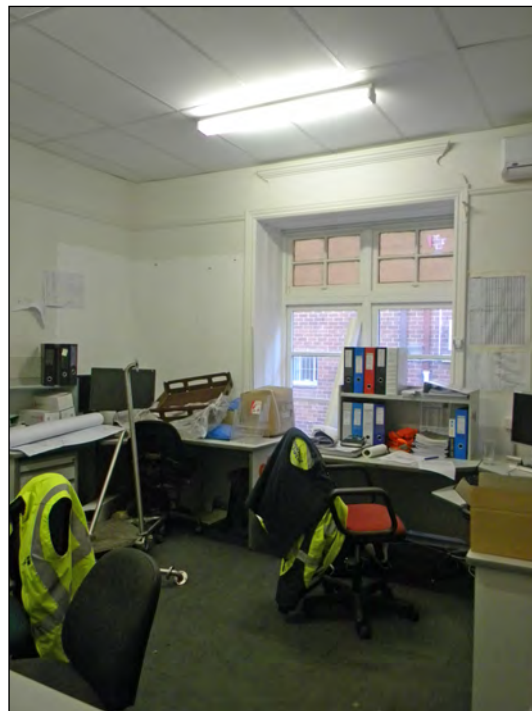


**Figure 77: Area 8, looking south.**

Areas 9 and 10 are located off the secondary hallway, Area 3. These rooms have profiled timber joinery and drop-in panel ceilings. Area 9 has a small area of wall tiling, indicating a wet use at some phase. Area 10 has a northern facing box window and a set of french doors, with fanlight, opening onto the northern facing verandah. Refer to Figures 78 to 80.



**Figure 78: Area 9.**



**Figure 79: Box window facing north in Area 10.**





**Figure 80: French doors in Area 10 opening onto the verandah.**



**Figure 81: Area 12.**

Area 11 is a small wc with post-1980 fit-out. The walls and ceilings of Area 12 are lined with fibro sheeting with timber battening. This room has a timber plate rail. Refer to Figure 81. Area 13 has painted brick walls, timber architraves (no skirting boards) and a square set ceiling. It has a modern kitchen fit-out. Refer to Figure 82. Area 14 similarly has painted brick walls, square set ceiling and timber architraves. Refer to Figure 83.



**Figure 82: Painted brick walls, square set ceiling and kitchen fit out in Area 13.**



**Figure 83: Area 14.**

---

## **4.0 ASSESSMENT OF SIGNIFICANCE**

### **4.1 Existing Heritage Listings, Citations and Previous Assessments**

#### **4.1.1 Building 7**

##### **4.1.1.1 Statutory Listings**

Building 7:

- Is not listed on the Commonwealth or National Heritage Lists under the auspices of the *Environmental Protection and Biodiversity Act 1999*.
- Is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is listed on the NSW Health s170 Register under the auspices of the *NSW Heritage Act 1977*.
- Is not listed a heritage item on Schedule 5 Part 1 of the *Willoughby LEP 2012*.
- Is not located within a Conservation Area as defined by Schedule 5 Part 2 of the *Willoughby LEP 2012*.

The State Heritage Inventory listing sheet for the s170 listing provides the following statement of significance for Building 7:

‘Forms part of the historical buildings group comprising the Royal North Shore Hospital Precinct.’<sup>30</sup>

##### **4.1.1.2 Non Statutory Listings**

Building 7:

- Is not listed by the National Trust of Australia (NSW).

##### **4.1.1.3 Archaeology**

In 2006, Godden Mackay Logan prepared an archaeological assessment for the Hospital Site. It identifies Building 7 as having ‘low to medium’ significance with regard to the potential for relics. The standard excavation permits requirements of the *NSW Heritage Act 1977* (see Sections 138-140) would apply to these relics. No specific Aboriginal archaeological assessment has been carried out on the site.

##### **4.1.1.4 Vegetation**

A landscape report prepared by Taylor Brammer Landscape Architects in April 2005 identified the *Lophosternon confertus* planting along Westbourne Street, outside Building 7, as being of significance.<sup>31</sup>

##### **4.1.1.5 Previous Assessments**

There have been a number of assessments by others of the significance of Building 7.

In 2004, Rod Howard Heritage Conservation Pty Ltd prepared a report on the potential impacts of the proposed redevelopment of the site. Building 7 was assessed as follows:

---

<sup>30</sup> Renal Diabetic Unit, Pacific Highway, St. Leonards. State Heritage Inventory Database No.: 3540679.

<sup>31</sup> Copy of the original report not available. Cited in *Godden Mackay Logan, Royal North Shore Concept Plan- Heritage Impact Statement*, May, 2006.

---

‘...some degree of cultural significance or heritage attribute(s) that could at some time in the foreseeable future give rise of heritage constraints...

Historically associated with the North Sydney Brick and Tile Company and Lanceley family.

Used as the office and showrooms for the adjacent brickworks, the original portion of the building exhibits fine decorative architectural elements internally as well as externally.

Probably very early use of certain cream bricks and other brick types- first of their kind manufactured in Australia.

An interesting stylistic transition between typical domestic Federation period architectural detailing (roof and gable) and brick detailing more characteristic of the Inter-war period.’<sup>32</sup>

As discussed above, the additional information research carried for this statement suggests this building is not transitional between the Federation and Interwar period styles, but is rather a Federation period building that was altered during the Interwar period.

In 2005 City Plan Heritage carried out a heritage assessment of the Hospital Site and concluded:

‘Building 7 is a heavily modified early twentieth century residential cottage, both externally and internally. The building has an unusual history, being used as the office of the North Sydney Brick and Tile Company, with patterned brickwork added to its exterior as a display product. Since the 1920s (sic), it has been used by the Royal North Shore Hospital and expanded and altered to suit changing needs of the hospital units occupying the building. In consequence, the integrity of the fabric has been degraded. Its primary heritage value lies in its exterior presentation of examples of the North Sydney Brick and Tile Company brickwork, which has been laid decoratively along principally Herbert Street, but also some small decorative elements along the Westbourne Street elevation. It is representative of the growth of the district and the uses of the area. It has associations with the brickworks and E.R. Lanceley, and with the Gore Hill industry, and is considered to have a High level of significance at a local level.’<sup>33</sup>

It is noted that the research carried out of this report reveals that the building was not erected as a dwelling, but as an office.

In 2006 Godden Mackay Logan prepared a heritage impact statement to accompany the Concept Plan for the redevelopment of the Hospital and assessed the building as:

‘High at a local level.’<sup>34</sup>

In April 2010, in a statement addressing the potential divestment of lands part of the Hospital Site, Tanner and Associates concluded:

‘The Regional Diabetic Unit forms part of the historical buildings group

---

<sup>32</sup> Rod Howard Conservation Pty Ltd, Report Addressing the Potential Heritage Issues and Constraints in Connection with Proposed Redevelopment of the Site. February 2004. A copy of the original report could not be obtained. Significance cited in *Godden Mackay Logan, Royal North Shore Concept Plan- Heritage Impact Statement*, May, 2006.

<sup>33</sup> City Plan Heritage, *Royal North Shore Hospital St. Leonards, Heritage Assessment*, 2005.

<sup>34</sup> Godden Mackay Logan, *Royal North Shore Concept Plan- Heritage Impact Statement*, May, 2006.



---

comprising the Royal North Shore Hospital Precinct.

The Regional Diabetic Unit (Building 7) is historically associated with the quarry that was once located immediately opposite and also has associational significance with the hospital site through its use. As an individual element and in its established setting, it is in an deteriorated condition and has been substantially altered.<sup>35</sup>

#### **4.1.2 Building 9**

##### **4.1.2.1 Statutory Listings**

Building 9:

- Is not listed on the Commonwealth or National Heritage Lists under the auspices of the *Environmental Protection and Biodiversity Act 1999*.
- Is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is listed on the NSW Health s170 Register under the auspices of the *NSW Heritage Act 1977*.
- Is not listed a heritage item on Schedule 5 Part 1 of the *Willoughby LEP 2012*.
- Is not located within a Conservation Area as defined by Schedule 5 Part 2 of the *Willoughby LEP 2012*.

The State Heritage Inventory listing sheet for the s170 listing provides the following statement of significance for Building 7:

‘Forms part of the historical buildings group comprising the Royal North Shore Hospital Precinct.’<sup>36</sup>

##### **4.1.2.2 Non Statutory Listings**

Building 9:

- Is not listed by the National Trust of Australia (NSW).

##### **4.1.2.3 Archaeology**

In 2006, Godden Mackay Logan prepared an archaeological assessment for the Hospital Site. It identifies Building 9 as having ‘low to medium’ significance for the potential for relics. The standard excavation permits requirements of the *NSW Heritage Act 1977* (see Sections 138-140) would apply to these relics. No specific Aboriginal archaeological assessment has been carried out on the site.

##### **4.1.2.4 Vegetation**

A landscape report prepared by Taylor Brammer Landscape Architects in April 2005 identified the planting around Building 9, in particular the *Lophosternon confertus*, as being of significance.<sup>37</sup>

---

<sup>35</sup> Tanner Architects, *Statement of Heritage Impact Issue A: Royal North Shore Hospital Divestment Lands*, August 2010. Copy provided by the client.

<sup>36</sup> *Lanceley Cottage*, Pacific Highway, St. Leonards. State Heritage Inventory Database No.: 3540680.

<sup>37</sup> Copy of the original report not available. Cited in Godden Mackay Logan, *Royal North Shore Concept Plan- Heritage Impact Statement*, May, 2006, Figure and Table 4.1.

---

#### 4.1.2.5 Previous Assessments

There have been a number of assessments by others of the significance of Building 9. In 2004, Rod Howard Heritage Conservation Pty Ltd prepared a report on the potential impacts of the proposed redevelopment of the site. Building 9 was assessed as follows:

‘...some degree of cultural significance or heritage attribute(s) that could at some time in the foreseeable future give rise of heritage constraints...

An excellent and architecturally accomplished example of domestic Federation architecture exhibiting fine architectural detailing throughout as well as some very unusual features.

The original layout and detailing of the surviving front portion of the garden survives as does most of the original brick and iron fencing along the Herbert Street boundary. The surviving brick and iron fence is one of the best examples of its kind to be found in suburban Sydney.

Built for Mr. E.R. Lanceley, and associated with two generations of the important Lanceley family, owners of the North Shore Brick and Tile Company (later to become Norbrick) and operators of the adjacent brickworks.’<sup>38</sup>

In 2005 City Plan Heritage carried out a heritage assessment of the Hospital Site and concluded:

‘The existing building, currently known as Lanceley Cottage, is significant at a local level for historical, aesthetic, social and architectural reasons. It is an early and intact Federation bungalow cottage of high architectural standard with unusual fine detailing internally, and well preserved generally within its original garden context, despite having lost part of the curtilage once comprising the croquet lawn. It has high external and internal integrity, with hospital modifications limited to cupboards, benches and related fittings; the original form and details of the building can be clearly read. Original surviving elements include boot scrapers at the main entrance, leadlight window at both main and tradesman’s entrance, timbers and shingles, oriel and casements windows, unusual plasterwork ceiling designs, fireplaces, flooring and overall internal layout of the rooms. It has associations with the Lanceley family, who owned a number of properties along Herbert Street, and who were associated with the Royal North Shore Hospital and the North Shore Brick and Tile Company.’<sup>39</sup>

As discussed above, it is not clear if the garden elements survive or if the original ceilings are intact above the existing drop-in panel ceilings.

In 2006, Godden Mackay Logan prepared a heritage impact statement to accompany the Concept Plan for the redevelopment of the Hospital and assessed the building as:

‘High at a local level.’<sup>40</sup>

---

<sup>38</sup> Rod Howard Conservation Pty Ltd, Report Addressing the Potential Heritage Issues and Constraints in Connection with Proposed Redevelopment of the Site. February 2004. A copy of the original report could not be obtained. Significance cited in Godden Mackay Logan, *Royal North Shore Concept Plan- Heritage Impact Statement*, May, 2006.

<sup>39</sup> City Plan Heritage, *Royal North Shore Hospital St. Leonards, Heritage Assessment*, 2005.

<sup>40</sup> Godden Mackay Logan, *Royal North Shore Concept Plan- Heritage Impact Statement*, May, 2006.

---

In April 2010, in a statement addressing potential divestment of lands part of the Hospital, Tanner and Associates concluded:

‘Lanceley Cottage forms part of the historical buildings group comprising the Royal North Shore Hospital Precinct. The Lanceley Cottage has a moderate level of cultural significance through its associated uses ancillary to the historical use of the site and the Lanceley Family, and prior to this, the former Brick and Tile Co. site.

As an individual entity, Lanceley Cottage (Building 9) demonstrates integrity and intactness. However, its setting and surrounds have become compromised and the cottage is not considered to make a substantial contribution to the integrity of the hospital site other than being used as an ancillary function.’<sup>41</sup>

#### **4.1.3 Heritage Items in the Vicinity of the Site**

There are no items listed on the State Heritage Register or the s170 Register of NSW Health Infrastructure within the immediate vicinity of Buildings 7 and 9.

There are no heritage items listed on Schedule 5 Part 1 or Conservation Areas identified by Schedule 5 Part 2 of the *Willoughby LEP 2012* within the immediate vicinity of Buildings 7 and 9. The heritage items within the Hospital Site listed by the *Willoughby LEP 2012* are completely screened from Buildings 7 and 9 by intervening buildings.

#### **4.1 Identification of View Corridors**

For the following, refer to the photographs in Section 3.0 above.

##### **4.2.1 Building 7**

Historically, the most significant view corridors towards this building were obtained from Herbert Street, with secondary view corridors from Westbourne Street. Given that the buildings of the adjoining brickyard were set back from the corner of Herbert and Westbourne Street and that there appears to have been little vegetation on the northern side of the building (refer to 1943 aerial photograph, Figure 11), there would have been angled view corridors towards the building on approach along Herbert Street from the north. Views on approach from the south along Herbert Street would have been blocked by Building 9 and the vegetation that surrounded it. View corridors out of the building would have been to Herbert Road and across Westbourne Street towards the brickyard.

View corridors towards the building from Herbert Street are now partially blocked by vegetation. The new large scale Hospital buildings to the rear (west), although lying behind Building 7, dominate view corridors towards this building, lessening the appreciation of it as a modified Federation period building. This effect is heightened by the large-scale commercial and residential buildings that characterise this part of Herbert Street.

##### **4.1.2 Building 9**

Historically, the most significant view corridors towards this building were obtained from outside of the site on Herbert Street. Historic photographs (refer to Figure 11) suggest that views would have been partially screened by vegetation. The construction of Building 8 would have reduced view corridors on approach from the north. View corridors out of the building would have been primarily to the east and north, over the gardens and croquet lawn and Herbert Street.

---

<sup>41</sup> Tanner Architects, *Statement of Heritage Impact Issue A: Royal North Shore Hospital Divestment Lands*, August 2010. Copy provided by the client.



---

View corridors towards the building from Herbert Street are currently almost completely blocked by demountable units. As shown by Figure 40, however, the chimneys and fence remain visible from outside the site and on approach from the south. The same comments made for Building 7 in relation to the impact of the new Hospital buildings and nearby large scale commercial and residential developments on view corridors are also applicable to this building.

### **4.3 Integrity**

#### **4.3.1 Building 7**

Building 7 has undergone significant alteration and addition over time. The principal alterations to the exterior of the building can be summarised as follows:

- The building originally had verandahs along the northern, eastern and western elevations. The North Sydney Brick and Tile Company removed these verandahs and added a new verandah (or modified an existing verandah) on the eastern side. The form and brick detailing of this verandah are typical of the Interwar period.
- The roof tiles have been replaced.
- The Hospital carried out modifications in the late 1970s including: enclosing the eastern verandah; creating a new entry on the northern side; constructing a fibro-clad addition on the northern side.
- Further alterations were carried out by the Hospital in the 1990s, including a metal clad addition on the northern side.
- The rear of the building has clearly been altered over time. Openings have been relocated and/or enlarged and a verandah constructed.
- Windows appear to have been replaced over time. The multiple panes of the double hung windows in the northern elevation, for example, are more characteristic of the Interwar period than the Federation period.

The interior could not be examined for this assessment. The photographs taken by City Plan Heritage in 2005 provide evidence of a long history of alteration. The North Shore Brick and Tile Company, for example, added Art Deco Style brick fireplaces (now blocked in) to what is an earlier Federation period building. The Hospital altered the floor plan over time, created new openings and removed or modified earlier finishes or added new finishes.

The ability to understand Building 7 as the office of a former brickworks is compromised by the removal of all other buildings/features associated with the brickworks.

#### **4.3.2 Building 9**

The front fence of Building 9 is likely to be contemporary with the construction of the dwelling and is substantially intact. How much of the original driveway/front garden noted by earlier reports remains beneath the existing demountable units is not clear.

Building 9 demonstrates a greater degree of external integrity than Building 7. The original form and finishes of the building are substantially intact. A small section of brickwork has been painted to the rear and the northern verandah partially enclosed with fencing and advertising materials.

Internally, only minor modifications appear to have been made to the original floor plan. Some original finishes have been modified or may be currently concealed. It is not clear if the original plaster ceilings in the principal part of the building (visible in photographs taken in 2005) remain above the modern ceiling panels. Particular mention was made in the 2005 report about the treble clef design in the cornice of the former music room. A number of internal doors have been removed and/or replaced. The openings to fireplaces have been modified. There are modern storage shelves, kitchen and bathroom facilities.

---

#### 4.4 Condition

A condition report was not provided for in the brief for this statement. From general observation, the following is noted:

- Building 7 appears to be in a poor state of repair. NSW Health Infrastructure would not permit entry on safety grounds.
- Building 9 appears to be in generally good overall condition. Heavy weathering is noted in the sandstone block work on the northern side.

#### 4.5 Comparative Analysis

It is not uncommon for former residential buildings to be incorporated into a hospital site and used for hospital functions. It is curious that of all the buildings at the Royal North Shore Hospital, only Buildings 7 and 9 are listed on NSW Health's s170 Register. This is at odds with past heritage assessments of the Hospital Site, which accord the highest level of significance to the purpose built Federation and Interwar period Hospital Buildings in the Core Hospital Precinct, including the Vanderfield Building (Building 31, 1902), Buildings 29 (Block 1B, 1902) and 30 (Block 1A, 1914), Building 32 (Ansto-Body Protein Building, c.1941) and Building 33 (Orthotics/Dietetics Building 1902). This may have come about through a desire not to encumber buildings on the centre of the site with heritage constraints. The recent Willoughby Heritage Review more accurately reflects the relative significance of the buildings on the Hospital Site and has resulted in the Federation and Interwar period purpose built hospital buildings being listed as heritage items on the *Willoughby LEP 2012*. Significantly, neither Building 7 or Building 9 are listed as heritage items on the *Willoughby LEP 2012*.

##### 4.5.1 Building 7

Building 7 lacks integrity as an example of a Federation period and style building. Neither is it as good an example of an interwar period building as those built entirely during this period and in this style. The decorative brickwork demonstrates some of the products of the North Sydney Brick and Tile Company. According to Ron Howard, this Company were among the first to manufacture some types of cream brick. Evidence contained in this report suggests that the existing verandah, and hence the decorative brickwork, was constructed after 1926. Other brickworks were manufacturing cream bricks by this date. Decorative or coloured brickwork was a popular form of detailing in the more restrained architecture that followed the Great Depression. While the internal fireplaces constructed of coloured and/or special brick appear to be in good condition, the exterior panels of decorative brickwork are in poor condition.

##### 4.5.2 Building 9

Building 9 is a fine and substantially intact example of a substantial Federation Style and period dwelling. This type of dwelling is well represented within the Willoughby Council area, which underwent a period of growth during the Federation period. Examples listed as heritage items by Willoughby Council include: No. 238 Penshurst Street, Willoughby; No.6 Wyvern Avenue, Chatswood; No. 102 Fullers Road, Chatswood; and No. 22 Holland Street, Chatswood.

Unlike Building 9, many of these examples are located within streetscapes that are residential in character and which provide settings that compliment significance. Building 9, by contrast, is located within an intensely developed area. It is isolated from other buildings of its class and style. With the exception of the front fence, which is a rare element, it has lost all understanding of its original garden setting.

---

#### 4.6 Assessment Under NSW Heritage Branch Criteria

Once the historical and physical evidence has been established, it is possible to assess the heritage significance of a place. The *Australian ICOMOS Burra Charter* defines heritage significance as 'aesthetic, historic, scientific or spiritual value for past, present or future generations.'<sup>42</sup> Heritage significance may relate to how rare or representative a place may be and or its relationship to its setting and context, whether historical, contemporary, physical or social. It may relate to the place as a whole or to some of its components. The NSW Heritage Office has developed a series of criteria based on the principles of the *Burra Charter*. Few of the aspects of significance discussed below are exclusive: a characteristic may, for example, have both historical and aesthetic significance.

The following takes into account the assessment contained in this report and the previous assessments by others cited in this report.

##### 4.6.1 Criterion (a)

**An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Built c.1905, Building 9 has local significance under this criterion as a good and substantially intact example of a dwelling erected by a member of Sydney's professional class on the North Shore during the Federation period. The period 1890-1910 was a period of growth within the Willoughby Municipality. While a fine example in and of itself, its setting has been compromised by developments within the Hospital Site and within the immediately surrounding area.

For Building 7, see under Criterion (b) below.

##### 4.6.2 Criterion (b)

**An item has strong or special association with the life or works of an person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Building 7 and Building 9 have significance under this criterion for their association with the Lanceley family and the North Sydney Brick & Tile Company. E.R. Lanceley was a founding partner in the North Sydney Brick and Tile Company, which was later managed by his sons. The family have a close association with Royal North Shore Hospital. E.R. Lanceley and his sons served as members of the Board. His daughter, Carrie Lanceley, a noted soprano, held numerous benefit concerts for the Hospital.

Building 7 was the office of Yard No. 2 from c.1905 until at least 1953. The North Sydney Brick & Tile Company (later Norbrick) was a large brickworks whose products can be found across the North Shore and beyond. Although in poor condition and heavily modified, the decorative brickwork in the front porch and internal fireplaces provides evidence of the building's association with this Company.

Building 9 was erected by E.R. Lanceley as his own residence and was later occupied by his son. This phase of its history, however, was relatively short-lived. Although there is no specific fabric that directly links the dwelling to the Lanceley family, the dwelling is readily identifiable as a substantial Federation period dwelling.

Buildings 7 and 9 have significance under this criterion for their association with the Royal North Shore Hospital, at first an important local institution and later a state significant hospital. Building 9 has an association spanning over 80 years; Building 7 an association of over 20 years. Both buildings served various ancillary functions. They are of less significance for their association with the Hospital than the purpose

---

<sup>42</sup> Article 1.2, *The Burra Charter (The Australian ICOMOS Charter for Places of Cultural Significance)*, adopted 19<sup>th</sup> August, 1979 and revised 23 February, 1981, 23 April 1988 and November 1999.



---

built Federation and Interwar period buildings on the Hospital Site located within the Hospital Site Precinct. The greater historical, architectural and social significance of these buildings is recognised by listing on the *Willoughby LEP 2012*. Building 7 and Building 9 are not listed by this plan.

#### **4.6.3 Criterion (c)**

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Building 7 is not significant under this criterion. The building has been heavily modified and is not a good example of either a Federation or Interwar period building. Its association with the North Shore Brick and Tile Company is evident in decorative brickwork elements. These elements, however, are in poor condition. Decorative and coloured brickwork is not uncommon in Interwar period buildings.

Building 9 has significance under this criterion as a fine and substantially intact example of the Federation Style. It has a fine example of a Federation period brick and wrought iron fence. Its setting, however, has been more than temporarily degraded through the construction of buildings of a much larger massing and scale on the Hospital Site and within the immediate area.

#### **4.6.4 Criterion (d)**

**An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons**

Buildings 7 and 9 do not appear to have significance under this criterion separate of the social significance of the Royal North Shore Hospital Site as a whole.

#### **4.6.5 Criterion (e)**

**An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Building 7 is not significant under this criterion. The products of the North Shore Brick and Tile Company represented in this building can be found in many interwar period buildings in Sydney.

Building 9 has significance under this criterion as a good example of a Federation period and style dwelling. It is not, however, a rare or unique example of this style.

It is noted that both sites are considered to have 'low to moderate' archaeological potential.

#### **4.6.6 Criterion (f)**

**An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Building 7 is not significant under this criterion.

Building 9 is not significant under this criterion. The brick and wrought iron fence is, however, a comparatively rare example of an original Federation period fence in the area.

---

#### 4.6.7 Criterion (g)

**An item is important in demonstrating the principle characteristics of a class of New South Wales (or a class of the local areas):**

- **Cultural or natural places; or**
- **Cultural or natural environments**

Building 7 is not significant under this criterion.

Building 9 and its fence demonstrate the principal characteristics of a Federation period and style dwelling, albeit in a degraded setting.

#### 4.7 Discussion of Significance

##### 4.7.1 Building 7

Building 7 has some significance for its association with the North Shore Brick & Tile Company and the Royal North Shore Hospital. From at c.1905 until at least 1953, the building operated as the office of Yard No. 2 of the brickworks. The decorative brickwork of the verandah and fireplaces demonstrates some of the products of the Company. While the North Shore Brick and Tile Company appear to have been among the first to manufacture certain types of cream brick, others were manufacturing cream brick by the time that the verandah was erected (after 1926). Decorative and coloured brickwork can be found throughout Sydney in dwellings of the mid 1930s through to the early 1940s. The association of the Company with this building has been impacted upon by the loss of the brickyard, which stood on the opposite side of Westbourne Street, alteration to the building over time and its poor state of repair. The building's association with the Hospital, which dates from 1986, is as an ancillary building, serving a variety of functions. It has less significance than the major Federation and Interwar period purpose built hospital buildings located within the Core Hospital Precinct.

Listing on NSW Health's s170 Register for the reason given by the State Heritage Inventory listing sheet-

'Forms part of the historical buildings group comprising the Royal North Shore Hospital Precinct.'<sup>43</sup>

is not supported by this assessment. The purpose-built Federation and Interwar period buildings located elsewhere on the site, although not listed on the s170 Register, are far better able to illustrate the historic development and significance of the Royal North Shore Hospital than a former office building acquired by the Hospital in 1986 and used only for ancillary functions.

##### 4.7.2 Building 9

Building 9 has local historic and aesthetic significance as a fine and substantially intact example of a Federation period and style dwelling. The brick and wrought iron fence is a rare local example of a Federation period and style fence. The building has significance for its association with the Lanceley family, who erected the dwelling and lived in it from 1910 until 1926. The Lanceleys are closely associated with the North Sydney Brick & Tile Company and the Royal North Shore Hospital. The building has significance for its association with the Royal North Shore Hospital, which has used it for ancillary functions since 1926. It has less significance arising out of its associations with the Hospital than the major Federation and Interwar period purpose built hospital buildings located within the Core Hospital Precinct. The building's

---

<sup>43</sup> *Lanceley Cottage*, Pacific Highway, St. Leonards. State Heritage Inventory Database No.: 3540680.

---

setting has been significantly degraded by the construction of large-scale buildings in its immediate setting.

Listing on NSW Health's s170 Register for the reason given by the State Heritage Inventory listing sheet-

'Forms part of the historical buildings group comprising the Royal North Shore Hospital Precinct.'<sup>44</sup>-

is not fully supported by this assessment, given that other buildings within the Hospital grounds, which are of greater significance for what they reveal about the history of the Hospital, are not listed. The purpose built Federation and Interwar period buildings located elsewhere on the site are far better able to illustrate the development and significance of the Royal North Shore Hospital than a building originally constructed as a private dwelling and used by the Hospital only for ancillary functions. A more appropriate listing for this building would be on the *Willoughby LEP 2012*. Although recently reviewed, this building is not listed by the *Willoughby LEP 2012*.

## **5.0 HERITAGE IMPACT**

### **5.1 Proposed Works**

It is proposed to demolish Buildings 7 and 9 to provide for a temporary childcare centre in the short term and the development of a Mental Health Care Precinct in the long term.

The existing childcare centre at the Royal North Shore Hospital is to be removed in order to commence construction of the southern campus. It is intended that the temporary centre be located on the site of Buildings 7 and 9 for approximately 18 months, after which time, the child care facilities will then be relocated back to the southern campus. Both the existing centre and the proposed temporary centre are for use by staff of the Royal North Shore Hospital only.

Long term, the site of Buildings 7 and 9 will be redeveloped as part of the Mental Health Care Precinct under the Hospital's Master Plan.

### **5.2 Effect of Work**

#### **5.2.1 Method of Assessment**

The NSW Heritage Office (now Division) publication *Statements of Heritage Impact* (2002 update) provides a series of questions that should be answered when work is considered to a heritage item. These questions are as follows and are addressed below:

- Have all options for retention and adaptive re-use been explored?
- Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?
- Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?
- Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

---

<sup>44</sup> *Lanceley Cottage*, Pacific Highway, St. Leonards. State Heritage Inventory Database No.: 3540680.



---

## 5.2.2 NSW Heritage Division Questions Relating to Demolition

### **Question 1: Have all options for retention and adaptive re-use been explored?**

All options for these two buildings have been carefully considered over a number of years. The original Concept Plan for the Hospital Site provided for the retention and adaptation of Buildings 7 and 9 for uses ancillary to the Hospital. More recent modeling, however, has concluded that the buildings are not readily adaptable to new uses because of their location on the site and their configuration. They cannot be adapted to provide model mental health care for the community, which is the long-term planned use of this precinct. In order for the Hospital Site to function at its highest and best level, Buildings 7 and 9 need to be demolished. Priority has been given by the Concept Plan and later modifications to this plan to the retention and adaptive re-use of the purpose-built Federation and Interwar period Hospital Buildings in the Core Hospital Precinct. Past assessment have identified these buildings as being the most significant on the site. It is not possible to achieve the desired yield for the site in an appropriate building configuration whilst retaining Buildings 7 and 9 as well as the more significant hospital buildings.

### **Question 2: Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?**

See under Question 1. It is not possible to retain these buildings and achieve the overall aims of the Hospital redevelopment.

### **Question 3: Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?**

Demolition at this time is essential to the staged redevelopment of the Hospital. Given the strategic direction for the Hospital and the difficulties of adaptively reusing these buildings for Hospital purposes, it is not likely that the circumstances will change to make the retention of Buildings 7 and 9 a more viable option. The long-term use of this part of the Hospital Site is for a Mental Health Precinct. Reports by others have determined that the buildings are not suited to providing a high level of mental health care to the community.

### **Question 4: Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?**

The advice of heritage consultants has been sought throughout the planning process for the new Hospital. There are mixed views as to whether Buildings 7 and 9 should be retained.

The original Concept Plan, reviewed by Godden Mackay Logan, provided for the retention of these two buildings. This was considered a desirable outcome because of their listing on the NSW Health s170 Register. Rod Howard also considered the retention of these buildings to be desirable. It is noted, however, that Godden Mackay Logan gave support to the demolition of other buildings elsewhere on the Hospital Site ranked as having the same level of significance as Buildings 7 and 9 where operational requirements meant that there was no alternative. This is the situation now facing Buildings 7 and 9.

Tanner and Associates more recently supported the demolition of Buildings 7 and 9 because of the poor state of repair of Building 7 and the irreparable loss of context for both buildings. It was further concluded that the demolition of these buildings would allow for the retention of the more significant Federation and Interwar period purpose built hospital buildings elsewhere on the site.

This report supports the demolition of Building 7 for the following reasons:

- The building has been heavily modified. The evidence cited in this report supports City Plan Heritage's conclusion that it is a Federation period building

---

that was modified in the Interwar period. It is not an example of transitional architecture. As a result, and through modifications made since 1986, it is neither a good example of the Federation or Interwar period styles. While the decorative brickwork provides examples of the products of the North Sydney Brick & Tile Company, this type of brickwork is typical of many buildings of the 1930 and 1940s.

- The degree of modification made to this building by the Hospital in the late 1970s and again in the 1990s, and the fact that it has not been used for hospital purposes for a number of years, demonstrates its general unsuitability for hospital use.
- The building is in poor condition and could not be entered for safety reasons.
- There has been an irreparable loss of context through the removal of the brickyard that it served and the construction of buildings of a substantially larger massing and scale in the immediate area.
- The association of this building with the North Shore Brick and Tile Company can be recorded through archival recording, if carried out to NSW Heritage Division standards.
- Listing on NSW s170 Register for the reasons given by the State Heritage Inventory sheet are not supported by this assessment.
- This building is not listed as a heritage item on the *Willoughby LEP 2012*.
- Allowing development to occur on this corner of the site alleviates the pressure to redeveloped more significant buildings on the site.

It is acknowledged that Building 9 is a fine and largely intact example of the Federation period style. Demolition is only supported on the basis that:

- Reports by others have determined that the building cannot be adaptively reused for Hospital purposes and that this site is required for other hospital uses in the short and long term. Given the strategic direction for the Hospital and the difficulties of adaptively reusing these buildings for Hospital purposes, it is not likely that the circumstances will change to make the retention of Building 9 a more viable option.
- The setting of this building has been irreparably altered.
- This building is not listed as a heritage item on the *Willoughby LEP 2012*. There are other examples of this type and style of dwelling within the Willoughby area.
- Allowing development to occur on this corner of the site alleviates the pressure to redeveloped more significant buildings on the site.

## **6.0 CONCLUSIONS AND RECOMMENDATIONS**

This statement has considered the impact of a proposal to demolish Buildings 7 and 9 at the Royal North Shore Hospital, St. Leonards, NSW. Building 7 was erected in c.1905 as the office of Yard No. 2 of the North Sydney Brick and Tile Company and purchased by the Hospital in 1986. Building 9 was erected c.1905 as the home of E.R. Lanceley and purchased by the Hospital in 1928. Both buildings were used by the Hospital for ancillary functions. Building 7 has not been used for several years. Building 9 is being used as a site office for the construction works elsewhere in the Hospital.

All options for retaining these buildings have been considered. Others have determined that the buildings are not suitable for adaptive re-use by the Hospital and that the land upon which they stand is required by the Hospital for other purposes.

Building 7 has been heavily modified; its associations with the North Shore Brick and Tile Company can be recorded in other ways than through the retention of the building.

---

Building 9 is a fine example of a Federation period dwelling. Its demolition is supported only because it cannot be adaptively re-used by the Hospital; is on land required for Hospital purposes; lies within a degraded setting; and is of a style well represented throughout Sydney suburbs. Allowing development to occur on this corner of the site alleviates the pressure to redevelop more significant buildings elsewhere on the site.

NSW Health Infrastructure have obligations under the *NSW Heritage Act 1977* when it is proposed to demolish heritage items listed on their s170 Register. Under s170A:

**Heritage management by government instrumentalities**

**170A Heritage management by government instrumentalities**

(1) A government instrumentality must give the Heritage Council not less than 14 days written notice before the government instrumentality:

- (a) removes any item from its register under section 170, or
- (b) transfers ownership of any item entered in its register, or
- (c) ceases to occupy or demolishes any place, building or work entered in its register.

An archival recording should be carried out of Buildings 7 and 9 and their setting (including the fence outside Building 9) to NSW Heritage Division standards. The archival recording of Building 9 should take place after the de-mountable units are removed from around the building to allow a proper recording of the exterior to take place. If the original decorative plaster ceilings remain above the existing ceiling panels, it would be desirable that these panels be removed to expose the original ceilings for recording.

As much original fabric as possible should be carefully removed from Building 9 and offered to a reputable salvage yard. Fabric that can be salvaged includes, but is not limited to, fireplace surrounds, windows, doors, coloured glass, decorative timberwork and the ironwork of the front fence and gate.

Prior to any new construction works, any standard excavation permits required under the *NSW Heritage Act 1977* (see Sections 138-140) should be sought.

Opportunities for the interpretation of Buildings 7 and 9 should be considered in any new development.