

THE NORTHERN DISTRICT SCHOOL OF NURSING

"Lister House",
37 Rowan Street,
Bendigo.

21st. February, 1966

REPORT TO THE COMMITTEE OF MANAGEMENT RE BUILDING PROGRAMME - STUDENTS' RESIDENCE

When the dining room, classroom and office extensions were planned, the Hospitals and Charities Commission was of the opinion that all future expansion of the School should be on the Lister House site.

At that time it was the Commission's intention to build a 3 story brick residence on the Short Street hostel area and a block of flats for senior staff on the Wattle Street frontage of this property.

The School Committee accepted this proposal although it expressed concern about the limited area available for building and recreation.

At a later date the Committee recommended that the 99 Wattle Street hostel be retained as flats for the senior nursing staff as the proposed location of the new flats on the Lister House/Short Street site seemed most unsuitable - both from its proximity to the students' residence and the area of land available for building.

Since the completion of the classroom and office blocks the free area for building purposes is reduced to an absolute minimum.

At the time of the most recent deputation to the Hospitals and Charities Commission on 14th. September 1965, Mr. A. McClellan, Commissioner of the Hospitals and Charities Commission indicated that the Commission would not be able to provide in any one year the estimated finance of £150,000 for the erection of the students' residence - as planned in 1962.

It was suggested the School should explore other avenues of financial assistance and consider **alternative** building proposals.

Subsequently a written **guarantee** was received from the Hospitals and Charities Commission regarding the yearly allowance of £50,000 for 3 consecutive years, from July 1966.

In several discussions with the Commission (Mr. Thomas in 1961 and Mr. McClellan in 1963) the principle of 2 bed units and a functional hostel design for students rather than a "Nurses home" was accepted by the School Committee.

On Thursday, 17th. February, Miss Long and Mr. Houlahan, as members of the Building Committee, inspected the properties with a view to making recommendations to the Committee of Management.

It is recommended that:-

1. "The 99 Wattle Street hostel be retained as self-contained flats for senior nursing staff."

This seems advisable in view of:-

- a) its good condition and facilities
 - b) its practical location
 - c) its simplicity and economy of reconversion to flats
 - d) its present sworn valuation of £9,500 would not contribute to any great extent to the cost of building new flats elsewhere - nor the purchase of other buildings - even should this price be reached on the open market
 - e) the 4 flats provided in the hostel are likely to meet the demands for residential accommodation
- Many senior staff and married personnel "live out" - but some staff will need to "live in"

2. the Committee obtains an estimate of work to be done on the Short Street hostel and the possible cost of such work, with the object of determining the feasibility of repair at a later date.

This seems advisable in view of:-

- a) the poor condition of internal floors and ceilings - some of which are in a dangerous condition
- b) the structural state of the foundations, walls, **windows** and doors

- c) the previous cost of extensive repairs
- d) the possibility of large scale repairs in the immediate future
- e) the urgent need to determine whether the house could be salvaged -- or replaced.
In its present form it has a very limited life.

3. the students' residence be built on the "Mayfort" site - 148 Wattle Street.

In support of this recommendation the following comments are offered:-

A. re Lister House site

Limitations of Lister House site:-

- a) lack of room for expansion
- b) lack of open space and recreational areas
- c) cramping buildings together with loss of space, sunlight and garden areas
- d) lack of parking space for staff cars and student cars if the residence is built on this site
- e) the possible difficulty in obtaining suitable adjacent site - (as previously suggested by Hospitals and Charities Commission)
It is extremely unlikely that the adjacent property will be offered for sale.
- f) a 3 story residence along Dr. Long's boundary fence could cause antagonism from surrounding neighbours because of students' noise, and their ability to overlook private properties etc.
- g) it would not be possible to build in stages or in "units" which could prove a problem if finance is not available.

Advantages of Lister House site:-

- a) Administrative and supervisory facilities on the one site
- b) proximity to classrooms (which in some instances might be a disadvantage)
- c) possible realisation of money for Hospitals and Charities Commission by sale of Mayfort
Latest valuation £6,150 - mainly based on land value and location. Problematical whether this could be realised at sale.

B. re Mayfort site

Advantages of Mayfort site:-

- a) suitable land area - for building
for recreation
for off street car parking - with or without the cottage.
- b) room for future expansion - (both at Mayfort and the Lister House site)
- c) good location - convenient distance from School and city centre
- d) separation from School. The separate location will provide a change from the daily routine of the School and give a much improved "off duty" atmosphere.
- e) less interference to the School during construction. This is a major factor to consider in relation to the lecture programme. (Lecturers, students and staff become extremely harassed in the presence of constant noise which drown out voices and inhibits concentration)
- f) the builder has the advantage of a "clear go" without the need to fit in with the daily School activities.
- g) as considerable money has been spent on the retaining walls and the new laundry block, it has the advantage of enabling the Committee to utilise money previously spent on improvements.
- h) leaves the Committee the option of
 - 1) retaining the Short Street hostel if repair is a practical proposition -
 - 2) demolishing the Short Street house - or
 - 3) replacing it with other buildings if needed in the future.

Disadvantages:-

The building Committee is of the opinion that any disadvantages associated with the separation from the Lister House site may be fully compensated by the improved off duty atmosphere and greater recreational freedom of the Mayfort site.

Provided all students can be accommodated on this site, it should not produce more administrative, maintenance or supervisory problems than the Lister House site. As students come to the School each morning and leave each evening, wet weather would not be a major problem. (In any case students must brave the elements in passing from the classrooms to the Dining room at Lister House) One factor to consider in the building plans will be the form of foundation for the Mayfort site is largely "filled in" land on both the northern and the eastern boundaries.

The Building Committee is also of the opinion that it would be advisable to demolish the present 2 story "Mayfort" house due to

- a) its poor condition (floors, walls, ceilings, windows, doors all require replacement or extensive repair which could be exceedingly costly and of limited duration)
- b) its location on the property. (it occupies the central area of the building block and would obstruct all extensions)

It is anticipated the service/laundry block on the north boundary could be retained and utilised. The cottage on the south boundary may not warrant retention.

At the present time - by crowding beds into rooms, Mayfort and Short Street hostels provide the following accommodation:-

Mayfort: Bed sitting room for supervisor
17 students beds

Short Street: Flat - shared by Miss Long and Sr. Donohoe
8 student beds

During the building programme (depending upon choice of site) one of these hostels would be out of action and alternative accommodation required.

Whilst senior staff will eventually occupy the 99 Wattle Street hostel - this house will need to be retained for student accommodation until such time as the new residence is completed.

Wattle Street: Upstairs - 1 bed sitting room for supervisor
15 student beds

Downstairs - 1 bed sitting room
13 student beds

Eurella: 247 View Street Flat for Sr. Turner
Bed sitting room - 1 trained Sister or
3 student nurses depending upon requirements
13 student beds

Total student beds = 42 - plus those at either Short Street or Mayfort hostels.

It is possible the School could manage with the help of the Bendigo Hospital - but if building is arranged so that some beds are available in January/February 1967 - or July/August 1967 there may be no need to ask for assistance from the hospital. This, of course, will depend upon the selected building plan and the available finance. If £50,000 is supplied by the Hospitals and Charities Commission in July 1966 and July 1967 - this could well cover the first stage of building. Bank finance is still being investigated in the hope that the residence can be completed in the one operation, but failing this, consideration will be given to a 2 stage project.

K. HOULAHAN -- N. W. LONG

ADDENDUM: The Committee's attention is drawn to the fact that if the new building is not commenced this year, considerable repair and replacement of existing hostel furnishings will be required.

N. LONG