



Case studies in values-based management

Montira Unakul, UNESCO
Ayutthaya, Thailand
1 May 2017

Conservation process

- **Overview of conservation process**
- **Case study: Bonython Hall, Adelaide, Australia**
- **Case study: Stadium Merdeka, KL, Malaysia**

Conservation guidelines

The aim of conservation guidelines are to fulfil the following;

1. Retain or reveal cultural significance
2. Identity feasible and compatible uses
3. Meet statutory requirements
4. Work within available resources

Conservation management plans

What is a Conservation Management Plan?

A conservation management plan is a document which **sets out the significance** of a heritage asset, and **how that significance will be retained** in any future use, management, alteration or repair.

It is based on a very simple process which starts with describing

- **what is there?**
- **why it matters?**
- **what is happening to it?**
- **What are the principles by which you will manage it?**

and *then* sets more

- **detailed work programmes** for maintenance, management, access, use or other issues.

There are two principal ways in why a plan is useful;

1. **To maintain and manage a site on a day to day basis**
2. **To make decisions about new development or change**

Conservation process: Steps 1- 4

- 1. The assessment of cultural significance
(prepare statements of cultural significance)**
- 2. Consult with the community**
- 3. Develop conservation policy goals and implementation strategies**
- 4. Carry out the heritage conservation strategy**

Assess significance and values

This lies at the heart of the process. The significance (or heritage merit) of the site should inform every decision that is made about its future, from every day management to big new developments.

- Age
- History
- Archaeology
- Engineering / Architecture
- Scientific value
- Structural value
- Socio-economic / Socio-cultural value

Bonython Hall Conservation Management Plan

UNESCO Award of Merit winner in 2007



Name: **Bonython Hall**
 Location: The University Adelaide
 Country: Australia

Project completion: January 2006
Heritage listing: Register of the National Estate (1978) & South Australian Heritage Register (1980)

Conservation Architects: McDougall & Vines, Australia

The Conservation Management Plan has been developed in accordance with the principles of the *Burra Charter* and comprises two sections:

- The historical and physical analysis of the place and determination of its cultural significance.
- The preparation of guiding conservation policies which form the basis for recommendations for physical works and management of the place.

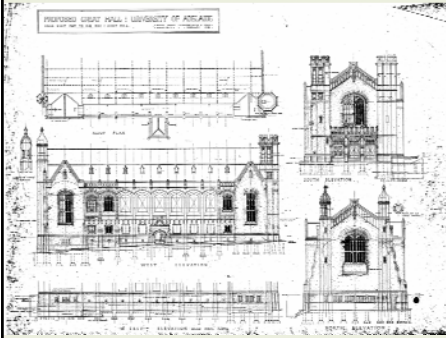
Bonython Hall Conservation Management Plan

CONTENTS	
	Page
Acknowledgments	
1.0 INTRODUCTION	
1.1 Background to Report	1
1.2 Existing Heritage Listings	
1.3 Location of Site and Current Ownership	
1.4 Methodology of Conservation Management Plan	
2.0 HISTORICAL AND ARCHITECTURAL ANALYSIS	
3.0 STATEMENT OF CULTURAL SIGNIFICANCE	
3.1 General Statement	
3.2 Definition of Significant Qualities	
3.2.1 Form and Context	
3.2.2 External Elements	
3.2.3 Internal Elements	
4.0 CONSTRAINTS AND REQUIREMENTS	
4.1 Statutory Requirements	
4.2 Constraints Arising from Statement of Cultural Significance	
4.3 Works to date	
4.4 University Requirements	
5.0 GENERAL CONSERVATION POLICIES	
5.1 General Approach	
5.2 External Conservation Policies	
5.3 Internal Conservation Policies	
6.0 SITE ANALYSIS AND RECOMMENDATIONS	
7.0 PHYSICAL ANALYSIS AND RECOMMENDATIONS	
8.0 RECOMMENDED CONSERVATION AND MAINTENANCE WORKS	
8.1 Background	
8.2 Additional Conservation Works Required	
9.0 ONGOING MANAGEMENT ISSUES	
9.1 Maintenance	
9.2 Responsibilities	
9.3 Contact	
10.0 DRAWINGS OF BONYTHON HALL	

Overview;

- Introduction
- Historical and Architectural Analysis
- Statement of Cultural Significance
- Constraints and requirements
- General Conservation policies
- Site analysis and recommendations
- Physical analysis and recommendations
- Recommended conservation and maintenance works
- Ongoing management issues

Bonython Hall Conservation Management Plan
Historical and Architectural Analysis



Initial designs for Bonython Hall 1933

Comparative analysis was between other Gothic Revival Halls at Sydney and Melbourne University

- Bonython Hall, the Great Hall of the University of Adelaide, was built in 1933-36 to meet the need for an assembly hall for the University.
- The building was designed by Walter Hervey Bagot, of the architectural firm Woods, Bagot, Laybourne-Smith and Irwin, architects to the University of Adelaide from 1910 to 1945.
- The design is based on the mediaeval structures of the great halls of early British Universities and is one of the notable University of Adelaide buildings on the North Terrace campus. It is designed in Gothic Revival style of architecture.
- It has a strong cultural and spiritual association for the University community as the focus of significant ceremonies such as graduations and other academic celebrations.

Bonython Hall Conservation Management Plan
Statement of Cultural Significance

Bonython Hall is included in the State Heritage Register under the Heritage Act 1993, with the following heritage values:



- a) For important aspects of the evolutionary pattern of the State's tertiary education at the University of Adelaide
- b) It is an outstanding example of a particular class of places of cultural significance, as an assembly hall
- c) A high degree of creative aesthetic and technical accomplishment of the 1930s with a carefully considered Gothic Revival design
- d) It has strong cultural and spiritual association for the University community as the focus of significant ceremonies such as graduations
- e) It has special association with the life and work of notable architect Walter Harvey Bagot, and also the original owner of the building, Sir John Langdon Bonython.

Bonython Hall Conservation Management Plan

Delineation of significant qualities

Form and context

- The overall free-standing external form of the 1936 Bonython Hall as designed is significant
- The integrity of the external and internal design with its modulated proportions and spaces is also significant



External elements

- All external materials, including Murray Bridge Limestone, cast concrete elements including window tracery, balustrades and panels, gable copings, tower and turret elements
- All slate elements including the skate tiled roof, slate steps and slate louvers in towers
- Timber elements including external entrance doors to main entrance and west porch an entrance doors to northern end



Internal elements

- Materials and structures of coved ceiling including steel ceiling trusses and all decorative plaster elements
- Acoustic tiles, timber panelling, timber joinery, jarrah flooring, black and white marble tiles, decorative plasterwork, leadlight windows



Bonython Hall Conservation Management Plan

Constraints and requirements



Statutory requirements;

- Any development requires approval of the Minister for Environment and Heritage

Building Code of Australia;

- Relates to the Earthquake Stability and Disabled Access and compliance addressed through the strengthening of the northern turrets

Constraints arising from statement of cultural significance;

- New work or adaption for new use should not distract from the unity of the Gothic Revival design
- The internal volume should be respected and maintained
- The imposing medieval quality of the Hall and its setting should not be diminished by adjacent new development of an inappropriate scale
- The ceremonial front entrance should be retained

Bonython Hall Conservation Management Plan
General Conservation policies



- The overall approach to the conservation of Bonython Hall is to ensure the stability and longevity of the fabric of the significant heritage building, and the retention of all the elements which are considered culturally significant.
- The aesthetic unity, and the design and execution of the details and finishes are considered a major part of its cultural heritage significance.
- It would be inappropriate to create a new aesthetic within the Hall.
- Any new work should be concealed carefully or continue with the Gothic detailing established by the original design.
- Any new work should be marked to indicate its provenance and date, in order to keep the extent of the original work clearly defined

Bonython Hall Conservation Management Plan
Site analysis and recommendations



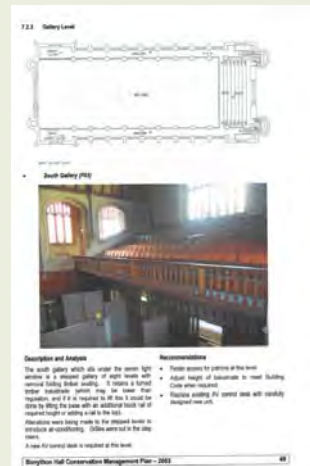
Recommendations made after the site analysis includes;

- Replant northern garden bed
- Maintain disabled pathway
- Assess eastern garden presentation
- Maintain levels of paving
- Maintain clear access to front steps

Bonython Hall Conservation Management Plan

Physical analysis and recommendations

A comprehensive external and internal **assessment** was undertaken which provides **recommendations** (see full report) for example;



Bonython Hall Conservation Management Plan

Recommended conservation and maintenance works



The work proposed in the conservation management plan was undertaken in 2005 and include the following;

- Conservation of northern turrets
- Cleaning of stonework to north wall
- Stabilisation of northern seven light window
- Installation of comprehensive air-conditioning system

Additional Conservation works required;

- Overall cleaning of stonework of the exterior of the building
- Analysis and solutions for additional disabled access
- Installation of new furniture and fittings
- Ongoing repair of the ceiling
- Removal of side garden beds which are causing damp

Bonython Hall Conservation Management Plan

Ongoing management issues



Maintenance

- Roof drainage is constantly checked
- General cleaning and housekeeping especially oiling of the floorboards should be undertaken regularly

Responsibilities

- To avoid the introduction of inappropriate materials or furniture staff should be fully briefed on the significance of the materials and the spaces

Context

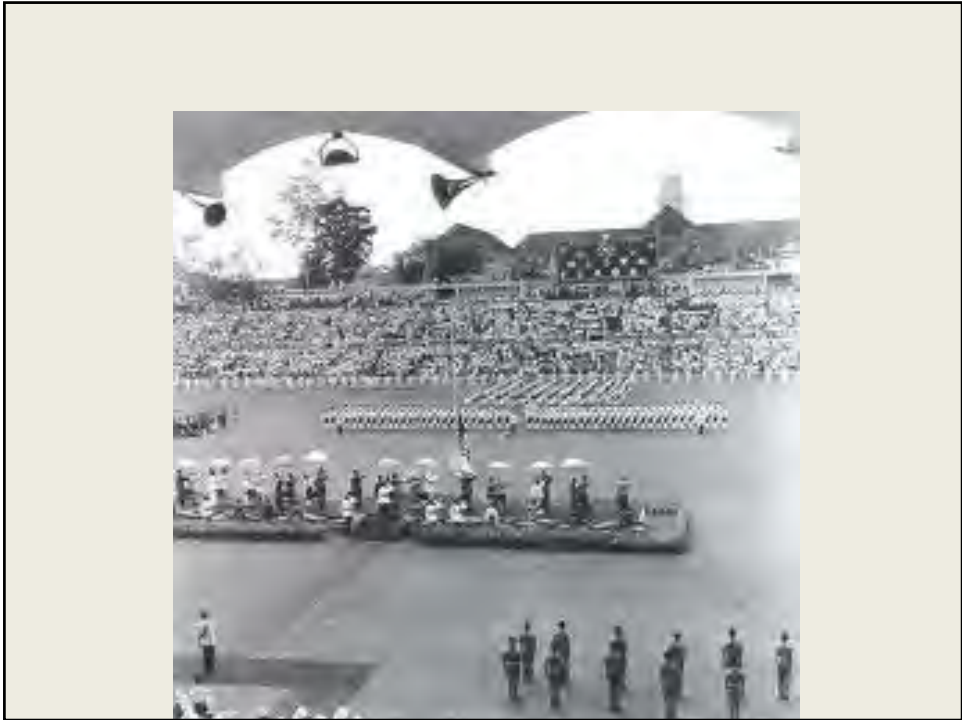
- The integration of the landscape of the northern and eastern walls

Case study

Stadium Merdeka (2008 Award of Excellence)



© Badan Warisan Malaysia



Stadium Merdeka



Before

After





