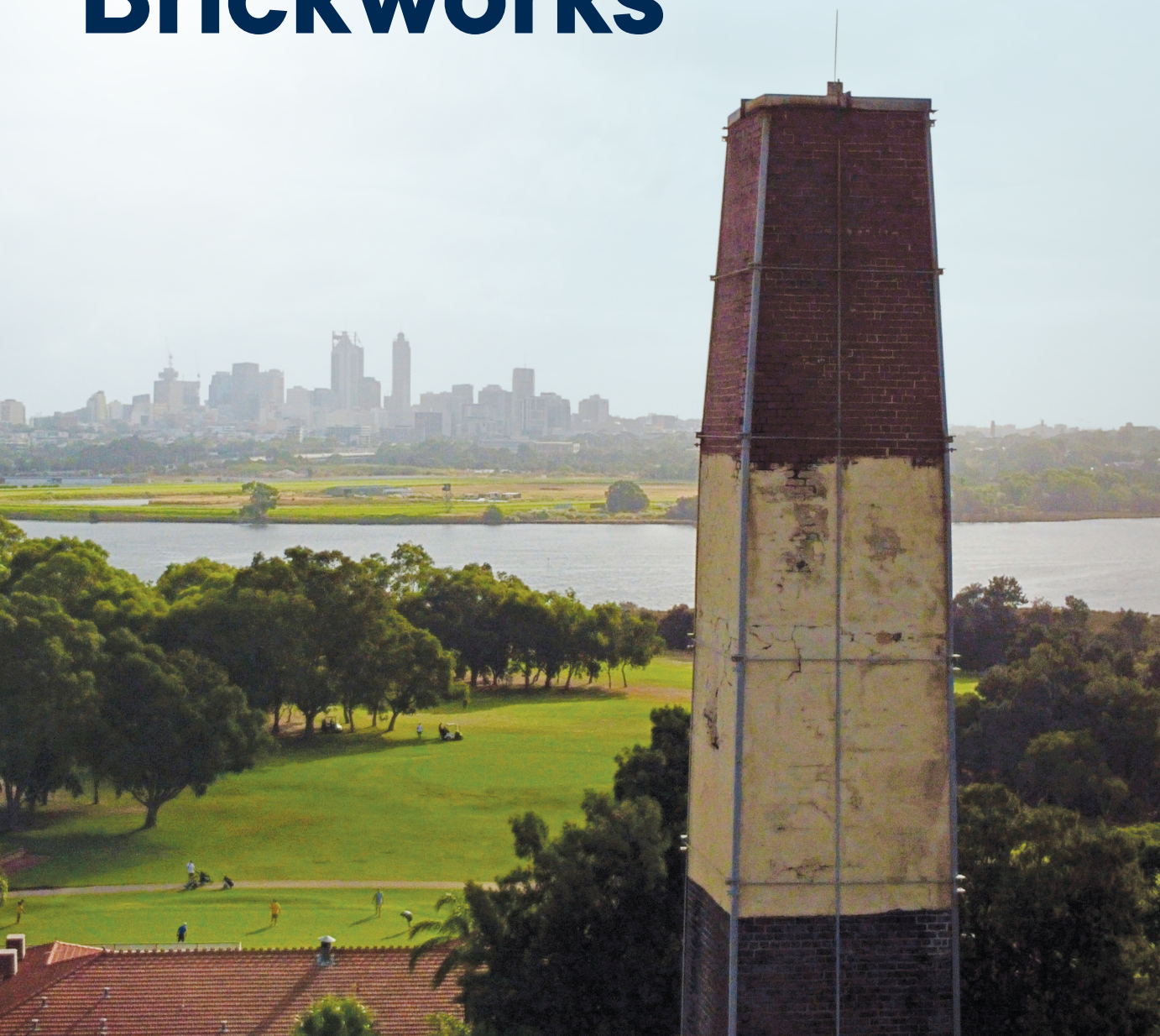


City of
Bayswater

Maylands Brickworks



bayswater.wa.gov.au

**Preserving an Australian
heritage landmark**



A thriving, sustainable and sought-after location

Located only 4.5 kilometres from Perth's CBD, Maylands is a thriving, sustainable and sought-after location for residents and businesses alike.

As one of the City of Bayswater's four town centres, Maylands is unique in its heritage and qualities but unified with the rest of the City of Bayswater by a strong sense of community which celebrates multiculturalism and diversity. Humming with activity, the town centre is filled with people enjoying street art, attending festivals, gathering in pocket parks, shopping in local boutiques, visiting the markets, or enjoying the many bars, restaurants, and cafes in the area.

Maylands draws people from across the metropolitan area to its well-maintained parks, and sporting facilities, 18-hole golf course, picturesque stretch of Swan River foreshore, and family-friendly play and picnic areas. Blending its colonial heritage with contemporary offerings gives the town centre a unique appeal. Bespoke retail shops and art murals are a nod to the town centre's creativity, while its walkability and historic architecture make it an incredible place to spend some time.

As a result, significant restoration effort is needed, and investment to protect the character and history of Maylands Brickworks is being sought. Through extensive stakeholder consultation and gathered input, this uniquely local landmark will be brought back to life for community use with creative approaches to design and redevelopment.

Maylands is a destination of choice for people to live, work, visit, linger and enjoy.



An Australian heritage-listed landmark

Established in 1927 in Maylands, Western Australia, the Maylands Brickworks factory was one of the first industries in the area.

The business flourished due to the site's abundance of natural clay and by the 1940s, Maylands Brickworks was considered one of the most modern brick-making operations in Australia.

In 1983, however, the brickworks factory ceased operations and plans were made to demolish the site. Passionate about its preservation, the local community successfully rallied local government against its demolition and Maylands Brickworks continued to maintain its status as a recognisable, unique institution in the area.

To prevent public access and potential resulting damage, the site was fenced. The clay pits were transformed into two artificial lakes – Lake Bungaree and Lake Bungana.

In 1995, Maylands Brickworks was listed on the State Register of Heritage Places. It is also classified by the National Trust and nominated for the Register of the National Estate. Today, the chimney and kiln continue to be well-known, beloved landmarks at the heart of Maylands Peninsula's identity and community.

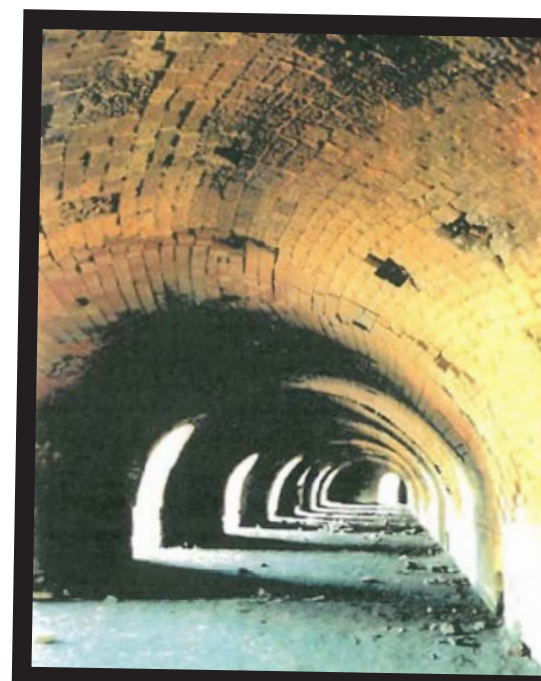
The brickworks factory tells an important story about the evolution of technology involved in brickmaking, drying and kiln-firing - and it's an integral part of the area's history. Since its closure, however, the site has remained unused. Now in a state of disrepair, the Maylands Brickworks is structurally unstable and at risk of collapse.

Timely intervention to preserve the brickworks factory and cement its legacy is needed.



Brickworks and Aerodrome, 1950

“ The brickworks factory tells an important story about the evolution of technology involved in brickmaking, drying and kiln-firing - and it's an integral part of the area's history. ”



Interior Kiln, 1990

Unique character

Maylands Brickworks has the potential to become a very special place for City of Bayswater residents and the wider community.

Maylands Brickworks is located in the centre of the Maylands Peninsula and includes paving around the kiln, the remaining section of the drying sheds, the pug mill and machinery, change rooms, gate house and two artificial lakes (formerly clay pits).

It features landscaped grounds, open grass areas, mature trees, secure perimeter fencing and a car park which provides the ideal base infrastructure to support an incredible transformation.

“ The kiln and stack (a two-storey brick and iron structure), is the most prominent aspect of the site and is a well-known landmark in (and unique feature of) the Maylands Peninsula. ”



Hoffman Kiln

The 1927 Hoffman Kiln is the only kiln of its kind remaining in Western Australia, and one of just five Hoffman Kilns in Australia. The Hoffman kiln contributes to the aesthetic, scientific and social value of the site and is an integral part of Maylands Brickworks.

The kiln and stack (a two-storey brick and iron structure), is the most prominent aspect of the site and is a well-known landmark in (and unique feature of) the Maylands Peninsula.



Drying shed

At full capacity, the drying sheds could hold 450,000 bricks. The remaining section of the drying shed, however, is a fraction of its original 11.5 acres of sheds. Today, the drying shed is an open-sided, timber-framed and metal-clad structure with timber races extending the length of the shed on a dirt floor. The drying shed holds great significance to the history of the brickworks factory and contributes to the aesthetic and scientific value of the site.



Workshop

The workshop is a metal-framed and clad structure located outside the main fenced area and surrounded by dense foliage. No documentation has been found to determine its exact construction date, although an archival image suggests it was built after 1950. It is believed to have provided maintenance facilities for the entire plant.



Gate house

The gatehouse is a small, single-roomed brick and tile building adjacent to the site entry. According to historical aerial photographs, the gate house is confirmed to have been on site by 1935/1936, however the exact date of construction is unknown.



Pug mill

Located at the southern end of the drying shed, the pug mill shed is a double height metal- and timber-framed structure housing the pug mill processor and other machinery. A portion of the elevated rail that brought clay up to the mixing machinery is still attached to the rear of the pug mill. The pug mill demonstrates the development of brick-making technology and the process to enable continuous brick production through the kiln. This technology resulted in the brickworks developing a reputation as an efficient and modern producer in its time.



Change room

The change room is a small, rectangular brick and iron building, constructed from face brick with a metal clad roof, and sits adjacent to the gatehouse. The exact date of construction of the change room is unknown, however it is estimated to have been built between 1936 and 1941. It was built to cater for 70 workers.

Site studies – partners and approach

Since 2013, the City has been investigating what can and should be done to maintain the historical integrity of Maylands Brickworks. Other than necessary maintenance works, implementation has been limited due to budget constraints.

In 2018, the Department of Planning Lands and Heritage prepared concept plans and a feasibility study for the enhancement and redevelopment of the site. Significant concerns were raised by the community about residential development on the site. As a result, Council resolved not to support the options and to consider alternative ways to reactivate Maylands Brickworks for community use.

In 2021, the City engaged planning and development consultants, Syme Marmion, to prepare a business case for reactivating the Maylands Brickworks site, excluding residential uses. Griffiths Architects acted as the heritage consultant and Shape Urban facilitated the community and stakeholder engagement.

Technical investigations were undertaken to identify which works were necessary to make the heritage buildings structurally sound, safe, and compliant. These investigations also assessed the level of site contamination and suggested necessary remediation activities.

Further, they considered options for parts of the brickworks and identified how much the options would cost and how they might be funded. The technical investigations highlighted the buildings are at risk of collapse, however the City does not have the funds to undertake the costed works.

Extensive community consultation was undertaken, including site visits, an online survey and formation of the Community Reference Group. Based on community feedback, Council resolved to commence urgent works to the kiln and endorsed a Conservation Package proposal to activate the area for community use.



Brick drying sheds, 1950

“Based on community feedback, Council resolved to commence urgent works to the kiln and endorsed a Conservation Package proposal to activate the area for community use.”



Hoffman Kiln Upper Level

Results of technical investigations

The present state of the buildings and the potential for collapse is of considerable concern.

To preserve this national heritage asset and Maylands Peninsula landmark, repairs to stabilise the structures and mitigate the associated safety risks, must be made, at the earliest opportunity.

The results of the technical investigations into the current state of Maylands Brickworks facilities are as follows.

Hoffman Kiln

- The structure is in poor condition.
- Displacement within the internal arch structure presents a significant risk of collapse.

Workshop

- The workshop structure is in fair condition with no significant defects in the structural elements.
- The cladding is in poor condition with significant corrosion and penetrations.

Drying shed

- The structure is in poor condition.
- Defects include splitting of timber members, rot, and failure in a number of roof trusses.

Pug mill

- The mill is in fair condition with surface corrosion throughout the steel frame members, and there is moisture staining and rot in the timber members.
- The external conveyor structure is in very poor condition. There is a high-risk the structure will collapse.

Community engagement

Community engagement for the reactivation and preservation of Maylands Brickworks has been conducted over many years.

These consultation initiatives enabled the City to comprehensively understand the community's position on the redevelopment of the site. The most recent engagement regarding redevelopment options and costs concluded in May 2022.

The primary themes captured during this broad engagement included:

- The importance of heritage preservation
- The site being used for a range of purposes (including community use, arts and culture, hospitality, events, tours, and education)
- Consideration of the costs
- Consideration of the local area (including amenity, traffic, noise etc)
- Safety concerns (if the site was made accessible).

A Community Reference Group was also formed and recommended the following preferred uses for the site:

- Full preservation and renovation for unrestricted use of the Hoffman Kiln (lower level);
- Preservation of the Hoffman Kiln (upper level) to make safe and secure with potential for restricted use
- Preservation of the drying shed with possible museum use
- Preservation of the pug mill to make it safe for viewing and with museum use
- Preservation of the workshop to make safe and secure
- Preservation and renovation of the gate house as a visitors/information centre
- Preservation and renovation of the change room as display centre/toilets
- Improve/upgrade the surrounding parkland for recreation/museum supporting functions and events space.

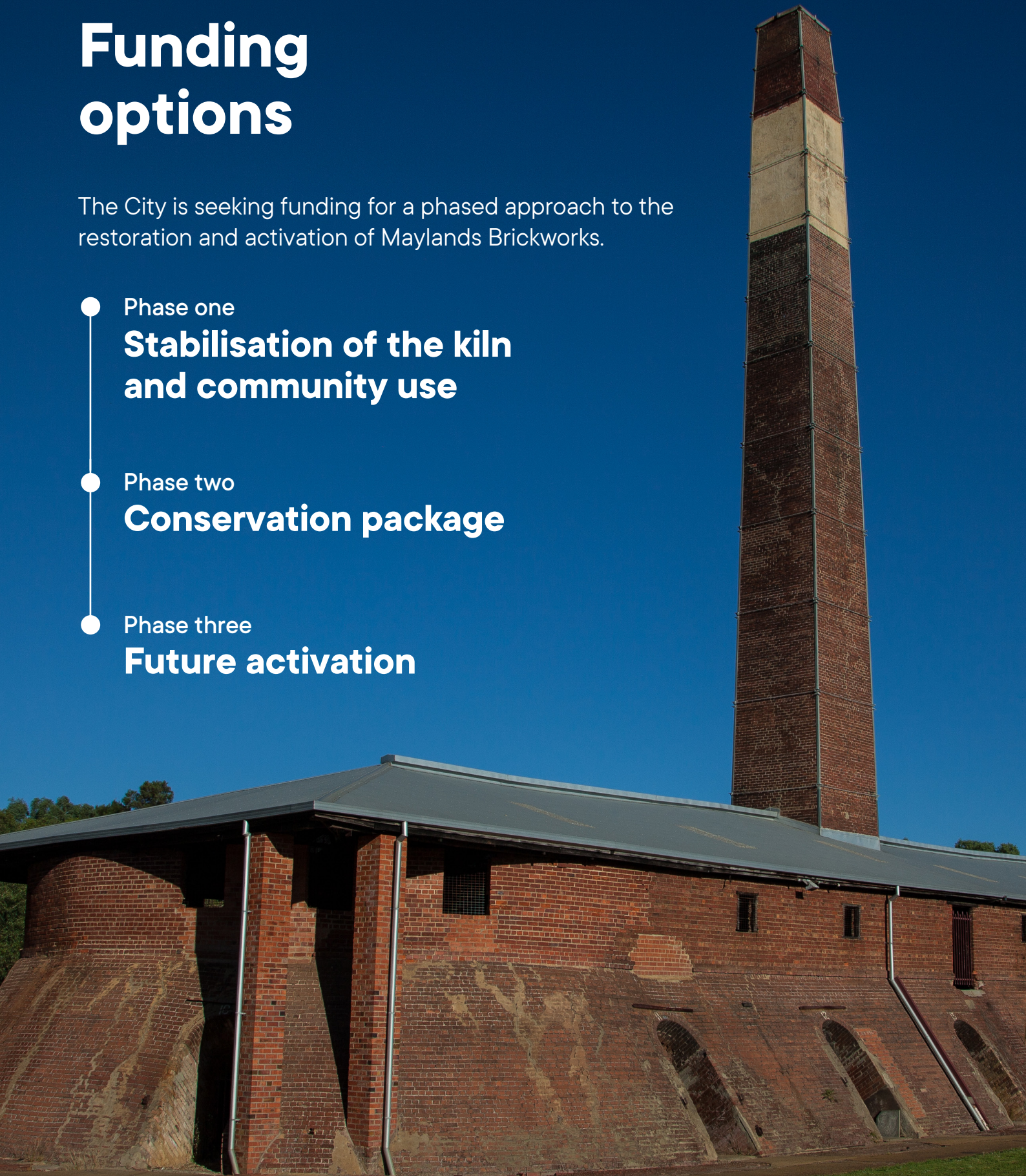
Based on community feedback, Council resolved to:

- Endorsed conservation package to reactivate the site
- Investigate various methods of funding, including disposal of assets, seeking government funding and supporting local community groups to seek alternative sources of funding
- Upgrade the gatehouse and change rooms for occasional community meetings, and relocated the existing fence so that access to the buildings is available
- Endorsed Maylands Brickworks as the priority project to allocate any remaining budget funds
- Engage a consultant to prepare a scope of works and tender documentation for the essential rectification base works
- Include a specific annual maintenance works within the City's budget.

Funding options

The City is seeking funding for a phased approach to the restoration and activation of Maylands Brickworks.

- Phase one
Stabilisation of the kiln and community use
- Phase two
Conservation package
- Phase three
Future activation



Phase one

Stabilisation of the kiln and community use

Cost: \$2,121,600

Phase One will provide the essential funding required for the City to perform urgent rehabilitation works to the lower level of the Hoffman Kiln to prevent the imminent collapse of this historical asset.

Technical investigations indicated work to the lower level of the kiln cannot be delayed if the site is to be made structurally sound and safe, and to protect its historical significance.

Works to the lower level of the kiln include:

- Repointing the brickwork and repairs to external wall cracking
- Permanent propping of ground floor arch structures
- Internal propping of collapsed wall and external propping
- Replacement of arch structures
- Securing of grilles to all arch openings
- Installation of metal gates to secure staircases
- Site works
- Relocate exclusion fence once works are complete.
- Project costs

The City has committed \$250,000 to this phase, and the City's consultants are currently preparing tender documentation for the necessary rehabilitation works to the lower level of the kiln to prevent further deterioration or collapse. The works will largely involve permanently propping the internal arch structures of the kiln. Once the work is completed it is intended to relocate the existing exclusion fence closer to the kiln building, opening up the eastern and western paved courts for public and community use.

There will be the potential for community markets, additional heritage signage and heritage tours of the site. The site has access to car parking to cater for increased public use of the area.

The gate house and change rooms will become accessible to the public.



The area around the kiln will be opened up for community use, with opportunities for additional landscaping.



The kiln, drying sheds and pug mill spaces will remain "off limits" to the public.



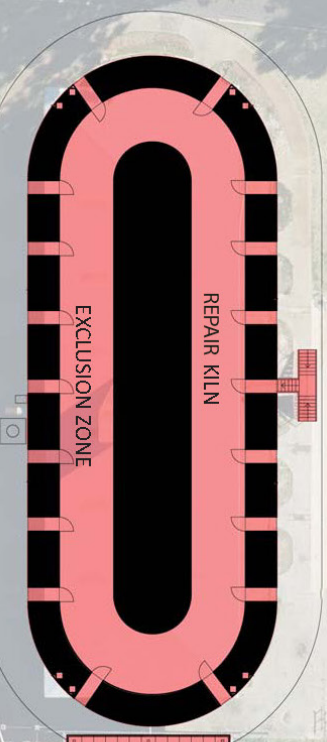


OPTIONAL

REMOVE SITE FENCE

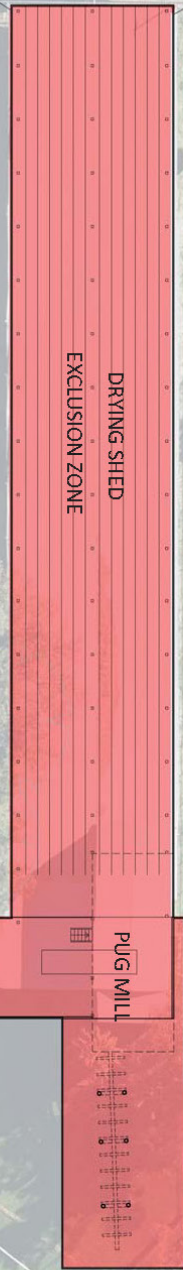
REPAIR HARD LANDSCAPING FOR COMMUNITY USE

FENCE MOVED CLOSER TO KILN



OPEN PARKLAND

SWAN BANK RD



NEW FENCING TO EXCLUSION ZONE

Phase two

Conservation package

Cost: \$5,440,000

The Council has endorsed Conservation Package 2 outlined in the Business Case report completed by Syme Marmion, to restore it to a level where the structures could be fitted out for future uses.

Phase Two of the Maylands Brickworks restoration builds upon Phase One’s stabilisation works, focussing on the Hoffman Kiln. Phase Two will enable public access inside the kiln, including guided tours.

Works include:

- Conservation of heritage fabric:
 - Kiln (lower level) - refurbish entire lower level with new floor, lighting and power
 - Kiln (upper level) - repairs and extension of viewing platform
 - Repair Drying Shed and provide interpretive signage
 - Repair Pug Mill and prop and conserve elevated rail and provide interpretive signage.
- Small meeting room and kitchenette provided in the gate house building, with interpretive signage
- Change rooms converted to toilet facilities for 100 people
- Refurbishment of urban square to the west of the Kiln for use as markets or community use space and site and external works.

Controlled access to internal sections of the lower and upper parts of the kiln will be available to the public. This will encourage an appreciation and understanding of the internal kiln spaces used during brick-making.

The structures are stabilised, with the lower level of the kiln ready for future fit out for reactivation with a range of uses

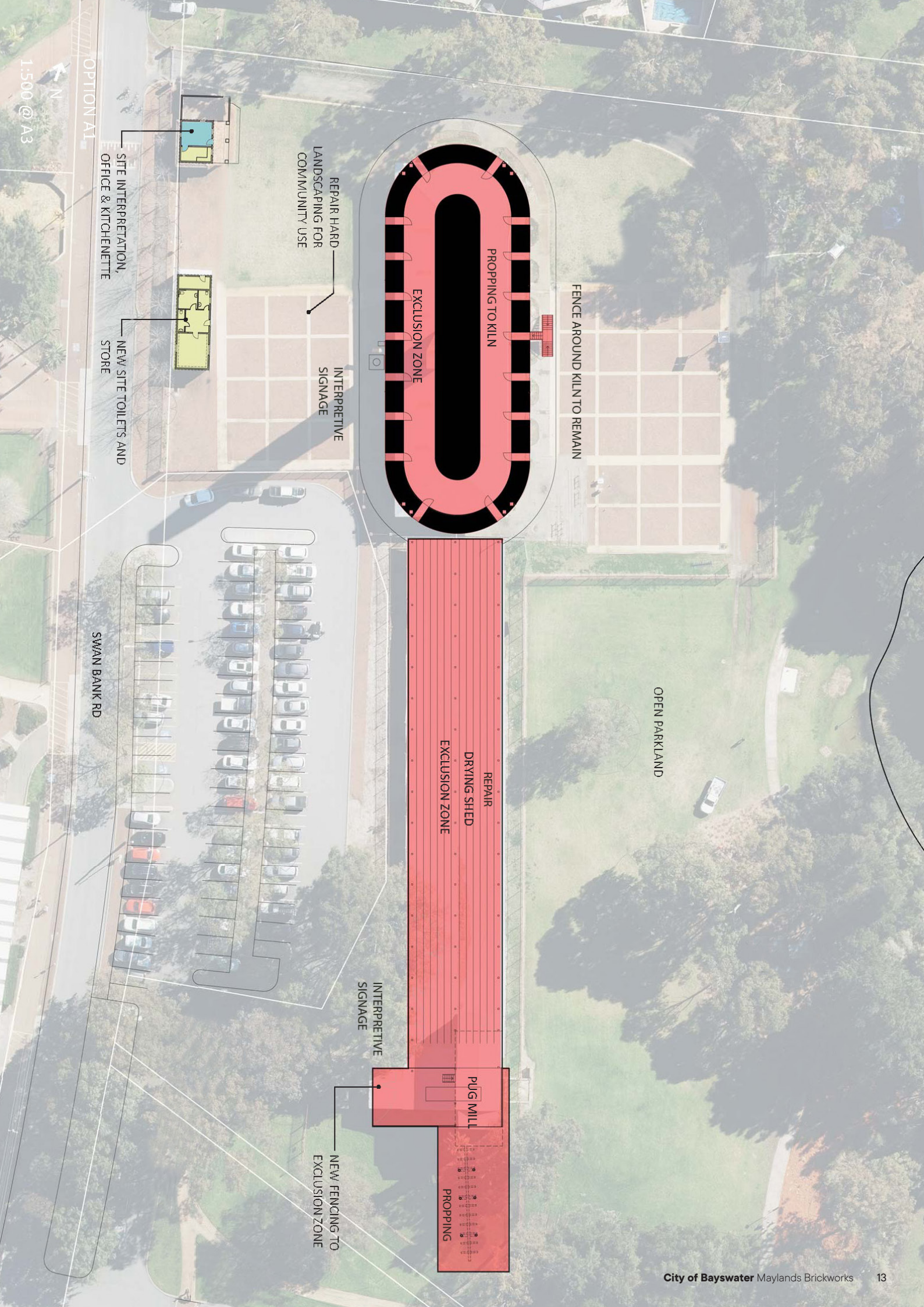


The structures ancillary to the kiln are stabilised



At this stage the ultimate use of the kiln structure is unknown





1:500 @ A3



OPTIONAL

SITE INTERPRETATION,
OFFICE & KITCHENETTE

NEW SITE TOILETS AND
STORE

REPAIR HARD
LANDSCAPING FOR
COMMUNITY USE

INTERPRETIVE
SIGNAGE

EXCLUSION ZONE

PROPPING TO KILN

FENCE AROUND KILN TO REMAIN

SWAN BANK RD

OPEN PARKLAND

REPAIR
DRYING SHED
EXCLUSION ZONE

INTERPRETIVE
SIGNAGE

PUG MILL

NEW FENCING TO
EXCLUSION ZONE

PROPPING

Phase three

Future activation

Cost: Unknown

Phase Three builds upon the works completed during phases one and two, and serves to transform the site and allow public access and use of the Hoffman Kiln lower level. The ultimate use that will serve to reactivate the site is not yet known. The opportunities will need to be explored in further detail.

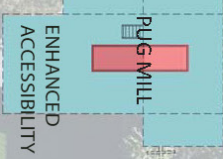
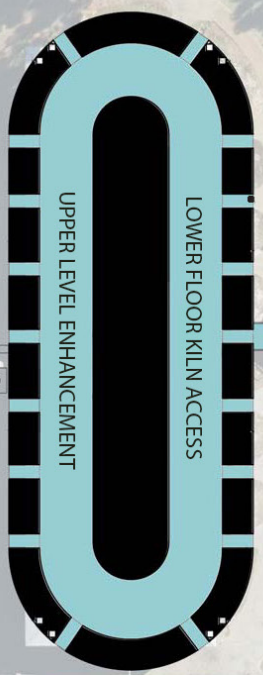
There is an opportunity for the lower kiln area to be used for community and commercial use, which retains and respects the heritage fabric of the site, and provides new and exciting uses of the space. The final cost will depend on the ultimate use for the site and the fit out requirements to ensure its success.

1:500 @ A3



OPTION C

SWAN BANK RD



CONSERVE ELEVATED TROLLEY

OPEN PARKLAND



The total estimated cost of restoring Maylands Brickworks and transforming the site into a community asset ready for reactivation is:

Phase one **\$2,121,600**

Phase two **\$5,440,000**

Phase three **Unknown**

Total **\$7,561,600**

Conserving Brickworks Heritage in Australia and around the world



Ascot Kilns

Works to repair the State Heritage Listed beehive kilns and stacks were undertaken by the Department of Planning, Lands and Heritage.



Brunswick

Two Hoffman Kilns have been repaired and converted to apartments in Brunswick Victoria



Evergreen

Brickworks in Toronto, Canada have been converted into a community hub



Llanymynech Area

Hoffman Kiln in the UK which has been partially restored as part of an industrial archaeology conservation project supported by English Heritage and the Heritage Lottery Fund.

Next steps

The City of Bayswater is seeking funding for Phase One of the Maylands Brickworks restoration. This will support the completion of urgent rehabilitation works to prevent the imminent collapse of the Maylands Brickworks Hoffman Kiln.

Phase One funding will also enable the grounds and forecourt area to be opened to the public with landscaped link to the lake.

Phase Two will enable the kiln to be refurbished to allow for access to the kiln, and repairs to the Drying shed and Pug Mill, further conserving the heritage fabric of the site.

Phase Three allows for unrestricted access and fit out for the future reactivation of the site.



Securing a legacy

As one of Australia's first and leading brick-making facilities, and later as a tribute to a bygone era of brick-making technology, Maylands Brickworks has been a local landmark and beloved community institution for almost a century.

Today, the brickworks factory is in a precarious structural condition and in desperate need of repair and restoration. Ensuring Maylands Brickworks remains part of the City's visible history and community, however, stretches beyond the financial capabilities of one local government.

It will take collaboration, partnership and urgent action, working with other tiers of government to preserve and secure the legacy of Maylands Brickworks.

“ It will take collaboration, partnership and urgent action, working with other tiers of government to preserve and secure the legacy of Maylands Brickworks. ”

Alternative Formats

This publication is available in alternative formats including hard copy, large and standard print, electronic, audio, and Braille.

This publication can be found on the City's website and can be made available in languages other than English upon request.

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