

HAMMONDCARE – GREENWICH HOSPITAL SITE REDEVELOPMENT

Introduction

This section sets out the architectural design principles for the proposed redevelopment on the Greenwich Hospital site.

The description covers aspects of design such as building scale, massing, form, fenestration, colours and materials. While elements such as sunshading and privacy screening are covered, the references in this section are mainly relating to aesthetics and context rather than function.

Context

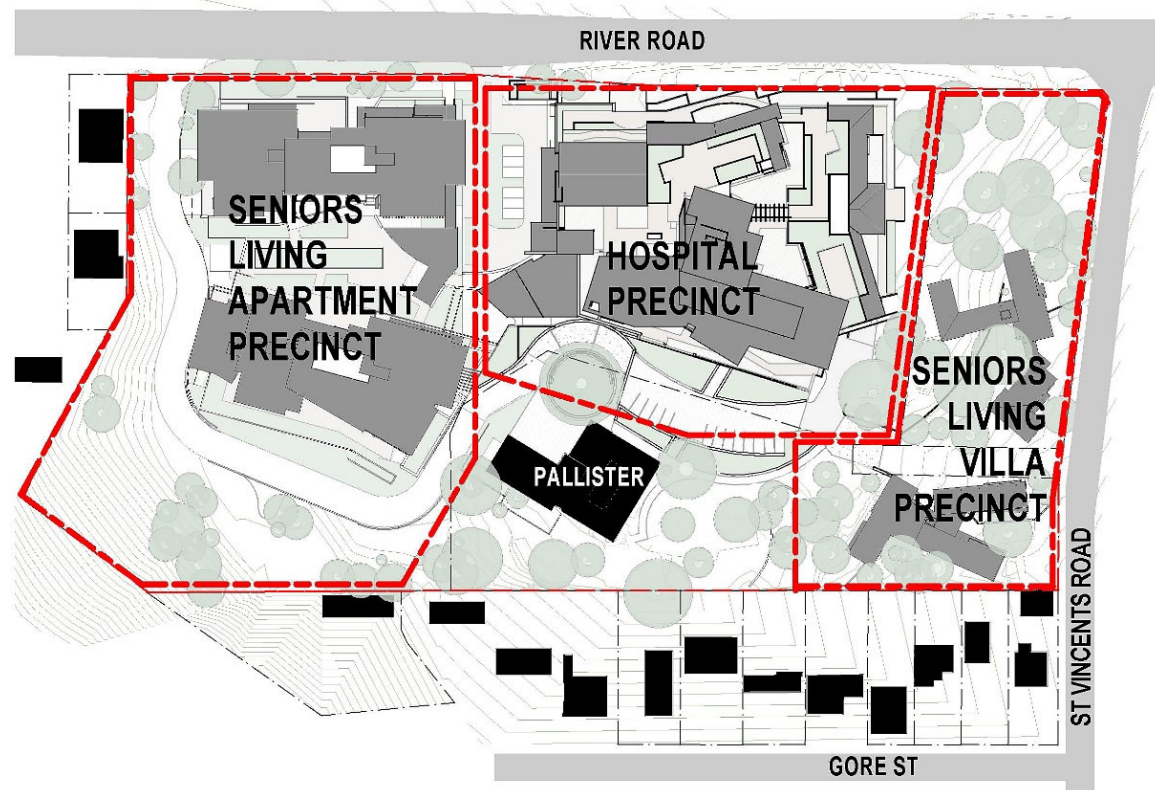
Around the site there are significant variations in the topography, vegetation, streetscape, architectural and heritage context.

The design principles are set out in a table to illustrate different parameters and priorities for the different precincts in the redevelopment.

Precincts

Although the Precincts relate to specific locations on the site they are generally described according to their primary use – Hospital, Seniors Living Apartments, Seniors Living Villas.

This allows the design principles to vary to suit both the building type and context.



Context			
	Hospital Precinct	Seniors Living Apartments	Seniors Living Villas
General / Locality	<p>The Hospital Precinct is central to the River Road frontage and extends from the River Road boundary on the north to Pallister House on the south. Currently it is occupied by a number of 1 and 2 storey brick buildings which are to be removed. Most of this precinct has been cleared of vegetation in the past.</p>	<p>The Seniors Living Apartment Precinct is on the western side of the site in the area currently occupied by the main hospital buildings and carpark. It is bounded by River Road on the north and the main site access road on the west.</p>	<p>The Seniors Living Villas precinct occupies the eastern part of the site fronting St Vincent's Road. The site is part of the original "Standish" allotment on which Pallister House is built.</p> <p>This part of the site retains a large number of trees and has seen little development other than for site access.</p>
Topography	<p>This is the flattest and highest part of the site.</p> <p>The precinct is at the crest of River Road. The road is cut in to a level that is 2-3m below the street boundary. The verge relatively steep & is covered with vegetation.</p> <p>This part of the site falls several metres to the east & west.</p>	<p>The Seniors Living Apartment Precinct is much lower than the Hospital Precinct and falls away steeply in the south west corner.</p> <p>The steep slope means there is a relatively clear outlook down to the mouth of the Lane Cove River. Conversely there are some clear views towards this part of the site from parts of the surrounding suburbs. The existing multi-level hospital building can be seen from a number of locations to the south west of the site.</p>	<p>The Seniors Living Villas precinct falls from the north-west to the south-east. There are some cuttings and remnants of old retaining walls associated with current and past driveway access.</p> <p>Grades are up to 1 in 4. The entry driveway from St Vincent's Road is about 1 in 7.</p> <p>Maximising the number of trees that are kept requires earthwork & substructure to be minimised.</p>

	Hospital Precinct	Seniors Living Apartments	Seniors Living Villas
Architectural Context	<p>Within the site, Pallister House is adjacent to the hospital Precinct on the south.</p> <p>The “Standish” Heritage curtilage & internal access road ensures that there is more than 20m metres separation between Pallister House and the new buildings.</p> <p>The nearest neighbouring houses are on the opposite side of River Road.</p> <p>These houses are mix of styles from different eras. Because of the topography and the shape of the lots they are often set well back from the River Road property boundary which is dominated by planting, retaining walls, brick fences and garages.</p> <p>The houses are typically single level, though they are often sitting 2-4m higher than the footpath.</p>	<p>The Seniors Living Apartment Precinct is to the rear (west) of Pallister and the site is at a much lower level. The apartments and Pallister House would be seen together when viewed from the neighbourhood to the south west of the site.</p> <p>Houses immediately adjacent to the west of the site are separated by the current hospital entry road which is to remain in a similar location. Houses is River Road to the west of the site area not highly visible and are screened by dense trees and solid fences.</p> <p>Greenwich Public School is Immediately opposite the site on River Road. The sports field dominates the frontage though there are also a couple of single level demountable classroom buildings near the street boundary.</p>	<p>There are no buildings on this part of the site. Pallister House is immediately adjacent though because of the topography and trees it is not highly visible from St Vincent’s Road.</p> <p>Opposite the site on St Vincent’s Road there a number of 2 level houses on large vegetated lots. The eastern verge is very wide and also planted with a mix of shrubs, hedges and trees.</p> <p>Immediately adjacent to the site on St Vincent’s Road there is a 2 level brick garage building with no side boundary setback and minimal setback to the street.</p> <p>Gore Street (immediately to the south of the site) has a number of houses that back onto the site. They are a mix of styles from different areas and range from 1 to 3 levels, typically in response to the terrain.</p> <p>The roofs of these houses typically sit lower than the fence line of the boundary.</p>

Design			
	Hospital Precinct	Seniors Living Apartments	Seniors Living Villas
Scale, massing and form	<p>Throughout the site, building masses are to be broken down into forms that reflect their architectural context and relate strongly to their topography.</p> <p>Smaller and varied forms that relate more strongly to the scale and pattern of surrounding residential development are to be used around the periphery of the site and where the buildings meet the ground. On sloping parts of the site, particularly on street boundaries, this may be also be achieved through the use of terraces, boundary walls, retaining & planters.</p> <p>Larger, simpler or repetitive forms are to be limited to the upper levels of the 3 main mutli-level buildings.</p>		<p>The eastern part of the site with its steeper topography and more dense vegetation should comprise of built forms that are less dominant and more in keeping with the site cover and scale of residences in St Vincent's Road. Residential development in this area should generally be 2 levels and not exceed the height of the ground floor of Pallister House. Plan forms should reflect the intent to retain trees.</p>
	<p>In the hospital precinct the buildings sit at a higher level & should be designed so that the main mass of the tower is set back from River Road. The built form at the interface with the River Road boundary should be designed as a 1-2 level forms above the podium, comparable to the elevated residences opposite.</p> <p>On the southern side of the hospital, the built form that is closest to Pallister House should include a podium or terrace projection that related to the height and scale of Pallister House.</p> <p>In plan form the hospital building should include elements that have a strong relationship to the River Road property boundary, the internal lot boundaries of "Standish" and also the building geometry of Pallister House.</p>	<p>In the seniors living apartment precinct the buildings occupy the area that currently includes main hospital buildings.</p> <p>The Seniors Living development is to be divided in to two main building forms either side of a central landscape. This is intended to maximise amenity and improve views & vistas through the site. Both buildings are oriented to the north and are stepped down to the west to reflect the slope of the existing topography.</p> <p>The northern building relates most strongly to River Road and the southern building is to respond more strongly to Pallister House and also to the views from the areas to the west and south.</p> <p>The southern apartment building, particularly when viewed from the south, is to be treated in a way that reduces its apparent scale and visibility when viewed from Lane Cove River.</p> <p>This may be achieved by breaking the mass of the building into a number of smaller forms with variations in material, colour and detail.</p>	

<p>Fenestration</p>	<p>Fenestration to the 1-2 storey elements immediately adjacent to the River Road boundary should reflect the more residential nature of that streetscape include more visible pitched roof forms, awnings and screens.</p> <p>On the tower, forms are to be simpler, though still reflect the residential nature of the buildings. This could include stronger horizontal lines and window shading, expression of floors and balconies and human scale patterning in facades.</p> <p>Commercial detail should be limited to entries, foyers, office areas or tenancies.</p> <p>Deep awnings and recesses should be used to clearly define main entries into the public areas as a way of improving legibility and wayfinding.</p> <p>Screening, solid balustrades, planters and soft landscaping are to be used to provide an appropriate levels of privacy and security around and within the site.</p>	<p>While the Hospital buildings are to be designed to sit comfortably in a predominantly residential context it is appropriate for the Seniors Living Apartments to be designed so that they are distinct from the hospital in form, fenestration and material.</p> <p>A significant difference between the building types will be the number and prominence of balconies in the apartment buildings. The detailing of these elements should be distinct from the outdoor terraces in the hospital building.</p> <p>Building fenestration is generally to reflect the mainly residential nature of the buildings With floor lines and human scale elements expressed in the design.</p> <p>Commercial detailing and solid forms should be limited to entries, foyers and communal space.</p> <p>Deep awnings and recesses should be used to clearly define main entries into the public areas of the site as a way of improving legibility and wayfinding.</p> <p>Screening, balustrades, planters and soft landscaping are to be used to provide an appropriate level of privacy and security around and within the site.</p>	<p>In the Seniors Living Villas Precinct the buildings are to be designed to have minimal impact on the existing ground surfaces, vegetation and nearby heritage elements.</p> <p>In order to be less prominent they should be different from other buildings on the site or in the neighbourhood.</p> <p>They should be simple, high-spanning structures with horizontal shades and simple screening. Substructure and modification to ground surfaces should be kept to a minimum.</p>
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<p>Materials and colours</p>	<p>Given the scale, use and location of the development a variety of materials and colours are appropriate.</p> <p>The smaller scale forms around the edge of the site should include a variety of materials that draw on the domestic architecture of the neighbourhood, particularly the combinations of brick, light weight claddings and light coloured render that are common to the mix of housing styles along River Road and St Vincent's Road. The neighbourhood also has numerous examples of masonry fences, retaining walls, plinths & terraces that are primarily a consequence of sloping sites but have become part of the local aesthetic.</p> <p>The contrast between brick walls and light coloured render is also a common feature of residential architecture in the neighbourhood and is seen as an appropriate treatment the bases of buildings fronting River Road.</p>	<p>In this Precinct the landscape and Heritage elements are important and the new development is intended to be less visible.</p> <p>Contrast between building materials should be low & the colour palette should be natural with mid to dark tones. Claddings and glazing should be of low reflectance.</p>
	<table border="1"> <tr> <td data-bbox="338 459 907 1284"> <p>Some brick detailing is also seen as an appropriate treatment to the lower levels on the southern side of the hospital.</p> <p>The main tower of the hospital should be less prominent than the low rise elements. It generally should have a lower contrast colour scheme than the base of the building and use materials that are of low reflectance.</p> </td> <td data-bbox="907 459 1489 1284"> <p>In the Seniors Living Apartment Precinct, contrasting forms, colours and materials along the River Road street boundary is appropriate to the streetscape. Variation could also be achieved through the use of brick/masonry detailing to the edge of ground level terraces and planters.</p> <p>Higher in the apartment buildings the palette of materials and colours should allow the buildings to be distinct from the hospital building adjacent.</p> <p>The colours and materials of prominent balcony elements should be used to create this distinction and also to introduce some variation through the apartments.</p> <p>Upper levels of the apartment buildings should generally be of lower contrast and low reflectance so that they are less prominent against background buildings and vegetation.</p> <p>The southern apartment building which is located in approximately the same position as the existing main hospital building, should include variations in colour and material that help reduce the apparent scale when viewed from the south. The colour palette on the southern façade should include mid-tones that mix with background colours and allow for Pallister House be more prominent.</p> </td> </tr> </table>	
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HAMMONDCARE - GREENWICH HOSPITAL SITE REDEVELOPMENT. OCT 8, 2018.



BICKERTON MASTERS