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bleu

design pty ltd

ABN 38 072 150 611
4 Cooper Street
Paddington, NSW 2021
Tel/Fax 02 9332 1146
E-mail: bleu2@bigpond.com

Thursday, 16 December 2010

Shivesh Singh
Senior Planner
Department of Planning
Strategic Assessment
23-33 Bridge Street,
Sydney NSW 2000

Dear Mr Singh

**RE: SCOTTISH HOSPITAL REDEVELOPMENT,
2 COOPER STREET, PADDINGTON
Ref MP10_0016**

Further to my E-mail sent 7.00pm 23/11/2010 making NSW Planning aware of the omission of my property, 4 Cooper Street, Paddington which is adjacent to the Cooper/ Stephen Street corner of the Scottish Hospital, in the Environmental Assessment Report dated November 2010 are my comments on the drawings.

The new wing along Stephen Street directly impacts our property, which is adjacent to the Cooper/ Stephen Street corner, in two ways. Firstly, the additional storey, Level 7 of the new Stephen Street wing will cast a new shadow across my backyard over my swimming pool at 3pm on the Winter Solstice 21 June (refer to JPR Architect's drawing DA512A). Secondly, the large areas of south eastern windows & the large wrap around terrace on the additional storey, Level 7 of the new Stephen Street wing will overlook our backyard & into our bedroom and bathroom windows along our north western elevation (refer attached plan). Thirdly, the creation of the service access to the top of Stephen Street will create traffic noise from service trucks entering & leaving the building up to our backyard above especially because of the natural amphitheatre to the top of Stephen Street has an amplified effect on noise from the street below.

I have several major concerns of the development in general. The whole justification of the massive over scaled development is the height reference to mainly the surrounding unit towers. The height reference to lower scale building is totally down played & in the case of my single storey street fronted cottage completely omitted. The unit towers in Paddington were an unfortunate over development of the 60s & 70s. They are a complete eye sore to the low scale heritage of the surrounding terrace buildings. But in the case of the Scottish Hospital Redevelopment they are somehow a justification for over scaling the development. This flies in the face of the significant heritage fabric of Paddington especially the original heritage component of the project. The development should respect the overall heritage scale of all of Paddington & not measure itself against a few surrounding unit towers.

The sitting of the development is poorly thought out. The relationship of the building to the unique topography is poor in both the external sitting & internal outlook. There is little in the way of developed sections to show or help improve ways the development integrates to its surroundings. For example the plans show the Stephen Street wing going from L7 to L3 right up to Cooper Street. But the Cooper Street elevation only shows L7 & L6 above street level. The building only has setback along the Cooper Street boundary of 2.2-2.5 metres. So a look over the front fence/hedge along Cooper Street at the Stephen Street corner will result in a view down a three storey hole & worst still a view out the front units & common room windows on L5, L4 & L3 will result in an outlook into a three storey wall with little in the way of amenities for the future residents.

The new wings are pushed out to the surrounding streets in attempt to reproduce the original landscaped "terraces" of the original grand home that predated the Scottish Hospital to the centre of the site. This sitting of the new wings only creates long multi-storey blocks along the surrounding residential streets with minimum setbacks. This scale of building planes of up to 5 & 6 storey high along the boundary line is something you expect to see along major arterial roads. But to see it along a small residential street is just crazy. No wonder the architect's perspective view along Stephen Street has lots of new tall trees shown in front to "soften" the shear vertical plane the building. Unfortunately all the original taller trees along this street will be lost during construction.

The development's relationship to the original heritage component of the Scottish Hospital is completely non existence. The sitting relationship is very poor to the eastern side of the Scottish Hospital to the new Stephen Street wing. The single storey 1900 pitch roofed wing abuts a two storey contemporary box with the new two storey box out scaling the original heritage wing. It should be the other way around. The single storey wing off the Scottish Hospital should be enhanced by the new wing not destroyed by it. The scale of the new Stephen Street wing should remain single storey with a pitched roof as it currently is. This would keep it in scale with the existing heritage wing of the Hospital & the adjacent single storey street fronted cottages of No.4, 6 & 8 along the lower side of Cooper Street.

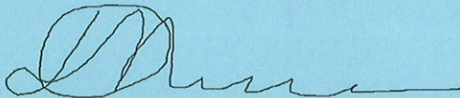
The form & use of materials to the new wings is completely out of character to the original heritage hospital. The new wings should make some attempt to relate to the heritage of the original building. Every other development in Paddington does so why do the architects of the Scottish Hospital Redevelopment think they are exempt? The use of large scale expressed framed window blocks, terraced setback building planes, steel outrigger 'pergolas' over large terraces, flat roofs & palm trees is completely out of character not just with Cooper, Brown & Stephen Street but all of Paddington. The use of some of the existing elements & materials should be incorporated into the new design. The use of traditional elements such as pitched roofs & long vertical scale windows should be used. Materials such as sandstone, timber & copper should be considered.

The creation of a service entry to the top of Stephen Street is another understated major impact to the surrounding properties. Stephen Street is a tiny dead street which only services the units at the end of the street. Most residents to these units don't own cars therefore there is only the sound of an occasional vehicle. The servicing of a major hospital from this little street directly adjacent to residential units & homes will create lots of noisy truck traffic. The topography at the end of Stephen Street is an amphitheatre, so the truck noise will be amplified.

Unfortunately all our comments & concerns, both in writing & verbally, to the PAC Scottish Hospital Site Redevelopment web site & the PAC Community Consultation Meetings were completely dismissed.

I urge you to refuse the application for the Scottish Hospital Redevelopment until, at least, a fully design review from the NSW Government Architect's Office. This development is a major scale project which is unfortunately poorly designed & completely out of scale with the heritage fabric of Paddington. There is no relationship between the old & new in the development. The new buildings have a poor connection with the site topography. There is too much at stake for both the surrounding residents & future residents of the development to give such a poorly thought through development approval.

Yours sincerely,



Darren Miller
B.App.Sc (Environmental Design) UCAN
B.Arch UCAN
Licensed Builder
4 Cooper Street, Paddington
Mol 0425 208 212

Natalie Miller
Bachelor of Architecture UNSW
Registered Architect NSW #7464
4 Cooper Street, Paddington
Mol 0414306166

