

# The Scottish Hospital Paddington

Client: The Presbyterian Church (NSW) Property Trust  
Document: Landscape Architects Design Statement  
Date: 16/06/2010 REV A



Reference image: Mediterranean terrace garden

ASPECT Studios  
Studio 61, Level 6,  
61 Marlborough Street  
Surry Hills NSW 2010

Thursday 16th June 2011  
The NSW Department of Planning

To Whom It May Concern,

Please find following the Landscape Architects Design Statement as requested by The NSW Department of Planning in partial fulfilment of the Director Generals requirements for the Project Application Submission relating to The Scottish Hospital site, Paddington.

Yours sincerely,



Liam Noble  
Associate  
ASPECT Studios Landscape Architecture

# Landscape Architects Design Statement

## Landscape Architects Design Statement for The Scottish Hospital

This statement should be read in conjunction with ASPECT Studios Project Application Landscape Drawing Package.

### References

The Landscape Architectural package takes into account information provided in The Scottish Hospital Conservation Management Plan (NBRS + Partners, June 2010), The Scottish Hospital Archaeological Review (Casey & Lowe Pty Ltd, October 2009), Preliminary Arboreal Plan (Tree Wise Men, 2010), Preliminary Environmental Assessment (Urbis, March 2010), and the Director General's Requirements (Part 3A, *Environmental Planning and Assessment Act 1979*).

The Landscape Architectural Package also takes into consideration the Woollahra Local Environmental Plan 1995, and the Local Native Plants for Sydney's Eastern Suburbs pamphlet (an initiative of the Sydney Regional Organisation of Councils).

### Site Conditions

The Scottish Hospital and its associated buildings and gardens are located at 2 Cooper Street, Paddington (Lot 2, DP 607572). The site, which has an area of approximately 1.478ha, is bounded on three sides by public street frontage (including Brown Street and Nield Avenue to the north-west, and Stephen Street to the south-east), Dillon Street Reserve to the north-east and Cooper Street to the south.

Within the site there are a range of topographic conditions, including steep, heavily vegetated banks from the western boundary and the south-west corner (RL 30.0), level grassy areas to the north east with significant vegetation (RL 14.0) and original and proposed new terracing in the centre of the site adjacent to the heritage listed Scottish Hospital building, achieving a practicable transition between RL 26.5 to RL 16.5.

The site has had extensive cut and fill over the course of its development to accommodate various landscape conditions and uses as well as to allow for the construction of new buildings. Whilst the original vegetation of the area would have been woodland on sandstone slopes and gullies, there is no remnant vegetation remaining but rather a number of significant, well established trees including a Kauri Pine, Holm Oak, a grove of Port Jackson Figs in the grassed area adjacent to Dillon Street Reserve and Moreton Bay Figs planted amongst sandstone floaters along the Brown Street boundary.

### Landscape Areas

1. Total landscape Area= 8,147.47 m<sup>2</sup> (56.12% of Site area excludes building footprint, landscape podium and roadway),
2. Total Deep Soil Area= 7211.04 m<sup>2</sup> (88.51% of total landscape area)

### General note for trees and planting

Refer to Tree Wise Men documentation for schedules of all existing retained and removed species.

88 trees are proposed to be removed from site.

Of these;

1 specimen is categorised Retention Value A in the Tree Wise Men Report (Should be retained)

33 specimens are categorised Retention Value B in the Tree Wise Men Report (Could be retained)

51 specimens are categorised Retention Value C in the Tree Wise Men Report (Should not constrain proposed development)

3 specimens are categorised Retention Value D in the Tree Wise Men Report (Imminently dangerous or in an irreversible state of decline)

80 new trees are proposed for the site. Consisting primarily of locally native tree species with the exception of 10 Port Wine Magnolias (*Michellia figo*) located within the entry seating garden between the drop of area and the park area.

Plant and tree specimens chosen for The Scottish Hospital site are native and where possible indigenous. Exceptions have

been made where a particular effect or use is desired, or to enhance existing significant vegetation, landscape and built form.

Recognised environmental weeds of the Woollahra Municipality and potentially hazardous species are not used, while species contributing to the local ecology and biodiversity of the area have been selected. Plants also correlate to the site's microclimatic conditions.

### Cooper Street Frontage

The original heritage listed building is located along the Cooper Street boundary. Small pockets of planting with advanced Palms, such as *Cordyline petiolaris*, *Doryanthes palmeri* and *Livistona australis*, introduce green elements to an otherwise constructed facade whilst being sympathetic to the period of the built form. The minimal use of an understorey layer allows solar access into new apartments/residencies below street level and a low maintenance detailed groundcover of succulents and drought tolerant plants provides interest for passers by and site users.

### Cooper Street/Brown Street Intersection

This corner of the site has previously been used for emergency vehicular access, with walls and fences set back slightly from the site boundary. The proposed palisade fence is located further within the Scottish Hospital boundaries, activating the site's frontage to Cooper and Brown Streets. The ramp at the rear of the deck enables equal access from within the Scottish Hospital site to street level, reducing the need for residents to travel along the narrow footpath on Cooper Street.

A raised timber deck at street level produces a pocket park for site users and passers-by, resulting in greater surveillance of the intersection. The deck facilitates a useable space at street level with minimal impact at ground level, allowing for the retention of several established tree species, including a Port Jackson Fig and a Moreton Bay Fig. Seating opportunities are setback from the street amongst large planted beds and recycled sandstone seating elements.

### Brown Street/Nield Avenue

At present this frontage is screened by heavy vegetation and a chain link fence and has little relationship with the street. Where possible, it is proposed that greater pedestrian access is provided with key rest spots to alleviate the journey along the steep public footpath. A rest spot is provided which also facilitates a minor entrance into the site via a raised walk adjacent to the existing Kauri Pine.

Existing significant vegetation is enhanced with more suitable rainforest understorey planting which provides some visual screening from the ILU to the street level but allows for key views into the site from Brown Street.

As per the Tree Wise Men preliminary tree report for this project tree 116 is a D (imminently dangerous/ irreversible state of decline) classified mature specimen. It is proposed that this specimen be removed and replaced by a super advanced specimen of the same species.

Within the site, the embankment is planted with low growing, low maintenance native species. At the base of the embankment a slightly raised deck and seating are provided, forming a passive recreation area for spa users and staff, while protecting established trees from compaction.

### Stephen Street Frontage

Fast growing native screen tree species and a native planted understorey provide a vegetated screen between the Residential Aged Care Facility and residents on Stephen Street. Low rendered blockwork walls visually enhance the topography and heritage character of the site. Unstable weed tree species are proposed to be replaced with advanced locally native tree stock. Refer to plans SK-01, 2, 3 and 4, 'location and key plan and 3 x option information sheets' issued by ASPECT Landscape Architects May 2011. Option 3 sheet SK-04 is the preferred option as this methodology facilitates a more natural transition and maintains greater foliage volume more consistently over time and incorporates other mature Palm stock transferred from site. All three options provide substantial tree screening within 6 years from planting and all three options ultimately see the removal of noxious/ seed spreading weed tree species and replacement with native species.

### Entry Zone

The proposed widened footpath leads to the well-defined major entry to the Scottish Hospital. Proposed intensively planted ornamental species and avenue planting provide a formal entrance used by both vehicular traffic and pedestrians. Paving defines spacial use through a variety in colour and size, with priority given to pedestrian access entering the plaza.

## Entry Plaza and Drop Off Zone

The entry plaza provides an intermediate user space between the terraced gardens and the parkland at the north-east of the site, with geometry addressing the more contemporary rectilinear forms of the Residential Aged Care Facility building and the Independent Living Units. It contains low gradient ramp access set amongst sensory planting. Low, raised planters, small flowering trees and reflection pools create seating areas, allowing for protected intimate gathering spaces.

The drop-off zone to the south-west of the entry plaza includes extensive garden planting and seating area opportunities adjacent to a covered walkway linking the two new buildings. This space is linked to the parkland through a series of shallow, raised (seat height) reflective ponds and paving interpretations.

## Parkland

Set amongst established vegetation, the gardenesque 'parkland' creates a series of opportunities for passive recreation. The strong geometry of the path mirrors the geometry of the sandstone walls adjacent to the Scottish Hospital building, whilst also providing an equal access path with minimal effect on tree protection zones. The path meanders throughout the parkland area, linking large open sunny lawns, exercise zones and more intimate gathering spaces.

Planting enhances significant vegetation and reinforces visual connections to and from the Dillon Street Reserve. Raised hobby garden plots are incorporated into the parkland, forming an activated community zone. Materials used in the more formal, structured terraces are reinterpreted in the parkland.

## Central Terraces

The original site consisted of many low, curved terraces, radiating from the Scottish Hospital building to the lower areas of the site. The terraces have been reinterpreted with minimal disturbance to existing ground levels to achieve a transition from RL26.5 to RL16.5. Existing intact terracing is retained and reinforced with new low terrace walls no higher than 900mm which minimises handrails and visual obstructions. The upper area of the site is accessible via a series of stairs from the drop off zone.

The terraces are heavily planted with low ornamental and sensory plants, softening the otherwise structured, formal landscape. The upper private terraces are defined with light screening plants that allow for visual access to the heritage Scottish Hospital building from the drop off zone and parkland area.

Within the terraced landscape a Date Palm and a Celtis tree have been retained to provide an established plant cover within a passive recreation zone. This area is accessible from the ILU building as well as from the drop off zone. Within the tree protection zones, terracing is reinterpreted in a series of raised decks, minimising excavation.

Adjacent to the passive recreation space is another extended terrace at RL 21.5. This secure garden for dementia patients is defined by a 1.8m high fence set back 1200mm from the terrace walls and screened by fast growing plants on either side. Views are achieved to the existing Celtis as well as up the terraces to the Scottish Hospital Building. Within the garden are sensory plants, an equal access path loop and raised garden beds which allow for interaction and horticultural therapy opportunities.

## ESD

### Permeable surfaces to deep soil

Over 56% of the site is landscape area with 50% of the overall site area to be landscape deep soil zone. Where appropriate permeable surfaces such as crushed inorganic mulches and timber decking have been proposed to allow maximum stormwater percolation. Rainwater collected on the upper terraces is directed to shallow planted swales in the parkland area.

## WSUD Opportunities

A range of WSUD opportunities are illustrated within the landscape drawing package. These include harvesting and directional management of unutilised storm water run off to in ground soak lines and planted swales for irrigation purposes. Increasing natural ground water availability to trees and plants for longer periods at more times. Refer to sheet 10034- SK-08 WSUD opportunities (a sheet within the landscape drawing package).

## Recycled materials

It is proposed that new terraces incorporate previously cut site sandstone salvaged during building excavation. It is proposed that any appropriate disused tiles or building materials should be incorporated into the landscape in the form of crushed mulches. Where necessary, crushed inorganic mulches will be outsourced.

## Species selection

Tree species have been selected with consideration to the indigenous vegetation species of Paddington, the existing heritage and established trees on site and the proposed uses for the site.

Proposed trees along the Stephen Street boundary are fast growing native plants which will provide screening for residents within the Scottish Hospital development as well as existing residents along Stephen Street. Understorey and groundcover plants are low growing, low maintenance plants which will enhance existing vegetation as well as allowing for maximum solar access to residents, particularly along the Brown Street frontage.

Within the central terraces, it is proposed that low growing ornamental species be used to highlight the terraces and maintain visual access to the Scottish Hospital building. At the opposite end of the site, adjacent to Dillon Street Reserve, the use of low growing species continues, highlighting existing vegetation as well as maintaining visual access and retaining the existing central open lawn space.

Plants have also been selected for their low maintenance requirements and climatic suitability, thus reducing ongoing resource use as much as possible.

### Heritage

The cultural significance of the landscape and its integrity has been retained, with the existing heritage listed building, original curved stone terracing and significant vegetation highlighted through a considered use of materials, plants and scale of built landscape forms.

It is proposed that any historical works uncovered during ground works are to be recorded and re buried. Stonework that is uncovered in major footing locations is proposed to be recorded and adapted for reuse in adjacent stair and retaining wall structures. The existing remaining components of the original main stair access through the terraces are intended to be re implemented into the proposed works as working stairway adjacent to the current location.

Consistent use of sandstone articulates the bedrock of the site which was heavily utilised in the formation of the terracing. Traditional block cut sandstone salvaged from site, where possible, will create the proposed new terraces. The terraces have been designed to be primarily 900mm high or lower, minimising need for handrails and other visual obstructions from the drop off/central zone. A palisade rod fence with rounded sandstone base, associated with the traditional terrace houses of Paddington and Woollahra, will unify the site's boundary conditions. It will also enable key views into and out of the site.

Proposed plant species draw heavily on ornamental and popular 'period' plants around the Scottish Hospital building, enhancing not only the built form but existing retained plants as well. The planting palette changes throughout the site, depending on microclimatic conditions and surrounding built fabric.

### Streetscape

Greater emphasis has been given to the pedestrian experience and approach to and from the site, with the proposal providing set backs from the site boundary, activating entry points and key views into the site. The Scottish Hospital is unified with a traditional palisade rod fence and distinct planting palette. Security gates/intercoms are incorporated for resident access.

### Equal Access

Equal access has been provided, with social seating and viewing spaces set out to accommodate wheel chair entry and inclusion. The primary entry to the site provides accessible paths to the entry plaza and to the drop off zone. An equal access loop is provided in the parkland area, adjacent to the Dillon Street Reserve, which links to the entry plaza.

Equal access has also been provided via a raised walkway from the ILU building to Brown Street, and again from the upper parts of site to the Cooper Street/Brown Street boundary. In areas where the external landscape cannot support equal access, due to topographic conditions and substructures such as original terracing, equal access has been provided internally.

### Access

Pedestrian access has been provided at existing access points as well as enhanced access along Cooper Street and Brown Street/Nield Avenue. Access has been highlighted with colourful planting, distinct groundplane treatments and signage. Access is not emphasised along the narrow Stephen Street.