

JACKSON TEECE

Montefiore Aged Care Facility

Sir Moses Montefiore Jewish Home
100-120 King Street and 30-36 Dangar St, Randwick NSW

Section 75W Modification Application to Project Approval MP10_1044

RESIDENTIAL AMENITY

SOLAR ACCESS TO CARE ROOMS AND COMMUNAL AREAS

The Residential Care Facility faces north with an eastern aspect to Dangar Street. When designing we prioritised the communal areas receiving adequate sunlight and maximising the number of rooms achieving sunlight in midwinter. The constraints of the site including the setbacks to Dangar and King Street, the existing Block C care facility and extensive program of the care facility meant we did have some southerly facing rooms.

The care rooms with windows towards the northern and eastern elevations benefit best from solar access. During midwinter, rooms to the east receive solar access from 9am to 12pm whilst most on the northern elevation receive sun from 9am to 2pm. In midsummer shading devices provide sun protection.

It was important that the living dining spaces receive sunlight hence they are orientated in an east west direction, also allowing for cross ventilation.

As the building faces two streets we needed to also address King Street, hence some rooms are orientated south to provide natural surveillance to the street. There are also a small number of rooms facing south in the courtyard but they have the aspect looking into a designed landscape courtyard.

SOLAR ACCESS TO COMMON OUTDOOR SPACES

We included an internal courtyard in the design so that there is a protected outdoor space for the residents to enjoy and also increase the natural light into the building. The courtyard has balconies at different levels of the building. There is also an additional courtyard at ground level facing King Street.

In midwinter the internal courtyard gains solar access from 9am and effectively in full sun by midday it then gradually with the eastern part of the courtyard still receiving sun at 3pm. The level 3 and level 6 terraces receiving solar access from 10am to 3pm. separating block D from block C at the northern junction means additional solar access to the internal courtyard. The courtyard facing King street gains midwinter solar access from 9am to 12pm.

The retail plaza facing King Street will be in full sun from 9am and maintains this till 3pm. The areas closest to the street will be in direct sun from 9am to 3pm. This outdoor area is mostly in shadow during midwinter.

FLOOR TO CEILING HEIGHTS

Floor to ceiling heights within habitable spaces maintain 2700mm whilst, ensuite areas, service and corridors maintain 2400mm ceiling heights. Some ends of corridors are reduced to 2250.

ACCESS TO COMMUNAL SPACES

Block D provides communal open spaces via courtyards and terraces. At level 3, a larger internal courtyard is accessed via the dining space and an internal village centre/ café. The terraces at levels 4, 5 and 6 are accessed via the dining space and corridors.

As part of the requirement for minimal disruption to the existing block C, there is no longer a proposed external courtyard west of the existing block C serving the existing day-care. Hence, the level 3 courtyard is divided, part of block D is separated from the existing block C. The resulting outdoor space is dedicated for the day care.

The small outdoor space on Level 5 to the north east was removed in order to provide rooms that received increased amenity. The outdoor space on level 5 is small, but Level 4 and 6 have large outdoor areas which are sufficient for the residents over these three floors.

PRIVACY

Privacy to the rooms and communal areas facing King St, Dangar St and across the internal roadway to block B (existing) is provided via fixed external screens. Most of the screens from level 4-6 are terracotta battens fixed on a steel frame. Others are metal or timber composites fixed on a light frame. These screens provide a dual purpose for sun control where relevant.

The landscape design has also provided some plant/tree screening towards the Dangar St side and a balance of screening and passive security for the external plaza and café facing King St to the south.

VENTILATION

The care rooms have operable windows that provide sufficient ventilation to the room. The room also contains individually controlled air conditioning that allows better flexibility and control for user comfort.

The building depth and internal courtyard allows some cross ventilation to the internal common spaces during suitable days.

BUILT FORM, FAÇADE AND ARTICULATION, MATERIALS, FINISHES AND COLOURS

The built form follows the existing layout of the Montefiore Home. The resident rooms generally face the outside while creating internal courtyards to maximise natural light and ventilation.

The facility is constructed of concrete frame with a terracotta panel façade fixed on a stud frame. A terracotta façade creates an understated presence to sit within the surrounding residential buildings. The terracotta cladding system and the selected colours are also selected for its durability and lasting aesthetic.

The elevation is also broken into bays to break up what would be a large monotonous façade. This approach also presents each bay like an individual residential unit.

The uppermost level is constructed of a metal composite helping the upper level to recede in colour and presents as a lighter element above the terracotta clad building. This cladding is continued to visible parts of any services enclosure required at roof level.