

HAMMONDCARE GREENWICH HOSPITAL SITE REDEVELOPMENT

DESIGN GUIDELINES IN RESPONSE TO SUBMISSIONS

SEPTEMBER 2019



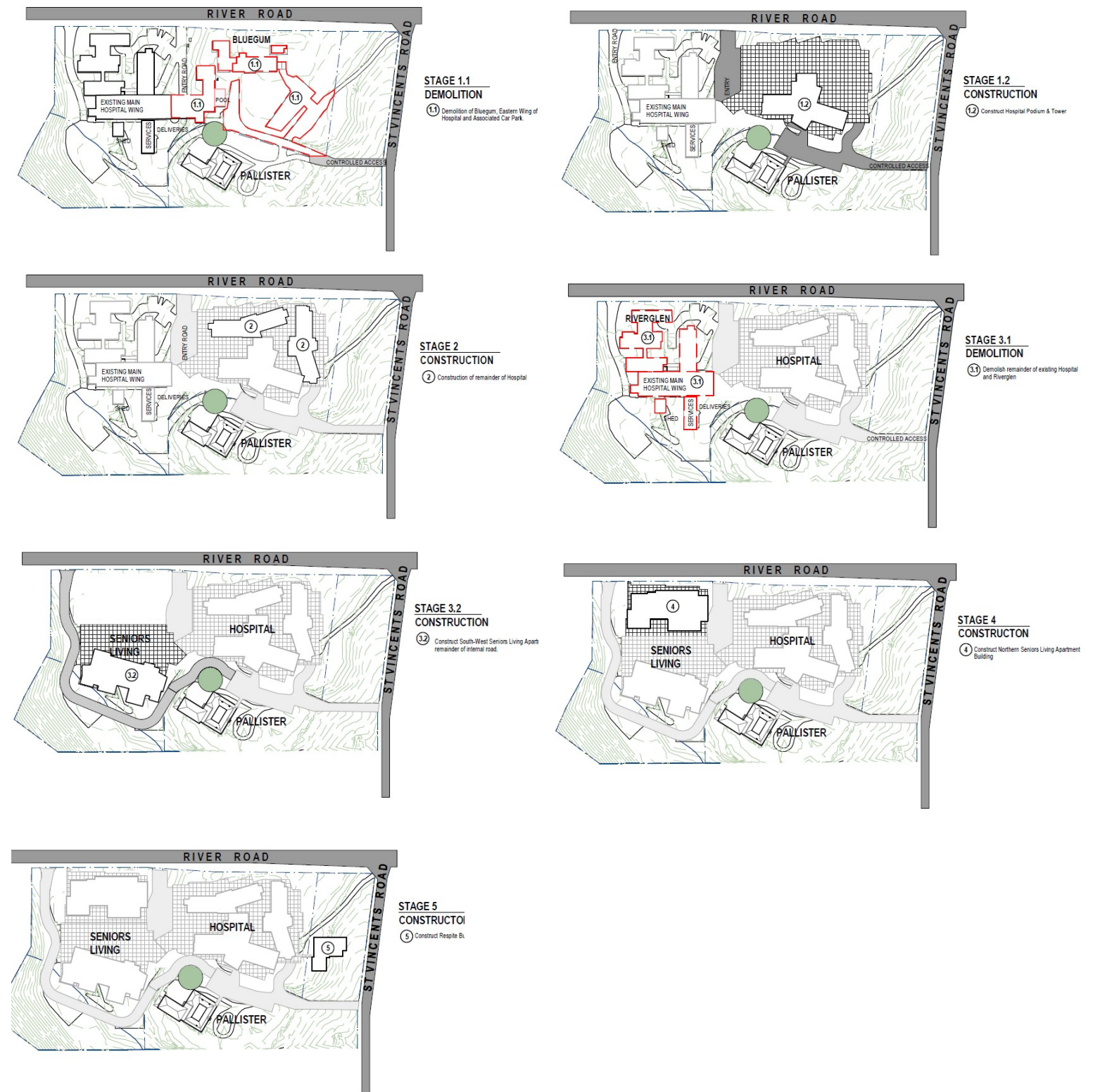
PROJECT STAGING & SITING

OBJECTIVES

- Allow continuity of service delivery through the strategic siting and decanting of Greenwich Hospital during construction.
- Construct the new Health building in the first stage of the proposed redevelopment and in a location which minimises the impact on existing services and significant trees.
- Centrally locate community facilities and shared spaces to encourage use by residents, patients and the broader community.
- Ensure that the siting of buildings is sensitive to the scale of Pallister House and minimises impact on existing dense vegetation.
- Ensure that the proposed buildings are located outside the Bushfire zone.
- Establish a consistent entrance level to each building to ensure accessible paths of travel throughout the site and support easy and direct access outside.

CONTROL

- Provide a staged masterplan which prioritises the continuation of care and decanting of the existing Greenwich Hospital into the new Health, Wellness and Residential Aged Care buildings.
- Site the new Health Building on the existing car park in the centre of the site to minimise disruption to the existing service delivery of the current hospital, minimise impact on the existing trees and keep the building footprint outside of the heritage curtilage.
- Design the cafe and community areas so that they are accessible from River Road and central set-down, and interconnected with the landscaped grounds
- Locate larger scale development outside of the Heritage Lot to reduce impact on Pallister House and maintain 'park-like' north-eastern corner landscape.
- Design the southern serviced Seniors Living buildings to ensure that internal living areas are located outside the Bushfire setback.
- Design building entrances at similar RLs to enable buildings and external spaces to relate to each other and promote accessibility throughout the site.



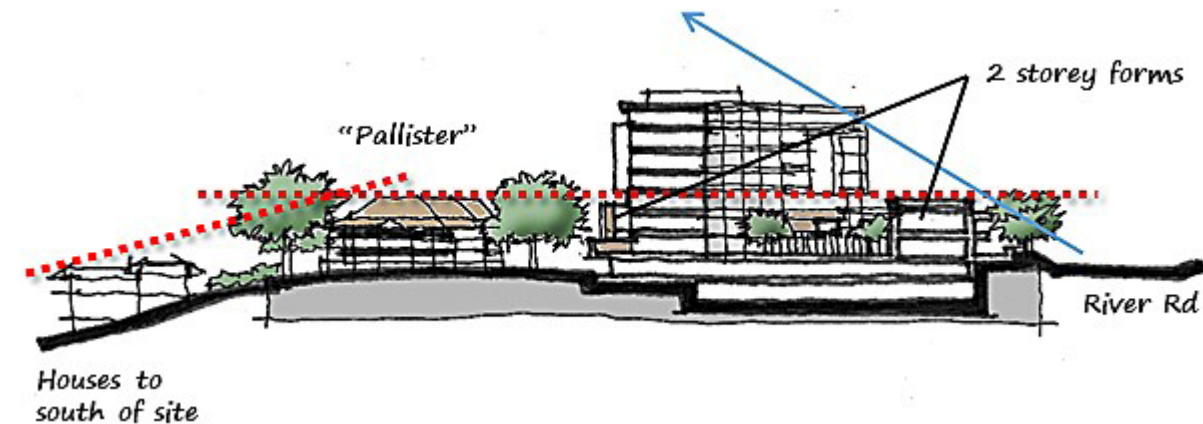
BUILT FORM & SCALE

OBJECTIVES

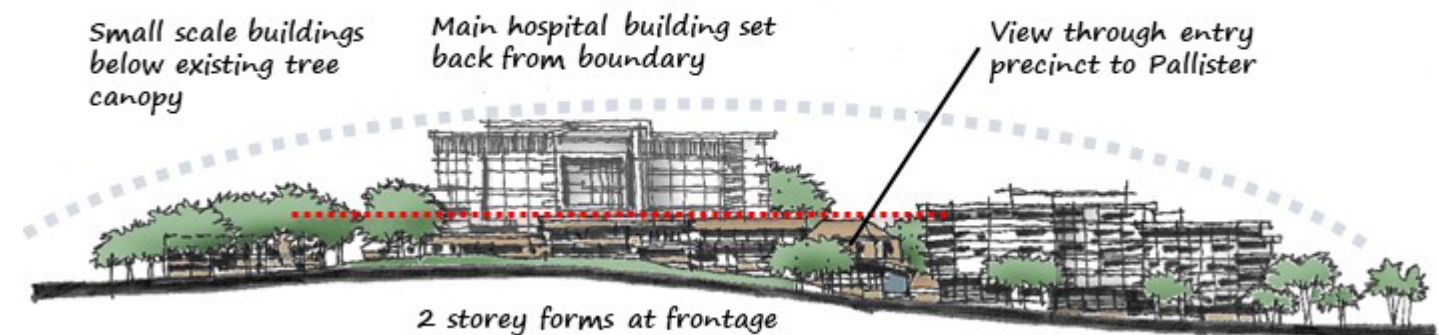
- Ensure an appropriate form and scale at boundaries to neighbouring properties.
- Allow adequate distances and separation between proposed buildings on site to reduce overlooking and to provide opportunities for landscaping and external community spaces.
- Design the mass of the Hospital building to ensure a transition in height at the interface with River Road.
- Incorporate facade elements to introduce proportion and scale which is consistent with Pallister House to create a visual relationship with the heritage precinct.
- Where possible, maintain existing significant trees and incorporate new planting into built forms to provide a transitional scale to the proposed buildings.

CONTROL

- Provide a transition in height at the western interface of the site to limit the impact of the Serviced Seniors Living Buildings on the neighbouring properties.
- Provide appropriate separation and landscaping to enhance the heritage curtilage of Pallister House and reinstate a Gardenesque landscape setting. Additionally, ensure adequate separation between Serviced Seniors Living buildings to provide privacy between apartments, promote views through the site and allow for terraces and community recreation facilities (such as a bowling green) at the podium level.
- Design Hospital building with lower two-storey wings closest to River Road and taller wing located towards the centre of the site to reduce the impact on the existing streetscape.
- Articulate external terraces and balconies in the Hospital building and southern Seniors Living building to create a scale which responds to the height and form of Pallister House (refer to artist's impressions overleaf).
- Maintain dense vegetation on the eastern and southern boundaries to reduce the scale and visibility of Seniors Living when viewed from St Vincent's Road and Lane Cove River.
- Incorporate planting and green roofs to podiums and terraces in the Hospital and to the 'stepped' roofs of the serviced Seniors Living buildings to erode the scale of the proposed buildings when viewed from the west and provide patients and residents direct access to quality outdoor spaces.



CROSS SECTION THROUGH HOSPITAL AND
HERITAGE PRECINCT



RIVER ROAD ELEVATION

BUILT FORM & SCALE



ARTIST'S IMPRESSION INDICATING RELATIONSHIP BETWEEN
HOSPITAL AND PALLISTER HOUSE



ARTIST'S IMPRESSION INDICATING RELATIONSHIP BETWEEN SOUTHERN
SENIORS LIVING BUILDING AND PALLISTER HOUSE

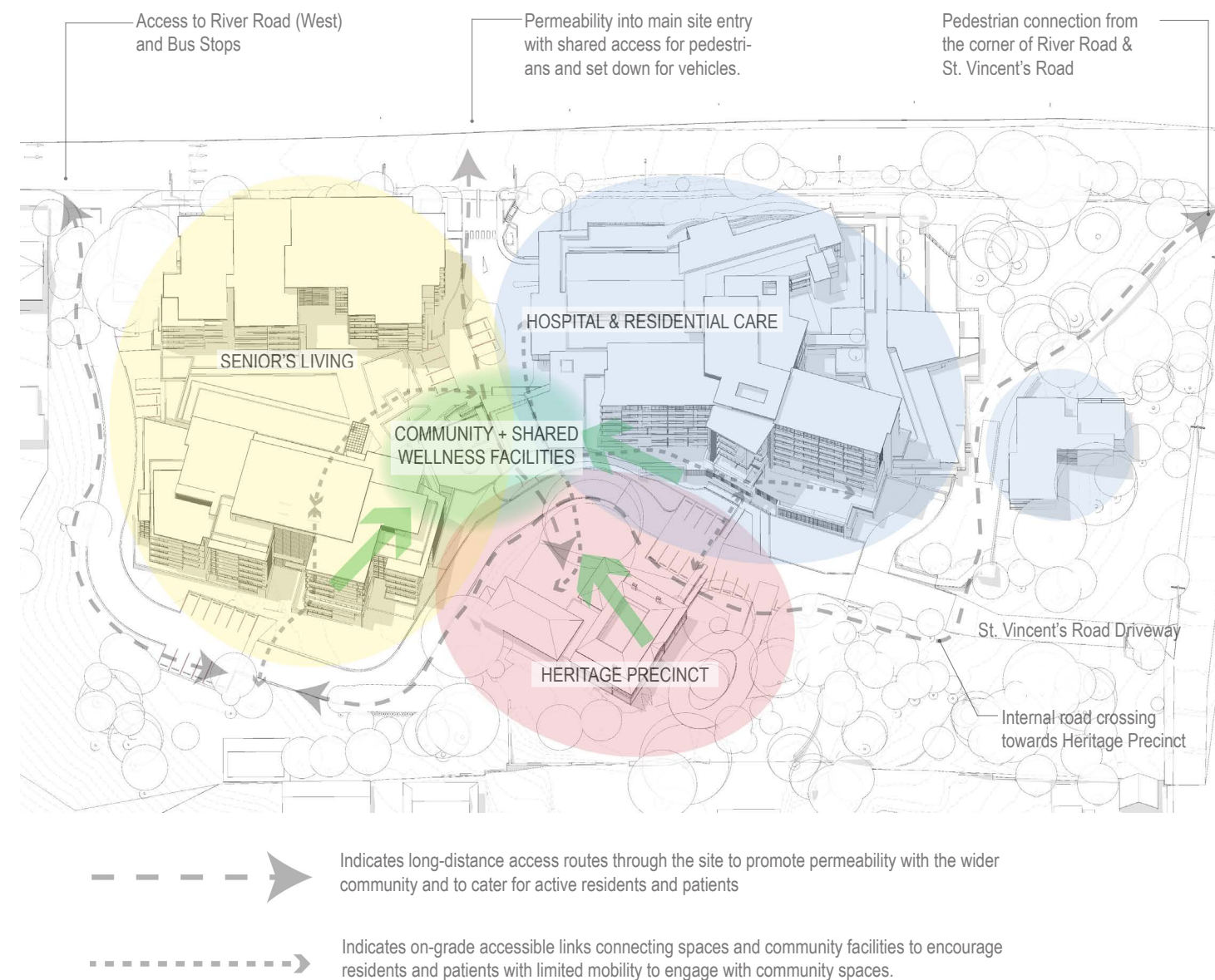
INTEGRATED HEALTH CAMPUS

OBJECTIVES

- Allow spaces for patients and visitors to gather.
- Create an integrated and connected community focussed on providing centralised and easily accessible Health and Wellness facilities.
- Encourage opportunities for exercise and exploration of the unique natural landscape. Clients and residents should feel that all parts of the community are available to them.
- Encourage integration with the broader community, rather than creating a “gated campus”.
- Create a “park-land” environment which is therapeutic and promotes wellness and recovery.
- Allow patients and residents to have easy access to community facilities and quality outdoor spaces.

CONTROL

- Design a food and beverage hub where patients and residents are proud to invite friends and family to visit.
- Provide co-located wellness facilities to create a health and well-being precinct which is easily accessible to patients, residents, visitors and staff.
- Create well-designed and integrated pedestrian links through the site to provide easy and direct access to all destinations.
- Promote site permeability to improve way-finding and reinforce the hospital as a community service.
- Design a series of destinations within the landscape, with amenities, seating and therapy/ information stations scattered throughout external spaces to provide a variety of experiences and accommodate various types of journeys.
- Provide a combination of personal and communal areas with views and outlook, allowing residents and patients to enjoy outdoor spaces within a controlled climate, whilst also providing home-like spaces for retreat and privacy.



INTEGRATED HEALTH CAMPUS



Play equipment for visiting families



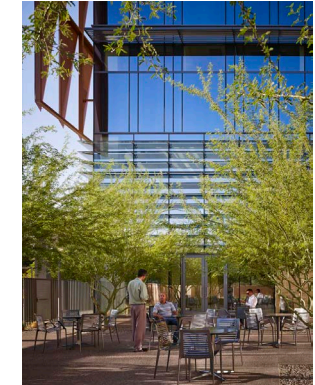
Multi-purpose rehabilitation facilities with views to the landscape



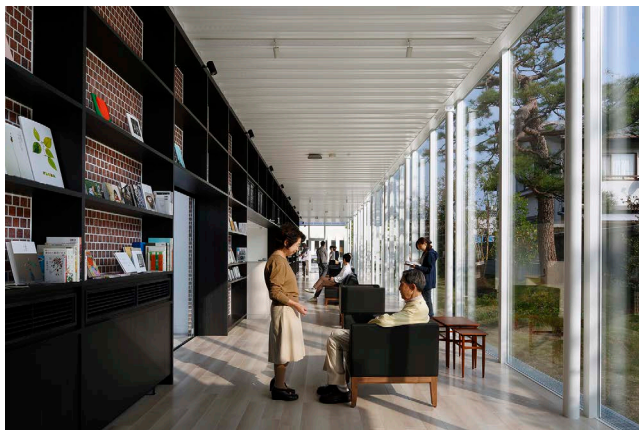
Destinations within the natural landscape with views to the Harbour/ City.



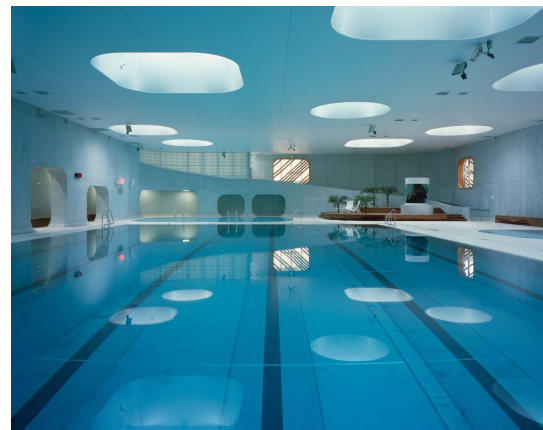
Food and beverage hub located to centralised community facilities.



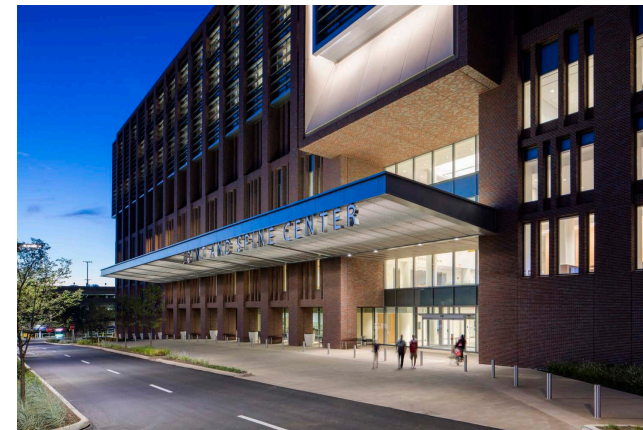
Cafe with external space.



Public facility such as small library/ reading nook co-located with community spaces.



Rehabilitation pool.



Public foyer/ set down area located along central pedestrian spine in community area.



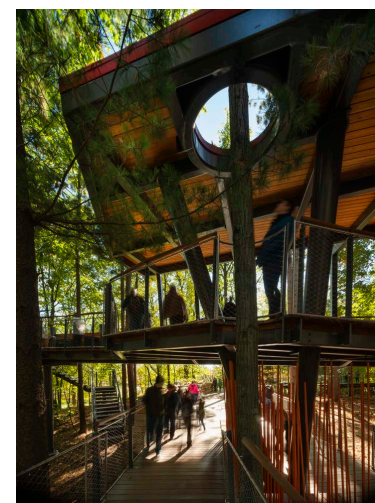
Outdoor exercise equipment available for residents, patients and their visitors.



Semi-public terraces and accessible podium roof.



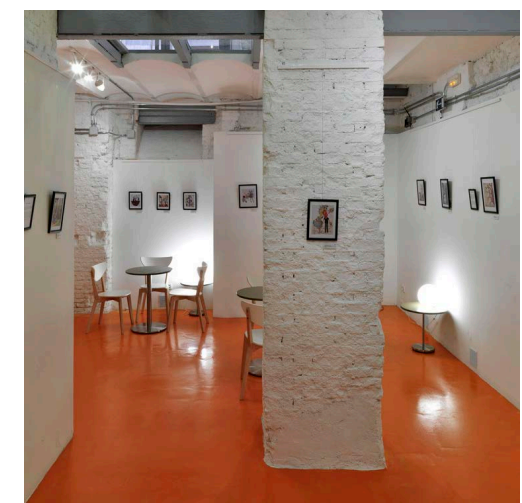
Outlook to landscaped areas and community facilities from private rooms and Seniors Living



Play equipment/ shelters installed within the landscape.



Landscaped paths for wellbeing and therapy



Art gallery space with integrated Aboriginal and European cultural displays.

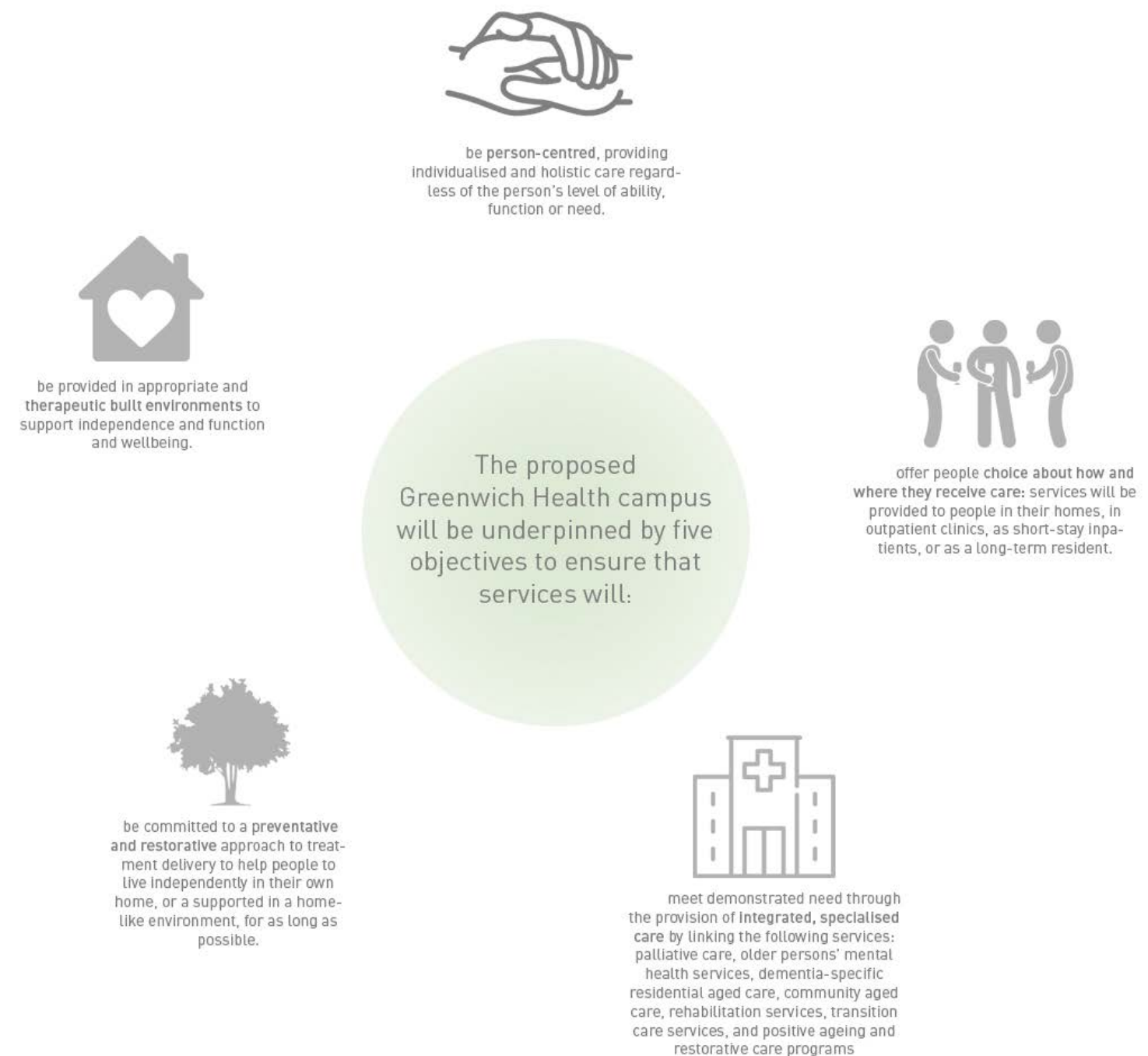
DESIGN PRINCIPLES

OBJECTIVES

- Be person-centred, providing individualised and holistic care regardless of the person's level of ability, function or need.
- Offer people choice about how and where they receive care: services will be provided to people in their homes, in outpatient clinics, as short-stay inpatients, or as a long-term resident.
- Meet demonstrated need through the provision of integrated, specialised care by linking the following services: palliative care, older persons' mental health services, dementia-specific residential aged care, community aged care, rehabilitation services, transition care services, and positive ageing and restorative care programs.
- Be committed to a preventative and restorative approach to treatment delivery to help people to live independently in their own home, or a supported in a homelike environment, for as long as possible.
- Provide appropriate and therapeutic built environments to support independence and function and wellbeing.

CONTROL

- Provide direct and accessible paths of travel between buildings and clear way-finding to reduce anxiety and to empower residents and patients to enjoy the site as much as they desire.
- Incorporate a range of high quality Health and Wellness Facilities, accommodation types, and outpatient clinics enabling a broad mix of residents and patients to access the level of care that they require.
- Design Serviced Seniors Living units, rehabilitation services and clinics which interface with other on-site services and facilities to empower and support residents and patients to live independently.
- Design well appointed spaces for accommodation and therapeutic facilities which prioritise direct circulation, way-finding, high-amenity views and security which support residents and patients to live with dignity.



DESIGN PRINCIPLES

PRECEDENT IMAGES OF DESIGN INTENT



Places to sit and relax along pedestrian routes to support residents' movement



Residents and patients will be encouraged to take part in meaningful daily activities



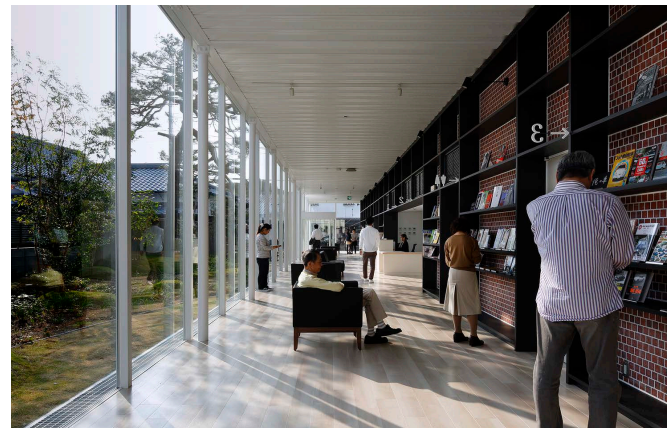
Convenience store for everyday living



Prioritise direct connections to outside landscape



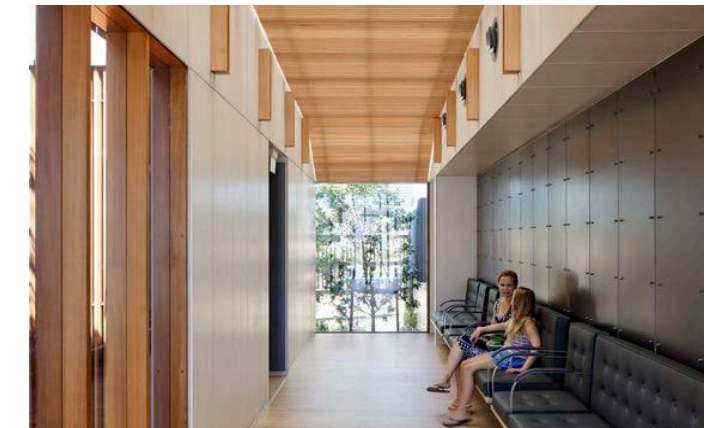
Engaging outdoor activities



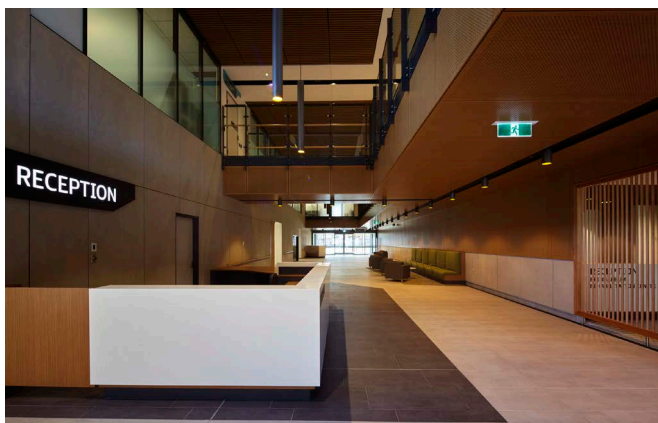
Corridors & waiting areas include views to outside and potential overlap with activity zones (e.g. library)



Internal communal areas designed to accommodate a range of functions and interaction



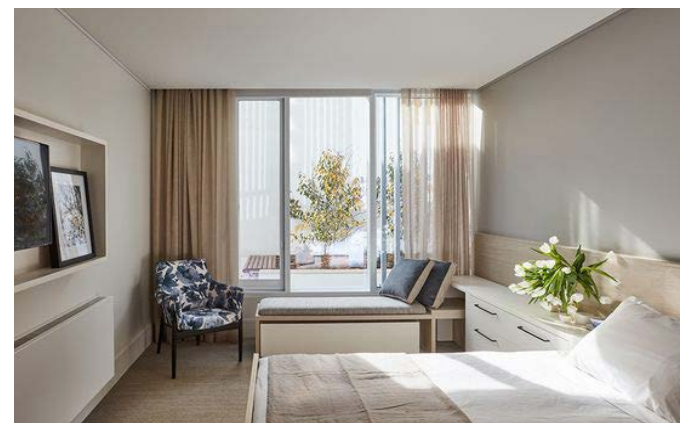
Clinical waiting areas to feel comfortable and safe with key views to the natural landscape



Concierge desk with clear lines of site from the Health building entrance and from levels above.



Lobby spaces designed with views to the outside



Domestic rooms with strong connection to the natural landscape

**BICKERTON
MASTERS_**

HammondCare 

HAMMONDCARE - GREENWICH: DESIGN GUIDELINES IN RESPONSE TO SUBMISSIONS