



Bowral & District Hospital

Addendum to Architectural Design Statement for SSDA

This Architectural Design Statement has been prepared on behalf of NSW Health Infrastructure to accompany a Section 4.55 application to modify State Significant Development 8980 which was approved by the NSW Department of Planning, Industry and Environment on 21 February 2019 (SSDA approval). The SSDA approval was for the redevelopment of the Bowral and District Hospital, located at Nos 97-103 Bowral Street, Bowral within the Wingecarribee Shire local government area.

NSW Health Infrastructure is seeking to lodge an application to modify the SSDA approval to capture minor changes to Levels 2 and 3 of the Hospital. The modifications can be summarised as follows:

Level 2

- Additional Level 2 floorspace to accommodate hospital service rooms and back-of-house facilities (including a Central Sterilising Department (CSD), pharmacy, and bathrooms);
- Additional 317.52 sqm GFA;
- Minor changes to roof pitch and building elevations; and
- Minor changes to cladding and façade treatment (including external materials and finishes); and
- Additional flues and roof cowls on Level 2 and 3 roofs.

Level 3

- Extend Level 3 floorspace to accommodate plant room and an additional egress point;
- Additional 176.4 sqm GFA;
- Suspended walkway over the roof; and
- Minor changes to external materials and finishes.

URBAN DESIGN & BUILT FORM

Siting & Setbacks

The expansion on Level 2 is significantly set back from Bowral Street so that the established trees are left to dominate the streetscape. The expansion is also set back from the main building line on the west side of the site.

The plant room expansion on Level 3 maintains the original set back from Bowral Street.

Bulk/Density, Height & Scale

There is no change to the overall building height of the building. The Level 2 expansion has been set back from the main building line to reduce the perceived bulk, as seen from Bowral Street and the neighbouring building.

A mixture of metal cladding and louvres has been selected for the northern façade on these levels to impart a lighter aesthetic compared to the lower masonry levels.



The fire stair at the west end of the wing is extended by one floor to provide fire egress from the expanded plant room on Level 3. An external walkway has been incorporated into the design to provide an egress path to the fire stair.

Low pitched roofs have been designed for both Levels 1 and 2 to minimize the overall height of the building.

Design Quality

The proposed modification adheres to the original intention to deliver an environment of high quality standard of health care. The addition of a Central Sterilising Department and Pharmacy will support and add to the operations of the hospital.

Massing & Building Articulation

The mass of the expanded upper levels has been distinguished through the use of lightweight cladding materials and set backs. The original design intent to reduce the building mass on the upper levels and on the side fronting Bowral Street is maintained in the proposed modification.

A row of strip windows on the North façade has been incorporated to bring light into the internal spaces.

The brick corner and special brick pattern on the north east corner of Level 2 and Level 3 is a key feature of the original design and has been maintained in the proposed modification.

Roof cowls and flues have been located away from street frontages as much as possible. Most are not visible from the street level.

Heritage

There are no changes to the impact on heritage arising from this modification.

External Materials

External materials were selected from the overall palette to ensure a seamless and unified architecture. Brickwork, metal cladding and louvres (for the plant rooms) are the main façade materials. Metal deck roofs will be in keeping with the roofs in the rest of the building.

ENVIRONMENTAL QUALITY

Solar Access / Overshadowing

The proposed modification does not restrict the solar access or overshadow any adjoining residential buildings.

The expansion will result in slightly more shadowing to the service yard in the morning, and to the northeast landscape in the afternoon, compared to the original design.

Visual Privacy & View Loss

The extension is on the north side of the building where there are no immediate neighbouring buildings. The modification will not result in view loss to residential properties around the site.



There are no patient, nor overnight rooms. There are no issues with visual privacy resulting from the proposed modification.

Acoustic Impacts

The proposed modification does not have any adverse acoustic impacts to the site.

The façade will be designed in accordance with the recommendations outlined in the Acoustic Report. The implementation of these recommendations will not change the form or appearance of the proposed development.

Wind Impacts

The proposed modification will have no adverse wind impacts on adjoining properties to the site.

Lighting & Glare Impacts

Given the setback and the low glare properties of the proposed façade materials, there should be little impact on the residential buildings, which are located on the corner of Bowral and St Jude's St.

The Central Sterilising Department and the Pharmacy, which will occupy the expansion, are proposed to operate during business hours, so there will be no light spill at night.