

Figure 2.3.1 Site viewed with surrounding context radius of 200m.

## 2.3 Site Context

### 2.3.1 Cardinal Freeman Village - 200m

Lot size is similar to other institutional buildings in the vicinity.

The topography of the site falls from RL 54.1 at the south to RL 38.5 at the north which is a fall of approximately 15m. As such, the site enjoys a northern aspect providing excellent solar access all year particularly to the higher area to the south.

Prevailing north easterly breezes are enjoyed particularly on the higher southern section of the site again due to the topography.

As can be seen in Figure 2.3.1, distances to neighbouring buildings are:

- 20m in Clissold Street
- 30m to 33m in Queen Street (with varying setbacks)
- 14m to 20m in Seaview Street (with varying setbacks)
- 33m to the nearest neighbours in Victoria Street.

There are:

- no overshadowing issues
- minimal view impacts
- minimal privacy impacts upon neighbouring properties
- low external environmental impact.

Generally, site setbacks from street boundary are consistent with the setbacks of neighbouring properties. There is a general boundary setback of between 5 and 6m which is constant around the site.

The building types within CFV are quite different to surrounding building types. This demonstrates both the functional requirements of aged care generally and the 1980s approach to aged care housing in particular as being quite different to regular residential housing.

The villas, hostel and high-level care facilities have distinctive 1980s building forms, while Glentworth House and the Chapel retain their individual and distinct character.

Close to the site are institutional building types such as Sydney Private Hospital to the north, Trinity Grammar to the south, and Bethel Nursing Home to the north west. All occupy large land parcels - similar to CFV - and demonstrate a variety of built form and building footprints within the predominantly residential area.

- 5m setback zone. Victoria Street and Queen Street have varying setbacks. This zone indicates average.
- 2m setback zone. Generally for secondary address for Seaview and Clissold Streets. Setback varies from 1m to 5m
- Direction of solar access from north across site
- Prevailing N-E winds
- Direct glimpses of heritage items within the site from the public domain
- Radial views to and from the top of Glentworth House landmark tower. Occasional glimpses can be caught at street level between vegetation in the public and private domain.





Figure 2.3.2 Site viewed with surrounding Ashfield LEP Heritage context radius of 200m.

## 2.3 Site Context

### 2.3.2 Ashfield LEP - Heritage

The site was created as a complete urban block in Ashfield in the mid 1870's. The land had originally been part of a crown grant of 100 acres to William Patterson in 1794.

Figure 2.3.2 shows the site within the context of the heritage elements of the Ashfield LEP 1985.

There are two items listed within the site: Glentworth House and the Chapel.





It can be seen that the most sensitive sections of the site are to the south-east:

- Victoria Street with the Victoria Square block listed as a Heritage Conservation Area including two Heritage Items;
- Clissold Street includes Heritage Items listed between Victoria Street and William Street;
- Trinity Grammar to the south of the site is a large listed Heritage Item.

Queen Street includes two Heritage Items opposite CFV and Seaview Street includes the curtilage of a Heritage Item listed in Victoria Street.

Ashfield is fortunate to have a rich history, with a significant proportion of items surviving the passage of time.

There is potential to better integrate Glentworth House and the Chapel in any future redevelopment of the site.

-  Heritage Items - Glentworth House and the Chapel listed under Ashfield LEP
-  Residential areas no listing
-  Heritage Items - listed under the Ashfield LEP
-  Heritage Conservation Zone - listed under the Ashfield LEP



## 2.3 Site Context

## 2.3.3 Local Building Heights and Types

This section illustrates some of the building types, heights and uses of built form within the vicinity of Cardinal Freeman Village.

The built form immediately surrounding the Cardinal Freeman block is predominantly residential interspersed with larger institutional precincts. The variety of uses, lot and building scale generally sit well together linked for the most part by strong landscape interfaces.

Residential buildings comprise single and two storey homes as well as apartments up to four storeys. All display a variety of period, scale and architectural character.

Larger new homes are replacing the older and generally smaller scale dwellings (with the exception of the Heritage Conservation Areas).

There are also a number of older style apartments and newer town houses throughout the suburb providing examples of varying architectural style and merit.

Several large institutional and special-use buildings are located within 200m of the site.

Figures 2.3.3a to d are examples of housing types that characterise the built form context immediately adjacent to Cardinal Freeman Village in Queen Street and Victoria Street. See 2.3.4 for larger scale buildings.

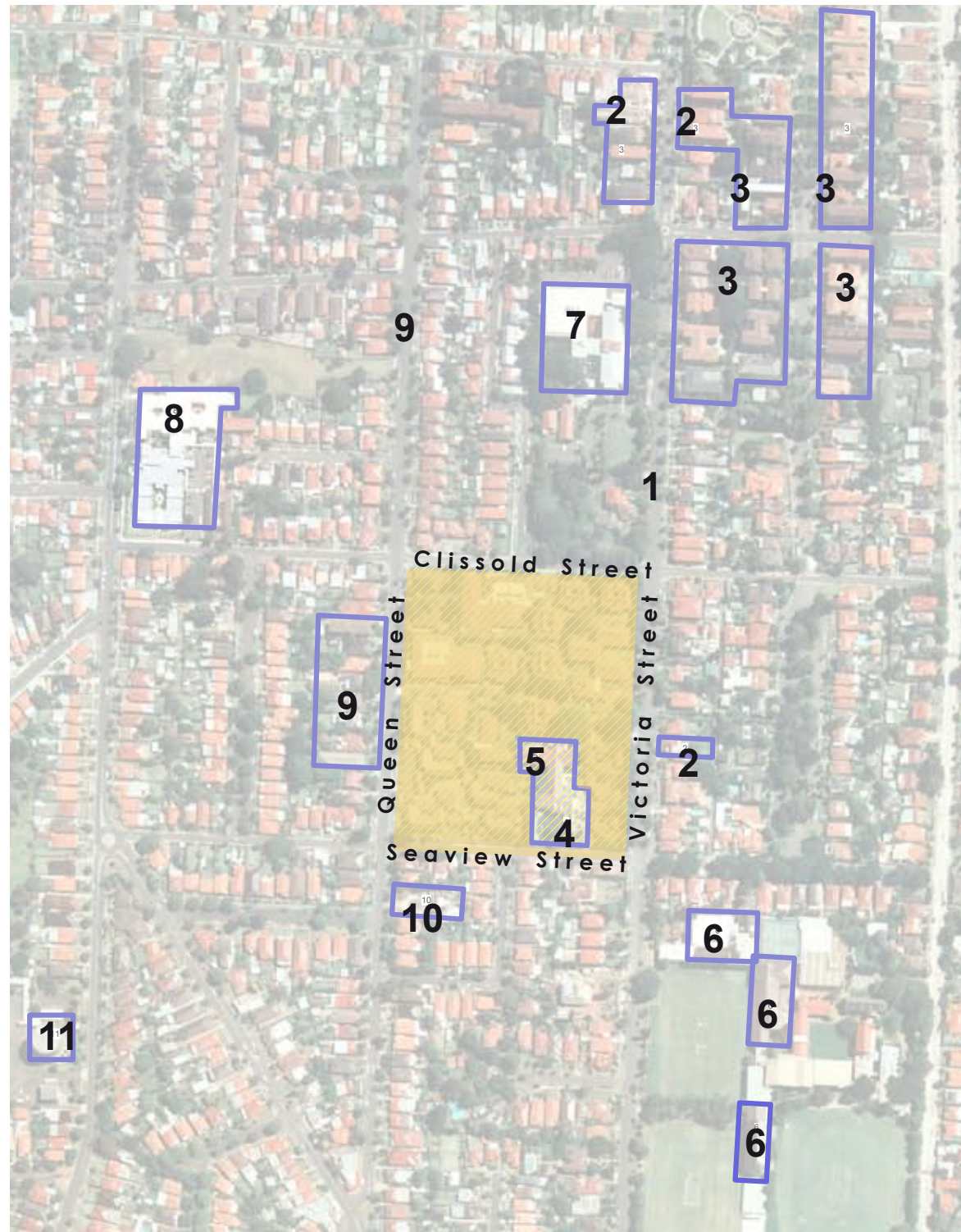


Figure 2.3.3 Site in context showing items for following images



Figure 2.3.3a Queen Street single storey houses, two-storey apartments



Figure 2.3.3b Queen Street new Project Home under construction



Figure 2.3.3c Victoria Street heritage listed item under Ashfield LEP



Figure 2.3.3d Victoria Street four storey apartments circa 1970s

- 1 Victoria Street
- 2 Victoria Street housing - Heritage examples
- 3 Victoria and Tintern Street housing - 1970s examples
- 4 Cardinal Freeman Village - Glentworth House
- 5 Cardinal Freeman Village Chapel
- 6 Trinity Grammar and Chapel
- 7 Sydney Private Hospital
- 8 Bethel Nursing Home
- 9 Queen Street housing
- 10 Queen Street housing
- 11 Water tower





2.3 Local building heights + types

2.3.4 Victoria Street and surrounds

Large secondary school.  
Ranges from one to three storeys.  
Equivalent height up to 5 conventional residential storeys.  
The built-form of the school forms a courtyard around the playing fields on three sides, with its western side open (although fenced) to Victoria Street.  
The playing fields are being excavated to accommodate a very large carpark underneath.



Figure 2.3.4a Trinity Grammar from Seaview Street



Figure 2.3.4b Trinity Grammar from Victoria Street



Figure 2.3.4c Sydney Private Hospital



Figure 2.3.4d Sydney Private Hospital

Hospital.  
Ranges from 1 to 4 storeys.  
Equivalent height to 5 conventional residential storeys.  
The hospital comprises various architectural styles, scale and building type.

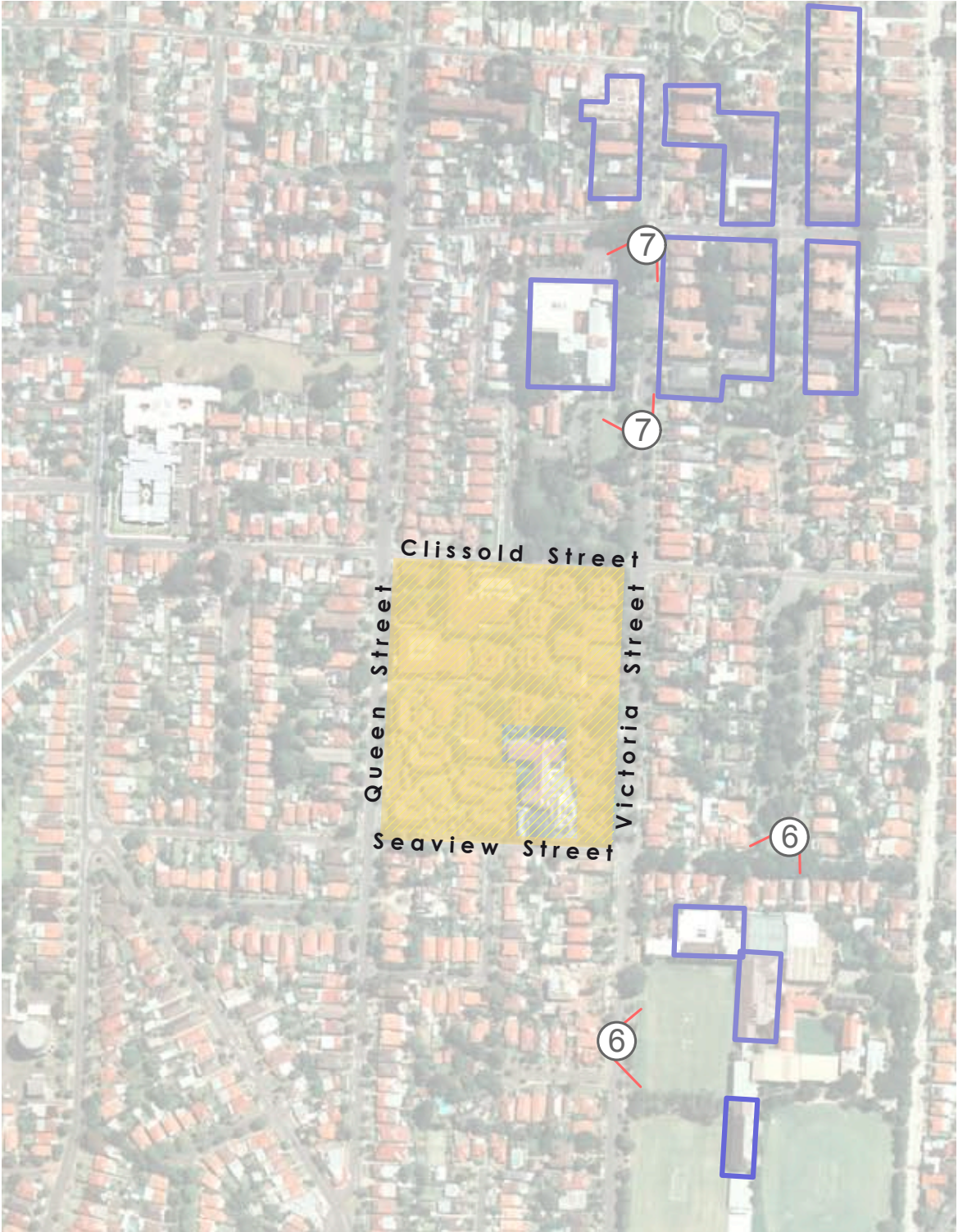


Figure 2.3.4 Site in context showing items for following images



2.3 Local building heights + types

2.3.5 Victoria Street and surrounds

Victoria Street is characterised by its mature landscape comprising a magnificent avenue of Canary Island palms and a variety of planting in established front gardens. The palms are approximately 8 to 9m tall which represents the equivalent of 3-storey built form.

Victoria Street provides a context of grand proportions with a strong identifiable character that anchors the varying styles of built form.

Detached dwelling.  
Two storeys.  
Equivalent height to 3 conventional residential storeys.  
Built in the 19th century, it is an example of older style of housing in Victoria Street.

Several similar homes in Victoria Street are listed on Ashfield Council's Heritage register. This example has had modifications made such as roof replaced with terracotta tiles.

Multi-dwelling apartment building.  
Four storeys.  
Equivalent to 4 conventional storeys.  
Built in the 1960s, this is an example of multi-dwelling housing in Victoria Street.

This type is a typical example of speculative-built apartments that are common all over Sydney.

Administration and residential.  
Two storeys.  
Equivalent to 3 conventional storeys plus the tower equivalent to 5 storeys.  
This component was built in the 1880s and is listed on Ashfield Council's Heritage register. It has undergone many changes in use and has had significant large-scale additions directly attached to the original home.

Chapel  
Single monumental storey (with undercroft crypt area).  
Equivalent to 6 conventional storeys along it's northern elevation.  
The Chapel was built in the 1940s and is listed on Ashfield Council's Heritage register.

It is directly abutted to Glentworth house and is a fine example of an approach to heritage architecture that celebrates the existing architectural style of Glentworth house while confidently placing a more modern style of church architecture directly next to it. The result is a richness in architectural character.



Figure 2.3.5a Victoria Street context



Figure 2.3.5b Victoria Street housing listed under Ashfield Council LEP



Figure 2.3.5c Victoria Street apartments



Figure 2.3.5d Glentworth House from Seaview Street



Figure 2.3.5e The Chapel view of rose window from the east.

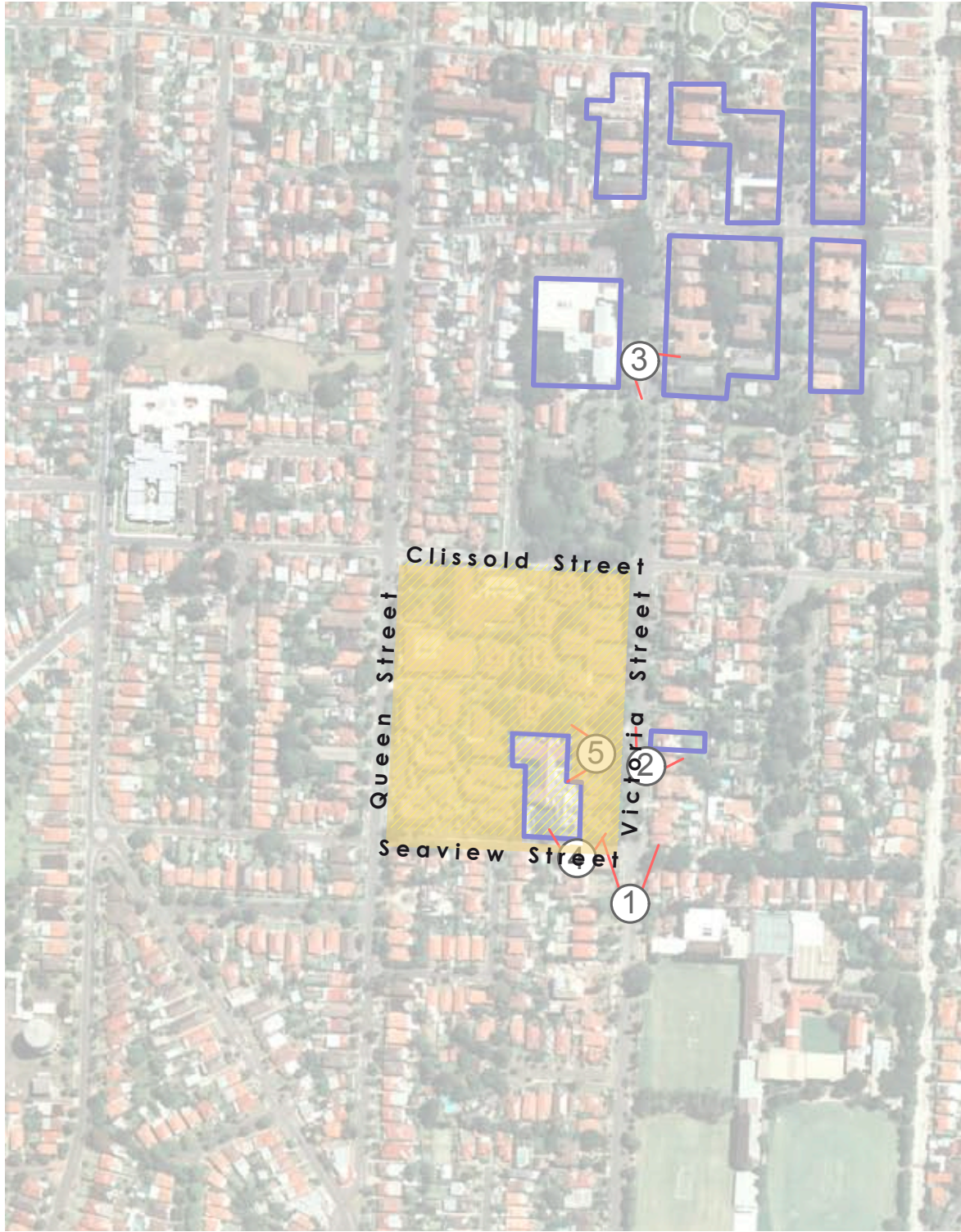


Figure 2.3.5 Site in context showing items for following images





2.3 Local building heights + types

2.3.6 Queen Street and surrounds

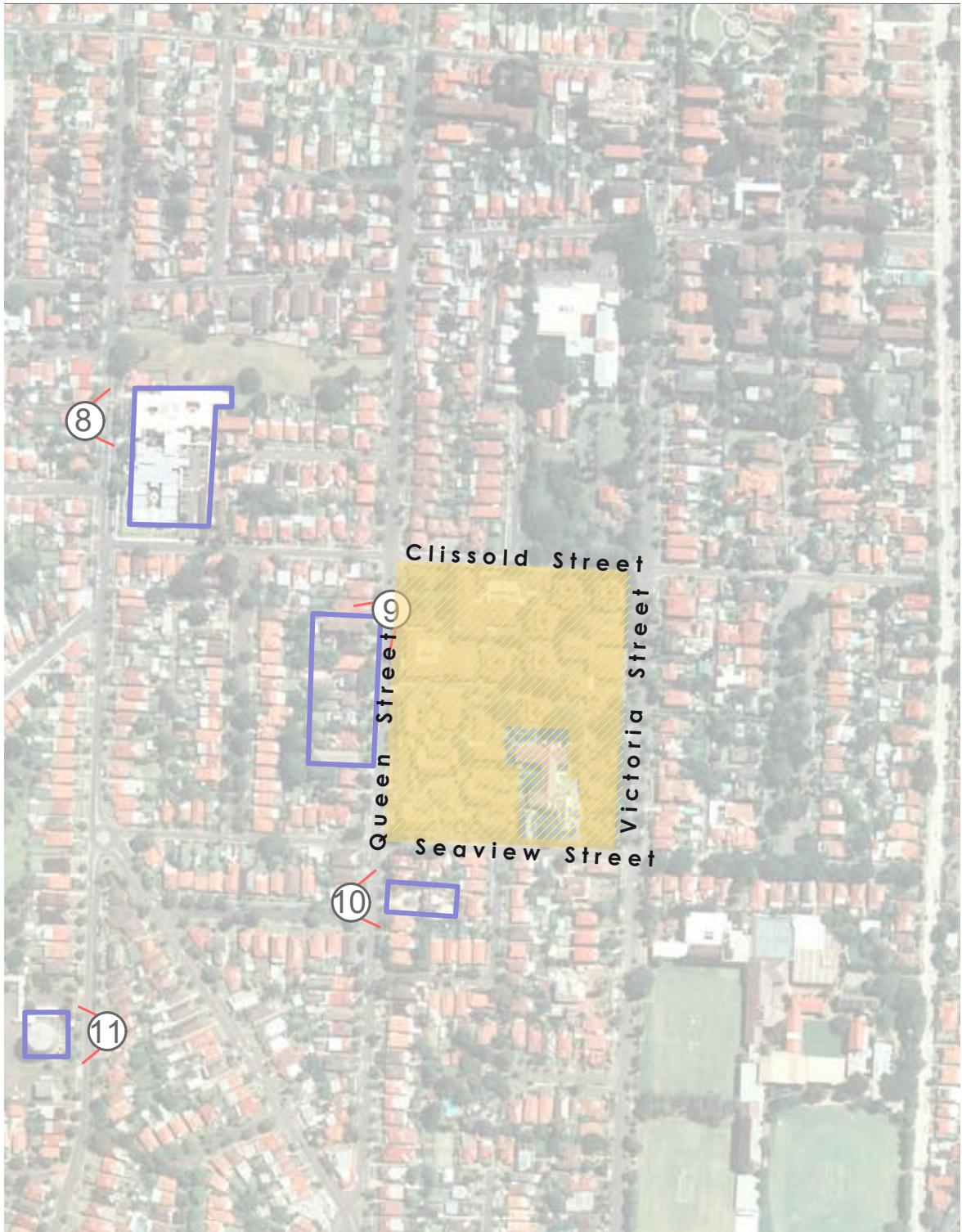


Figure 2.3.6 Site in context showing items for following images



Figure 2.3.6a Bethel Nursing Home



Figure 2.3.6b Queen Street detached dwellings listed under Ashfield Council's LEP



Figure 2.3.6c Queen Street detached dwellings listed under Ashfield Council's LEP



Figure 2.3.6d Ashfield Water Tower

8 Bethel Nursing Home

High care aged housing.  
3 storeys.  
Equivalent height 3 to 4 conventional residential storeys.

This is an institutional residential building type for residents who require high and low level care.

9 Queen Street housing

Detached dwelling.  
Two storeys.  
Equivalent height to 3 conventional residential storeys.

Built in the 19th century, it is an example of older style of housing in Queen Street.

Several similar homes in Queen Street in the CFV block are listed on Ashfield Council's Heritage register.

10 Queen Street housing

Detached dwelling.  
Two storeys.  
Equivalent height to 3 conventional residential storeys.

Refer to Heritage Report prepared by Graham Brooks and Associates for further detail.

11 Ashfield Water Tower

Water storage.  
Single monumental storey.  
Equivalent height to 4 conventional residential storeys.

Built in the 19th century, it is a fine example of public infrastructure architecture and is listed on Ashfield Council's Heritage register.

Refer to Heritage Report prepared by Graham Brooks and Associates for further detail.

