

Figure 2.5.1a

C1800s Streets laid out over existing subdivisions. Note the irregular lot lines that are likely to have followed the natural topography of the ridge (east-west) and creek line/natural shallow gully (north-south).



Figure 2.5.1b

C 1860s Previous lots were amalgamated by the Cambell family. The original 10 acre subdivision has now occurred. Clissold Street appears to have had a name change during this time to be John Street.



Figure 2.5.1c

C1885 further subdivision of the Bellevue site (Queen Street) and Clissold Street retains its original name.

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2.5 Site History and Elements

2.5.1 Subdivision and Ownership Pattern

Figures 2.5.1a to 2.5.1d show the subdivision and ownership pattern of the site.

By 1894, the site was located within the crown grant areas of three separate owners (Patterson, Miller and Clepham) (Figure 2.5.1a).

It is likely that this grant pattern was consistent with the topography following a line of contours and a possible water course that may have run (intermittantly) through the centre of the site.

By 1860, the site formed part of an amalgamation of land by a single owner (Cambell) which enabled a regularised future lot subdivision (Figure 2.5.1b).

In 1880, the block was further subdivided into two 5 acre lots which eventually were owned by Clissold and Seaward (Figure 2.5.1c).

Since 1913 until current time the site has retained single ownership.

The Sisters of the Good Shepherd bought both sites and retained ownership from 1913 to 1978.

In 1978 the Sisters sold the site to the Hibernian Society for use as aged care accommodation.

After a period of redevelopment during the late 1970s and 1980s, the Hibernian Society then demutualised and listed as a public company as Aevum Ltd (the current owner) in the early 2000s.



Figure 2.5.2a

Block structure in the later 1800s showing the Cardinal Freeman Village site at the centre of a three-block group of blocks of equal size and varying permeability.



Block structure in the 1980s following the construction of the aged care villas and hostel. The meandering route does not encourage the public use of the connection.

2.5 **Site History and Elements**

Block Structure and Permeability 2.5.2

The Cardinal Freeman village block can be seen as the centre piece of a subdivision in the late 1800s that provided an urban structure of three distinct, square-shaped blocks each of approximately 4 hectares (10 acres) (Figure 2.5.2a).

Victoria Square to the east with its through-block connections of streets and paths is a rich urban block that provides easy pedestrian connections to surrounding streets and features a green lineal park at its centre.

The Cardinal Freeman site, the centre block, is a large single block with no formal through-block connections. During its occupation by the Sisters of the Good Shepherd, an informal path connected Victoria Street to Queen Street. The path went through the two lots with a break made in the dividing fence to make the connection. However, this was not accessed by the public and was only for the internal functions of the site.

The block to the west of the site bounded by Holden Street and Queen Street was established with a central north-south connecting street that reduced the overall block size but did not provide any of the east-west paths demonstrated in Victoria Square.

In 1978, (Figure 2.5.2b) the Hibernian Society formalised an east-west through-block connection through the Cardinal Freeman site. It was a somewhat meandering route for vehicular traffic that extended the existing formal entry to Glentworth House on Victoria Street to connect with Queen Street. While accessible to the public, it is an internal, private road and its poor sightlines do not invite public access.

There is the potential to further formalise through-block connections that will provide a much richer interface with the surrounding streets and provide residents and the public with improved access within the site and through to surrounding streets.

The new site structure should also improve vistas from the streets into the heart of the site.

CLISSOLD STREET

QUEEN STREET



Figure 2.5.3a

C 1886 showing the building footprints of the original Glentworth House and stable complex (Victoria Street) and Bellevue (Queen Street).

1886 Glentworth House and Stage 1 Bellevue

Glentworth House built approximately one year after Bellevue House. Both were grand two storey Victorian houses, with generous balconies. Glentworth House had a prominent tower on the Victoria Street façade.

Both sited at the top of the slope, together the north facades of Glentworth House and Bellevue House commanded their respective estates, which were large open grounds.



Stage 2 Consolidation

Figure 2.5.3b

1914 Dormitory building replaces Bellevue. Note that the exact location is unknown

1914 Demolition of Bellevue Stage 2

Soon after the Sisters of the Good Shepherd acquired both the Bellevue and Glentworth House sites in 1913, they quickly demolished Bellevue to make way for a dormitory building for the young girls and their babies in care.

The exact location and extent of the building footprint is unknown, however, it can be assumed that as Bellevue was demolished in order for the dormitory construction, it is likely to have been in the vicinity as shown on Figure 2.5.5.



1886 - Glentworth House + Bellevue



1886 - Glentworth House + Bellevue

1886 - Glentworth House + Bellevue 1914 - Sisters of the Good Shepherd new dormitory

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1914 - Sisters of the Good Shepherd new dormitory

1914 - First Laundry location and footprint unknown

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VICTORIA STREET



2.5 **Site History and Elements**

History of Construction 2.5.3

The site's history can readily be understood as having four significant phases of construction which follow the ownership pattern described in Section 2.5.1:

1885-1887	Glentworth House + Bellevue House (Establishment)
1913-1943	Sisters of the Good Shepherd acquire both houses and begin a generation of substantial redevelopment of both sites (Consolidation)
1978-1990s	Cardinal Freeman Village Villas and Hostels the largest impact to the site as a whole (Obsolescence and Change)
2008-2020	Cardinal Freeman Village upgrade and re-building program (Renewal)



CLISSOLD STREET

Stage 2 Consolidation



Figure 2.5.3d 1919 The first Chapel. Lightweight construction and directly abutting Glentworth House.

1886 - Glentworth House + Bellevue

1919 - First built Chapel

1914 - Sisters of the Good Shepherd new dormitory

1914 - First Laundry location and footprint unknown

Stage 2 cont. 1919 The First Chapel

In 1919, the Sisters embarked on another building project. This time to construct a new chapel with sufficient space to house both the nuns and the girls.

This was located immediately to the west of Glentworth House and appears to have directly abutted the original house. This began a pattern of alteration and addition to Glentworth House which kept the original house intact while make significant changes to the functioning and facilities on the site.





1920 The substantial College building abutted the dormitory wing.

Stage 2 cont. 1920 The College

In 1920, the Sisters commenced a major building project which saw the construction of a large three-storey College with a long and commanding north facade.

The importance of the northern facade to both the original Bellevue, the dormitory that replaced it and the College is a consistent feature of the site's built history.

A small cottage and substantial shed and pump house were located to the north of the College addressing Queen Street and likely to have been constructed around the same time.





Glentworth House and dormitory and College on the Bellevue site.

It significantly increased building footprint across the southern half of the site. Like the College building adjacent, it was of similar scale across its northern facade.

The remainder of the lots remained as farming land, with only minor buildings around the perimeter. The evolving site planning demarcated the block into natural quadrants, first arising out of the subdivision pattern and then developing over time with the internal site functions and additions.





2.5 Site History and Elements

2.5.3 History of Construction



Stage 2 Consolidation



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2.5



5 Site History and Elements

2.5.3 History of Construction



Context and Site Analysis

Stage 3 Obsolescence and Change



Figure 2.5.3i

1980s Villa and hostel development destroyed existing axial relationships. The College buildings and Laundry have been demolished.

1978-81 Villas and Hostel Stage 3

In 1978-81 the first stage of the aged care accommodation was established as the religious functions receded. This had the greatest single impact upon both Glentworth House and the Chapel complex of buildings.

The indiscriminate siting of villas and hostels destroyed the site's layout, and was particularly unsympathetic to the group of Glentworth House and the Chapel. Bellevue House, the Convent, factory and other structures were all demolished, replaced by clusters of small repetitive buildings. These one and two storey clusters obscured the scale and curtilage of retained historic elements, losing the sense of the expansive grounds, garden setting and street presence.

The1980s villa development eroded most of the strong axial relationship of the quadrants, however the central placement of the Chapel and internal streets retained the sense of the underlying orthogonal geometry of the quadrant layout. The new perimeter walling added to the definition of the large, square urban block, comparable in size and order to Victoria Square to the immediate east.

Single storey villas constructed in the front garden setting of Glentworth House destroyed the relationship of the house with its garden setting addressing Victoria and Seaview Streets.

The two-storey building constructed north of the Chapel also severed the relationship of the northern facade to its setting.

The lot pattern has now been altered to accommodate the placement of new villas and the hostel



Figure 2.5.3k

1990s completion of the Villa and Hostel development results in the urban, architectural and spatial isolation of Glentworth House and the Chapel.

1990s Stage 2 Villas Stage 3 cont.

Stage 2 of the Villa construction occurred during the late 1980s and early 1990s. Again this further destroyed the character of the site. These building footprints now form the current site lay-out.





In 2008, an up-grade commenced on the existing buildings A and B in the south eastern corner of the site.

This saw the retention of existing buildings and addition of 3 storeys providing an address to Clissold Street.



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Site History and Elements

History of Construction 2.5.3



2.5







Figure 2.5.4a

The original 1886 houses sited at the southern end of both lots with open garden space to the north.

Figure 2.5.4b

1941 buildings confined primarily to the southern half of the site over two lots with the farming activities retained to the north.

Figure 2.5.4c

1980s Villa and hostel development retains the structure of the quadrants even though the spatial relationship has been destroyed and the functions of the northern quadrants are no longer garden or farming related.

The Centre of the site now contains the Activities Centre and becomes a central hub for the site.

The historic entry gate in Victoria Street has been preserved.



Site History and Elements

Evolution of Quadrants 2.5.4

The Cardinal Freeman Village site is a large urban block, bounded on all 4 sides by public streets. Like its immediate neighbouring block to the east, Victoria Square, the site logically divides into quadrants, centred on a communal open space.

Indeed this structure reflects the historic development of the site as can be seen in Figures 2.5.2a and Figures 2.5.4a to 2.5.4c (left) and has much in common with great urban traditions such as the Roman town or the Georgian square.

This natural progression of quadrants developed out of a pragmatic combination of factors:

- subdivision pattern that divided the block into halves
- ownership pattern that enabled the site to function as a whole
- consistent siting of buildings southern, higher sections of the two lots
- arrangement and management of services historically farming on the northern, lower sections of the two lots
- the main entry gate for Glentworth House being approximately midway along the Victoria Street boundary
- the construction of a cottage on the Bellevue site approximately midway down the Queen Street boundary and
- topography.

As can be seen on Figures 2.5.4b and 2.5.4c, the construction of the villas and hostel has eroded the previously clear quadrant division. However, it is the one urban element that has been retained at least functionally if not spatially since the 1980s.

There is the opportunity to reinstate a much clearer definition of the site into its historic quadrants that will assist the future management and servicing of the site and improve its spatial arrangement.



1886 Setting Analysis

In 1886, the original buildings, Bellevue and Glentworth House, were located within extensive domestic gardens and would have been clearly visible from Victoria Street, Queen Street, Seaview Street and Clissold Street because of their location on the highest points of the site.

Also important were the building alignments in relation to the setting. The dominant elevations were to the north and to their respective street addresses - Queen Street to the west for Bellevue and Victoria Street to the east of Glentworth House.





1942 Setting Analysis

By 1942, the Sisters had demolished Bellevue, completed several construction phases on the site and completed construction of the Chapel on the Glentworth House site.

The setting for Glentworth House is clearly prioritised to the east with courtyard spaces now being defined by the built form of Glentworth House and the Chapel nave and transepts.

This is consistent with the approach of construction of the College to the west on the Bellevue site.

There is a dominant northern building alignment between the Chapel and College buildings that resulted in a legible, commanding and consistent scale between the two buildings. There is an opportunity to re-interpret the notion of alignment with the relationship of any proposed built form.

View corridors are retained from pubic streets to Glentworth House and the Chapel.

The decision to locate the Chapel directly abutting the north and west of Glentworth House supports the concept of the northern setting of Glentworth House as subordinate to its eastern garden setting. This is further supported when analysing the intent of internal planning of the Chapel (see Section 2.5.7).

Glancy demonstrated skillful architectural resolution of the siting of Chapel addition by retaining the domestic address of Glentworth House to Victoria Street, retaining a garden setting for the dominant eastern elevation and main entry to the house while creating more intimate courtyard spaces. The Chapel becoming almost monumental in intent.



1980 Setting Analysis

The 1980s demonstrates a marked shift in the attitude of importance of Glentworth House with its setting.

The only remnants of setting are defined courtyard spaces. Interestingly, the Ashfield LEP provides for a very limited curtilage for Glentworth House and the Chapel.

Height appears to have been the major consideration with single-storey villas constructed east of Glentworth House.

These obscured the architectural scale and spatial relationships that had previously existed, substituting a suburban typology on a site that had a grand urban scale.

There are no clearly defined spaces between buildings, nor clear street address of buildings. Instead, an amorphous collection of built form appears.

In particular, it is demonstrated that there has been no spatial interpretation of the relationship of Glentworth House and the Chapel to the villas surrounding them. However, with the loss of original garden, the villas are fully integrated with the rest of the Village.

There is the potential to reinstate a setting for Glentworth House and integrate both buildings into the Cardinal Freeman Village as a whole.

However, it would be undesirable to spatially isolate either Glentworth House or the Chapel from the contextual, spatial and functional demands of the Village and its relationship to the public domain.



2.5 Site History and Elements

2.5.5 History of Setting

- This section analyses the setting of Glentworth House and the Chapel.
- It is clear from historical records that Glentworth House was conceived as a grand home set on a very large (4 ha) suburban allotment within a garden setting.
- The history of ownership of the site has resulted in changes to the functions of the house and the notion of a domestic home in a 'garden setting'.
- While the main entry gate was located midway down the block (north of the house) in Victoria Street, the architectural features of Glentworth House such as the landmark entry tower, the planning (location of main entry, location of formal rooms), and the orientation of verandahs and entries all provided a primary orientation towards the south east corner of the site at Victoria Street and Seaview Street. Unfortunately, no historic photos remain of the main elevation to Victoria Street.
- The northern and southern elevations provided a secondary orientation to the sweeping alotment (north) and as an address to Seaview Street. The west housed stables and service buildings and entries.
- During the ownership of Sisters of the Good Shepherd, the original garden setting to the east of Glentworth House and main entry gate were both retained (see further analysis in Section 2.5.3 History of Construction).
- This is notable because the Sisters' building program was ambitious and continually abutted new work directly to Glentworth House - generally to the west of the house. The decision to locate the Chapel north of Glentworth House lends further support to the priority given to the garden facing Victoria Street east of the House.
- Further support to this interpretation is provided through analysing the internal planning of the Chapel (see Figure 2.5.7a).
- It is clear from figures 2.5.5a to c that the 1980s saw an unfortunate progression of development on the site that has adversely affected the relationship of Glentworth House both to the public domain, its integration into the Cardinal Freeman Village, and in its interpretation of the history of construction previously undertaken on the site.
- The notion of setting clearly did not dominant in the 1980s interpretation of the existing buildings.
- There is an opportunity to re-interpret the relationship of Glentworth House and the Chapel both to their relationship within the site and externally to their relationship to the public domain by creating a setting for the two buildings, interpreting historic building alignments and vistas.

Context and Site Analysis





Figure 2.5.6a

1940s aerial view of the site. The common datum of building lines demonstrates the emphasis of the northern facades in their relationship to the setting.



Figure 2.5.6b

2008 aerial view of the site. Although the placement of buildings appears somewhat random, there is still a clear datum of the northern building line of the chapel that is used as a reference point



Figure 2.5.60

View of Glentworth House at the junction of the Chapel addition. Note the height datum of eaves and eaves detail of Glentworth House has been continued around the Chapel. There has been no attempt to disengage the Chapel from the building fabric of the House. Quite the contrary, where distinct architectural styles communicate a meaningful and clear connection between the two.

The original embankment which has the effect of siting the house on a podium remains substantially intact.



Clearly shown is the continuation of the eaves as defining a height datum and architectural reference for the Chapel. Image courtesy of Ashfield City Council archives.

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2.5 **Site History and Elements**

2.5.6 Design Principles - alignment and architectural elements

Figures 2.5.6a to 2.5.6d provide analysis of the alignments, spatial relationships, and architectural resolution of Glentworth House and the Chapel addition.

Alignment

Figures 2.5.6a and 2.5.6b demonstrate the consideration of alignment of the Chapel at its northern facade as shown by the yellow line. In 1940, this alignment was a dominant feature in the site arrangement of the relationship of the Chapel to the College building to the west. These facades were quite similar in scale and presence and would have been clearly visible when viewed from the north.

The strength of the concept of common alignments is demonstrated by the secondary alignment lines in red and blue. These show an intention to relate each stage of construction to the built form amongst which it will sit.

With the 1980s villa development, this relationship of alignment has been largely lost as seen in Figure 2.5.6b.

The sense of rational site organisation is lost and the notion of setting is lost (see Section 2.5.5 for further detail).

Architectural elements - Eaves

Figures 2.5.6c and 2.5.6d clearly show the intention of the Architects to use Glentworth House as their reference for the addition of the Chapel.

The original blueprints note that the cornice detail of the eaves was to be continued around the Chapel. This provides a strong architectural reference and sets the height datum for the Chapel wall faces (with the exception of the axis at which the rose windows are set).

It is notable that the Architects chose the eaves as their reference

Given the presence of the Chapel, if it had have been set higher against the house, the Chapel would have become the prominent feature. If set lower, prominence would have been given to Glentworth House.

Instead, the result is that the Chapel and Glentworth House are melded such that they become a greater whole. The skill in resolution is that architectural styles provide a layer that recognises time, distinct building types and resolves complex functional requirements.

There is the potential to further express the intention of Glancy by continuing the height datum of the eaves for any proposed future development.

Cardinal Freeman Village Urban Design Study and Concept Plan

Context and Site Analysis



Prepared by Hill Thalis Architecture + Urban Projects and Jane Irwin Landscape Architecture for Aevum Ltd - March 2010

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2.0

2.5 Site History and Elements

2.5.7 Design Principles - Planning

Being a semi-enclosed religious order, the Sisters required Glentworth House to function 'internally'.

Chapel Planning

A more common convention for similar Chapels and churches is to provide a building in the round, located within grounds and providing a clear public address that is expressed both in plan and elevation. If connected to a convent, school or monastery, internal access would be provided but generally as a secondary entry through a transept for instance.

The CFV Chapel does not follow this convention. There is no clear public address. Rather it becomes an extension of the 'internal' functions of Glentworth House.

While the scale of the Chapel at its northern elevation certainly has presence in its relationship to its setting (largely driven by the topography as it falls away towards the north) it is interesting that this presence in its setting is not expressed in the internal planning. This is demonstrated with the notion of entry and sense of building address.

Entry and Address

Similarly to Glentworth House, the main entry of the Chapel does not address the north or east as one may expect given the location of the formal gates in Victoria Street and original sweeping driveway leading up to the House.

Rather, the public entry of the Chapel is hidden from view as one enters the site, and unlike Glentworth House, there is no architectural feature to cue the entry.

This was due to the functional requirements of the Sisters whose primary need was for their own separate and internal entry. This entry is clearly interpreted as the 'main' entry because it is orientated into the nave providing a clear view to the altar both from the ground and first floors of the convent.

A second entry point was required for the resident girls (on the western side of the Chapel) subordinate to the Sisters. Their entry was into the larger of the two transepts but was not visible nor accessible to the public.

A third entry point was provided for the public. This entry was into the smaller eastern transept, faces south and cannot be seen until one is standing in the courtyard space looking back into it.

The skilful intent of the Chapel architect (Glancy) appears to have been with the seamless connection of architectural and functional requirements both of the Chapel and Glentworth House.

While the Chapel does not appear to have been considered nor expressed as a building in the round. Equally, it is clearly not Glentworth House either.

Glancy has expressed the Chapel as a sophisticated architectural and functional addition to Glentworth House while retaining the garden setting to the east of Glentworth House, defining a series of northern courtyard spaces and responding to the existing northern alignment of the College.