



3.0 Design Principles

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Figure 3.1
Site organisation - quadrants and communal heart

3.1 Site Organisation

The Cardinal Freeman Village site has seen a rich history of subdivision. Unusually, for an urban subdivision, the ownership pattern has retained the entire block generally in single ownership.

The proposal seeks to reinstate the natural progression of quadrants that has developed over time.

Additionally, the proposal seeks to introduce communal spaces at the centre of the site forming a heart that links each quadrant and provides a layer of site organisation and connectedness.

The site organisation is proposed as:

| | |
|---------------------|---|
| South East Quadrant | Glentworth House and Chapel and ILUs |
| South West Quadrant | Existing villas to be retained |
| North West Quadrant | Residential Aged Care Facility |
| North East Quadrant | ILUs in a garden setting |
| Village Precinct | Communal space and facilities with ILUs in the centre of the site |

Each quadrant will retain excellent address to both the public streets and new internal pathway and street system, thus creating a clear, legible and flexible structure for the block.

Each quadrant can readily accentuate functional priorities, such as the north-west quadrant containing high care accommodation, and the south-east quadrant accommodating the historic elements. All quadrants have a variety of residential accommodation and are fully integrated into the overall site's path and garden network.

The quadrants come together at the centre of the site to define the generous communal garden space of the Village Green, which provides an appropriate setting for the magnificent northern facade of the Chapel and mature trees. This will become a central hub for the Village offering a variety of community facilities and integrating the Chapel both spatially and functionally into the site.

3.2 Urban Interfaces

Cardinal Freeman Village benefits from 4 fine street frontages.

The bounding north south streets are wide, with long vistas that continue past the site to the north and south.

Victoria Street to the east has magnificent avenues of palm tree plantings in the parking lane, giving it a memorable civic character and grand scale.

Queen Street has a less distinguished landscape and architectural character, which is capable of significant improvement over time. Both have gentle grades.

Clissold and Seaview Streets, while narrower, nonetheless are good urban streets, categorised by an undulating topography.

The Village's proposed street interface is a balance of landscape and building fronts. Except for the existing heritage building on Seaview Street and several minor entry structures, all buildings have a garden set back to match the predominant street front conditions in the neighbouring streets.

Generally new buildings present as slim facades interspersed with courtyard gardens, while a generous new forecourt re-presents Glentworth House to the street.

Existing sandstone walls and palisade fences will be retained with new openings to improve permeability.



Figure 3.2
Urban Interfaces - public street and internal street and pathway address.

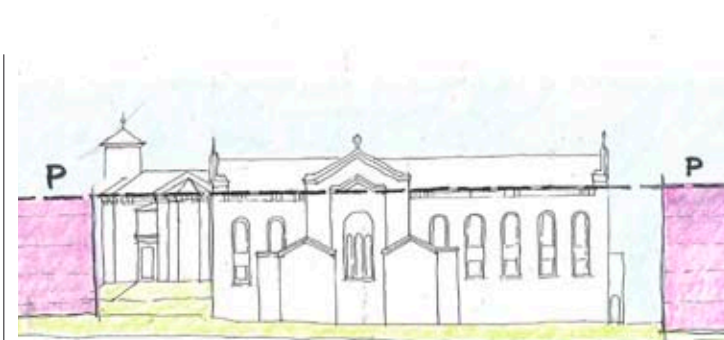


Figure 3.3
Historic building inter-relationship showing P as the parapet height datum for the tallest buildings to be located on the site. These will be concentrated in the centre of the site and will relate closely to the Heritage items.

All other buildings then step down the site following the natural fall of the topography.

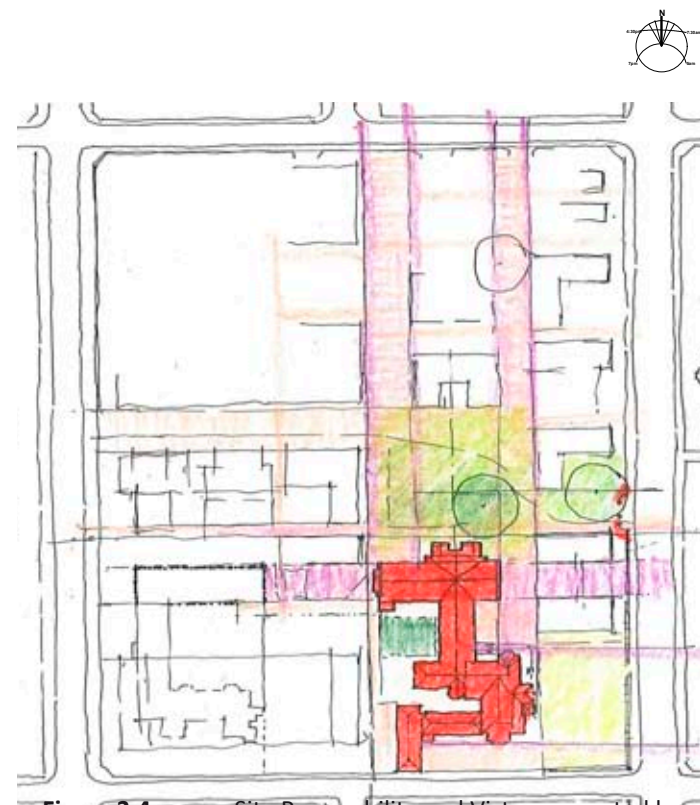


Figure 3.4
Site Permeability and Vistas generated by the built form of Glentworth House and the Chapel.

3.3 Historic Building Inter-relationship

The main historic buildings on the site, Glentworth House and the Chapel, have a very strong architectural bond in terms of site planning, geometrical inter-relationship, scale and height.

The Chapel skillfully added on to the north-west corner of Glentworth House, extending the common eaves height as a datum that united the main body of the buildings.

A number of architectural elements project above the eaves, including the Glentworth House's tower, roof and chimneys, and the Chapel's parapets, gables and ridges, providing a memorable skyline silhouette for the Cardinal Freeman Village.

To maintain the prominence of this historic skyline and provide heritage continuity, the predominant height of all new building should reinforce this historically important eaves height.

In particular the scale of the central green should be framed by a series of buildings that build parapets to this defining height (indicated with a P on the Figure 3.3).

This strategy should translate the site planning logic into three dimensional built form, defining the memorable space of the Village Green and connecting path system.

Such an approach, which has long architectural and urban traditions, is intrinsic to the historical development of the major buildings on the site.

3.4 Historic Curtilage

The setting of the historic buildings on the Cardinal Freeman Village was severely compromised by the building campaigns of the 1980s.

Several major structures were also demolished. The buildings from that period obscured the architectural scale and spatial relationships that had previously existed, substituting a suburban typology on a site that had a grand urban scale.

The proposed site plan is founded on creating a new and appropriate setting for the historic buildings on the Cardinal Freeman Village site, that respects the architectural scale and spatial arrangement of both Glentworth House and the Chapel.

Indeed the whole site strategy is generated by framing these elements with new buildings and major garden spaces.

Glentworth House and the Chapel are both re-presented to Victoria Street, framed by new buildings defining reinstated landscaped spaces.

The northern facades of the Chapel and Glentworth House's tower set out new orthogonal pathways, internal streets and garden spaces.

See Section 4.2 for curtilage precedents and strategy drawings.



Figure 3.5
Height distribution. The tallest buildings will be located towards the centre of the site providing a frame for the new communal spaces and curtilage of the heritage buildings.

All future development should use this datum including those buildings currently to be retained and not subject to proposed development in the near future.



Figure 3.6
Access and address.

3.5 Height Distribution

Currently there is little logic to the distribution of heights across the site.

The major historic elements have a grand scale, whereas most of the more recent building has a diminutive one or two storey height. The current scale to the streets is weak, lacking in presence and lacking in engagement.

The exception is the remodelled buildings in the north-east corner - buildings A + B. As established with Buildings A + B, future buildings should reinforce and engage with the scale of the historic elements.

In deference to the historic skyline, the predominant height of all new buildings should be kept to Glentworth House and the Chapel's eaves height, with only minor elements projecting above.

In particular the scale of the central green should be framed by a series of buildings that build to this height (indicated with a P on Figure 3.3), thus concentrating the taller buildings in the centre of the site and defining curtilage around the Chapel and Glentworth House.

Buildings along Victoria Street should be no more than 3 and 4 storeys in height. Likewise to Queen Street a 3 and 4 storey scale would be appropriate.

The falling topography to the north results in buildings stepping down the slope being progressively lower than the historic eaves height of the Chapel and Glentworth House.

The 4 and 5 storey site maximums would also allow the existing and proposed trees to match the height of the buildings, thus keeping landscape as a major feature of the site's three-dimensional character and image.

3.6 Access and Address

The pathways and internal driveways at the Cardinal Freeman Village have grown over time in a haphazard way.

The existing access and pathway systems are discontinuous, with poor disabled access and wayfinding. There is no clear address to the streets, or comprehensible structure of address to individual buildings.

This plan proposes a legible and connective site-wide structure for access and address.

The Village Green creates an identifiable centre for the site, and most paths and internal streets define its edges.

The straight alignments and clear sightlines will create a new scale and openness to the site, clarifying address throughout.

The pathways pass along the sides of all the new landscaped courtyards, providing a much improved experience and appreciation of the buildings in a garden setting.

Site access points and driveways have a clear hierarchy, and engage with the bounding streets.



Figure 3.3.7
Site Permeability and Vistas generated by the built form of Glentworth House and the Chapel.

3.7 Site Permeability and Vistas

Currently the landscape and historic buildings on the Cardinal Freeman Village are hidden gems, with little presence to the bounding streets and Ashfield's wider public domain.

The combination of the sandstone boundary walls and continuous low buildings tend to wall off the site perimeter.

In contrast, the Concept Plan opens the historic buildings and new generous garden spaces up to public view, which at the same time will greatly improve site permeability and vistas.

A new formal front garden will once more give Glentworth House a proper setting to Victoria Street, allowing it to be appreciated both axially and obliquely.

The T-shaped Chapel generates a series of new spaces, including the Village Green to the north and more defined linear spaces on the axis of each of its transepts. These spaces are related in proportion to each of the facades.

Access points and driveways to the bounding streets will be clearly identifiable, and offer welcoming routes into the heart of the site.



Figure 3.3.8
Landscape Site organisation - quadrants and communal heart

3.8 Site Landscape Principles

Cardinal Freeman Village currently has a leafy character, with some good perimeter screen planting and a number of fine trees scattered through the grounds.

The gardens though tend to all be small scale, incremental spaces, not well related to the nearby buildings.

A framework of high quality landscape spaces are at the heart of the remodelling of the Cardinal Freeman Village.

At the centre of the site will be the Village Green, that retains a group of large trees and acts as the social focus for the Village residents.

Each quadrant will have major and more informal landscape spaces, that will be well integrated with the paths and building entries. Again such layouts have a distinguished urban and landscape genealogy, from Indian gardens to Savannah to the City of Adelaide to contemporary university campuses.

The chequer-board of communal gardens will be supplemented by private terraces for many of the ground level dwellings.

All the major landscape spaces are large and open enough to have winter sun.

As most of the basements are concentrated under the buildings, the gardens will be predominantly deep soil landscape space, capable of supporting a new framework of tree planting.