

Cardinal Freeman Village

Care Precinct
SEPP 65 Design Statement

137 Victoria Street, Ashfield
for Aevum Ltd



Principle 1: Context

- ‘Cardinal Freeman Village’ occupies a full 4 hectares block, surrounded by streets on all sides; in Ashfield approx 7 km west of central Sydney and 1 km from Ashfield Town Centre.
- Ashfield was first established in the Victorian period, following the building of the railway from Sydney to Parramatta, which included Ashfield station. Most of the early houses were of ‘Victorian Georgian’ style; only a handful of such houses remain.
- The area is associated with care and health services and blends these with the residential dwelling houses being both multi storey buildings and residential house (pre-war through to contemporary). The village is in close proximity to Sydney Private Hospital only 100 km to North and Bethel Lodge low care facility to the West.
- The site’s development dates back to the 1880’s with the building of ‘Glentworth House’ and the later addition of the Chapel in the 1930’s. These two structures dominate the South Western quadrant of the site.
- ‘Cardinal Freeman Village’ was established in 1977 and has been developed in stages and currently accommodates approx 350 residents in accommodation styles ranging from studio, one and two bedroom apartments, smaller serviced apartments, through to low care hostel rooms. The village also features a 59 bed residential aged care facility.
- A master plan has been developed for the entire Cardinal Freeman Village site by ‘Hill Thalís Architecture + Urban Design’. The master plan establishes a mix of independent accommodation along with low and high care residential aged care accommodation and a progressive upgrade / replacement of existing building stock, whilst sensitively addressing existing heritage items. The ‘Care Precinct’ inhabits the North West corner of the village, addressing Queen Street and Clissold Street in the location of the exiting Residential Aged Care building.
- In determining the form and scale of the current proposal, Aevum has assessed the requirements of residents and the range of accommodation available in the wider district. The current proposal builds on the strengths of the existing village self care accommodation, supplemented by the provision of a new RACF and additional Independent Living units ensuring the highest quality of long term care for existing and new residents of the village.
- The Care Precinct development will see the replacement of the existing 1970’s aged care building and the provision of 130 new aged care beds offer high and low care. In addition, 46 independent living units will be added in two separate buildings (23 units in each building). Parking and service functions are located in the basement level below. The RACF building is 3 / 4 storey’s high with a basement under created by the sloping topography. The ILU / SSC buildings are a maximum of 5 storey’s high including basement.
- The built form of the Care Precinct is developed around major landscape elements; providing pockets of open space for

recreation and relaxation, whilst helping to define individual building maintaining the ‘village’ feeling. Landscaping is also a valuable linking element; providing linkages to the rest of the village. Furthermore, landscape elements provide visual relief, helping reinforce the residential scale of the development.

- Landscape elements - courtyards addressing streetscape, helping to breaking down building mass, by providing generous open spaces to the street.

Principle 2: Scale

- The density of the retirement village development is believed to be appropriate for the site and its context and is consistent with the bulk and scale established by the Hill Thalís master plan.
- The topography of the Care Precinct site has a fall from South to north of approx 7m, with the lowest point being at the Intersection of the proposed ‘Clissold Lane’ and Clissold Street. This topography allows the built form to step with height ranging from 5 storey (ILU and SSC building) to 3/4 Storey’s (RAF building). This variety of scale help create visual interest and relief, whilst allow the lower height element to address the boundary conditions, with the lowest scale development being at the corner of Clissold and Queen Street. In all buildings, a recessive top storey helps further reduce the perceived height.
- From Clissold Street the development reads as three narrow fronted residential buildings punctuated by landscaped gardens adding relief and activity. Well articulated façades with balconies, sun shading and a variety of materials help reinforce the residential nature and scale of the development. The retention of existing trees to the Northern boundary further anchors the development to its context.
- To Queen Street, particular attention has been paid to ensure façade treatment offers a bulk and scale appropriate to the residential setting. Large set-backs, short wall length and a deeply stepped façade are combined with landscape elements a varied material palette to form a visually interesting yet legible façade with elements of a residential scale. Elements of rendered masonry with timber inlays, sit on brick planes, providing an unashamedly contemporary pallets that references the traditional deep brown brickwork of Ashfield.

Principle 3: Built Form

- The proposed RACF will offer a centralised low care and high care accommodation for residents who require more assistance as they progress into their later years. This facility offers the residents the extra security and support they need and enables the residents to obtain assistance from qualified nursing staff and carers within their own personal environment. Additional services such as hair care, medical consulting services, cinema, sitting rooms, activities spaces and café, together with the shared communal living & dining spaces, encourage interaction between the residents in order to facilitate socialisation.
- The RACF entry addresses the new ‘Clissold Lane’ to the East, forming a large courtyard, flanked by the two independent living unit buildings. The entry courtyard provides the RACF a sense of address. Sensitive landscaping ensures the courtyard is established as a pedestrian friendly area; a shared space where soft and hard landscaping ‘erode’ the potentially utilitarian drop off zone. The overlooking residential rooms and units ensure constant surveillance ensuring security is maintained. The pedestrian footpath through the courtyard establishes an ‘axis’ that runs through the building entrance; the entry foyer becomes an active ‘street’, flanked by the café, hair salon and consulting room. This street terminates at the southern courtyard and lift lobby.
- In planning the ‘Care Precinct’, the importance of appropriate scale was paramount. By introducing a large North facing courtyard between the two ‘wings’ of the RACF building, narrow residential scale forms are presented to Clissold Street. This form allows the Clissold Street elevation to read as three residential scale buildings, with the majority of the RACF building set back from the street. The ILU and SSC building are deliberately expressed as three components in plan; the introduction of the continuous circulation lobby through the centre of the building allows access to natural light and ventilation, whilst splitting the building into smaller components, allowing each component to read as a smaller mass, this is particularly apparent when viewed from the North East along Clissold Street. In addition, the top storeys of all buildings have considerable set-backs ensuring that the visible height is appropriate for the residential context.
- The West elevation addresses Queen Street. The building forms steps down to this façade ensuring that a maximum of three storeys is visible. However, the site topography, existing external stone walls, and landscaping ensure that the development actually presents as less than three storeys to Queen Street. In establishing a form and scale, detailed analysis of the Queen Street context was undertaken. By introducing large set-backs, combined with clearly articulated building forms, the apparent visual scale of the building is substantially reduced. Residentially massed rendered volumes project forward of the main façade providing relief and interest. A combination of contemporary materials of render and lightweight timber cladding is combined with contextually sensitive brickwork ensuring that the material

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| <p>layering of façade reflects the historical layering of the locality, expressing past and present, whilst avoiding foax facadism.</p> <ul style="list-style-type: none">• The ‘H’ format planning allows the building to be sympathetically set back from the existing facility to reduce overshadowing and to enhance the privacy for both the existing and proposed facility and maximizes landscape area.• The building’s external appearance is designed to work in harmony with the existing buildings and materials on the site. This consists of a predominately masonry building with rendered residentially massed elements with the introduction of appropriate sun-shading screens. The shading devices also provide the residents with privacy whilst assisting in the reduction of heat gain during the summer months, without compromising the effect of daylight to the interior.• By facilitating the interaction between RACF, Independent Living Units and Existing Serviced Apartments the scheme is designed to promote a more vibrant social mix. | <p>Principle 4: Density</p> <p>The proposal contains the following components:</p> <p>Residential Aged Care Facility:</p> <ul style="list-style-type: none">• Split into 5 ‘houses’ a total of 132 residents are accommodated in 108 rooms. Each ‘house’ contains its own communal dining and living areas overlooking landscaped gardens, with North facing decks. Additional sitting areas and shared multifunction areas provide a wide variety of living areas for residents. The large entry foyer, with ‘kiosk’ provides an additional space for socialisation with breakout into the Southern courtyard.• The residential aged care facility provides appropriate density whilst ensuring the demands of the aging population are catered for. Whilst preserving landscape by keeping the footprint to a minimum.• The RACF has a dedicated basement car park providing 38 car parking spaces alongside service areas, kitchen, and laundry and staff facilities. These facilities are designed to meet the increased demand for food services to ILU’s expected across the Village. <p>Independent Living Units</p> <ul style="list-style-type: none">• Total Units: 23• Unit Area Range: 71m2 - 98m2• Unit Mix:• Single Bedroom: 7 Units• Single Bedroom + Study: 7 Units• Two Bedroom (1 bath): 7 Units• Twin Bedroom (2 bath): 2 Units <p>Serviced Self Care units</p> <ul style="list-style-type: none">• Total Units: 23• Total NLA: 1610m2• Unit Area Range: 59m2 - 91m2• Unit Mix• Single Bedroom: 17 Units• Single Bedroom + Study: 4 Units• Two Bedroom (1 bath): 1 Units• Twin Bedroom (2 bath): 1 Units <ul style="list-style-type: none">• The variety of unit sizes and accommodation type provide a diversity that ensure all resident needs can be met. All Independent Living Units and Services Self Care Units have generous kitchen, living and bedroom space with large external decks ensuring a high level of amenity of offered. The SSC and ILU buildings have a dedicated basement car park providing 36 car parking spaces for residents and visitors. | <p>Principle 5: Resource, Energy and Water Efficiency</p> <p>Carefully considered macro and micro scale planning has ensured the development will be low consumer of energy and resources:</p> <ul style="list-style-type: none">• The majority of ILU and SSC units have a minimum of two aspects, ensuring direct access to natural light and natural ventilation.• All living areas and primary bedrooms have direct access to external decks, providing natural light and ventilation, whilst the deep decks provide solar shading.• Appropriate external shading reduces solar gains to North facing glazing during summer, whilst allowing the low winter sun to penetrate.• The introduction of a ‘breezeway’ through the centre of each building ensures natural light and ventilation is achieved in common areas.• The use of solar water heating ensures minimal energy consumption.• Water will be harvested for irrigation and WC flushing.• Water efficient products including appliances and tap ware with minimum AAA rating will assist in reducing water consumption and improving water efficiency throughout the building.• All appliances are to be highest energy rating achievable within budget allowances. | <p>Principle 6: Landscape</p> <p>Landscaping has been fully integrated with the built form of the development. Careful consideration has ensured that deep soil planting is maximised, with the majority of basement being located below buildings. Even in the entry courtyard, the basement below has been configured to allow strategically located deep soil zones so that large tree planting can be establish. Careful attention to scale and detail will ensure a that the landscaped areas are meaningful and well utilised areas rather than simply becoming the space between build form. Below is an extract from the Terras Landscape Design Statement:</p> <ul style="list-style-type: none">• As outlined by the Concept Masterplan Guidelines, the intention for the Care Precinct landscape is to “maximise amenity and enjoyment for residents and visitors; make a positive contribution to quality of life without environmental or social cost, and (be) within the context of the existing landscape and urban structure” (JILA 2009 ‘Concept Masterplan Principles’ p.1).• Terras has worked with these Masterplan Principles to guide the design development of the external public domain. Importance has been placed on creating a cohesive relationship between the individual spaces, whilst at the same time allowing for each area to take on its own unique identity. In most cases this is achieved through the use of a well-defined palette of materials, textures, and plants, appropriately responding to the intended use of each area.• Furthermore, the need to reinforce the nature of this facility as a place of residence, was of particular importance when developing the landscape strategy. It is intended that the landscape convey a sense of ‘casual relaxedness’, typical of what you might find at someone’s home. The intent is to avoid a ‘large-scale commercial landscape’ and improve the sense of community.• Particular attention to the street interfaces, wall treatments (existing stone), selection of trees to provide relief. Setbacks are well planted with trees which will soften the streetscape.• Tall slender trunked trees in the entry courtyard enable visual connection to porte cochere whilst creating a softening canopy over looked by the adjacent proposed buildings.• Particular care has been taken to ensure accessible connections are established throughout the precinct and wider site. |
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Principle 7: Amenity

- Resident amenity has been highly considered:
- Living areas are large and have direct access to natural light and ventilation.
 - All units have private deck with a minimum depth of 2.4m.
 - Private decks are located to take advantage of view and solar access and maintain privacy.
 - Space between buildings is maximised to ensure visual and acoustic privacy is maintained.
 - Care consideration for window location maximises solar access, visual privacy and acoustic privacy.
 - Minimum ceiling height of 2.7m throughout habitable areas.
 - Care planning ensure that sterile circulation space is minimised.
 - Generous and well defined kitchen area are provided to all units.
 - The rear walls of all kitchens are with 8m of a window.
 - A mix of units sizes ensure all needs are met.
 - Storage is provided within all units for ease of access. This is supplement with basement level storage ensuring SEPP 65 requirements are satisfied.
 - All primary bedrooms have direct access to private decks.
 - All layouts are designed to comply with the requirements of SEPP65 and SEPP HS AS4299.
 - Ramps are minimised throughout the development ensure accessibility is maximised.
 - In excess of 70% of units have direct solar access to internal and external living areas for 3 hours between the hours of 9:00am and 3:00pm at the winter solstice.
 - Naturally ventilated and naturally lit entry lobby provides a pleasant entry experience.

Principle 8: Safety and Security

- The site layout ensures that all external areas are visible from living accommodation proving natural surveillance.
- The reception counter located at the front entry of ground level of the RACF enables the monitoring of all people entering and exiting the building. As previously described the ILU and SSC building both overlook the RACF entry courtyard, ensuring surveillance is maintained. In addition, windows around the RACF, ILU and SSC buildings assist in providing a form of casual surveillance by the residents who occupy the buildings. External lighting levels will be maintained in accordance with AS 1158.
- The numerous nursing staff and carers will further assist in the observation and supervision of residents and visitors within the premises offering added safety and security.
- The incorporation of a basement level car-parking area for visitors and staff will also help minimize traffic conflict with pedestrian activity.
- The ILU and SSC entry lobbies are full secured and only accessible by swipe card access.
- Refer to Masterplan Report for site wide CPTED principles.

Principle 9: Social Dimensions

- The redevelopment of Cardinal Freeman Village ‘Care Precinct’ will provide a variety of accommodation and continues a tradition of aged care on the site. The provision of high quality internal and external spaces provides areas for socialisation and relaxation.
- The provision of central cafe/kiosk, hair salon, cinema, gymnasium and multifunction spaces provide opportunities for social interaction away from individual residences.
- A variety of landscaped areas provide outdoor area encouraging interaction.
- An accessible network of footpaths and lifts, link the Care Precinct to the wider site, allowing use of additional communal facilities.
- A wide range of unit sizes and configuration provide a wide choice of housing type adding further diversity to the housing stock within Ashfield.
- Circulation and lobby spaces are wide, naturally lit and naturally ventilation spaces, encouraging interaction with neighbours in a comfortable and inviting environment.
- The development will provide security and familiarity. By proving seniors aged accommodation on site, residents will naturally be housed adjacent to people of a similar age, increasing opportunities for socialisation and reducing feelings of alienation and loneliness.
- Proximity of ILU’s to services enables future proofing of delivery of food, laundry house keeping as demand may require

Principle 10: Aesthetics

- The development proposes built form that appropriately responds to neighbourhood, form, scale and materiality.
- A combination of contemporary materials of render and lightweight timber cladding is combined with contextually sensitive brickwork ensuring that the material layering of façade reflects the historical layering of the locality, expressing past and present, whilst avoiding foax facadism.
- The integration of landscaping provides relief and helps anchor the development to the site.
- The use of contemporary and well detailed materials avoids an institutional feel and helps the proposal read as a high quality residential development.
- Careful consideration ensures that overall visual height is minimised by using recessive top storeys. This is combined with well massed facades with articulated wall lengths appropriate for the residential context.
- Appropriate sun shading and brickworks detailing a layer of detail breaking down the scale and adding a sub rhythm to facades.

Conclusion

- The proposed renewal to the Cardinal Freeman Village continues the coordinated upgrading of this important site. The design achieves a high quality architectural, landscape and urban design resolution.
- The redevelopment of Cardinal Freeman ‘Care precinct’ will offer a high quality aged care facility and independent living units, enhancing the existing facilities and ensuring a continuum of care the village.
- The sites location with good transport connections to Ashfield and Sydney establishes it as an ideal location for the continued provision of high quality aged care and independent living units.
- The scale of the site allows for a high quality outcome where built form and landscaping can be combined to provide a high quality urban village.
- The development sees the replacement of aging and outdated facilities and will ensure high quality care can be provided to a large number of residents.
- The integration of macro and micro level E.S.D principals ensure the development satisfies its environmental responsibilities and provides a high level on amenity.
- The proposal indicates a high quality architectural, landscape and urban outcome and a valuable contribution to the urban fabric of Ashfield.

Sepp 65 Design Verification Statement

As a principal of Suters Architects, I confirm that I have directed the design of the residential flat component of the proposed Care Precinct redevelopment, Cardinal Freeman Village, Ashfield, prepared by Suters Architects and referred to as project number n20079. I also confirm that the submitted documentation satisfies the intent of the design quality principles set out in part 2 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Developments are achieved for the Independent Living Units buildings.



Matt Sainsbury
Principal
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Photomontage A - Looking south east from Corner of Clissold Street and Queen Street.



Photomontage B - Looking north down Queen Street.



Photomontage C - Looking west along Clissold Street.