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Cowra Hospital Redevelopment

Addendum REF
Submission: Architectural
Statement

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GWPM



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Infrastructure



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Contents

1.0 Executive Summary	4	Appendix
1.1 Introduction	4	Updated Architectural Drawings
1.2 Design Statement	4	
3.0 Design Concept	5	
3.4 Site Setting	5	
3.6 Architectural Drawings	5	
4.0 Built Form & Urban Design	6	
4.1 Site Access & Building Access	6	
4.2 Car Parking	7	
4.3 Building Levels	8	
4.4 Building Fabric	8	
4.5 Building Articulation	8	
5.0 Environmental Response	10	
5.1 Visual Impact Statement	10	
5.2 Shadow Diagrams	11	

1.0 Executive Summary

1.1 Introduction

Overview

This Addendum Architectural Design Statement supports the Addendum REF application for the main works, including:

- Construction of the New Hospital
- Demolition of the Existing Hospital
- Construction of the Southern Carpark & Landscaping

This Addendum REF Architectural Design Statement is intended to be a summary of changes that impact the previous REF Approval and does not discuss the sections of the previous REF Architectural Design Statement that remain unchanged. It is to be read in conjunction with the updated drawings and other consultant reports as part of the Addendum REF Submission.

Background

Ongoing Design Development of the project before, during and after Tender and Contract Award throughout 2023 has resulted in a number of updates to the site layout and building design. This Addendum REF submission has been prepared following the completion of Design Development in December 2023.

Project Scope

The project scope has been amended to omit Tresillian Care from the new building resulting in a marginally reduced building footprint to the north by 1metre, and other adjustments to the western side of the building and the lightwell.

Acknowledgement of Country

Cowra Hospital is located on Wiradjuri Country. The project team acknowledges the traditional owners of Country, and their continuing connection to Country and community. We pay our respects to Elders past and present.

1.0 Executive Summary

1.2 Design Statement

This section 1.2 remains unchanged from the original REF submission and is included for context.

Site

Redeveloping the existing hospital site was identified as the preferred approach by HI, WNSWLHD and project stakeholders following a master planning phase that considered various options for locating the new hospital.

The existing hospital site is close to the civic centre of Cowra, a rectangular block entirely occupied by the hospital.

Residential development surrounds the site to the north, east, south and west.

The land features the following unique characteristics:

- The site slopes approximately 15m from north to south & around 3m from east to west
- Notable views to the south and west as the landscape falls away from the building
- Surrounding residential development
- Rectangular proportions of the site boundary enable the development to maximise landscaping around the building and site perimeter.

Architectural

Built Form & Urban Design

The proposal seeks to respond to the surrounding residential context, sloping topography, and the town's architectural heritage. The new building is located north of the existing hospital, accommodating car parking and landscape to the south while increasing solar access to the street and establishing public entry through the landscape. The new two-storey building is an appropriate scale for the surrounding area, surrounded by primarily single-storey freestanding houses. Following the sloping terrain, the building is single-storey to the northern end of the site. However, two-storeys are seen when viewed from the south.

The architecture references common elements of Cowra's built heritage, including hipped pitched roofs and masonry construction. Two hipped pitched roofs create 'wings' that are connected and envelop a central light well. The building mass can be understood as a singular form, broken up vertically and horizontally through glazing and material differences.

Access

The plan accommodates functional relationships between the hospital's departments and provides clear access and intuitive wayfinding for staff and visitors.

The two main public entry points have been separated to minimise clinical, services and public circulation overlaps.

Clinical and service access are located on the first floor via the car park from Brisbane Street. The public entry is located on the ground floor and is accessed from the car park and the pedestrian paths from Liverpool and Brisbane Streets. After-hours public access to the emergency department is via the first-floor entry from the car park.

Pedestrian access from Liverpool and Brisbane Streets is adjacent to landscaped space. Locations for path entries have been considered to tie into existing street infrastructure and street parking.

Environmental Amenity

Creating a pleasant environment for both building users and the neighbours has been considered in the overall building massing, considering how the building's position can enhance solar access to the building and landscape. Provision of various outdoor spaces and framing district views has also been considered.

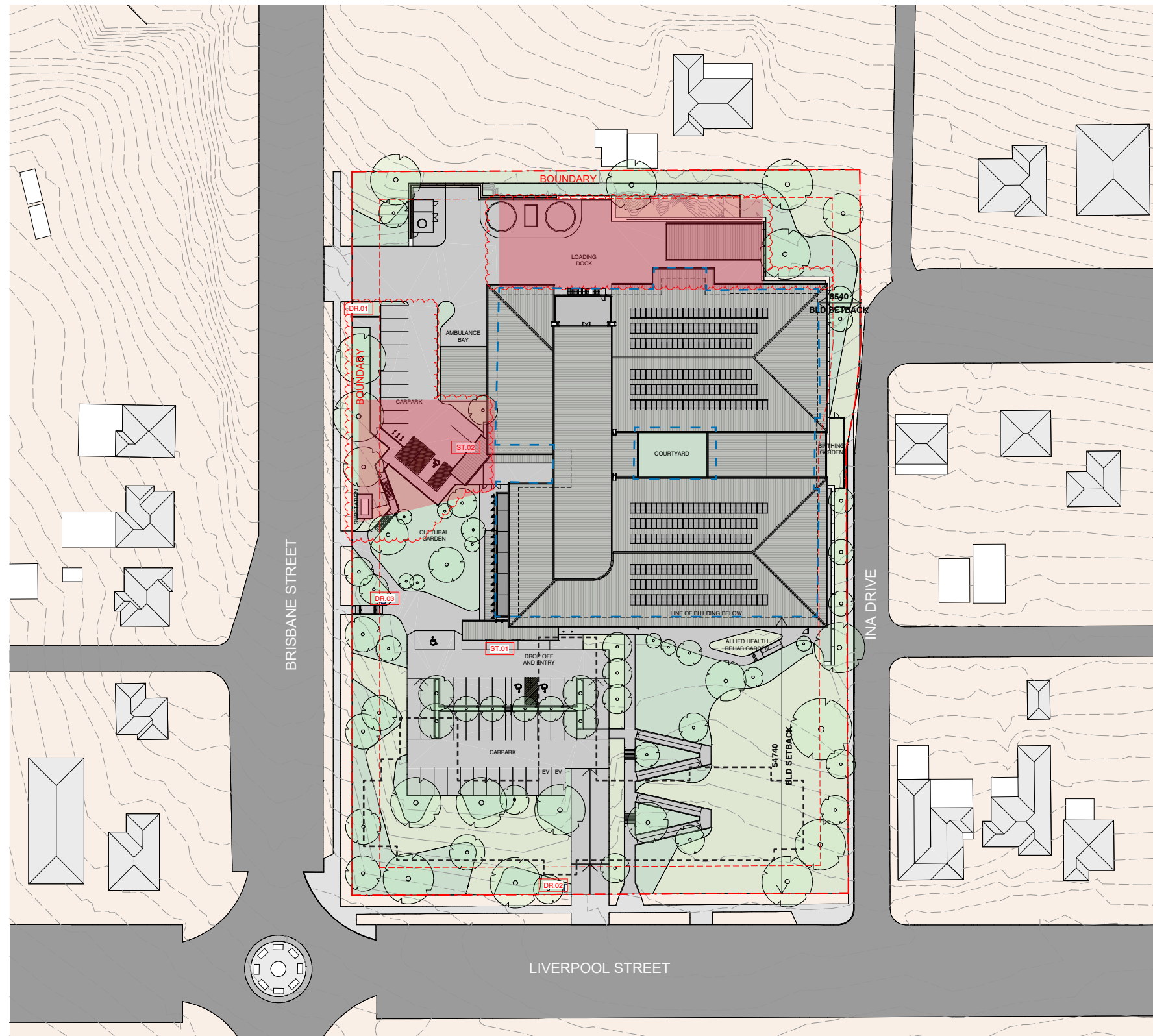
3.0 Design Concept

3.4 Site Setting

The overall design concept remains intact with the Design Development process resulting in a reduced building footprint sitting further away from the northern site boundary (south remains the same).

Changes to the building perimeter on the north and western sides required a reconfiguration of the upper car park and service yard areas, resulting in an improvements to circulation space for on-site pedestrian and vehicle movements in these areas.

- PROPERTY BOUNDARY
- OUTLINE OF EXISTING HOSPITAL BUILDING
- OUTLINE OF APPROVED NEW BUILDING
- RECONFIGURED EXTERNAL AREAS OF PROPOSAL



SITE PLAN - NTS

3.0 Design Concept

3.6 Architectural Drawings

The overall design has been developed further in terms of detail with the updated Architectural drawings for this Addendum REF Architectural Design Statement in the attached Appendix.

4.0 Built Form & Urban Design

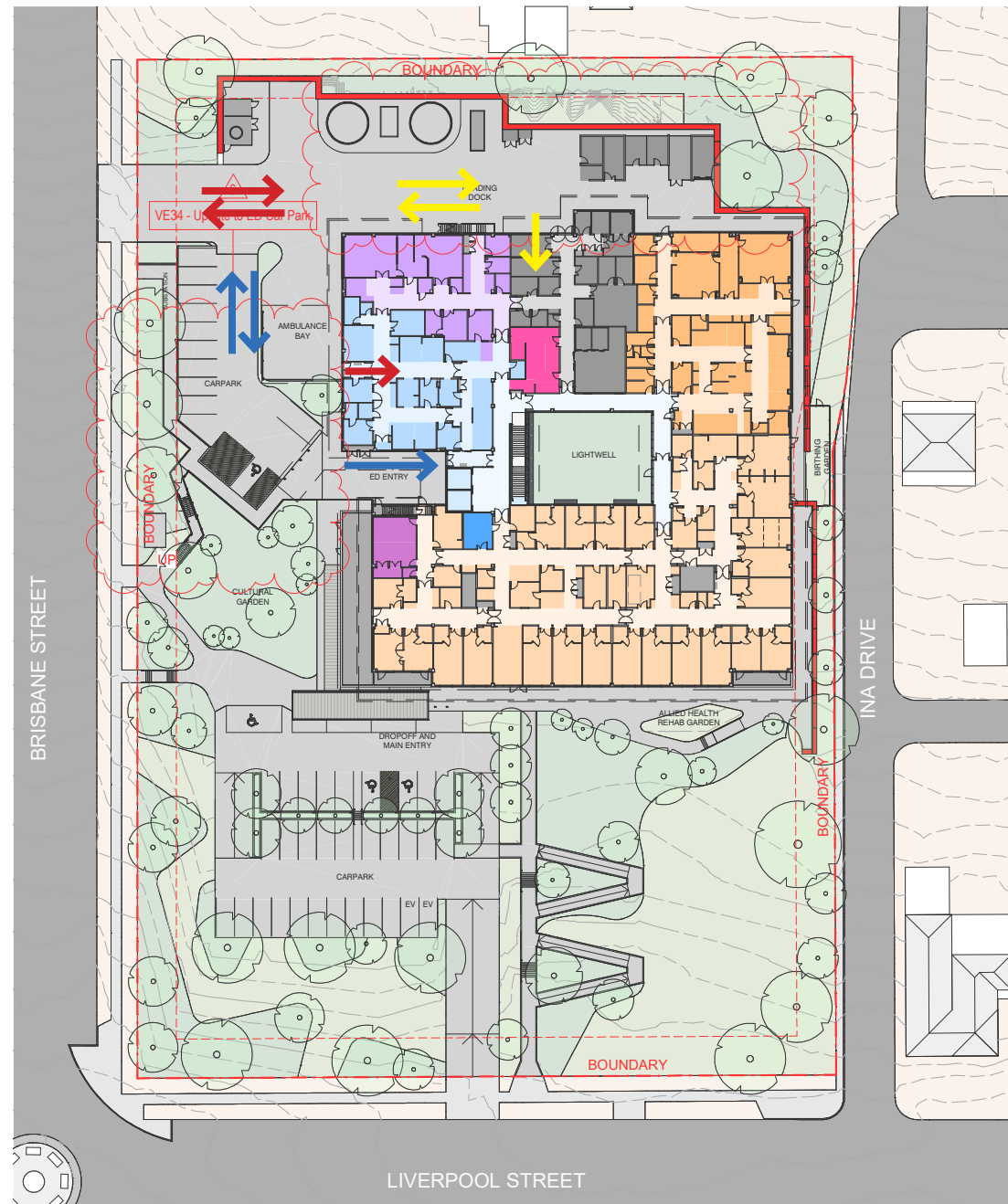
4.1 Site Access & Building Access

Overall principles of Site & Building Access have not changed since the original REF submission.

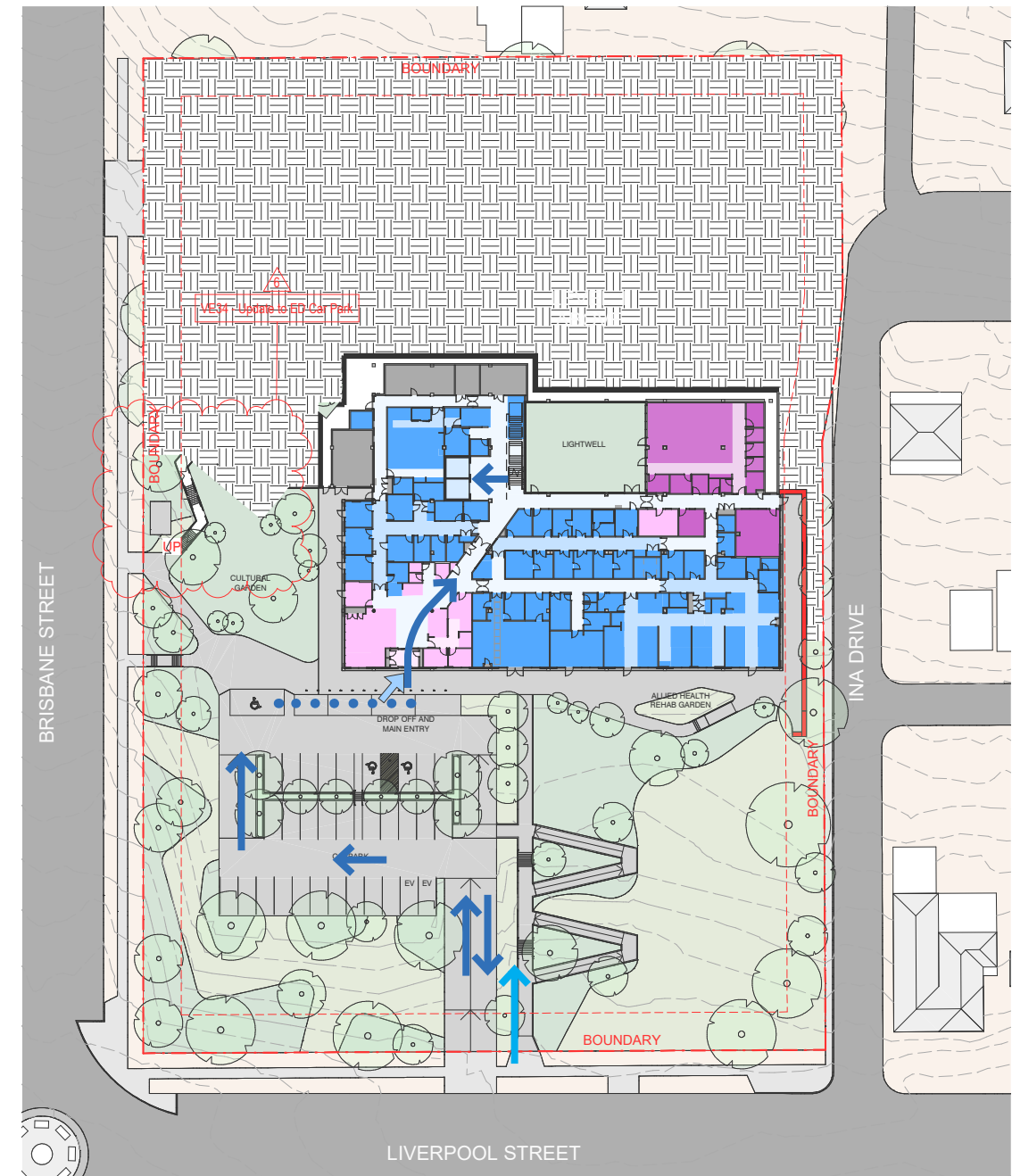
The upper car park to the first floor (accessed from Brisbane Street) has an updated configuration that provides vehicle access for ambulances, services, while allowing the public access to the waiting area in the Emergency Department on the first floor from Brisbane Street via an external walkway. Ambulance entry to the building is via the ambulance drop-off area with Patient Transport drop-off/ pick-up via the car park in a dedicated parking space.

The staff and logistics entry is via the Non-Clinical Services entry which has an updated external layout to the service yard to the north and north-east in order to reduce the amount of excavation required close to the site's northern boundary

-  STAFF & LOGISTICS ENTRY
-  AMBULANCE ENTRY
-  PUBLIC ENTRY
-  DROP OFF DRIVEWAY
-  PEDESTRIAN ENTRY



SITE PLAN - FIRST FLOOR PLAN
NTS



SITE PLAN - GROUND FLOOR PLAN
NTS

4.0 Built Form & Urban Design

4.2 Car Parking

Overall principles of Car Parking provision has not changed since the original REF submission with the exception of allocation of 1x car park allocated to Patient Transport in the reconfigured Upper car park design.

Car parking is separated into staff & logistics, emergency (ambulance, patient transport, public), and the main public car park.

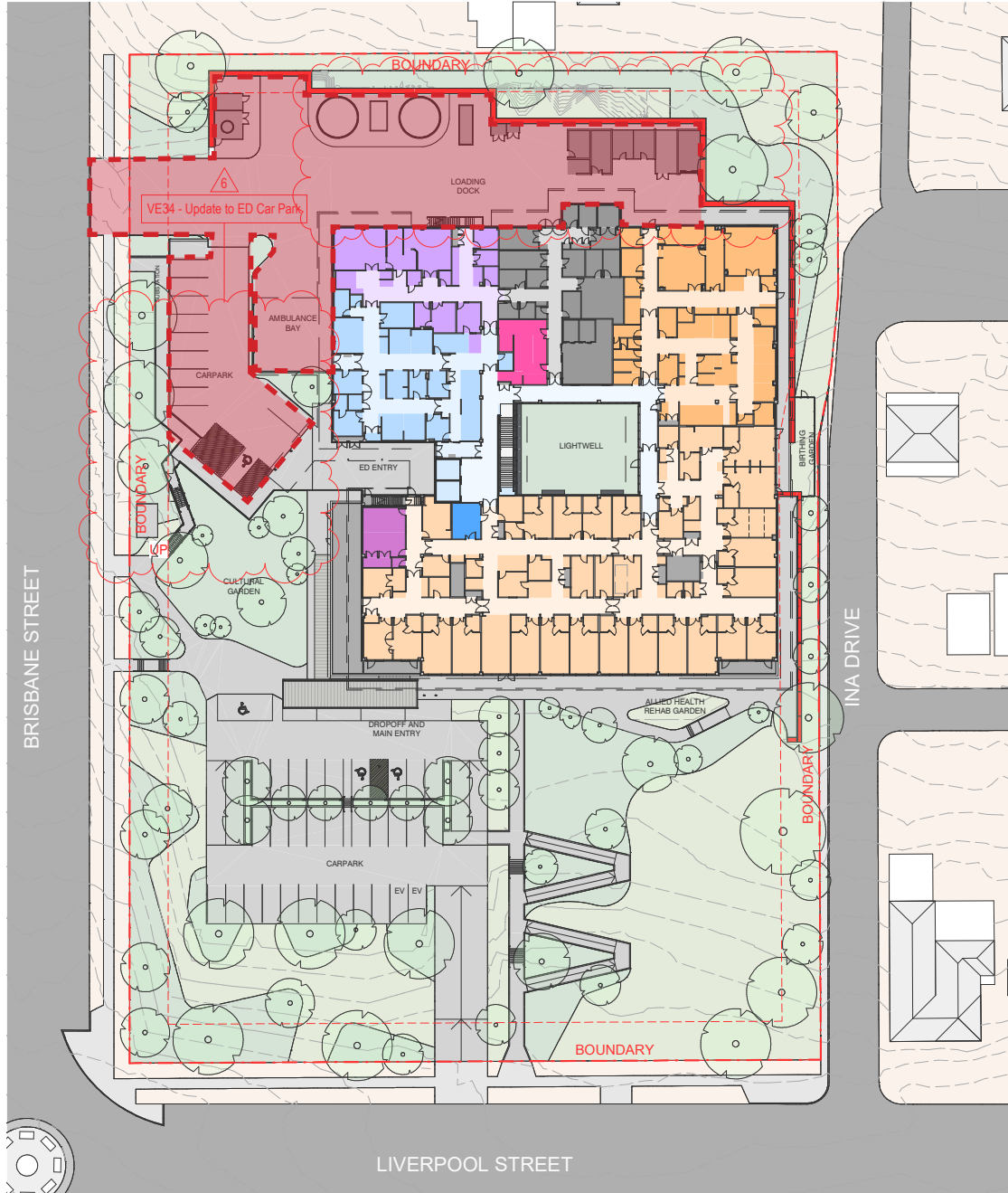
CAR PARKING

FIRST FLOOR

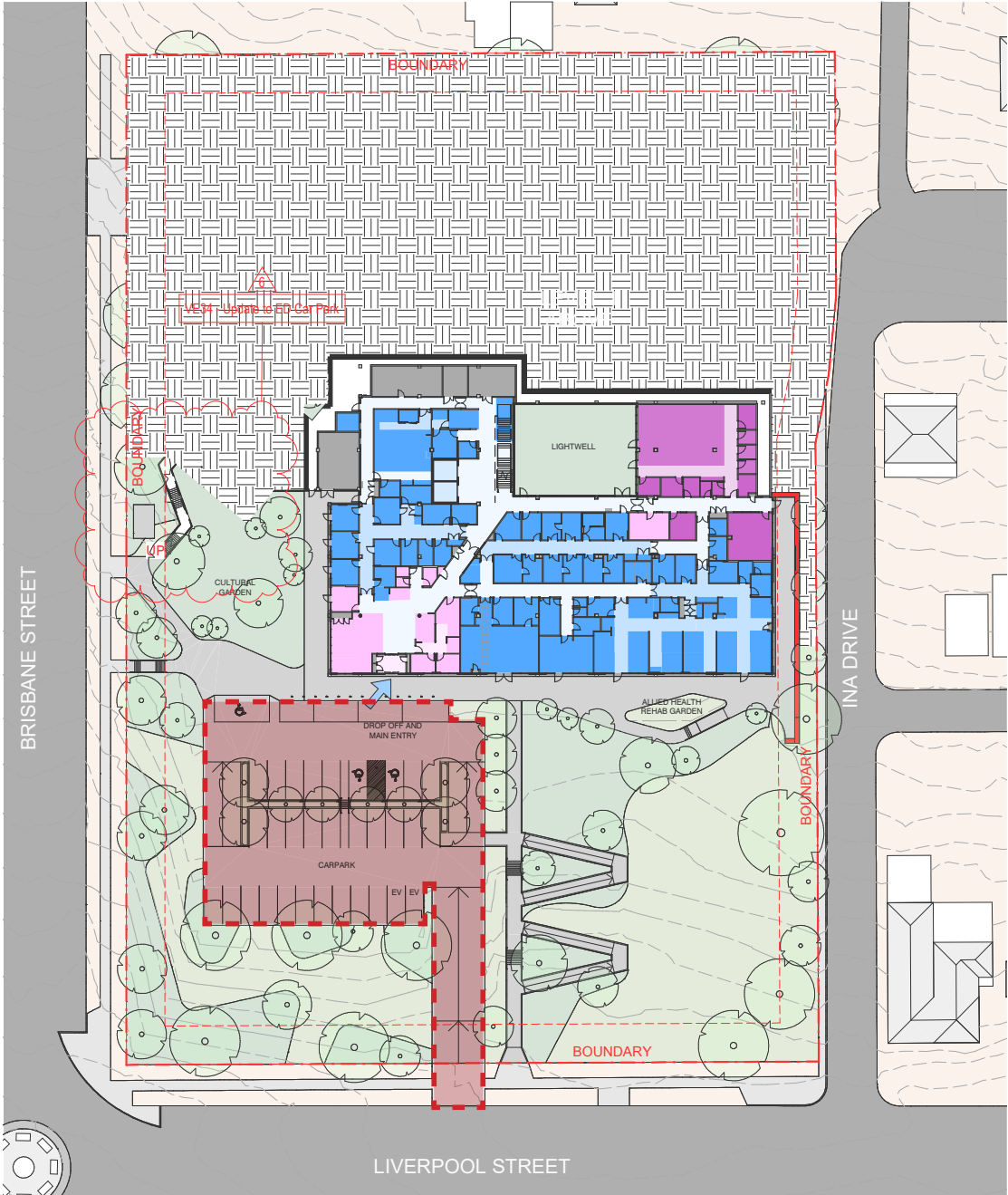
- 9 car parking space
- 1 Accessible space

GROUND FLOOR

- 2 Accessible spaces
- 5 Drop off spaces, of which 1 is Accessible
- 2 Electric vehicle charging spaces



SITE PLAN - FIRST FLOOR PLAN
NTS



SITE PLAN - GROUND FLOOR PLAN
NTS

4.0 Built Form & Urban Design

4.3 Building Levels

Relative levels (RLS) of first floor and ground floor to the site remain unchanged.

Reconfiguration of the upper car park has allowed for a more sympathetic grading of the landscaping with the natural slope of the site creating an improved amenity from Brisbane Street.

4.4 Building Fabric

Overall principles of building fabric element selection have been retained.

The design intent has been developed further to articulate a contemporary interpretation of the strongly coloured masonry construction and other architectural elements with the use of contemporary materials.

4.5 Building Articulation

Overall principles of Building Articulation have not changed since the original REF submission although the footprint is marginally reduced to the north by 1metre along the length on the north elevation.

The architectural screens to the south façade, southwest and south east corners have been rationalised in design development whilst still breaking up the apparent mass/scale of the building when viewed from Liverpool Street.

Updated configurations of the external canopies to both public entry points are providing the dual purpose of indicating the public entry points at distance whilst also providing shelter from the elements.



5.0 Environmental Response

5.1 Visual Impact Statement

A number of views have been reviewed from major intersections towards the new Clinical Services Building. The governing design principal for siting orientates the building towards the Cowra CBD to the south maintaining the current address. The massing of the 1-2 storey plus plant building is split into two main components through the inclusion of the front entry and central lightwell. The parkland setting and landscape solutions will reduce the impact of the scale of the building from surrounding streets.

The following visual impact studies have been updated to reflect the changes to the Building Design (landscape has not been illustrated so that visual impacts can be annotated).

Key Plan



- (A) View from Brisbane Street
- (B) View from Liverpool Street
- (C) View from Liverpool Street

View A from Brisbane Street



Viewed from Brisbane Street, the hospital sits on the elevated portion of the site. The hospital's lower overall height and setbacks enable greater district views than there are currently.

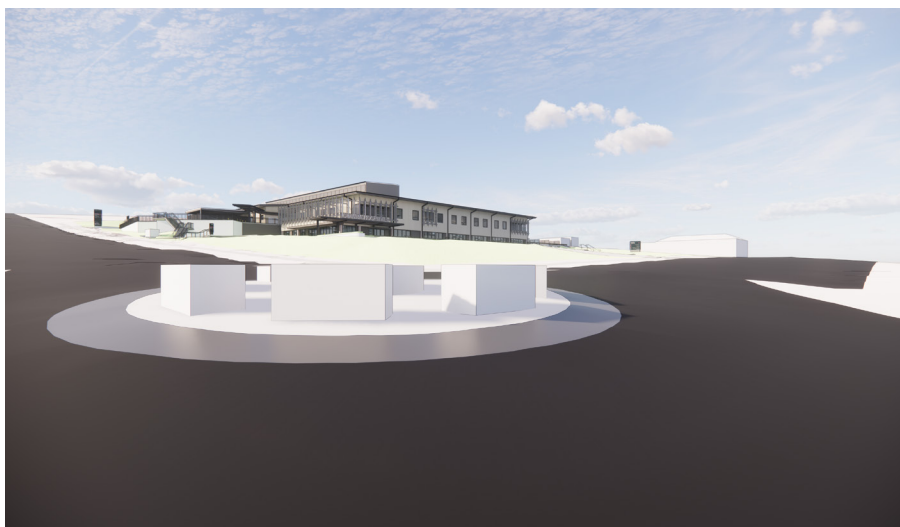
5.0 Environmental Response

5.1 Visual Impact Statement

View 2 from Liverpool Street



View 3 from Liverpool Street



Driving north through Brisbane Street from Cowra town centre, the two-storey southern elevation is visible. The building's position at the back of the elevated site provides more landscaped space and solar access along Liverpool Street. The lower height of the new building also shows more of the Billy Goat Hill landscape behind.



Driving north through Brisbane Street from Cowra town centre, the two-storey southern elevation is visible. The building's position at the back of the elevated site provides more landscaped space and solar access along Liverpool Street. The lower height of the new building also shows more of the Billy Goat Hill landscape behind.

5.0 Environmental Response

5.2 Shadow Diagrams

Shadow Diagram Analysis

Updated shadow diagrams have been prepared to provide an analysis of the updated proposal's shadow impacts as a result of the reduction in building footprint, reconfiguration of the Upper car park & service yard areas, and the updated external canopies.

For the most part, winter shadows from the building do not impact neighbouring properties, except for some afternoon shadows to residential properties at the east. The shadows generated by the proposed building actually represent a reduction in shadows cast compared to the existing hospital and former Nurses' Home buildings.

The development provides greater winter solar access to Liverpool Street and the public landscaped space.

