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Bowden Brae Village, Normanhurst

Uniting

Design statement for Section 4.55 – Proposed Amendment



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Bowden Brae Village, Normanhurst

Uniting

Design statement

The proposed design for the Bowden Brae Village reflects the Uniting service model which will support people's lives as they grow older or become frailer. This collection of "homes" and community services is set within the Bowden Brae site in a way that allows residents to maintain and strengthen their ties to the surrounding community. The Bowden Brae Village is proposed as the central location of a wider hub-and-spoke network of services for the Northern Sydney region with particular focus on the Hornsby local government area. The design responds to the opportunities offered by the site in terms of the relationships to the existing Bowden Brae residential care facility, the significant trees on the site and potential district views, while minimizing the impact of the redevelopment on neighbours' amenity.

The proposed development comprises a minor amendment to the detailed design of the approved concept under DA/544/2012 and the Stage 2 DA DA/1613/2015 (4 July 2016). A swimming pool pavilion is proposed under DA/1613/2015/B (approval pending). The design creates a unified site composition of built and landscaped spaces which meets the social and service model, while drawing on the specific site conditions in relation to the SEPP 65/Apartment Design Guide and Seniors Housing principles.

The amendments are:

- > removal of the café pavilion; incorporating the café within the main envelope of level 4 of Building C
- > minor extension of the building envelopes at the upper levels of Building C to give larger living areas which better meet the emerging market expectations in this sector
- > minor extension of the building envelope at the entry of Building C to accommodate an additional consulting room near the entry
- > minor extension of the glazed corner walls of Building B at the upper levels to give more generously scaled living rooms
- > replacement of the respite units on level 5 of Building D with three units (ILUs)



Figure 1: Birds eye view of the proposed development and surrounds with proposed pool pavilion shown in blue.

Principle 1: Context and Neighbourhood character

The design proposes four new buildings, generally consistent with the footprints and massing of the approved concept, known as Building A, Building B, Building C and Building D consisting of independent living units (ILUs), basement car parking and various community facilities (including a chapel, multipurpose spaces, library, café, wellness centre, gymnasium). Building A basement car parking is separated from the basement under Buildings B, C and D which are interconnected. An above-ground lift and walkway joins the RAC to Building D and to the proposed pool pavilion.

Building A facing Frith Avenue has three major components:

- > a three storey block facing Frith Avenue (northwest) with pedestrian entry and vehicular entry (to basement) from Frith Avenue
- > a seven storey southern wing
- > a basement for car parking and services

Construction of Building A will be complete by the end of 2018.

Building B facing Jasmine Road has three major components:

- > a five storey block of units with vehicular entry (to basement) from Frith Avenue with pedestrian entry (residents) entry from the drop off area
- > one storey basement for car parking and services
- > the main drop-off or porte-cochere for the site.

Building C facing Pennant Hills Road has three major components:

- > ground floor containing community facilities which define the edge of the village green
- > seven levels of residential units
- > basement for car parking and services.

Building D facing the village green has three major components:

- > ILU clubroom forms, the eastern edge of the central courtyard space
- > basement for car parking.
- > 6 levels of residential units

At the centre of the site, a large landscaped area called “The Green” links together the new and existing built forms. The community facilities trace the edges of this open space. A vehicular drop off from Frith Avenue provides ease of access to this main green space and community activities/services.

The proposed pool pavilion sits on the northern edge of “The Green”, linked by covered walkways to the level 4 communal and community areas, and to the new lift on the edge of the existing residential aged care facility. Its form has been conceived as a glazed pavilion, elliptical in plan to echo the geometry of the landscaped space and to minimize its potential physical and visual impact on the open space.

The pool has been designed to allow aquarobics as well as lane swimming and will provide a valuable addition to the suite of community activities for the wellness and amenity of residents and visitors.

This application proposes the removal of the café as an independent pavilion, integrating it within the main envelope of the level 4 communal and community areas. However, the ‘floating’ terrace of the café will be visible from the main entry i.e. its presence in the complex will still be signaled.

Principle 2: Built Form and Scale

Scale

The scale of the proposed new buildings has been determined in relation to the existing RAC development and the significant trees which are to be retained - and the existing multi-storey building which is to be demolished.

Maximum Height

- Building A: 18.95 metres
- Building B: 18.80 metres
- Building C: 22.20 metres
- Building D: 19.10 metres

The proposed buildings step down the site reflecting the existing topography.

The maximum building height of the pool pavilion is 4.50 metres.

The roof of the pool pavilion aligns with the floor level of the balconies of the level 5 units, sitting slightly higher than the roof of the nearby café pavilion.

This proposed amendment does not change the height of any buildings.



Figure 2: Building Section

Built Form

The elliptical plan form of the pool responds to the geometry of the landscape design. This architectural expression is of a glazed pavilion sitting within the landscape, framed by the existing large trees to the north and west.

This proposal proposes very slight amendments to the built form of the buildings keeping the original design of an articulated façade above the roof terrace at level 5 of Buildings C and D.



Figure 3: Building Section

Principle 3: Density

The proposed FSR is 1.06:1 which is the allowable FSR (established by the approved Stage 1 concept DA).

The pool area is 213.7 sq.m, which increases the FSR by 0.01 only.

This proposal increases the FSR by 0.01 to 1.079, including the pool pavilion.

Principle 4: Sustainability

The design of the new development incorporates the following attributes:

- > natural light and ventilation to almost all habitable and circulation areas
- > water storage and re-use for landscape irrigation
- > water detention
- > energy efficient appliances and fixtures
- > northern orientation of the majority of units
- > materials selection based on environmental performance.

The proposed pool complies with the above mentioned principles of sustainable design. The deck area of the pool (indoor and external) has been located to capture the available sunlight, given to the importance of exposure for vitamin D generation in older people.

Principle 5: Landscape

At the north eastern boundary of the site (bounded by Frith Avenue) is a garden containing many significant trees, in particular a mature redwood (c1920), Cypress Pine, Norfolk Island Pine and Illawarra Plane tree. This garden will remain intact.

The proposed landscape will fulfill the following aims:

- create a central, open space "The Green" which provides the focal point and unifying element for the site. The village green includes a children's playground; level areas of lawn for games such as boules and croquet; spaces for small gatherings of people and for larger parties.
- create a restful and healing 'green' environment for residents and visitors
- provide a variety of gardens and roof terraces for active and passive use, including a children's playground, productive gardens and a 'bushland' walk.
- retain the majority of significant trees on the site
- respond to functional needs such as screening, shade and shelter.

"The proposed pool complies with all of the above principles. It does not result in the removal of any additional trees. The pool provides additional opportunities in the landscape for passive and active use."

The removal of the café pavilion allows an expanded children's playground to be located at the junction of Buildings C and D, close to the café and the pool pavilion. Additional soft landscaping provides areas for people to sit within a garden setting, looking over the central open space.

Principle 6: Amenity



22 JUNE 9AM



22 JUNE 12 NOON



22 JUNE 3 PM

The proposed amendments do not change the overshadowing.

Figure 4: Shadow Impact Diagrams

Principle 7: Safety

The development is designed so that all edges are active and will provide passive surveillance of the interior and exterior spaces.

The design addresses the four CPTED principles as follows:

Surveillance

The design of the building masses and the units within provide habitable rooms which overlook both the public domain (streets) and the communal open spaces. In addition, small seating areas are positioned close to each vertical circulation core – which are designed for incidental meetings and chats between residents – and overlook public and communal open spaces.

The landscape design acknowledges the need for clear sightlines below tree canopies.

Access Control

While the site is open to the wider public, electronic access control is provided to each building entry and the carparking basement entries.

After hours, the gate adjacent to the accessible entry from Pennant Hills Road will be closed to prevent entry into the bushland walk.

Territorial Reinforcement

The landscape design has clearly delineated “open” areas for gathering and more “contained” areas for small group interaction or solitary enjoyment. Nonetheless, there is always a window to a habitable space or to a circulation space overlooking the outdoor area.

The village green is defined by communal internal spaces to the south and east to the west of the main entry point. This arrangement reinforces the more public nature of this space.

Space Management

All spaces will be managed by the Uniting team, who will be physically located close to the main entry, at the edge of the village green. This arrangement provides for close supervision of the use and maintenance of the place.

The pool pavilion compiles with the CPTED principles. The location and the form of the pavilion ensures that the view lines are maintained around the glazed form, e.g. there is a clear line of sight from the new lift adjacent to the residential care facility through the pool onto the landscaped courtyard. Similarly from the colonnade/ covered walkway which connects the communal and community facilities, there is a line of sight through the pool northwards.

The proposed amendments do not change the fulfilment of the CPTED principles.

Principle 8: Housing diversity and social interaction

In addition to the qualities described in Principles 6 and 7 above, the development is designed to facilitate interaction with the neighbouring community and to function as the hub of a hub and spoke service network for the Uniting (formerly UnitingCare Ageing) northern region:

The proposed community facilities that may be used by residents, visitors and neighbours are:

- > Building C: beauty salon, multi-purpose room, gymnasium, consulting rooms, café and associated amenities and administration.
- > Building D: chapel and sacred space, ILU clubroom, library and multipurpose room

The proposed pool pavilion will increase the range of wellness (active and passive) activities available to residents, visitors and neighbors. The sunlit pavilion will give sheltered, sunny indoor spaces during the mid-winter months.

Principle 8: Aesthetics

The following principles are maintained in the design:

- The significant trees are retained and a 'leafy' environment is created
- An appropriately scaled central landscaped space provides focus for the proposed community and communal activities ('the hub' of a 'hub and spoke' social model)
- The apartment residents and surrounding residents enjoy the level of amenity called for by the SEPP 65/ADG guidelines in terms of sunlight, natural ventilation and privacy
- Views to active spaces and to the district are maximized
- The landscaped spaces are linked clearly to/open to the surrounding streets
- Levels are set so that the buildings have entries from both the streets and the central space.

Landscape

Also critical is the quality of the open space and the landscape provided through the following design elements:

- the overall approach to site planning,
- the creation of a variety of spaces,
- the retention of significant trees,
- the provision of multiple vistas and the degree of visual permeability into and through the site

The pool pavilion is designed as a lightweight glazed pavilion which acts as a partner for the café pavilion, attached lightly to the colonnade which traces the edge of the central courtyard space. The framing will be painted steel with a finely detailed metal roof and infill glazed panels. The decking is composed of wood composite planks.

The proposed minor amendments do not alter the aesthetic qualities of the design.

Summary of Changes

The following diagrams graphically illustrate the proposed changes to the building envelope:

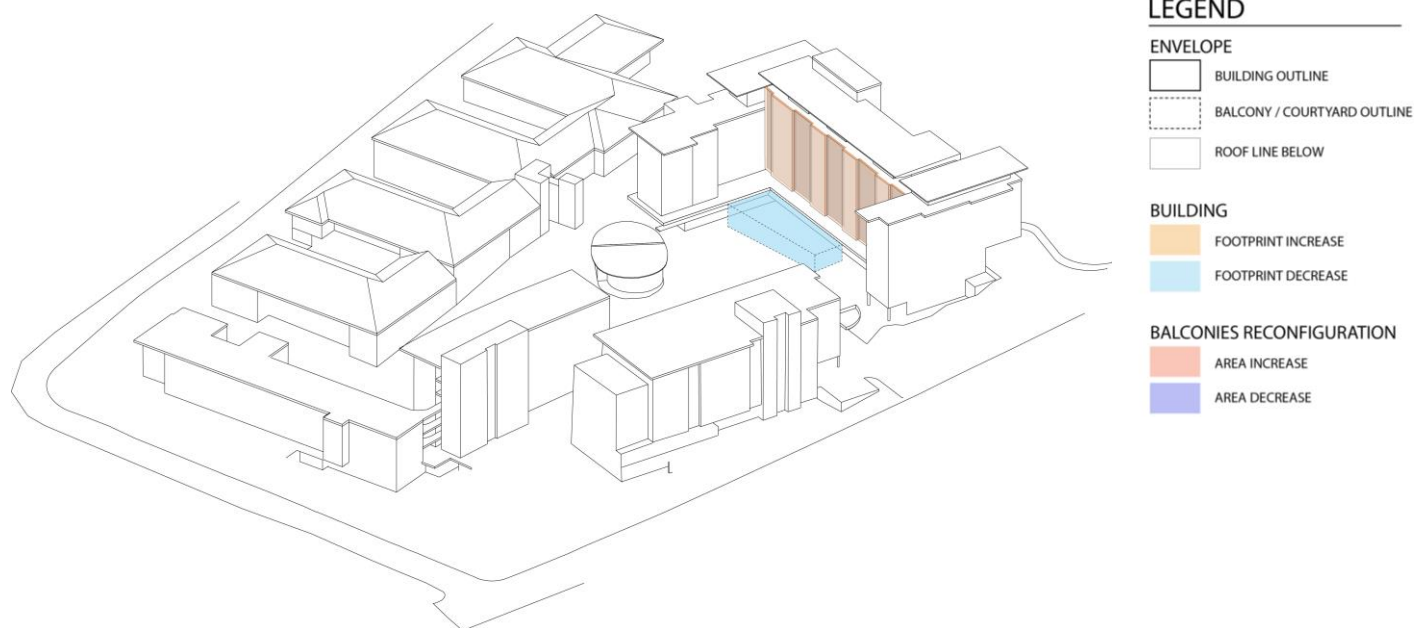
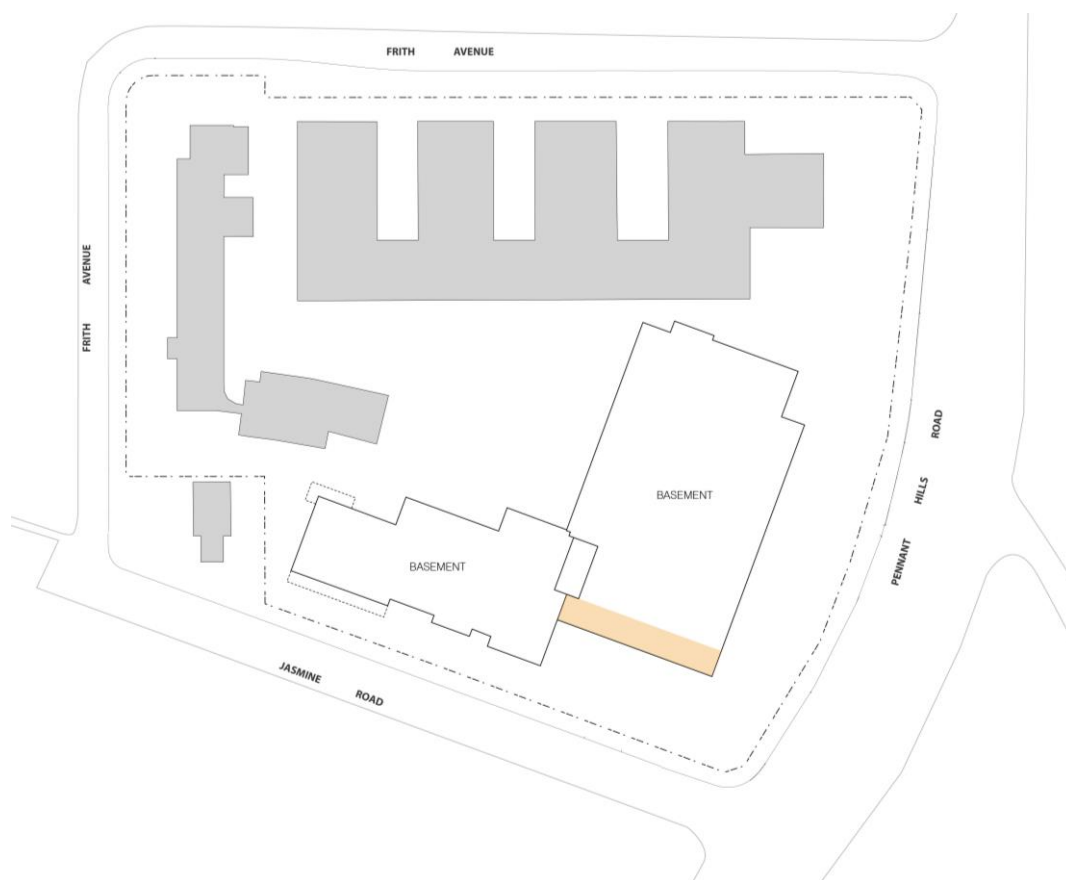


Figure 5: Massing axonometric






BUILDING B LEVEL 3 FLOOR PLAN Rls 181.950
 BUILDING C, D LEVEL 3 FLOOR PLAN Rls 181.930(LOWER);
 182.20 (UPPER)

Figure 6: Level 3 Amendments

LEGEND

ENVELOPE

-  BUILDING OUTLINE
-  BALCONY / COURTYARD OUTLINE
-  ROOF LINE BELOW

BUILDING

-  FOOTPRINT INCREASE
-  FOOTPRINT DECREASE

BALCONIES RECONFIGURATION

-  AREA INCREASE
-  AREA DECREASE

BUILDING B, C, D
LEVEL 4 FLOOR PLAN_RIs 185.300

Figure 7: Level 4 Amendments



BUILDING B LEVEL 5 FLOOR PLAN_RIs 188.400
BUILDING C, D LEVEL 5 FLOOR PLAN_RIs 188.900

Figure 8: Typical Floor Amendments for Levels 5, 6, 7, 8, 9, 10

The proposed amendments will not alter the fundamental relationships of the approved design, nor will it create any adverse impact on adjacent properties. No additional overshadowing nor visual impacts are caused.

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