

JACKSON TEECE

Opal Bossley Park: Residential Aged Care Facility
56 Quarry Road
Bossley Park NSW 2176

Architect's Design Statement

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OVERVIEW AND BUILDING FORM

The proposed Opal aged care facility in Bossley Park has been designed to respond in a positive way to the local terrain, vegetation, climate and existing context of the site. It will provide sunlit outdoor areas, sheltered courtyards and high levels of resident & staff amenity while minimising impacts on the surrounding neighbourhood.

The SEPP Seniors site analysis criteria was used as a basis to inform the design approach and decision making. This analysis is recorded on DA Drawings - DA-002, DA-003, DA-005, DA-006, DA-007, and DA-008.

The application of the SEPP Seniors design principles set out in division 2 are described in this design statement.

To make best use of the site's topography the lowest floor of the building has been located in the lowest part of the site with the design aim to present the building as a 2-storey development from the neighbouring streets and at neighbouring boundary fences. The level 1 floor, over the lower ground floor location, has been designed into the roof space using a low-pitched hipped roof form common in this area and typical to residential areas.

The material palette selected is common to the local character and residential area.

The proposed building has been further setback to improve setbacks from the south eastern boundary and street frontage. The site analysis indicates a projected street build form line to illustrate this improvement.

Existing Trees have been retained where possible and trees removed have been replaced with new trees and new planting in Taylor Brammers Landscape design.

Key concepts of the new facility are the eastern courtyard with mature trees, an improved building entry, service vehicle area and carpark, and landscaped internal courtyards. Landscape is used to reduce the impact building bulk building setback.

The Memory Support Unit (dementia wing) forms a secure courtyard around a mature stand of Grey Box trees, and providing an opportunity for interaction with nature for the residents on the levels above. The service & staff areas are underground next to the MSU wing, serving the loading dock and the residential wings above.

The grand entry and arrival area sit atop a sloping driveway from Quarry road, with a composition of a curved louvred balcony that provides the porte-cochere for visitors. The high door way in the adjacent brick façade provides views through the spacious foyer, reception and café through to the internal courtyard.

The upper level in the east wing roof is above or at the surrounding landscape level and the west wings are sheltered into the terrain and vegetation, with resident rooms and common areas looking onto sunlit courtyards and open walkways with established trees and pleasantly landscaped planters.

When sighted from the neighbourhood the residential wings are articulated by recessed glazing revealing the light and movement of the circulation and common areas within. The external façade combines masonry and lightweight cladding in reference to the surrounding context to generate forms treated with a palette of materials, glazing elements and sunshade hoods.

Overlooking and privacy has been addressed with opaque louvers at eye level to corridor glazing and screen glazing to key areas with vertical fins, to reduce and redirect views from the resident rooms away from neighbouring properties,. The facility and surrounding landscape incorporate CEPTED principles of surveillance, legibility and territoriality to create a safe and healthy environment.

Shadow analysis drawings in the DA package illustrate how the buildings form has been used to minimise adverse over shadowing on neighbouring properties living areas and areas of open space.

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THE PUBLIC ARRIVAL

The formal entry and porte cochere are clearly visible from Quarry Road, atop the rising driveway flanked by flagpoles and mature trees, an accessible entry ramp and verdant landscaping.

The arrival forecourt emphasises the facility entry, providing clear pathways for both pedestrian and vehicular traffic. The new carpark is located beyond the porte cochere & drop off zone, adjacent to the enclosed loading dock and service vehicle turn around bay.

ENTRY AND RECEPTION

The reception and lobby enter via a high alcove and flow past the café and beauty salon onto the internal courtyard and adjacent function room. The social activity of the café and salon will enliven the foyer and entertain the residents observing the courtyard.

RESIDENTIAL CARE HOUSEHOLDS

The ground and first floor of the facility each contain two households of residential care, clustered around central dining, living and sitting spaces with allocated staffing for direct assistance as required.

The resident households and internal rooms overlook two sunlit internal courtyards, while the common areas, balconies and external rooms look out over the landscape, down Turquoise Crescent, and off to the South-eastern horizon. The common areas & internal courtyards are oriented to maximise exposure to sunlight in the winter months.

MEMORY SUPPORT (DEMENTIA) CARE HOUSEHOLD

The lower ground level dementia support community opens onto a secure sensory courtyard with landscaped pedestrian circuit, pergola and a mature stand of Grey Box eucalypts. The common areas and sheltered natural landscape provide opportunities for exercise and to experience nature.

The staffing station is central to the household, with entertainment, leisure and recreational programs held in the adjacent activity and audio rooms.

BACK OF HOUSE

The back of house and service areas including kitchen, laundry, staff and store rooms are located in the basement, directly below the entry and courtyard and resident areas above. The two lifts connect the back of house facilities with the service areas in each resident household, and the enclosed loading dock and garbage store on ground level.

STAFF FACILITIES

The staff facilities include a lunch and training room opening onto a discreet courtyard and seating area. Staff amenities include end of trip facilities, lockers, bike and car parking, and nearby bus stops.