

DESIGN STATEMENT

Issue 1 – 14 August 2020

SummitCare Randwick 11 – 19 Frenchmans Road, RANDWICK



boffa robertson group

DESIGN STATEMENT

SummitCare at Randwick, 11-19 Frenchmans Road, RANDWICK

INTRODUCTION

Despite significant work in the last decade to improve the standard of accommodation, the existing building still feels and looks institutional and has serious operational limitations.

It no longer meets the required or expected standards for residential care, due to:

- Shared bedrooms
- Shared bathrooms
- Limited activity space
- Limited outdoor areas
- No community spaces
- Shortage of parking
- Inadequacies in kitchen and laundry operation

There is access at present off both Frenchmans Road and McLennan Avenue

The most telling deficiency is the building size – presently measuring around 2033 square metres – the average space provision per person is well below a benchmark industry standard of around 65 square metres.

PROPOSED DEVELOPMENT

The proposed development involves the demolition of the existing three storey Residential Care Facility (RCF), three adjoining dwellings (one used as an office), and construction of a new four storey RCF building plus two basement levels for car parking and RCF services.

The development meets the contemporary standards set down by the Commonwealth Department of Health and Aged Care, as well as the needs of the community in providing for high quality care for the elderly.

The total site area inclusive of the adjoining lots is 2,709 square metres.

The proposed development will:

- Consolidate four lots into one
- Reduce the population to an 86 bed RCF and 2 ILU units from the current capacity of 104 beds (exclusive of the adjoining dwellings).
- Provide improved common areas, extensive quality landscaping and better accessibility for the residents, relatives and staff.
- Create a place that is comfortable and operationally workable
- Promote independence for residents by providing:
 - Predominantly single rooms with ensuites
 - A variety of indoor and outdoor spaces
 - The ability to age in place via a variety of accommodation options:
 - Independent dwellings
 - Mainly single rooms

- A number of double rooms (8)
- Specialist dementia care
- Create an environment that is more familiar to residents – not institutional
- Propose a plan that is legible for all users – residents, visitors and staff
- Create an environment that is safe and secure
 - Securable site
 - Securable building
 - Securable areas within the building (such as the ground floor dementia specific unit)
- Be fully self-contained with all activities on site.
- Provide increased setbacks from side boundaries to allow the introduction of landscaped zones that are presently not possible
- Have a rooftop outdoor area to supplement the various landscaped gardens at ground level

The surrounding properties are generally medium density residential, educational and seniors housing.

The proposed development is consistent with the draft overall character principles set out for the desired future character of Randwick local character area (LCA).

Key overall goals include:

- The improvement of the streetscape along Frenchmans Road and McLennan Avenue
- The new development having a form, scale and density that is compatible with the local heritage and surrounding land uses
- Ensuring that any large existing trees along Frenchmans Road and McLennan Avenue are retained where possible to maintain the tree canopy in the area.

Site detailed dimensions and topography (spot levels, north point) are shown on the **Survey Plans** prepared by Veris Surveyors included in this DA submission.

The attached drawing **DA02 - Site Analysis Plan** included in this DA submission highlights and records the following:

- Natural drainage, connections of drainage and utility services,
- existing vegetation including details of established trees, major trees on adjoining properties
- microclimates orientation and prevailing winds,
- location of existing buildings and other structures,
- any heritage features and items including archeology fences,
- property boundaries,
- pedestrian and vehicle access,
- views from and to the site,
- neighbouring buildings' location, height, use, and balconies
- pedestrian and vehicular access,
- privacy aspects, windows overlooking site, location of facing doors and windows,
- walls built to the site boundary (location, height and materials),
- difference in levels between the site and adjacent properties at their boundaries,
- views and solar access enjoyed by neighbouring properties,
- street frontage features (poles, trees, kerb crossover, bus stops and other services)
- noisy roads and significant noise sources.

The attached drawing **DA02a – Site Analysis - Locality Plans** included in this DA submission highlights and records the following:

- direction and distance to local facilities (local shops, schools, public transport, recreation and community facilities)

- public open space
- flight paths

The built form and architectural character of adjacent development including buildings opposite on both sides of the street are shown on **DA15 – Street Elevation @ Frenchmans Road Photomontage and DA16 – Street Elevation @ McLennan Avenue Photomontage**

DESIGN PRINCIPLES

Division 2 of the SEPP (Housing for Seniors or People with Disability) 2004

Principle 1: Context and neighborhood character

The proposal is for the provision of a modern Residential Care Facility to replace the existing facility that has provided aged care services to the community for over the last 50 years.

The building has been designed to a scale that is comparable to other buildings and it will contribute to the character of the neighbourhood area.

The contemporary design provides a pleasing aesthetic that integrates the desirable elements of the area's existing and future character.

References to the local context and neighbourhood character were considered and where appropriate incorporated – this includes references in the decorative balustrades, hip roof details, and specific finishes in the façade of the proposed building.

These finishes, materials and roof shapes are common elements that contribute to the area's character and enforce its historical context.

The façade of the proposed development along Frenchmans Road and McLennan Avenue is designed to present to the street much like most of the buildings in the locality, rather than be hidden behind landscaping, thus responding positively to its surroundings.

The use of timber and stone finishes reference the more historic buildings along Frenchmans Road, some of which also contain punched window openings, and fine grained balustrading – both of which have been alluded to in our proposed façade detailing.

Colours have been chosen to complement this historic reference while also proposing a contemporary interpretation that is supportive of this upmarket facility.

Principle 2: Built form and scale

The building form along Frenchmans Road was articulated using both the building's overall form as well as finishes and colour.

Conscious of the long façade, the building has been broken into three modules separated by two recessive elements. Colours and finishes have been carefully chosen to emphasise this articulation. Darker colours have been used in the recessive sections to emphasise the stepping in the façade.

The building's layout and detailing on the western most wing has been configured to provide a frontage that can be appreciated when approaching the site from the eastern end of Frenchman's Road. Those rooms that face east also have a long distance view down the street.

The existing 18m high gum tree at the western side of the site will be retained and will therefore retain its prominence in the existing streetscape, located almost intentionally on the bend in Frenchmans Road.

As well as provide a focal point adjoining the western most wing, this large tree will also provide internal amenity and outlook.

The form and external appearance of the proposed building will be that of a contemporary architecturally designed building with features that don't just fit into but also help define the future identity and character of the area.

Principle 3: Density

A maximum 1.4:1 floor space ratio (FSR) applies to the proposed development, which includes a 0.5:1 FSR bonus for vertical villages.

Gross Floor Area Diagrams have been included in the DA submission to demonstrate the calculation of the stated FSR.

The site's population will be reduced from 104 (exclusive of population in the adjoining dwellings) to 88 residents (the RCF and 2 ILUs).

The reduction of population will allow for a much-improved level of amenity for residents.

Principle 4: Sustainability

The proposed development is to be built predominantly of prefinished materials: concrete, pre finished steel roofing and natural stone all of which are low maintenance and long life materials.

Bedrooms will provide a variety of options to incoming residents and will range from those with balconies, those with primary solar access, and those with street views.

Large windows have been provided for good ventilation and natural light. The design incorporates energy efficient and sustainable design features such as recessed areas of full glass with balconies with adjustable louvres for sun screening in summer.

Principle 5: Landscape

Extensive quality landscaping is a feature of the proposed development particularly in the recessive spaces noted above. The main activity areas have been oriented to provide a strong visual connection to external landscaping which also assists residents in wayfinding.

All of these spaces and features will provide a level of landscape amenity that will enhance recreational potential for residents, relatives and staff.

Principle 6: Amenity

Appropriate room dimensions and shapes, optimising solar access, natural cross ventilation, measures to achieve acoustic and visual privacy, provision of private open spaces and good outlooks are incorporated into the design.

Considerable care has been taken to ensure full accessibility throughout, enabling residents to enjoy the various amenities provided in the development.

The design provides for disabled car parking spaces located at the basement level in compliance with SEPP Seniors Living, Australian Standards, resident requirements and the operational brief.

Principle 7: Safety

The building's configuration will increase safety and security in the local area as most bedrooms overlook Frenchmans Road and internal aspects of the site.

Residents, relatives and guest car parking are located in the basement which will be monitored and access secured.

The lighting provided will be appropriate to the function of the spaces and will be compliant with the requirements of SEPP Seniors Living throughout the site.

External areas will be well lit but designed to limit light spill.

Principle 8: Housing diversity and social interaction

The proposed development will provide a positive and valuable contribution to the community by enabling 'ageing in place' to occur, and permit residents to be properly cared for within the facility as their care needs increase.

The proposed development contains a mix of various sizes of 1 and 2 bed RCF rooms and 2 apartments to cater to a wide mix of occupants and their accommodation requirements.

The facility will also provide dementia specific care.

Principle 9: Aesthetics

Facades are modulated and articulated by window, balcony openings, treatment and detailing to create visual interest.

The overall is a legible and ordered composition, responding to the context of the site's location and respectful of the scale of buildings in the immediate area.