

Architect's Statement

Catholic HealthCare Nursing Home
Corner of Jordan Springs Boulevard and Lakeside Parade
Jordan Springs

For



08.05.2019

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Re SEE Architects Statement

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Issue	Description	Date	Check	Authorised
1	Architects Statement - Final	08.05.19	RM	RM

1 The Proposal

Catholic Healthcare seek to develop a high quality nursing home in Jordan Springs to meet the increasing need and demand for such services in the Penrith local government area.

Catholic Healthcare selected the site on the corner of Jordan Springs Boulevard and Lakeside Parade for its high value location and prominent position in the community of Jordan Springs.

The facility will be a signature development for CHL responding to the desired amenity for the residents and acknowledging its presence in the locality and community.

2 The Site

The site is located at the intersection of 2 major roads linking the south, east and west of the Jordan Springs with the commercial village centre. It forms the southern termination point to the village centre main street and the south western edge of the public realm comprising the community lake and associated lakeshore recreation precinct.

The land slopes gently from north to south and frames views from the village centre to the Regional Park bushland to the south.

The southern boundary frames local views west along Lakeside Parade and the mountains in the distance.

Immediately to the north is the commercial and retail community village centre with residential development to its northern edge.

Land to the west and south of the site is proposed to be developed for retirement living in an integrated village with a mix of single storey dwellings and multi-storey apartment buildings.

3 Planning

The nursing home has been designed to CHL's model of care and detailed spatial guidelines which maximise resident amenity and wellbeing. The plan promotes interaction with the immediate environment and wider community.

The main entrance to the building has been located on Lakeside Parade away from the main intersection to the north, providing clear identity and access for users approaching from the north and east.

The building comprises 5 levels with front and back of house functions at ground floor level and resident accommodation on the 4 levels above.

The front of house, public interface, has been located at ground level addressing the 2 main street frontages of Jordan Springs Boulevard to the north and Lakeside Parade to the east.

Resident and guest common spaces open to outdoor spaces in the building setback activating and enhancing the streetscape of the main streets to the north and east.

The back of house functions and carparking are located at ground level to the rear of the building.

The building is entirely above existing ground level, saving on excavation, improving access and amenity for staff and users.

The planning has optimised the number of resident bedrooms with outlooks, views and solar access. Resident common internal and external spaces are also located to optimise views and solar access.

Each residential level is split into 2x18 bed homes, 1 to the north and 1 to the south, with resident internal and external common spaces between the bedroom wings.

The resident external landscaped terraces at the centre of the building serve to activate the upper levels and provide a green edge.

4 Setbacks

The building setbacks are as follows;
Eastern building line 14.144m to 6.107m
Northern building line 6.4m to 5.7m
Western building line 12.522m to 3.89m
Southern building line 11.946m to 8.805m

The setbacks to the north and east are utilised for resident common outdoor activity and landscaping providing a buffer and green edge to the streetscape.

The building setback to the west will provide a dense landscape buffer to the lower scale residential development proposed for the land to the west.

The setback to the south provides necessary circulation space for vehicular access and increases the building separation along this boundary.

5 Height, Bulk and Scale

The building is designed to present with a base, a middle and a recessed top with floating roof. The height and scale are reduced by the changing depth, articulation, materials and colours of the façade. The recessive appearance of the top floor and roof edge detail further promote the reduced scale and bulk.

The building comprises a northern wing and an offset south western wing linked across the middle of the site. The northern wing wraps across the northern front of the site and is separated from the middle section creating a courtyard and breaking up the western building line.

The eastern elevation is split by the setting back of the southern wing emphasising the building main access point for pedestrians and vehicles.

The setting back opens up the view corridor from the village centre along Lakeside Parade to the Regional Park bushland to the south.

The building site to the southern end of the village centre precinct and "bookends the main street in similar character to the residential towers to the north of the retail centre.

6 Facade

The façade is designed to present as a residential, non-institutional, home for the residents. The building has the look of an apartment building within the constraints of the repetitive planning of a nursing home.

Articulation is provided by the cantilevered podium to the north and east base, balcony wintergardens to the upper levels and terraces to the resident common spaces, with additional stepping of the plan.

The corner to the main streets is framed with the adjacent balcony elements for emphasis and to wrap around the corner.

The top floor change in material and setback provide a recessive appearance as does the recessed floating roof detail.

The changing materials, textures and colours also enhance the façade articulation.

7 Details and Material

The changing materials, textures and colours compliment the façade articulation. The materials also provide residential reference to the building with timber look cladding combined with face brickwork. The material colour changes also serve to break up the façade into smaller apartment style elements.

Dark materials are used on the ground floor base to anchor the building whilst the dark material to the upper level serve to reduce the scale.

Wintergardens and common area balconies provide depth and shadow to the façade. They also serve to activate the upper levels.

The detailed horizontal and vertical shadow lines of the cladding provide texture.

The top floor is slightly setback with the dark finished aimed at giving a recessive top reducing the scale of the building.

The angled roof fascia and thin edge to the roof further reduce the building scale and lighten the appearance and provide interest in the silhouette against the sky.

8 Overshadowing

The shadow analysis indicates overshadowing to the the site to the west in the morning with no shadow on this site by midday.

Midday shadows extent marginally onto the adjacent site to the south.

Afternoon shadow is predominantly onto Lakeside Parade to the east.

We understand that the site to the west and south is to be filled to a higher level and buildings will be setback 12 to 13 metres from the boundary.

9 Sustainability

The building will incorporate passive solar design with many bedrooms and the common spaces achieving direct solar access. Bedrooms will incorporate double glazing inlieu of shading devices to maximise light and outlook.

Walls and roofs will be appropriately insulated.

Photovoltaic cells will be installed on the roof to supplement the electrical consumption and contribute back to the grid.

The façade will incorporate low maintenance, durable materials and finishes.