



Hawkesbury City Council

special meeting business paper

date of meeting: 1 May 2001

location: Council Chambers

time: 7.30pm

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Appointment of Architects - Former Hawkesbury Hospital Site (GC283/163)

The four (4) organisations of architects selected by the Council to be in the limited competition for engagement to redevelop the former Hawkesbury Hospital site have submitted their design proposals. All four (4) are of considerable merit and propose varying solutions for the site.

Given the Council's recent decision to lease out the former main building and kitchen, there is some urgency to proceed in order to meet the leasing company's deadlines of occupation later this year. Considerable work is involved in restoring the buildings and making them ready for the medical occupation.

Given the competitive environment of the competition, the architects have obviously not been in a position to consult as they have developed their designs. This will now occur once the Council has selected and appointed one of the four.

The following are some comments on each of the submissions:

Stephenson & Turner

Stephenson & Turner propose a library building at ground level, a basement car park for 84 vehicles and a first floor commercial area. The main vehicular and pedestrian access is from George Street on the northern end of the site.

They have proposed removal of the kitchen addition to the main building to better display the restored main building and restoration of the former Matron's Cottage should this be a viable proposition.

In terms of ecologically sustainable design, they have provided high performance glazing to the north, east and western-facing facades and a variety of sun-screening devices depending on the orientation. There is use of double-glazing and internal venetian blinds to allow for control. They also have motorised awnings operated by optical sensors.

Brewster Hjorth

The site planning on this proposal has all vehicular access using the current driveway of the Home and Community Care building leading to an underground carpark for 90 vehicles, with a possible new retail building in the northern section of the land that fronts George Street and pedestrian access in this locality. The library is at ground level with commercial space on the first floor. They have proposed an extension to the rear of the former Hawkesbury Hospital building to act as a reception and sales area and restoration of the former Matron's Cottage to form the basis of a cafe/restaurant in a court-yard that surrounds the north-western side of the development area and

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provides under-cover access. A clock tower in the court-yard acts as a chimney to remove car park exhausts, with stair towers on the building to provide ventilation to the library and a roof “lantern” providing indirect natural lighting while preventing entry of direct sunlight.

Pont, Williams and Leroy

This proposal has vehicular access entry to the site from Christie Street to an underground carpark under the proposed new building with traffic exiting via the current driveway of the Home and Community Care building in George Street. The main pedestrian entrance is through a landscape parkland from the northern George Street entrance. A basement carpark for 100 vehicles, with a library at the ground level and first floor commercial space. The feature of this design is a void from the first floor over the centre of the library providing for a large display area in the centre of the roof, proposed solar thermal energy collection and conversion units that they indicate should be able to reduce the building’s operating emissions to zero. There is additional capital cost in such a proposal which they indicate would be recovered in a period of five (5) to seven (7) years and dramatically reduce the annual operating costs. The solar panels form an atrium roof and all windows exposed to direct sunlight would be fitted with adjustable louvre blades controlled by photo-electric trackers linked to the building management program.

All internal areas would be served by displacement ventilation generated by thermal stack effect mechanically boosted by fans that would be automatically engaged by the building management program. The upper floor meeting rooms and offices would be ventilated through sound-baffled slots in the roof ridges.

MGT Architects

This proposal is for a contemporary design with vehicular and pedestrian access from George Street in both the existing location of the Home and Community Care building and from the northern entrance with parking provided either side of the driveway that has access to a small underground carpark for approximately 36 vehicles. The new library and associated commercial spaces are in an “L” mirror of the existing built form on the site with generous open space, with the proposal giving considerable significance to the landscaping and a central series of lawns and court-yards.

The library building itself is at two levels with an internal connecting ramp.

Conclusion

It is not possible to describe in words the concepts of the architects who have offered to provide a verbal briefing. Some members have had the opportunity already of viewing the proposals and it is understood that others will be taking the opportunity prior to the meeting.

It is recommended that Council appoint architects for the redevelopment of the former Hawkesbury Hospital site.

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