

LAUNCESTON PRIVATE HOSPITAL

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Aug 26, 2024

DESIGN COVER LETTER

Although, functionality is the cornerstone of any hospital design, aesthetics, form and colour impact how users interact with the building, and how the building interacts with its surroundings. Launceston local architecture is in the DNA of the proposed building.

As the building is split into several stages, there were two primary architectural objectives:

1. Each stage to be seen as finished and completed building
2. The final building to look like one consistent building in opposed to usual “Frankenstein” form of hospitals where each consecutive alteration is clearly visible (different styles, materials, etc.)

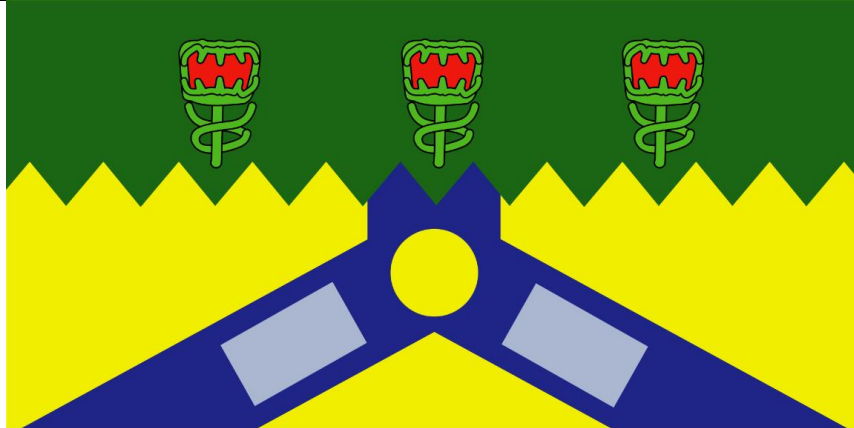
Being located at the West side of the General hospital, the new building acts as a gateway to the entire Hospital precinct. Therefore, it should stand boldly in its position within this context. The red and green towers of the northern core of the building act as a sign or lighthouse, visible from a distance. Its form reflects the iconic Launceston General post office tower in its colour and prominence.



General post office tower on the left and the proposed building on the right

The entire composition of 3 red towers (two at the sides and one in the centre) also continues symmetrical design of other classical Launceston buildings such as the Parliament and Metro buildings (the latter is located nearby). Finally, the three red towers also pay homage to the three flowers of Launceston flag.

Project name: Launceston Private Hospital
Project address: 213 Wellington Street, Launceston, Tasmania



Three flowers on the flag of the city of Launceston

The entire western façade of the new private hospital should be considered as a prominent and bold statement acting as a counterpoint to the vast open space in front of the building. A smaller scaled building would just disappear in this context.



Google map image showing Subject plot (Red) and Void space (Blue) in front of it



Comparison views showing subject site from the other side of the “Void”

At pedestrian level the building is set back from the boundary providing a welcoming entrance and landscaping. Pedestrian perspective is important and taken into account, however, it is from the car where the building will be mostly observed, as it is located on busy Wellington Street. The speed of vehicles demands less details; brighter colours; simpler and simpler shapes. The visual bulk of the building is broken down through the use of dynamic facades with openable expanded mesh panels, interplay of volumes, reflective glass and roof gardens.

Project name: Launceston Private Hospital
Project address: 213 Wellington Street, Launceston, Tasmania

Materials selection

The proposed materials palette is made up of terracotta tiles, expanded mesh screen, green and grey aluminium panels, concrete panels and glass. Each of these is a modern equivalent to materials traditionally used in Launceston:

Traditional material	Proposed material
Brick	Terracotta tile
Fenestration	Expanded mesh
Green copper roofs	Green aluminium panels
Natural stone	Concrete panels

Contextually, the proposed materials reflect finishes used in neighbouring buildings. Expanded mesh replicates the traditional fenestration of neighbouring heritage houses located on Frankland street, using a contemporary architectural language.



Neighbouring heritage houses with traditional fenestration on Frankland street

Terracotta tiles reflect the heritage brick buildings at 76 Frankland st and Metro.

Project name: Launceston Private Hospital
Project address: 213 Wellington Street, Launceston, Tasmania



76 Frankland st heritage listed building



Metro building on Wellington street

The use of dark grey aluminium and the orange and grey of the Health Hub buildings on
Tennison Street creates architectural resonance in the precinct.

Project name: Launceston Private Hospital
Project address: 213 Wellington Street, Launceston, Tasmania



Health hub buildings with Orange and Dark grey motifs

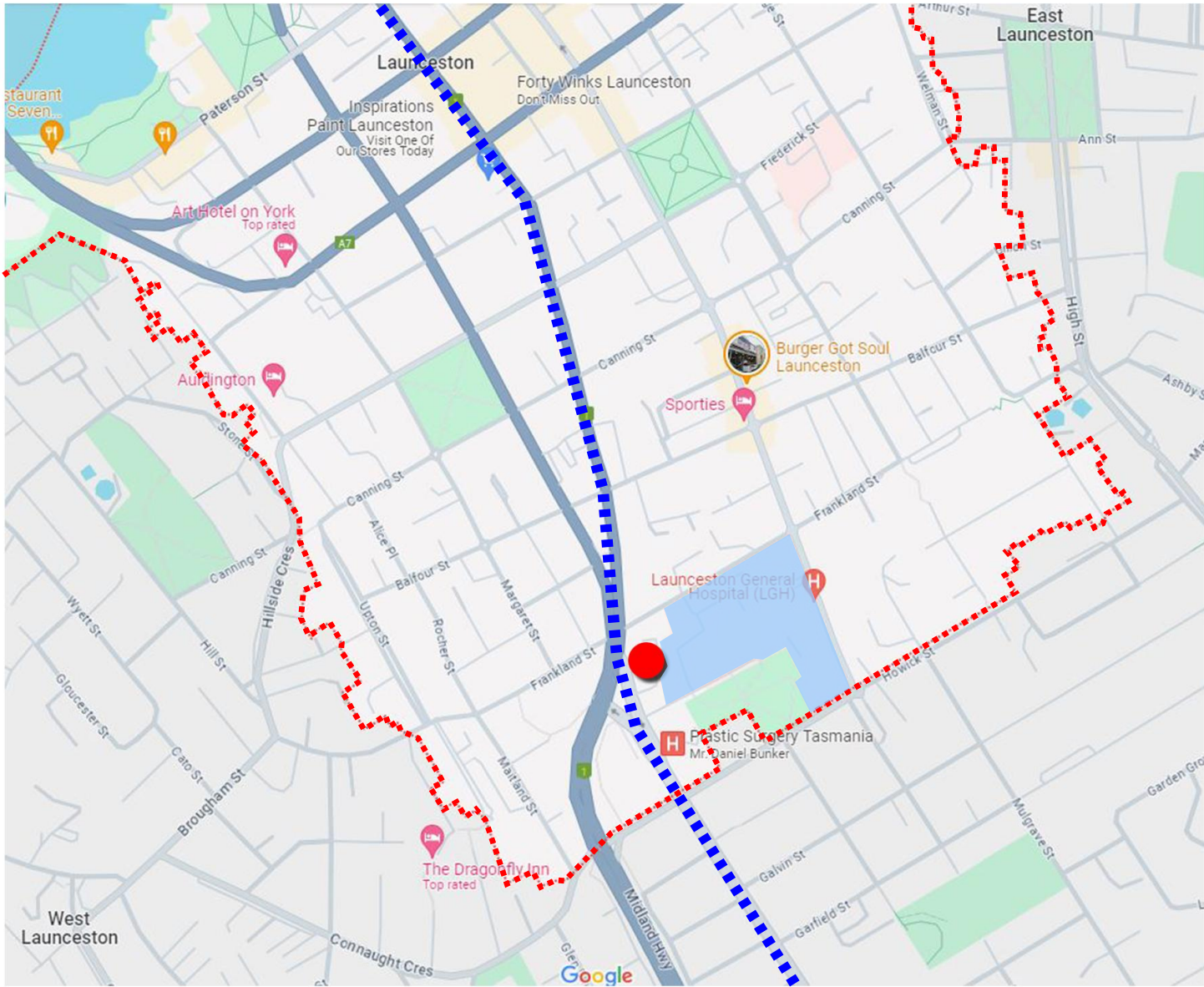
Above all, the materials selection is governed by the harmonic combination of complementary colours: red /orange (terracotta) vs green / blue (aluminium) reinforced by light grey concrete and dark grey aluminium. According to Science of Colour the above combination of complementary colours creates visual harmony which in turn reduces the stress associated with visiting hospitals.

APPENDIX

ARCHITECTURAL DESIGN SUPPORTING SCHEMES

(in order of appearance)

- SITE LOCATION ANALYSIS PLAN
- CONTEX ANALYSIS SCHEME
- WALLINGTON STREET ANALYSIS
- SCALE PERCEPTION ANALYSIS FROM PEDESTRIAN POIN OF VIEW
- SCALE PERCEPTION ANALYSIS FROM VEHICULAR POIN OF VIEW
- PROPOSED COLOUR SCHEME ANALYSIS
- ADJACENT SITE FUTUTRE DEVELOPMENT MASSING ANALYSIS
- WELLINGTON STREET STREETSCAPE
- LANDSCAPING IN FRONT OF CARPARK PROPOSITION
- ALTERNATIVE FAÇADE OPTION – STAIR TOWERS COVERED WITH MESH - ANALYSIS



LEGEND

- LAUNCESTON BOUNDARY
- SUBJECT SITE(S)
- LAUNCESTON GENERAL HOSPITAL PRECINCT
- WELLINGTON STREET

LOCATION NOTE:

The subject site(s) is located on Wellington street; at the Western side of Launceston General Hospital precinct; approx. 150m from the boundary with South Launceston and about 1.5km form city centre.

Such location specifics - especially the one at the front of Hospital precinct - demands DIFFERENT scale from the development.

LAUNCESTON PRIVATE HOSPITAL / SITE LOCATION ANALYSIS PLAN

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- LEGEND**
-  SUBJECT SITE(S)
 -  OPEN SPACE / VOID
 -  HIGH VISUAL EXPOSURE (FULL BUILDING VISIBLE)
 -  MEDIUM VISUAL EXPOSURE (HALF BUILDING VISIBLE)
 -  LOW VISUAL EXPOSURE (UPPER STOREY(S) VISIBLE ONLY)



Subject site seen from other side of the void / Existing condition



Subject site seen from other side of the void / Proposed

CONTEXT NOTE:

Considering vast open space - approx. 100m wide square of void equivalent to 2 x football pitches - in front of the Proposed Development and its high exposure to it, the **new Private Hospital building demands BIGGER SCALE** to handle this vast emptiness in front of it.

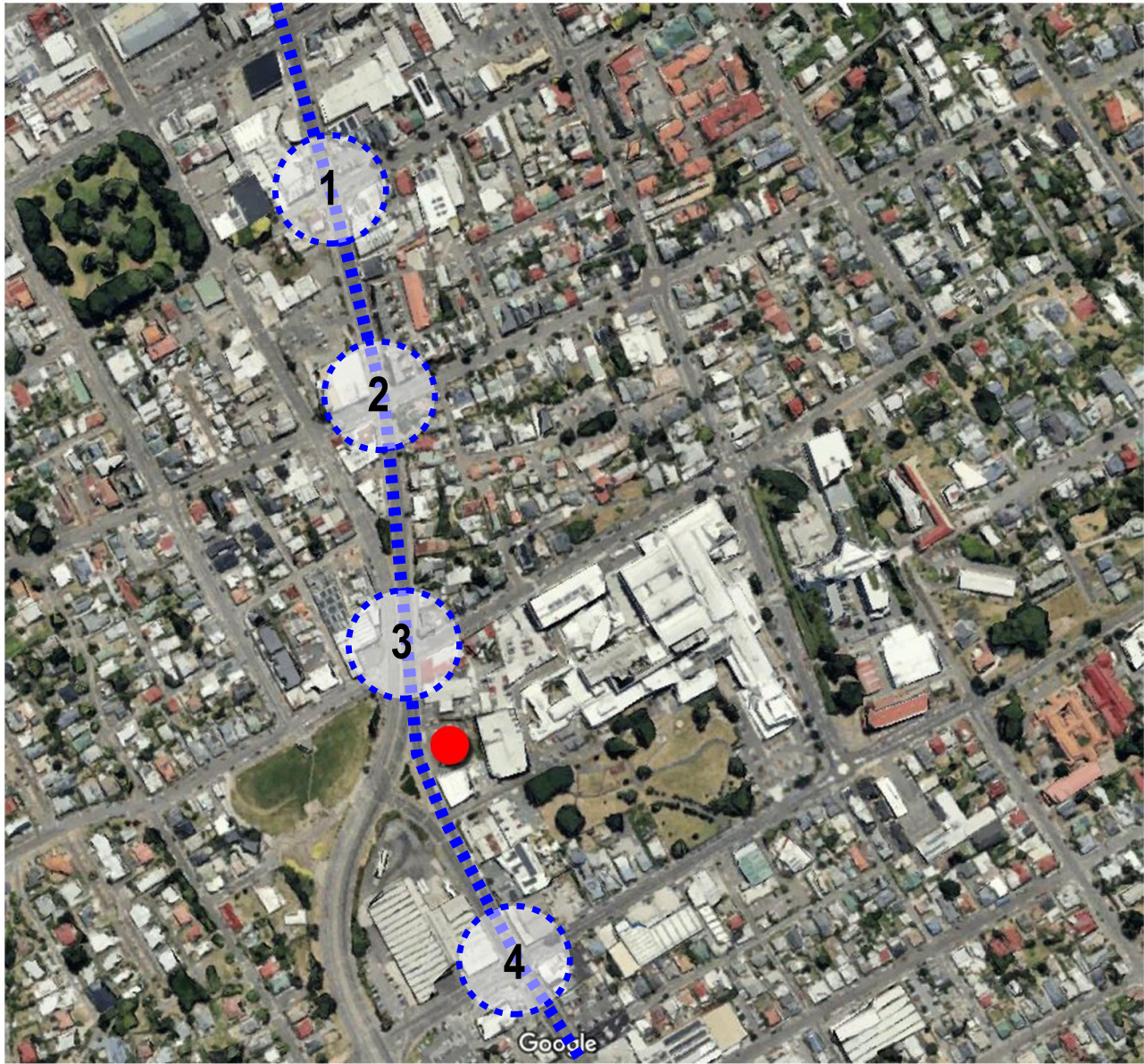
LAUNCESTON PRIVATE HOSPITAL / CONTEXT ANALYSIS SCHEME



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Street views taken from key junctions show:

- FRAGMENTED / NO CONTINUOUS STREETSCAPE VIEW
- VOID / BUILDING ALTERATION (no line of buildings forming conventional street but rather groups buildings scattered along the road with empty spaces between)
- DIFFERENT ARCHITECTURAL STYLES
- VEHICLE-DOMINATED CONTEXT (1 way 3-line highway with Southward direction - to Subject site)



LEGEND

-  SUBJECT SITE(S)
-  WELLINGTON STREET

LAUNCESTON PRIVATE HOSPITAL / WELLINGTON STREET ANALYSIS

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1



2



3



4





Typical Central Launceston street

← Clause relevant

17.4 Development Standards for Buildings and Works	
17.4.1 Building height	
Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P1 Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing building on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places.

→ Clause irrelevant



Wellington street at Subject site

A Any building of **any height** observed from the close distance - looking up - will not be perceived as “Bulky” due to Laws of perspective.
Example - look up at any skyscraper.

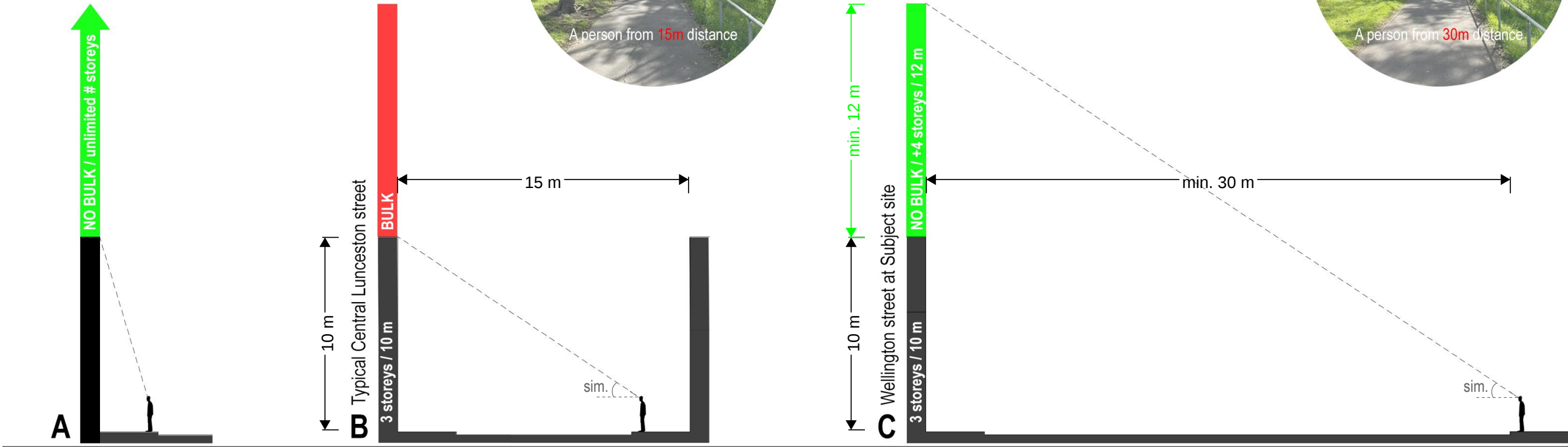
B/C Diagrams show that in our specific case due to different contexts’ scales (15m of typical Launceston street vs min. 30m distance to opposite pedestrian path from the Subject site) approx. 22m height building will be perceived similar to 10m height one, observed from the different distance but with the same view angle.



A person from 15m distance



A person from 30m distance

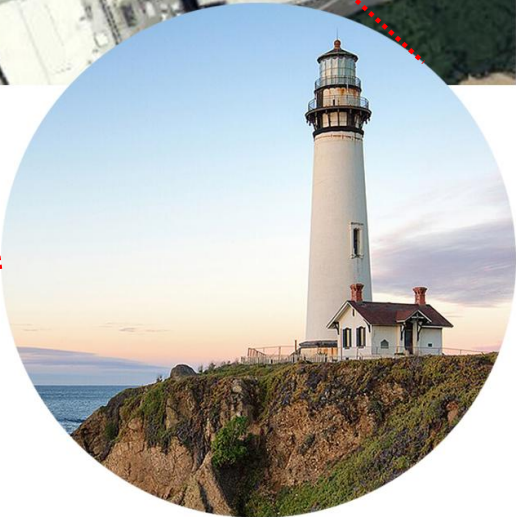


LAUNCESTON PRIVATE HOSPITAL / SCALE PERCEPTION ANALYSIS FROM PEDESTRIAN POINT OF VIEW





Although pedestrian perception is important and taken into account, it is CAR where the building will be mostly observed from being located on busy Wellington Street and remote from the City centre. Building of such prominence and in such location - as Western gateway to General hospital precinct - should constitute boldly its position within the context. A **BEACON** - Red staircase tower - clearly seen from automobile (Wellington street) navigates people from central part of the City and marks the beginning of the Hospital precinct.



“AUTOMOBILE BRINGS NEW SCALE TO THE CITY!
A BUILDING OBSERVED AT A SPEED OF 100 KM/H
IS A DIFFERENT BUILDING THAN OBSERVED
FROM PEDESTRIAN POINT OF VIEW”

LE CORBUSIER, architect / urbanist



High speed of the vehicle demands less details;
brighter colours; simpler and bigger volumes.

Note: Wellington street has no Traffic lights at
this area so the cars drive non-stop

Building for Pedestrian perception

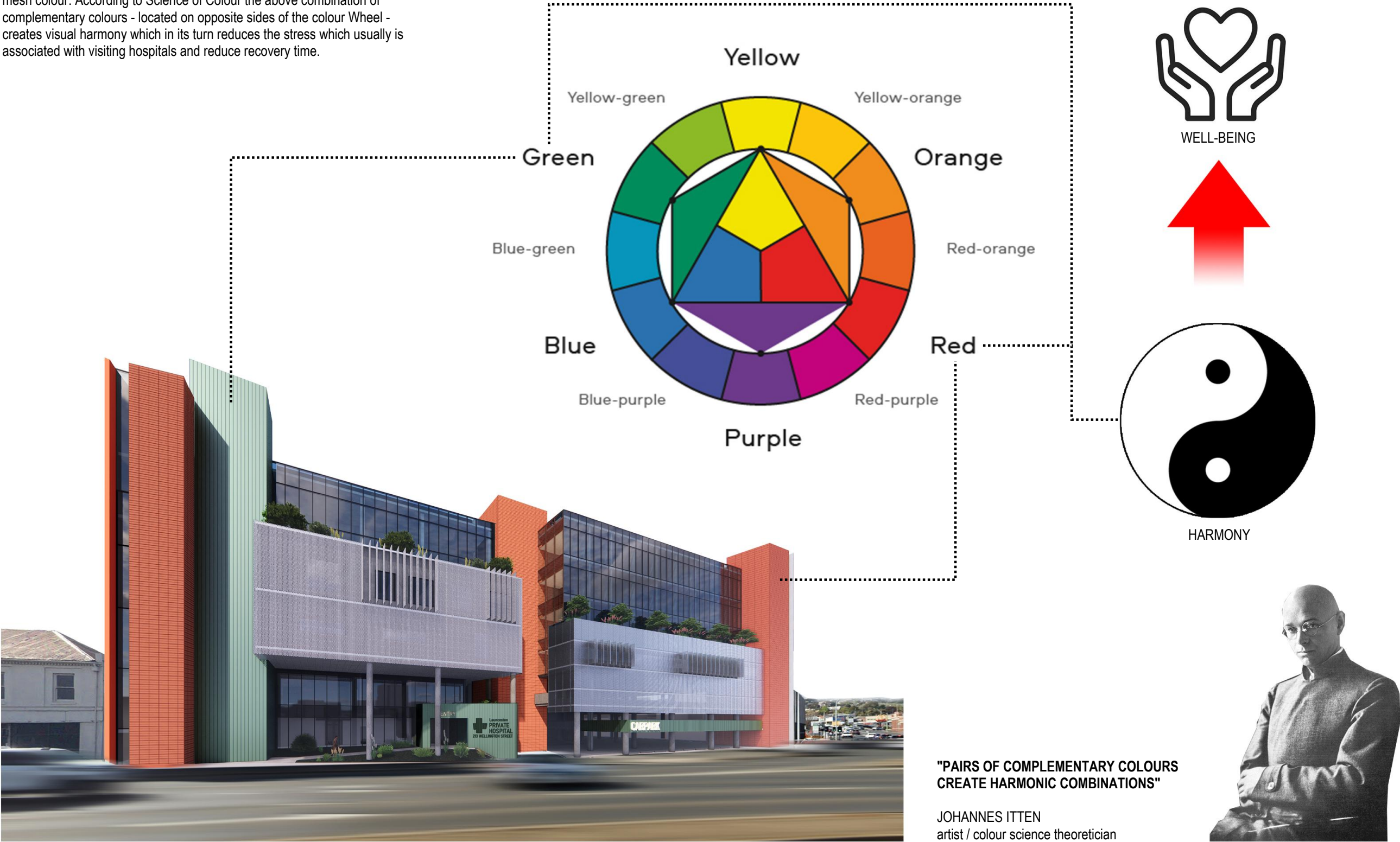


Building for perception from automobile



LAUNCESTON PRIVATE HOSPITAL / SCALE PERCEPTION ANALYSIS FROM VEHICULAR POINT OF VIEW

The materials selection is governed by harmonic combination of pair of complementary colours: red /orange (terracotta) vs green / blue (aluminium) reinforced by light grey concrete, dark grey aluminium and white expanded mesh colour. According to Science of Colour the above combination of complementary colours - located on opposite sides of the colour Wheel - creates visual harmony which in its turn reduces the stress which usually is associated with visiting hospitals and reduce recovery time.



LAUNCESTON PRIVATE HOSPITAL / PROPOSED COLOUR SCHEME ANALYSIS

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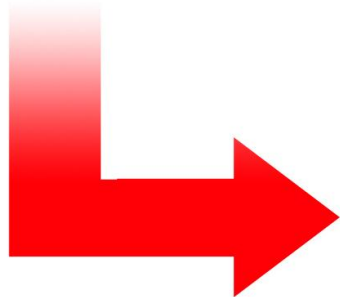


Extracts from Kinetica report (30 June 2022) showing preferred massing for 207-211 Wellington street as well as required upper levels set-back from Frankland and Wellington streets (marked Red)
(Courtesy of Kinetica)



- Future development of the site as a mixed-use building, including:
- Building form to be built to both street frontages. Set back at upper levels, including:
 - 12m setback from level 2 up, to Frankland Street, massing adjacent to heritage terrace.
 - 5m setback from level 3 upwards, to Wellington Street, massing articulation to corridor.
 - Multi-storey car parking building as core component, sleeved with commercial uses at lower levels and screened by elevation treatment at upper levels.
 - Building height: flexible, comprising initial four storey building height, with opportunity to expand with additional upper levels, up to seven storey building height.
 - Sleeve of mixed use development includes: active frontage to Frankland Street, commercial sleeve with 15m depth floorspace at ground level, flexible for potential subdivision for smaller units (potential uses include: retail, cafe, florist, pharmacy).
 - Potential day hospital use with ground level entry via reception to Frankland Street, providing access to further floorspace at level 1 and 2.
 - Commercial floorspace sleeve to Wellington Street, potential medical imaging unit at ground and first floor level.
 - Floor-to-floor heights: 4m ground floor, 3.8m first floor, to allow for mixed uses (car park sleeved with commercial) and potential future changes of use.
 - Potential opportunity to connect proposed car parking and existing LGH MSCP, subject to levels and engineering. Potential need for ramped access connections to create link between two car parks.
 - 3m set back of built form on portion of east site boundary adjacent to heritage property

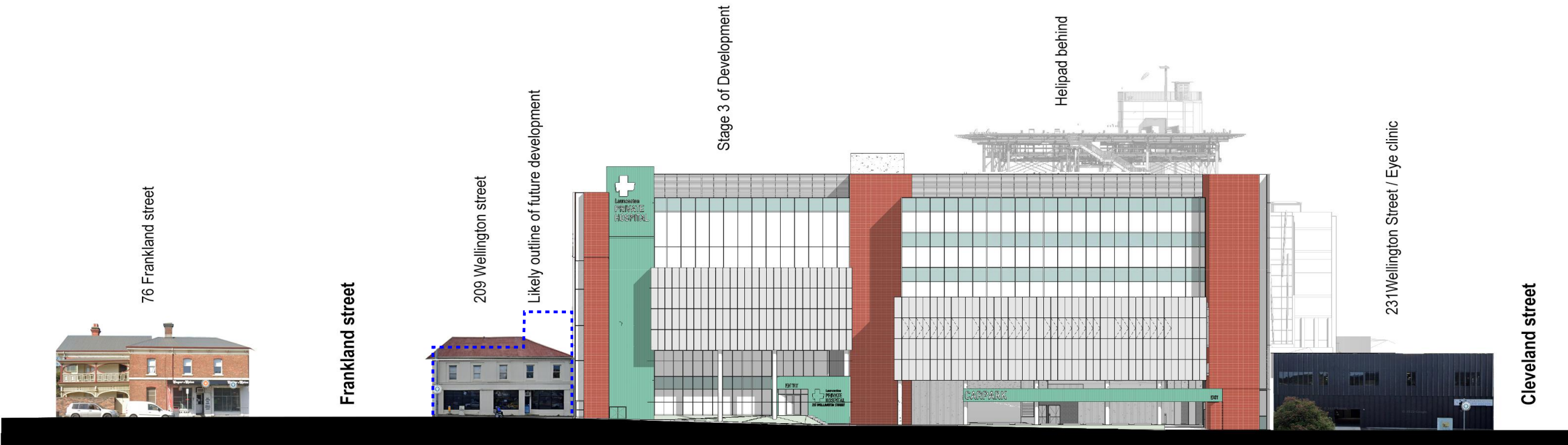
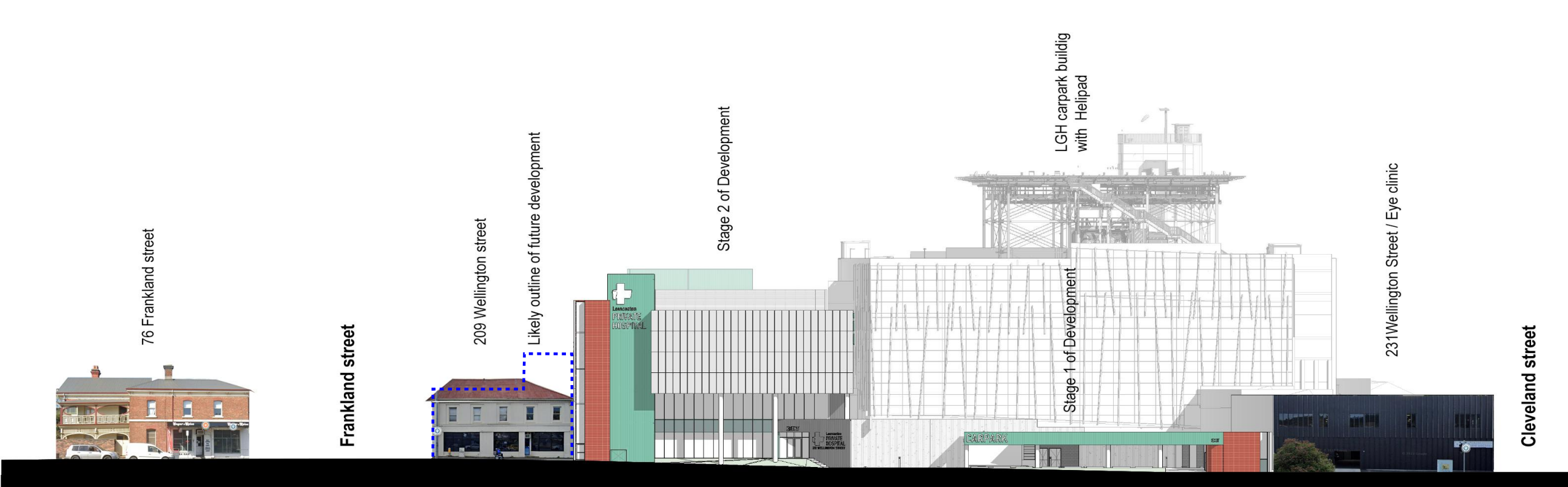
Allowed massing has been modeled as per Kinetica report requirements highlighted above and photomontaged to the context together with Proposed private hospital. It is believed that presented visualisation shows quite comfortable and harmonic relationship between adjacent developments' volumes, especially considering most likely top (4) level of 207-211 Wellington street - positioned with 5m set-back from Wellington street (shown Transparent wite).



LAUNCESTON PRIVATE HOSPITAL / ADJACENT SITE (209 WELLINGTON STREET) FUTURE DEVELOPMENT MASSING ANALYSIS



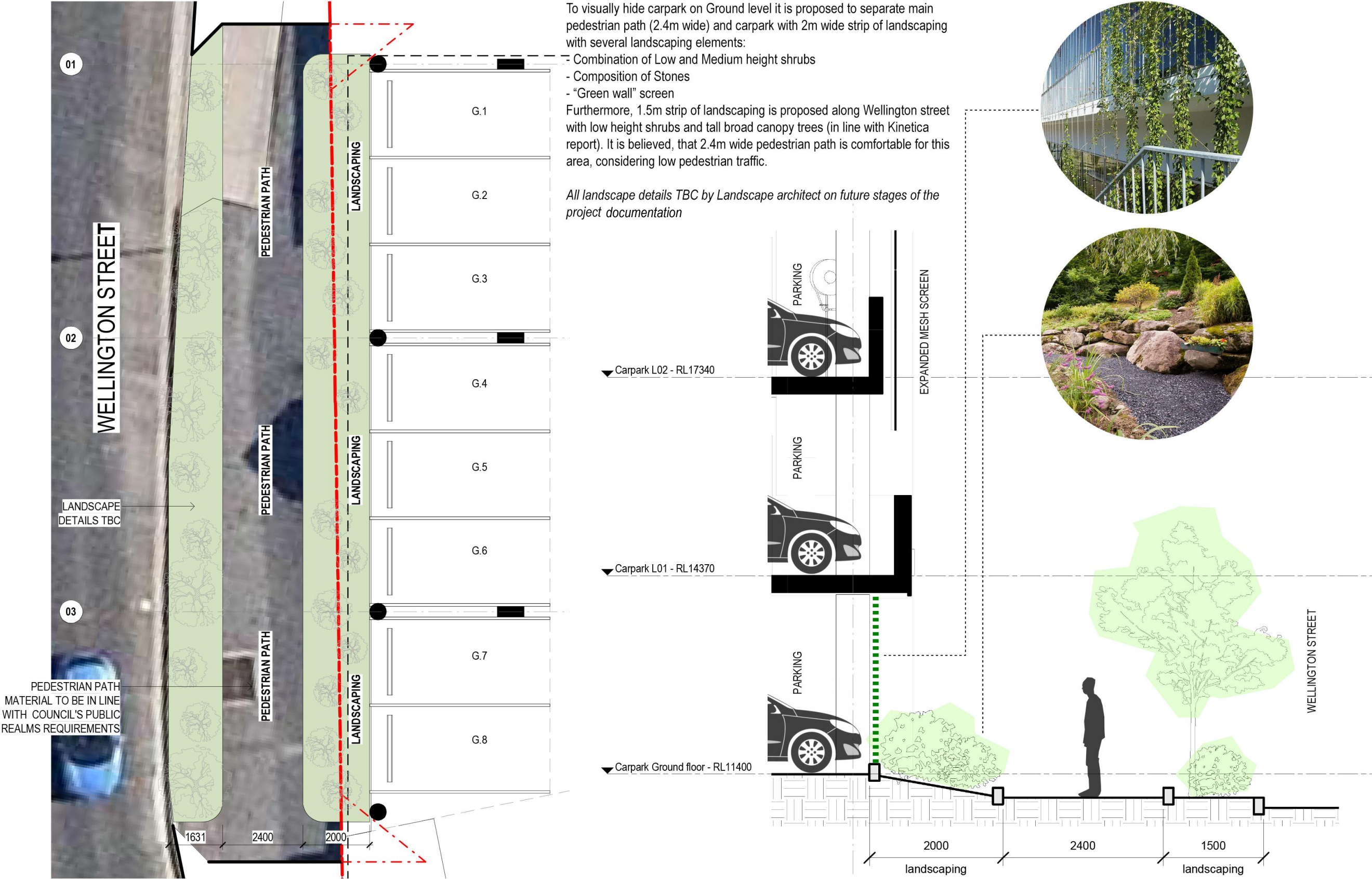
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LAUNCESTON PRIVATE HOSPITAL / WELLINGTON STREET STREETScape



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LAUNCESTON PRIVATE HOSPITAL / LANDSCAPING IN FRONT OF CARPARK



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Alternative facade option has been explored with covering Stair towers with the same expanded mesh as two other horizontal elements as presented on this sheet.

In our opinion, cladding stair towers into mesh contradicts entire architectural concept and decreases aesthetic value of the building, making Mesh material overwhelming and completely removing “warm” terracotta tile colour.

Also please refer to “Proposed colour scheme analysis” for further information on chosen materials and colours.



LAUNCESTON PRIVATE HOSPITAL / ALTERNATIVE FACADES OPTION - STAIR TOWERS COVERED WITH MESH

