

HERITAGE IMPACT ASSESSMENT – SSSA MODIFICATIONS GOULBURN HOSPITAL & HEALTH SERVICE REDEVELOPMENT

1.0 Introduction

This addendum has been prepared to assess the potential heritage impacts of the proposed modifications to the approved scheme for the Acute Building and surrounds which is an integral part of the Goulburn Hospital & Health Service Redevelopment.

It is understood that architects, Silver Thomas Hanley (STH), were engaged to undertake a Peer Review of the previous architect's Design Development documentation. The review identified a number of efficiencies that could be offered to ensure that the project brief was met. Following further consultation, STH were subsequently engaged to undertake a complete review of the Schematic Design of the project which has resulted in a number of functional and design changes.

2.0 The proposed works

The proposed works and changes to the approved scheme are illustrated in the documentation set dated 9/08/2019 prepared by STH.

The works are restricted to the north eastern section of the Goulburn Base Hospital site. The existing circular driveway and access to the historic Hospital buildings on Goldsmith Street will be retained. Buildings and spaces that have been identified as being of exceptional and high cultural significance will be retained.

As a result of the review mentioned above, the overall size of the new Acute Building has been reduced and overall form amended. The location and siting was also reviewed and proposed new building intends to make greater use of the site topography, which falls from north to south east, and existing access points from both Goldsmith and Faithful Streets. The intent is to ensure appropriate separation between public access points from staff and logistics access.

As previously, the existing Administration/ admissions, HIM and Reception building and associated ramps currently extending from the Goldsmith Street frontage are proposed to be removed. However, the external envelope (existing external walls and roof) of the existing Specimen Collection/ Pathology Collection (kinked) building are proposed to be retained and form part of the connecting link and access between the highly significant Hospital pavilions and the proposed new Hospital entrance and building. The existing Mortuary and Pathology Building (Q) to its immediate south will also be retained.

In addition to the changes to the new building, some site works and changes to landscaping are also proposed. The key changes are summarised as follows:

Building and design changes

- the location and orientation of the Main Entry to the Hospital from Goldsmith Street and provision of a new dedicated undercover drop-off parking area which channels visitors directly into the main building thoroughfare and public reception area. New awnings and covered areas also extend to the retained Hospital pavilions;
- improvements to the overall planning and use of the site topography to provide general access on the ground level with Emergency and Medical imagery on the lower ground area also with direct access and car parking off Goldsmith Street;
- raising of the Lower Ground level to minimise ramps and excavation;
- provision of separate staff access and car parking on the eastern side of the building with direct access from Faithful Street;
- provision of a dedicated Services/ Loading Dock area at the south of the new building consolidating all services and logistics and deliveries to one central area;
- provision of a new Sterile Supply Unit and Mortuary within the new building footprint to provide improved access;
- changes to the overall form of the building and setback of level three and level four and use of pitched and flat roof forms;
- changes to the proposed façade cladding and pattern of openings and fenestration;

Site and landscape changes

- provision of separate landscaped car parking areas including main entry drop-off (area 1) and parking and emergency drop-off and parking (2) accessed from Goldsmith Street;
- provision of Staff/ Fleet car park and ambulance access and plaza (3) on the eastern side of the building with direct access from Faithfull Street;
- provision of a server road and loading dock along the southern side of the new building (4);
- provision of a new west courtyard and link corridor between the new building and existing Hospital building (5); and
- associated and amended landscaping and planting to suit the new car parking layouts, changes in levels and softer street frontage with amended tree and planting species.

The new building is intended to read as a new addition to the site and also proposes contemporary architectural character, materials and details including porcelain façade tiles and lightweight compressed fibrous cement cladding panels, aluminium framed windows and vertical louvres. Pitched and parapeted roofs are also proposed to be clad in corrugated metal sheeting.

The façade finishes are intended to complement and highlight the historic brick facades and are articulated by the panels, fenestration, horizontal and vertical lines and elements. A complementary colour scheme incorporating light and stone colours and darker recessive colours for the lower ground and upper levels, roof and details is proposed with new signage.

3.0 Assessment of heritage impact

The proposed modifications to the new Acute Building and surrounding areas are considered acceptable from a heritage point of view.

The approved scheme has been carefully reviewed and proposed modifications have been developed and assessed in consultation with Health and Hospital staff and project team. Reference has been made to concerns and issues relating to the previous scheme.

The overall reduction of the new building footprint, siting and location which takes advantage of the site topography and existing access points is considered a positive feature.

The building is setback from the Goldsmith Street frontage which is consistent with the findings and recommendations of the initial Heritage Assessment. The proposed removal of the existing Administration/ admissions, HIM and Reception building is considered acceptable. The Admissions/HIM building was identified as being of little cultural significance on the site and is a simple building incorporating standard materials and construction techniques. The proposed removal opens up the main street frontage and will allow improved views to and appreciation of the exceptional Hospital buildings and pavilions which is a positive impact.

Whilst car parking areas are proposed along the Goldsmith Street frontage, these are relatively open and incorporate soft landscaping. The Emergency car parking area is also located below the level of the historic buildings and views to and from the pavilions along Goldsmith Street will be maintained.

The incorporation of the external brick walls and roof of the Specimen Collection/ Pathology Collection (kinked) building is an added benefit that will provide a physical link between the “old” and the “new”. The removal of the internal walls and current fitout is considered acceptable. The interior has previously undergone some change and successive upgrades. The external walls retain fabric and details which visually relate to the original Hospital pavilions and will remain as an interpretive element and evidence of the early 20th century development of the Hospital complex.

The proposed new awnings and entry are also low scale and relatively light and simple streamlined structures that will also allow the original two storey, brick pavilions to be visually prominent and able to be interpreted. Any potential adverse impacts are also reduced by the separation and setback of the new larger building and proposed open areas (car parking areas) and improved landscaping around the buildings.

The proposed new Acute Building has been designed to sit into the site and functional and planning changes have reduced the building footprint which is considered a positive heritage impact.

The form of the building has been simplified and incorporates parapeted and low pitched roof forms which reduces the overall height, reflects and complements the character of the historic buildings on the site and surrounding conservation area. Whilst four storey, the proposed lower ground level of the new building is sited below the ground level of the existing buildings and upper levels have been setback to reduce the apparent bulk and scale of the structure. Darker recessive colours and “lighter” building materials are also proposed for the upper levels.

The use of contemporary architectural character is considered appropriate, so that the building reads as a new addition and part of the 21st century period of development of the site. The proposed stone look cladding and vertically proportioned windows articulate the façade and complement the colour and are intended to interpret the finer grain of the historic brick facades in a contemporary manner. The new signage elements are clear and streamlined. Any potential impacts are also reduced by the setback and separation of the new building, use of low scale links and proposed improved landscaping, courtyards and planting between the buildings.

The new building is also setback from the street frontages with new landscaping and planting proposed between and will have no adverse impact on the surrounding conservation area. Any potential adverse impacts are also reduced by the wide street proportions, deep verges and street trees along Goldsmith and Faithful Street.

The relevant questions contained in the guideline document on the preparation of Statement of Heritage Impact reports published by the NSW Heritage Council have been considered in detail below.

How is the impact of the new development on the heritage significance of the item and area to be minimised?

The proposed modifications follow an extensive review and are proposed to improve the clinical functionality of the new building and its physical and visual relationship to the existing buildings, Hospital site and area. Any potential heritage impacts of the proposed works on the Hospital and conservation area are minimised by:

- the retention of the street layout and subdivision pattern of the area;
- the retention of the existing site boundaries and street frontages;
- the use of existing vehicular access points;
- the retention of the existing curved driveway and landscaping in front of the 1887 building;
- the retention of the primary form and elements identified as being of exceptional and high significance;
- the retention and improvement of the existing primary setbacks and street frontages and parking on the site;
- by the retention of Hospital uses and community services on the site and provision of improved services and facilities;
- the separation of uses and provision of clear identification and path finding signage which is low scale and compact and will not have any adverse impact on the historic buildings or area;
- the retention of the external form and roof and interpretation of the Specimen Collection/ Pathology Collection (kinked, 1919) building;
- the separation between the “old” and “new” and use of low scale links and connections that will allow continued views to and from the historic pavilions and appreciation of the original architectural features;
- the reduction of the new building footprint and simplified building form that is intended to complement the existing buildings on the site;
- articulation of the building facades, setback of the upper levels, use of varying materials and low pitched and parapeted roof forms that reduce the apparent bulk and scale of the new building;
- the use of contemporary architectural language and materials which do not seek to mimic, but highlight the historic building fabric; and
- by the provision of open car park and landscaped areas with trees and plantings around the site.

How does the new development affect views to, and from the item? Will the public and users of the item, still be able to view and appreciate its significance?

Whilst the proposed new building is four storeys and will be a visible feature of the site, the proposed new building sits into the site and has been setback from the historic Hospital buildings and Goldsmith Street frontage. The primary elements; the main 1887 pavilions and original entry, curved driveway and garden area with other improvements will be retained and will be visible and able to be appreciated by users of the site and visitors alike. The later (1919) Specimen Collection/ Pathology Collection (kinked) wing will also be partly retained and interpret part of the early 20th century development of the site.

Is the development sited on any known, or potentially significant archaeological deposits?

The site has not been identified in the Goulburn Archaeological Management Plan (2009).

The archaeological potential of the subject area is considered to be low with the potential for any early below ground resources likely to have been previously disturbed by construction of the 20th century buildings and car parks, roadways and addition of ancillary buildings and services.

The proposed modifications will create no additional adverse impacts on remaining above ground resources. The partial retention of the 1919 kinked wing is a positive and will remain as an element that interprets part of the early 20th century development of the site.

4.0 Conclusion

The proposed SSDA modifications to the approved Goulburn Hospital and Health Service Redevelopment are considered acceptable from a heritage perspective.

The buildings and elements that are of Exceptional and High cultural significance will be retained and continue to be highly visible and identifiable elements along Goldsmith Street and will continue to make an active contribution to the site and area.

The proposed modifications have reduced the footprint of the approved new building and have improved connections, setbacks and spaces between and around the buildings. There is a clear separation between the “old” and “new” and the late 19th, early 20th and early 21st century development will be clear and able to be interpreted.

The changes have rationalised and improved the efficiency of the approved new building and have also made use of the existing site topography and existing access points along both Goldsmith and Faithful Streets. The proposed changes to the access points, car parking areas and landscaping will also improve and soften the street frontages and allow continued views along both streetscapes.

The architectural character of the new building has also been simplified and bulk and scale of the structure has been reduced by the reduced footprint, articulation of the building facades, setback of the upper levels and incorporation of lighter materials and complementary building and roof forms, materials and colours.

Any potential adverse impacts will be reduced by the proposed landscaping modifications and improvements and ongoing use of the site as a Hospital with associated community services and improved services for the short and longer term.