

FREMANTLE HOSPITAL - CORNER OF ALMA STREET AND SOUTH TERRACE, FREMANTLE**OBJECTIVE**

To ensure that further development of the hospital grounds would preserve and enhance the amenity of the surrounding urban areas and protect the integrity of the existing buildings of heritage significance and preserve their context within the hospital grounds.

POLICY**1. The Site**

Seventeen different areas have been identified within the hospital site, of which three are vacant, one is partially vacant and three contain the existing ground floor parking (refer to Diagram 1), which are to be made available for new development. The ten remaining Areas contain a variety of existing buildings constructed as long ago as the 1850's (The Knowle) to buildings constructed less than a decade ago.

The site in question is a strategic one, being once part of the original 'convict grant' (plan C.1857) which developed into the existing Fremantle Prison Areas.

Being on the edge of the CENTRAL BUSINESS DISTRICT, close to the retail core and adjacent to the principal commercial and recreational district of the city, the site forms a buffer between the residential areas of South Fremantle, White Gum Valley and Fremantle.

The Council's policies for the city as a whole will ensure that the site's strategic importance and service will be maintained without adversely affecting the amenity of the diverse character of the surrounding areas.

Each of the defined areas within the site offers different opportunities for development due to its size, location and existing character. The functional and visual impact of the development of each area need to be carefully considered in relation not only to the hospital but also to its surrounds.

Specifically, all vehicular access for parking and servicing should be carefully considered. Both South Terrace and Hampton Road are busy thoroughfares and further intensification of traffic would be undesirable.

Traffic at Fothergill Street by comparison has been reduced recently due to the closure of Fairbairn Street. The potential exists that with the future development of Fremantle Prison, Fothergill Street could become a major access point to both the Prison and Fremantle Hospital grounds and their parking areas.

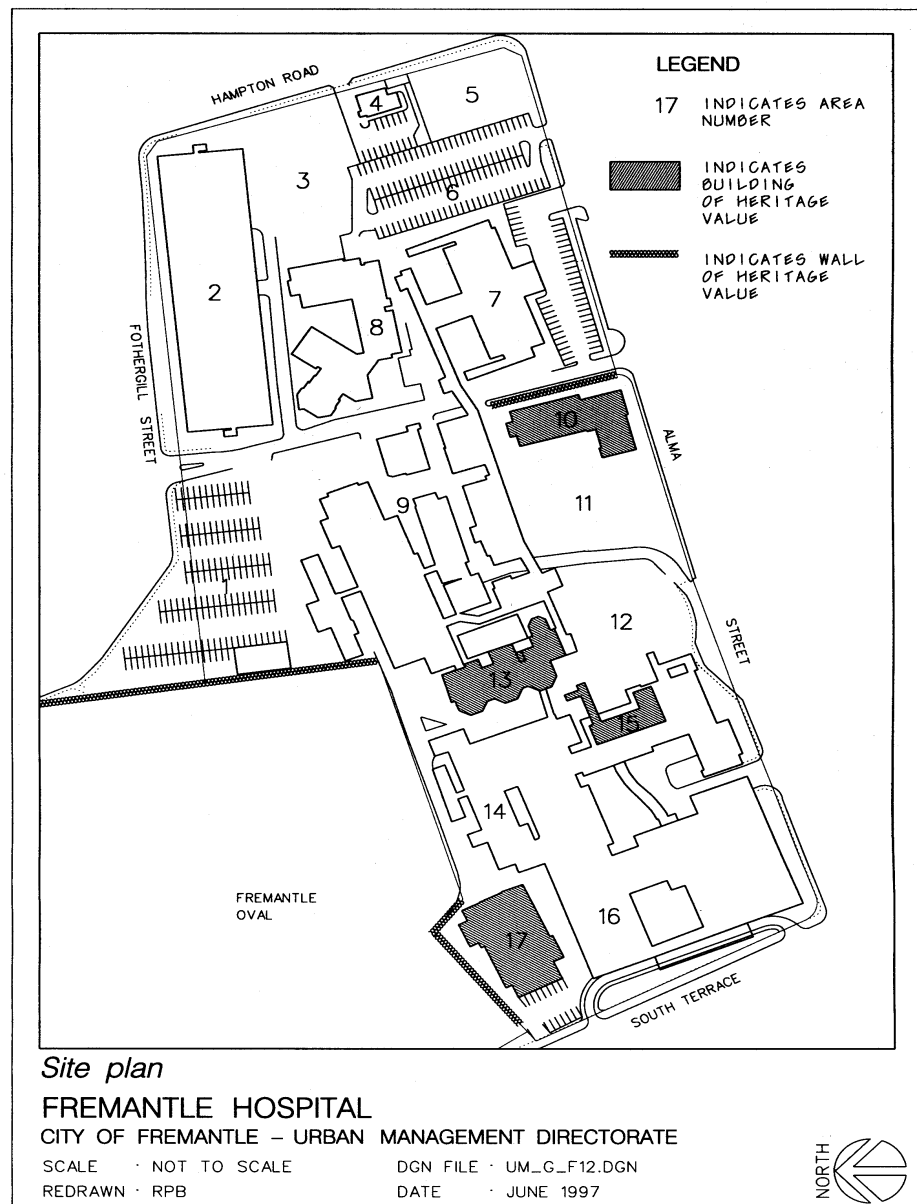


Diagram 1 Site Plan And Areas

Alma Street remains a major access street to the variety of existing hospital services. At the same time it is a relatively quiet residential street with periodic congestion of cars at drop off and pick up times to the adjacent primary school. It would be preferable that any new development will not increase the existing vehicular capacity of the street.

2. Form of Development

An important consideration in further development is the visual impact of the existing hospital on the whole townscape. The main building at South Terrace dwarfs the city's built environment and a similar scale of development should not be permitted. Within certain areas specific height restrictions have been stated. Generally, a height restriction of four storeys should apply. The bulk of any new

building size not exceeding 2000m² in area, should become a priority consideration in assessing new development on the site.

Existing buildings and structures of heritage significance should be conserved and their context protected.

3. Architectural Style

While encouraging innovative architectural design the Council should ensure that the style of any building and particularly buildings fronting surrounding streets will be sympathetic to and in harmony with the existing architecture of the city. This is primarily small scale with the emphasis in the treatment of facades being in proportion and scale of domineering style of buildings at any of the surrounding streets.

Emphasising the scale or the bulk of the buildings should be avoided unless not visible from outside the hospital grounds. Imposing or dominating architecture is not appropriate to Fremantle as its character is determined by harmonious streetscapes rather than diverse and unrelated building styles.

Care should be taken in the choice of materials with preference being given to masonry, stone or brick walls of appropriate colours. The use of off-shutter or prefabricated concrete should be assessed carefully.

4. Open Space and Landscaping

An important element in the design of new development on the site should be an appropriate balance between attractive landscaped outdoor areas and the buildings.

Where buildings do not relate to the street (i.e. parking stations) or are set back at a considerable distance from the street, they should be screened with attractive planting which will relate to the street, thereby enhancing the streetscape.

The appropriate way of preserving the original setting of significant heritage buildings on site is retaining open areas around them with appropriate traditional landscaping.

Significant existing trees should be retained.

5. Area 1

Existing ground floor parking

This Area should be developed as a car parking station and the developer should be encouraged to intensify the use of the site for this purpose with the view of not only servicing the hospital's parking requirements, but also needs of the Fremantle Prison development. The built form should be compatible with the adjacent existing station. The maximum height of the building should be four storeys from the street level or five storeys from the existing station ground

floor level. The form of the development would be harmonious with the existing character of the Fothergill Street, providing that the three-storey high prison walls are retained in their present form.

Attractive tree planting should be provided along the south side (parking station side) of Fothergill Street.

The existing limestone wall to the Fremantle Oval should be preserved.

6. Area 2

Existing car park station

The height of the existing building may be increased by one more storey (up to five storeys in total) without adversely affecting both Fothergill Street and Hampton Road.

Attractive street tree planting should be provided along both streets' frontages.

7. Area 3

Vacant lot

The building, or buildings, should be developed with dual frontages to face both Hampton Road and the Education Centre Block of Area 8. The Hampton Road frontage should address the street by incorporating such elements as entrances, display windows and the like. Building(s) should be a height of two storey, and its volume fronting Hampton Road should be broken into segments making it compatible with the character of the detached houses on the east side of Hampton Road.

8. Area 4

Existing Blood Donor Clinic

The demolition of the existing building may be considered.

New development should conform to the policy for Area 3 above with dual frontages to Hampton Road and the visitor's car park of Area 6.

9. Area 5

Vacant lot

New development should conform to the policy for Area 3 above, with dual frontages to face both Hampton Road and Alma Street. The height of the corner building may be increased to three storeys in total to emphasise entry/end to Alma Street. This increase in height would have the effect of a statement.

10. Area 6

Existing visitor's car park

The existing use may be intensified by adding an additional two levels of car park while maintaining the existing landscaping where possible.

Tree planting and landscaping along Alma Street should be improved to both screen the car park and enhance the streetscape at the same time.

11. Area 7

Existing Greenslade Block and car park

Should the building remain in its present form, landscaping to the street boundary should be improved. This should take the form of an attractive screen wall and tree planting.

Should the Area be redeveloped, the form of development should conform to general policies for the hospital site.

12. Area 8

Existing Education Centre

Any redevelopment of the Areas should conform to the general policies for the hospital site.

13. Area 9

Existing complex of service buildings

The Area includes an old laundry which was part of the original hospital. Any new development should have regard for possible retention of this building.

If the Area was to be redeveloped, the height of the new building(s) should not exceed three storeys so that the integrity of the adjacent building 'The Knowle', of Area 13, is not adversely affected.

14. Area 10

Existing Nurses Home

The original Nurses Quarters were in existence in 1915 in the Hospital grounds. They were replaced by the new two-storey building constructed in 1919 in the present location. This building was extended twice: in 1925 a third storey was added and in 1938 the new wing was constructed along Alma Street. It was named Balding Nurses Home after the Matron, Maida Balding, who served in this position between 1914 and 1939.

The existing building, together with the limestone boundary wall, is of considerable heritage value and should be conserved and harmoniously incorporated into any new development.

15. Area 11

Tennis court, grassed area

Preferably, the Area should remain as is to enhance the setting of the Nurses Home with the boundary improvement as described for Area 10.

If the Area was to be redeveloped, the height of the new building(s) should not exceed four storeys. The building(s) should be designed so that the Alma Street frontage retains a gap between the existing Nurses Home and the new facade. The elevation to Alma Street should be designed in a manner which is sympathetic to the existing streetscape. The main access to this building should be provided from the existing service road.

16. Area 12

Vacant lot

The Area is adjacent to the significant heritage buildings: 'The Knowle' and 'the Gate House'. Aspects of the site related to these buildings should be retained as open landscaped areas. Any new building(s) should front onto Alma Street and should conform to the general policy for the hospital site.

17. Area 13

'The Knowle'

This is a two-storey limestone building with an impressive two-storey verandah. The building was completed in 1852 by convicts as a residence for Captain Edmund Henderson, Comptroller General of the Convict Establishment 1850-1863. It was later used as an invalid depot, auxiliary lunatic asylum, and a public hospital.

The building is of significant heritage value and should be reconstructed and conserved according to the Burra Charter principles.

18. Area 14

Existing Samson Ward

Any redevelopment of the existing Area should not permit an increase in the height of the existing building. The building is highly visible from the Fremantle Oval and adversely affects the integrity of the place. Landscaping to the boundary to this Area should be provided as a solution to this problem.

19. Area 15

Existing Ron Doig Memorial and The Old Gate House

The building was constructed in 1933 as an out-patients department in memory of Ronald Oldham Doig (1909-1932), who was a South Fremantle Football Club's Captain and Coach who died in 1932 as a result of injuries received during a football match. The foundation stone was laid on 8 October, 1933 by the Minister of Works, Alexander McCallum.

Both buildings are of significant heritage value and should be reconstructed and conserved according to the Burra Charter principles.

20. Area 16

Existing Princess of Wales Wing

The existing buildings have a detrimental effect on the townscape. Any redevelopment of the Area should be restricted to the internal spaces only.

Treatment of the boundary area to South Terrace should be upgraded to reduce the impact of the existing building on the streetscape. The existing limestone boundary wall should be retained.

21. Area 17

Existing Psychiatry Day Centre and car park

The existing complex includes portion of the original South Terrace School building which remains largely intact. The school was extended prior to 1929 and adapted for a Geriatric Day Centre.

Any redevelopment of this Area should be reduced to the external car park areas and to internal spaces only.

Development of the carpark area should conform to the general policy for the Hospital Area.

The existing limestone boundary wall should be preserved.

Adopted: 16/5/88