

CASE STUDY

Kedron Aged Care

Sensitive design for specific aged care needs



Client

CPSM / Latitude

Status

Development Approved

Client Referee

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A CARE FACILITY BRIEF

- Successful aged care facilities have large flat floor plates for easy access across the facility for residents and operational staffing efficiencies.
- A successful design requires a sensitive understanding of Front-of-House and Back-of-House separation.
- For the safety & security of residents, particularly with higher care needs, the operator's functional brief required controlled building entry and exit, through a secure lobby. Secondary or uncontrolled entry and egress points are not desirable for an Aged Care facility.
- For the best amenity, neighbourhood streetscape, and avoid feeling institutional, residents and visitors, the facility should be residential in scale and feel
- Spaces should achieve a mix of private (SOU), semi-private (lounges), communal (living & dining) for residents, staff & visitors.

ACCESS CONTROL & SEQUENCE

- The vehicular arrival sequence provides undercover access and drop off directly to the entry lobby and provides 20 visitor car spaces directly off Kitchener Road.
- A separate but adjacent pedestrian entry is signposted utilising a domestic scale garden gatehouse with associated planting beds.

RESIDENTIAL SCALE

- To achieve a residential scale, the overall stepped building layout is articulated using exterior balconies, sun hoods and heavily planted external terraces which reduce the visual impact of the building's exterior.
- The Powe Team has applied exterior contrasting material selections which blends the building into its neighbourhood and contributes positively to the streetscape.
- Internally, building forms are developed around courtyards, scaled to create a sense of comfort and familiarity. Individual building wings differ slightly to provide variety and distinct recognition points.

OPERATIONAL SEPARATION

- To achieve appropriate separation between Front-of-House and Back-of-House (BOH), the Powe Architects team utilised the site level differences to locate BOH services under public areas.
- Separate street accesses were utilised to address the specific operational access requirements, and to provide a distinct reception arrival for visitors and defined BOH Servicing zones for operations.

