

# **PROPOSED COMPREHENSIVE CARE RETIREMENT VILLAGE**

## **ADDENDUM TO TECHNICAL REPORT - HERITAGE DATED 28 AUGUST 2020**

### **1 Introduction**

Ryman Healthcare Limited is proposing to construct a Comprehensive Care Retirement Village on the site of the former Wellington Teachers' Training College located at 26 Donald Street and 37 Campbell Street, Karori, Wellington. The College was acknowledged as an important example of the Brutalist architectural style in New Zealand and was listed as a Category I historic heritage place by Heritage New Zealand Pouhere Taonga in [year].

Various buildings on the site had to be demolished as they were not able to be seismically upgraded to meet the requirements specified by Ryman. However, three of the Teachers' College buildings were retained on site, namely the Allen Ward VC Hall, the former administration building, known as the Tennant Block and the Octagonal portion of the Oldershaw music block. These will be adapted for new uses as part of the Proposed Village.

The buildings that were demolished included two teaching blocks, known as the Gray and Waghorn buildings, that formed a courtyard, together with the Hall and Tennant Blocks. The courtyard, along with the surrounding buildings was seen as a particularly significant element of the complex, designed to foster a sense of community within the College.

### **2 Original Proposal**

In the proposal as originally submitted to Wellington City Council, it was planned to construct two new buildings on the footprint of the original Waghorn and Gray buildings to recreate the courtyard. These two buildings are located on the current plans and included in the group of buildings labelled Building B01A.

The design of the replacement buildings took cues from the original buildings in terms of their form and materials used with the aim of providing a sense of continuity on the site. While they were designed to be sympathetic to the original buildings, care was taken to avoid replication and to ensure that they could be recognised as new structures. These buildings will remain as shown on the original proposal as submitted to Council.

On the site and behind the B01A Buildings, it was proposed to construct a new building comprising two structures. This was shown on the drawings as Building B01B. This building was to be located generally in the position of a group of buildings that had been constructed as part of Stage 2 of the Teachers' College development. However, as Building B01B was not proposed to be located directly on the same footprint as the earlier buildings, it was considered that, while there could be some relationship to Building B01A, the reference could be less evident.

Lastly, it was proposed to construct a series of new buildings to complete the Proposed Village. These were shown on the plans as Buildings B02 – B06 and B07. Buildings B02 – B06 extended along the southern boundary with Building B06 fronting onto Campbell Street. Building B07 was to be located to the south of the Allen Ward VC Hall facing Donald Street.

These latter buildings were located on an area of the site where there had never previously been Teachers' College buildings. The intention was therefore that while these buildings could still reflect the style of the original buildings through the use of elements such as exposed concrete frames, they could also have a different character to enable them to be able to be clearly discerned as being contemporary structures.

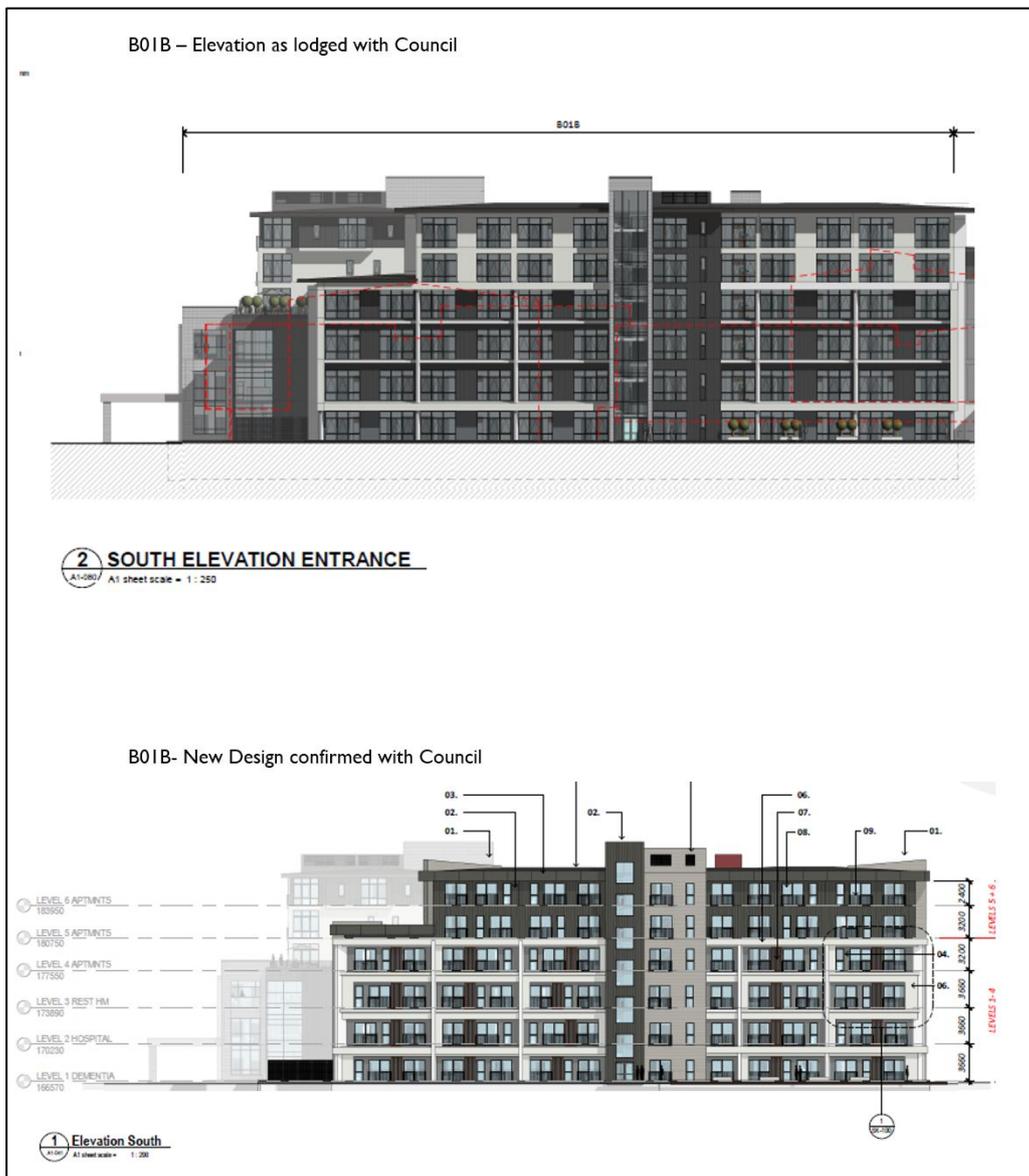
### 3 Further Consultation

In response to feedback from Council in relation to urban design and landscape matters, Ryman has made considerable changes to Building B01B (part of the Village Centre buildings), along with Building B02 facing Campbell Street and Building B07 facing Donald Street. The changes made to Buildings B02 and B07 are intended to improve their relationship to the streetscape and surrounding residential context. Changes have also been made to the façade treatments of Buildings B03, B04, B05 and B06 to provide continuity and compatibility with Building B02 and B07.

As before, the two structures that make up Building B01B will be located in close proximity to the replacement Waghorn and Gray Blocks that are part of Building B01A. The proposed changes to Building B01B will ensure that it continues to maintain a dialogue with Building B01A and the original buildings on the site, while still being sympathetic to buildings B02-B06 and B07.

The following pages summarise the changes that are now proposed to the various buildings. Further information can be found in the Ryman Architectural Statement.

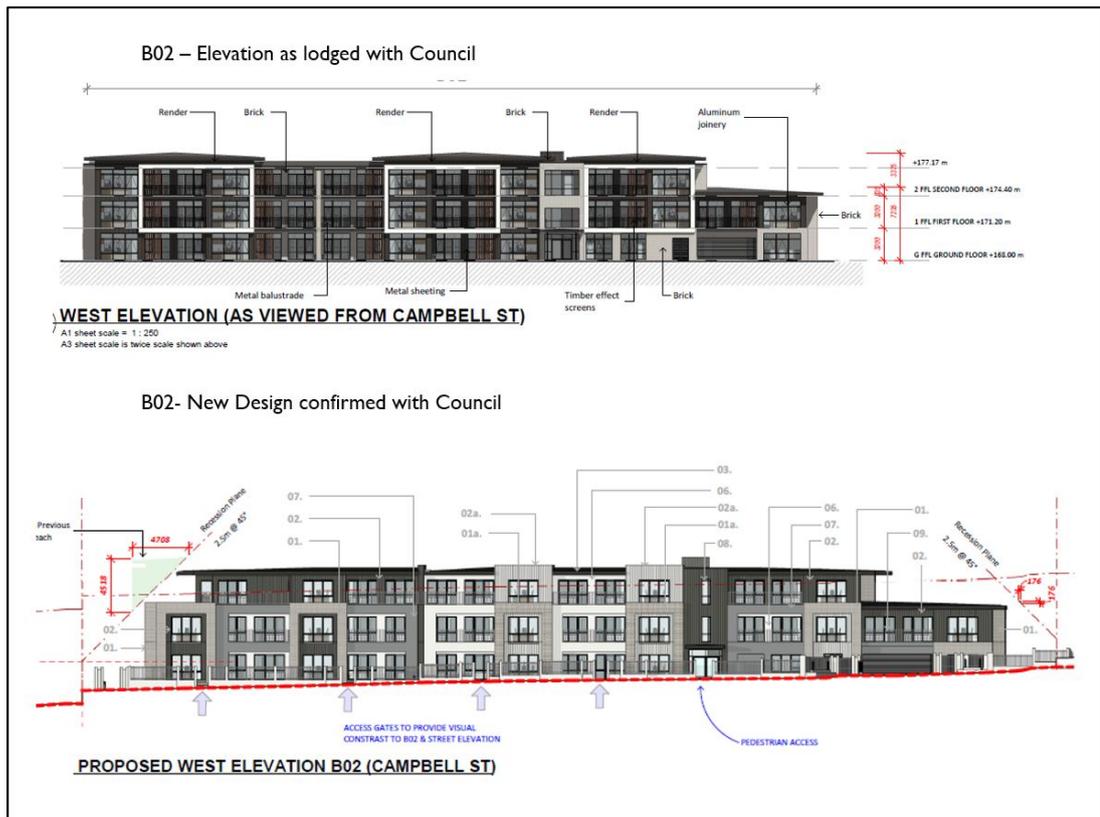
#### Building B01B



## Building B01B – Schedule of changes

- 1 Window sizes adjusted to align with Ryman standard window sizes.
- 2 Exposed concrete frames retained and reconfigured to more closely relate to Brutalist elements of the original buildings.
- 3 Upper levels now in darker colour to have recessive effect. Deeper fascia and larger overhang.
- 4 Greater variation in roof profile.
- 5 Central stair core material changed to break up length of building.
- 6 Changes to end elevations with central core projecting past the fascia line to break up roof profile.

## Building B02/Buildings B03-B06



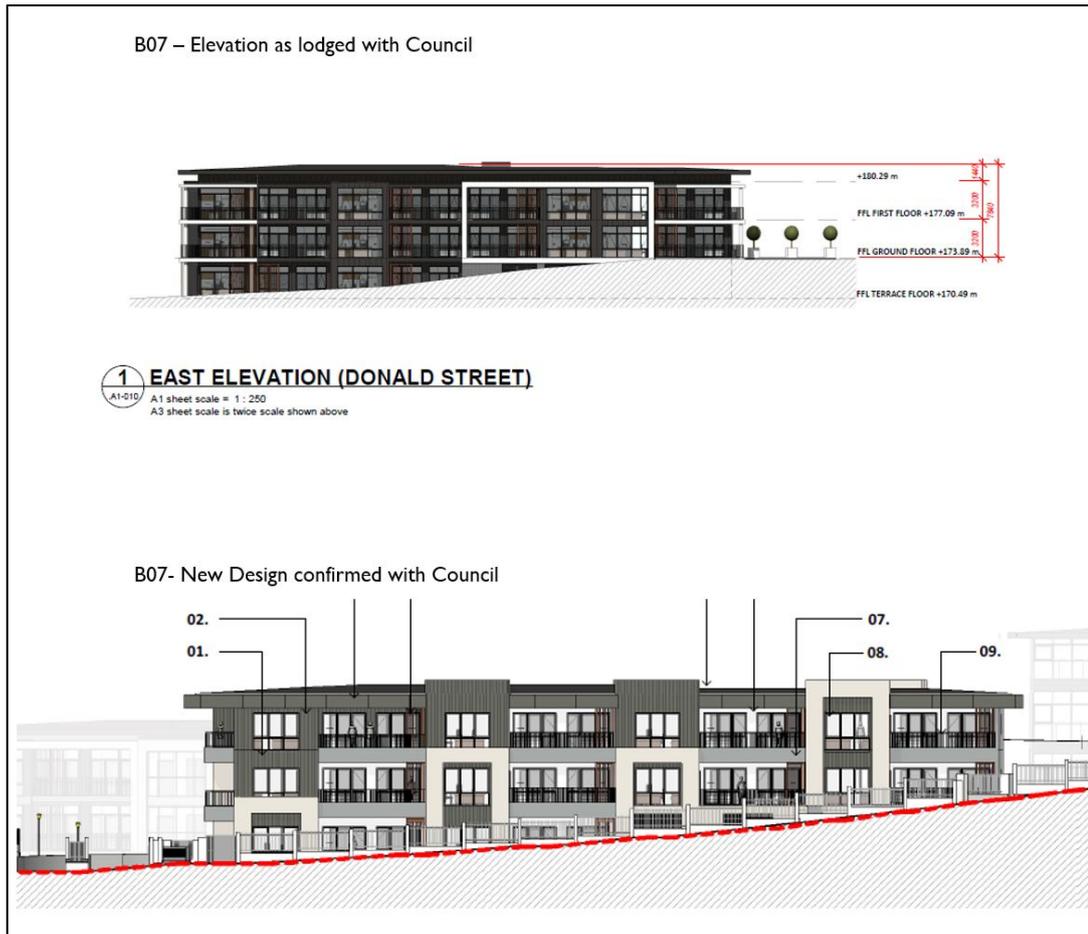
## Building B02 – Schedule of changes

- 1 Reduced reference to original buildings on site and greater emphasis on ensuring that the building relates to the scale and character of the surrounding residential environment.
- 2 Six facade framing elements provided to create depth and relief in the elevation.
- 3 Greater variation achieved at roof level with parapets extended upwards to break up continuous roof line.
- 4 Areas of upper level coloured darker to appear recessive and reduce apparent bulk of building and create a more human scale.
- 5 Removal of one apartment to break up northern end of building.

## Buildings B03-B06

Buildings will receive a similar treatment to Building B02 to maintain a more consistent architectural style to these five buildings and to take on a more residential scale and rhythm.

## Building B07



### Building B07 – Schedule of changes

- 1 Building designed to rely less of a relationship with the original buildings on site but still intended to act as a transition between the Allen Ward VC Hall and the surrounding residential environment.
- 2 Window sizes adjusted to align with Ryman standard window sizes.
- 3 Roof line broken up with parapets to provide variation at roof level.
- 4 New forms and materials intended to provide depth, texture and variation to long facades.
- 5 Variation in height of façade frames provides impression of building stepping down to follow slope of land.
- 6 Upper level darker to be recessive and reduce building's apparent bulk.
- 7 Roof overhand and fascia depths increased. Increased fascia depths intended to create relationship with existing adjacent Allen Ward VC Hall.

## **5 Comment on Updated Proposals**

### **Building B01B**

The proposed changes to Building B01B are considered to be positive. In particular, the exposed concrete frames have been reconfigured to more closely reflect the exposed frames of the original buildings on the site and the two buildings designed to replace the original Gray and Waghorn Buildings.

The darker colour of the two upper levels will make those levels recessive, effectively lowering the apparent height of the building, while the change of material to the stair core will break up the apparent length of the building.

The revised building retains its original concept of enabling the building to reflect the earlier buildings on the site, while still ensuring that it is sufficiently different to avoid any impression that it has replaced one of the former Teachers' College buildings.

### **Building B02/Buildings B03-B06**

The area of land along the southern boundary and facing Campbell Road where these buildings will be constructed was never previously built on. For this reason, it was always considered that there was less of a need for these buildings to relate to the Teachers' College buildings or the buildings that have been designed to replace those that were demolished.

The revised proposal for these buildings achieves a more residential feel and human scale as a result of the efforts that have been made to break up the facades and the more articulated profile of the roof.

### **Building B07**

As with Buildings B02-B06, there was never a building along Donald Street to the south of the Allen Ward VC Hall, therefore there is less of a need for a new building in this location to reference the buildings of the Teachers' College. The building as revised therefore has been redesigned to relate to its residential surrounds and to act as a transition between the Hall and the residential area.

This has been achieved by breaking up the line of the roof and providing new forms on the façade to create depth and interest. The height of the frames on the Donald Street elevation is also varied to give the impression of a building stepping down, following the slope of the ground. The use of darker colours on the upper levels will make them recessive and effectively reduce the scale of the building.

## **6 Conclusion**

Various buildings that were originally designed as part of the proposed Ryman Comprehensive Care Retirement Village on the site of the former Wellington Teachers' Training College have now been extensively modified following discussions with Wellington City Council and input from the Ryman architectural team and consultants.

In particular, Building B01B has been refined to better relate to the original buildings on the site and the replacement Gray and Waghorn Buildings. Buildings B02-B06 have been revised to provide them with a more human scale and to allow them to be better integrated to the surrounding residential environment.

The original concept was that Building B01B should reflect, without seeking to replicate, the original or replacement buildings, while the buildings proposed to be constructed along the southern boundary and facing Campbell and Donald Streets could be more contemporary as there were never buildings in these locations. It is considered that while these buildings have now been modified, the original concept for the site has been retained.

Overall, it is considered that there are positive aspects arising from the revisions that have been made to the buildings proposed to be constructed. It is also considered that there are no additional negative aspects arising from the changes. Consequently, I support the changes that are now proposed.

David Pearson B Arch ANZIA  
Heritage Architect, Principal DPA Architects

13 July 2021.