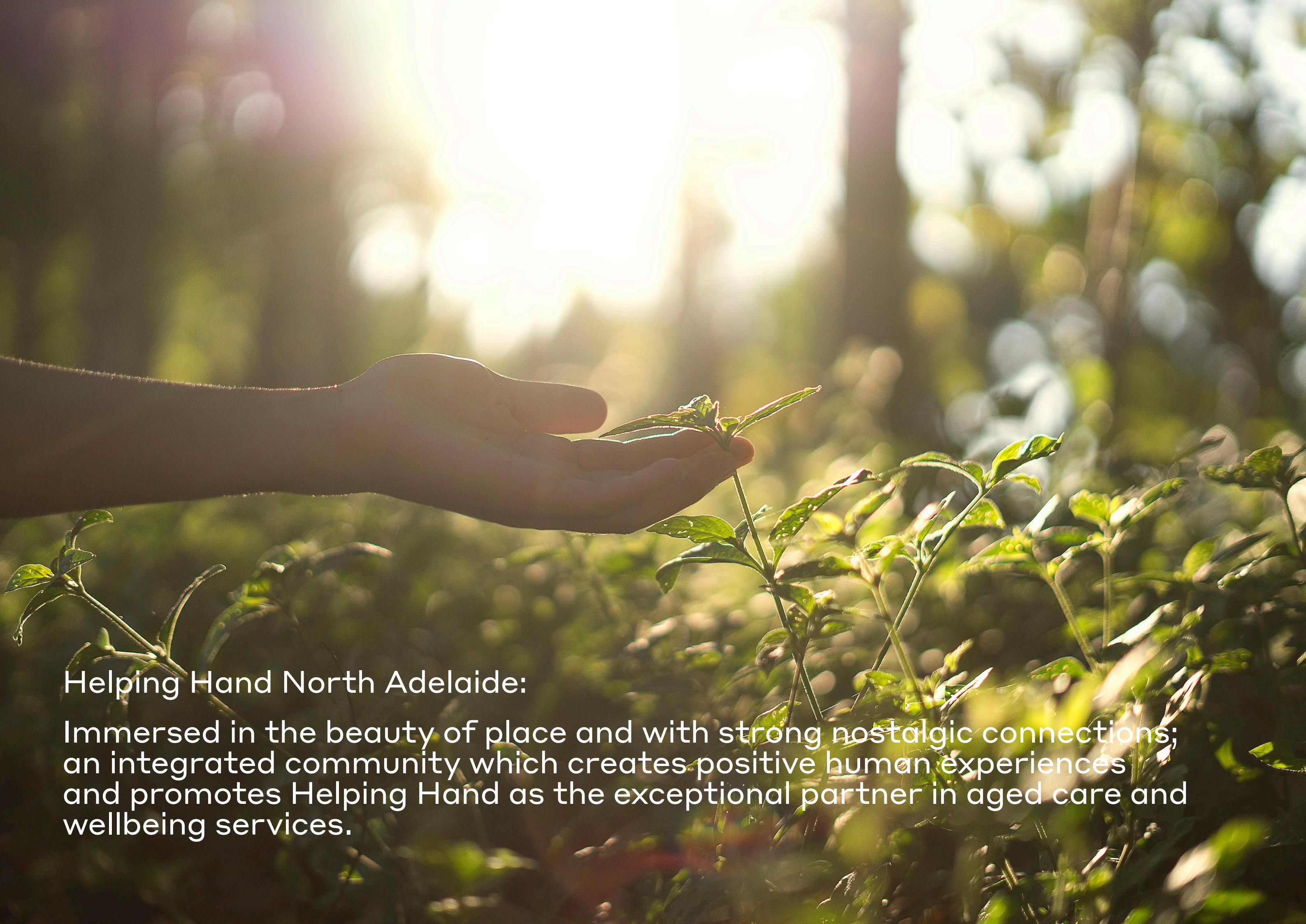


153 & 157 Childers Street Helping Hand - Childers Street Apartments





Helping Hand North Adelaide:

Immersed in the beauty of place and with strong nostalgic connections;
an integrated community which creates positive human experiences
and promotes Helping Hand as the exceptional partner in aged care and
wellbeing services.

Development Team

Helping Hand North Adelaide



Helping Hand

Client

brand
Partners

*Marketing &
Sales*

W-BTM
WOODS BAGOT

Architects

ekistics
UNLOCK YOUR VISION

Planners

INNOVIS
Agile Outcomes

*Structural & Civil
Engineer*

BESTEC

*Services
Engineer*

RLB Rider
Levett
Bucknall

*Quantity
Surveyor*

CIRQA

Traffic Engineer

01

Master Plan

Helping Hand North Adelaide

The Helping Hand North Adelaide Precinct covers approximately 24,000m² and is positioned to the North-West of Wellington Square, extending from Molesworth Street in the South to Childers Street in the North.



Helping Hand North Adelaide

There is a unique precinct character to each of the residential blocks that the site inhabits and the streets that it spans between. In this way the site is in a unique position of stitching these precincts together in a North South axis.



Connection to Place

As Helping Hand's founding site, a deep nostalgic connection exists to the North Adelaide precinct resulting in a strong sense of place and identity within the community.

In 1953, Padre Arthur Strange purchased 'Westering' the first building to be used for aged care services in North Adelaide. This came at a time when counselling and aged care services were non-existent or in their infancy, Strange's outlook was seen as quite progressive. Helping Hand has offered help and support to older South Australians ever since.



Molesworth Street frontage around 1956



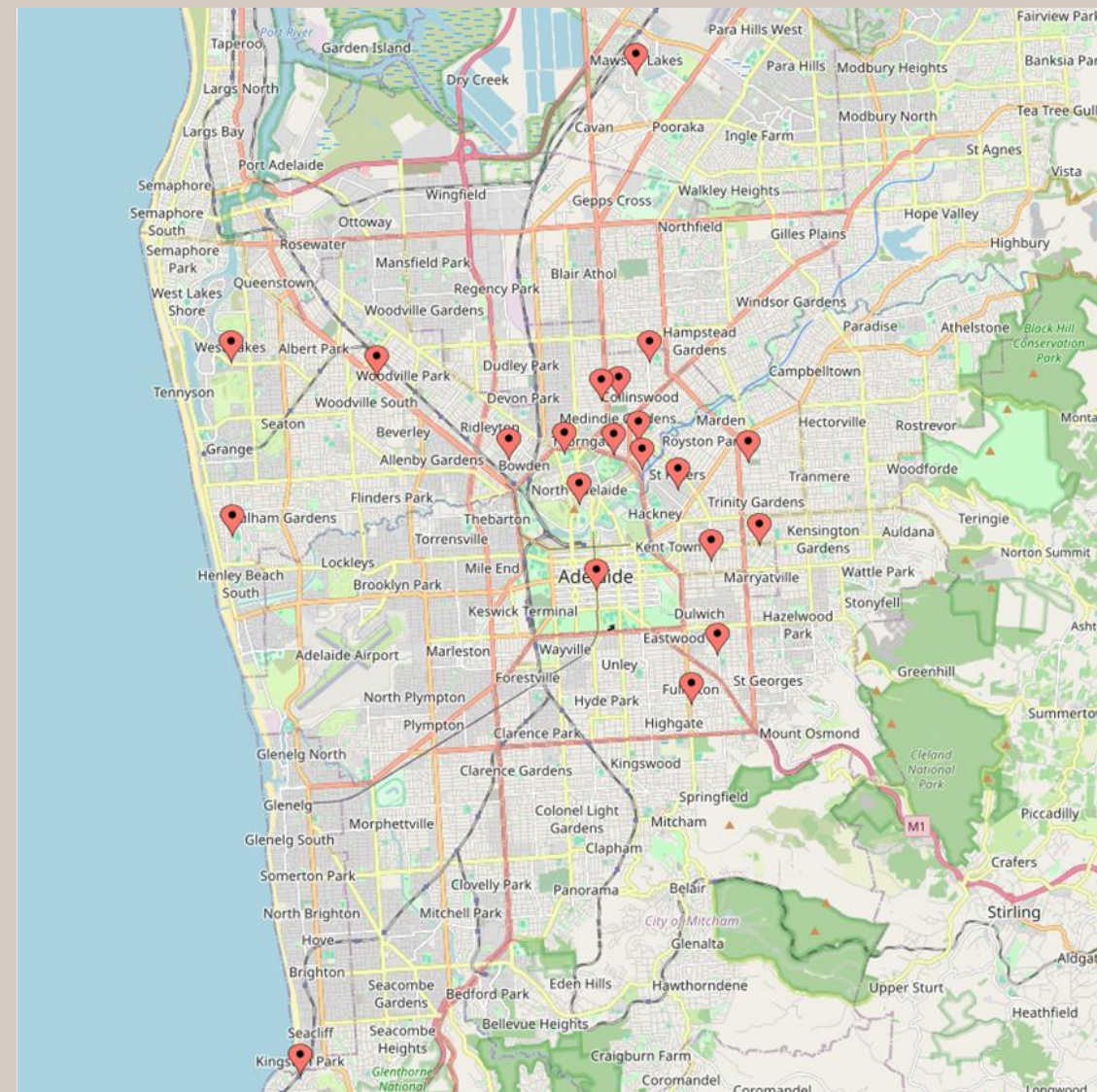
A crowd gathering in the Westering forecourt during the opening in 1954

A Community Focus

The precinct offers a rare opportunity for residents to live life to the fullest in North Adelaide.

Helping Hand has been active in engaging with the community to understand how the precinct can offer everything that they want, need and love within a location that they have known and shared for a lifetime.

The majority of the respondents within the community information session came from in and around North Adelaide. This co-hort displayed a strong desire to stay in their local community.



Map of respondents



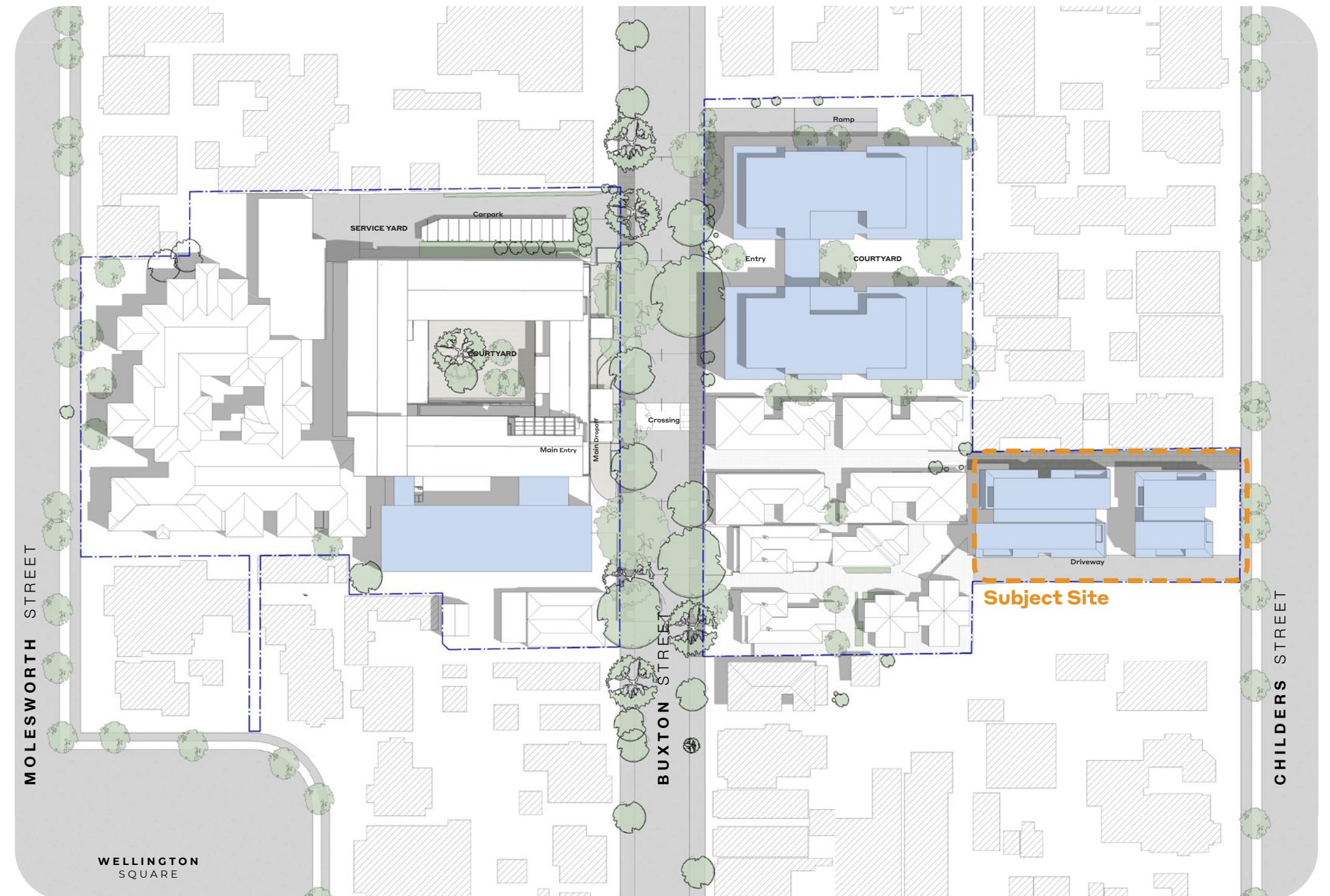
Images from community information and feedback session on the Westering Precinct.

Westering

NORTH ADELAIDE

The Masterplan aims to redevelop the precinct to create a world leading ageing and wellbeing community that integrates new models of housing, care and service within a premium and strategically important location. The precinct provides a rare opportunity to co-locate aged care, retirement living and wellness within an inner city location underpinned by a trusted and exceptional provider in Helping Hand. This development will create social infrastructure that will be a showcase for South Australia for years to come.

This staged development will deliver a boutique retirement living offering of approximately 72 new residences as well as 48 Residential Aged Care Beds set within an established precinct that offers outstanding care and service opportunities. It will also include substantial common resident amenity spaces distributed throughout the precinct set within a garden that will offer opportunities for both community gathering and quiet reflection.



Existing Building New Building

Masterplan Indicative Stages

STAGE 01 - Subject Site

Childers Apartments

- 12 ILUs

STAGE 02

Rotary House Refurbishment
Level Ground & Facade

- Facade Upgrade
- Refurbishment of Ground Floor Amenity

STAGE 03

Buxton Apartments

-60 ILUs

STAGE 04

Rotary House New MSU &
Wellness Wing

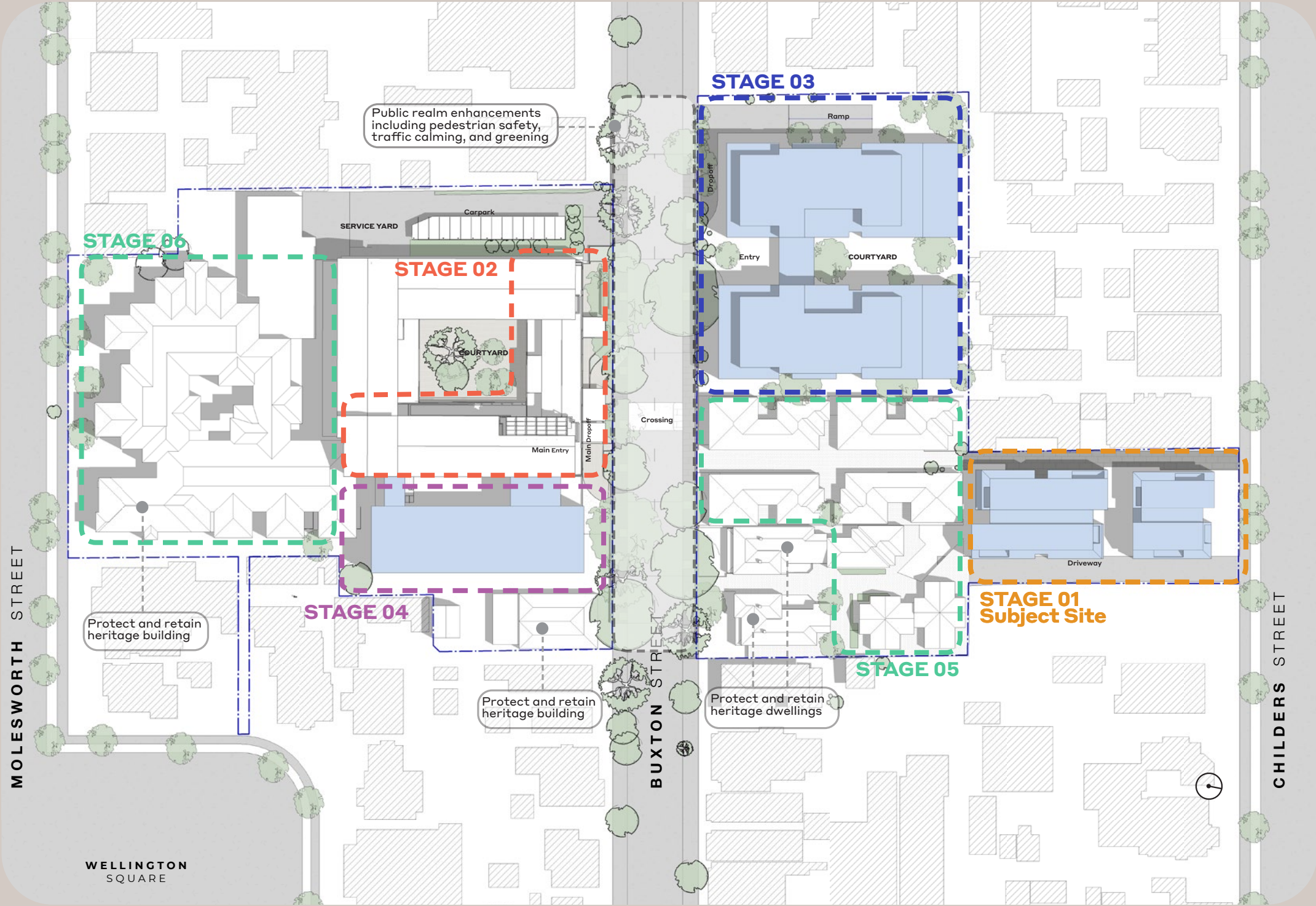
- Wellbeing Hub/Gym
- Special Care Unit (12 Beds)
- 48 Beds RAC

STAGE 05

Future Development

STAGE 06

Future Development



Existing Building New Building

Masterplan Key Linkages

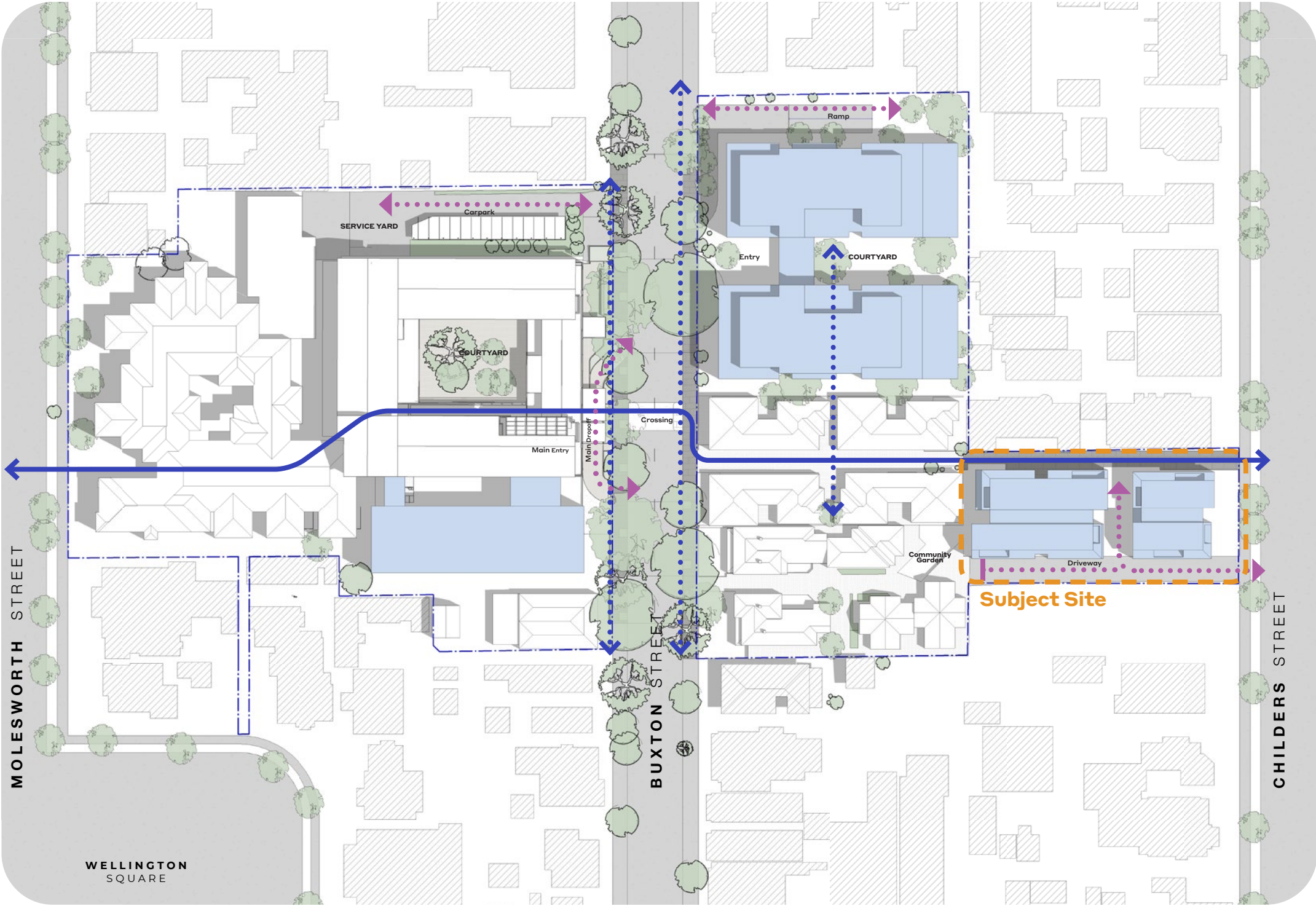
Key Pedestrian Link



Secondary Pedestrian Link



Key Vehicle Access Point



Masterplan Precinct Amenities



HOSPITALITY PRECINCT

- Club Lounge
- Resident Bar
- Cafe with Outdoor Seating
- Shop
- Salon
- Multi-purpose Art Studio
- Gallery/Display
- Private Dining



WELLNESS PRECINCT

- Therapy Gym
- Exercise Therapy
- Wellness Retail
- Consulting/Practice Rooms



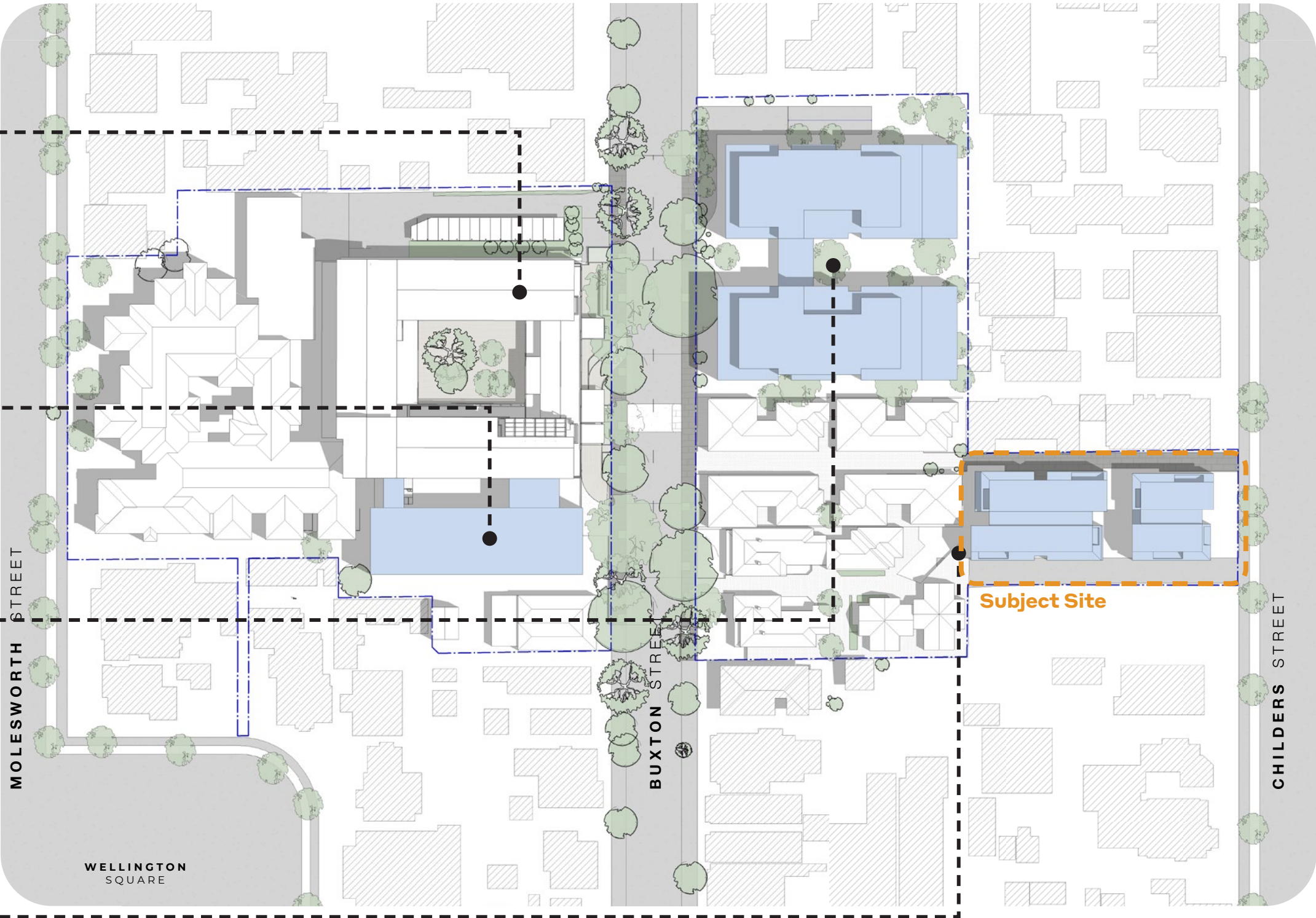
LIVING PRECINCT

- Concierge
- Resident Lounge
- Meeting Room
- Billiards Room
- Resident Wine Storage
- Library
- Car Wash Bay
- Maintenance Shed



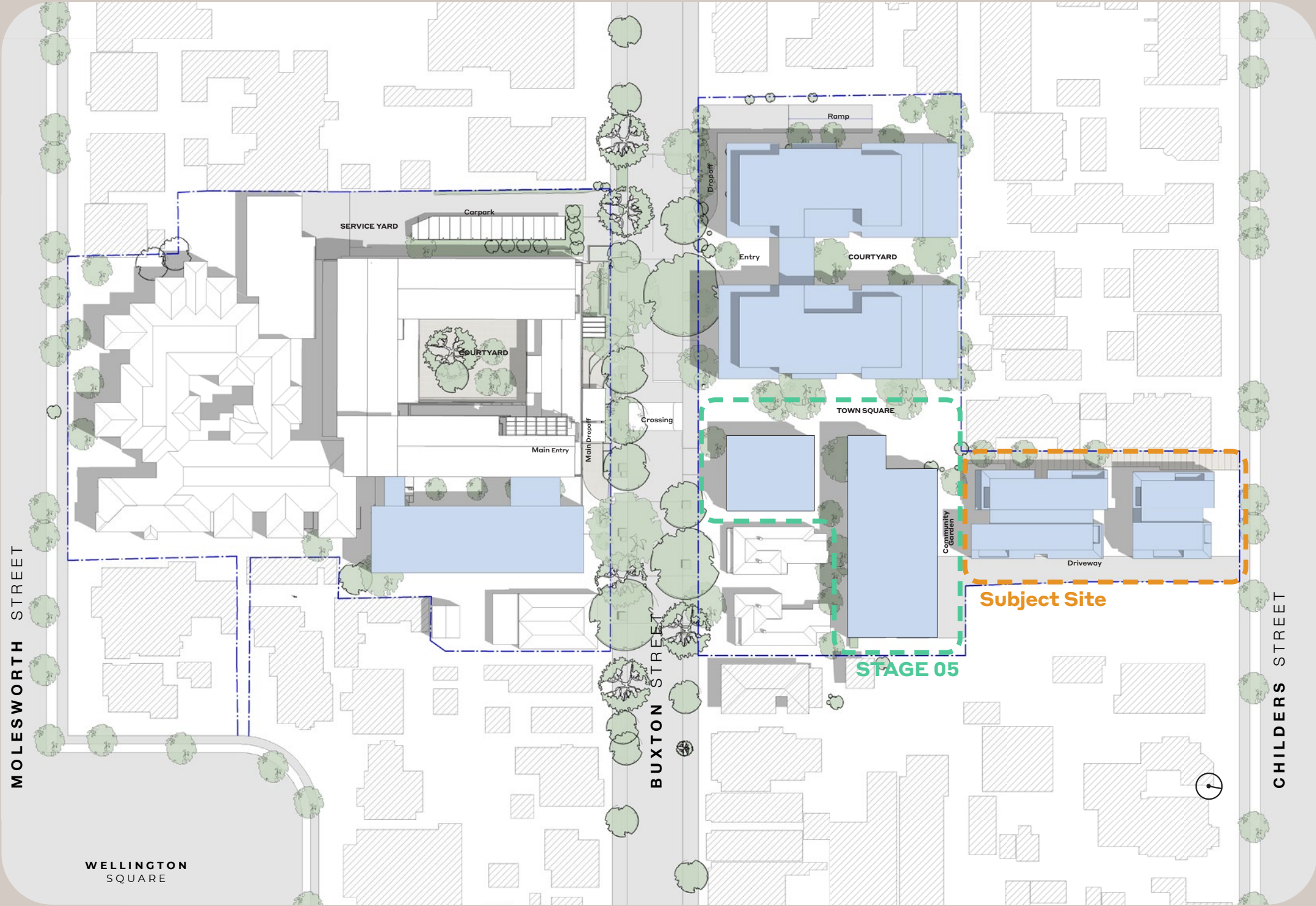
GARDEN PRECINCT

- Community Gardens
- Green Links



Masterplan Indicative Future Stage 5

STAGE 05
Residential Development



Existing Building New Building

Masterplan
Indicative Future
Key Linkages

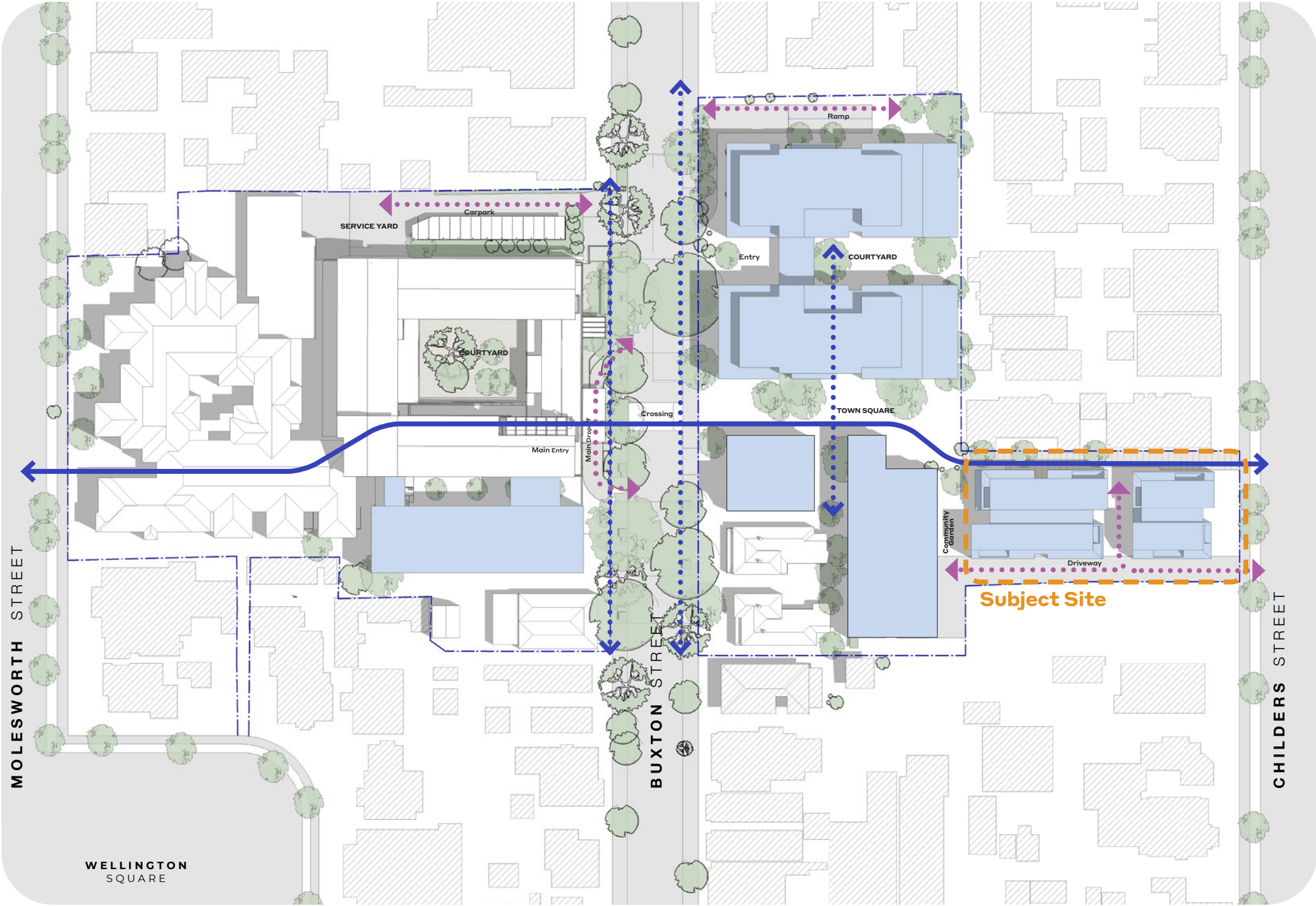
Key Pedestrian Link



Secondary Pedestrian Link



Key Vehicle Access Point



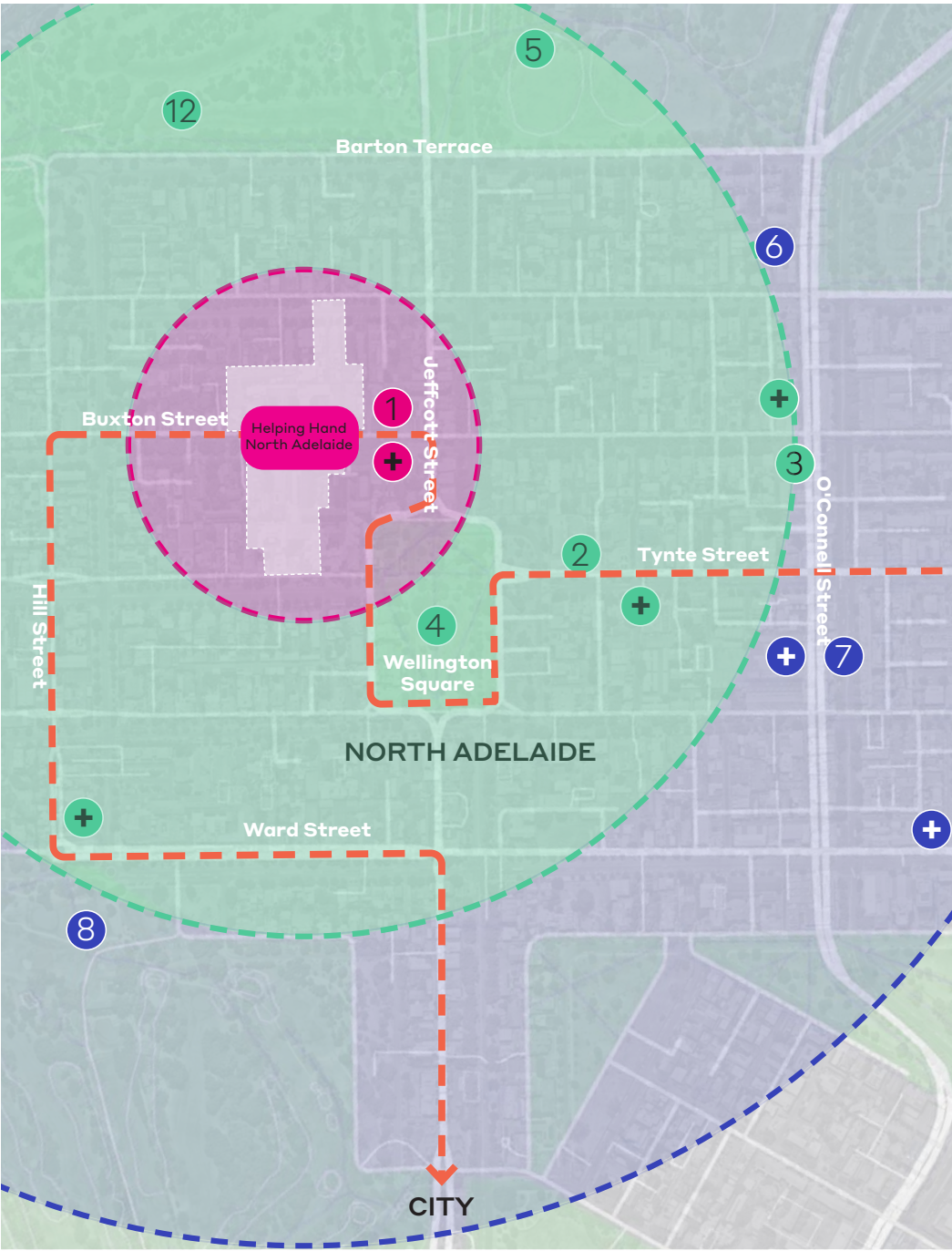
02

Analysis

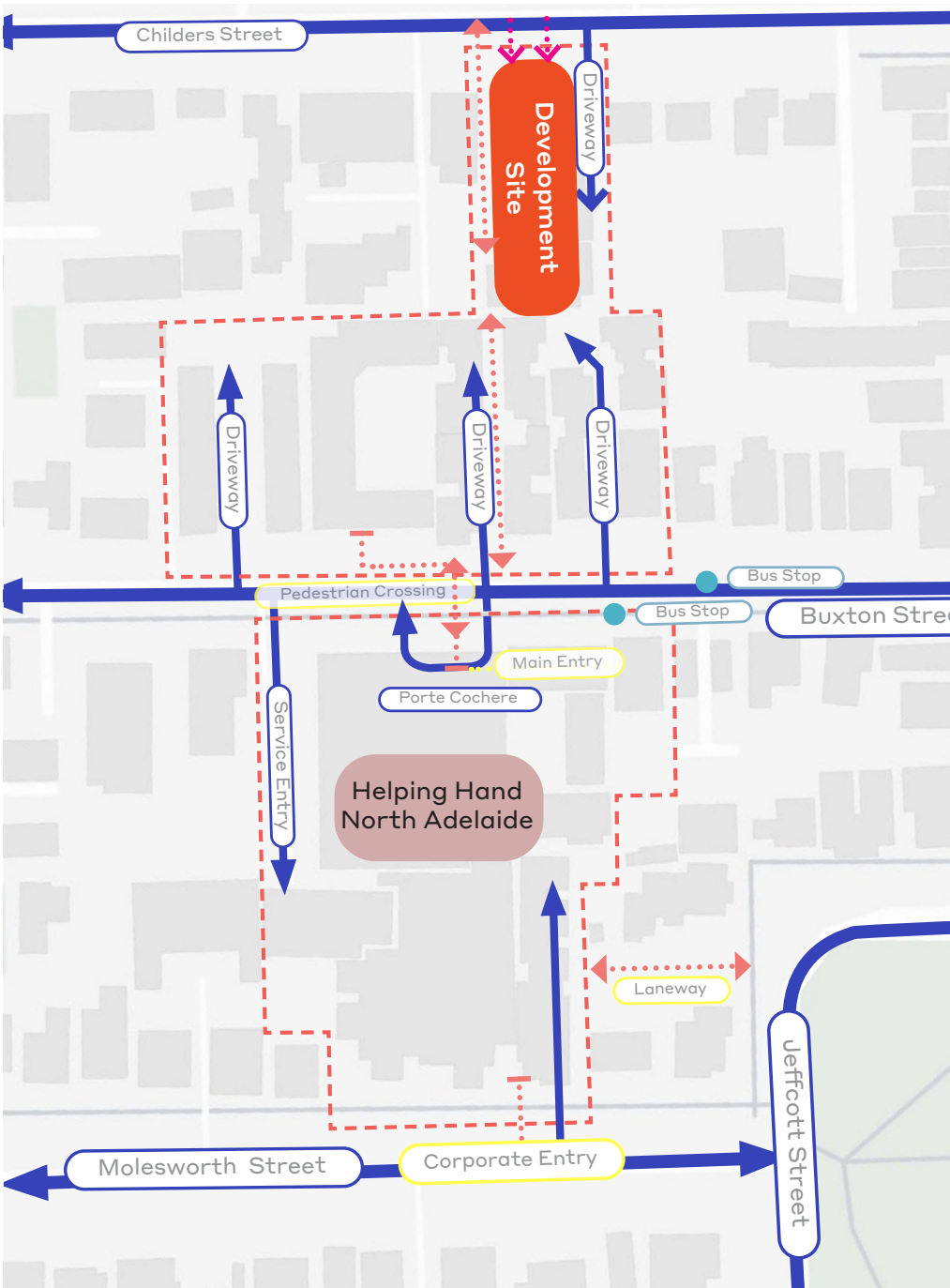
Urban Analysis

- Primary vehicle and pedestrian access to the site is from Childers Street. Despite this there is a strong North South desire line which connects this site to the heart of the existing Helping Hand North Adelaide Community
- The existing North South pedestrian link through the site is present but compromised by the existing built form.
- This portion of the site reflects the overall existing condition of secondary internal driveways servicing independent living units however the Childers Street frontage has 3 vehicle crossovers in close proximity.

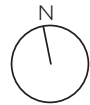
- + - Medical Services
- 1 - Cafe
- 2 - North Adelaide Public Library
- 3 - O'connell High Street
- 4 - Wellington Square
- 5 - Adelaide Aquatic Centre
- 6 - Picadilly Theatre
- 7 - 88 O'Connell Development
- 8- North Adelaide Golf Course



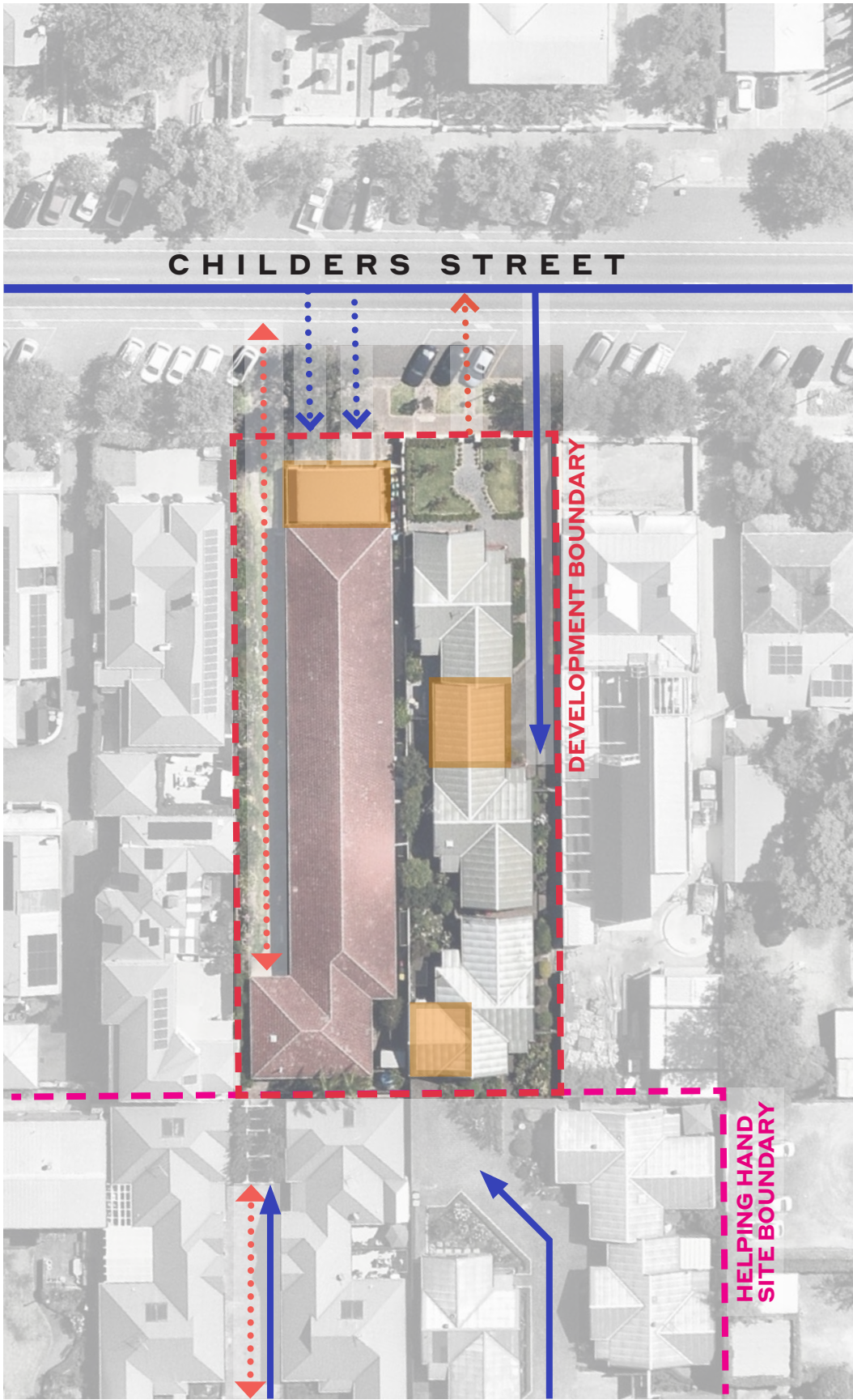
- 5 Minute Walkable Zone
- 10 Minute Walkable Zone
- 5 Minute Drivable Zone
- City & North Adelaide Free Bus
- Railway Line (Gawler)



- Vehicular Access
- Entry Access
- Street Crossover
- Pedestrian Access



Site Access & Movement



Heritage

The Helping Hand site includes two local heritage places within proximity of the Development Site:

1. #310 - 1/28 Buxton Street - House
2. #311 - 34 Buxton Street - House

The Development Site adjoins a local heritage item to the East -

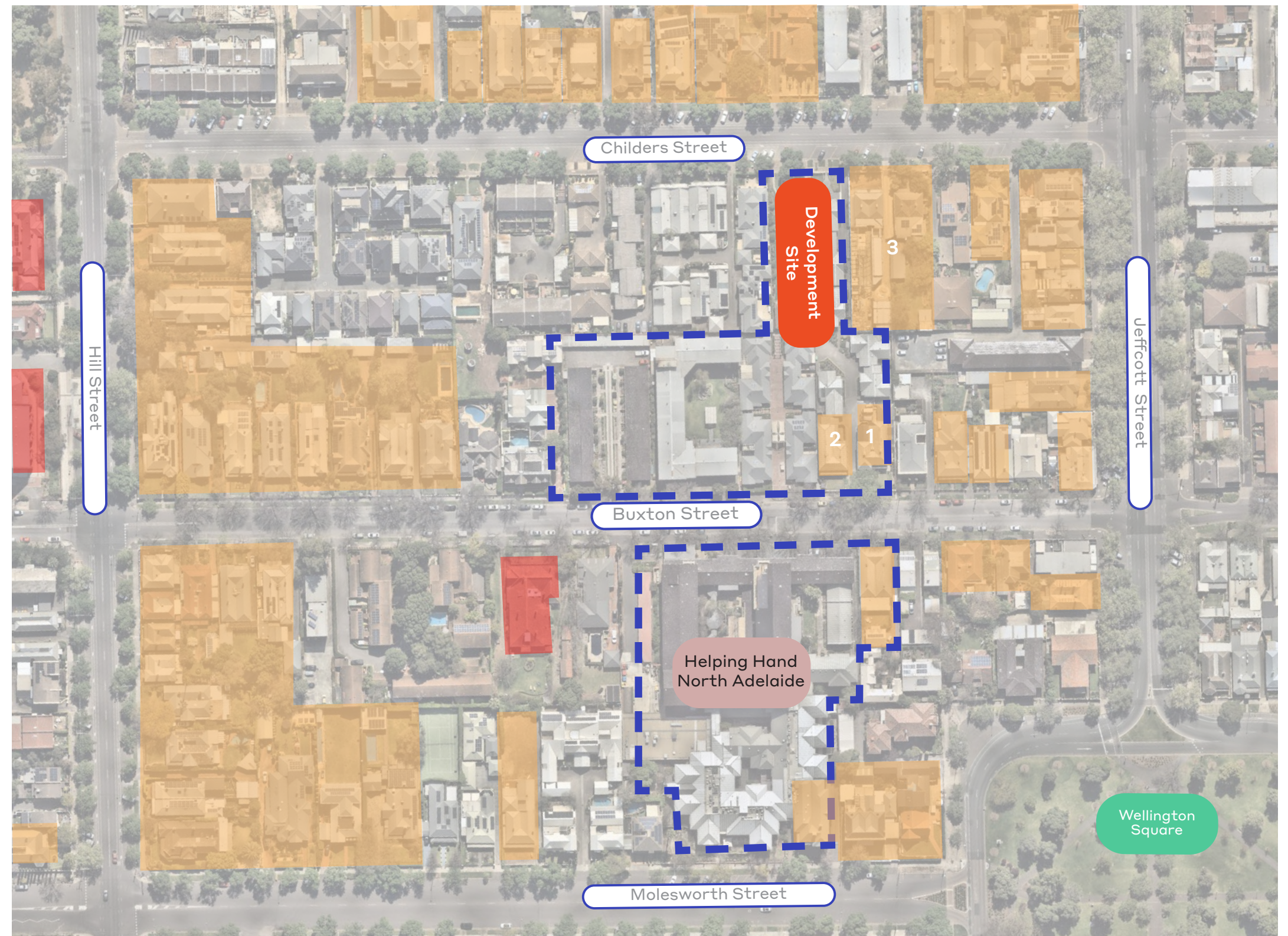
3. #331 - 147-149 Childers Street - House

The emphasis for each of the Local Heritage Places is on preserving the frontage and side wall returns visible from the street.

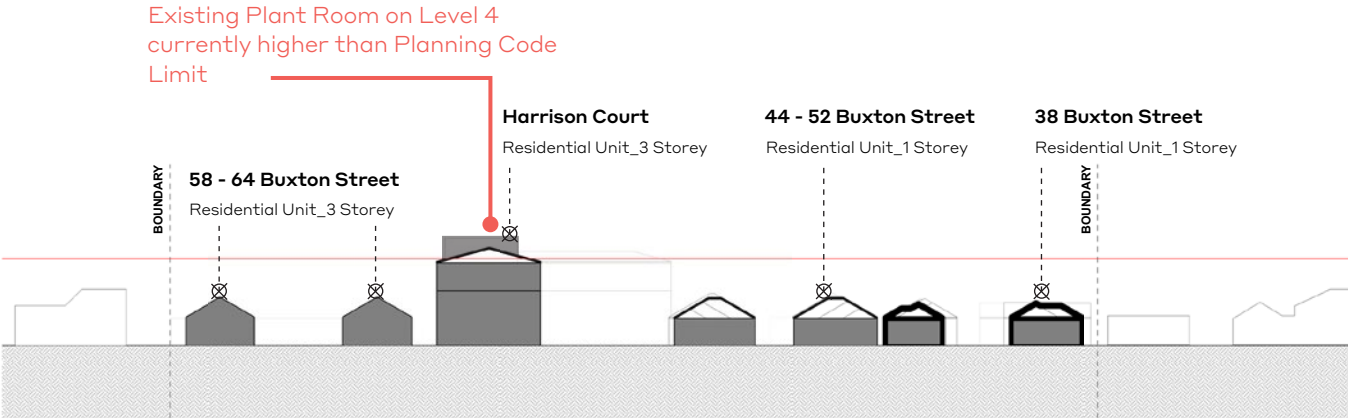
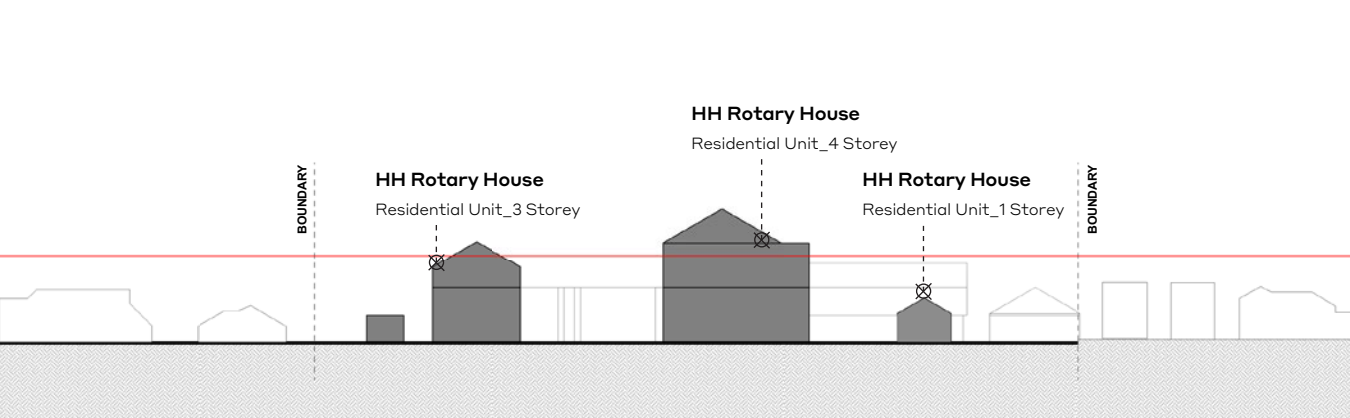
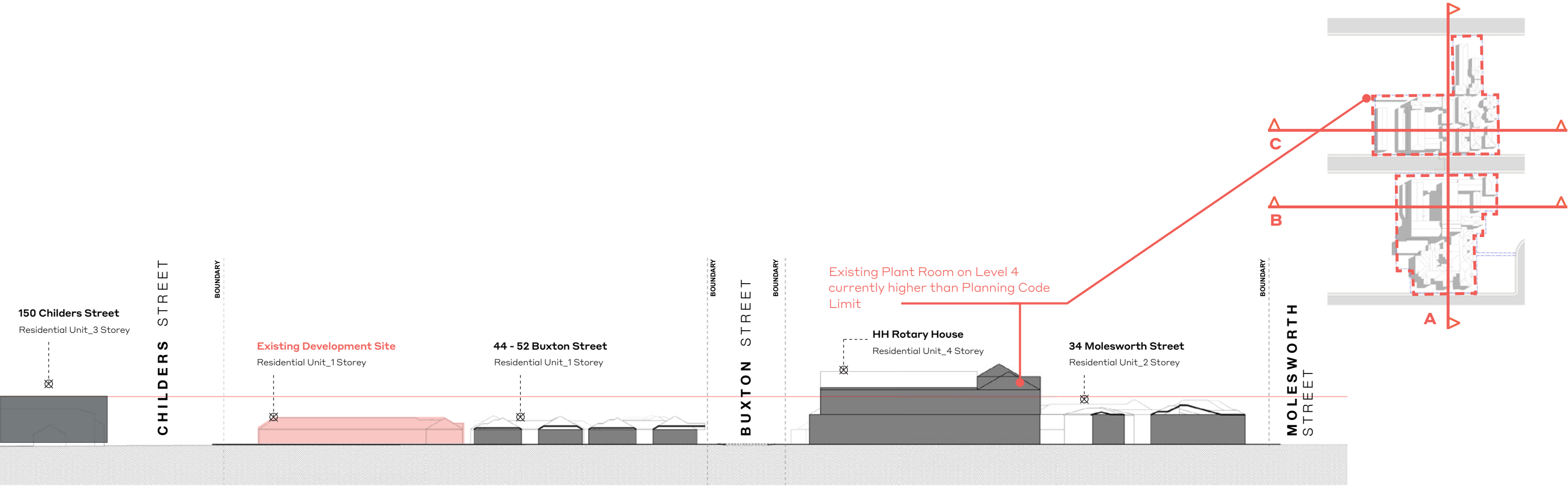
The built form of the proposed Childers St Apartments emphasises the important elements of the Local Heritage Places and mitigates impact through boundary offsets, design detailing, materiality and scale.

State Heritage Places

Local Heritage Places



Existing Site Sections



Streetscape



Nostalgia of North Adelaide's Architecture

The innovative nature of it's architectural built heritage is testament to the charismatic and contemporary thinking residents who have called North Adelaide home over the years.



01 Neidpath
Strangways Terrace, North Adelaide

A mansion in the federation style with a cupola tower built in the late 1890's, the home of James Wigham McGregor.

02 Bishops Court
Palmer Place, North Adelaide

Designed by Henry Stuckey for the Bishop of Adelaide in 1851 in an English Domestic Style with a Tudor Influence.

03 Carclew House
11 Jeffcot Street, North Adelaide

Design by John Quentin Bruce and built in 1901 for Sir Hugh Robert Dixon. Later the house was owned by the Bonython Family and renamed Carclew.

04 Walkley House
Palmer Place, North Adelaide

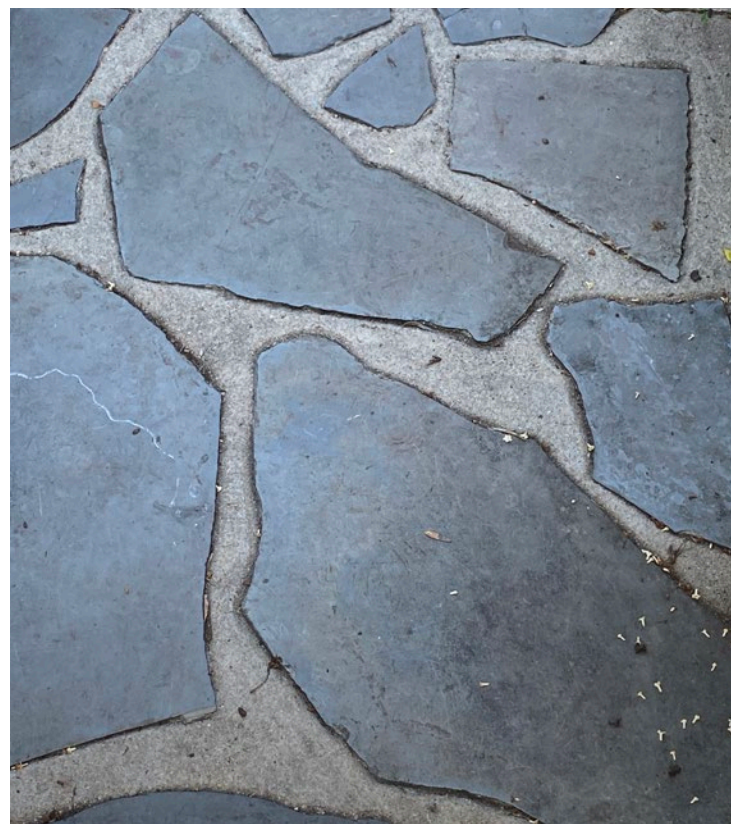
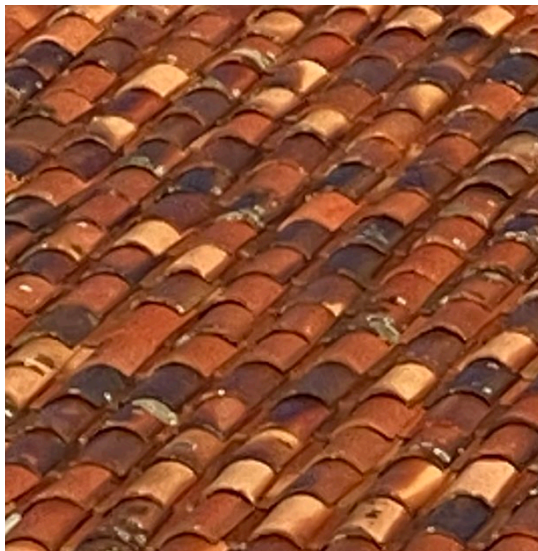
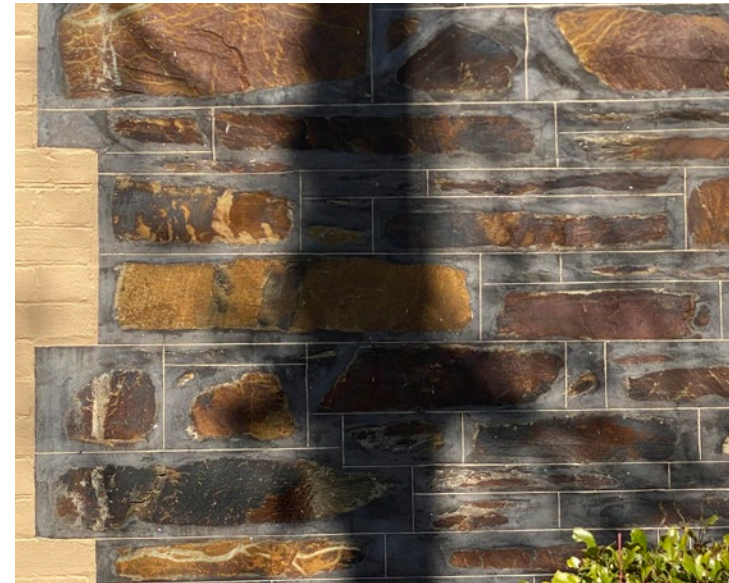
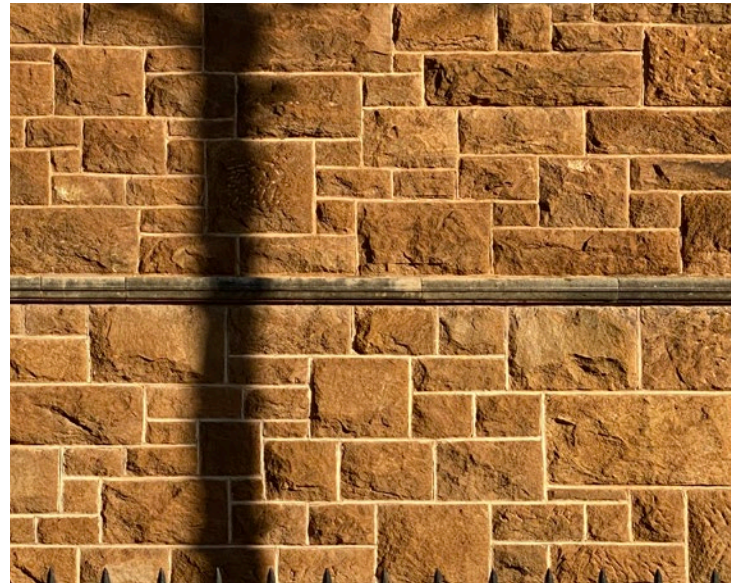
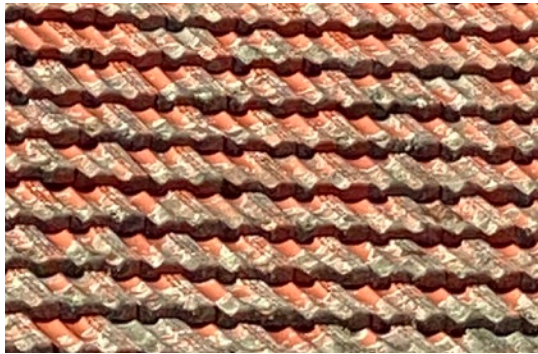
Commissioned by Gavin Walkley, a well known architect in his own right, as his residence. Designed by prominent architect Robyn Boyd.

05 Deepacres
Melbourne Street, North Adelaide

Designed by notable Adelaide architect Jack McConnell. Arguably the best example of pure 'modernism' to be found in Adelaide.

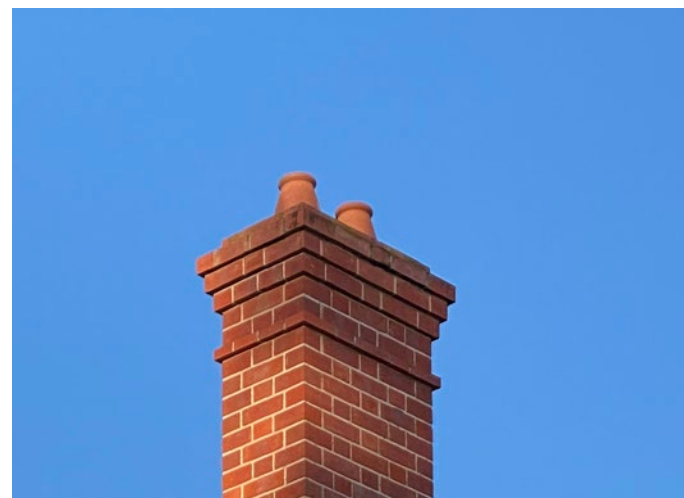
Hand crafted Materials

The significant number of stone and brick residences, like these houses, constructed between 1860 & 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.



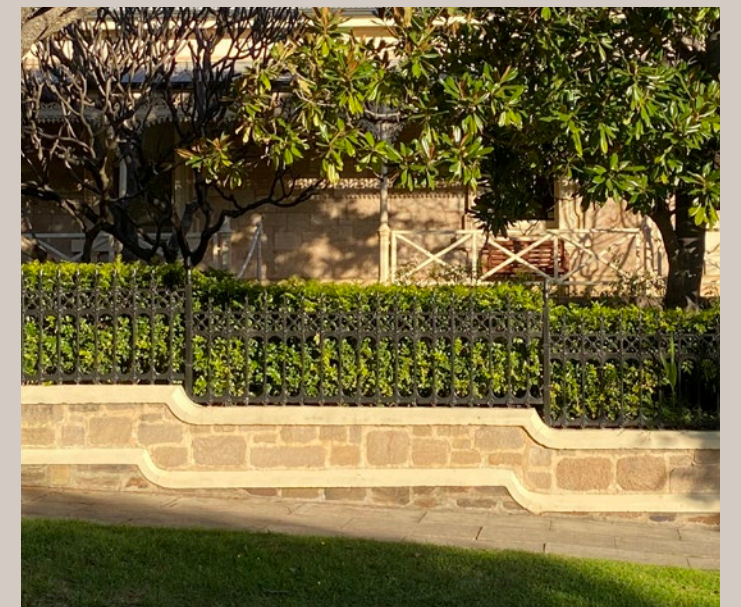
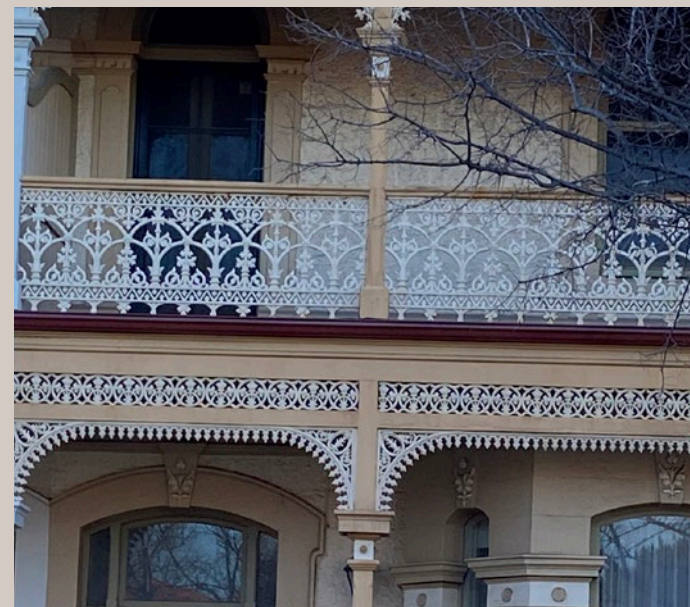
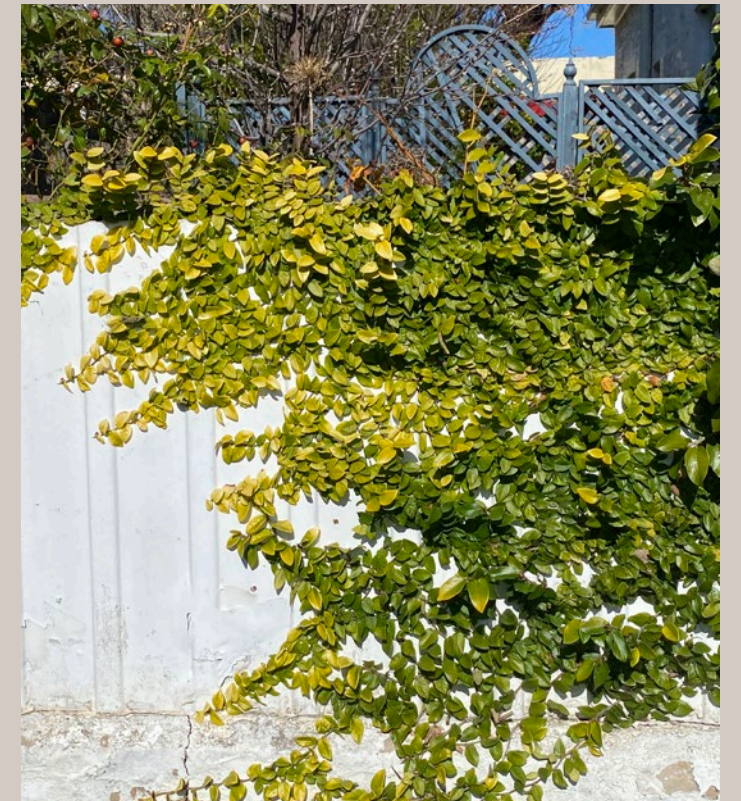
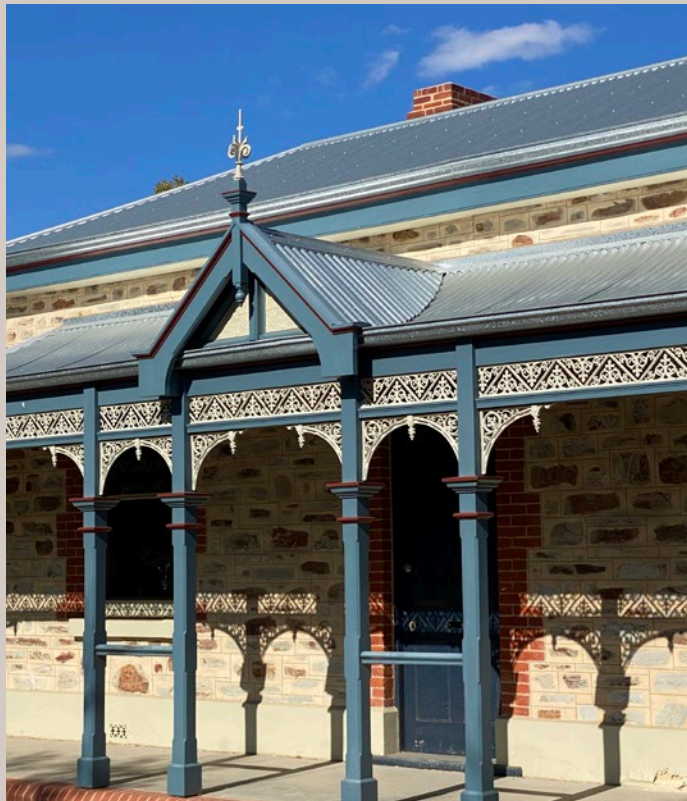
Urban Markers

Watchtowers and chimneys stand as silent sentinels in the urban landscape, their silhouettes guiding the eye and grounding the city in a dialogue between past and present.



Filigree of metal work & vegetation

In the delicate dance between filigree metalwork and thriving vegetation, architecture finds its poetry—where crafted iron meets nature's embrace, creating spaces that breathe with life and artistry.



Parisian Style Mansard Roof

The Mansard roof is a testament to architectural ingenuity, where form meets function, turning a building's crown into a space of possibility and elegance.



03

Design Response



"They don't make homes like they used to"



Integrate within a neighbourhood characterised by established trees and lush gardens, all surrounded by one of the worlds great city parklands.

'A Considered & Holistic Approach'



Harness the contemporary directions of retirement living and aged care, creating a model of continuum of care and a true sense of wellbeing.



Draw from a rich history of charismatic homes and progressive architecture which celebrate craftsmanship and the beauty of natural materials.



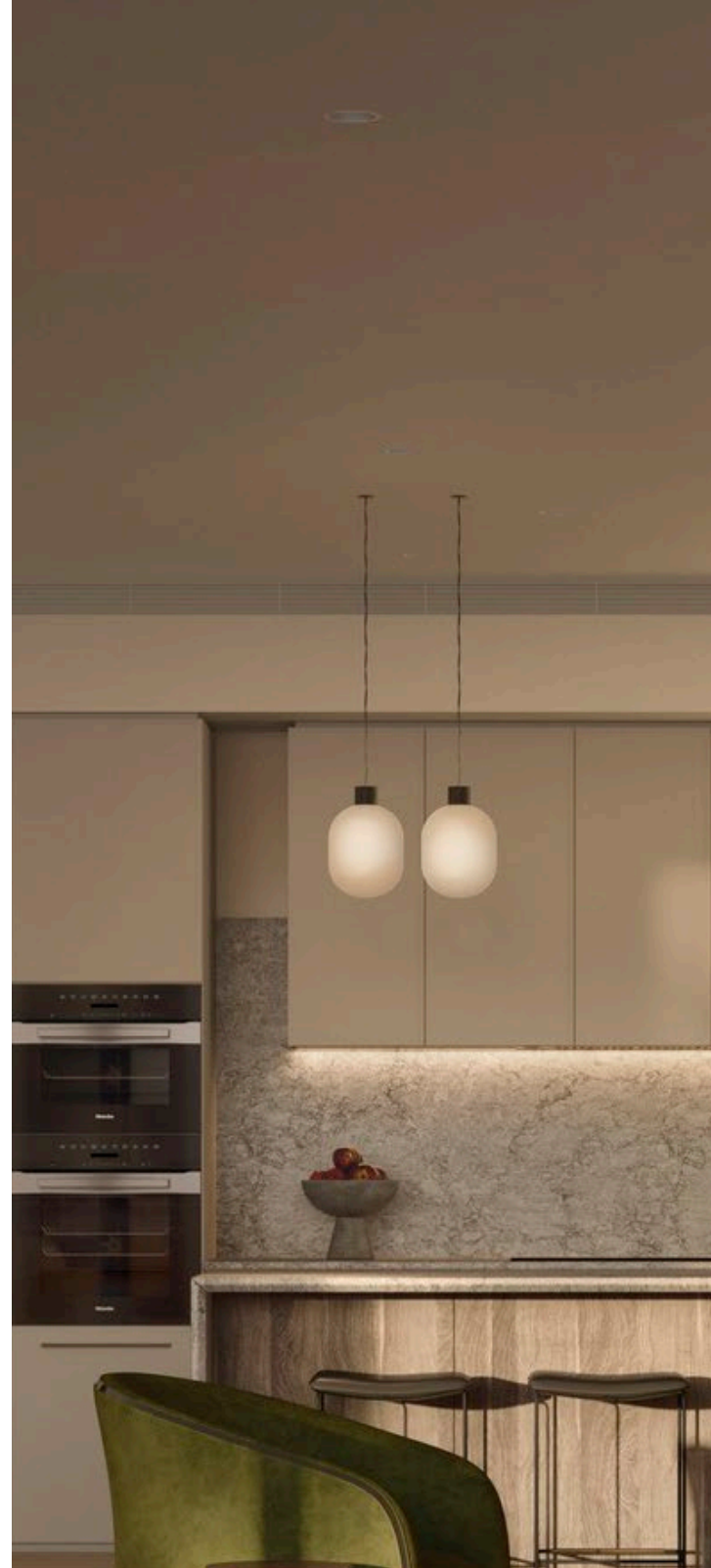
FUTURE NOSTALGIA

As Helping Hand's founding site, a deep nostalgic connection exists to the North Adelaide precinct resulting in a strong sense of place and identity within the community.



VILLAGE IN THE GARDEN

Create a varied and engaging collection of places within the landscape. Incorporate greening into the language of the architecture to harmonize the built form and the landscape.



LIVING FIRST

Build a neighborhood community united by wellbeing and shared, welcoming public spaces.



CRAFTED HOMES

Thoughtfully designed homes that allow a person to live comfortably and age. Apartments that are generous and accessible.

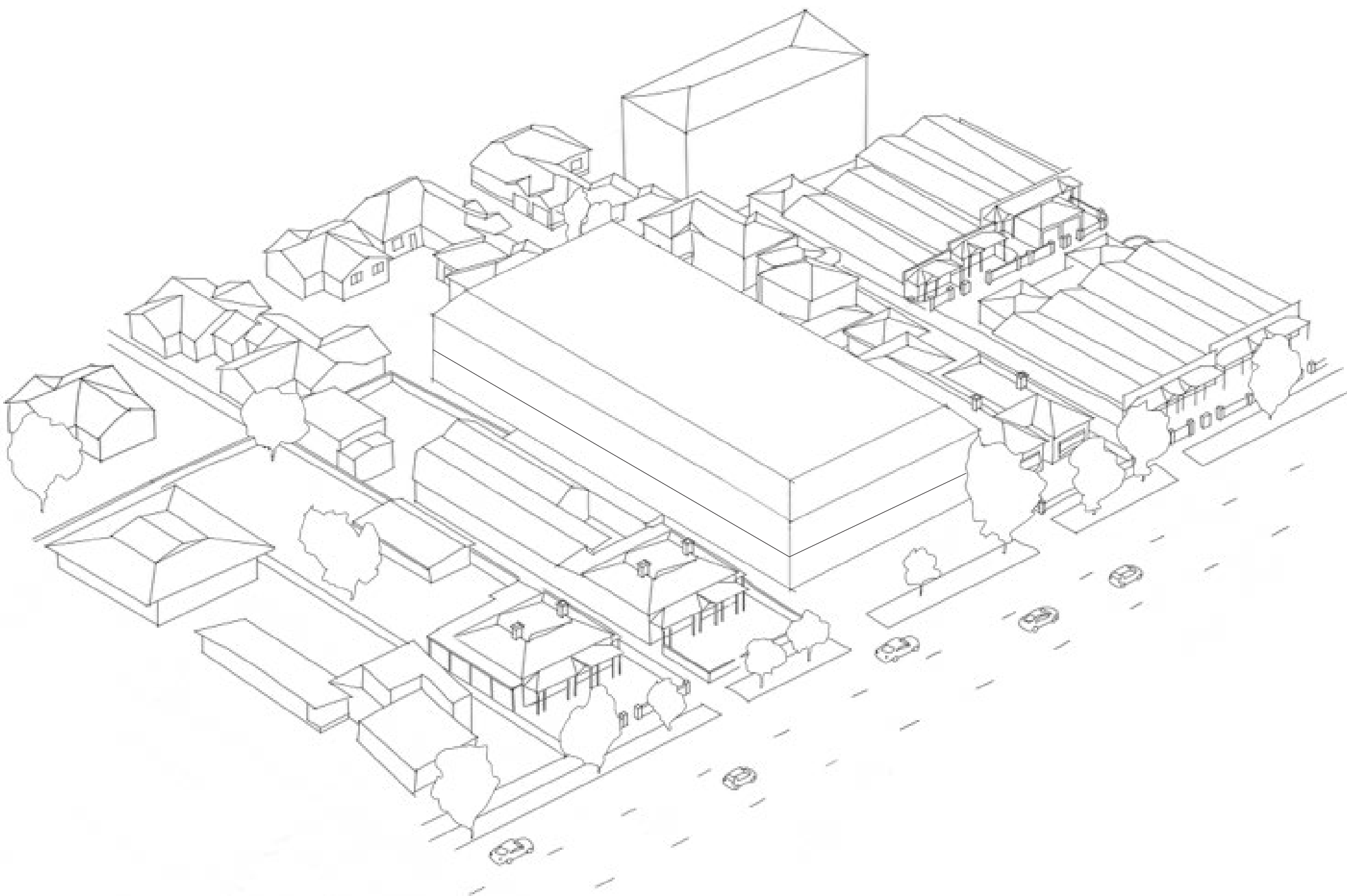
Development Envelope

The prescribed development envelope is two storeys and a roof form. Consistent streetscape setback with the adjacent properties on Childers.



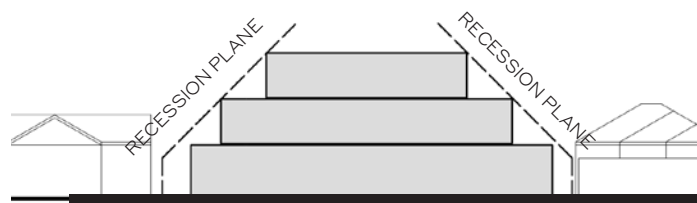
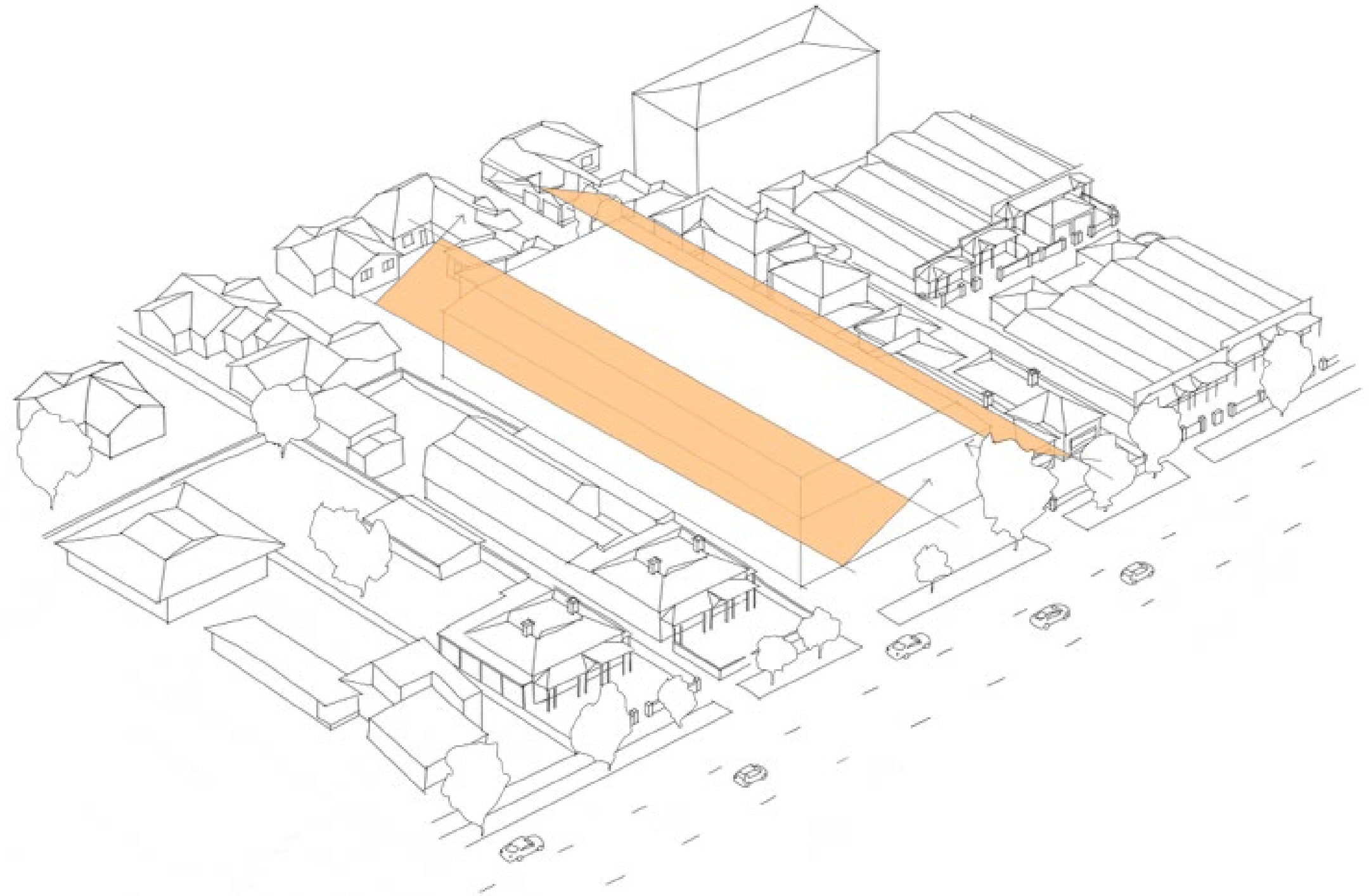
Site Boundary

Low Scale Built Form up to 2 Building Levels



Recession Planes

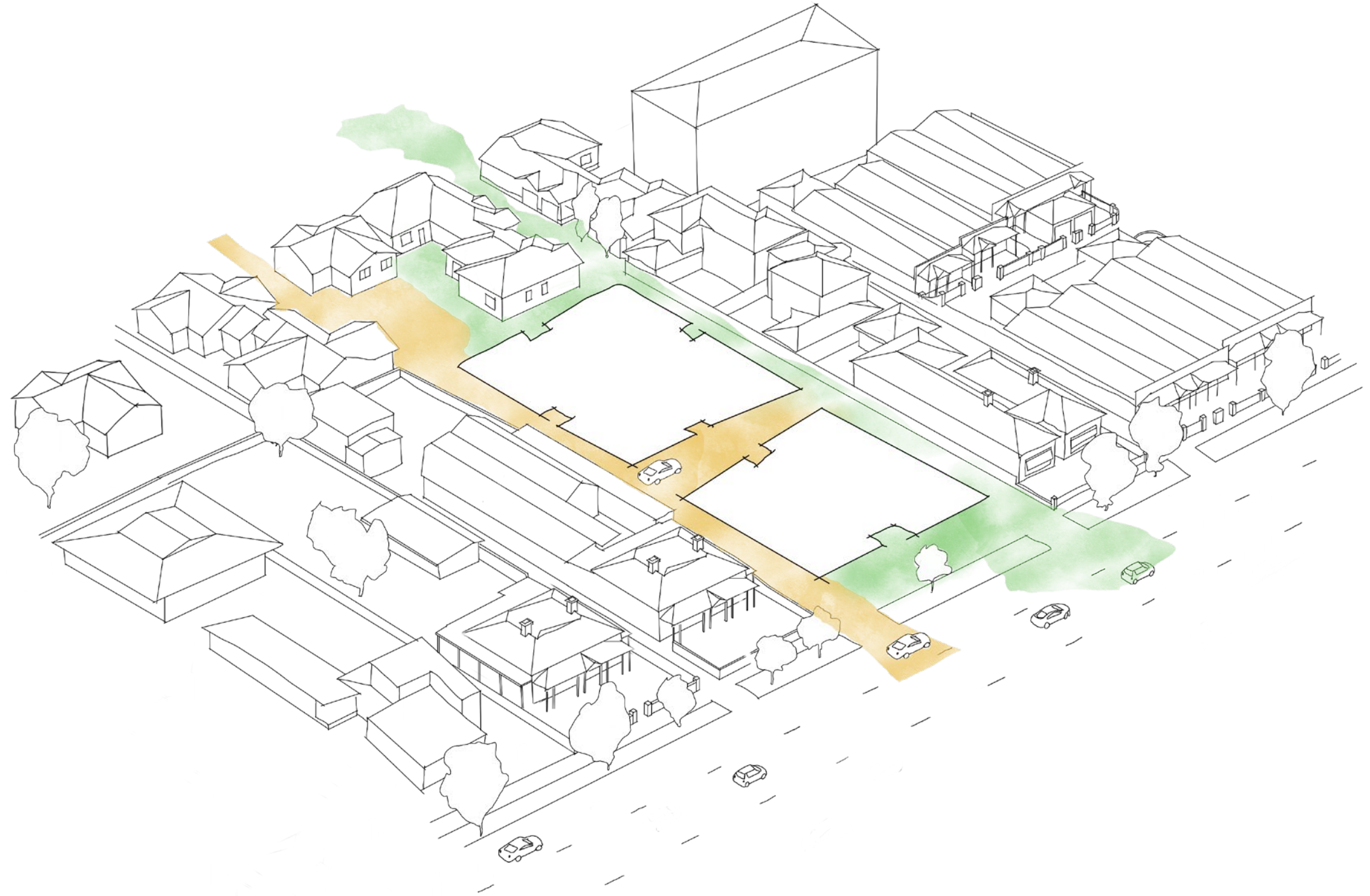
The building's form responds to recession plane guidelines, with taller core elements strategically positioned at the centre of the site, ensuring a harmonious integration with its surroundings.



STAGE 01A SOUTH ELEVATION

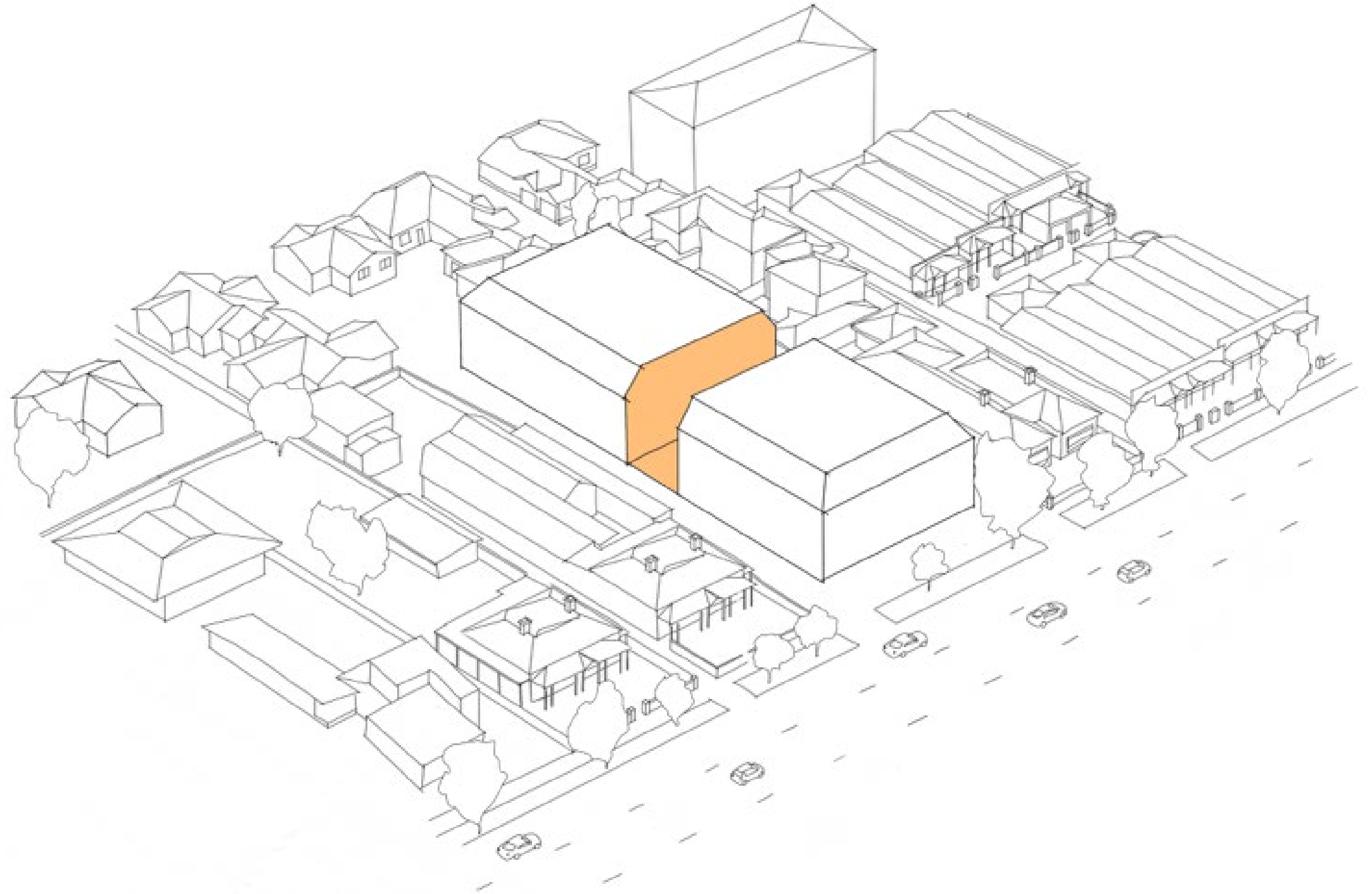
Creating a Green Spine

Reinforce existing primary linkages through the site. Prioritising a pedestrian only spine while separating vehicle movement into a shared zone.



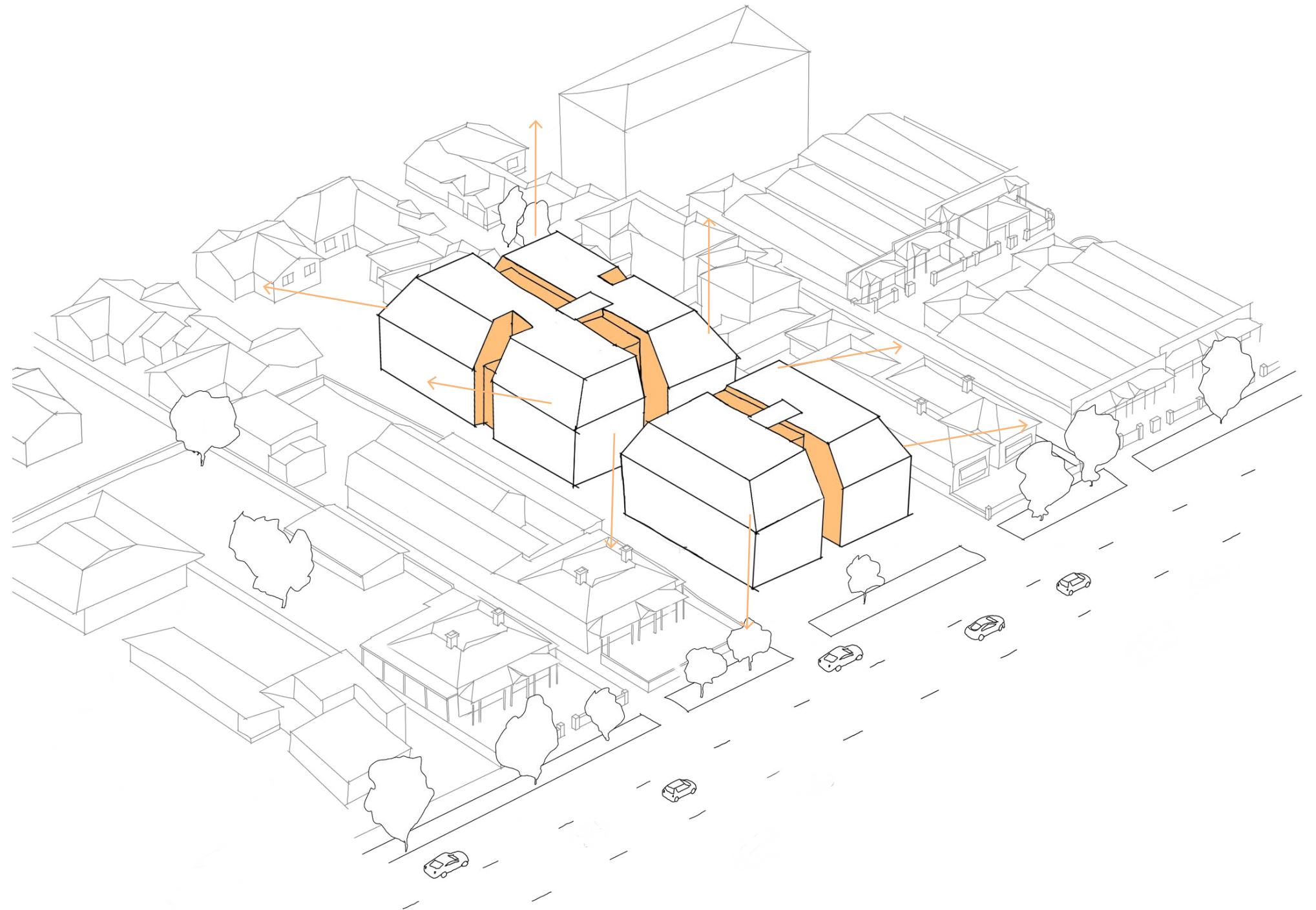
Boutique Offering

The design introduces a residential-scale massing that thoughtfully aligns with planning guidelines, an intimate grouping of residence sensitively sited to minimise overlooking and maximise passive design principles.



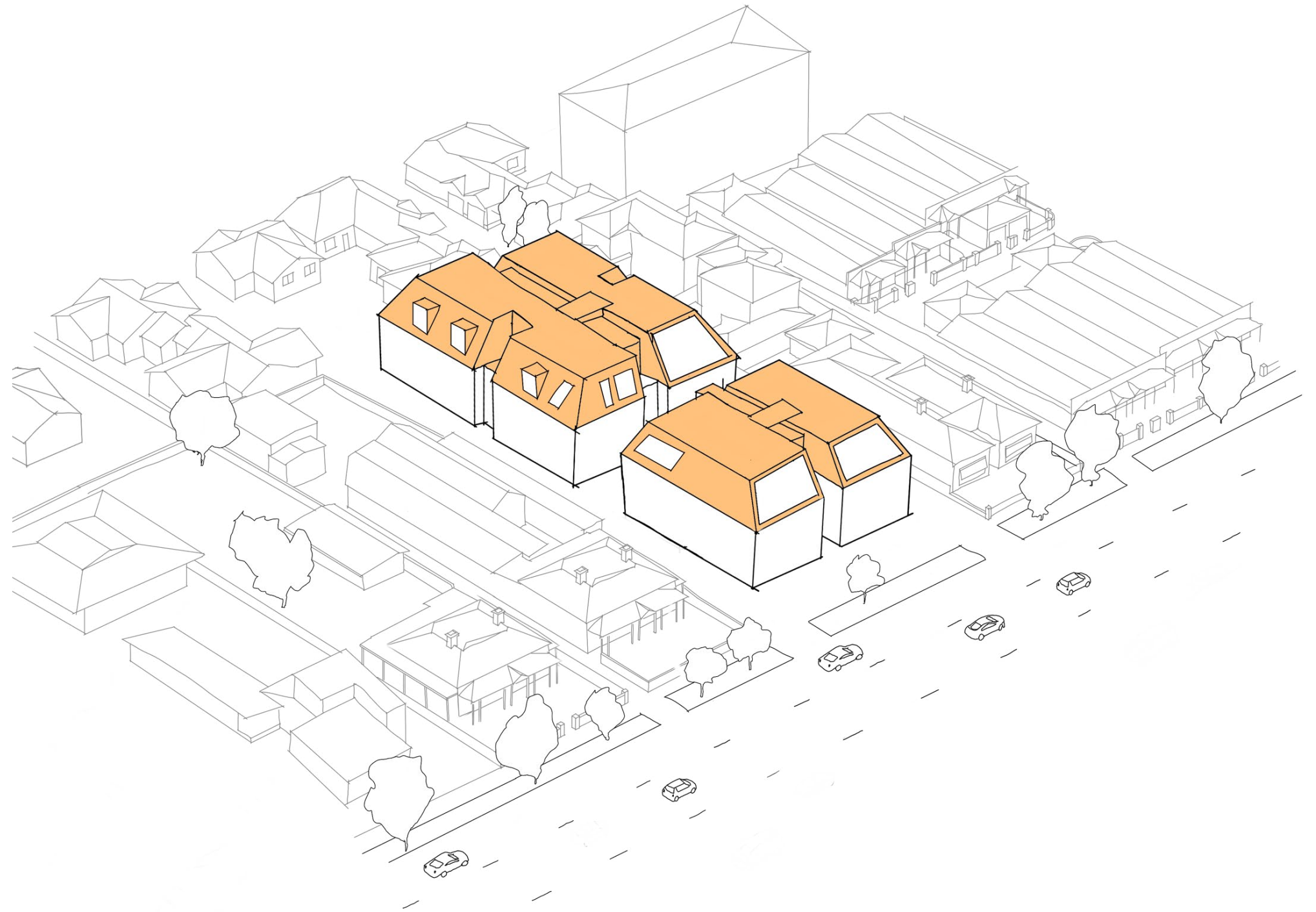
Respect Streetscape Rhythms

New development to acknowledge and respond to the established streetscape rhythm and forms. Create an anti-institutional feel by maintaining intimate groupings of residences.



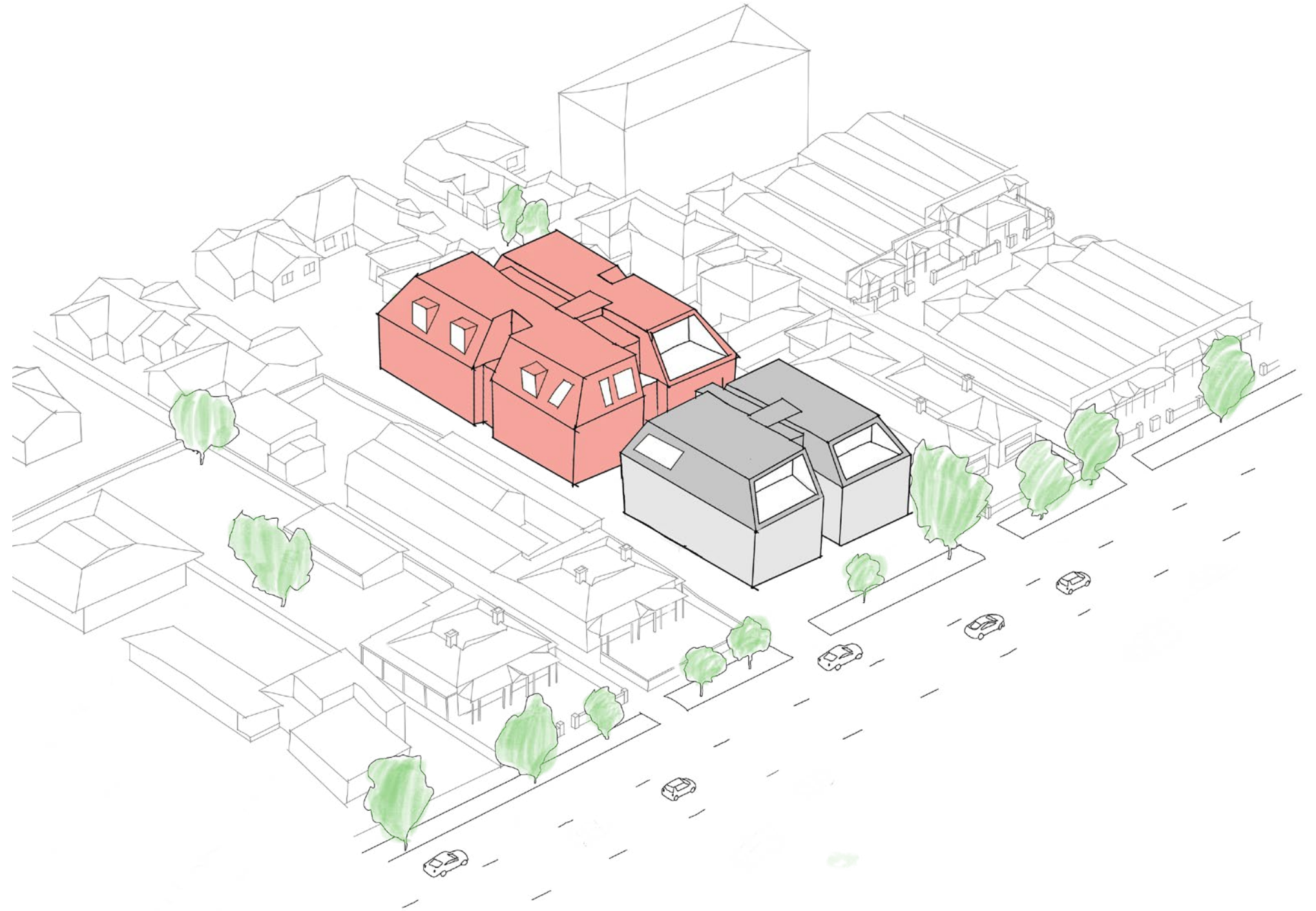
Inhabit Roof Forms

Utilise the roof forms to enhance residential opportunities



Responding to Place

The design seeks to seamlessly blend into the suburban environment by utilizing intimate-scale residential groupings. Not only in massing but in materiality and detailing to create a harmonious relationship between new developments and the existing heritage context.

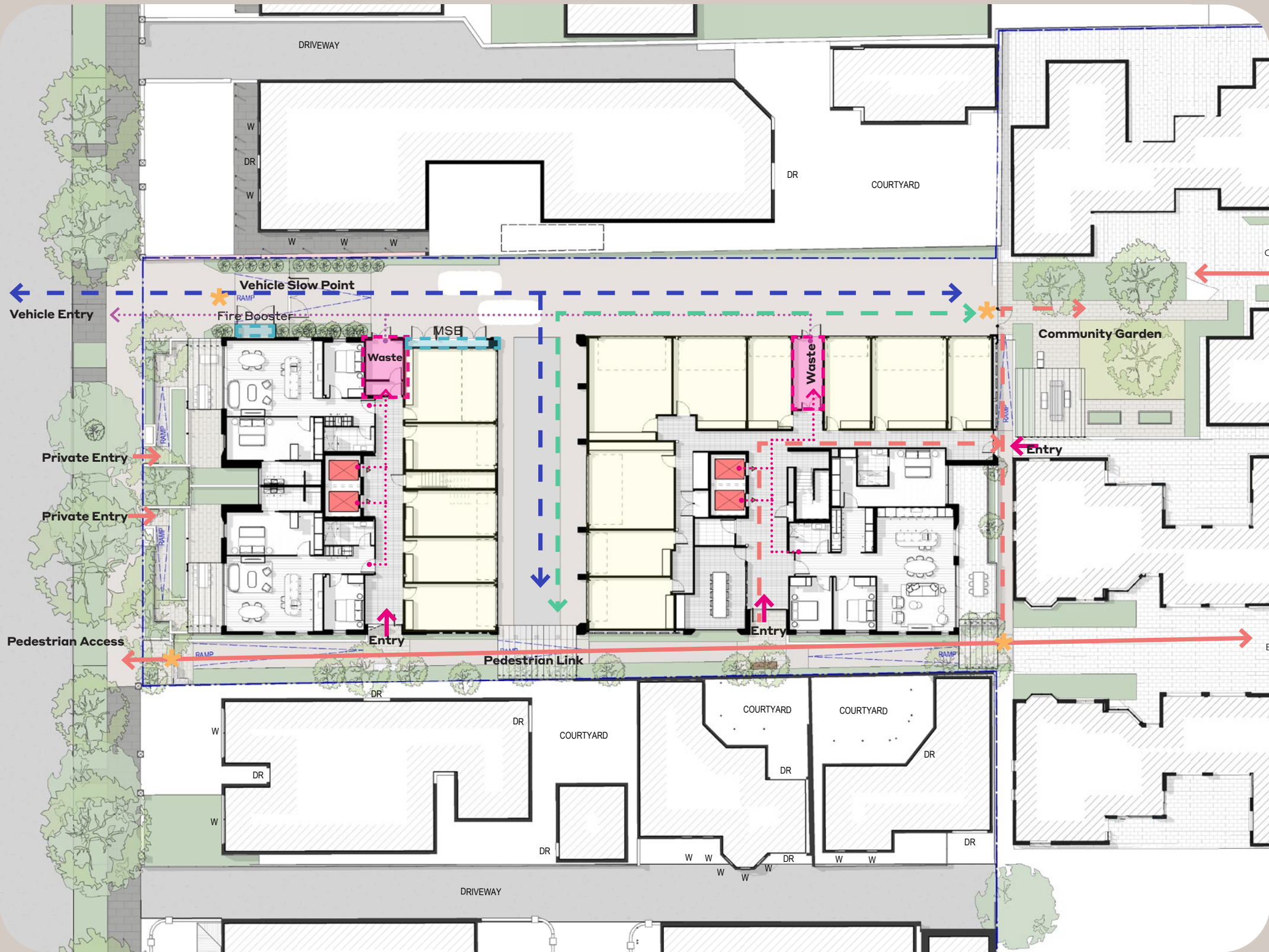


04

Public Realm

Public Realm

- Primary Pedestrian movement
- Secondary Pedestrian movement
- Vehicle Access
- Shared Pedestrian/Vehicle Access
- Vehicle Parking
- Waste Room
- Waste movement - By Resident
- Waste movement - By HH
- Services Integration
- Resident Entry
- After Hours Secure Line



Public Realm



Pedestrian Link

WOODS BAGOT



Community Garden



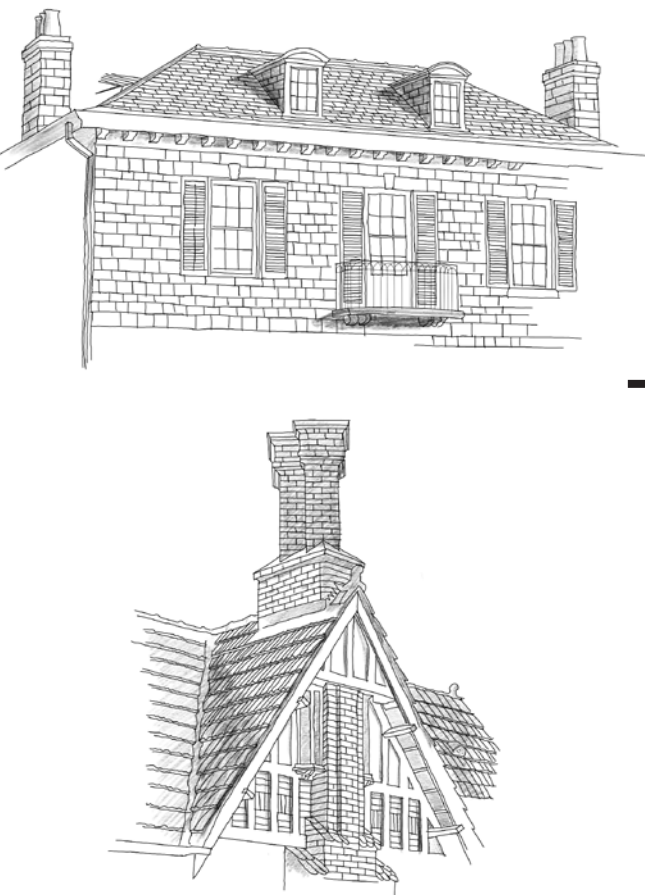
Building Entry

05

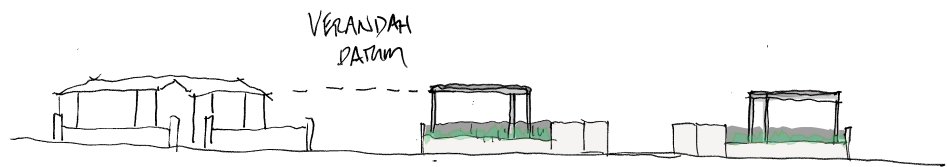
Facade

Facade Design Response

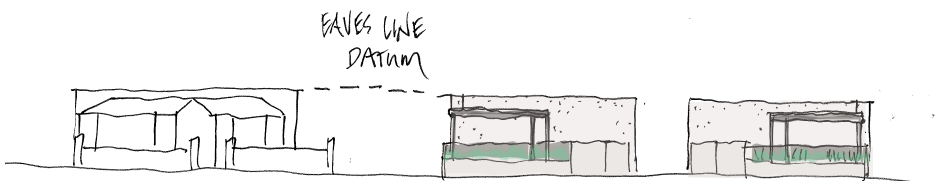
A Study of existing context



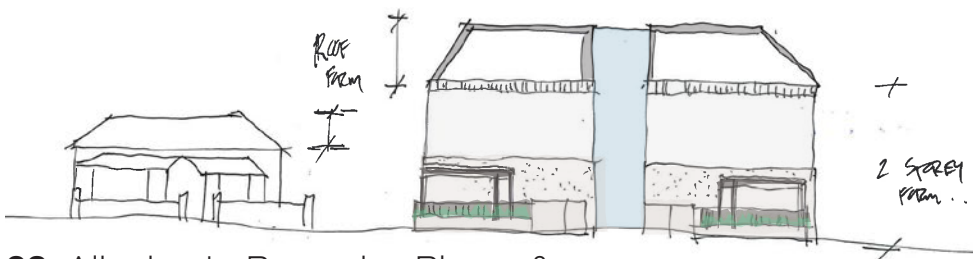
Proposed Architectural Form



01_ Respecting Verandah Datum

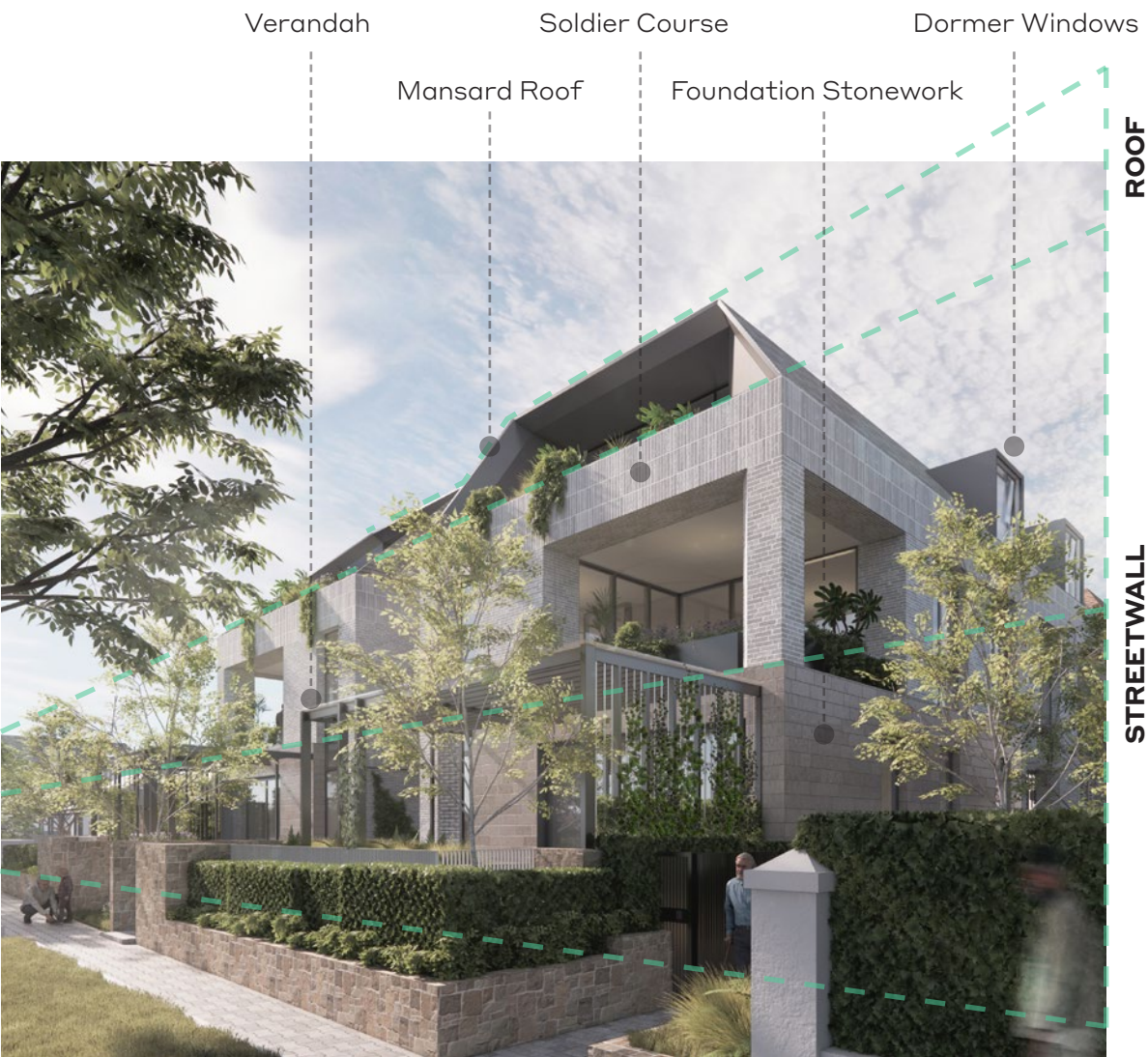
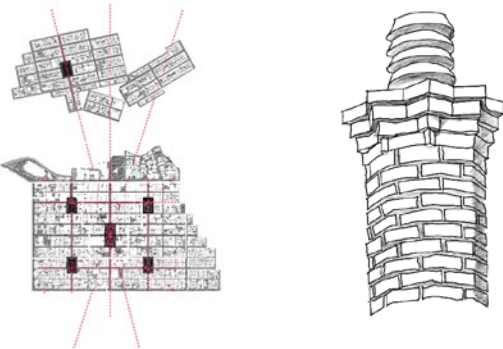


02_ Respecting Eaves Line Datum



03_ Aligning to Recession Planes & Referencing Neighbouring Roof Forms

North Adelaide's Diagonal Detail

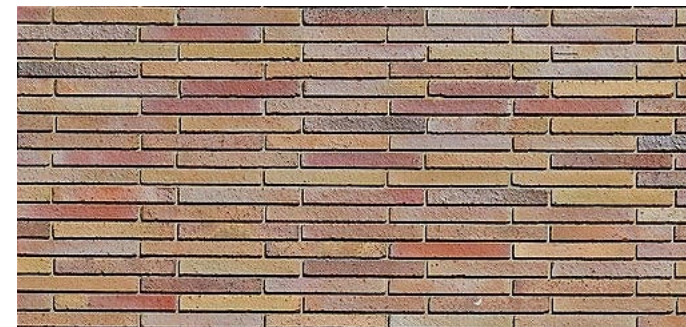
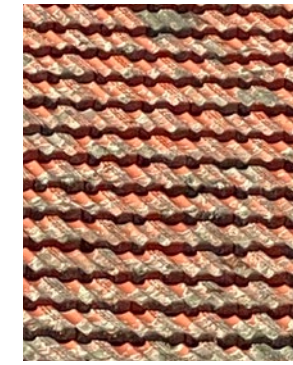
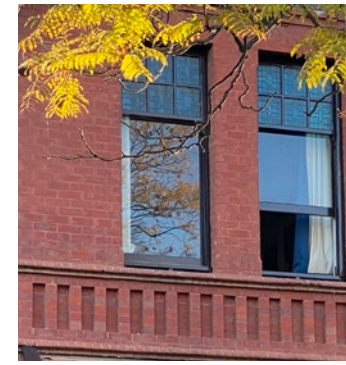




Childers Street

Facade Materials

The significant number of stone and brick residences, like these houses, constructed between 1860 & 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.





Childers Street



Childers Street

06

Crafted Homes

Residences Zones



PRIVATE / QUIET

PRIVATE / QUIET

Private / Quite spaces are located away from the Shared / Active spaces on the floorplan.

Considered entry and sightlines into private areas.

Provide visual connection to the outdoors and access to natural light.



SHARED / ACTIVE

'Corner Living' - Shared / Active spaces are located on the corner of the floorplan to make the most of the expansive vistas beyond.

Ensure sufficient space to allow for comfortable circulation and the ability to entertain guests.

Provide connection to the outdoors and access to natural light.

Design for Aging in Place - Key Considerations



3 Bed 2 Bath Apartment

07

Drawing Set
