

The relocation of the Royal Adelaide Hospital provides a significant opportunity to create a civic and cultural hub connecting the Parklands, the University Campus and the City. The proposal takes a considered and imaginative response to the evaluation criteria to provide a series of lively, functional, and people centred spaces. A majority of the site is cleared for a new organisational framework that draws on Colonel Light's vision of axes and geometrical hierarchy which underlies the unique character of the City of Adelaide.

AXES The important location of the site suggests grand formal gestures. Two major intersecting axes are proposed to define each space and integrate it with surrounding connections. One axis is generated by the extension of the Ayers House forecourt northwards across a lowered section of North Terrace, connecting Rundle Street and the CBD to the parklands. The other axis connects the university, via Margaret Graham House to the west of the site and the Botanic Gardens beyond.

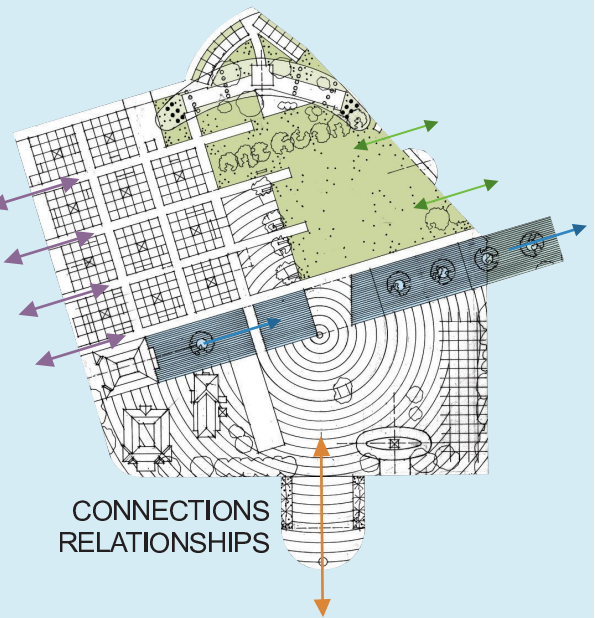
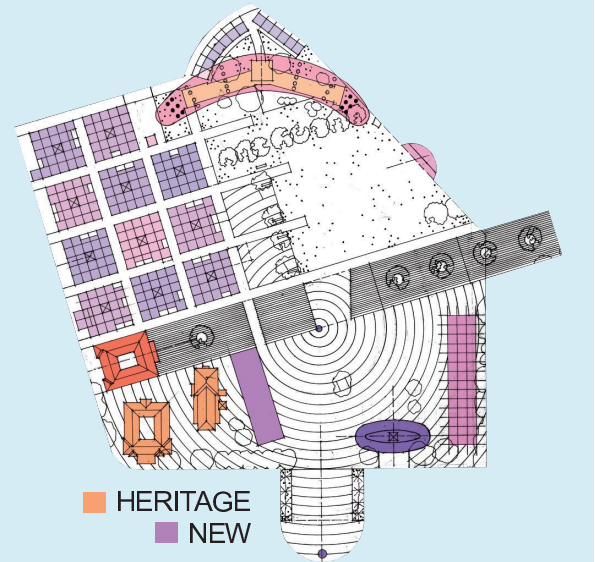
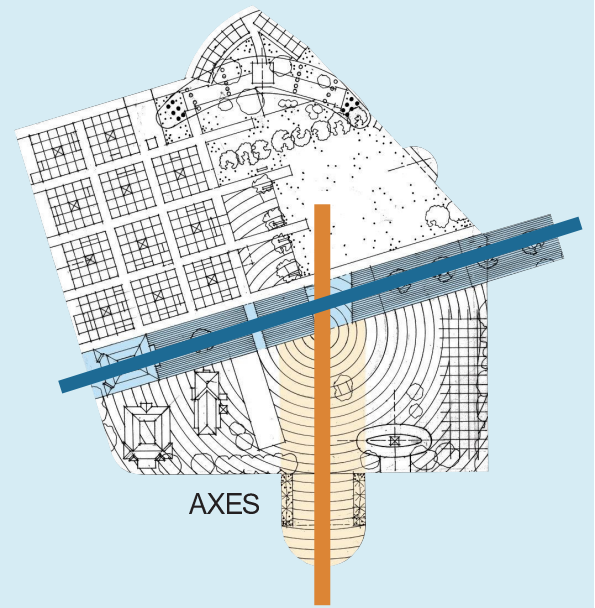
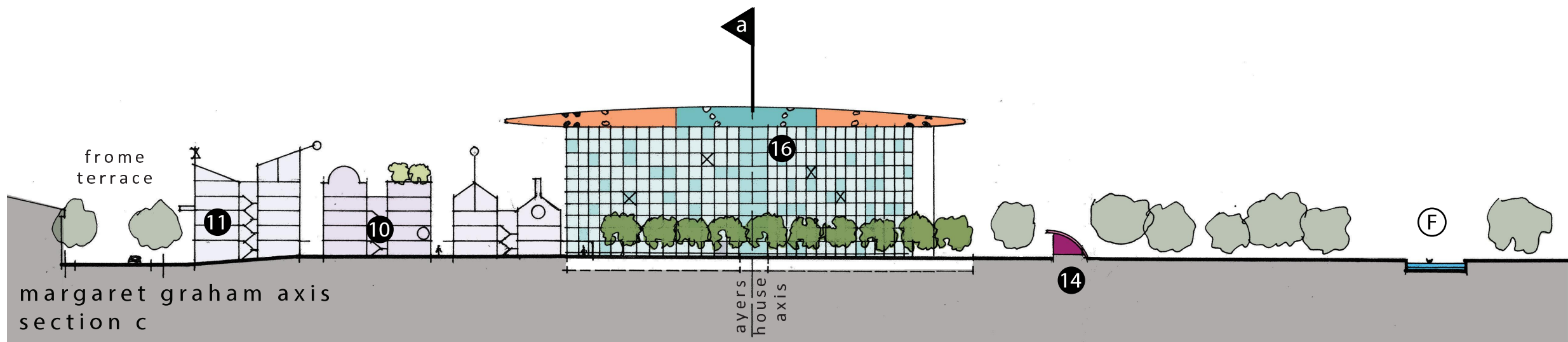
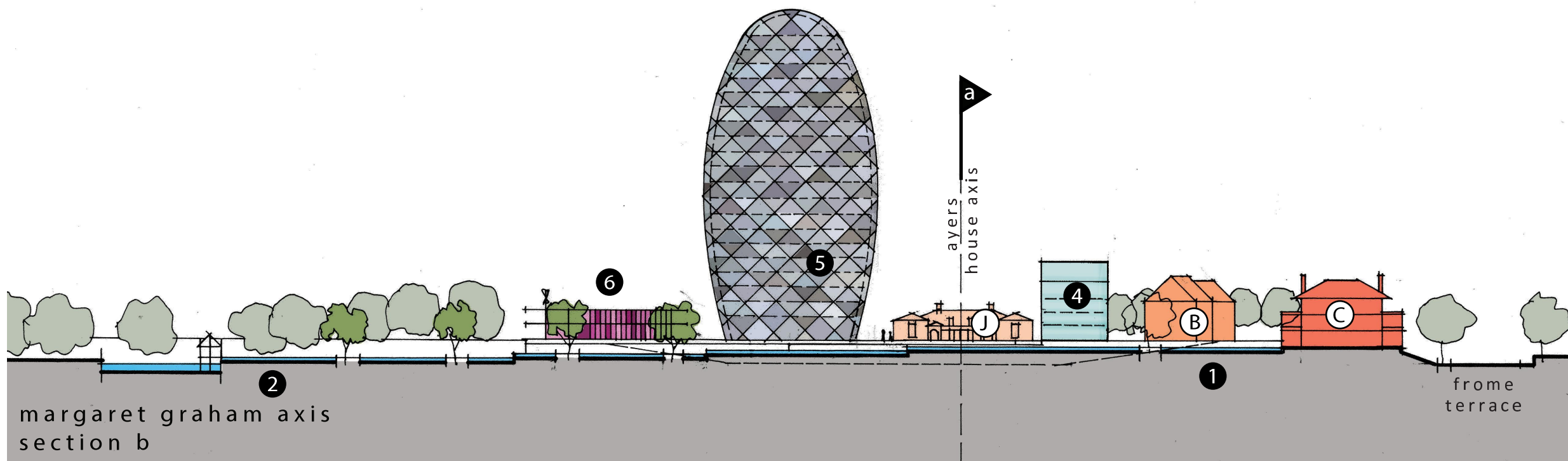
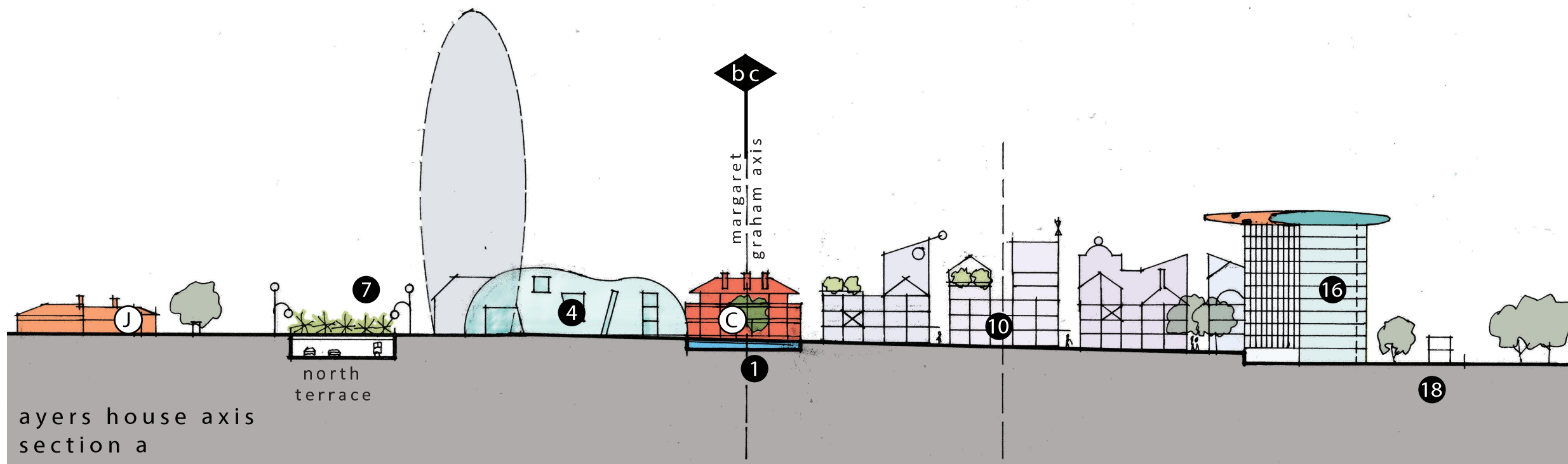
NORTH TERRACE PLAZA A new civic centre generated by the boundaries of the two axes with three new buildings arranged around its perimeter - an iconic hotel, hospitality pavilion & information centre.

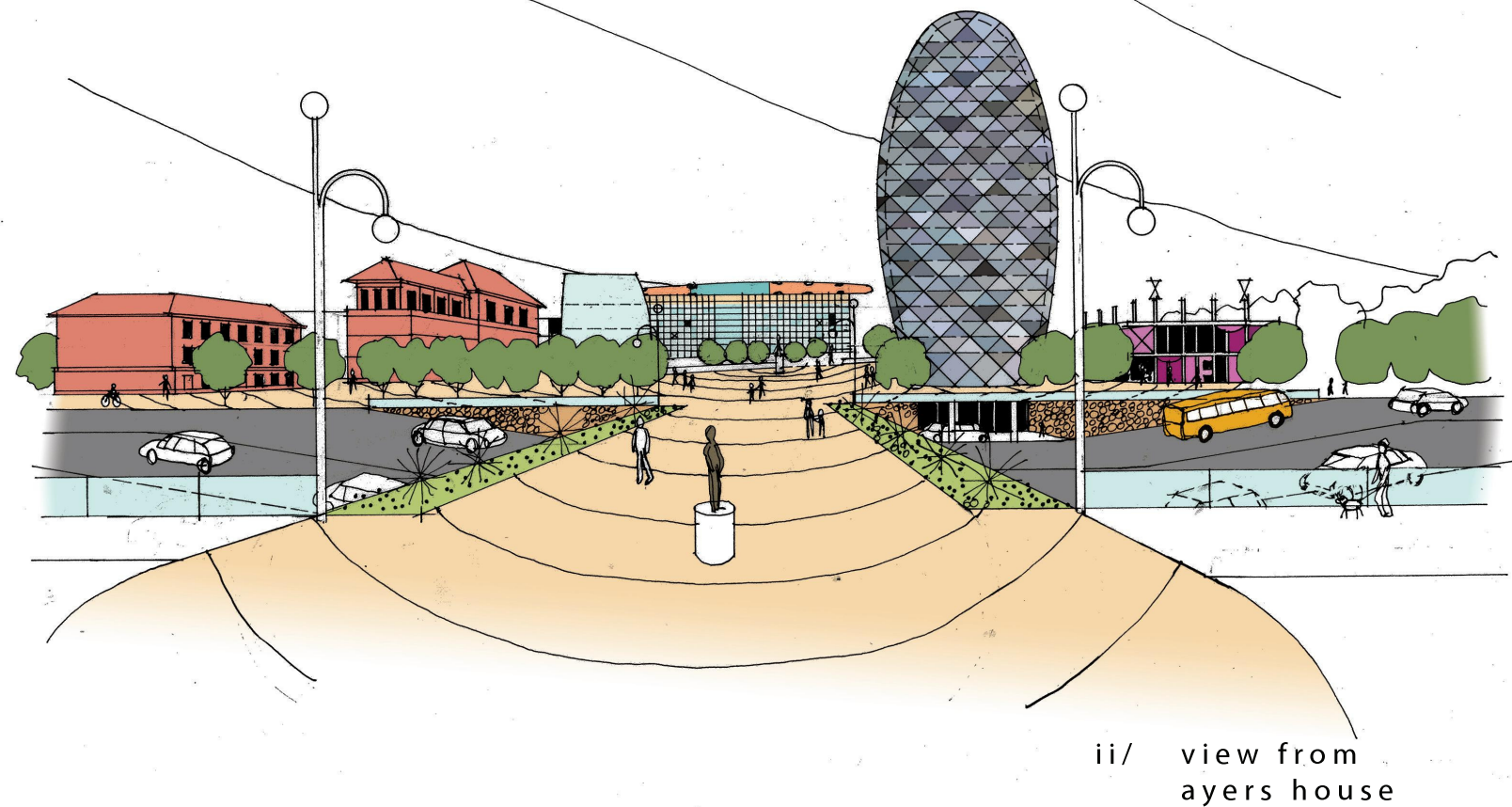
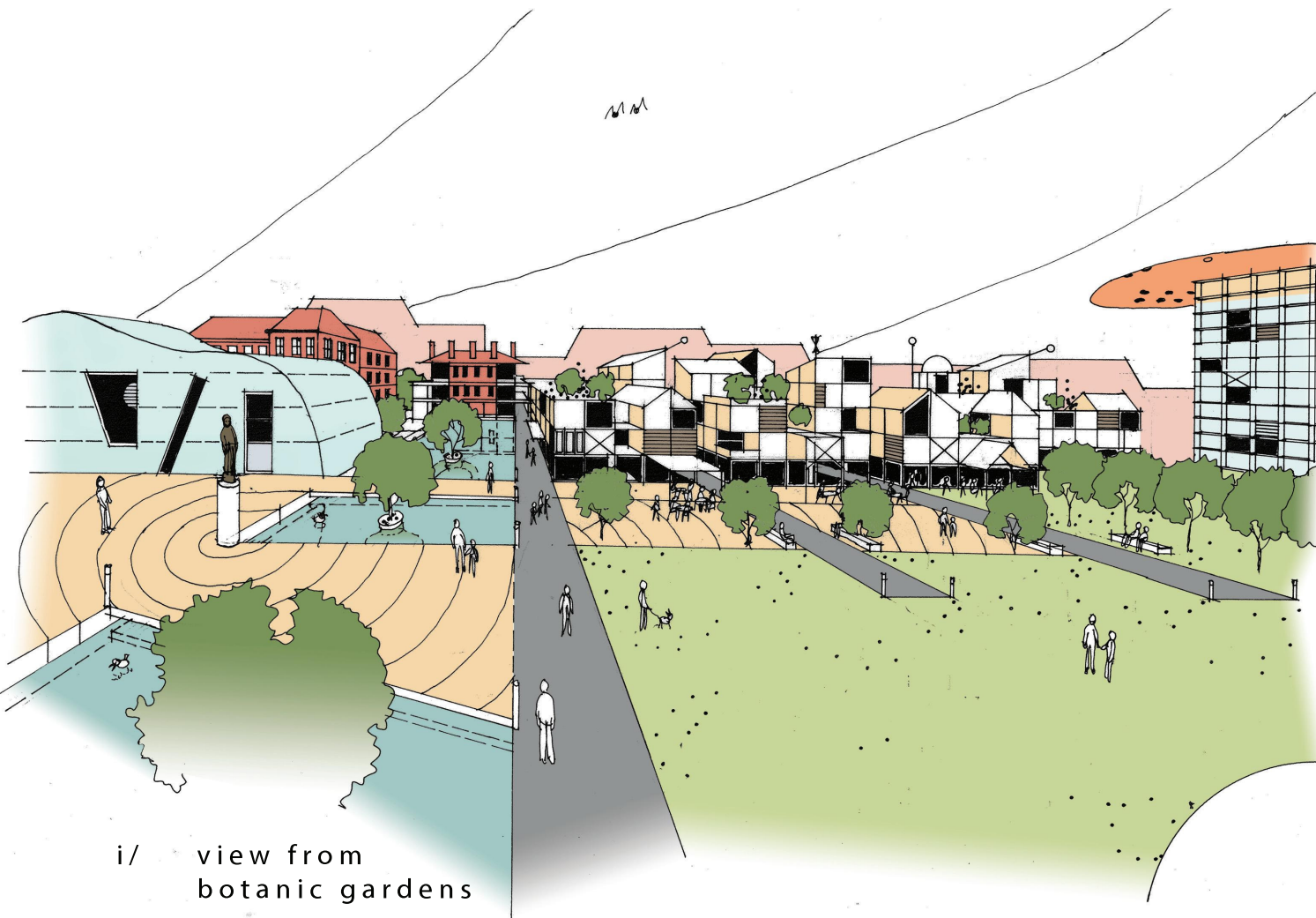
BOTANIC GARDENS EXTENSION A large grassed area proposed as a level extension to the Botanic Gardens where passive and active uses can take place.

LANEWAYS GRID A grid of modular, multi-purpose buildings surrounded by active-edge laneways between Frome St. and the extended Botanic Gardens.

RETENTION OF EXISTING BUILDINGS The northern residential high-rise is retained and enhanced. Three significant heritage buildings at the south western corner are retained with adaptive re-use. Fragments of the facades of existing buildings are integrated into the Laneways Grid.

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| 1 | RILL POND TO GARDENS | 18 | NEW TERRACE HOUSES |
| 2 | SWALE | 19 | RELOCATED STATUE OF COL. WILLIAM LIGHT |
| 3 | NORTH TERRACE PLAZA | 20 | PUBLIC EDIBLE GARDENS REPLACE EXISTING BUILDING |
| 4 | INFORMATION CENTRE | A | WOMANS HEALTH CENTRE |
| 5 | PLATYPUS HOTEL | B | ALLIED HEALTH CENTRE |
| 6 | HOSPITALITY PAVILION | C | MARGARET GRAHAM BUILDING |
| 7 | AYERS PLAZA WITH NORTH TCE BELOW | D | UNIVERSITY OF SOUTH AUSTRALIA |
| 8 | LINK TO UNIVERSITY | E | EXISTING CARPARK TO REMAIN |
| 9 | FROME ROAD PLAZA | F | KAINKA WIRRA MAIN LAKE |
| 10 | MULTI-PURPOSE GRID & LANE CLUSTERS | G | ADELAIDE BOTANIC GARDEN |
| 11 | MAINTAIN FRAGMENTS OF HANSON & ELEANOR HARRALD BUILDINGS | H | CONNECTION TO RUNDLE STREET |
| 12 | PAVED AREAS | J | AYERS HOUSE |
| 13 | BOTANIC GARDENS WEST LAWN | | |
| 14 | SOUND SHELL | | |
| 15 | NEW LINK TO EAST/WEST PATHWAY | | |
| 16 | RETAIN EXISTING RESIDENTIAL WITH NEW BOOMERANG ROOF | | |
| 17 | PLAYGROUND AREA | | |





CONNECTIVE RELATIONSHIPS Currently the Botanic Gardens are completely severed from the hospital site. A direct level link between the site and the neighbouring botanic gardens is opened. The traffic densities on North Terrace create a physical barrier to the free flow of pedestrians into the precinct. The proposal is to lower the roadway and create a pedestrian link across North Terrace from the city. Links are also developed from the university into the heritage area & Laneways Grid.

CIVIC & CULTURAL SPACE Open air exhibitions and events will be held on the new North Plaza. The Plaza overlooks a green space which blends into the Botanic Gardens. The open space facilitates drama & music events and public gatherings. The Margaret Graham Axis extends the buildings footprint as a reflective rill terminating in the western edge of the Botanical Gardens. Captive recycled water is an expression of the value of water in this dry environment. A partnership is created with the natural lake Kainka Wirra.

HERITAGE Four of the existing buildings on the site are retained. The link between The Womens Health Centre & The Allied Health Building is removed. The northern residential building has a new roof proposed, as a new 'egg-crate' facade for shading and architectural articulation.

BEST PRACTICE New buildings will be detailed and constructed to best practice and incorporate sustainable design principles such as thermal mass, solar / shading control and passive ventilation.

SUSTAINABLE The visitor centre, in addition to providing local information, will also have an educational role as to energy management and sustainable lifestyle choices. The iconic hotel is a 5 star building, passive environmental designed with a double skin facade, solar mitigation on the north face and water and energy management systems.

Other sustainable design highlights include; Vertical access turbines pump water for the rill and power for public area lighting; Bicycle access throughout the precinct; Waste management by separate systems for recycling, composting and general rubbish; Adverse stormwater events are mitigated by the swale at the Botanic Gardens end of the rill.

As an adjunct to the greater area development, the existing two storey building on the south-east corner of Frome Rd and North Tce could be removed and replaced with a community edible garden.

VIABLE The commercial viability of the new buildings proposed, together with the adaptive re-use of the retained buildings, is an achievable proposition.

In the Laneways Grid the range of uses, including university spaces, retail, offices, residential units, is reflected in the architecture, which although disciplined by the grid, allows individualised insertions, recesses, projections and roof silhouettes.

New low-rise terrace housing is provided to the under-utilised Northern projection of the site.

The broad appeal of the created spaces will attract sufficient numbers of city office workers, local residents, students and visitors to make the construction and sustainability of the development affordable.