



Case Study 10

Peninsula Private Hospital

Frankston VIC

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With governments of all persuasions seeking to reduce their 'exposure' to health costs, the private sector has stepped in to develop new services and facilities. Peninsula Private Hospital in the outer Melbourne bayside suburb of Frankston draws on a large population stretching from industrial Dandenong to the semi-rural Mornington Peninsula.



Each ward overlooks one of the tranquil courtyards. The wall banding theme (cream bands in red) has been reversed in the paving.

CLIENT:	Hallmark Properties
LESSEE:	Private Health Care Services of Australia
ARCHITECT:	K Kyun Tai Architects
BUILDER:	Australian Property Network
BRICKLAYER:	Brian Williams
PROJECT COST:	\$25 million
PHOTOGRAPHY:	Martin Saunders, Tim Turner

Located at the intersection of two major roads, the 2.7 ha site is backed by a proposed freeway extension. The brief called for the design of a 150 bed facility (including 30 day beds) with four operating rooms offering general acute surgical and medical services.

As an experienced structural engineer, the project manager, Allan Hayes, director of Private Health Care Services of Australia, understands the language of building design. "Many buildings are being built out of precast, tilt-up concrete panels. It's become a fashionable thing to do that because it saves time and it saves cost," he considers. "We didn't want to go that way. We wanted a more traditional building that's got everlasting, timeless appeal. We think that by putting up a building that has a facade of concrete and putting a painted, textured cover over it would date it and be high maintenance. That's why we insisted on going back to the brick." The complex is a series of two storey and single level structures clad in face brickwork. "We wanted to dress it up a bit and give it some special features," he explains. "So we designed it with a plinth that goes right around the base of the building to give it a visual foundation." The walling is banded with cream bricks at both levels, a theme that continues through the sills and pillars. Windows are very neatly detailed with chamfered reveals and sills, again banded in cream.

The imposing entry clearly shows the banding theme used throughout the design with three-course soldiers at both levels and cream bands capped with plinth bricks at the lower level.



The hospital comprises a series of brick-veneered buildings with a total floor area of 11,000 m². The 2.7 ha site has 200 car spaces.



As an experienced structural engineer, the project manager Allan Hayes strongly influenced the high level of design detail. He also chose face brickwork because of its timelessness and low maintenance qualities.

The low maintenance qualities of brick also influenced its selection according to Allan Hayes. "There shouldn't be any maintenance on the bricks themselves, other than a bit of a wash down, which the rain does most times anyway!"

Standard mortar was used throughout with tooled joints. The builder, Michael Watson of Australian Property Network, says the bricklayer, Brian Williams "did an exceptional job."

Peninsula Private Hospital reached practical completion in August 1999. Not surprisingly, Allan Hayes is upbeat about his company's latest investment: "We've leased it for a total of 20 years and we don't expect it to be at its use-by date by then."



Bands of cream bricks envelop the building at the sill levels of both storeys, accented by plinth bricks at the lower level. Note also the chamfered reveals.