

## Program Summary:

A new wing to an existing retirement community with a skilled nursing facility and wellness center.

## Program Statement:

In July 2013 the firm completed a new, 3-level wellness and skilled nursing facility for an existing retirement community in Uptown New Orleans on the Mississippi River. The new building, which adjoins an existing 12 story tower, features 56 private resident rooms, each with its own bath. Two 14-bed wings are joined on each of the upper two floors to a shared community center that houses living, dining and activity rooms with a central nurse's station and offices.

The ground level, which supports the active members of the aging community, contains a spa, natatorium, fitness and exercise facilities, locker rooms, a cafe, art room and a non-denominational chapel.

The building is oriented on a north-south axis to take advantage of the river views and preserve the remaining site for future expansion. Resident rooms were paired within bay windows behind a zinc-clad "shield" allowing for a generous amount of daylight to slip into the rooms from the north or south without allowing hot, low light to enter the living spaces from the east and west. Clad in locally made St. Joe Brick, the central hub of the building also has generous exterior porches on the east and west protected by masonry piers. The Natatorium contains a 3-lane, 75 foot salt water pool housed in a separate structure to prevent humidity issues from affecting the main building. Its placement allows for a shaded courtyard for the community. This is the firm's first environment for aging project.

# A-135.01

Building Area: (sf)  
**60,952 sf**

Cost per Square Foot:  
**\$255**

Construction Cost  
**\$15,534,260**

Date of Completion:  
**July 2013**

## A-135.02

View of the East side of the complex showing the natatorium in the foreground. The previously constructed 12 story residential tower is beyond to the South.



# A-135.03

Resident rooms have bay windows and are protected by zinc-clad "shields" that protect residents from hot east and west sun exposure.

These two-story elements are proportioned to recall narrow shotgun house forms and two-story galleried houses prevalent in the Uptown New Orleans neighborhood.

Daylight is provided at the top level corridor by a line of clerestory monitors that bring in warm, south light.



Skilled Nursing / Wellness Center

Natatorium



*New Orleans Houses*, Walker Evans, 1935



East Elevation

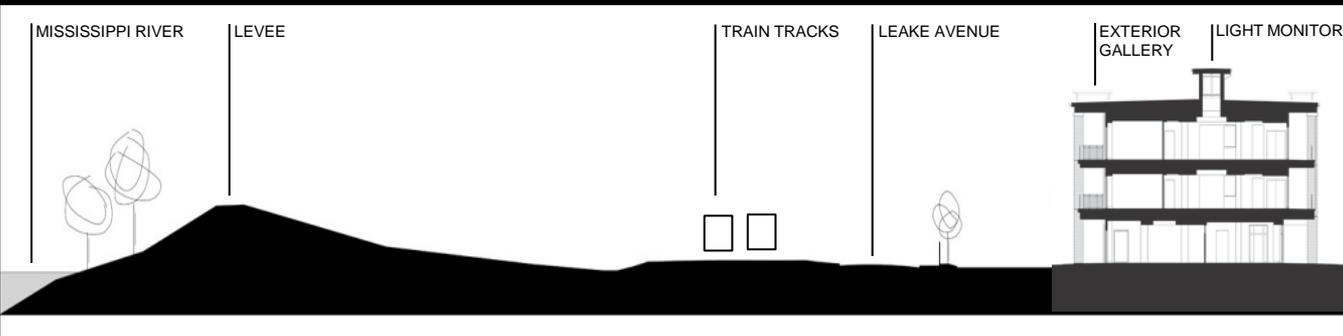


West Elevation

# A-135.04

## Riverside Elevation and Section

A generous exterior gallery provides views of the busy Mississippi River traffic and allows residents to take in sunlight and fresh air. The gallery is protected by a series of classically proportioned masonry pilasters that anchor the symmetrical composition of the building.





## A-135.05

### Main Entrance and Driveway

An allée of bald cypress trees visually connects the existing residential tower to the Natatorium.

Patterned brick below each bay add texture to the building. Side windows in each bay allow residents to see each other and feel a sense of community.

An interior courtyard between the building and the Natatorium can be seen at the far end of the photograph.

# A-135.06

View toward Natatorium

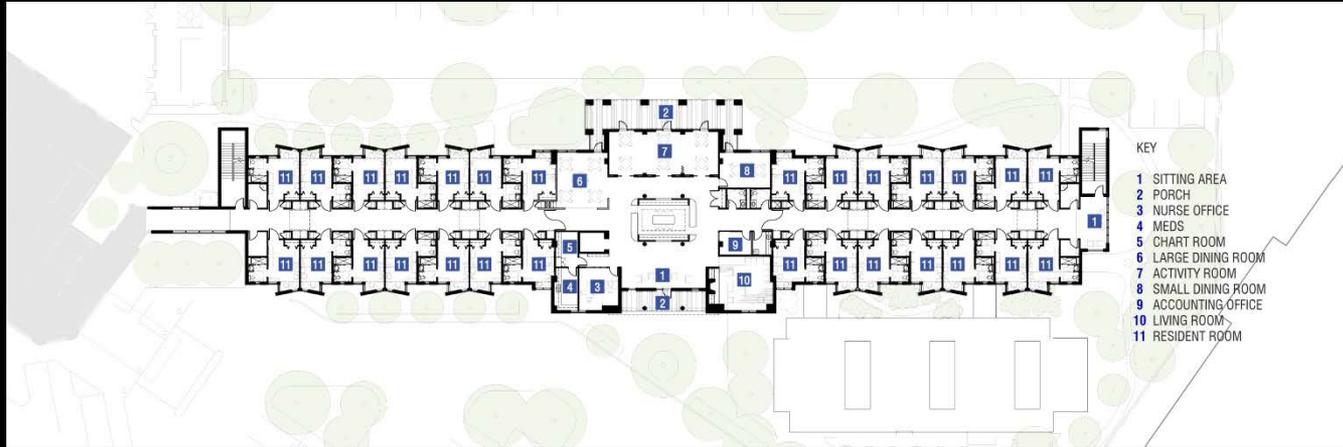
The one story Natatorium structure has a generous ceiling height and is spanned with glu-lam beams and structural wood decking. Views into the pool are protected by generous amounts of translucent glass allowing privacy and providing dignity for the residents within.

A landscaped plaza at the entrance enhances the arrival experience for family and friends visiting the residents within.

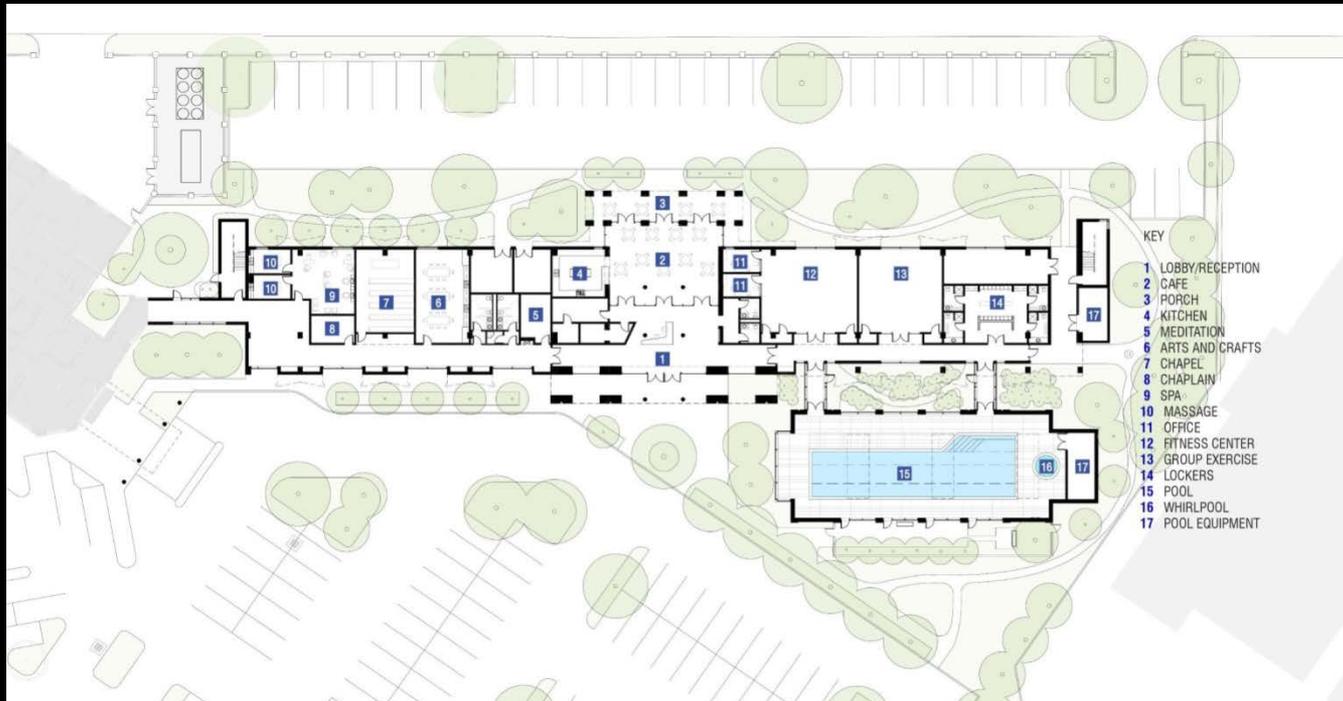


# A-135.07

Second Floor Plan



Ground Floor Plan



# A-135.08

Clockwise from top:  
Gallery, Entry Lobby and Café

Visiting family members enter the building through a generous art filled lobby. This leads into a café with a demonstration kitchen where residents can meet with each other and family members or watch food being prepared.

The first floor gallery spaces function as a "main street" for the Wellness Center providing access to a number of venues: a spa, chapel, meditation room, chaplain's office, art studio and a fitness center.

Stained glass windows were salvaged from St, Anna's Nursing Home and displayed as artwork opposite the chapel entrance.

Seating areas throughout the gallery spaces provide opportunities for conversation.



# A-135.09

Clockwise from top: Nurses' Station, Activity Room, Living Room

The concept for the nursing floors was to create a hub or activity center where residents could feel at home and close to the support staff.

The Nurses' Station functions as a serving kitchen and also an informal gathering space where residents can visit with the nurses and staff.

Activity rooms on the river side act as the TV room or den for the floor and open onto the exterior gallery.

A living room or parlor provides a place where residents can entertain visiting family and friends over a snack or cup of tea.



# A-135.10

Clockwise from top :  
Resident's Room, Resident's  
Bathroom, Axon of Unit Plan

Great care was given to creating a light-filled resident's room and private bath. A bay window provides a nook for a desk or easy chair and a place to chat with family members.

Light slides into the bay from the north and south and a picture window in a smaller format offers a framed view of the river to the west or live oaks to the east. This small, operable casement window also provides emergency egress access for firefighters.





## A-135.11

### Riverside Gallery

Generous galleries function as back porch spaces for fresh air and sunlight with framed sunset views of the Mississippi River.



## A-135.11

### Meditation Garden

An Asian-inspired bamboo courtyard between the Wellness Center and Natatorium provides a shaded space to read a book or visit with friends.

A connector, seen beyond, provides access to the Natatorium from the locker and exercise rooms in the Wellness Center.

# A-135.12

## Natatorium

A 75-foot three-lane, salt water pool is augmented by a large whirlpool tub that seats six. The room is spanned by pine glu-lam beams and a wood ceiling to provide a warm and welcoming feel for the residents.

Generous amounts of daylight are provided by twelve-foot high window bays on three sides of the room. Obscured glass provides privacy on the two public exposures. The Meditation Garden can be seen on the right.



Project Name:  
Lambeth House Nursing and Wellness  
Center

Project Location:  
New Orleans, Louisiana

Owner/Client:  
Lambeth House

Architect(s) of Record:  
Waggonner & Ball Architects  
2200 Prytania Street  
New Orleans, Louisiana 70130

Project Team:  
Mac Ball, Principal-in-Charge  
David Waggonner  
David Curtis, Project Architect  
Paul Gamard  
Kenner Carmody  
Dennis Horchoff

Landscape Architect:  
Twin Shores

Consultants:  
Structural/Civil: Schrenk, Endom & Flanagan  
MEP: MCC Group

General Contractor:  
Carl E. Woodward, Inc.

Photographer(s):

Slide 3: *New Orleans Houses*, Walker Evans  
Slide 11: Waggonner & Ball Architects

All other images by Alise O'Brien  
Photography.

**A-135.x**