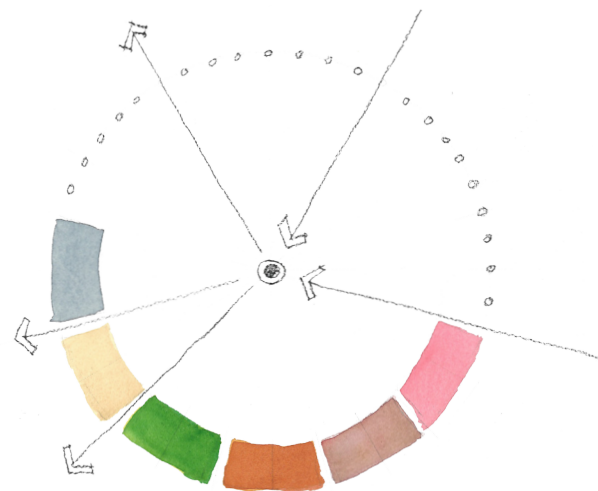




VIEWS ANALYSIS



ARMIDALE SECONDARY COLLEGE

RESPONSE TO SUBMISSIONS

FEBRUARY 2019

INTRODUCTION

This views analysis compares five (5) existing perimeter views of the Armidale High School to corresponding proposed views of the Armidale Secondary College. Photographs of existing conditions were taken at regular intervals around the site perimeter in February 2018 to inform the Heritage Impact Statement prepared for the development of Armidale Secondary College. The views analysis primarily addresses the assessment of significant heritage views which are documented in the Heritage Assessment included in the Heritage Impact Statement, NBRS Architecture, June 2018.

The Heritage Assessment assessed significant views noting primary and secondary views as follows:

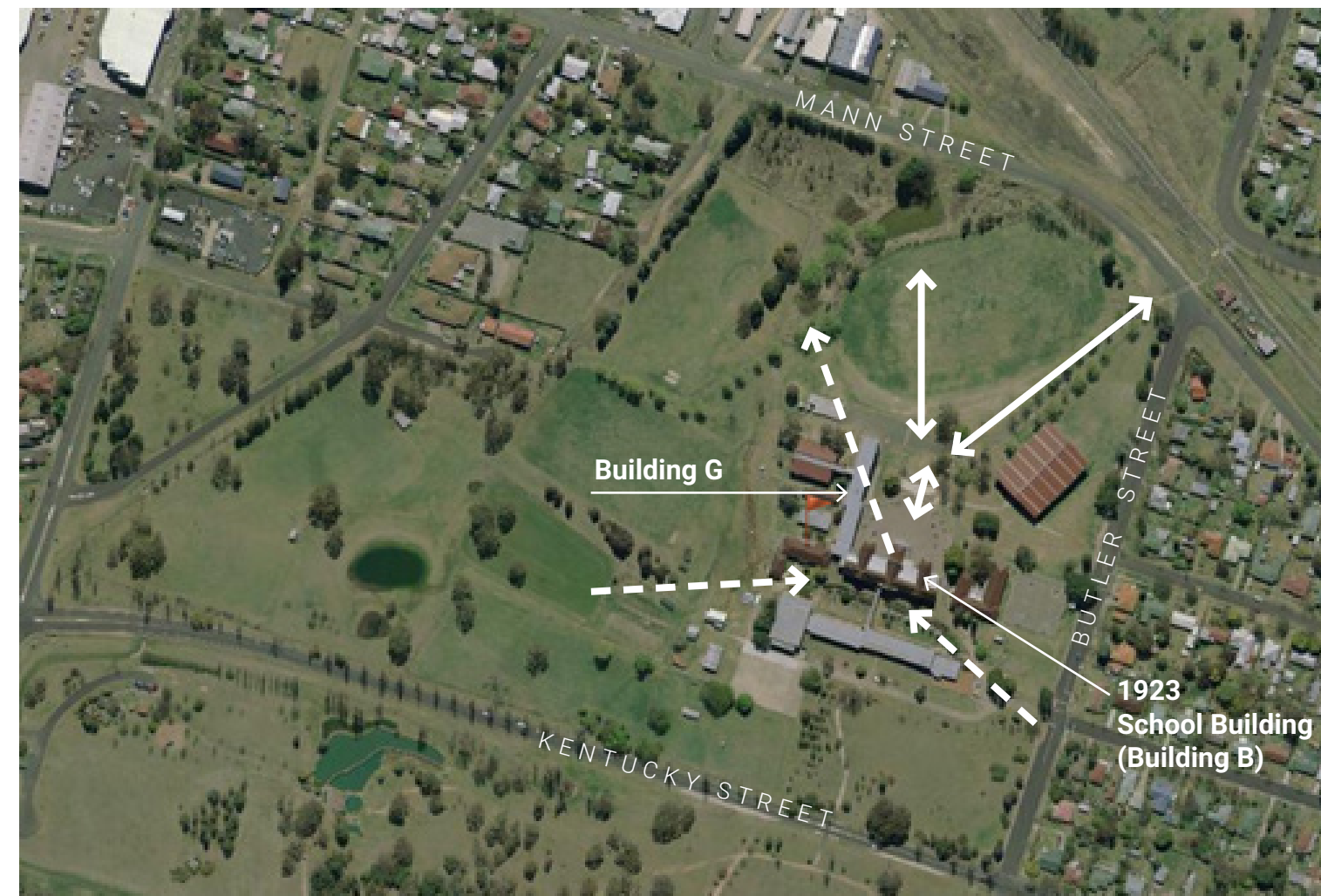
Primary views to and within the site include:

- View along Mann Street entry road to and from the school along the avenue of Elms,
- View to and from north elevation of the 1923 Classroom Building from the Assembly Area and from the wider sports ground to the north of the site.

Secondary views to and within the site include:

- View from the former Butler Street carriageway approaching the 1923 Classroom Building (Building B) from the east
- View from the former Butler Street carriageway approaching the 1923 Classroom Building (Building B) from the west
- Views from the first floor of Building B to the surrounding town and countryside in the north-west direction would be restored following the removal of Building G.

The topography of the area and vegetation on the site generally restricts views to the buildings from Kentucky Street.



— PRIMARY VIEWS
- - - SECONDARY VIEWS

INTRODUCTION

The Heritage Impact Statement responded to a number of statutory & regulatory documents and guidelines. The following statements are included in the Heriatge Impact Statement (June 2018).

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007:

The proposed development responds to and enhances the positive qualities of its setting, landscape and heritage. The overall layout and planning addresses the steep site and utilises the natural topography to respond to significant retained features and elements of the heritage item and the overall setting and significant views to and from the site. The historically important north facing open space of the assembly area is retained and enhanced. Its strong connection to RB White Memorial Drive is reinstated & its connection to the RB White Memorial Oval & views to the surrounding countryside area retained.

The original school building, identified as the heritage item is retained and adaptively reused. Its continued function as a canteen and teaching facility retains the integrity of the significant building. The original design intention of the south façade as the 'front' of the building is reinforced by opening up the hillside to the south in an amphitheatre and setting the new building well back so that views to the south façade form part of the everyday life of the school. The views to the prominent north façade are maintained.

NEW ENGLAND NORTH-WEST REGIONAL PLAN:

Significant views to and from the site are defined in the report. These were based on a views analysis completed by NBRSArchitecture in March 2018. The conclusions of the Heritage Assessment regarding the significant views were supported by independent peer review commissioned by DOE

HEALTHY URBAN DEVELOPMENT CHECKLIST NSW:

The proposal is based on the creation of neighbourhoods within the new school buildings to encourage inclusion and identity within a large school environment. The design recognizes and enhances the distinctive character of the 1923 building through maintaining a respectful distance, enhancing views, maintaining active use, not imitating the historic architectural design and not challenging the prominence of the significant element - particularly its dominant façade to the north.

HERITAGE ASSESSMENT:

Primary Views

The primary views to the north of the 1923 building will be retained in the proposed development.

Secondary Views

The view from Butler Street approaching the 1923 building is retained in the design along the pedestrian approach via the administration area and through the amphitheatre.

The views from the first floor of building B over the surrounding countryside is retained and enhanced through the demolition of Building G.

The design further responds to views within the site by creating an enhanced view of the 1923 building's south façade which was intended front façade in its original design but has been obscured due to topography, lack of access and the construction of Building A and its link in 1962.

IMPACT ON HERITAGE ITEMS IN THE VICINITY:

The Street Planting of Poplars (Item I247) and Arboretum (item I251) are both historically linked to the development of Armidale High School as a result of the progressive subdivision and reservation of land for public, recreational and educational purposes and the development and beautification of the town through the planting of trees.

The community and student involvement with tree planting in the arboretum and road reserve provides a social and historical connection between the three heritage items.

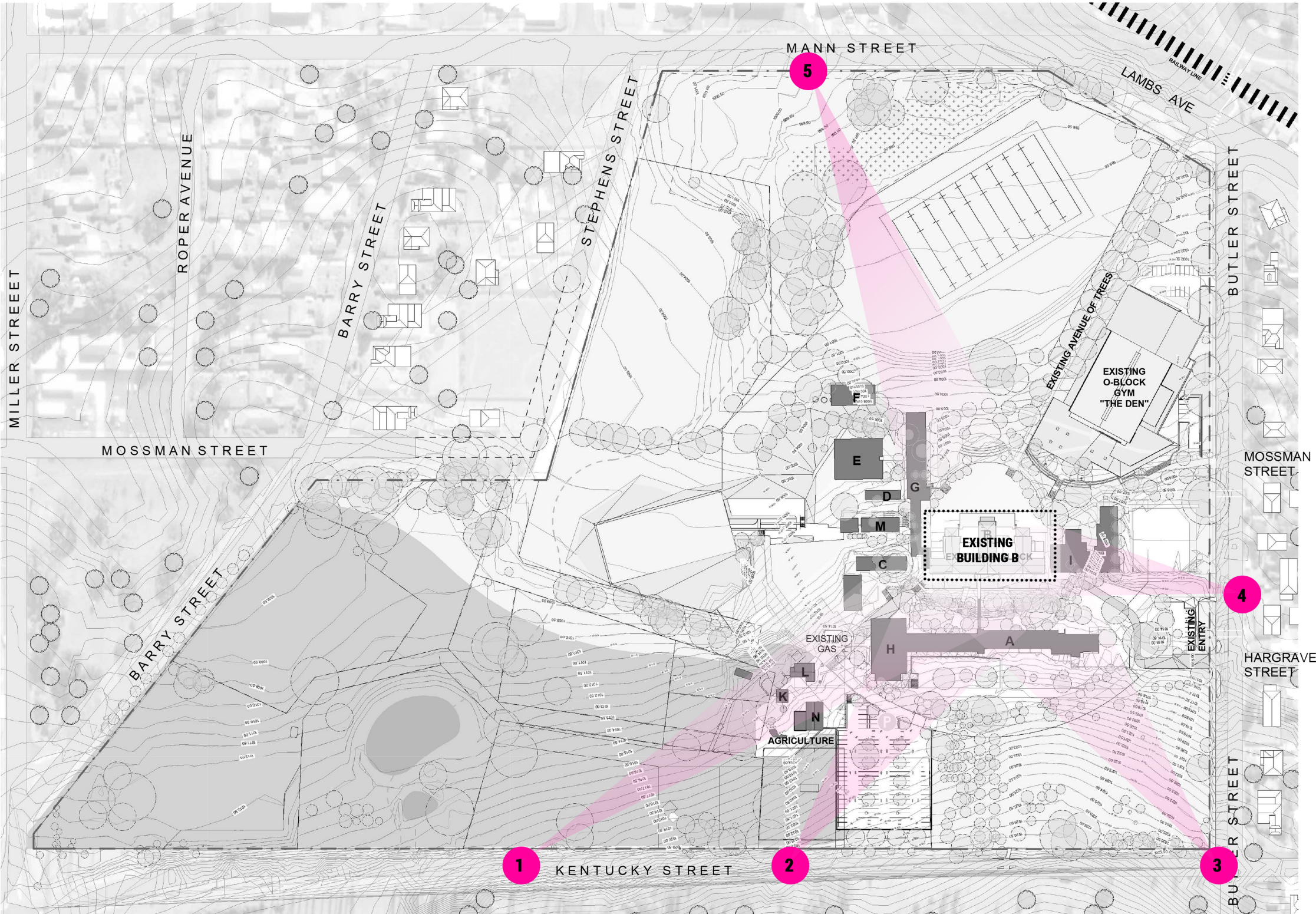
The proposed redevelopment of Armidale Secondary College retains the historic and social connection between the sites. The proposal does not involve any loss of fabric or disruption of views to heritage items in the vicinity.

CONCLUSION:

The findings of the Heritage Impact Statement concluded: All significant views to and from the heritage item will be retained and conserved.

VIEWS ANALYSIS

The following views analysis demonstrates the existing Armidale Secondary College, retains and conserves all significant views to the site.

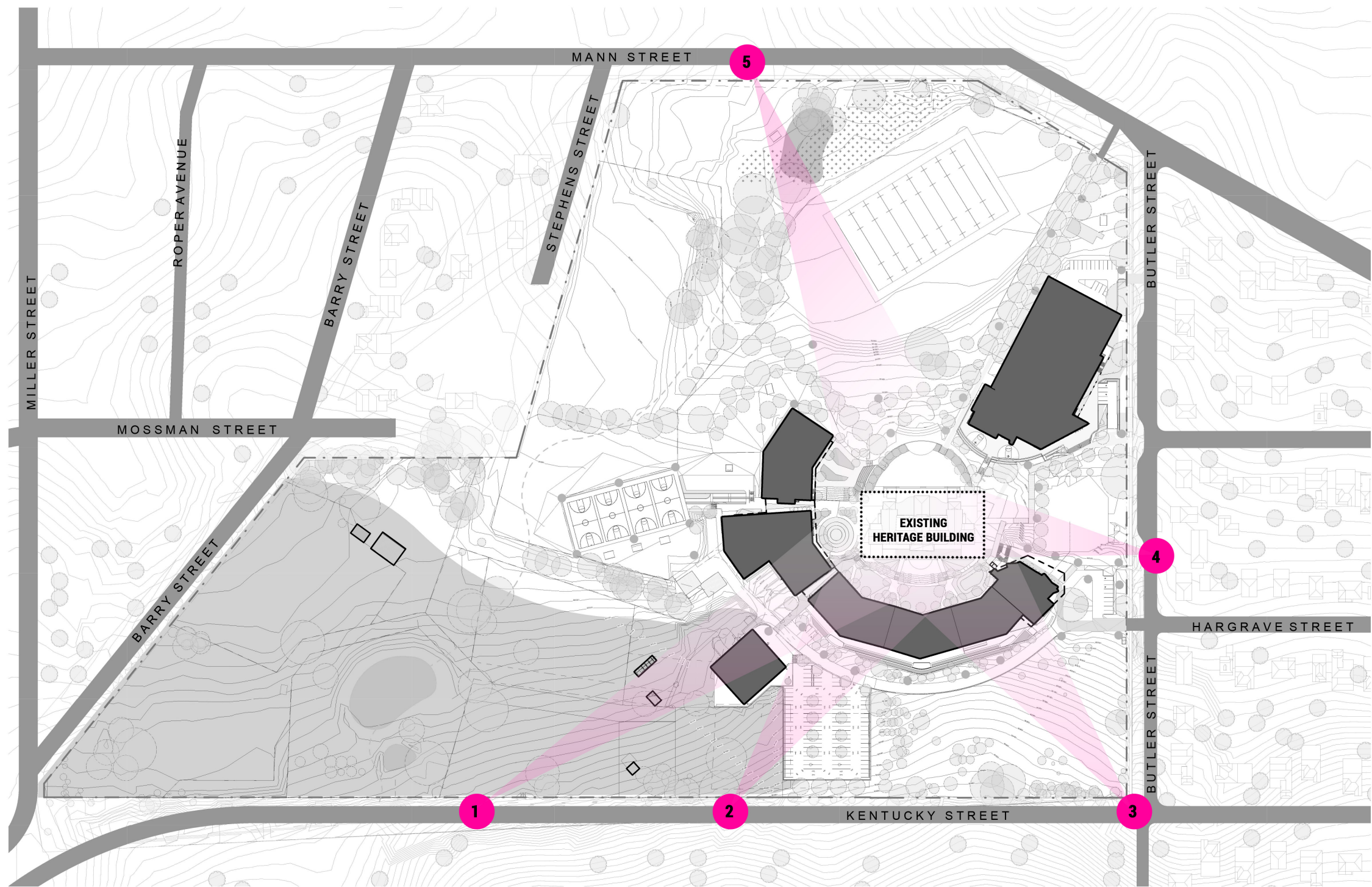


Views have been selected to demonstrate existing and proposed views into the site from the same viewing point. The following plans show the locations of these views on the existing and proposed site plans.



Plan showing existing layout (NBRSArchitecture, 2019)

VIEWS ANALYSIS



Plan showing proposed new layout
(NBRSearchitecture, 2019)

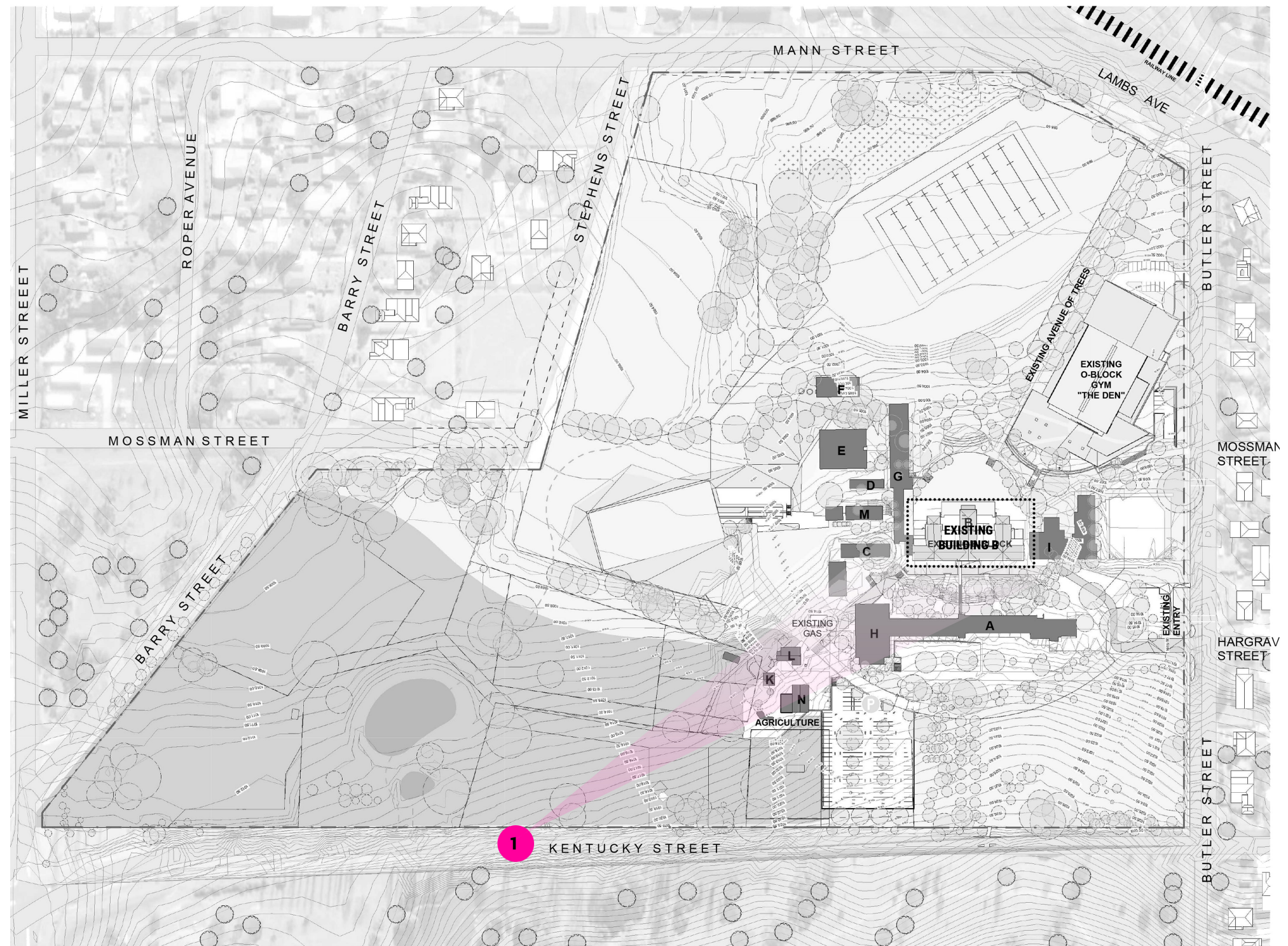
VIEW 1

EXISTING

Views to the site are progressively presented as the viewer travels east along Kentucky Street. Kentucky Street is the main thoroughfare to Armidale from the west, it has limited pedestrian traffic and no footpath adjoining the road verge.

From the junction of Miller and Kentucky Streets at the far western boundary of the site, glimpses through the trees provide views across the school's agricultural lands. The Arboretum extends up hill on the south and the school site falls steadily away to the north.

The views to the school buildings from viewing point 1 present a conglomeration of building styles which have been constructed over the life of the school. From careful observation the peaks of the 1920s school building can be distinguished above the existing rooftops. The Street Planting of Poplars, a local heritage item, continue along the southern edge of the site interrupting constant views to the group of buildings.





VIEW 1 - EXISTING

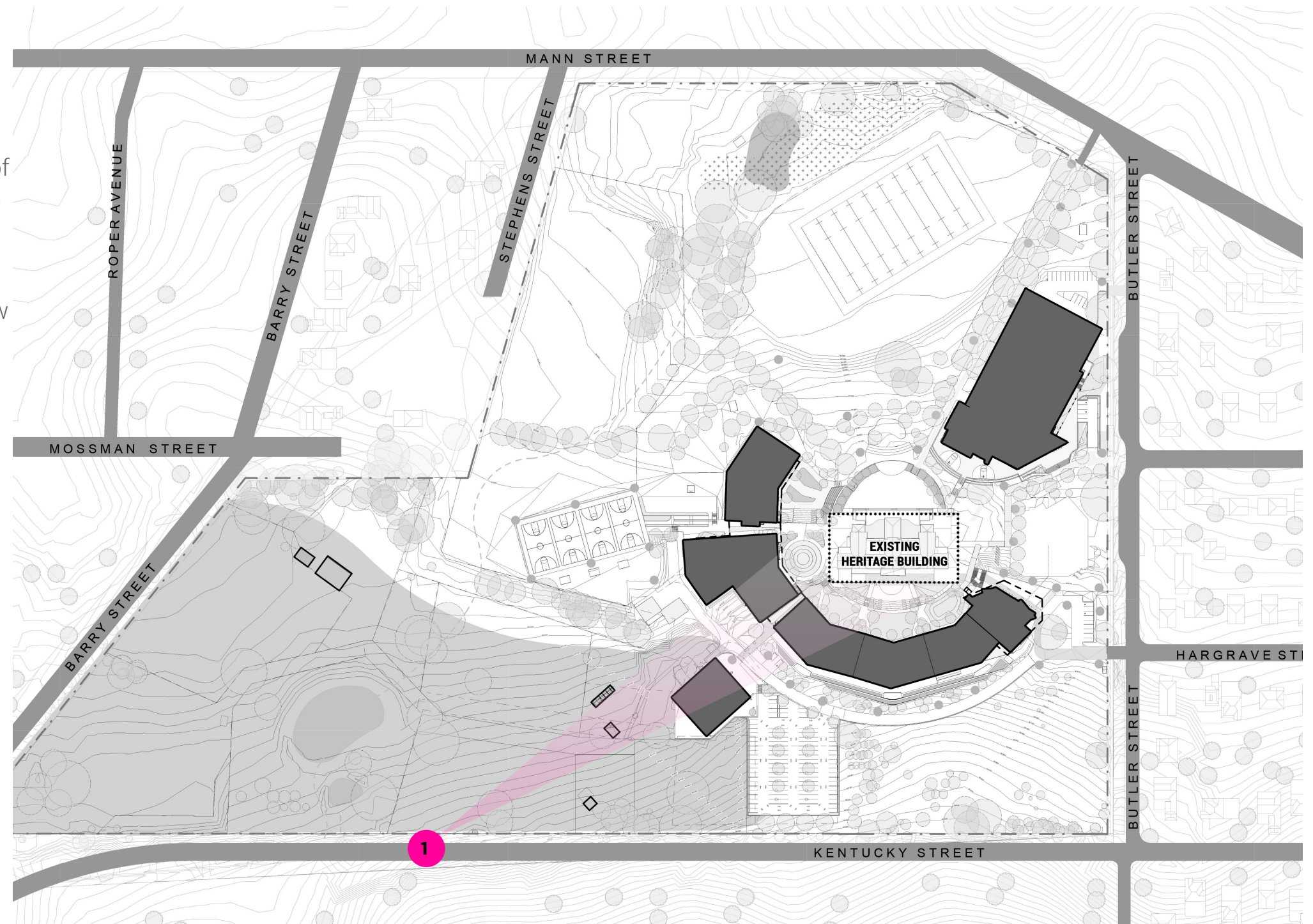
DISTANT VIEW FROM KENTUCKY STREET

VIEW 1

PROPOSED

The redevelopment of Armidale Secondary College unifies foreground buildings and provides a constant and neutral building horizon from which the 1920s building is more easily distinguished. The agricultural area and Street Planting of Poplars are retained providing a continuation of the setting of the school and the glimpses of the buildings that are currently available.

The distant view of the roof form of Building B will be retained as currently viewed. The proposed roof of the new school main building will be no higher than the current buildings to be demolished and through consistency of design and uniformity of proposed roof shape, the new design will enhance the distinguishable pitched gable ended form of Building B.





VIEW 1 - PROPOSED

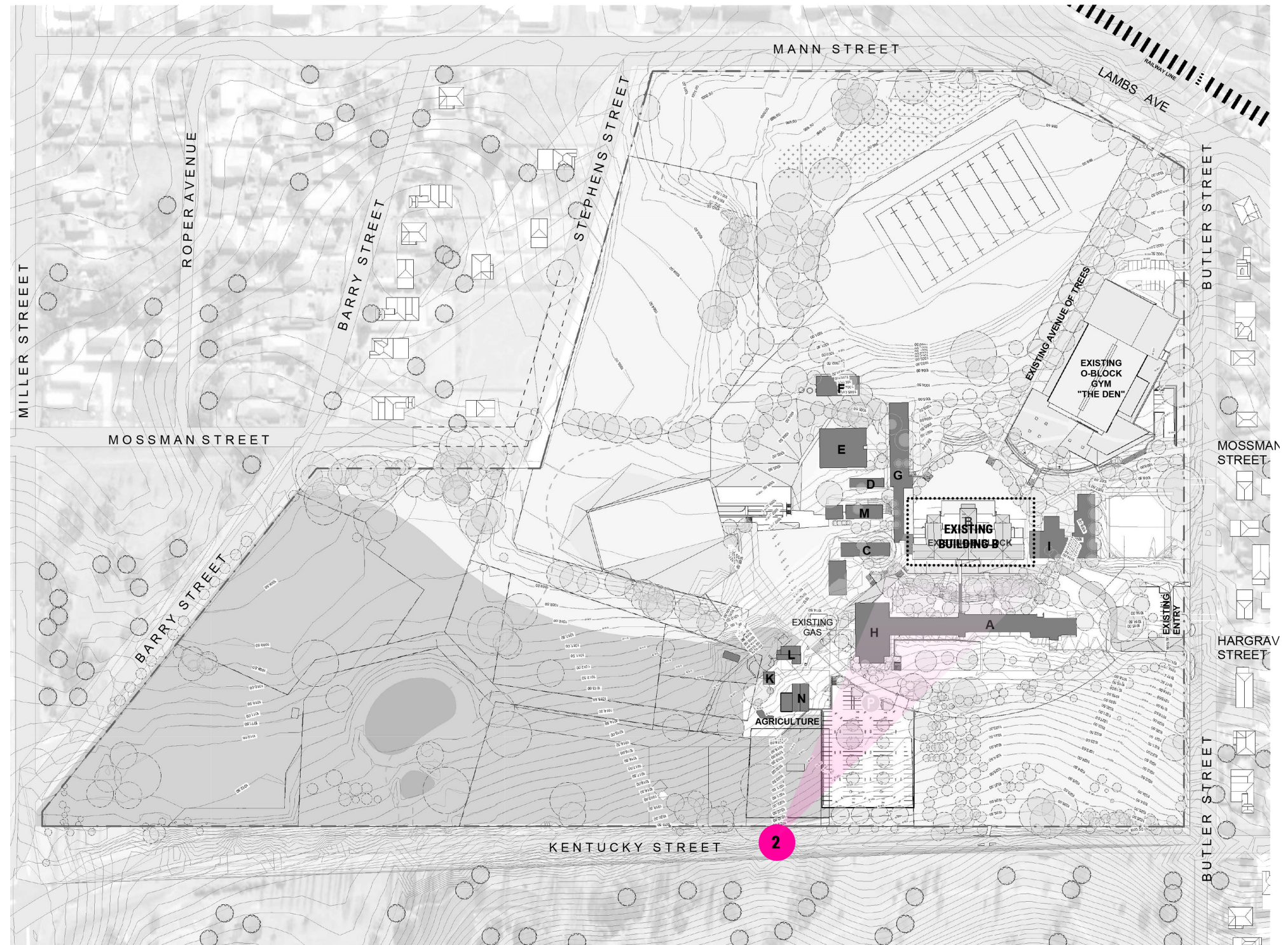
DISTANT VIEW FROM KENTUCKY STREET

VIEW 2

EXISTING

This existing view is predominantly from vehicular traffic and obtained via glimpses through the Street Planting of Poplars.

The ridgeline of the 1920s school building is visible over the existing Administration and Classroom Building and School Hall. The existing school carpark is located in the foreground of this view.





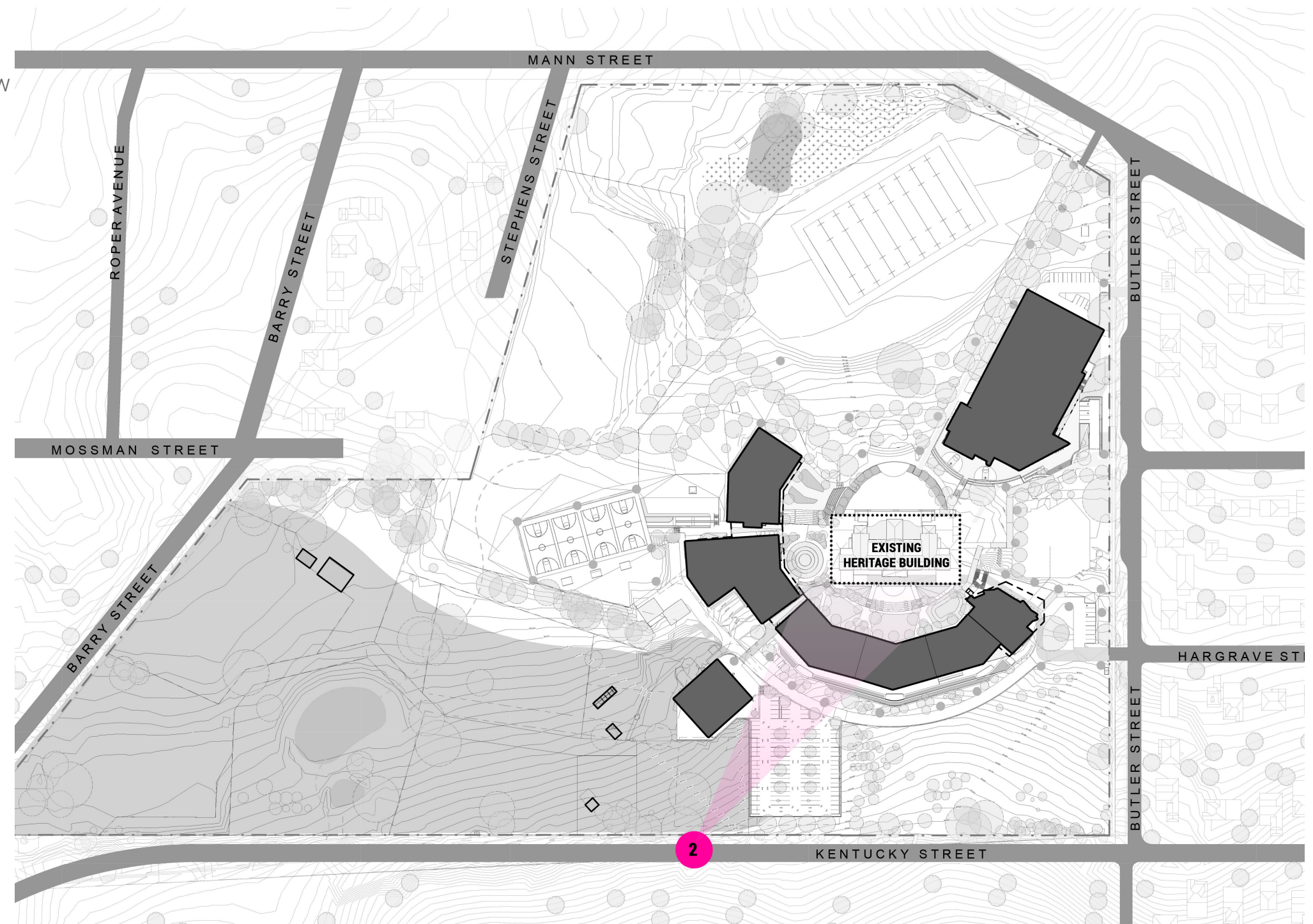
VIEW 2 - EXISTING
VIEW FROM KENTUCKY STREET LOOKING NORTH-EAST

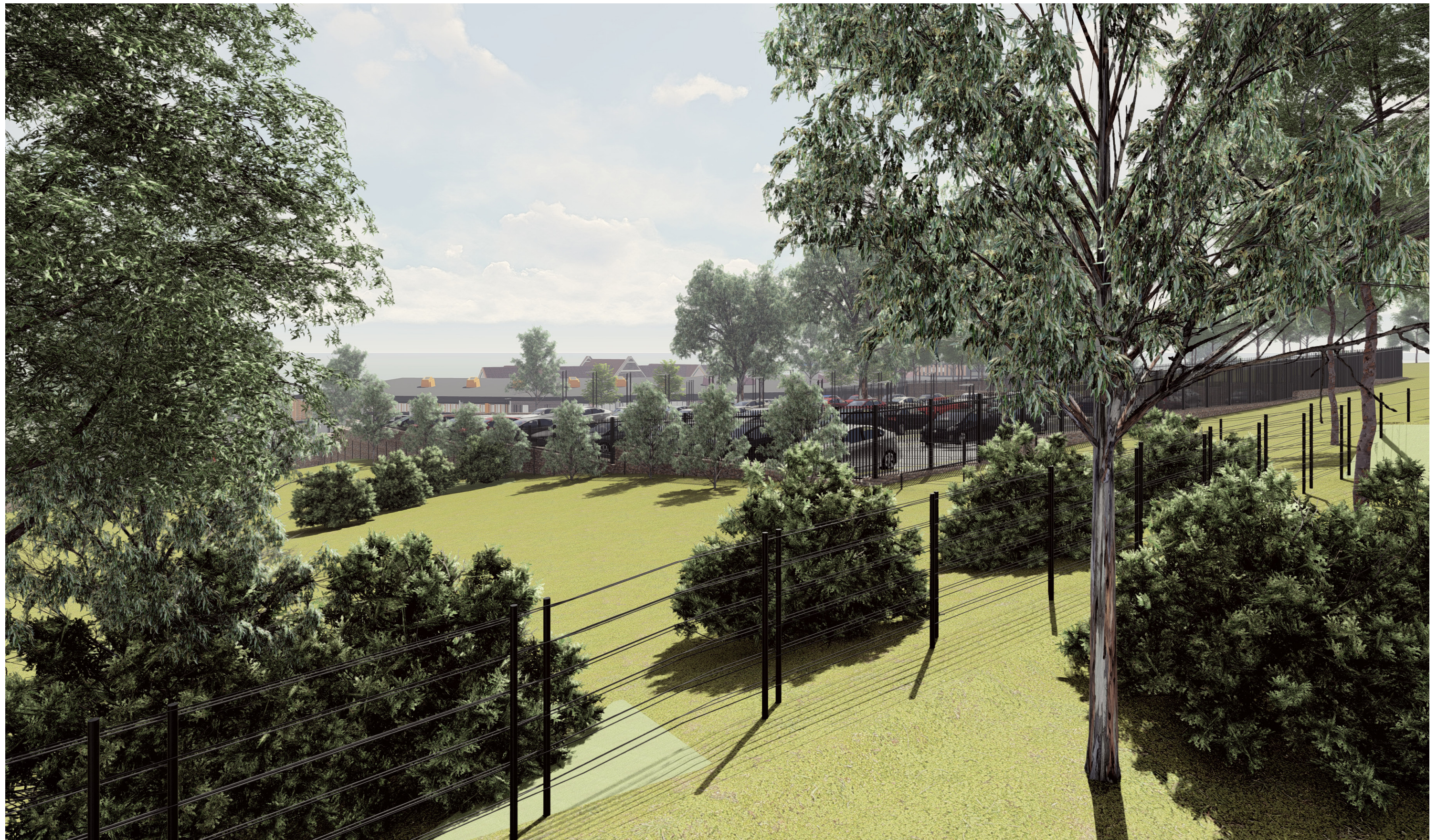
VIEW 2

PROPOSED

The distant view of the roof form of Building B will be retained as currently viewed. The proposed roof of the new school main building will be no higher than the current buildings to be demolished and through consistency of design and uniformity of proposed roof shape, the new design will enhance the distinguishable pitched gable ended form of Building B.

The carpark in the foreground is screened by new landscaping.





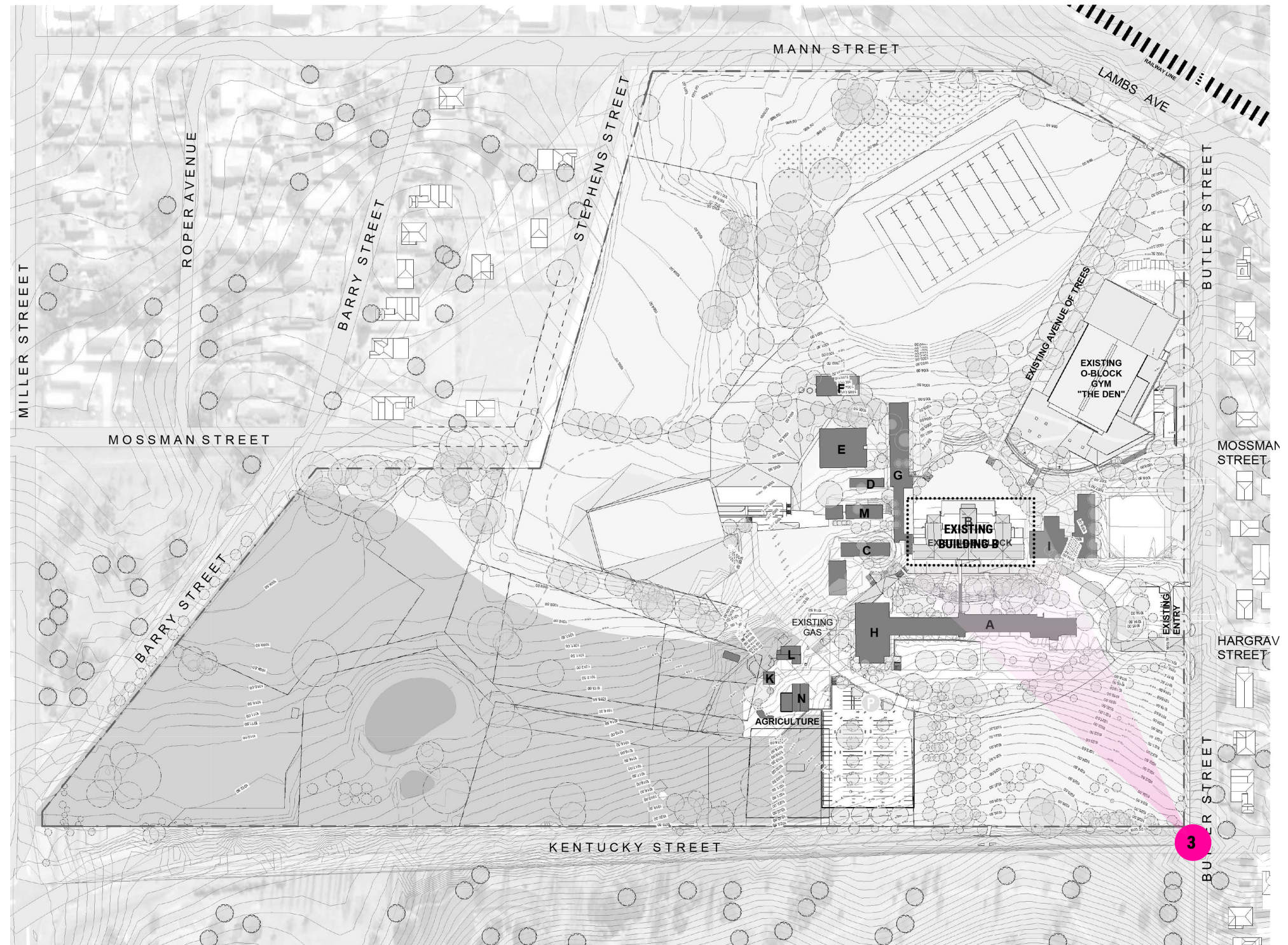
VIEW 2 - PROPOSED

VIEW FROM KENTUCKY STREET LOOKING NORTH-EAST

VIEW 3

EXISTING

This intersection provides views across the valley to Mount Duval some 20kms away. The existing terrain obscures much of the school site from view. The dominant central gable of the 1920s building is visible above the ridgeline of the 1960s and 70s development. The school buildings are viewed behind a dominant edge of mature boundary trees.





VIEW 3 - EXISTING

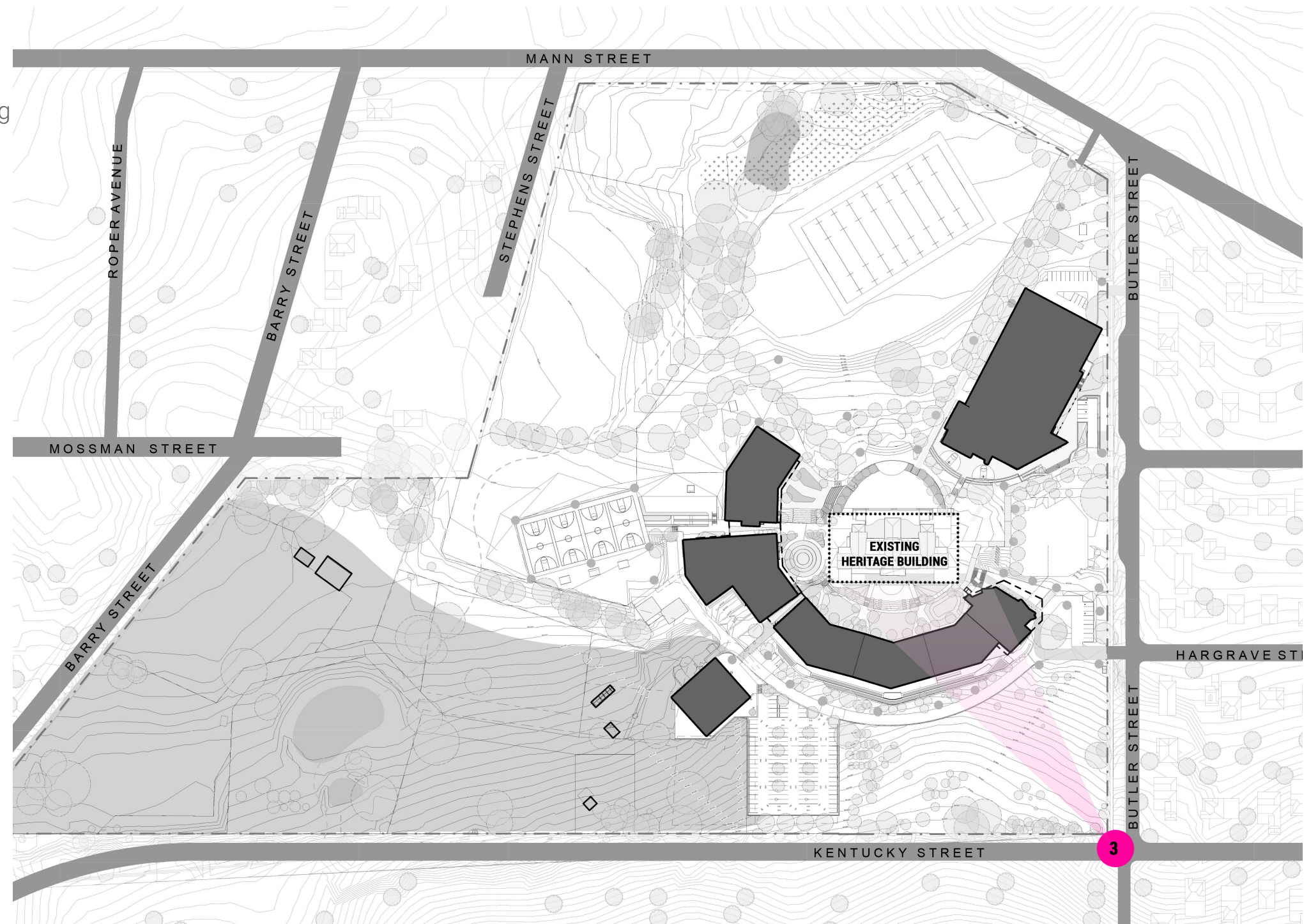
VIEW FROM THE CORNER OF KENTUCKY STREET & BUTLER STREET LOOKING NORTH-WEST

VIEW 3

PROPOSED

The proposed new building utilises the terrain in the same mode of the earliest and later development of the school; through terracing the hillside. In doing this the new building follows a pattern of development which builds upon the progressive development of the site and retains the historical view of the banded gable above later buildings.

The proposed roof of the new school main building will be no higher than the current buildings to be demolished and through consistency of design and uniformity of proposed roof shape, the new design will enhance the distinguishable pitched gable ended form of Building B.





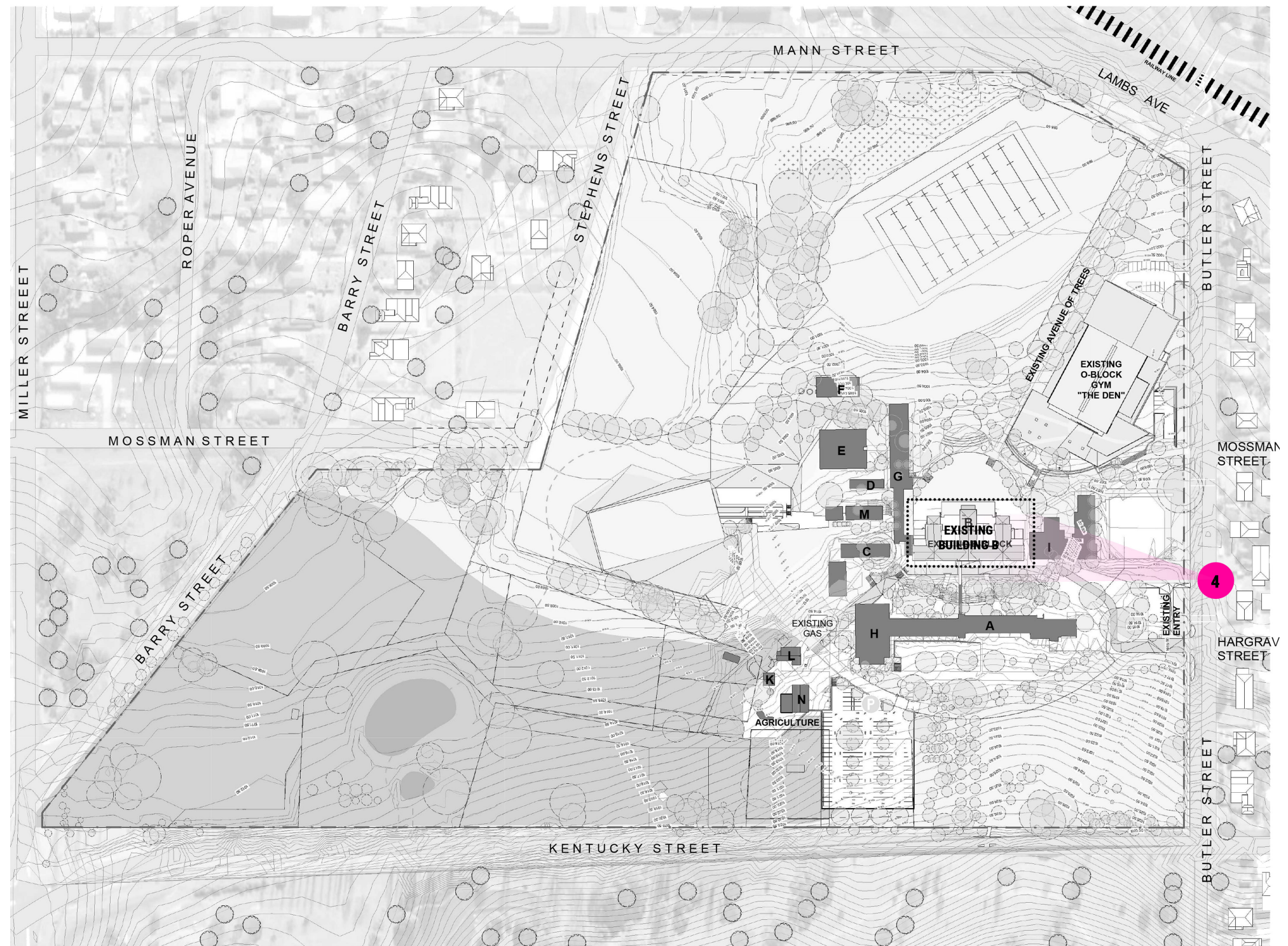
VIEW 3 - PROPOSED

VIEW FROM THE CORNER OF KENTUCKY STREET & BUTLER STREET LOOKING NORTH-WEST

VIEW 4

EXISTING

Views into the core of the existing school buildings are available from Butler Street. Terracing of the school site in the 1920s created a cutting at the Hargrave Street alignment and to the south of the 1920s building. The view line follows the contour of the lower cutting to provide an oblique view of the south elevation of the 1920s building. The steep terrain of the school site afforded very few views from the perimeter of the site to the south elevation. At the time of construction, the people of Armidale objected to the proposed southern orientation of the 1920s building to such effect that the northern elevation was given equal attention to detail as the south.





VIEW 4 - EXISTING

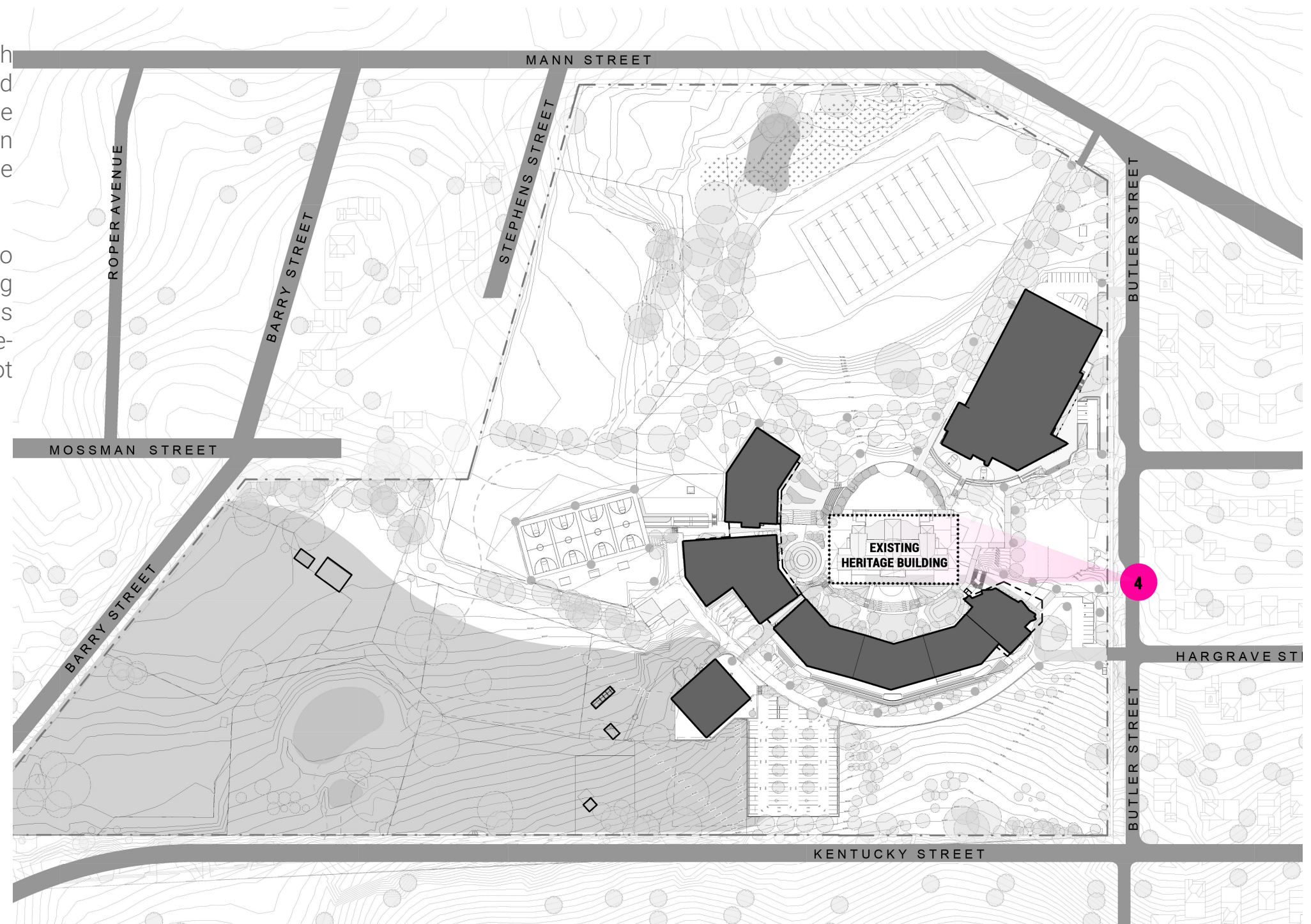
VIEW FROM BUTLER STREET LOOKING WEST

VIEW 4

PROPOSED

The proposed design provides a new building which positively contributes to the street. It acknowledges and strengthens the traditional arrival point for the school. The proposed development opens views to the east elevation of the 1920s building which have been obscured since the 1930s.

The proposed Administrative/Arrival Building is oriented to lead and focus attention to the retained Building B, along with the removal of buildings fronting Butler Street. This technique will enhance the view lines to Building B, re-establishing a connection with Butler Street that has not been available for approximately 80 years.





VIEW 4 - PROPOSED

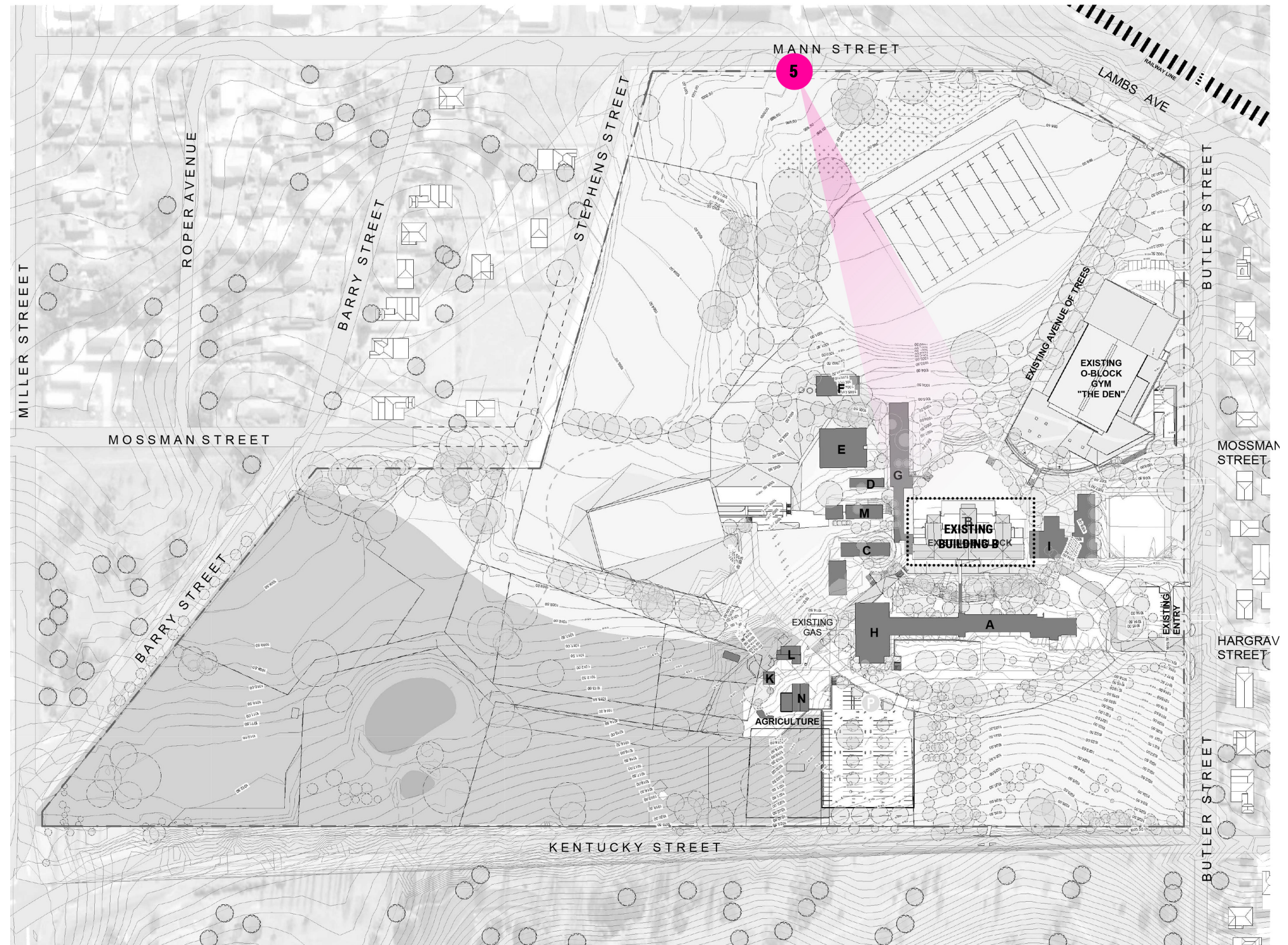
VIEW FROM BUTLER STREET LOOKING WEST

VIEW 5

EXISTING

Glimpses of the prominent northern elevation of the 1920s building which overlooks the school's memorial oval are available from Mann Street. This view was a result of historical local opinion and activism which ensured the original school building be designed to address the railway line, station and town centre (Mann Street) rather than its compromised southern elevation which faced into the cutting of the terraced land. The large bulk of the 1977 classroom Building G (right) obscures a full appreciation of the north elevation.

The historically important RB White Memorial Oval is in the foreground.





VIEW 5 - EXISTING

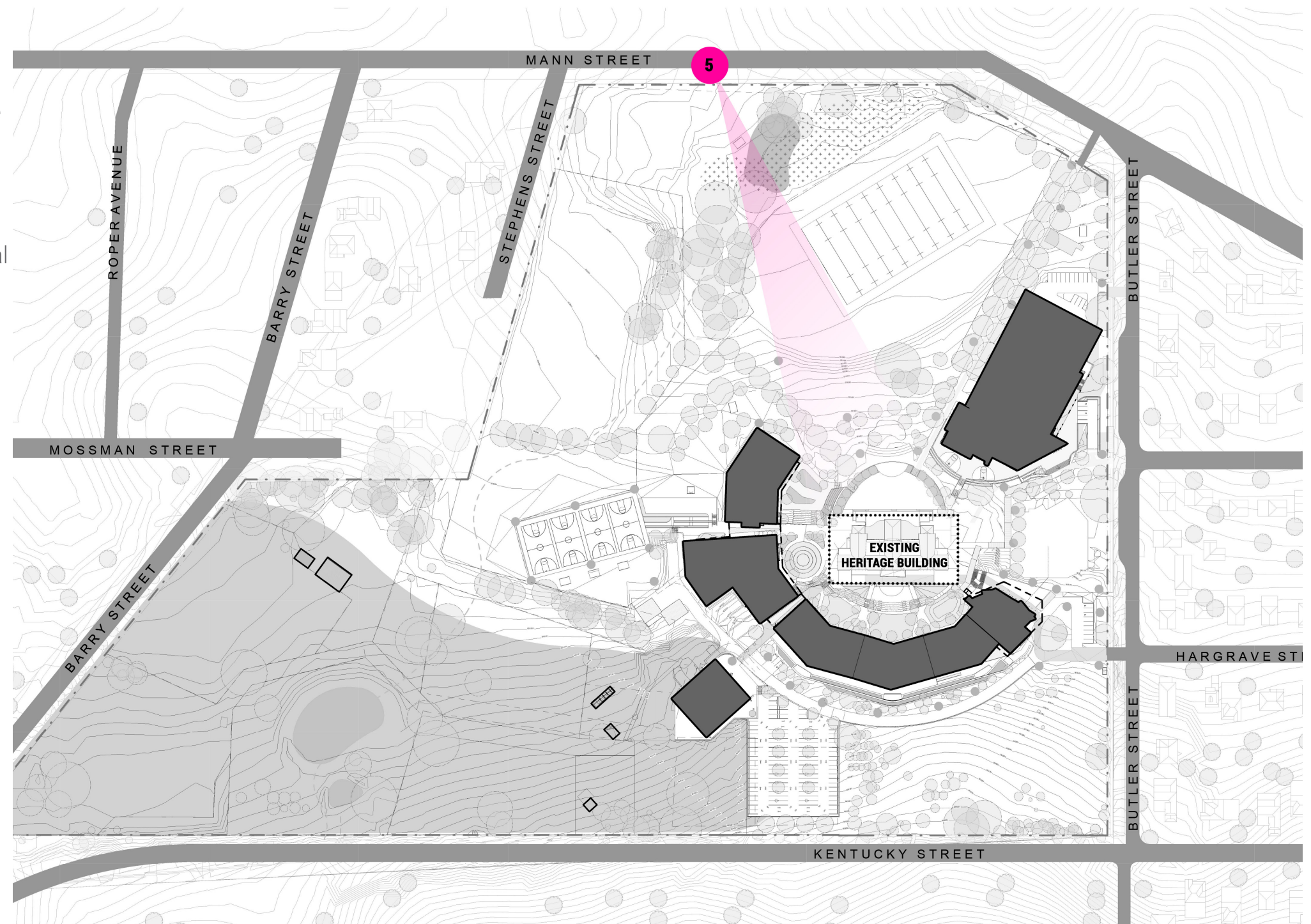
VIEW FROM MANN STREET LOOKING SOUTH

VIEW 5

PROPOSED

The proposed ASC design affords the demolition of the 1977 classroom building (Building G) and re-establishes the expansive view of the prominent north elevation of the school from Mann Street. The RB White Memorial Oval is retained and enhanced.

This prominent distant view will not be obscured by the new ASC design and will be enhanced through the removal of Building G.





VIEW 5 - PROPOSED

VIEW FROM MANN STREET LOOKING SOUTH