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WILKINSON HOUSE DESIGN REPORT

PROJECT NAME:
WILKINSON HOUSE

PROJECT NUMBER:
2022

PREPARED:
JVV

APPROVED:
ML

REV:
A

ISSUE:
FOR SSDA SUBMISSION

DATE:
17.11.2021

PROJECT OVERVIEW

CONTEXT + SITE ANALYSIS

SITE MASTERPLANNING

ARCHITECTURAL DESIGN

GUIDLINES & CONSULTATION

DRAWINGS + DIAGRAMS

Smart Design Studio acknowledges the Traditional Custodians of the land and pays respect to the Elders, past, present and future. We honour Australian Aboriginal and Torres Strait Islander peoples' primary cultural and spiritual relationship to place, and their rich contribution to our society. To that end, all our work seeks to uphold that if we care for Country, it will care for us.

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PROJECT OVERVIEW

INTRODUCTION

Smart Design Studio Pty Ltd (SDS) has been engaged by SCEGGS Darlinghurst Limited (SCEGGS), to provide architectural and interior design services for the adaptive reuse of Wilkinson House, located at 215 Forbes Street Darlinghurst, Sydney.

Prior to this engagement, SDS was invited by SCEGGS in 2020 to be part of a four month voluntary architectural design competition with three other architectural firms, to explore concept design options that responded in a creative and inspiring way to both the appropriate treatment of heritage characteristics associated with Wilkinson House, and the creation of teaching and learning facilities of the highest calibre. The design competition was informed by heritage advice from Urbis, including the identification and grading of the significant elements of Wilkinson House. Urbis Heritage was also part of the Competition Panel to ensure the winning design met the heritage brief

SDS was selected as the preferred architect as the proposal:

- Strongly exhibits the adaptive reuse of Wilkinson House.
- Demostrates minor intervention on existing, external building fabric.
- Enhances and improves the existing façade of Wilkinson House.
- Provides World Class teaching and learning facilities.
- Illustrates contemporary and flexible working environment that can accommodate full classroom sizes.
- Provides, inclusive, secure and inspiring spaces for students.
- Incorporates Environmentally Sustainable Design
- Delivers a functional design outcome.
- Relies on an achievable construction process

Following the voluntary design competition, the concept design scheme has been further refined and developed through the guidance of a Site Wide and Wilkinson House Conservation Management Plan (CMP), as well as stakeholder engagement with DPIE, GANSW, City of Sydney, members of the local Indigenous community and the local Darlinghurst residents. The proposed architectural plans are the product of this extensive process.

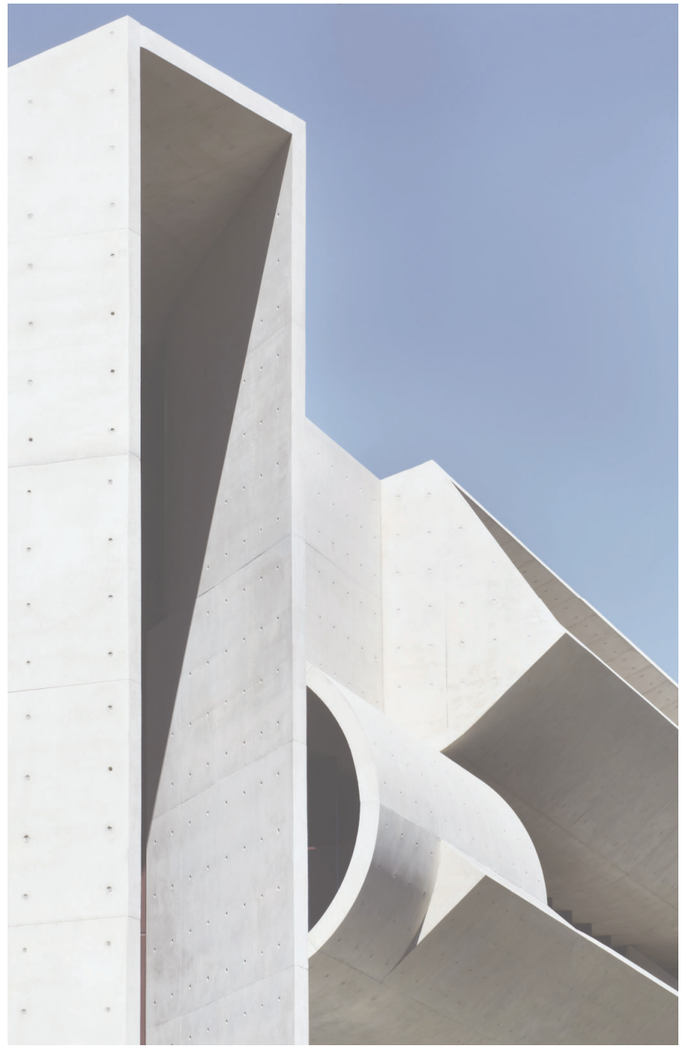
This Design Report forms part of a State Significant Development Application (SSDA), for the adaptive reuse of Wilkinson House (the Site) for general school learning areas and sport facilities to support the senior school, including alteration and additions to the existing Wilkinson House.

Conditional Development Consent was granted by the Independent Planning Commission (IPC) on 22 May 2020 to the Concept DA (SSD 8993) for the redevelopment of SCEGGs at its main campus located at 215 Forbes Street, Darlinghurst, excluding the St Peter's Precinct and 217 Forbes Street.

Development Consent was not granted for Stage 1 works to Wilkinson House, including the demolition of existing Wilkinson House, excavation of a basement and construction of a new 4 storey building for general school purposes. The Concept Approval only approved the existing building envelope of the Wilkinson House. This is the first detailed SSDA under the Concept Approval (SSD 8993), for the adaptive reuse of Wilkinson House.

Other specialist consultants listed below have also been engaged by SCEGGS, and their deliverables are separate to this report:

- Project Manager: Sandrick Pty Ltd
- Townplanning: Urbis Pty Ltd
- Heritage: Urbis Pty Ltd
- Indigenous Culture and Heritage Consultation: Urbis Pty Ltd
- Land Surveyor: Rygate & Company Pty Limited
- BCA Consultant: BCA Logic Pty Ltd
- Access Consultant: Urban Health Consultants Pty Ltd
- Sustainability Consultants: Northrop Consulting Engineers Pty Ltd
- Structural Engineers: Northrop Consulting Engineers Pty Ltd
- Fire, Mechanical, Electrical & Hydraulic Consultants: ADP Consulting Pty Ltd
- Landscape Architects: Context Landscape Architecture Pty Ltd
- Traffic Consultant: TRAFFIX
- Quantity Surveyor: Altus Group Pty Ltd
- Engagement Consultant: WSP Australia Pty Limited



PROJECT DESCRIPTION

Wilkinson House presents a rare opportunity to reinvent a historically significant but tired building to meet the aspirations and practical requirements of SCEGGS Darlinghurst. Designed by esteemed architect Emil Sodersten and constructed in 1928, Wilkinson House is a heritage listed building that not only does not comply with current building codes and standards, but is no longer able to meet the functional requirements of the school.

The primary goal of the project is to provide the school with an optimised learning facility with large, flexible learning spaces to accommodate the school's ambitions for the next twenty years and beyond. Our design strategy demonstrates a sensitive, adaptive reuse of the heritage fabric that will galvanise the future of Wilkinson House as an environmentally sustainable place of learning that continues to be joyful and inspiring to students and staff.

The proposed adaptive re-use of Wilkinson House includes the following scope of works:

- Retain existing external perimeter walls and facades.
- Conservation works, including restoration of heritage façades and removal of unsympathetic additions such as security bars to balconies and windows.
- Retain and restore existing ground floor entry and foyer from Forbes Street.
- Demolish internal stairs, walls, floors and ceilings to all levels, and excavate basement level.
- Demolish existing tiled roof and roof structure.
- Construct new learning spaces, break out spaces, staff rooms, meeting rooms, amenities and stair/circulation the ground floor to levels 1 to 3.
- Construct a new level 3 to accommodate a learning space, year 12 common room, office, amenities, and a private outdoor terrace.
- Reconstruct a new mansard roof in copper with angled blades and high level operable windows.
- Construct new basement sporting facility which connects directly to the existing Centenary Sports Hall to the south.
- Enclose existing balconies with glazing to incorporate them into the new rectangular-shaped learning spaces.
- Construct a building extension to the south, to accommodate a lift core for equitable access, circulation and a meeting room. This extension will connect Wilkinson House to the wider campus.
- Upgrade all building services including electrical, mechanical, hydraulic, fire in accordance with the best sustainability practices.
- Install 10 demountable classrooms across the campus to fulfil decanting requirements during construction period.
- Incorporate sustainable building practices and to achieve a building with a low carbon footprint that can operate sustainably well into the future.

SEARs Requirement	
3. Built Form and Urban Design Assess how the proposed built form is consistent with and located in accordance with the built form, urban design and landscaping conditions imposed under SSD-8993. Address: ▪ the height, density, bulk and scale, setbacks and interface of the development in relation to the surrounding development, topography, streetscape and any public open spaces. ▪ design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials and colour palette. ▪ how good environmental amenity would be provided, including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility. ▪ how design quality will be achieved in accordance with Schedule 4 Schools – design quality principles of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the GANSW Design Guide for Schools (GANSW, 2018). ▪ how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.	Refer to pages 34-35 Refer to pages 22-35 Refer to pages 30-46 Refer to pages 48-49 Refer to page 46
5. Environmental Amenity ▪ Assess amenity impacts on the surrounding locality, including addressing conditions imposed under SSD-8993. ▪ Provide: Shadow diagrams.	Refer to drawing DA760
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. Any plans and diagrams included in the EIS must include key dimensions, RLs, scale bar and north point. In addition to the plans and documents required in the General Requirements and Key Issues sections above, the EIS must include the following: ▪ Design report to demonstrate how design quality would be achieved in accordance with the above Key Issues including: - Architectural design statement. - Diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal. - Detailed site and context analysis - Analysis of options considered to justify the proposed site planning and design approach. - Summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice - Summary report of consultation with the community and response to any feedback provided.	Refer to page 22. Refer to pages 28-46 Refer to Drawing DA002 and pages 11 -13 Refer to pages 17-20 Refer to pages 50-53 Refer to page 55
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, relevant special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with: ▪ the relevant Council. ▪ Government Architect NSW (through the NSW SDRP process). ▪ Transport for NSW.	Consultation with City of Sydney Council. Refer to page 54 Refer to pages 50-53

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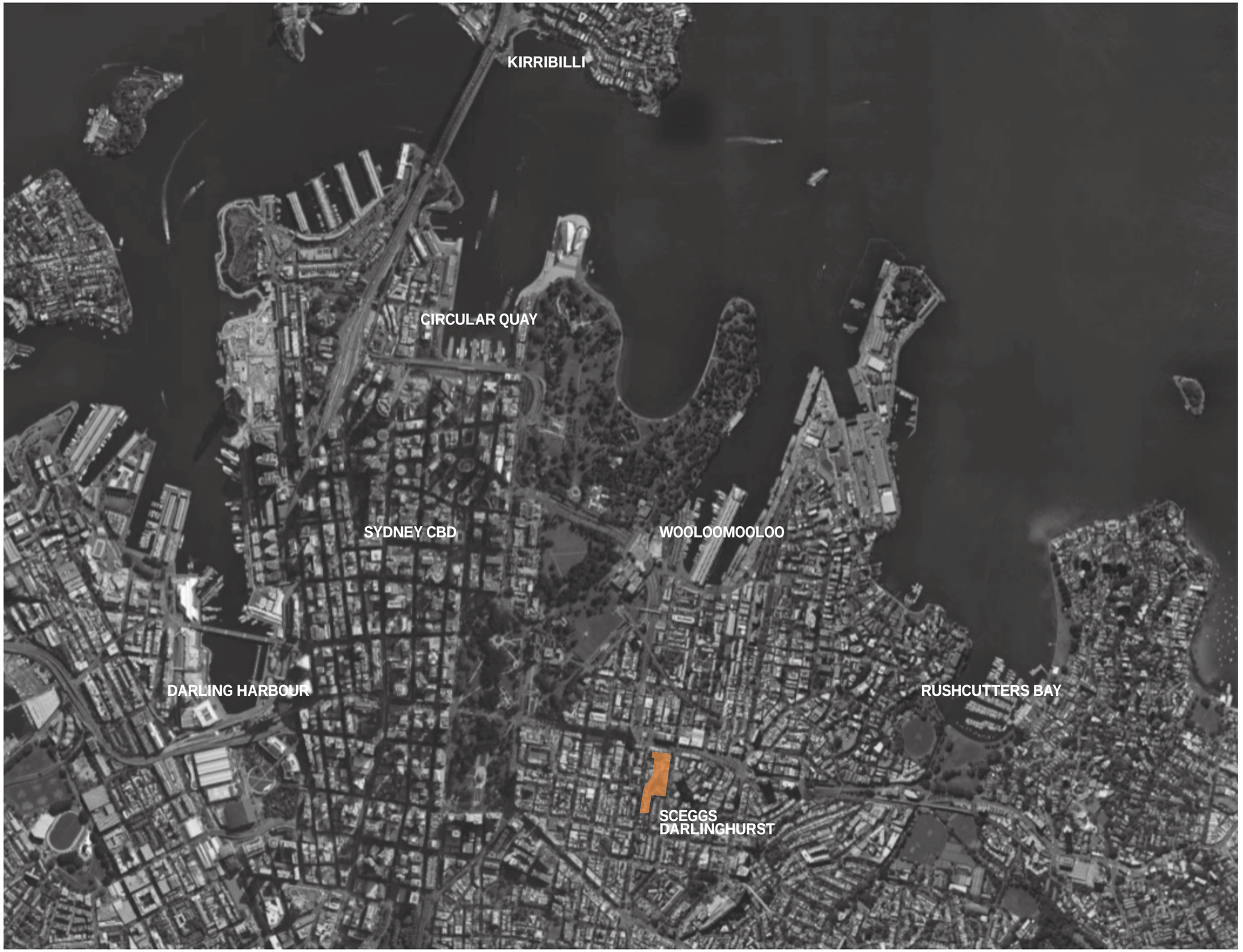
CONTEXT + SITE ANALYSIS


KIRRIBILLI
CIRCULAR QUAY
SYDNEY CBD
WOOLOOMOOLOO
DARLING HARBOUR
RUSHCUTTERS BAY
SCEGGS
DARLINGHURST

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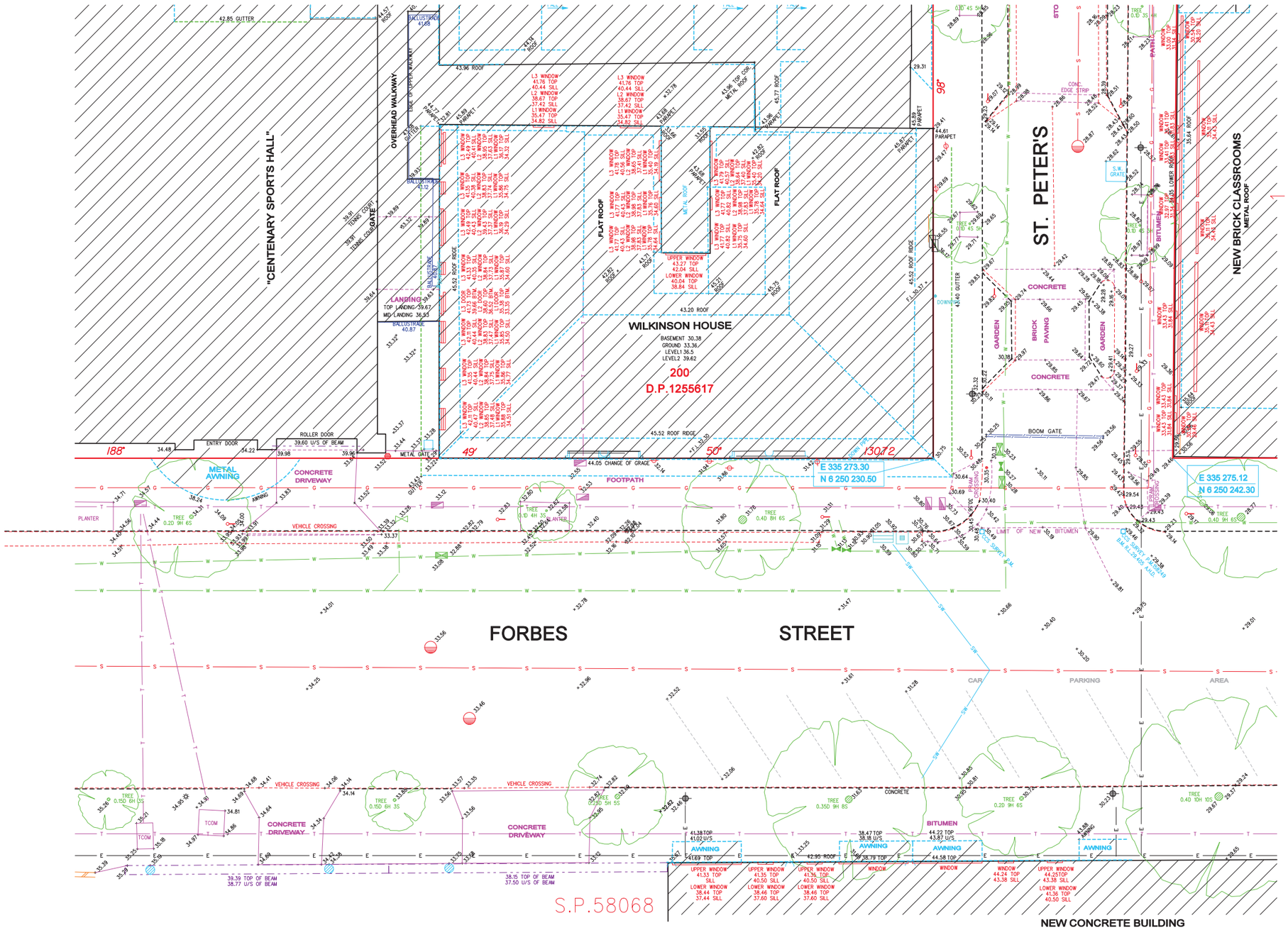

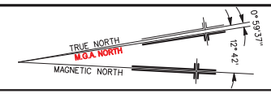

NOTES:

BEARINGS SHOWN RELATE TO M.G.A. NORTH.
GRID CONVERGENCE IS 0° 59'37"
MAGNETIC DECLINATION IS 12° 42'

LIMITED BOUNDARY SURVEY MADE. IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE RELEVANT BOUNDARIES.

CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

TREE SPREADS & TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.

INFORMATION SHOWN ON PLAN & ELEVATIONS OF ADJOINING PROPERTIES HAS BEEN OBTAINED BY REMOTE SURVEY METHODS FROM WITHIN SUBJECT LAND AND STREET. RESTRICTED VISIBILITY ALONG THE NORTHERN AND SOUTHERN BOUNDARIES OF THE SUBJECT LAND HAS PREVENTED DIRECT MEASUREMENTS TO THE ADJOINING BUILDINGS.

SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.

PIT SIZE IS SHOWN AT GROUND LEVEL. PITS MAY BE LARGER BELOW THE SURFACE.

SERVICE LINES SHOWN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT THE WIDTH AND NUMBER OF CABLES OR PIPES IN THE GROUND.

POSITION OF UNDERGROUND SERVICES PLOTTED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND MAY BE APPROXIMATE ONLY.

IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSUILTANT TO CONTACT THE RELEVANT AUTHORITY AND/OR "Dial Before You Dig" (Phone 1100 Fax 1300 652 077) BEFORE COMMENCING ANY EXCAVATION.

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:100 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

M.G.A. COORDINATES SHOWN ON BOUNDARIES ARE FOR THE PURPOSE OF COORDINATING WITH THE CITY OF SYDNEY MODEL & ARE NOT TO BE USED FOR ANY OTHER PURPOSE

LEGEND

- ELECTRICITY PIT
- ELEC POLE WITH LIGHT
- ELECTRICITY POLE
- LIGHT POLE
- TRAFFIC SIGNAL
- GAS METER
- GAS VALVE
- POLE (UNSPECIFIED)
- PIT (UNSPECIFIED)
- MANHOLE (UNSPECIFIED)
- TELECOM PIT
- TELECOM PILLAR
- UNDERGROUND ELECTRICITY
- OVERHEAD POWER LINES
- UNDERGROUND GAS
- UNDERGROUND SEWER
- UNDERGROUND STORMWATER PIPE
- UNDERGROUND STORMWATER
- UNDERGROUND WATER
- TELECOMMUNICATIONS
- ROADS & MARITIME SERVICES
- SYDNEY TRANS
- RAILCORP
- WATER METER
- WATER VALVE
- STOP VALVE
- HYDRANT
- STORMWATER GRATE
- STORMWATER MANHOLE
- STORMWATER PIT
- SEWER PIT
- SEWER MANHOLE
- SEWER MANHOLE
- BOLLARD
- SIGN

REV.	DATE	AMENDMENTS

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e surveyors@rygate.com.au
w rygate.com.au
SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR	DRAWN	CHECKED	APPROVED
V.A.L.	S.K.		

0 — REDUCTION RATIO 1:100 @ A1 — 10

DATUM : AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL : N/A
ORIGIN OF LEVELS : P.M.58337 R.L.23.868 A.H.D.

THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT.

CLIENT
SCEGGS DARLINGHURST

LOCALITY
DARLINGHURST

L.G.A.
SYDNEY

PLAN
SHOWING DETAIL AND LEVELS
SCEGGS SCHOOL DARLINGHURST
LOT 200 D.P.1255617

CAD REFERENCE 79584.dgn

REFERENCE No.	PLAN No.	DATE	SHEET No.
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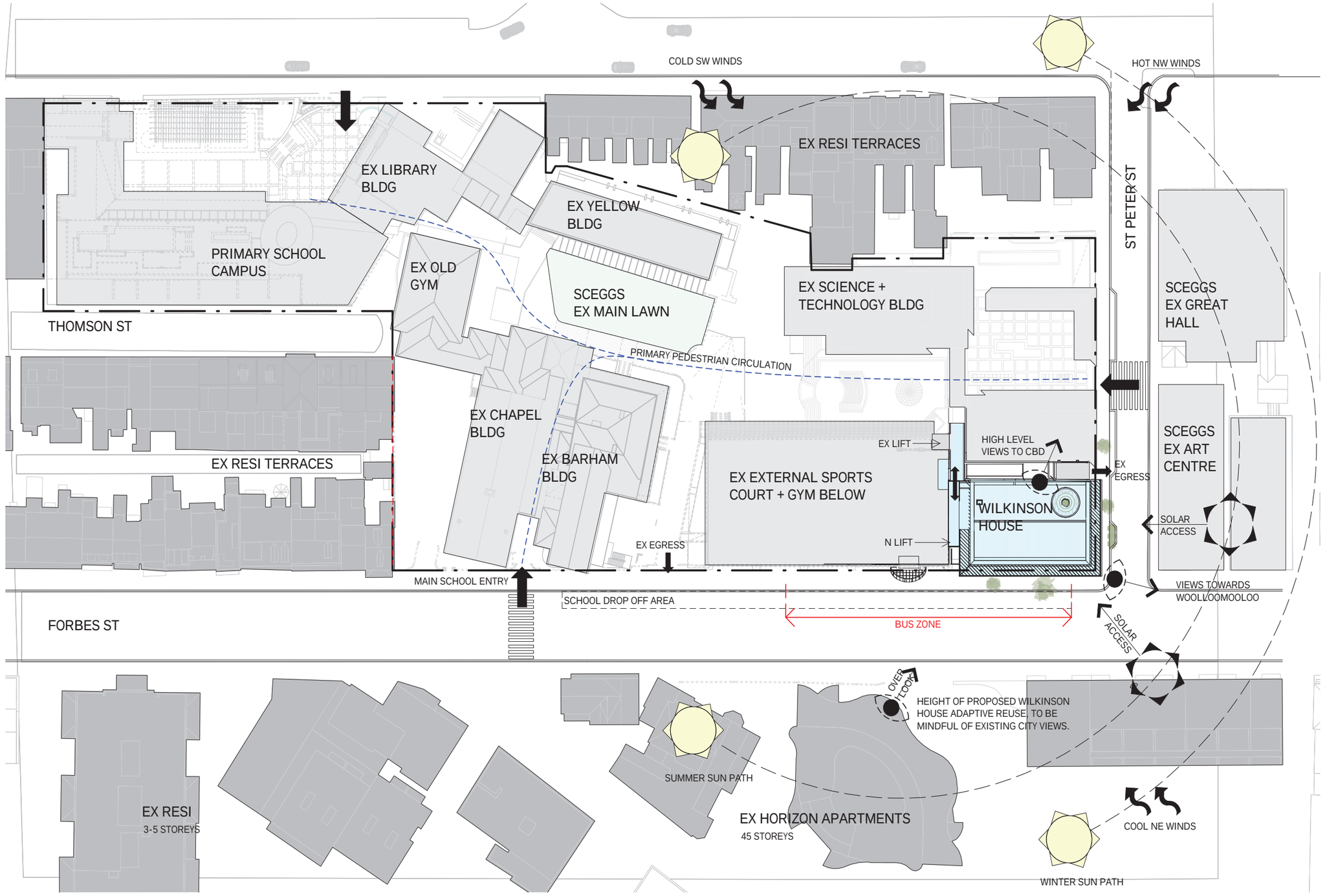

COLD SW WINDS
HOT NW WINDS
EX LIBRARY BLDG
EX RESI TERRACES
EX YELLOW BLDG
PRIMARY SCHOOL CAMPUS
EX OLD GYM
SCEGGS EX MAIN LAWN
ST PETER ST
SCEGGS EX GREAT HALL
THOMSON ST
EX SCIENCE + TECHNOLOGY BLDG
PRIMARY PEDESTRIAN CIRCULATION
EX CHAPEL BLDG
EX BARHAM BLDG
EX RESI TERRACES
EX LIFT
HIGH LEVEL VIEWS TO CBD
EX EGRESS
EX EXTERNAL SPORTS COURT + GYM BELOW
WILKINSON HOUSE
SCEGGS EX ART CENTRE
N LIFT
EX EGRESS
SOLAR ACCESS
MAIN SCHOOL ENTRY
VIEWS TOWARDS WOOLLOOMOOLOO
SCHOOL DROP OFF AREA
BUS ZONE
FORBES ST
SOLAR ACCESS
OVER LOOK
HEIGHT OF PROPOSED WILKINSON HOUSE ADAPTIVE REUSE, TO BE MINDFUL OF EXISTING CITY VIEWS.
SUMMER SUN PATH
EX RESI
3-5 STOREYS
EX HORIZON APARTMENTS
45 STOREYS
COOL NE WINDS
WINTER SUN PATH

SITE STRENGTHS & OPPORTUNITIES

• Occupies a prominent inner city corner site with the potential to become a symbolic building of the school.

• Provide better connections to the Centenary Sports Hall, Joan Freeman Science and Technology Building and the wider campus.

• North and east aspects to harvest natural lighting.

• Building-in-the-round = natural ventilation to all sides.

• As an early building designed by Emil Sodersten, the restoration of Wilkinson House will elevate its standing as an asset to the school, therefore galvanising its future longevity.

• A successful adaptive re-use of the building will demonstrate that older buildings with cultural and heritage significance can be rejuvenated to meet contemporary and future needs.

• Adaptive re-use lowers the carbon footprint of the development by retaining a significant amount of building fabric which contains embedded carbon.

• Allows the ongoing educational use of the heritage building.

• 'The existing roof zone presents an opportunity to accommodate usable floor space with an outdoor terrace.

SITE CONSTRAINTS

• Heritage significance limits change in form.

• Streetscape impacts a key consideration.

• View impacts from eastern neighbours a key consideration.

• Poor internal circulation and no universal access.

• Non-compliant stair.

• Inner city location presents security challenges when opening up the building to more natural light and ventilation.

• The site has a height limit of 15M.

• The existing envelope limits the height of rooms presents space constraints in accommodating building services and structure to withstand earthquake loads.

• Working with an existing heritage building can limit the incorporation of passive heating and cooling systems.

• Noise attenuation from classrooms as well as from the building exterior may need to be considered when designing natural ventilation strategies.

SITE STRENGTHS & OPPORTUNITIES

• Opportunities for larger General Learning Areas (GLA).

• Opportunity to incorporate heritage interpretation of former flat building.

• Opportunity to provide a better entry into Wilkinson House and its links to adjacent school buildings and areas.

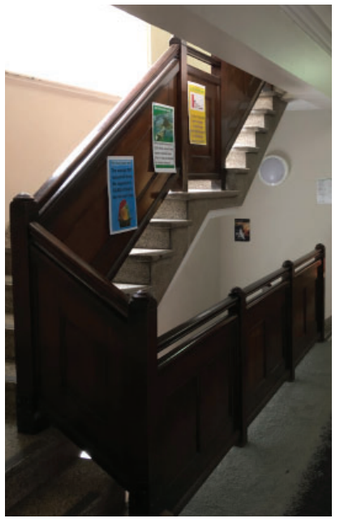
• Opportunity to improve amenity, circulation and safety, for a more inclusive and accessible learning environment

SITE CONSTRAINTS

• Existing balconies limit natural light and ventilation into internal rooms.

• Low floor to ceiling height.

• Small & irregularly-shaped existing GLAs and staff rooms.



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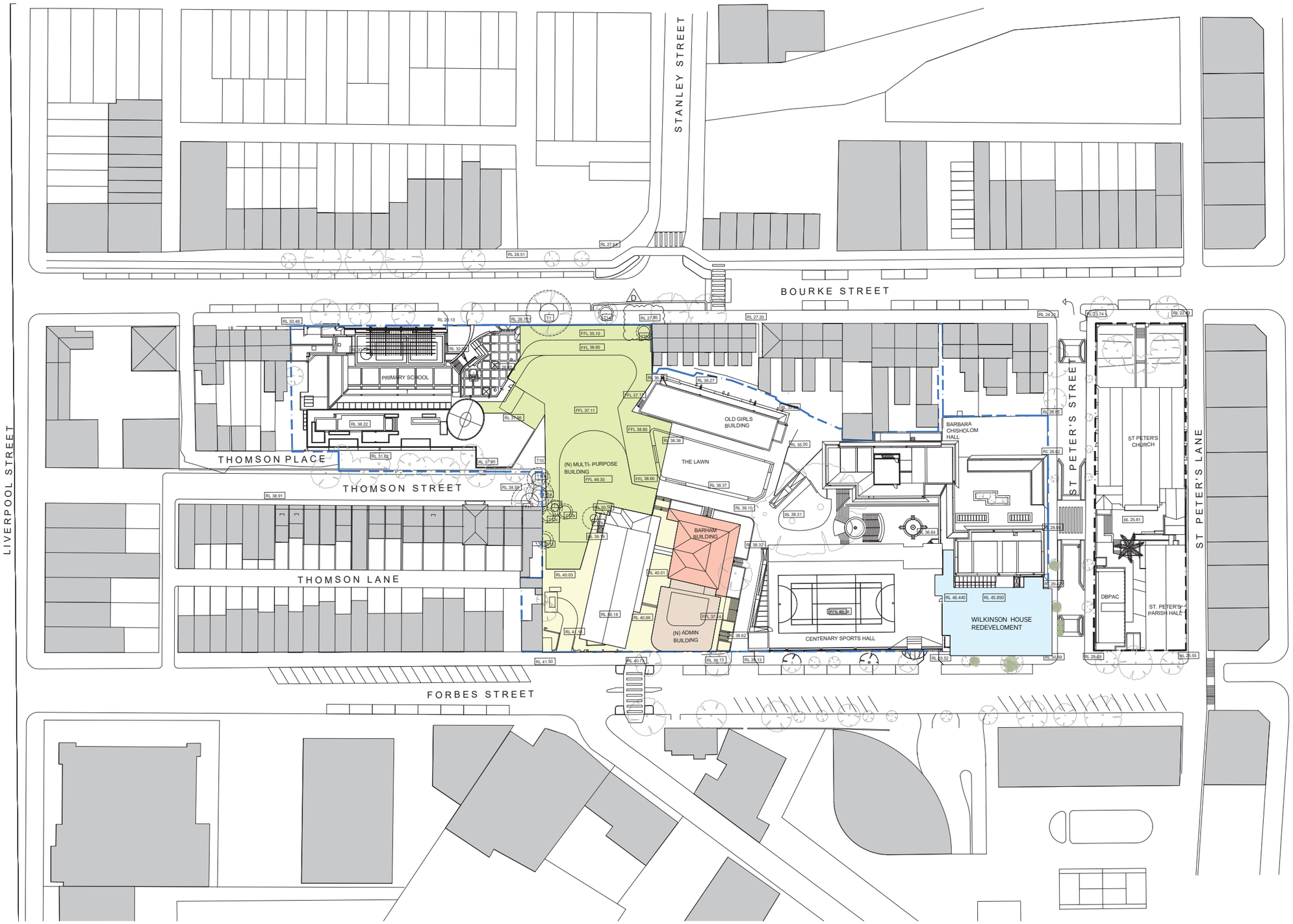
MASTERPLANNING

SUBMISSION PROCEDURES

The Development Consent was not granted for Stage 1 works to Wilkinson House. The Concept Approval only approved the existing building envelope of the Wilkinson House.

A concurrent Modification to Concept Approval (SSD 8993) will be submitted with the SSDA to amend the existing building envelope to ensure it is consistent with the Concept Approval (as modified).



* PREPARED BY TKD ARCHITECTS
BASED ON STAGE 1 APPROVAL

LEGENDS

- (N)MULTI-PURPOSE BUILDING
- (N)ADMINISTRATION BUILDING
- RESTORED BARHAM BUILDING
- REFURBISHED ENTRY
- (N)WILKINSON HOUSE REDEVELOPMENT
- SITE BOUNDARY

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PROJECT
2022 WILKINSON HOUSE

PRESENTATION PAGE 15
SITE MASTERPLAN

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DESIGN OPTION ANALYSIS

WILKINSON HOUSE OPTIONS ANALYSIS

Three broad options were investigated and prepared as part of the previous SSDA submission by TKD Architects.

The option put forward was for the demolition of Wilkinson House and replacing it with a completely new building. This is not an option due to approval not being granted in the previous SSDA.

Wilkinson House, originally constructed as the Gwydir Flats, is historically significant within Darlinghurst and inner city for its ability to demonstrate the historic transition towards residential flat building in the Inter-War period. It contributes to the community's sense of place – both that of SCEGGS students and Darlinghurst residents – on account of its landmark qualities and contributes to the significance of the East Sydney Heritage Conservation Area.

It holds historic, associational and social significance for its use by SCEGGS for over 60 years, first as a boarding house and second as a Senior Education Centre.

Wilkinson House is also associated with Emil Sodersten, the prominent and notable Sydney based architect. Wilkinson House is aesthetically significance as a fine example of the Inter-War Georgian and Mediterranean Revival styles and is an example of the Sodersten's early work.

Understanding SCEGG's need for larger, flexible and well-lit learning spaces, coupled with the Heritage significance of the building, two options were explored:

- OPT A: Refurbish Wilkinson House, maintaining internal walls and floors.
- OPT B: Adaptive reuse of the building, mainating key building elements such as; external fabric, existing entry/ lounge hall etc.

OPTION A

OPTION B

OPTION A

During the ownership of Wilkinson House, SCEGGS have made every effort to adaptively reuse the building for staff facilities and GLAs.

The existing plan layout does not allow for the required teaching spaces needed to promote better learning. The following reasons are why the existing plan cannot work as GLAs:

- Most classrooms are less than the Department of Education's required min. area of 60SQM.
- Rooms are inefficient with space, furniture layout is limited and does not allow for flexibility.
- Existing recessed balconies pose a problem for student supervision, preventing the entire classroom from being seen from one stand point.
- Narrow, maze-like corridors do not aid in the safe and efficient movement of students during class change-over times.

The existing build also possess issues with access and non-compliance with the current NCC and Australian Standards as follows:

- The main stair is 900mm wide and does not comply with the required min. width of 1000mm for safe egress.
- The balustrade height to the main circulation stair is below the minimum 865mm requirment and poses a safety issue.
- The main stair does not provide compliant riser heights, making movement through unsafe.
- The use of combustible material such as timber for the balustrade poses a fire hazard and does not comply with the NCC.
- Structure does not comply with current earthquake codes.
- The existing building does not have a passenger lift for equitable access within Wilkinson House.
- Accessible amenities are not provided.
- Entry into Wilkinson House from the wider campus is via a narrow network of ramps creating congested passageways.

The current condition results in poor amenity:

- Existing ceiling heights are lower than 2400mm.
- It is a poorly insulated building resulting in higher heat loss and heat gain.
- Sustainable building services will be more difficult to achieve due to the materiality and limited ceiling heights.

OPTION B

The significance of Wilkinson House is acknowledged, with a light touch being the appropriate response in this option. The existing external building fabric is retained, with existing windows being refurished and the internal Lounge Hall and Main Entry also being retained and preserved.

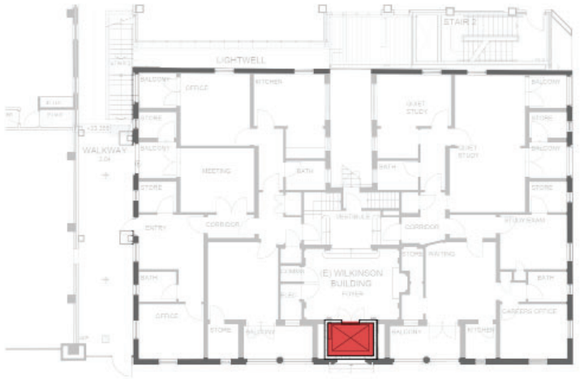
This option allows for the preservation of the streetscape with the benefit of providing resilient learning spaces as follows:

- By removing the existing balcony spaces, GLAs become a clean rectilinear shape, allowing better supervision and flexibility for furniture layouts including clusters, linear rows, horseshoe etc.
- The new spatial functionality is enhanced with details such as bespoke steel windows in the balcony openings to maximise daylight into the space. These windows are setback from the facade to maintain the facade rhythm of light and void. The generous setback also provides shading and facilitates the incorporation of an external recessed blind.
- New building services, in tandem with natural ventilation, will result in a better learning environment. Assisted natural ventilation will provide filtered outdoor air and control CO2 levels which will assist in maintaining alertness in students. Operable windows will allow occupants the ability to open or shut windows to respond to changing external conditions such as inclement weather, air pollution and noise.

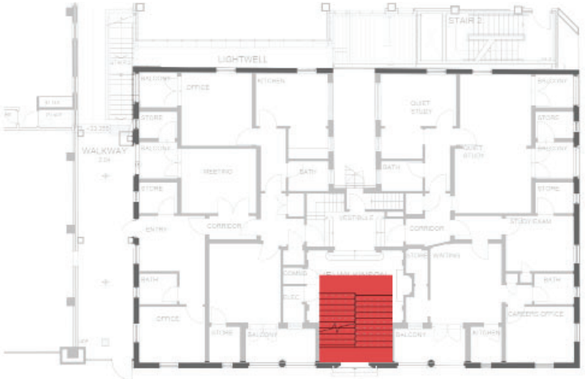
Upgrading the building also benefits the safety and design of spaces as follows:

- Better circulation with wider, compliant central stair.
- A new passenger lift providing equitable access within Wilkinson House, whilst also improving the circulation network linking the Centenary Sports Hall and Joan Freeman building to the wider Campus.
- Wider external links with 1:20 gradients, allowing a gentle connection of existing levels of the campus and eliminating pedestrian bottle neck.
- Breakout spaces adjacent to GLAs provide areas for social interaction, study and general amenity.
- New accessible WC facilites for both staff and students.
- Rebuilding the roof, maintaining its form and increasing its high slightly allows for an additional level to be accommodated. This level will house a GLA, the Year 12 Common Room, Careers' Office and an outdoor courtyard, which will provide a special and unique environment.
- Ceiling heights will be maximised for better amenity and spatial quality.
- Increased floor to floor heights will also allow for better intergration of sustainable building services which will assist the proposed passive heating and cooling systems.
- Proposed concrete floors will provide more thermal mass, working in tandem with the increased insulation that is proposed.

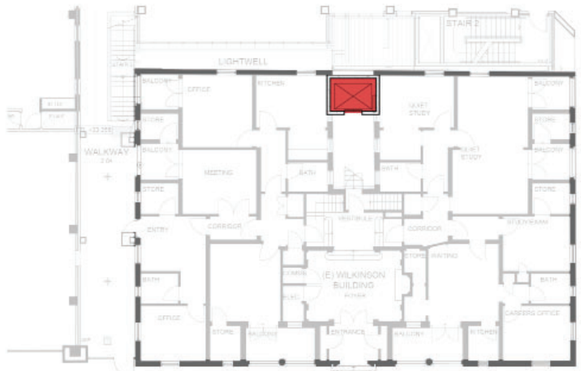
LIFT TEST OPTION 1
☒Strategic location
☑ Does not take up internal floorspace required for large GLA
☒ Does not break roof form of Wilkinson House
☒ Does not block original entry of Wilkinson House
☒ Can be articulated as new built form to complement existing buildings
☑ Facilitates strategic location of main stair and resulting circulation



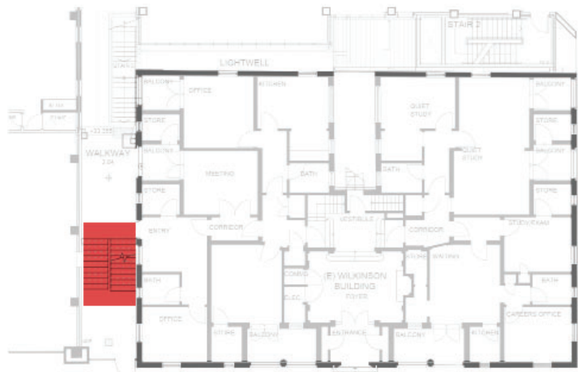
STAIR TEST OPTION 1
☒ Strategic location
☑ Does not take up internal floorspace required for large GLA
☑ Location allows wide stair
☒ Allows natural light and ventilation
☒ Does not block original entry of Wilkinson House
☑ Preserves impression and function of lightwell
☑ Central location faciliates clear, logical and safe circulation
☒ Preserves heritage entrance lobby and lounge hall



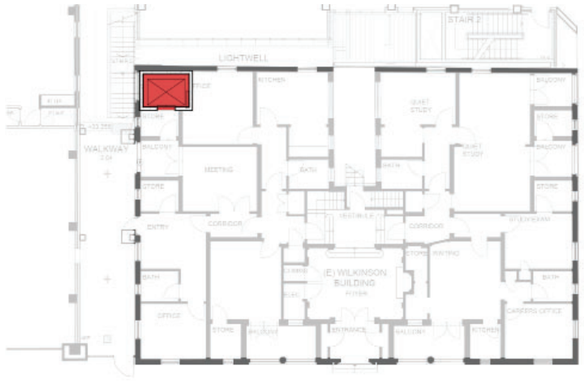
LIFT TEST OPTION 2
☒ Strategic location
☑ Does not take up internal floorspace required for large GLA
☑ Does not break roof form of Wilkinson House
☑ Does not block original entry of Wilkinson House
☑ Can be articulated as new built form to complement existing buildings
☒ Facilitates strategic location of main stair and resulting circulation



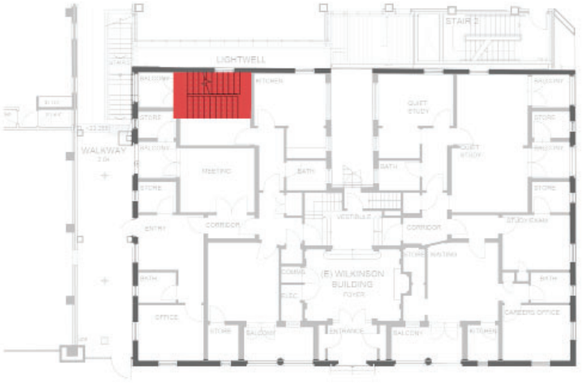
STAIR TEST OPTION 2
☑ Strategic location
☑ Does not take up internal floorspace required for large GLA
☒ Location allows wide stair
☑ Allows natural light and ventilation
☑ Does not block original entry of Wilkinson House
☑ Preserves impression and function of lightwell
☒ Central location faciliates clear, logical and safe circulation
☑ Preserves heritage entrance lobby and lounge hall



LIFT TEST OPTION 3
☒ Strategic location
☒ Does not take up internal floorspace required for large GLA
☒ Does not break roof form of Wilkinson House
☑ Does not block original entry of Wilkinson House
☑ Can be articulated as new built form to complement existing buildings
☒ Facilitates strategic location of main stair and resulting circulation



STAIR TEST OPTION 3
☒ Strategic location
☒ Does not take up internal floorspace required for large GLA
☒ Location allows wide stair
☒ Allows natural light and ventilation
☑ Does not block original entry of Wilkinson House
☑ Preserves impression and function of lightwell
☒ Central location faciliates clear, logical and safe circulation
☑ Preserves heritage entrance lobby and lounge hall



NEW STAIR & LIFT
The following test locations for the stair and lift indicate that the chosen locations are the best option

• A new, compliant stair belongs in the old building where the lightwell is located. This will preserve the historical function and impression of the lightwell in its current location.

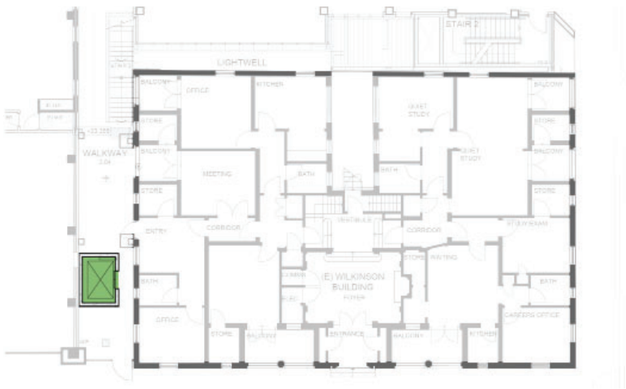
• The new lift, which is required to accommodate a stretcher for emergencies, is located so that it is independent of Wilkinson House. The required lift overrun, which rises above Wilkinson House, does not interfere with the roof form.

• The strategic location of the stair and lift sets up a clear circulation strategy that allows the creation of the largest number of large, flexible GLAs possible within the envelope of Wilkinson House.

• The circulation strategy echoes and simplifies the original circulation pattern of Wilkinson House whilst preserving the function of the lightwell.

STAIR BEST OPTION
☑ Strategic location
☑ Does not take up internal floorspace required for large GLA
☑ Location allows wide stair
☑ Allows natural light and ventilation
☑ Does not block original entry of Wilkinson House
☑ Preserves impression and function of lightwell
☑ Central location faciliates clear, logical and safe circulation
☑ Preserves heritage entrance lobby and lounge hall

LIFT BEST OPTION
☑ Strategic location
☑ Does not take up internal floorspace required for large GLAs
☑ Does not break roof form of Wilkinson House
☑ Does not block original entry of Wilkinson House
☑ Can be articulated as new built form to complement existing buildings
☑ Facilitates strategic location of main stair and resulting circulation



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ARCHITECTURAL DESIGN

DESIGN STATEMENT

Wilkinson House presents a rare opportunity to reinvent a historically significant but tired building to meet the aspirations and practical requirements of SCEGGS Darlinghurst. Designed by esteemed architect Emil Sodersten and constructed in 1928, Wilkinson House is a heritage listed building that not only does not comply with current building codes and standards, but is no longer able to meet the functional requirements of the school.

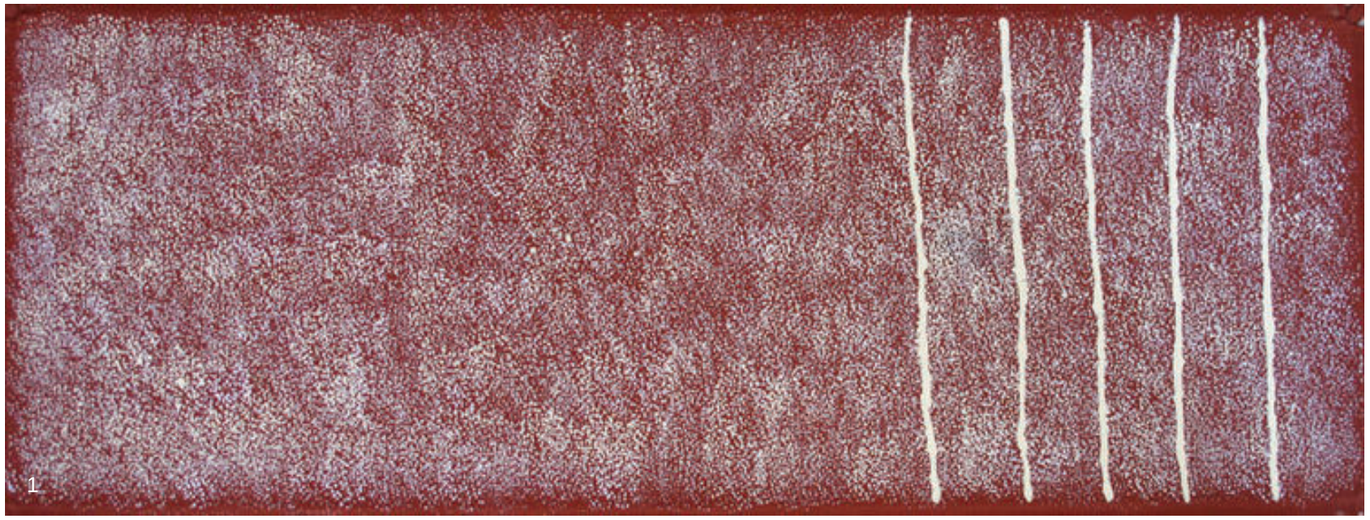
Our proposal involves a light touch to the exterior façade and key heritage areas. The well-preserved building exterior fronting Forbes and Saint Peters Streets is to be rejuvenated by removing unsympathetic additions including metal security grilles to balconies, and by introducing sensitive interventions including steel-framed windows, reclaiming the existing balconies for learning spaces.

The existing tiled mansard roof is to be reconstructed in the same form as the original roof with a nominal increase in height of approximately 330mm, albeit remaining below the existing western brick parapet . This additional height allows for an extra level to be housed within the roof space, accommodating a classroom, year 12 common room, amenities, careers office, and private outdoor terrace. The proposed roof is clad in standing seam copper, taking inspiration from Sodersten's original elevational drawings, and includes angled blades and clerestory operable windows.

To the south of Wilkinson House is a new linking structure, housing a lift and lobby for equitable access, a meeting room, and provides for general circulation and connection to the wider school campus. This elongated structure rises clear of the roof form, is setback from Forbes street and is cladded with glass creating a recessive new addition.

The primary goal of the project is to create large, flexible and well-lit learning spaces that can accommodate the school's evolving teaching ambitions for the next twenty years and beyond. Each level contains 2 - 3 generously-proportioned General Learning Areas (GLA's) of approximately 60sqm, with associated student breakout spaces, amenities, staff areas, and meeting spaces. A wide internal stair connects all levels, and is naturally lit and ventilated by a glazed rear wall, which will also feature the work of SCEGGS parent, artist Del Kathryn Barton.

Our design strategy focuses on sensitive, adaptive reuse that acknowledges the significance of the place while optimising the school's future use of Wilkinson House, as a place that is joyful and inspiring for students and staff; a place they look forward to using every day.


1

THE SCHOOL'S COMMITMENT

SCEGGS is committed to reconciliation, social justice and Connecting with Country.
The project acknowledges the importance of connecting with Country and has engaged with the Aboriginal community to implement meaningful strategies to achieve this. The project aims to:

•Reduce the impacts of natural events through implementing sustainable building practices and building management.
•Value and respect Aboriginal cultural knowledge by engaging with the local Aboriginal community to acknowledge and celebrate their identity, cultural practices, art and language.
•Raise awareness on caring for Country.

ABORIGINAL CULTURAL AND HERITAGE ASSESSMENTS
An Aboriginal Cultural Heritage Assessment Report has been completed in consultation with Registered Aboriginal Parties from the local area.

A Heritage Archaeological Assessment to consider impacts to both Aboriginal and non-Aboriginal archaeology has been completed to satisfy Condition B3 of the Consent for SSD-8993.

A RICH CULTURE

1. Kathleen Petyarre *My Country*

2. Learning about many aspects of Indigenous culture from Elders.

3. Cultural practices such as the smoking ceromony performed by a girl in Wilcannia.

4.Aboriginal sand painting at SCEGGS by artist and elder, Walangari Karntawarra, who sees his art as a form of cross-cultural communication.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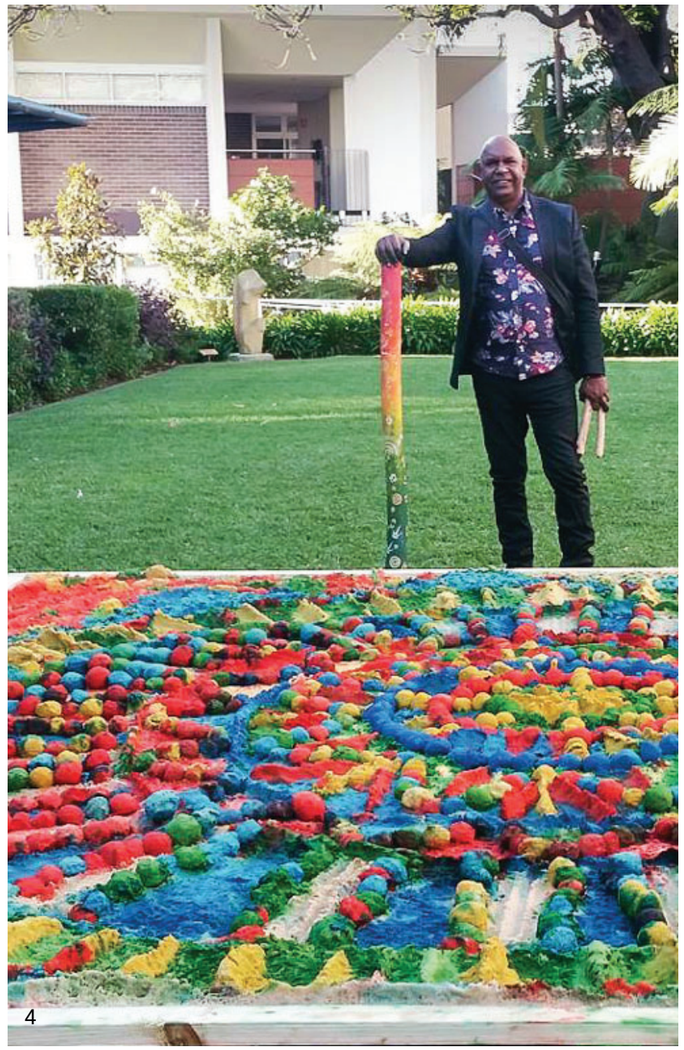
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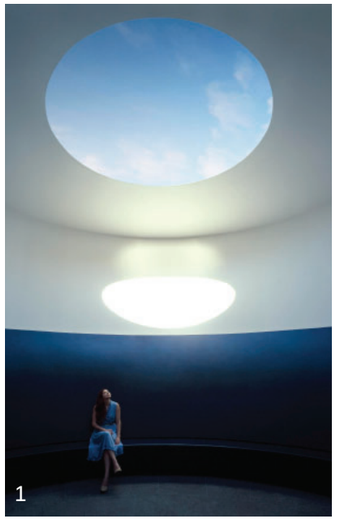

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SCEGGS & INDIGENOUS CULTURE AND HERITAGE

SCEGGS demonstrates their continuing commitment to reconciliation by providing a scholarship programme for Indigenous children in both primary and high school which covers all tuition fees. These students are mentored by Indigenous Student Co-ordinator and PDHPE teacher, Jola Cumming, a Butchulla and Gawara Salt Water Murri Woman.

Ms Cumming's office will be located in Wilkinson House. Aspects of Indigenous culture which we propose to be woven into building fabric and spaces during the design development process, aims to resonate with the Indigenous students that will be using the building, as well as to educate and enrich the daily lives of non-indigenous students. We have met with Ms Cummings to workshop strategies on how to incorporate Aboriginal culture into the Project. We look forward to continuing our dialogue with Ms Cummings and local Elders for a successful and meaningful outcome.

INTERPRETATION

In addition to the above, the proposal will consider adopting the following interpretation strategies to express aboriginal heritage and Connect with Country:

1. The oculus and Level 3 courtyard are an opportunity to connect with Sky and nature on a dense, inner-city site. The Level 3 courtyard, with its plantings and connection to sky, is an ideal place for a yarning circle where stories and ideas are shared and relationships strengthened.

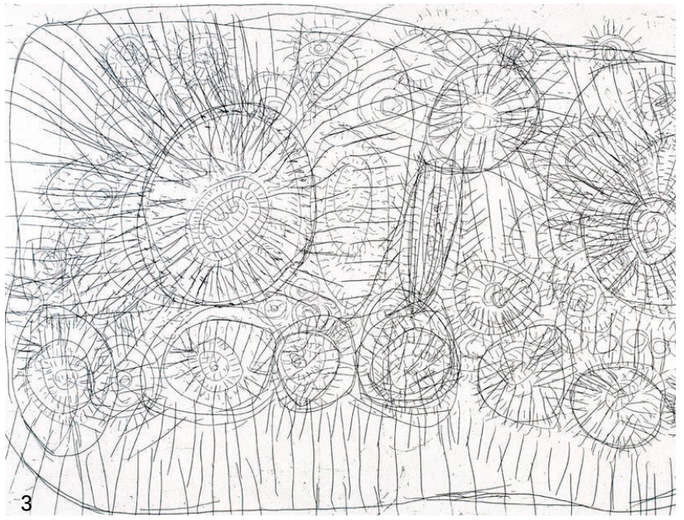
2. Native plants such as Melaleuca Linariifolia proposed for the planter in the Level 3 courtyard to connect with Earth.

3. SCEGSS already has a collection of Indigenious Artwork proudly on display, and it is envisaged that artwork by Indigenous artists, including students, will be on display in Wilkinson House. Artwork by Rosie Tasman Napurrurla, Warlpiri 2002, *Ngurlu Jukurrpa*

4. AIATIS Map of Indigenous Australia identifying Aboriginal placenames, language groups, and nations can be a powerful tool to display, allowing Indigenous students to locate their origins and feel a sense of belonging, as well as to educate all students and staff about the richness and diversity of First Nations Peoples.

5.Interpretation of local artifacts, flora and fauna that is significant to Aboriginal people of the area can be cast into the building fabric or pathways. All students can be involved in producing these objects as a bonding and educational exercise. (Pirrama Park, Deuce Design). Symbols such as fish signify connecting with Water.

6.Language, stories, places and Aboriginal people can be commemorated with text imbedded into the building fabric or pathways.



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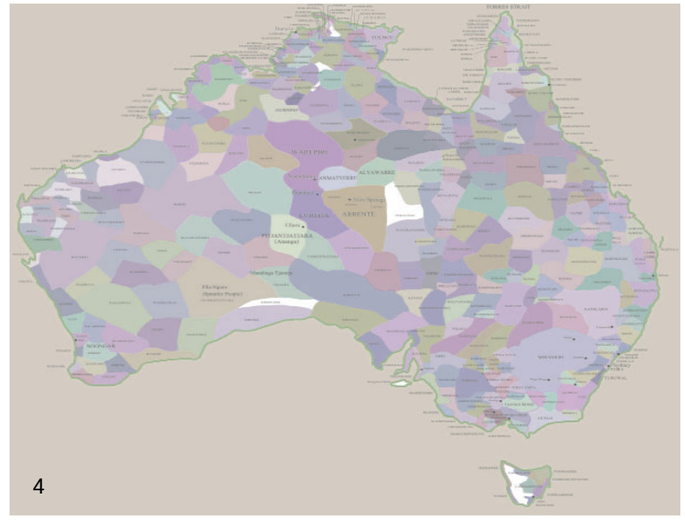

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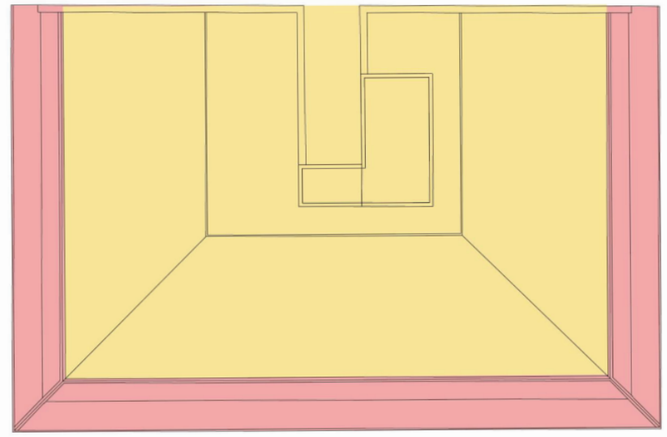


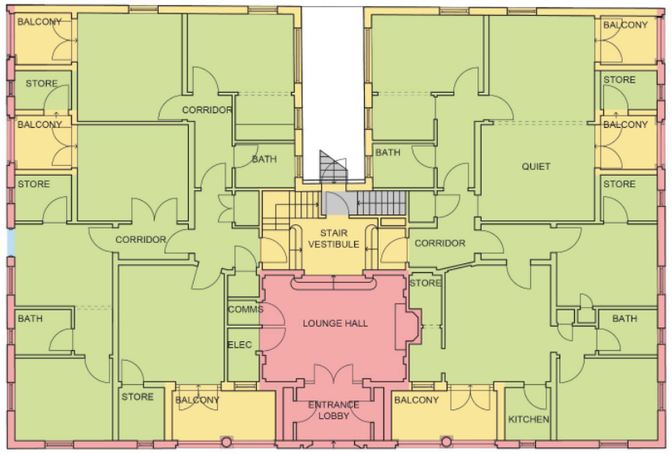
ROOF PLAN

CONSERVATION MANAGEMENT PLAN

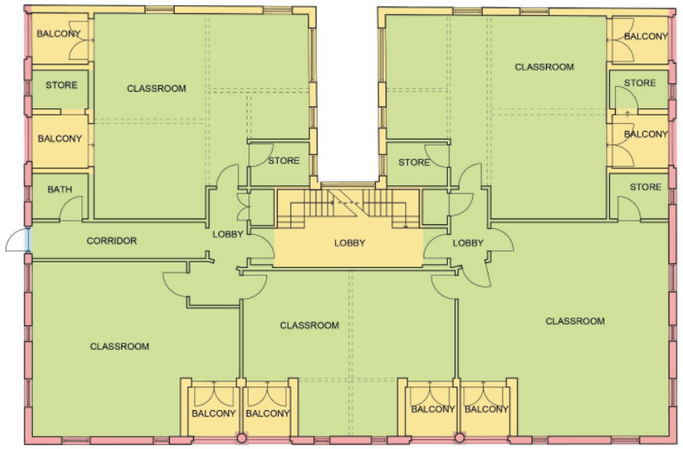
The Conservation Mannagement Plans (CMPs) by Urbis Heritage were prepared for SCEGGS Darlinghurst to manage the significance of the SCEGGS Darlinghurst campus and its significant buildings, including Wilkinson House.

The CMPS for SCEGGS Darlinghurst are intended to assist property owners and occupiers to management maintenance and new works to all elements of the campus. The Part 2 CMP for Wilkinson House provides a careful analysis in relation to heritage significance of Wilkinson House and its context within the wider campus.

Section 6.5 of the report provides the following plans that identify and grade the significant elements of Wilkinson House. The gradings of elements in these plans refer to the overall form, structure and spaces.



GROUND FLOOR

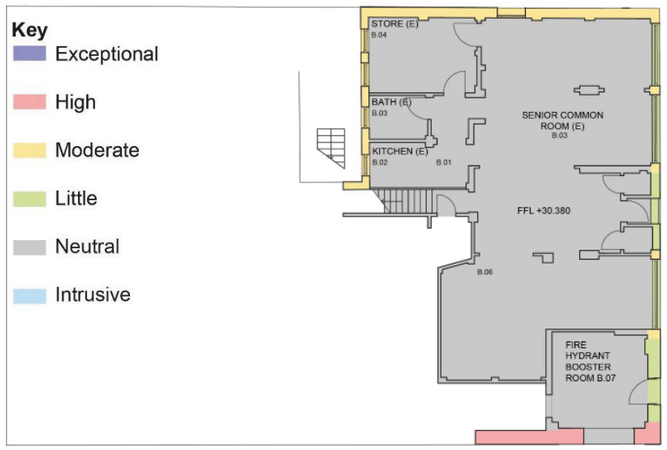


SECOND FLOOR

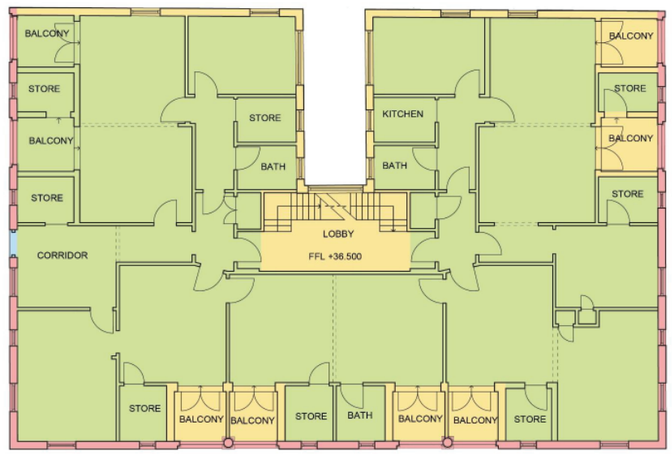
HERITAGE STRATEGY

The gradings of significance diagrams as provided in the Part 2 CMP for Wilkinson House have been our guide for our design response and proposal as follows:

- Retain north, east, west and south facades.
- Retain GF entrance lobby and lounge hall
- Timber floor structure to all levels are to be replaced with concrete slabs at floor levels similar to the existing RL's.
- Replace stair with new, wider, and compliant stair constructed from the same grey terrazzo.
- Existing bricks from the demolition to be reused as much as possible for new internal walls.
- Interpretation of location of old walls inlaid in ceiling to recall placement of balconies and original rooms.
- Roof form is reconstructed with pressed copper cladding.
- Interpretation of balconies through inset new window openings.
- Reuse of original staircase conponents as art piece, bespoke cabinetry or paneling in the level 3 GLA.



BASEMENT



FIRST FLOOR

DESIGN RESPONSE TO HERITAGE STRATEGY
The SCEGGS Darlinghurst site as a whole is identified as a heritage item, and the listing specifically includes Wilkinson House.

The proposed design responds to the heritage strategies outlined in the CMP in the following ways:

• A light touch for the building exterior.

• The existing double hung windows will be restored and painted white.

• The arched openings with their columns will be restored, with new glazing units to be significantly set back behind the column capitals.

• The decorative portal and arch of the main entry will be restored, as will the wall-mounted lanterns, crest and cartouche.

• Timber doors on the Forbes Street main entry will be restored and painted.

The Concept proposes the removal of the elements that are detrimental to the building's integrity and functionality including:

• Remove the later security grilles on windows and balconies.

• Remove sirens and lights, and replace with sympathetic selections.

• Replacement of the existing downpipes with new copper downpipes.

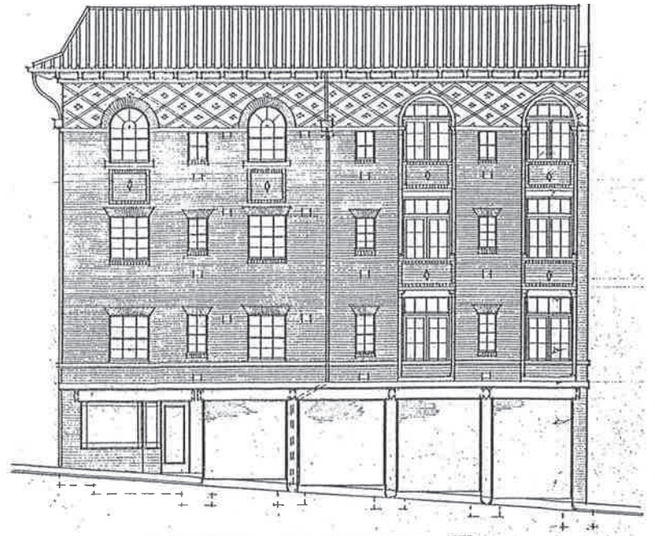
• Removal of the infill brickwork to the four original garage openings on St Peters Street, to be replaced by the installation of new glass bricks to increase natural light to the general learning areas behind.

ORIGINAL ELEVATIONS
The original elevations show the elaborate brickwork detailing around the external frieze, including brick dentils, classical columns and arches elegantly proportioned and composed.

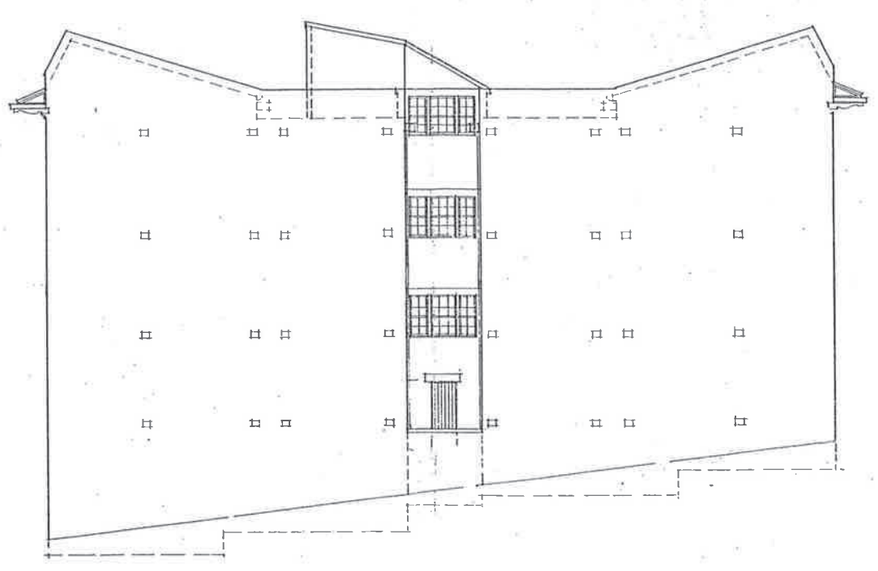
Our research indicates that Emil Sodersten used a variety of roof types in different buildings and these drawings suggest that the common Marseille tile used may not have been the first choice.

We derive the reconstruction of the mansard roof from this drawing, which shows a vertical articulation to the roof cladding.

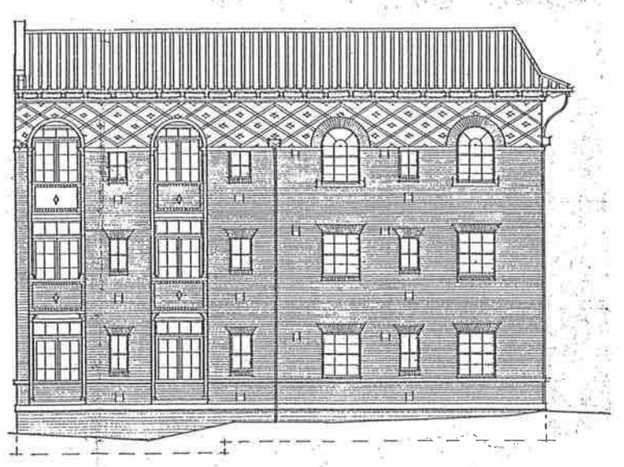
ELEVATION TO FORBES STREET.



ELEVATION TO ST PETERS ST.



BACK ELEVATION.



ELEVATION TO LANE.

KEY EXTERNAL MOVES

Taking into consideration of the heritage strategy, the following external additions and alterations are proposed:

1. Rebuild mansard roof in copper with angled blades and clerestory windows that reference the vertical articulation of the original Emil Sodersten elevations.

2. New linking structure connects building to the wider campus.

3. Elegance of heritage facade restored by removing unsympathetic additions including security bars.

4. Glazing recessed from the existing facade encloses the balconies while preserving the facade integrity. This will greatly improve the functionality, and spatial and light qualities of the GLAs within.

5. Central stair also functions as thermal chimney for passive ventilation.

6. Roof supports solar farm and rainwater harvesting. A green roof has been explored but deemed unfeasible due to height constraints limiting the structural and soil depth required to support it.

7. Connects to existing fire stair in the adjacent Joan Freeman Science and Technology Building.

8. Locating mechanical plant above the Joan Freeman Building's fire stair, keeping within the built roof form, will minimise visual impact and view loss.

9. The original concrete frame on Saint Peters Street is expressed.Glass bricks provide sports GLA with natural light and privacy.

10. Location of existing sprinkler pump room will be retained.

11. Level 3 terrace with oculus open to the sky and a small tree in contained planter, such as Melaleuca Linariifolia is proposed. It has been noted that this tree should not grow beyond the height of the roof to prevent view loss to surrounding neighbours.

ROOF STRATEGY

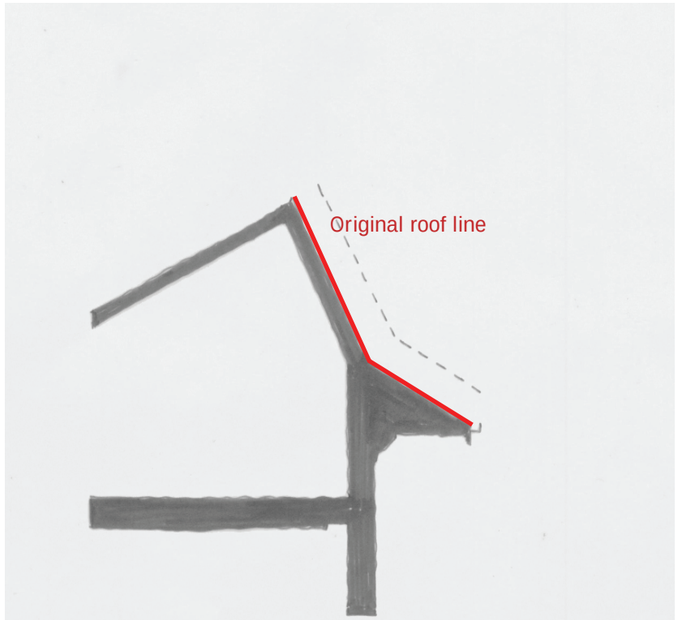
1.Existing mansard roof profile retained and remade in copper, a material sympathetic to the surrounding context that is also robust and well suited to a heritage building.

2.Form high level openings in roof profile to provide natural light to teaching spaces

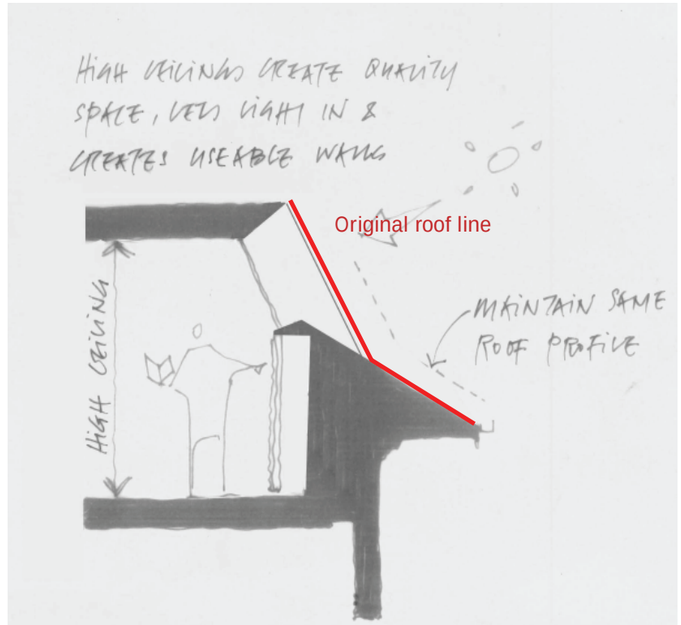
3.Vertical ribs, derived from original elevation drawings, shelter classrooms from hot summer sun, allowing warm winter sun.

4.Vertical ribs shield classrooms and terrace from overlooking whilst providing framed views out to the city beyond.

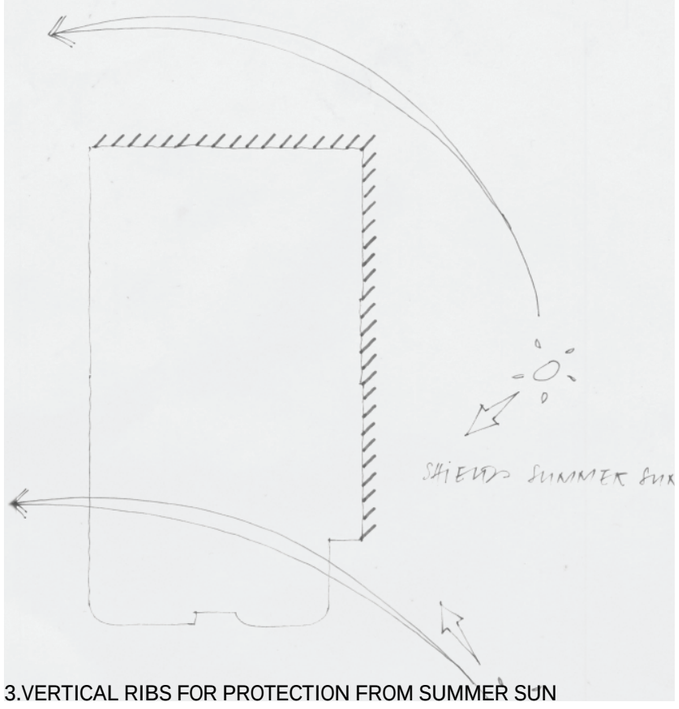
5.Plan arrangement focused on flexibility and can be arranged in a number of ways to suit purpose. The proposed outdoor terrace can facilitate a yarning circle, outdoor learning, recreation and general well being.



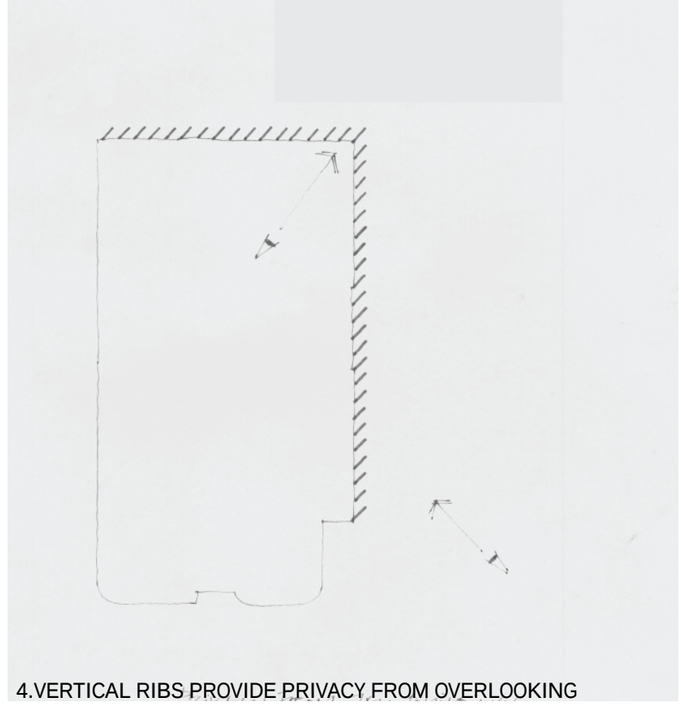
1. RETAIN THE EXISTING ROOF PROFILE



2. LARGE WALLS FOR TEACHING WITH TOP LIGHT WINDOWS



3.VERTICAL RIBS FOR PROTECTION FROM SUMMER SUN



4.VERTICAL RIBS PROVIDE PRIVACY FROM OVERLOOKING

NEW LINKING STRUCTURE

• As the school's main entry into Wilkinson House is from within the campus, the current entry is unclear and unceremonious.

• Our proposal articulates this entry for clarity to all users of the campus, through a new, enclosed structure that connects Wilkinson House with the Centenary Sports Hall and the main campus.

• The proposed form of the entry structure + materiality is contemporary, contrasting with the heritage fabric of Wilkinson House.

• The new entry structure will be clad in glass, this will let light in while activating the Eastern facade to street.

• The colour, tint and reflective qualities of the glass will also provide the required level of privacy and security.

• The glass is a light touch, which will make the structure appear dematerialised, and therefore recessive and fluid between two heavier looking buildings.

• The Lift portion of the extension, extends past the roof form of Wilkinson House, ensuring the roof is uninterrupted. The location of the lift is also set back from the Forbes Street building line to reduce visual impact and preserve the streetscape.

• The proposed lift location is functional for circulation, does not consume floor space within Wilkinson House, and also does not breach the roof form of Wilkinson House.

NEW LINKING STRUCTURE - MATERIALITY

In consultation with the community and with GANSW, we have tested both the materiality and form of the new extension as follows:

• We investigated the use of brick and copper, materials we viewed as being sympathetic to Wilkinson House, to visually connect the new extension to Wilkinson House.

• We tested multiple ways in which we can construct and lay the bricks to create interest and detail.

• The brick lift shaft adopted a curved form to reduce visual bulk.

• Due to the layers of building fabric required in brick construction, the brick options resulted in clashes with the roof form of Wilkinson House, which we deemed inappropriate.

• We tested the use of copper, which relates to the proposed copper roof.

• The curved form with this material looks utilitarian and detracts from the streetscape.

• The extension was developed and distilled into a simplified, rectilinear form, which introduced glazing at both ends.

• The final concept for the new extension link is a fine, steel-framed structure with glass cladding. This proposal demonstrates the “light touch” approach, politely complementing Wilkinson House in an unapologetically modern way but also reducing visual impact to the streetscape.

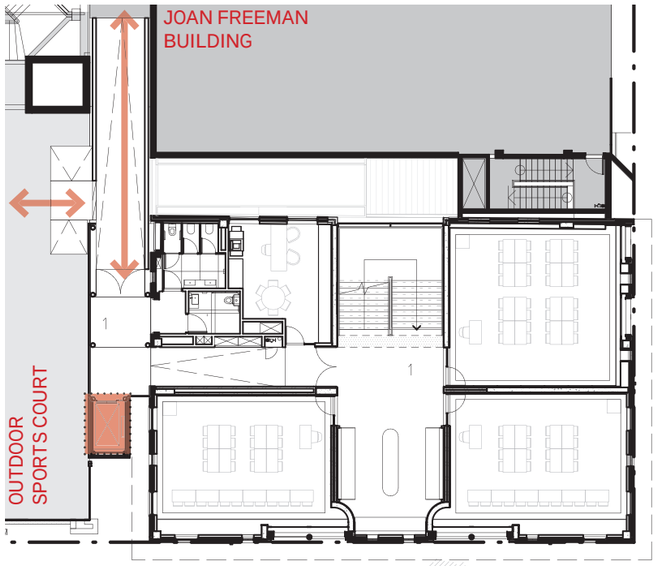

WILKINSON HOUSE

NEW LINKING STRUCTURE - CAMPUS CONNECTION

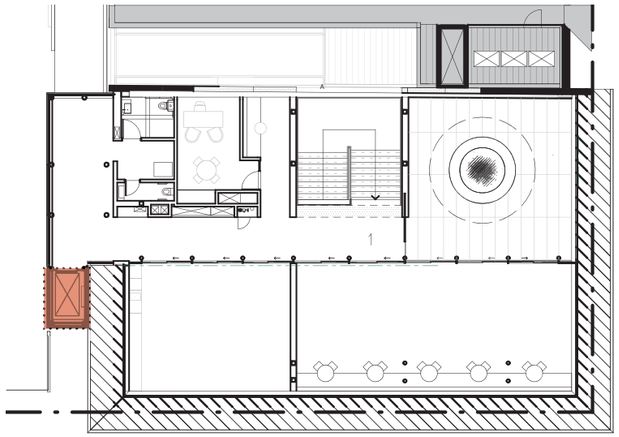
The new linking structure provides better access within Wilkinson House and creates a better connection of Wilkinson House to the wider campus.

• The new lift provides equitable access to all levels of Wilkinson House and also provides to access the Centenary Sports Hall, outdoor playing courts and the Joan Freeman building.

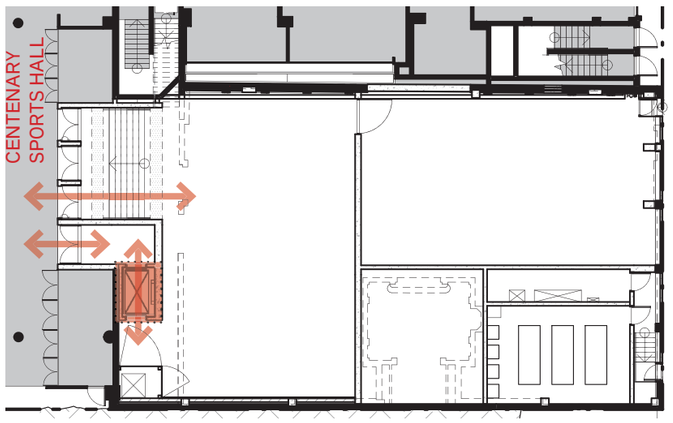
• The new walkway on level 2 is 2.0M wide with a 1:20 gradient, providing a handrail free gentle connection to the Joan Freeman Building.



LEVEL 02

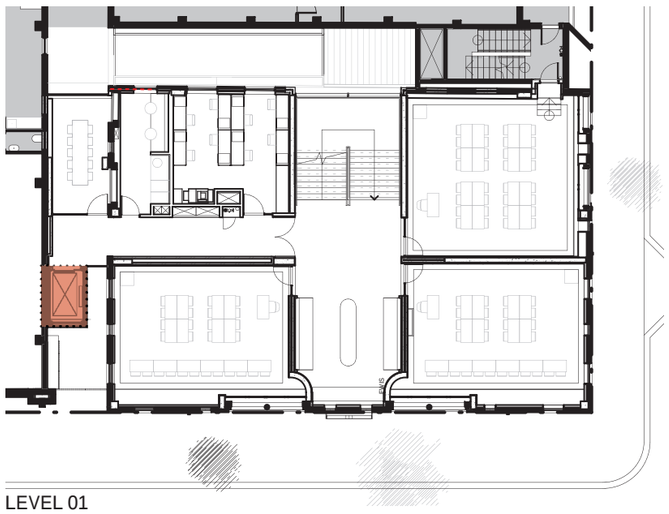


LEVEL 03



LOWER GROUND

GROUND FLOOR



LEVEL 01

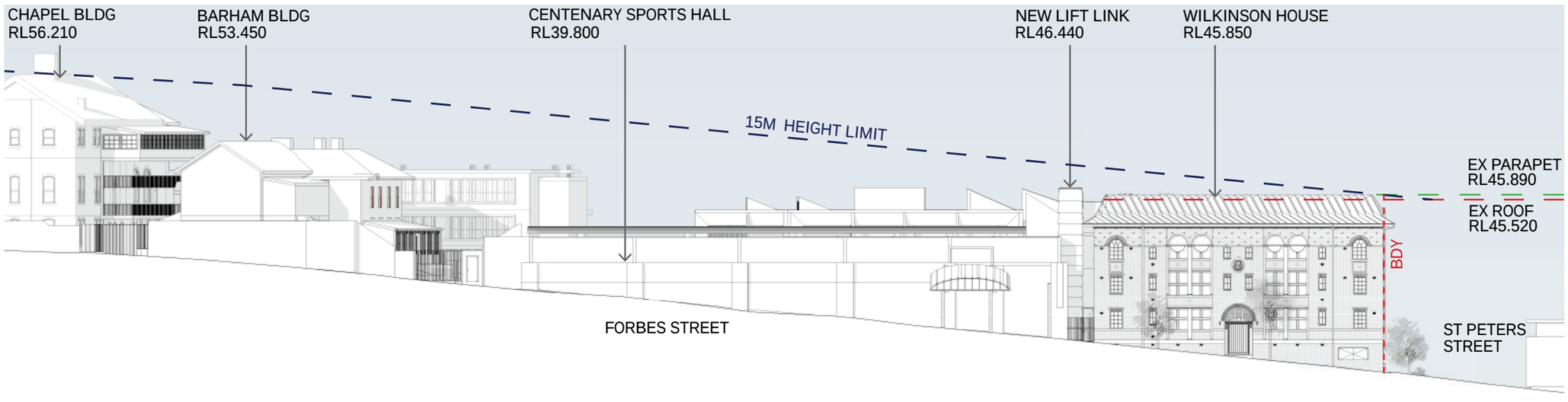
VISUAL IMPACT - FORBES STREET

The proposal is sympathetic to the streetscape and character established along Forbes Street.

The proposed copper roof maintains the existing roof form with an increase in height that is deliberately established below the existing brick parapet to the west.

The new extension to the south of Wilkinson House is set back from Forbes Street, constructed of a dark bronze colour steel frame clad in glass, creating a recessive linking building that does not compete with its surrounds. This extension houses a new lift, creating equitable access within Wilkinson House and also connects to the Centenary Sports Hall to the south and Joan Freeman building to the west. The lift overrun is below the 15.0M height limit and is similar in height to the top of the existing structures of the wider campus beyond.

The existing balconies of Wilkison House that face the street create a rhythm of solid and void to the streetscape. To create functional, rectangular-shaped learning spaces, these balconies are proposed to be infilled with new steel windows. These windows are set back from the facade, creating shadow and depth to preserve the existing solid and void relationship in the facade. This setback incidentally provides sunshading to the glazing and gives an opportunity to integrate concealed external blinds for further protect from heat load and direct sunlight.



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PROJECT
2022 WILKINSON HOUSE

PRESENTATION PAGE 34
STREETSCAPE - FORBES ST

VISUAL IMPACT - ST PETERS STREET

St Peters Street is the street that runs along the north of Wilkinson House. It connects Forbes street and Bourke street, with it's topography dropping significantly toward the west.

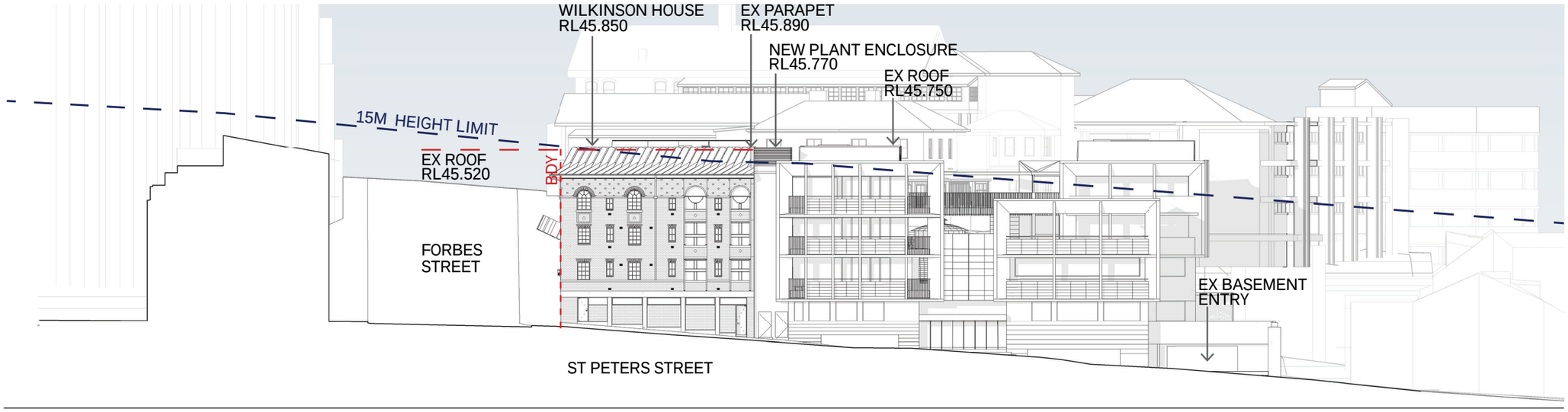
This places the existing built forms of the campus above the 15.0M height limit.

This means that the new copper roof also breaches the height plane, but only by a small amount above the existing roof. It will remain below the existing brick parapet to the west. This increase in height does not have a significant impact on bulk, scale or visual density.

The proposed new roof plant on top of the existing fire stair of the Joan Freeman Building is finished at the same RL as the existing carpark exhaust enclosure, reducing any visual impact to a minimum. (Refer to page 43)

The existing balconies of Wilkison House are infilled with steel windows that are set back, keeping the existing rhythm of light and void.

Glass bricks are proposed for the lower ground level of St Peters street. Its semi-transparent quality provides void to the facade, reinforcing the location of garages that once served the building in a previous life.



NEW STAIR

While original, the existing stair does not make a defining contribution to the building's heritage significance. Its location prevents an efficient circulation strategy and access to natural light. For these reasons, we see the relocation of the stair as a key move in unlocking the full potential functionality of the building:

• The current inefficient circulation prevents the creation of flexible learning areas of the size required by the school (60m^2).

• The stair is too small and narrow for the efficient and safe movement of large volumes of staff and students, especially during class changeover time.

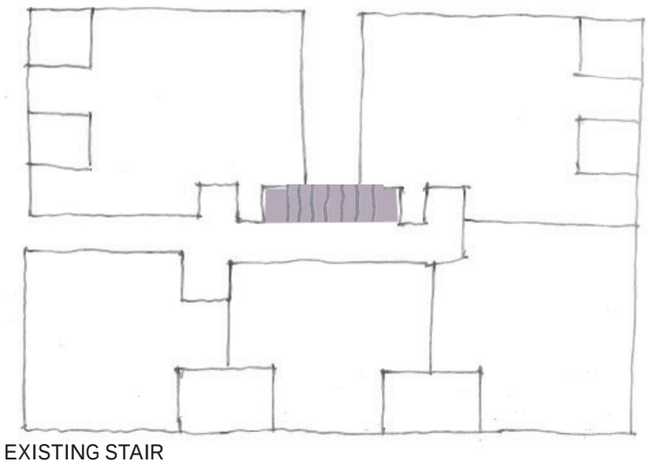
• The stair should also be removed and replaced as it does not comply with NCC fire egress requirements. It is not fire isolated and has combustible balustrades and handrails, neither of which are permitted.

• Its width does not comply with the minimum width required by the NCC. It is too narrow to accommodate safe egress for potentially more than 300 students and staff.

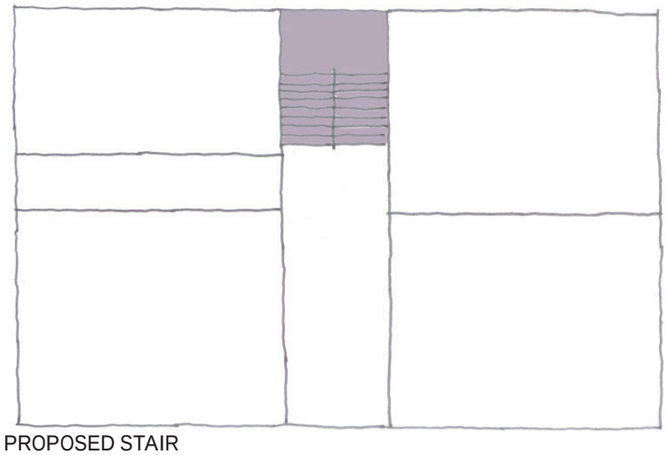
• Grey terrazzo is used for the stair with a 1m high datum to acknowledges traditional detail and protect walls at low level. This is a robust, durable and elegant material.

• It is proposed that the panelled timber balustrades will be re-purposed as built-in joinery to be integrated in the building, or as an artwork re-interpeted by an artist or student through a student-led program.

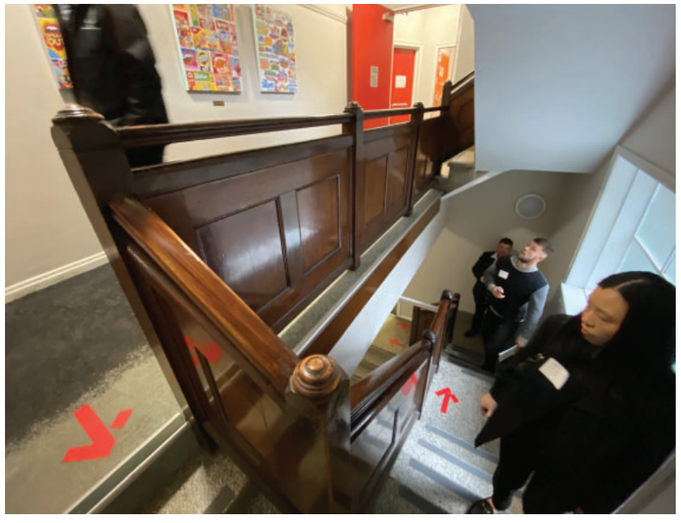
• A heritage interpretation of the stair is proposed for the ground floor. An outline of the stair will be depicted in its original location in the terrazzo floor with recessed metal trims.



EXISTING STAIR



PROPOSED STAIR



INDICATIVE HERITAGE INTERPRETATION OF WALLS AND STAIRS INCORPORATED ON THE PROPOSED NEW FLOOR

STREAMLINED CIRCULATION

• Both the existing stair and resulting circulation around it restrict the creation of flexible GLAs measureing 60m^2. By relocating the stair, the resulting circulation will allow for the creation of large GLAs.

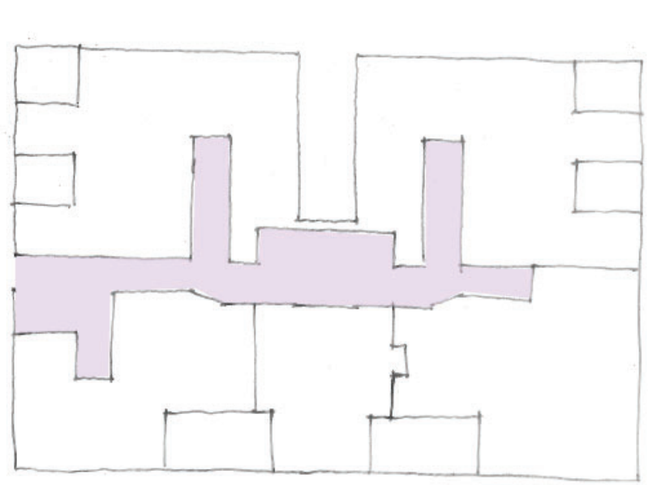
• The current widths of the corridors are narrow, vary in width, and have nooks and crannies that result in a potentially unsafe environment where it is easy to get lost or hide.

• The proposed circulation will be wider and streamlined, making it easier, efficient, safe and pleasant for students and staff to navigate.

• On the ground floor, the level change between the north and south parts of the building will be eliminated, with the aim to provide universal access to as much of the building as possible.

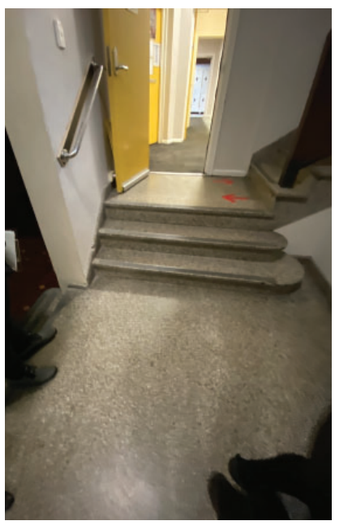
• A passenger lift is proposed in the existing breezeway between Wilkinson House and the Centenary Sports Hall. The lift in this location to prevent floor space within Wilkinson House from being allocated to circulation.

• We propose to utilise the existing fire stair of the Joan Freeman Building as a second fire egress. Wilkinson House benefits from this by having more usable floor space.



EXISTING CIRCULATION

PROPOSED CIRCULATION

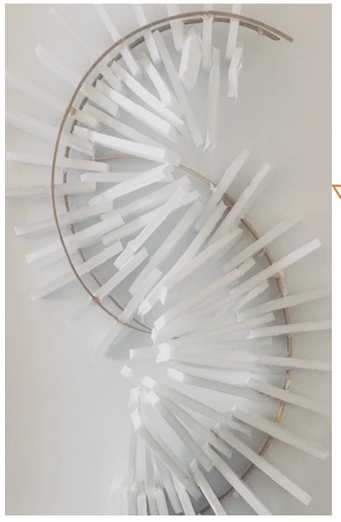


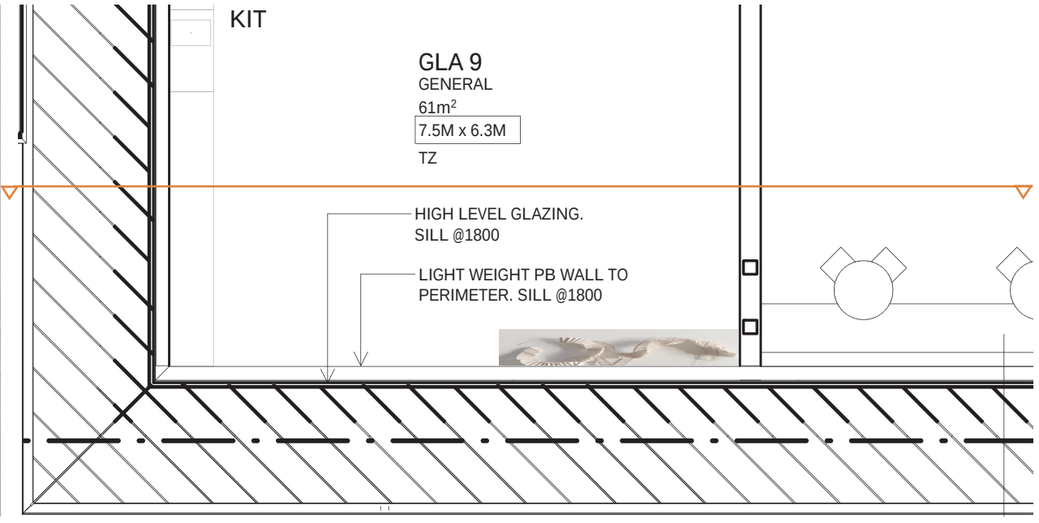
EXISTING STAIR INTERPRETATION - SDS

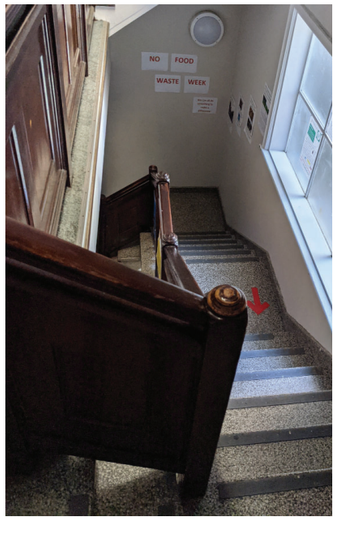
We see the interpretation of the stair as an opportunity to create something that will be meaningful and unique to the building. SDS propose the installation to be located along the Northern wall of GLA 9 on level 03. There will be an opportunity for students to be involved in its interpretation through a student led program.

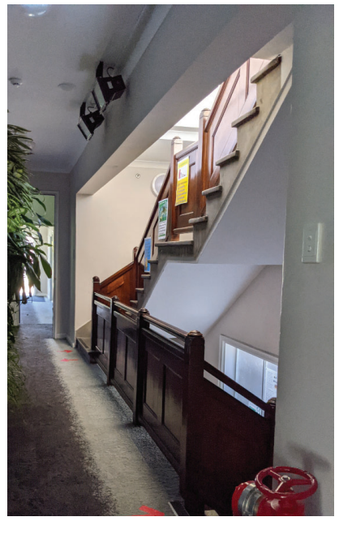
The stair reworked into an artwork will bring another layer of meaning to its existence. It will also add to the richness of the story of the building, rather than being just a token gesture.

In this artist's maquette, a staircase was reimagined; invoking the buildings historical past, reconceptualised for a contemporary setting. Suspension of the setting plays on light and shadow, as the staircase transcends the static, bringing dynamic shape and presence to the space. Here wood and line chart both history and change; the viewer guided to consider both formation.









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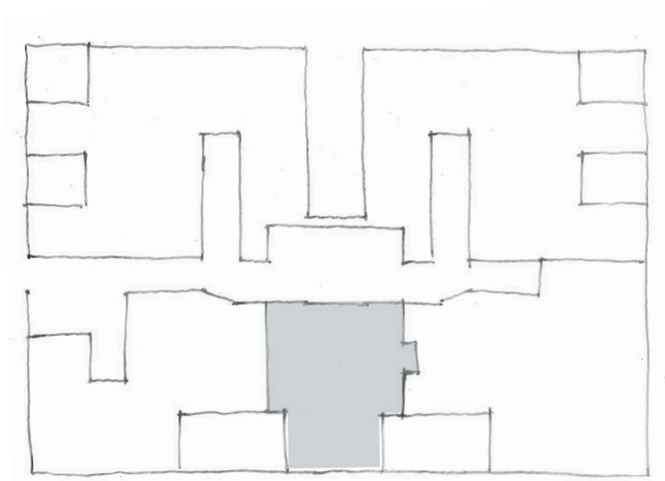
GROUND FLOOR FOYER + ENTRY

• Proposed strategy is to retain the existing entrance foyer and lounge hall, including all floors, walls, vaulted ceiling, joinery and decorative plaster details.

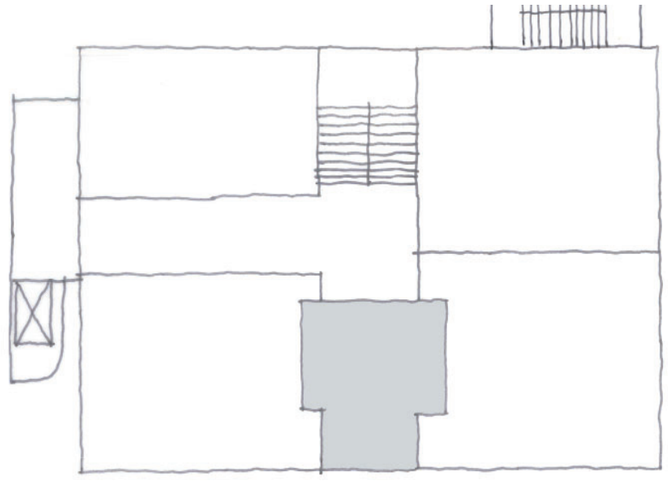
The proposed lounge hall can be an inviting breakout and study space in its day to day function. It will also serve as a grand entrance for special school functions.

• The proposed stair in the existing lightwell will also bring more light into the space.

• Heritage features such as the fireplace and original timber doors will be retained and restored.



EXISTING GF FOYER + ENTRY



PROPOSED GF FOYER + ENTRY

OPTIMISE THE PLANNING

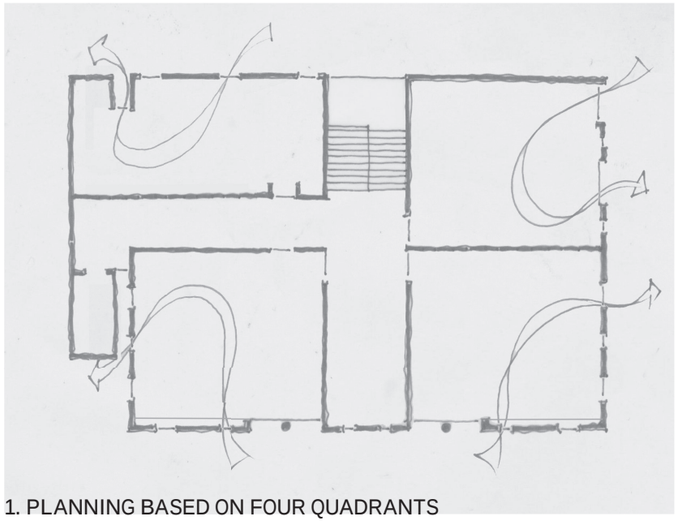
The proposal seeks to create the best possible Group Learning Areas (GLAs):

1.Building planning is based on four near-equal quadrants. The benefit of this is a simple circulation path where cross ventilation occurs through all corners providing fresh air learning environments which reduces energy consumption.

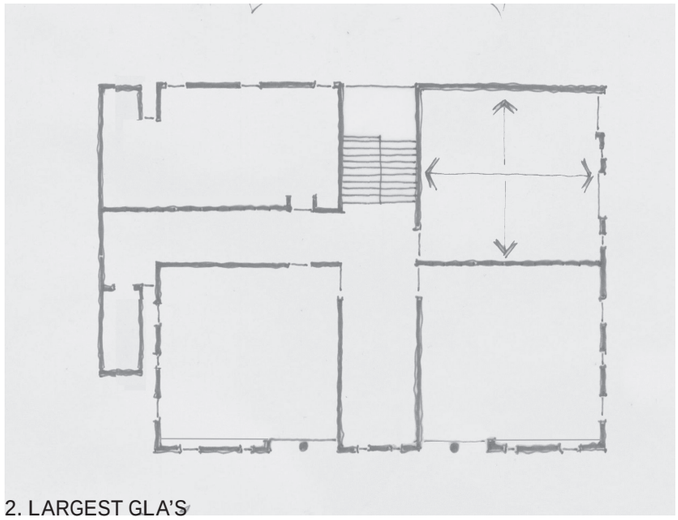
2.Large, wide and near square GLAs create optimum flexibility, providing students with uninterrupted views of teaching surfaces on at least two walls.

3.Provide ample natural light to all GLAs and staff areas by removing existing balconies and other obstructions. The benefit is beautiful and welcoming learning environments that are of an equal quality.

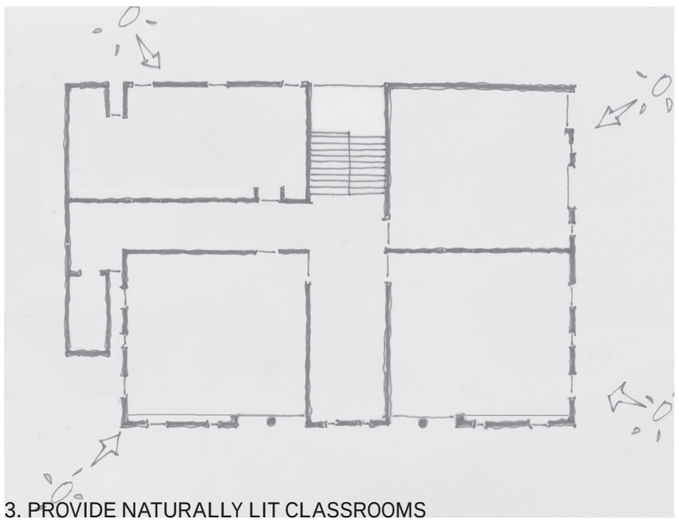
4.Staff and amenity facilities are distributed across the building in the south-west quadrant, providing a strategic location for passive surveillance of breakout areas and a coordinated place for services. The benefit is that the three remaining quadrants are freed for use as GLAs without compromise.



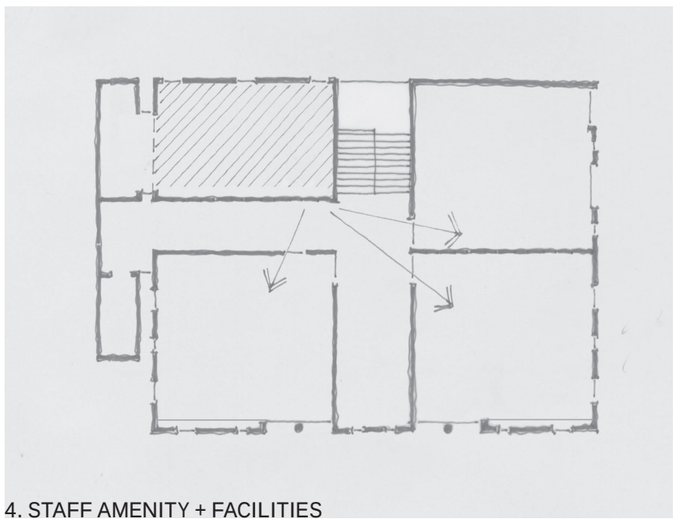
1. PLANNING BASED ON FOUR QUADRANTS



2. LARGEST GLA'S



3. PROVIDE NATURALLY LIT CLASSROOMS



4. STAFF AMENITY + FACILITIES

OPTIMISE THE GLA LAYOUT
Near square GLAs gives students unobstructed views of teaching walls. 8m x 8.4m gives the largest possible GLA with maximum flexibility for organisation.

A unique character is given to each GLA where carpeted floor tiles, solid entry doors with glazed sidelights and furniture may be coloured for wayfinding and identity.

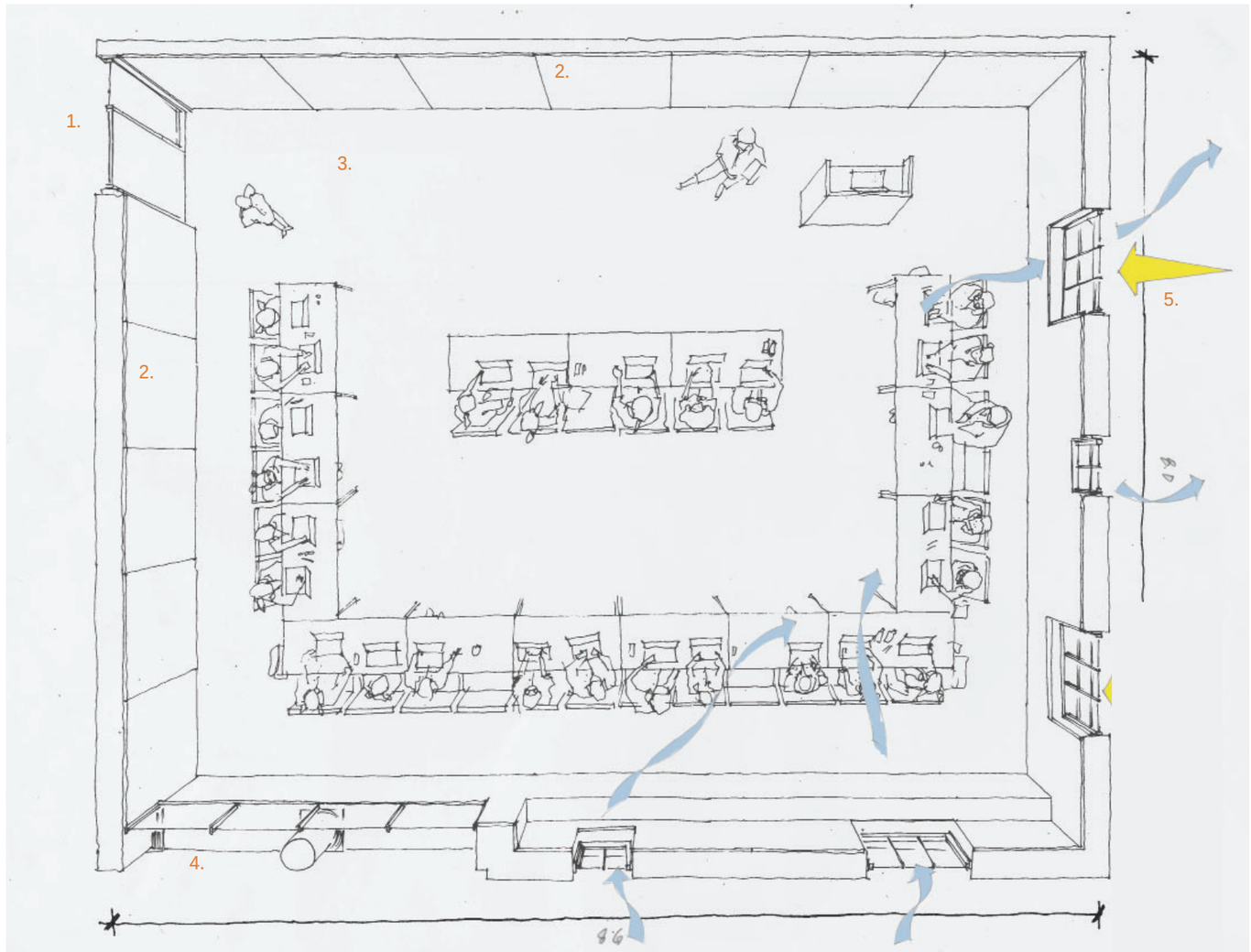
1.Doors unique to each classroom as wayfinding strategy. Glazed sidelights provide visibility of activity on both sides for safety.

2.Short throw projectors on two paneled walls for teaching.

3.Inlay in ceiling retains memory of former layout and use.

4.Windows on two sides for at least six GLAs optimise access to daylight. Inset glazing reduces glare while keeping rooms bright and ambient.

5.Operable windows on BMI system enable control of cross ventilation which aims to reduce the need for air conditioning.



GLAS AND BALCONIES
The existing balconies do not make a defining contribution to the building's overall significance. Their enclosure is supported by the GANSW provided that a sense of depth and articulation is maintained through sympathetic glazing.

The existing balconies restrict the creation of large, square, flexible classrooms by restricting the desk layouts.

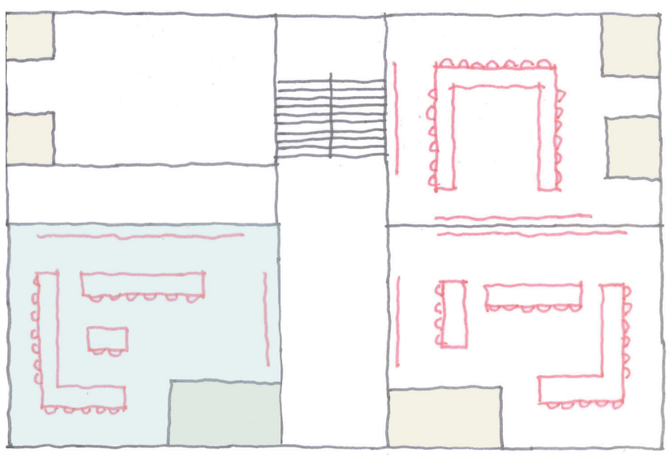
The proposal to enclose the balconies and remove the balcony walls is essential for the functionality of the GLAs with full horseshoe or cluster desk arrangements.

Rooms that are not square or rectangular are compromised teaching spaces.

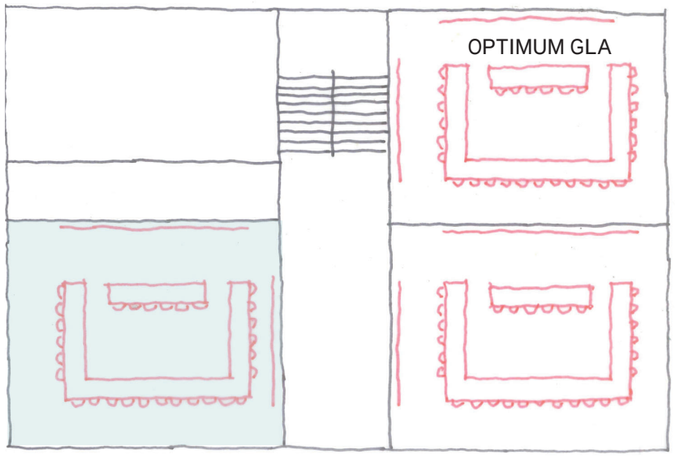
• GLAs with balconies range from 51-60m2

• GLAs without balconies range from 55-70m2

Without removing the internal balcony walls, the GLAs will be compromised and will not have the full flexibility the school requires. Removing the walls will help to unlock the full potential and usability of every, precious square metre of Wilkinson House without compromising its external appearance. To signify their memory, the former balcony spaces will be interpreted through ceiling inlays.



GLA'S WITH EXISTING BALCONIES
51-60M^2 INTERNAL + 7M^2 BALCONY BREAKOUT



GLA'S WITHOUT EXISTING BALCONIES
55-70M^2 INTERNAL GLA

MINIMUM REQUIRED GLA

REMOVING OBSTRUCTIONS
Further reasons for removing the balconies:

• They do not meet contemporary space requirements for child protection and safety due to limiting visibility from teachers.

• They rob rooms of light and provide uneven internal daylight levels

• They protrude into the rooms and limit the flexibility of use: a teaching wall adjacent to a balcony limits use and visibility.

INFILL STEEL WINDOWS
To achieve better learning spaces, the existing balconies are required to be removed and enclosed.

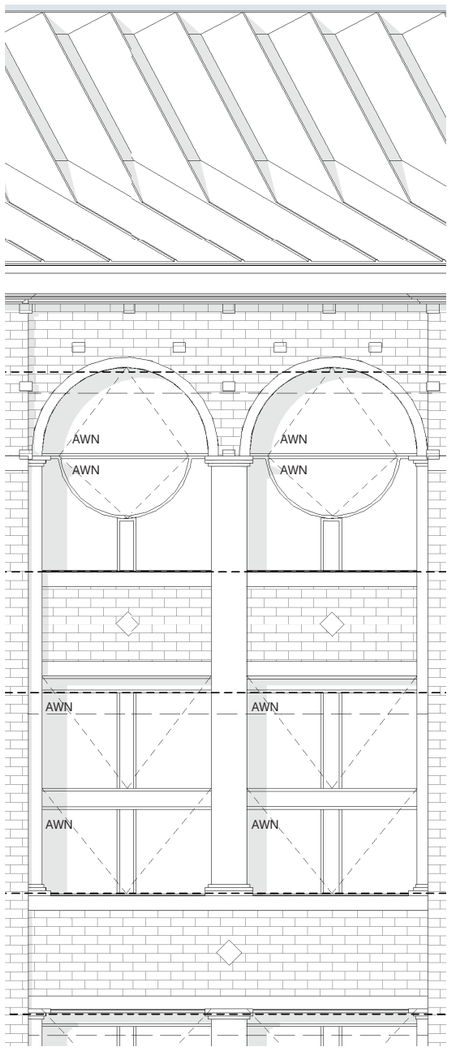
We are proposing to enclose the openings with new infill steel windows that are sympathetic to the original intent and steetscape by utilizing the following measures:

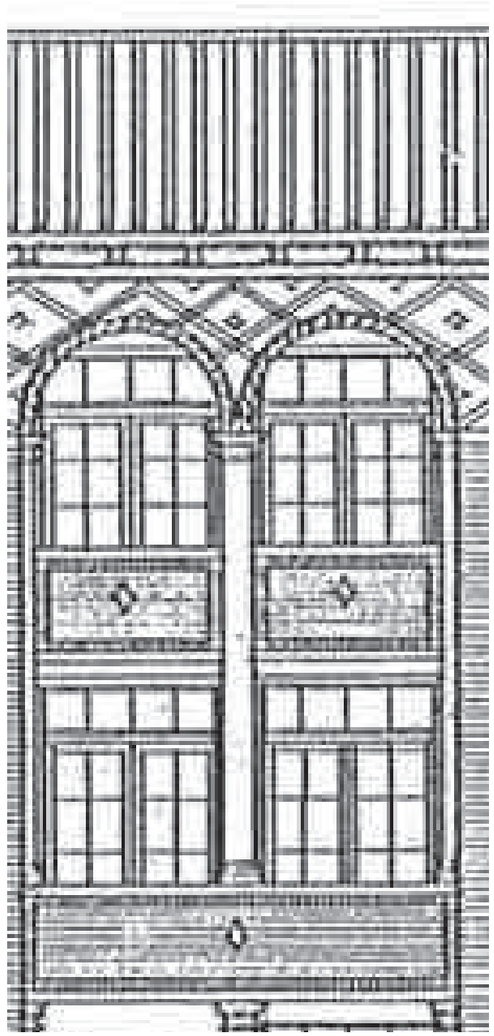
• Windows are set back from the main facade, creating deap reveals to maintain the existing rythm of the facade and give the impression of the original balcony.

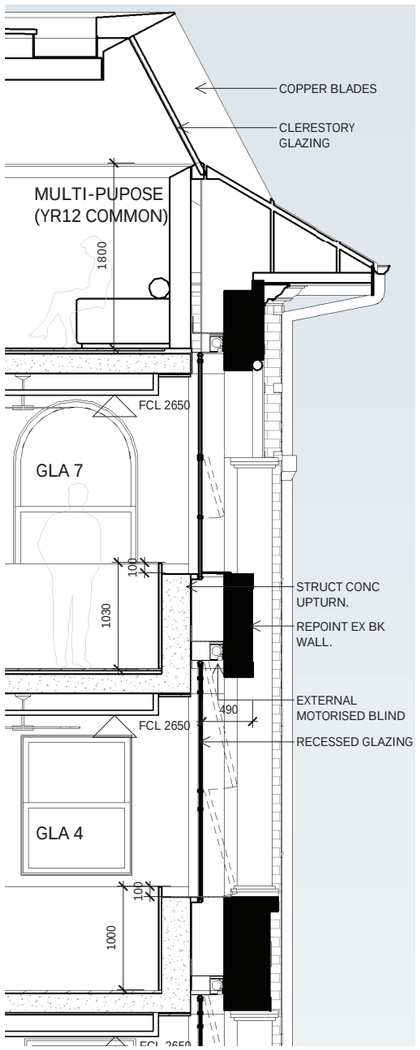
• Detailed steel frames create interest and play on the original elevations by Emil Sodersten.

Setting back the new steel windows provides the opportunity to integrate external blinds that are concealed from view, adding to the amenity of the new learning spaces.

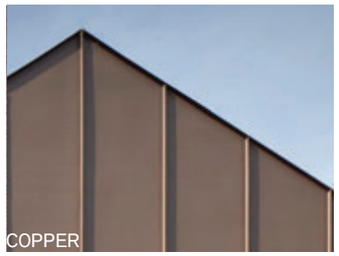
The deep reveals and external blinds also play an integral role in the passive thermal control of the building, which aims to reduce energy usage.








EXTERIOR PALETTE


COPPER


CLEAR GLASS


GLASS BRICKS

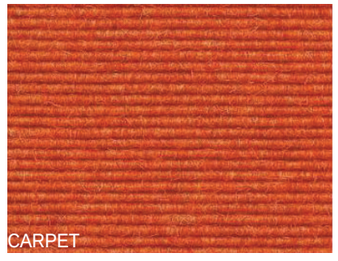

BRICK


INTERIOR PALETTE


GREY TERRAZZO


STEEL PAINTED WHITE


WHITE WALLS & WARM FINISHES


CARPET

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PROJECT
2022 WILKINSON HOUSE

PRESENTATION PAGE 44
MATERIALS & FINISHES

MORE THAN CIRCULATION

CENTRAL SPINE

1. Generous 5.4m wide central stair in the original lightwell- reinforces a clear circulation spine through the building.

2. Open treads provide filtered light and ventilation throughout.

3.Grey terrazzo floors and a 1m high datum (integrated with handrail) to acknowledge historic detailing.

SOCIAL CONNECTIONS

4.Inviting breakout areas with banquette seatings define social hubs on each level that can be passively surveyed by staff in adjacent offices.

5.The entrance lobby and lounge hall to be retained in current location.

6.Existing Forbes Street entry to be restored and used only for special event access and circulation.

7.New basement slab connects large sports GLA to existing gym and Centennary Sports Hall.

RECONSTRUCTED ROOF

8.Roof form is reconstructed with pressed copper cladding

9.Rebuild roof to utilise space in roof zone to provide essential GLAs, multi-purpose room and a secure outdoor terrace.

SUSTAINABILITY

We propose to integrate passive sustainability solutions to optimise the performance and durability of the building. SDS has experience in successfully integrating ESD principals in adaptive reuse projects. Principals proposed here include:

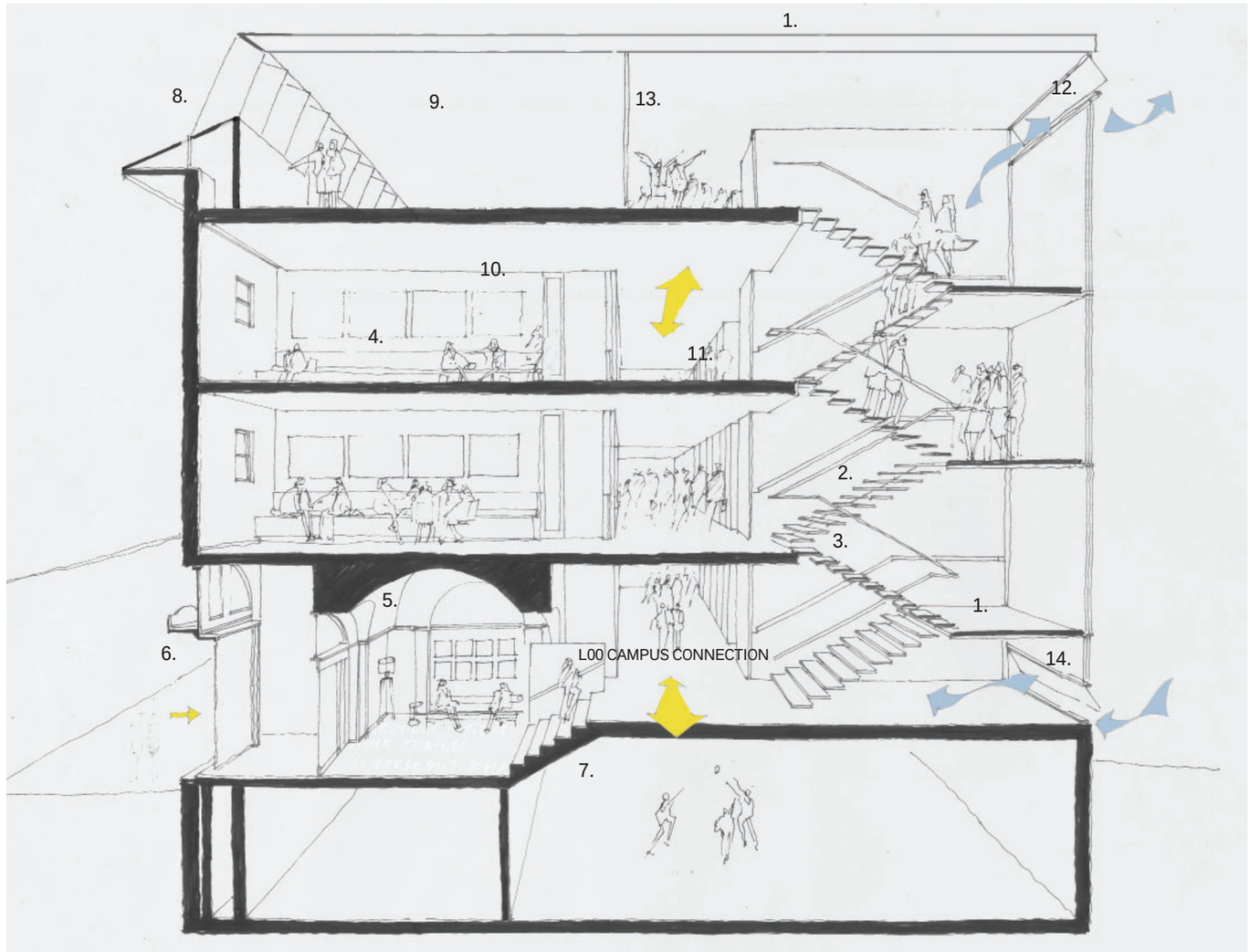
10.Retaining the existing facades and reuse of existing bricks for new walls to reduce carbon footprint.

11.Gutting the building interior including timber floor structure and reconstruct all floors in concrete for fire safety, thermal mass, acoustic attenuation and durability.

12. Central stair vents at top and bottom creating thermal chimney effect.

13. PV solar farm on roof.

14. Ceiling fans & operable windows in GLAs for natural ventilation.



SERVICES

The heritage value of the existing facades of Wilkinson House has resulted in the decision to retain it's external fabric, including the original openings. The timber windows will be refurbished as part of its maintenance, but the original sizes will be maintained.

Although the planning of the GLAs facilitates the cross ventilation of rooms, the limited number and sizes of openings has meant that relying only on naturally ventilating the spaces will not provide the best thermal comfort outcome.

In working with ADP Consulting, a mechanically assisted ventilation system has been developed. This will draw in fresh air and remove stale air, reducing CO2 levels for a healthier learning environment.

The fan equipment for this system will be kept within the ceiling spaces of the common corridor, providing a clear height of 2.4M. This ensures that the ceilings to the GLA's are maximised in height (2.6M - 2.7M), for optimised learning spaces.

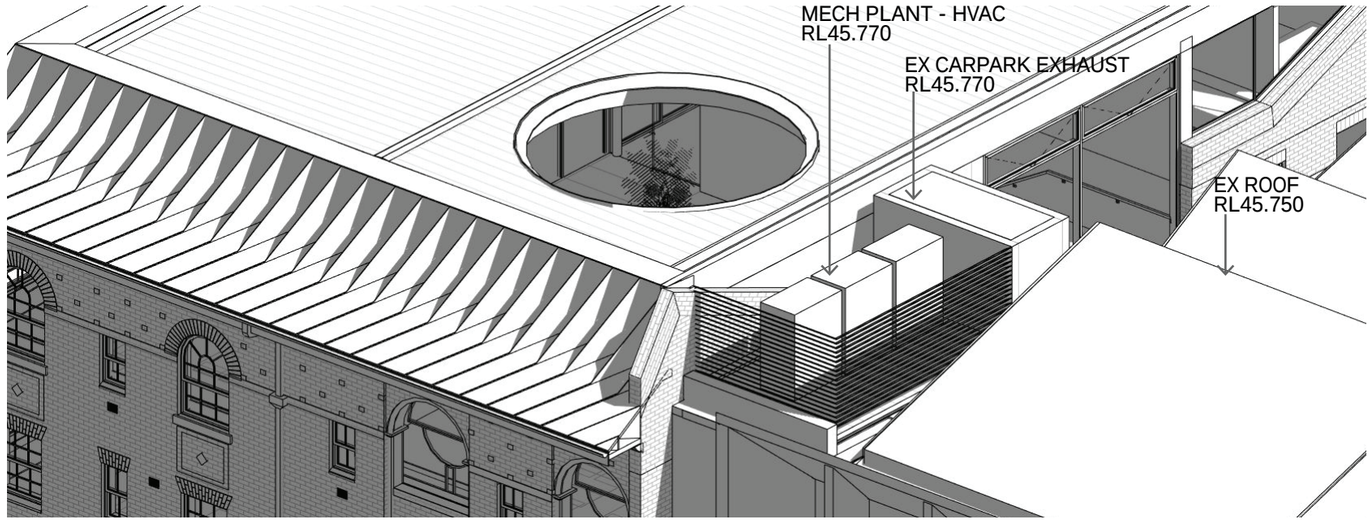
The ventilation is also coupled with an HVAC system with individual control to cool the classrooms on hot summer days when required. Ceiling fans are also proposed to promote air movement thereby assisting with the cooling effect.

The three HVAC units are proposed to be located above the existing fire stair of the Joan Freeman building. The louvred enclosure will be acoustically treated and is located away from Forbes street, where there are residential dwellings. The top of the plant will be inline with the existing carpark exhaust duct, therfore not exceeding the height of existing built elements.

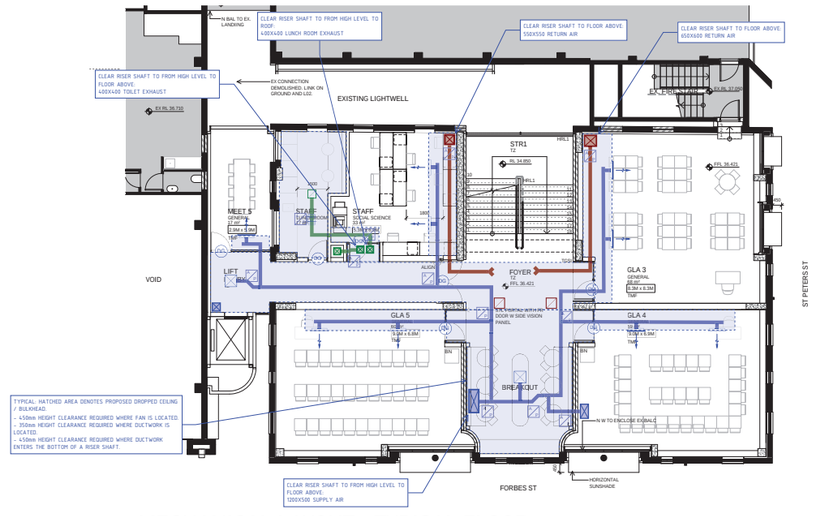
The main roof of Wilkinson House is kept free from any plant equipment, with only low profile cowls proposed to draw in supply air and exhaust stale air.

Solar panels to the roof will help provide power to runthe mechanical ventilation system.

All service risers will be thoughtfully located to ensure planning is optimised and ceiling heights maximised.



AERIAL VIEW MECH PLANT



MECHANICAL LAYOUT - TYPICAL FLOOR

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GUIDLINES AND CONSULTATION

RESPONSE TO ESEPP / DESIGN GUIDE FOR SCHOOLS

Principle 1—context, built form and landscape

- The context of the proposal is heavily influenced by the retention of the existing Wilkinson House building, our proposal involves a light touch to the exterior façade and key heritage areas.

Sensitive interventions including the copper mansard roof maintaining the existing form and parapet height with angled blades and clerestory windows.

- Recessive steel-framed windows enclosing the existing balconies

- The southern linking structure sits clear of the Wilkinson House peripheries and is set back from the Forbes Street elevation.

- External plant has been well considered to minimise any visual or acoustic impact. The mechanical HVAC plant has been located on top of the existing fire stair of the Joan Freeman building, marrying in with the existing built form.

- The landscape strategy subject to the public domain and roof terrace includes;

01. Planting beds along Forbes St to improve public domain and pedestrian experience while reinforcing the existing Wilkinson House entry.

02. Protection of existing street trees

03. Level 3 courtyard planter with native feature tree and understory planting.

Principle 2—sustainable, efficient and durable

- Passive design measures:

01. Incorporation of external blinds and shading to the North, East and Western facades.

02. Strong use of thermal mass to help regulate temperatures. This is achieved through the selection of a concrete materiality and the positioning of additional heavy weight materials within the slab upturns at the building façade.

03. Central stair is used to promote flow of air in the circulation spaces, helping to draw air both up and through the building.

- Mechanical mix mode system, drawing in filtered outdoor air into the learning spaces to lower CO2 levels providing a healthier learning environment.

- Energy used for this system will be supplemented by the PV panels located on the roof.

- Retention of heritage building facades and existing bricks from demolished walls to be as much as possible within the new build.

Principle 3—accessible and inclusive

- Entry into Wilkinson House from both inside and outside the campus is currently unclear and unceremonious.

The new, enclosed entry structure will celebrate and restore clarity in the connections between Wilkinson House, the Centenary Sports Hall, and the wider campus. Located in the eastern end of the structure, an accessible lift will not only serve all levels of Wilkinson House, but will also provide greater equitable access to the rest of the campus, including the Sports Hall.

- The existing Forbes Street entrance will be restored and made available as access for special occasion events.

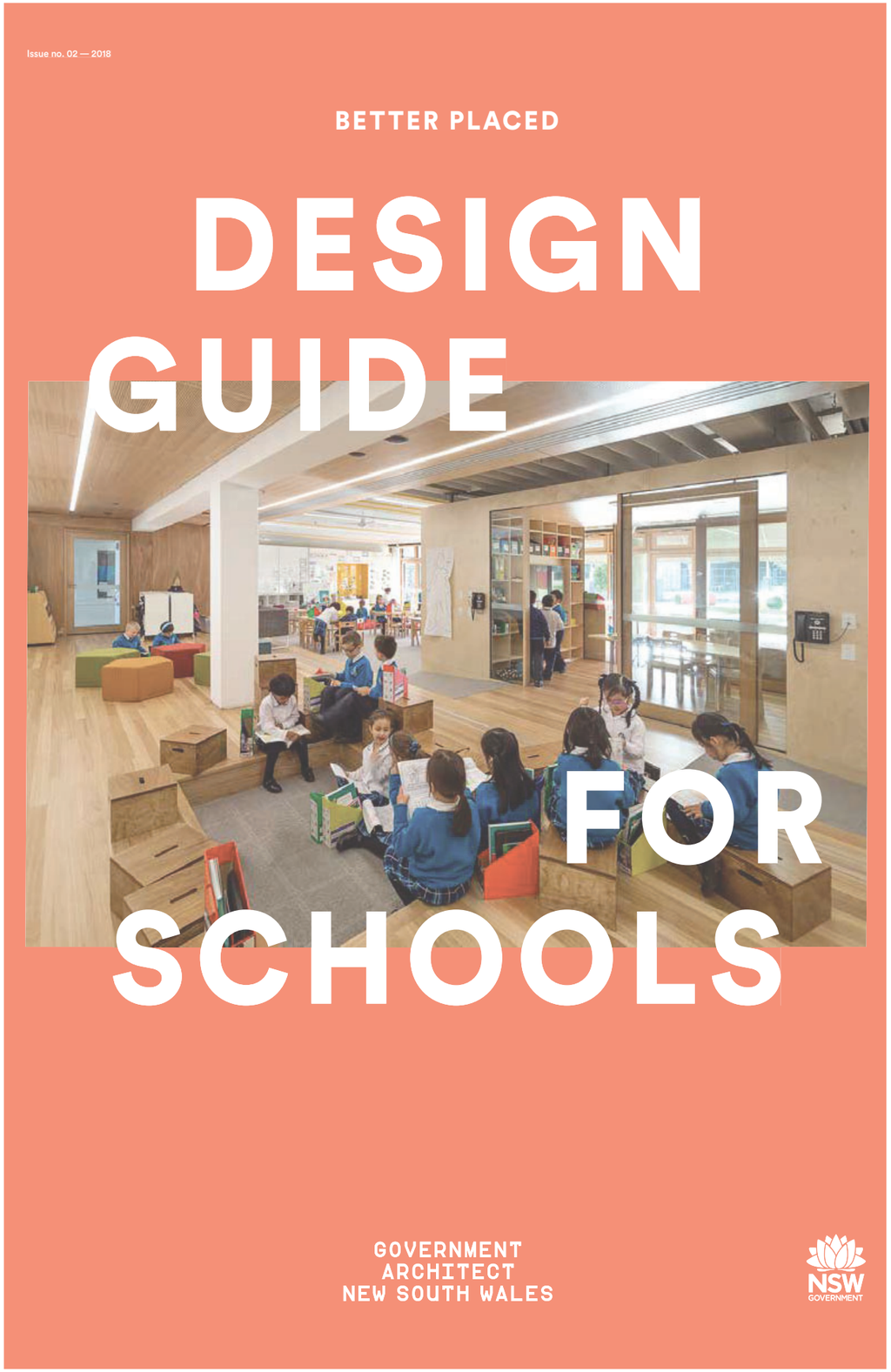
- The existing circulation within Wilkinson House consists of narrow corridors varying in width, accompanied by a small inefficient stair that together create an unsafe environment, incapable of providing safe passage for large volumes of staff and students.

The proposed circulation will be wider, straight, and streamlined, making it easier, efficient, safe, and pleasant for students and staff to navigate.

- On the ground floor we will eliminate the level change between the north and south parts of the building, with the aim to provide universal access to as much of the building as possible.

- In addition to providing improvements in accessibility, the new circulation network will rectify NCC non compliances & fire isolation issues a well as new access to natural light and opportunity for more desirable learning spaces.

- The original garage openings on the St Peters Street facade have the potential to provide more natural light and ventilation, whilst reinstating the original fenestrations.



Principle 4—health and safety

- Inviting breakout areas with banquette seating define social hubs on each level that can be passively surveyed by staff in adjacent offices.

- Staff and amenity facilities are distributed across the building in the south-west quadrant, providing a strategic location for passive surveillance of breakout areas and a coordinated place for services.

- To establish a secure line between school and street, student access to Wilkinson House will be limited to within the campus, with access from Forbes St permitted on special occasions.

- The visual permeability of the glass linking structure and the glass brick to St. Peters Street LG façade provide a sensitive balance between student security and a welcoming urban environment that will allow for views into and out of the school, aiding passive surveillance.

- A comprehensive and clear way-finding strategy will also ensure that visitors are well informed and able to easily make their way toward and through the building

- Internal planning strategies and the use of glass partitions and thresholds throughout the building allows for good supervision between indoor and outdoor spaces.

Principle 5—amenity

- Good air quality in schools can improve student and staff wellbeing and performance. The project incorporates a mixed mode approach to ventilation drawing in outdoor filtered air, lowering CO2 build up and pollutant levels within the learning spaces. This is then coupled with a HVAC system that provides cooling during the hot summer days. The system services each room, allowing flexibility and control of climate to each classroom.

- It will be difficult to provide more natural daylight as we are retaining the existing facade. With the aid of daylight modelling by Northrop, our proposal seeks to provide the maximum natural daylight into the spaces. Artifical lighting will play a major role in provide quality lighting in order for students have the best possible learning environment.

- The new internal walls and floor will be isolated acoustically to provide a noise distraction free space.

- A semi-outdoor space located on level 03 of the project allows for flexible outdoor learning. An oculus is implemented into the roof design to provide framed views and connection to the sky, giving access to sunlight, natural ventilation and providing a unique experience for both students and staff.

Principle 6—whole of life, flexible and adaptive

- Building planning is based on four near-equal quadrants. The benefit of this is a simple circulation path where cross ventilation occurs through all corners providing fresh air learning environments and reduces energy consumption

- Large, wide and near square GLAs create optimum flexibility, providing students with uninterrupted views of teaching surfaces on all four walls

- Classroom arrangement focused on flexibility and can be arranged in several ways to suit different purposes.

- Central stair functions as thermal chimney for passive ventilation

- The proposed Level 3 courtyard can facilitate outdoor learning, a yarning circle, recreation and wellbeing.

- Roof supports solar farm. A green roof has been explored but deemed inappropriate due to height constraints limiting the structural and soil depth required to support it.

- Lower ground Sports GLA provides flexible asset to both the school and the surrounding urban community.

- Plant and pump rooms are thoughtfully located to avoid interruption of valuable GLA area.

Principle 7—aesthetics

- Our overarching heritage strategy is to preserve and restore the elements that make it special including through sensitive material selection and sympathetic detailing

- The new entry structure will be clad in glass, which will make the structure appear dematerialised, and therefore recessive between two heavier buildings. It will let light in while activating the Eastern facade to the street.

- The reconstruction of the mansard roof draws its language from the original Sodersten elevation which shows a vertical articulation to the roof cladding while retaining existing roof profile. The choice of pressed copper cladding is sympathetic to the surrounding context yet uniquely contemporary.

- Grey terrazzo is used for the stair with a 1m high datum to acknowledges traditional detail and protect walls at low level. This is a robust, durable, and elegant material.

- Powder coated white steel frames and glazing, recessed from the existing skin, encloses the balconies while preserving the facade integrity, greatly improving the GLA's within.

STATE DESIGN REVIEW PANEL (MTG 1) - GANSW

The project team met with the State Design Review Panel on August 4 2021 to obtain recommendations and advice. The commentory was provided prior to an endorsed CMP and therefore some advice may be need to be revisited to align with the CMP once endorsed.

In summary, the presentation, level of detail shown and design strategy was commended with the proposal exhibiting strong potential to achieve good design outcomes for a project that has several layers of heritage significance.

It was suggested that a further SDRP session may be held once the project EIS has been lodged if the timing is appropriate.

The following elements were supported:

- The vigorous design process run by SCEGGS, including the voluntary design excellence competition and efforts to engage a suitable design team.
- The adaptive re-use of Wilkinson House for learning spaces and sports facilities to support the senior school as presented.
- Sensitivity of the design proposition and heritage interpretation strategy of remembering and referencing the original planning of the building.
- The retention of the building's original skin and reuse of existing materials.
- Retaining the relationship between the floors and existing windows to retain their original relationship to the internal spaces.

Additional comments were made as a response & recommendation to the following areas

- Connecting with Country
- Heritage & architecture
- Sustainability & climate change

The extent of these comments and the corresponding design responses are illustrated in the following tables.

GOVERNMENT
ARCHITECT
NEW SOUTH WALES

12th August 2021

Sarah Horsfield
Urbis
Director
shorsfield@urbis.com.au

PROJECT: Wilkinson House SCEGGS
RE: SDRP SESSION 82 – 4th August 2021 (1st SDRP)

Dear Sarah,

Thank you for the opportunity to review the above project at an early stage. Please find a summary of advice and recommendations arising from the design review session held on the 4th August 2021.

The project team's thorough presentation and level of detail shown is commended, and the proposal exhibited strong potential to achieve good design outcomes. The project has several layers of heritage significance, and GANSW acknowledges the Conservation Management Plan is still under peer review and is yet to be endorsed. In the absence of an endorsed CMP, informed commentary on the heritage aspects, which are critical to the project, has not been able to be provided. Once the CMP is endorsed, some of the advice below may need to be revisited to align with the CMP.

The following elements of the design strategy are supported:

- The vigorous design process run by SCEGGS, including the voluntary design excellence competition and efforts to engage a suitable design team.
- The adaptive re-use of Wilkinson House for learning spaces and sports facilities to support the senior school as presented.
- Sensitivity of the design proposition and heritage interpretation strategy of remembering and referencing the original planning of the building.
- The retention of the building's original skin and reuse of existing materials.
- Reinstatement of the original floor levels enabling the windows to retain their original relationship to the internal spaces.

The following commentary provides advice and recommendations for the project:

Connecting with Country and Landscape

1. A deeper understanding of Country can inform richer and more responsive design solutions. The project has opportunities to respond to the Draft GANSW Connecting with Country Framework. The following recommendations apply:
   a. Continue engagement with cultural groups and explore the school's relationship with Indigenous culture to inform a meaningful approach to Country and seek ways to strengthen these connections.
   b. Formulate strategies to embed Country led thinking into the pedagogy of the school as part of this project.
   c. Consider a variety of methods to reinterpret pre-European heritage that are relevant to the school and its relationship with Indigenous culture including artwork, landscape and materials.
   d. Seek opportunities to incorporate Indigenous stories and approaches to learning as a living culture into the school.
2. The oculus in the roof, rooftop tree and terrace are supported however the proportion, scale and species of tree will influence the success of the space.
   a. Provide spatial studies to illustrate the space is of appropriate scale and design for the intended use.
   b. Investigate appropriate tree species that will be able to thrive in the rooftop location and grow to a suitable scale for the space. Consider opportunities to reference the pre-colonial landscape of the site.

Heritage and Architecture

The scope of work proposed is initially supported, pending endorsement of the CMP. The architecture will need to be carefully considered and delicately detailed to transform this project into a successful heritage adaptive re-use building. The following recommendations apply:

3. The proposed height increase, changes to the roof profile and new lift extension is initially supported subject to further design development.
   a. Provide further detailed street studies illustrating how the modifications and additions to the building sit within the heritage streetscape.
   b. Demonstrate further design development and detailing of the connections between the new lift extension and the adjacent building fabric, particularly at the roof line.
4. There is a clear language and rhythm across the facades of solid, voids, shadow and depth which contribute to the heritage character along the streetscape, of which the balconies play a key role. The balcony infill proposed results in the sense of the balconies along the street being lost:
   a. Increase the recess depth of the balcony infill glazing line to a depth that maintains a strong sense of the balconies, including the void and shadow qualities of those spaces.
   b. Provide adequate depth to enable sufficient solar protection to the internal spaces and avoid the introduction of other shading elements.
   c. Consider full height sliding doors to the balcony glazing to maximise the façade openings, allowing the balconies to be in keeping with their original purpose and provide natural ventilation to the learning spaces.
   d. The glazing design is at early stages and needs further development. Provide detail studies demonstrating the development and refinement of the glazing design and quality of the detailing around the balcony openings.
5. The materials proposed are generally supported with the following recommendations:
   a. While a terracotta tile roof would be more typical of the period in which Wilkinson House was constructed, a copper roof, elegantly and carefully detailed, can be supported if this does not contradict the guidance of the CMP.
   b. Explore using the same materials of the Wilkinson building roof (whether they be copper or terracotta tile) on the new lift extension to be in keeping with the building fabric.
   c. Consider substituting bagged brick with different materials as this is not in keeping with the heritage fabric of the building.
   d. The use of terrazzo is supported.

Sustainability and Climate Change

6. The proposed reuse of building materials is commended. Investigate additional methods of recycling materials including the subfloor and structure, either in this or future SCEGGS projects. Zero waste of the site is encouraged.
7. Provide further information on the sustainability metrics including Green star targets and percentage of the energy needs of the school being met by on-site generation.
8. Aiming for a net-zero building is highly encouraged in line with NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

In summary, the design strategy of the project is commended, however several advice items may require revision once the CMP is endorsed, at which time GANSW will determine whether another SDRP session is required. A further SDRP session may be held once the project EIS has been lodged if the timing is appropriate.

Please contact GANSW Design Advisor, [Melissa Riley Melissa.riley@dpie.nsw.gov.au], if you have any queries regarding this advice.

Sincerely,

Carol Marra
Principal Design Advisor
Chair, SDRP

Distribution:

NSW SDRP Panel members	Penny Collins, Diana Griffiths, Simon Kilbane, Richard Johnson (Council Nominee), Carol Marra (Chair, SDRP)
GANSW Design Advisor	Melissa Riley
DPIE	Brent Devine
City of Sydney	Peter Hill
SCEGGS	Jenny Allum
Urbis	Sarah Horsfield, Stephen Davies, Anna Wang
Smart Design Studio	William Smart, Maggie Lum
Sandrick Project	Warwick Smith
Plenary Group	Paul Oppenheim

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CONNECTING WITH COUNTRY & LANDSCAPE

A deeper understanding of Country

To inform richer and more responsive design solutions. The project has opportunities to respond to the Draft GANSW Connectingwith Country Framework. The following recommendations apply:

Comments	Response
Continue engagement with cultural groups and explore the school's relationship with Indigenous culture to inform a meaningful approach to Country and seek ways to strengthen these connections.	SCEGGS is engaging with Aboriginal community members and representatives of the scool to establish an interpretation strategy to ensure that the cultural value of the area is reflected. Options are being explored but this will likely include signage and native planting, which can be used to start a conversation with students and provide education about the traditional owners of the land.
Formulate strategies to embed Country led thinking into the pedagogy of the school as part of this project.	SCEGGS is commited to reconciliation, social justice and connecting with country. The school will continue engagement with Aboriginal community members and representatives to develop stategies in ways to provide discussion and engagement with students.
Consider a variety of methods to reinterpret pre-European heritage that are relevant to the school and its relationship with Indigenous culture including artwork, landscape and materials.	The project intends to include native plantings as part of the broader interpretation strategy, which is being designed in consultation with Aboriginal community members.
Seek opportunities to incorporate Indigenous stories and approaches to learning as a living culture into the school.	The School acknowledges the importance of connecting with country and will develop with consultation, meaningful strategies to discuss, educate and learn together with the students the culture of the Darug people, traditional owners of the land.

Rooftop oculus

The oculus in the roof, rooftop tree and terrace are supported however the proportion, scale and species of tree will influence the success of the space.

Comments	Response
Provide spatial studies to illustrate the space is of appropriate scale and design for the intended use.	The terrace space is designed to hold smaller groups of students and can potenially provide an interesting learning environment. This is coupled with the adjacent Multipurpose space, which utilises sliding glass doors to provide flexibility to connect both areas and hold larger groups of students, staff and community events.
Investigate appropriate tree species that will be able to thrive in the rooftop location and grow to a suitable scale for the space. Consider opportunities to reference the pre-colonial landscape of the site.	Melaleuca linariifolia is a native Australian tree and is contained in a planter. This will limit the size of the tree and will be regularly pruned to ensure its control of height. Locally native species suitable for harsh conditions, will be used to complete the understorey planting.

HERITAGE & ARCHITECTURE

Building height, roof profile & new Linking structure

The proposed height increase, changes to the roof profile and new lift extension is initially supported subject to further design development.

Comments	Response
Provide further detailed street studies illustrating how the modifications and additions to the building sit within the heritage streetscape.	The Forbes Street street elevation shows the recessive nature of the linking structure. The reinterpreted roof form follows the existing profile and sits below the existing brick parapet to the west.
Demonstrate further design development and detailing of the connections between the new lift extension and the adjacent building fabric, particularly at the roof line.	The Lift has progressed to a glass structure that delicately sits clear of the Wilkinson House peripheries. This extension is recessive and is for enforced by setting back from the Forbes Street.

Language and rhythm of the existing façade

There is a clear language and rhythm across the facades of solid, voids, shadow and depth which contribute to the heritage character along the streetscape, of which the balconies play a key role. The balcony infill proposed results in the sense of the balconies along the street being lost:

Comments	Response
Increase the recess depth of the balcony infill glazing line to a depth that maintains a strong sense of the balconies, including the void and shadow qualities of those spaces.	Glazing setback has been increased, providing 450-500mm from existing brick face to face of window. To further enforce the shadow qualitiy and rhythm of the existing façade, the horizontal sunshades were removed.
Provide adequate depth to enable sufficient solar protection to the internal spaces and avoid the introduction of other shading elements.	In recessing the glazing back from the existing façade, this provided an oportunity to incorporate a concealed external blind to aid with solar control and remove any horizontal sunshade.
Consider full height sliding doors to the balcony glazing to maximise the façade openings, allowing the balconies to be in keeping with their original purpose and provide natural ventilation to the learning spaces.	Reinstating the existing balconies will pose a safety and security issue, which currently has been addressed by adding security bars. All window openings will be restricted to 120mm at the bottom sash, to allow for safety and to allow for the removal of security bars.
The glazing design is at early stages and needs further development. Provide detail studies demonstrating the development and refinement of the glazing design and quality of the detailing around the balcony openings.	We have further developed the infill glazing. The proposed steel frame windows are detailed to create interest and plays on the original elevations by Emil Sodersten. The arrangement playfull draws on the the original breakup of the existing timber windows.

Materiality

There is a clear language and rhythm across the facades of solid, voids, shadow and depth which contribute to the heritage character along the streetscape, of which the balconies play a key role. The balcony infill proposed results in the sense of the balconies along the street being lost:

Comments	Response
While a terracotta tile roof would be more typical of the period in which Wilkinson House was constructed, a copper roof, elegantly and carefully detailed, can be supported if this does not contradict the guidance of the CMP.	The Wilkinson House CMP has outlined that the significance of the existing roof is it's form and not it's materiality. The detail proposed with usung copper as the material, provides a link to the orginal elevations by Emil Sodersten which indicate a verical articulation to the roof cladding. Copper is also a material that is currently being used for downpipes and gutters.
Explore using the same materials of the Wilkinson building roof (whether they be copper or terracotta tile) on the new lift extension to be in keeping with the building fabric.	We have explored and tested materials such as bricks and copper cladding. In testing these materials, it became apparent that the material needed to be more recessive and secondary to Wilkinson House. The proposal is for the southern extention to be cladded in glass, allowing the overlapping panes to create trickle vents to draw air in and ventilate the spaces and lift shaft.
Consider substituting bagged brick with different materials as this is not in keeping with the heritage fabric of the building.	The proposal is to reuse as much brick from site to construct the new walls. We have reconsidered the bagged brick finish and opted to proceed with a cement render.
The use of terrazzo is supported.	Terrazzo is a feature material used in the finishing of the project. This material draws from the memory of the existing stair and its materiality.

SUSTAINABILITY & CLIMATE CHANGE

Comments	Response
The proposed reuse of building materials is commended. Investigate additional methods of recycling materials including the subfloor and structure, either in this or future SCEGGS projects. Zero waste of the site is encouraged.	The project will continue to investigate other uses for the existing building materials found onsite. Another initiative is to reuse the materials of the existing stair to create an artwork to be housed on level 03. This will be an invite sent to the students to help create an interpretation and retain a memory of the past.
Provide further information on the sustainability metrics including Green star targets and percentage of the energy needs of the school being met by on-site generation.	We currently have not nominated a particular certified rating, but the project has been benchmarked to achieve equivalency of a 5 star rating. The design principles that will guide the project to achieve this, are outlined in the Sustainability report by Northrop.
Aiming for a net-zero building is highly encouraged in line with NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	Energy efficiency has been considered throughout the project schematic design and will continue to heavily influence the design development process. Please refer to Section 2 of the Sustainability Report by Northrop for more detail.

SUSTAINABILITY & CLIMATE CHANGE

Comments	Response
The proposed reuse of building materials is commended. Investigate additional methods of recycling materials including the subfloor and structure, either in this or future SCEGGS projects. Zero waste of the site is encouraged.	The project will continue to investigate other uses for the existing building materials found onsite. Another initiative is to reuse the materials of the existing stair to create an artwork to be housed on level 03. This will be an invite sent to the students to help create an interpretation and retain a memory of the past.
Provide further information on the sustainability metrics including Green star targets and percentage of the energy needs of the school being met by on-site generation.	We currently have not nominated a particular certified rating, but the project has been benchmarked to achieve equivalency of a 5 star rating. The design principles that will guide the project to achieve this, are outlined in the Sustainability report by Northrop.
Aiming for a net-zero building is highly encouraged in line with NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	Energy efficiency has been considered throughout the project schematic design and will continue to heavily influence the design development process. Please refer to Section 2 of the Sustainability Report by Northrop for more detail.

CONSULTATION - City of Sydney Council

14 April 2021

Discussion	Outcome
Informed Council of the Heritage CMP strategy.	The SCEGGS team proposed to submit the site wide CMP and have it endorsed prior to the submission of any subsequent stages. The detailed CMP for Wilkinson House, the Chapel building and Barham will be submitted with the respective SSDAs
Informed Council that SCEGGS has voluntarily commissioned a design competition for the Stage 1 development of Wilkinson House.	Council were informed that Smart Design Studio have been successful in the competition.
Concept design principles for the proposal of Wilkinson House were presented.	SCEGGS team would like to engage with Council to progress heritage interpretation. Site vist was organised for council members to walk through and understand Wilkinson House in person.
Dicussion of timing related to upcoming applications; Modification to masterplan and SSDA for Wilkinson House.	

17 August 2021

Discussion	Outcome
Site Wide CMP	Site Wide CMP were issued prior to the meeting for Council's review and comment.

30 September 2021

Discussion	Outcome
Wilkinson House CMP	SCEGGS met with Council for the third time to discuss the Wilkinson House CMP. The CMP was forwarded to Council for review prior to the meeting and sections of the CMP were updated to reflect the preliminary comments received in August. Following the meeting with CoS on 30 September, Council's comments were received on 8 October 2021. CoS noted the that further assessment should be undertaken on some of the gradings of significance and associated policies, including policies for Wilkinson House. Wilkinson House CMP were updated following these comments from CoS, including more detailed analysis of the adaptive reuse options for Wilkinson House. The updated Wilkinson House CMP and response to council comments letter will be submitted as part of the SSDA package.

21 October 2021

Discussion	Outcome
Smart Design Studio presented design. Adaptive reuse of Wilkison House, retaining existing fabric, roof form and existing Entry and Lounge Hall. New light transparent extension to the south of Wilkinson House, new copper roof referencing orginally Sodersten drawings and detailed infill steel windows.	Council supported the external change/ additions to Wilkinson House, mentioning the location of the lift is appropriate, minimal visual impact to the street and is a sensitive addition. Council acknowledged and appreciated the amount of work that has gone into resolving the shape, material and colour selection of the southern extension. Council advised the design was consistent with the site wide CMP and CMP for Wilkinson house, which was positive.
New roof	Reconstruction of roof, noting original form is retained and the material selaction of copper is supported.
Removal of existing recessed balconies.	Proposed treatment to existing recesed balconies were seen as positive. The passive control of heat load, provision of external sun control blinds are all seen as positive moves to enhance and contribute to internal amenity.
Demolition of existing internal walls. As the interiors are completely new, Council commented that the design should consider a lot more internal interpretation and improve the experience of using the space.	The ceiling treatment to the General Learning Areas (GLA) retain the memory of the former plans of Wilkinson House. The perforated acoustic ceilings are contrasted with a smooth finish, tracing the former plans. This treatment was initially only proposed for the GLA's, but following our consultation with City of Sydney Council, we agree that the common areas would benefit from another layer of detail to tell the story of the building's past life. Brass inlay strips trace the plans of what once was with the continuation of the ceiling treatment to all common areas. The layer of detail to doors to both classrooms and staff offices, give a contemporary reinterpretation of the period, with panelled break ups and jamb detailing as seen in the central stair CGI image.
New central stair	The selection of grey terrazzo for the stairs is encouraged.
Are existing floor RL's being retained.	New concrete slabs are proposed with floor levels being at similar RL's to existing.
Construction and structural disturbance to be considered whilst during construction with the retention of existing foyer/ lounge hall	Preliminary structural advice has been obtained and will continually be developed to ensure that the existing fabric and lounge hall/ entry is protected and retained.

INDICATIVE HERITAGE INTERPRETATION OF WALLS AND STAIRS INCORPORATED ON THE PROPOSED NEW FLOOR

COMMUNITY CONSULTATION

Engagement and communications with community and stakeholder sessions were hosted by Elton Consulting.

These sessions were as follows;

- 19.08.2021 A Community information and feedback sesssion, which also included the Thomson treet residents group and East Sydney Neighbours Association.

- 18.08.2021 Session with owners in the Horizon building.

- Key stakeholer groups who had previously had high level of interest in the earlier proposal for Wilkinson House were also offered sessions.

FEEDBACK

There was a high level of interest in traffic and access during construction along with traffic in general with school drop off and movement along Forbes street. This will be addressed with the traffice management plan and construction management plan.

In relation to the design proposal, there was overwhelming support for the design noting the sesitive treatment and enhancement of the historic building's facade and roof.

A concern was raised about the design of the southern extension in relation to the once curved form and heavy materiality, commenting that the lift is quite bold.

RESPONSE

We have further investigated the materiality of the southern lift extension and have concluded and agreed, that this should be recessive and sympathetic to the Wilkinson House building.

The form has been simplified, setback and does not distrupt the roof form of Wilkinson House. The extension is cladded in glass, providing transparency and lightness further enforcing the recessive quality of the extension.

SCEGGS Wilkinson House DA

ENGAGEMENT OUTCOMES REPORT

Client:SCEGGS Darlinghurst
Date:23 August 2021

smart design studio

ARCHITECTURAL DRAWINGS

NOTES

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2 Report any discrepancies or omissions to SDS prior to construction.
3 Refer to architect for ambiguous details or when clarification is required.
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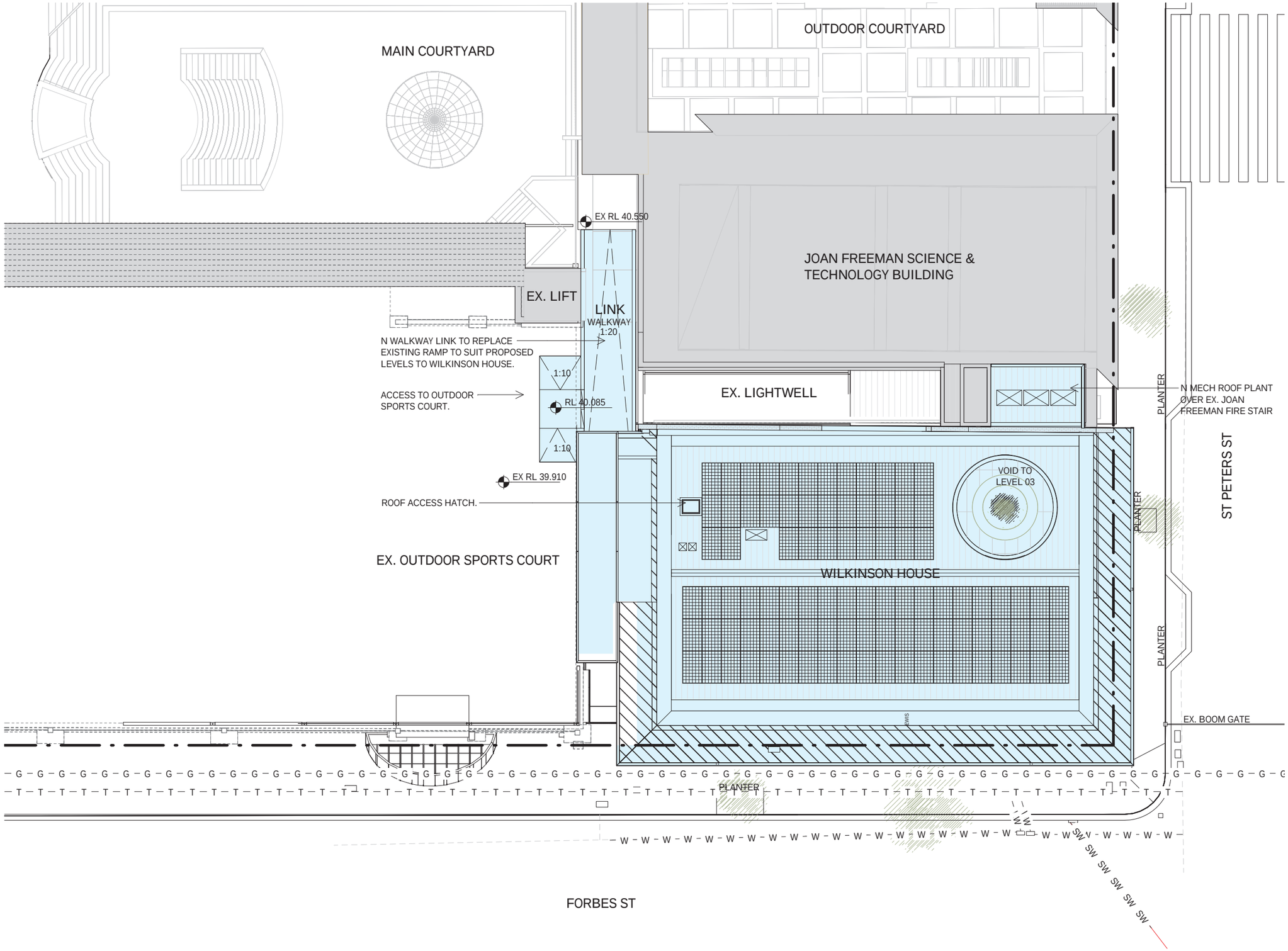
5 All drawings to be read in conjunction with consultants' drawings.
6 All structure to structural engineer's details.



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	FOR SSDA SUBMISSION	15.10.21

smart design studio
14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

DO NOT SCALE DRAWINGS

0 2000 4000 8000

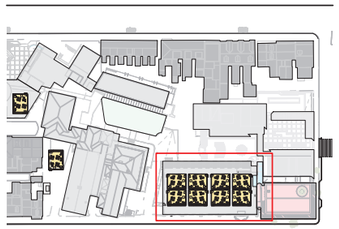
SCALE 1:200 @ A3 UNO

PROJECT 2022 WILKINSON HOUSE

DRAWN JVV | SENIOR QA ML | APP'D WS

DWG TITLE SUBJECT SITE PLAN

DWG NO DA003 | REV A



KEY PLAN

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MAIN COURTYARD

EX RL 40.550

JOAN FREEMAN SCIENCE & TECHNOLOGY BLDG

LINK WALKWAY 1:20

6000

1:10

RL 40.085

1:10

915

9000

62 m² 1

62 m² 3

62 m² 5

62 m² 7

62 m² 2

62 m² 4

62 m² RL 40.450 6

62 m² 8

1980

1000 9000 1360 9000 2100 9000 1350

5000

EX. OUTDOOR SPORTS COURT
EX RL 39.910

WILKINSON HOUSE

EX EGRESS

FORBES ST

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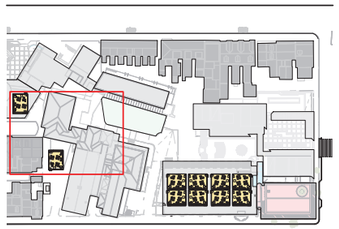
PROJECT 2022 WILKINSON HOUSE

DRAWN AS | SENIOR QA ML | APP'D WS

DWG TITLE TEMP DEMOUNTABLES SHEET 01

DWG NO DA005 | REV A



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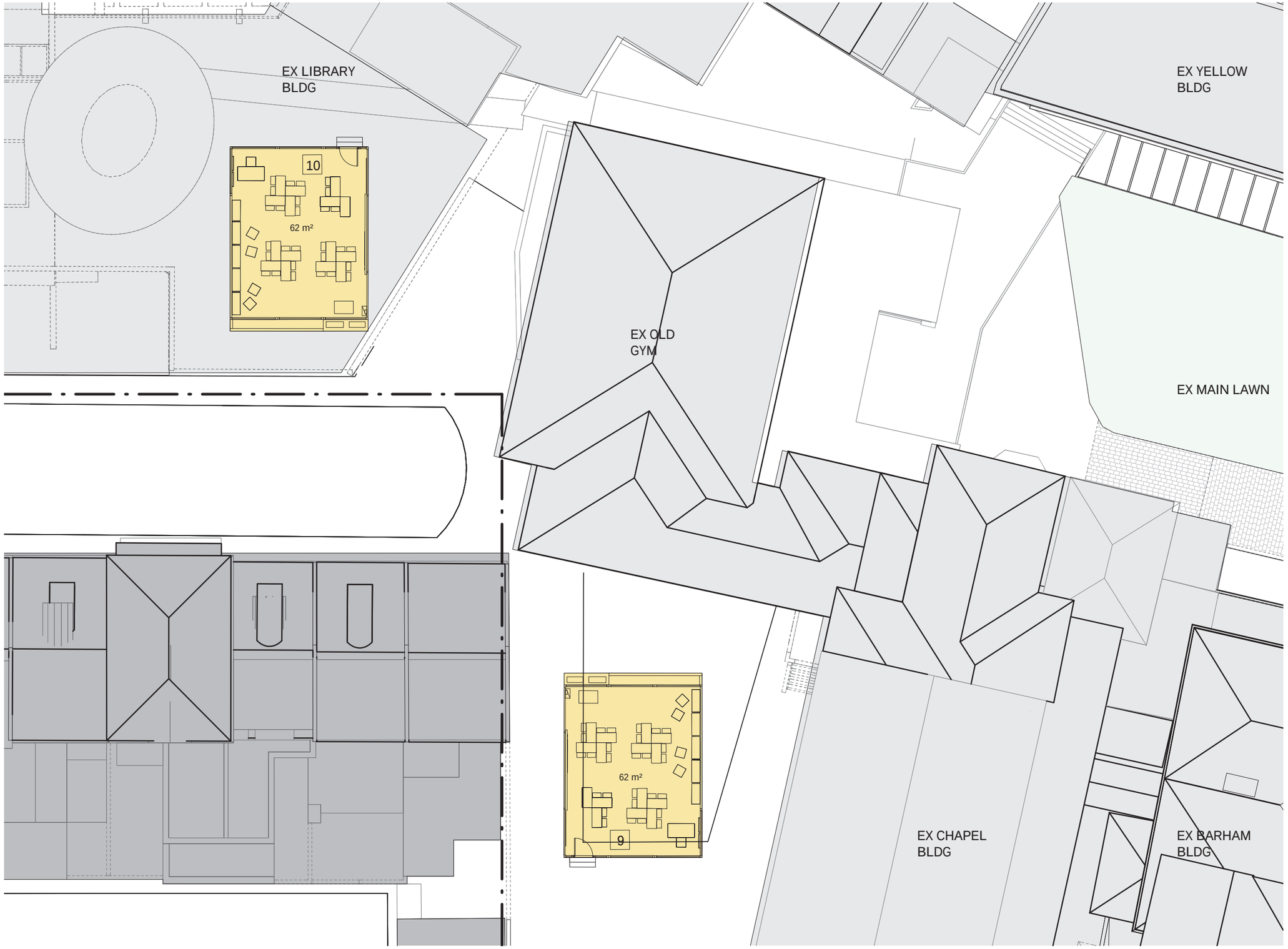

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PROJECT 2022 WILKINSON HOUSE
DRAWN AS SENIOR QA ML APP'D WS

DWG TITLE TEMP DEMOUNTABLES SHEET 02
DWG NO DA006 REV A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

NOTES

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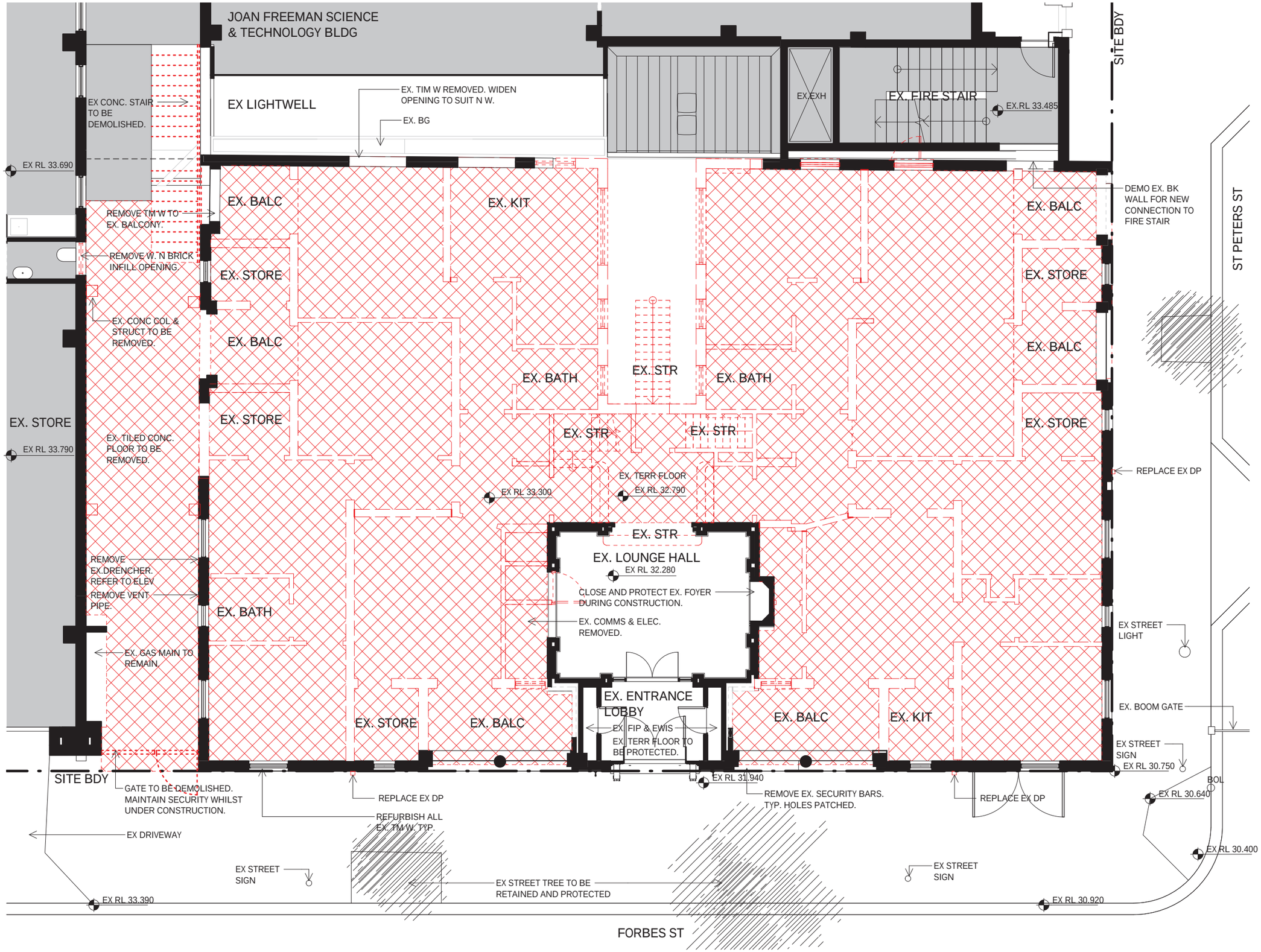

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE L00 DEMOLITION PLAN

DWG NO DA050 | REV A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

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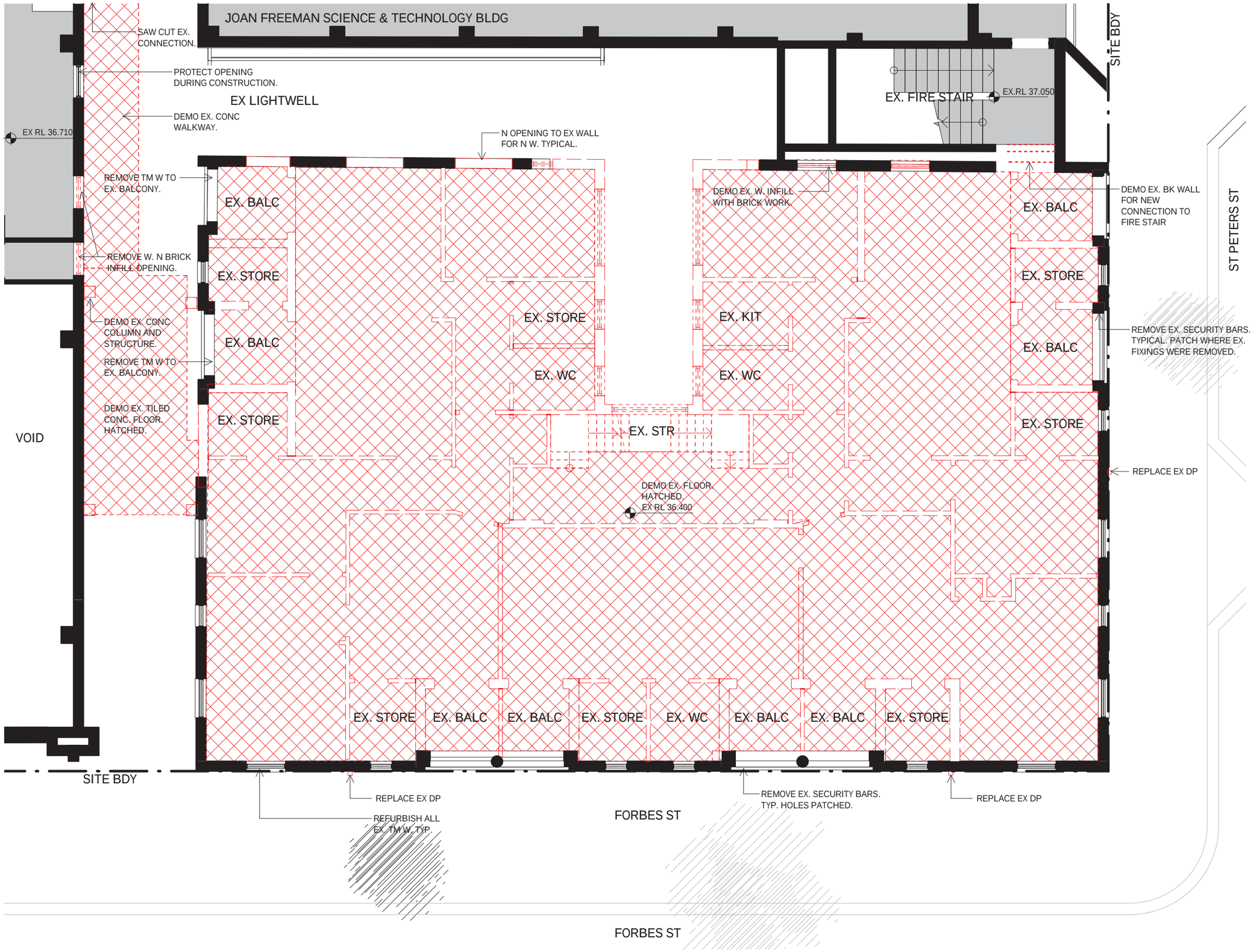

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE L01 DEMOLITION PLAN

DWG NO DA051 | REV A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

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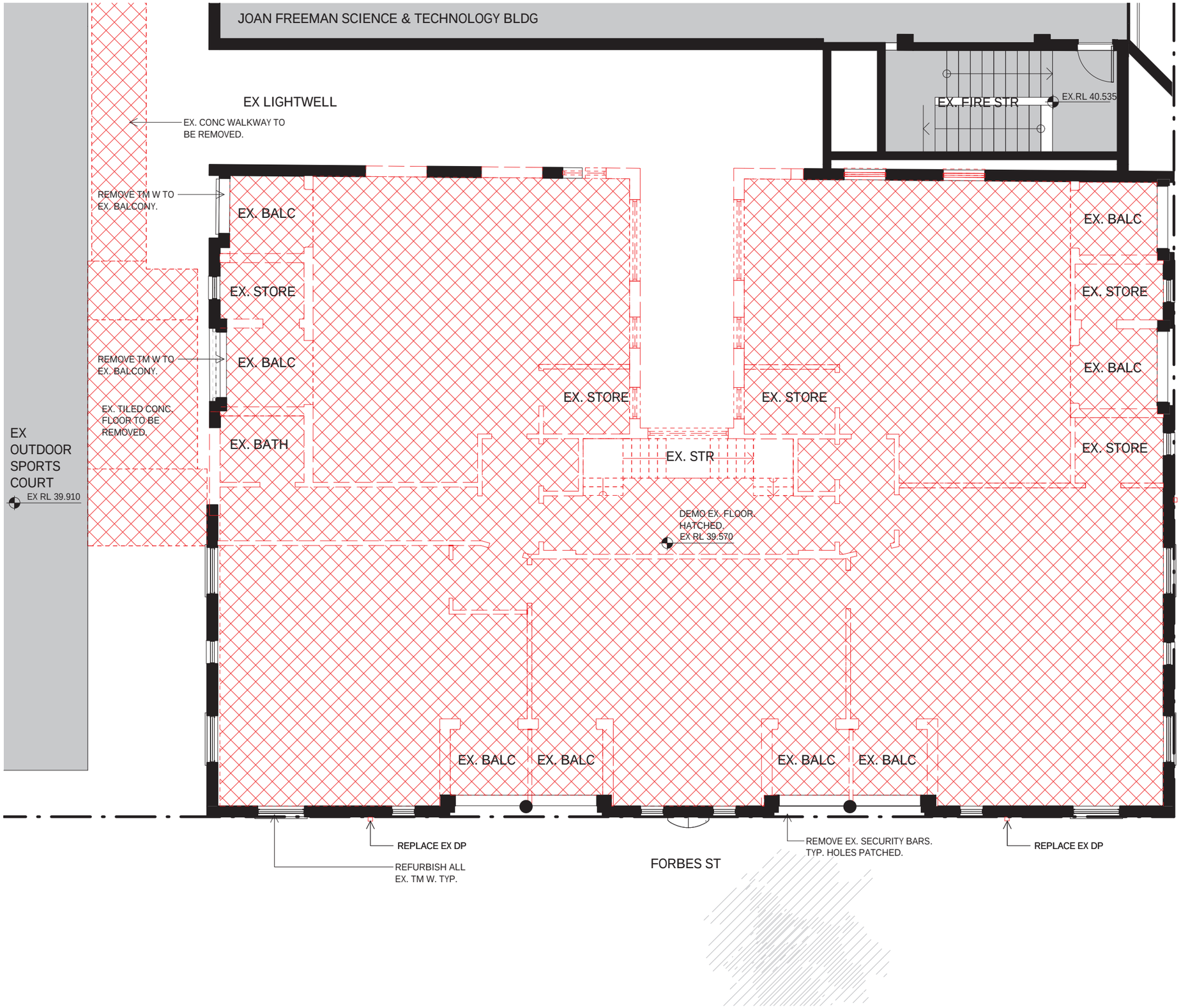

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE L02 DEMOLITION PLAN

DWG NO DA052 | REV A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

NOTES

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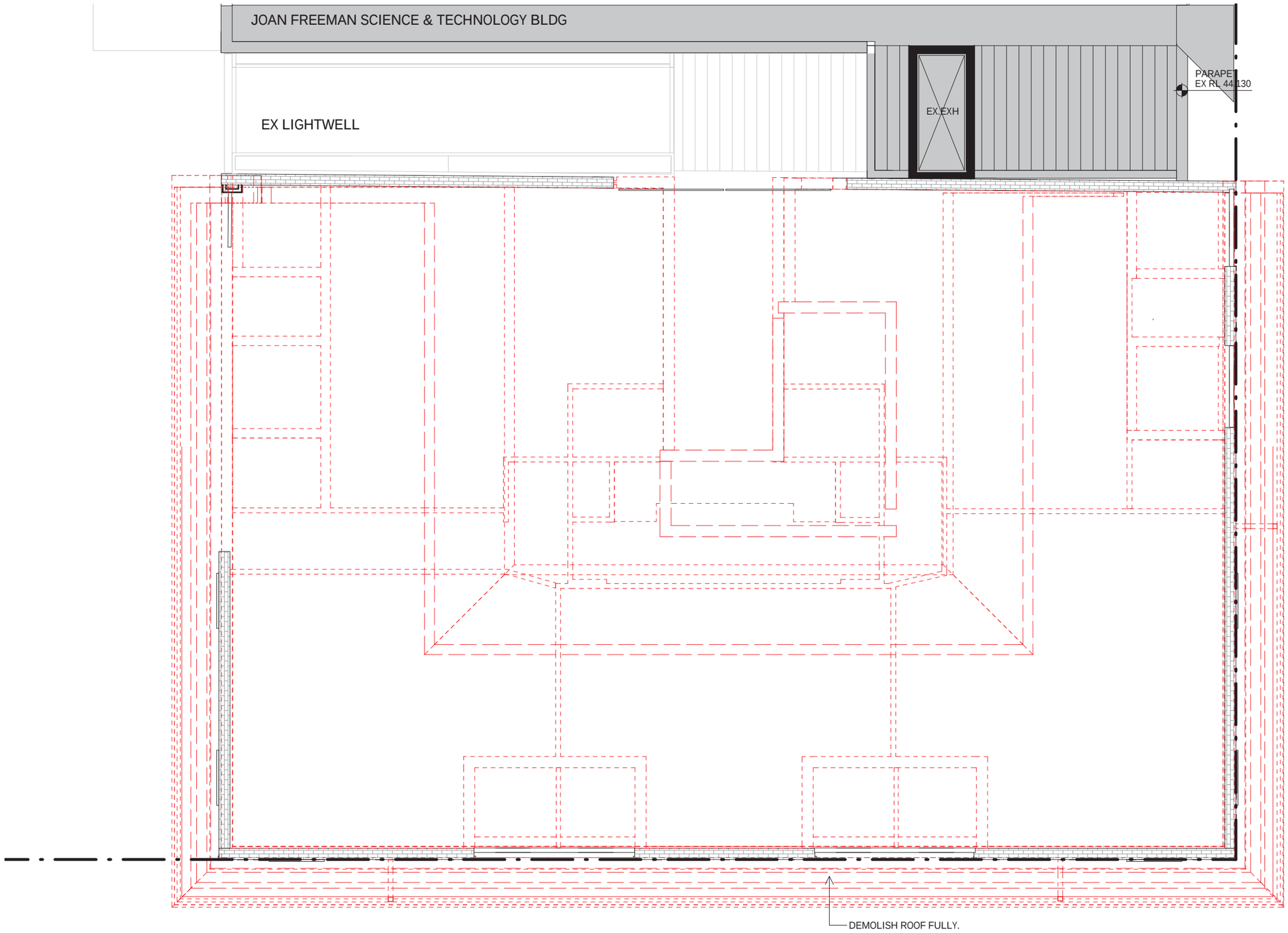
5 All drawings to be read in conjunction with consultants' drawings.
6 All structure to structural engineer's details.



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	FOR SSDA SUBMISSION	15.10.21

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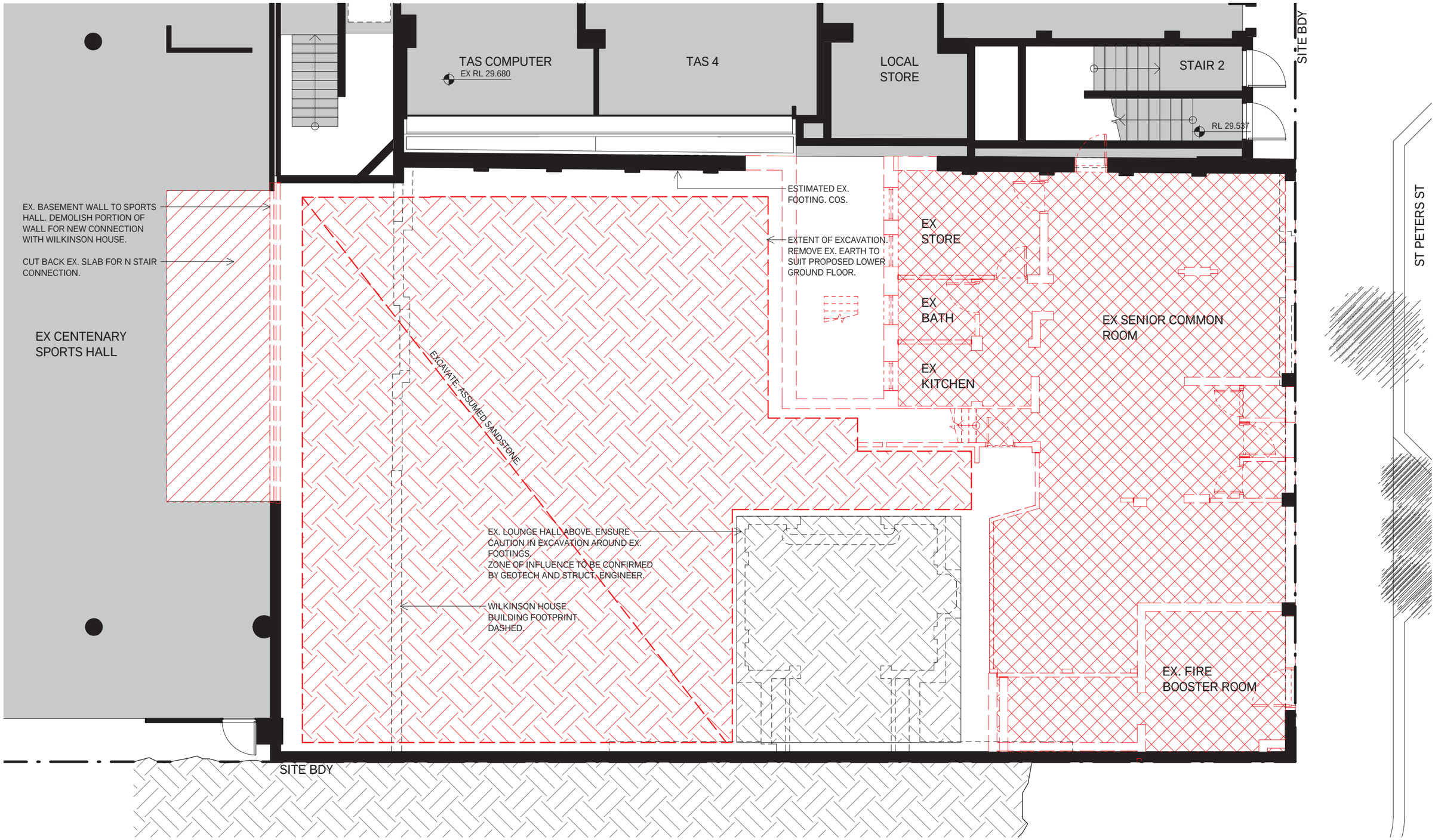
PROJECT 2022 WILKINSON HOUSE

DRAWN	SENIOR QA	APP'D
RW	ML	WS

DWG TITLE L03 DEMOLITION PLAN

DWG NO	REV
DA053	A



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LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

FLOOR TO BE DEMOLISHED

WALLS & BLDG COMPONENTS TO BE DEMOLISHED

ISSUE	REASON	DATE
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DRAWN	SENIOR QA	APP'D
RW	ML	WS

DWG TITLE
LG DEMOLITION PLAN

DWG NO	REV
DA055	A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

NOTES

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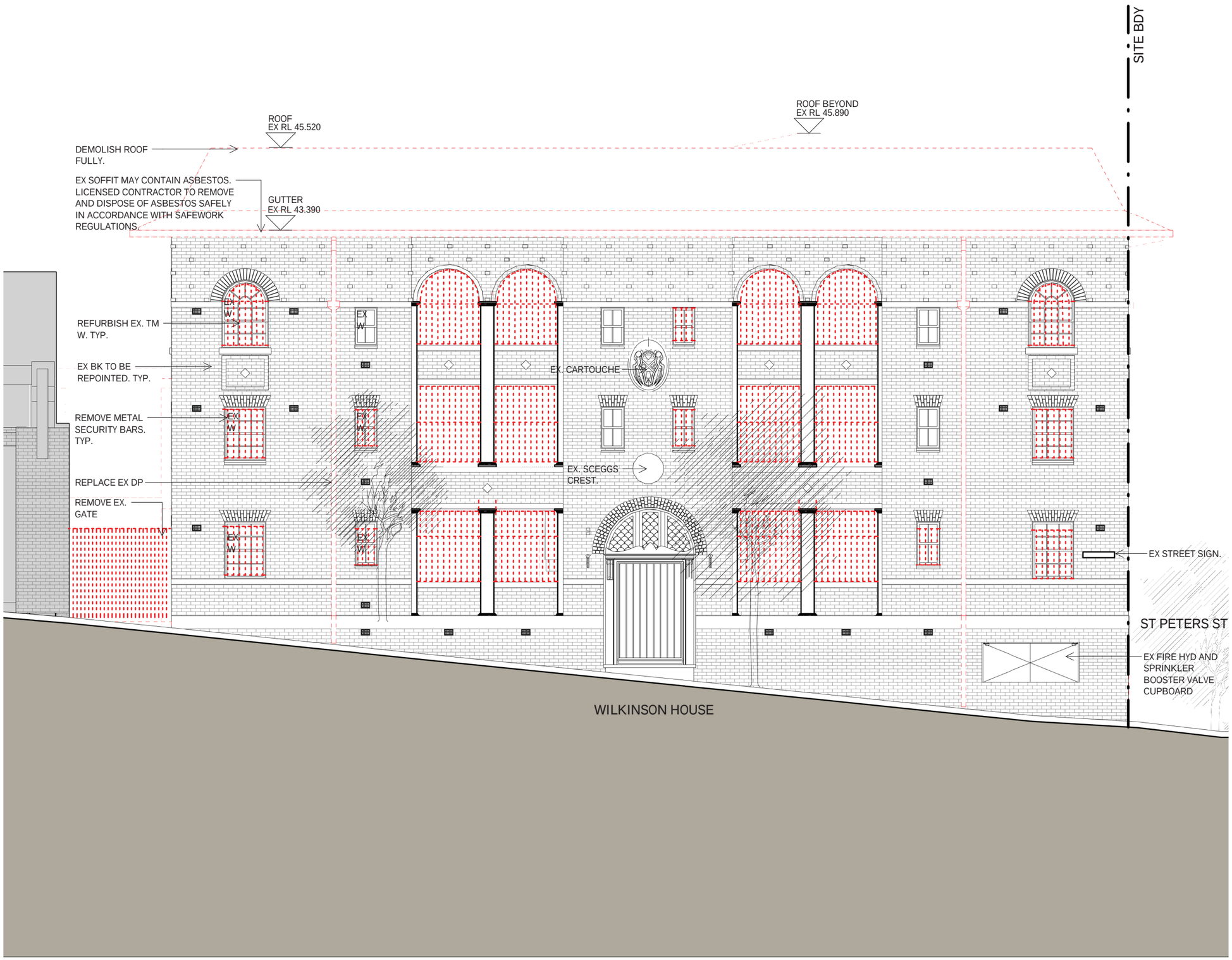

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PROJECT
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DRAWN	SENIOR QA	APP'D
RW	ML	WS

DWG TITLE
DEMO EAST ELEVATION

DWG NO	REV
DA060	A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

NOTES

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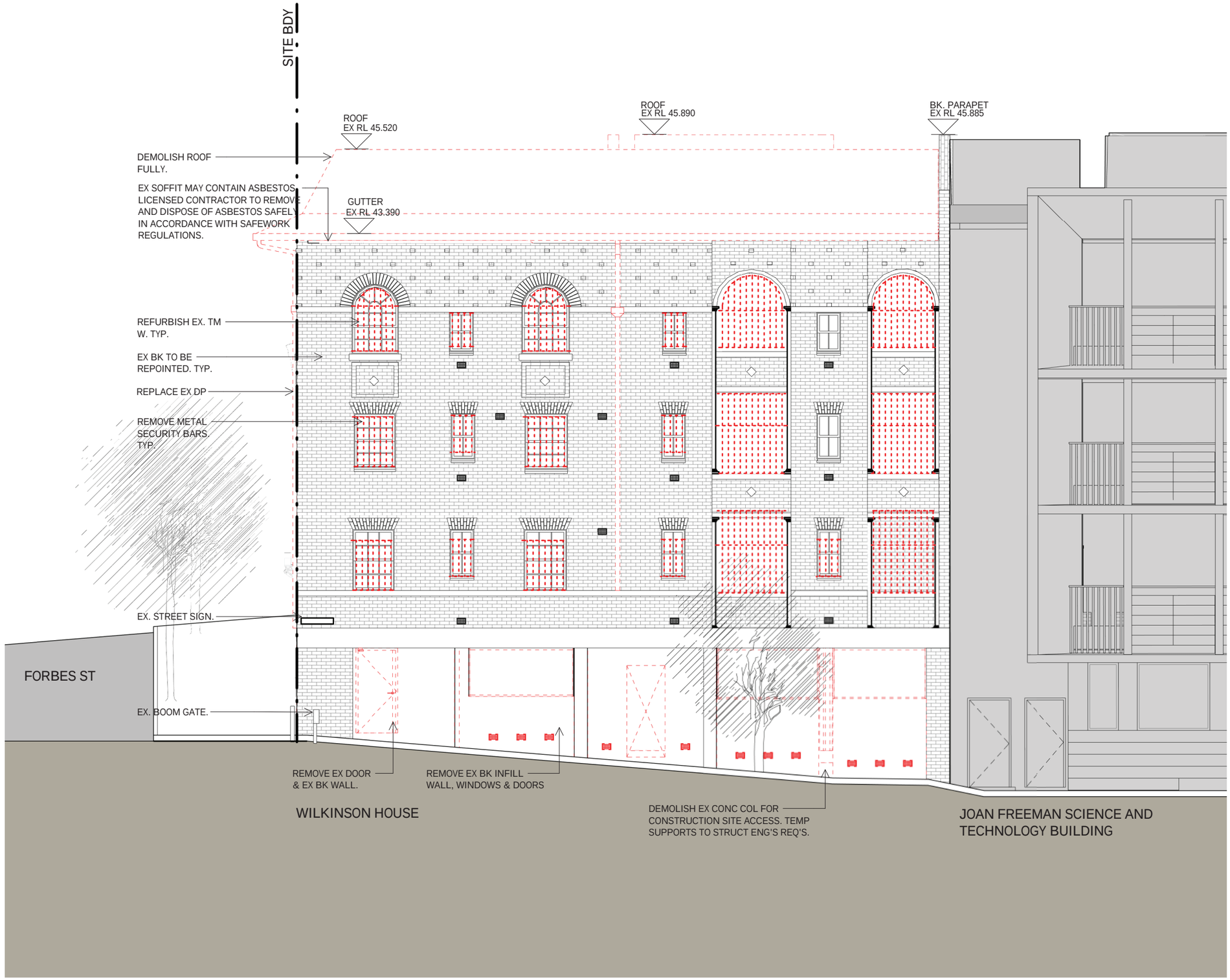

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE DEMO NORTH ELEVATION

DWG NO DA061 | REV A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

NOTES

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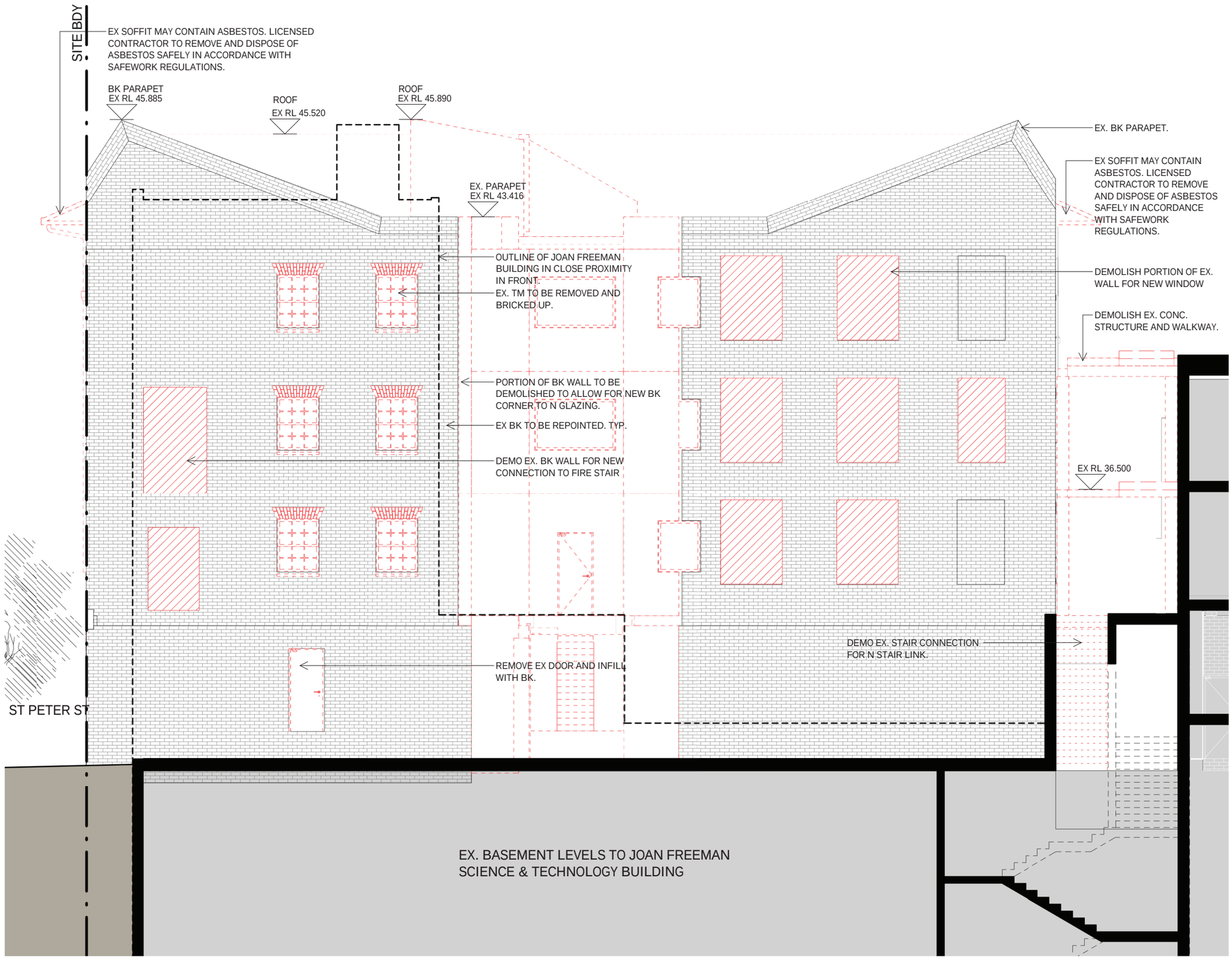

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PROJECT
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DRAWN	SENIOR QA	APP'D
RW	ML	WS

DWG TITLE
DEMO WEST ELEVATION

DWG NO	REV
DA062	A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

NOTES

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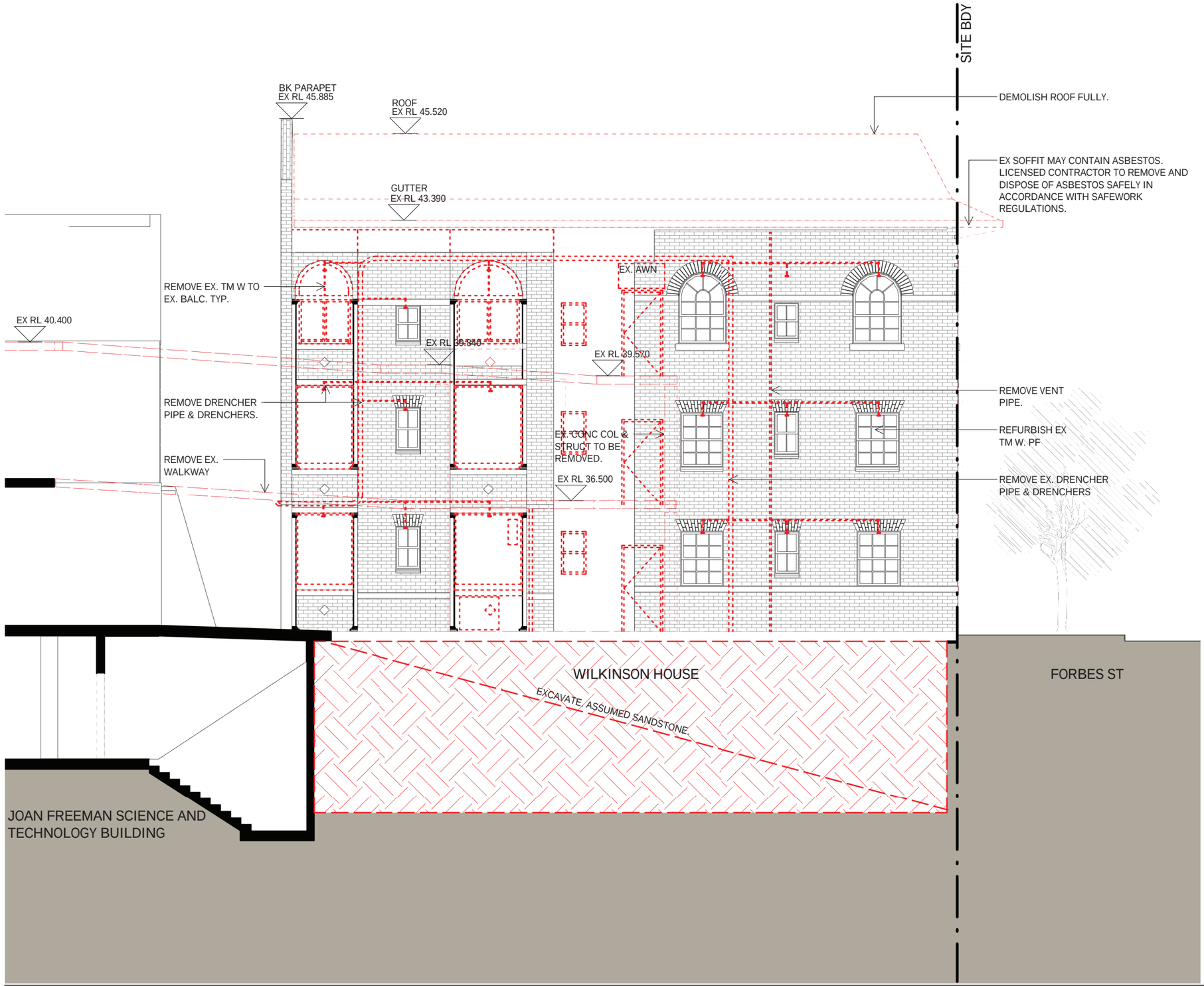

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE DEMO SOUTH ELEVATION

DWG NO DA063 | REV A

LEGEND

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALLS & BUILDING COMPONENTS TO BE DEMOLISHED

FLOOR TO BE DEMOLISHED

NOTES

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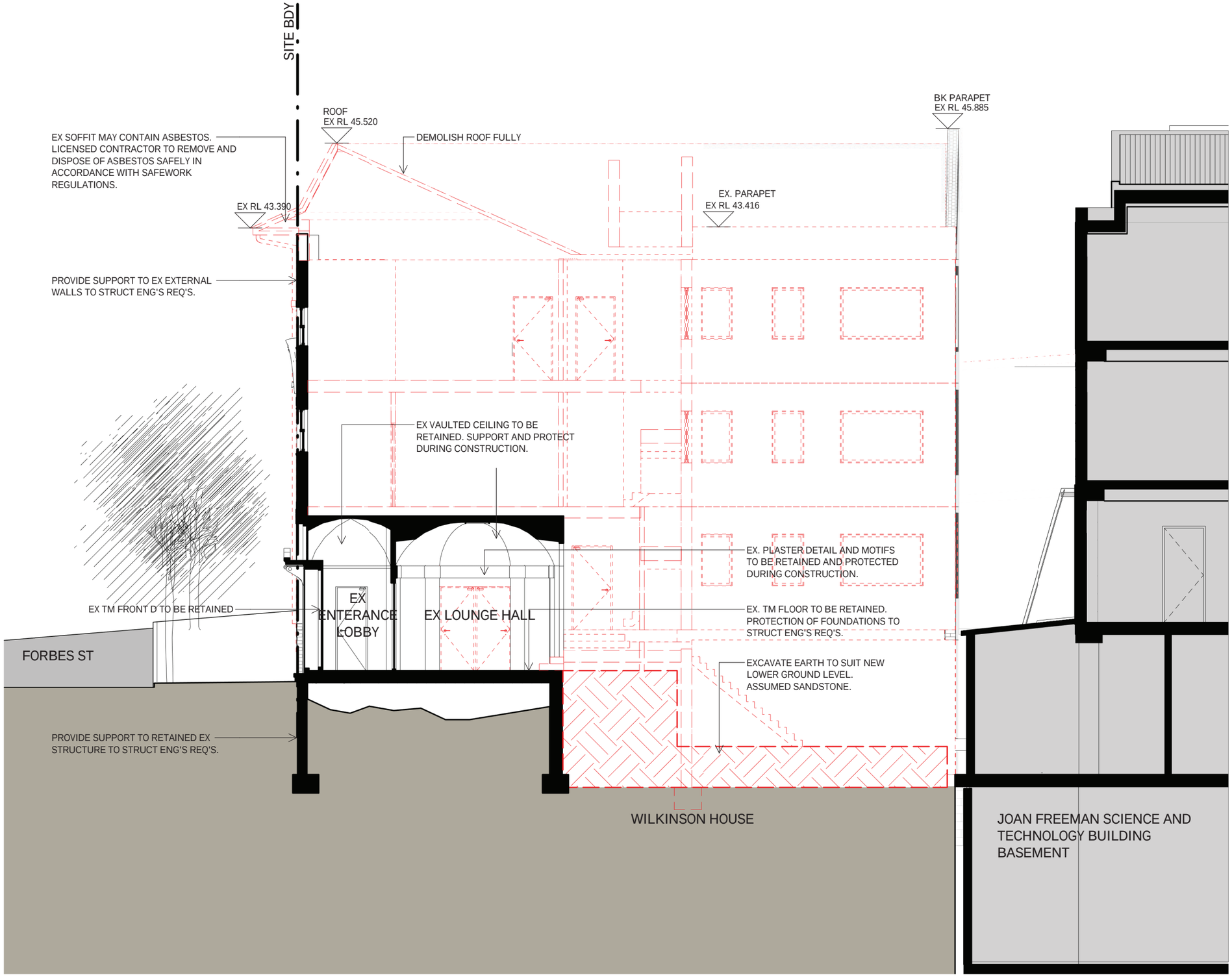

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE E-W DEMOLITION SEC

DWG NO DA066 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

NOTES

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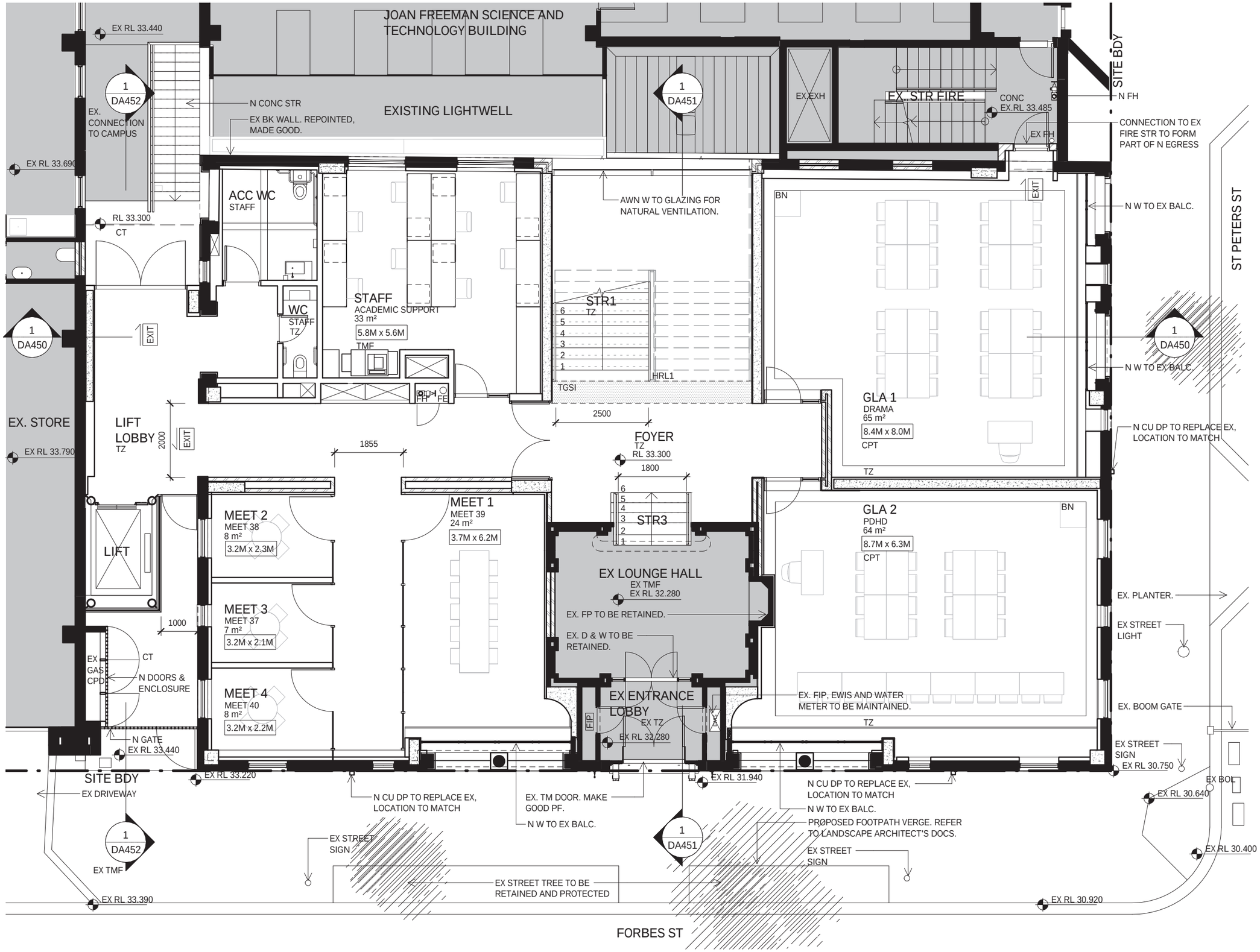

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DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE L00 PLAN

DWG NO DA100 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

NOTES

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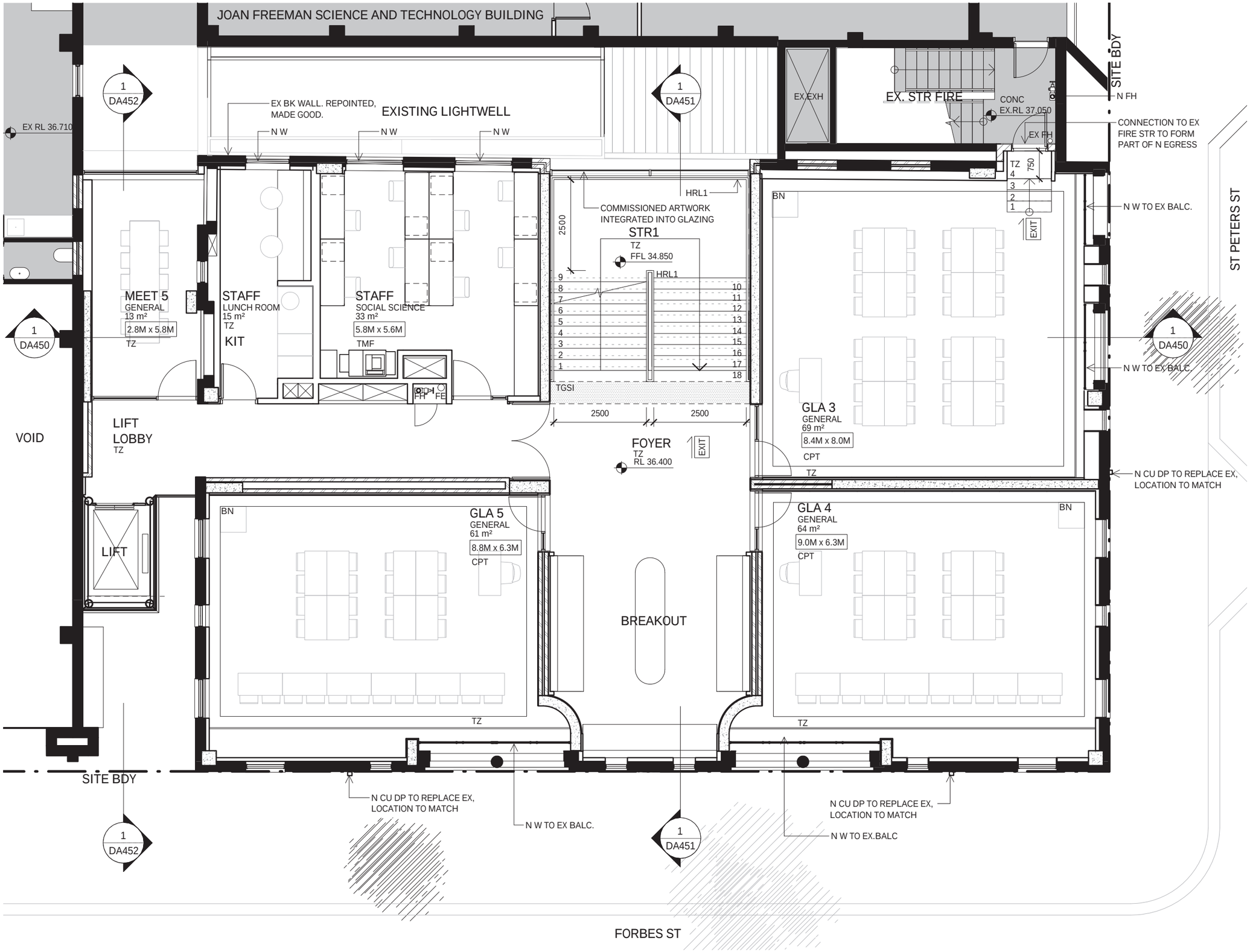

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DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE L01 PLAN

DWG NO DA101 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

NOTES

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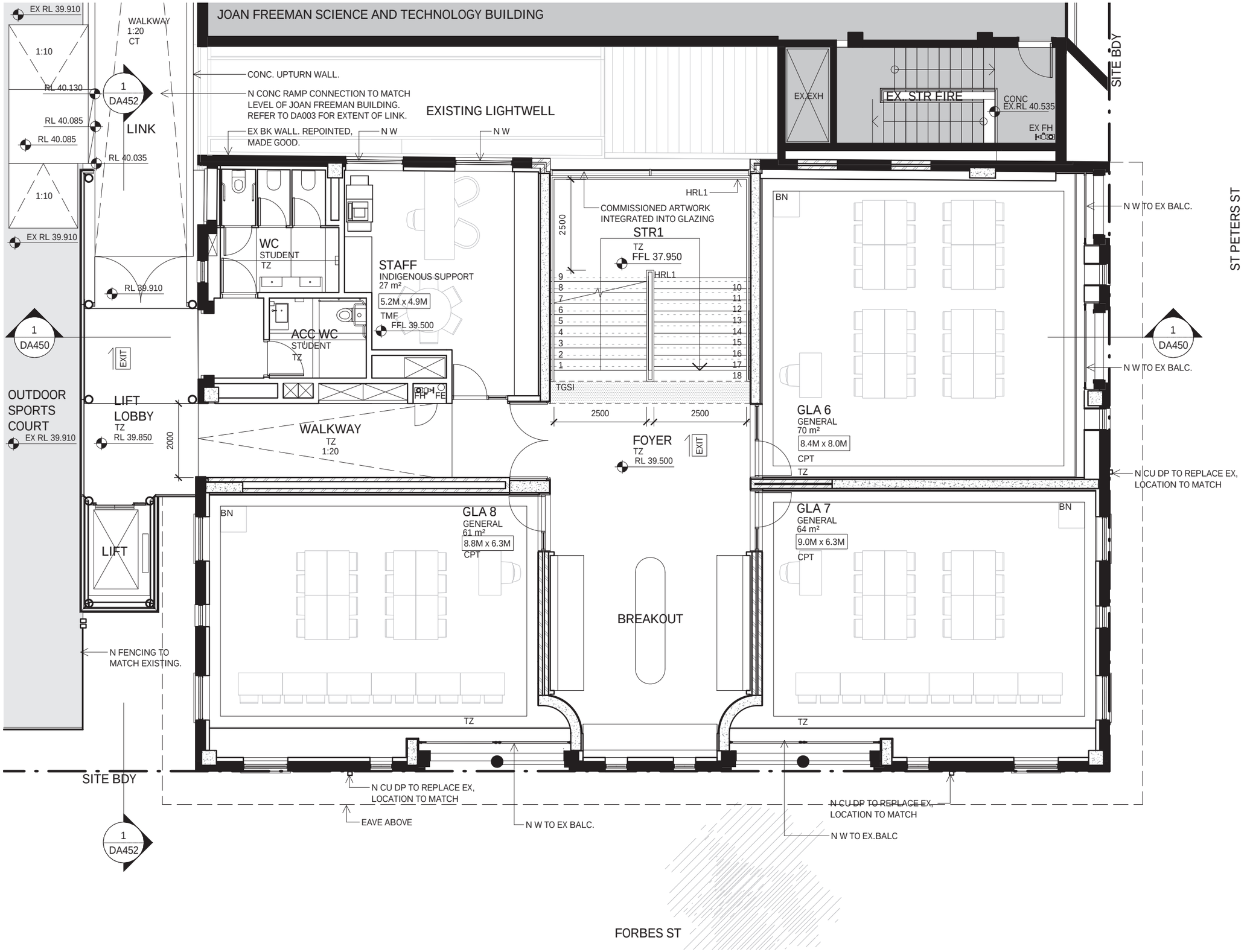

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DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE L02 PLAN

DWG NO DA102 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

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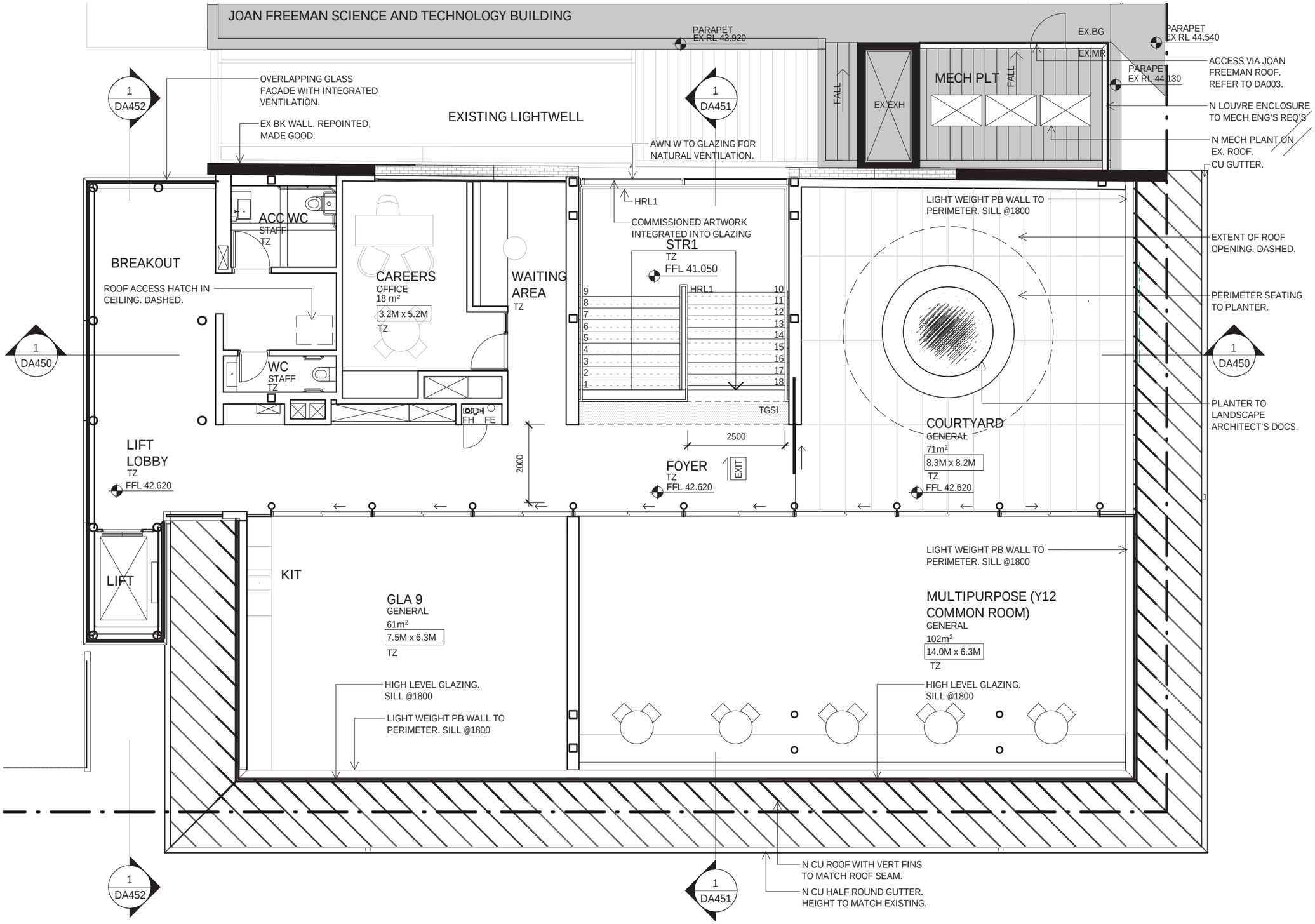

PRELIMINARY
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ISSUE	REASON	DATE
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DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE L03 PLAN

DWG NO DA103 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

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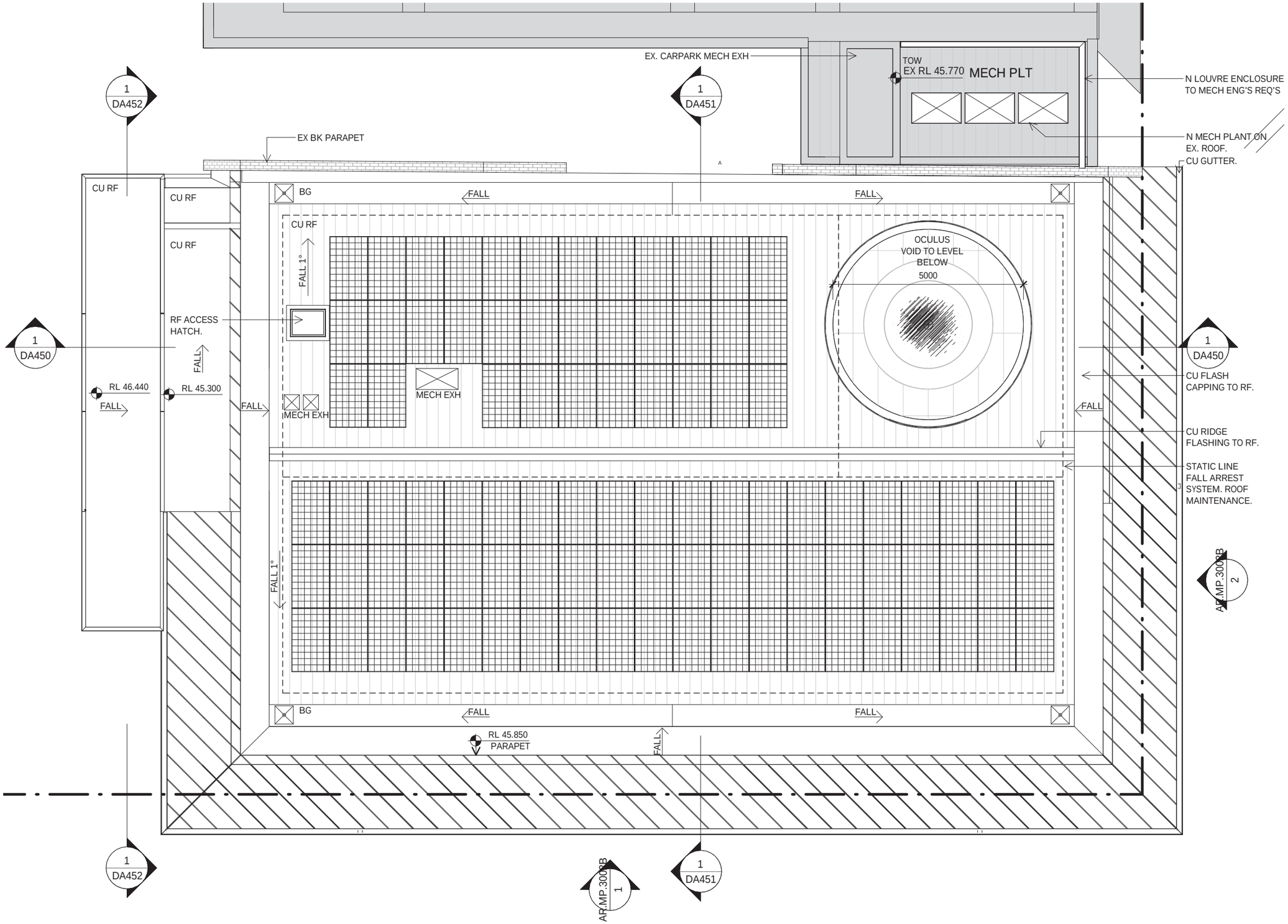

PRELIMINARY
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ISSUE	REASON	DATE
A	FOR SSDA SUBMISSION	15.10.21

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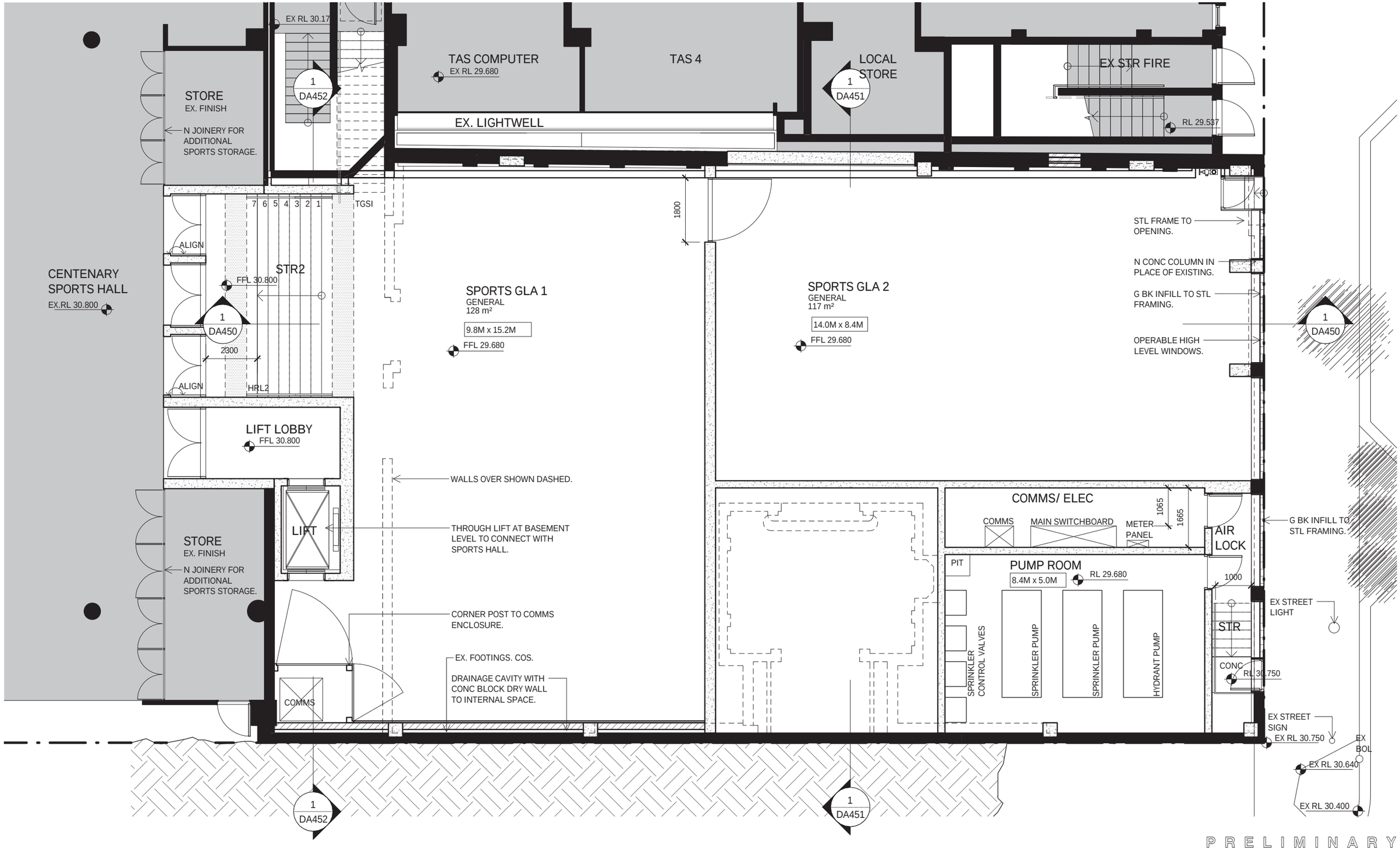
DRAWN JVV | SENIOR QA ML | APP'D WS

DWG TITLE RF PLAN

DWG NO DA104 | REV A



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STUD WALL / PARTITION
CONCRETE WALL
BLOCK WALL
BRICK WALL
EXISTING WALL RETAINED (GREY SHOWS DETAIL)
WALL TO BE DEMOLISHED

ISSUE	REASON	DATE
A	FOR SSDA SUBMISSION	15.10.21

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE LG PLAN

DWG NO DA105 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

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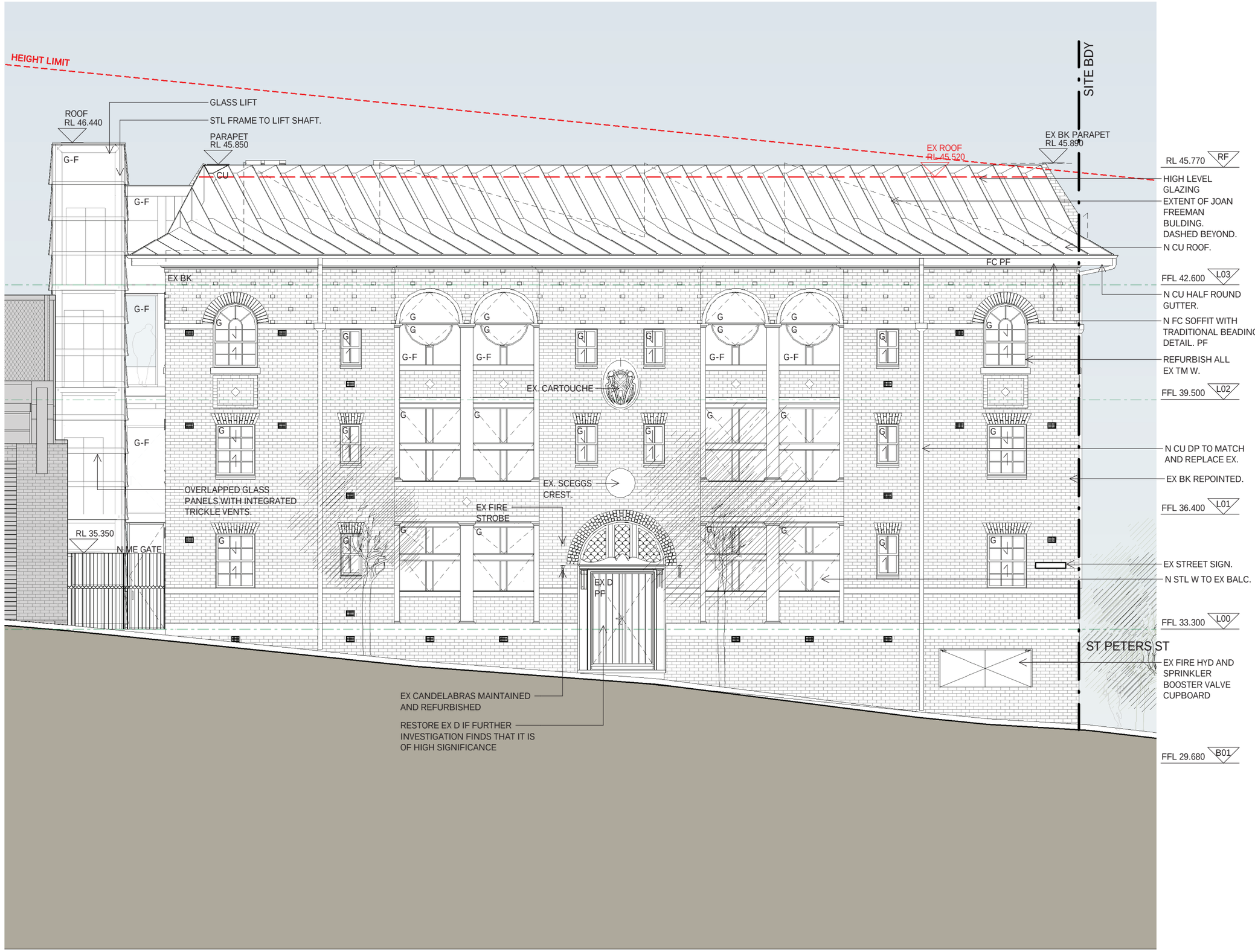

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE EAST ELEVATION

DWG NO DA400 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

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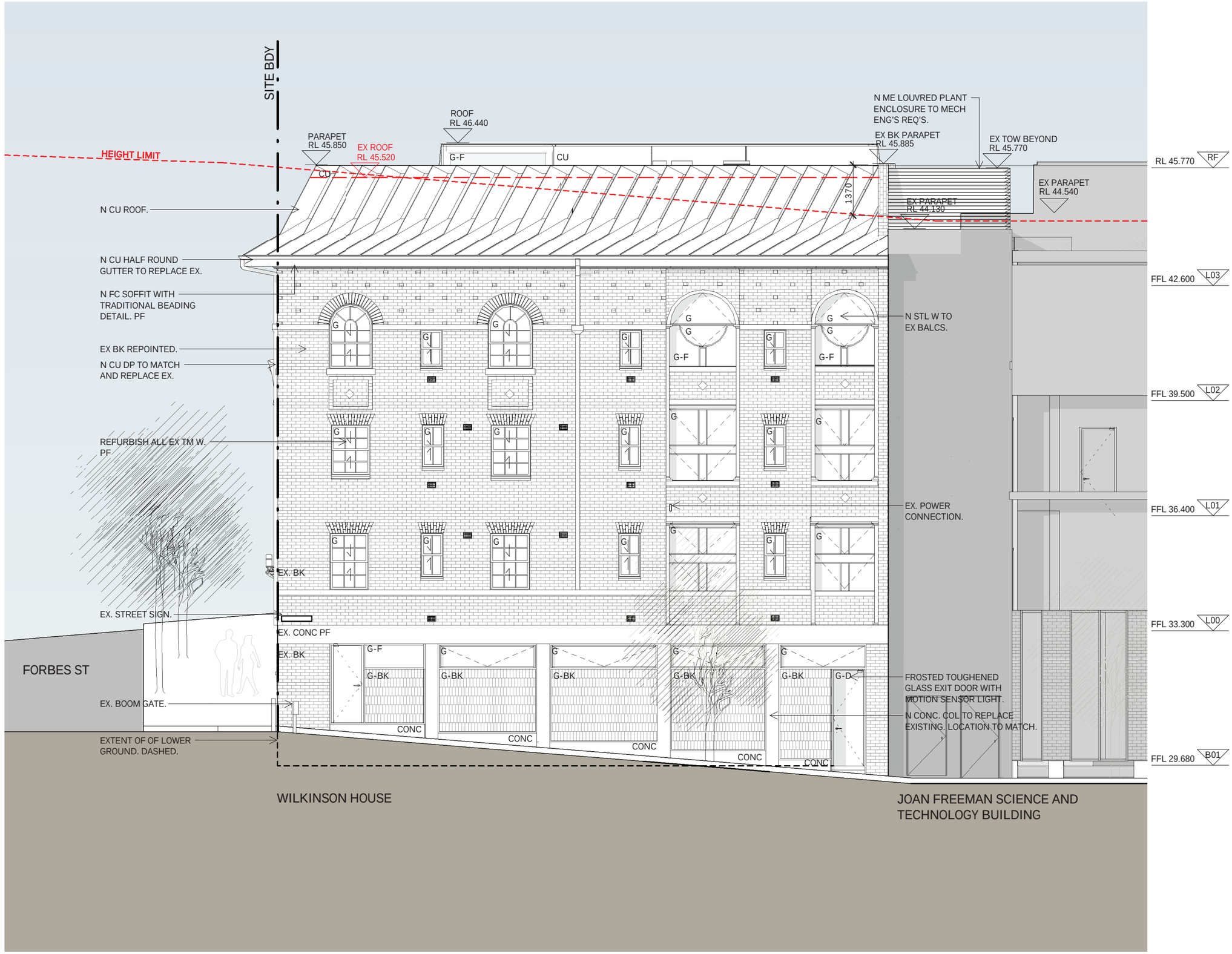

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE NORTH ELEVATION

DWG NO DA401 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

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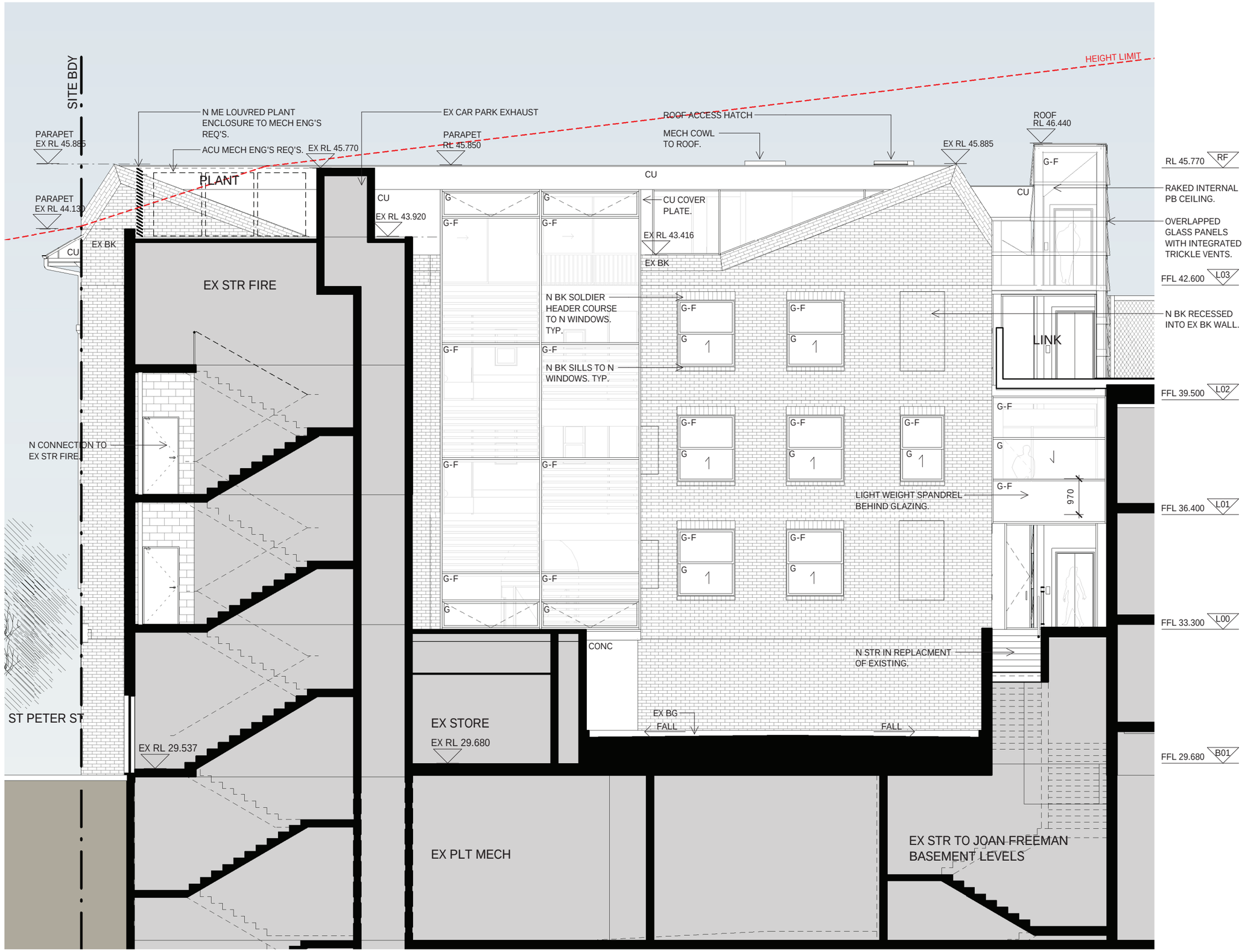

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PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE WEST ELEVATION

DWG NO DA402 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

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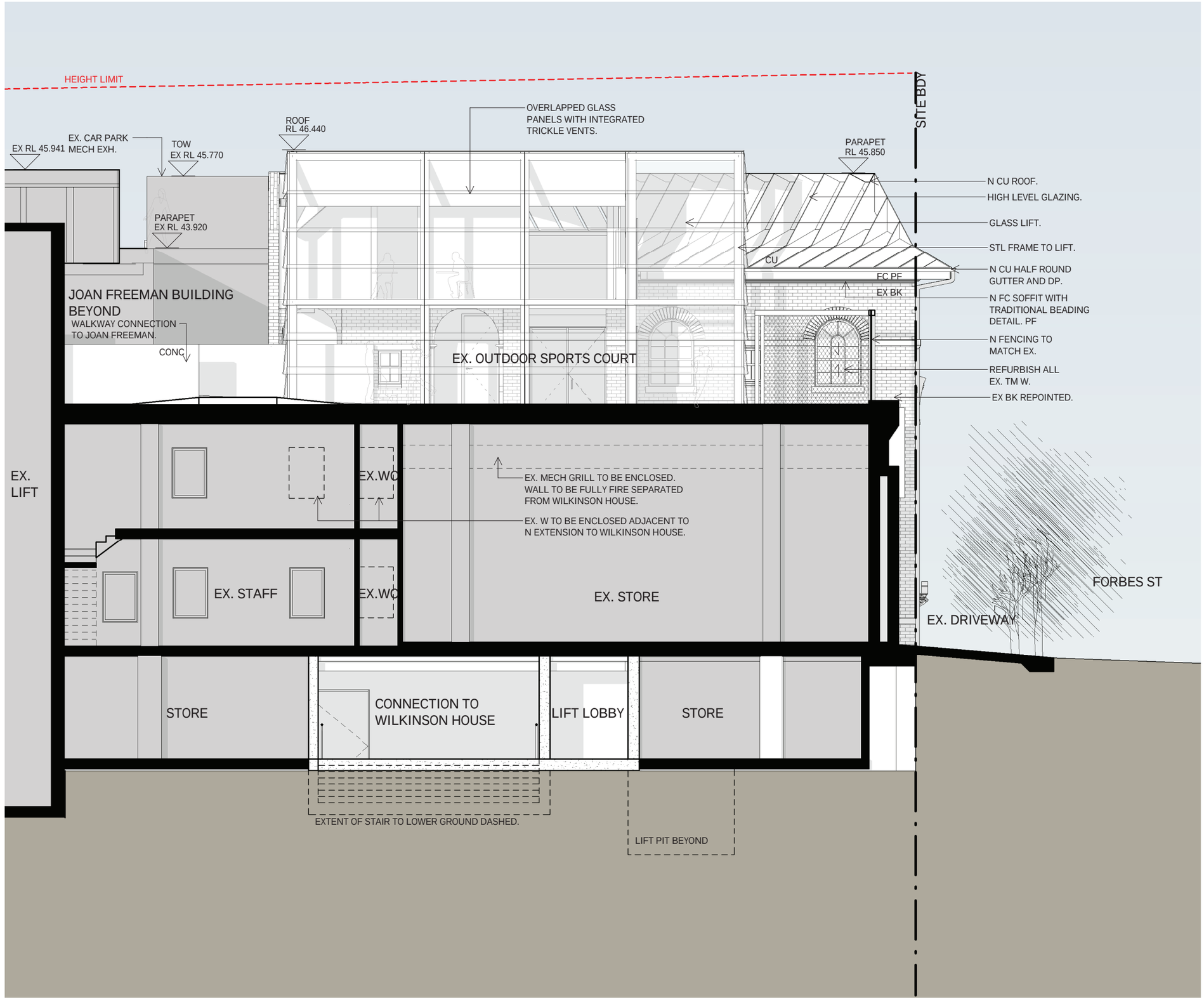

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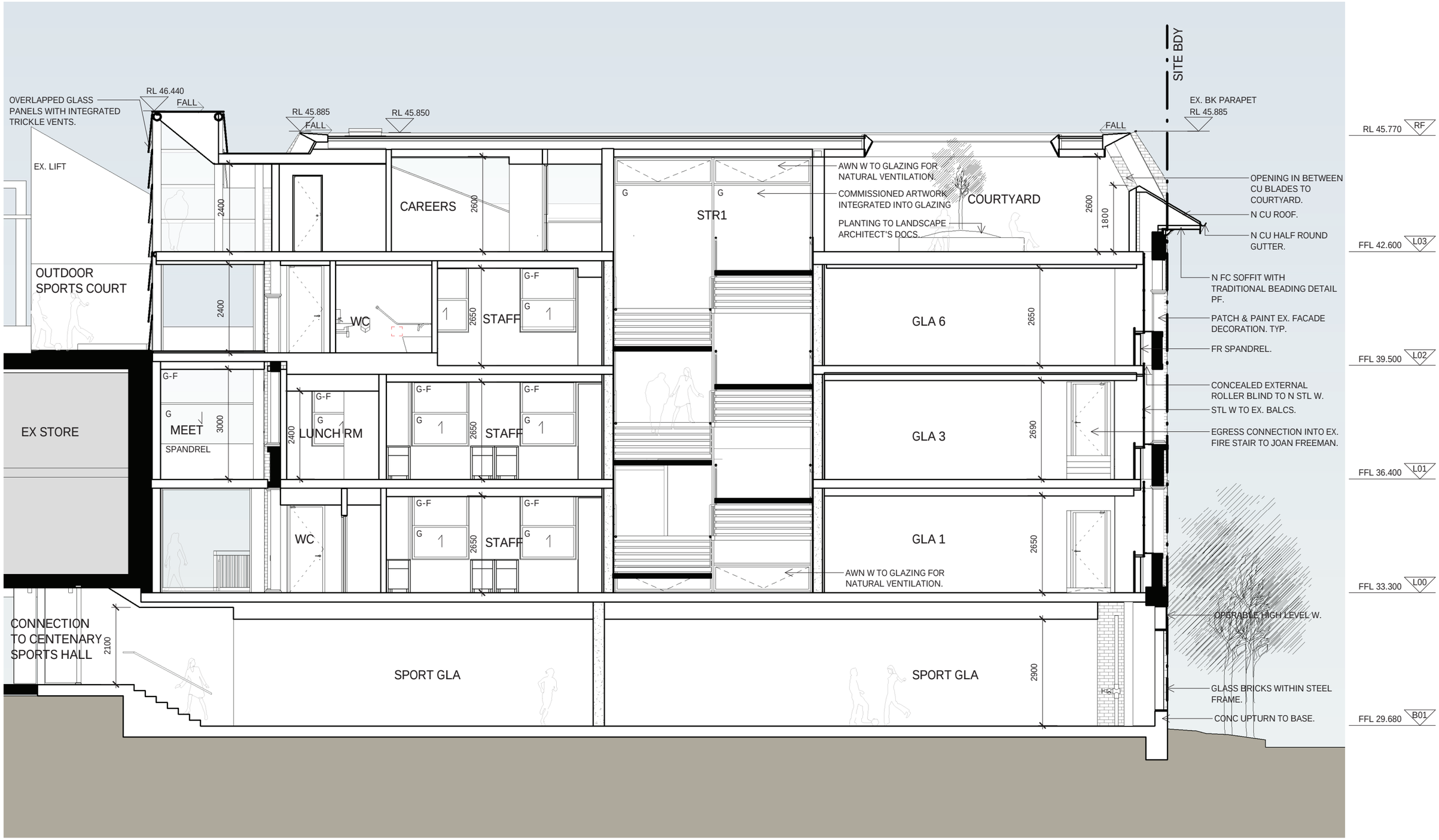
PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE SOUTH ELEVATION

DWG NO DA403 | REV A



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STUD WALL / PARTITION
CONCRETE WALL
BLOCK WALL
BRICK WALL
EXISTING WALL RETAINED (GREY SHOWS DETAIL)
WALL TO BE DEMOLISHED

ISSUE	REASON	DATE
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PROJECT 2022 WILKINSON HOUSE

DRAWN	SENIOR QA	APP'D
RW	ML	WS

DWG TITLE SECTION AA

DWG NO	REV
DA450	A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

NOTES

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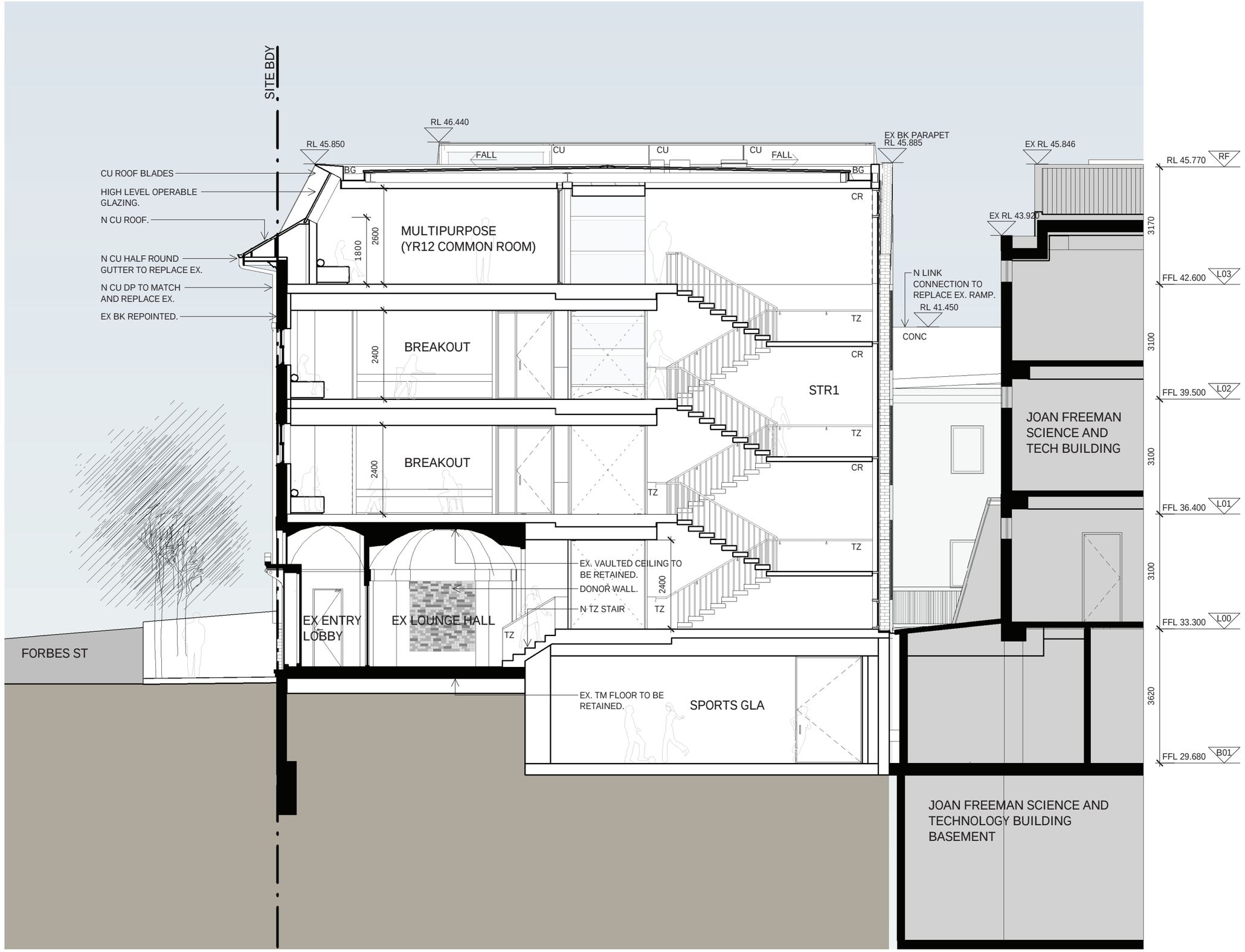

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ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

0 1000 2000 4000

DO NOT SCALE DRAWINGS

SCALE 1:100 @ A3 UNO

PROJECT 2022 WILKINSON HOUSE

DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE SECTION BB

DWG NO DA451 | REV A

LEGEND

STUD WALL / PARTITION

CONCRETE WALL

BLOCK WALL

BRICK WALL

EXISTING WALL RETAINED (GREY SHOWS DETAIL)

WALL TO BE DEMOLISHED

NOTES

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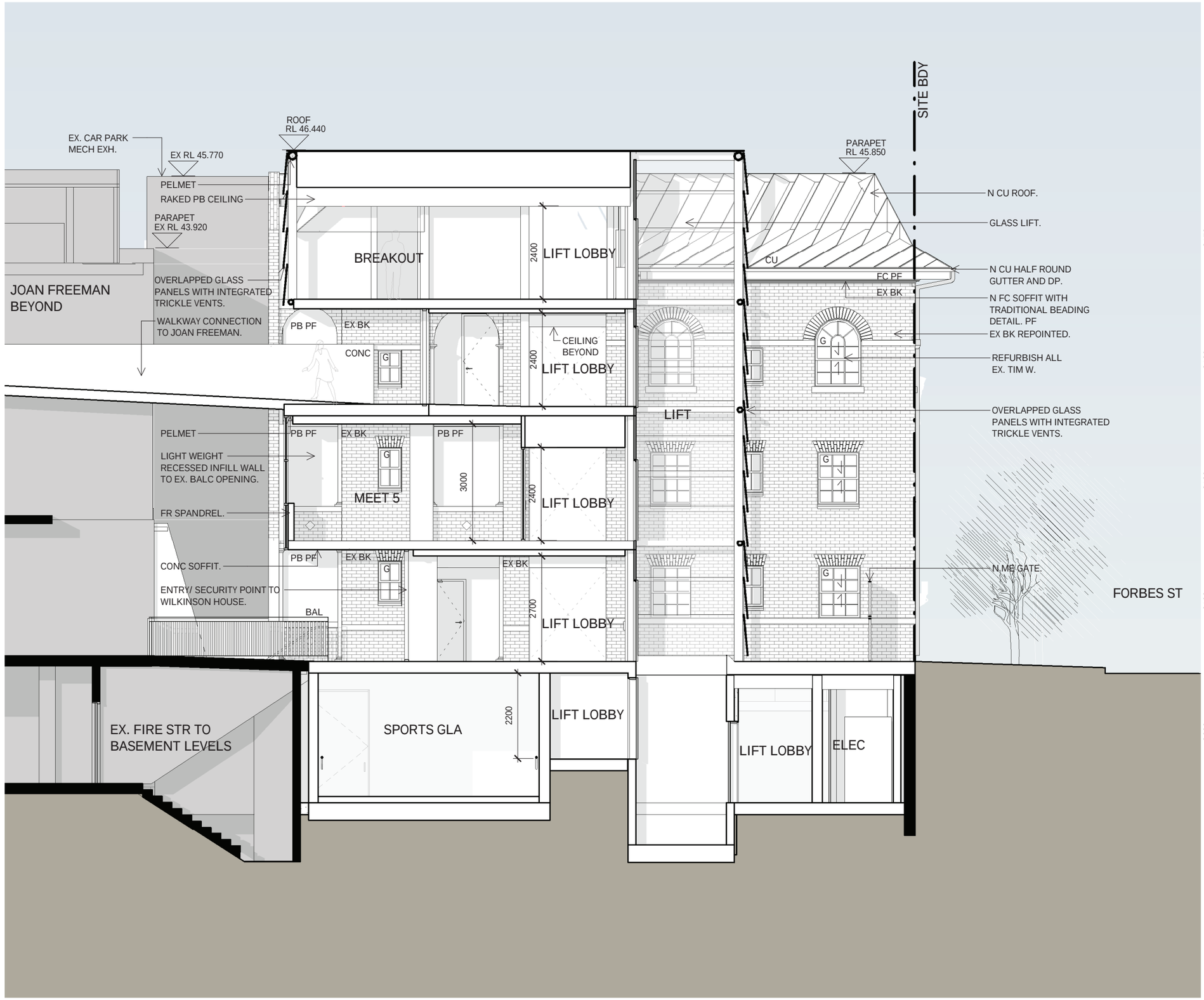
4 All drawings to be read in conjunction with specification.
5 All drawings to be read in conjunction with consultants' drawings.
6 All structure to structural engineer's details.



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	FOR SSDA SUBMISSION	15.10.21

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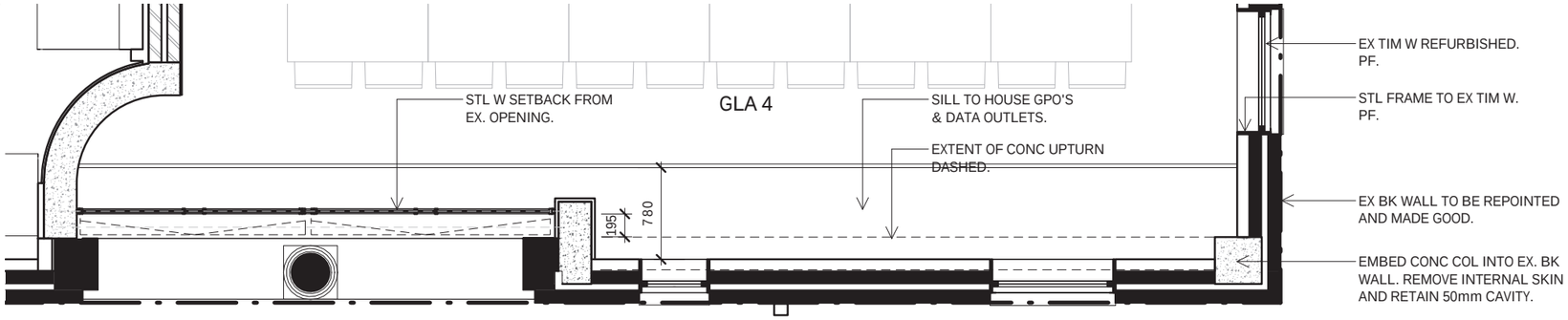
DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE
SECTION CC

DWG NO DA452 | REV A



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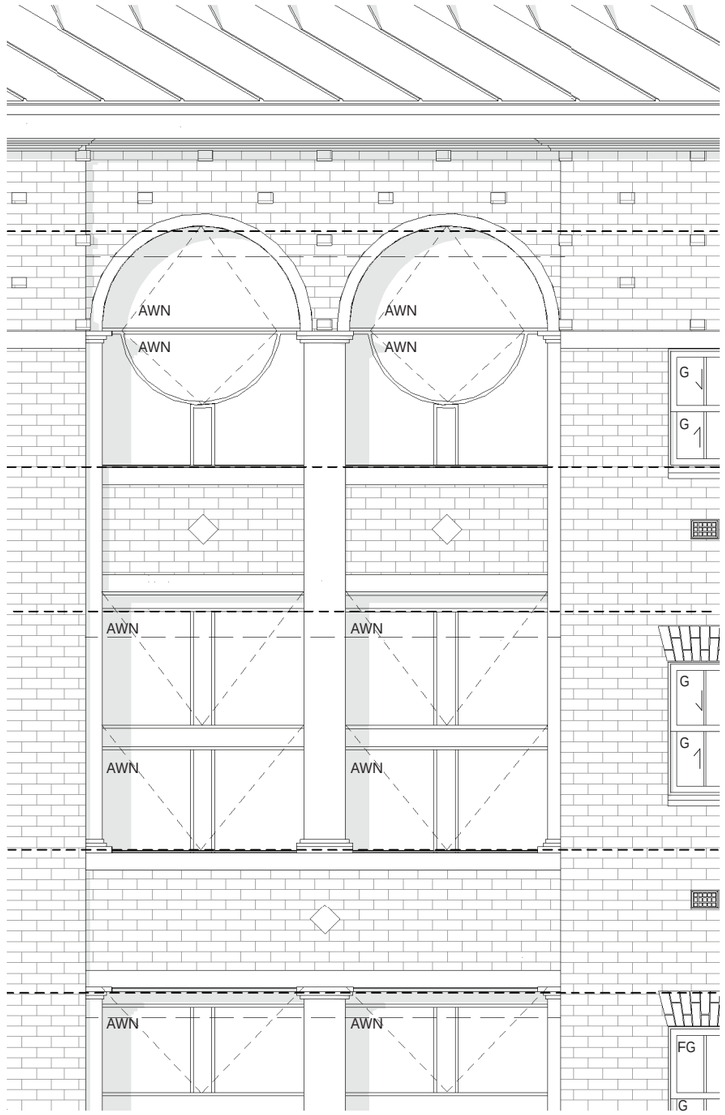

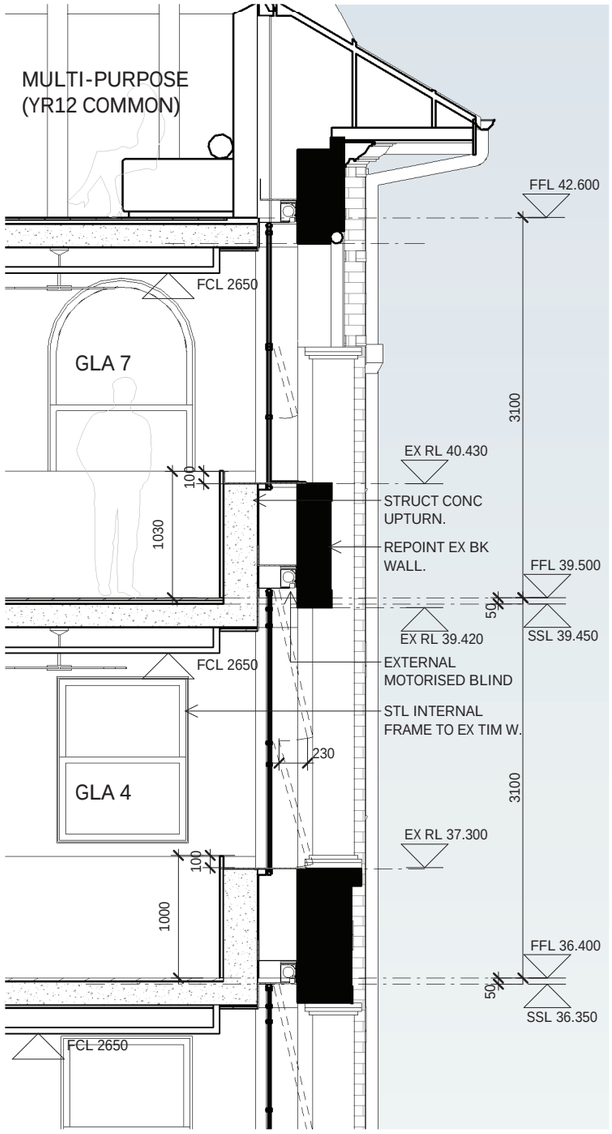

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PROJECT
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DRAWN RW | SENIOR QA ML | APP'D WS

DWG TITLE
STL WINDOWS

DWG NO DA551 | REV A

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SHADOW DIAGRAMS

LEGEND

EXISTING SHADOW

NEW SHADOW

REDUCED SHADOW

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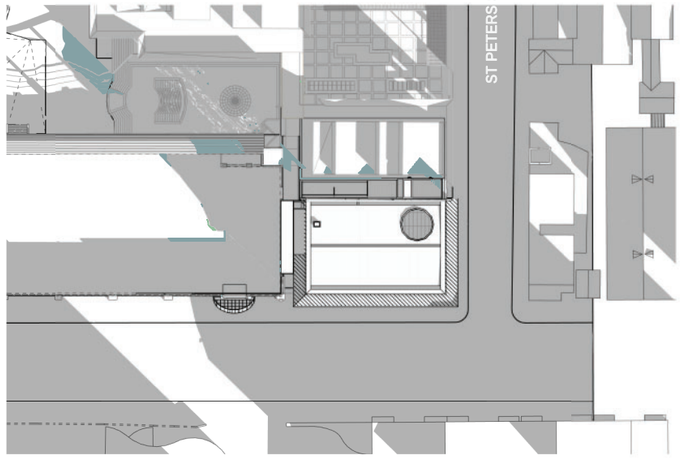

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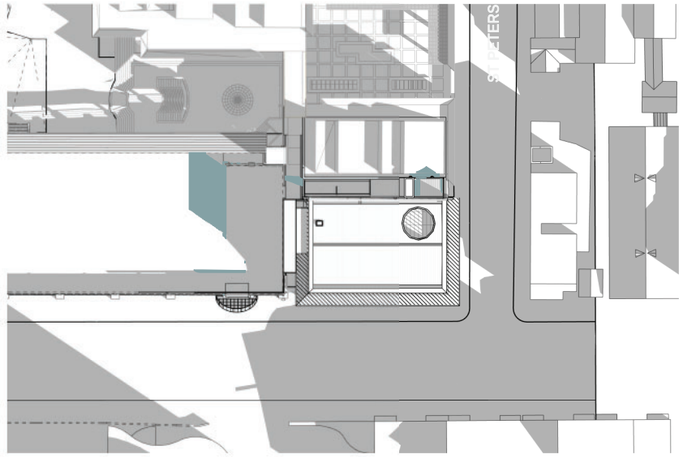

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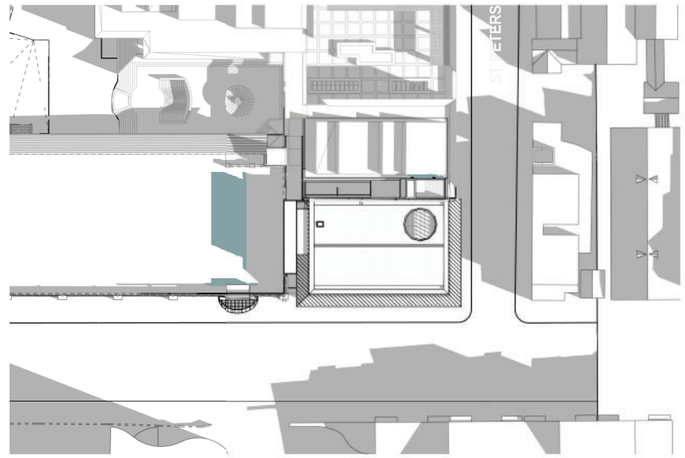

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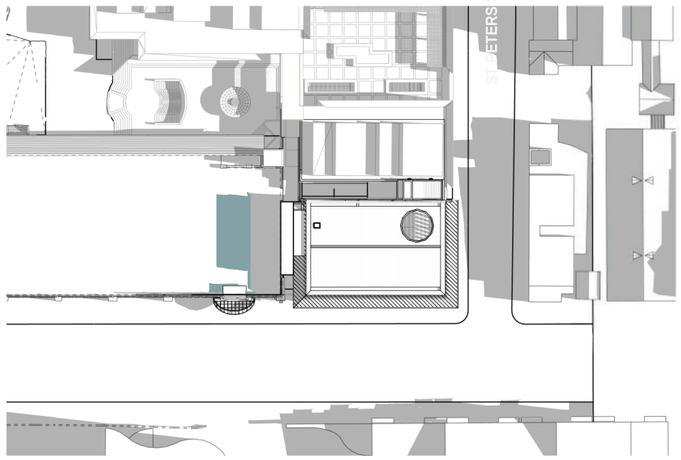

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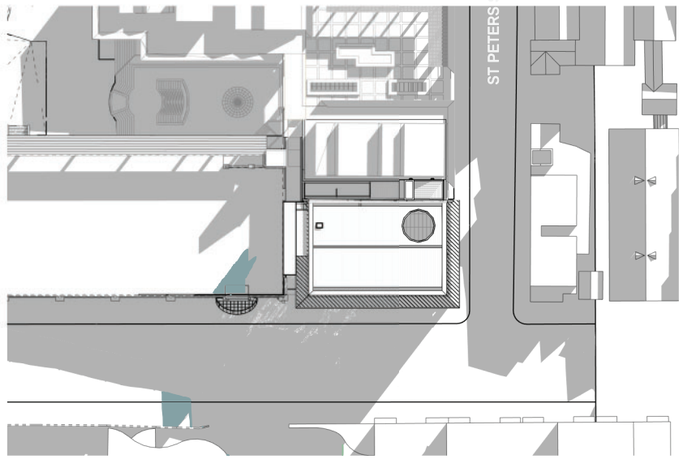

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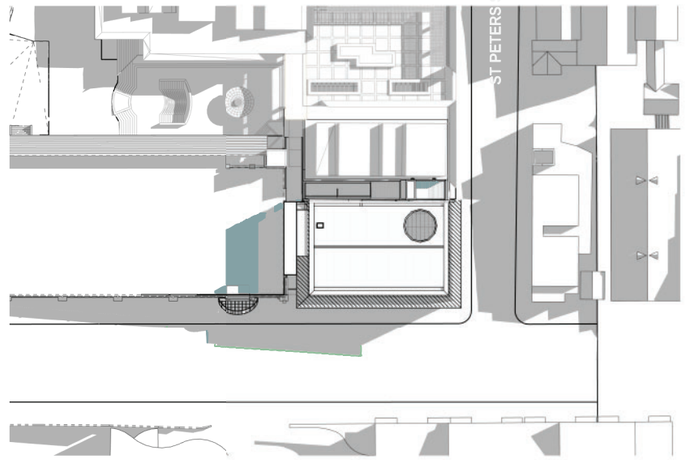

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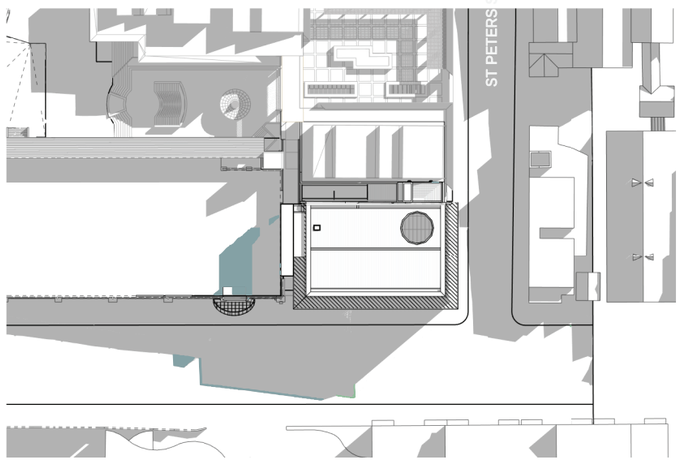

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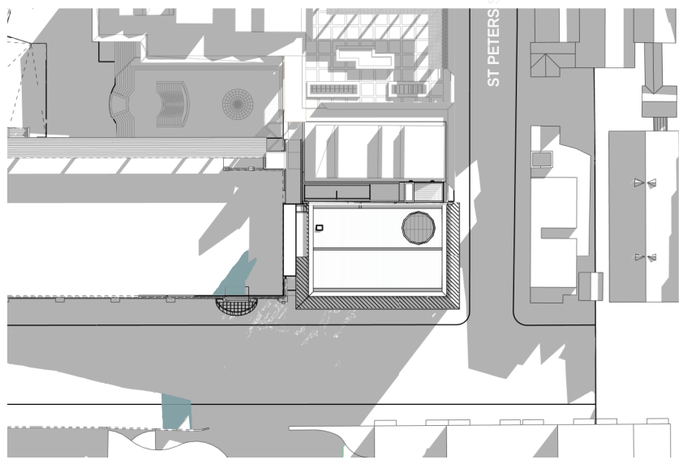

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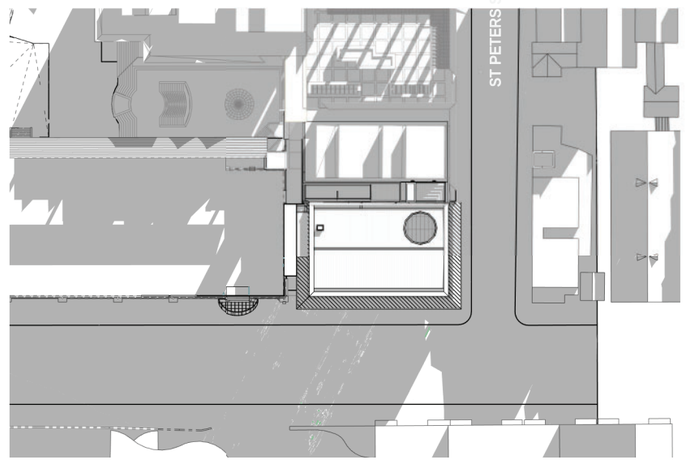

9 16:00

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PROJECT
2022 WILKINSON HOUSE

DRAWN AS | SENIOR QA ML | APP'D WS

DWG TITLE
SHADOW DIAGRAM

DWG NO DA760 | REV A

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PERSPECTIVES

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PROJECT
2022 WILKINSON HOUSE
PRESENTATION PAGE 87
SOUTH EAST STREET VIEW

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PROJECT
2022 WILKINSON HOUSE
PRESENTATION PAGE 88
NORTH EAST STREET VIEW

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PROJECT
2022 WILKINSON HOUSE
PRESENTATION PAGE 89
NORTH EAST AERIAL VIEW


Thank you

INDICATIVE HERITAGE INTERPRETATION OF WALLS AND STAIRS INCORPORATED ON THE PROPOSED NEW FLOOR


For a point mass the moment of inertia is just the mass times the radius from the axis squared. For a collection of point masses (below) the moment of inertia is just the sum for the masses.
For an object with an axis of symmetry, the moment of inertia is some fraction of that which it would have if all the mass were at the radius r.
Sum of the point mass moments of inertia.
Continuous mass distributions require an infinite sum of all the point mass moments which make up the whole. This is accomplished by an integration over all the mass.