

An architectural rendering of a school courtyard. In the foreground, a group of young children in yellow and green uniforms are gathered in a circle on a colorful, geometrically patterned ground. A teacher or adult is interacting with them. To the right, other children are walking, some carrying backpacks. In the background, a two-story brick school building with a tiled roof and a large tree are visible. The scene is framed by a modern architectural overhang with a wooden slat ceiling. The text 'O'CONNELL STREET PRIMARY SCHOOL' is overlaid in white on an orange-brown background.

O'CONNELL STREET PRIMARY SCHOOL

DESIGN STATEMENT

28 APRIL 2016

3. BUILT FORM AND URBAN DESIGN

3.01 INTRODUCTION

The O'Connell Street Primary School is proposed as an adaptive reuse of the Old Kings School, a group of buildings on a large and open site that has been partly vacant for some years. The Old Kings School site is situated between O'Connell Street and Marist Place, Parramatta, overlooking the Parramatta River. The entire site is listed on the State Heritage Register (NSW).

The Kings School occupied the site from 1836 until 1964 when it was sold to the NSW Department of Health and adaptively re-used to accommodate the Marsden Rehabilitation Centre until 2002. The site contains a collection of buildings dating from 1836 to 1971 and includes buildings of exceptional heritage significance. The original Headmaster's Residence (Building A) and the main school building (Building B) partially date from 1837, and were refurbished in 2003. The other buildings on the site have been unoccupied since 2002.

The site also contains some highly significant landscape elements such as a large oval to the south that fronts the Parramatta River. The site is very public, located on the edge of the city centre and is anticipated that the new Primary School will also service a range of community events and uses.

The proposal involves the adaptive re-use of the buildings on the site of Old Kings School Parramatta as a new primary school to cater for 1000 students known as the O'Connell Street Primary School. The school has been commissioned by the Department of Education (DoE) and is due to open in July 2017. The proposed adaptation of the buildings and site for a public school is considered to be a compatible use that will preserve the unique heritage and landscape significance of the place.

3.02 PLANNING

The new school meets the following DoE briefed requirements:

- 40 Homebases – classrooms with their required support areas.
- Principal, Deputy Principals, main public reception and clerical services in Building A.
- Resource Centre (Library) in the major heritage space of the double height hall of Building B.
- Sheltered Sports Court area to the north of Building C.
- New Hall on the site of Building F.
- Assembly area between the Buildings C, D and the new Hall.
- Covered Outdoor Learning Area (COLA) to the north of the new Hall.
- New external veranda circulation to the courtyard of C.
- Linking covered ways as required for all-weather circulation.
- Compliant DDA Access to required spaces.
- Functional line of security separating children from other areas.
- Integrated parking, delivery access, bus drop off and car drop off.
- Retention of built and landscape elements of exceptional and high heritage significance.

3.03 PROPOSED WORKS

The following table sets out the accommodation proposed for the site:

BUILDING	DESCRIPTION PROPOSED USE	PROPOSED WORKS
BUILDING A	Two storey stone and brick building, steel roof, cast iron verandas. Former Headmaster's Residence, previously office space. Use: School Administration and Public Entry.	Internal refurbishment. External conservation as detailed.
BUILDING B	Four storey stone and brick building, tile and steel roof. Former classrooms, previously office space. Use: Resource Centre, Homebase classrooms.	Internal refurbishment. External conservation as detailed.
BUILDING C	Three storey face brick & render group of buildings, tile and steel roof. Former school uses, now disused. Use: Staffroom, Homebase classrooms.	Intrusive recent infill to be demolished. Internal refurbishment and adaptation. Minor two level addition to north side. New access verandas to Courtyard. External conservation as detailed.
BUILDING D	Three storey face brick building, tile roof. Former dormitories, now disused. Use: Homebase classrooms.	Internal refurbishment and adaptation. External conservation as detailed.
BUILDING F	Two storey face brick, tile roof. Former gymnasium.	To be demolished.
BUILDING G	Single storey brick, steel roof. Former sports courts, disused. Use: Store rooms	Internal refurbishment. External conservation as detailed.
NEW HALL	Single storey multi-purpose Hall, steel roof and external verandas. Adjoining store and facility wing.	New building.
SPORTS COURT	New steel-roofed external play and sports area.	New building.
COVERED WAYS	New steel-roofed external circulation.	New building.
OVAL	Grassed play area.	Retained.
ASSEMBLY COURT	Part paved, part grassed area. Use: paved play and assembly area.	Paving and Landscape.
PLAY AREAS	Currently unused.	Paving and Landscape.
EAST CAR PARK	Existing car park.	Retained and reduced in size.
WEST CAR PARK	Existing informal gravel area.	Paved and landscaped.

3.04 HERITAGE SIGNIFICANCE

The former King's School site is of State Heritage Significance. The significance relates to both the existing buildings and to the site generally, including its archaeology and landscape setting. Within this overarching grading of significance, each component of the site has been individually graded as having 'very high', 'high', 'moderate' or 'little' significance, as well as items identified as being 'intrusive' to the general significance of the site (as per the Marsden Rehabilitation Centre Conservation Plan (1994)) prepared by Peddle Thorp Architects for the NSW Health Department.

Address the height, density, bulk and scale, setbacks of the proposal in relation to the school campus and the surrounding development, topography, streetscape and adjacent riverfront.

3.10 QUALITATIVE ASSESSMENT – BUILT FORM

3.11 HEIGHT

The existing heritage-listed buildings range from 10.40m to 18.70m in height.

The new Hall is 9.60m overall, with a wall height of 6.95m maximum above natural ground.

3.12 DENSITY

The overall floor area of the development is 9119.7 sqm (GFA), a reduction from the existing.

3.13 BULK AND SCALE

The bulk and scale of the existing heritage buildings will not be significantly altered by the new proposal. The removal of unsympathetic additions to Building C, and the overall improvement in maintenance, landscape and finishes resulting from the proposal will improve the presentation of the site overall.

The existing heritage articulation of the facades will be unchanged. The new buildings and elements will be scaled and massed in a sympathetic way to the existing.

3.14 SETBACKS

For the majority of the site, setbacks will be unchanged. This includes Marist Place to the east and most of the southern elevation to the Oval and the foreshore walkway along Parramatta River.

To O'Connell Street, the replacement of the service wing to Building F by a new wing of service rooms related to the New Hall will have a similar street presence, with single-storey elements with zero setback, in similar locations to existing structures, and the taller part of the Hall set back 11.3m from O'Connell Street.

To the south, the new Hall projects 20.6m southwards from the line of the existing Building F, although the length of the new façade is only 30.50m compared to 39.60m for Building F. This reduced set back partly extends over the area of landscape listed as having Very High Significance, and the impact if this is assessed in the Heritage Impact Statement.

Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles.

3.2 QUALITATIVE ASSESSMENT – URBAN DESIGN

3.2.1 SITE LAYOUT

The site has been designed to provide a high-quality and safe environment for children, meeting the overall design aims of the DoE, and reflecting the heritage significance of the entire site.

The eastern part of the site between building A and Marist Place is maintained as a heritage landscape, with lawns and mature trees not greatly altered from the existing. The area of car parking will be reduced, so that it will impact less on the setting of Building A, and a new main pupil entry will be constructed to link the school, the administration entry and Marist Place.

The Oval will be maintained essentially as it is, reflecting its primary heritage importance to the history of the site. A 2.15m high fence will be constructed along the southern boundary, designed to reflect the historic fences erected on this alignment over time, and in consideration of the heritage-listed views in this location. This fence is a primary requirement of the DoE for child protection.

An administrative staff and visitor car park uses the existing layout, access roads and pavement off Marist Place, with a reduction in car parking that improves the setting of Building A.

The present informal car park, accommodating approximately 40 cars, will be reconstructed with new paving, marked spaces and the required accessible spaces. It will extend to the north to provide for the limited goods movements associated with the school, with a loading bay adjoining the bulk and garbage stores.

New Covered Links are proposed between Building C, the new Hall and Building D.

The Urban Design impact is separately analysed in the accompanying Visual Impact Assessment.

3.2.2 STREETSCAPE

From the east and the west there will be little change to the streetscape.

To the west, the new brick wall along O'Connell St will replicate the 1930s wall adjoining Building F, whilst the new Hall will be lower and set back further than the existing Building F which is proposed to be demolished.

To the East the new Hall will be visible, screened by existing and new landscape, in the distance of the complex beyond the projecting forms of Building C.

The Streetscape impact is separately analysed in the accompanying Visual Impact Assessment.

3.2.3 OPEN SPACES

The major open space on the site, the Oval, will be retained and enhanced with the removal of weed species and the selective planting of new trees to screen new development.

The smaller play areas to the north of Buildings B and D will be landscaped in detail as play areas for children, incorporating edible gardens and shaded gathering areas.

The major Assembly Court between Buildings C and D and the new Hall will be paved, with additional tree planting and an adjoining small amphitheatre facing the new Hall, part of which will be roofed as a Covered Outdoor Learning Area (COLA).

To the north of Building C on the site of the demolished Boiler House, will be weather protected Sports Court for games and active play. It will be screened from the adjoining development to the north by a mesh ball screen with vines planted to soften the space.

3.3 BUILDING DESIGN

3.3.1 FACADES

Existing facades to Buildings A B C D and G will be conserved, with rendered portions repainted and joinery repaired.

New elements to Building C will be clearly contemporary in accordance with the CMP guidelines, and will comprise metal framed glazing with coloured infill panels. This work will not be prominent from public viewpoints.

The facades of the new Hall and its adjoining western service wing will be face brick, partly constructed from bricks recycled from the demolished portions of Building C and from Building F, with the verandas screened with steel mesh, which will be paint finished. New bricks will match those of Building C.

3.3.2 MATERIALS AND COLOURS

See attached finishes schedule.

3.3.3 CPTED

See attached CPTED Report.

Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

3.4 SERVICES

3.41 WASTE MANAGEMENT

Refer attached Waste Management Plan.

3.42 LOADING

Refer attached Traffic Plan.

3.43 PLANT

The existing screened rooftop plant above Building B will be refurbished, with a single new airconditioning unit for the computer room in Building B.

Other areas will be mechanically ventilated to comply with BCA requirements and the Department's guidelines for acoustic control in teaching spaces of external noise such as traffic. Externally there will be some low-level roof vents for fresh air, and the existing heritage gable vents will be reconstructed for fresh air intake.

The existing plant attached to the exterior of the buildings will be removed and the heritage fabric made good.

The existing substation east of Building A will be retained.

Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses and open space areas must be demonstrated.

3.5 ENVIRONMENTAL AMENITY

3.51 SOLAR ACCESS & OVERSHADOWING

Refer attached Shadow Diagrams.

There will be no increased shading of public open space or adjoining development.

The shadowing of the Oval will be reduced through the reduced bulk of the new Hall compared to the existing Building F to be demolished.

3.52 VISUAL PRIVACY

There will be no major overlooking of the adjoining development to the north.

The upper levels of the existing Building D will have screened views of the open space adjoining the western residential building, but this will be from viewpoints approximately 20m from the boundary and not into direct line of sight to private open space. These views will be screened by existing and new landscaping.

The new Sports Court will have a 2m high boundary wall to prevent views into the adjoining development.

The upper levels of the existing Building C can look north to the new development, but at this point of the adjoining site the approved proposal is for a commercial office building which has minor requirements for privacy and thus the proposed use will have little impact.

3.53 WIND IMPACTS

As the new elements are lower than existing buildings they replace, there will be no additional wind impact from the development.

3.54 LIGHT SPILL

There will be no new upward-facing external lighting.

New external lighting will be downward facing to illuminate only the ground plane and pedestrian movement.

Existing façade illumination to the south elevations of Buildings A and B will be retained. This is currently focussed on the façade and has little overspill.