

6.4 BUILDING B

6.4.1 Proposed Works

Significance (Buildings and Landscape)	Very high
Proposed use	Classrooms (home bases) and associated facilities, including: • Ground Floor: Library / Resource Centre in main hall. Informal meeting and secondary spaces in room on northern side. • First Floor: Special Programs / Covered Outdoor Learning Area and uniform store. • Second and Third Floors: Home Bases and Common Learning Areas, with Practical Activity Spaces. Retain existing significant landscaping, including trees, open spaces and view corridors and vistas. Upgrade access, egress and parking areas.
Demolition	• Removal of redundant services from the building (2003). • Removal of ground floor glass screen walls (2003). • Removal of central glass stair (2003) from levels one and two and existing western fire stair (2003). • Removal of later infill panels (2003) and internal partition walls on upper levels. • Existing sanitary fittings and tiles to wet areas (2003). • Existing ceilings where required (2003). • Reinstatement of access in wall connecting to Building C Group at first floor level. • Removal of 2003 joinery elements.  The first photograph on the left shows a toilet in a small room with green tiled floors and a window. The middle photograph shows a large room with glass screen walls and tables. The third photograph on the right shows a staircase with glass railings and a person walking up. Figures 101,102,103: Sanitary fittings, glass screen walls and the central glass stair (2003) to be removed. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	• Repairs to existing significant windows and doors. • Structural repair of cracked masonry. • Removal of corrosive inserts and other redundant services. • Render repairs, where necessary. • Repainting of painted surfaces. Includes removal and / or encapsulation of paint based systems. • Repair and replacement of soffits and barge boards (where HAZMAT present or requiring replacement). • Repointing of brickwork, where necessary. • Cleaning of stained exposed external walls. • Repairs to existing terracotta tiled roof, including repairs to existing ridge and hip tiles. • Repairs to existing copper rainwater disposal system. • Re-fixing of lightning conductors. • Clean pigeon guano and install pigeon proofing where required. • Some replacement of balcony decking on northern side. • Structural stonework repairs. *Note: The scope of works for stonework repair and conservation is to be assessed by a stonework specialist. • Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls.

Alterations + additions	• New lightweight (reversible) walls and doors to create the required internal spaces. • In certain areas new ceramic tiling and sanitary fittings to bathrooms. • Joinery to classrooms, practical activity rooms and kitchenettes, as well as minimal fixed joinery to the reinstated 'Resource Hub.' • New finishes and fittings to all rooms. • Replacement of suspended ceilings (2003) throughout. • Upgraded services as required, including new internal and external lighting. • New western fire stair, access and egress. • The refurbishment of the existing screened rooftop plant. • Minor alteration to landscape levels adjacent to building. New access pathways linking buildings A and B in the landscape to the south of the building. • New access ramps at the primary entrance (southern side).
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