



# O'CONNELL ST PRIMARY SCHOOL PARRAMATTA

(OLD KINGS SCHOOL SITE)

EXTENSION TO EXISTING ROOF  
PLANT PLATFORM

RESPONSE TO OEH

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FOR THE DEPARTMENT OF EDUCATION  
& COMMUNITIES

20 SEPTEMBER 2017

**tonkinzulaikhagreer** HERITAGE

## 1.0 BACKGROUND

This brief report relates to the extension to the existing roof plant located on the roof of Building B2, at the Old Kings School site in Parramatta. The report is written in response to feedback from the NSW Office of Environment and Heritage, and contains detailed consideration of alternative options for the roof plant, and provides justification for the proposed location.

## 2.0 PROGRESSIVE MODIFICATION OF BUILDING B

The selected images below relate to the history of Building B, and show the progressive modification of the Building over time.



Figure 1: Water colour of the King's School and the Catholic Church by a 'visiting lady English Artist', c.1840, reproduced in the King's School Magazine, September 1956, p72.



Figure 2: Front elevation of King's School, c1850.  
Source: King's School Archives. CMP, 1994, p8.

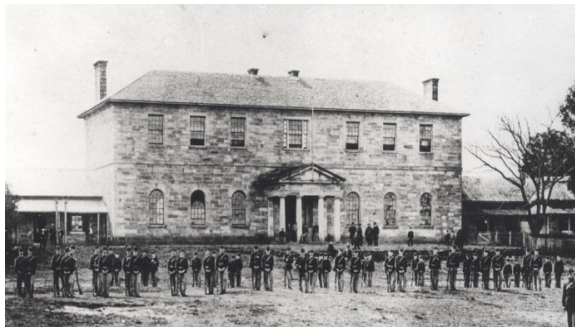


Figure 3: King's School c1871, prior to the additions.  
Source: King's School Archives.



Figure 4: The King's School, c1899.  
Source: The King's School Archives, CMP, 1994, p26.



Figure 5: View of School, c1902.  
Source: King's School Archives, CMP, 1994, p26.



Figure 6: King's School c1910.  
Source: King's School Archives, CMP, 1994, p27.



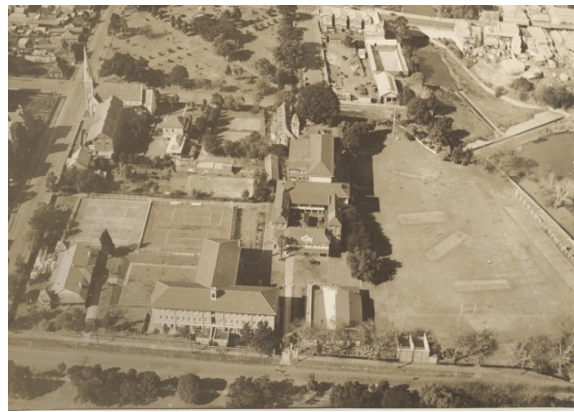


Figure 8: Aerial view above O'Connell Street, G. Herborn, 1938. Source: King's School Archives A4607.

Figure 9: Part Roof Plan Building B, 2001. Source: Tanner Architects.

### 3.0 HERITAGE SIGNIFICANCE OF BUILDING B

Building B, comprising the original school block (Block B1), was identified in the Conservation Management Plan as having *exceptional* significance. The northern extension to the main school building (Block B2) was built later and was identified in the Conservation Management Plan as having *high* significance.

#### 4.0 SCOPE OF PROPOSED WORKS

##### Extension to Existing Roof Plant: Building B2

Adaptive reuse of the Old Kings School site as a primary school requires that spaces within Buildings A, B and C are air conditioned. This requires additional mechanical plant and equipment including additional condensers.

The works involve the extension of the existing mechanical plant platform located on the northern roof of Building B, referred to as Building B2. The existing plant platform currently supports condensers and is constructed of galvanised steel with a mesh floor. It was constructed in 2001. The northern side of Building B, comprising Building B2 has been heavily modified over time, as demonstrated by the photographs above.

The extension to the plant platform is necessary to accommodate the new condensor units required to serve Buildings A, B and C of the new O'Connell Street Primary School. The extended platform has been detailed to match the existing and to provide improved safe roof access via the existing roof hatch. Powder-coated louvres are proposed to surround the platform to screen the condensers and reduce their visual impact compared to the existing which are light coloured and fully exposed. The height of the platform and units falls well below the existing main ridge level, and will not be visible from the river frontage, which is of primary significance.

Works approved in SSD 7372 in February 2017 allowed for the retention of the existing plant platform and the addition of three roof cowls for mechanical ventilation on the roof of Building B2. The works comprise the extension of this plant platform to accommodate additional mechanical equipment.

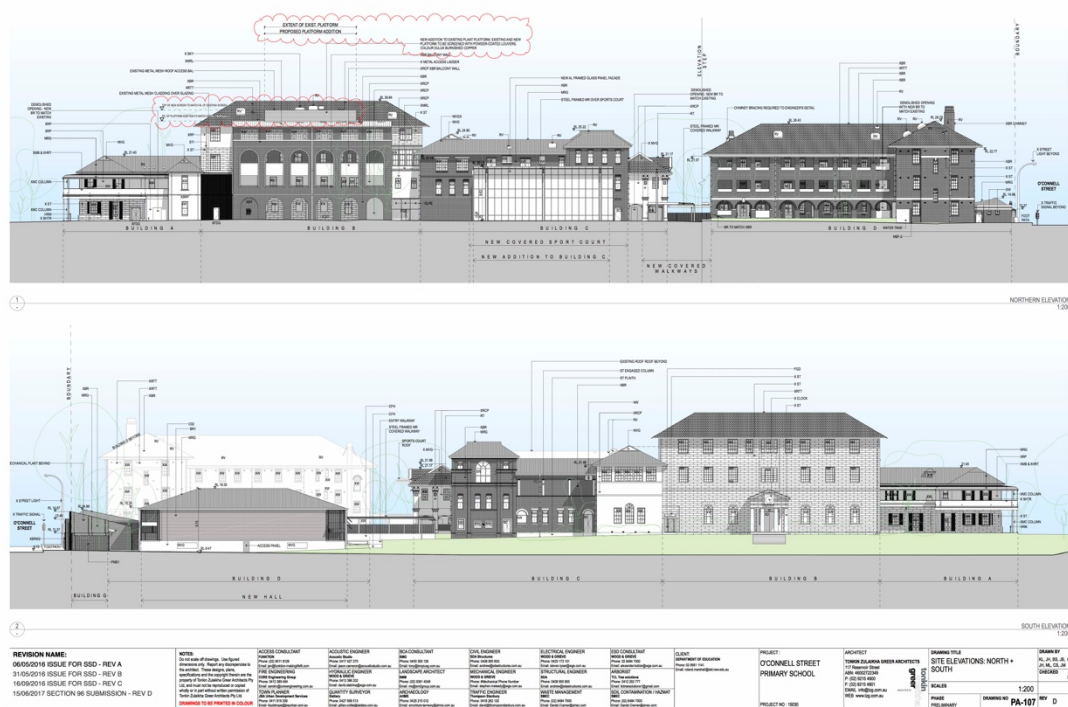


Figure10: North Elevation showing the Proposed location for the extension of the Plant Platform.

Source: TZG Architects, 2017.



Figure11: View from Catholic Diocese Site, showing the minimal visual impact from the screened mechanical plant extension. A current DA Approval for the Catholic Diocese site will largely obscure views to the plant platform from the north and west. Source: TZG Architects, 2017.

## 5.0 CONSERVATION POLICY

With regard to Conservation Policy 21.1 – Building B1 – Additions to Main School Building, the CMP states:

*Of high significance, the original exterior form of the building should be recovered progressively by:*

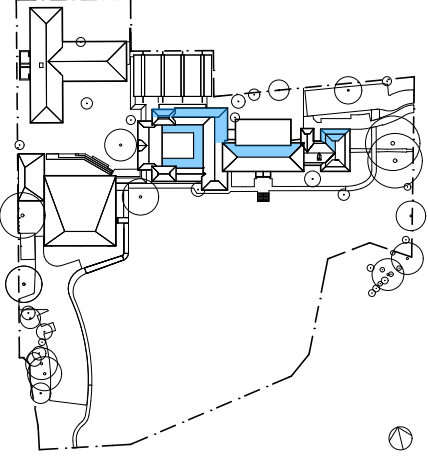
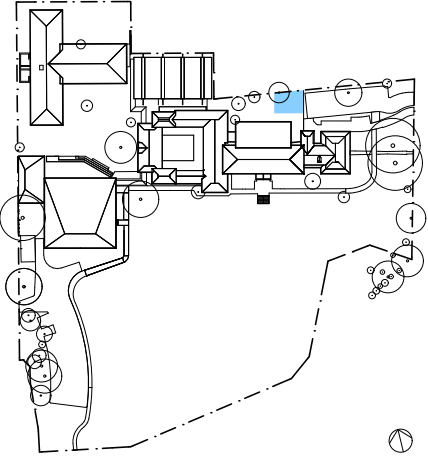
- *the removal of intrusive elements such as the 1970s external fire stairs, metal shed, mechanical service elements on the roof and within the verandas and infill panels to archways of ground floor colonnade and verandas.*
- *reconstruction in original materials and to original detailing of eaves soffits, windows and doors.*

Building B1 was refurbished in 2001 for occupation by the Office of Environment and Heritage as their own offices. Much of the work referred to in Policy 21.1, including removal of intrusive elements and reconstruction, was carried out at this time. The existing mechanical plant platform was itself installed as part of these works.

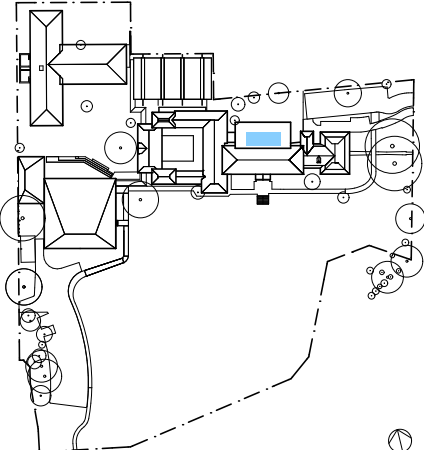
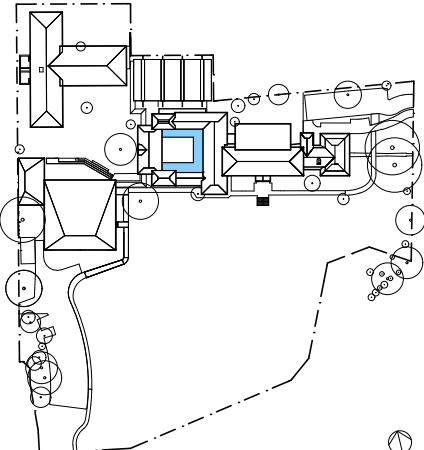
## 6.0 OPTIONS CONSIDERED

The roof platform accommodates condensers which serve Buildings A, B and C. Many options were considered for the location of these condenser units during the design process. It was noted that several options would have resulted in inefficient mechanical ventilation, with large amounts of ducting being required through significant spaces and fabric. The location of the new condensers adjacent to the existing has enabled this potential impact to be minimised, as existing services reticulation paths can be generally followed and extended where necessary. The significant urban context of the site and its setting is retained.

Options considered included the following:

| Option | Location                                                                                                                             | Positive Impacts                                                                                                                                     | Negative Impacts                                                                                                                                                                                                                                                                                                                                                                     |
|--------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | <b>Roofs of Buildings A, B1 and C Group</b>        | <ul style="list-style-type: none"> <li>• Nil.</li> </ul>                                                                                             | <ul style="list-style-type: none"> <li>• High visual impact.</li> <li>• High impact on significant fabric, both internally and externally.</li> <li>• Roof geometries do not support installation of plant, without a high level of intervention.</li> <li>• Functionally inefficient and hard to maintain.</li> </ul>                                                               |
| 2      | <b>Ground Floor adjacent to Northern Carpark</b>  | <ul style="list-style-type: none"> <li>• Plant installed away from existing heritage buildings so physical impact above ground minimised.</li> </ul> | <ul style="list-style-type: none"> <li>• Visual impact at ground level.</li> <li>• Functional impact at ground level.</li> <li>• Ground disturbance could result in disturbance of the potential archaeological resource.</li> <li>• Less landscaped open space available for school use / playground.</li> <li>• Acoustic impacts.</li> <li>• Higher energy consumption.</li> </ul> |



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|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | <p><b>Extension of Plant to Roof of Building B2 (proposed and preferred)</b></p>  | <ul style="list-style-type: none"> <li>• Efficiency of mechanical services internally, as centrally located within the building group.</li> <li>• Capacity to utilise existing services reticulation lines, hence minimising disturbance of significant internal fabric.</li> <li>• Existing roof access can be utilised.</li> <li>• The proposal comprises a minor addition to the existing platform, as opposed to wholesale relocation of and provision of new plant.</li> <li>• Screening to the platform will reduce current visual impact from the north, east and west.</li> <li>• There will be no impact on primary views from the Oval area to the south.</li> </ul> | <ul style="list-style-type: none"> <li>• Minor impact on views to Building B2 from the north. Note: these will be minimised following completion of the approved development on the Catholic Diocese site to Victoria Road, and the O'Connell Street public domain.</li> <li>• Minor disturbance of the roof for installation of the new plant.</li> </ul>                                                                                                                                                                                                      |
| 4 | <p><b>Roofs of C Group – circulation structures</b></p>                         | <ul style="list-style-type: none"> <li>• Plant installed in area of new structure, so physical impact minimised.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>• More structure required to support plant.</li> <li>• Highly visible from within the courtyard and the western area of the School site.</li> <li>• Service reticulation lines difficult to achieve – particularly to Building A, and would most probably require additional ground disturbance outside the line of the buildings.</li> <li>• Access for maintenance unsafe and potentially could impact on function for students.</li> <li>• Acoustic impacts.</li> <li>• Overshadowing of courtyard spaces.</li> </ul> |

## 7.0 CONCLUSION

Approval was granted in February 2017 to upgrade the existing plant platform, located on the northern roof of Building B. The extension of the existing roof plant platform will have a minimal impact on the heritage significance of the site or Building B2 itself. The extension of the existing plant platform is required to accommodate additional air conditioning condensers to serve Buildings A, B and Group C of the new O'Connell Street Primary School.

The northern side of Building B, comprising Building B2 has been heavily modified over time, as demonstrated by the photographs above.

Of the options considered, the current proposal has the least heritage impact. The proposal includes screening of the condenser units which will further reduce the potential visual impact of the plant platform, compared to the existing situation.

Additionally, a current DA Approval for the Catholic Diocese site will largely obscure views to the plant platform from the north and west.

It is not possible to remove the plant platform from the roof entirely as it is required to mechanically service Building B.

Heritage impact has been minimised as follows:

- The size of the extended roof platform has been kept to a minimum and detailed in a contemporary yet complementary manner to integrate with the existing platform. The impact of the extension has been minimised by designing it as a light, steel framed secondary element that is obviously contemporary, removable in the future, and respectful of the heritage significance of the place.
- The new powdercoated louvre screens proposed will enclose the platform, unify the composition and ensure that the visual impact of the addition is reduced.
- The location of the extended mechanical plant platform ensures that impacts on significant fabric are minimised, sitting below the ridgeline and not prominent from most viewpoints, and screened entirely from the south, the key view, and the west.
- Existing service reticulation lines can be utilised wherever possible, minimising the impact on significant internal fabric.

The proposed works will have minimal impact on the heritage significance of the site as a whole or on the significant elements within it, and the upgrade and adaptive re-use of the buildings will ensure their continued use and conservation for future generations.