

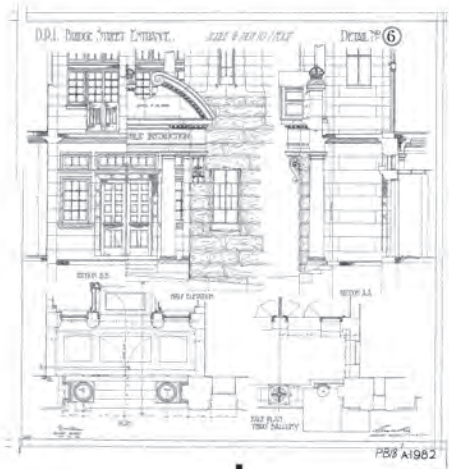
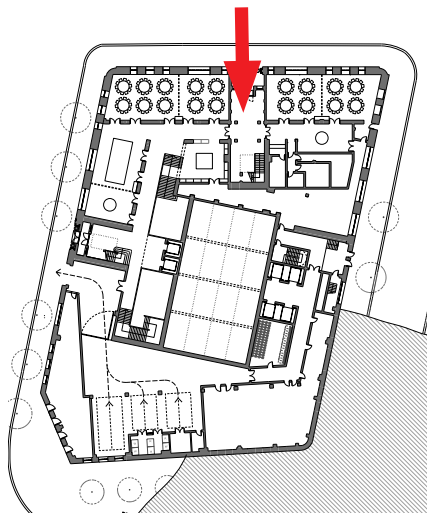
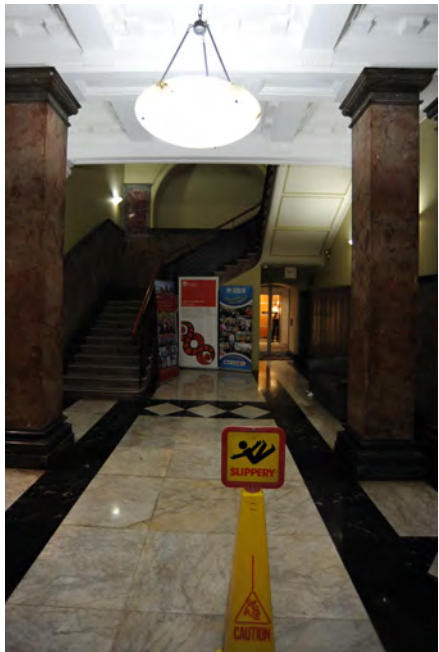
Bridge Street level

Bridge Street entrance



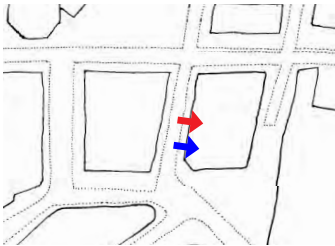
- Bridge Street entrance**
- Externally the Bridge Street entrance is to be given articulation by the inset loggia and coronet that sits atop the exuberant portico.
 - This will become a key public entrance for the ballrooms and function suites of the new hotel.
 - The public and guests will be able to access the hotel courtyard, facilities and Farrer Place from this entrance as part of a new route through the building, north to south.

- Bridge Street staircase**
- A grand staircase once ran the height of the building before being truncated in the 1970s to stop at the first floor.
 - This stair will be the public stair to the suite of function spaces.
 - The original arch windows to the planned garden are still visible and will be reopened to the proposed gardens, visually linking north-south through the building.
 - A lift was formally located within the well of the stair but was removed as part of the 1970s works and the building of a new lift core.
 - The extant woven balustrade detail dates from its time and use as a lift shaft.



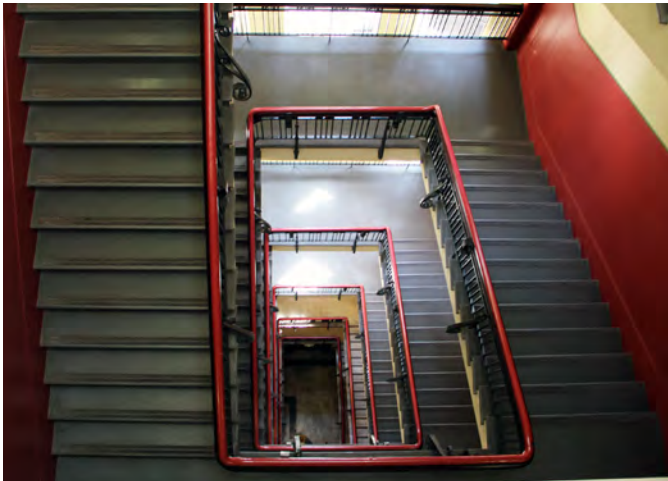
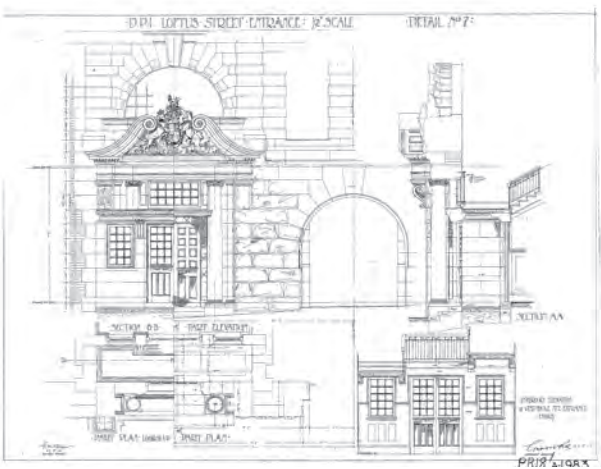
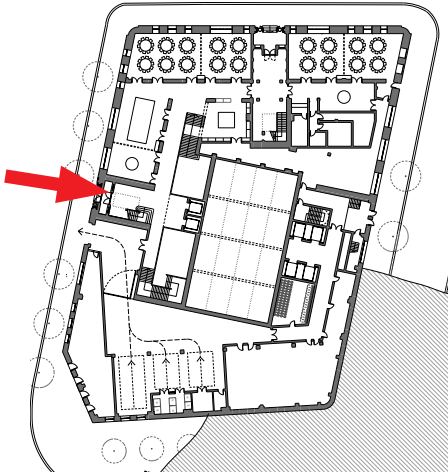
Bridge Street level

Loftus Street entrance



- Loftus Street entrance**
- The small vestibule gives directly into the Loftus Street stair that runs from street up to the gallery level on the fifth floor.
 - The street door lies adjacent to the service entrance, but out of main hours this stair can be used for ballroom access, allowing multiple events to take place.
 - The continuation of two lifts from the main guest core will also allow a guest entrance to the hotel in times of extreme weather or a more discreet arrival if it is required for security purposes.

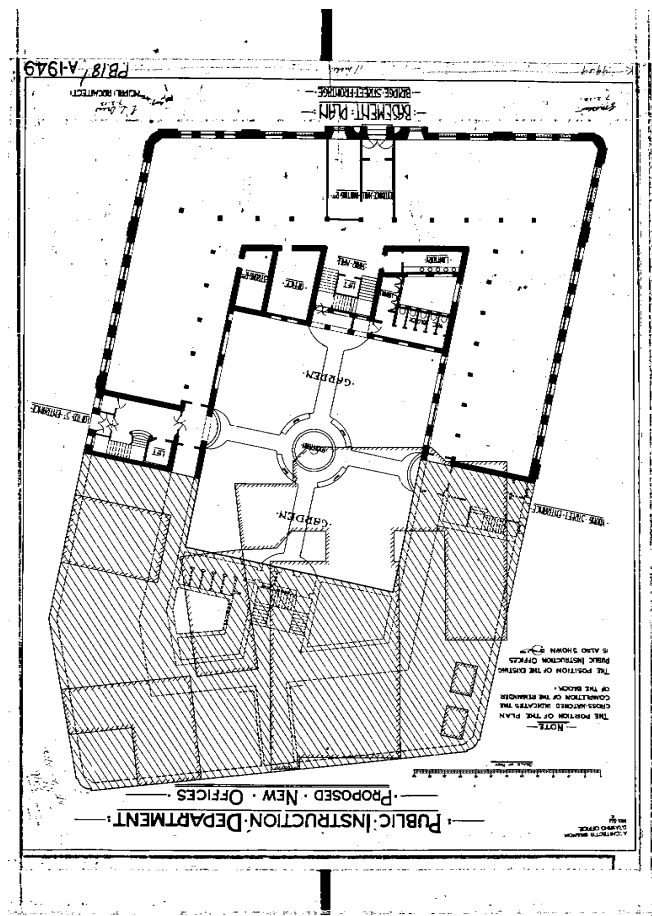
- Loftus Street staircase**
- From Bridge Street to Farrer Place, the stair has marble wainscots, decorative cornices and an elaborate cast metal balustrade.
 - On the upper levels, the extent of balustrade and stair detail is greatly simplified.
 - In the proposals, this change will mark the boundary between the public lower floors and the guest levels.
 - This utilitarian detail will be, however, tempered by the soaring proportion of the lightwell and natural light to the west.
 - The stair is visually and physically connected to the main guest lift core in the new proposals.





Farrer Place level

The original architectural concept



Original design

- The original architect's concept drawing shows a rectangular, near square garden at the heart of the plan.
- Symmetrical in arrangement, it served to connect the four staircases and act as a hub or focal point for the Education Building.



Building exterior

- The Florentine palazzo-inspired exterior speaks of protection and security, keeping the surrounding city out.
- However, at the centre of these buildings was a garden, protected and precious, for the enjoyment of the buildings' occupants and visitors.



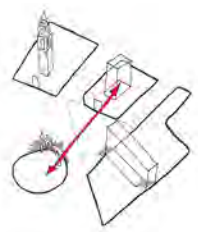
Florentine precedents:
Palazzo Strozzi
(middle left and right)
The resilient architecture conceals a delicate arcaded courtyard, used today as a venue for art installations and events.

Palazzo Medici Riccardi
(top and bottom right)
This palazzo contains a series of internal patios and gardens.



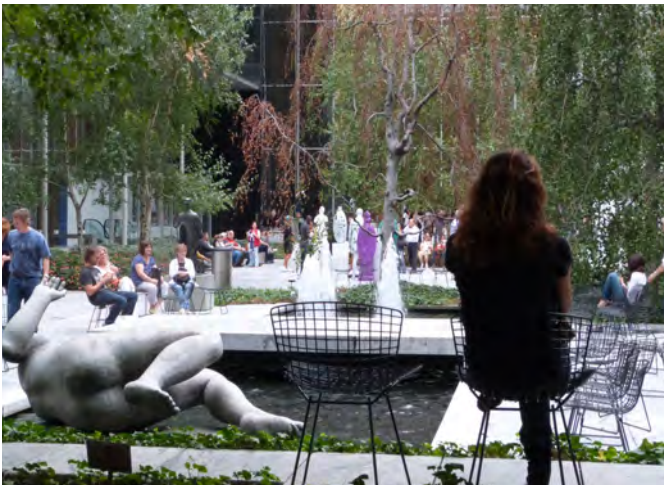
Farrer Place level

Proposals



A public court

- The central courtyard will be a place for Sydney: a garden and a sculpture court.
- The design of the garden court will link physically and visually with Farrer Place, encouraging guests and visitors to engage and experience the Education Building.



A garden court

- Tall palms and indigenous planting will frame views to create an unexpected oasis, continuing the palette and design approach of the new garden proposed for Farrer Place.



An external court

- Above the palms, a new lightweight glazed canopy roof will protect the space while maintaining the external sense.
- Fresh air, natural ventilation and sunlight diffused through the palm canopy will characterise the new court.



Farrer Place level

The components

The palms

- The court will be over 30m high, accommodating the large palms that have thrived in Farrer Place, providing a visual link between the two spaces, and giving scale and grandeur to this new urban room.

Canopy

- Low canopy planting will lower the proportions to a more intimate scale, and provide privacy to the rooms overlooking the space.
- By day, visitors will experience dappled light with lush foliage, while at night lighting will play up the garden's magical, otherworldly qualities.

Water

- The introduction of water within the courtyard continues the language of Farrer Place into the Education Building.
- A proposed location at the northern wall of the courtyard marks the boundary of the first phase of the Education Building and visually terminating the view from Farrer Place.
- Movement of water will also act as acoustic control for the space during large events.



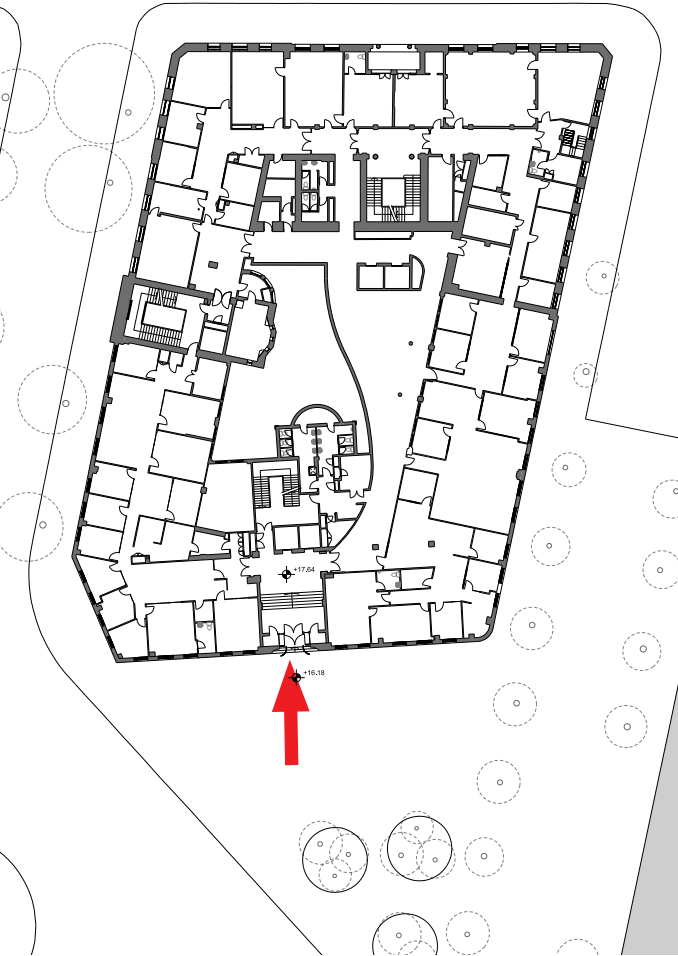
- Precedent:
Royal Botanic Garden, Sydney
- The rich and varied palette of indigenous plants forms the inspiration for the landscape design within the court.
 - Rainforest planting at the base emerges to a sunny, more temperate range at the top of the court.
 - Within the individual rooms are glass bays and exotic, fragrant plants.



Farrer Place level

Existing

Meeting rooms and offices
Secondary building entrance

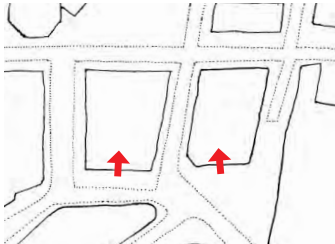


Existing arrangement

- The floor has been extensively reconfigured over the years, most notably by the 1990s works within the courtyard, which created a curving top-lit lounge area.
- In addition the two original staircases, the Farrer Place lobby and sequence of heritage offices to the Bridge Street frontage either side of a small loggia are of historic interest.
- The current arrangement of open-plan and cellular offices is complex, and belies the simplicity of the original design concept.



Signage and equitable access



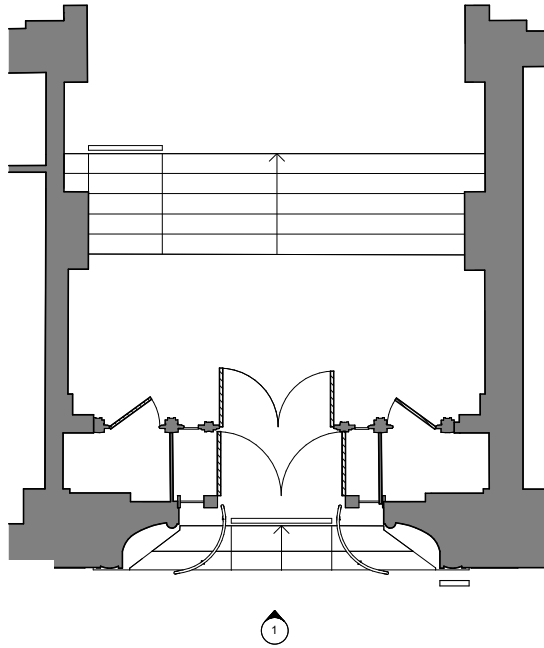
Signage

- Building and department signage is integrated into the fabric of the building, and is intact.
- Unlike the Lands Building, there are no locations at street level that offer the possibility of adding additional appropriate signage adjacent to the entrance doors.
- Thus signage will be provided to the Farrer Place entrance by means of a cast metal marker with integral lighting.
- This will be clearly subservient to the main building.
- It will sit within the public realm and is submitted for approval within the separate Development Application for Farrer Place and the public realm.
- Any further signage will be considered and submitted for approval.



Equitable access

- As set out within the equivalent section of the Lands Building, the proposal has a sesame lift at the Farrer Place entrance.
- This proprietary system, integrated into the flight of steps, is widely used in Europe to provide access to historic buildings.
- The lifts are proposed for the principal hotel entrance on Farrer Place, which is associated with the new vehicle drop-off on Bent Street.
- From the Farrer Place entrance, it will be possible to access all levels of the building, including all rooms, function spaces and restaurants, as well as the spa.
- There are two stairs, external and internal, and both will require their own lift.
- Full access will be provided to all levels of the Education Building.

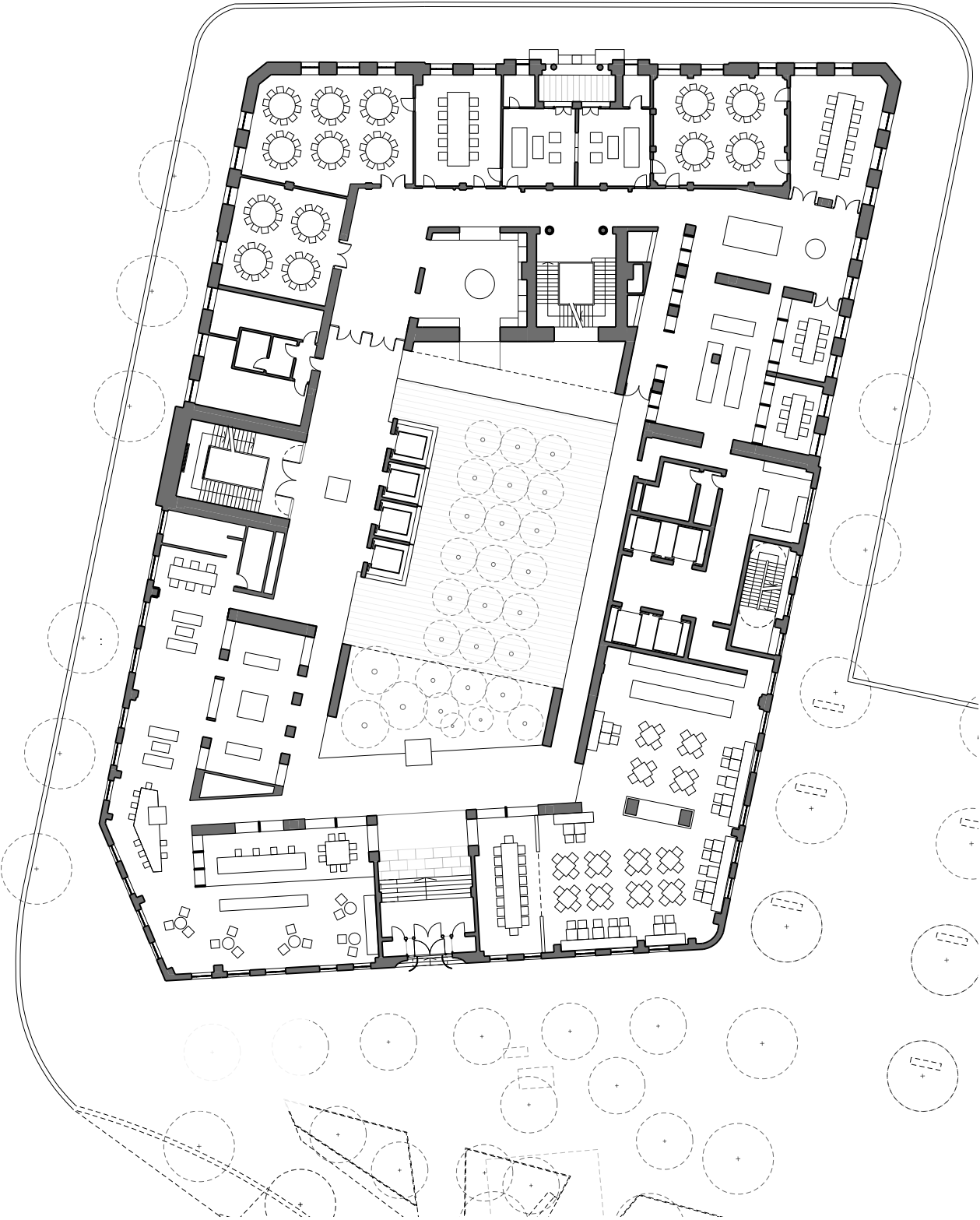


Top left: Location of sesame lifts in Education and Lands Buildings
Bottom left: Elevation of Farrer Place entrance, with location of new hotel marker shown in elevation
Bottom right: Extract plan of Farrer Place entrance, with location of two sesame lifts indicated

Farrer Place level

Proposed

- Hotel entrance and lobby
- Restaurant
- Meeting and function rooms
- Garden court



Legend

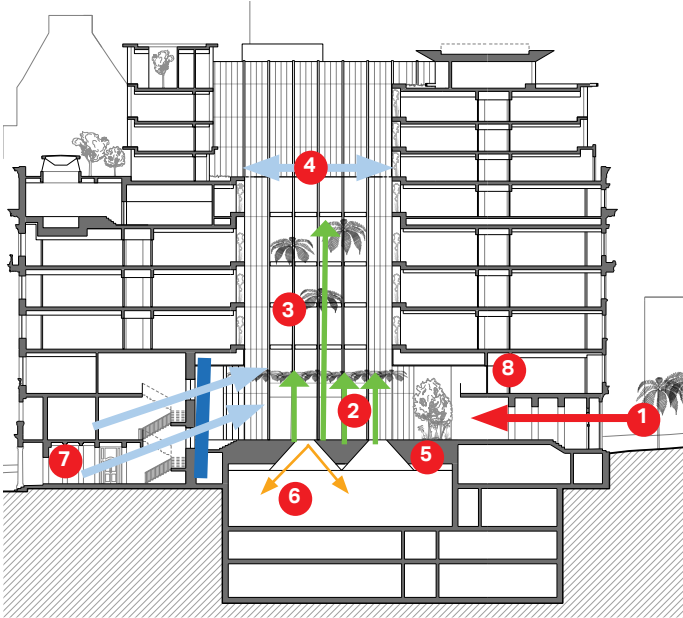
1. Farrer Place entrance
2. Two-storey palm canopy
3. Three tall palms breaking through canopy towards to glass roof
4. Glass roof with openings for fresh air and natural ventilation
5. 2m transfer level zone that will accommodate tree pits; structure to provide column-free ballroom.
6. Diffuse daylight to interior of ballroom, augmented by artificial light
7. Original arched windows opened to give visual connection from Bridge Street to garden court
8. First floor guest gallery

Proposed arrangement

- A new garden court has been introduced in the centre of the Education Building, providing a deliberate focus and reference point for the building's activities.
- The hotel's functions will open onto this new public space:
- 1. The hotel lobby and lounge will be to the south-west.
- 2. The restaurant, kitchens and service lifts will be to the east, which will connect into and serve the range of function and meeting spaces to Bridge Street.
- There is to be a central group of guest lifts that serve all floors.
- Heritage vestibule, staircase and offices will be retained.

Garden court

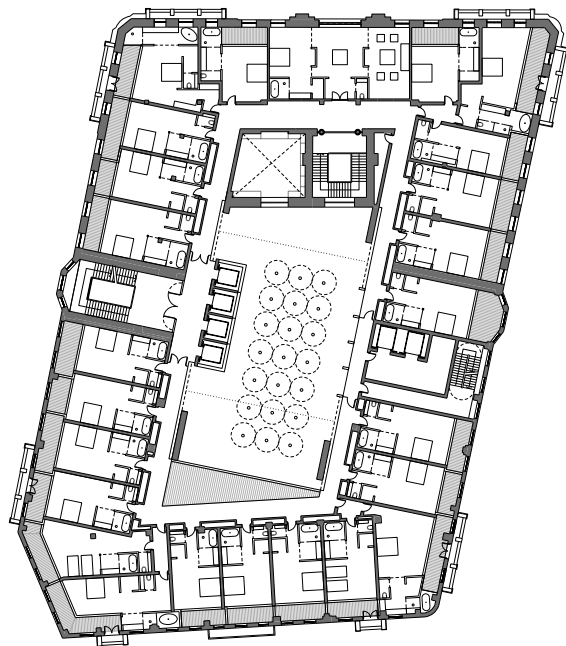
- The courtyard is to be divided into three zones:
- 1. A high, top-lit square central garden court
- This rises to the sixth floor level, high above the top of the palms.
- The character is of an external space, with fresh air and planting.
- To north and south are two lower 8.5m spaces:
- 2. A southern carpet of planting, with sculpture anchoring view from Farrer Place
- The planting echoes that of Farrer Place, and creates a foreground or threshold from street to court.
- 3. The northern wall that marks the junction to the first building phase and terminates the views from Farrer Place.



First floor level

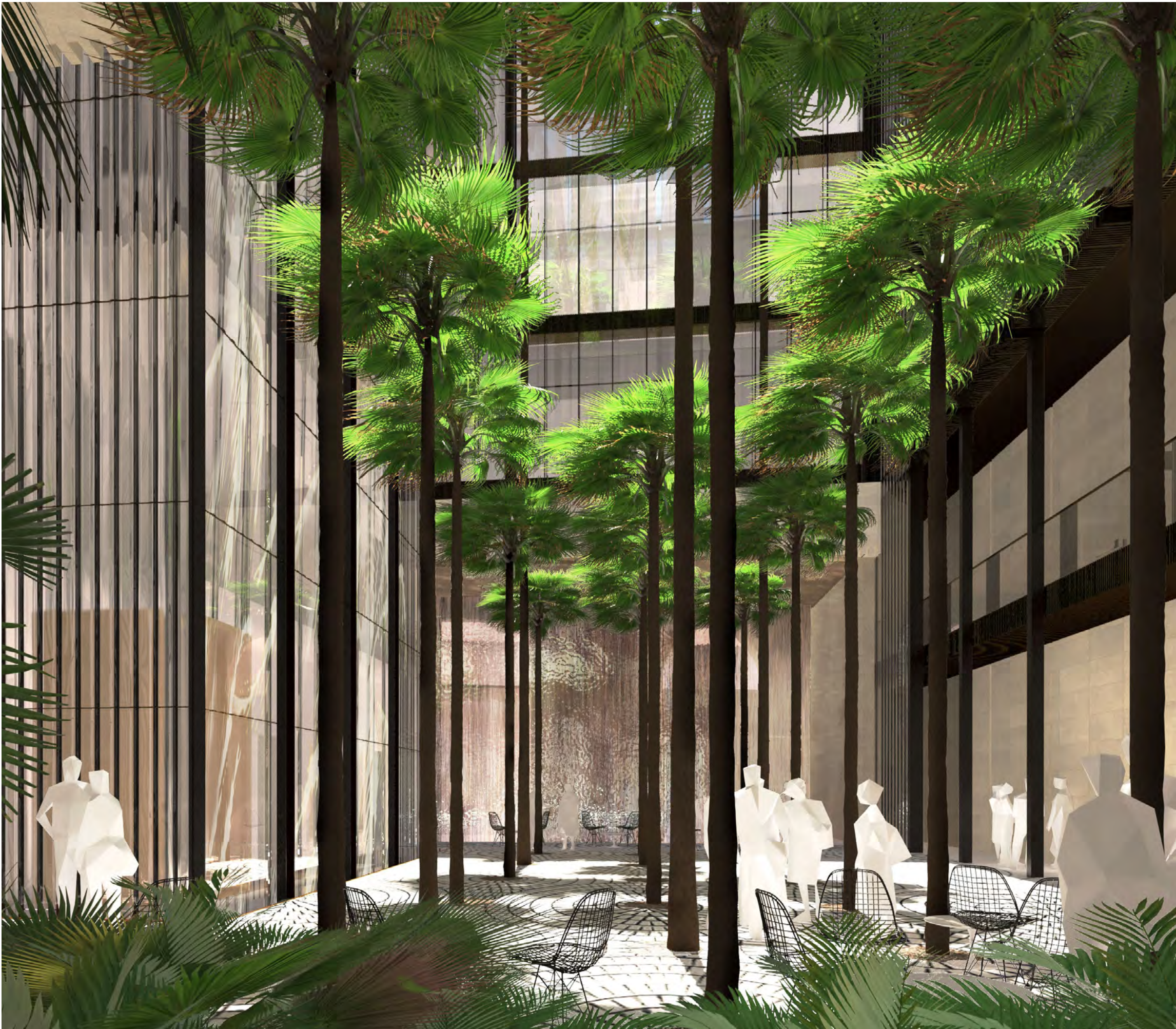
Proposed

Guest rooms



First floor level

- The first floor access corridor is conceived as a gallery circumnavigating the garden.
- There are no rooms into the garden at this level, but a private guest loggia is provided to the south, offering dress circle views of the garden and activities.
- Two goods lifts rise to serve all guest and back-of-house levels.

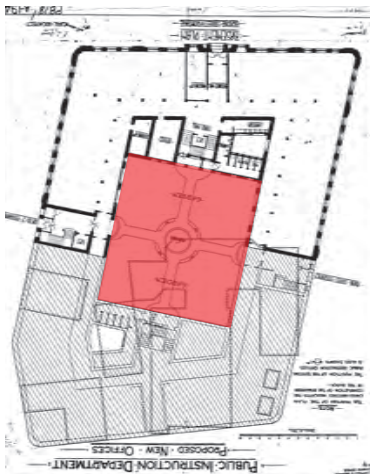


The courtyard

Upper level concept

Original concept drawing

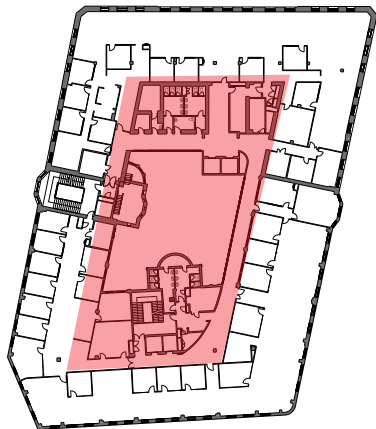
- The original architectural concept was for a central square garden court, linked axially to the four staircase and building entrances.
- Taking a cue from the Lands Building, the awkward geometries of the site were taken up in the trapezoidal wings north and south of the garden.
- This allowed a regular arrangement of perimeter spaces accessed from a simple 'racetrack' corridor.
- The corridor looked over the garden on the east and west flanks, allowing light and fresh air to enter into the plan.



Existing layout

Overlaid with proposed works

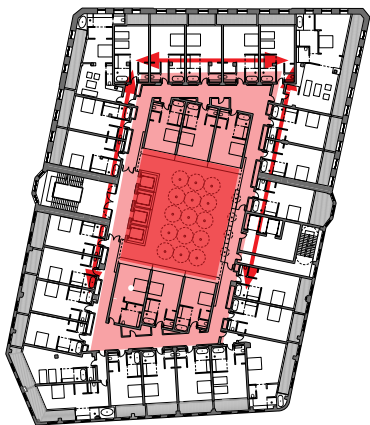
- The existing layout does not build the garden, nor does it resolve the site's unique footprint.
- Rather, the site leads the layout, resulting in a distorted light court with acute angles.
- Circulation is awkward, making what is a simple plan hard to navigate.
- The proposals seek to remove the internal court and replace it with a form aligned with that of the original intent as well as the external architectural expression.
- The original perimeter structural line will be maintained and the later additions removed.



Proposed layout

Overlaid with new works

- A square garden court will be finally established in the centre of the building.
- The garden rooms, north and south of the court, will be trapezoidal in form to allow the sites' geometries to be resolved and the layout harmonious and clear.
- The corridor will be made into a simple circuit, opening onto a colonnade east and west with views into the garden.
- The layout will have the elegance and clarity of the original concept drawing.



The courtyard

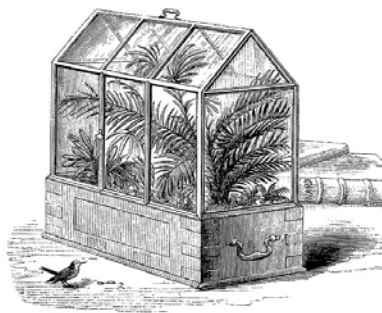
The Wardian Case

Concept

- A pair of three garden rooms will flank the court north and south.
- They will begin at the second floor level, above the palm canopy.
- To positively address privacy concerns and give the rooms their own special character, such that no room is secondary, each of the garden rooms will open onto its own full-height planted glazed conservatory or modern day 'orangery'.
- The orangeries will provide sensory amenity with scents and colour, as well as acoustic, privacy and visual buffers to the court and surrounding rooms.
- Each bay is to be 900mm deep, with internal windows to allow access to the plants and natural ventilation.
- The external pane will be fixed, with a baffle ventilation zone to either side to allow fresh air into the room.

The plants

- A rich palette of native species will be showcased in each room's individual conservatory.
- Scent and colour will vary with season, rising from a lush green base.
- The range of plants will vary with altitude to create a vertical botanical garden.
- There will be a controlled, more formal treatment of nature in the upper levels to contrast with the more naturalistic arrangement at the courtyard level.
- This reflects the original purpose of the building – that of public instruction and agriculture.



Precedent:
The Wardian Case
A personal conservatory to house rare blooms and plants, popular in Victorian and Edwardian homes. These domestic and personal scaled conservatories are the precedent for the garden court room glazed bays.

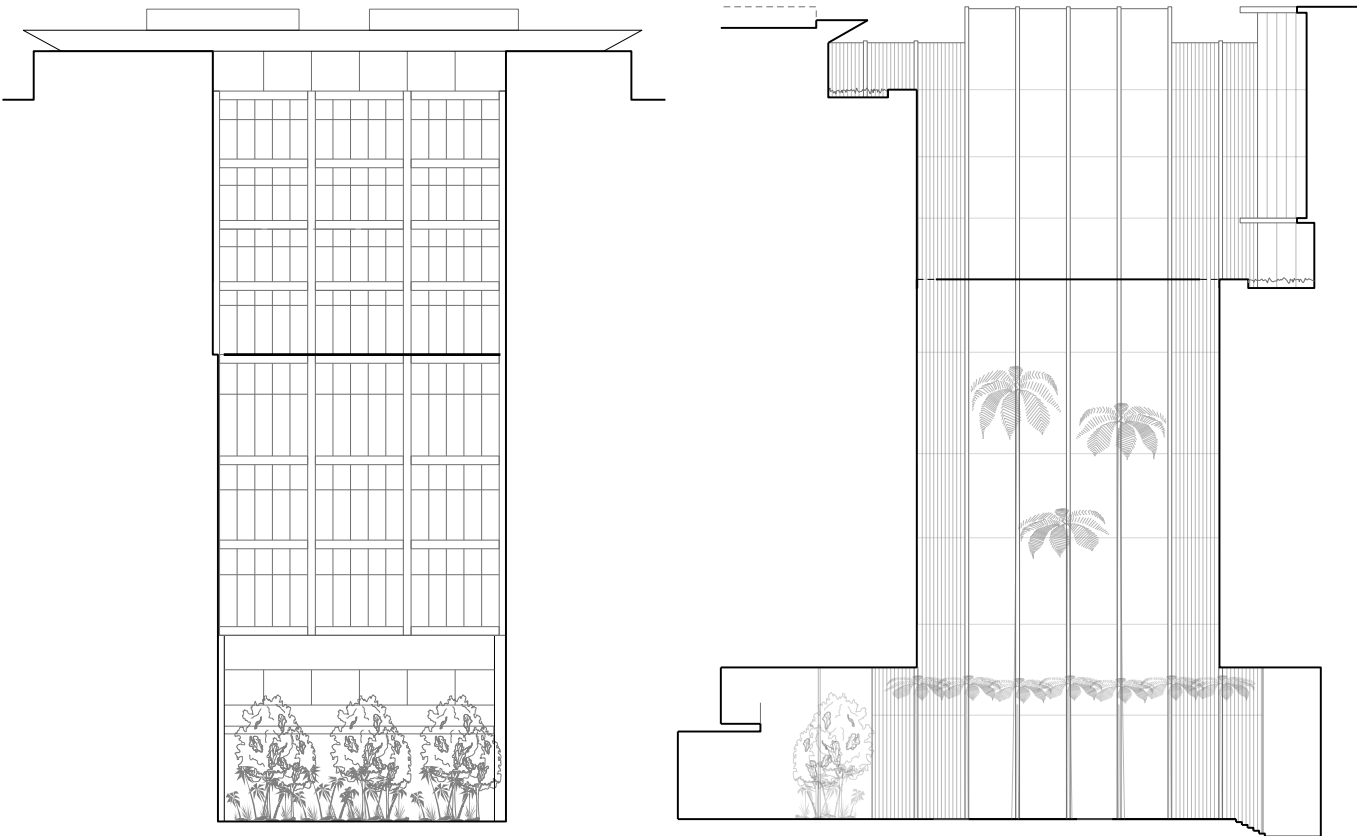
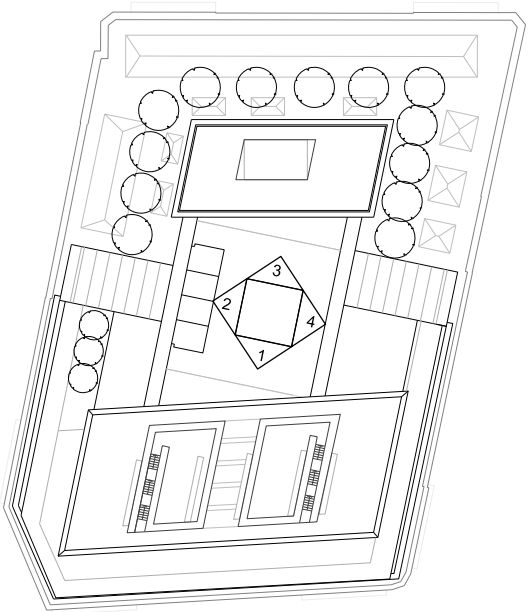


Section through Education Building looking north



The courtyard

Court elevations



Elevation 01
South elevation toward Farrer Place

Elevation 02
West elevation toward Loftus Street



Elevation 03
North elevation toward Bridge Street

Elevation 04
East elevation toward Young Street