



S4.55 Summary of Design Revisions

SSD8922

JCSC

The Scots College
53 Victoria Rd, Bellevue Hill, NSW, 2023

For TSC

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Issue: **S4.55 Modification Application**



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1.0 – Introduction

This S4.55 Summary of Design Revisions Report has been prepared on behalf of The Scots College in order to assist in describing the key design revisions outlined in the current S4.55 application.

Consent for SSD 8922 for major alterations and additions to the Stevenson Library was issued 287 August 2019.

This report provides an outline of & thinking behind the design decisions to alter the existing approved works. The main points of alteration are:

1. Fresh air riser added
2. Crow step added to gables
3. First floor colonnade added to quadrangle
4. Fenestration to Dining Hall verandah amended
5. Dining Hall verandah roof replaced
6. External northern stair amended
7. Excavate undercroft

These design alterations have been made due to a combination of factors following further investigation and research, continuous talks with consultants, input from key stakeholders and changed budgetary requirements.

Despite the changes, the original design intent remains the same. None of the proposed amendments diminish the original design intent. The Statement of Design Principles submitted as part of the SEARS Application remains valid and does not need to be modified.

2.0 – Design Changes

2.1 – Fresh air riser added

Description of modification:

FA supply to be ducted through core of stair 2. Fresh Air ‘Tower’ with louvre panels added to the western side of the roof allow for increased FA demand.

Reason for decision:

During detailed stage design the mechanical consultant determined that an additional FA intake was required to provide the value of air required under the BCA. The riser at the centre of stair 2 which passes through every floor is the ideal place to draw fresh air in and distribute it to each floor.

Effect of decision:

The inclusion of a fresh air tower is consistent with Scottish Baronial design. The tower has been considered so that it matches the surrounding building and does not alter the design intent of the approved building. This is achieved by the inclusion of timber louvred panels, fish scale slate roof tiles, lead sheathing, and a spire to match the main entry tower spire. The inclusion of a fresh air riser will also improve the amenity and comfort of the building. The modification shall have a positive impact on the building.

2.2 – Crow step added to gable

Description of modification:

The approved building allowed for straight gables. These are proposed to be changed to ‘Crow Step’ gables.

Reason for decision:

Following discussions with Dr. Alistair Disley, an expert in Scottish Baronial Architecture and examples of the style in Edinburgh, the addition of crow step gables is more consistent with traditional Baronial architecture compared to ‘straight gables’. The addition is consistent with the Design Principles Report as it clearly outlines the desire to create a building in the Scottish Baronial style.

Effect of decision:

The effect of the decision to alter the gables ensures that the design is more consistent with the Scottish Baronial style.

2.3 – First floor colonnade added to Quadrangle

Description of modification:

A new colonnade is proposed along the Dining Hall verandah adjacent to the Quadrangle to replace the existing wall and undercroft.

Reason for decision:

Investigations of the existing verandah structure revealed that the wall footings are very shallow and just below the raised Quadrangle slab. The undercroft is quite high compared to the adjacent surfaces, particularly the first floor slab level. Following an assessment by the project structural engineer, removing the verandah, wall and footings below, and replacing with an arch colonnade and new verandah above is considered to be a better outcome in terms of accessibility, cost and design. This is due to the relatively poor quality of design and construction of the existing verandah. The verandah was a later addition to the Dining Hall and has been considered to be a detracting element, with a negative visual impact. The proposed colonnade has been designed to reference the Library’s Scottish Baronial style.

Effect of decision:

The effect of the decision to demolish the existing Dining Hall verandah and replace it with a Scottish Baronia colonnade is to provide a well-considered addition which better integrates new works into the existing building fabric. It provides greater amenity, and a compliant accessible circulation pathway. The decision improves the aesthetics of the building, while creating a more welcoming and inclusive building.

2.4 – Fenestration to Dining Hall verandah amended

Description of modification:

Existing fenestration along dining hall verandah replaced with new fenestration to align with proposed new colonnade.

Reason for decision:

The existing fenestration along the Dining Hall verandah are not consistent in their arrangement, size and setout. The proposed modification to fenestration along the Dining Hall verandah shall align with the proposed new colonnade, creating a coherent rhythm and elevation, improving the aesthetic of the Quadrangle elevation, while improving the entrance into the Dining Hall. The inclusion of new fenestration along the verandah shall also improve amenity by increasing natural ventilation and daylight into the building.

Effect of decision:

The effect of the decision to modify the existing fenestration along the Dining Hall verandah shall be largely positive. It will allow for a more coherent aesthetic across the Quadrangle, and tie the existing Dining Hall into the new colonnade and library so that they read as a collection of interconnected buildings.

2.5 – Verandah roof replaced

Description of modification:

Remove existing verandah roof and replace with new copper roof.

Reason for decision:

The existing roof is a simple kliplock style skillion roof of no aesthetic or material value. It is in poor condition and it does not provide cover to all of the verandah, and while renovating the entire Dining Hall verandah, now seemed an opportune time to replace it. A new copper roof is proposed extending the full length of the verandah to replace the existing roof. It shall be in keeping with the architectural language of surrounding buildings including Aspinall House.

Effect of decision:

Copper sheeting is used across the TSC campus, including the dormers of nearby Aspinall House, the Business Studies Building and the newly constructed lift overrun in the Annex Building. The effect of

the decision will mean the buildings share an architectural element to create a more uniform and consistent architectural style.

2.6 – External north stair amended

Description of modification:

The size, scale, and complexity of the external northern stair has been simplified to become a timber stair case.

Reason for decision:

Forming part of the TSC Masterplan, the Aspinall Embankment to the north of the works described in this SSD application has been planned to undergo redevelopment. Following discussions with the client and key stakeholders, the decision was made to construct a less expensive alternative to the northern external stairs so that they may be taken down and re-constructed in a manner similar to the original SSD vision as part of the later staged masterplan works.

Effect of decision:

The effect of the decision is a more understated alternative that shall serve the school functionally and aesthetically, while also facilitating the future redevelopment of the area through the removal of permanent structurally significant members. The lightweight timber framed structure shall be easily disassembled when the time comes to redevelop the area, which shall provide better access and flexibility for the future design of the area. It is also a more cost effective approach.

2.7 – Excavate undercroft

Description of modification:

Backfill beneath the Dining Hall area to be removed to create a more useable floor area.

Reason for decision:

The SSD approved design for the area underneath the Dining Hall was restrictive in its useability as a space. The dog-legging of the existing retaining wall did not allow for a flexible and adaptive floor plan. The reason for the decision to excavate backfill beneath the Dining Hall area is to open up the space and create a broader range of operational usage while increasing amenity.

Effect of decision:

The effect of the decision simplifies the complex floor plan. This results in greater amenity, increased flexibility in potential use, and an open plan environment.

3.0 Summary

The purpose of this S4.55 Summary of Design Revisions Report is to assist in describing the key design amendments outlined in the current S4.55 submission.

As described within the report, these design alterations have been made due to a combination of factors following further investigation and research, latent conditions, continuous talks with consultants, input from key stakeholders and changed budgetary requirements.

Despite the changes, the original design intent remains the same, and is in fact enhanced. None of these proposed amendments diminishes the original design intent. The original Statement of Design Principles submitted as part of the SEARS Application remains valid and does not need to be changed. The proposed amendments are common sense approaches which shall improve the aesthetic, functional, and economical outcomes of the project.

Based on the assessment undertaken in this report, the scheme is consistent with the design objectives described within the original SSD application and should be supported.



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