

DESIGN 5

A R C H I T E C T S

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KINCOPPAL – ROSE BAY SCHOOL OF THE SACRED HEART NEW SOUTH HEAD ROAD, ROSE BAY SSD APPLICATION – REVISED

RESPONSE TO SUBMISSIONS

Background

This report discusses revised documentation developed by BVN for the Kincoppal – Rose Bay SSD Application in response to submissions. Specifically the recommendations on Urban Design issues made in Woollahra Council’s Assessment Report.

This brief report has been prepared by Alan Croker, director of Design 5 – Architects, and one of the authors of the 2020 Conservation Management Plan (CMP) for the site, and the Heritage Impact Statement (HIS) for the original SSD Application.

Woollahra Council’s Recommendations on Urban Design Issues

Council’s recommendations are set out below, followed by commentary on the revised proposal.

Precinct A – Concern is raised about the perceived bulk and scale of the proposed vertical circulation link. It should be redesigned to create a more articulated facade and enhance the transparency of the façade through materials and/or openings. This is to reduce its perceived bulk and scale and improve the façade visual interest, particularly when viewed from Sydney Harbour.

This issue has been discussed between Design 5 and BVN and various alternate configurations and external treatments explored and tested. These included modifying the façade treatment of the existing envelope through to altering its internal configuration. A different articulation or treatment of the envelope would result in the same broad width of this element, but with a potentially distracting change in material, particularly for the closer views. This was not preferred.

The height of the circulation link was explored, but this is dependant on the final height of the lift overrun and machinery. It was agreed that the height of the façade treatment should be consistent around the whole circulation element so that the massing is simple and clear. What is shown is the anticipated worst case and may be able to be reduced once final lift selection is made.

The agreed revised proposal reconfigures the stair internally to reduce the width of the masking element externally. This is described in drawings on pages 16, 21-26, and photo montages on page 55 of the BVN Design Report Issue E. This revised proposal is discussed below.

The stair above the roof terrace of the Junior School has been reoriented to present less width when

viewed from the west. To limit its projection to the west, the stair wall is now placed immediately adjacent the external wall of Barat Burn, bridging the void previously proposed. This section of the original blue brick wall will be concealed but remain intact.

When viewed directly west of this building, the existing circulation hub masks 2 window bays in addition to the bay used for access. The originally proposed hub masks 1 window bay for the lift, 3 with the stairs, plus 1 for access. The revised SSD proposed hub masks 1 window bay for the lift, 1 for the stairs, plus 1 for access.

The reduced masking provides better visibility of the original eastern part of this elevation of Barat Burn (effectively 2 more window bays) from the south-west within the school grounds as well as longer views from the west and north west. Comparison between existing, revised and original proposals when viewed from the harbour are shown below (extracts from the Design Report).



Figure 1 View from harbour – existing



Figure 2 View from harbour – revised SSD proposal



Figure 3 View from harbour – earlier SSD proposal



Figure 4 Junior School, revised SSD proposal – aerial view from south-west (from BVN Design Report)

Precinct B – The proposed alterations and additions to the Year 8 Centre are not supported, in particular in relation to the western wing. It eliminates the views to the existing heritage building when viewed from Sydney Harbour and different vantage points in the subject site.

In the view below (Figure 5) towards Kincoppal – Rose Bay from a public vantage point on Wunulla Road Point Piper, directly opposite the site, the view to the ‘heritage building’ arrowed in red (Claremont Villa), would not be impacted at all by the proposed Year 8 Centre extension. Views from the Senior School grounds are also from this angle.



Figure 5 Existing view to KRB from a public vantage point on Wunulla Road, Point Piper.

It is important to note that views from the harbour are changing views as one moves up the harbour from Vaucluse towards the city.

To demonstrate these changing views towards Claremont Villa and this part of the site from the harbour, we include below a series of images taken at the same time as, and including, the view used in the BVN Design Report (taken from a Manly ferry and cropped to focus on location of the Year 8 Centre).

It is acknowledged that when viewed from the north-west, including from the Junior School and its grounds, the existing Claremont Villa will be substantially masked by the proposal. However, it is already substantially obscured by existing buildings, particularly the 1958 addition, immediately to its north. As one progresses further west, this view opens up. Note Claremont Villa includes the 2 right-hand dormers. The 3 dormers to the left (2 gabled and one flat) are on the large addition built in 1958.



Figure 6 View from harbour – existing – V1



Figure 7 View from harbour – existing – V2



Figure 8 View from harbour – existing – V3

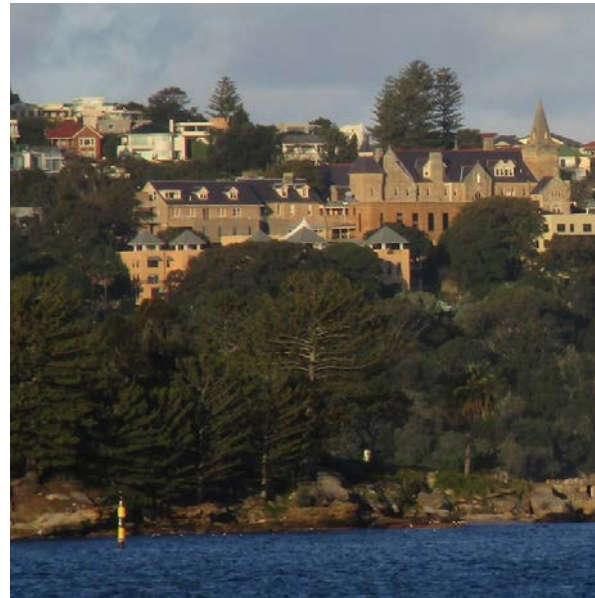


Figure 9 View from harbour – existing – V4

The Year 8 Centre has been designed to step back from the south, specifically to minimise intrusion into these changing views while retaining a formal relationship with the gabled language of Claremont Villa and the 1958 addition.

It is our opinion that the design of the proposed Year 8 Centre will have some impact on views from the north-west, but as these are more oblique and changing views, they are not as significant as those to the west, where the important longer and closer views will not be affected.

***Precinct B** – It is suggested that the applicant explores alternative ways to compensate for the loss of the existing trees/vegetation on the southern boundary of the subject site. A sufficient landscape buffer should be incorporated to mitigate the potential visual and acoustic impacts of the proposed parking on its surrounding context and also maintain and enhance the existing landscaped views.*

The proposal for this part of the site has been revised to include a larger tree and additional landscaping treatment to address this issue.

It is our conclusion that this will visually soften the massive stone wall of the senior school buildings on this southern boundary and ameliorate potential visual impacts from the associated parking proposed in this area.

Conclusion

It is our opinion that the proposed revisions to the SSD Application in response to the submissions are appropriate and support the significant values of the site.

We recommend approval of this revised SSD Application for Kincoppal – Rose Bay.



Alan Croker

Director
Design 5 – Architects

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