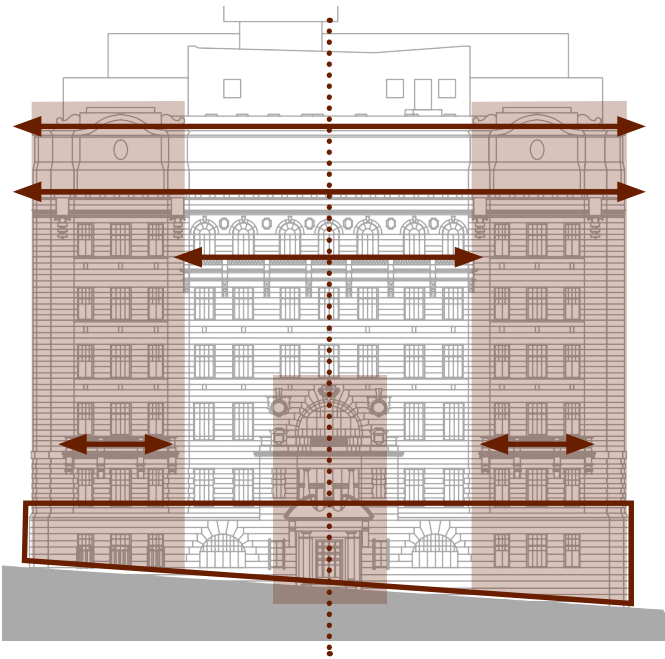


# Architectural form

Existing



## Architectural character

- The Education Building is a robust sandstone building, drawing inspiration from the Florentine Palazzo.
- Its heavily rusticated base theatrically plays up its impregnability.
- The regular repeating fenestration rhythm demonstrate rigour and control.
- The composition is held by strong corners and drawn together by a series of projecting ornate cornices, and local balcony ranges.

## Stage 1 DA envelope

- The Stage 1 DA approved an increased mass, or roof extension.
- The footprint is predominantly focussed on the southern later period of development.
- The height is set by the tallest element of the existing building.

# Response



## Safeguard character

- In contrast to the internal changes, the external sandstone facade is almost completely intact.
- The proposals seek to reinforce the confident simplicity of the external form.
- The designs will draw on the existing language of regular repetitive rhythms, strong horizontals and anchoring corners, and thus reinforce the distinctive character of the Education Building.



## Materials and detail

- The new extension will eschew pastiche, and be clearly of contemporary provenance.
- The materials will be lighter and finer, to contrast and throw into the relief the robust sandstone form of the original.



Public engagement

Existing



A closed building

- The building is currently closed to access from the public.
- The architectural language reinforces the intent.
- The fifth floor galleries were originally for the public but due to space restrictions were later brought under the control of the Department.
- Today they are used for meetings and occasional school displays.



Equitable access

- The only level access to the building is through the vehicular service entrance.

Response



Open to the public – a cultural hub

- The central garden court will provide a clear visual connection with Farrer Place.
- There will be a sculpture and cultural program, with opportunity to link and connect with events in Farrer Place and Sydney CBD.
- The space will be open and accessible to the public.
- This will be the hub around which all hotel activities rotate.



Reorientate the building to the city

- The principal hotel entrance and address will be from Farrer Place.
- The redesigned public realm will be an integral component of design, creating a stage and encouraging access.
- This will allow the Education Building to positively engage with the life of the city, acting as a new drawing room for the life, social and political, of Sydney.

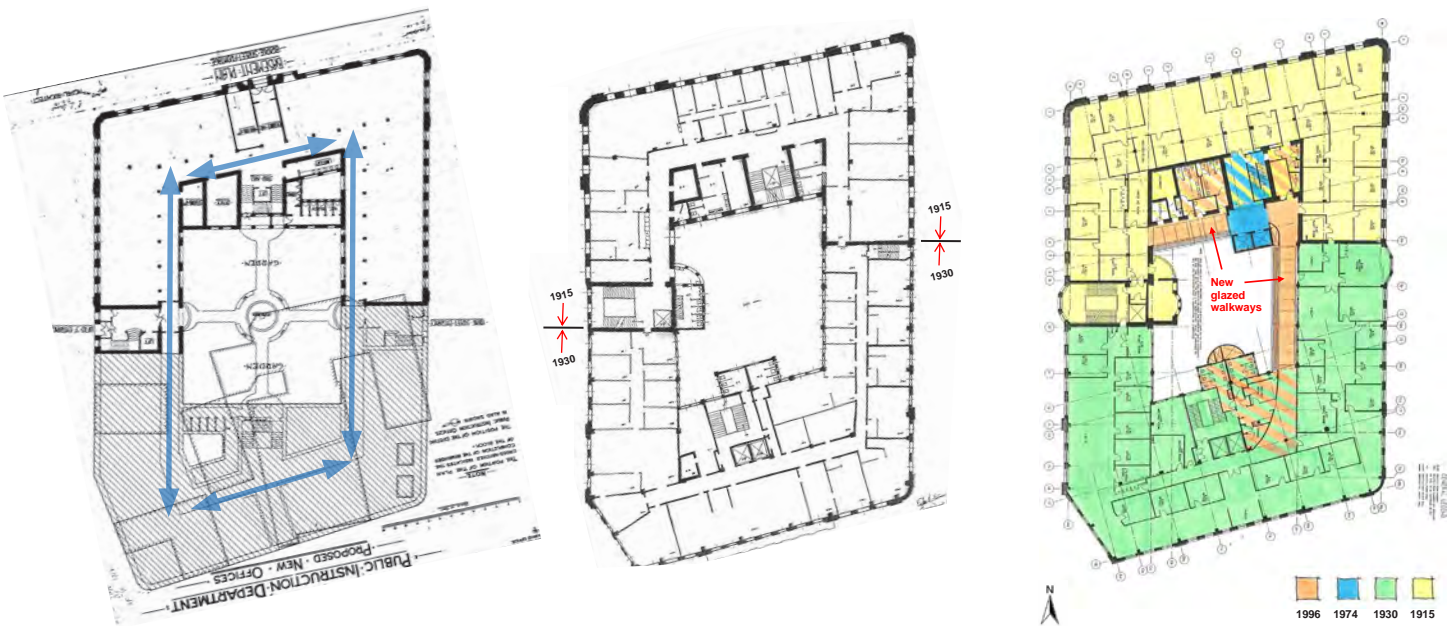


# Internal arrangement

## Existing

This page:  
Below left: Original architectural concept  
Below middle: Education Building plan as originally built  
Below right: Current arrangement extracted from the CMP, showing the varying phases of the building construction

Facing page:  
Left: Existing view of internal courtyard  
Top right: Construction photograph of second phase, steel frame with sandstone cladding  
Bottom right: Construction photograph of first phase, load-bearing sandstone



### Original

- The Education Building was constructed in two phases utilising two different construction techniques:
  1. Phase 1 (1915), the northern Bridge Street block, in load-bearing sandstone; and ,
  2. Phase 2 (1930), the southern Bent Street block, with a steel frame clad in thinner sandstone.
- The original conceptual layout had a legible racetrack configuration engaging the court on the east and west, double-sided on the north and south.

### Evolution

- The plan, as built, lacks the clarity the external expression conveys.
- The garden court became a parallelogram service yard, and the corridor internalised.
- Later additions to increase office space have confused the original intent further.
- In all these iterations, the court became an ancillary space driven by the prosaic needs of the office.

## Response



### Transform the central court

- In the manner of the Florentine Palazzo, the external form leads one to expect a special private court.
- This is an opportunity to honour the original architectural intent and install a rectangular garden court.
- This will retain and reinforce the external character and internally frame a view of the sky.
- The court will provide a visual and physical connection from Farrer Place into the building's heart.
- The proposals will arrange the internal spaces around this new heart.

### Express the historic development

- The two phases had different construction techniques and housed two different departments: the first phase was for the Department of Education, the second for the Department of Agriculture.
- The proposals seek to express and improve the legibility of differing construction phases and materials.
- The proposals take the fabric back to the original courtyard alignments before adding a new transformational garden.
- The new garden will give sense to the external form and open the building up to the public.



# The roofscape

## Existing



### A forgotten space

- In contrast to the picturesque roofscape of the Lands Building, this building presents a robust, clean volume topped by a series of strong cornices.
- Over the years this roof plane has been overlooked and allowed to develop on an ad hoc, functional manner with limited aesthetic focus.
- Today the roof level lacks coherence when viewed from above.



### Use

- The use is entirely functional: plant, a former caretaker's house, lift motor rooms and skylights.
- The lanterns, which provide daylight to the gallery below, are of interest primarily for their impact on the rooms below.
- The lantern elements are nearing the end of their current cladding life, and will shortly need comprehensive refurbishment and renewal.

## Response



### The fifth facade

- This is an opportunity to reimagine the roof – the 'fifth facade' – and give it the importance it now demands.
- The design of this has been developed in the context of the approved Stage 1 DA envelope.
- The relationship, both deferential and in active engagement, to the Lands Building roof has been part of the design development.

### Dialogue with the city

- The new roof extension will be visible from the street and will act as a physical statement of the new hotel.
- It will also allow a wider engagement with the city, increase legibility and bring activity back to this part of Sydney.

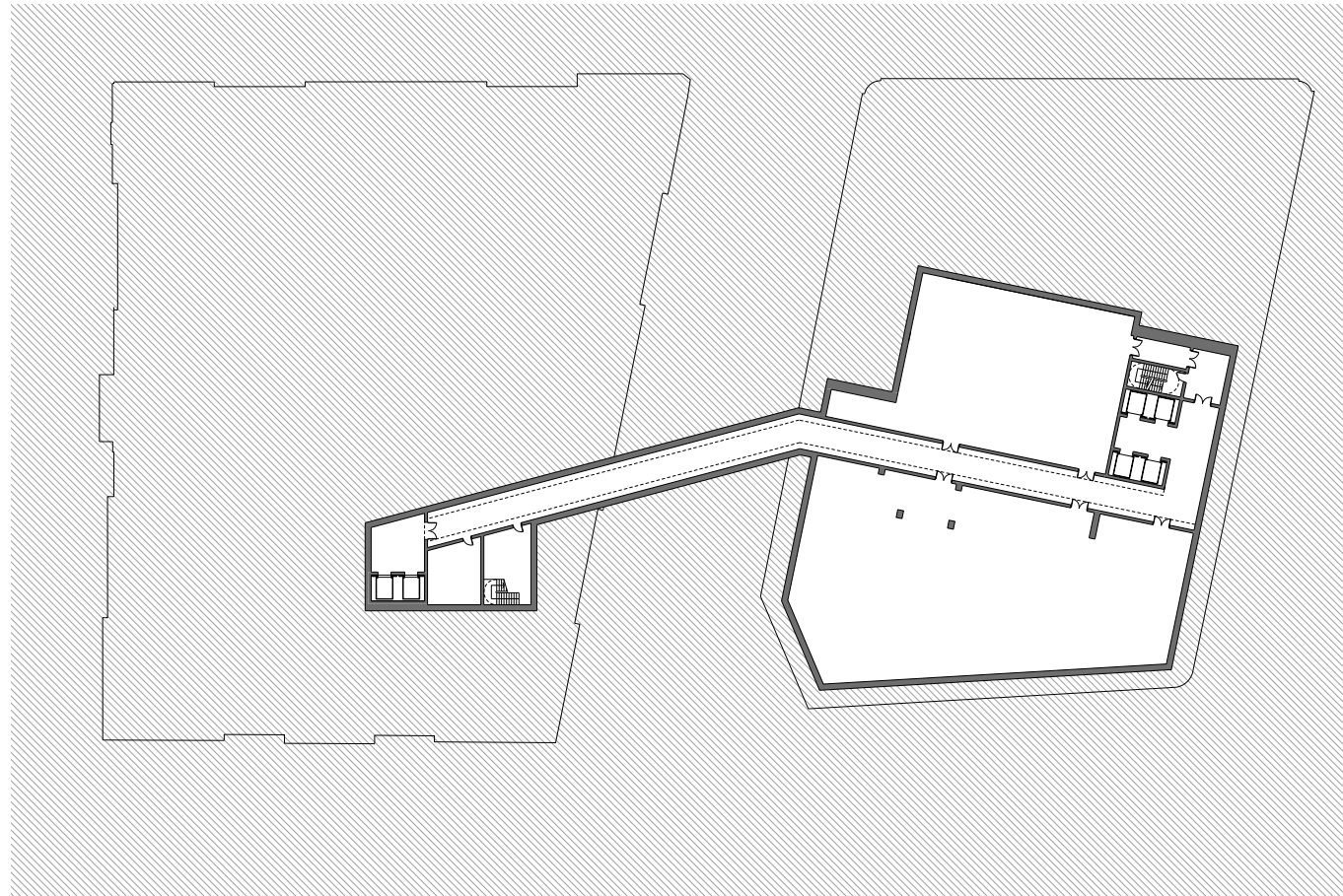








## Subterranean link



- The approved Stage 1 DA envisaged substantial areas of subterranean accommodation across the site and below Loftus Street and Farrer Place.
- The Stage 2 design proposes the following:

### 1. Providing a subterranean service-linking tunnel between the two buildings

- The tunnel's role provides a link for servicing of the two buildings.
- The link will be located below street archaeology and utilities.
- This will allow the majority of deliveries to be located within the Education Building, where there is an existing vehicle entrance and loading bay, thereby moving vehicle movements off-street.
- If the Lands Building were serviced independently, all vehicle movements would need to be on street, causing conflicts with other road users.

## 2. Minimisation of excavation below the Lands Building

- Excavation will be limited to a local goods lift and escape stairs.
- These are to be located in the southern part of the building, where the archaeological risk is minimised.
- With vehicle servicing consolidated within the Education Building, the existing Lands service bay can be removed and the carriage route re-opened for public use and enjoyment.

### 3. Consolidation of excavation and provision of back-of-house and plant below the southern section of the Education Building

- The consolidation will provide efficiencies in energy use and carbon footprint.
- To avoid disturbing the historic fabric of either building, plant will be located within the basement and at high level within the roof extension.

The site has been used for State administration from the earliest days of the colonial establishment. Due to the fall of the land to the south, the two lowest levels of the Education Building both have street level access.

1. To the north, the lowest level has a Bridge Street entrance.
2. To the south, the ground level enjoys a Farrer Place entry.
  - There are technically no basements, though due to the rise of the land the Bridge Street level is cut into the rock to the south.
  - This deeper zone equates to the second phase of construction.
  - Due to the disturbance this would have caused, this has the least archaeological risk.
  - For a detailed report, please refer to the separate Archaeology Report.



1807 (Mehan)



1854 (Woolcott & Clarke)



1880 (Doves)

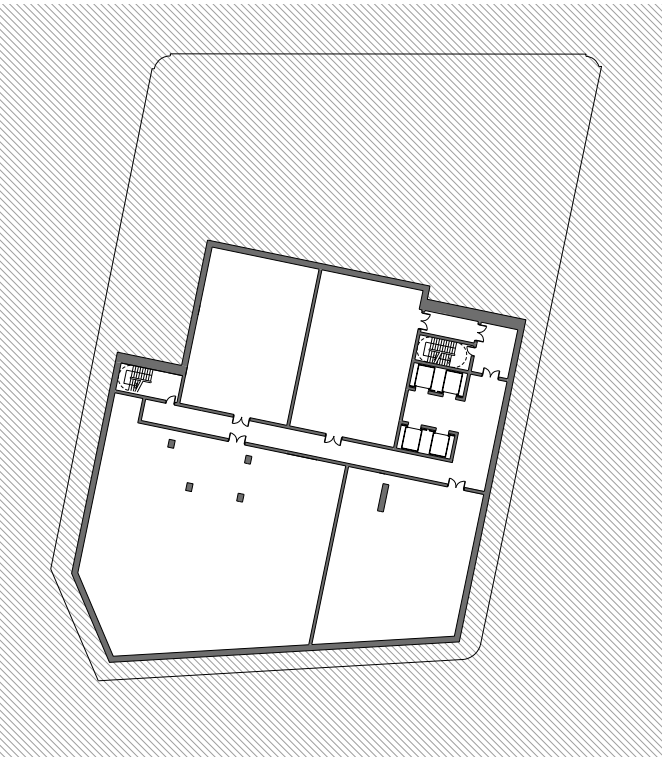


Colonial Secretary's residence with completed Lands Building c. 1900



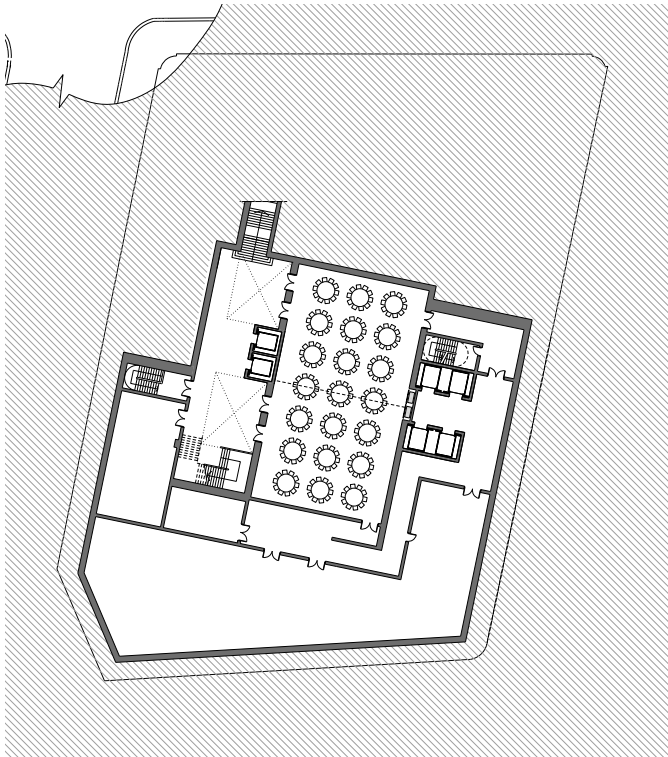
# The Education Building

## Below ground



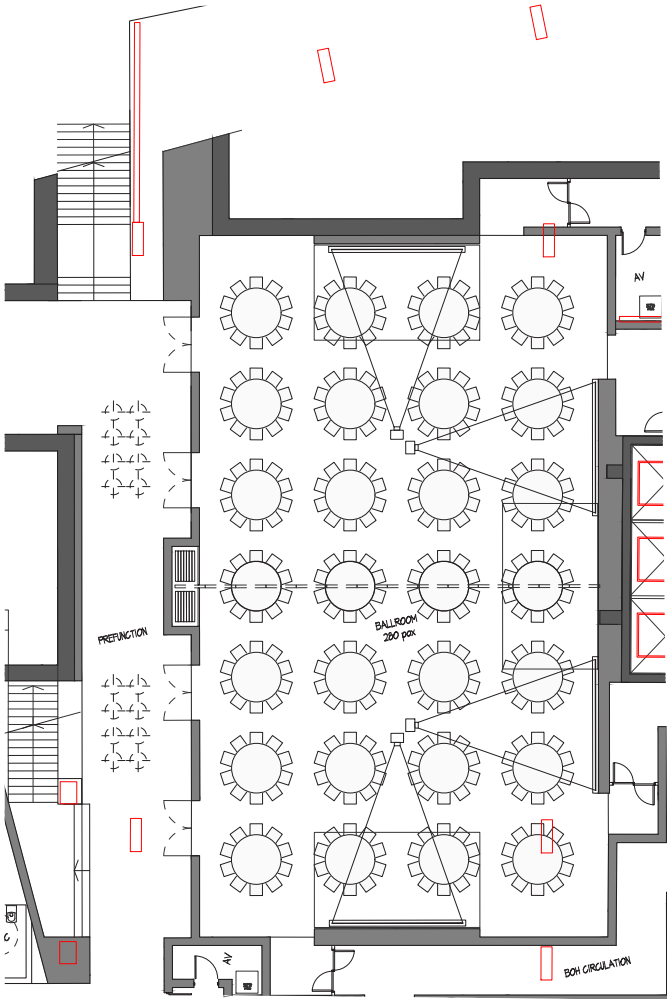
### Second basement level

- Second and third basement levels will be given over to:
  1. Housekeeping, staff welfare and hotel support functions, which will be concentrated on level 3, with staff dining and lounge on basement level 2
  2. Plant, which will be located on basement level 2 to minimise runs of risers and ducts.
  3. The floors are to be served by four goods lifts.



### First basement level

- A ballroom will be located at the first basement level, with a double height pre-function space.
- A pair of lifts, part of the main hotel group, will continue down to serve this level.
- The main hotel kitchens and ballroom storage are to be located to the south, with direct access to the goods lift.



### Concept

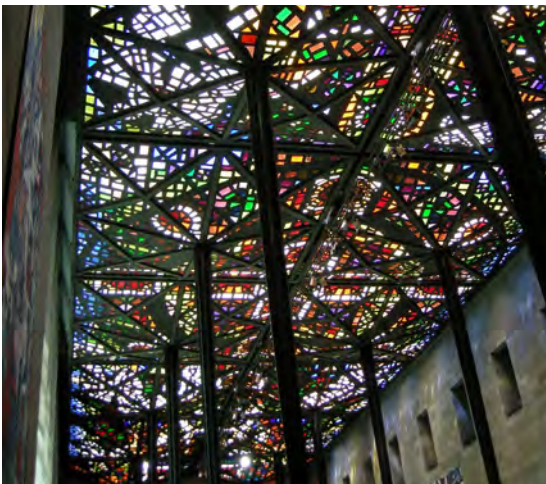
- The new ballroom will be located below the central courtyard, with the opportunity to allow light to filter in.
- It will be accessed by means of grand staircases from lobby and street.
- The ballroom will be one of the hotel's and city's signature spaces.
- Sized to house up to 350 guests, it will provide a distinct change in scale and thus be complementary to other CBD facilities.



Precedent:  
Ritz Carlton, Singapore  
Designed by Kevin Roche Architect for Pontiac  
The grand stair and hall leading to the ballroom and function areas deliberately draw on the European concept of the grand hotel.



Precedent:  
Gran Hotel, Mexico DF, 1908  
A Tiffany-designed glass ceiling covers the central hall of the hotel, suffusing the space with dappled light during day and glowing soffits by night.



Precedent:  
National Gallery of Victoria, 1968  
Designed by Australian artist Leonard French  
The ceiling is made of cast glass components held within a metal framework.

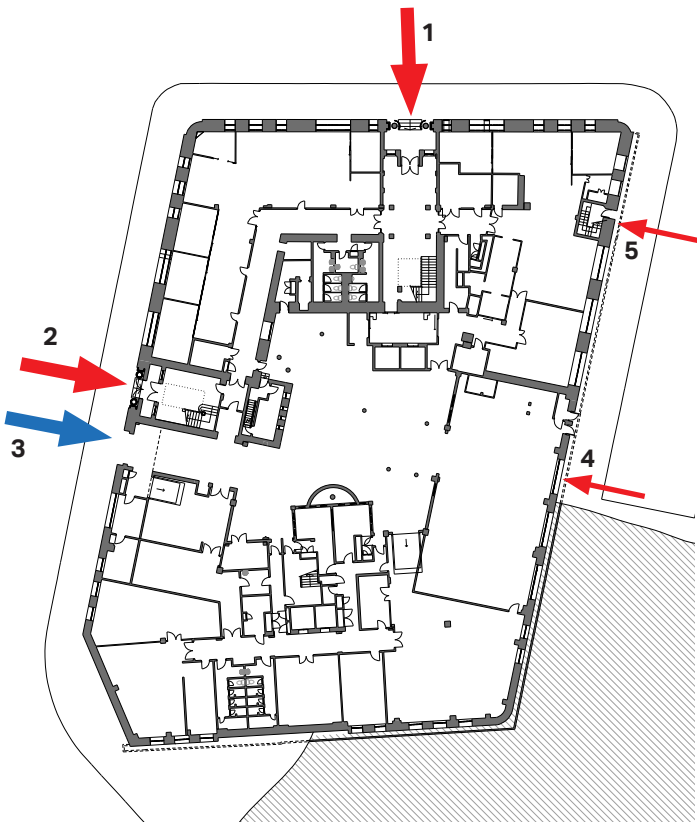


# Bridge Street level

—

## Existing

Support office  
Service, loading and parking  
Plant and back-of-house



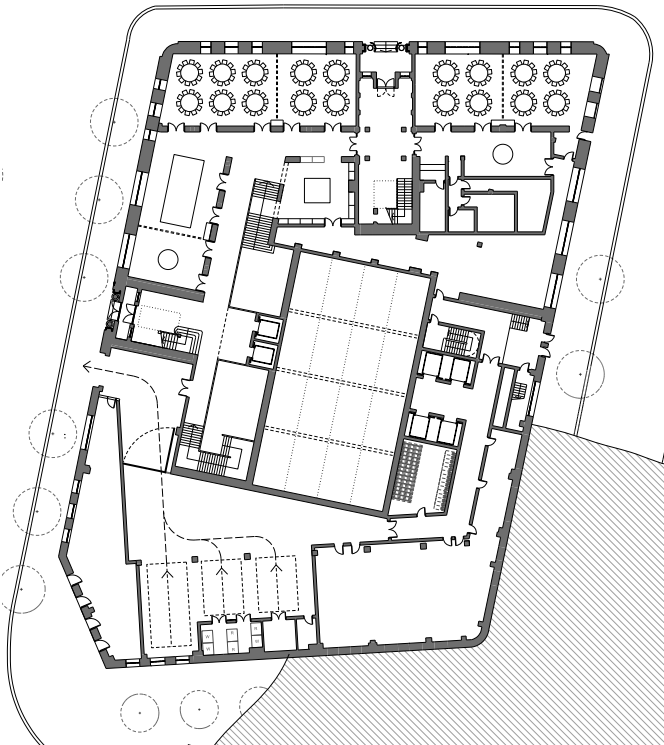
## Existing arrangement

- The Bridge Street level has five building entrances:
  1. The Bridge Street entrance, leading to a heritage lobby and two-flight stair;
  2. The Loftus Street entrance, leading directly into a stair to the fifth floor;
  3. The Loftus Street vehicle arch;
  4. A pair of low (1,90m high) doors in the centre of the Young Street elevation; and
  5. A single door on Young Street near the junction with Bridge Street, which is above the local room height and has an adjoining staircase.

- The Bridge Street and Loftus Street lobby and stairs are the heritage spaces of note.
- There is a range of offices and meeting spaces to the north and western return, but the majority of the floor is taken up with storage, parking, back-of-house and a large service dock at the base of the central lightwell.
- The only equitable access is through the service vehicle entrance.

## Proposed

Meeting and function rooms  
Food and beverage  
Service and loading  
Staff cycle parking  
Plant and back-of-house



### Proposals

- The Bridge Street entrance will act as the public and business entrance to the meeting and function areas, which are to be formed over three levels from the lower basement ballroom to the Farrer Place level.
- This and the Loftus Street entrance will lead to stairs that will take one directly to the lobby at Farrer Place, forming part of a pedestrian thread through the Education Building, rising to connect with the central garden, restaurants and new external public realm.
- The Loftus Street entrance can also function as a ballroom entry, and provide an alternative drop-off.
- The remainder of the floor is to be retained for vehicle servicing, staff cycle parking and back-of-house.
- To the south-west corner, where the existing openings in the rusticated base drop to the meet the street, a new bar is proposed to maximise the opportunity for street-level activation within the existing fabric.
- This is a prominent corner, located on junction of Loftus and Bent Street and currently used as a store room.
- The existing windows will be altered to act as doors opening inward, and the existing metal grates will be operable.
- The proposed bar will support the creation, activation and placemaking of the precinct.
- The covered Loftus Street service forecourt can be closed off in the evenings as a shared and pedestrian friendly space, linking hotel and bar.

