

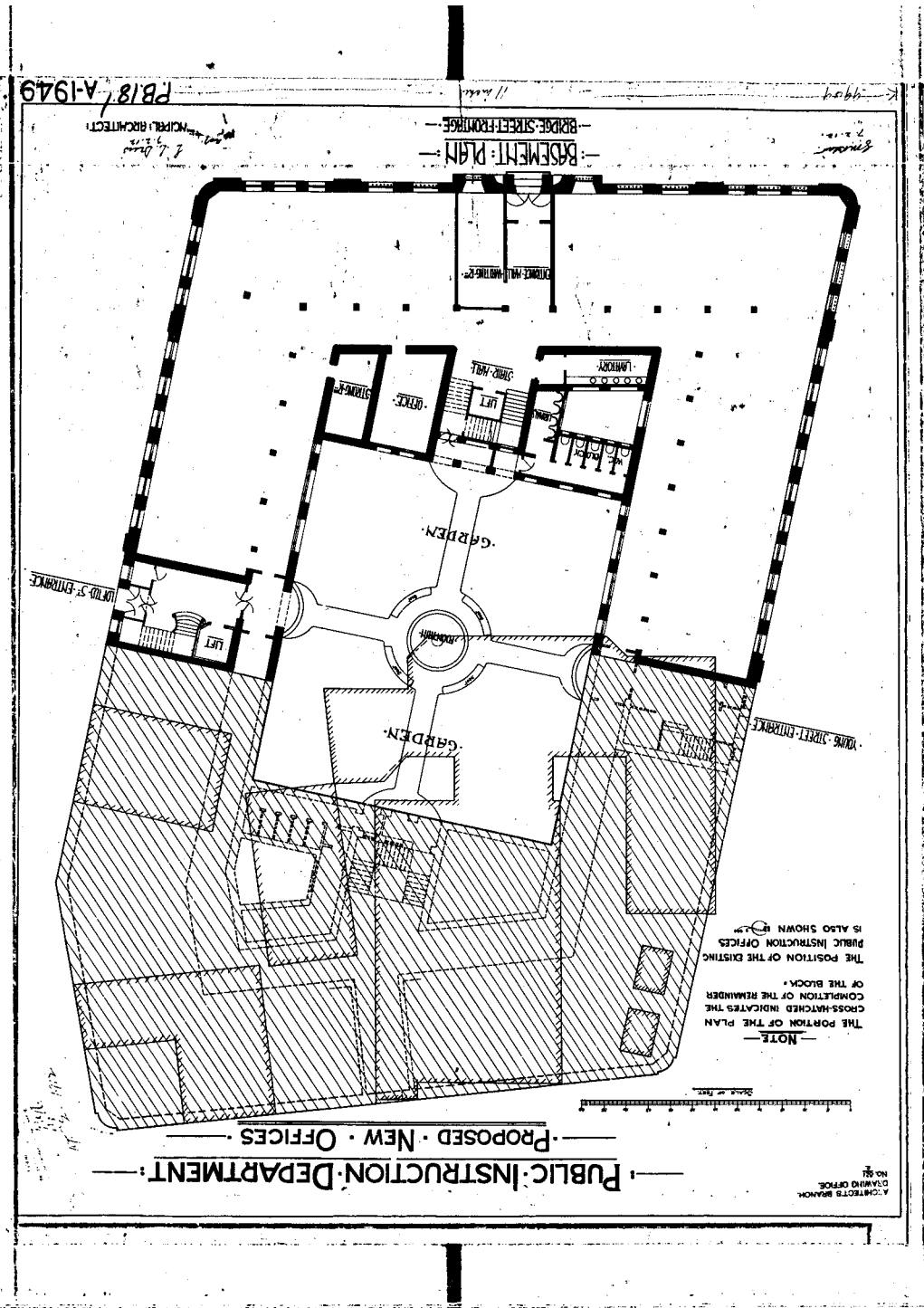
The Sandstone Precinct

The Education Building- The garden court



A closed building.

- The building is closed to access from the public.
- The architectural language reinforces the intent.
- 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.



Original concept 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.
- The access corridor traced a regular circular route around the block.



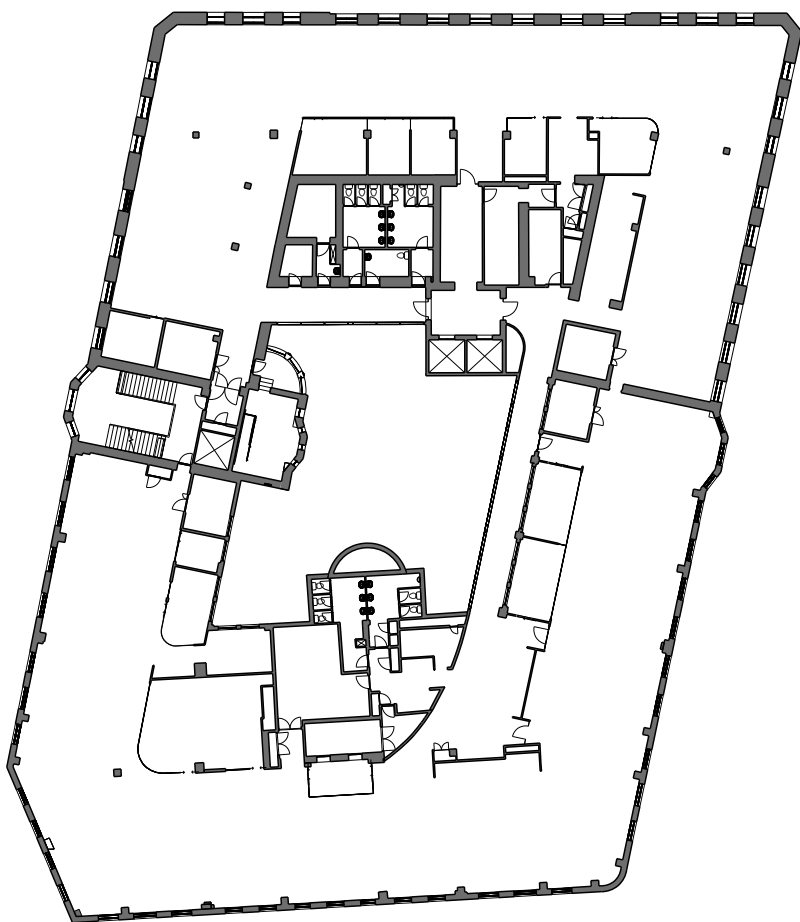
Transform the existing central lightwell.

- The external form leads one to expect a special private court.
- Opportunity to honour the original architectural and install a rectangular garden court.
- Retain external character and frame a view of the sky.
- Provide a visual connection from Farrer Place into the building's heart.
- Arrange the internal spaces arranged around this new heart.

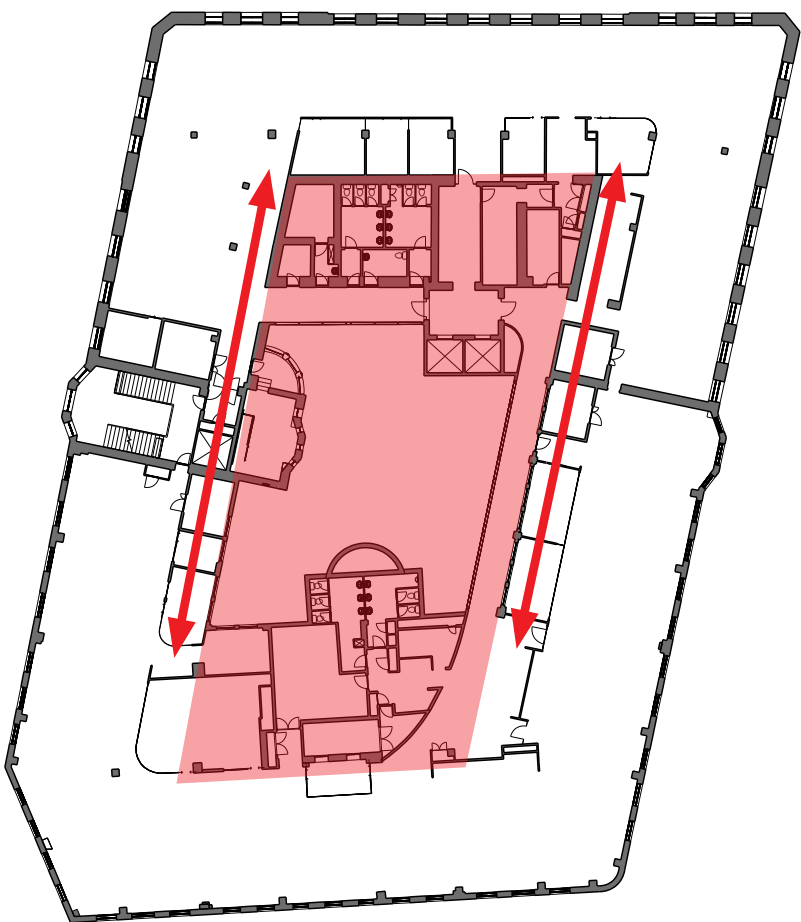


Open to the public- a cultural hub.

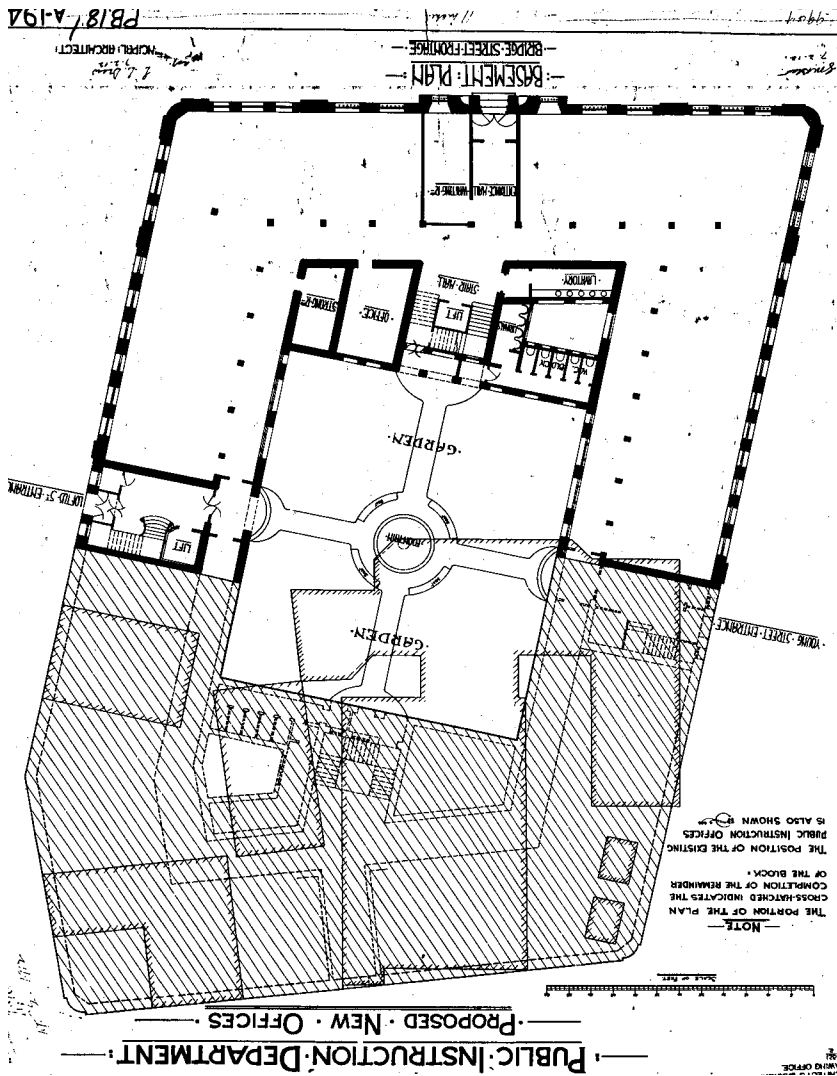
- Re-orientate building to the city
- Provide visual connection from Farrer Place, the principal hotel entrance.
- Programmed sculpture and cultural program, with opportunity to link and connect with events in Farrer Place and Sydney
- Open and accessible to the public
- Ability for adjacent hotel activities- lounge, restaurant and function- to engage with court



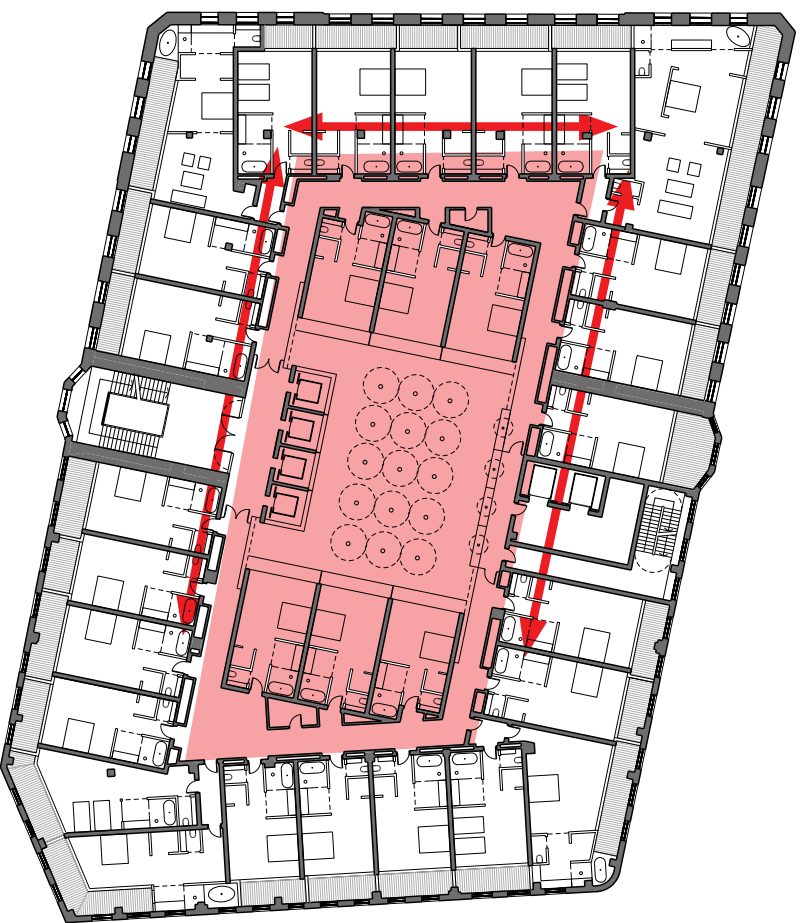
Current layout



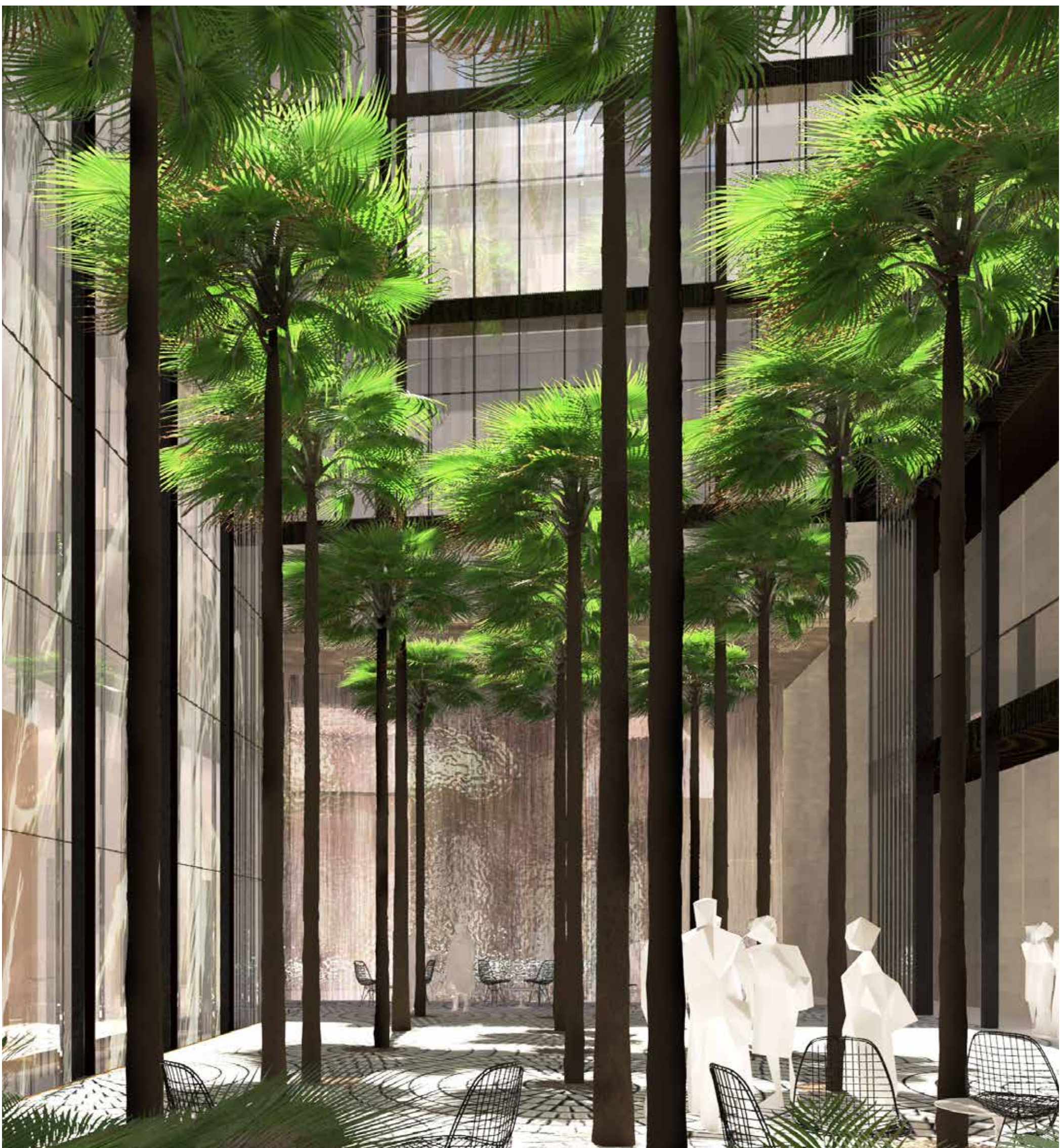
Current layout
• overlaid with proposed works



Original concept drawing



Proposed layout
• overlaid with new works



View into courtyard from Farrer Place entrance

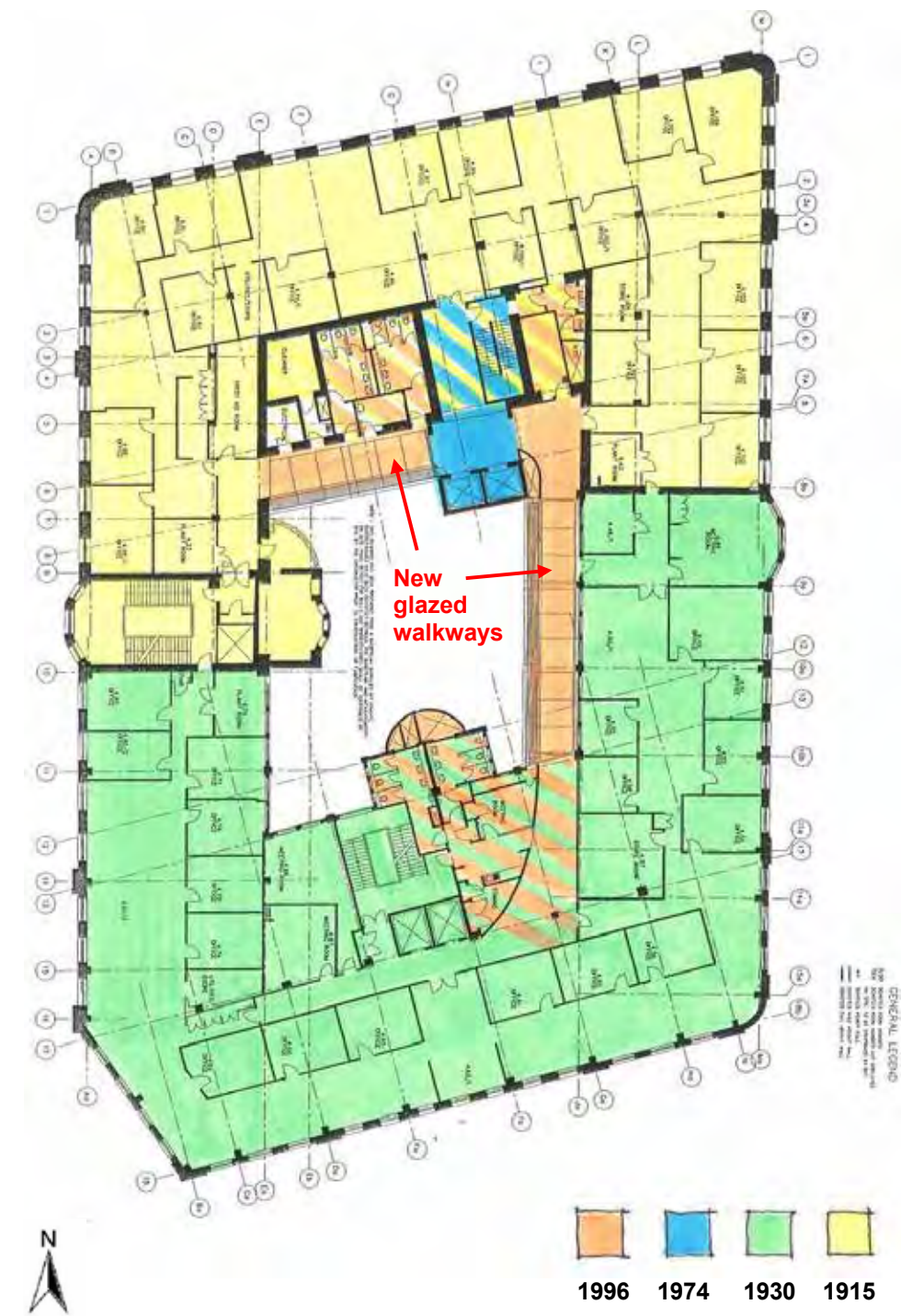
The Sandstone Precinct

The Education Building- Layout



Original.

- Built in two phase and with two different construction techniques.
- Phase 1 (1915) in load bearing sandstone.
- Phase 2 (1930) with steel frame clad in thinner sandstone.
- The original layout had a legible racetrack configuration engaging the court on east and west, double sided on the north and south.



Current condition.

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



'The wintergarden'.

- The new proposals seek to work with the existing fabric, embracing the shifts and unexpected changes of the original building.
- The room concept incorporates a winter garden to the external envelope, which allows the original windows to be used once more and with the addition of planting positively address privacy and outlook.



The gallery.

- The northern hall is reimagined as reflecting pool, with a deeper section for swimming aligned with the lantern above.
- The hall is accessed through the existing doors into a flight of stairs taking one 'up' to the pool level and allowing full appreciation of the scale of the hall with light diffusing through the lanterns.



Visual, acoustic and thermal buffer

- The creation of a wintergarden acts as a functioning buffer zone to actively deal with privacy, acoustic and thermal concerns.
- The space will be an integral part of the bedrooms, and acts as a reference back to the loggias of the Lands Building.
- The rooms will have a strong sense of place- with the wintergarden acting as a frame to appreciate the historic facade while positively addressing the surrounding context.

Minimal facade interface

- By pulling away from the facade, all acoustic, thermal measures can be handled in the new fabric.
- Recent secondary glazing will be removed to allow the original window frames to be appreciated.
- Existing windows will be refurbished to allow operation and natural ventilation.

Cill heights

- There are no constant cill heights to the windows within the Education Building- either by floor or by section.
- The heights were governed by external proportion than internal utility.
- The introduction of this buffer zone equalises visually the varying heights, allowing them to be integrated into the design.

The wintergarden



The gallery pool

The Sandstone Precinct

The Education Building- The roof extension



A forgotten space.

- In contrast to the picturesque roofscape of the Lands, this building presents a robust, clean volume, topped by a series of strong cornices.
- The roof scape was allowed to develop on a adhoc functional manner with limited aesthetic focus.
- Today the contemporary view from above is lacking in coherence.



The bay window.

- At the junction between the two building phases, a tall staked projecting bay acting as a transition- smoothing out and signalling the differences
- This is used as the precedent for the new bays of the roof extension.
- The new bay is created in slumped clear glass, echoing the proportion of the sandstone bays.
- Vertical in proportion, seventh and eighth floors are combined to form an undulated rhythm across the facade.



Horizontality- a strong cornice.

- The new composition is locked into the building by strong cantilevering cornices and roof elements.
- The straight line provides a foil to the soft lines of projecting bays.
- The corn
- The upper level nine is set back to disappear in street views while the cantilevering roof provides privacy and shade.

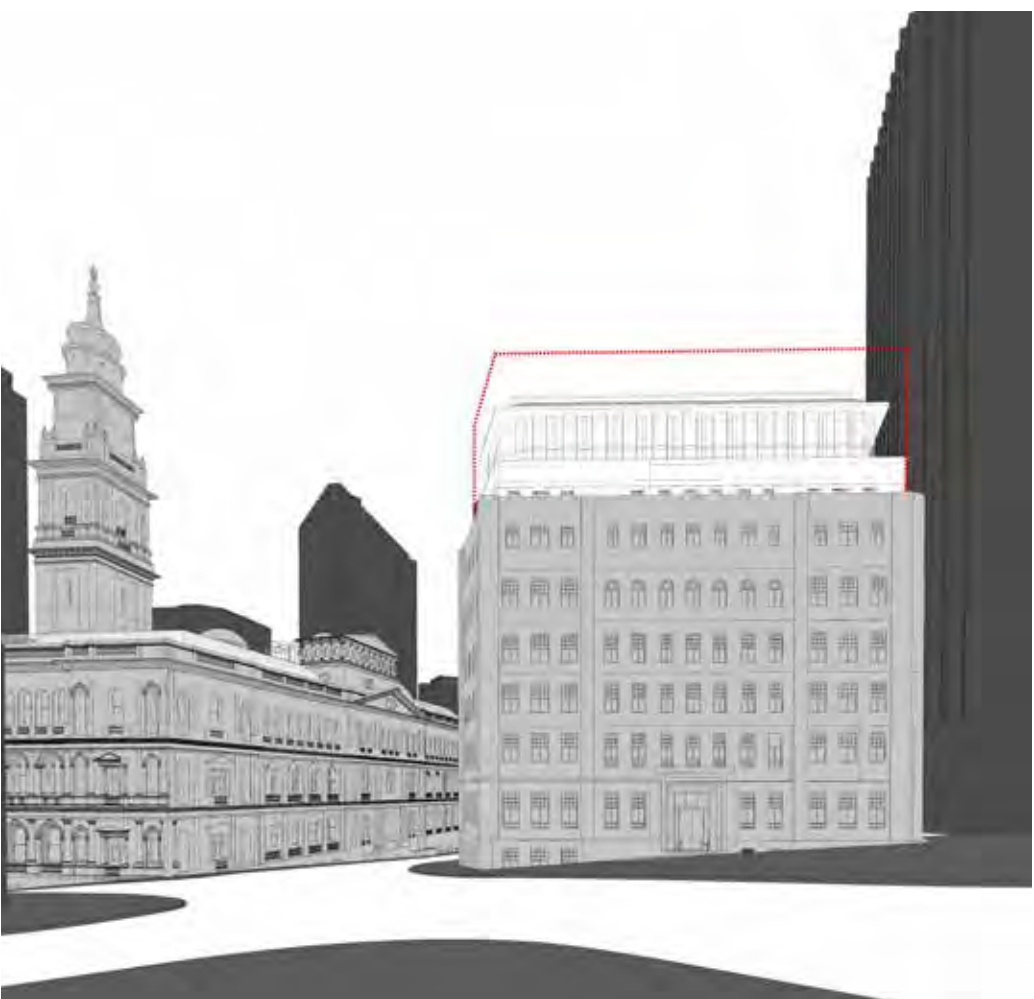


Dialogue with the city.

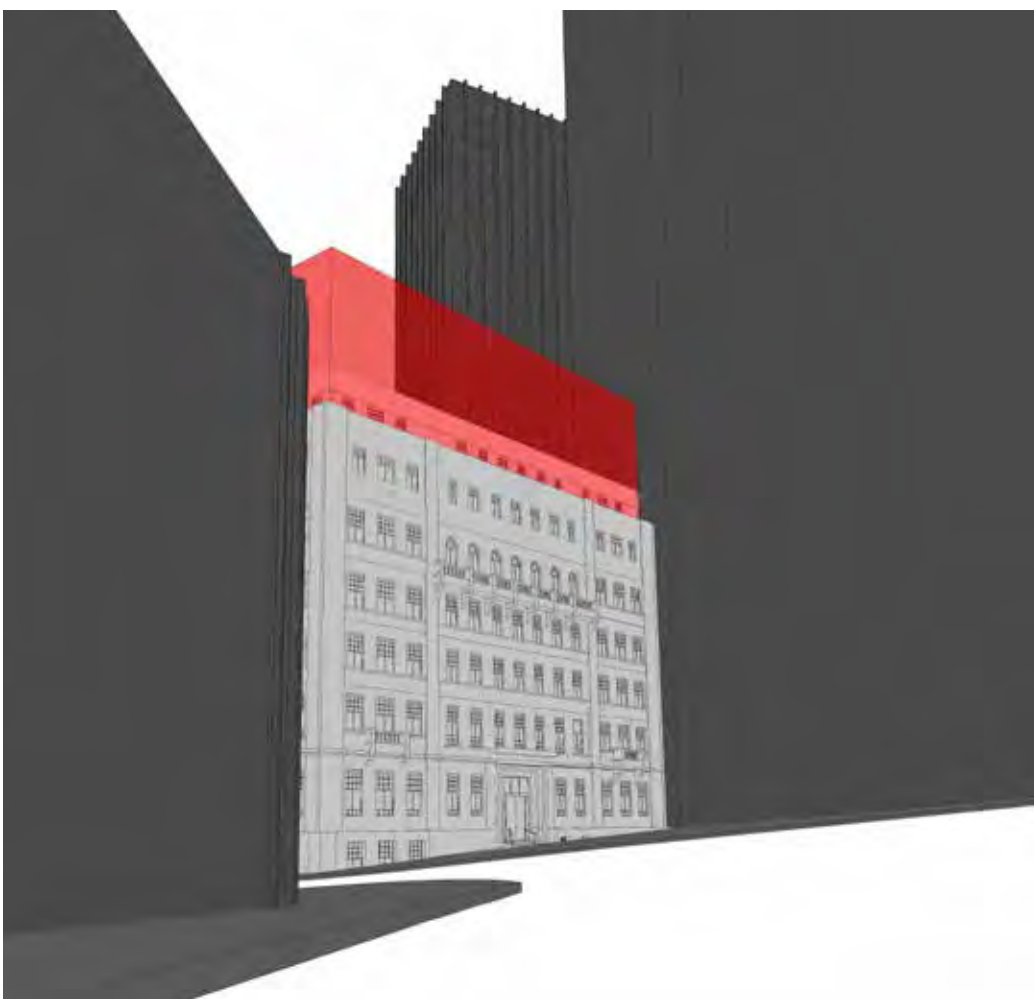
- Opportunity to re-imagine the roof- the fifth facade- and give it the importance it now demands.
- The new roof extension will be visible from the street- and will engage with the city- both as a physical statement of the new hotel.
- The design will be developed in the context of the approved Stage 1 DA.
- The relationship- both deferential and in response- to the Lands Building roof will be part of this design development.



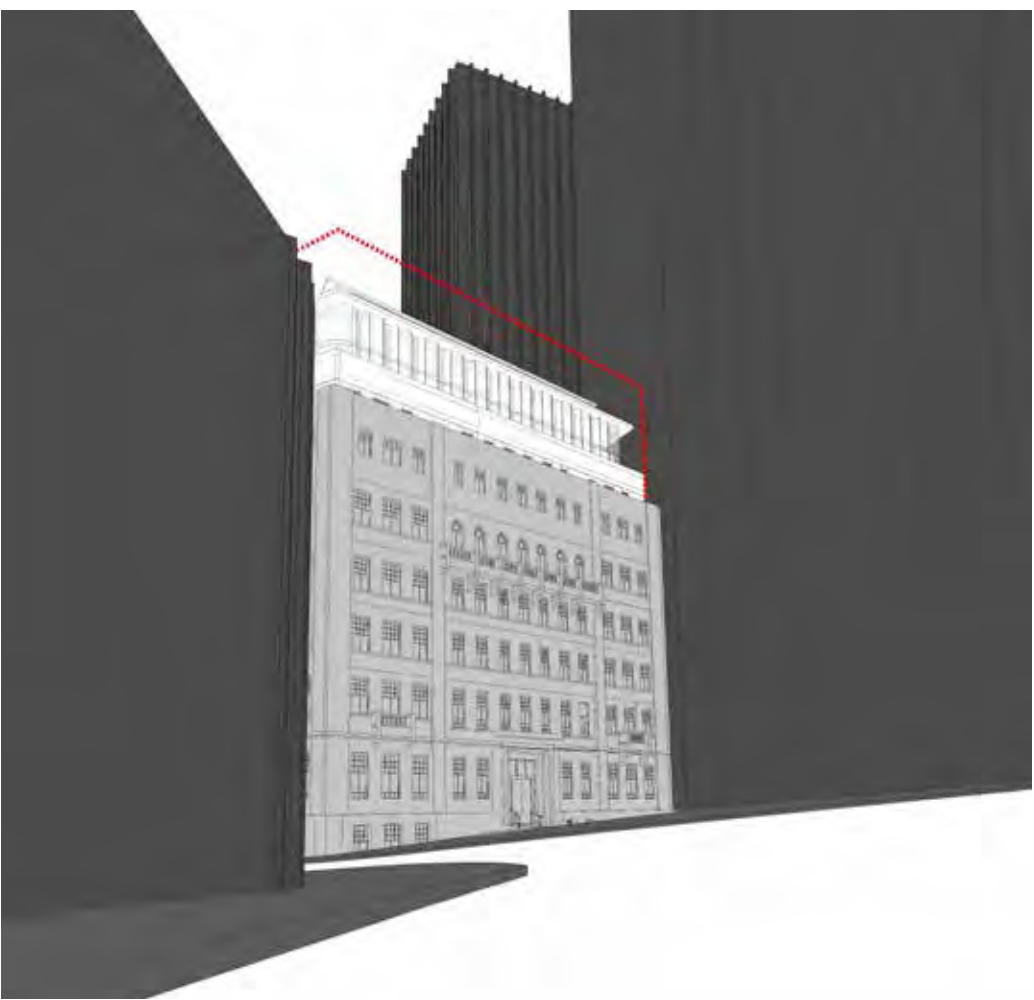
View of Farrer Place
with Stage 1 DA envelope in red block



View of Farrer Place
with proposal and Stage 1 DA envelope in red dotted line



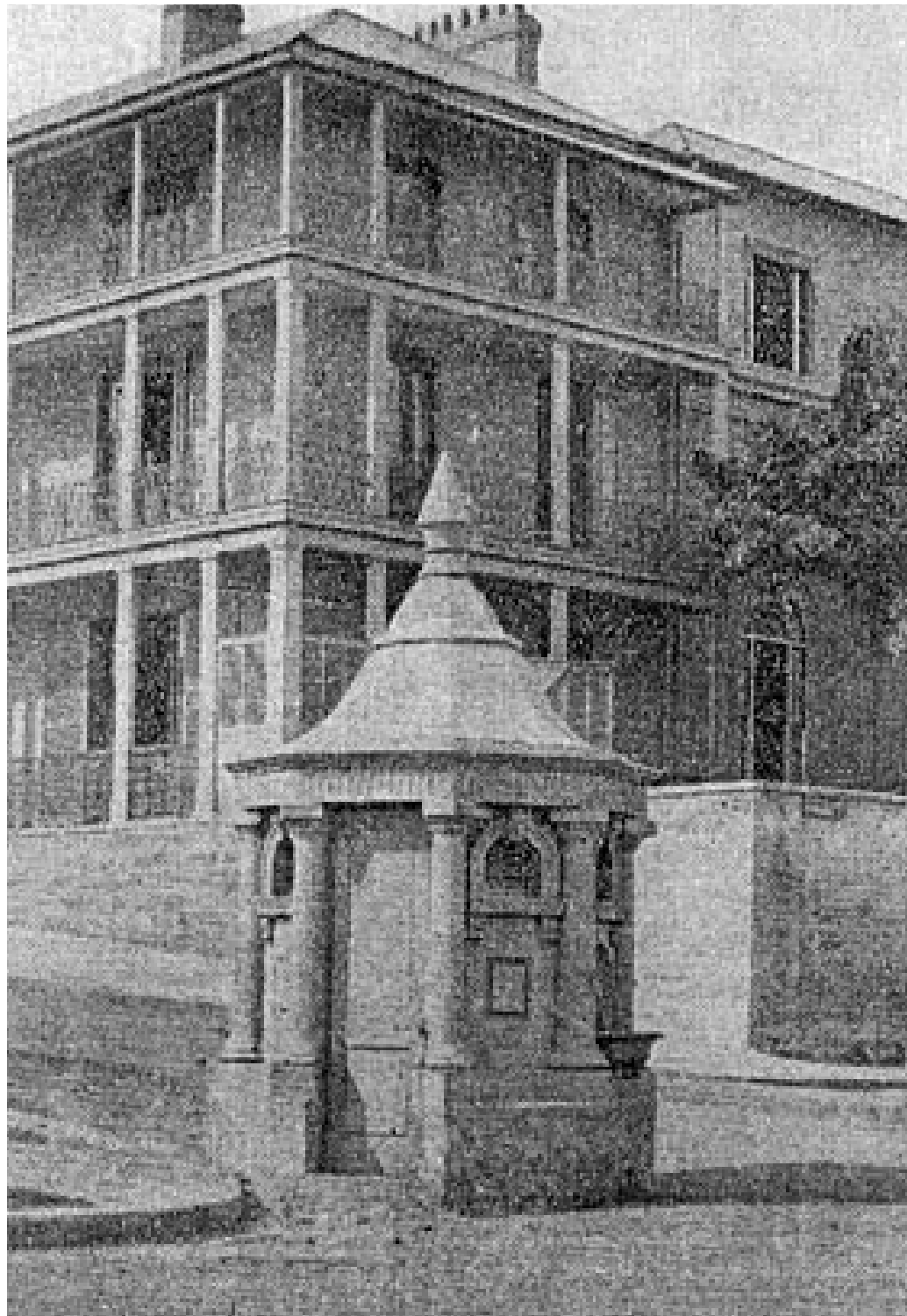
View along O'Connell Street
with Stage 1 DA envelope in red block



View along O'Connell Street
with proposal and Stage 1 DA envelope in red dotted line

The Sandstone Precinct

Farrer Place- context



The spring.

- A series of fountains were established as part of the Macquarie plan- including one on the south-west corner of the current Farrer Place, sitting in what would now be the carriageway of Bent Street.
- This photograph is looking south towards the former Australian Club where the 1 Bligh Street tower now sits



The 'vase of flowers'.

- The current site of Farrer Place was part of the Governor Macquarie Plantation, before redevelopment into its current form surrounded by roads.
- At its heart was a triangular shaped mass planted area with concentric bands of ornamental ground covers and shrubs.
- The three tall palms in the centre of Farrer Place today date from this time.



An enlarged space.

- Farrer Place changed little before a radical plan implemented in 1974 as part of the 1971 City of Sydney Strategic Plan.
- Bold graphics were used to create a space in front of the Education Building, with Bent Street and Young Street defining the space south and east.



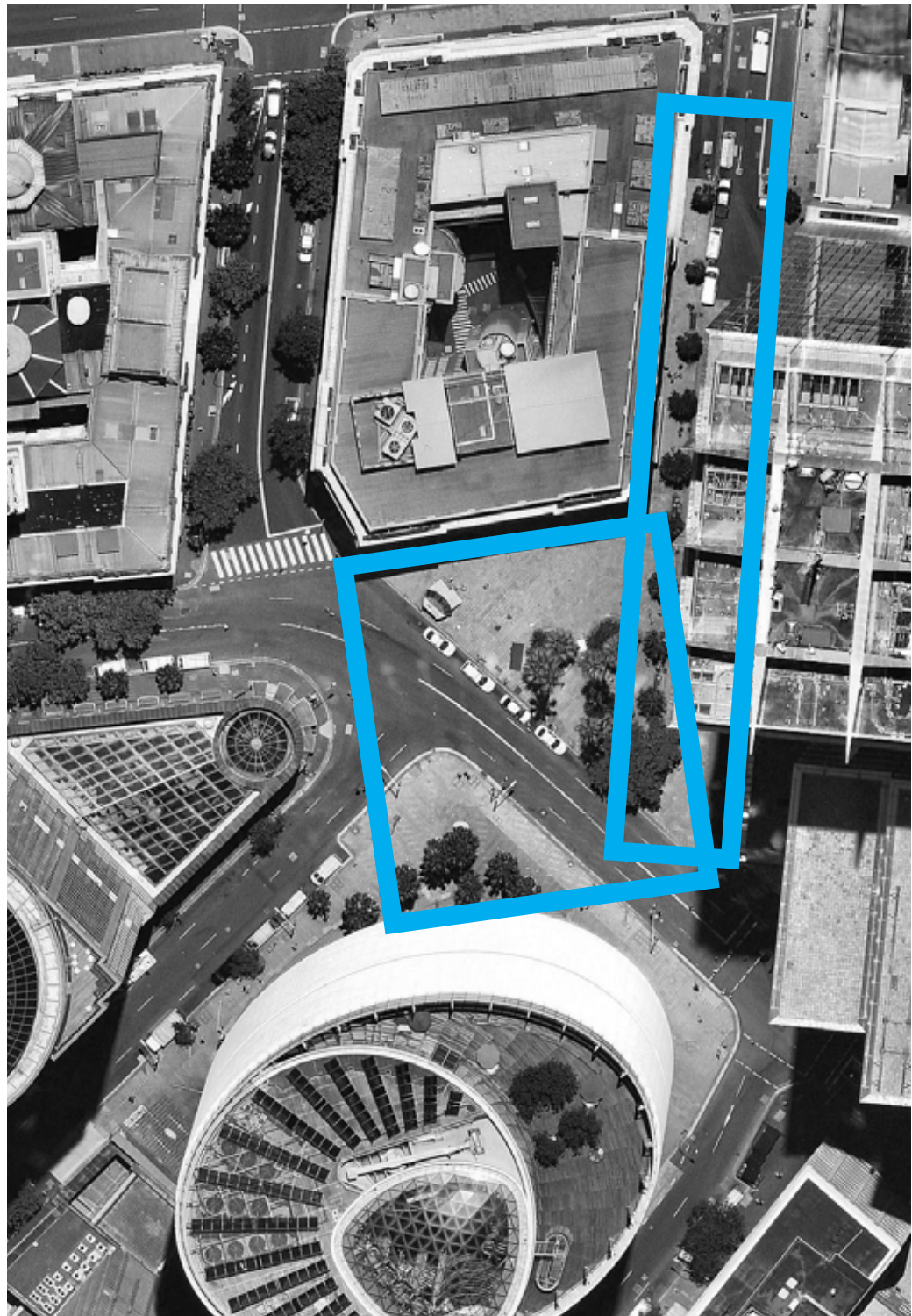
Today.

- Farrer Place today is a space that one passes through rather than dwelling, with large expanses of paving and three raised planters.
- An Ausgrid substation is located below the space with grilles integrated into the seating.



The Sandstone Precinct

Farrer Place- Proposals



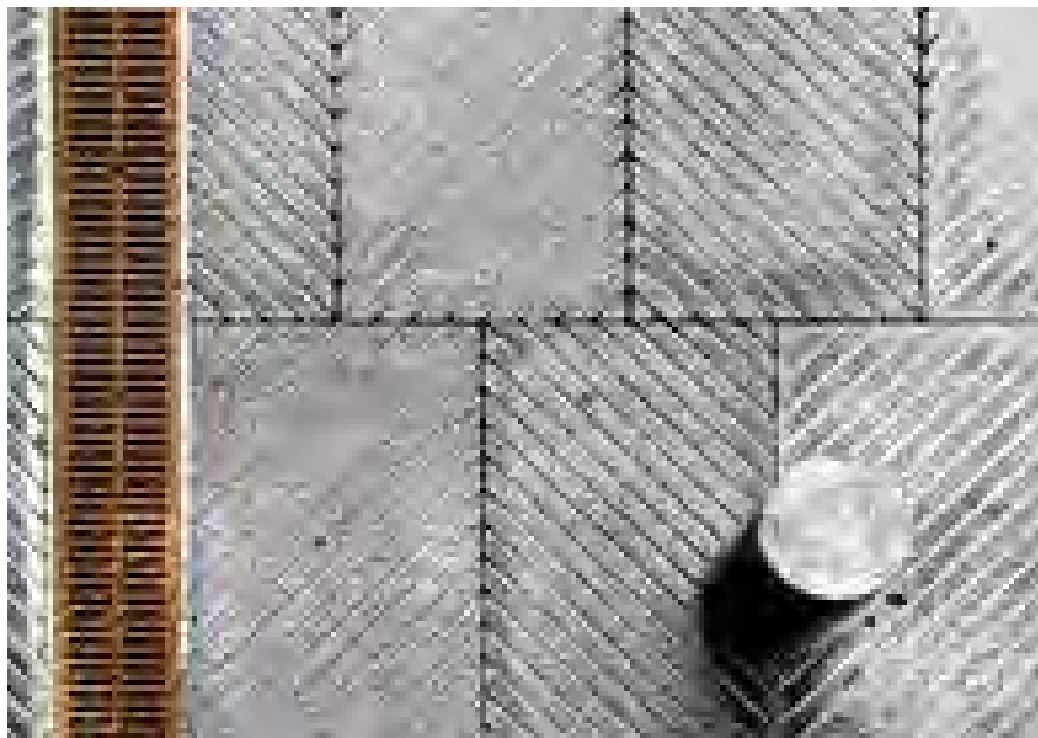
Unifying.

- The proposed Farrer Place designs reach across Bent Street to engage the steps of One Bligh Street, positively addressing the City's ambitions for a city of linked open spaces.
- Young Street is brought into this composition to link down to Circular Quay.



Celebrate the pace of the city.

- Marking the importance of the buildings.
- Forming a defined open space in front of the Education Building and One Farrer Place which can be a place to meet, commemorate and take part in city events.
- Human scale, place to stop and stay



History.

- The historic form of nature, tree plantation and spring provide the building blocks for the design with concentrated native vegetation, palms and cascading water.
- The street pattern and urban grid is restated with Bent Street and Young Street as urban boulevards paved in high quality materials.



Accessibility.

- Views and vistas across and through the site are reinforced to create a more legible city.
- Introduction of a human scale, with places to stop and meet people with a range of seating in shade and sun.
- Positively addressing the environment, mitigate wind and work with the topography.

