



Loreto Kirribilli Architectural Design Statement

Concept Master plan and Stage 1

Loreto Kirribilli

fjmt studio architecture interiors urban landscape community

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Contents

1.0	Executive Summary	6
2.0	Response to SEARS	8
3.0	Site Analysis	9
4.0	Site Constraints and Opportunites	17
5.0	Design Principles	20
6.0	Design Concepts	23
7.0	Built Form and Urban Design	26
8.0	Staging	37
9.0	Stage 1	41
10.0	Materiality and Facades	67
11.0	Area & Accommodation Schedule Summary	72





View across site from Elamang Avenue towards the south

1.0 Executive Summary

The proposed 50 year Master Plan for Loreto Kirribilli aims to gradually redevelop or replace buildings with dynamic, versatile spaces and studios, which will foster cross-curricular and innovative learning, including STEM; while better utilising the landlocked site and enhancing accessibility across the campus.

It is imperative that the built outcomes of the project truly capture the needs of education and the community to ensure the project achieves the desired result of the brief.

Introduction

Loreto Kirribilli is preparing a State Significant Development Application for the redevelopment of Loreto School. The development of the site will be staged and it is envisaged that the stages will take place over a period of up to 50 years.

FJMT Architects have been commissioned by Loreto Kirribilli to undertake a concept master plan for the site. The intent of the master plan is to update the current campus towards a more future focussed learning environment and to resolve a number of major accessibility and amenity issues across the campus. The existing building stock ranges from the existing heritage buildings of the original estate, concrete and masonry cellular teaching blocks from the 1960's and 1970's through buildings developed post 1990's.

For the purposes of the Master plan the site has been divided into 5 precincts, each with a different character:

- Campus Core
- Western Precinct
- Southern Precinct
- Eastern Precinct
- Northern Precinct

Stage 1 of the Master Plan comprises of the demolition of Block B and the construction of a new Learning Hub to support a STEM curriculum. The Learning Hub interfaces with the existing Gymnasium, providing access to the Gymnasium via a new lift and stairs as well as additional teaching space comprising of a new Learning Studio, Weights Area, relocated Change Rooms, new Storage and Outdoor Learning Area.

This stage also includes three connectors, one located in the Northern Precinct adjacent to the existing Centenary Hall and the Science Block, the Southern Precinct, connecting St Joseph's Block and the Chapel and an interim ramp connector located in the Eastern Precinct between the Science Block and Performing Arts.

Purpose of the Report

The purpose of the report is to provide a detailed Architectural Design Statement to support the State Significant Development Application submission. The report should be read in conjunction with the supporting consultants reports and the Environmental Impact Statement as prepared by JBA.

This design report reflects the work undertaken by the multi disciplinary design team including the following disciplines:

- Architecture
- Structure
- Building services
- Façades
- Environmental Sustainable Design
- Fire engineering
- Geotechnical
- Civil engineering
- Traffic engineering
- Heritage, Archaeology and Aboriginal heritage
- Landscape design
- Geotechnical
- Waste management

Summary

- Site analysis: A site analysis has been undertaken which describes in detail the context of this important site.
- Site Strategies: An approach to the design at a conceptual level has been developed.
- Built Form and Urban Design: The architectural response is analysed in accordance with the criteria as set out in the SEARS. This section includes supporting diagrams.
- Architectural Design Principles: The development of the architectural approach is guided by Design Principles which have been developed in conjunction with the school.
- Functional Description: A detailed functional description of the campus is provided which outlines the use of each area.
- Materiality: The proposed materiality of the campus is described.



2.0 Response to SEARS

SEARS Requirements (Architectural Design Statement)	Response location
Concept Proposal	
3. Built Form and Urban Design	
<div>— Provide a building envelope study to justify the proposed built form.</div>	Section 7 Built Form and Urban Design
<div>Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to:<div><div>— site layout;</div><div>— gross floor area;</div><div>— building footprints;</div><div>— height and massing of the building envelopes; and</div><div>— open spaces, landscaping and tree planting.</div></div></div>	
<div>— Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and adjoining heritage items.</div>	Refer separate package: View Analysis
<div>— Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.</div>	Refer separate package: Architectural Drawings
4. Amenity	
<div>— Assess amenity impacts on the surrounding locality, including view impacts, overshadowing and acoustic impacts.</div>	Refer separate package: Environmental Impact Statement and Architectural Drawings
5. Staging	
<div>— Provide details regarding the staging of the proposed development.</div>	Section 8 Staging
Stage 1	
1. Built Form and Urban Design	
<div><div>— Address the height, bulk, scale and setbacks of the proposed development within the context of the locality, surrounding development, topography and streets cape.</div><div>— Demonstrate design quality of the proposed development, with specific consideration of site layout, connectivity, open spaces and edges, massing, building separation, building articulation, materials, choice of colours and an assessment against the Crime Prevention through Environmental Design principles.</div><div>— Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development.</div></div>	Refer separate package: Architectural Drawings
4. Amenity	Section 3: Site Analysis Refer separate package: Architectural Drawings
Plans and Documents	
<div>— Architectural drawings, including dimensions and RLs (Concept and Stage 1);</div>	Refer separate package: Architectural Drawings
<div>— Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries;</div>	Section 7.0 Built Form and Urban Design
<div>— Shadow Diagrams (Concept and Stage 1)</div>	Refer separate package: Architectural Drawings
<div>— View Analysis / Photomontages (Concept and Stage 1)</div>	
<div>— Schedule of materials and finishes (Stage 1)</div>	Section 10 Materiality and Facades