



Prepared for:
Cranbrook School
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architectus™

Architectural Design Report

Cranbrook School Hordern Oval Precinct Redevelopment

GA NSW Design Verification Statement

Project Name: Cranbrook School, Bellevue Hill Campus
Project Address: 5 Victoria Road, Bellevue Hill, Sydney
Architect's Name: Ray Brown
Registration Number: NSWARB 6359



I confirm responsibility for designing the proposed development and have applied the Education SEPP Design Quality Principles.

A handwritten signature in black ink, appearing to read 'Ray Brown'.

Response to Education SEPP Design Quality Principles can be found within Section 4 of this report and on the pages as noted below;

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- Context, Built Form and Landscape
- Sustainable, Efficient and Durable
- Accessible and Inclusive
- Health and safety
- Amenity
- Whole of life, flexible and adaptive
- Aesthetics

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Executive Summary

This document has been prepared for Cranbrook School to accompany the State Significant Development Application (SSDA) for the Hordern Oval Precinct Redevelopment at Cranbrook School's Senior School Campus, located at 5 Victoria Road, Bellevue Hill, Sydney.

The purpose of this document is to provide an overview of the development proposal and to describe how each of the seven design quality principles outlined in Schedule 4 of the Education SEPP have been specifically and comprehensively addressed in the proposed architecture and landscape architecture solutions documented in the SSDA.

This document has been prepared by Architectus, engaged by Cranbrook School, as the Architect for the Hordern Oval Precinct Redevelopment.

Cranbrook School is proposing a significant improvement of its existing facilities in the Hordern Oval Precinct recognising that a high quality, well designed school environment contributes to better educational outcomes and that it can create a sense of pride, identity and ownership for the communities that the School serves. Cranbrook's mission statement seeks to contribute to the betterment of society through the educational experience provided to its students, so that the students may discover and make the most of their talents, to give of their best and to thrive in and love the pursuit of excellence.

The Hordern Oval Precinct is located at the northern end of Cranbrook School's Senior School Campus which is bounded by Victoria Road, Rose Bay Avenue and New South Head Road, Bellevue Hill.

The Precinct is characterised by its significant open space playing field – known as Hordern Oval – and an ensemble of buildings developed sequentially over approximately eighty years that form a backdrop to its southern edge. In terms of use, the Hordern Oval Precinct combines both academic and sporting activities. The proposed redevelopment of the Hordern Oval Precinct will upgrade facilities but not change the fundamental nature of these academic and sporting uses.

The proposed Hordern Oval Precinct Redevelopment will consist of three main built components comprising a new academic and liberal arts building – termed the Centenary Building, a new sub-surface car park and a new Aquatic and Fitness Centre. The surface of Hordern Oval will be re-turfed and will retain its original purpose and high amenity as a significant open space for sporting and play activities.

Necessary for the development of the proposed new Centenary Building will be the demolition of two existing non-heritage listed buildings - the War Memorial Hall and the Mansfield Building.

These existing buildings have not met the School's needs in terms of capacity or pedagogical direction for many years. The Conservation Management Plan (CMP) has identified the War.

Memorial Hall and Mansfield Building as post-war buildings which have been assessed to have been modified over time and to be of moderate significance. The Urbis Demolition Report accompanying the SSDA supports the demolition of these two buildings.

The proposed Centenary Building comprises multiple future-focussed teaching and learning spaces, a 246 seat drama theatre, a dining commons, an assembly hall that also functions as a two-court basketball facility with tiered seating for 300 spectators, a Chapel for 300 worshippers and the provision of significant high amenity open landscaped space that the School is currently lacking. Mechanical plant areas associated and a loading dock form part of this building's back of house accommodation.

Mindful that the parking of staff and student vehicles on the surrounding street network currently places pressure on the local community during School terms, the Hordern Oval Precinct Redevelopment includes the proposal to discretely accommodate a sub-surface car park beneath Hordern Oval which will provide an additional 124 car parking spaces on the Senior School Campus. This facility will also accommodate bicycle parking spaces and end of journey facilities.

Adjacent to the proposed car park - and also to be constructed beneath the playing surface of Hordern Oval - is the proposed new Aquatic and Fitness Centre. This facility is designed to accommodate a fifty metre swimming pool with 300 seat tiered viewing area, a learn-to-swim pool, a gymnasium, a multi-purpose sports hall and separate change room and toilet facilities for students and external community members. Mechanical and filtration plant areas associated with the two pools will form part of this building's back of house accommodation.

This facility will form a new and inviting point of entry to the School to address the campus's northern boundary adjacent to the intersection of Rose Bay

Avenue and New South Head Road. This is an area of the School that is currently un-activated with a high retaining wall forming a physical barrier to community engagement and access. Significant landscaping in a proposed forecourt area will enhance the public domain to improve the amenity of pedestrian experience along this prominent and revitalised area of the School campus.

The turfed playing surface of Hordern Oval is to be reinstated over both the new car park and the new Aquatic and Fitness Centre. At the surface level of the oval a new field maintenance shed is proposed to replace the existing series of sheds along the eastern side of Hordern Oval. Exhaust and heat rejection plant is proposed to be contained within on-field enclosures.

Through design excellence the proposed Hordern Oval Precinct Redevelopment will manifest in physical form Cranbrook's vision of being one of the World's great schools to support future focused learning and the pursuit of excellence of its students in a supportive and nurturing environment.

As described in this document the proposed Hordern Oval Precinct Redevelopment will respond positively to its physical, social and environmental context to deliver excellent learning environments in accordance with the seven design quality principles outlined in Schedule 4 of the Education SEPP.





1 Background

In this section we explore the background and history of Cranbrook and the schools vision for the future.

Background

1.1 Cranbrook’s Unique Site and Historical Context

Cranbrook’s Bellevue Hill campus, on the shores of Sydney Harbour, is a culturally and historically significant Australian site with strong ties to the early governorship of the colony of New South Wales. The land upon which Cranbrook sits was originally granted to Captain Piper and is one of the first of the leases from the Cooper Estate and initially encompassed some forty acres (16 ha.) On the southern side of New South Head Road. It was acquired in 1856 by Robert Tooth, of the well-known Sydney Tooth’s Brewery family with the home (and subsequently the School) being named “Cranbrook” after a village in Kent, England from where the Tooth Family originated.

Cranbrook house was built in 1859 and had several expansions and renovations, some undertaken by the notable Australian colonial architect J. Horbury Hunt, who lived in a cottage in the grounds of Cranbrook. The house and land was owned by a number of important members of Sydney society including James White, a pastoralist and member of the Upper House of the NSW Government.

Between 1901 and 1917 the house and its land were used as the new Government House of New South Wales. In 1917 the NSW Government put Cranbrook up for auction. It was purchased by Sir Samuel Hordern on behalf of a group of men from the Church of England who had decided to utilise it as a School. In July 1918 Cranbrook School was officially opened.

Cranbrook School was established through the generous benefaction of a small number of prominent individuals who were parishioners at St. Mark’s Anglican Church, Darling Point. The leading member of the group of Founders, and main benefactor, was Sir Samuel Hordern (after which the School’s main oval is named). The School’s Founders desired to create the leading Church of England (Anglican) School for boys in the Eastern Suburbs, and were successful in purchasing the land upon which Cranbrook’s Bellevue Hill campus remains today.



01 1909-1913 Victoria Road gates
02 1933 TC Dec aerial photo
03 Cranbrook House Portico
04 Cranbrook House
05 John Saunders Pavilion

Background

1.2 The Site’s Heritage and Social Importance

Due to the site’s national significance, Cranbrook House and various elements within the School were listed on the Australian National Heritage List, which was closed in 2007 and is no longer a statutory list. Its listing noted that Cranbrook is: An important building both historically and architecturally that fortunately retains its restrained Classical appearance despite many later additions. Magnificent grounds once covered 100 acres, much of which still exists and is used for Cranbrook School.

Clearly Cranbrook House itself is the centrepiece and is of great historical importance in the history of NSW. The School’s campus contains a number of other significant and beautiful heritage items, including other heritage buildings, mainly in the Heritage Precinct and gates and significant trees within the campus and oval.

The Hordern Oval precinct has deep social importance and emotional value within the psyche of Cranbrook. It is viewed by many within Cranbrook’s wider community and by its stakeholders as an

exceptionally distinctive, special, and iconic place. The Horbury Hunt rotunda, which is an important architectural element within the Hordern Oval precinct, was separately listed on the Australian National Heritage List.

Since the school was established in 1918 it has been a significant part of the local community, providing the best possible education for the boys entrusted to its care for 100 years. The name Cranbrook has become synonymous with an expectation that each boy is acknowledged as an individual and given the opportunity to develop his personal strengths and talents in an environment which is both supportive and nurturing. By fostering these ideals, by providing leadership in education and teaching, and by serving the broader community, on completing their education Cranbrook boys leave with the knowledge, skills and confidence to realise their full potential.



01 1945 Preparatory School boys on parapet steps
02 ca1961 gardening
03 1948 Group of 3 boys in hats
04 1962 rotunda and boys
05 1937 Athletics Under 16 high jump TC Dec



Background

1.3 The School’s Vision for the Campus

The School’s vision is to be a world-class School which encourages and enables all students to explore, enjoy and fulfil their potential.

The School motto Esse Quam Videri means ‘to be rather than to seem to be’ and this resonates through all aspect of School life. Culturally, the School values authenticity and integrity in all that it does; it generally errs on the side of being understated rather than brash and ‘flashy’; greatly preferring substance over superficiality and generally seeking to avoid ‘idle boasting’ (as explicitly exhorted in the School’s prayer).

The School’s aim is to nurture and develop the whole individual within a strong academic framework, and to prepare its students to voyage out beyond the comfortable, with courage and confidence. The School values critical thinking and strives to build self-belief for all students.

The future development of Cranbrook’s Bellevue Hill campus should be considered at various levels:

- 1. The quality of the environment in terms of health and well-being of the staff and student body;
- 2. The quality of landscape and how the built fabric can draw inspiration from, and be sympathetic to it, so that the experience of living and working in the School can be positive, aspirational and uplifting;
- 3. The real ambition to be a responsible citizen and limit energy, water and resources consumption;

In each of these areas the School is looking to the Hordern Precinct Redevelopment to positively contribute to these environmental considerations and elevate standards at every opportunity.

The ultimate outcome is to create a unique campus of beautiful spaces and buildings with a unifying architectural aesthetic that is harmonious and consistent with the School’s highly valued legacy.

Background

1.4 Design Competition

In late 2016 the Cranbrook School Building and Development Committee issued an expression of interest to thirteen prominent Australian architectural practices. After an assessment process the final four selected from the long list to participate in the design completion were the practices of Architectus, BVN, FJMT and Tonkin Zulaikha Greer. These four practices provided detailed submissions and presented to the School 25th March 2017. Architectus was ultimately selected as the successful architectural practice on the 3rd April 2017 by the School's Building and Development Committee.

Principal Objectives of the Project

The new development is intended to achieve the following objectives:

- Optimise the use of the site's potential for useable outdoor and indoor space;
- Develop new buildings which will be durable and avoid the excesses of fashion;
- Incorporate the best principles of contemporary educational design;
- Provide flexible spaces that will readily adapt to changing educational needs;
- Be cost effective in construction and ongoing use acknowledging that the School is the owner of the buildings and so cost benefit should be assessed in the long term;
- Achieve high levels of amenity with good natural light, limited glare, external views and effective natural ventilation;
- Use of high quality materials and design subject to meeting cost parameters;
- Ensure the ground plane is inviting, pedestrian friendly and sufficient for school play and breakout areas;
- Sensitively address the key heritage items on the site to ensure a complimentary and positive relationship between new and old;
- Maximise solar access to outdoor space and building floorplates;
- Minimise the impact on pedestrians of entry and exit points for both public and private transport;
- Improve the amenity of the School's neighbours;
- Enhance the address points, gateways and entry statements to the campus;
- Ensure ease of access for all vehicles accessing the site.
- Reduce or avoid interaction between pedestrians and vehicles;
- Consider through-site links noting that the campus needs to also be a secure zone;
- Examine the opportunities for incorporating building plant within areas of the building that mitigate impact on occupiable floor space, views and the aesthetics of the design; and
- Provide optimum environmentally sustainable design initiatives.

Background

1.5 Architectus Design Competition Process

During the competition Architectus carried out a rigorous design process which combined clear strategic design thinking and a collaborative approach to problem solving. Our focus was to thoroughly understand the clients’ needs, apply our research, experience and technology to develop a solution that was functional and elegant.

The project team was aided by excellent design reviews which were enhanced by the input of our internal network of education, aquatic centre and technical specialists to ensure the design was responsive to its global, regional and immediate locality and respectful of the landscape, climate, history, culture and community that defines Cranbrook School.

The design response hoped to achieve a sensitive response to the massing and elevational treatment of the development and reduce the bulk and scale of the reference design and create interest to all internal spaces. Public space and landscape were to be integrated into the design to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.

In response to context and school culture; the materials and detailing was to conserve, respect and respond to existing heritage and streetscape whilst taking into account sustainability, energy consumption, water and waste efficiency with an aim of achieving a performance standard commensurate with best practice ratings for benchmark School facilities and improve to construction methodology including issues such as cost, buildability and staging.



The Architectus submission was supported by specialist in-house education expertise, continuous design research in the education sector, intimate knowledge of the proposed site and through our innovation in the pursuit of design excellence.

