

Design Response

2.3.2 Pedestrian Access

The Schools main entry point is off Victoria Road through the Heritage gates which provides access to the top of the School's site.

The site topography falls steeply from Victoria Road on the east with Rose Bay Avenue and on the West down to New South Head Road which sweeps round the campus with connection to Rose Bay Avenue creating the island site. There are multiple pedestrian access points on Rose Bay avenue and New South Head Road which provide pathways for pupils and teachers into the heart of the campus.

LEGEND

site boundary

water

open space

roads

significant road

pedestrian pathways

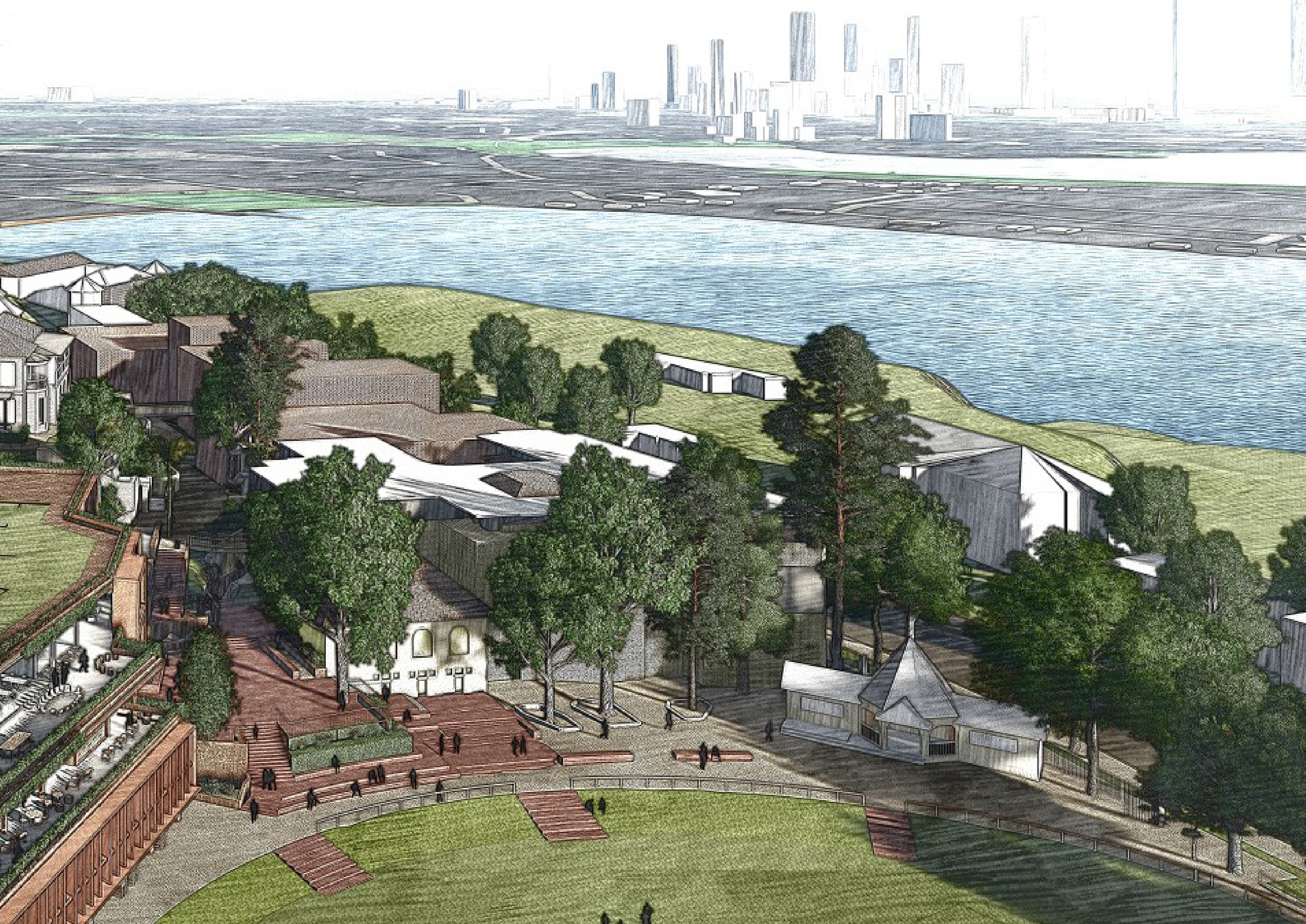
main entry

pedestrian entry point

field maintenance access







Design Response

2.3.3 Existing Campus Built Form

The School campus presents multiple access points to the surrounding roads of Victoria Road, Rose Bay Avenue and New South Head Road. The existing buildings on the site are diverse, spanning over a century of architectural design and aesthetic influence. The buildings are set within a topography that is steeply sloping in many places, exhibiting over twenty metres of height difference from the main point of entry at Victoria Road to lower level of Hordern Oval and gates at New South Head Road.

There are multiple buildings with local heritage significance that occupy the “Heritage Precinct” at approximately RL 35. These buildings are predominantly constructed in heavy masonry with a range of materials from exposed sandstone to rendered brick. “Teaching Street” and the ‘Academic Precinct’ are located approximately 7m lower than the “Heritage Precinct” and are characterised by post-war and Brutalist era buildings of brick and exposed concrete. The Horbury Hunt Pavilion is a fine timber building of heritage significance and is located at the New South Head Road gates adjacent to and over-looking Hordern Oval.

LEGEND

- site boundary
- soft landscaped areas
- roads
- built form
- moderate state / local heritage significant building
- high state / local heritage significant building



Design Response

2.3.4 Existing Campus Access

The main Vehicular driveway access is through the main gates at Victoria Road. Teachers, residents and various deliveries currently use this. The existing driveway in the Heritage Precinct includes vehicle parking.

School Drop off zone is currently on Rose Bay Avenue creating unwanted congestion in the mornings and afternoons at drop off. Parking and Traffic Consultants has undertaken extensive reviews of the volume of drop offs and pick ups and including flows of traffic and has made recommendations in its Traffic Report.

Maintenance access to Hordern Oval is predominantly off Rose Bay Avenue and there are multiple pedestrian access points on Rose Bay Avenue and New South Head Road which all have a direct connection to 'teaching street' which is one of the main paths of travel within the campus.

LEGEND

site boundary

soft landscaped areas

roads

built form

driveway

carpark adjacent road

designated drop-off zone

main entry

vehicular entry point

service vehicle access

pedestrian access

pedestrian circulation network



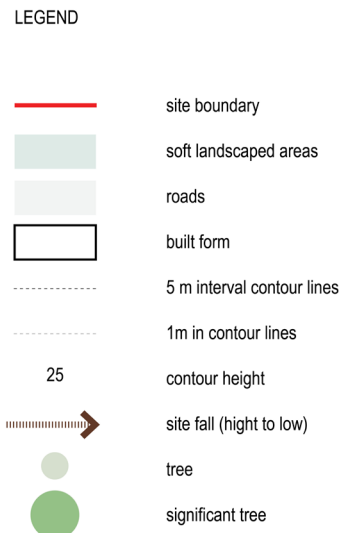
Design Response

2.3.5 Existing Campus Topography

The topography across the site exhibits large level differences, characterising the campus experience as a series of benched platforms and terraces upon which the School's buildings are founded, with significant retaining walls and stairs connecting each level.

Given the steeply sloping topography that traverses more than twenty metres of elevation, vehicles are limited to accessing the upper most areas of the campus where a level surface in the form of the Main Drive connects Victoria Road with Rose Bay Avenue.

In areas of deep soil located between the School's existing buildings are a number of significant trees including a Chilean wine palm, Norfolk Island Pines and a Port Jackson Fig. These are documented in the arborist's report and the School's Conservation Management report. The level surface of Hordern Oval is acknowledged as one of the great playing fields of Sydney and highly valued for its visual and functional amenity as an area for sport and recreational activities.



Design Response

2.3.6 Environmental Conditions

The site's topography is ideally suited to protect from Southern Weather Systems and is ideally orientated and elevated to take advantage of summer cool breezes from the Harbour.

The School has great access to solar penetration to the majority of built form and any new buildings should be able to take advantage of adventitious passive solar design principles however solar control should be carefully considered in the architectural language to control the summer sun.

LEGEND

- site boundary
- soft landscaped areas
- roads
- built form
- 5 m interval contour lines
- 1m in contour lines
- 25 contour height
- tree
- sun path
- wind
- noise



Design Response

2.4 Urban Design Strategy

The proposed development seeks to enhance the natural, historic and cultural significance of the campus’s urban design with contemporary architectural and landscape solutions that are harmonious in character to the existing context and which provide a diverse range of new accommodation much needed by the School to address current pedagogical and functional requirements.

The new development seeks to engage positively with the existing built form of the campus and its neighbouring community by being sympathetic in scale, character and materiality. The proposed built form of the new development complements existing buildings on the site by nestling into the existing topography and landscape whilst creating new connections to the existing pedestrian pathways and benched levels already established on the campus.

The proposed Centenary Building replaces the existing bulky War Memorial Hall and Mansfield Building with an architectural solution that addresses the sloping topography of the site by way of a series of terraced levels that step down with the sloping landform. The new building has a turfed roof surface which will engage the building with its landscape and establish a formal lawn space to the historic Cranbrook House.

The proposed Chapel is purposefully located within the Heritage Precinct on the newly established Centenary lawn. Its low scale and modest volume generates a contained space with exceptional views out over the campus and towards the Harbour.

Through rigorous testing of the height, density, bulk and scale, setbacks and landscaping of the proposal in relation to the neighbouring buildings, streetscape and existing topography the impact of the proposed Centenary Building and Chapel when viewed from beyond the campus is minimal.

A new sandstone gate for pedestrian access at Rose Bay Avenue will provide much needed separation of pedestrians from vehicles and establishes equitable access from street level to upper most level of the proposed development. From here a vertical transport spine connects every level of the Centenary Building and provides equitable access that is currently absent in this part of the campus.

The proposed Aquatic and Fitness Centre at the north of the site addresses the public domain with an open space and landscaped area which will symbolically and physically reconnect the School to the public realm. The proposed façade offers a welcoming gesture to the community, transforming this elevation of the School from its current disconnected condition.

Both the proposed Centenary Building and Aquatic Fitness Centre address design quality with specific consideration to the use of high quality materials such as sandstone and copper whilst carefully integrating new landscaping and planting, turfed roofs and environmental design principles to strive for design excellence in its urban design outcome.



01 Aerial view from north
02 Aquatic Centre from New South Head Road

