

Design Response



Existing Boundary



View to Centenary building from Rose Bay Avenue

# Design Response

## 2.8 Views

The geographical location of the campus affords elevated and glorious views to Sydney Harbour to the north east and west including the Harbour Bridge, the CBD and out to Sydney Heads. The new development will reinstate a lawn in front of Cranbrook House and Perkins House, which extends an area of elevated ground to take advantage of the spectacular view out of the site.

The reinstated 'Heritage Lawn' not only provides an amazing viewing platform which offers views out over the Harbour but contains the carefully positioned chapel to take advantage of the remarkable views. The integrated landscaping elements on this level are minimalistic and modest, with low level planting to the building edges and glass balustrades to ensure views are maximised.

The design also proposes to reinstate view corridors back towards the campus and its heritage buildings. The redevelopment of The Oval proposes the removal of the wooden fence and replanting of trees to new deep soil zones to clear the view corridors and open the campus views to the community.



Location Plan

# Design Response

## 2.9 Heritage Strategy

The School is listed as a local heritage item under the Woollahra LEP 2014 and a detailed Heritage Impact Statement (HIS) has been undertaken to assess the impact of the new development in accordance with the NSW Heritage Branch guideline ‘Assessing Heritage Significance’.

The campus has clearly defined precincts which the new development carefully responds to and enhances:

### Heritage Precinct

Located in the south west of the site and accessed from the main gates on Victoria Road, the Heritage Precinct is the historic centre of the site and contains buildings and landscape elements which are highly significant to the social and historical context of the site.

To construct the new Centenary Building the proposal is to demolish the underutilised Mansfield Building and War Memorial Hall. The Conservation Management Plan (CMP) has assessed the War Memorial Hall and Mansfield Building as post-war buildings which have been modified and of moderate significance. The Urbis Demolition Report accompanying the SSDA supports the demolition of these buildings to allow for the new education facility.

Despite increasing the teaching floor space from that currently available in the Mansfield and War Memorial buildings, the new Centenary Building has been carefully considered with the existing topography, minimising the visual impact and reducing the dominance of building scale. Through a series of stepped terraces with varying architectural form and integrated landscaping to soften the architecture the building knits into the existing conditions of the site.

The Chapel is the only proposed building which has a dialogue with the Heritage buildings on this level in the Heritage Precinct. The tangible relationship of

The Chapel and the existing heritage buildings has been delicately managed with The Chapel being set back from the heritage buildings and the boundaries to appear as a pavilion building on the newly created lawn. The form of The Chapel has direct discourse with the pitched roofs of the existing heritage buildings, reimagined in a contemporary fashion.

### Academic Precinct

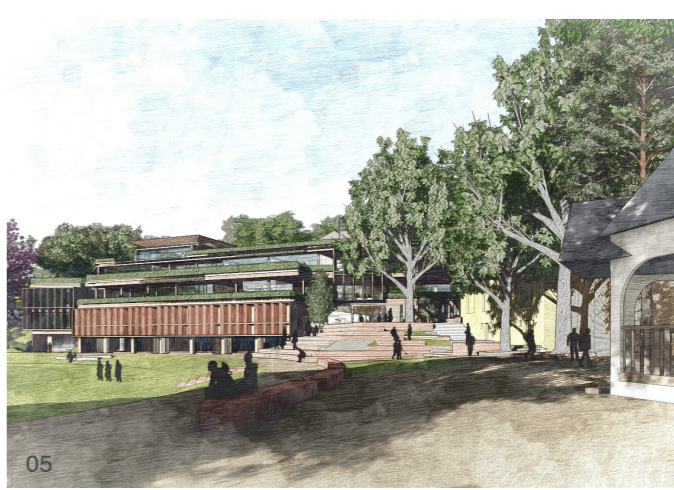
The Academic Precinct generally fronts New South Head Road and is several meters lower than the Heritage Precinct due to natural topography of the site. It connects a series of contemporary buildings with limited significance through a pedestrian route called ‘Teaching Street’ which has a high social significance on the campus.

The proposed development will have no impact on the built form of the Academic Precinct and aims to reinforce connectivity throughout the campus by integrating the Centenary Building into the existing levels of Teaching Street and by providing equitable access through the building at a higher level of the site all the way down to The Oval level.

### Oval Precinct

The Oval Precinct to the North of the Site is bound by Rose Bay Avenue and New South Head Road and contains a number of historical items and significant buildings such as the Horbury Hunt Rotunda, the Hordern Oval Gates, the McPherson Gates and the Justin McDonald Grandstand.

The new development, whilst disruptive during construction presents no negative impact to the overall significance of The Oval and actually aims to enhance The Oval with a new maintenance facility which will amalgamate and combine the current scattering of sheds into one architecturally designed facility to improve the aesthetic qualities whilst improving the pedestrian access routes.



- 01 Aerial View of Camila Court
- 02 View of Chapel and Perkins building
- 03 Internal view of Chapel
- 04 Aerial view of Centenary Lawn
- 05 View to Centenary building from Rotunda





Design Response

2.10 Significant Vegetation

Cranbrook School engaged an arborist to better understand the arboricultural implications associated with the Hordern Oval Precinct redevelopment and to ensure the design enhanced the on-site amenity, contributed to the streetscape and mitigated any negative impacts on neighbouring sites.

The School has identified a protection plan for the trees on site and a tree replanting strategy to ensure that any trees which are removed, for various reasons, are replenished to protect the special visual qualities and natural environment of the campus.

The subject site is identified as heritage item I44, Cranbrook School, as listed under Schedule 5 of the Woollahra Local Environment Plan (LEP) 2014. The listing mentions the following trees:

- Two Hoop Pines;
- Three Norfolk Island Pines;
- A Kauri Pine;
- A Black Booyong;
- A Port Jackson Fig; and
- A Chilean Wine Palm.

The arborist report identifies that there are four (4) historically significant trees documented within this portion of the school grounds and that one of these has entered a cycle of decline and is being recommended for removal irrespective of this development. The remaining historically significant Norfolk Island Pines and Kauri Pine have been documented as essential for retention and will be preserved.

There are 3 trees located adjacent to the proposed excavation that will require ongoing arboricultural monitoring to ensure their retention. These include the Phoenix palm, the historically significant Bunya Pine documented and the mature Black Bear.



Design Response

2.11 Traffic and Parking

The School aspires to reduce the impact of traffic generation and parking on surrounding streets and residents created by school operations including pupil drop off and pick up. The design has sought to address this issue by proposing a new on-site carpark and a new pick up and drop off accessway within the existing campus. This initiative has received positive support from the local Council and is further explained in the Parking and Traffic Assessment prepared by Parking and Traffic consultants (PTC).

The site currently provides parking for 29 vehicles within the main driveway at the main school entrance which are allocated to senior staff members and employees. On street parking, including the time restricted drop off / pick up zone in Rose Bay Avenue is also used by staff and students.

The proposal will provide an additional 126 basement car parks and reduce the parking in the Heritage Precinct. The Heritage Precinct will be a 10 k/hr speed limit and designated as a 'shared zone' for use by vehicles and pedestrians. This area is to be accessed via the main school entrance off Victoria Road and the exit is via a driveway onto Rose Bay Avenue. There are also four maintenance vehicle access points to the school, two off New South Head Road and one off both Victoria Road and Rose Bay Avenue.

The development proposes two designated on street loading bays due to the site limitations, topography and the heritage implications of taking services vehicles on to the campus. The proposed loading zones are located on Rose Bay Avenue to facilitate loading into the new Centenary Building and the Aquatic and Fitness Centre.



On Site Parking and Site Access

## Design Response

### 2.12 Crime Prevention

The design contemplates the importance of safety of students and is cognisant of the principles of crime prevention through environmental design and has been assessed against the principles of CPTED to identify and quantify crime risks. The Hordern Precinct Development incorporates Safer by Design principles to ensure the risk of crime is minimised, and perceptions of safety are enhanced.

The development is designed to ensure it includes consideration of:

- Territorial re-inforcement
- Surveillance
- Access control
- Space and activity management

The school is an island site and generally the boundary is protected by fencing and surveillance at entry and exit points. The main access point to the school will remain as the gates on 5 Victoria Road which will have CCTV cameras for surveillance and clearly delineate the public from private domain to discourage access by non school staff, students and parents.

The orientation of the new buildings allow natural surveillance on each level with the planning limiting 'dead end spaces' or blind spots which minimises the risk of crime and maximises the opportunities for passers-by and users to observe what happens in an area. Areas which the school deem as higher risk locations will also have surveillance from CCTV camera which should link directly into the existing security system.

The school is very well maintained with full time staff looking after the landscaped areas, the built form and the general upkeep of the site which reinforces the requirement of respect for the territory by others. The new development shall increase the amount of new lawn, paving and landscaping which will further reinforce the pride in which the campus is held. Way finding signage will be introduced with the new development to ensure the campus is understood and avoids people loitering in unintended places.

The full-time maintenance staff ensure that the school is appropriately utilised and cared for. Activities or events are fully coordinated with a specific management plan for the way different types of activities are carried out.



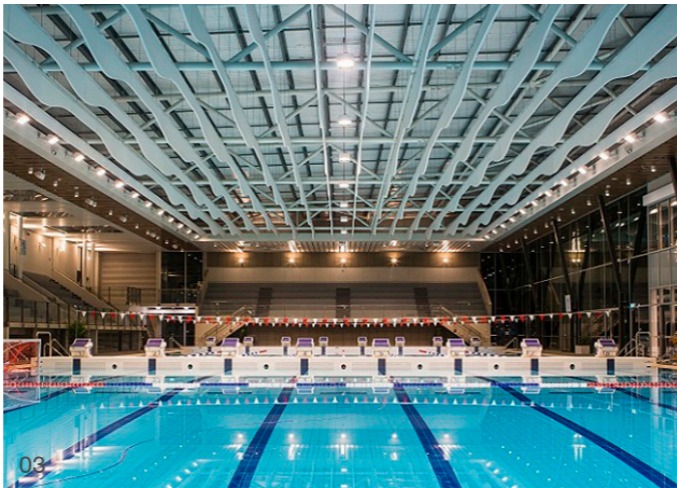
Design Response

2.13 Benchmark Schools

It was important that the proposed development was benchmarked against local and international schools of similar standing to Cranbrook. Architectus arranged a series of benchmark tours to local schools which the design team and the client undertook to understand the quality of similar schools and foster agreement from the school and community on the preferred pedagogical approach and brief.

The benchmark process ensured the brief for the Hordern Precinct Development was robustly tested, taken apart and re assessed to develop a clear set of values and design objectives which learn from the example of other school models.

Architectus produced a benchmarking report which was issued to the client and used to inform the design of the school's facilities. This document facilitated the evolving requirements of the theatrical stage requirements and helped refine the requirements of the Aquatic and Fitness Centre based on the learnings gained on the site visits.



- 01 Star of the Sea Performing Arts Centre by Architectus
- 02 Sydney Church of England Grammar School
- 03 Pymble Ladies College Aquatic Centre
- 04 Pymble Ladies College Theatre
- 05 The Gipson Commons by Architectus
- 06 Knox Grammar School Assembly Hall
- 07 Knox Grammar School Assembly Hall

