ALLEANZA
ARCHITECTURE

ROSEBANK COLLEGE, FIVE DOCK

NEW GLA BUILDING & ROOF TOP RECREATIONAL FACILITY

PROJECT 8

ARCHITECTURAL DESIGN STATEMENT

ISSUE A: MAY 2020 (DA)

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1.0 Design Statement

1.1 Introduction

Rosebank College is centrally located at Five Dock in the inner west of Sydney, approximately 15 minutes from the CBD of Sydney. It is a Good Samaritan, Catholic co-educational school committed to the successful integration of e-learning and innovative pedagogy across the Curriculum for Years 7 to 12.

The new facility will consist of a lower level carpark, 12 new General Learning Areas (GLA's) and associated facilities over two levels, rooftop recreational facilities above part of the building and associated Landscape works.

EXISTING SITE CONTEXT

View Parramatta Road

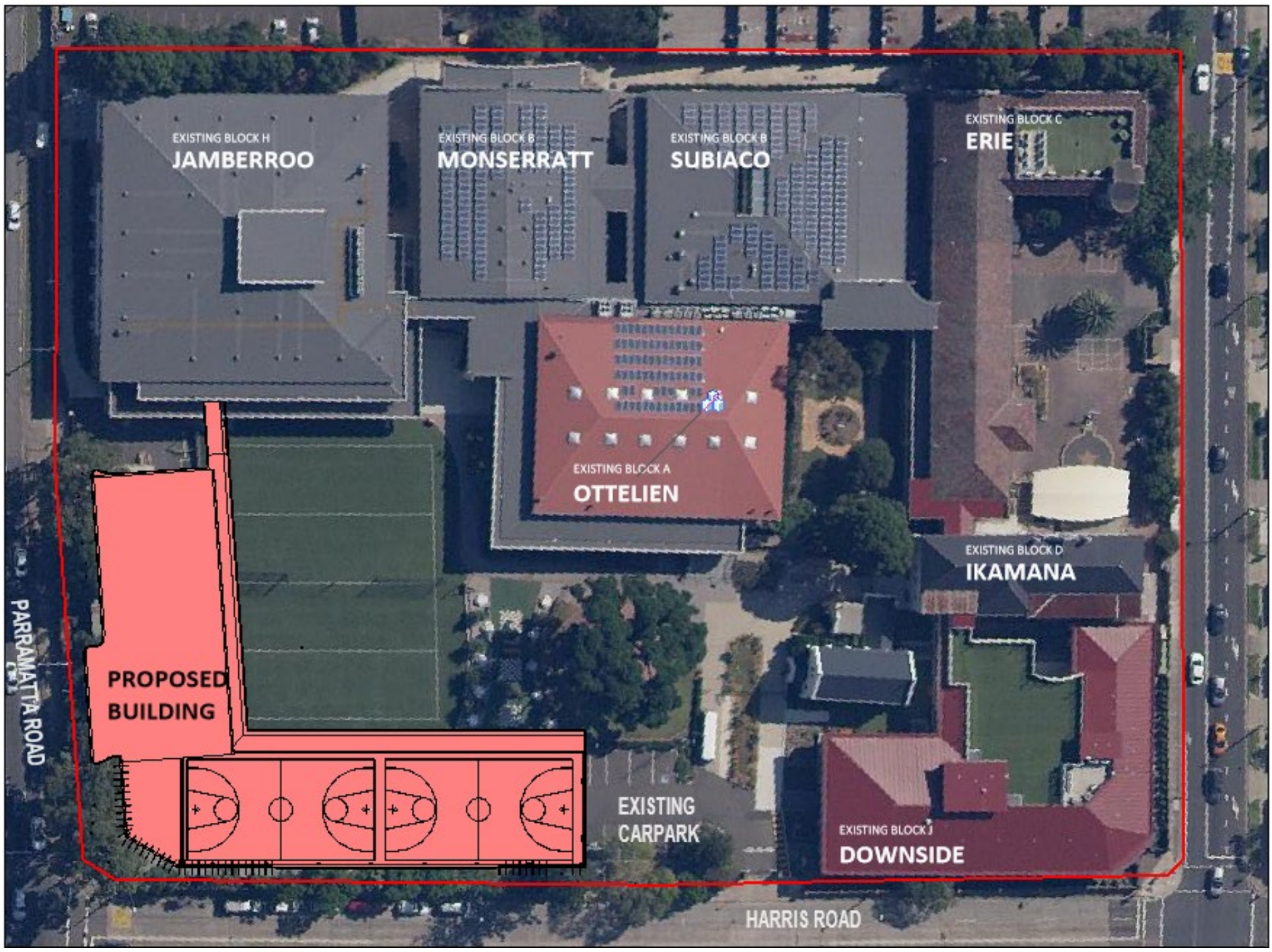
View Corner of Harris St & Paramatta Rd

View up Harris Road

1.2 Site Planning

The proposed new building, referred to as Project 8, is located on remnant land in the South Eastern Corner of the school site fronting Parramatta Road and Harris Road. The new facility replaces temporary demountable classroom and is constructed above the section of the existing Carpark.

The new building provides a new school pedestrian entry from the Paramatta Road and Harris Road interface and gives a vibrant presence to Paramatta Road, activating this remaining section of the site.



Site plan

2.0 SEPP (Educational Establishments and Child Care Facilities) 2017

In accordance with the SEPP (*Educational Establishments & Child Care Facilities 2017 NSW),* Schedule 4 – Design Quality Principles, the following is our response:

2.1 Principle 1 – Context, Built Form and Landscape

> *Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.*
>
> *Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.*
>
> *School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.*

The proposed new building is situated on the prominent South East corner of the site and is nestled in behind the existing 1940's brick wall and the large Gum trees that face Paramatta Road.

The development of Rosebank College over its history has seen an evolution of different architectural styles. The proposed building has been designed to be a contemporary manifestation of schools' architecture.

The contemporary building has been designed to contrast and enhance the existing buildings on the site. The external cladding colour has been selected to tie in with the existing colour that is throughout the existing buildings. Brick has been used on the base to also blend with and complement the existing architecture.

A glazed foyer located on the corner of Paramatta Road and Harris Road has been designed to activate this corner of the site and provide visual interest to the streetscape.

The façade along Paramatta Road has been designed in a contemporary manner contrasting with existing elevation on the adjacent building, providing a change in the rhythm of the elevations along the Paramatta Road frontage.

Existing site context

Existing site context

Proposed view from up Paramatta Road

Proposed view from down Harris Road

2.2 Principle 2 – Sustainable, Efficient and Durable

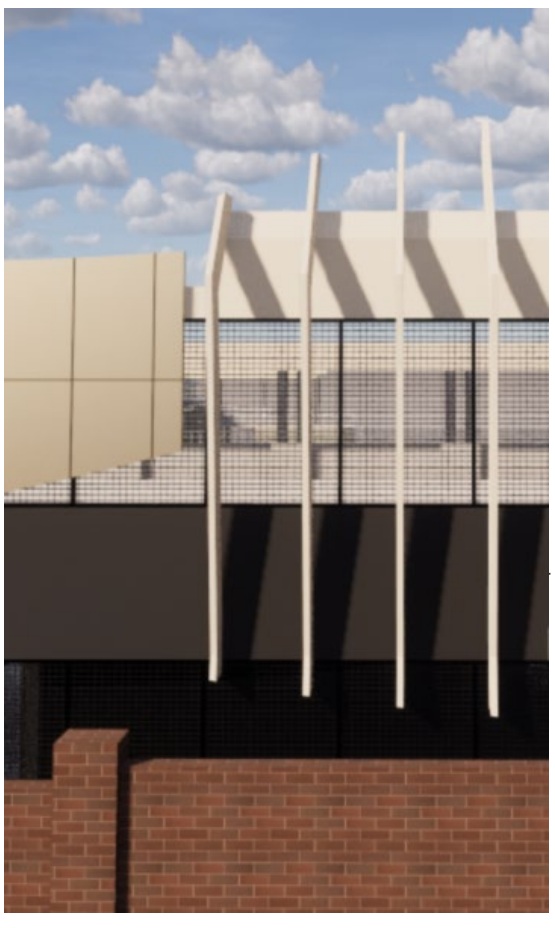
Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.

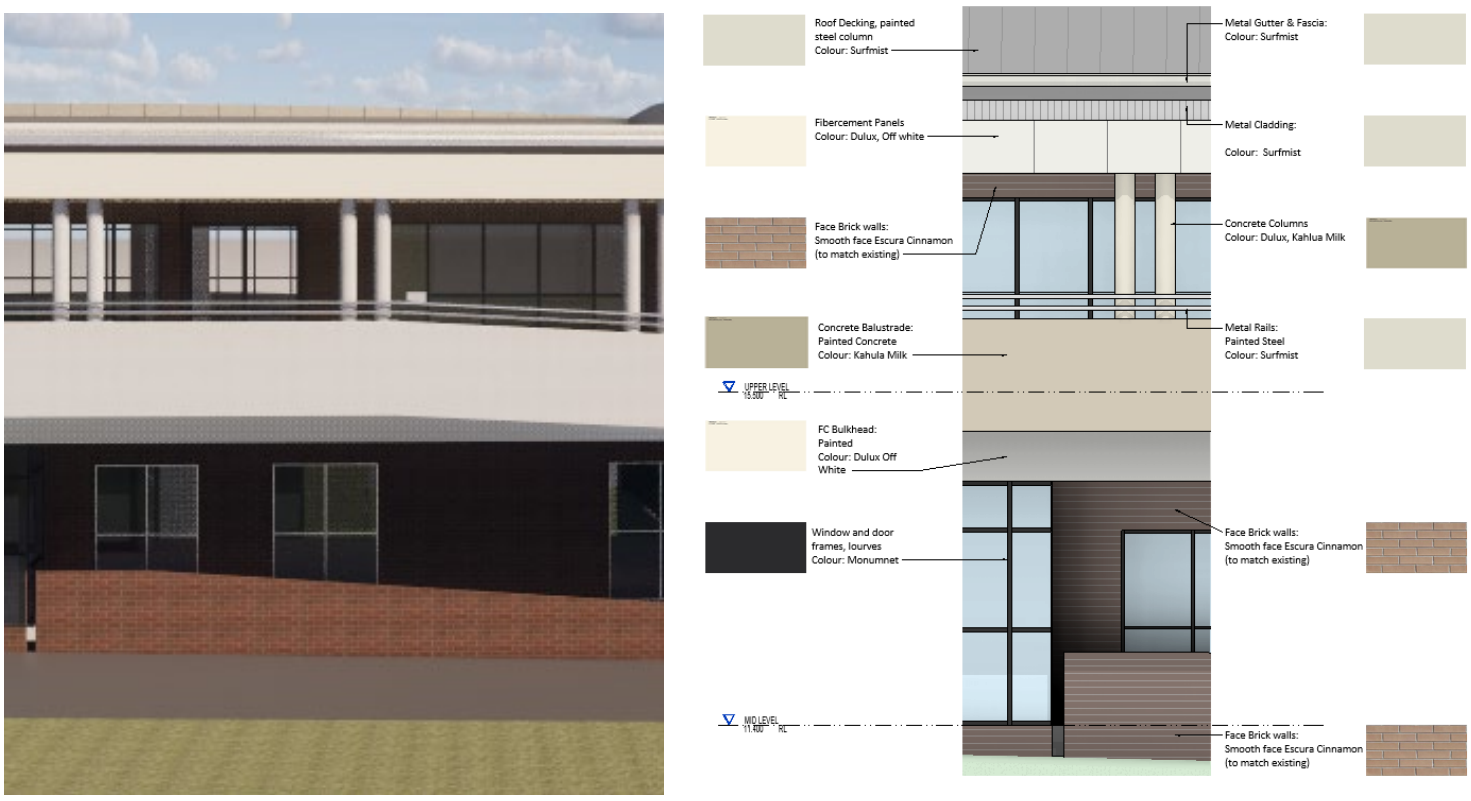
Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.

The proposed new building has been designed to address the operation of the school giving consideration to durability, maintenance and longevity of materials, efficiency of movement throughout the school and the performance of the spaces with regard to environmental controls and operation. Robust and hard-wearing materials have been selected. The project has been through a cost analysis process, which has fine-tuned material efficiencies.

Face brick forms a hard-wearing, maintenance-free base at ground level with coloured panel cladding above. Materials and construction techniques are largely selected for their efficiency, longevity, environmental performance and aesthetics. The scale of the proposed building is appropriately suited to the existing buildings.

The buildings have been designed to respond to the local climate and the use of passive design principles.





2.3 Principle 3 – Accessible and Inclusive

School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.

Note. *Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.*

Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.

The proposed new building is located on the corner of Paramatta Road and Harris Road. The design of the building has been intended to emphasise this corner, inviting people into the school and its grounds. The entrance to the building is at street level and flows through to the Green beyond which is at the same level allowing for ease of access through the foyer to the school.

Lift access has been provided, connecting the basement carpark and the two-storey building. A clear access path of travel has been provided from the new foyer of the building to the school's administration building. The proposed car park provides two accessible car spaces, one being located to the existing administration building and the other adjacent to the lift in the basement car park.

The proposed building provided covered walkways and links to all the existing buildings and facilities.

2.4 Principle 4 – Health and Safety

Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.

The proposed building is located within the existing site at Rosebank College in a fully secure environment. The new facility is situated behind an existing brick wall. This wall provides the safety and security to the college and the new facility.

Internally clear sightlines allow for maximum surveillance. Covered links between buildings provide shade and weather protection for staff and students.

The new corner entry will provide safe access to the school eliminating the need for students to walk along Paramatta Road and Harris Road footpaths.

Crime prevention through environmental design (CPTED)

Crime Prevention Through Environmental Design as outlined in the NSW Police guidelines is governed by four principles as follows:

Territorial Re-enforcement

The existing perimeter brick fence provides the existing security to the site, with lockable gates to control access. The new pedestrian access from the corner of Paramatta road and Harris Road will be situated behind a new perimeter gate, with lockable gates to control access.

Surveillance

As a school building, a key consideration is the supervision of students and passive surveillance to ensure safety and security of users. The building spaces have been designed with high transparency to allow students and staff to look into and through spaces. Visual obstructions are minimised, and paths of travel made obvious and clear. After hours surveillance will be enhanced by the installation of a CCTV monitoring system.

Access Control

Existing perimeter fencing and lockable gates currently control the access points to the site. After-hours access is from the secure basement carpark up the lift to the afterhours area on the upper floor.

The site fencing and building design allows the for separation of users and maintains contained/controlled access points access. Visitors to the site during school hours will only have access to the existing main entrance.

Space/Activity Management

During school hours, staff patrol and passive surveillance adequately supervise the site access points and student access areas. CCTV provides localised vision after-hours to key site access areas and any potential surveillance weak spots.

2.5 Principle 5 – Amenity

Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.

Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.

Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.

The proposed building has been designed so that the façade along Paramatta Road, whilst providing a visual impression to the street elevation, also results in acoustic separation for the building's occupants. The new building is opened internally to the school's outdoor Green. Large shaded glazed areas to this Northern elevation provide abundant daylight allowing passive surveillance of external spaces, whilst minimising glare to Learning spaces.

The roof top recreational area maximising spatial efficiency on the site.

2.6 Principle 6 – Whole of Life, Flexible and Adaptive

School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.

The proposed building has been masterplanned to replace the current temporary demountable classrooms. This building is providing a permanent and more desirable solution to the existing demountable classrooms.

The structure has been designed with maximum spans to allow for future adaption if required. The façade has predominant use of light weight cladding for maximum material and structural efficiency.

The material selections are generally factory-finished, hard-wearing and easy to clean.

2.7 Principle 7 – Aesthetics

School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.

The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.

The design language of the existing school has developed over the 153 years the school has been on the site. The heritage buildings and landscaping have been preserved and enhanced through the different architectural styles that have been incorporated on the site. The school has been developed around central open space with the elevations facing the space being modern interpretations of architecture in the Benedictine tradition which is the foundation of the Good Samaritan Schools.

The presentation of school buildings to the three street frontages generally reflect architectural styles of the time. The proposed new building has been designed to further enhance the existing buildings and complement its surrounding environment. The street frontages of the proposed building are a contemporary manifestation reflecting its construction at this current time.

The proposed new building is situated on the prominent South East corner of the site and is nestled in behind the existing 1940's brick wall and the large Gum trees that face Paramatta Road.

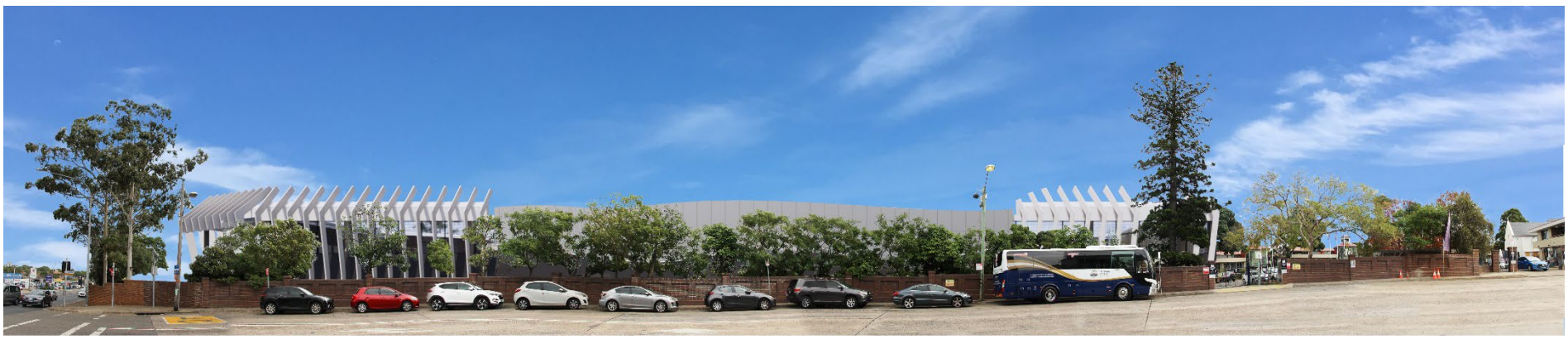
The glazed foyer located on the corner of Paramatta Road and Harris Road has been designed to activate this corner of the site and provide visual interest to the street scape.

The building has been designed and positioned to be appropriate in scale with its adjacent buildings.

The aesthetics are modern in character, with large roof overhangs and window protection appropriate to the driving summer sun and winter rain.

Perspective – Corner Parramatta Road & Harris Street

Elevation – Parramatta Road



Elevation – Harris Road

Yours faithfully,

Phoebe Glanville
Architect
Alleanza Architecture Pty Ltd