



STATEMENT OF HERITAGE IMPACT

MONTGOMERY & McKENZIE REFURBISHMENT
KNOX GRAMMAR SCHOOL - SENIOR CAMPUS
WAHROONGA NSW 2076

JANUARY 2015

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STATEMENT OF HERITAGE IMPACT

FOR PROPOSED REFURBISHMENT OF EXISTING BUILDINGS

MONTGOMERY & MCKENZIE AT KNOX GRAMMAR SCHOOL

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany an application for proposed works to refurbish existing buildings located within the Senior School Campus of Knox Grammar School, Wahroonga. The buildings comprising the Montgomery and McKenzie buildings are late 20th century educational structures located to the east of the original school block within the Senior School, Campus.

The subject site where development is now proposed is located on a lot that forms part of the larger school property. The subject site is not identified as a heritage item in the Ku ring gai Planning Scheme Ordinance or in the Draft Ku ring gai Local Environment Plan 2013.

It is proposed to extend the current aesthetic treatment of other buildings on the Knox campus across the existing buildings to provide visual unity and improve circulation within the school. It is also proposed to construct a new lift and stair tower at the junction of the two buildings to improve vertical communication.

The assessment of potential heritage impact has been undertaken by Robert Staas, Senior Associate Director / Heritage Consultant of NBRS+PARTNERS Architects. Details of the development proposal and works to the heritage building have been prepared by Drew Dickson Architects.

This statement should be read in conjunction with the Statement of Environmental Effects prepared by Don Fox Planning which accompanies the development application.

1.1 Heritage Listings

Ku ring gai Planning Scheme Ordinance

Knox Grammar School is currently not identified in any statutory planning documents as a heritage item, nor is it located within a listed Heritage Conservation Area under the provisions of the Ku ring gai Planning Scheme Ordinance (KPSO)

The school site is located in the wider vicinity of a number of heritage items identified in Schedule 7 Part 2 of the KPSO. These include 1485 Pacific Highway, 2 Borambil Street, 34 Heydon Avenue, 18 & 28 Woodville Avenue and Warrawee Railway Station. With the exception of No. 2 Borambil Street, the majority of these items are physically and visually removed from the context of the proposed works in this development application and there is therefore no significant impact on the 'fabric, setting or views' of any identified heritage items in the vicinity of the proposal.

Draft Ku ring gai Local Environmental Plan 2013

Ku ring gai Council has prepared and adopted a Draft Local Environmental Plan (Draft KLEP 2013) which is currently before the Minister for Planning for review. In that document the Knox Grammar School site is proposed to be located within a Heritage Conservation Area identified in the Plan as 'C2' *The Heydon Avenue Warrawee/ Woodville Avenue Wahroonga Heritage Conservation Area*.

No items on the main school site are identified in the Draft KLEP 2013 as being individual heritage items.

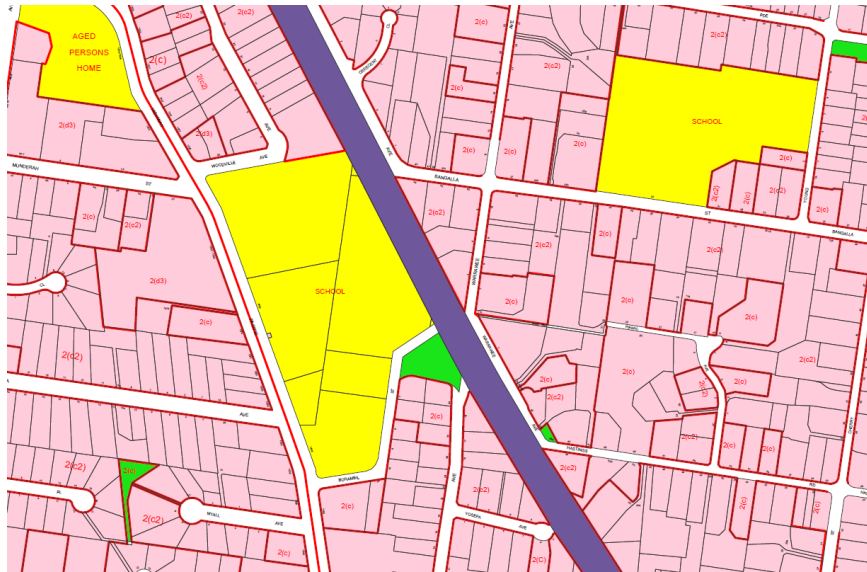


Figure 1 - Extract from KPSO Planning Map showing the site of Knox Grammar School as a defined 'School' use and indicating 6 lots of land forming the Senior School Campus site between the Pacific Highway and the North Shore Railway line north of Borambil Street and south of Woodville Avenue.

The subject site falls within the area shown on the planning map as 'School' and contains no identified heritage items listed in Schedule 7 either as individual items or as components of a Heritage Conservation Areas.

In the Draft KLEP 2013, the subject site does not include any items of Environmental Heritage but is located within a proposed locally significant, Heritage Conservation Area identified as 'C2' Heydon Avenue & Woodville Avenue Heritage Conservation Area. The Statement of Significance for this area adopted by Council is:

"The Heydon Avenue Warrawee / Woodville Avenue Wahroonga heritage Conservation Area is a distinctive residential area of historical and aesthetic significance for its fine Federation and Inter-War period landscapes, including Yosefa Avenue, which contains houses designed by architect Augustus Aley. The area contains a number of heritage items by notable architects including 'Redleaf' and 'Inglewood' both designed by Howard Joseland. Significantly, the area retains its oldest house, 'Reaycroft' at 17 Heydon Avenue, built in the Federation Queen Anne style in 1895 to a design by architects Castleton and Lake for Judge Heydon, after whom Heydon Avenue is named."
(Heritage Data Form, 2013)

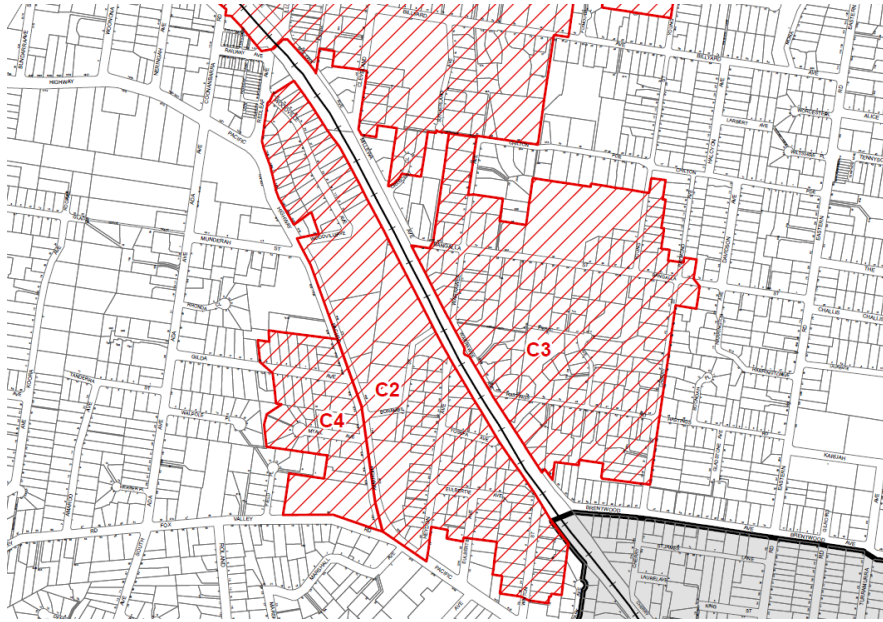


Figure 2 - Extract from Heritage Conservation Area map showing extent of 'C2' Conservation Area which covers the Knox Grammar School site.

The new Local Environmental Plan adopts the standard template set down by the NSW Government and includes at Part 5.10, provisions relating to Environmental Heritage which mirror those in the KPSO.

The subject site is located in the vicinity of the same heritage items and an assessment of potential impact is required. For the same reasons stated above under the KPSO, there is no adverse impact on the fabric, setting or views of any of the listed heritage items in the vicinity.

Draft Ku ring gai Development Control Plan 2013

The Draft Ku ring gai Development Control Plan 2013, has been prepared for release in tandem with the Draft KLEP 2013. The KDCP provides guidelines for development throughout those areas of the Local Government area that are not already controlled by the Local Centres DCP.

Section B Part 20 of the Draft KDCP 2013 is concerned with Heritage issues relating to development in areas outside of the Local Centres. The bulk of provisions within the DCP deal with residential properties and do not provide clear guidance in regard to Institutional contexts such as the Knox Campus. Section of the Draft DCP deals with Non Residential Buildings and Office Buildings within the B2, B4 & B7 Zones. The subject site is proposed to be zoned SP2 and is therefore not covered by these provisions in the Draft DCP.

Non Statutory Heritage Listings

The subject site is not identified as a heritage site by any Non Statutory heritage organisation including the National Trust of Australia (NSW) Inventory or the Royal Australian Institute of Architects (NSW Chapter) Register of Significant Architecture in NSW.

2.0 PHYSICAL DESCRIPTION

The main section of the Knox Grammar Senior Campus extends from Woodville Avenue in the north to Borambil Street where it exits to the Pacific Highway in the south and is bounded on the west by The Pacific Highway and on the East by The North Shore Railway. Buildings extend in an arc around Oval No.1 which is overlooked by the original Main School Building built in an Inter War version of Scottish Baronial architecture of face brickwork with tiled roofs punctuated with copper finials.

The most recent additions to the campus at either end of the site which form the enclosure around the oval have been designed in a more contemporary expression of the traditional style of the original school utilising face brickwork and arcaded walkways articulated by projecting gabled bays.

3.0 THE PROPOSAL

The School has adopted as part of its Master Plan for the site to gradually adapt the fabric of many of the existing nondescript mid to late 20th century buildings to a modified character that unifies the whole campus architecturally and aesthetically. The current application is part of that process linking the newly completed Knox Senior studies academy and entry tower with the main school building by the introduction of new facades to the existing McKenzie Building and Montgomery Building and with the introduction of a circulation node at the junction of those two buildings which will be expressed as a circular tower with a conical copper roof.

The proposal is shown on the drawings prepared by Drew Dickson architects numbered A0001, A0002, A0100, A0101, A0102, A0103, A0104, A0105A, A0106, A02001, A0301, A0401.



Figure 3 - Proposed appearance of new facade works to Montgomery & McKenzie buildings

The works include construction of a new colonnade to the north façade of the Montgomery Building and the cladding of the existing façade of the McKenzie Building together with the construction of a circular brick structure with open arched areas and a conical roof form, containing a lift and stair at the junction of the two existing structures.

The existing Montgomery building is to be linked to the recently completed Knox Senior studies Academy with a low tower expressed as a gabled form with open archways at the base. This form will create a stop end to the new work at its junction with the colonnade and courtyard of the Senior Studies Academy.

The eastern façade of the existing McKenzie building will be reclad with brickwork to link in with the adjoining structures while internally this building will have new mezzanine levels and general refurbishment of the upper floors to create a new library.

The taller form of the new circulation node will act as a focal point in the overall composition of the campus façade when viewed from the oval reflecting other traditional elements of the original design of the school.

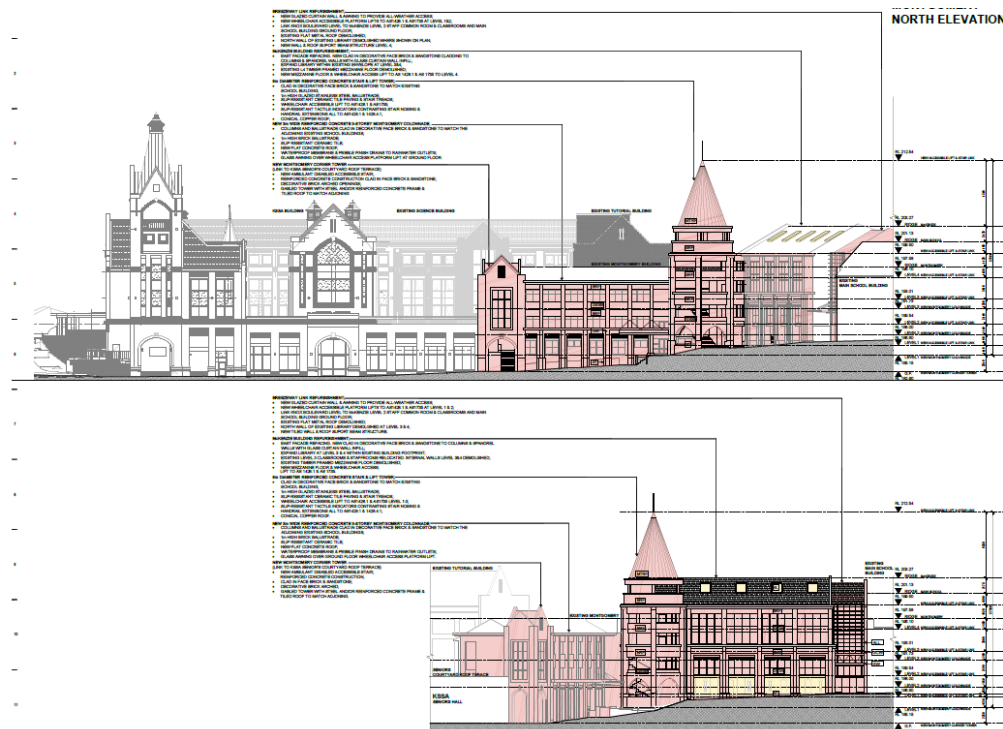


Figure 4 - Elevations showing relationship of new facades with adjoining school development.

4.0 HERITAGE IMPACT ASSESSMENT

4.1 Introduction

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002 and has been adapted as the site currently has no heritage status and contains no heritage items.

The following aspects of the proposal respect or enhance the heritage significance of the draft conservation area for the following reasons:

- Knox Grammar School occupies a substantial portion of the draft conservation area which is identified principally for its residential character. There is a distinct change of character and scale in relation to the structures on the school site as compared with the residential areas at either end of the campus. The current proposal is intended to create a more uniform visual character for those parts of the school that form the backdrop to the central oval and to unify the existing buildings which are currently generally unrelated. This proposal will therefore enhance the general appearance of the school campus when viewed from the north across the oval or from those limited locations in Borambil Street and Warrawee Station where it is visible to the public.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- There are no aspects of the proposal that would result in any adverse impact on the part played by the institutional character and scale of Knox within the draft conservation area. There is no adverse impact on any individually listed heritage item as a result of these proposed changes due to the substantial separation from the items both visually and physically.

The following sympathetic solutions have been considered and discounted for the following reasons:

- The design is the result of a well-considered program of school refurbishment and the rationalisation of facilities and circulation to bring the educational spaces up to current standards. This is considered to be the best and most economical solution that will have no adverse heritage or planning impacts on the surrounding area. Further alternatives are not necessary in these circumstances.

4.2 Minor partial demolition

The proposal involves partial demolition of the existing facades and the internal layout of the two buildings to facilitate the new work and to provide space for a new centralised library facility.

- *Is the demolition essential for the place to function?*

The proposed demolition works are minor and do not involve any significant or contributory elements of the school's built fabric and this work is essential to improve the circulation within the school and to provide upgraded facilities for the educational requirements of the school.

- *Are important features of the item affected by the demolition ?*

No significant or contributory components of the school are affected by the proposed demolition works.

- *Is the resolution to partially demolish sympathetic to the contributory value of the place ?*

None of the areas affected by the proposed demolition makes any significant contribution to the surrounding conservation area and in fact detract from those early parts of the school to which they are adjoined. The new design

assists in creating a unified presentation of the campus from those areas where it is seen across the main oval.

- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

The existing fabric is sound and could be repaired and maintained but does not contribute positively to either the desired future character of the school campus or to its presentation within the draft conservation area. In this circumstance there is no heritage based reason that the proposal should not proceed.

4.3 Additions and Alterations

The works involve the creation of a new façade across the two buildings that will visually link the currently completed Senior Studies complex with the original school building which forms the central focus of the site. The work maintains a character that has been established across the campus for the use of face brick and stone detailing with arcades and gabled features together with a new tower element to allow the differing scale and character of the two existing buildings to be linked. This provides the opportunity for streamlined circulation within the school and for new stair and lift facilities at a nodal point.

- *How is the impact of the addition on the draft conservation area to be minimised?*

The new work enhances the overall character of the campus when viewed from the north by virtue of maintaining a consistent architectural character across the buildings which form the backdrop to the main oval.

- *Can the additional area be located within an existing structure? If not, why not?*

The proposed new library facilities are to be fully contained within the existing envelope of the existing buildings.

- *Will the additions visually dominate in the draft conservation area?*

The proposed works will form a suitable backdrop to the oval and complement the existing buildings to either side in a manner that is devised to create a consistent scale and character for the main public presentation of the school.

- *Is the addition sited on any known, or potentially significant archaeological deposits?*

There are no archaeological issues associated with the Knox site and nothing in the current proposal would require any further consideration of archaeological potential.

- *Are the additions sympathetic? In what way (eg form, proportions, design)?*

The design adopted utilises materials, forms and details that are now common across the whole of the Knox site. In particular the colonnaded form and the conical tower reflect elements of the original buildings on the site while the gabled tower element is used frequently at junctions to accentuate entry points and to take up differences in levels. I consider the design has appropriately responded to the overall character of the school site and will act to enhance its general appearance when viewed from the public places within the draft conservation area where it can be seen from the north.

5.0 CONCLUSION

In conclusion, the proposed works in the current application do not adversely affect the role of this place as a contributing element in the Draft Conservation Area surrounding it which is primarily of residential character. The refacing of the two late 20th century buildings which are currently non-contributory to any established character at the school will result in an enhanced appearance of the campus as the backdrop to the main oval when viewed from those areas within the conservation area to the north where it can be seen. I would recommend the heritage aspects of this application be approved. Because of the location of the works and the substantial difference in scale and character between the school site and the two residential areas that flank it in the draft conservation area, there is no impact on any significant buildings or streetscapes by the current application. Additionally as all of the listed heritage items are well removed from the proposal there is no impact on their significance, setting of views as a result of the proposal. For these reasons I commend the application as one which has substantial benefits and which has no adverse heritage impacts on the Draft Conservation Area.



Robert Staas
Associate Director / Heritage Consultant
NBRS+PARTNERS
January 2015