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Randwick City Council
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Attn: Louis Coorey

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CHAMPAGNAT COLLEGE STG 3 & 4 **1912-W1-W7**

REVISED FLOOR LEVELS AND NORTH FAÇADE EXPLANATION
DA 249/2020

Dear Louis,

I refer to DA 249/2020 and our zoom meeting held 10 December 2020. The following correspondence is provided in response to the issues relating to the design of the northern façade and the proposed raising of ground floor levels. Comment as follows:

1.Revised floor levels:

The revised plans enclosed describe the revision of floor levels of the proposal to incorporate the raised floor levels requested by councils engineer in response to council's concerns regarding flooding. The ground floor has effectively been placed upon a podium so that proposed adjacent ground levels overland flow and site drainage are unaltered. Please note that the proposed height of the clerestory has been reduced so that the overall height of the building (and shadow impacts) has been unaltered by the raised floor levels.

2.Design of Northern Façade:

Following is a detailed explanation of the proposed design of the northern elevation. The following explanation is offered in response to the Design Excellence Panel's comment that the proposed elevation is too defensive.

The design of the elevation provides for a clearly articulated base (Ground floor) middle (Level 1 and 2) Fig 1 and top (Roof). The articulation of these elements as clearly defined base, middle and top is in accordance with design principles of the Education SEPP Schedule 4 Principle – Context, built form and Landscape. The goal of the schedule 4 principles is to *enhance the positive qualities of the setting.* The outcome is achieved by articulating the building so that its overall scale and mass is reduced.

Figure 1.

This approach is particularly relevant in consideration of the immediate context of this site which is close to single and two storey detached dwellings. Following is a detailed explanation of the base, middle and top elements of the elevation.

Ground floor elevation

The proposed building is provided with some transparency for the observer at street level. The boundary fence is a mixture of solid and screened elements Fig 2. Screened elements comprise 50% of the fence length. The screened fence elements permit view from the street through to the courtyard beyond the fence. The courtyard area is bounded by a fully glazed external wall defining the resource centre. These elements have been combined to provide a strong internal - external connection between the resource centre and courtyard. The courtyard is provided with filtered views to the street through the screen elements in the external wall.

Figure 2.

The transparency across the boundary provides engagement to the street. A defensive approach would be to make the entre boundary wall solid, with no transparent elements and of sufficient height so that no view into the courtyard from the street or out to the street from within the building would be possible.

First and Second Floor Elevation

The first and second floors contain teaching space which is designed in a modulated classroom plan arrangement and is identical on first and second floors. The repeated first and second floor elevations form a 2 storey middle element in the façade. Fig 3. This middle two storey element consists of a series of solid and recessed glazed components (1.5m x 2.5m).

Figure 3.

The recessed sections of glazing are provided with a perforated semi-transparent metal screen to provide shading, admit light and allow view out.

Figure 4: Northern Façade with Screens

Figure 4B: Northern Façade without Screens

Figures 4A and 4B above show the elevation with the screen as proposed and removed (for comparison) to indicate the extent of the articulation of the northern facade. The solid portion of the wall within this elevation corresponds with a teaching nook (1.5 m x 4.7m) on the inside of the classroom. The teaching nook is provided as a sub zone of each of the general classroom areas and allows for small study groups to gather in a dedicated area or alternatively it can be used as general classroom floor area. The solid external wall is required in the nook area for mounting of a large format TV screen.

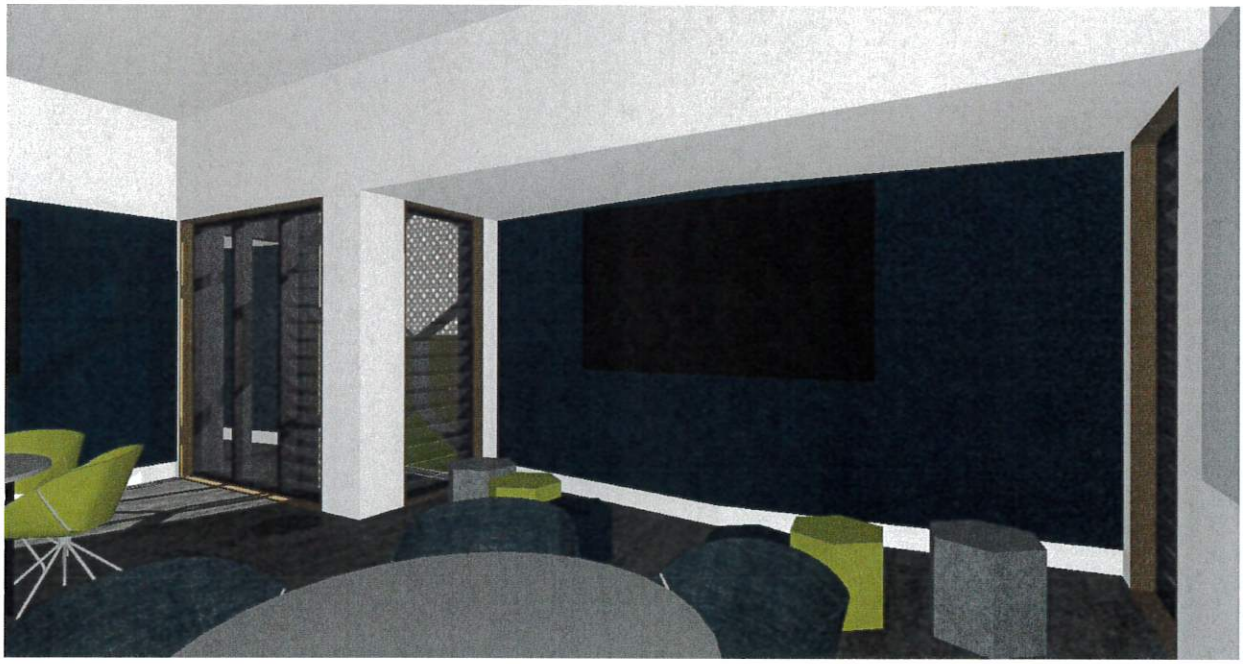

Figure 5.

The cladding treatment of the solid section of this wall is paint finished aluminium cladding. This material is used on other elevations of the proposed building and on the new administration building located adjacent to the proposal and on some existing building elevations. The cladding material is light coloured which is a deliberate strategy to contrast with the shaded, recessed glazed areas adjacent. The vertical rhythm of light / dark, recessed/flush elevation components breaks down the horizontality of the elevation that can result from the expression of base, middle, top. The proposed planting of trees on the boundary line which will have a mature height that reaches the roof level and will contribute to the break up the visual mass of the building. Fig 6

Figure 6

Roof

The roof has been designed as a capping element to the building. It has a low profile in elevation so not to significantly increase building height. The depth of the eave overhang is large so that the roof is clearly read when looking up from the street below. Further the deep eave provides a strong shadow line on the elevation further reinforcing the legibility of the roof element in the façade. Fig 7.

Figure 7.

Sustainable design

The northern elevation of the building is subject to solar heat gain. The more glazing provided the more potential heat gain within the building and the larger the mechanical system required to air condition this space. The northern elevation is provided with glazing which equates to 27% of the façade area. This extent of glazing is adequate to balance the need for natural light, facilitate passive, cross ventilation while supporting the required internal function of the teaching spaces. The potential for heat gain through the glazing in the northern elevation is managed by the following:

- Provision of sun screening to glazing

- Provision of thermal Insultation of solid walls
- Provision of deep eave to roof
- Recessed ground floor walls so that first floor overhang provides shading.

Summary:

The northern elevation is part of the total design of the proposed building which has been designed to be viewed in the round and as part of an integrated composition of new and existing buildings on the site. This approach to design provides for a consistency of elevational treatment to all sides of the building with each elevation designed specifically to respond to its orientation and visual context. This approach is the opposite to the provision of a glazed box with no specific elevational design differentials and disregard of specific requirements for different elevations and orientations of each face of the building.

Yours faithfully,

Tim Blackall
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Quinn **O'Hanlon** Architects Pty Limited

Encl Drawings: SK 05/A, DA 1500/03, DA 1550/03, DA 2220/04, DA 2221/04, DA 2222/02, DA 2223/04, DA 2300/04, DA 2301/04, DA 2302/01, DA 2350/05, DA 2904/02