

07 East Building (south)

Development Parameters

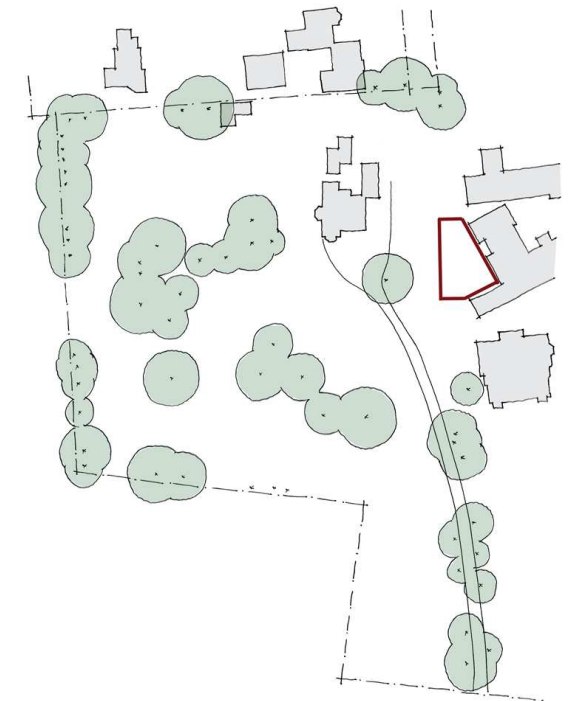
- > The present Ward Building has a substantial and unsatisfactory presence at its south west corner adjoining the entry drive: it is recommended that any new building not occur in this exact vicinity; this will allow the drive to focus on views to Graythwaite House. It is noted that the previous endorsed CMP allowed for the demolition and replacement of the Ward Building
- > The set-out of the new Eastern Buildings is to enable
 - : views from the upper drive to see both the south and east facades of Graythwaite House
 - : a minimum distance of 12 metres between Graythwaite House and new Eastern Building forms
- > The new Eastern Building(s) to have a specific relationship with Graythwaite House scale and massing with Graythwaite House remaining freestanding and prominent
- > Parking is proposed under East Building (south). Any entrance to car parking is to be discrete and not prominent when viewed from Drive
- > Between the two East Buildings, there is a pedestrian circulation route linking the Chapel quadrangle and the present administrative school offices with Graythwaite House. In the vicinity of East Building (south), it widens to a fan shaped area enabling a direct view of Graythwaite House and its verandah. This is a key circulation node for new and existing buildings; it is likely that a key access stair will be located in this vicinity. It is likely that the East Buildings be linked on Levels 1 and 2 in this vicinity.
- > The maximum roof RL for the 2 storey building element as viewed from the West is not to exceed RL 77.67 which is the RL of Level 2 of Graythwaite

High Level Design Objectives

- > By following the alignment of the Existing School House (behind), East Building (south) aims to open up views of Graythwaite and to keep the central focus on Graythwaite upon entry to the site.
- > The Building aims to relate to Graythwaite through careful use of building materials and the considered design of structure and balconies in a modern expression.
- > The ground floor of this building is proposed as a generous multipurpose space to maximise the outlook over the Graythwaite lands. A sheltered western terrace offers a transition to the adjoining landscape embankment.
- > This two and three storey building aims to create transition in scale from the four storey School House building to the east, to Graythwaite located to the West of this Building which is predominantly two storeys.

Building Description

- > East Building (south) is located to the South East of Graythwaite House.
- > The East Building has main floor levels visible above ground, with a third floor level set back against the Existing School House.
- > A two level car park is located underneath the building footprint, which is entered via a driveway to the South.
- > The alignment of this building corresponds with the alignment of School House and as such, its South Western corner skews back towards the East, away from Graythwaite House.

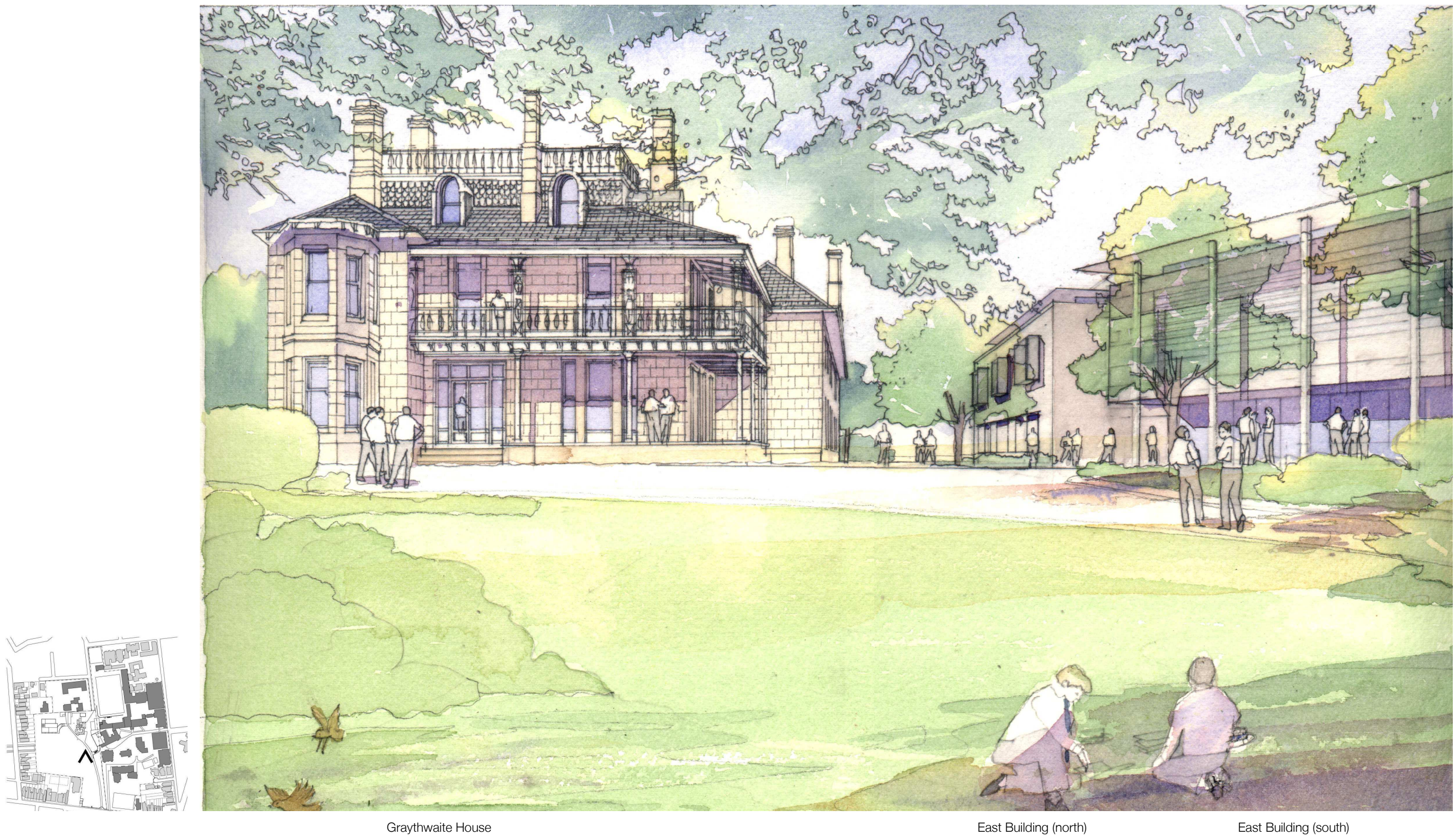


- > The East buildings are separated by a pedestrian link connecting the main school with Graythwaite and framing eastern views of Graythwaite. On the upper floors, this link could be used as an outdoor covered learning area.

Building Materials

- > This building is characterised by a west facing colonnade that is designed to relate to the verandah structures around Graythwaite. Beyond this, the facades will have extensive glazing. The colonnade columns should relate to Graythwaite in diameter size and probably be of steel.
- > Large format glazing is envisaged to the west and east facade generally within solid wall panels.
- > Building colours used should avoid tones found on Graythwaite House and provide a link to the red brick and rendered facades of the existing Shore School buildings. Muted greys and neutral colours are suggested.

07 East Building (south)



Graythwaite House

East Building (north)

East Building (south)

Figure 9 Perspective from Driveway showing new buildings in relation to Graythwaite

07 East Building (south)



Graythwaite House

East Building (north)

East Building (south)

School House

Figure 10 View from west of proposed East Buildings in relation to Graythwaite.

08 East Building (north)

Development Parameters

- > The present Ward Building has a substantial and unsatisfactory presence at its south west corner adjoining the entry drive: it is recommended that any new building not occur in this exact vicinity; this will allow the drive to focus on views to Graythwaite House. It is noted that the previous endorsed CMP allowed for the demolition and replacement of the Ward Building
- > The set-out of the new Eastern Buildings is to enable
 - : views from the upper drive to see both the south and east facades of Graythwaite House
 - : a minimum distance of 12 metres between Graythwaite House and new Eastern Building forms
- > A minimum depth of planting bed fronting the East building (north) of 6 metres.
- > The new Eastern Building(s) to have a specific relationship with Graythwaite House scale and massing with Graythwaite House remaining freestanding and prominent
- > The building will be integrated with the existing building known as West Wing
- > A potential basement under East Building (north) has been identified for potential use as a Drama Theatre. The facility will require 2 means of egress.
- > The building's north elevation will be an important element in completing the West Wing building when viewed from the northern playing field. The pictorial qualities of the new construction from this view point will be important

Building Description

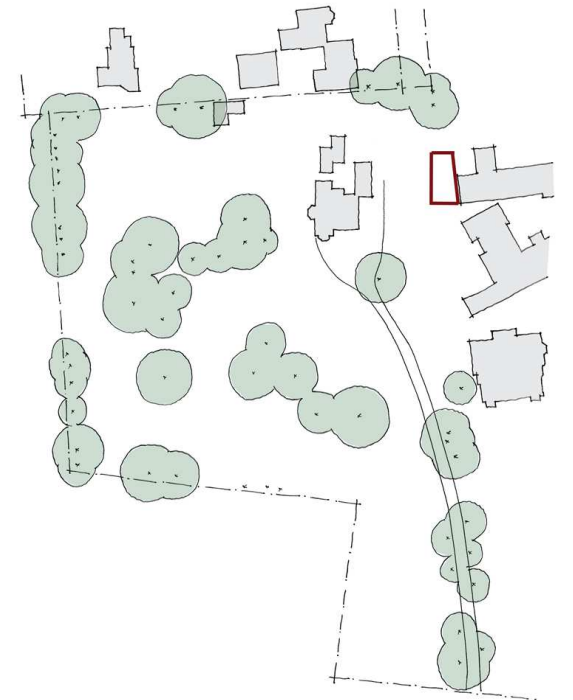
- > The East Building (north) is a two and three storey building located to the North East of Graythwaite House. The building is proposed as 2 levels adjoining Graythwaite and 3 levels adjoining the existing West Wing
- > A two level car park is located underneath the building footprint accessed from the south building.
- > The East Building (north) forms a physical link between the Existing 'West Wing' of the Senior School and the new East Buildings.
- > The East buildings are separated by an important pedestrian link connecting the main school with Graythwaite and framing eastern views of Graythwaite
- > The buildings sunny northern edge is proposed to have a deep sheltered undercroft facing the oval

High Level Design Objectives

- > The East Building (north) has been designed to have regard to the existing Senior School Buildings as viewed from the North, and to Graythwaite which is located to the West of the new building.
- > The East Building (north) forms an extension to the Existing 'West Wing' of the Senior School as viewed from the North, and provides an opportunity to introduce a modern building form in this location, while integrating with the existing buildings.
- > The Building aims to 'anchor' the north western corner of the building through the provision of a solid building form with no balconies to the 2 storey element.
- > The proposed three storey element of the building aims to relate to the proportion of the existing brick

parapet on the 'West Wing' of the Senior School.

- > A large area of glazing on the North façade of the three storey element aims to frame views towards the existing trees.



Building Materials

- > Deep set large format glazing is envisaged to the North facade generally, with punched windows in rendered masonry walls on the 2 level building facing Graythwaite. Steel or aluminium screens and architectural detail should complement window frame colour
- > Building colours used should relate to the red brick facade of the West Wing and transition to muted greys and neutrals on the 2 level building facing Graythwaite House

08 East Building (north)



Senior school classroom building (West Wing)

East Building (north)

Graythwaite House

North Building

Shore Preparatory School: Upton Grange

Figure 11 Perspective of the East Building (north) showing its relationship with Graythwaite and Existing West Wing Building

09 Service Yard

Development Parameters / Goals

- > Restore screen fencing and historic planting bed.
- > Provide traditional paving to yard
- > The conserved stables, which may be amongst the earliest structures in North Sydney could be used for archival / museum purposes

