

10 North Building



Figure 12 Plan of proposed new outbuilding and historic garden wall in relation to Graythwaite

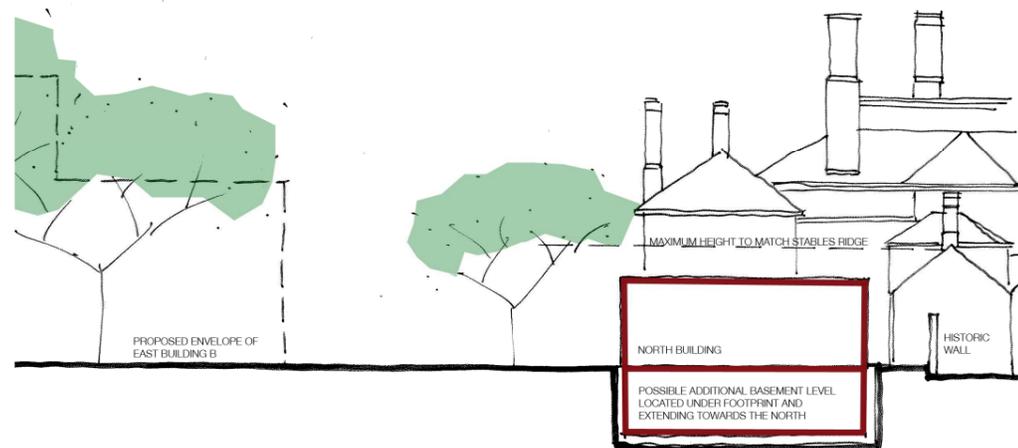
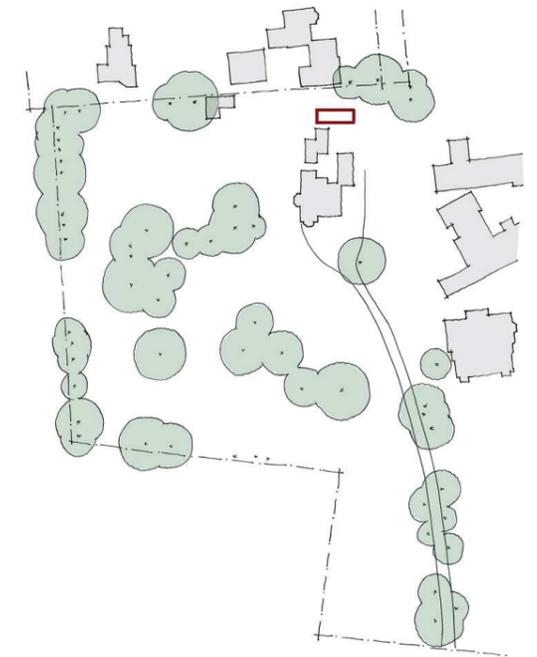


Figure 13 Indicative Section of proposed new outbuilding and historic garden wall in relation to Graythwaite

Development Parameters

- > New north building to be complementary to the general Graythwaite group and ideally have a function integrated with Graythwaite
- > Historic garden wall to the west of this building to be conserved
- > Scale of building to be subservient to Graythwaite House and effectively be a new outbuilding to Graythwaite House
- > A minimum distance of 4.4m has been established between the North Building and the existing Preparatory Building to facilitate comfortable vehicular and pedestrian access.
- > It is preferable for the Eastern facade of the North building to align with the eastern façade of Graythwaite.
- > To keep this building of modest scale, it is proposed as a single storey building. Incorporation of a new basement level, perhaps for record storage, could give it a more versatile role.



High Level Design Objectives

- > The North Building has been designed to be modest in scale, in order to be subservient to Graythwaite House.
- > The building materials and construction detailing will relate to the new construction in and around Graythwaite eg. New glazed walkway and lift, in order to create a synergy between the two new elements that are in such close proximity.
- > The setback of the building to the existing Historic garden wall to the west along with possible full height glazing on the South and West façades aims to focus attention on the heritage wall and the newly restored Northern façade of Graythwaite House.

Building Description

- > The North Building is located to the North of Graythwaite House, and is set back a minimum of 2m from the existing historic garden wall to the west. It defines the Northern edge of the 'Service Yard' precinct.
- > The North Building is one storey above ground and one storey below ground. The two levels are linked via an internal stair. A second egress stair from the basement level may be required.
- > A secondary pedestrian link passes between the South façade of the North Building and the North façade of Graythwaite (Stables), leading to the Formal Garden.

11 Formal Garden

Development Parameters / Goals

- > General retention of original layout and square beds is proposed with brick paving and curbs. The squared beds to be edged in planting and filled with flowering shrubs or plants allied with an educational role. Refer to Figure 14.
- > Historic photos provide additional detail
- > An opening in the historic wall will enable linkage with the service yard

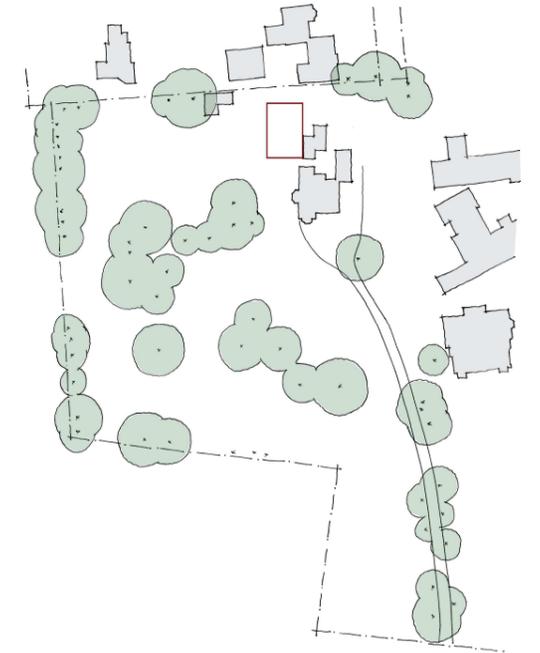


Figure 14 Historic Photo of Formal Garden

11 Formal Garden

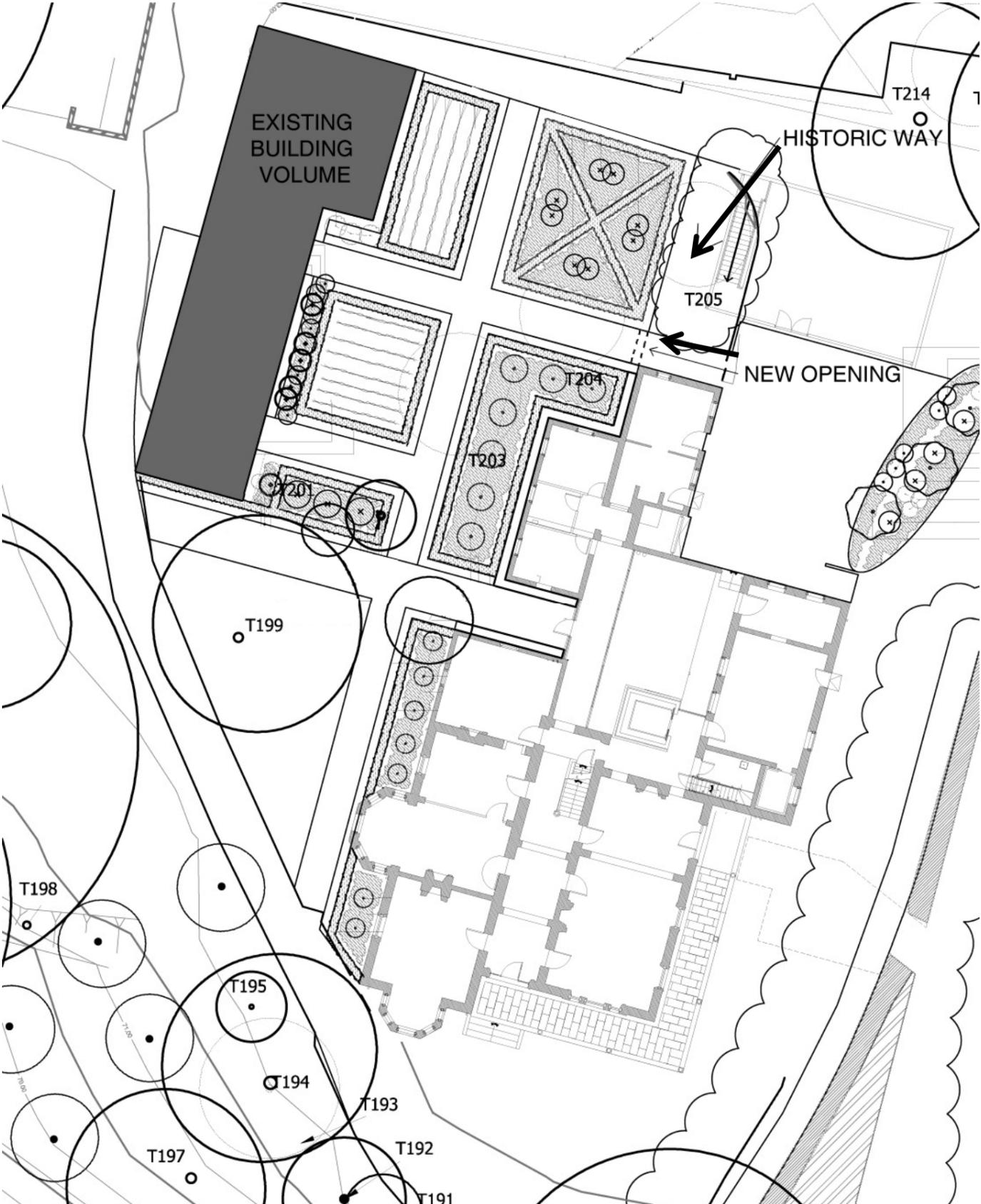


Figure 15 Plan of proposed renewed Formal Garden (Taylor Brammer)

12 Tom O'Neill Centre

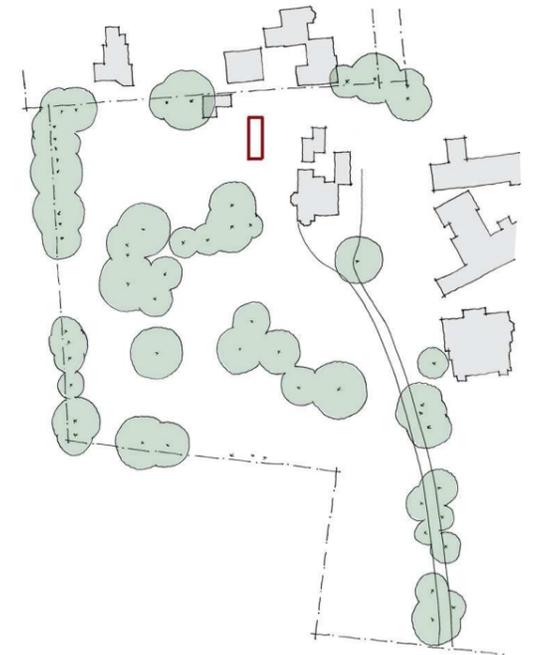
(Note: The existing Tom O'Neill Centre is proposed to be refurbished in Stage 1 of the development but later demolished. The description below relates to the new Tom O'Neill Centre which would be constructed in Stage 3 of the Development)

Development Parameters

- > The existing Tom O'Neill Centre defines the western edge of the Formal Garden and any replacement building is to be of similar mass and scale to help define a surviving feature of the immediate landscape for Graythwaite House. As long as the flower garden is suitably edged and the vista from the drive to the Coach House is maintained, there is some flexibility in planning a new building on this site.
- > The alignment of the Northern edge of this building is to maintain vehicle access along the Northern boundary to the Coach House.

High Level Design Objectives

- > The building aims to be a background element in the Graythwaite landscape, maintaining the prominence of Graythwaite as viewed from the entry driveway.
- > The main anticipated function of this building is to provide a 'grand' entry to Level 2 of the West Building below and to provide additional light and ventilation to the below grade areas of the West Building. The Northern end of this building could be used as a small gathering space.



Building Description

- > The new Tom O'Neill Centre is located to the North West of Graythwaite, and defines the western edge of the Formal Garden Area.
- > The building will have a similar footprint to the existing Tom O'Neill Centre, but extend further to the North to align with the Northern edge of the proposed North building.
- > The building is one storey above ground and one storey below ground, linking below ground to Level 2 of the West Building.
- > The building is accessed from the East and the West on grade and from Level 2 of the West Building below grade.

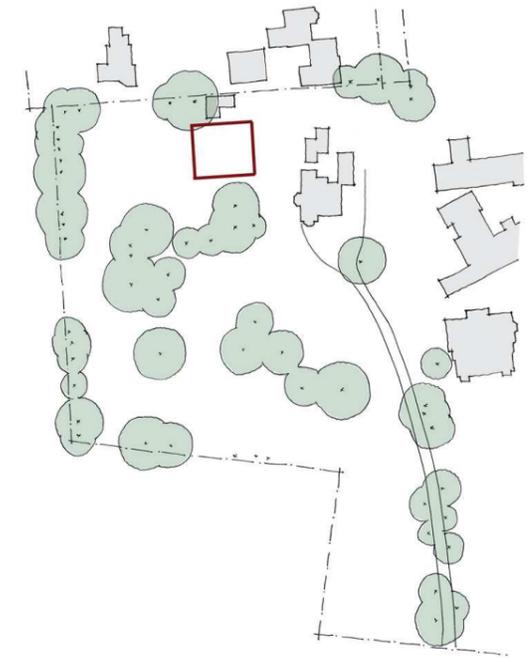


Figure 16 Diagram indicating planning parameters

13 Coach House and Forecourt

Development Parameters

- > Coach House conserved for administration and caretaker use.
- > Wide verandah is not original and may be varied.
- > Vista from Graythwaite House forecourt to Coach House gable to be maintained.
- > With appropriate landscaping, the forecourt can be a general gathering area.



14 West Building



Figure 17 Example of Green Screen

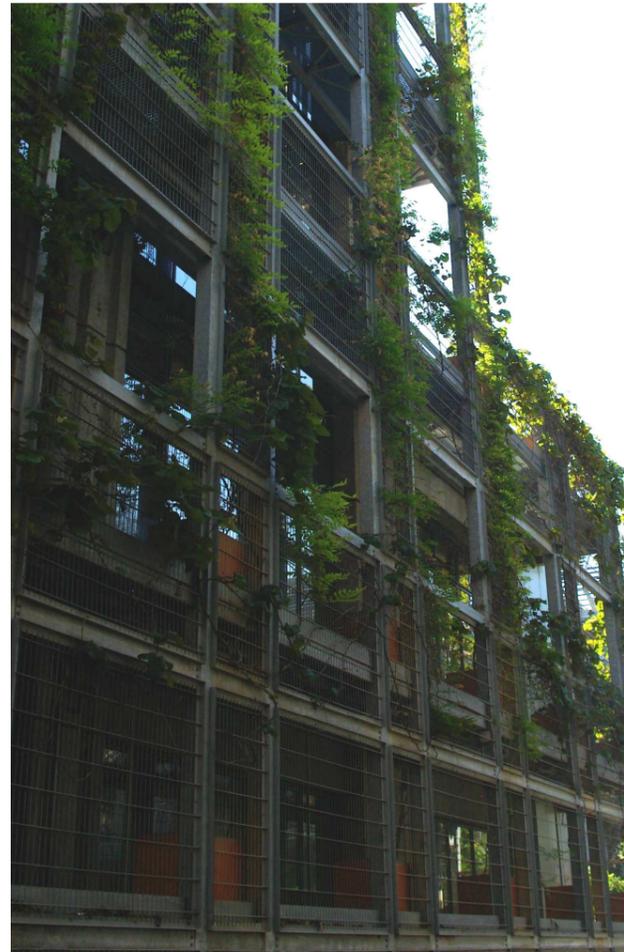
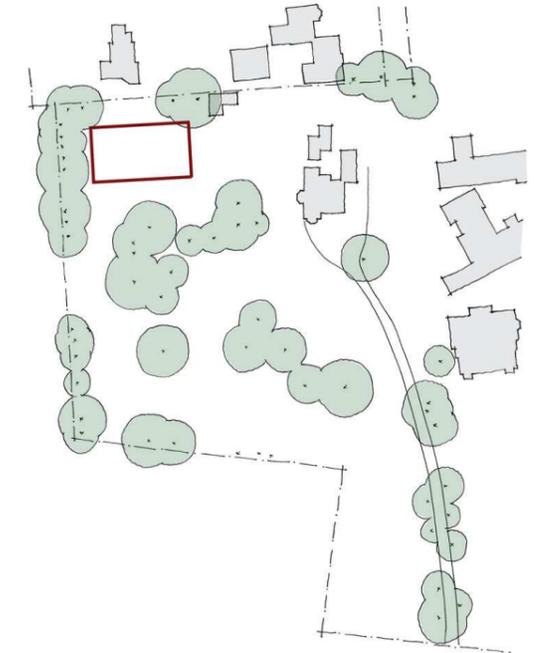


Figure 18 Example of Green Screen

Development Parameters

- > The maximum height of the 2 main building elements (North and South) of the west building has been defined as RL 77.67 which aligns with the string course moulding which demarcates the ground and first floors of Graythwaite House. This is to ensure the new building is a background element in the Graythwaite landscape. (Refer Diagrams)
- > Substantial new planting is to be provided between the new building and western neighbours, to supplement existing large trees.
- > The minimum setback of the North Western Corner of the building to the western site boundary is to be 18.6m. The minimum setback of the South Western corner of the building to the western site boundary is to be 16.8m.



High Level Design Objectives

- > The building aims to be a background element in the Graythwaite landscape, maintaining the prominence of Graythwaite as viewed from the entry driveway.
- > The building is located to minimise potential impact on the existing trees to the North, West, South and South East.
- > The educational use areas have been located to the north and south to minimise potential impact on privacy of the western neighbours.
- > The building form is stepped to offer a relationship with the sloping site
- > In concept, the building is to have external frames for shading and plant trellises and to integrate with the parklike landscape

Building Description

- > The West Building is located in the North Western area of the site, and is surrounded on the North, West, South and South East by large existing trees. The natural ground levels in this area fall steeply from the North East to the South West.
- > The building form steps down the site with a maximum of 3 storeys visible above natural ground and some areas of the building located below grade.
- > The West Building is comprised of two main building forms, orientated East-West and linked via an atrium and circulation area.
- > The building is accessed from the East, on Levels two (on grade) and three (via an external stair). A lift provides vertical access throughout the building.
- > This building is designed to be linked below grade to the Tom O'Neill Centre successor.

14 West Building

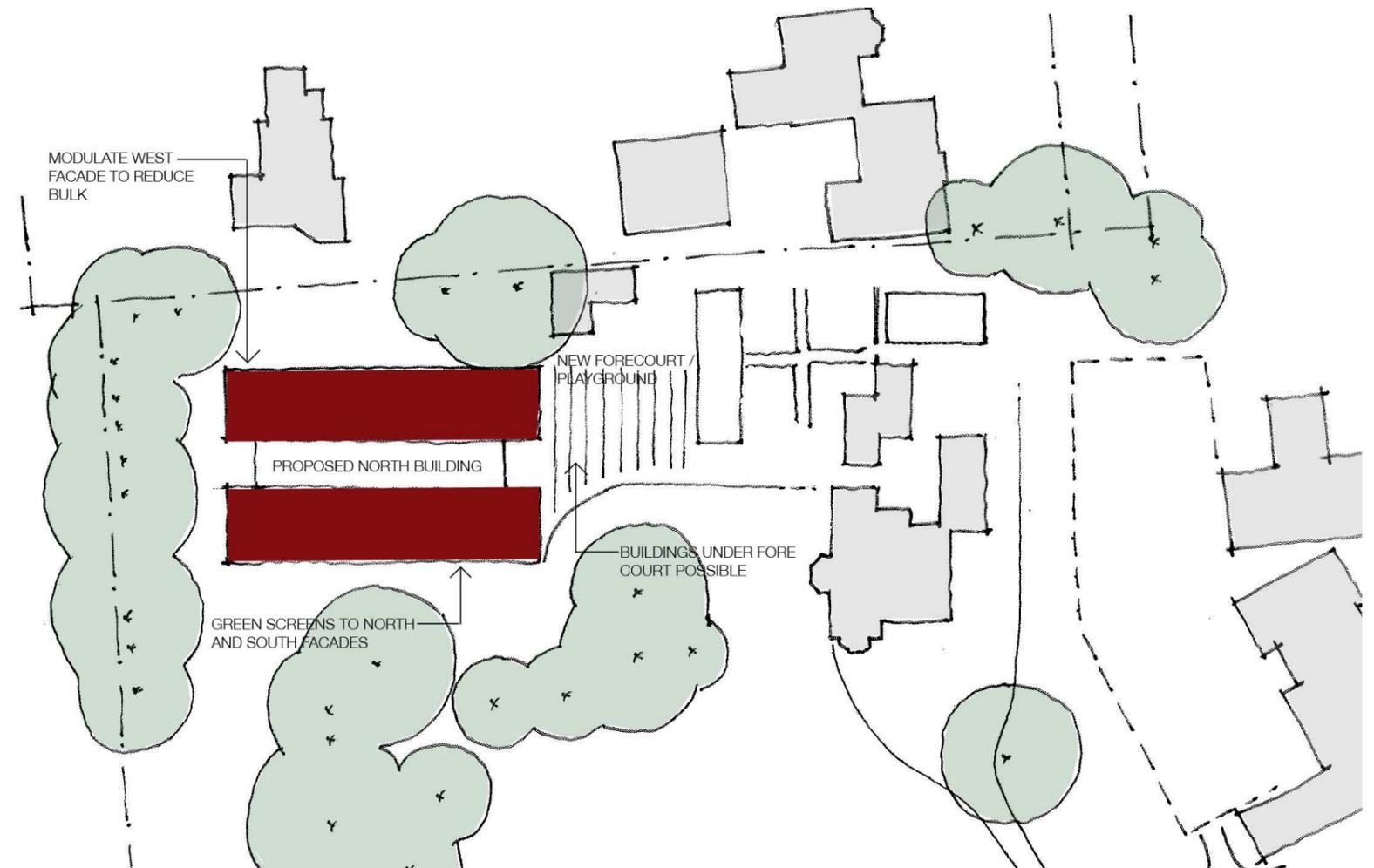


Figure 19 Diagram indicating planning parameters

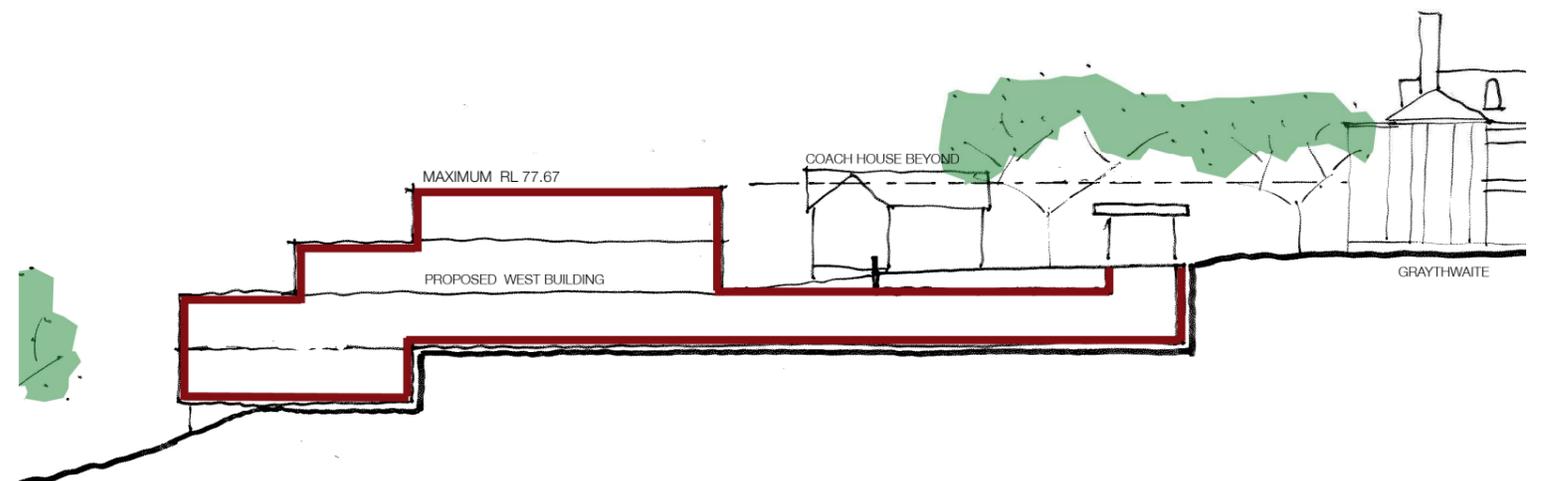
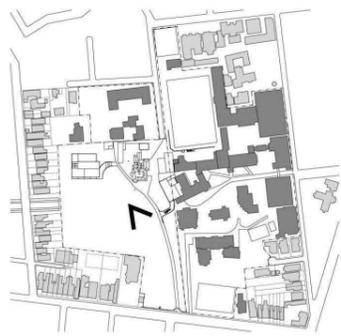


Figure 20 Indicative section of west building showing below ground link to Tom O'Neill Centre

14 West Building



Proposed western building

Coach House

Graythwaite House

Proposed eastern building

Figure 21 View of West Building and Graythwaite from colonnade fronting the East Building

15 Edward Street Frontage

Development Parameters

Retention of the major existing trees is proposed with improved paving and landscaping including a new fence and gate, restoring the original impression of Graythwaite House from this position. The East Building (north) is to be integrated with the School West Wing concluding the views from the existing playing field and Edward Street as a resolved entity.

