

A Masterplan for St Paul's College Stage 1 final report



Prepared by Garry Mitchell

14th March 2023

© St Paul's College Walla Walla

Version 1.2 final

Contents

Overview	3
The process	4
Key design considerations.....	5
History.....	5
Visual facades.....	6
Building age & style.....	7
Building removal	8
Building materials, finishes and colours	9
Landscaping.....	9
Internal roads and pathways	10
Government guidelines.....	10
Draft concept plan version 1.....	11
Feedback.....	12
Masterplan concept plans and diagrams.....	13

Overview

In 2022 the College Board decided that a College Masterplan would be developed to guide the future development of St Paul's College. The first stage of developing this plan has been completed and is outlined in this report for stakeholder feedback. This feedback will inform the next stage which will finalise the College Masterplan. This plan covers the expected College infrastructure needs over the next ten to fifteen years.

This report outlines the process followed to develop this Masterplan and the key design considerations. It then presents the first draft version of the Masterplan.

The process

The Board first identified all of the College stakeholders and looked at their expectations of the College. From this exhaustive list three stakeholder groups were identified who most influenced the future path of the College. These were :

- The College founders and the current ‘owners’, the Lutheran Church. The founders’ mission was to build a school that provided a caring, Christian education. Lutheran Education Australia states that its mission is “*Informed and sustained by the Word of God, Lutheran learning communities are encouraged and nurtured to grow; serving, shaping and enriching the world.*”¹
- Students and their families. Obviously the College needs to meet the expectations of this group to ensure future sustainability and success of the College.
- College staff. Ensuring College sustainability requires committed, professional staff in all roles. The current Australian job market makes it difficult to attract and keep quality staff. Providing excellent staff and education facilities will help attract and keep quality staff.

The expectations of these groups were condensed and a series of principles was identified that should inform future design and construction. These are, in no particular order;

- Value for money
- Safety
- Aesthetics
- Wellbeing
- Christian principles
- Appropriate space
- Appropriate technology
- Futureproofing
- Flexibility
- Respect the College history
- Masterplan guidance

The other expectations were analysed and conclusions reached by the Board include:

- The College would not exceed 350 students or 120 boarding students during the ten to fifteen lifespan of the new Masterplan
- The development of a multipurpose hall facility would assist in overcoming a number of current shortcomings such as the crowded Chapel and inadequate Gym.
- Tech and agriscience facilities needed expanding.
- Current science laboratories need upgrading.
- Staff needed more meeting rooms and other facilities
- Staff and student amenities needed to be increased
- A wellbeing centre was required

¹ BLEA vision, mission and core values, viewed on 13th March 2023, <https://www.lutheran.edu.au/about/blea-vision-mission-and-core-values/>

Key design considerations

A number of key design considerations were identified and discussed. These are outlined in the following sections.

History

In 1948 Mr Max Otto was asked to prepare a Master Plan for the soon to be developed St Paul's College². This original plan is shown in Figure 1. The plan is set within the distinctive triangle shaped block on which the main campus still sits.

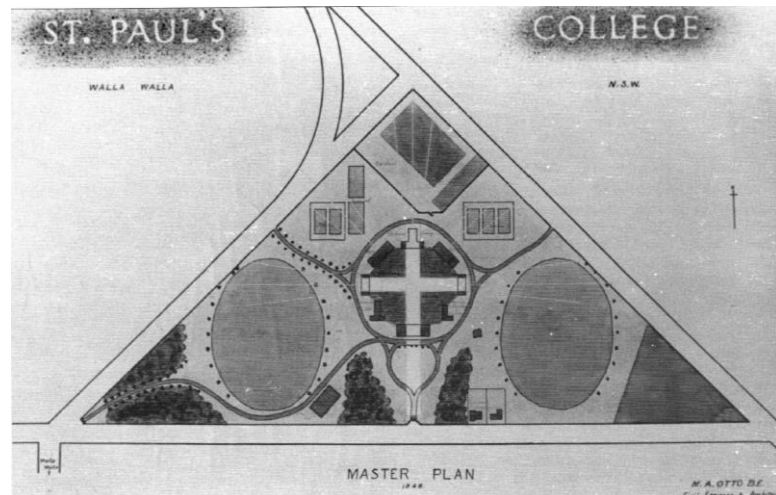


Figure 1 Original College Masterplan

There are three distinctive design elements to this plan. Firstly, and most importantly, is the central cross highlighted in yellow in Figure 2. Secondly is a central grassed area around which the main buildings are placed, shown in green in Figure 2. Thirdly is the flaring, vase shaped, core campus boundary shown in red in Figure 2.

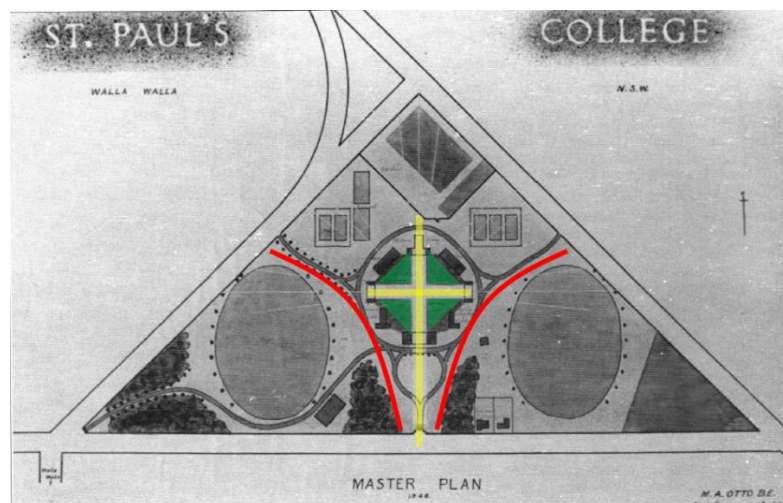


Figure 2 Highlighted original College design features

² L. Wegner, *Never in Vain: A history of St Paul's College Walla Walla NSW 1948-2001*, Thomsons Graphipress, Albury, 2002, p. 32

The current campus retains these original design elements as shown in Figure 3. The main spine of the cross has been carried through recent developments of the Hub & Flexi buildings. It is considered important to maintain these original design principles, especially the cross.

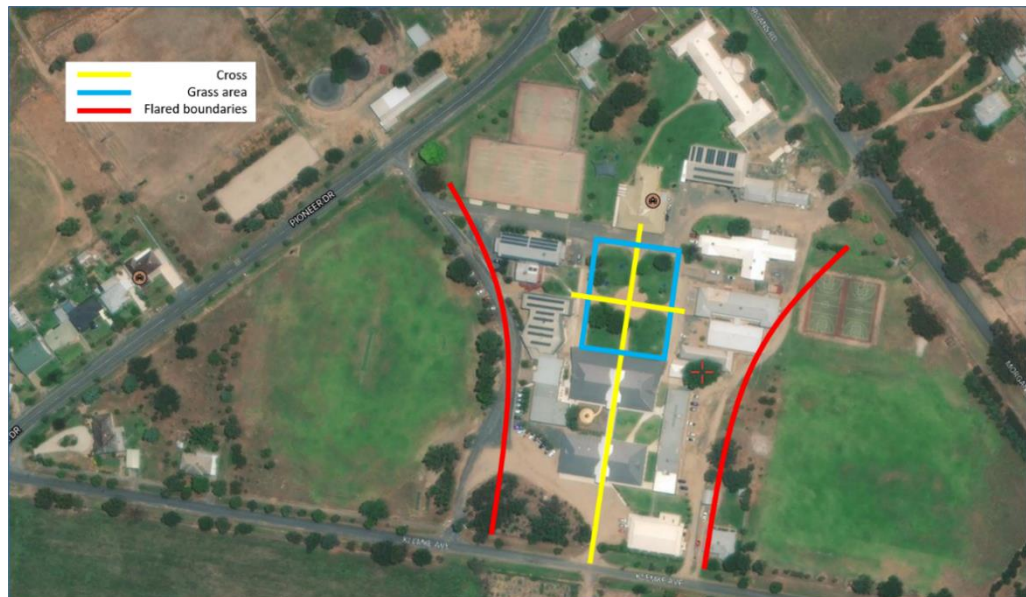


Figure 3- Original design elements on current campus

Visual facades

The visual facades of the College impact first impressions but also help build ongoing pride and respect within the College. There are three main visual facades presented by the College as shown in Figure 4



Figure 4- College visual facades

The main visual façade faces the common approaches to St Paul’s College when travelling along Pioneer Drive and Klemke Avenue. It creates the first impression of St Paul’s College for most people. Secondary facades exist on the northern and southern sides of the College.

In designing a masterplan for St Paul’s College due consideration needs to be given to ensuring these facades, especially the main façade, are aesthetically pleasing and support the expectations that key stakeholders have of the College. Significant scope exists to enhance the primary façade using a combination of new buildings and landscaping.



Figure 5 Existing College primary facade

Building age & style

There are three main styles of building within the main College campus reflecting the period when each building was constructed.

- The red brick buildings exhibit a postwar 1950's style. These include Jacob House and Jericho House.
- The buildings built during the 1970-80's with light brick walls and a flat, parapet roof exhibit a 1970's modernist style. These buildings include the Chapel, Administrative and Science buildings.
- In the last two decades the buildings exhibit contemporary styling. These include the Boys Dormitory, The Hub, The Flexi and Grosse House.



Figure 6 Style and age of main College buildings

The range of building styles creates an impression of ad hoc past development. The inclusion of simple style elements from existing buildings into future buildings will help give a more unified and connected feel to the College. This is not to say that all buildings look alike but rather they are linked by some simple style elements.

Building removal

To develop future buildings on the College campus it may be necessary to remove some existing buildings. Current buildings can be grouped into three categories.

- Buildings that cannot be removed. These are shaded in blue in the Figure 7. Some of these buildings are recently constructed and still fit for purpose e.g. Boys Dormitory, The Hub and The Flexi. Other buildings are older but of sound construction and can be retained or refined for future use e.g. Chapel and Administration. Another group are older but very well constructed and show no structural faults. The two main examples of these are Jacob and Jericho House which also have wide community attachment because they were boarding houses for many ex-students.
- Buildings that could possibly be removed. These buildings could be removed if there was a significant reason for doing so and are shaded orange in Figure 7. One of these is the Science building which has had a number of structural faults remediated and doesn't fit contemporary laboratory design principles. The other is the Gym which doesn't meet current expectations for school gyms and blocks open landscaped access to the northern area of the campus.
- The third group of buildings could readily be demolished if their function was fulfilled elsewhere. These include the Maintenance shedding and old buildings transported to the College from elsewhere. These are shaded in red in Figure 7.



Figure 7 College buildings suitable for removal

Building materials, finishes and colours

As a consequence of the various age of buildings within the College campus there exists a disconnected range of materials, finishes and colours throughout the College. Walls are predominately brick with colours varying from red to blond. Some brickwork is rendered. Other walls are clad with metal sheeting or compressed fibre cement. Roofing materials are generally galvanised iron or Colorbond of differing colours. Paint colours vary across the campus. This does little to unify and connect the campus.

Whilst there is little that can be easily done to relate existing materials and finishes some opportunities may be available such as rendering some existing brickwork and resheeting some wall panels. Design of future buildings will need to consider this quandary and link or integrate materials and finishes where possible.

To remedy the colour inconsistencies a colour palette will be developed to provide a range of colours that can be used to ensure more consistency and integration of colour schemes across the campus. This can also be used to enhance the College branding. The Board has noted that the red brick colour of the older buildings is quite iconic in the past and present imagery of the College.

Landscaping

The landscaping across the College has some well-designed and established areas but also many areas that need improvement. Once the overall building layout is finalized a comprehensive landscape plan will be developed. This plan needs to factor in low maintenance, low water needs, visual enhancement and health issues (pollen, allergies, poisons etc.).

A comprehensive landscape plan has the potential to aid in unifying the overall feel and amenity of the College.

Internal roads and pathways

The College has many internal roads and pathways. Maintenance of the roads is difficult and the patchy, varying surfaces do little to enhance the College image.

A rationalization of the number and length of internal roads, a reduction in widths where possible, and installation of concrete kerbs and gutters will assist in remedying this.

The development of a specific bus drop-off and pick-up area close to an external road would remove some heavy traffic from internal roads also reducing maintenance. A purpose designed bus area would also enhance pedestrian and traffic safety especially during the busy College start and finish times.

The development and signposting of specific vehicle parking areas would also reduce traffic on the internal roads thereby reducing maintenance and increasing safety.

Pedestrian walkways need to be covered where possible to reduce exposure to sun and inclement weather. Shade areas need to be increased around the College campus.

Variations in material used for roads and pathways can also provide another design element to enhance the College image.

Government guidelines

The Government Architect New South Wales has released two guides to assist in school design. These are:

- A design guide to be used in planning school development titled “*Better Placed Design Guide for Schools*”³. It covers quality design principles, considerations and process. It also provides a Design Verification Template for planning approval submission.
- An environmental design guide titled “*Better Placed Environmental Design in Schools*”⁴. It covers effective environmental and passive design for schools.

³ NSW Government Architect, ‘Better Placed Design Guide for Schools, 2018, viewed on 13th March 2023, <https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/design-guides/design-guide-for-schools-2018-05-14.pdf?la=en>

⁴ NSW Government Architect, ‘Better Placed Environmental Design in Schools’, 2018, viewed on 13th March 2023, <https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/manuals-and-guides/better-placed-environmental-design-in-schools-2018-10-29.pdf?la=en>

Draft concept plan version 1

A first version of the draft Masterplan has been prepared to facilitate feedback from College stakeholders. An overall plan is shown in Figure 8 at the end of this document as well as other concept images and plans in Figures 9 to 21. These are by no means final but are indicative of the direction the College Masterplan is taking.

Currently there are several smaller projects underway or being constructed this year. These follow recent refurbishments to the reception area of the Administration building and the conversion of Admin B (on southern end of Science building) into another laboratory.

An external lift is being installed onto Jacob House – see 1 on Figure 8 and Figure 9. This will enhance access to the first floor of Jacob House which is set up as classrooms.

A small one bedroom unit is to be constructed on the rear of Grosse House (the senior girl's boarding house). This, shown as 2 on Figure 8, will improve accommodation for overnight supervisory staff.

A new unisex toilet block, with staff and student toilets, will be constructed between the Tech Shed and the existing Science building. This is indicated by 3 in Figure 8 and Figures 10 and 11.

The small projects listed above are expected to be completed during 2023 and have been budgeted for.

A Multipurpose Hall is envisaged being built facing the eastern oval. This would provide ample room for all school gatherings, indoor sport and gym activities as well as College productions and presentations. Attached would be showers, toilets and change rooms for College sporting activities. This facility would also have a commercial kitchen and hospitality classrooms attached. A large awning on the eastern side would provide spectator cover for watching sporting events and would incorporate some design elements from The Hub. This is shown as 4 in Figure 8 and Figures 10, 12, 13, 14, 15 and 16.

The completion of the Multipurpose Hall, which could be completed in stages, would allow the existing Chapel to be repurposed into music and performing arts spaces. This in turn would allow the removal of a couple of older building allowing the Multipurpose Hall to be connected by grass landscaped areas to the central quadrangle area.

The completion of the Multipurpose Hall would also allow the existing gym to be relocated as the Maintenance Shed on the farm area to the south of Klemke Avenue. Maintenance facilities do not need to be located within the main College education campus. This is shown as 8 on Figure 8.

Removal of the gym and existing maintenance shedding opens up a large area which could house a bus drop-off and pick-up area as well as car parking for everyday College use and special events held in the Multipurpose Hall. This is shown as 10 in Figure 8 and Figures 17 and 18. Along with the development of this parking and bus area would be the construction of a covered area alongside the basketball and netball courts. This would provide spectator shelter for events and other school activities as well as providing shelter for students embarking or disembarking buses.

The removal of the gym and maintenance shedding would also allow a new building to be constructed, shown as 11 in Figure 8, that could be purposed as classrooms and a student hub. This in turn would open up the existing Hub to be fully used as centrally located staff facilities and meeting rooms. It also opens up the landscape connection from the northern area in front of the Boy's Dormitory to the central quadrangle.

Relocating bus areas to the purpose designed bus areas on the eastern side of the College allows the existing Tech Shed to be extended westwards. Apart from providing more tech space it would also allow space for the development of agriscience teaching spaces. In the design of these extensions the central spine of the cross would be carried through this building. This is shown in 5 of Figure 8 and Figure 20.

A new science facility, with a central preparation area and radiating laboratories, is planned for construction on the southern end of the primary College visual façade. This would enhance this façade considerably. The current concept utilizes style and material elements from Jacob House, the iconic red brick building on the northern end of the primary visual façade, to bookend the façade. This is shown as 9 in Figure 8 and Figures 19 and 21.

Completion of a new science facility would allow the current science building to be removed and replaced by open grassed and landscaped areas. The College educational campus would then connect from north to south with open landscaped areas and outdoor learning spaces.

A new covered area is planned for the front of Jericho House. This would improve the current stark visual façade of Jericho House and provide another large student covered area. This is shown as 7 on Figure 8.

Along with the major building changes outlines above existing College buildings would have some subtle and simple style and colour changes to enhance connection across the campus. Roadways would be reduced and defined parking areas established. Landscaping would developed based on an overall landscape plan and a number of walkways would be covered. Further opportunities for investment in photovoltaic electrical systems and rainwater harvesting systems would be also explored.

Feedback

The College Board welcomes any feedback or suggestions regarding this draft concept and the future of the College. Closing date for feedback and suggestions is 31st March 2023. Please use the following QR Code or link to access the survey form.



<https://forms.office.com/r/KU3Hu8EVrr>

Key to development

1 Lift install

2 New staff flat

3 New unisex toilet block

4 New Hospitality & Multipurpose Hub

5 New Tech workshops & Agriscience classrooms

6 Water tanks

7 New covered outside area

8 Relocated maintenance area

9 New science facility

10 New shelter, car parking, bus drop-off & pick-up

11 Future classrooms

Draft Master Plan Stage 1

Innovating for the future

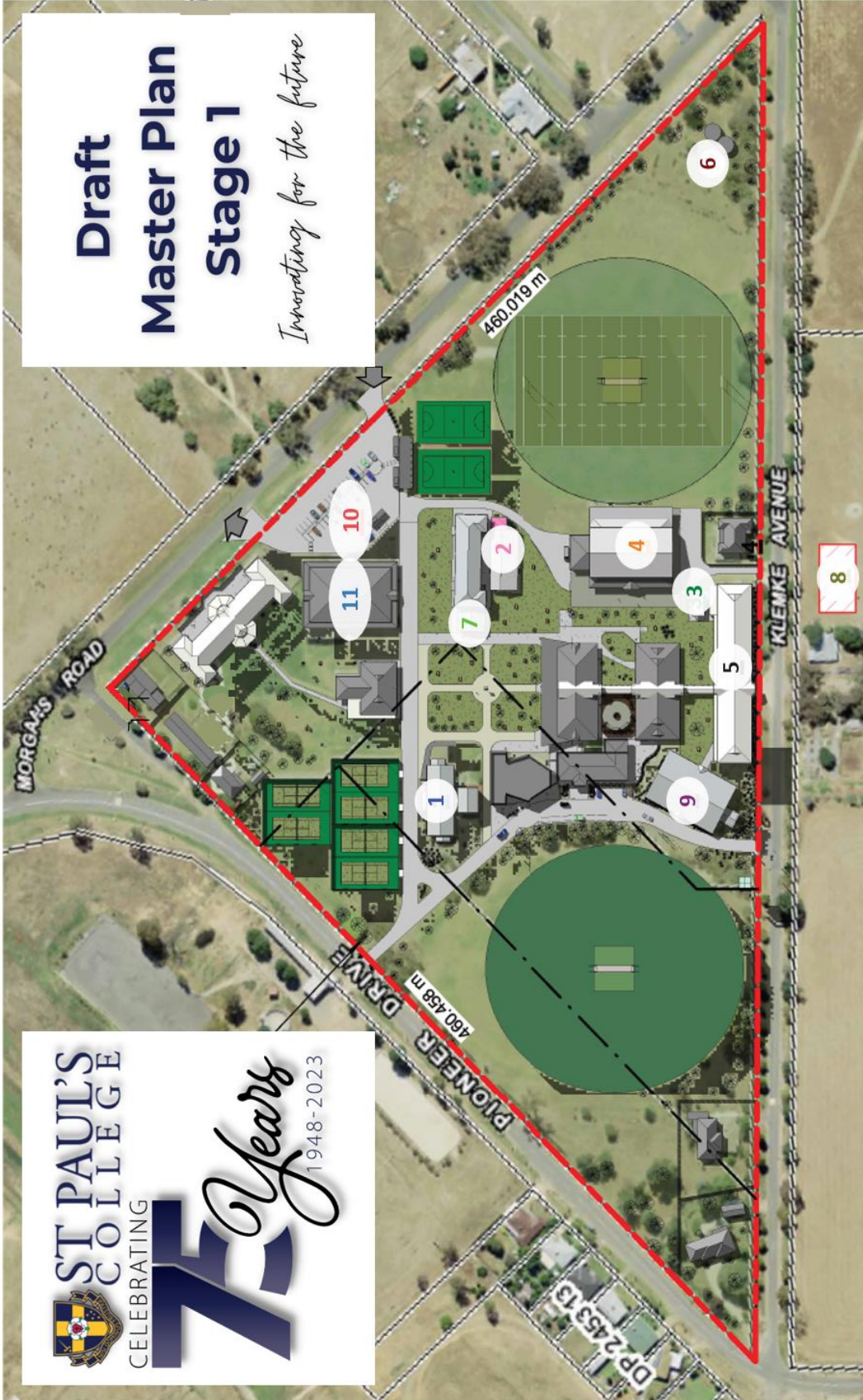


Figure 8 Draft College masterplan version 1



Figure 9 New lift Jacob House



Figure 10 New toilet block and Multipurpose Hall

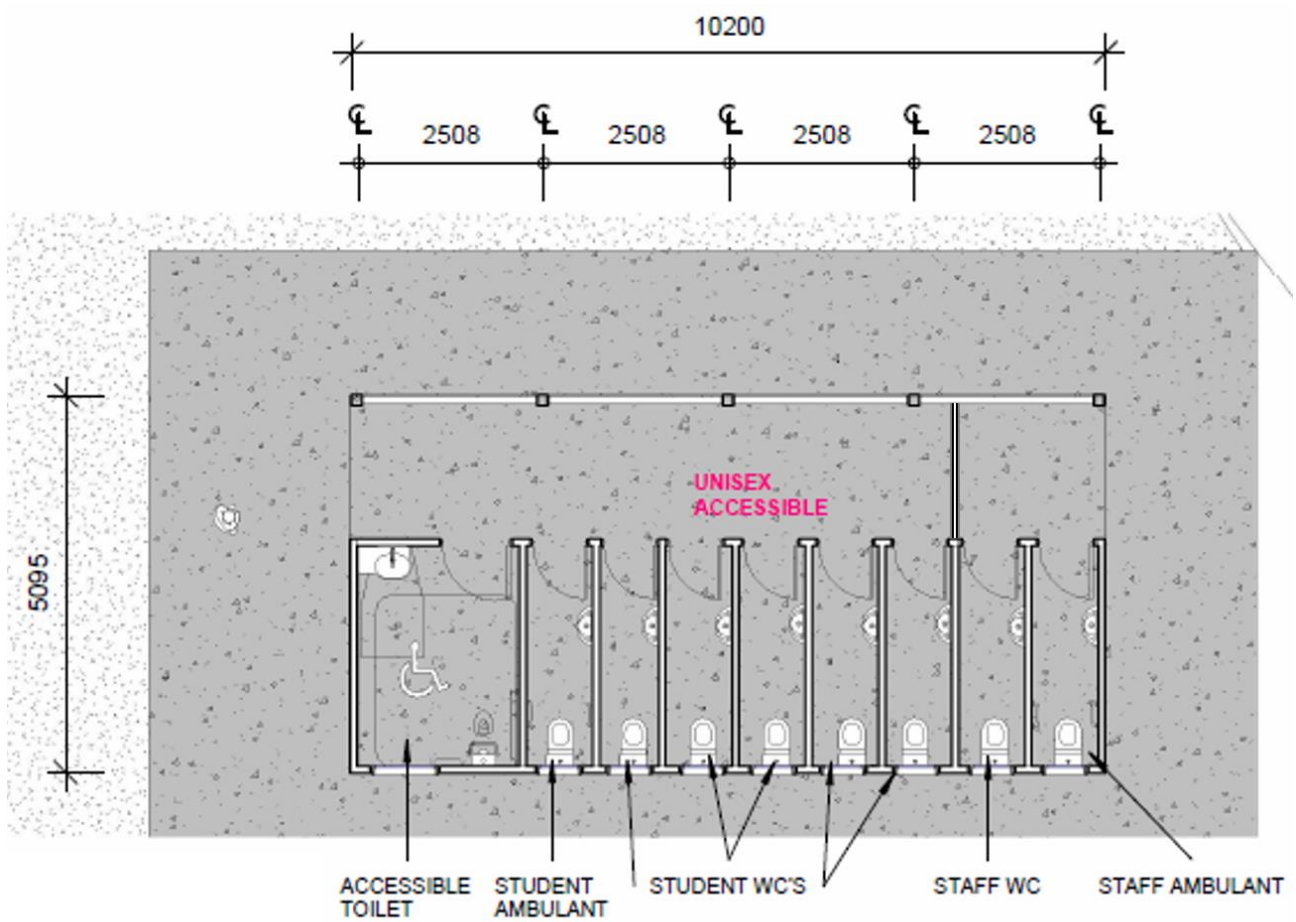


Figure 11 Plan of new toilet block



Figure 12 Proposed Multipurpose Hall from oval



Figure 13 Proposed Multipurpose Hall from west

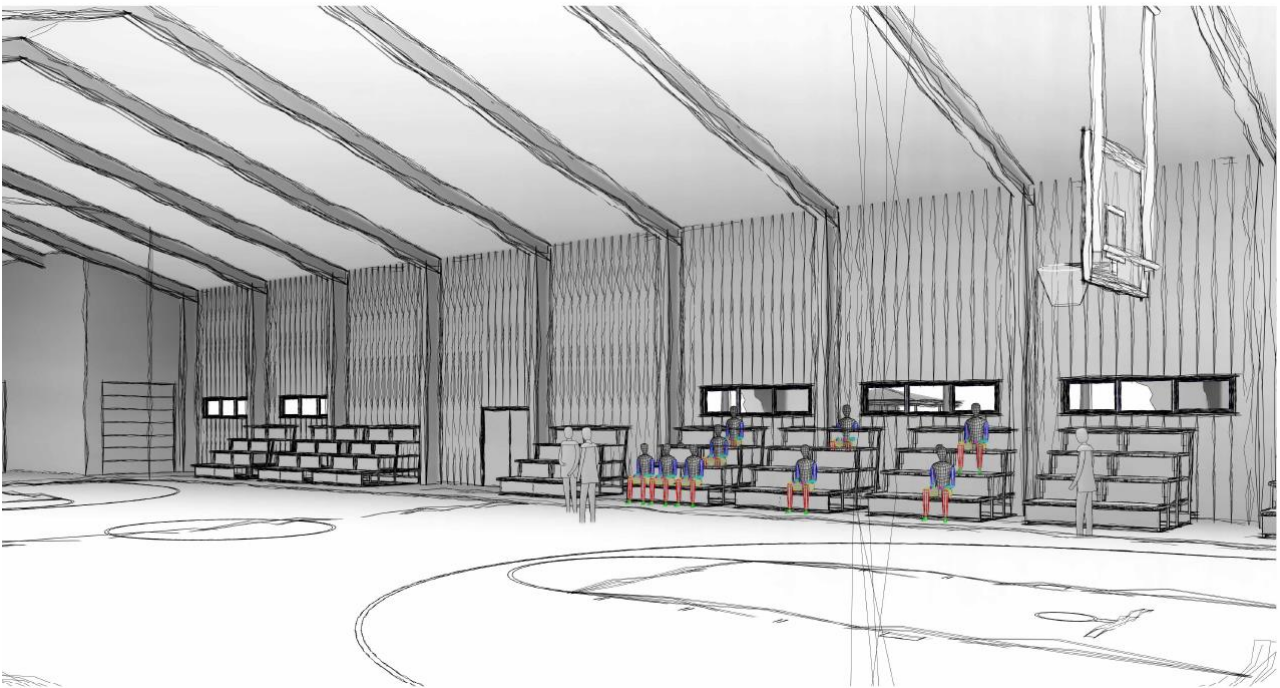


Figure 14 Interior proposed Multipurpose Hall



Figure 15 View east over oval from proposed Multipurpose Hall

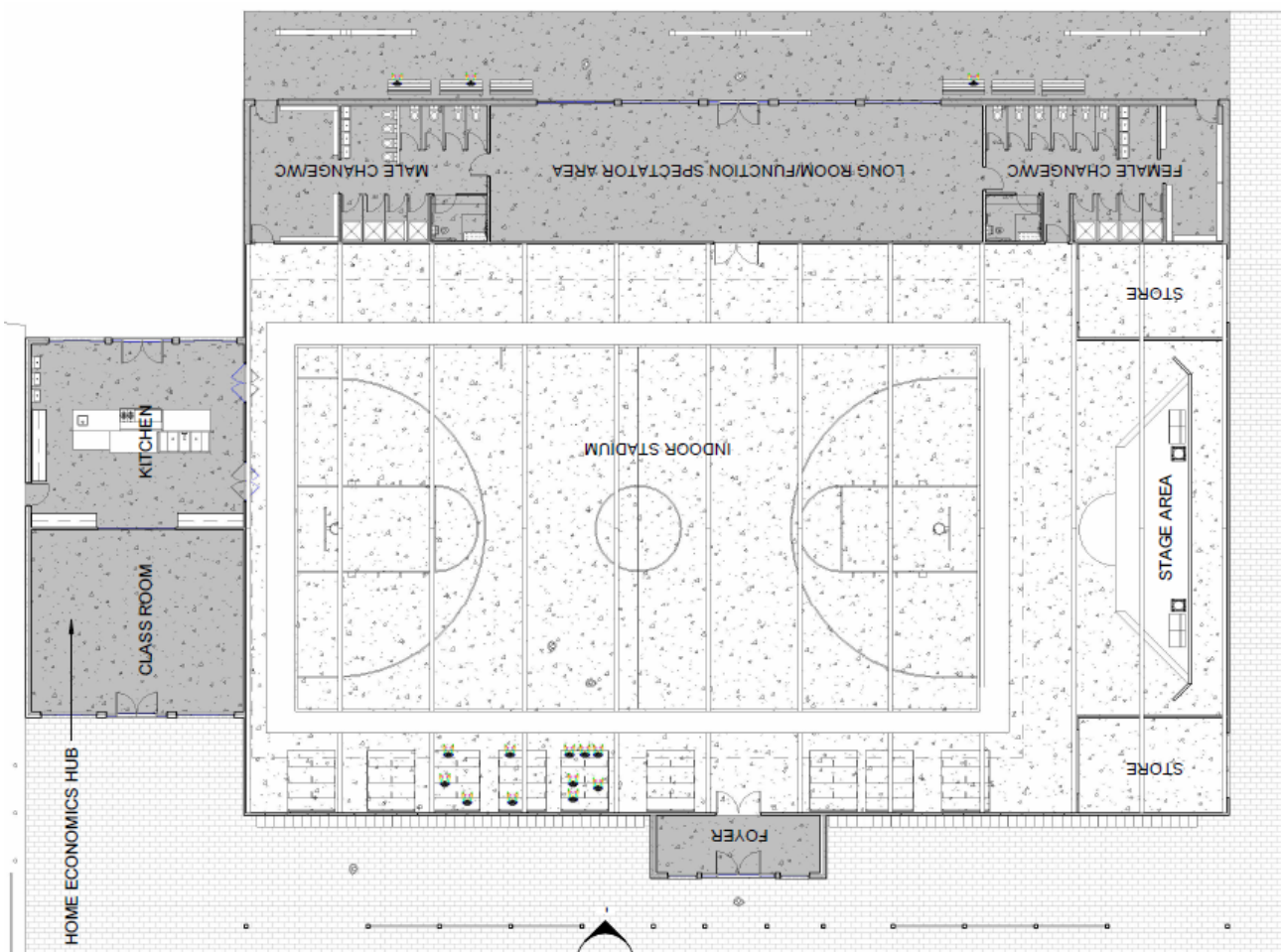


Figure 16 Concept plan proposed Multipurpose Hall



Figure 17 View from north of proposed shelter, car parking and bus zone



Figure 18 View from east proposed shelter, car parking and bus zone



Figure 19 View from west proposed new Science building



Figure 20 View from south of extended Tech & Agriscience building



Figure 21 View of new primary visual façade with new Science building