



A D D E N D U M

ADDENDUM TO REPORT OF DUNCAN MITCHELL, DIRECTOR ENGINEERING & PROPERTY SERVICES DATED 23 MARCH 2020

SUBJECT: Item 19 - North Sydney Olympic Pool Development Application Amendments Requested by the Independent Planner - Heritage Planners and Public Consultation Feedback

AUTHOR: Duncan Mitchell, Director Engineering & Property Services

DATE: 3 April 2020

Attachments: BHA DA Amendments Initial Assessment Design Revisions due to Heritage Concerns – 2 April 2020

SUMMARY

This addendum is to be read in conjunction with the Council report - Item 19 LATE ITEM North Sydney Olympic Pool Development Application Amendments Requested by the Independent Planner – Heritage Planners and Public Consultation Feedback dated 23 March 2020.

The design modifications to the North Sydney Olympic Pool Development Application reference DA 347/19 specifically address the issues raised in the initial assessment of the application which were predominantly based on heritage issues raised by the independent heritage consultants GML (Godden Mackay Logan) Heritage – David Logan and Lisa Truman.

The applicant for the Development Application – Brewster Hjorth Architects (on behalf of Council) provided the requested further information to the Independent Planners within the specified 14-day time frame. The additional information requested and amended drawings were submitted on Friday 3 April 2020 in accordance with the recommendation made to the 23 March 2020 Council meeting that was adjourned due to lack of quorum.

The recommendation in the report dated 23 March 2020 remains unchanged.

RECOMMENDATION:

1. THAT Council resolves to adopt the recommended design changes outlined in the Detail section of this report – refer to Table 1, in particular the deletion of the shade canopy over the children’s outdoor interactive play area due to heritage concerns with the impact of the structure.

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FINANCIAL IMPLICATIONS:

The proposed amendments to the Development Application if adopted by Council may result in slight cost savings to the Project as the amendments result in a small reduction in the overall project scope.

DETAIL - DESIGN CHANGES TO DA 347/19

The initial assessment feedback on the Development Application (DA 347/19) for the redevelopment of the North Sydney Olympic Pool requested further information be provided by the applicant within 14 days. The initial assessment requested a number of design changes to the application which were predominantly based on heritage issues raised by the independent heritage consultants GML (Godden Mackay Logan) Heritage – David Logan and Lisa Truman.

The following table and drawings outline the changes that the applicant (Brewster Hjorth Architects Pty Ltd) have made to the current design and lodged with Council on Thursday 2 April 2020.

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Table 1. Proposed Design Changes – Reference DA 347/19 North Sydney Olympic Pool

| Design Item | Change to DA 347/19 | Initial Assessment Comment |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. New Enclosed Entry to the Pool off Alfred Street</p> | <p>Brewster Hjorth Architects have modified their design to substantially reduce the size of the Foyer by redesigning the entry flow to bypass the original entry portal. The new Foyer structure is set back from the heritage stair tower to allow a view of it from Alfred Street</p> <p>The upper level amenities have been redesigned to allow the foyer layout to be altered and reduced in size. Some small changes to floor levels of landings inside the stair tower are proposed to allow the accessible entry to be redesigned</p> <p>Note: The roof to entry area had already been modified – lowered – as a result of the pre-DA meeting feedback from the independent heritage consultants on 26 August 2019 and is reflected in the current Development Application design</p> | <p>The independent Heritage Planner raised issues with the design of the new entry area at both the Pre-Da meeting held 26 August 2019 and also in the initial assessment letter to Council received on the 19 March 2020.</p> <p>Comments from the independent Heritage Planners on the new glazed entry lobby in front of the original entrance building as part of the initial assessment of the application are as follows:</p> <p><i>The original brick entrance and vestibule building is identified as being of outstanding significance within the North Sydney Olympic Pool Conservation Management Plan (NSOP CMP) and exceptional significance within the 2015 updated gradings. The proposed entry structure would enclose the original brick building and forecourt so that they become internal to the complex, altering the complex's historic relationship to the street. As the entrance to the original pool, the original entry building has landmark qualities that would be lost in the new development.</i></p> <p><i>The roof of the proposed structure, with its deep bulkhead and external motif, would block views to the entry structure from the public domain.</i></p> <p><i>The new structure, in extending in front of the original entrance, would obscure views of the highly significant element from the public domain, including the original signage, alter its relationship to Alfred Street and adversely affect the item's setting.</i></p> <p><i>Policy 8.12.9 of the NSOP CMP states that 'new development should not invite the re-orientation of the architectural focus of the existing main vestibule entrance to the pool'.</i></p> <p><i>The proposal to enclose the original entrance would have a major adverse impact on the significance of the complex. Alternatives should be explored where the new lobby is reduced in size and set back from the original entrance, which should remain exposed. It is essential that the original entry building remains unobscured and visually prominent when viewed from the public domain.</i></p> |

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Figure 1a. View looking into the proposed new Entry to the Pool from Alfred Street. *Before* modification



Figure 1b. View looking into the proposed new Entry to the Pool from Alfred Street. *After* modification



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| Design Item | Change to DA 347/19 | Initial Assessment Comment |
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| <p>2. Eastern sundeck and children's swimming pool</p> | <p>Brewster Hjorth Architects have modified their design so that the existing Sundeck SE wall and parapet will be reconstructed. It will have openings which are similar to its existing openings constructed in the 1960's. The actual deck would be rebuilt in concrete with new finishes.</p> <p>A new water play feature will be installed in 2 of the openings (as shown) to help interpret the extent of the original wall</p> <p>Brewster Hjorth Architects have modified their design to remove the shade structure from the DA application.</p> <p>Note: The new sundeck area is located in almost the exact same location of the existing sun deck.</p> <p>Note: The Shade Structure over the sun deck and "Children's Interactive play area" had already been reduced in size and height – as a result of the pre-DA meeting feedback from the independent heritage consultants on 26 August 2019 and is reflected in the current Development Application design.</p> | <p>The independent Heritage Planner raised issues with the design of the eastern sun deck area and children's swimming pool area at both the Pre-DA meeting held 26 August 2019 and also in the initial assessment letter to Council received on the 19 March 2020.</p> <p>Comments from the independent Heritage Planners on the eastern sundeck and the children's swimming pool area as part of the initial assessment of the application are as follows:</p> <p><i>The historic sundeck and covered arcade/colonnade that form the original eastern wall of the complex are identified as elements of outstanding significance within the NSOP CMP and high significance within the 2015 updated gradings.</i></p> <p><i>These structures enclose the pool complex along its eastern edge and form an important component of its original enclosed building form. Notwithstanding the alterations undertaken some years ago, which created the colonnade, this masonry wall is an essential part of the solid perimeter enclosure that characterises the complex. These elements are highly visible from the public domain, including Sydney Harbour, and form part of the recognised setting of the recreational precinct and Luna Park.</i></p> <p><i>The proposal to demolish and reconstruct only part (less than 50%) of the original eastern wing of the complex would permanently alter the enclosed form of the complex, in a highly visible location, resulting in a major adverse impact on the complex.</i></p> <p><i>The complex must retain its enclosed form, which is intrinsic to its significance. If it is not possible to retain the eastern wall and colonnade in situ, it should be rebuilt so that the original enclosed form is retained and interpreted (although the latter approach would still result in adverse heritage impacts)</i></p> <p><i>Policy 8.12.3 of the NSOP CMP states that:</i></p> <p><i>An additional pool may be constructed on the Eastern grassed area of the building but it should be limited to a clear glazed lightweight structure which does not reduce the current views nor extend above the arcade height of the South Elevation and should not extend beyond the South East Corner Element.</i></p> <p><i>The current design is contrary to this policy and</i></p> |

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| | | <p><i>should be amended to comply.</i></p> <p><i>The new children's pool and recreation area should be re-designed with the sundeck, colonnade and children's swimming pool retained in their current location. If these elements are not able to be retained in situ, they should be reinterpreted with similar forms (possibly with contemporary details) at the same location. The sense of enclosure should be retained through use of solid materials that complement the original design. Consideration should be given to creating a design for the new children's recreation pool that draws on and interprets the historic character of the site.</i></p> <p><i>The proposed steel framed shade structure over the children's pool has a scale and character that would dominate the original structures of the pool complex, in a highly visible location, resulting in an adverse impact on the pool complex and the setting of Luna Park. This structure should be reduced in height and form so as to not dominate the sundeck. The sundeck could have a separate shade structure, if required, in a minimalist design.</i></p> <p><i>The GML Luna Park CMP states that the visual and physical relationship between Luna Park, Sydney Harbour and other harbourside icons (such as the North Sydney Olympic Pool) must be maintained (GML 2019, p 75). The proposed removal of much of the polychrome brickwork finish along the eastern elevation, and replacement with a more dominating contemporary glass and steel façade and associated roof form will detract from the visual relationship between the NSOP and Luna Park, and have an adverse impact on the historic and aesthetic significance of both items.</i></p> |

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Figure 2a. Aerial View looking at the Eastern Sundeck and Shade canopy over the Children's swimming Pool. *Before* modification



Figure 2b. Aerial View looking at the Eastern Sundeck and Shade canopy over the Children's swimming Pool. *After* modification



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| Design Item | Change to DA 347/19 | Initial Assessment Comment |
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| <p>3. Additions to south-eastern corner of complex</p> | <p>Brewster Hjorth Architects have modified their design to the cafe roof which has been redesigned to separate the outdoor seating area roof and the cafe internal area roof. Both roofs will be lowered below the parapet line.</p> <p>The brick parapet will be continued through from the reconstructed sundeck</p> <p>Note: The roof structure over the café had already been reduced in size and height – as a result of the pre-DA meeting feedback on 26 August 2019 and is reflected in the current Development Application design.</p> | <p>The independent Heritage Planner raised issues with the design of the eastern corner of the complex at both the Pre-Da meeting held 26 August 2019 and also in the initial assessment letter to Council received on the 19 March 2020.</p> <p>Comments from the independent Heritage Planners on the proposed additions to the eastern corner of the complex are as follows:</p> <p><i>Although reduced from the original pre-DA design, the proposed new roof over the cafe in the southeast corner is still excessively high and visually prominent. It is uncharacteristic to the complex, dominating the historic corner element, resulting in an adverse heritage impact. This impact is exacerbated by the additional visual impact of the adjacent roof of the children's pool.</i></p> <p><i>The element is located at a critical part of the complex when viewed from the public domain and harbour, and forms part of the setting of Luna Park.</i></p> <p><i>Council's heritage controls require that new works to heritage items should be submissive in scale, so as to not dominate the original built form. The height of the new roof to the cafe should be set to below the original southern perimeter wall and be designed to have minimal visual impact on the corner element.</i></p> |

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Figure 3a. View looking at the café roof and shade structure over the Children's swimming Pool. *Before* modification

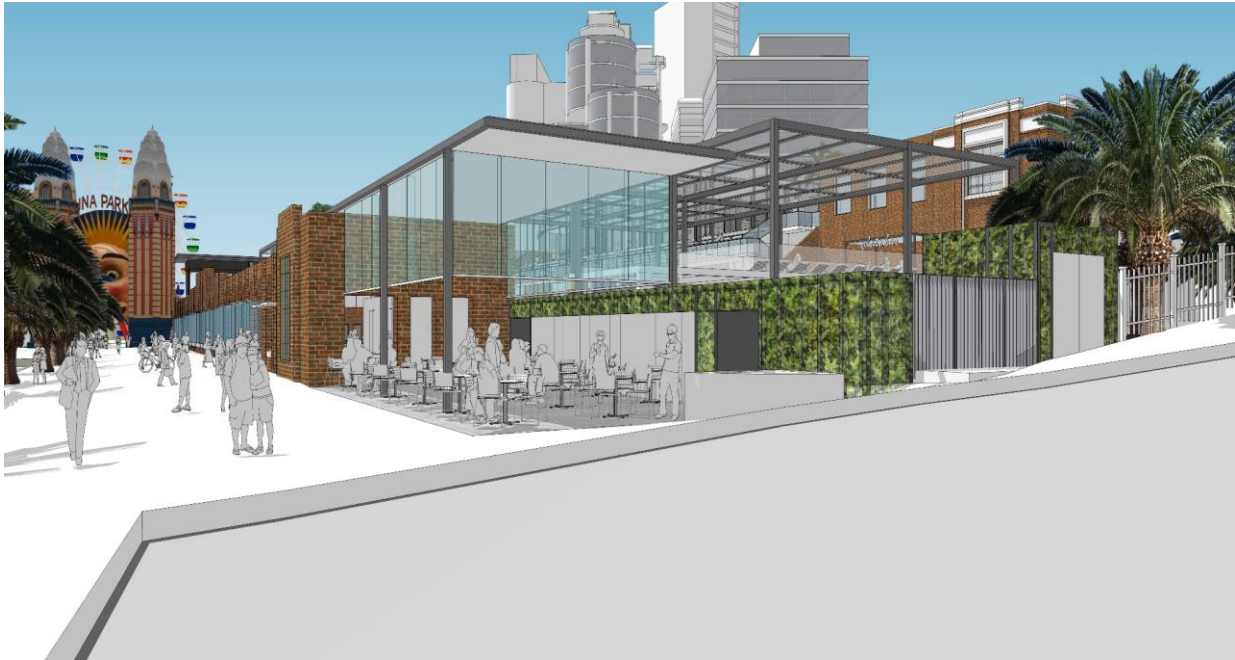


Figure 3b. View looking at the café roof and shade structure over the Children's swimming Pool. *After* modification



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| <p>4. Replacement of the Grandstand</p> | <p>Brewster Hjorth Architects have modified their design with the height of the lightweight grandstand roof/ sunshade being further reduced to align it with the walkway roof behind. its columns which were similar to the structure and size of the original grandstand roof</p> <p>Note: The weatherproof canopy structure over the new Grandstand had already been reduced in size and height – as a result of the pre-DA meeting feedback on 26 August 2019 and is reflected in the current Development Application design.</p> | <p>The independent Heritage Planner raised the issue of the proposed replacement of the Grandstand at both the Pre-Da meeting held 26 August 2019 and also in the initial assessment letter to Council received on the 19 March 2020.</p> <p>Comments from the independent Heritage Planner on the replacement of the Grandstand are as follows:</p> <p><i>Independent engineering advice has confirmed that the existing grandstand is nearing the end of its structural life. It's replacement therefore is accepted from a heritage viewpoint.</i></p> <p><i>Nevertheless, the height of the roof of the grandstand's upper level has been lowered from the pre-DA proposal but is nevertheless visually prominent. The roof should be further lowered in order to reduce the impact of the new grandstand on the scale and form of the historic complex.</i></p> <p><i>Further details of the size and details of its structural supports and roofing structure are required to enable proper assessment. Larger scale cross-sections would assist.</i></p> |

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Figure 4a. View looking at the shade structure canopy over the Grandstand. *Before* modification



Figure 4b. View looking at the shade structure canopy over the Grandstand. *after* modification



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| Design Item | Change to DA 347/19 | Comment |
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| 5. Acoustic Report | <p>Brewster Hjorth Architects confirmed that the “Splash Pad” is shown on the architectural drawings and referenced on the drawing. Refer to the Development Application - Architectural Drawings a.10.</p> <p>Brewster Hjorth Architects – Acoustic consultant – Marshall Day have provided the additional information requested.</p> | <p>The independent Planner raised issues with the Acoustic consultant’s report.</p> <p>Comments from the independent Planner on the Acoustic report are as follows:</p> <p><i>The Acoustic Assessment Report by Marshall Day Roberts refers to a "splash pad" as generating noise that will exceed evening limits at residential properties after 6pm. Firstly, this comment is inconsistent with the architectural plans prepared by Brewster Hjorth Architects which do not show a splash pad located to the north of the proposed 25m pool hall. Secondly, if the splash pad is proposed in this location, then it need to be shown on the architectural plans and the proposal amended such that the use of the splash pad does not result in the proposal exceeding evening noise limits at residential properties at any time. This may be achieved through a limit on the hours of use of the splash pad or through some other means.</i></p> <p><i>The Acoustic Assessment Report by Marshall Day does not assess noise impacts arising from the use of the pool complex during special events such as swimming carnivals. Because the proposal involves changes to the acoustic environment (for example, through changes to the structures around the pool including the grandstand and the 25m pool hall) the Acoustic Assessment Report should include noise impacts arising from special events such as swimming carnivals and provide recommendations on appropriate measures to mitigate noise impacts where they exceed accepted acoustic standards.</i></p> |
| Design Item | Change to DA 347/19 | Initial Assessment Comment |
| 6. Design Excellence Panel | <p>Brewster Hjorth Architects notes the comments from the Design Excellence Panel and has already included changes to their design as part of the amended submission (This Addendum to Item 19 LATE ITEM North Sydney Olympic Pool DA Amendments Requested by Independent Heritage Planners and Public Consultation Feedback</p> <p>The other minor design changes will be undertaken during the detailed design development of the documentation package.</p> <p>These changes include revising the ramp and levels at the entry</p> | <p>The independent Planner included comments on the proposal from the Design Excellence Panel as part of the initial assessment which are as follows:</p> <p><i>The North Sydney Council Design Excellence Panel has reviewed the proposal and provided comments, and the applicant has provided a written response to those comments. Arising from the comments from the Panel and the Applicant's response, the following matters require further consideration:</i></p> <p><i>Options to resolve the extent to which there are changes to levels within the entry foyer should be explored to reduce the number of level changes and maximise the sense of openness and arrival.</i></p> <p><i>The design of the decorative screen to the glazed entry wall should be further developed to form a</i></p> |

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| | <p>foyer (Main entry off Alfred Street) and also incorporating skylights into the change rooms.</p> | <p><i>new interpretation of the original decorative scheme of the pool.</i></p> <p><i>The colours and materials in the new structures need to be more sympathetic and reflective of the existing polychrome brickwork that predominates in the existing pool structures.</i></p> <p><i>The proposed change rooms should be provided with greater access to natural daylight, ventilation and views to sky or landscape.</i></p> |
| Design Item | Change to DA 347/19 | Initial Assessment Comment |
| 7. Pedestrian ramp at South western corner | <p>Brewster Hjorth Architects have modified their design so that access and the manoeuvring of vehicles into and out of Luna Park is maintained.</p> | <p>The independent Planner included comments on the proposal in relation to the pedestrian ramp that is proposed by Brewster Hjorth Architects in the south west corner of the development which are as follows:</p> <p><i>The proposed pedestrian ramp at the south western corner of the site partially obstructs vehicular access to the Luna Park site. This needs to be redesigned to maintain the existing areas for access and manoeuvring of vehicles into and out of the Luna Park site.</i></p> |
| Design Item | Change to DA 347/19 | Initial Assessment Comment |
| 8. Additional Structural Information | <p>Brewster Hjorth Architects – Structural Engineers Mott MacDonald’s have provided the additional information requested.</p> | <p>The independent Planner included comments on the proposal in relation to the structural works that are required and identified the need for more information on the design by Brewster Hjorth Architects and their structural engineering consultants which are as follows:</p> <p><i>The proposal has been peer reviewed by independent consultants, Taylor Thomson Whitting. Their preliminary report identifies the need for the following additional information:</i></p> <p><i>The extent of demolition of the sundeck structure needs to be clarified as the plans show less areas of demolition than is shown on the elevations.</i></p> <p><i>Further details are required regarding the structural state of the western corner building, adjacent to Luna Park. The cause(s) of the apparent movement or settlement of the harbour-facing wall needs to be investigated. The cause of movement should be repaired, and the wall underpinned if necessary.</i></p> <p><i>The key to successfully opening-up the space beneath the western staircase as gymnasium space will be successfully waterproofing between the staircase and north-western wall of the complex without changing the appearance of the polychrome brickwork wall. How this is done will require careful consideration and may require more height of brickwork than envisioned on the development drawings to be demolished and reconstructed above the level of the stair treads.</i></p> |

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| | | <i>Early consideration of this detail is important, to minimise that amount of demolition required.</i> |
| Design Item | Change to DA 347/19 | Initial Assessment Comment |
| 9. Response to Submissions | <p>Brewster Hjorth Architects – note that most of the submissions raise issues with the functional design (Operations of the new facility) and are not related to planning controls.</p> <p>Brewster Hjorth Architects will refine their design through the detailed design documentation process to address design issues raised in the public submissions.</p> | <p>The independent Planner included comments on the proposal in relation to the 115 x submissions received on the proposal during the notification period. 15 November to 13 December 2020. DA347/19 which are as follows:</p> <p><i>A total of 115 submissions have been received. Many of these submissions raise issues that involve the functional design, use and various other issues related to redevelopment of the swimming pool by the community.</i></p> <p><i>The applicant should obtain a copy of the submissions through appropriate GIPA processes and provide a response to issues raised. These submissions may also assist in the refinement of the proposal to better meet the expectations of the community.</i></p> |

CONCLUSION

It is recommended that Council resolves to adopt the recommended design changes outlined in this Addendum, in particular the deletion of the shade canopy over the children's outdoor interactive play area due to heritage concerns with the design of the structure. Brewster Hjorth Architects and their Heritage consultants Urbis Pty Ltd believe that these design changes satisfy the heritage issues raised with the design by the Independent planner and heritage planners as outlined in their letter to the applicant (Brewster Hjorth Architects Pty Ltd) on 19 March 2020.

The provision of shade may be considered as a further addition in the future, however it is clear that including it with the current Development Application adds substantially to the risk of refusal on heritage grounds. Unfortunately, all attempts by the Architect to find a design solution to meet heritage requests and provide shade, have been unsuccessful.

Council still has the option of including the Shade Structure as a separate portion within the construction tender. This would enable the price for the Shade Structure to be determined in the event that Council wishes to pursue it separately at a later time.



1 the Heritage Assessor feels that the roof of New Ripples Cafe and outdoor dining area is too dominant to the heritage brickwork which forms the corner of the heritage perimeter wall

It was agreed in the meeting that BHA would lower the roof below the existing brickwork parapet line

2 the Heritage Assessor feels that the external wall of the original sundeck was a very important element in the built composition of the project, giving enclosure to the lower pool-deck area as seen from the aerial heritage photograph used at the last teleconference meeting

It was agreed in the meeting that BHA would reinstate/ or closely reinterpret the existing Sundeck SE wall and parapet with openings similar to its existing openings. The actual deck would be rebuilt in concrete with new finishes

3 the Heritage Assessor feels that the proposed shade structure is too visually dominant to the sundeck, it should be lowered, or visually reduced in some way

BHA have modified their design to remove the shade structure from the DA application.

4 the Heritage Assessor feels that the proposed shade structure to the grandstand is too high, and visually dominant to the grandstand

It was agreed in the meeting to reduce its height further to align with the walkway roof behind but to maintain its columns which were similar to the structure and size of the original grandstand roof

5 Although it has been substantially reduced the Heritage Assessor feels that the proposed glazed foyer still dominates the brick heritage stair tower and original entry when viewed from Alfred Street

It was agreed in the meeting that the proposed sunshade screen element around the perimeter of the glazed lobby would be deleted. The assessor did not agree that this would satisfy their concerns



Aerial view of the DA Design as seen from the Harbour Bridge

1 Ripples Cafe Roof

The cafe roof has been redesigned to separate the outdoor seating area roof and the cafe internal area roof. Both roofs will be lowered below the parapet line. The brick parapet will be continued through from the reconstructed sundeck

2 The Sundeck

the existing Sundeck SE wall and parapet will be reconstructed. It will have openings which are similar to its existing openings constructed in the 1960's. The actual deck would be rebuilt in concrete with new finishes.

A new water play feature will be installed in 2 of the openings (as shown) to help interpret the extent of the original wall

3 Leisure Pool Sunshade

BHA has modified their design to remove the shade structure from the DA application.

4 Grandstand Sunshade

The height of the lightweight grandstand roof/ sunshade has been further reduced to align it with the walkway roof behind. its columns which were similar to the structure and size of the original grandstand roof are retained

5 New Foyer

We propose to substantially reduce the size of the Foyer by redesigning the entry flow to bypass the original entry portal. The new Foyer structure is set back from the heritage stair tower to allow a view of it from Alfred Street

The upper level amenities have been redesigned to allow the foyer layout to be altered and reduced in size. Some small changes to floor levels of landings inside the stair tower are proposed to allow the accessible entry to be redesigned



Aerial view of the Proposed Design amendments as seen from the Harbour Bridge

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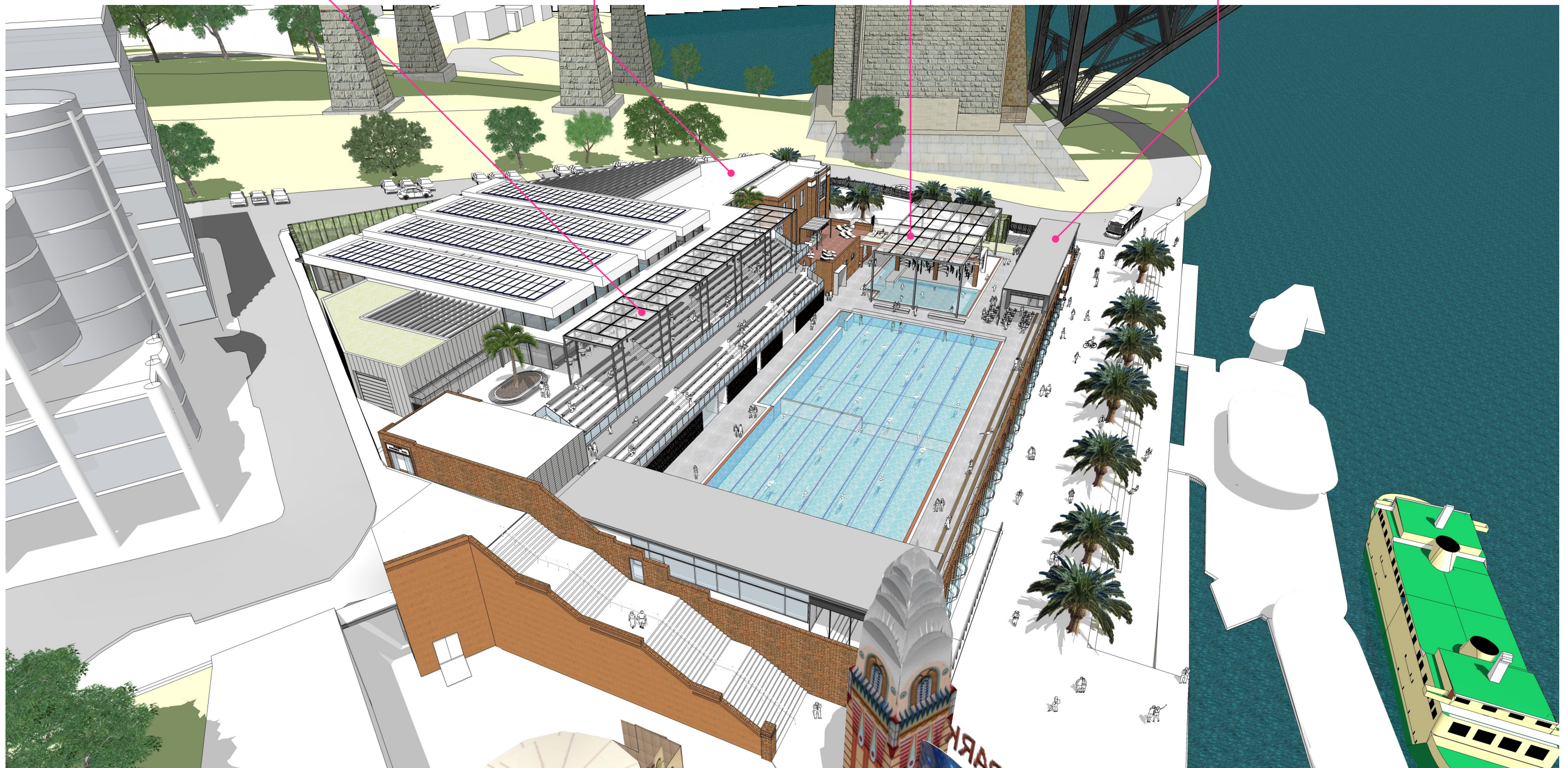
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BHA have modified their design to remove the shade structure from the DA application.

1 the Heritage Assessor feels that the roof of New Ripples Cafe and outdoor dining area is too dominant to the heritage brickwork which forms the corner of the heritage perimeter wall

It was agreed in the meeting that BHA would lower the roof below the existing brickwork parapet line



Aerial view of the DA Design as seen from above Luna Park

4 Grandstand Sunshade

The height of the lightweight grandstand roof/ sunshade has been further reduced to align it with the walkway roof behind. its columns which were similar to the structure and size of the original grandstand roof are retained

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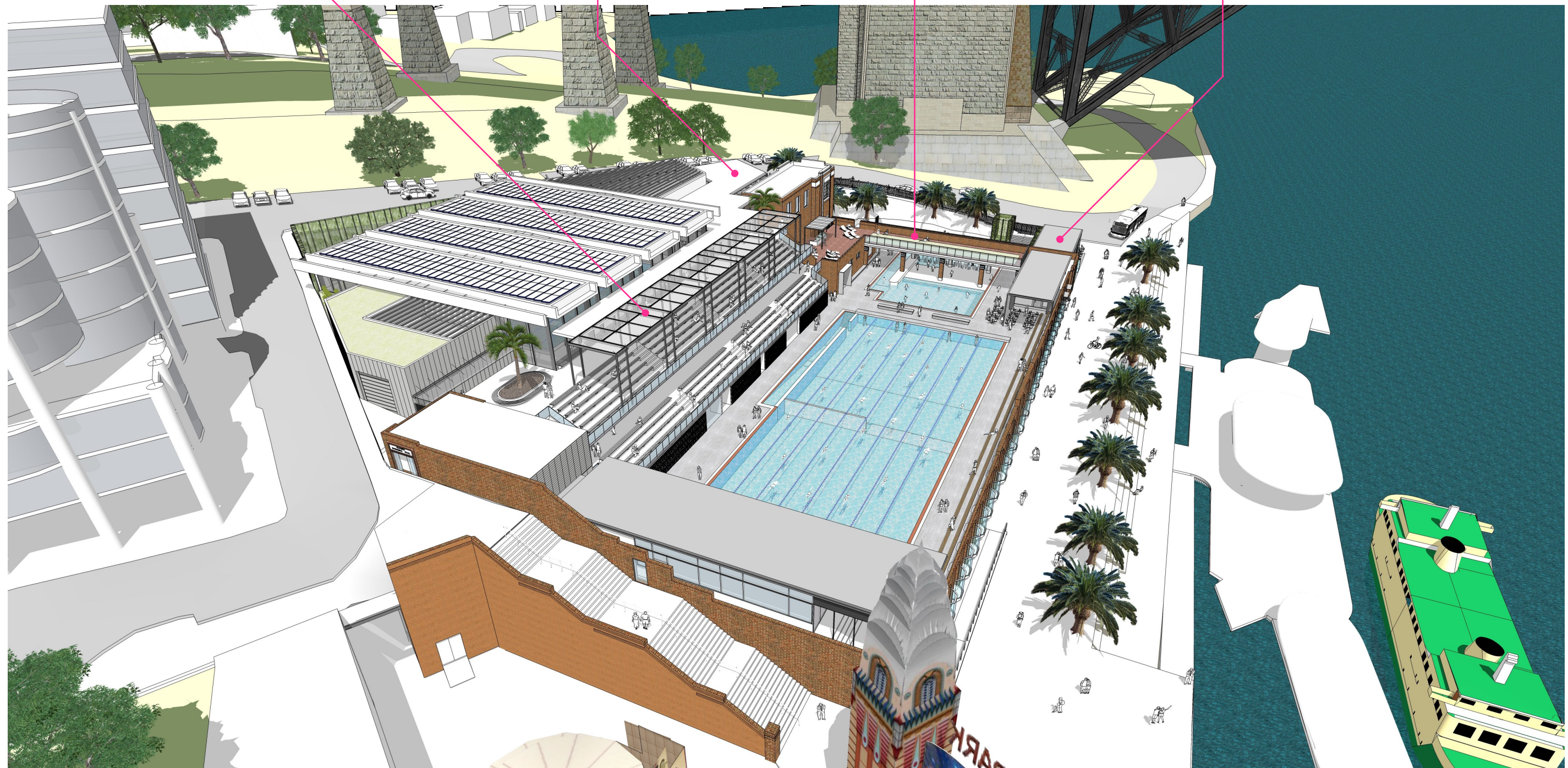
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1 Ripples Cafe Roof

The cafe roof has been redesigned to separate the outdoor seating area roof and the cafe internal area roof. Both roofs will be lowered below the parapet line. The brick parapet will be continued through from the reconstructed sundeck



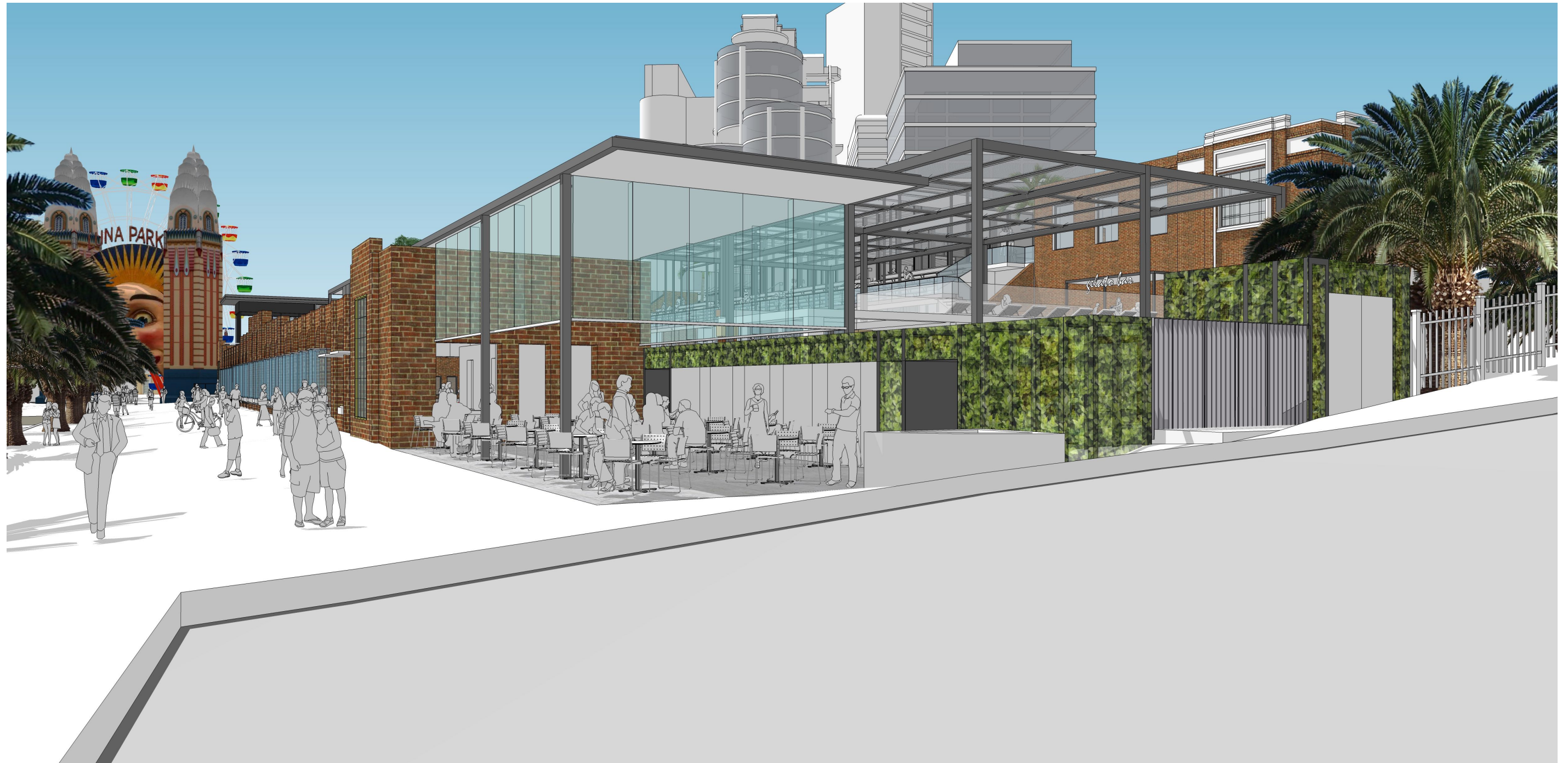
Aerial view of the Proposed Design amendments as seen from above Luna Park

1
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BHA have modified their design to remove the shade structure from the DA application.



View of the Ripples Cafe corner from the DA Design

1
Ripples Cafe Roof

The cafe roof has been redesigned to separate the outdoor seating area roof and the cafe internal area roof. Both roofs will be lowered below the parapet line. The brick parapet will be continued through from the reconstructed sundeck

3
Leisure Pool Sunshade

BHA have modified their design to remove the shade structure from the DA application.



View of the proposed changes to the Ripples Cafe corner

5

Although it has been substantially reduced the Heritage Assessor feels that the proposed glazed foyer still dominates the brick heritage stair tower and original entry when viewed from Alfred Street

It was agreed in the meeting that the proposed sunshade screen element around the perimeter of the glazed lobby would be deleted. The assessor did not agree that this would satisfy their concerns



View of the Foyer from the DA Design

New Foyer

We propose to substantially reduce the size of the Foyer by redesigning the entry flow to bypass the original entry portal. The new Foyer structure is set back from the heritage stair tower to allow a view of it from Alfred Street

The upper level amenities have been redesigned to allow the foyer layout to be altered and reduced in size. Some small changes to floor levels of landings inside the stair tower are proposed to allow the accessible entry to be redesigned



Proposed Adjusted Foyer