

Building 2

Adaptive Re-Use Case Study

Initial Analysis

Potential Case Study Design

Design Materials and Precedents

Landscape Response and Precedents

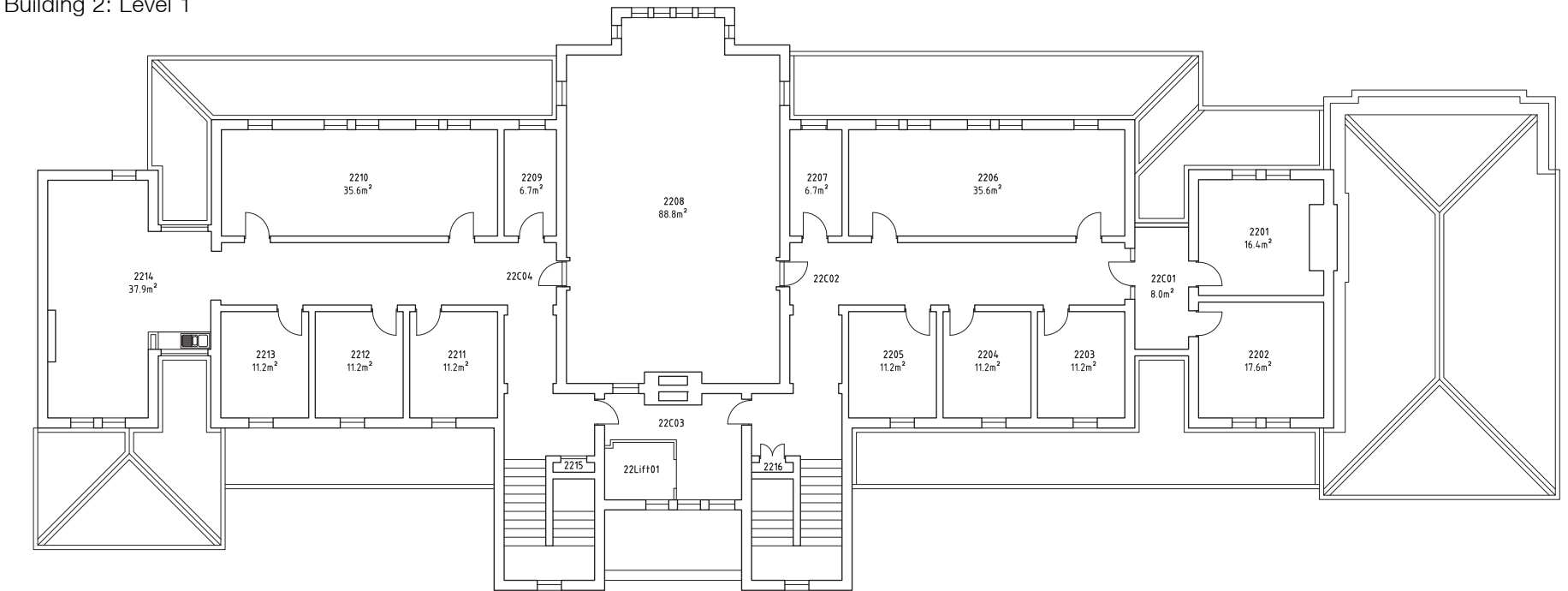
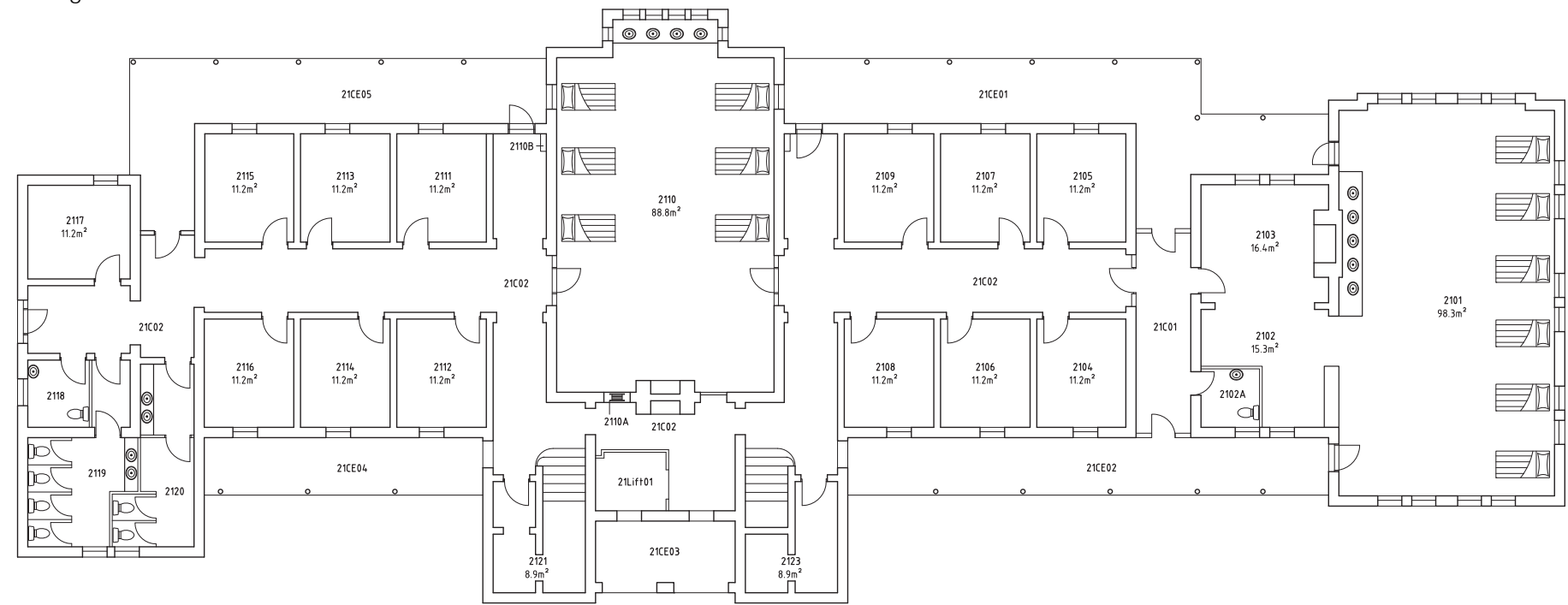
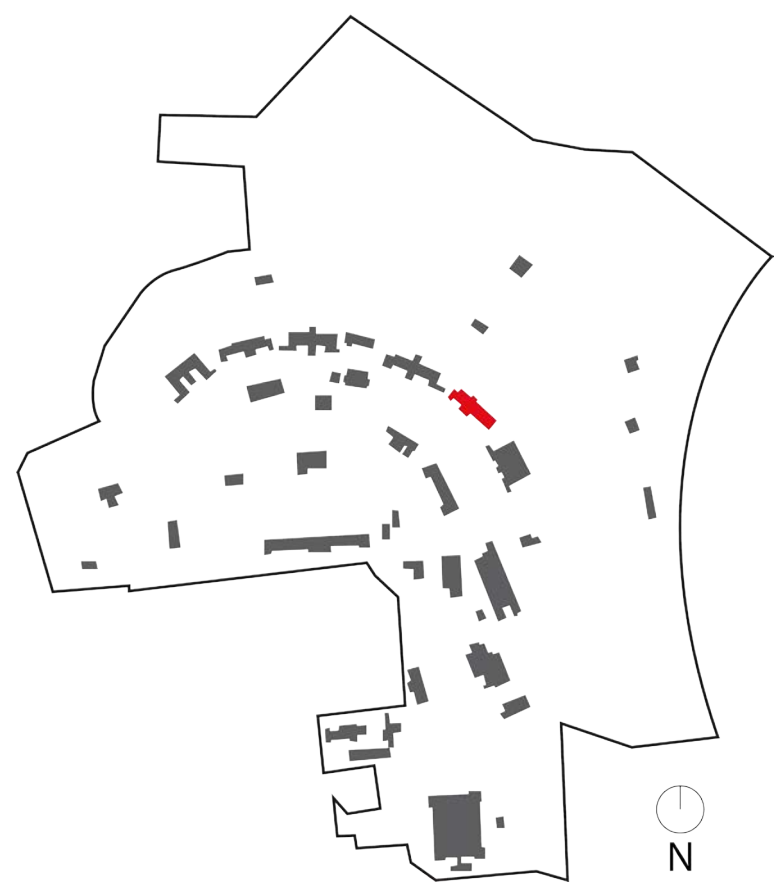
Recommendations



Initial Analysis

Building 2 forms one part of the prominent semi-circular plan of heritage buildings in the north of Jacksons hill, which typify the character of the precinct as a whole. The semi-circular layout is symmetrical, and gives a strong structural form and edge to the other buildings in the precinct. These buildings are oriented to the north, thus taking advantage of the daytime sunlight and views extending north. They are situated lower down the hill than other buildings, and therefore do not obstruct views from the landscape or buildings higher up the hill.

Building 2 has a regular style of internal configuration, with many rooms along a central spine. The layout is generally symmetrical horizontally and vertically, and are constructed of heavy materials, with numerous load bearing walls. This presents a challenge to internal adaptation due to the modular 'room' layout.

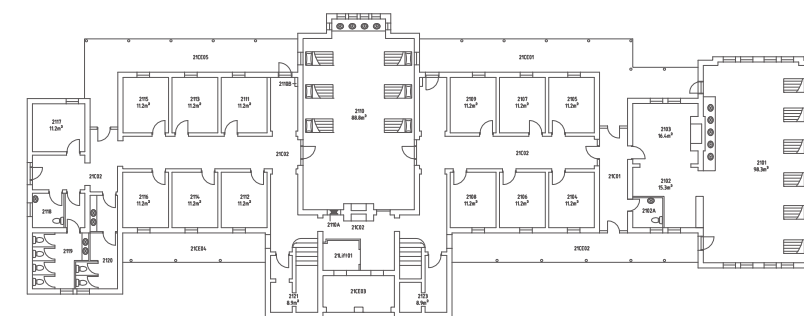


Potential Case Study Design: Ground Floor



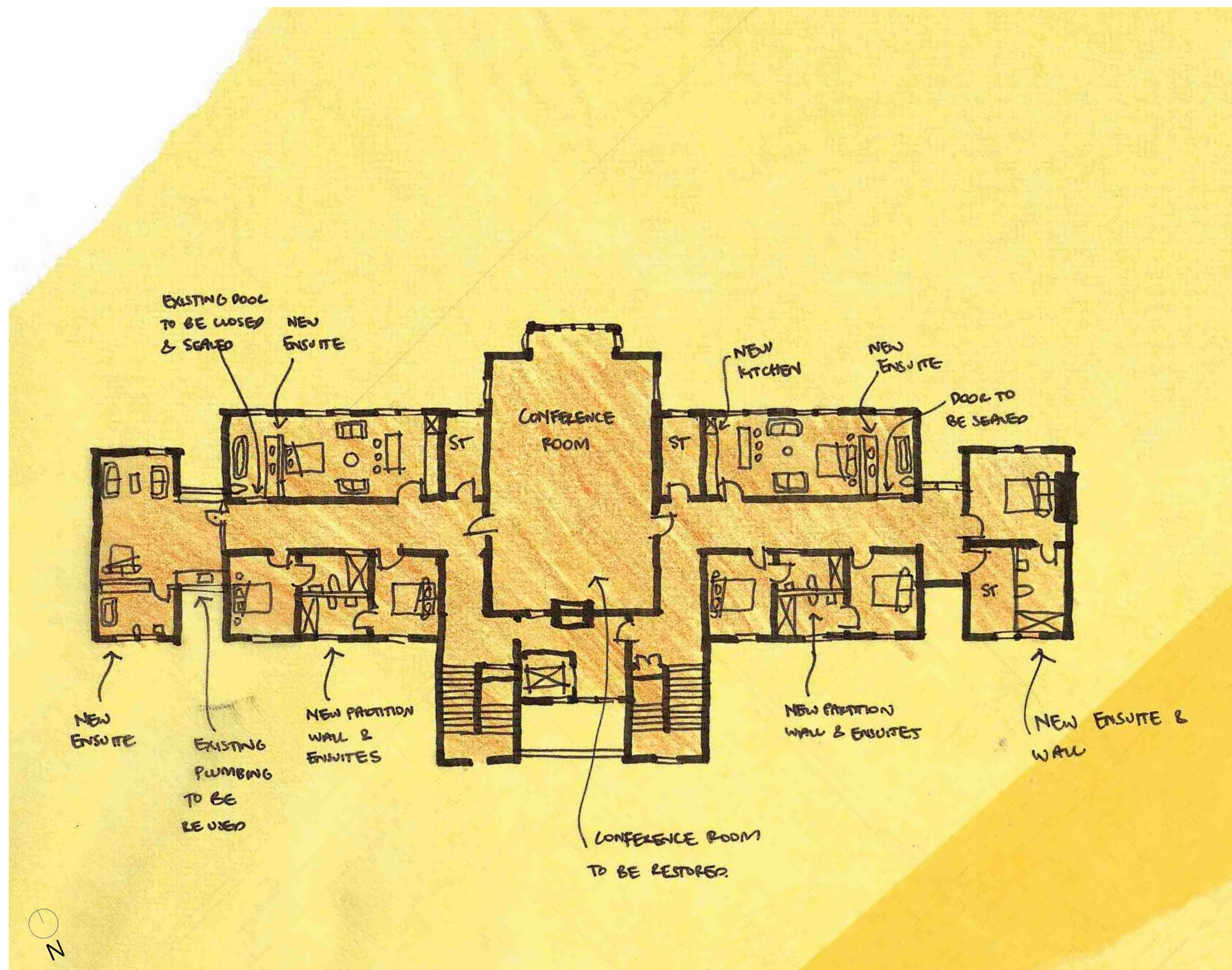
Building 2 Proposed Uses

- Hotel/Bed and Breakfast
- Conference facilities
- Reception venue
- Outdoor dining area



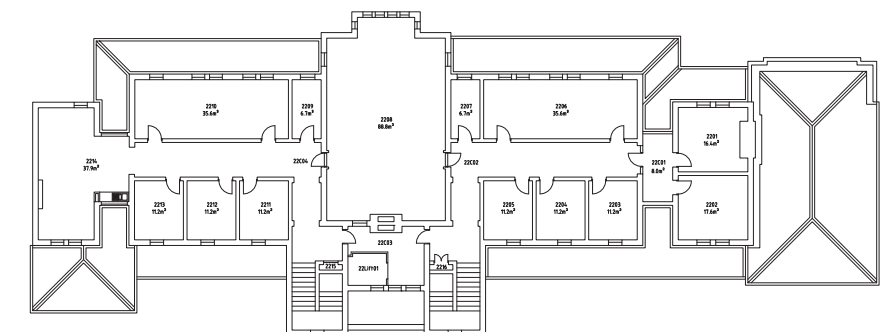
Existing Building 2 Ground Floor Plan

Potential Case Study Design: First Floor



Building 2 Proposed Uses

- Hotel/Bed and Breakfast
- Conference facilities
- Reception venue
- Outdoor dining area



Existing Building 2 First Floor Plan



Artist impression - pedestrian boulevard

Behind Building 2 along Tram Road



Artist impression - arriving for the weekend

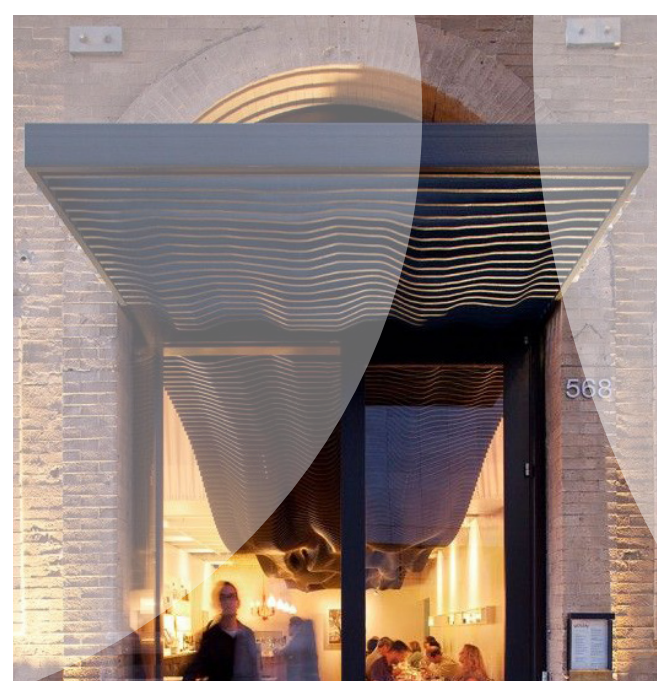
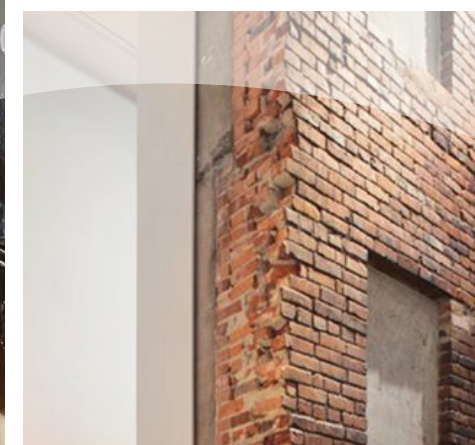
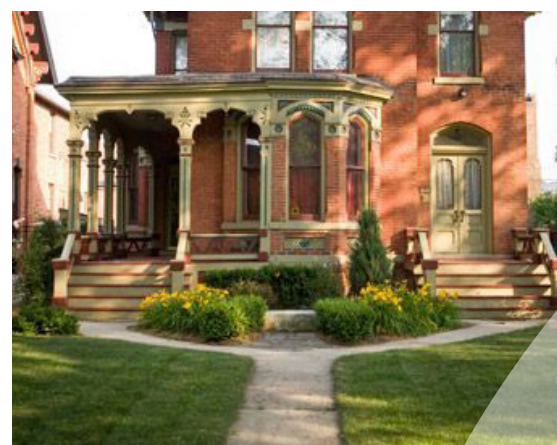
Short Stay Accommodation Driveway



Artist impression - enjoy your stay

Short Stay Accommodation Lobby

Design Materials and Precedents



Landscape Response and Precedents

The design of natural environments, open spaces and landscape settings are an integral consideration when looking at the holistic design response. Ultimately a quality landscape response enhances the overall amenity and 'place' experience.

Outdoor spaces can serve a vast number of different purposes from specialised functions, performance areas, sensory spaces or simply quality places to gather. The qualities and treatments of outdoor spaces often indicate the intended spatial use and behaviour.

An appropriate landscape response to compliment building 2 should consider the following:

- Opportunities for activities and recreation with the provision of spaces supporting passive and active play. This may include places to walk, socialise or celebrate in a formal setting.
- Provide a variety of play equipment to engage children of different ages as well as people with differing physical abilities.
- Opportunities to connect with the environment through well designed landscapes such as sensory and nature play areas.
- Outdoor arts and cultural activities which could activate the northern area, providing a quality open space fronting building 2. A considered landscape response should include infrastructure such as outdoor power supply, the provision of lighting and platforms or 'stages'. This may be used for musical events, dance, theatre, and potentially an open-air cinema.
- The multi-purpose nature of open environments to act as event spaces should be leveraged to connect building 2 with other parts of Jacksons Hill. The designation of these spaces should be considered holistically as 'linkages' connecting a series of open spaces which could act as breakout spaces for events, festivals and markets creating varied activities within the same landscape setting.
- Due to the sensitive vegetation and heritage significance of the landscape surrounding building 2 any landscape interventions should be of low visual and physical impact, promoting activities which are enhanced by the existing natural settings.



Public Seating and space in keeping with heritage character



Simple landscape intervention suitable for events and activities



Passive and active recreation paths



Sensory and Nature Play

Recommendations

Proposed Changes

The case study looking at the conversion and adaptive re-use of building 2 as a short stay accommodation includes the following modifications and penetrations:

- Addition of a porte-cochere to the eastern facade defining an entry and hotel reception.
- Dropping of two window sills located in the central eastern facade to provide an entry directly in to the proposed accommodation check-in area.
- Where internal room structures are configured in groups of 3 smaller rooms with the middle room sharing common walls, it is proposed the middle room can be converted into two private en-suites servicing each of the outer converted private rooms. These outer rooms will remain as private rooms with no structural changes proposed.
- Conversion of the central space on the lower ground level into a dining hall, with kitchen facilities suited to cafe style dinning. All fixtures and additions would be of a 'temporary' nature with no significant structural changes required. Small penetrations allowing for services and electrical may be required.
- The alteration of rooms upstairs will use light weight and temporary parapets to transform existing rooms into luxury private accommodation with en-suite. No major structural changes are proposed. However some minor alterations may be required for services and electrical fittings.
- A service entry would be created in the rear of building 2. Located in the stairwell column, this would provide access for light commercial uses associated with the accommodation and cafe uses.
- Proposed extension to the existing bitumen service lane which passes behind building 1, (known as Tram Road). This service lane is currently accessed by a cross-over located off Circular Drive and terminates behind building 1. To enable pickup/drop-off access to building 2 to support a viable accommodation business the proposal includes an extension of the existing service lane between building 1 and building 2, continuing along the front of building 1 and connecting back into the existing cross-over at Circular Drive forming a continuous loop. The material would be of natural earthy tones and clearly delineate a pedestrian priority zone. This path would not 'read' or be clearly defined as a street or road.

Heritage Victoria

Due to the scope of this study and adaptive re-use strategy reconsidering potential uses for the restoration of Jacksons Hill the design team consulted Heritage Victoria with regard to the proposed changes. This consultation took place on site at Jackson's Hill where the design team discussed the proposed changes and penetrations to building 2 and surrounding landscape.

In principle, Heritage Victoria was satisfied that the general building structure did in fact lend itself well to the conversion of an accommodation use. Generally Heritage Victoria were supportive of the level and degree of changes proposed, including new penetrations, relocation of entries and access points. Both the internal and external changes were not deemed to be overly significant or detrimental to preserving the heritage character.

This report acknowledges that ‘in principal support’ and discussions with Heritage Victoria does not constitute approval. Formal submission and assessment must be lodged through the correct channels for a formal decision to be granted. A supportive decision would need to satisfy the practicality of the buildings proposed new use and the satisfaction of heritage conditions including but not limited to the following.

- New built additions should be sited to the less significant elevations as to maintain the heritage buildings visual dominance and preserve existing views of the building within its setting.
- The visual distinction between the existing building and addition should emphasise their separateness and may be achieved by a compatible contemporary design.
- The addition should be sympathetic in scale and bulk to the existing building, careful not dominate the heritage structure. Where additions are considerably larger than the existing building, their bulk should be broken up to reduce the scale through a variety of design features.
- Whilst it may reflect the main stylistic characteristics, additions should not attempt to replicate decorative detail of heritage buildings. Good contemporary design should be capable of satisfying heritage requirements without copying the original building design or attempting to replicate existing materials and paint colours.



Building 15

Adaptive Re-Use Case Study

Initial Analysis

Potential Case Study Design

Design Materials and Precedents

Landscape Response and Precedents

Recommendations



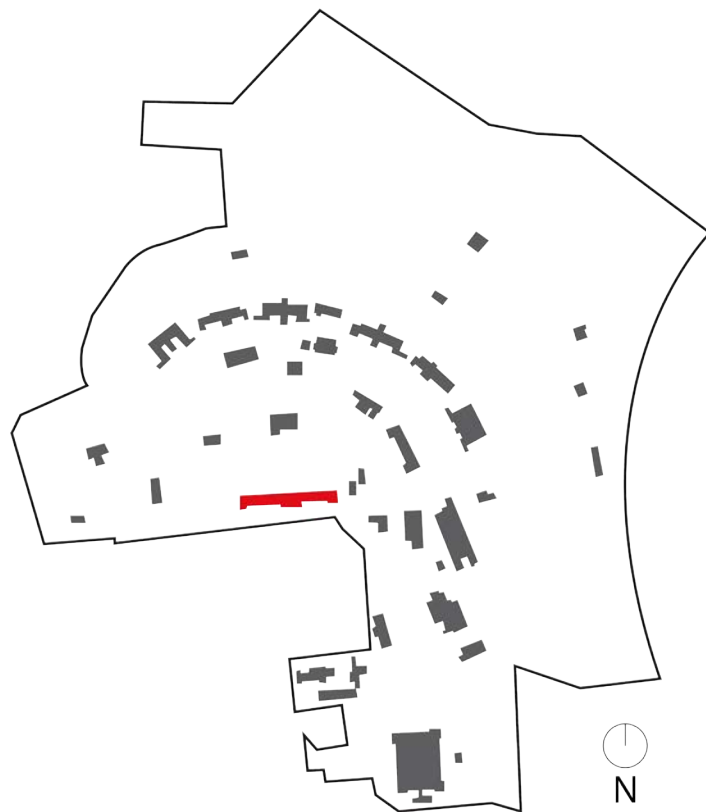
Initial Analysis

External Analysis

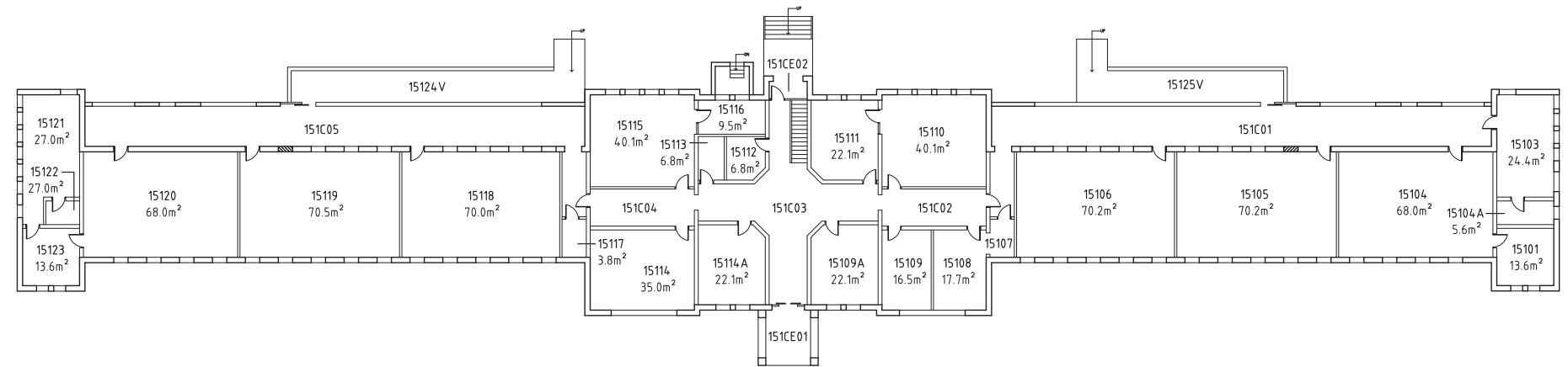
Building 15 is located at the top of Jacksons Hill creating a central point and focal destination for the site as a whole. It has a different style and character to its surrounding buildings, especially the bluestone buildings on the southern side of Circular Drive which were constructed in the 1860s, compared to the early 1900's of building 15. While it is not a heritage listed building, it has a very high retention value, adding to the overall character as a central focal point for the whole Jacksons Hill precinct. It frames the primary traffic arterial opposite the school buildings and the an ideal public open space to it's north.

Internal Analysis

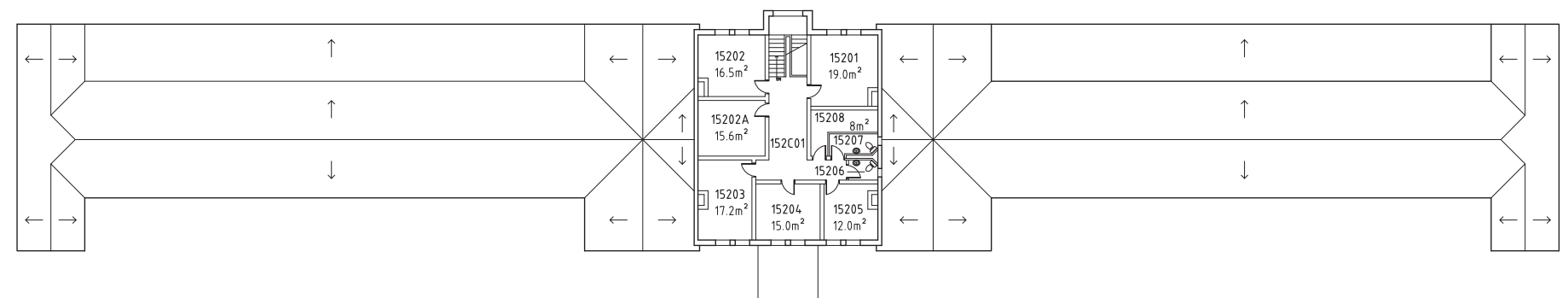
The centre of the building consists of numerous smaller rooms with a centralised internal corridor. Each of the two wings in building 15 have been divided into three larger rooms using lightweight internal walls, accessed by a northern corridor. In the original design this corridor was a free standing verandah and low height wall, however later modifications enclosed this space internally using window frames and vertical posts.



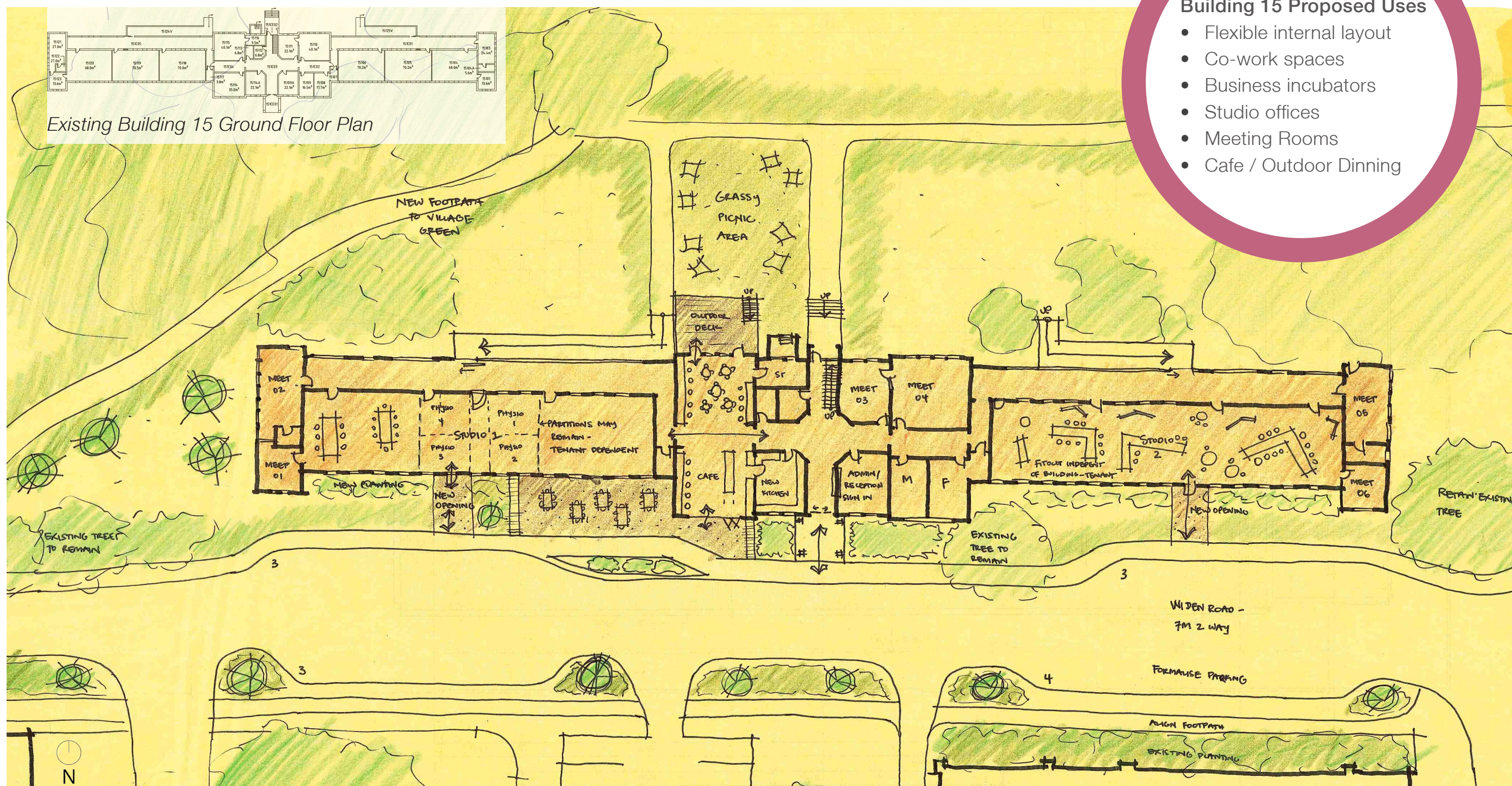
Building 15: Ground Floor



Building 15: Level 1



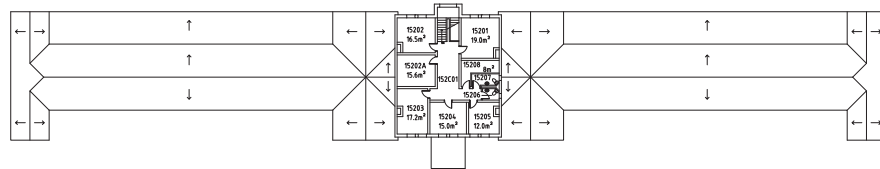
Potential Case Study Design: Ground Floor



Building 15 Proposed Uses

- Flexible internal layout
- Co-work spaces
- Business incubators
- Studio offices
- Meeting Rooms
- Cafe / Outdoor Dining

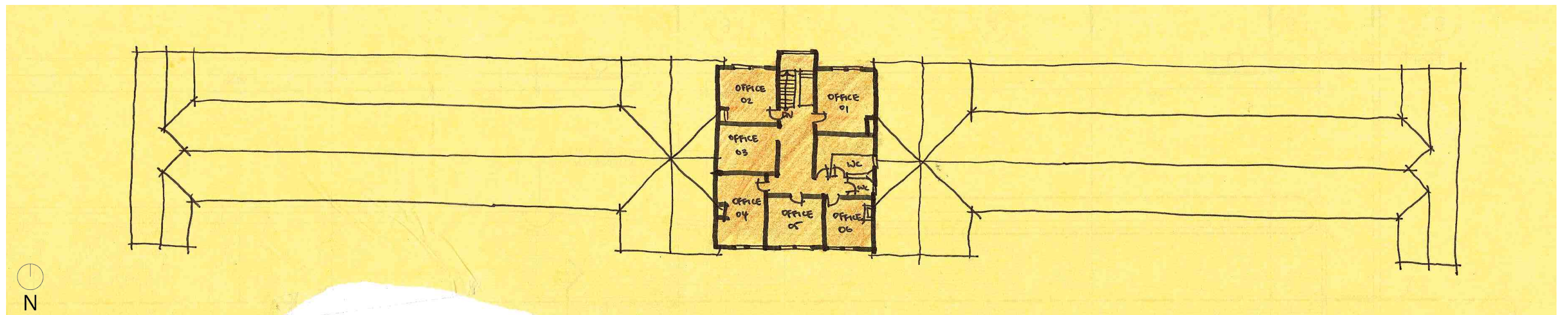
Potential Case Study Design: First Floor



Existing Building 15 First Floor Plan

Building 15 Proposed Uses

- Flexible internal layout
- Co-work spaces
- Business incubators
- Studio offices
- Meeting Rooms
- Cafe / Outdoor Dining





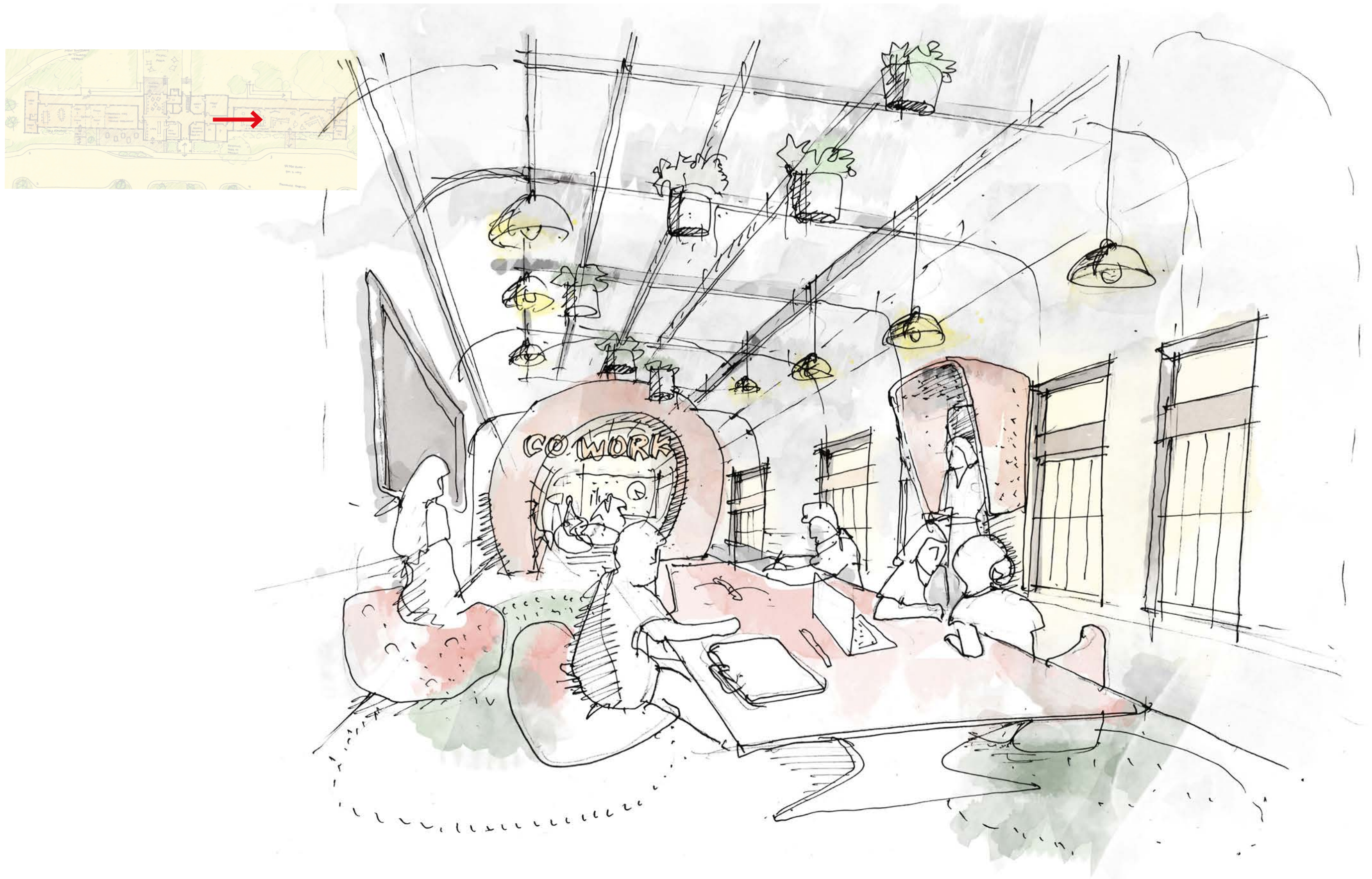
Artist impression - life spilling on to mainstreet

Looking east down 'Mainstreet' Circular Drive



Artist impression - somewhere to meet, play, relax

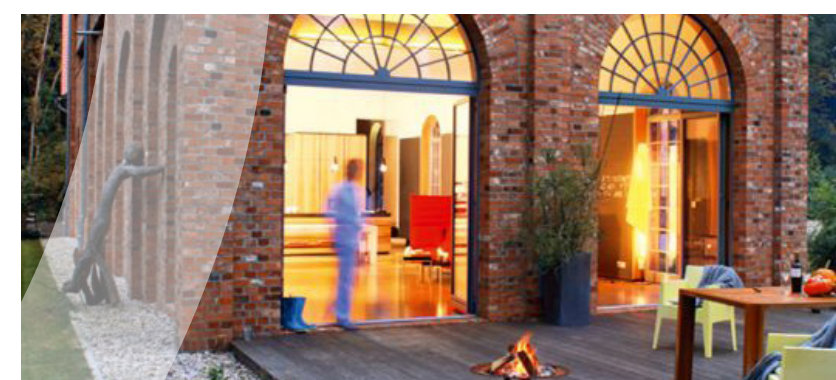
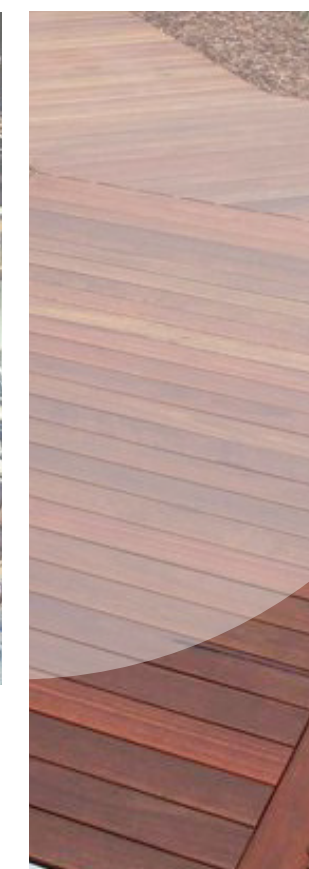
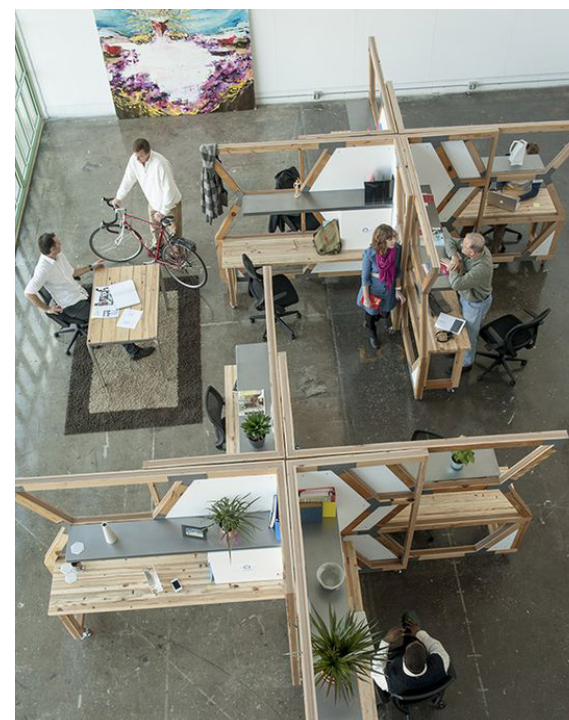
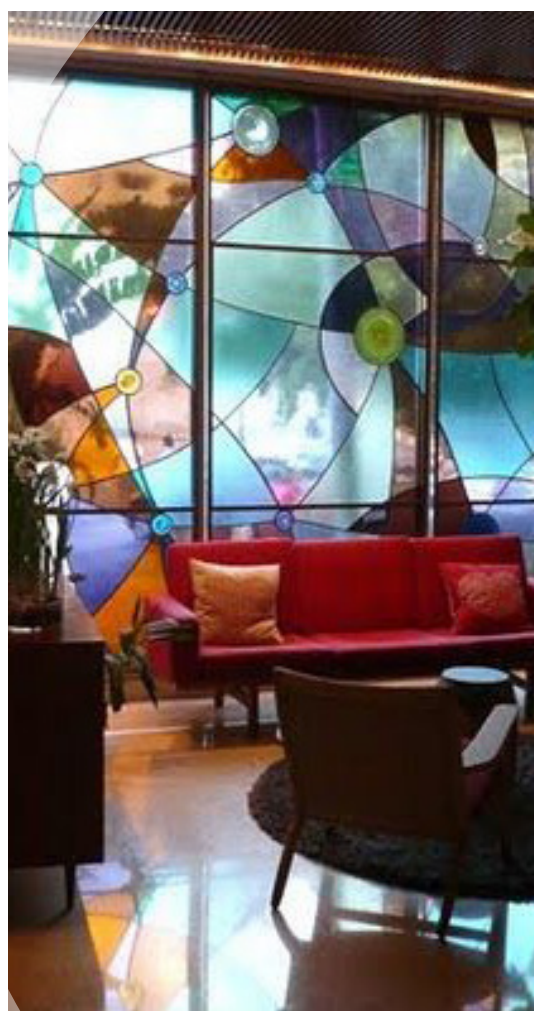
The Village Green activating the north side of Building 15



Artist impression - the future of live, work, learn

Co-work studio and business incubator

Design Precedents and Materials



Landscape Response and Precedents

The design of natural environments, open spaces and landscape settings are an integral consideration when looking at the holistic design response. Ultimately a quality landscape response enhances the overall amenity and 'place' experience.

The interaction of building 15 and its adjoining landscapes, in particular to the north and south, is unique and multifaceted. The treatments and landscape approach should be cognisant of defining two distinct areas; framing a mainstreet along Circular Drive and creating a central 'village green' to the north. The proposed landscape concept aims to achieve a balanced spatial hierarchy, with distinct but complimentary uses, whilst retain a language which shares a common aesthetic and transition from north-to-south.

The southern landscape interface will read as a 'mainstreet' activated by complimentary uses and will need to give clear guidance as to the use, movement and safety of pedestrians and vehicles sharing the space.

The open area to the north will frame and define a more formal 'village green' supporting a variety of active, passive and small scale retail activities. Extending towards building 12 this space will create a civic heart and central gathering point for Jacksons Hill.

An appropriate landscape response to activate building 15 should consider the following:

- The ability to frame a defined civic space using buildings 15 and 12. It is imagined as a typically neutral space, permitting a range of activities rather than specifying a predetermined use.
- The southern landscape will need to offer a mix transition spaces, and buffer between pedestrian, parking and vehicle movement. The treatment of this edge will require careful consideration and should clearly identify circulation, paths, speed and buffers between differing transport modes.
- Create strong through connections and pedestrian flows through building 15 connecting internal activities with outdoor landscapes through verandas, bi-folding doors, windows and cafe decking.
- Spaces for activities and small scale retail spilling outdoors, attracting people to linger longer and be drawn to the space.
- Include outdoor features including formal seating (benches) and informal seating (steps) and lighting to create a sense of identity and character.
- Consider the preservation of existing trees and how they currently contribute to the attraction and character of building 15. Larger trees should be used to provide shade and attract animal species adding to the natural surrounds and sensory pleasure.
- Provide a visual 'landmark' or point of discussion, such as a public artwork, attracting people to visit the space and serving as a memorable landmark and meeting place.



A vibrant shared mainstreet



Linking history, culture and wayfinding



Interactive play



A place to meet and linger



Outdoor settings with non-prescriptive uses



Wayfinding and signage

Recommendations

Proposed Changes

The case study looking at the conversion and adaptive re-use of building 15 as a co-work/office incubator and Cafe includes the following modifications and penetrations:

- Removal of existing light weight partitions.
- The dropping of two single window sills located at each end of the building enabling direct access from Circular Drive.
- The conversion of smaller office space located on the first floor into General Practitioner spaces. No structural changes are foreseen, simply cosmetic and temporary fixtures.
- The addition of toilet facilities located upstairs servicing these offices would require minor internal alterations to the existing buildings skin.
- Slightly off-set to one side the most significant change proposed to building 15 is the integration of a cafe which would additionally provide a through connection, north-south. This would see the removal of existing window sills on both the north and south façades, being replaced with large doors creating multiple informal entries in contrast to the buildings existing single formal entry. A cafe would provided an extended through trading area, formalised using a new deck area extending out in to the 'village green' and treated footpath running along Circular Drive. The new north-south through connection created by the cafe would interrupt the internalised and primary east-west corridor circulation. Toilet relocation and expansion would be required and is proposed to be located by co-locating them on the eastern side of the central axis. All associated fixtures, fittings and services would where practical look too minimise minor structural incursions, however cosmetic and structural changes would be necessary.

Heritage Victoria

Due to the scope of this study and adaptive re-use strategy reconsidering potential uses for the restoration of Jacksons Hill the design team consulted Heritage Victoria with regard to the proposed changes. This consultation took place on site at Jackson's Hill where the design team discussed the proposed changes and penetrations to building 15 and surrounding landscape.

We must acknowledge the particular spatial requirements of co-working studios and office incubators have not been clearly defined through this study, and although Heritage Victoria unfamiliar with these spaces from our discussions they agreed, internally the general building condition and structure is clean and unobstructed and presented no objection to the removal of existing light weight partition walls which currently break up the symmetrical wings.

In principle, Heritage Victoria were satisfied that the proposed inclusion of a cafe space requiring punctuations to both primary façades was although a substantial alteration, a proposal with substantial merit in an attempt to stimulate activation using through connections. It was acknowledged by both parties that this level of change required structural and cosmetic alterations to existing window openings and modification to the existing symmetrical character.

In describing the nature of change and rationale behind proposed future uses for building 15 and circulation objectives there was a degree of comfort with the level of alterations presented. A consensus was understood with regard to the style of aesthetic finishes deemed in keeping with current heritage character to accommodate such changes.

In addition, a further 2 new entries were proposed towards either end of building 15, these were also viewed favourably providing they too removed existing window openings to create access points. It was suggested that in fact these additional entries would restore elements of symmetry, offsetting the proposed central cafe and through connections.

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