HOCKING PLACE

Design Report v1-1 tectvs

Critical Information Summary

Summary

The development site is located at 8 Hocking Place on the corner of Whitmore Square.
The current proposal package includes a detailed site and contextual analysis, with design elaboration including proposed plans, visualisations and development yields.

Team

Tectvs
Future Urban
Summation
Structural Systems
Echo Risk
Cirqa
Colby Phillips Advisory
Vipac

Description

The proposed development is a 14 storey building with a height of 46.3m. This includes a communal area on the ground floor and 13 levels of social housing.

Yield

01 x Communal Space
36 x Apartments
- 36 x Social Housing

Details

- Targeted development
- Commitment to sustainability
- Commitment to a high quality design outcome

Site Area

250m2

46.3m Height

Street Frontages

Hocking Place
Whitmore Square

CONTEXT

Place

Development Zone

Site 8 Hocking Place Adelaide 5000

- CC — Capital City
- APL — Adelaide Park Lands Zone
- CL — City Living
- CMS — City Main Street

Property Zone Details

Zone

Capital City

Sub Zone

City Frame

Overlay

Airport Building Heights (Regulated) (All structures over 80 metres AHD)

Affordable Housing

Building Near Airfields

Design

Heritage Adjacency

Hazards (Flooding – Evidence Required)

Noise and Air Emissions

Prescribed Wells Area

Regulated and Significant Tree

Local Variation (TNV)

Maximum Building Height (Metres) (Maximum building height is 29m)

Place

A Mix of Styles and Types

1 Local Heritage Redevelopment

2 Community vegetable garden

3 Red Brick + Bluestone

4 Sculpture

5 Connectivity

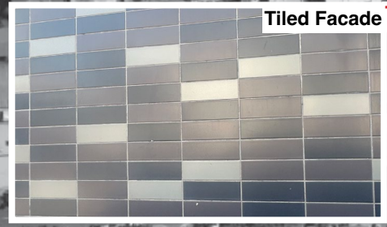
6 Street art

7 New Development

8 Substation screening

9 Red Brick Pavement

10 Tiled Facade



11 Mural

8 Hocking Pl Site

Place

Key Landmarks

The surrounds of 8 Hocking Place are rich with precedents.

William Booth Home
62 - 70 Whitmore Square
Local Heritage

Salvation Army Hostel
70 Whitmore Square
State Heritage

Apartments
12-16 Hocking Place

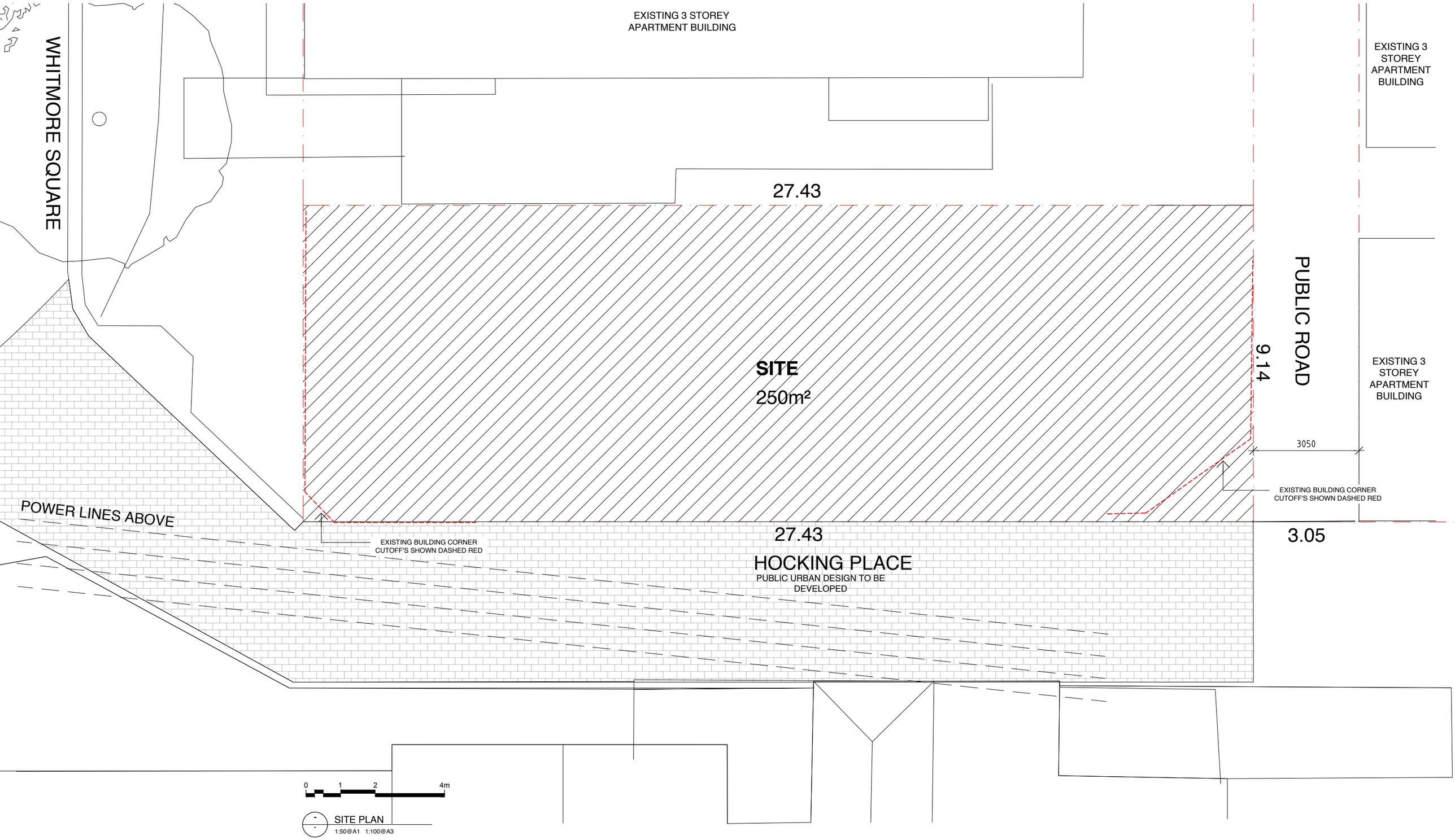
Affordable Eco-Housing
44 - 50 Whitmore Square

St Luke's Church
21-29 Whitmore Square
Re-built State Heritage

Bohem Apartments
156 Wright Street

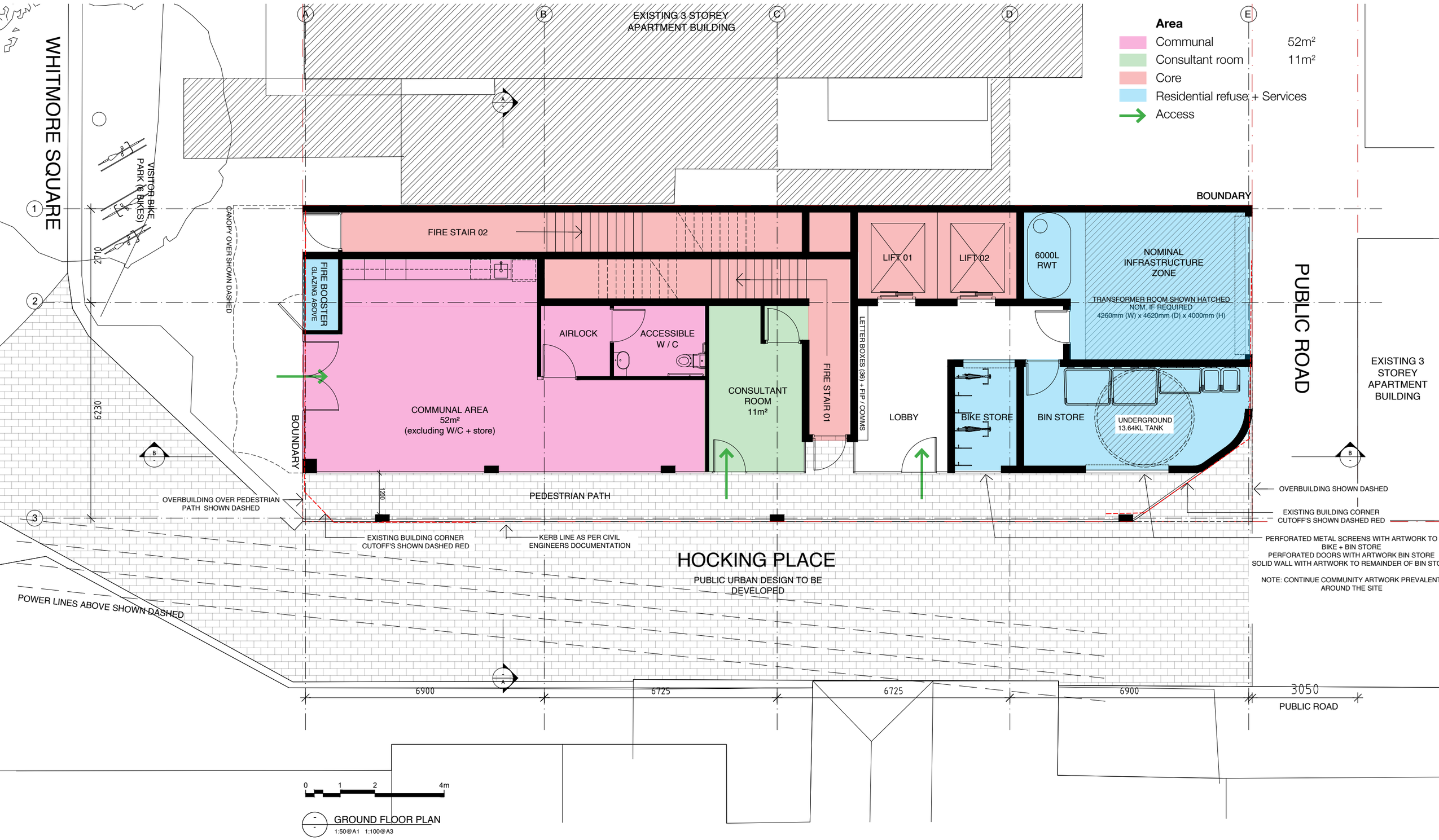
DESIGN RESPONSE

Design Response



Design Response

Ground Floor Plan



GROUND FLOOR PLAN
1:50@A1 1:100@A3

Design Response

Typical Floor Plan
Level 01 - 03 + 05 - 10

Area	Living	Balc.
Apartment 01	52m²	12m²
Apartment 02	54m²	8m²
Apartment 03	54m²	8m²
Core		

0 1 2 4m

LEVEL 01 - 03 + 05 - 10 FLOOR PLAN
1:50@A1 1:100@A3

Design Response

Typical Floor Plan
Level 04

Area	Living	Balc.
Apartment 01	52m²	12m²
Apartment 02	54m²	8m²
Apartment 03	54m²	8m²
Core		

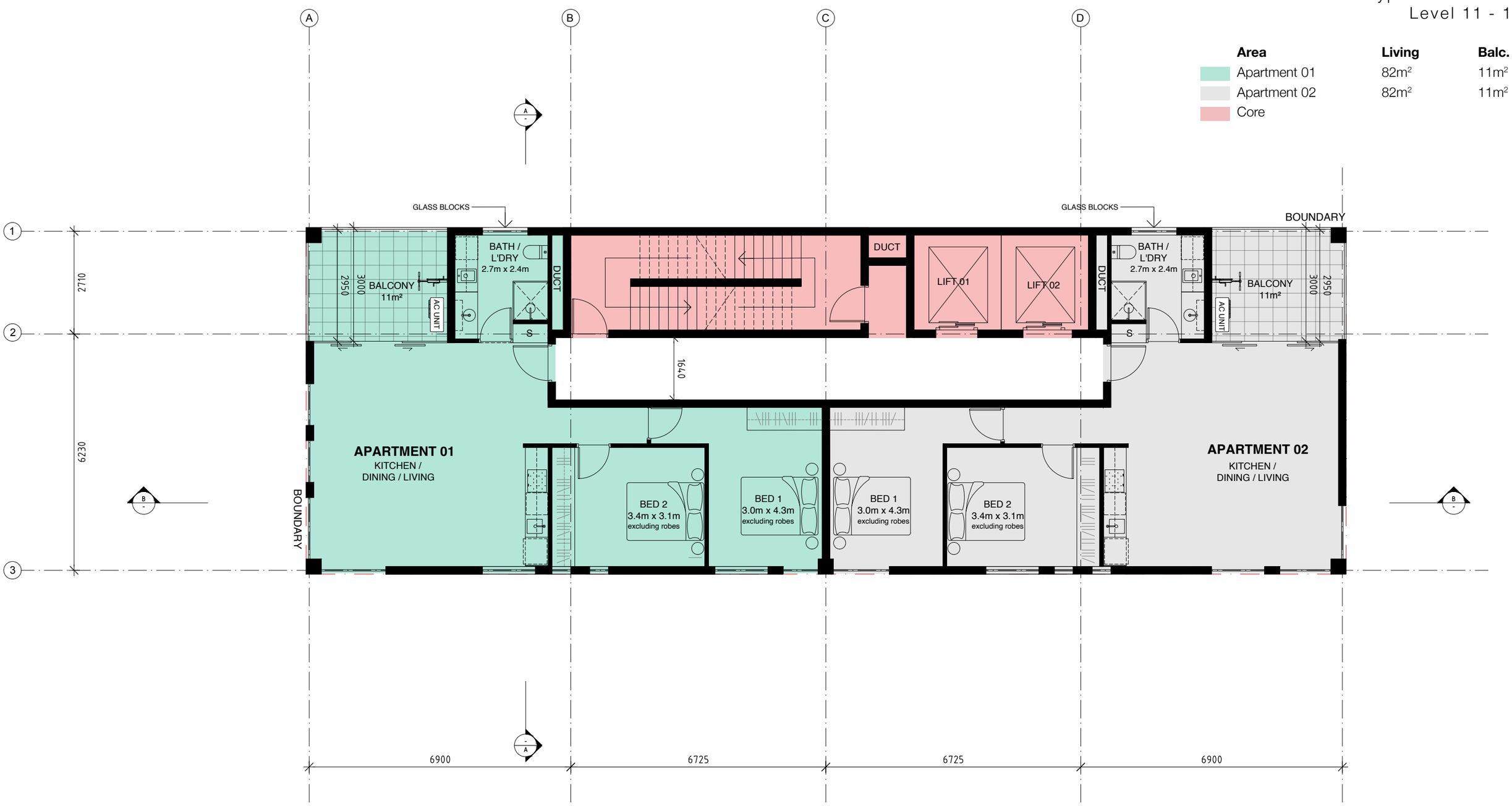
0 1 2 4m

LEVEL 04 FLOOR PLAN
1:50@A1 1:100@A3

Design Response

Typical Floor Plan
Level 11 - 13

Area	Living	Balc.
Apartment 01	82m²	11m²
Apartment 02	82m²	11m²
Core		

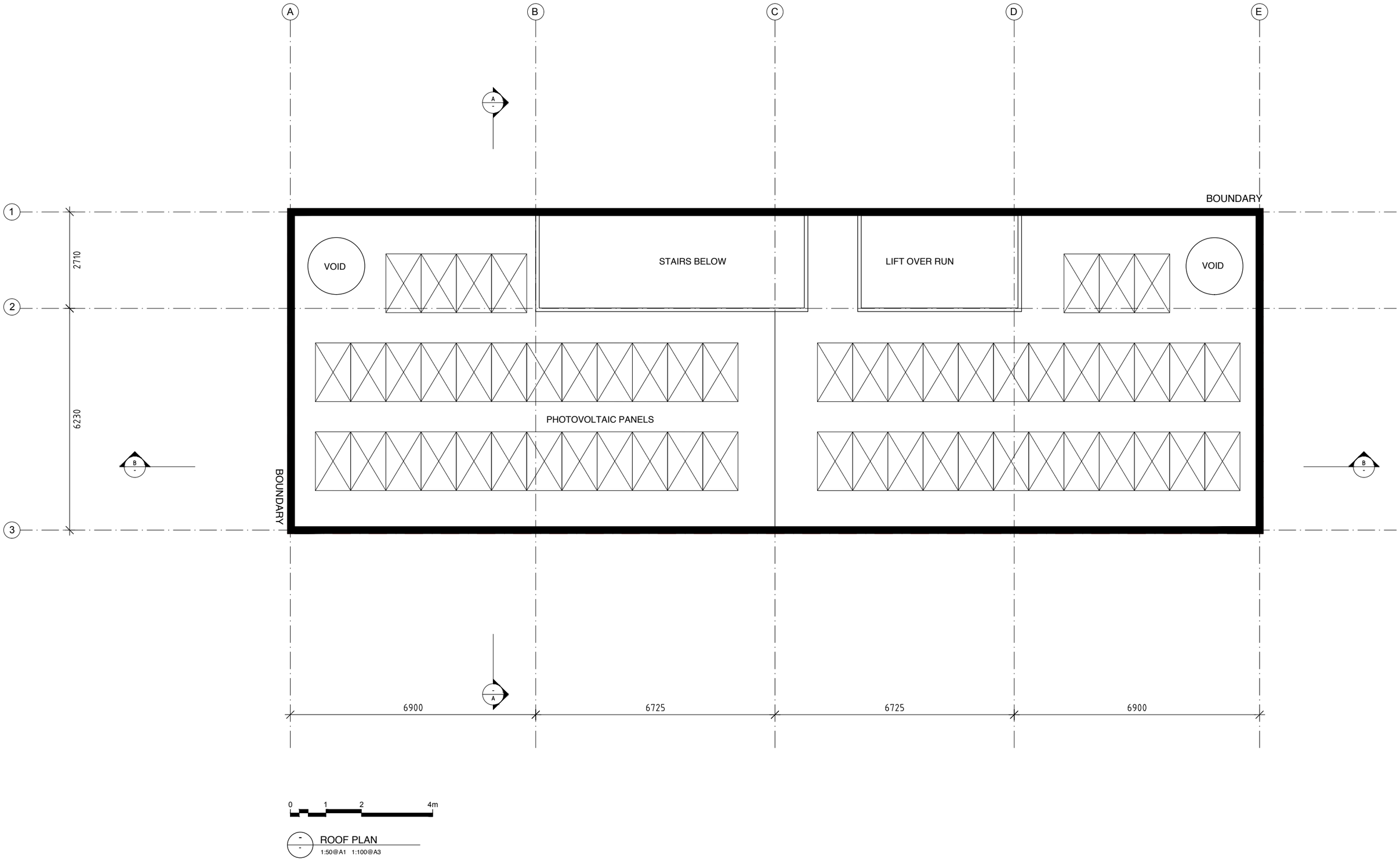


0 1 2 4m

LEVEL 11 - 13 FLOOR PLAN
1:50@A1 1:100@A3

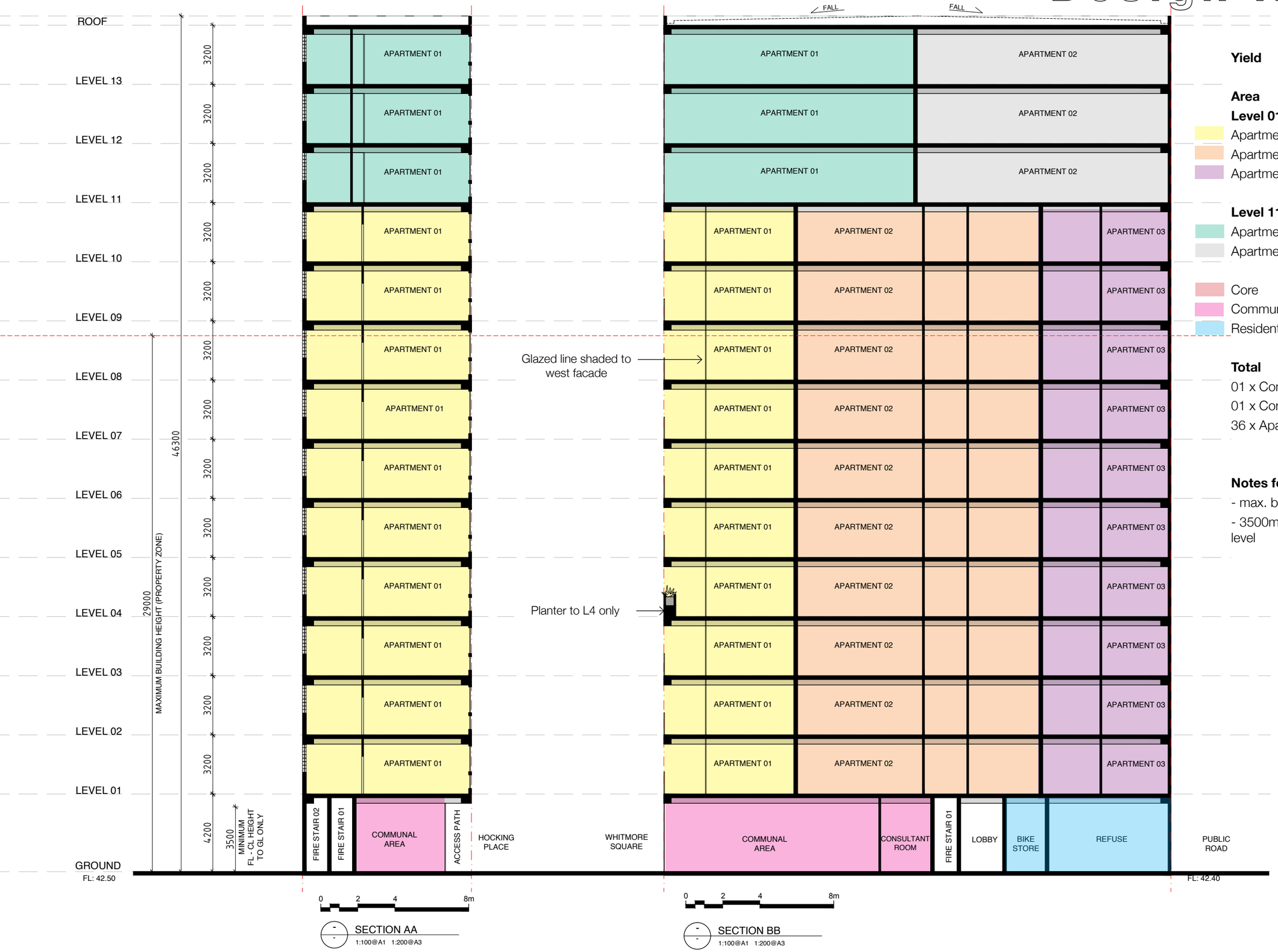
Design Response

Roof Plan



Design Response

Section



Yield

Area	Living	Balc.
Level 01 - 10		
Apartment 01	52m²	12m²
Apartment 02	54m²	8m²
Apartment 03	54m²	8m²
Level 11 - 13		
Apartment 01	82m²	11m²
Apartment 02	82m²	11m²
Core	-	-
Communal	52m²	-
Residential Refuse / Services		

Total

01 x Communal area
01 x Consultant room
36 x Apartments
- 36 x Social housing

Notes for discussion

- max. building height 29m
- 3500mm floor to ceiling required for ground level

Design Response

Material Character
Architectural form + style

Details of exterior and material precedents, indicating architectural form and style to be used on proposed apartments;

Design Response

Elevations

South Elevation

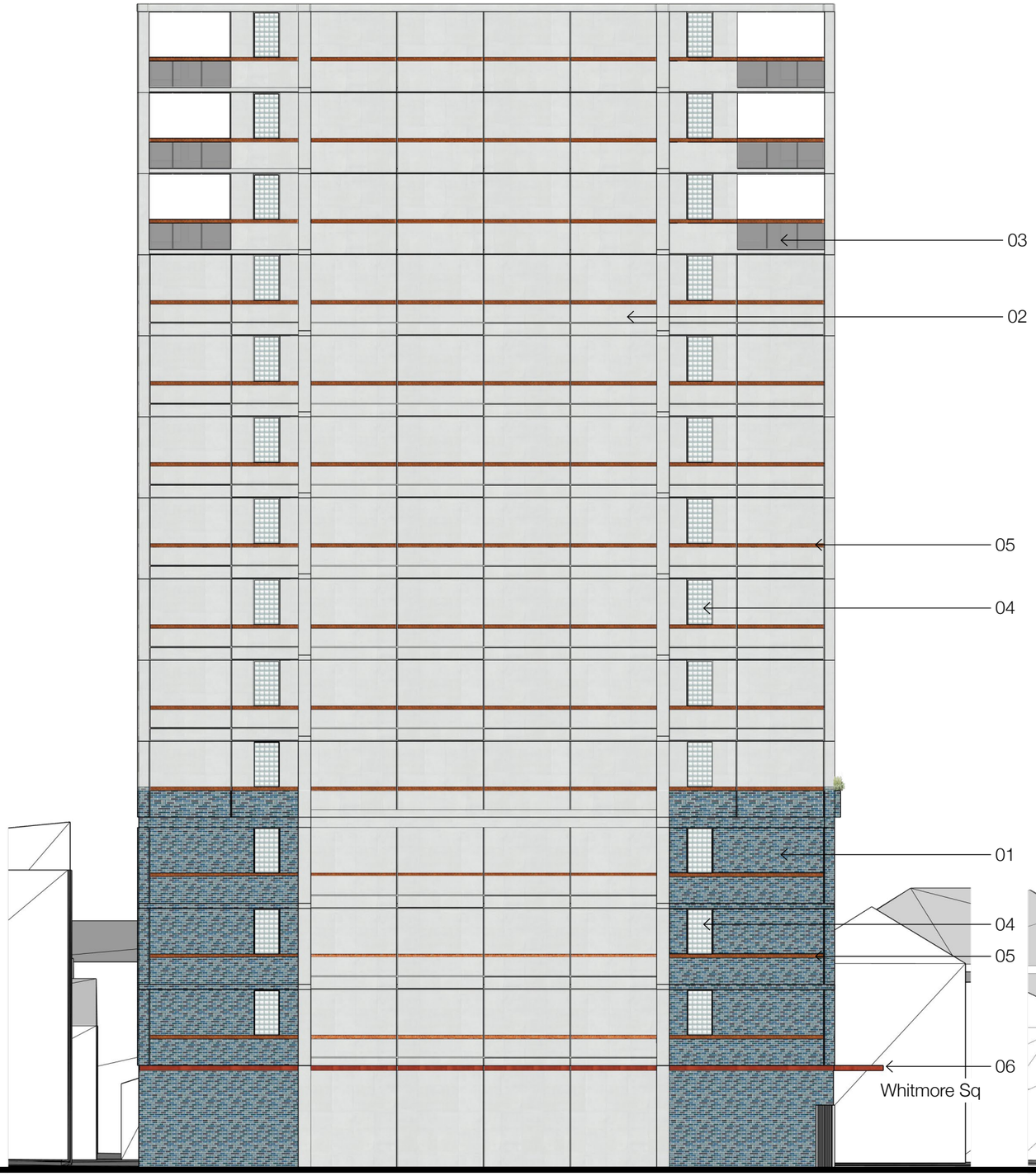
West Elevation

Materials

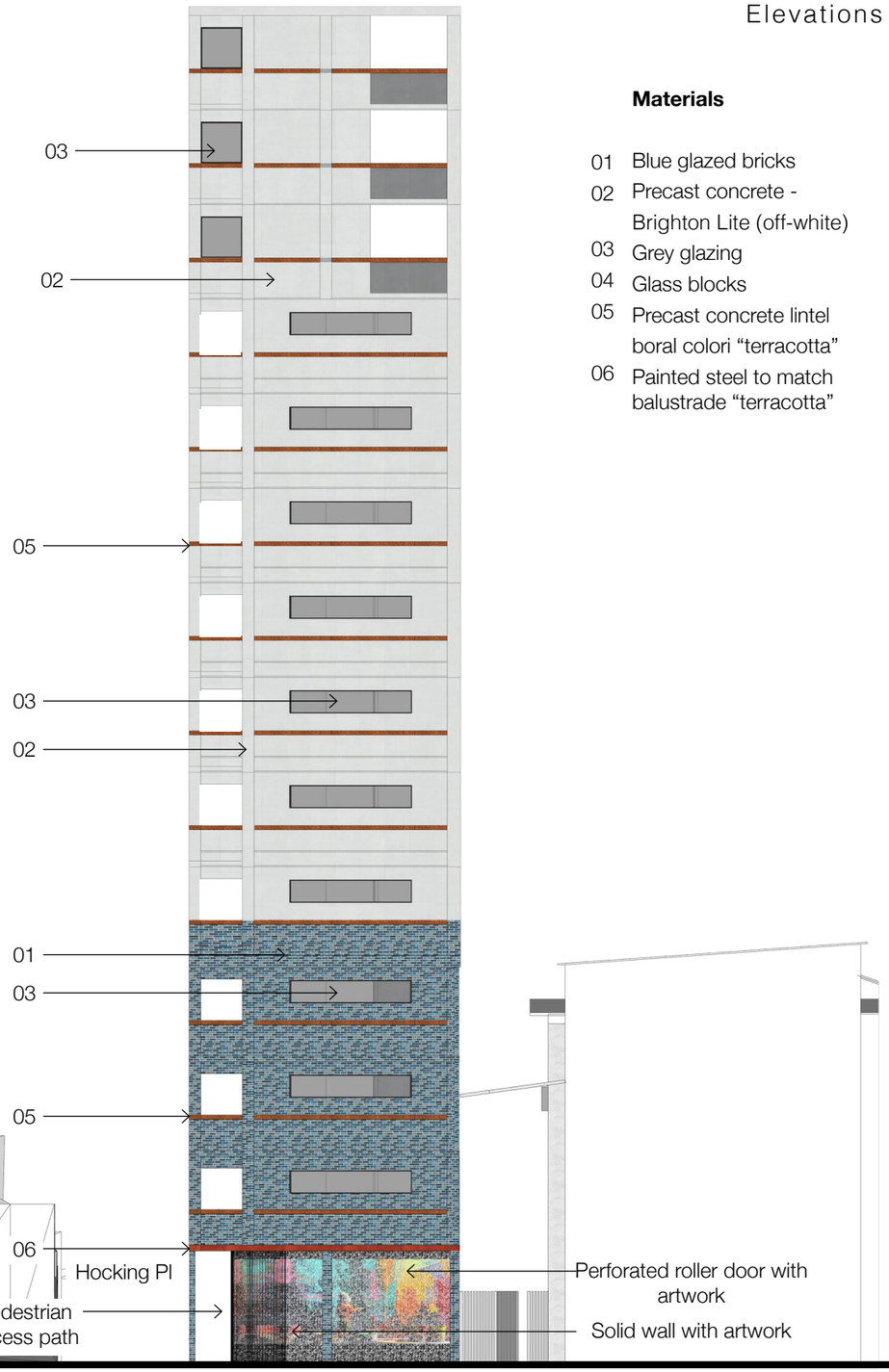
01 Blue glazed bricks
02 Precast concrete -
Brighton Lite (off-white)
03 Grey glazing
04 Glass Blocks
05 Precast concrete lintel
boral colori “terracotta”
06 Painted steel to match
balustrade “terracotta”

Design Response

Elevations



North Elevation



East Elevation

Materials

01 Blue glazed bricks
02 Precast concrete - Brighton Lite (off-white)
03 Grey glazing
04 Glass blocks
05 Precast concrete lintel boral colori “terracotta”
06 Painted steel to match balustrade “terracotta”

Design Response

Ground floor
Activation

Street view facing East from Hocking Place

Precast concrete

Vegetation

Precast concrete lintel balustrade

Blue glazed brick

Internal shutters to the West facade only

Glass panels concealing fire booster

Glass facade
Lobby + consultant room + communal area

Sheltered access path to lobby + bin store

Design Response

Ground floor
Activation

Vegetation

Existing neighbouring building shown ghosted

Precast concrete lintel balustrade

Blue glazed brick

Opening to balcony to level 01 - 10

Perforated roller door concealing possible transformer room
(If required)

Solid wall + perforated metal with artwork to reference the community artwork prevalent around the site
Concealing bin store + bike store

Street view facing West from Hocking Place

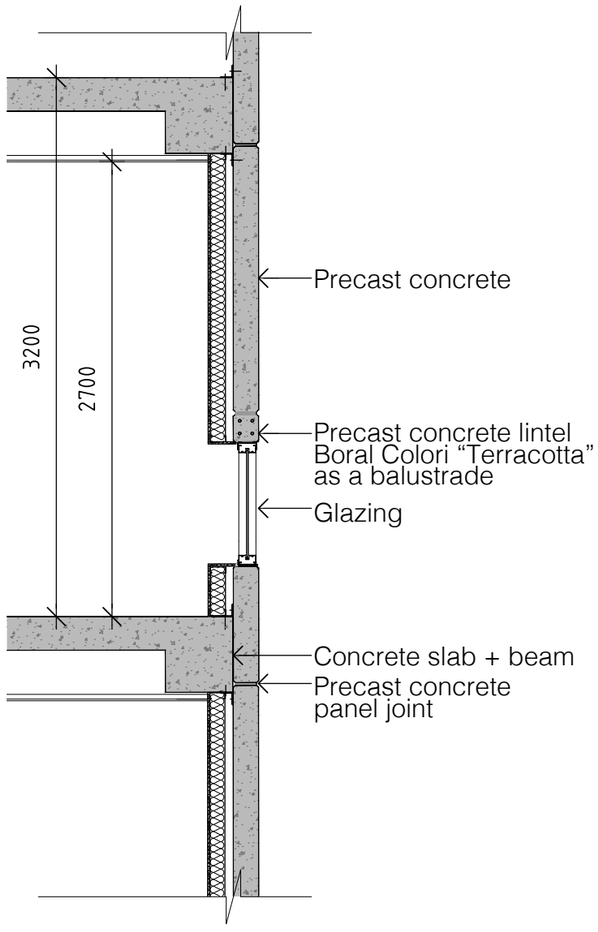
Design Response

Ground floor
Activation

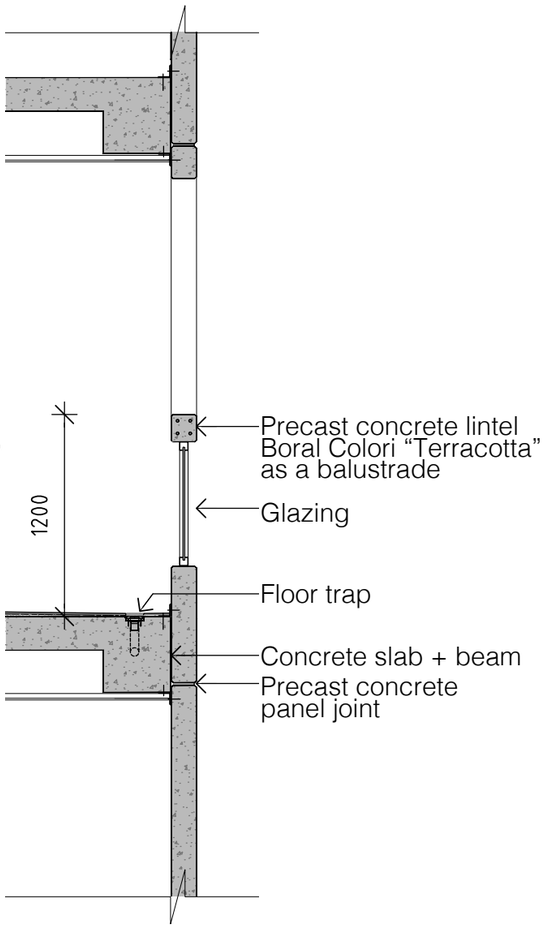
Perspective looking down into Hocking Place

Design Response

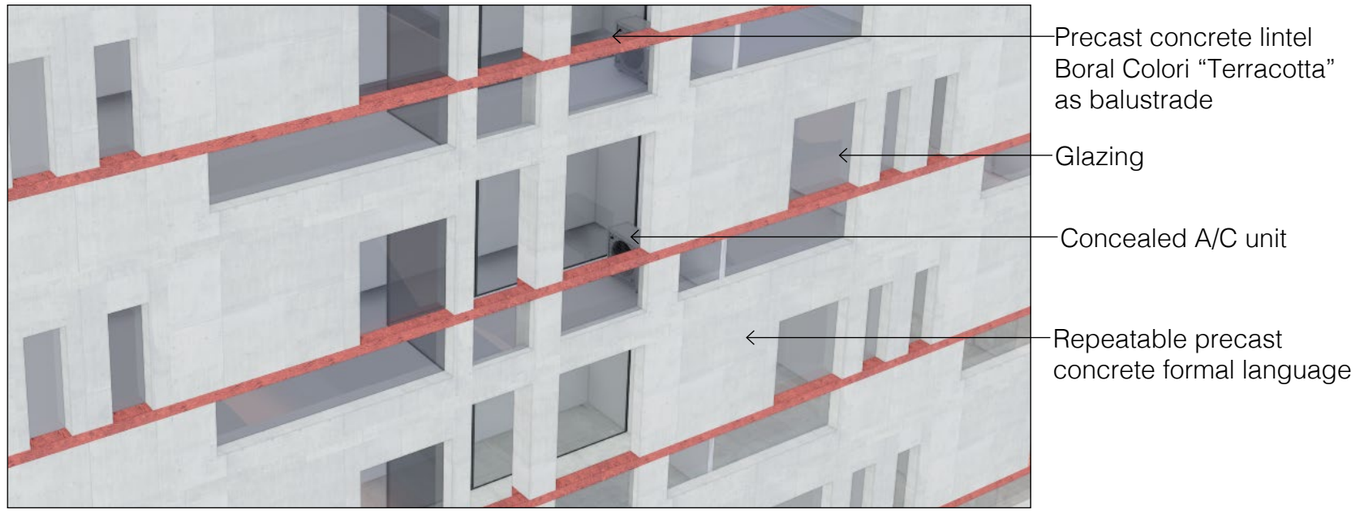
Facade Study
constructability



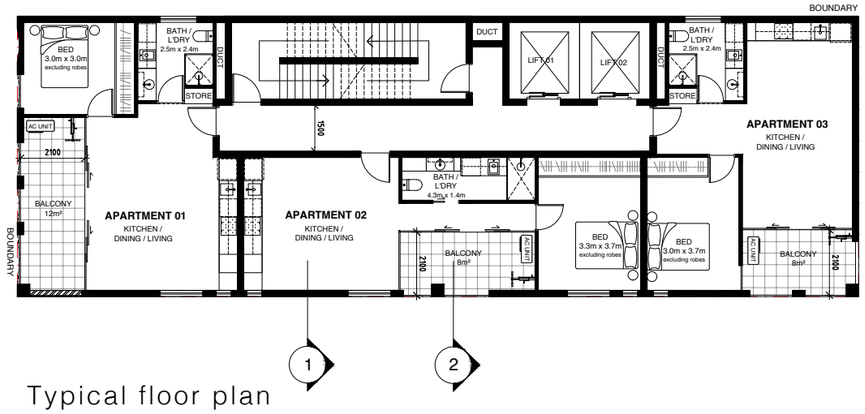
1 - Typical detail
(not to scale)



2 -Typical balustrade detail
(not to scale)



Balcony + Facade visualisation



Typical floor plan
(not to scale)

Street view facing South East from Whitmore Square

View facing North East from Morphett St

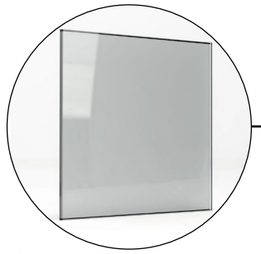
View facing North East from Gilbert St

Street View from Whitmore Square

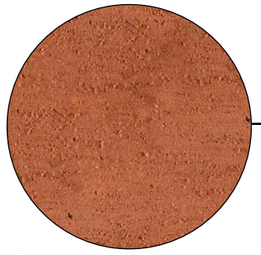
Design Response

Materiality

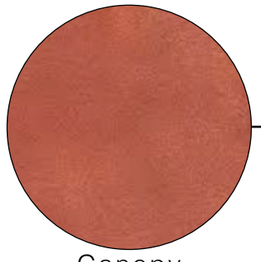
Internal Shutters



Grey tinted glass

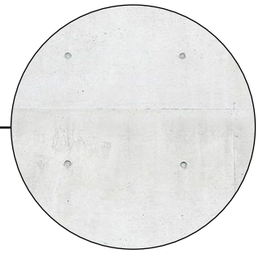


Precast concrete
Boral Colori
“terracotta”



Canopy
Painted steel
to match ‘red’
balustrade

Visualisation



Off-form precast
concrete
Brighton Lite
(off-white)

Glazed blue
brick
Little Hampton

Grey pavers

Street view facing South East from Sturt Street

Design Response

Visualisations

Street view from Morphett Street + Halls Place

Street view from Morphett Street + Wright Street

Design Response

Shadow diagrams

46.3m building height

Summer Solstice
9:00am

Summer Solstice
12:00pm

Summer Solstice
3:00pm

Winter Solstice
9:00am

Winter Solstice
12:00pm

Winter Solstice
3:00pm

United Nations, The 17 Goals, source: https://sdgs.un.org/goals

SUSTAINABLE DEVELOPMENT GOALS

"End poverty in all its forms everywhere"

"End hunger, achieve food security and improved nutrition"

"Ensure healthy lives and promote well-being"

"Promote lifelong learning opportunities"

"Achieve gender equality and empower all women"

"Availibility and sustainable management of water and sanitation"

"Access to affordable, reliable, sustainable and modern energy"

"Promote sustained, inclusive, and sustainable economic growth. employment and decent work"

"Build resilient infrastructure, promote inclusive and sustainable industralisation and foster innovation"

"Reduce inequality within and among countries"

"Make cities and human settlements inclusive, safe, resilient and sustainable"

"Ensure sustainable consumption and production patterns"

"Take urgent action to combat climate change and its impacts"

"Conserve and sustainably use the oceans, seas, and marine resources for sustainable development"

"Protect, restore and promote sustainable use of ecosystems"

"Promote peaceful and inclusive societies for sustainable development"

"Strengthen the means of implementation and revitalise the global partnership for sustainable development"

Design Response

Sustainability - Built Form

****Refer Summation Report on Approach to the Sustainability Strategy**

Health and Wellbeing

- Extensive access to outside views
- Opportunities for shared and individual activities in communal and consulting spaces
- Access to open air balconies
- Connectivity to local cafes and parklands
- Bike storage within residential apartments
- High quality daylight to all levels and communal spaces
- Natural ventilation to all apartments and communal spaces

Photovoltaic panels

LED down lights

Waste

Open air balconies

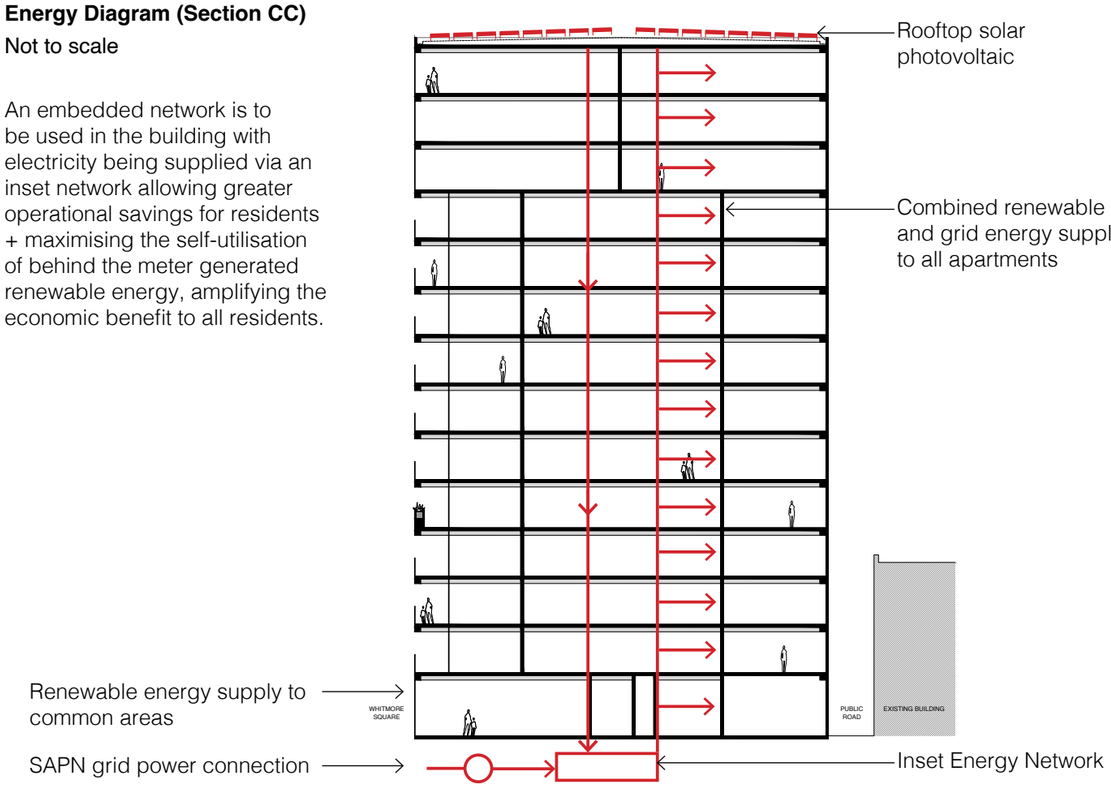
Ecologically Sustainable Development

- Facade systems designed to provide higher level of thermal comfort with an average 8 star NatHERS outcome
- 8 Stars NatHERS rating on the standard apartment model
- Access to natural daylight
- Access to natural ventilation
- Fully electrified building (inc. heating, cooling, hot water and cooking)
- 20kW Solar photovoltaic panels on roof
- Energy efficient LED lighting and appliances
- Automatic and manually controlled air conditioning systems
- Air conditioning units concealed visually
- High performance facades
- High performance thermal insulation
- External finishes to reflect heat and reduce solar gain
- Water efficient fittings with the minimum WELS ratings (inc. 6 star taps, 4 star toilets, <7.5L/min 3 star showers)
- 3 streams of waste collection for reduced landfill in operation
- Vertical transport with ‘standby’ power modes and regenerative drives
- 6000L rainwater storage to ground level, 2000L detention and 4000L to be reticulated

Energy Diagram (Section CC)

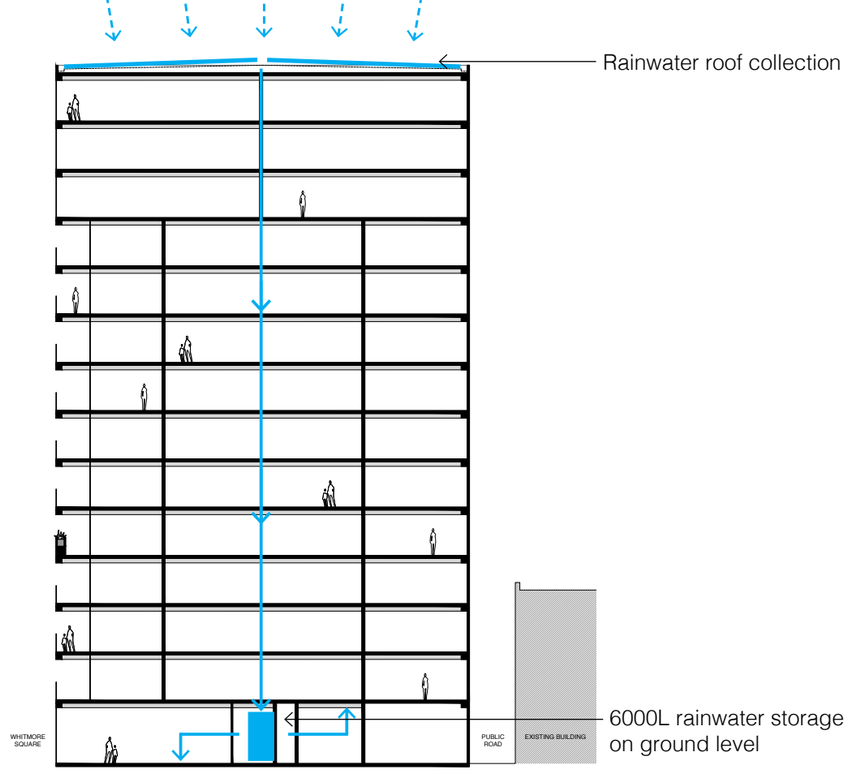
Not to scale

An embedded network is to be used in the building with electricity being supplied via an inset network allowing greater operational savings for residents + maximising the self-utilisation of behind the meter generated renewable energy, amplifying the economic benefit to all residents.



Water Diagram (Section CC)

Not to scale

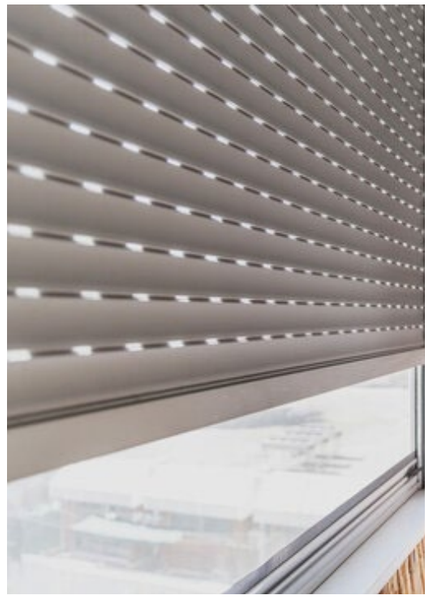


Building Fabric

- High performance facades
- Glazing to standard apartment levels is a thermally broken, double glazed low-e system to control solar gain and achieve the required thermal performance outcomes
- Integrated blinds to the West facade bedroom window - refer detail
- Glazing to all apartment level doors and sliders to be a thermally broken, double glazed low-e system
- Operable windows designed to maximise cross flow ventilation and reduce mechanical cooling
- External finishes to reflect heat and reduce solar gain
- Improved air tightness to reduce energy loss through facade leakage through facade engineers
- Reduced embodied carbon impact by nominating concrete with 30% reduction in Portland cement
- High performance insulation
- Roof insulation R6.0
- Wall insulation R2.5
- Low environmental impact materials and finishes
- Use of long life materials and finishes
- Selection of low embedded carbon materials will be undertaken

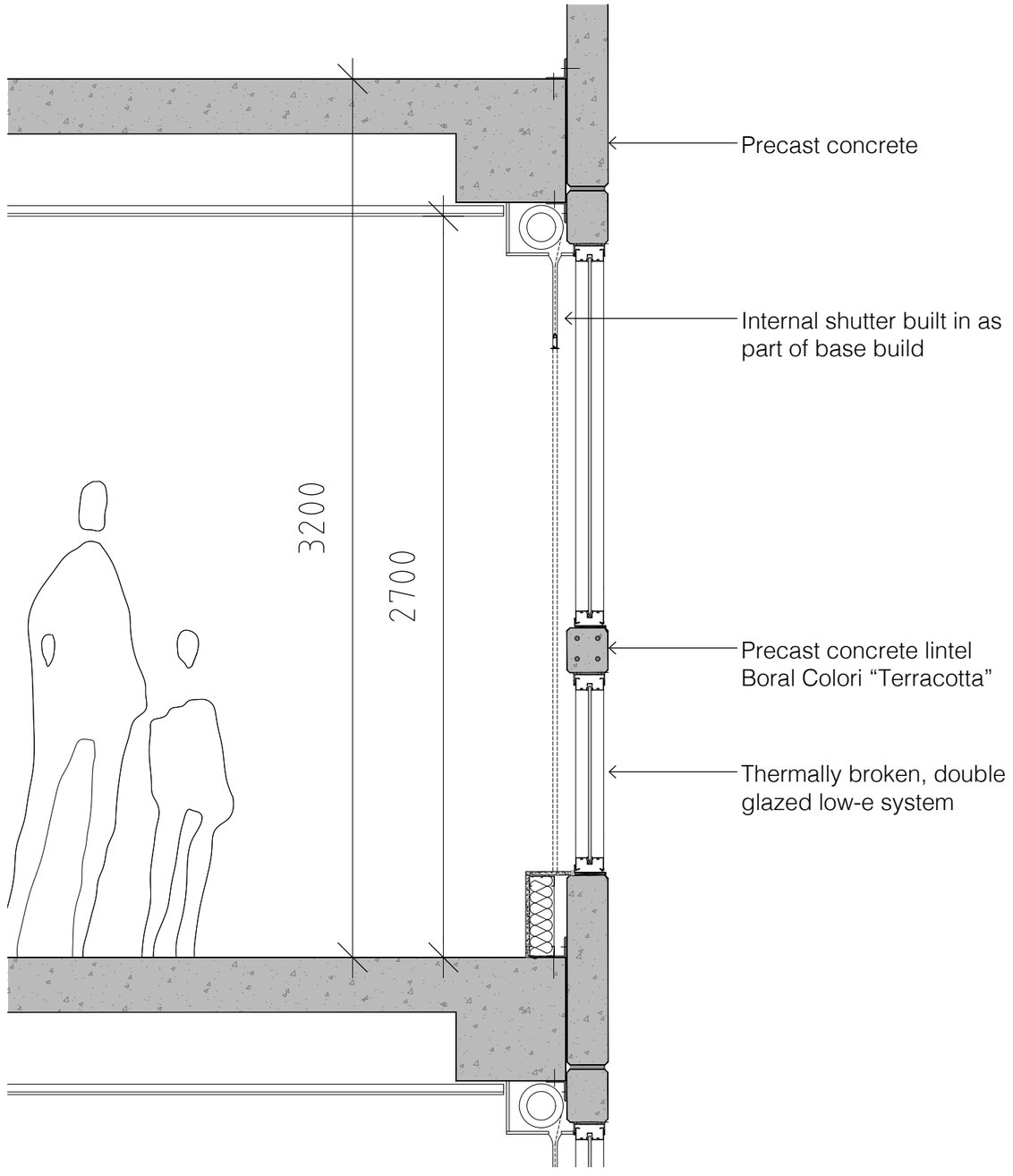
Screen system

- West facade bedroom windows require double glazed system with internal shutters to allow shut out and solar control in both winter and summer.



Standard West Facade + Integrated blind system

1:20 @ A3



Design Response

Sustainability - Visualisation
South West facade

Thermally broken, double glazed low-e system

Off-white precast concrete

Internal shutters to West facade to allow shut out and solar control

(both in summer and winter)

Vegetation

Extended planter box to provide extra greenery

Blue glazed brick

HOCKING PLACE

Design Report #v1-1 tectvs