



INNOVATION HUB

OAKHILL COLLEGE - INNOVATION HUB

BUILT FORM AND DESIGN CLARIFICATION PACK

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4. WINDOW SECTION 1:50

1. MASTER PLAN - LOCATION AND FORM



SITE PLAN FROM OAKHILL COLLEGE MASTER PLAN REPORT DECEMBER 2018 - URBIS

1. MASTER PLAN - LOCATION AND FORM

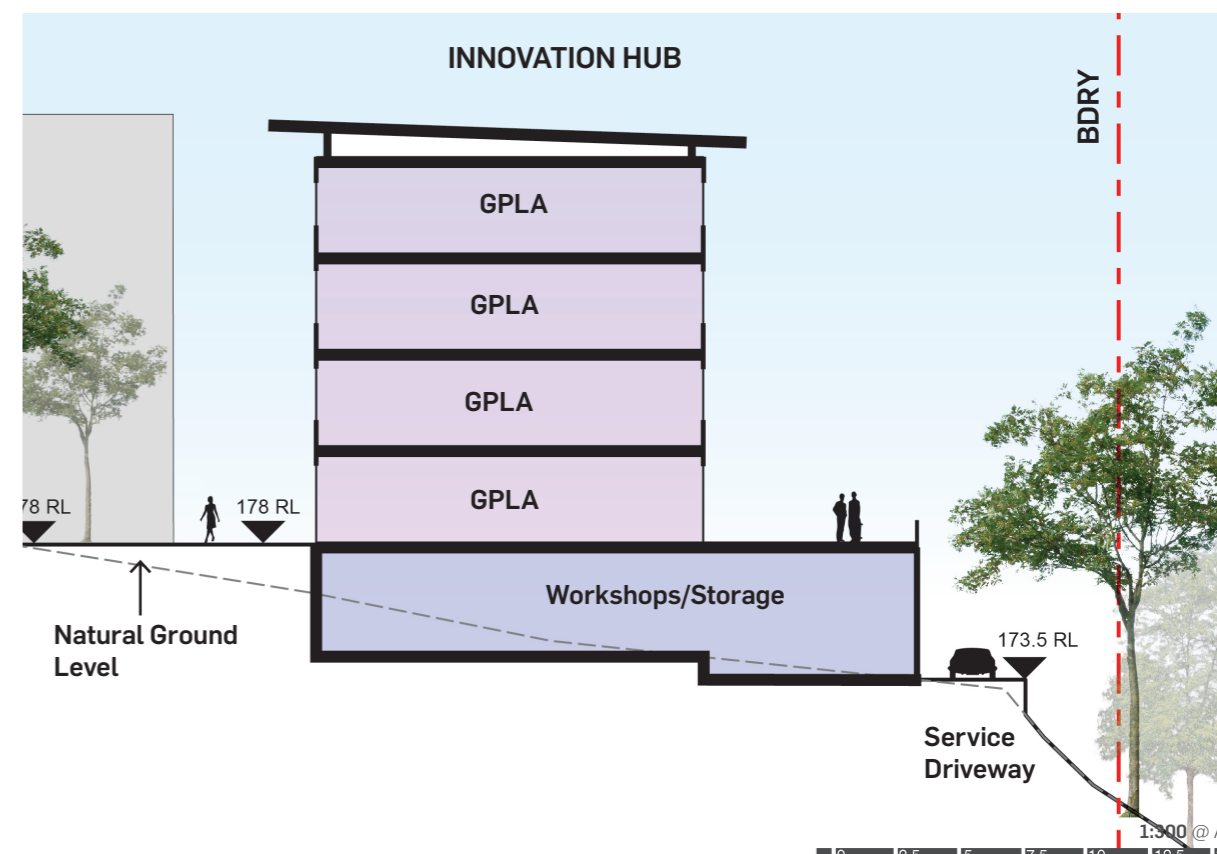
INNOVATION HUB LOCATION



MASTER PLAN MASSING OF INNOVATION HUB 5 STOREY BUILDING TO ACCOMODATE SCIENCE AND TAS FACILITIES

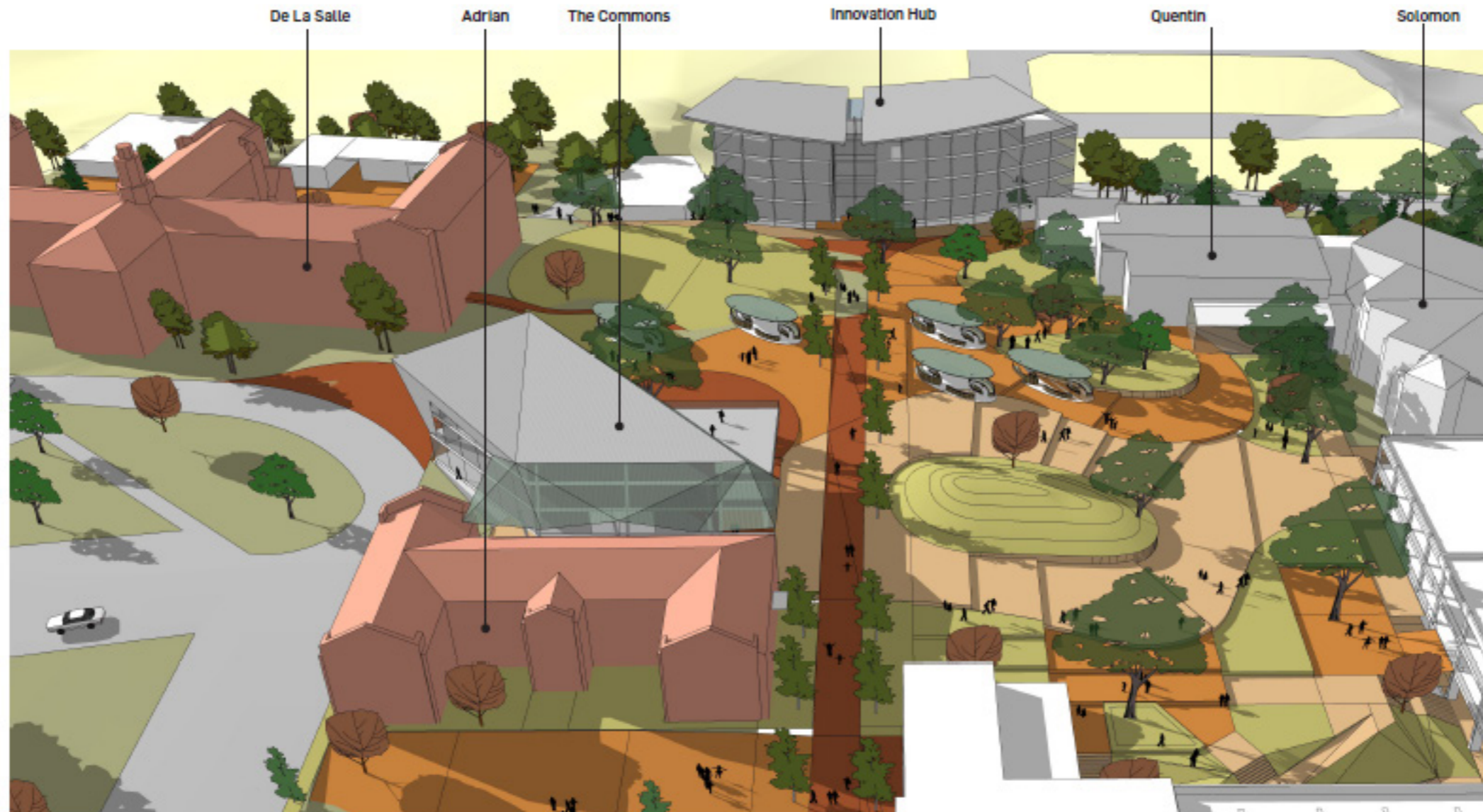
The Oakhill College master plan report was developed by URBIS to provide a framework for the school's future growth and development in line with the school's values and strategic priorities. The Innovation Hub is the first major development in the timeline projected in the masterplan.

The spacial requirements to support TAS and science disciplines (in a 21st century learning environment) results in the proposed massing size shown in the below images. The master plan situates this mass to accomodate future developments as well as the functional needs of the building.



1. MASTER PLAN - LOCATION AND FORM

INDIVATIVE 3D VIEW LOOKING NORTH



ARIEL VIEW OF MASTER PLAN MASSING

Located at the end of the pedestrian spine "Oakhill Drive", the Innovation Hub becomes a integral milestone to planning strategy developed by Urbis for the future sucess of the campus.

2. SETBACK AND FORM RESPONSE

EXISTING CONDITION OF NORTHERN BOUNDARY



The northern boundary site condition exhibits a steep slope close to the fence line. The slope falls north towards the neighbouring residential houses.

The top of the fence line is at an approximate level to the eave height of 13 Armidale Crescent.

2. SETBACK AND FORM RESPONSE

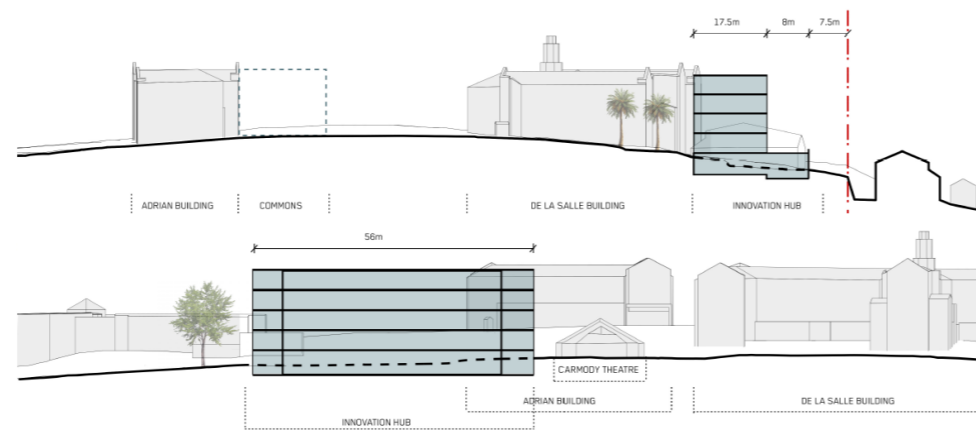
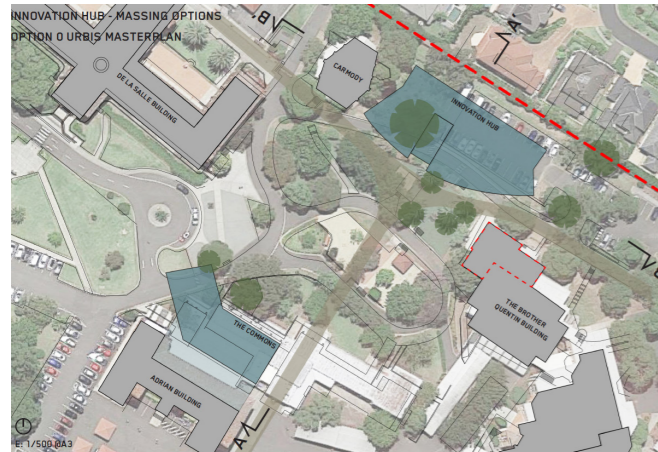
EXISTING CONDITION OF NORTHERN BOUNDARY



The slope towards the residential houses along the boundary becomes less onerous heading towards the vehicular entry from Armidale Crescent to the college.

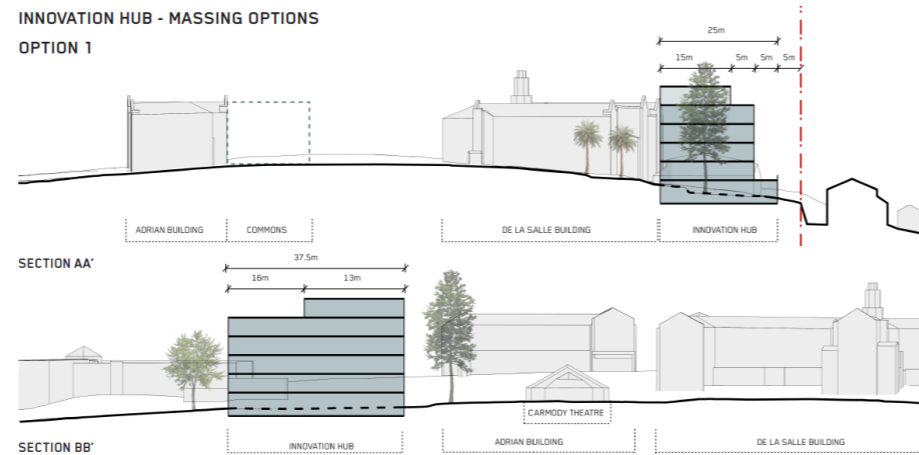
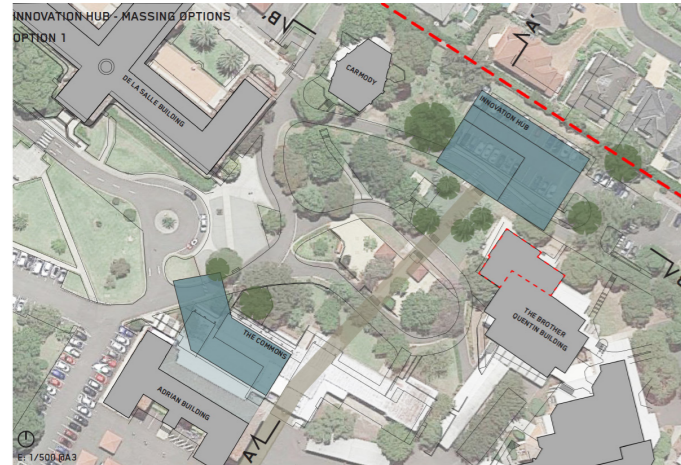
2. SETBACK AND FORM RESPONSE

OPTION - 0 MASTERPLAN



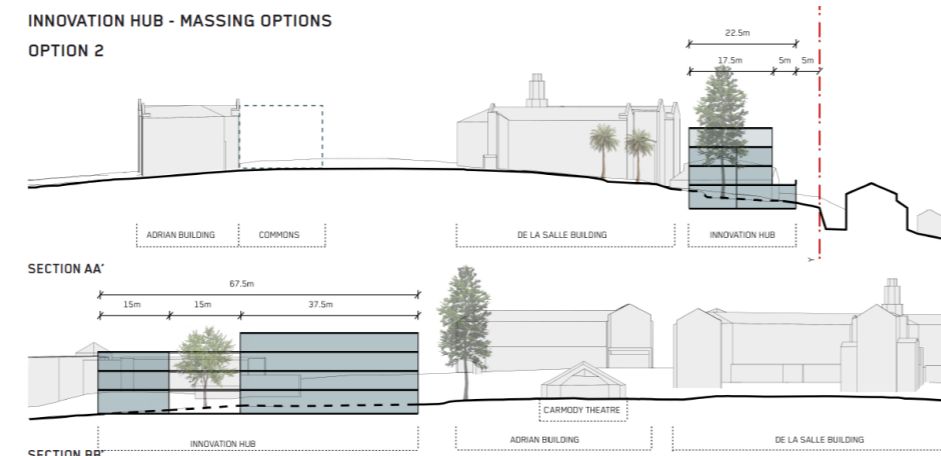
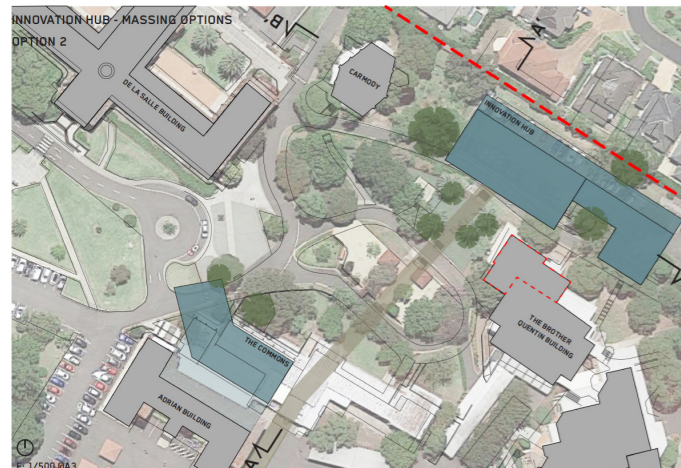
5 STOREY , 56M FRONTAGE TO NORTHERN BOUNDARY

OPTION - 1



6 STOREY , 37.5M FRONTAGE TO NORTHERN BOUNDARY

OPTION - 2



4 STOREY , 67.5M FRONTAGE TO NORTHERN BOUNDARY

CONCEPT DESIGN OF INNOVATION HUB

BVN was engaged by Oakhill College as the architect for the Innovation Hub and during concept design, during which a series of tests and studies were conducted in order to investigate the best design solution whilst still adhering to the requirements of the functional brief.

OPTION 0 - MASTERPLAN

PROS

- END POINT OF NEW AXIS VISIBLE FROM COMMONS BUILDING
- TOTAL HEIGHT DOES NOT EXCEED HERITAGE BUILDINGS
- MATURE GUM TREES CAN BE RETAINED BENEFITING RESIDENTS AND SCHOOL

CONS

- PINE TREE OF SIGNIFICANT HERITAGE VALUE NEEDS TO BE TAKEN DOWN
- STEPS OF SIGNIFICANT HERITAGE VALUE NEED TO BE TAKEN DOWN
- NEW AXIS DISREGARDS HISTORIC "KINKED" AXIS TO OLD COX BUILDING
- 5 STOREY HIGH BUILDING COMPROMISES VIEW AMENITY AND PRIVACY OF NEIGHBOURING RESIDENTS

OPTION 1

PROS

- COMPACT FORM REDUCING COST
- END POINT OF NEW AXIS VISIBLE FROM COMMONS BUILDING
- HISTORIC COX BUILDING AXIS CAN BE REINSTATED/RETAINED

CONS

- TOO HIGH COMPARED TO SITE, NEIGHBOURING RESIDENTS AND HERITAGE BUILDING
- OFFENSIVE / CONTROVERSIAL TO NEIGHBOURING RESIDENTS
- NO INTERACTION WITH SITE
- TOP FLOORS DISCONNECT FROM CAMPUS

OPTION 2

PROS

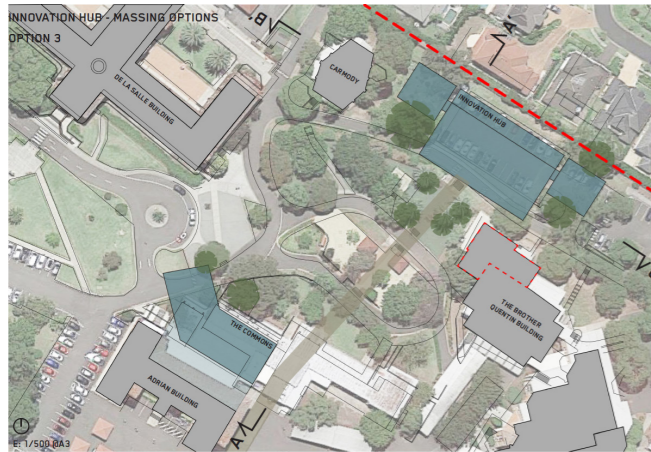
- PINE TREE OF SIGNIFICANT HERITAGE VALUE RETAINED
- REDUCTION OF HEIGHT TO 3-4 STOREYS
- COURTYARD SPACE BENEFITS (OUTDOOR SPACE AND LIGHT TO INTERNAL SPACES)

CONS

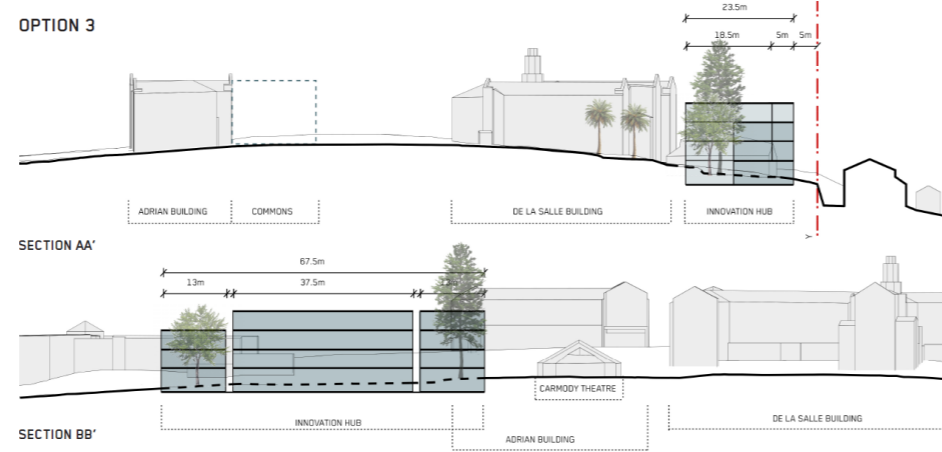
- LARGER FOOTPRINT
- DEMOLITION OF SMALL PORTION OF ADJACENT "BROTHER QUENTIN BUILDING" (POTENTIALLY)

2. SETBACK AND FORM RESPONSE

OPTION - 3



4 STOREY , 67.5M FRONTAGE TO NORTHERN BOUNDARY



OPTION 3

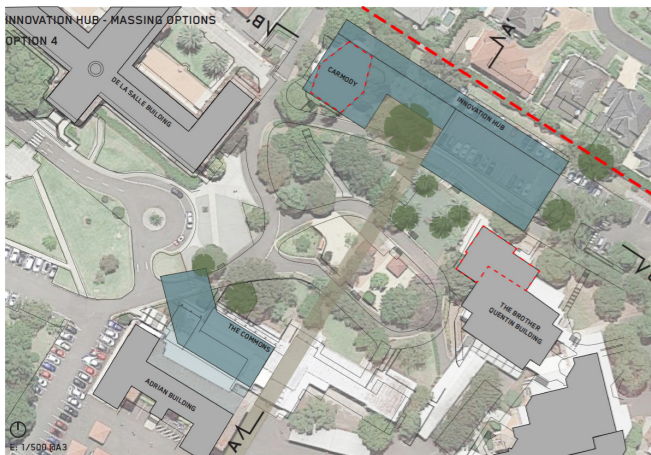
PROS

- REDUCTION OF HEIGHT TO 3-4 STOREYS
- TOTAL HEIGHT DOES NOT EXCEED HERITAGE BUILDINGS
- MATURE GUM TREES CAN BE RETAINED BENEFITING RESIDENTS AND SCHOOL
- LOWER THAN SIGNIFICANT HERITAGE DE LA SALLE BUILDING

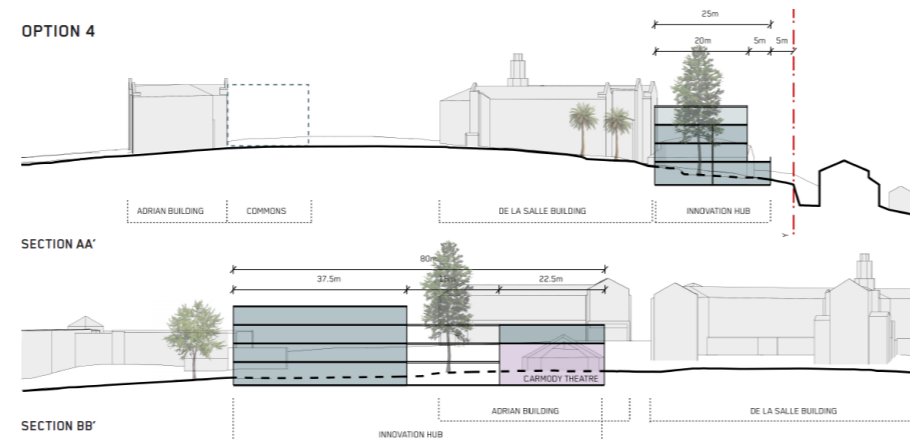
CONS

- NARROW SIDE BUILDINGS LESS FLEXIBLE
- SIDE BUILDING CONSTRAINT FOOTPRINT DO NOT ALLOW FOR SETBACK ALONG NORTH FACADE, COMPROMISING VIEW AMENITY AND PRIVACY OF NEIGHBOURING RESIDENTS

OPTION - 4



4 STOREY , 80M FRONTAGE TO NORTHERN BOUNDARY



OPTION 4

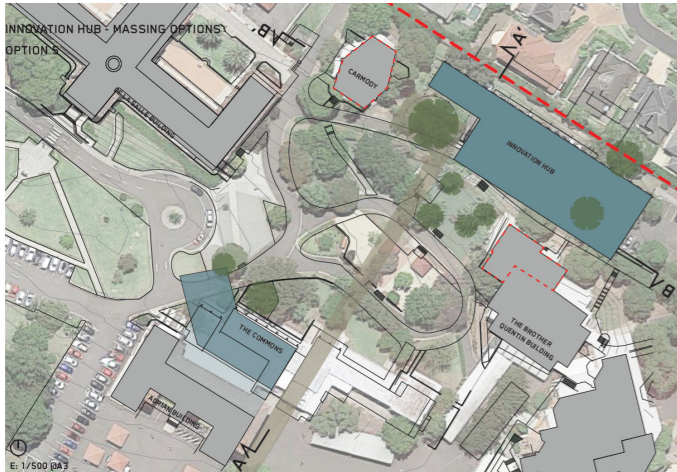
PROS

- REDUCTION OF HEIGHT TO 3-4 STOREYS
- TOTAL HEIGHT DOES NOT EXCEED HERITAGE BUILDINGS
- MATURE GUM TREES CAN BE RETAINED BENEFITING RESIDENTS AND SCHOOL
- LOWER THAN SIGNIFICANT HERITAGE DE LA SALLE BUILDING

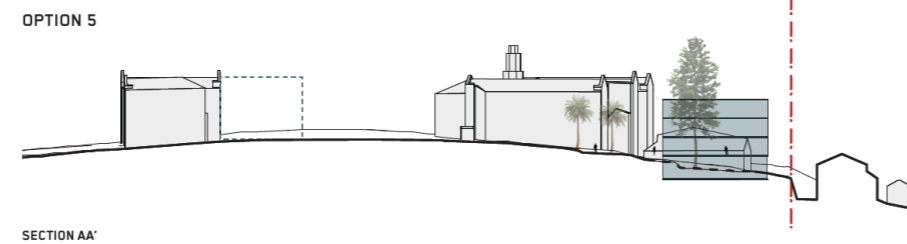
CONS

- LARGER FOOTPRINT
- DEMOLITION OF EXISTING AUDITORIUM
- STAGING REQUIRED
- HIGHER COST

OPTION - 5



4 STOREY , 80M FRONTAGE TO NORTHERN BOUNDARY



OPTION 2

PROS

- PINE TREE OF SIGNIFICANT HERITAGE VALUE RETAINED
- REDUCTION OF HEIGHT TO 3-4 STOREYS
- COURTYARD SPACE BENEFITS (OUTDOOR SPACE AND LIGHT TO INTERNAL SPACES)
- CENTRAL MASTERPLAN AXIS. STRONG MAIN ENTRY FOCUS

CONS

- LARGER FOOTPRINT
- EXTRA SPACE IN BRIEF NECESSARY

Option 0 - Option 5 massing concepts were not further developed due to their large visual mass to the northern residential neighbours, privacy issues and relationship to existing buildings on the campus.

2. SETBACK AND FORM RESPONSE

PROPOSED OPTION



RESPONSE TO SURROUNDING CONTEXT

1. RETAIN EXISTING CERMONIAL WALK

The ceremonial walk was a requirement from the College to be retained from a historical and cultural perspectives. The walk is used as a procession to the existing cemetery further north-east of the Innovation Hub.

2. RETAIN EXISTING SIGNIFICANT PINE TREE

During concept design, significant trees were identified that informed the design. The retention of the large pine tree coincides with a design intent to build around the existing context rather than against it.

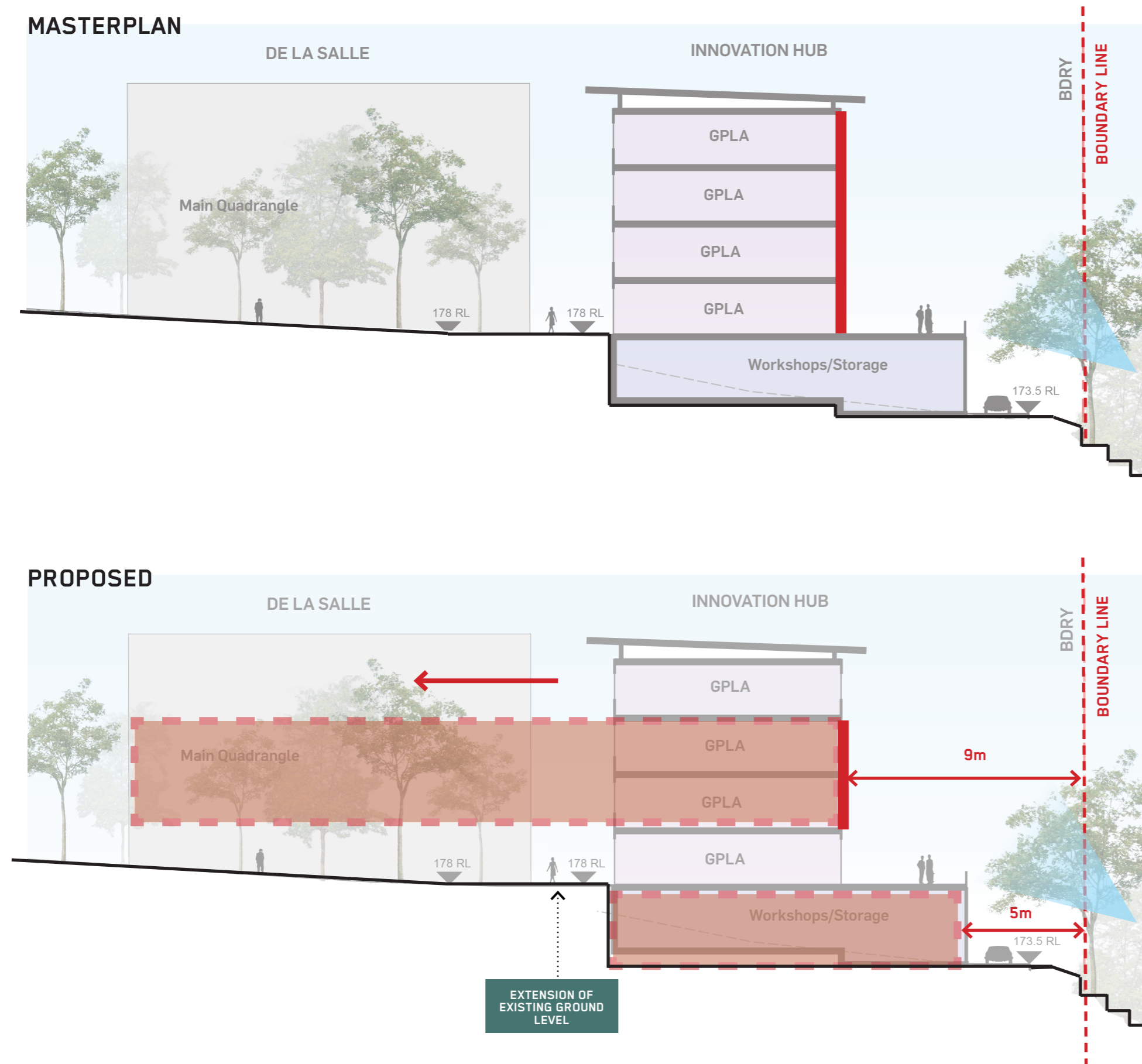
3. ADDRESS OAKHILL DRIVE MAIN AXIS

Oakhill Drive is a focal point in the planning of the entire campus. Maintaining the strong axis was a focal point during concept design. The design aims to lead pedestrians along Oakhill Drive and into the Innovation Hub in a covered undercroft space that will serve as informal gathering and learning spaces.

4. REDUCED FRONTAGE TO NORTHERN NEIGHBOURS

Previous design testing had revealed the frontage to the neighbours on a sloping site resulted in a undesirable visual mass to the northern neighbours. By having the upper levels rotated, only 24m of facade could be visible rather than large frontages shown in the concept design.

2. SETBACK AND FORM RESPONSE



5. ROTATE BUILDING FORM TO ALIGN WITH OAKHILL DRIVE

Rotating the upper levels of the Innovation Hub to be parallel with Oakhill Drive provides a stronger use of the pedestrian spine. It addresses multiple height, frontage and form concerns that were highlighted during concept design options.

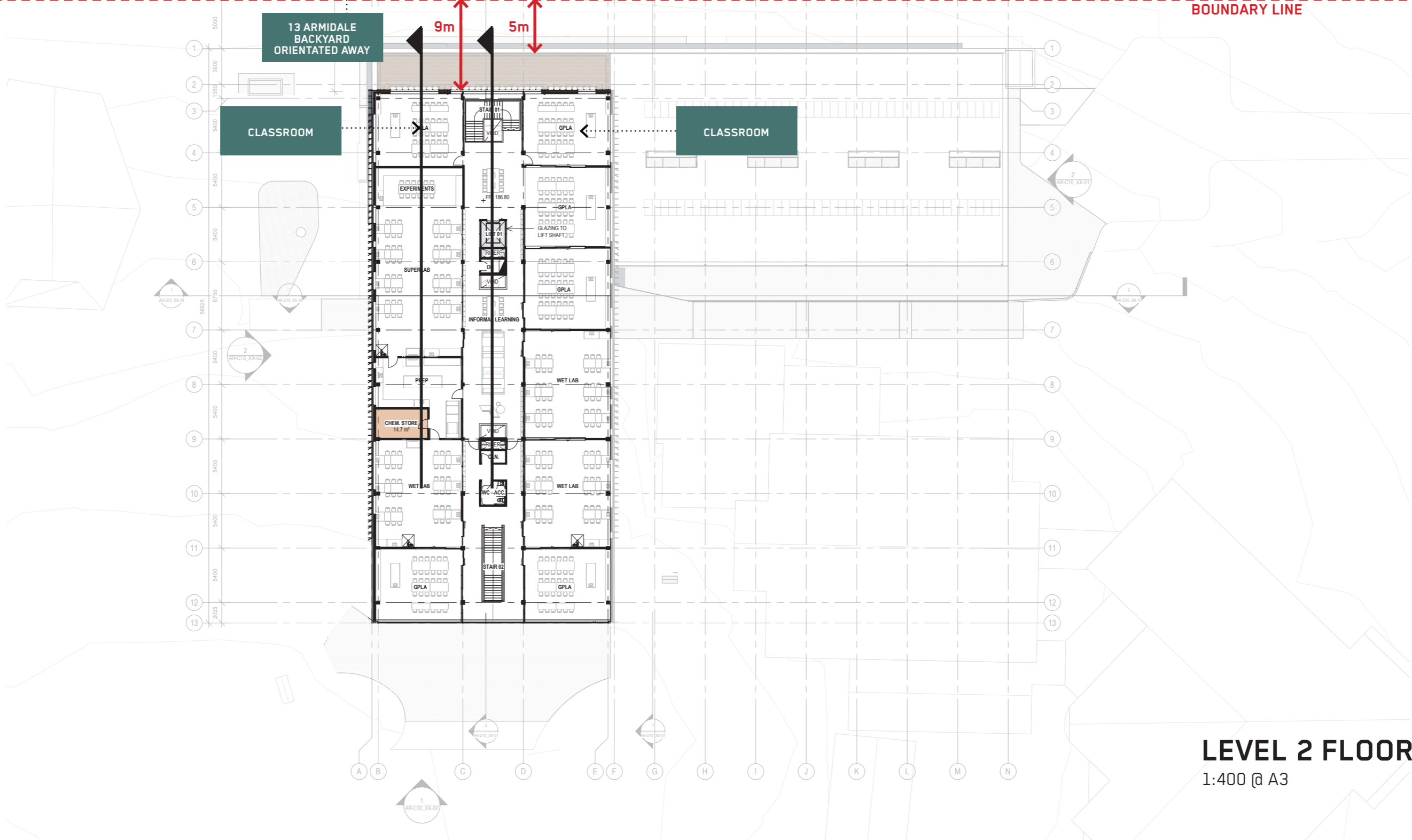
6. REDUCE OVERALL BUILDING HEIGHT

The upper level being rotated and aligned to Oakhill Drive allowed the height to be significantly reduced. This reduced height improves the scale and relationship of the building to the users as well as surrounding buildings in the campus. The existing slope of the site also dictates this design response.

7. REDUCE VISIBLE MASS FROM RESIDENTIAL HOUSES

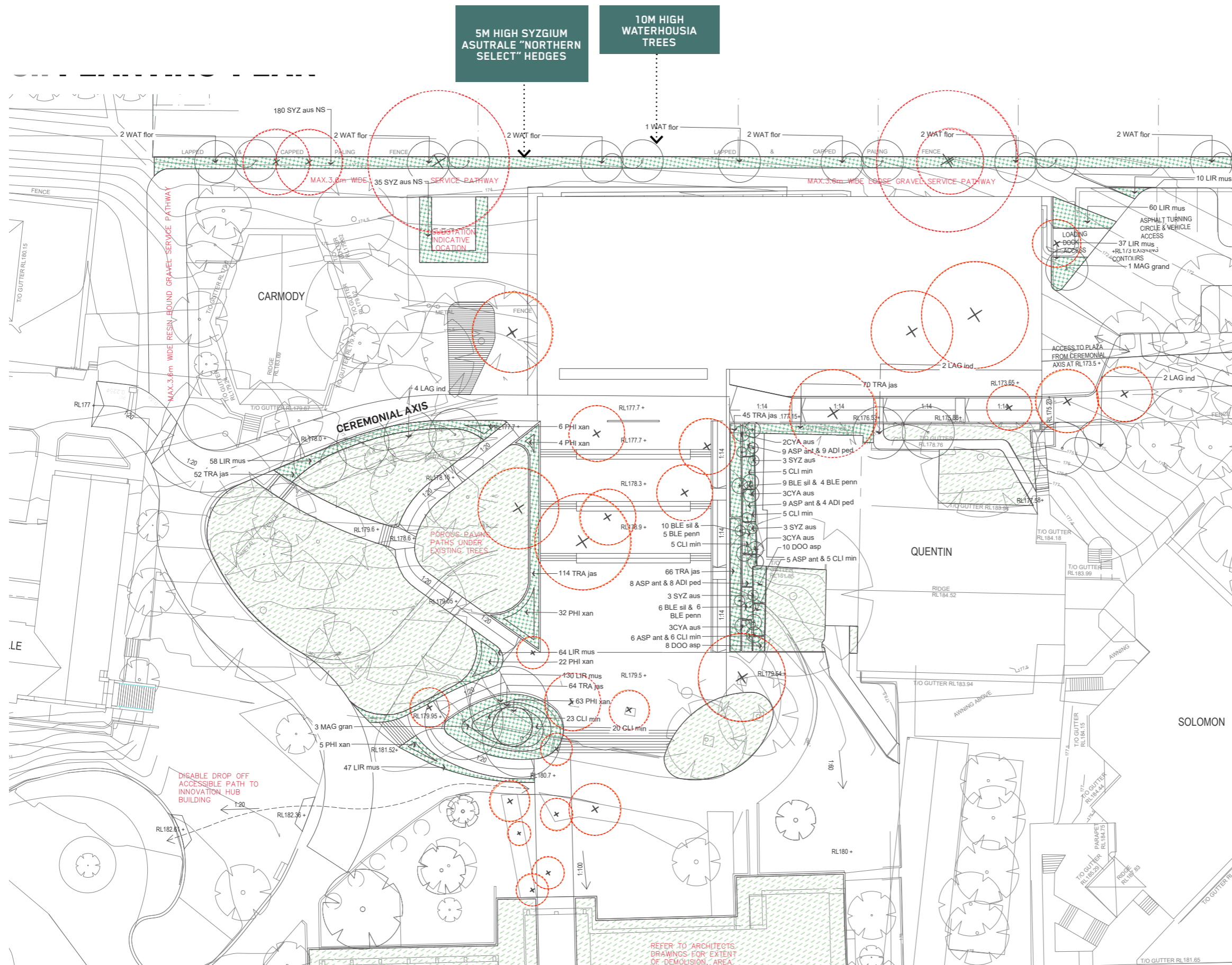
From the northern neighbours perspective, any part of the building that was above one storeys will be visible from their property. To address this issue, the design aims to set the upper two levels further back from the site boundary and reduce the overall height by aligning the spaces along Oakhill Drive.

3. INNOVATION HUB - PLANS, SECTIONS AND SIGHT LINES



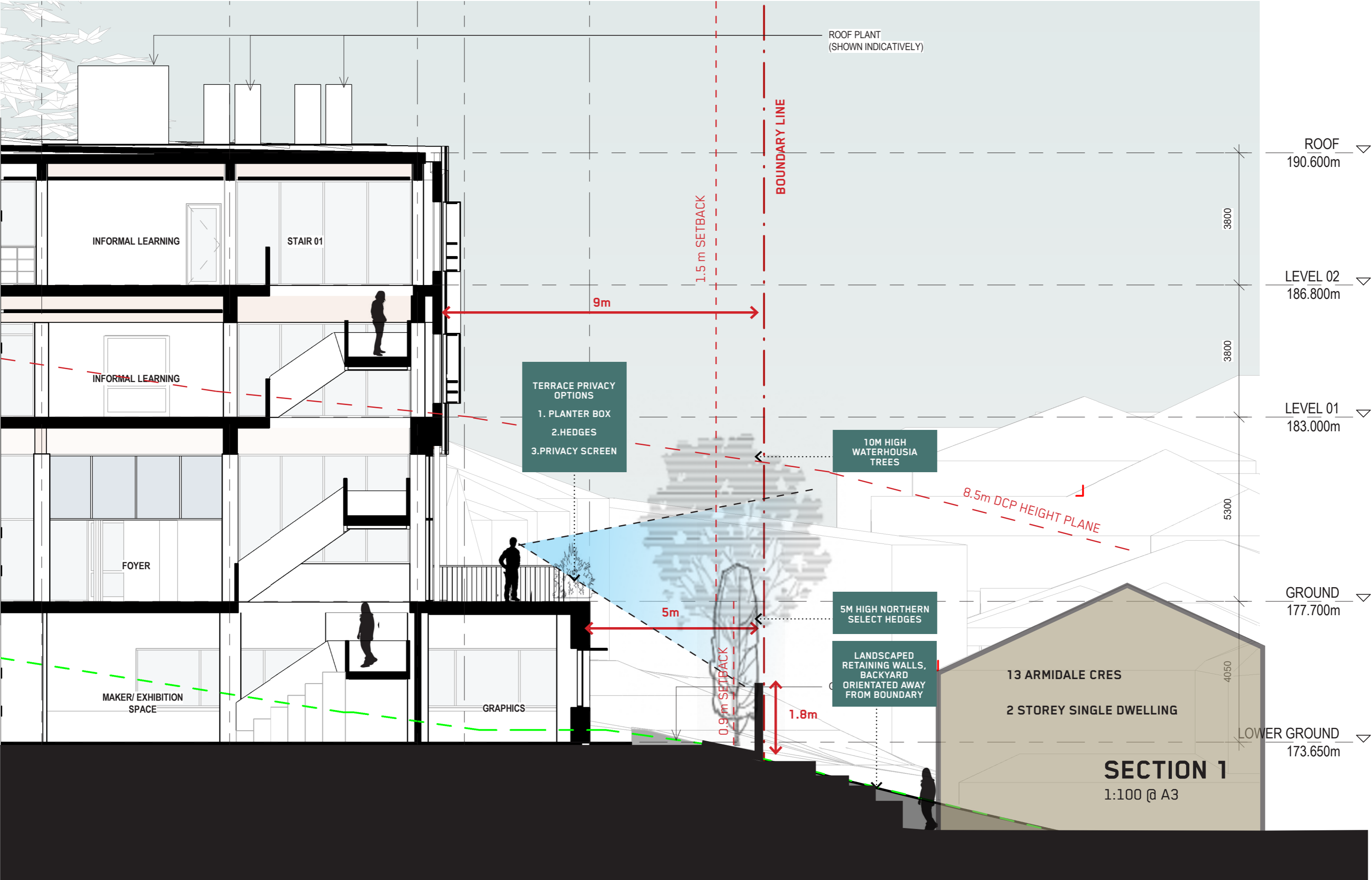
LEVEL 2 FLOOR PLAN
1:400 @ A3

3. INNOVATION HUB - PLANS, SECTIONS AND SIGHT LINES

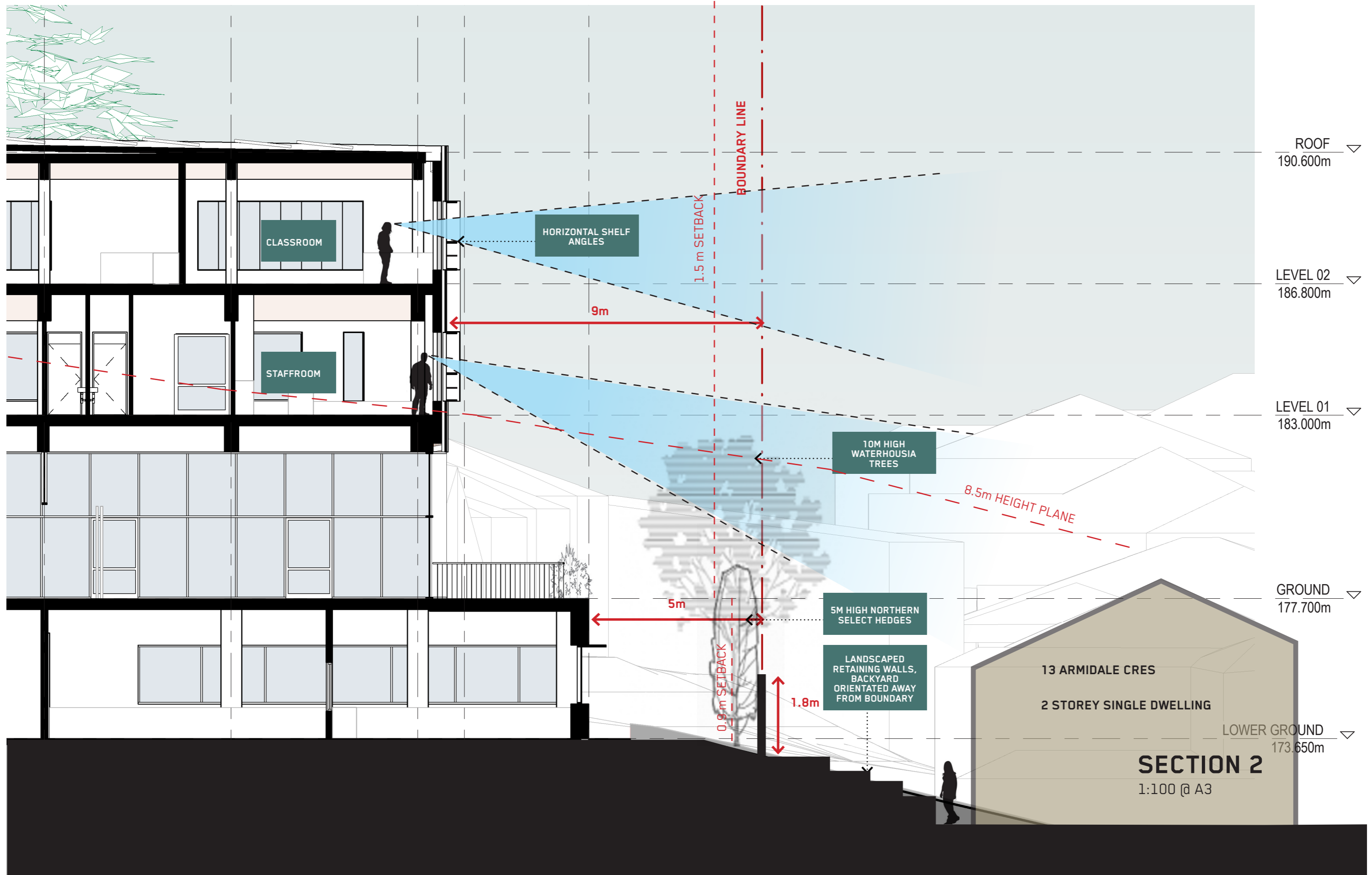


LANDSCAPE PLAN
1:400 @ A3

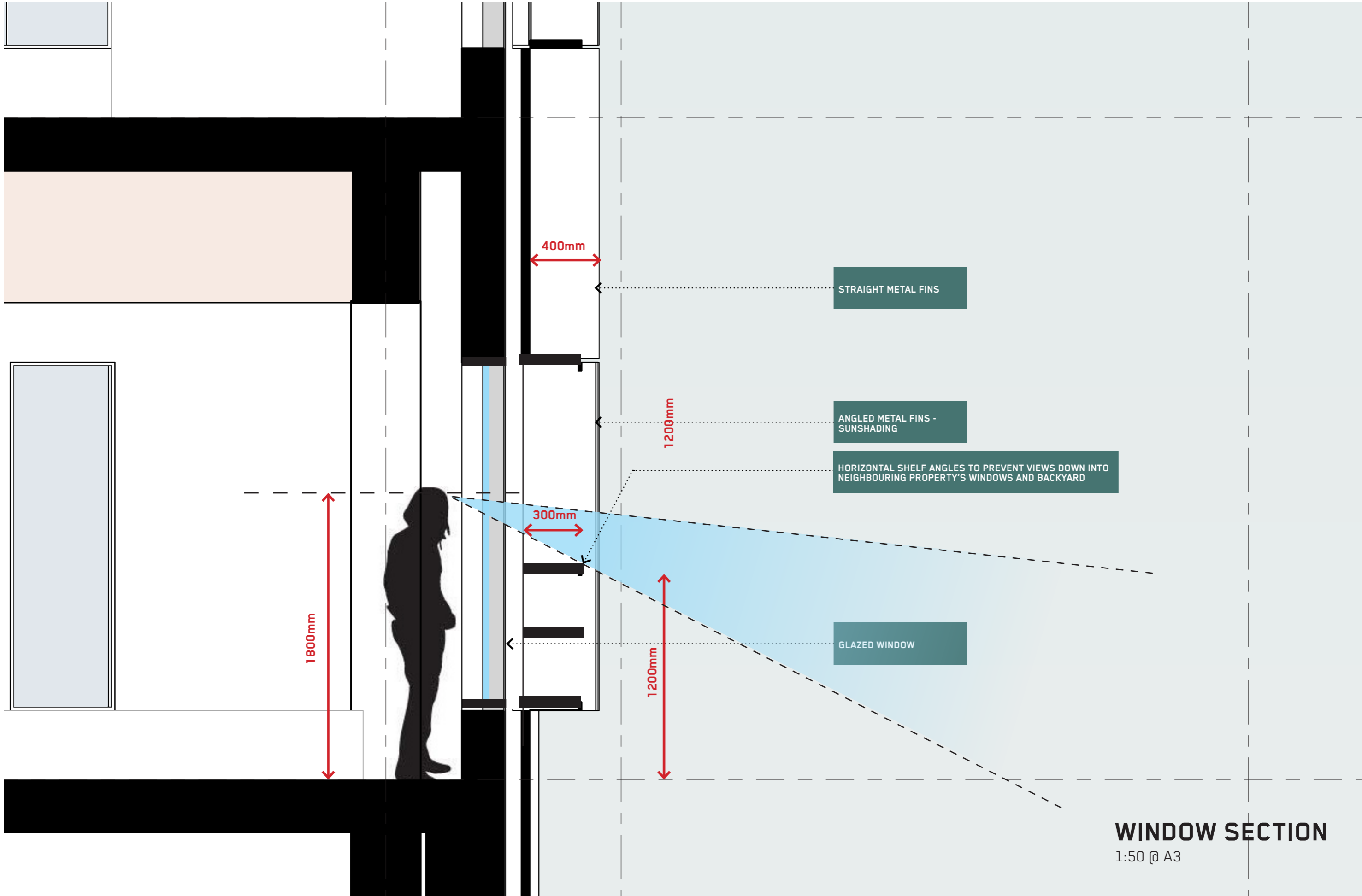
3. INNOVATION HUB - PLANS, SECTIONS AND SIGHT LINES



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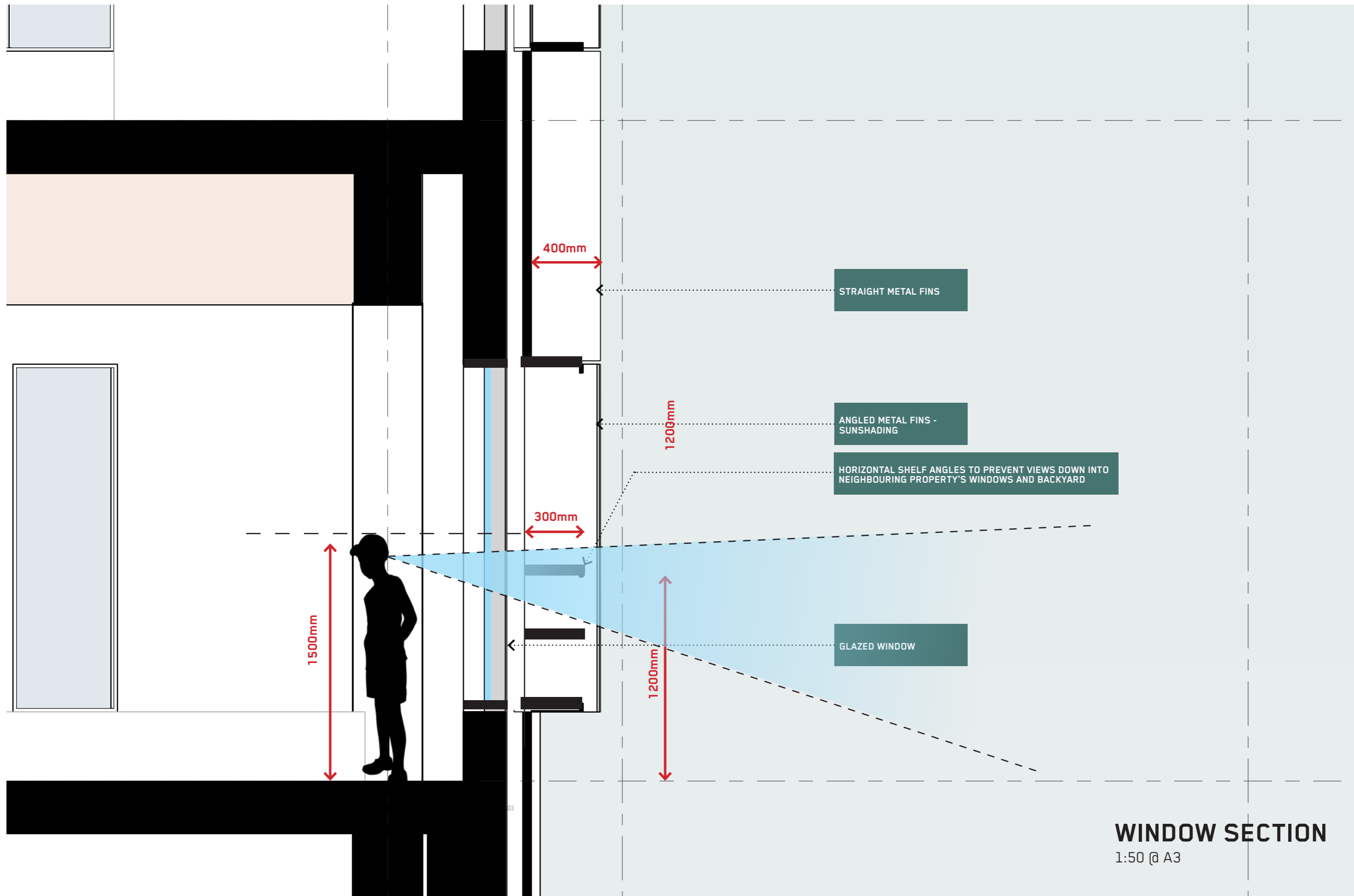


4. WINDOW SECTION 1:50



WINDOW SECTION
1:50 @ A3

4. WINDOW SECTION 1:50



WINDOW SECTION
1:50 @ A3