



STUDIO NINE ARCHITECTS

PREPARED FOR

Adelaide Comets FC

Tampawardli Park (Ellis Park)
Lot 587 West Terrace
Adelaide SA 5000
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ATTENTION

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ADELAIDE COMETS CLUBROOMS DESIGN CONCEPT

EXISTING
CONTEXT

EXISTING CONTEXT

Site Photographs



Longer distance view from Sir Donald Bradman Drive



View of existing club buildings looking north



View of existing club buildings looking east

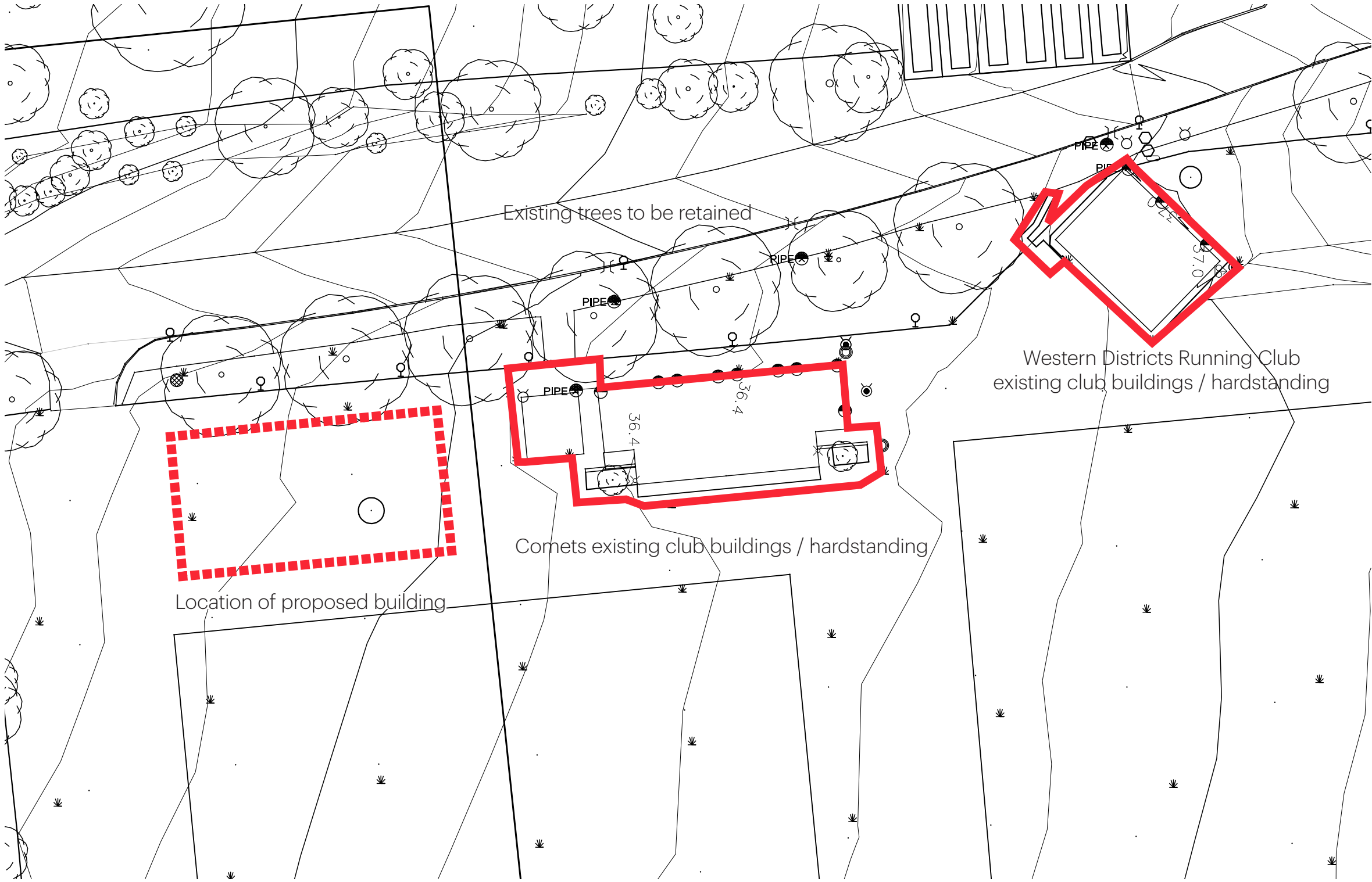


View of proposed site looking north



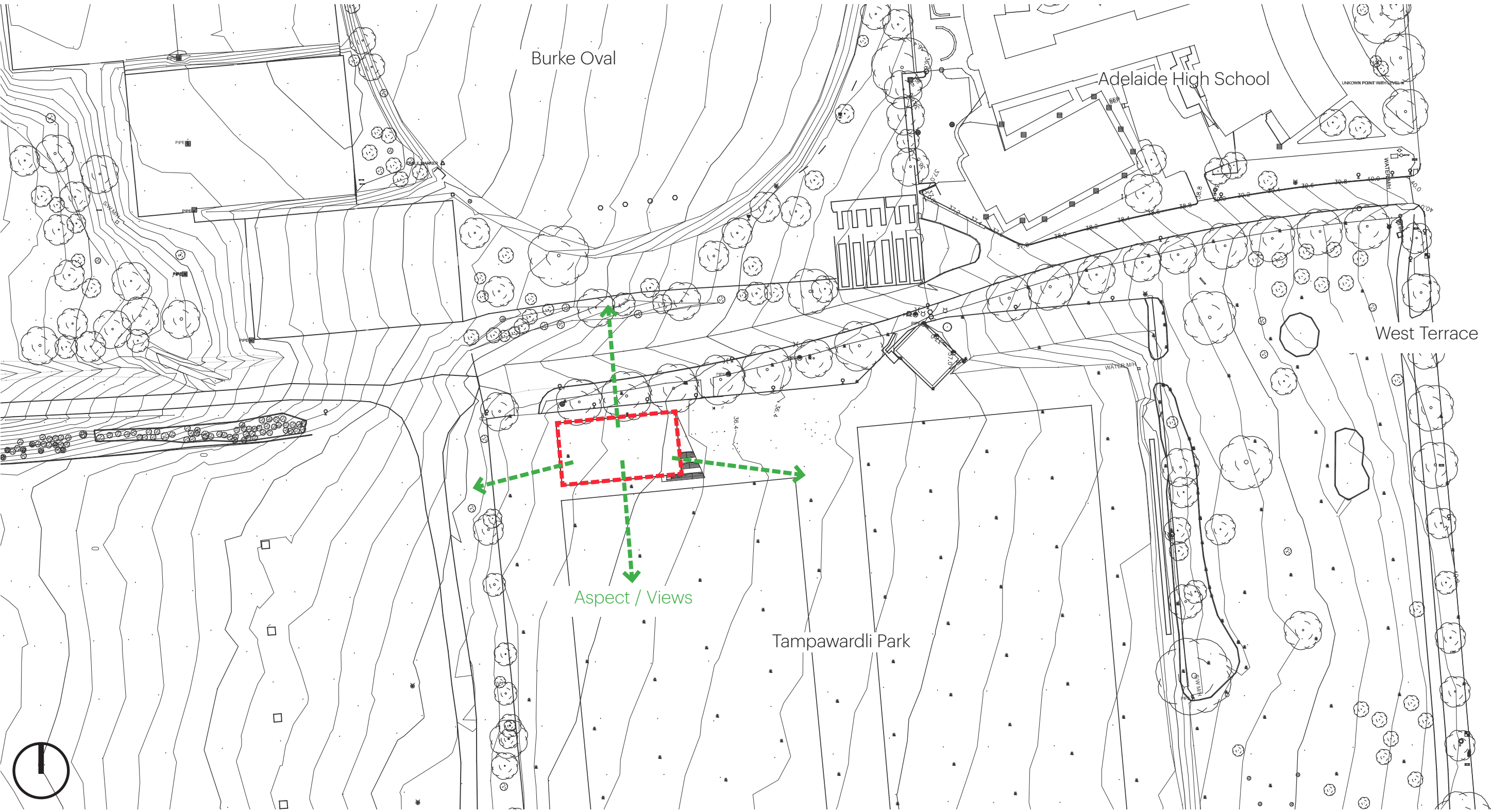
EXISTING CONTEXT
Demolition Extent

Extent of built form to be demolished (and park lands reinstated) - (544 sq.m approximately) ———
Proposed new building location - - - - -



PROPOSED CONTEXT
Site Plan

Proposed new building location ■■■■■

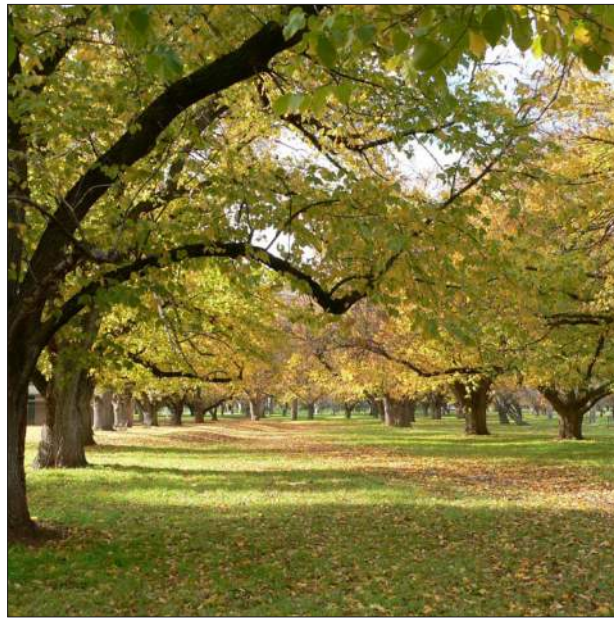


DESIGN APPROACH

DESIGN APPROACH

Design Principles

CONTEXT



SECURITY / TRANSPARENCY



SUSTAINABILITY



1. Minimise material content
2. Use Parklands inspired wall materials
3. Reduce building scale
4. Limit roof height
5. Create light & interesting roof edge detailing

1. Site plan for diverse uses
2. Minimise loitering
3. Plan for visual surveillance
4. Provide clear pedestrian access

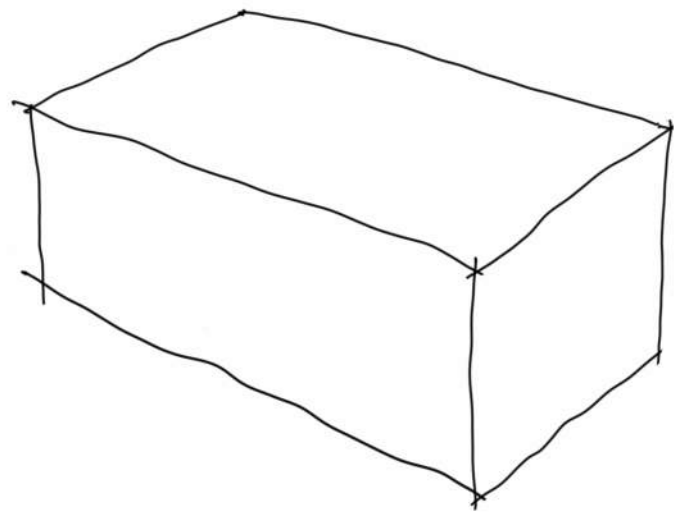
1. Use materials that are naturally durable
2. Design for northern solar access
3. Design for natural ventilation



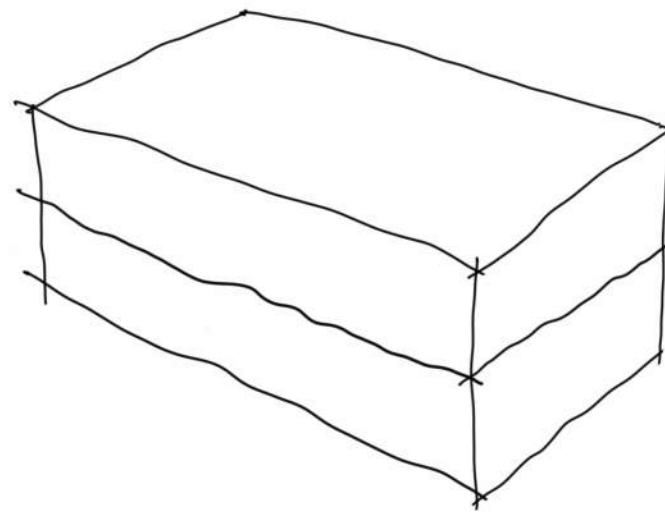
DESIGN APPROACH

Building Program Strategy

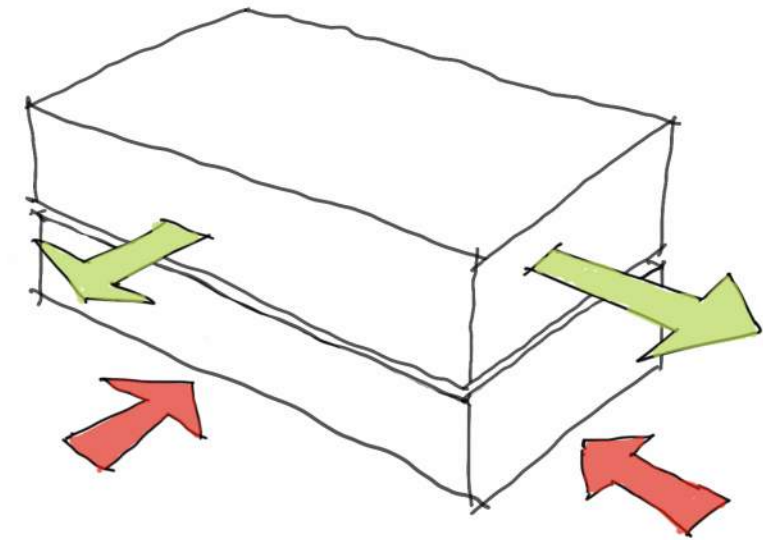
Design a pavilion like building which responds to context
 Building has no 'back' elevation
 Respond to solar orientation - reduce glazing to north/west
 Respond to building program requirements
 Ensure building is safe and easily secured
 Enhance parkland setting by blending built form and landscaping



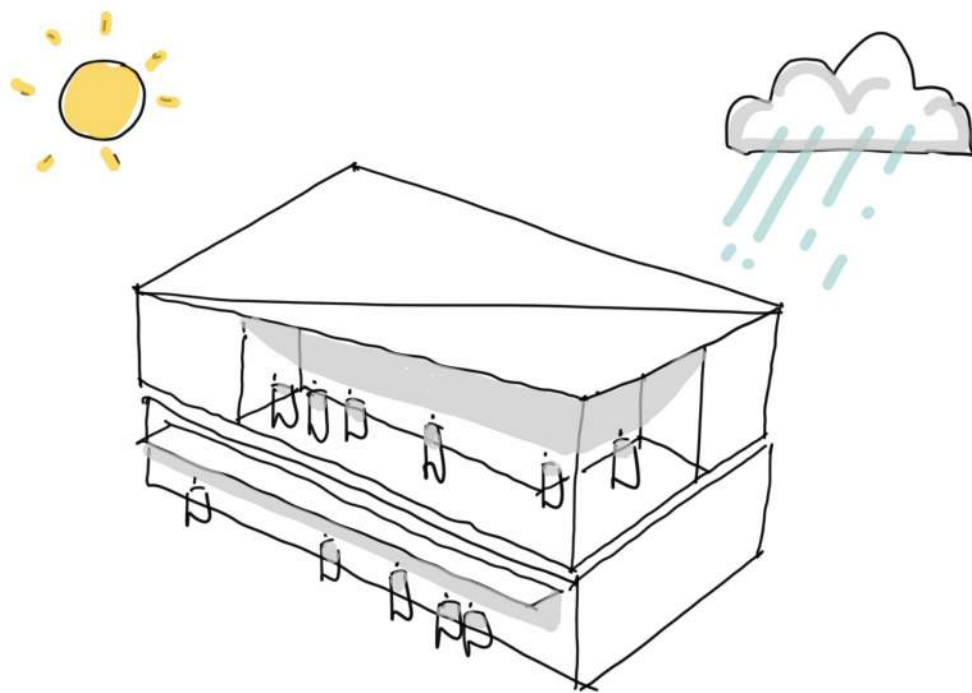
Mass



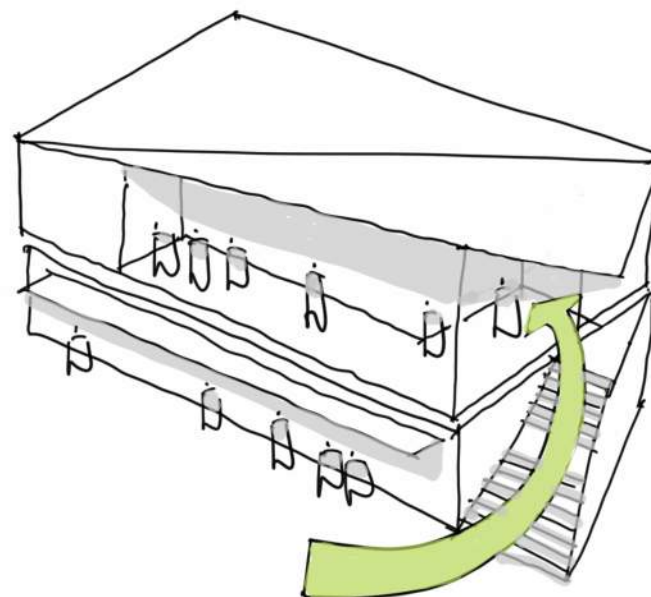
Plinth



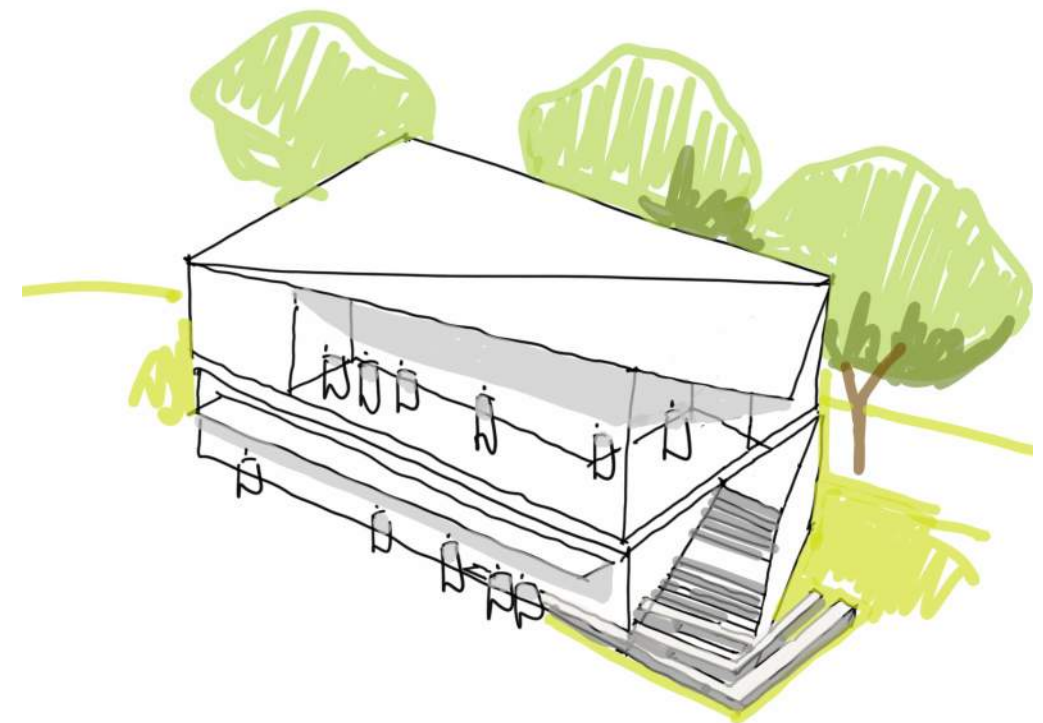
Use



Shelter / Aspect



Access / Permeability



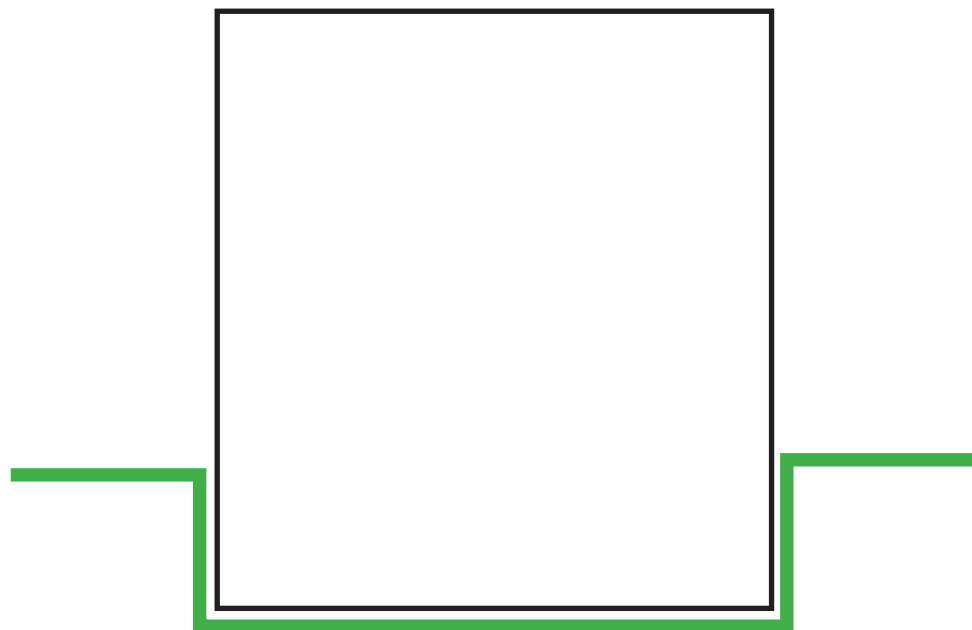
Landscape



PROPOSED DESIGN

Building Configuration Analysis

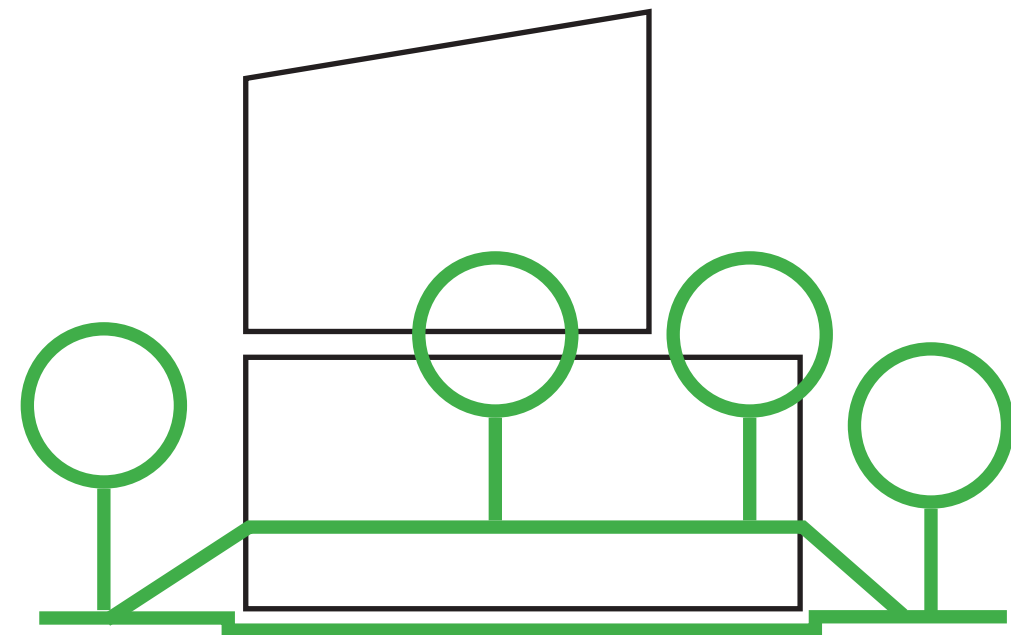
Undercrofting approach



Cost of undercrofting - approximately \$200k
Ground contamination presents further cost risks
Accessible access difficult to achieve and costly
OHS issues with players/staff using stepped access including:

- younger players playing with football boots on and slipping on steps
- ramps would attract skate boarders
- risk of slipping whilst carrying stretchers
- risk of slipping whilst carrying equipment

At grade approach

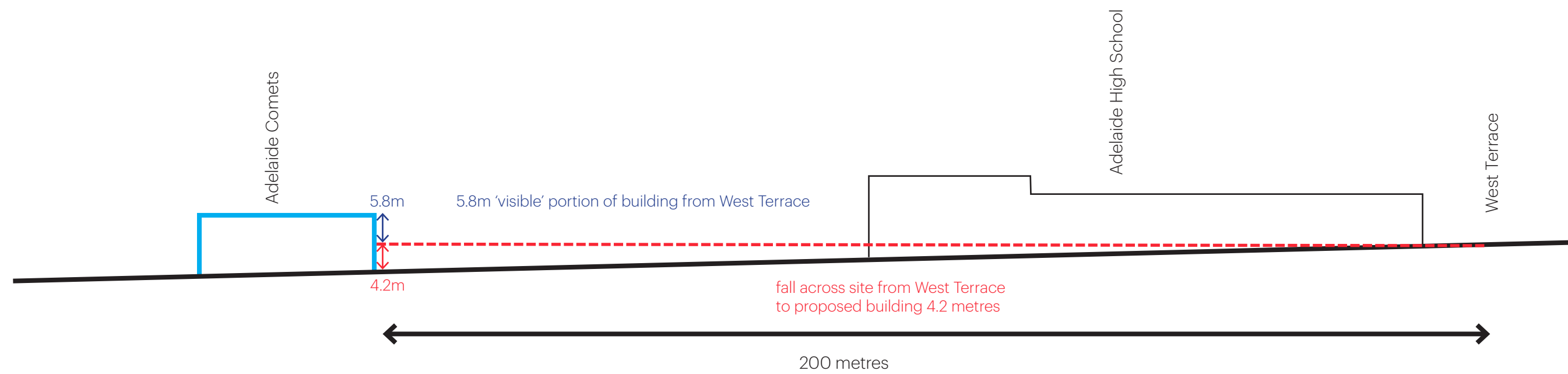


Reduce apparent visual scale through considered design approach
Use \$200k for higher quality materials cognisant of parkland setting
Mitigate access issues
Use natural landscaping to blend building into context

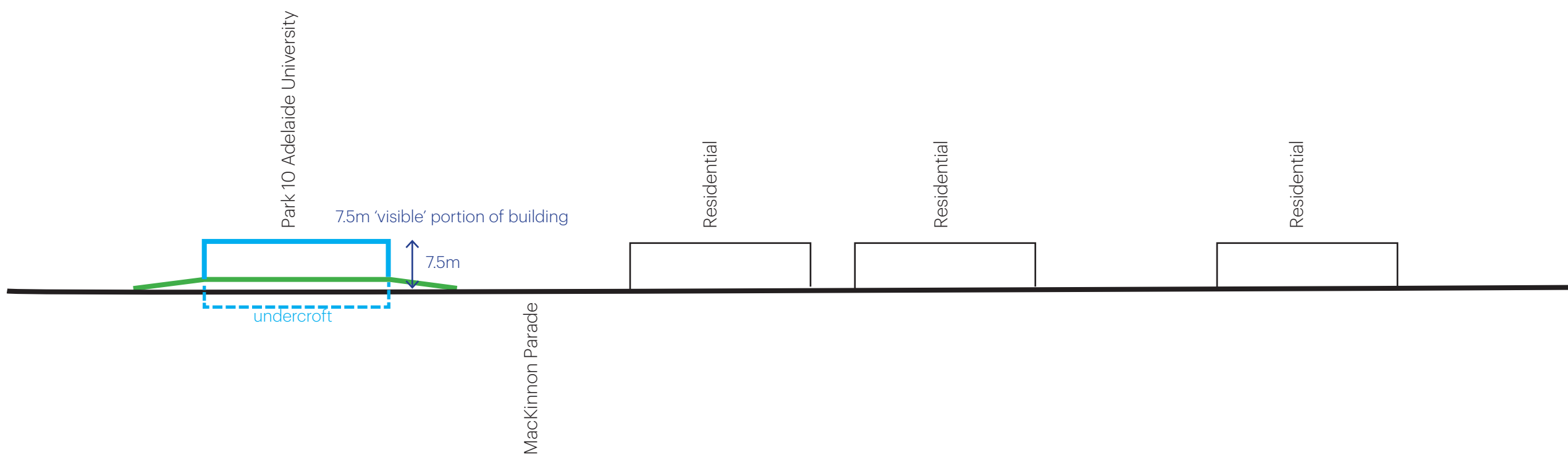


PROPOSED DESIGN

Building Configuration Analysis



Adelaide Comets - exploits natural ground level to mitigate apparent scale of building



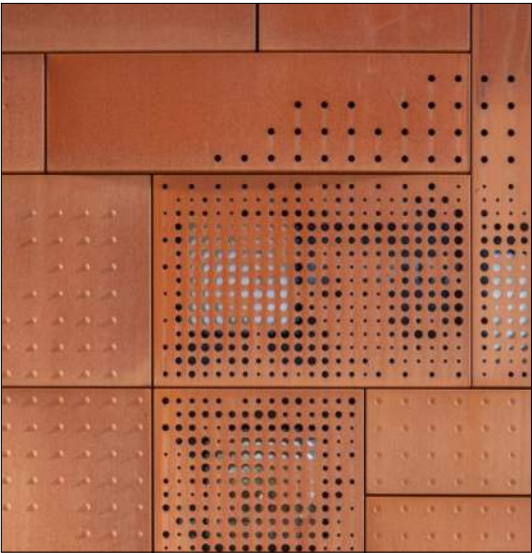
Park 10 Adelaide University Building - requires undercrofting to mitigate apparent scale of building



DESIGN APPROACH

Materiality

Weathered Steel



Concrete



Metal



Timber



Glass



PROPOSED DESIGN

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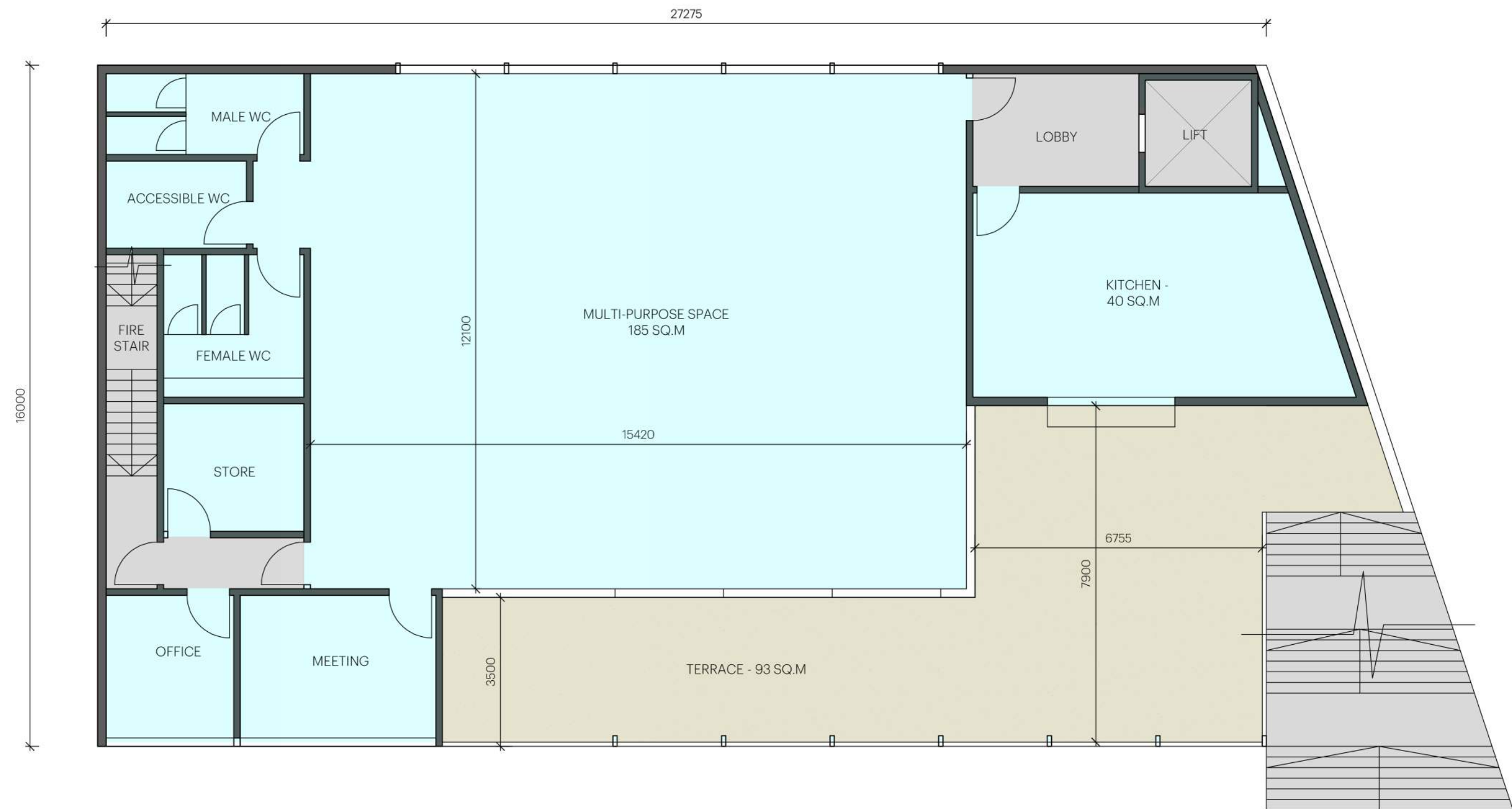
Ground Floor Plan

- Building Features:
- Auto locking doors
 - External lighting
 - Solar PV (roof mounted) with batteries



1:100 AT A3

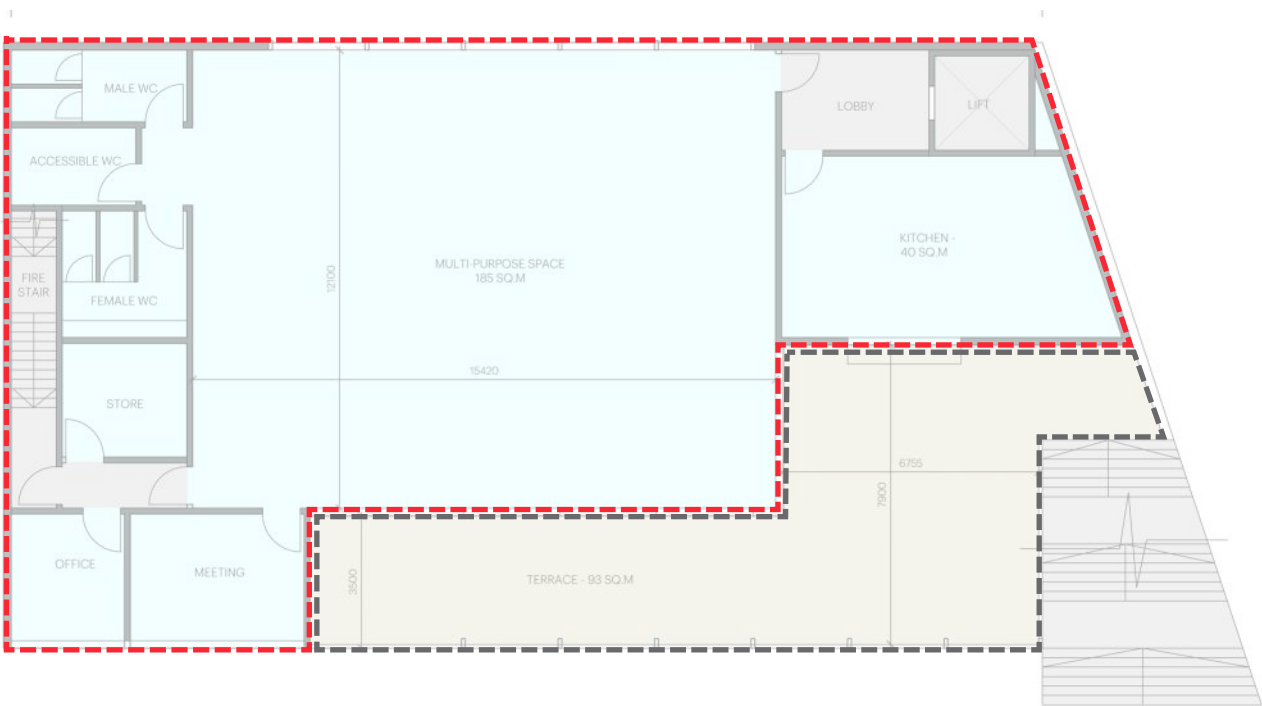
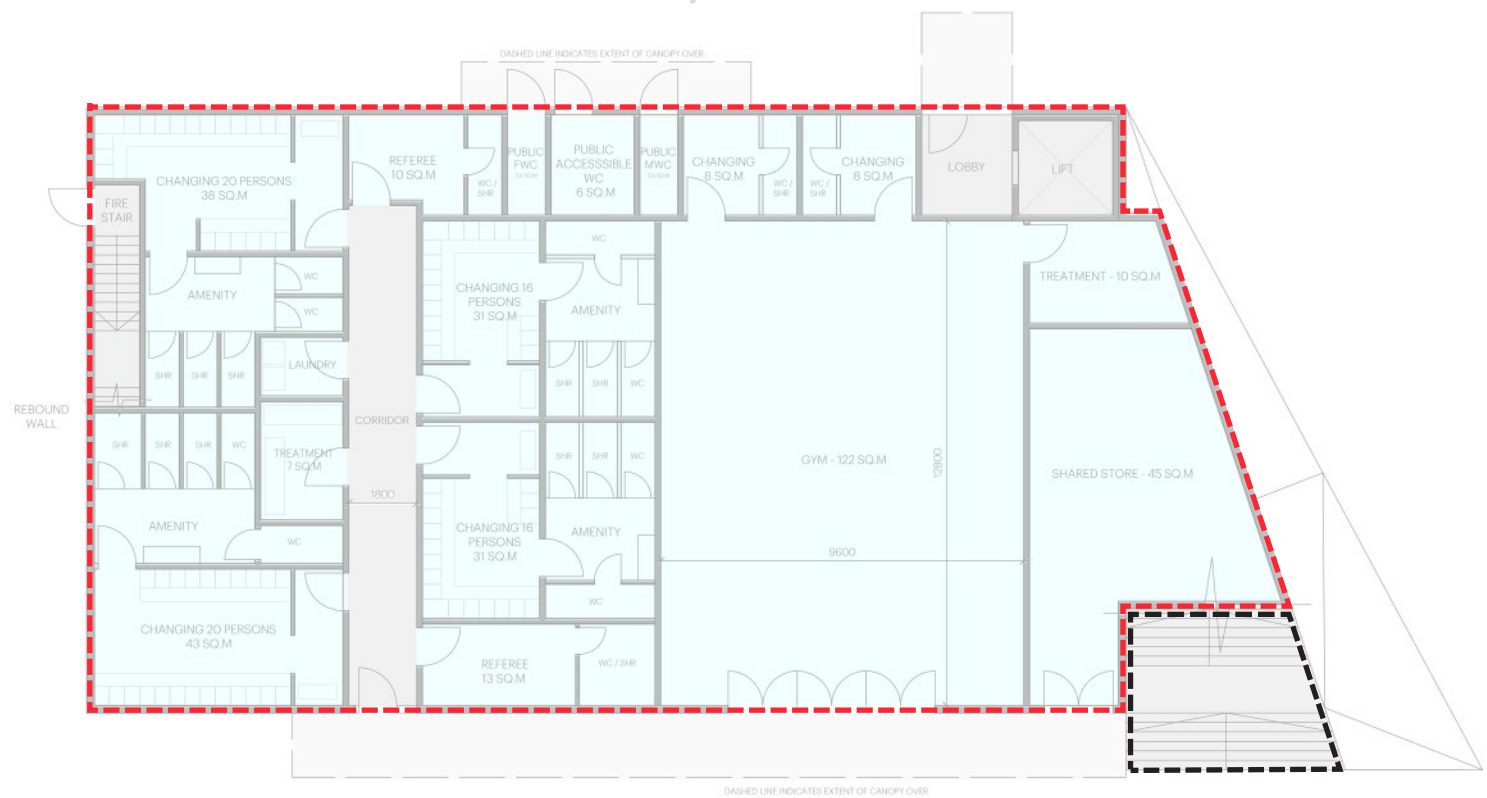
PROPOSED DESIGN
First Floor Plan



1:100 AT A3

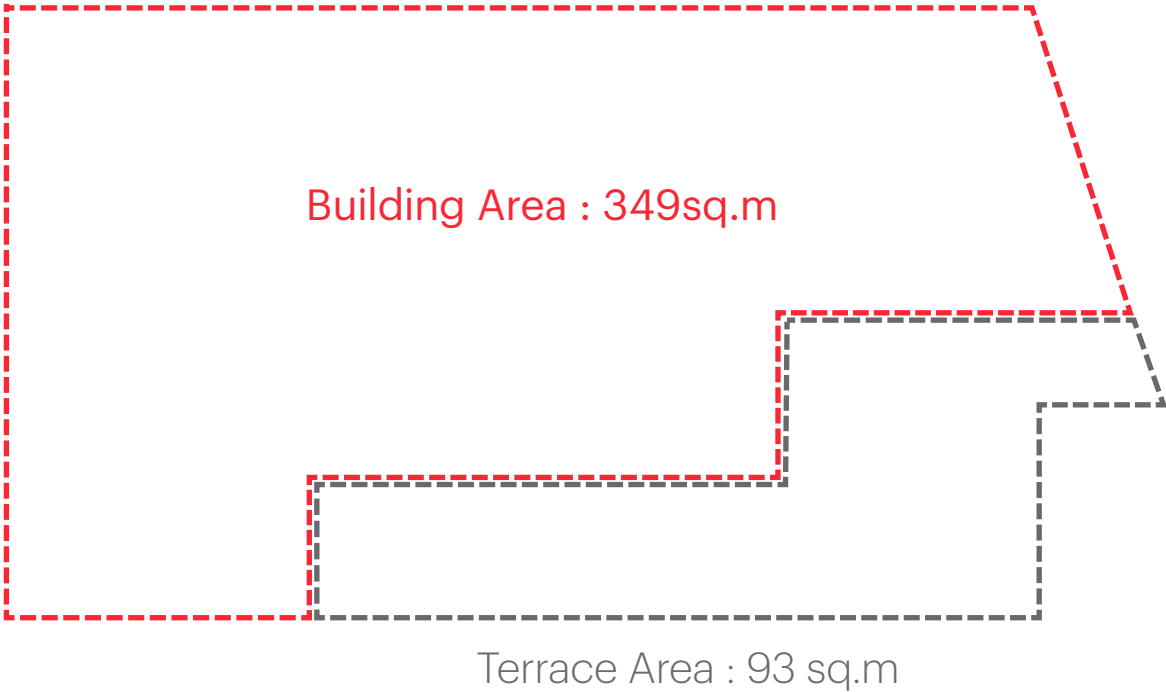
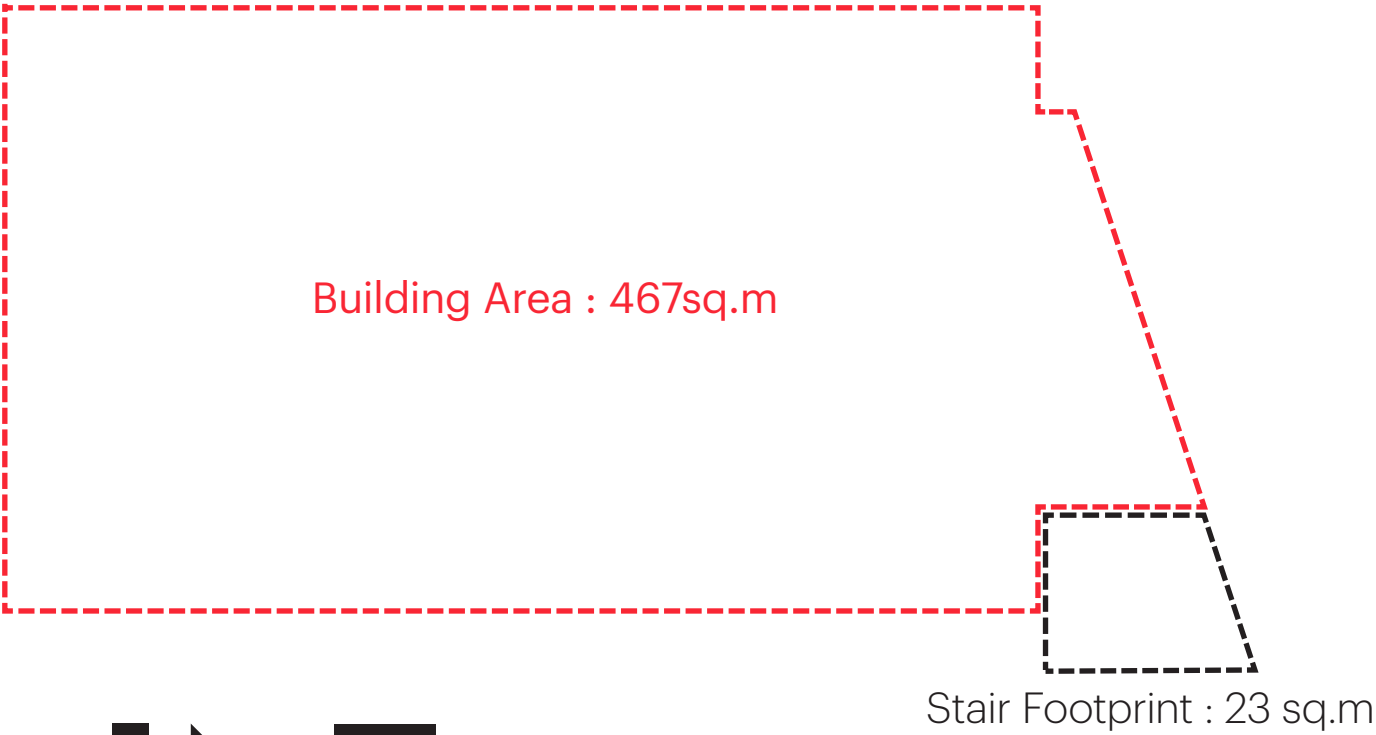
PROPOSED DESIGN

Floor Area Analysis



Total Building Area : 816 sq.m

Total Ground Floor Footprint : 490 sq.m



PROPOSED DESIGN

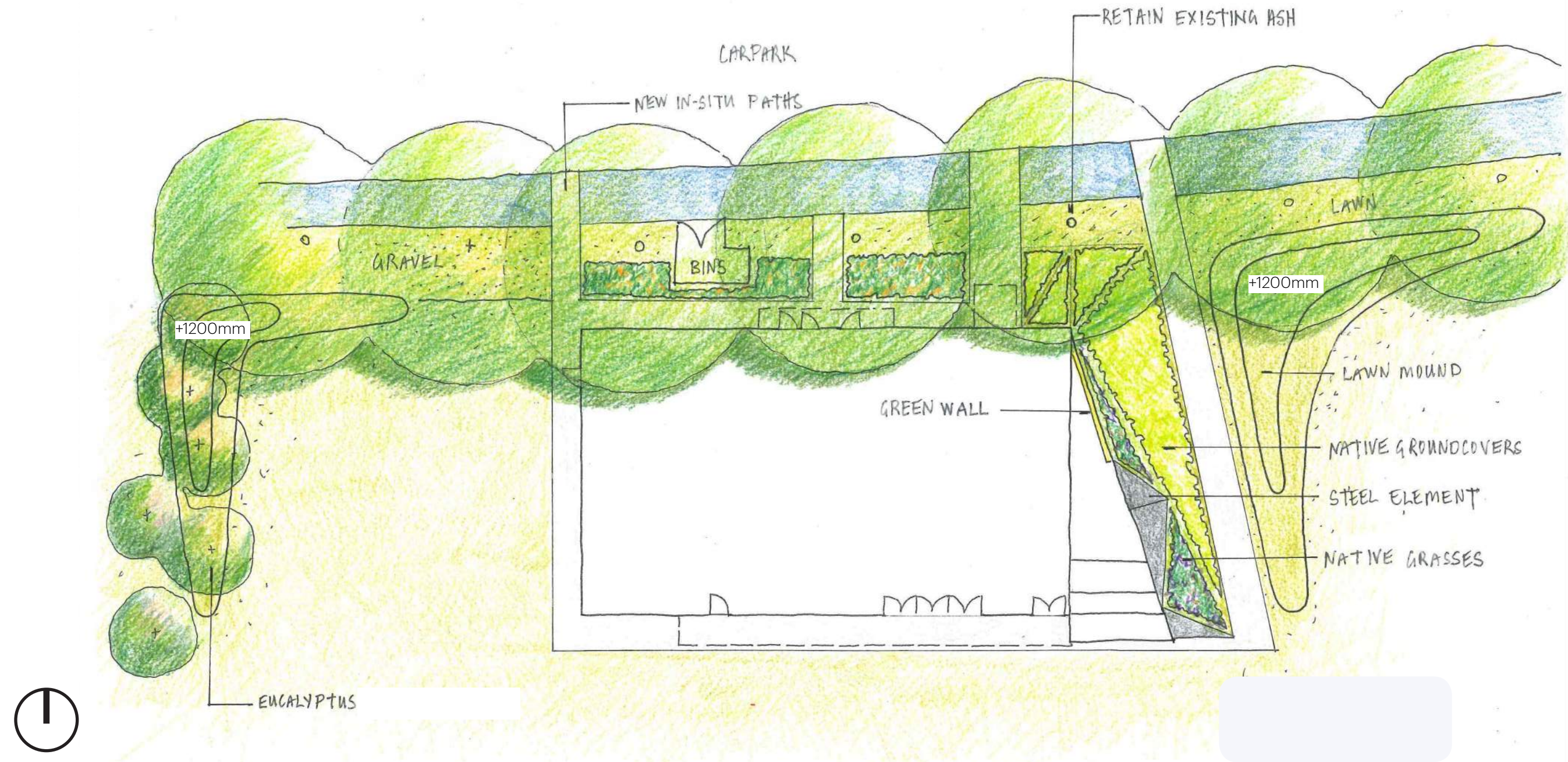
Landscaping Masterplan

Landscaping Features:

- Retention of existing trees for screening and shading
- Native planting
- Lawn mounds (1200mm high) to provide screening and relief
- Green wall to provide screening

Refuse store:

- Remote from building for ease of access
- Appropriately sized for facility
- Screened in materials to complement built form
- In discreet location
- Easily serviced



PROPOSED DESIGN

Landscaping Concepts



PROPOSED DESIGN

Landscaping Character



Retain Ash Trees

Enhances building setting

Provides north facing summer shade
and winter solar access



New Eucalyptus Planting

Provides screening from the event space

Enhances Parkland setting



Indigenous Grasses and Ground Covers

Enhances Parkland setting



PROPOSED DESIGN

Landscaping Character



Lawn Mounds

Add topographic interest

Restricts movement of balls into car park areas

Provides screening from the event space and west terrace view



Insitu concrete

Robust materials

Complements the adjacent Adelaide High School treatment



Green Walls

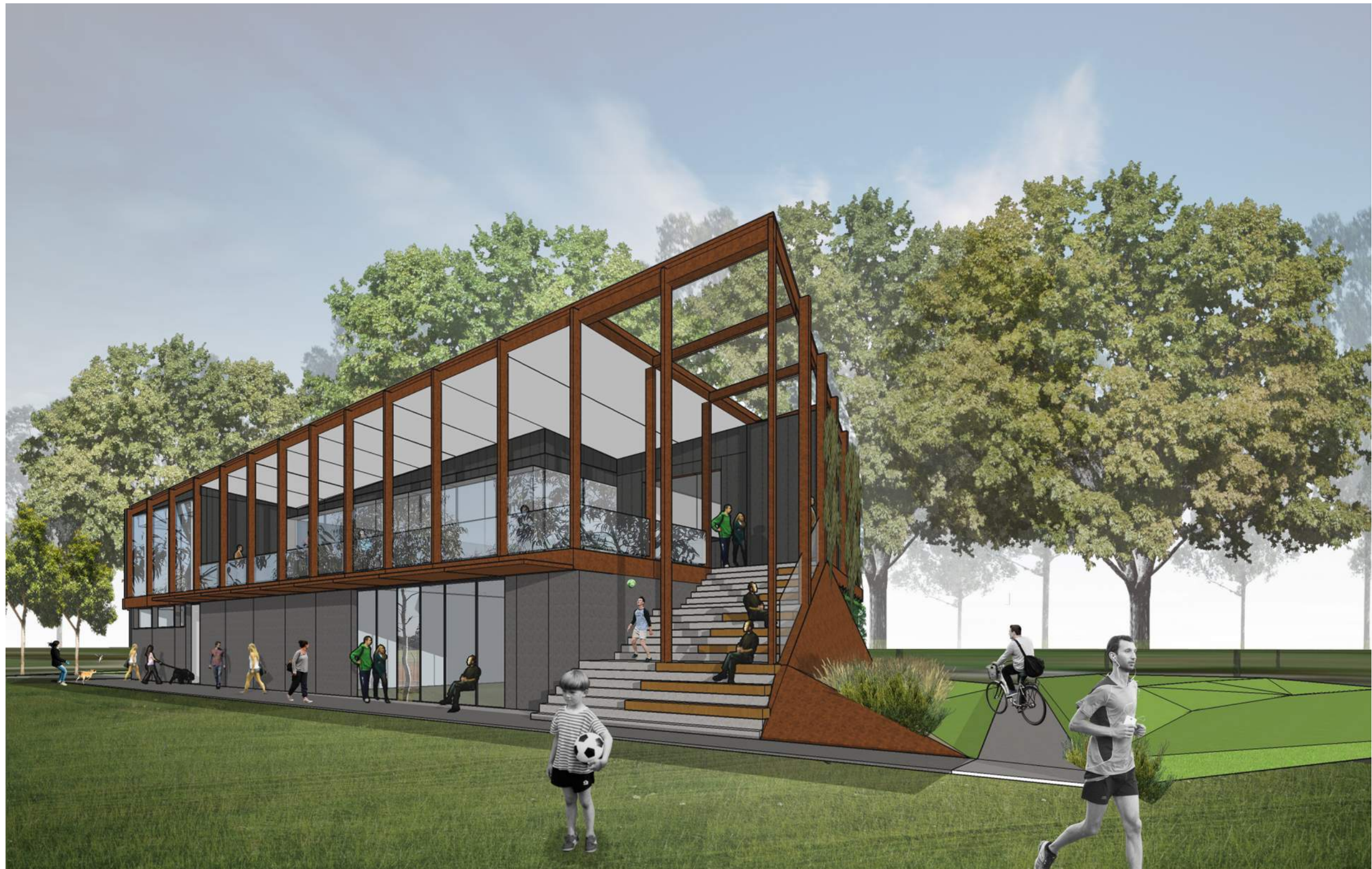
Enhances Parkland setting



BUILDING CONCEPT

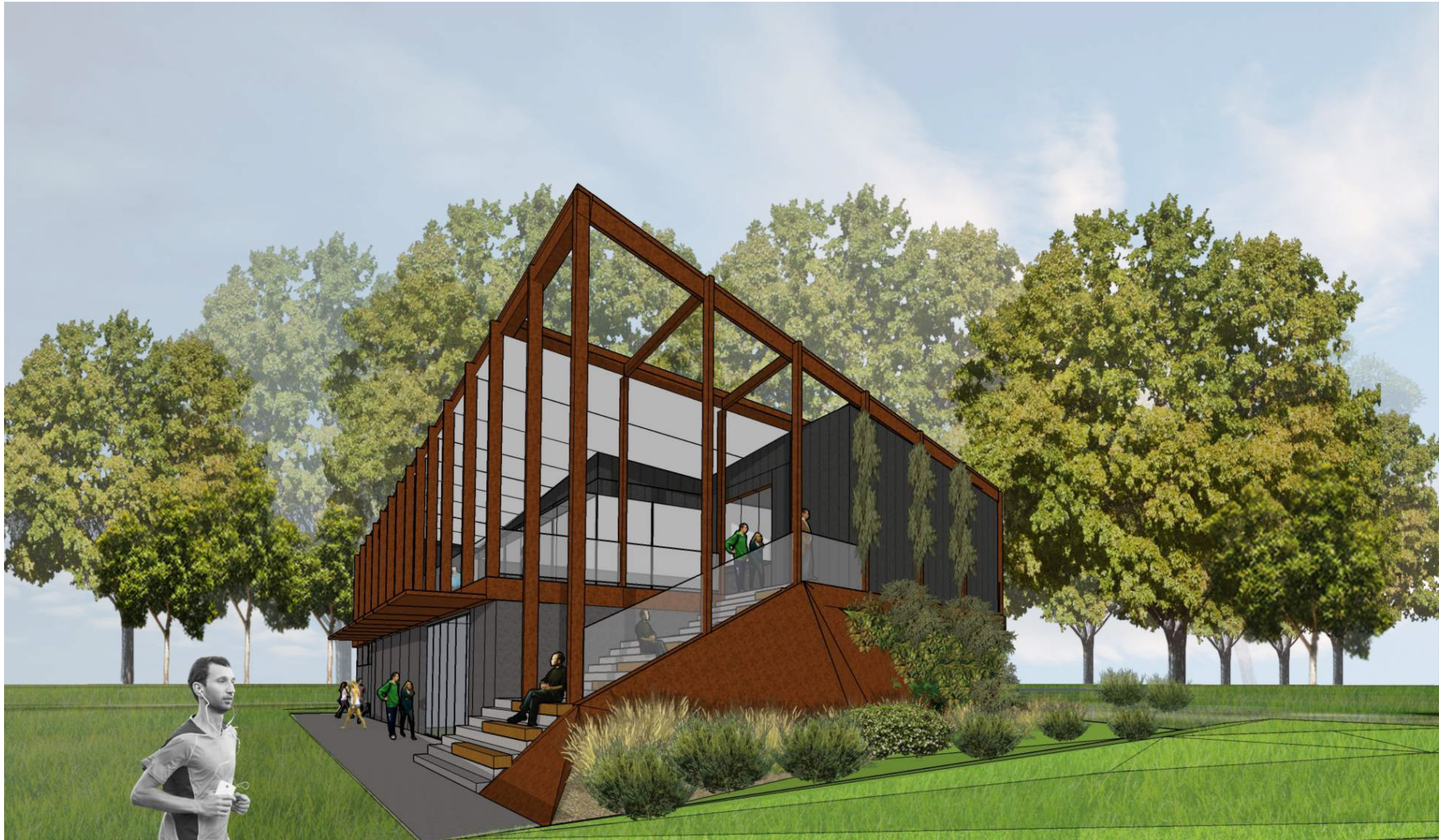
PROPOSED DESIGN

3d Views



PROPOSED DESIGN

3d Views



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3d Views



PROPOSED DESIGN
Key View Analysis



Key view from West Terrace showing Adelaide High School in foreground with proposed building in background



PROPOSED DESIGN
Key View Analysis



Key view from West Terrace showing Adelaide High School to the north east of the subject site



PROPOSED DESIGN
Key View Analysis



Key view from Sir Donald Bradman Drive looking North



PROPOSED DESIGN

Contextual Elevations



LONG SOUTH ELEVATION



LONG NORTH ELEVATION



PROPOSED DESIGN

Elevations



SOUTH ELEVATION



PROPOSED DESIGN

Elevations



NORTH ELEVATION



PROPOSED DESIGN

Elevations



EAST ELEVATION



PROPOSED DESIGN

Elevations



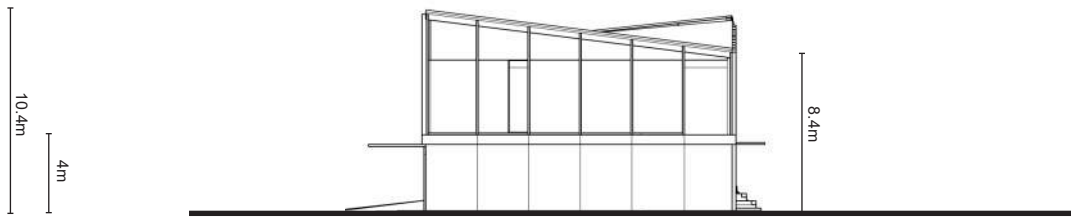
WEST ELEVATION



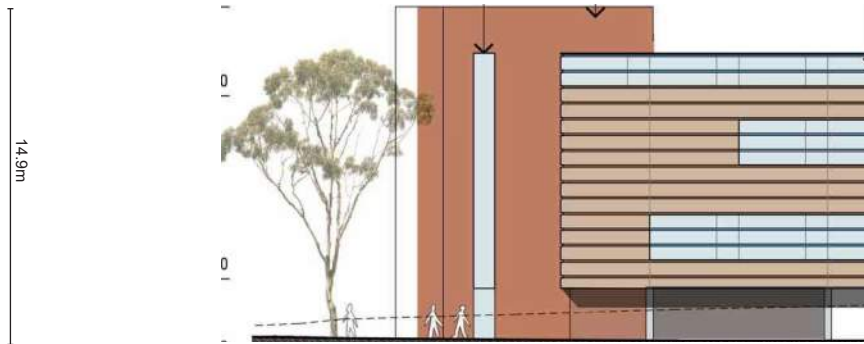
PROPOSED DESIGN

Comparative Height Analysis

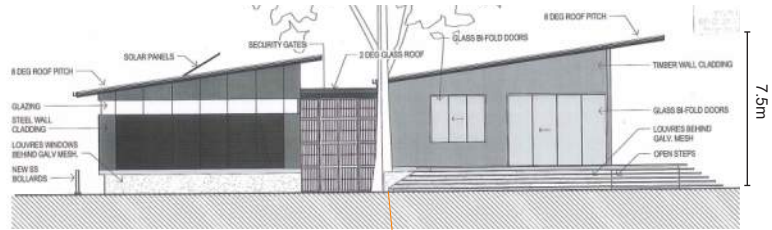
The proposed Adelaide Comets building is approximately 10.4m above ground level at its highest roof point.



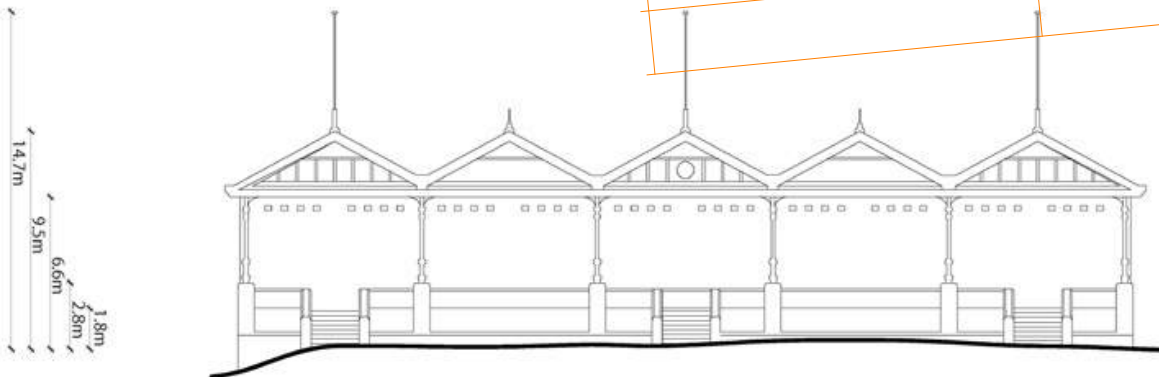
Adelaide Comets



Adelaide High School



Park 10 Adelaide University Building



University of Adelaide Grandstand



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PHOTOGRAPH

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