

TITLE	Education District Office South
CLIENT	Department of Transport and Public Works: Projects / Programme Infrastructure Delivery
DATE	2015 - 2016; 2018 (in progress)
AREA/EXTENT	± 1.55 Ha
LOCALITY	Plantation Road, Ottery

The Project Challenge

Provision for a centrally located Education District Office for the Metro South Education District of approximately 4500m² in floor area was required. The new facility provides office infrastructure, meeting rooms and public interface areas with a staff population of 188, together with secure parking for 60 government vehicles and an additional 30 parking bays for staff and visitors. The site locates the EDO - South centrally to the geographical area it serves and has good connectivity via public transport and road networks for the area and community for which the facility shall service.

The Design Informants

The development of the site was informed by a broader framework undertaken for the greater land parcel of Erf 177887-RE, with the proposed offices located at the head of the precinct. The office building forms a gateway to the north edge of the site and promotes future pedestrian linkage through the site in parallel to the mature Eucalyptus Avenue. The Eucalyptus trees form a visually dominant landmark running north to south of the precinct. A portion of the office site (Erf 177888) is not developable as there is a registered wetland north of Plantation Road. The site has been disturbed through dumping and alien vegetation and the intervention is to rehabilitate the ecology and hydrology of the site. The project has received a 4 star Green SA design rating in the office category.

The Design Approach

Placement of the building perpendicular to the Eucalyptus Avenue and parallel to the existing Poplar trees establishes an optimum north orientation for the multi-storey office. A pedestrian link connecting Plantation Road through the entrance foyer to the south parking court orientates users, with the western building core accommodating the publicly accessible areas, including meeting rooms which are directly accessed through the stepped terraced seating to the entrance foyer. The building organization promotes a community for education management, teachers and public, through provision of a generous vertical foyer to accommodate gatherings, seating, informal discussions, display of information and gallery space forming the western core. This area is naturally well lit through voids and allows interconnection between levels and views through to the canal and the Eucalyptus Avenue.

The first floor podium elevates the landscape with planted roof areas so as to provide visual continuity within the landscape. Intensive planting of shrubs, seasonal bulbs and evergreen trees is associated to the pedestrian forecourts where people directly engage the landscape. The approach to stormwater filtration mimics the existing seasonal wetlands and with a natural approach in use of endemic planting that contributes to ground water recharge.

Key design considerations include:

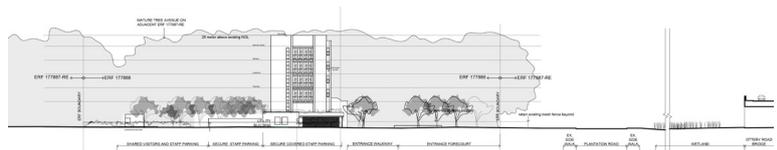
- Maintaining the natural site quality was primary in terms of recognizing the asset value of the context together with the magnificent city views towards the Table Mountain range.
- The building entrance is located in proximity to Ottery railway station and off the existing NMT route, with links to road based public transport routes.
- The building is simply organized with the west and east end cores providing shared areas with the open plan central office areas which enable future adaptability and use options by government of the facility.
- The environmental response was for a reduced building footprint and thus a compact multi-storey facility which shall allow opportunity for interdepartmental interaction.
- Orientation of the building to the north with the advantage of daylight and passive solar opportunities.
- To provide a robust building in terms of form and materiality with the intent that this can economically respond to maintenance criteria.
- Environmental opportunity to improve the site ecology in species diversity and in setting precedent for the bioclimatic design for future development of the broader precinct.
- On-site stormwater management by undulating swales to allow for a natural soft landscaped interface to the building within its surrounds.
- The approaches towards water use, including reuse of rainwater, stormwater management and respect for the watercourse are central to the sustainability proposal.



Site Plan



North Elevation, as seen from Plantation Road



Eastern elevation, as seen from Plantation Road



Images of model illustrating the northern forecourt and southern facade of the building



Image of model illustrating the main pedestrian entrance to the north