



STUDIO NINE ARCHITECTS

Millswood Croquet Club Concept Design Package

Client

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Project Number

0909-092

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Introduction

Following a request from The City of Unley, Studio Nine Architects have compiled a Concept Design Report for the Millswood Croquet Club Upgrade. The aim of this Concept Design is to:

- Align the scope and budget to the satisfaction of the stakeholders (City of Unley and Millswood Croquet Club)
- Develop a contemporary concept for the site
- Ensure the concept is complementary to the existing character of the area
- Ensure the City of Unley project budget is adhered to
- Investigate all options for the site including retaining and extending the existing Croquet Clubhouse
- Retain all existing trees where possible
- Ensure off-street car parking is maximised
- Investigate future expansion opportunities

We would like to acknowledge the City of Unley and the Millswood Croquet Club for their assistance, dedication and collaboration in the development of this Concept Report.

We would also like to acknowledge Hames Sharley for their work on the 2018 Concept Report.

Project Team

Client	City of Unley	Ben Willsmore
Client	City of Unley	David Brown
End User	Millswood Croquet Club	Stewart Kingsborough
End User	Millswood Croquet Club	Bob Terrett
Architect	Studio Nine	Justin Cucchiarelli
Architect	Studio Nine	Andrew Steele
Graduate of Architecture	Studio Nine	Sam Ali'imau
Traffic Engineer	Cirqa	Tom Wilson
Planning Consultant	Jensen PLUS	David Barone
Cost Manager	Chris Sale Consulting	Even Fung
Civil Engineer	MLEI	Thomas Ha

Background

Millswood Croquet Club is a local club with approximately 80 members that use the facility year-round. The croquet club building requires ongoing maintenance and its footprint no longer meets club needs.

The redevelopment of the Millswood Croquet Club was a key priority project of the Council's endorsed Goodwood Oval and Millswood Sporting Complex Improvement Plan in 2014.

In response to the Goodwood Oval and Millswood Sporting Complex Improvement Plan, a concept design was completed in 2018. The 2018 final concept by Hames Sharley exceeded the Council and Club's budget expectations and did not proceed any further.

We understand this project update is to be undertaken to inform the 2020/21 budget process.

Site

Site

The Millswood Croquet Club is located at the Millswood Sporting Complex, 20d Millswood Crescent, Millswood, SA 5034.

It is currently leased by Millswood Croquet Club and attracts high level and club tournaments, coaching and social participation.

It includes a small clubhouse building, 3 full size croquet lawns with lighting, an off-street car park for approximately 7 vehicles and a storage shed for maintenance equipment.



Existing Clubhouse

Maintaining any building is generally good sustainability practice and for this project refurbishing the existing building and extending may have worked better with the budget.

The existing clubhouse has architectural merit and sits comfortably in the residential historic conservation zone and ties in well with the surrounding interwar housing.

The existing clubhouse is in average condition requiring ongoing maintenance and accessible toilet not in line with current standards.

Through investigation of this option it became clear that any extension would need to be to the north east with limited usable space surrounding the other side of the building due to its angles and orientation to the road and pitches

A north eastern extension would stop vehicular access to the centre of the site and meant there would be no off-street car parking. As a result this option was not pursued further.

Trees

There are two regulated trees which are affected by the proposed concept. We are proposing to retain the Norfolk Island Pine and remove the Jacaranda Tree.

We had initially attempted to retain the Jacaranda Tree to the north of the proposed building, but the final footprint meant that it needed to be removed. Due to ongoing maintenance issues the club requested the removal of the Jacaranda Tree (Regulated Tree).

The 2018 concept completed by Hames Sharley had also allowed to remove the Jacaranda Tree.

The Adelaide ARB Consultants Report included in the 2018 report notes 'Should Tree 2 (Jacaranda) be found to be restricting development that is fair and reasonable and expected within the allotment zoning, this trees removal may also be considered reasonable.'



Existing Clubhouse



Jacaranda Tree (Regulated Tree) – to be removed



Existing Clubhouse



Norfolk Island Pine (Regulated Tree) – to be retained

Surrounding Context

Heritage

Ensuring the context of the site complements the concept design has been a key design consideration for this project.

This site sits in a residential historic conservation zone and presents an opportunity for development of a new complementary Croquet Club.

In developing the concept, we have taken inspiration from the surrounding interwar dwellings including:

- Materiality
- Colour scheme
- Form and mass
- Fenestration

Consultation

Due to working through Covid-19 and the current circumstances regarding social distancing we have not completed our consultation in the traditional way.

We have conducted consultation, and meetings via Zoom and sent presentations via email.



Millswood Crescent Example 1



Millswood Crescent Example 2



Millswood Crescent Example 1



Millswood Crescent Example 3



Millswood Crescent Example 4



Millswood Crescent Example 5



Millswood Crescent Example 6



Millswood Crescent Example 7

Brief

Brief

The brief developed included the following:

- Demolition of existing clubrooms
- New 130m² Clubrooms with ability to expand function space and add an undercover raised deck
- New bitumen car park for 8 cars
- Car park to have landscaping buffer from road
- Relocation of existing equipment shed
- New bin store
- New paved pedestrian paths as required

Should additional funding be sourced the brief may extend to including the following:

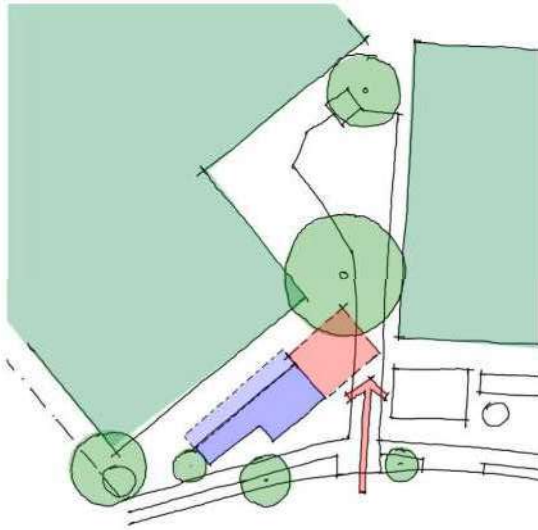
- Demolition of existing clubrooms
- New 160m² Clubrooms with 20m² undercover raised deck
- Carpark to have landscaping buffer from road
- Relocation of existing equipment shed
- New bin store
- Expanded paved outdoor areas surrounding the clubrooms
- New entry statement, front fence and landscaping

Functional Brief

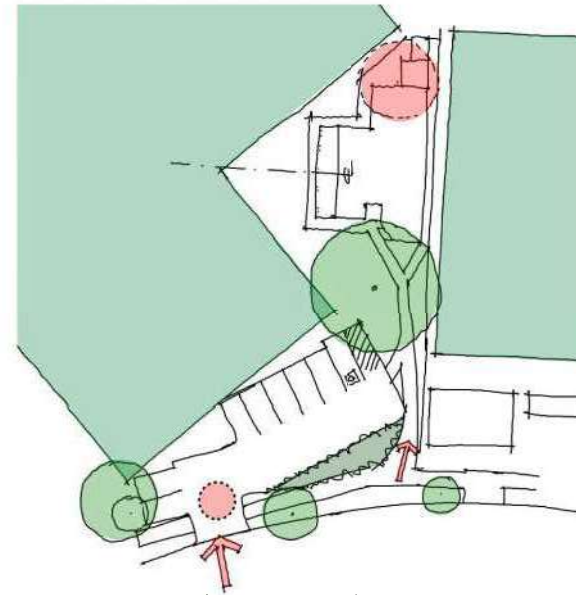
Proposed Name	Existing Facility	2018 Concept Design	Council Budget Option	Additional Funding Option
Entry	0	12	0	0
Office/Sick Bay	0	25	16	16
Function Space	48	100	58	88
Bar Kiosk	0	20	10	10
Kitchen	10	28	11	11
Store Kitchen	0	0	0	0
Amenities	3	25	27	27
Lockers	0	12	0	0
Store Function	0	9	6	6
Store General	6	14	0	0
Circulation	0	0	5	5
Deck &/or Canopy	28	120	0	20
Total	95	365	133	183

Note: Areas noted above are gross floor area and include all internal and external walls areas

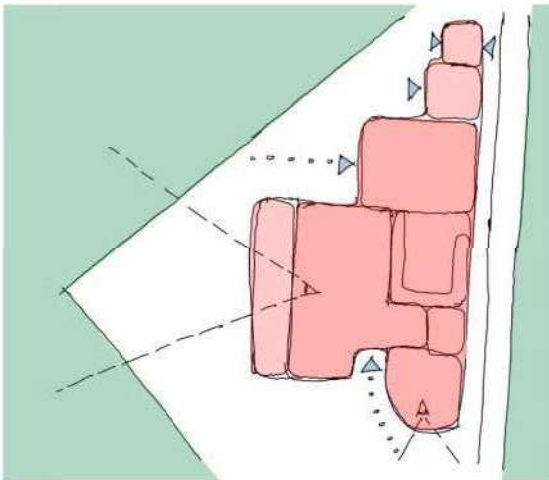
Design Principles



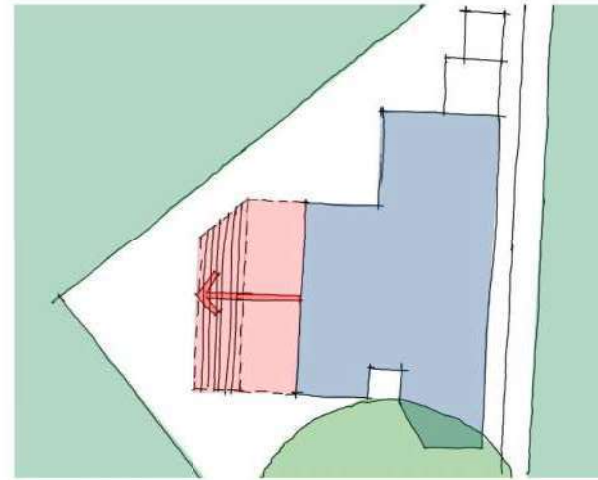
Extend Existing Croquet Club



Keep Existing Trees / Screen Car Park



Passive Surveillance / Views to Croquet Lawns



Ability to Extend / Scalable

Concept Plans

Design Criteria

To resolve the layout of the building we developed a set of design criteria with the City of Unley and Millswood Croquet Club. These included:

- Maximised function space
- Views to Lawn 1 & 2
(Priority 1)
- Views to Lawn 3 (Priority 2)
- Access to northern light
- Passive surveillance
- Two-sided bar (for food, drink and tea point)
- Ability for future expansion
- Ability for future deck
- Equipment and bin store

Concept Plans

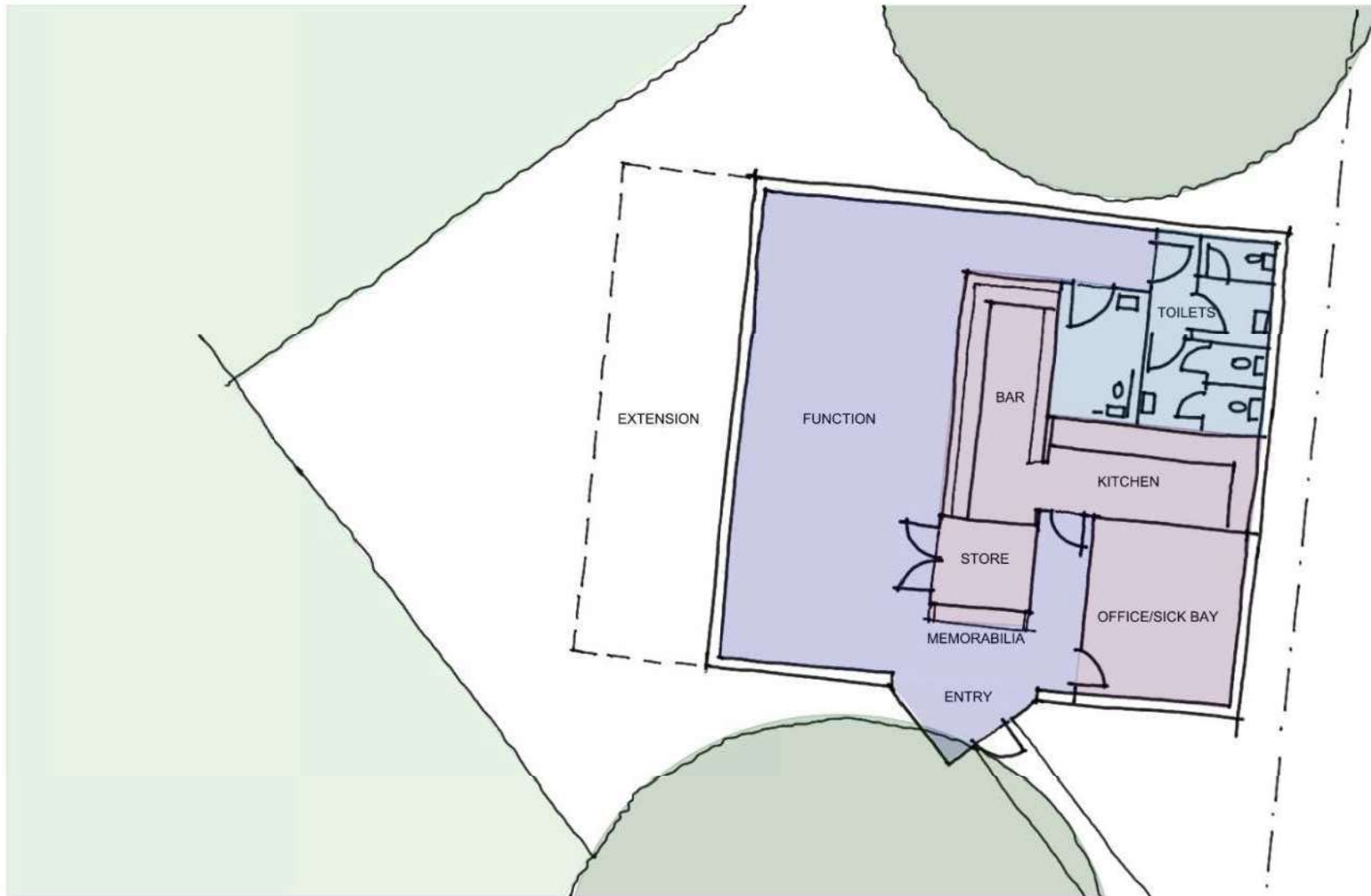
The following pages show the chronological evolution of the concept and the various iterations explored to reach final concept. We note this was a collaborative process with the City of Unley and the Millswood Croquet Club..

To maintain operation of the club during construction and minimise decanting and storage costs we would propose the following staging methodology:

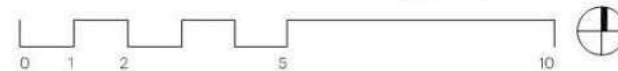
1. Construct new clubhouse
2. Demolish existing clubhouse
3. Construct new car park

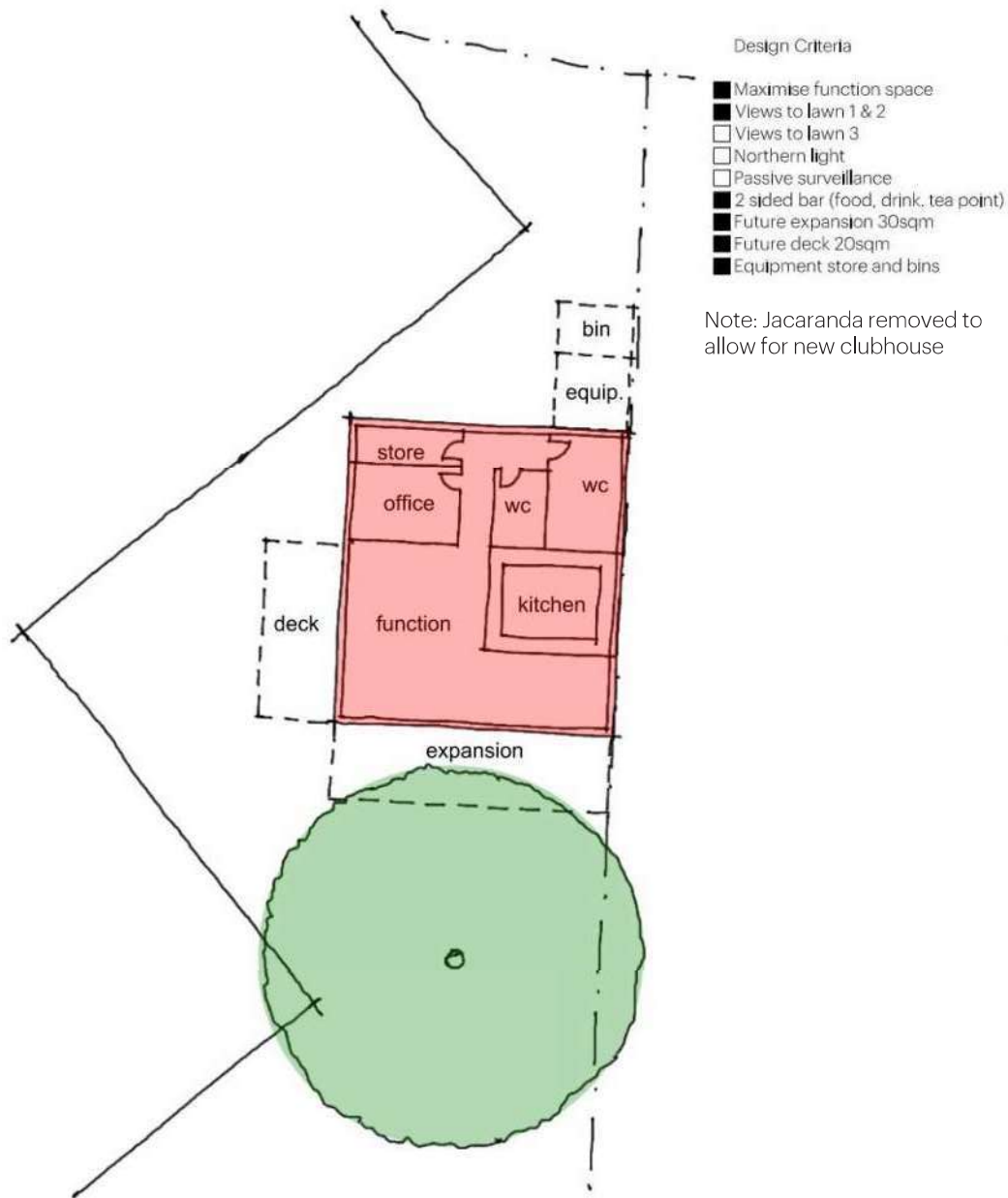


SITE PLAN
SCALE 1:250 @ A3



FLOOR PLAN
SCALE 1:100 @ A3

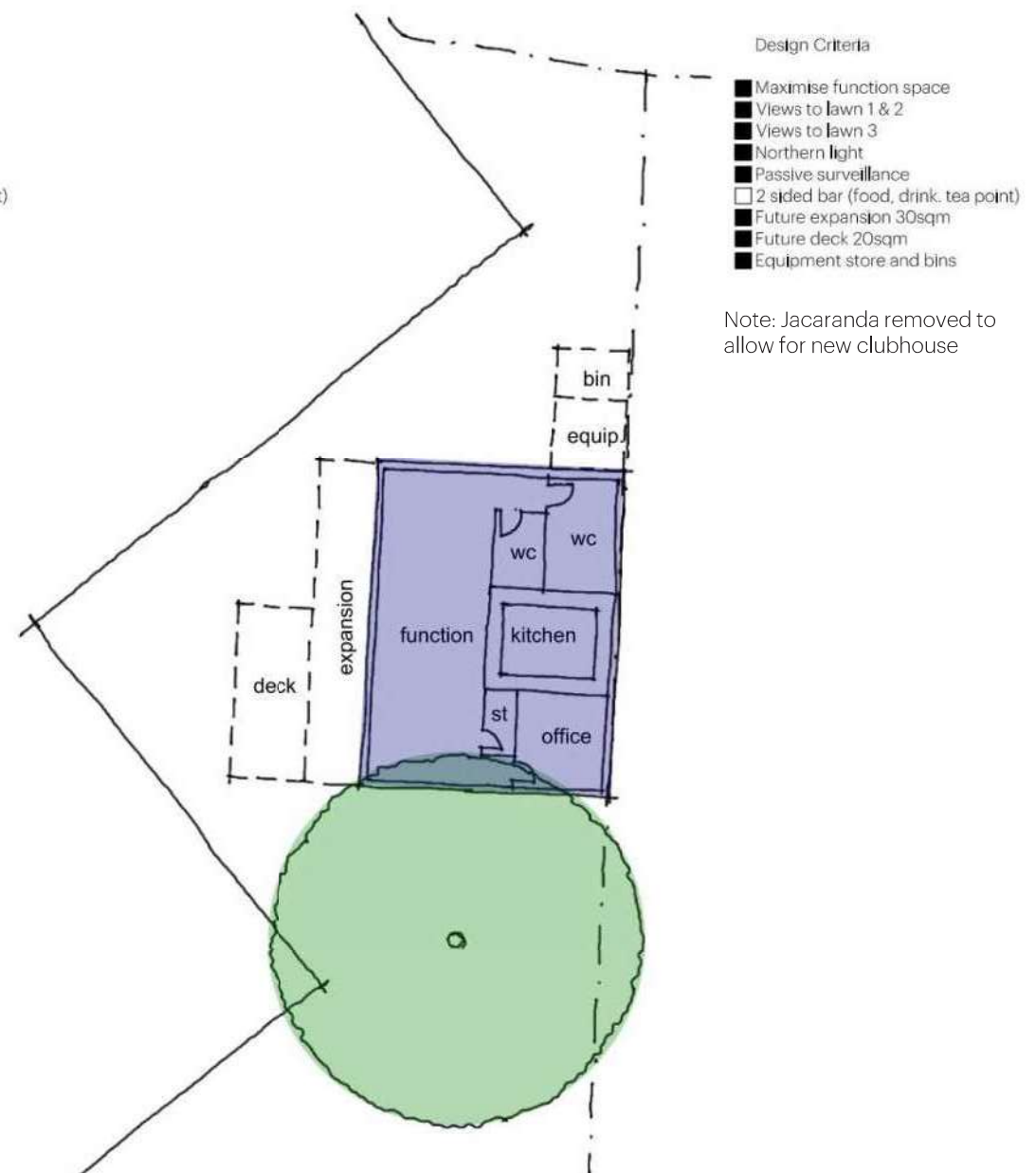




Design Criteria

- Maximise function space
- Views to lawn 1 & 2
- Views to lawn 3
- Northern light
- Passive surveillance
- 2 sided bar (food, drink, tea point)
- Future expansion 30sqm
- Future deck 20sqm
- Equipment store and bins

Note: Jacaranda removed to allow for new clubhouse



Design Criteria

- Maximise function space
- Views to lawn 1 & 2
- Views to lawn 3
- Northern light
- Passive surveillance
- 2 sided bar (food, drink, tea point)
- Future expansion 30sqm
- Future deck 20sqm
- Equipment store and bins

Note: Jacaranda removed to allow for new clubhouse

OPTION 1
SCALE 1:200 @ A3

OPTION 2
SCALE 1:200 @ A3

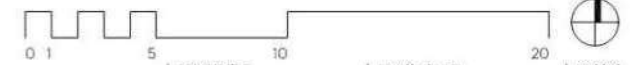


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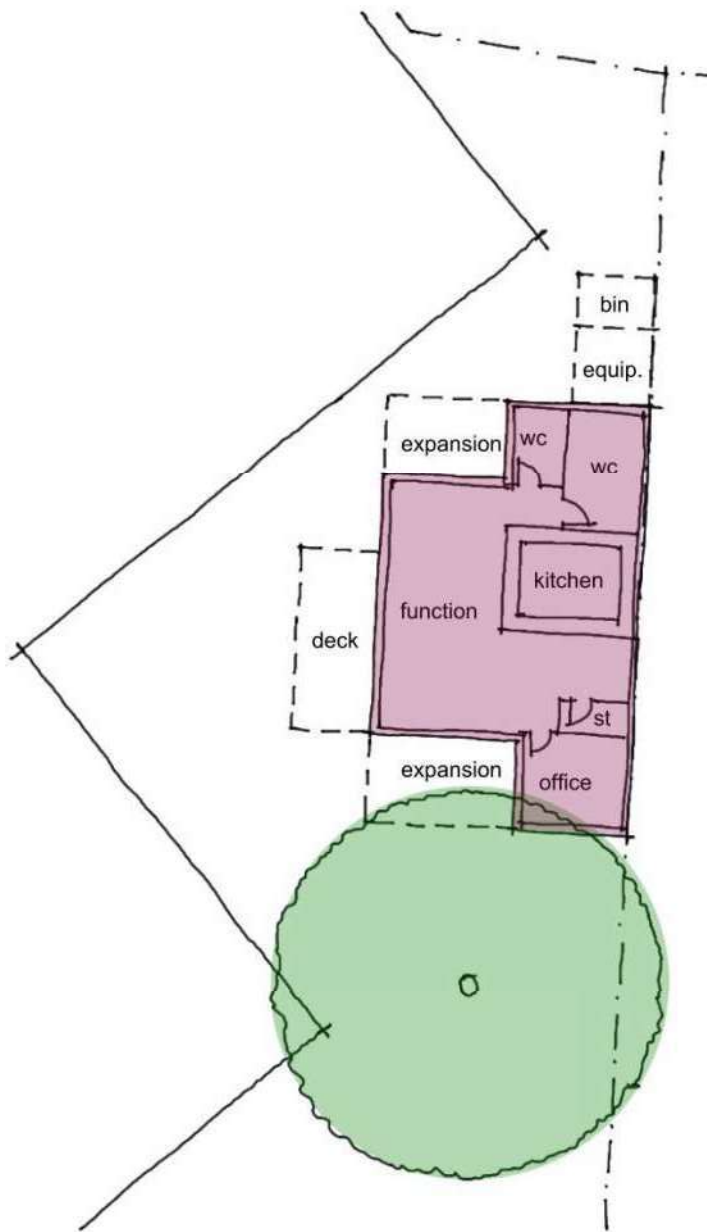
PROJECT
Millswood Croquet
Club



DRAWING TITLE
Plan Options 1

DRAWING NUMBER
909-092-SK02

REVISION
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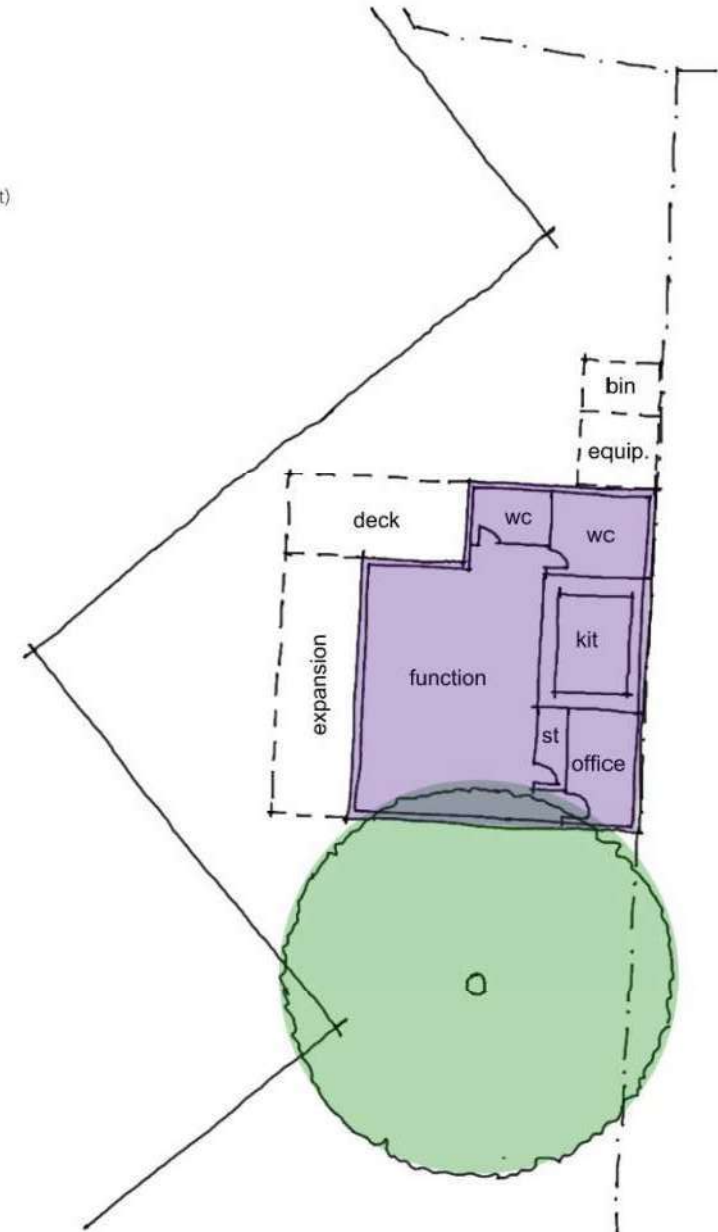


OPTION 3
SCALE 1:200 @ A3

Design Criteria

- Maximise function space
- Views to lawn 1 & 2
- Views to lawn 3
- Northern light
- Passive surveillance
- 2 sided bar (food, drink, tea point)
- Future expansion 30sqm
- Future deck 20sqm
- Equipment store and bins

Note: Jacaranda removed to allow for new clubhouse



OPTION 4
SCALE 1:200 @ A3

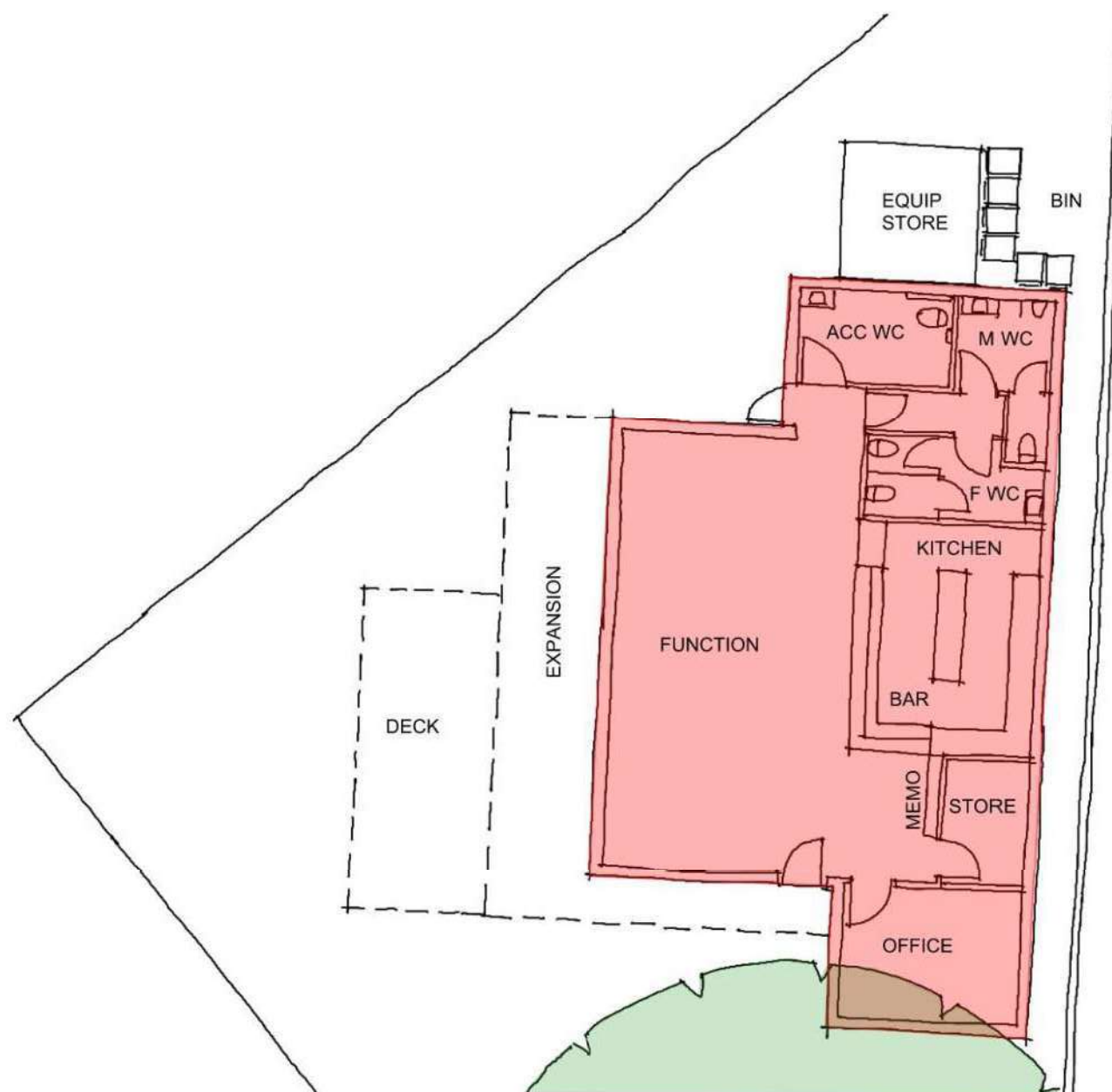
Design Criteria

- Maximise function space
- Views to lawn 1 & 2
- Views to lawn 3
- Northern light
- Passive surveillance
- 2 sided bar (food, drink, tea point)
- Future expansion 30sqm
- Future deck 20sqm
- Equipment store and bins

Note: Jacaranda removed to allow for new clubhouse

Design Criteria

- Maximise function space
- Views to lawn 1 & 2
- Views to lawn 3
- Northern light
- Passive surveillance
- 2 sided bar (food, drink, tea point)
- Future expansion 30sqm
- Future deck 20sqm
- Equipment store and bins



OPTION 5

SCALE 1:100 @ A3

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0 1 2 5 10

DRAWING TITLE
Plan Options 3

DRAWING NUMBER
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Final Concept



Site Plan - Demolition

SCALE 1:250 @ A3

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Millswood Croquet Club

DRAWING TITLE

Site Plan Demolition

DRAWING NUMBER
909-092-SK06

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Site Plan - Proposed
SCALE 1:250 @ A3

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DRAWING TITLE
Site Plan
Proposed

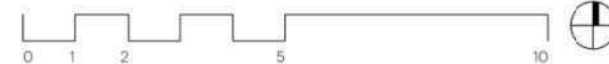
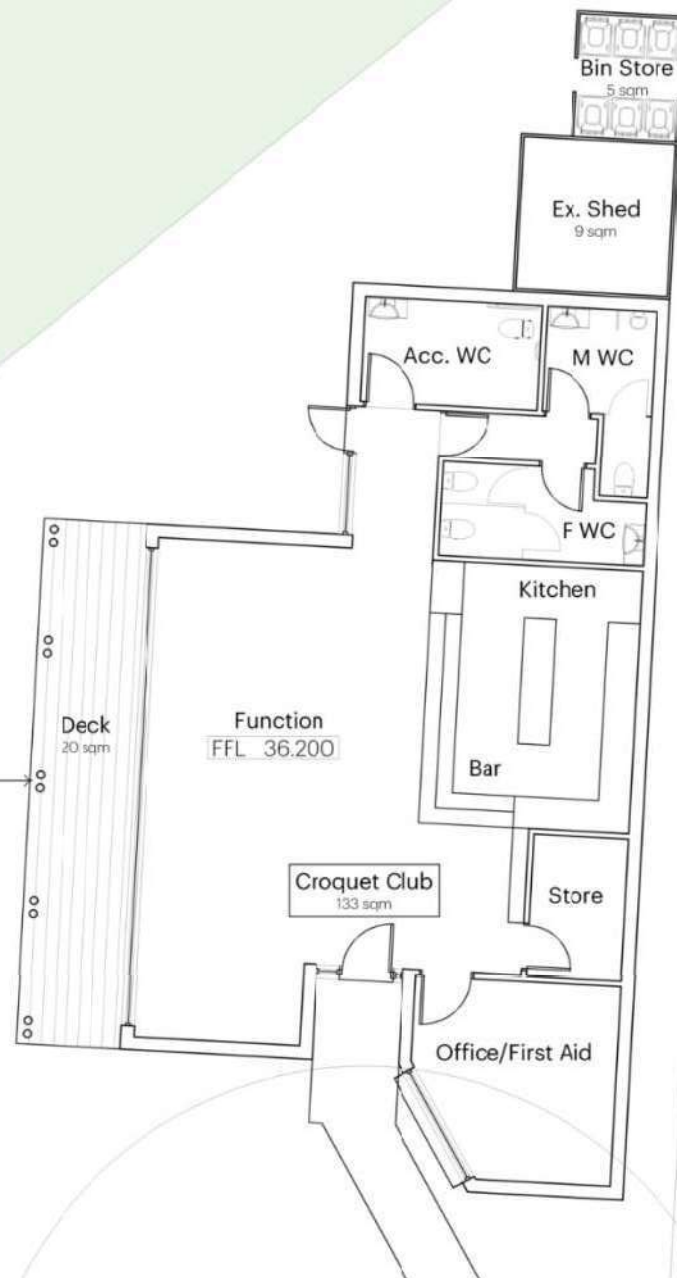
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909-092-SK07

REVISION

Floor Plan - Proposed

SCALE 1:100 @ A3

Deck and verandah not in project budget, below the line item only



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PROJECT
**Millswood Croquet
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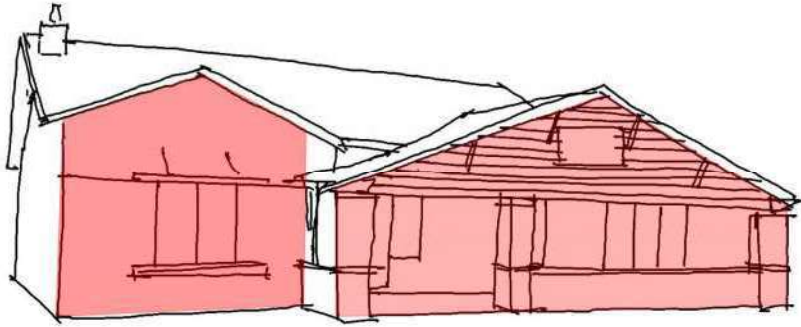
DRAWING TITLE
**Floor Plan
Proposed**

DRAWING NUMBER
909-092-SK08

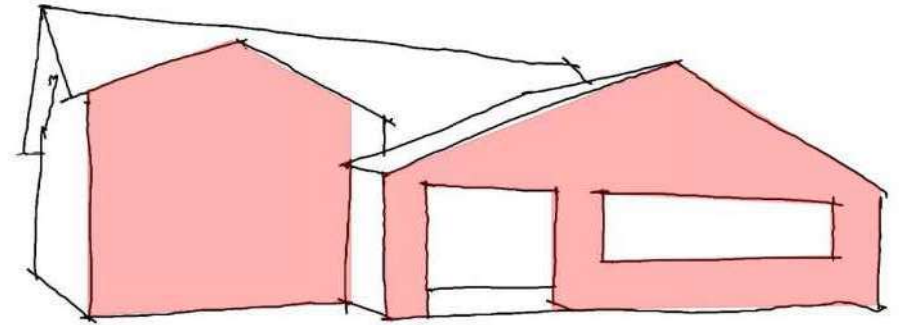
REVISION



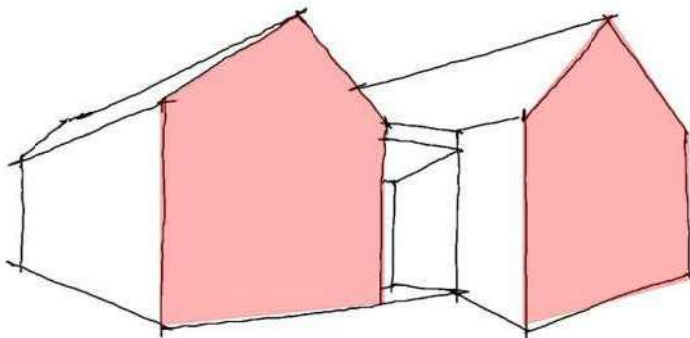
Form Generation



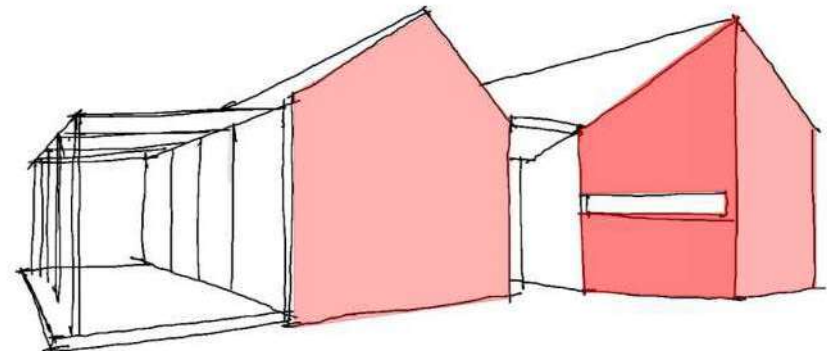
Bungalow – Local Context



Gable Ends / Central Entry / Horizontal Fenestration / Stepped Facade



Proposed Croquet Club – Contemporary Gable Proportion



Gable Ends / Central Entry / Horizontal Fenestration / Stepped Facade

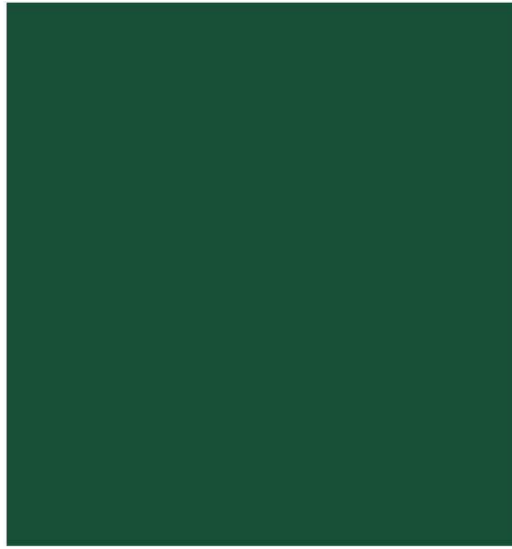
Materiality



Light Coloured Feature Masonry



Cottage Green Custom Orb Roofing



Cottage Green Columns



White Weather Board Cladding

Consultants

Chris Sale Consulting - Cost Management

Chris Sale Consulting have provided cost estimates for Council Budget Option and Additional Funding Option. For cost estimates refer to Appendix.

Council Budget Option Inclusions

- Demolition of existing clubrooms
- New 130m² Clubrooms with ability to expand
- New gravel car park for 8 cars
- Relocation of existing equipment shed
- New bin store
- New gravel pedestrian path to building

Council Budget Option Exclusions

- Raised deck and veranda
- Future expansion
- FF&E
- Paving around the club
- Concrete slab for shed by club

Total Project Cost

\$568,000 + GST

Additional costs for paved paths and bitumen car park to be in the order of \$22,000 + GST

Additional Funding Option Inclusions

- Demolition of existing clubrooms
- New 160m² Clubrooms with 20m² undercover raised deck
- New bitumen or paved car park for 8 cars
- Carpark to have landscaping buffer from road
- Relocation of existing equipment shed
- New bin store
- New paved pedestrian paths as required
- New entry statement, front fence and landscaping

Additional Funding Option Exclusions

- FF&E
- Concrete slab for shed by club

Total Project Cost

\$753,000 + GST

Cirqa - Traffic Engineering

The proposed concept design comprises the demolition of the existing 67m² (excluding veranda) Millswood Croquet Club clubrooms and the construction of a new 133m² clubroom facility (58m² excluding office, bar and back-of-house areas) and associated parking area. The clubroom facility is proposed to be constructed centrally within the site (in place of the existing informal parking area), while the new parking area is proposed in place of the existing clubroom facility.

The new parking area will comprise a gravel surface and

will provide a total of eight parking spaces, inclusive of one space reserved exclusively for people with disabilities and one 'small car only' space. While the unsealed nature of the parking area is considered appropriate, the detailed design will need to ensure an appropriate surface treatment for the disabled space and shared area (these spaces may require sealing/hard pavement in order to comply with the Australian/New Zealand Standards for Parking Facilities – Part 6: Off-street parking for people with disabilities" (AS/NZS 2890.6:2009)).

Vehicle access to the parking area will be provided via a two-way crossover on Millswood Crescent, at which all turning movements will be accommodated. No changes to the adjacent footpath are required as a result of the proposed parking area.

The parking area has been designed to maximise on-site parking provisions within the area available, while providing safe and convenient access to and from the site. Importantly, the parking area will comply with the requirements of the Australian/New Zealand Standard for "Parking Facilities

– Part 1: Off-street car parking" (AS/NZS 2890.1:2004) and AS/NZS 2890.6:2009. While the concept design will result in a theoretical parking shortfall, the concept design will not increase the site's existing parking shortfall, nor will it decrease the adjacent on-street parking capacity. Noting that the parking area will provide better formalisation of parking spaces, a dedicated disabled parking space and facilitate two-way access, the parking area is considered to be an improvement compared to the existing arrangements.

Jensen PLUS - Planning Consultant

Jensen PLUS have provided a planning assessment of the concept design. For their full report please refer to the Appendix. The key points are as follows:

- The building's design responds well to the historic character attributes of importance to this locality.
- The presentation of forms such as gables and the ratio of solid to void (when visible from the street), together with the use of brick, weatherboard cladding and custom orb roofing material are complementary.
- The building setback is

considered appropriate in the context of the streetscape patterns and rhythm sought by the policy and exceeds the minimum 8m identified by the policy.

- The proposal continues to provide less car parking than that desired by the Development Plan
- The landscaping, fencing and car park treatment of the proposal are important to demonstrating consistency with the streetscape attributes of value within the zone.
- The removal of the regulated Jacaranda tree is noted and

supported given that it supports the reasonable development of the site for a use and scale envisaged by the zone.

- The retention of the Norfolk Island Pine tree is supported and encouraged.
- The proposal demonstrates sufficient merit to warrant a Planning Consent by the authority for any future development application. Further improvements can be achieved through careful consideration of the landscaping and fencing treatments at the street interface and Council is

strongly encouraged to provide sufficient funding and design emphasis on this as part of the detailed design process. Opportunities for improving and offsetting intrusions into the Norfolk Island Pine tree's TPZ should also be considered as part of this process.

MLEI - Civil Engineering

MLEI have been engaged to assess the implications of a potential development at 20d Millswood Crescent, Millswood and provide a conceptual stormwater design based on findings.

The site has an approximate area of 700m², is bounded by Millswood Crescent to the south and railway tracks on North-western and North-eastern sides. The site is moderately flat and drains towards Millswood crescent. The site is predominately landscaped with several croquet courts.

With regards to existing drainage, the site appears mainly to drain unrestricted, with rainfall predominately infiltrating into landscape areas. The club rooms, current roof water runoff drains to eaves gutters and downpipes where it appears to be discharged to an existing kerb outlet on Millswood Crescent.

As part of the civil concept for this site, MLEI are required to consider the relevant stormwater requirements from the City of Unley. As part of the initial stormwater investigation, MLEI have referred to the

of Unley's Development and Stormwater Management Design Guide. In order to minimise strain on Council assets and promote sustainable water re-use strategies, the City of Unley have developed detention and retention volume requirements based on the area of the development.

The City of Unley Development guide, provides the appropriate volumes for various categories of developments. As the proposed development is not residential in nature, it has been categorised as a commercial site with an allotment area of 'Up to 1000m².'

Therefore, given that the total volume (including both retention and detention) is 6,500L, MLEI have adopted the strategy of connecting the downpipes to an appropriately sized tank with the overflow pipe connecting into the proposed stormwater system and ultimately discharging into the water table on Millswood Crescent. The final location of the tank is yet to be determined. The 5000L of retention may be utilised by the club for watering of gardens.

Refer to Appendix for full report and civil concept sketch.

3d Visualisations Council Budget



View from Millswood Crescent
Note: Fence not in scope



View from Entry
Note: Veranda and Deck not in scope



View from Lawn 2
Note: Veranda and Deck not in scope



View from Lawn 3



View for Lawn Bowls Club



Interior View