King Island Hub

Design Report 01: Concept Design Update

core collective architects

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Client:	King Island Council
Client Contact:	Helen Thomas Growth & Strategy Manager King Island Council
Rev:	02
Date:	20.07.22

KING ISLAND COUNCIL

Ambition For The Hub & Annex:

- The Hub and the Annex (GM Residence) will work together.
- They will be comfortable in extreme weather.
- Prioritise local people & their needs.
- Be respectful of the natural and heritage context.
- Flexibility is key.
- Keep it on budget.
- Use local building materials.
- Keep it simple (but significant!)
- Take advantage of the view and sun.

Considerations & New Information:

- Cost Inflation Since Feasibility Study (nom. 17-20%)
- The Annex Building was Confirmed Available for Use
- Visits to Local Timber Mill & Sheelite Mine - 6.06.22
- Meeting with KIRDO - 7.06.22
- Meeting with Libraries Tas - 20.06.22
- P.C.G & Builder Input - 28.06.22
- Heritage & Archaeology Information - 15.07.22 & 19.07.22

Potential Archaeology

The Heritage Consultant, Brad Williams of Praxis Environment, is in the process of gathering information on the Quarters at Currie Lighthouse, which was demolished in the 1980s.

The Quarters was similar in style to the existing museum building, but a conjoined (mirrored) pair of houses with associated stables and out-buildings.

Brad has advised that 'whilst we don't necessarily need to totally avoid these areas, we will need to think about how archaeological impact may be managed if these areas are to be disturbed or obscured. They may also offer the opportunity for footprinting/ landscape treatments that have some interpretive merit.'

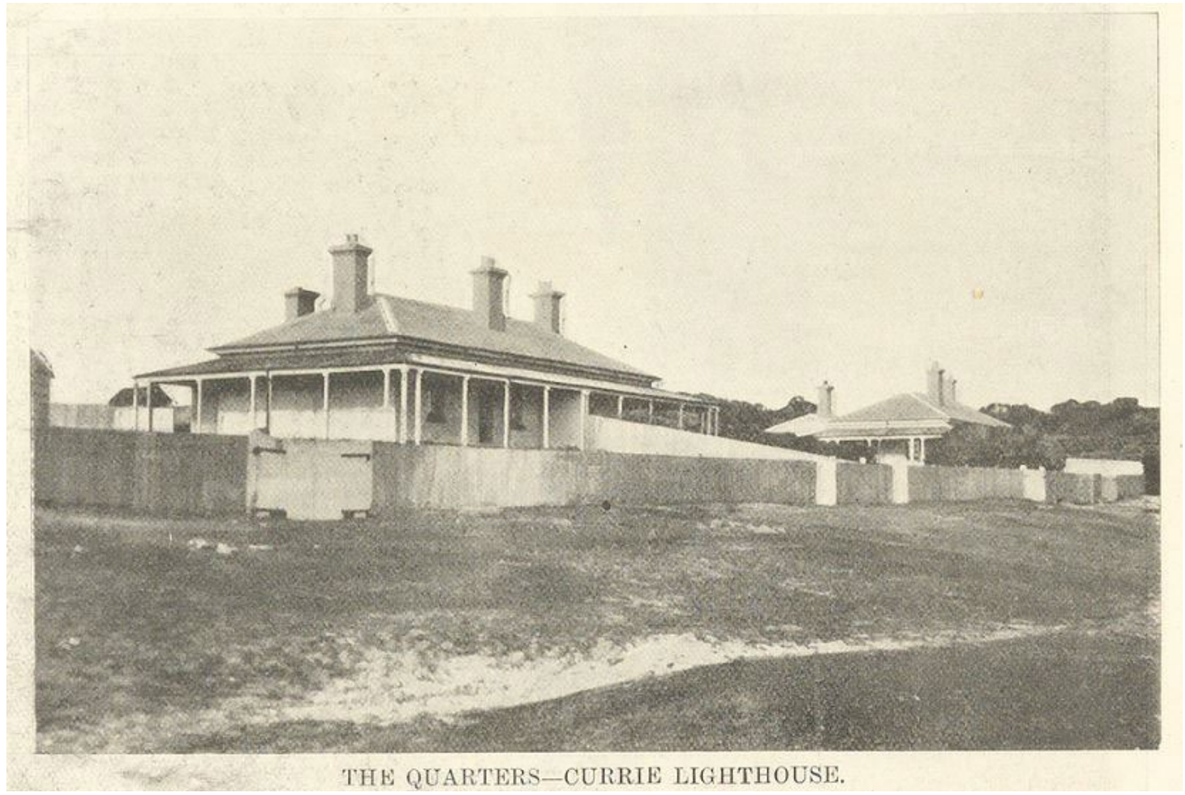
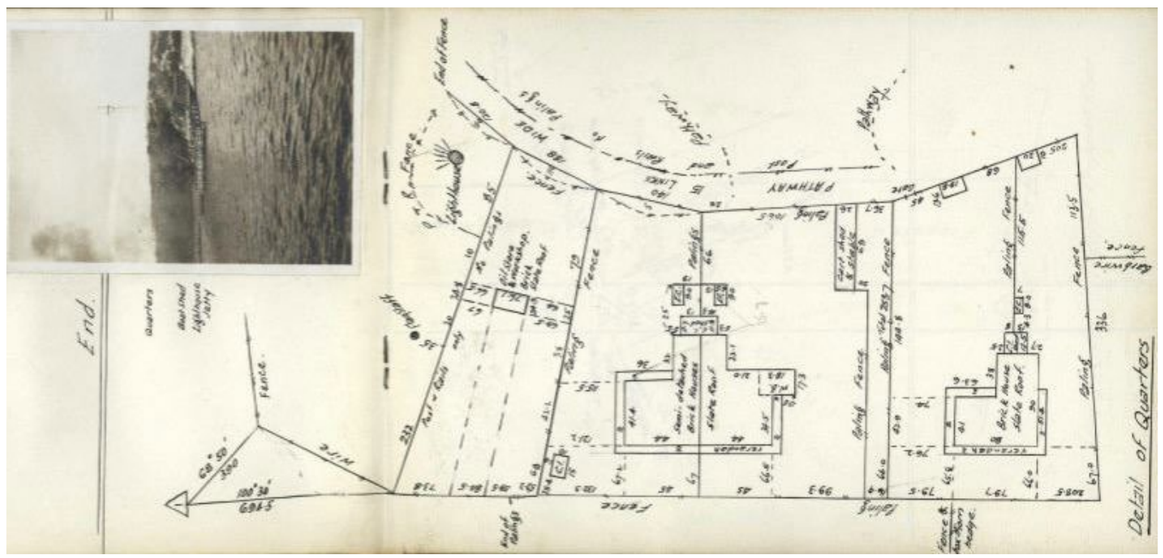

THE QUARTERS—CURRIE LIGHTHOUSE.

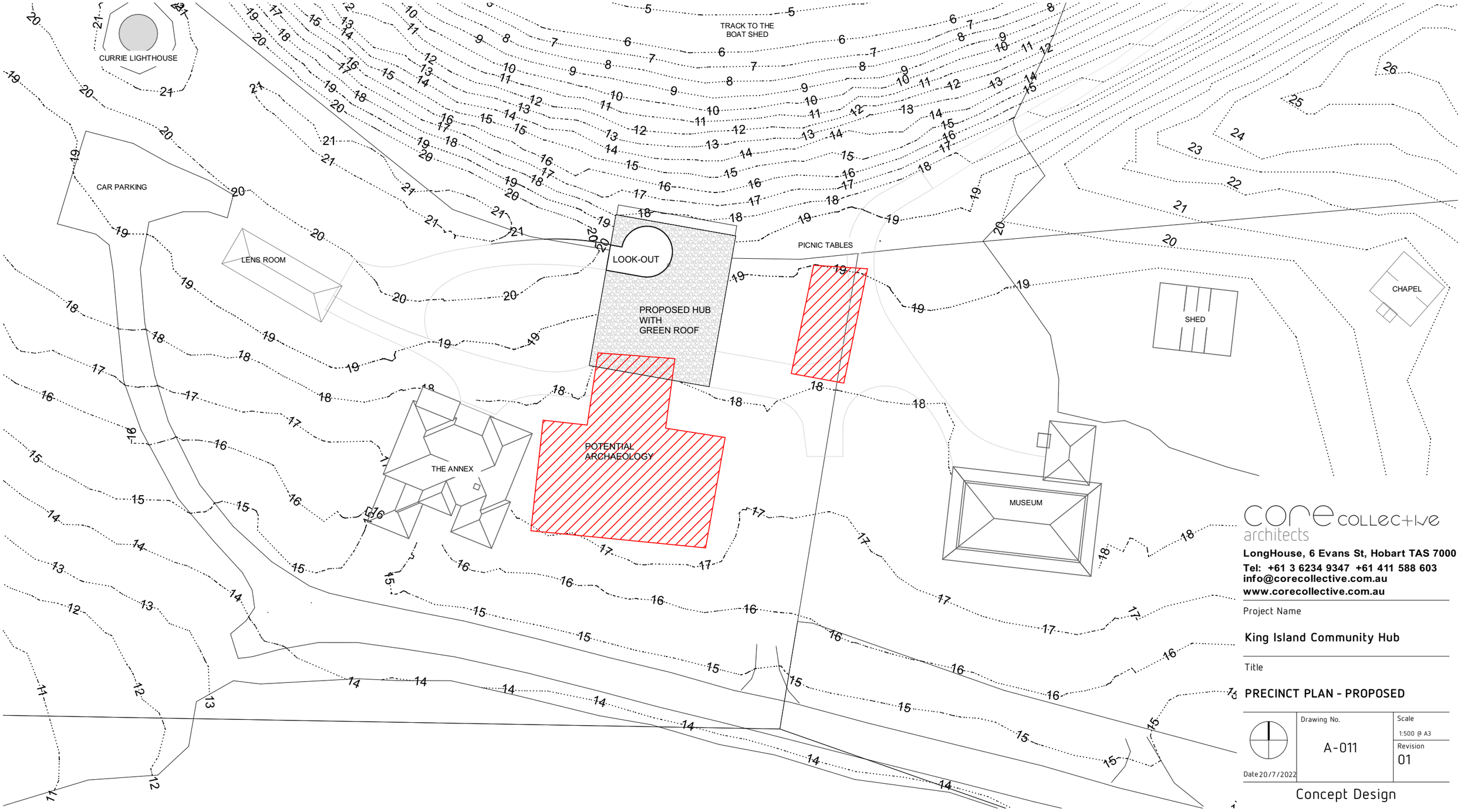
Photo (date unknown) of the Quarters from Lighthouse Street. Current museum building in the background.



1922 Survey Plan

Potential Archaeology- Overlay with Proposed Hub

This site plan shows the potential archaeology zones (in red, based on a 1922 survey). The proposed Hub building is mostly in the clear, with some overlap in the area where the outbuildings/sheds used to be.



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Project Name

King Island Community Hub

Title

PRECINCT PLAN - PROPOSED

Drawing No.	Scale
A-011	1:500 @ A3
	Revision 01

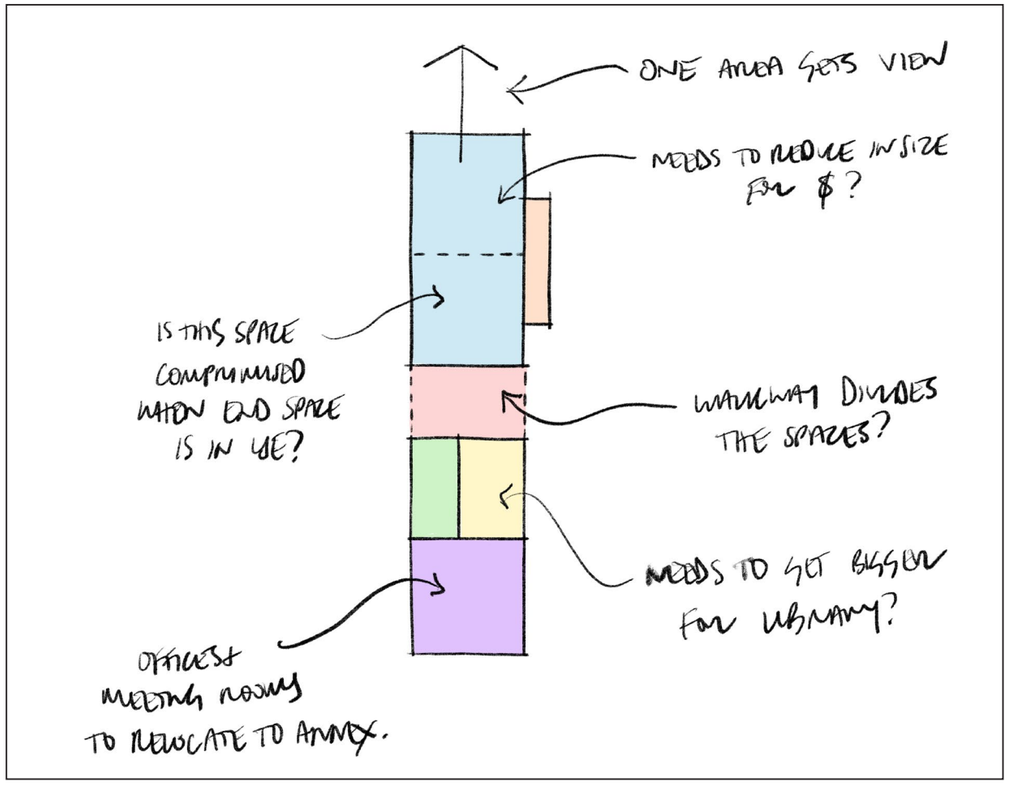
Date 20/7/2022

Concept Design

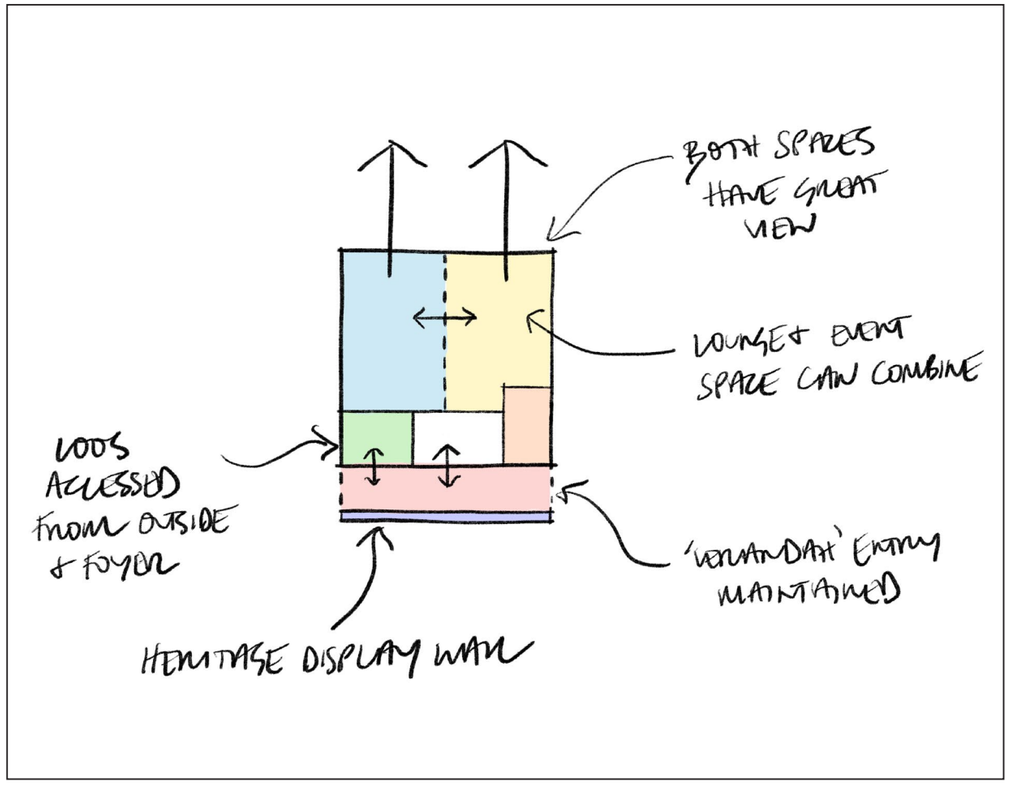
Evolution of the Hub Design

The Hub floor plan has been evolved, based on feedback provided by key stakeholders including the Working Group, KIRDO and Libraries Tas.

The offices and meeting spaces (shown purple in the Feasibility concept) have been relocated into the Annex building. Importantly, the evolved Hub floor plan is the same m2 size as previous (minus the offices) and therefore the same budget allowance.



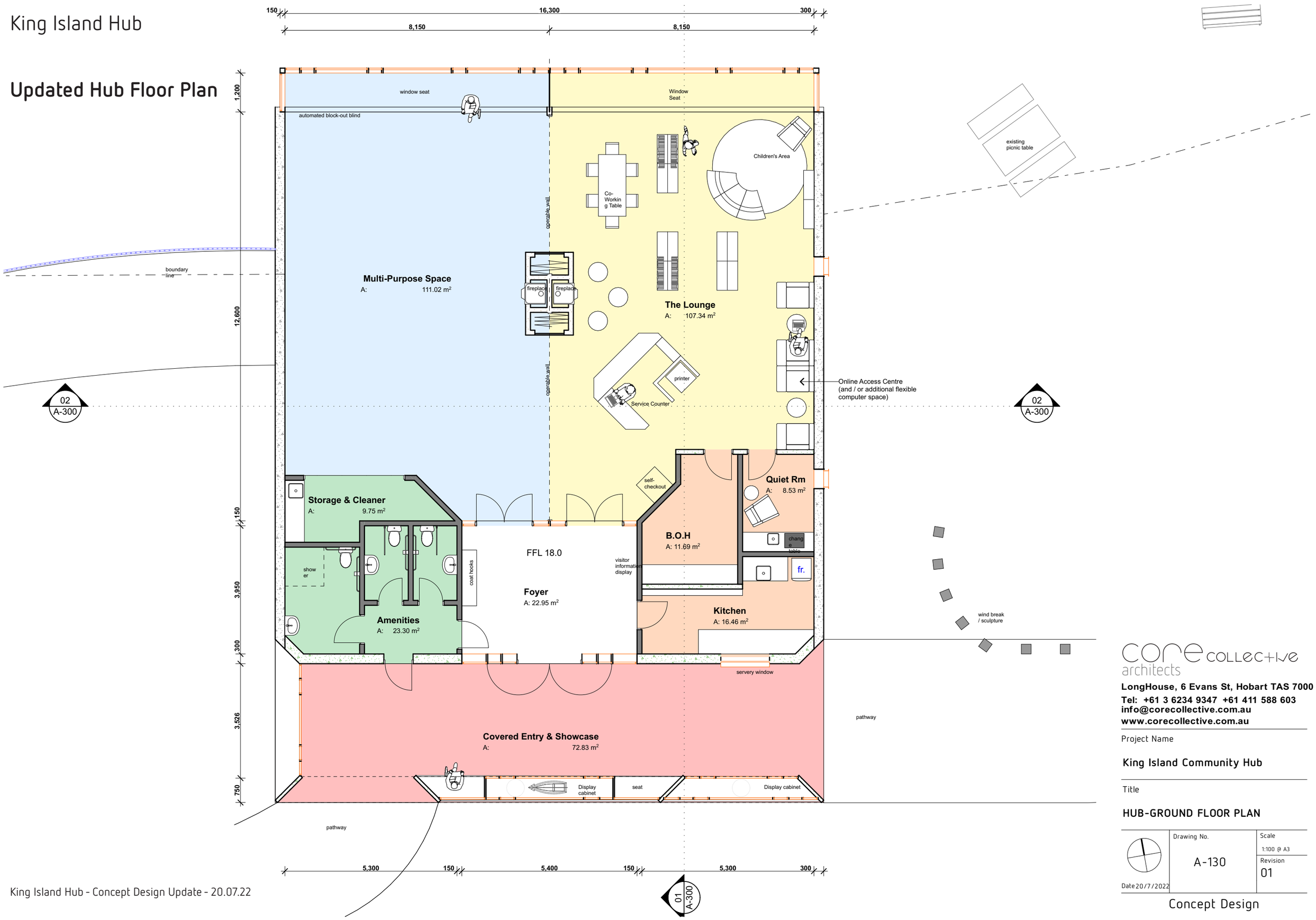
The Hub floor plan (Feasibility Study dated 9.11.21).
Notes relate to key review items and feedback from stakeholders.



Evolved Hub Floor Plan. This arrangement creates one large space (blue + yellow) which can be divided into two with an operable wall between them. Both spaces have north-facing views and sun.

King Island Hub

Updated Hub Floor Plan



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HUB-GROUND FLOOR PLAN

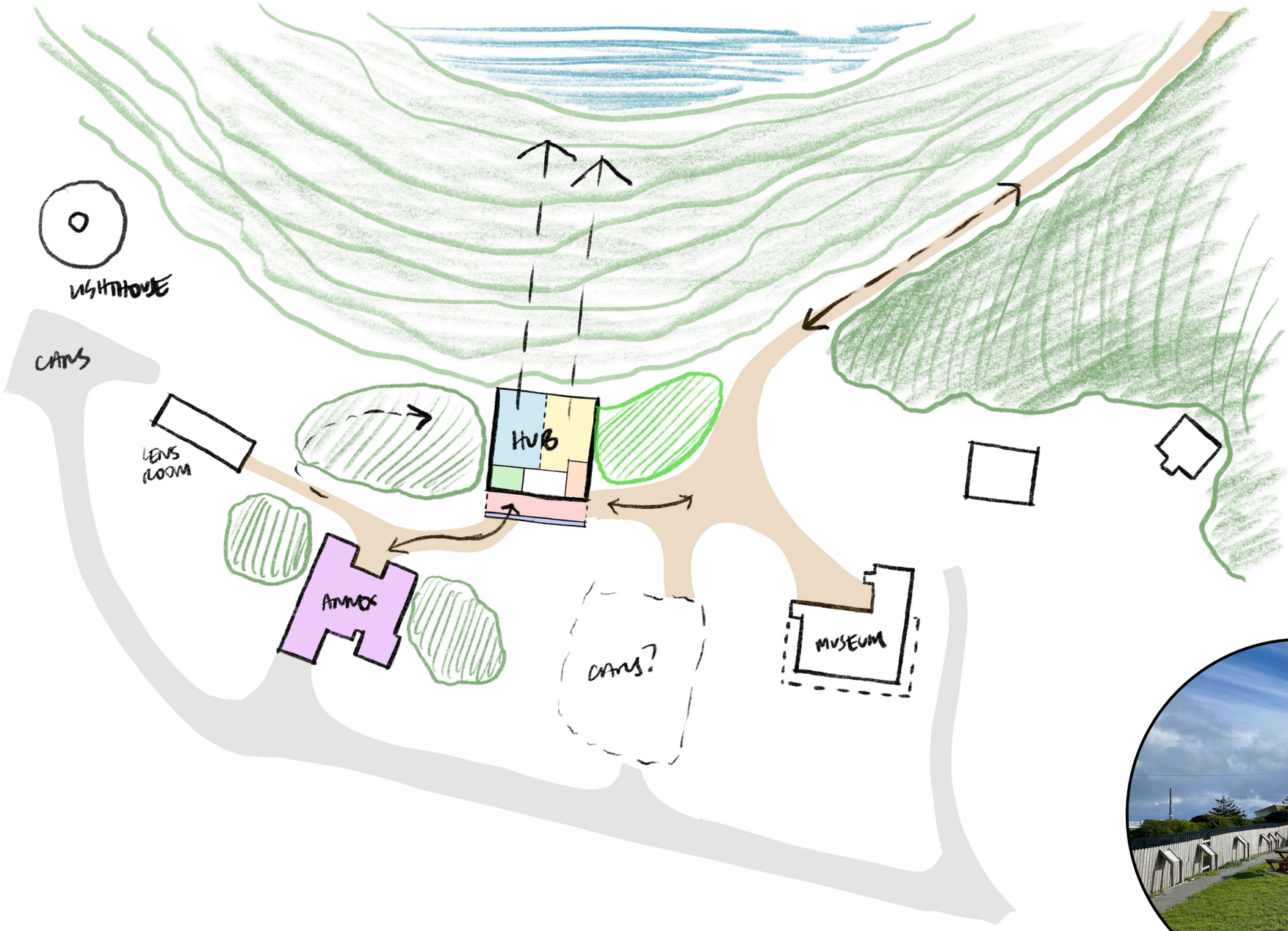
Drawing No.	Scale
A-130	1:100 @ A3
	Revision 01

Date 20/7/2022

Concept Design

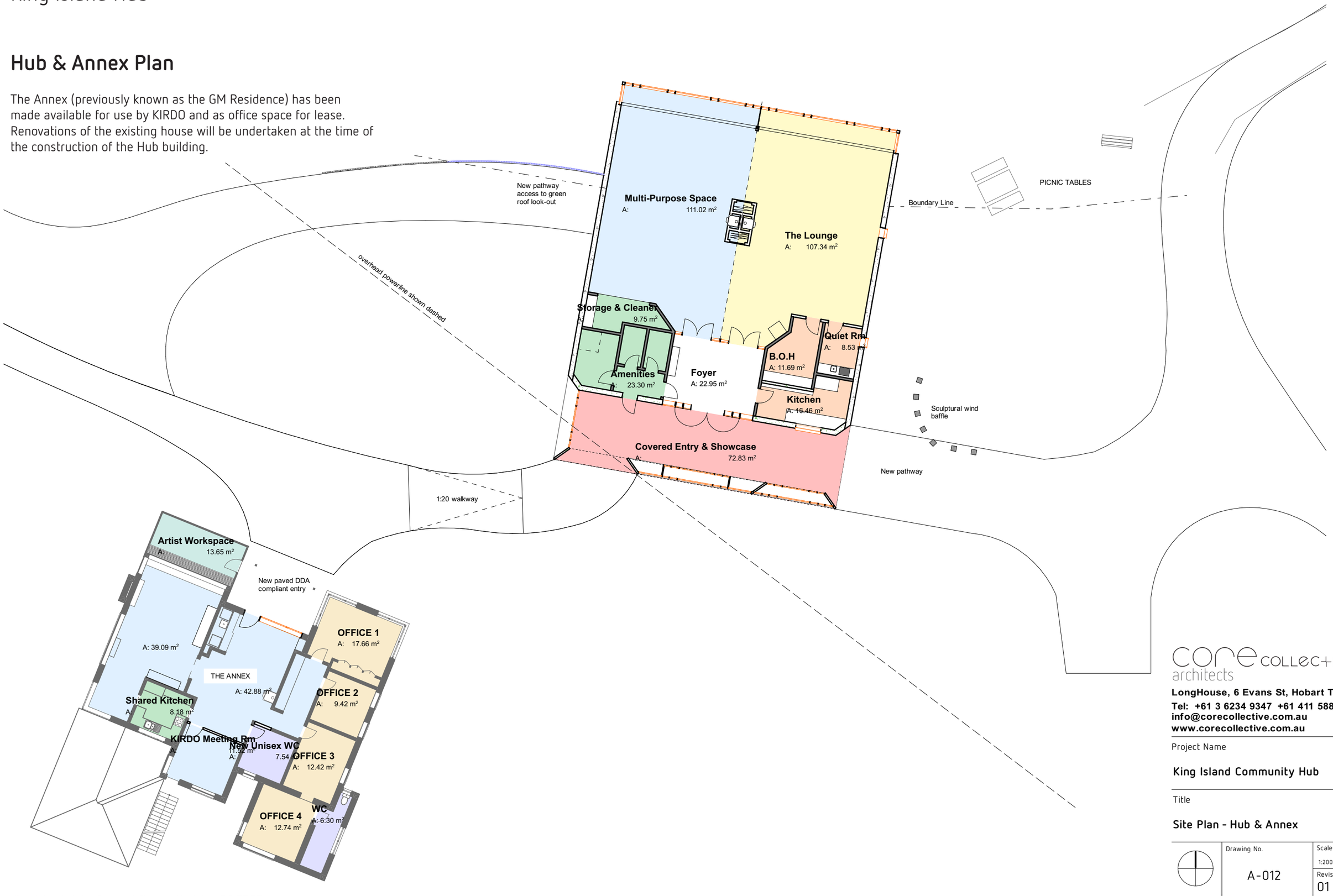
Proposed Site Plan

The Hub location remains the same as per the earlier Feasibility proposal. Its wider northern frontage will give views of the harbour and northern sunlight to the flexible event and lounge space.



Hub & Annex Plan

The Annex (previously known as the GM Residence) has been made available for use by KIRDO and as office space for lease. Renovations of the existing house will be undertaken at the time of the construction of the Hub building.



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Site Plan - Hub & Annex

Drawing No.	Scale
A-012	1:200 @ A3
Date 20/7/2022	Revision 01

Concept Design

The Annex Requirements:

- Operational Connection with the Hub
- Private Meeting Space
- Leased Office Spaces
- B.O.H Space (printer, binder, laminator)
- Hot Desking / Co-Working
- Storage Space
- Improve Accessibility
- Low Running Costs

Annex Plan

The Annex will be upgraded to suit its use as offices, meeting rooms and shared co-working space.

The building will be upgraded to achieve disability access, including a wheelchair accessible entrance to the north and a unisex wheelchair accessible toilet.

IT and electrical upgrades will ensure flexibility of working spaces and access to wifi and power throughout.

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ANNEX-GROUND FLOOR PLAN

Drawing No. A-131

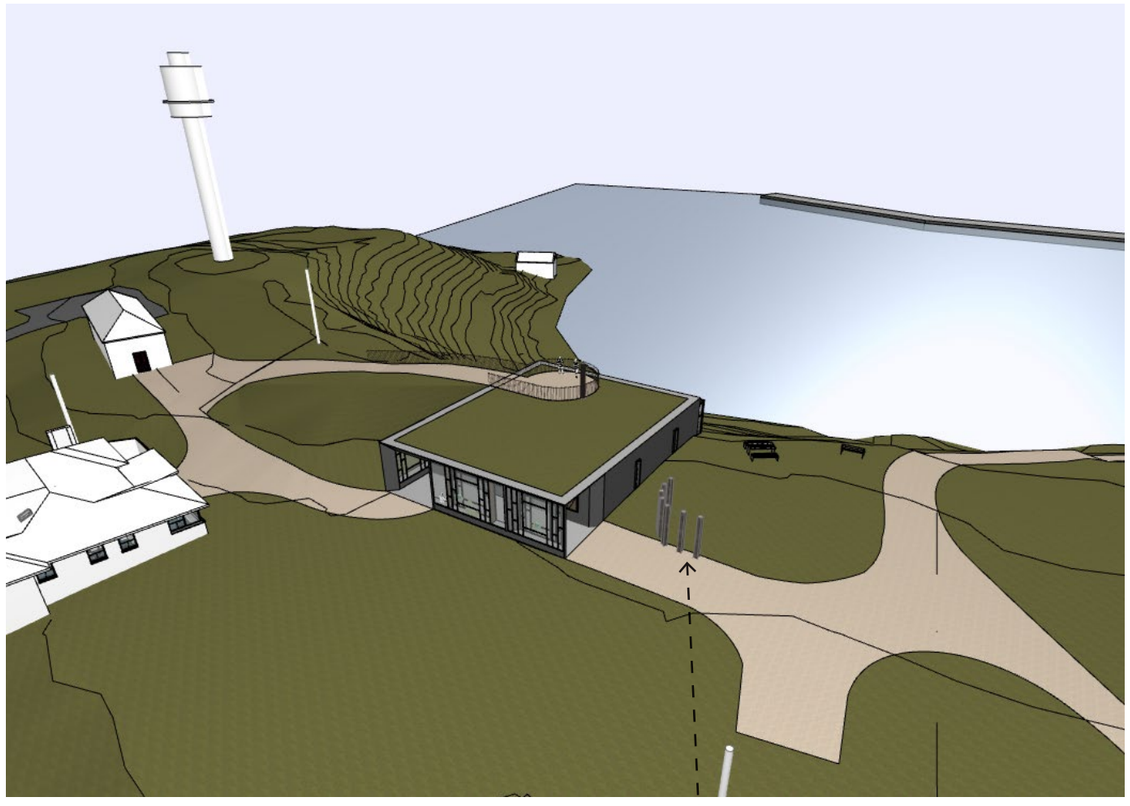
Scale 1:100 @ A3

Revision

Date 19/7/2022

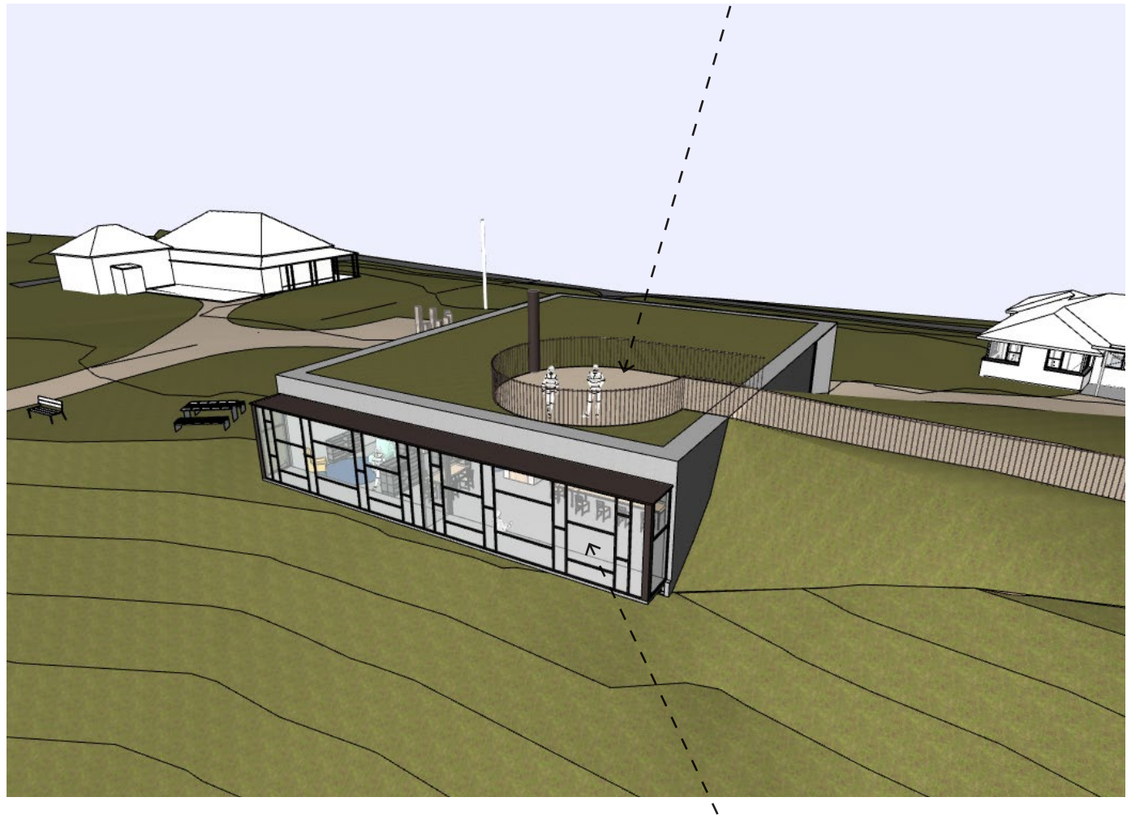
Concept Design

3D Images (Indicative Only)



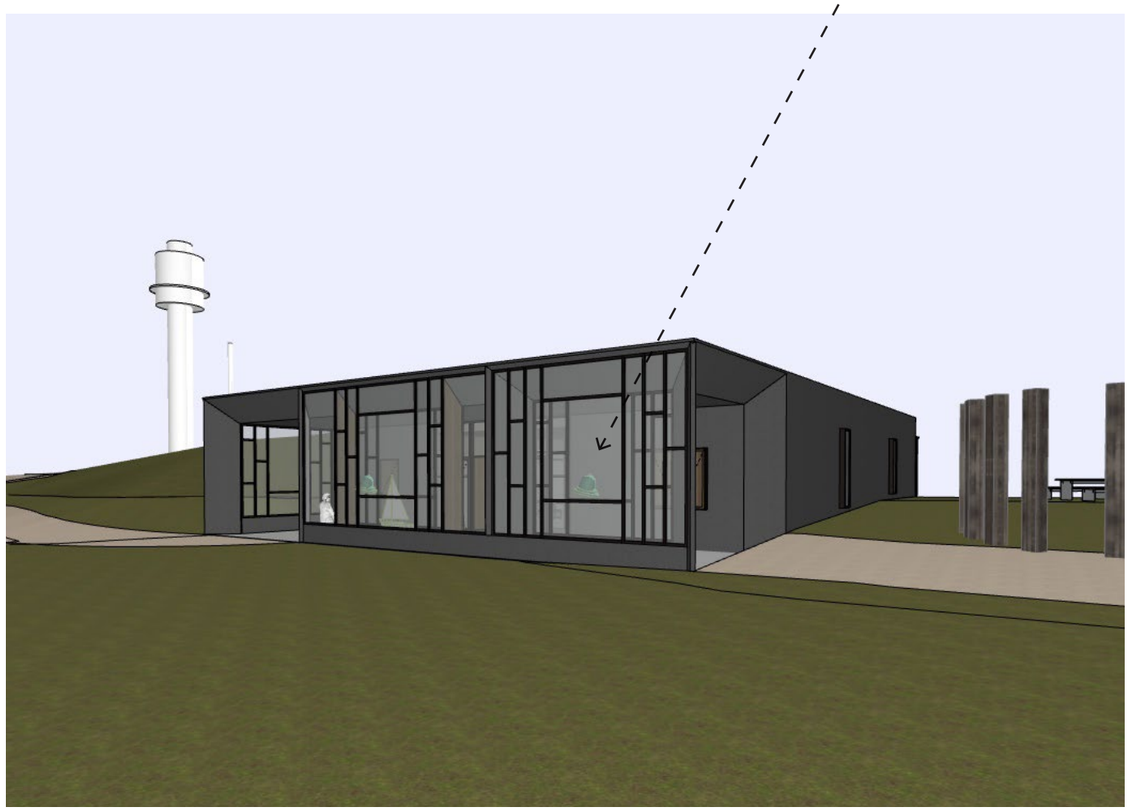
Aerial view of Hub showing green roof (planted with coastal natives) and look-out on the roof.

Wind Baffle Sculpture to the east of the entry (by local artist)



North-facing window cantilevers with a full-length window seat inside. The break-up and pattern of the windows is indicative only, but it is intended that the windows are made of small glass panes for cost and transport reasons.

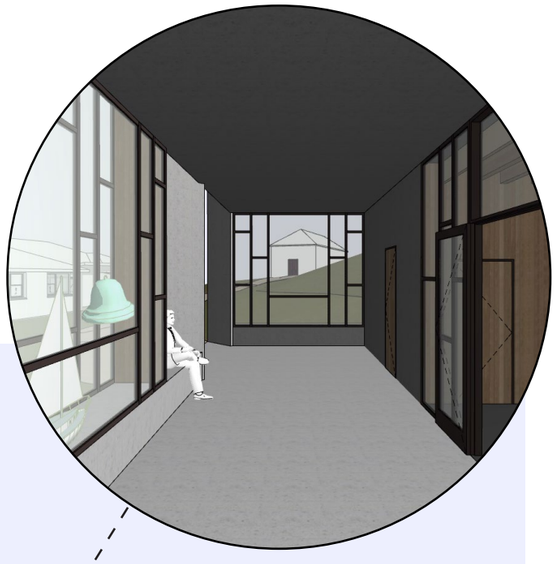
3D Images (Indicative Only)



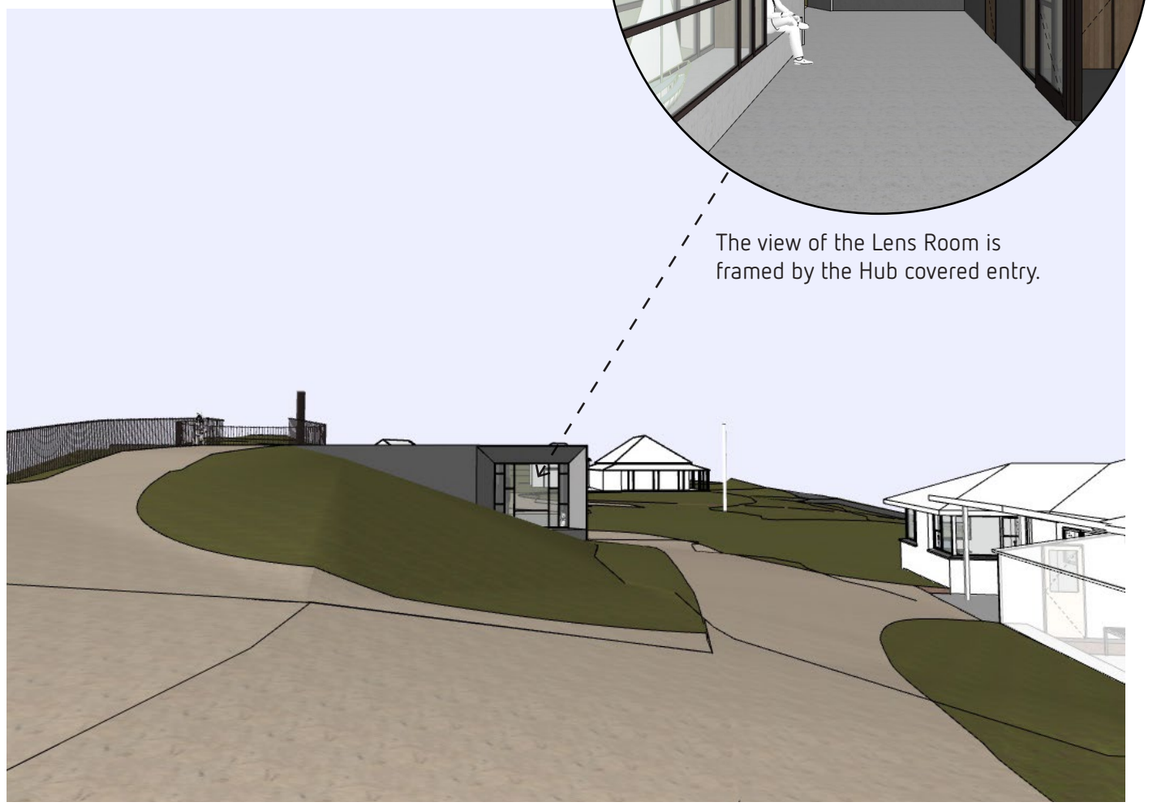
View of the south wall of the Hub (view from Lighthouse Street and proposed carpark area).

The glazed entry area includes a feature wall of display cabinets which can house special items from the museum, as a showcase of King Island's history. The cabinets would have feature lighting so it glows at night as a welcoming and safe area.

The covered entry area is accessible 24 hours, as is the toilets accessed from this space. A kitchen servery window also opens up to the covered space, so food and drinks can be served to the outside during larger events / festivals.



The view of the Lens Room is framed by the Hub covered entry.



View from the Lens Room (west of the Hub) showing the Hub nestled into the earth mound with look-out on the roof. The Annex is on the right, accessed via wheelchair accessible pathways.

3D Images (Indicative Only)

Central Double-Sided Stone Fireplace
(eg. Wild Harvest).
Operable wall stacks behind.

Door to Toilets

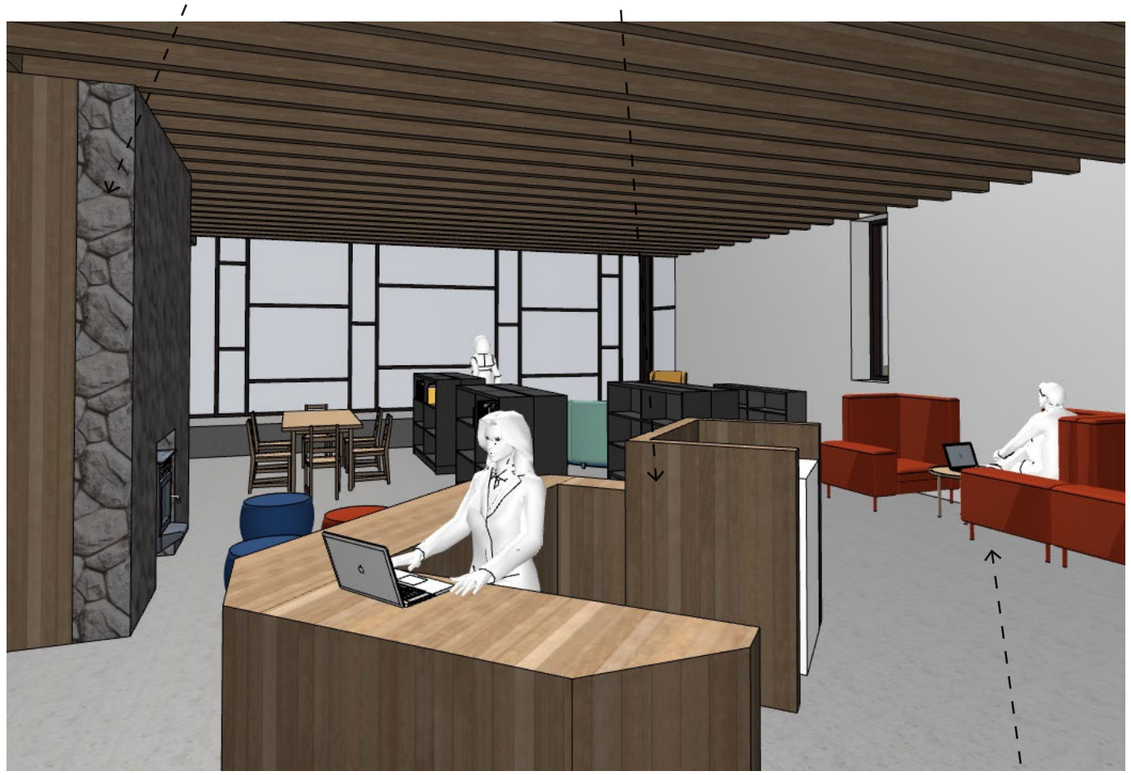
Through to Event Space

Through to The Lounge

Door to Kitchen

Service Counter with printer

View of the Hub entrance foyer.
The foyer walls would be lined with Macrocarpa pine from the Island.

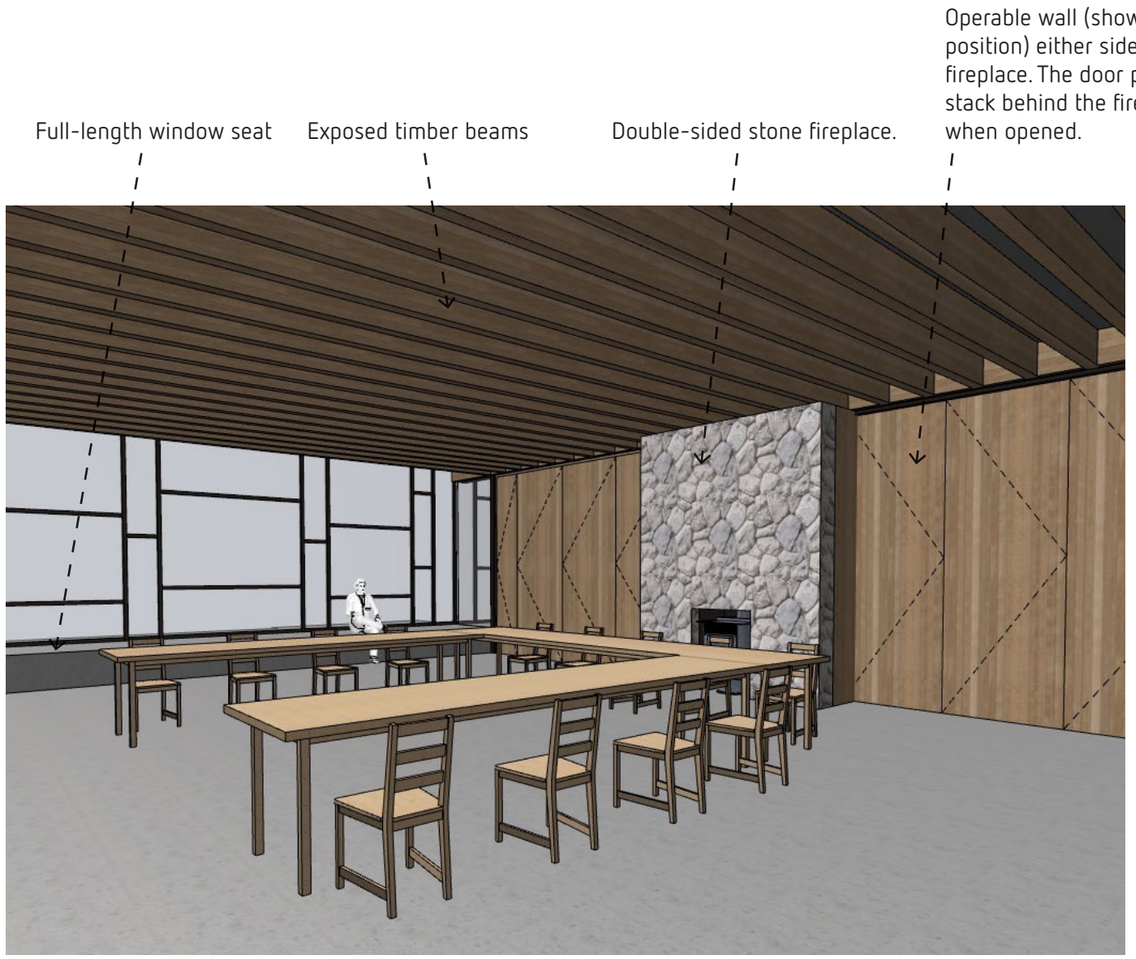


The Lounge (flexible space for Libraries Tas, Visitor Information Centre & Online Access Centre).

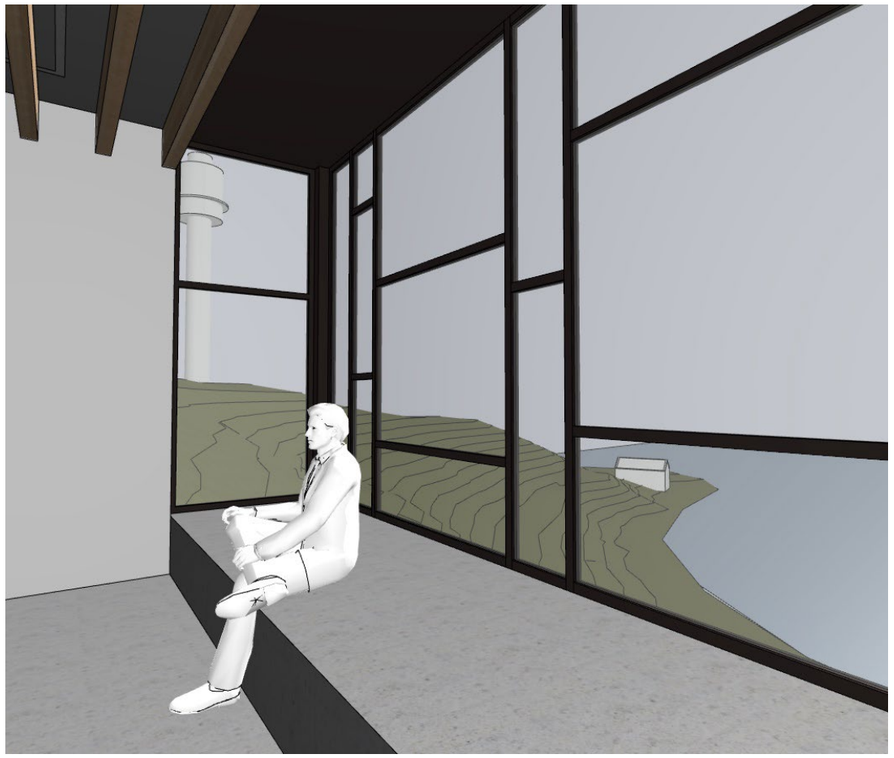
Layout is indicative only - intended as movable furniture so that the space can be changed easily to suit the needs of the building users.

Comfortable chairs for laptop/ tablet use
(eg. UTAS Cradle Coast Campus)

3D Images (Indicative Only)



Event Space with meeting room table arrangement. Operable wall is closed.



North-facing window seat with view of the Currie Lighthouse, Boathouse and harbour. The pattern of the windows, and the internal materials are yet to be resolved in detail.