



2015

Queensland Building Design Awards

Office Refit of Car Workshop

- Category 15 – Commercial < \$5m
- “**Advantage Office**”
- 25 Wood St, Nundah. Q. 4012.
- Designer - **Latemore Design**

Advantage
INJURY MANAGEMENT SERVICES

Team – Kaylene Tuxworth
Peter Latemore



after

facade



before



after

interior



before

design brief

- Convert workshop to OT's office
- Create better looking building
- Waiting vestibule + 2 consult rooms
- Manager office, overlooking all
- Generous open plan office space
- Lunch room
- Lots of archive storage
- Natural light
- Avoid DA, if possible
- Budget under \$150k

design analysis

- site



- 412m² site
- Emerging Commercial Area.
- Was a mechanic's workshop.
- Utilitarian block & brick 'box'.
- Structure in good condition.



Aerial view, surrounded by commercial + residential, all being used as offices + commercial

design analysis

- conditions

Town Planning:

- DA avoidable if:
 - ✓ all plant invisible
 - ✓ one SRV accommodated
 - ✓ building envelope remains static

BA:

- Disabled access & facility required
- External walls suit fire separation
- Openings do not suit fire separation

design outcome

- Good Adaptive Re-use
- Lovely spacious office
- Great façade
- All spaces supplied
- Under budget by \$20k
- Heaps of light
- DA avoided
- Huge storage areas
- Fire separation solved
- Disabled aspects done





View from street

- 6 cars can be squeezed on
- 'House' street neighbours



Close-up of Façade

- Brick pillars clad to create features
- Design rigour applied to openings + cladding
- Bands of colour



3/4 view

- Glass blocks inserted in side wall openings
- These suit fire separation + provide light



Waiting

- Friendly, lots of light
- Good vision both ways to internal office



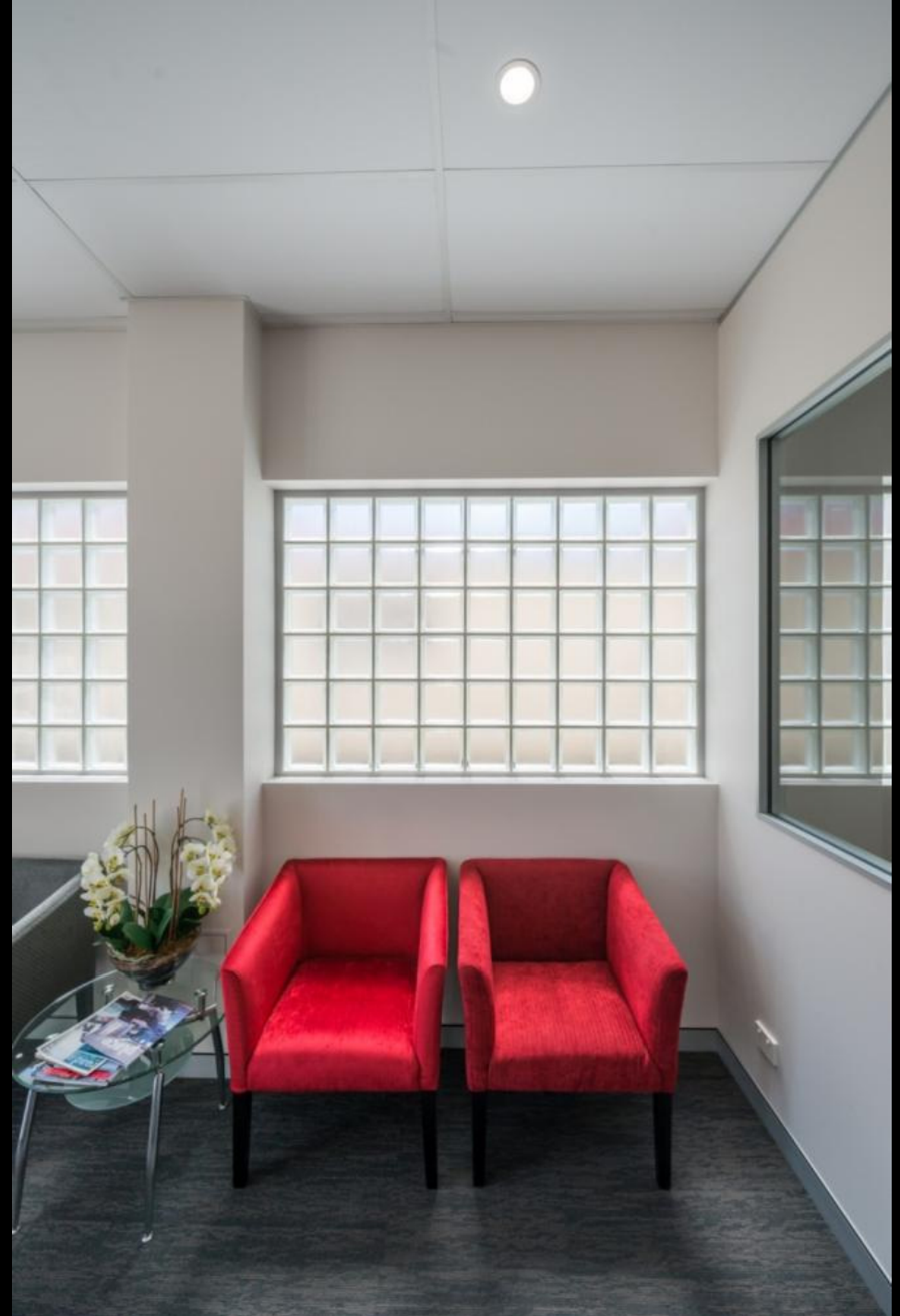
Consult room - front

- Glass blocks for fire separation + light
- Private from rest of building



Consult room – second

- Note the very bright large commercial skytube



Glass Blocks – So much light



General Office

- Room to grow, plenty of light, tall ceilings



Manager's room

- Bright with view over whole office



lunch
room



disabled
facility

Facilities

- More than minimum
- Designer specified all finishes + fittings



Large Skytubes

- Inserted in generous ceiling space
- Fluoros can be turned off most days





view to front

• Ceiling Space

- Old mezzanine now provides safe access
- Service providers love the generous space



view to rear

• Inserted 'Box'

- New 'office' is an inserted box, heavily insulated
- Existing purlins support a simply hung ceiling

wood street

10058 50°46'20"

timber house

concrete commercial building

concrete commercial building

hardstand

SRV

side access

office building

garage

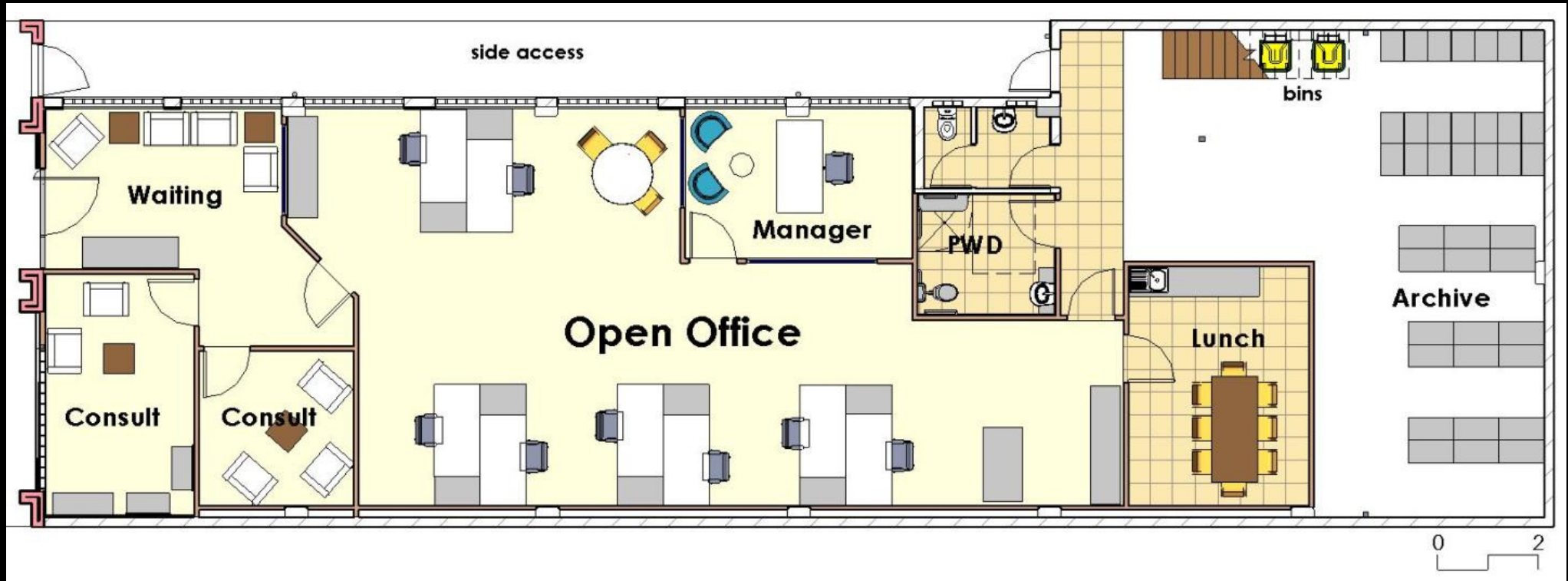
main sewer line

queenslander offices

0 2 4

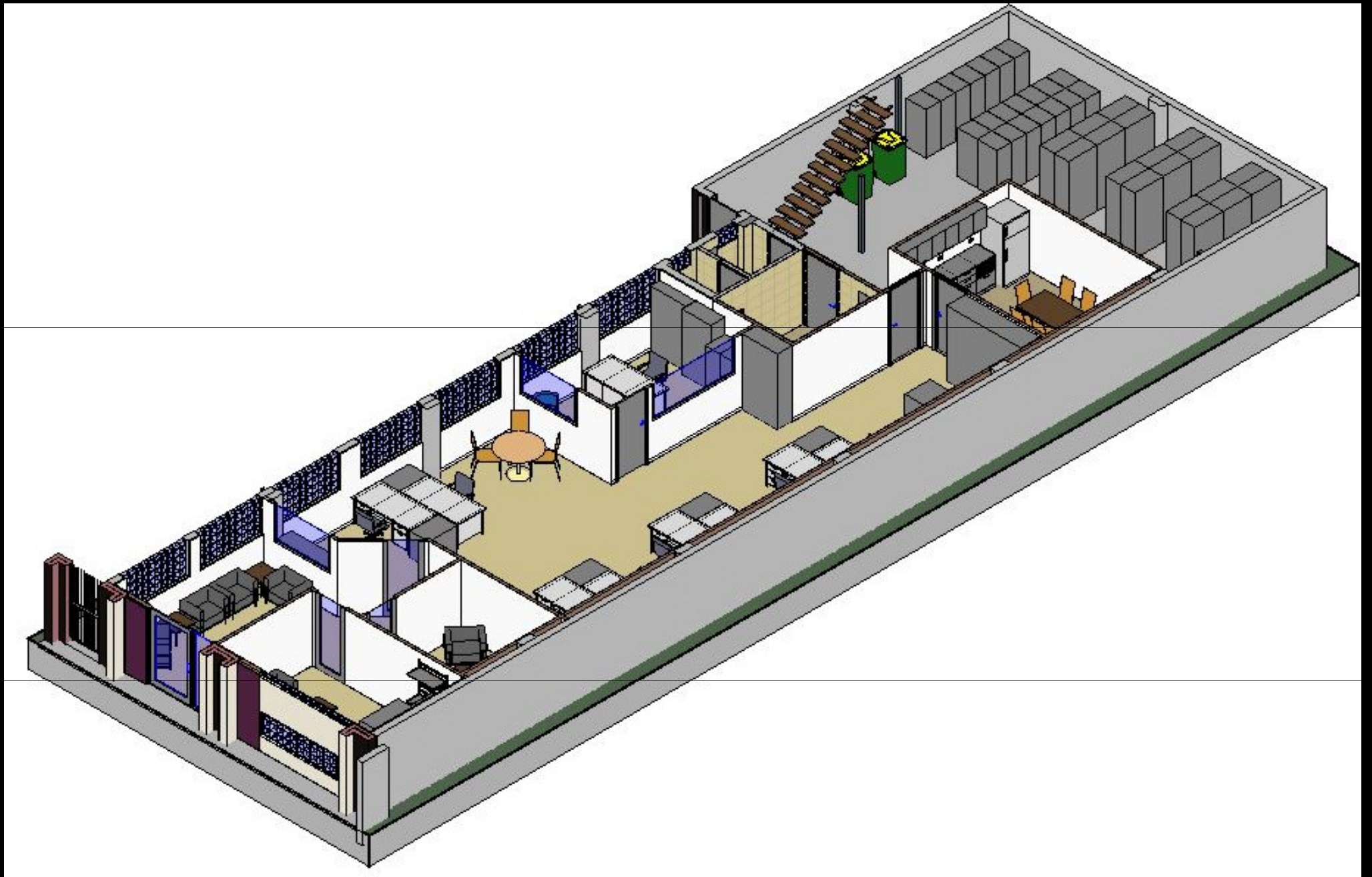
site



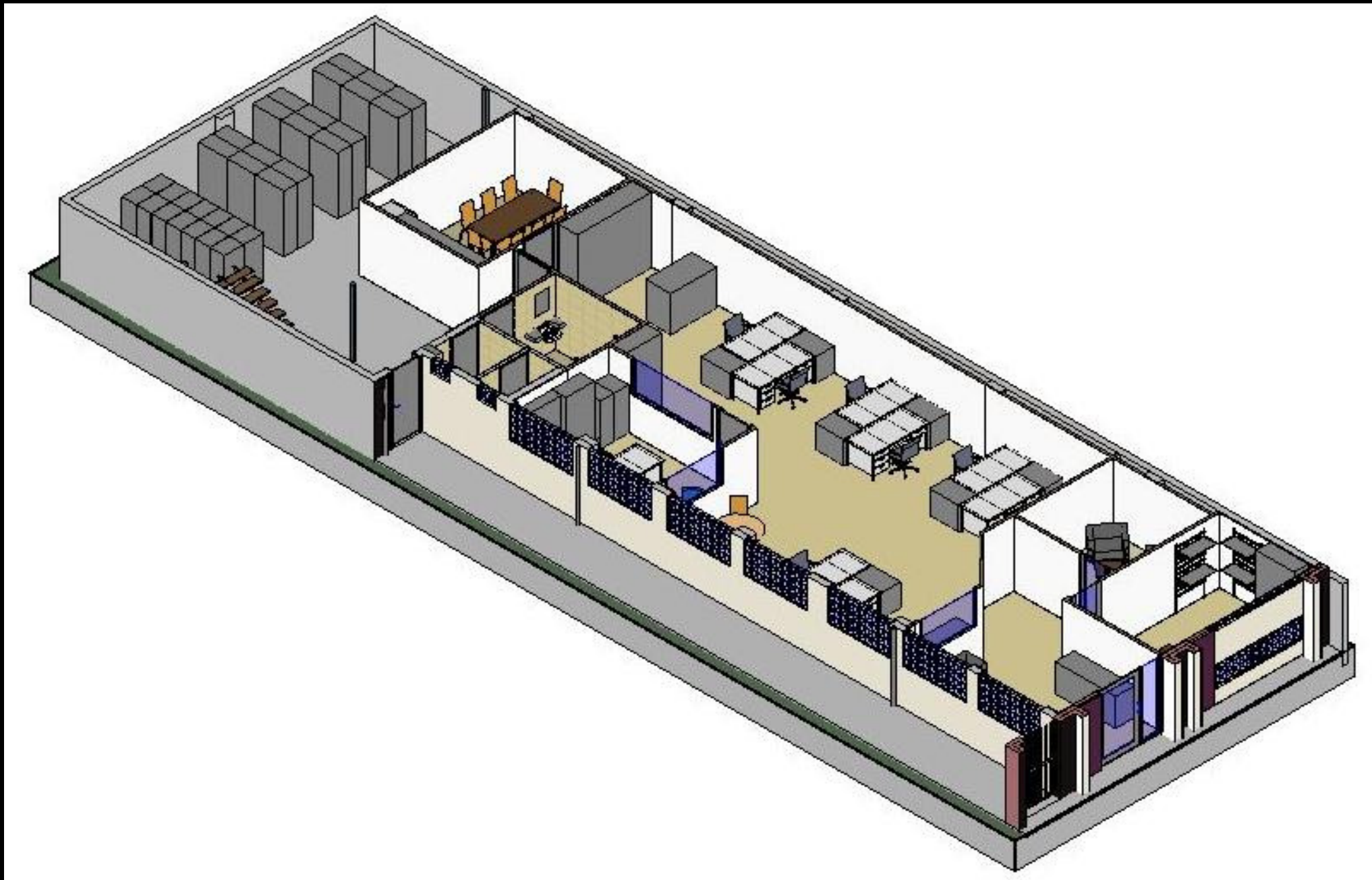


floor plan

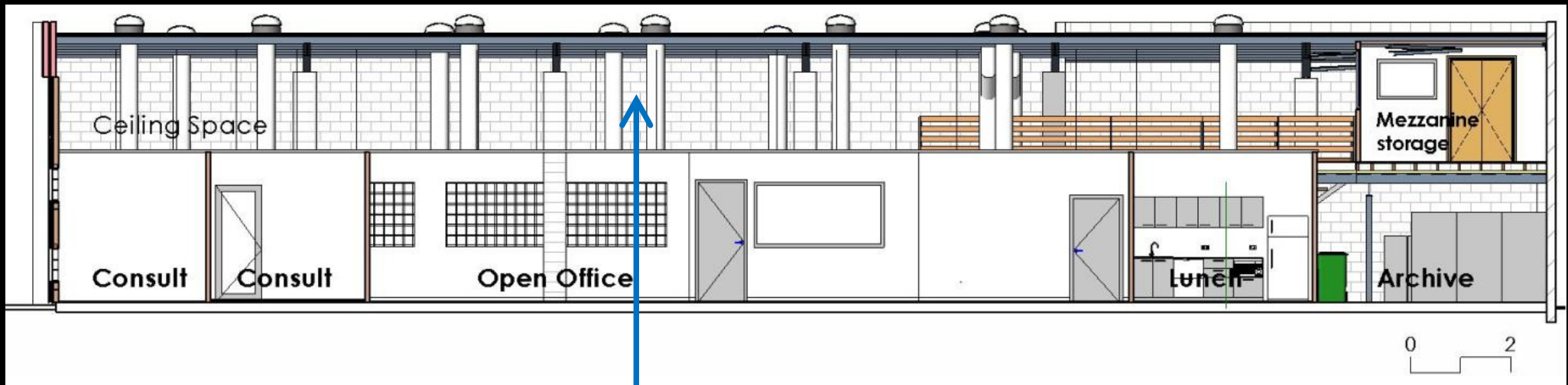




3D cutaway



3D cutaway



long

Ceiling space
for services

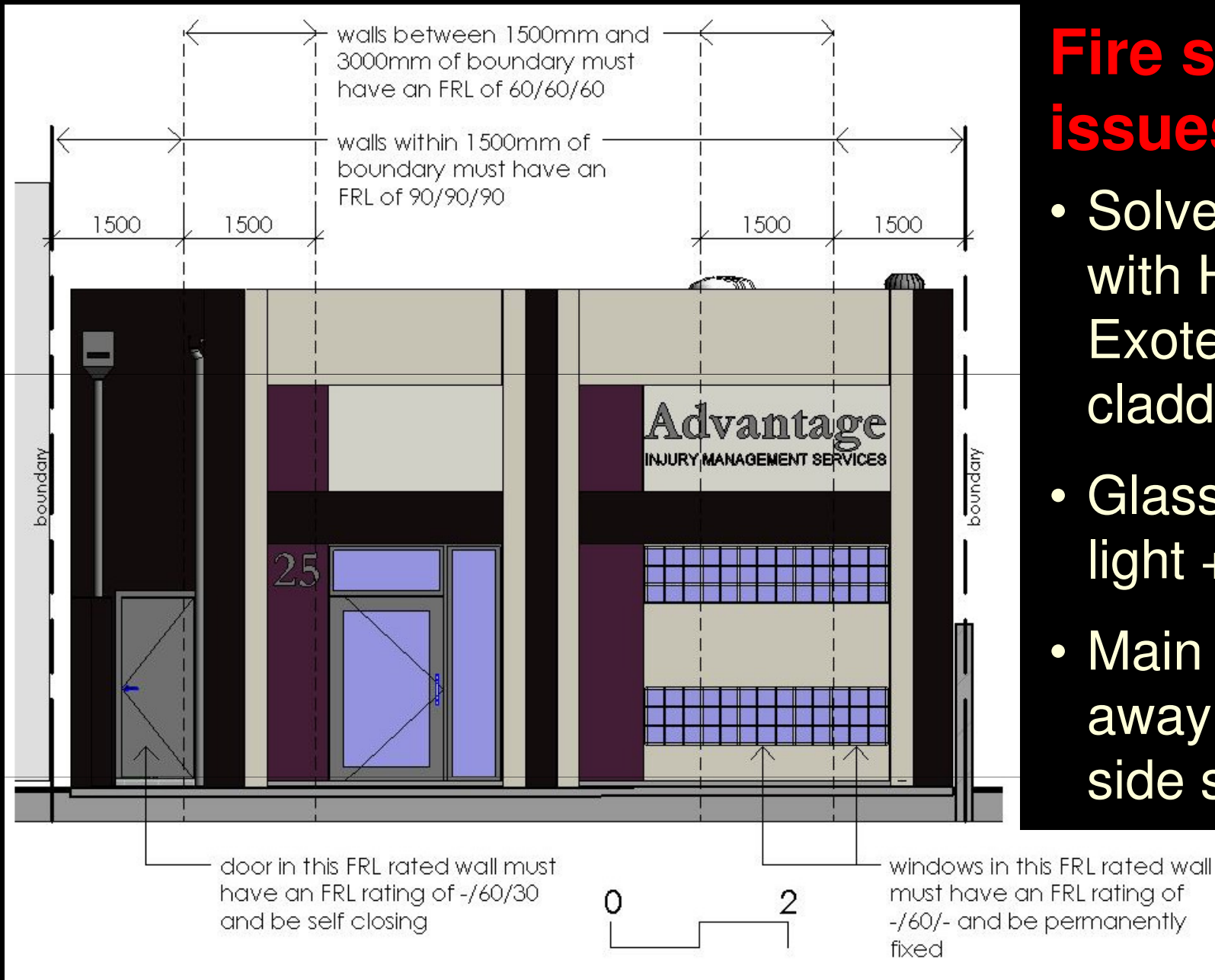
Office as
inserted 'box'



short
sections

Fire separation issues

- Solved in combo with Hardies Exotec feature cladding
- Glass blocks for light + fireproofing
- Main door kept away from 3m fire side setback



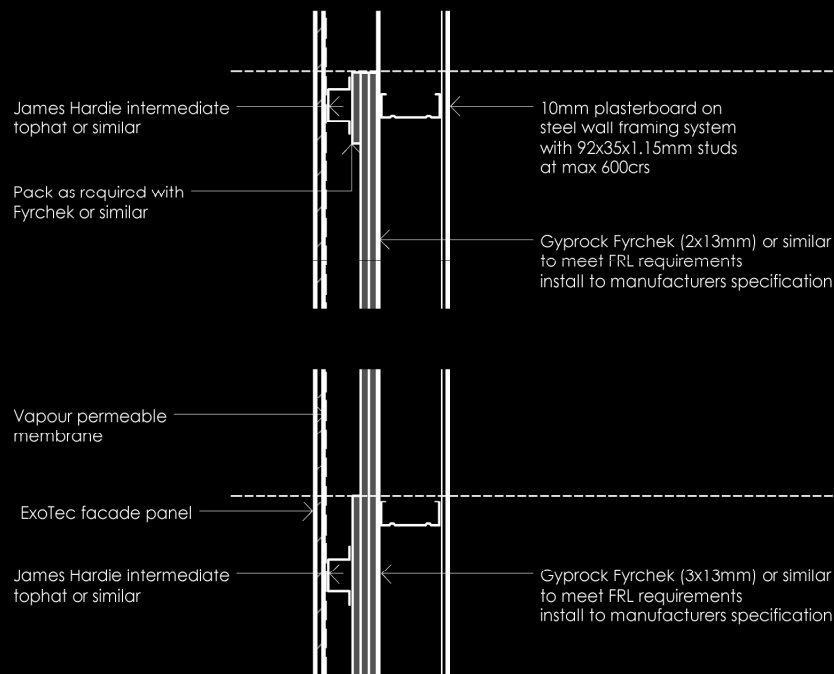
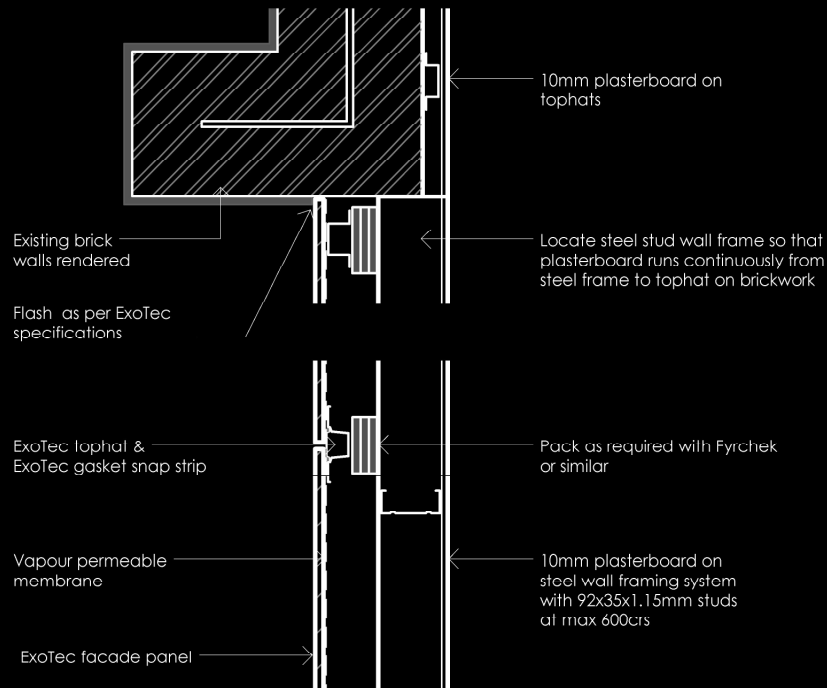
front elevation



façade design

- Laid out to suit fire, signage, light, style.
- Owner went red.

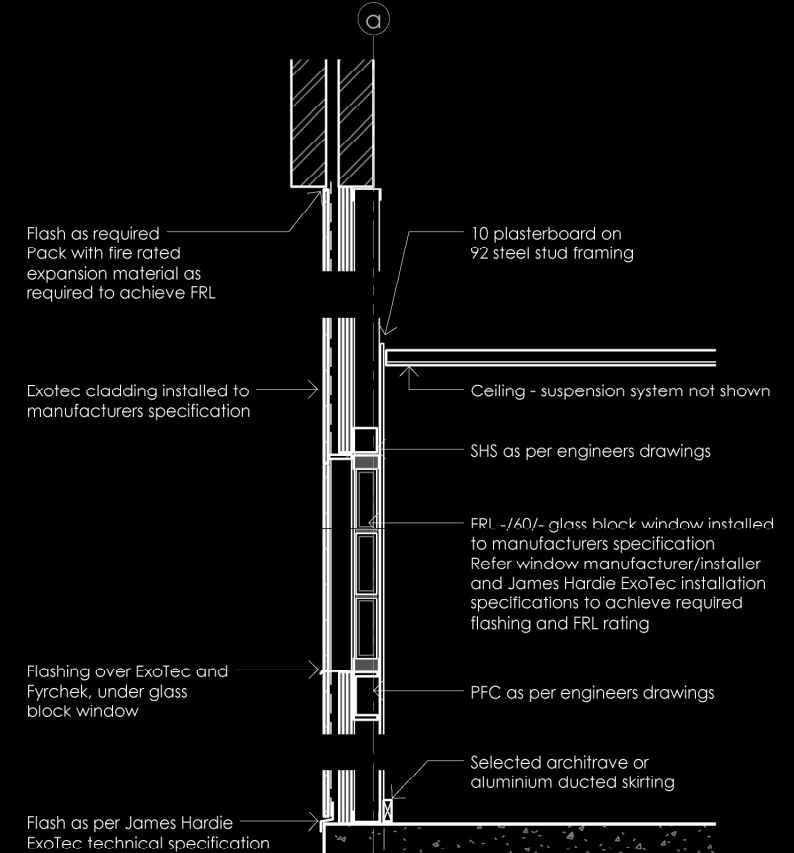
Careful detailing of inserted fire walls



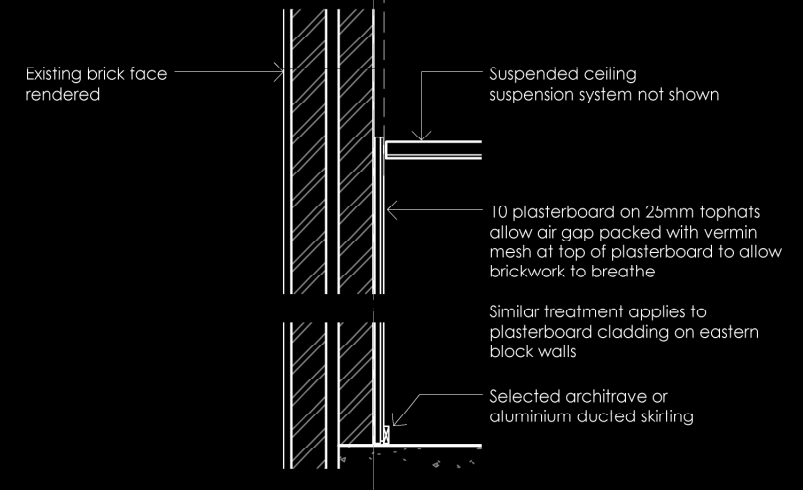
walls between 1500mm and 3000mm from the boundary must have an FRL of 60/60/60

walls within 1500mm of boundary must have an FRL of 90/90/90

Typical plan detail of FRL infill wall



Typical section through FRL 90/90/90 wall
1 : 20



Typical section - pb over existing brickwork



A Great Office !!

Photos – Jose Figlioli
Slide show – Peter Latemore