

Central Village Phase 2 Stage 4:

Balcony Report

Rev C
20/05/15

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1. Site: Context, Vision & Guidelines

Context

The development of land bounded by Water Street, Brunswick Street, Gregory Terrace and the RNA offers an opportunity for Brisbane to provide a connecting precinct that embraces the notion of high density living in an area that is close to transport and employment hubs, significant business and entertainment districts. The apartment mix within this project directly responds to the commercial requirement for compact affordable units with a range of living options. Affordability is the key focus in providing different apartment types with lower price points which is provided by the compact 'alfresco' style apartments which combine dining and balcony into one flexible space. There is a varied mix of apartments throughout the plates with a mix of 'alfresco' and balcony apartments providing an assortment of price points and a diverse mix in the resulting end population.

Vision

The economic imperative of providing affordable housing raises many challenges for design to balance economic, social and environmental design aspects. The need to reevaluate the established norms and standards is compelling in order to drive such an outcome. The Vision for this document is to propose an alternative to balcony and/or outdoor space that responds to these imperatives and provides a liveable and affordable solution.

Guidelines

The ULDA Development Scheme calls for:

- Building forms that contribute individually and collectively to a distinctive character
- Balconies or other private spaces are required to be sized proportionally to the unit size and should generally not be less than 7m²
- Best practice in urban design
- Design for Liveability
- Design that responds appropriately to the subtropical climate

2. Response

Historical Context

Our response is based on determining the practises and social functions of outdoor balcony and outdoor spaces in subtropical housing and to propose a relevant response for this project in the current economic climate. It is recognised that the covered deck with or without perimeter screen is the quintessential element that has evolved in Queensland in response to housing in this subtropical region. It provides a low maintenance space that functions for the user on many levels. Space to entertain, have a view, to have a few plants and have direct access to the breeze and sky are key elements of this space. The space must maintain safety and security and be private and comfortable. These are all expectations we have of our lifestyle in Queensland. The ability to open the dwelling space or unit up to the exterior is a very important social and environmental aspect to living in this climate.

Modern Interpretation

The role of the verandah and deck has changed over time where this space has become not just a physical but also a social part of the household. Its connection to living spaces means that it also provides a level of access to ventilation and light for inner spaces. In medium to high rise apartments this need for a social space 'connected with the outdoors' has evolved into a perceived 'need' within this user group to provide such spaces. We would propose that this need is a real response to the Queensland climate and social condition for users. The imperative of affordability demands that we explore alternatives to the deck or balcony to cater for this social and climatic need.

Economic Reality

The demand on living space and the challenges on affordability may make balconies an increased cost inclusion in an affordable market. Development companies argue that duplication of spaces, as in dining or living space, pushes up the sales price thereby greatly reducing the available market. The challenge then is to deliver the requirement for liveability with this approach.

3. Proposal

It is proposed that the contemporary apartment landscape of Brisbane requires new approaches to affordability through the provision of efficient use of space. In smaller apartments the additional cost of balconies can be disproportional to their value and impact on the user. This is particularly so when income and expenditure is a major social and behavioural driver.

The opportunity exists for an apartment design and development to cleverly address this social need in a way that ensures affordability and diversity in apartment design whilst addressing climate and liveability. We believe that, if properly considered and incorporated into a design, it is appropriate that a relatively large proportion of apartments in medium to high rise residential apartments would incorporate 'no balcony' or 'alfresco' apartments.

The following pages of this report propose an approach which provides balconies for at least 50% of the Water Street Apartments, and those designed without a balcony incorporate the following qualities:

- Solar and rain protection to allow significant open-ability
- Surfaces that allow flexible use
- Maximised access to light and air

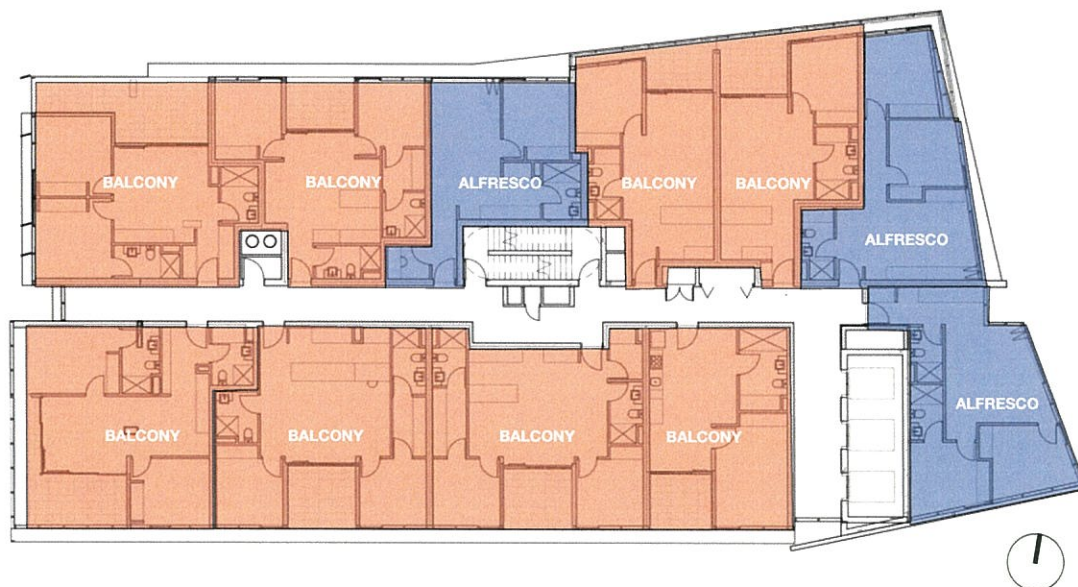
4. Orientation and Edges

The site faces onto Brunswick Street and the northern property boundary, which forms the edge of the Central Village pedestrian entry. The North and West facades are treated with an edge defined by solar shading with slab extensions and vertical screens providing solar protection and privacy to the apartments along these edges. The East facade contains slab extensions to provide weather protection for the North-Eastern apartments.

The 'Alfresco' apartments highlighted in blue comprise at most 50% of the apartments, thereby lowering the price entry point providing diversity within the final product.



LEVELS 9 TO 14 - TYPICAL

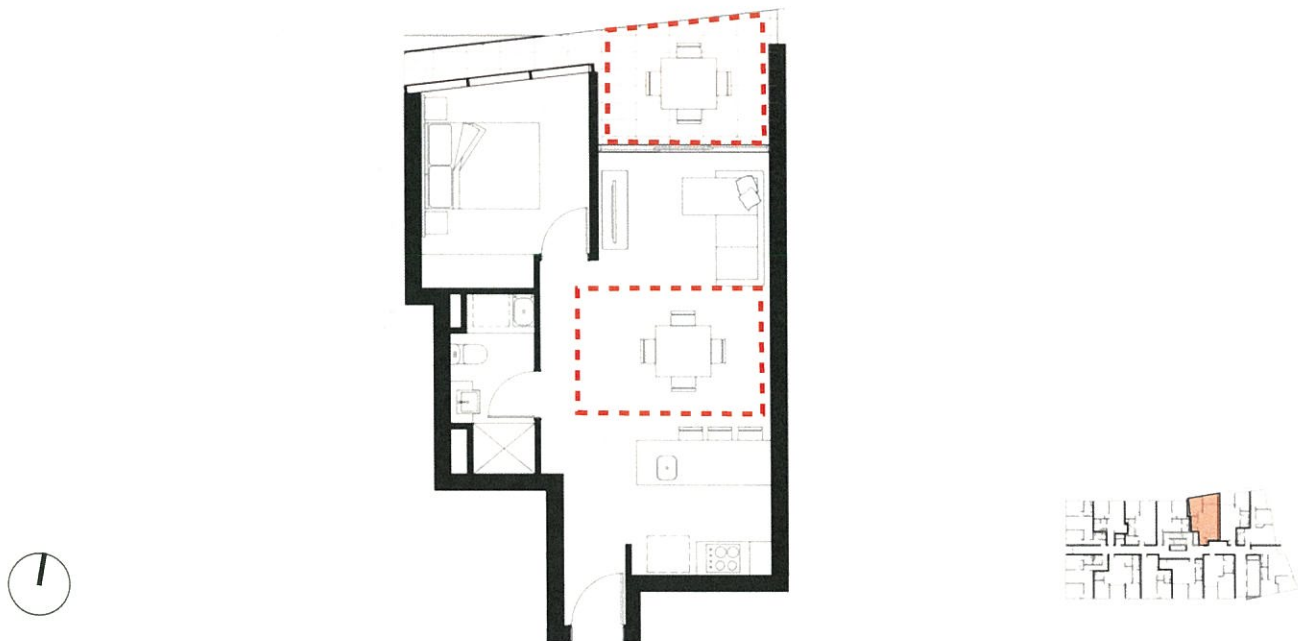


LEVELS 15 TO 19 - TYPICAL

5. Apartment Options

Levels 9 - 14

Type 1: External Balcony and Internal Dining. Market forces drive the need for a variety of compact living options, therefore it is not always an option to include a balcony due to greater build and final cost. In addition this typical response results in a duplication of the dining function as highlighted below.

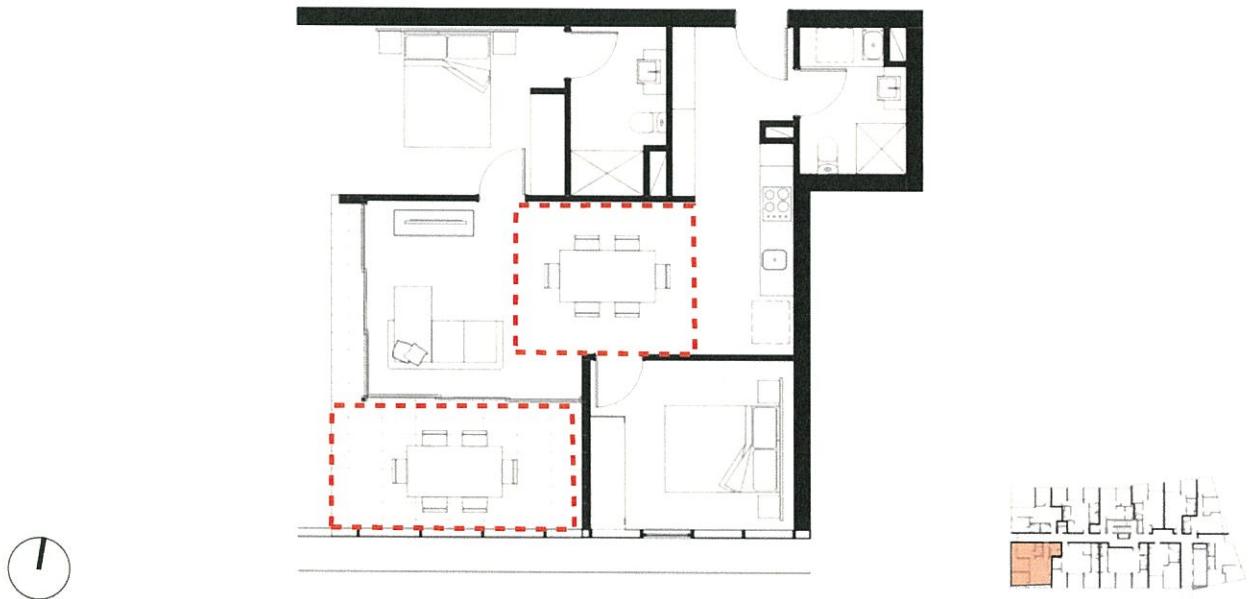


Type 2: 'Alfresco' with a flexible internal/external dining space and reduced circulation area with full width bi-folding doors above a glazed facade to increase the external experience.

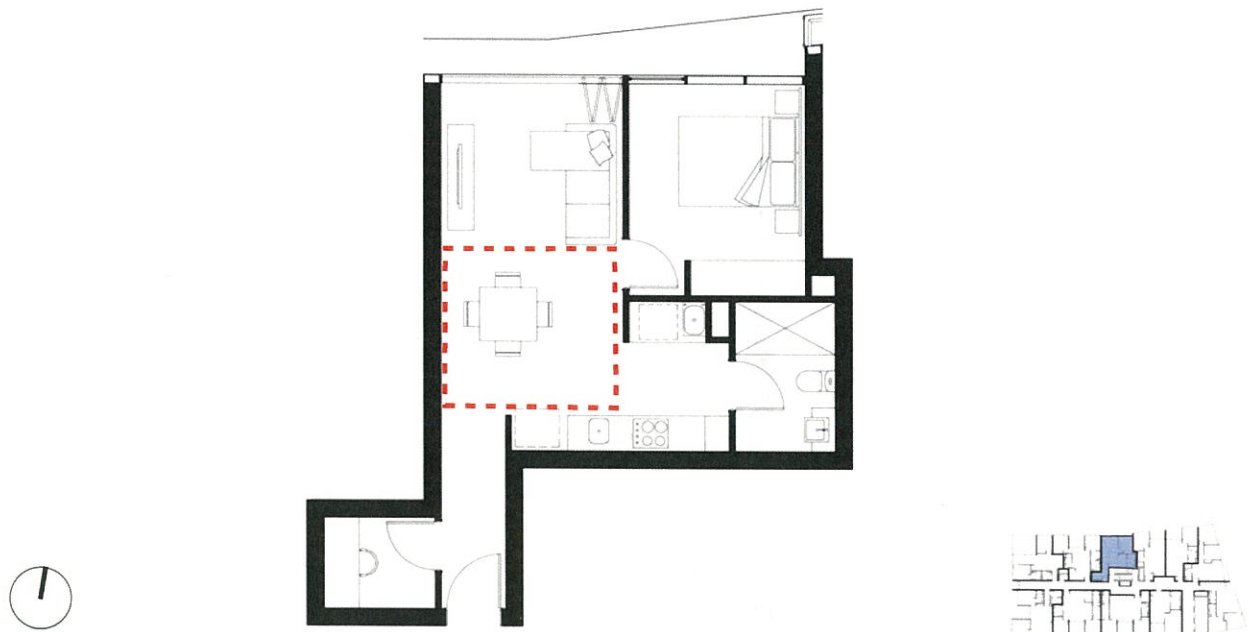


Levels 15 - 19

Typical Balcony: External Balcony and Internal Dining. Market forces drive the need for a variety of compact living options, therefore it is not always an option to include a balcony due to greater build and final cost. In addition this typical response results in a duplication of the dining function as highlighted below.



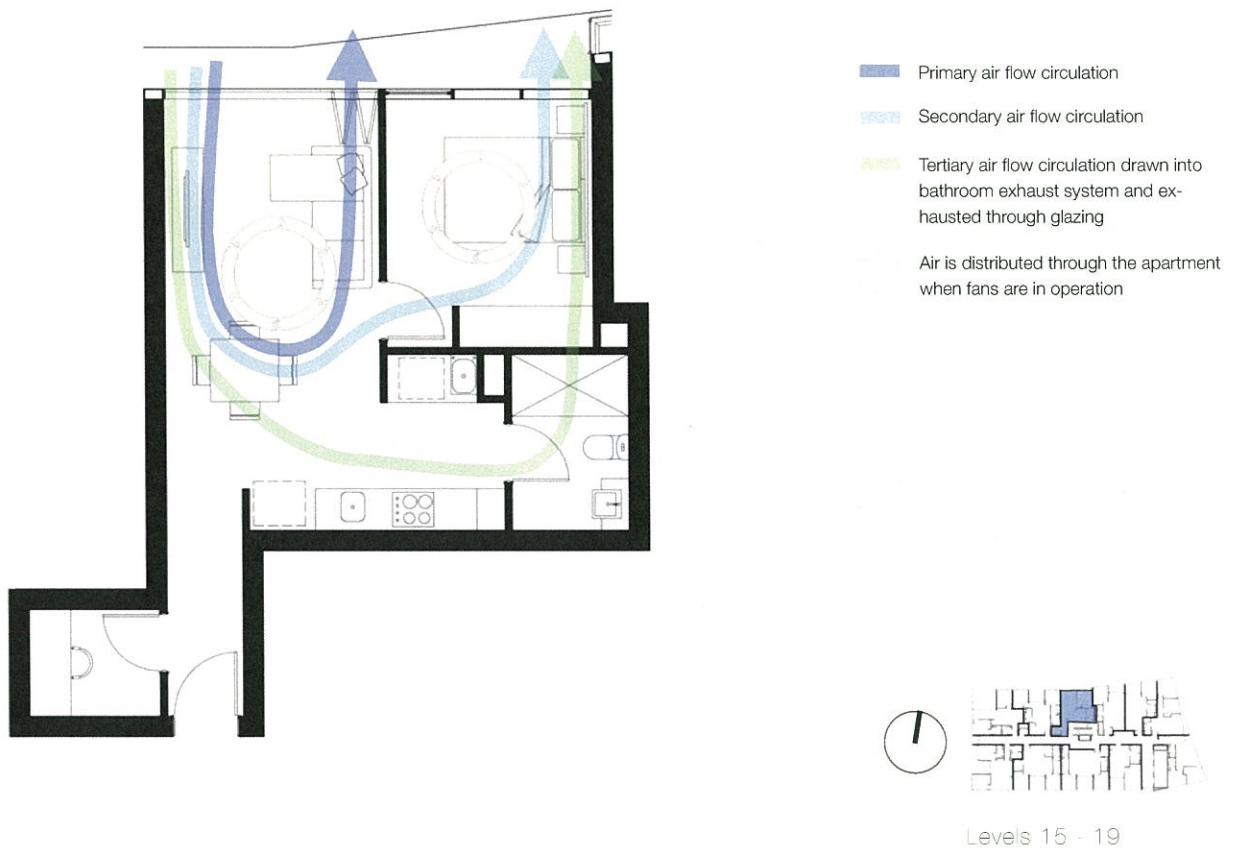
Typical Alfresco: 'Alfresco' with flexible internal/external dining and reduced circulation area with full width bi-folding doors above a glazed facade to increase the external experience.



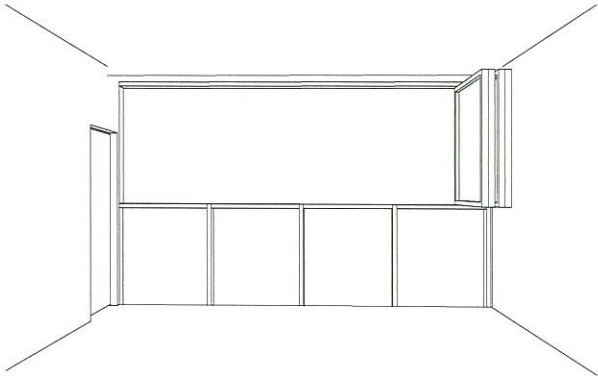
6. Climate and Environment

Traditionally the use of deck/balcony space around a dwelling had the effect of setting up a thermal buffer to reduce solar gain. In this scheme it is proposed to use a horizontal metal hoods or slab extensions to increase the effective depth of the adjacent 'Alfresco' space to recreate this buffer. This will be further assisted by the vertical blades and/or horizontal or vertical solid wall panels. Additionally the hoods/slab extensions will provide weather protection from the living edge creating a flexible balcony like zone. The alfresco edge to include openable panels. Weather protection required as per conditions of approval.

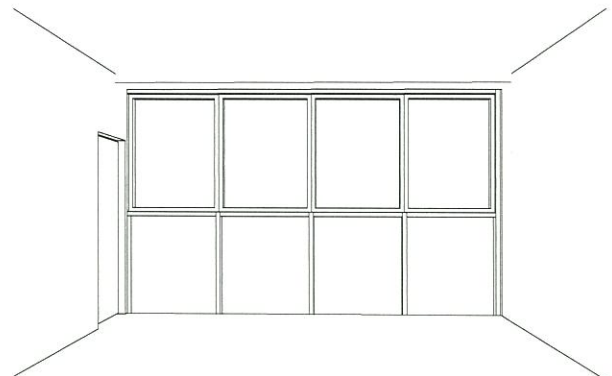
ALFRESCO



7. Alfresco Glazing Strategy



bi-fold alfresco open



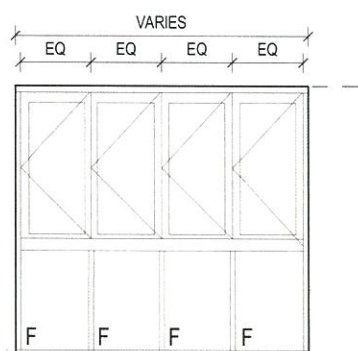
bi-fold alfresco closed



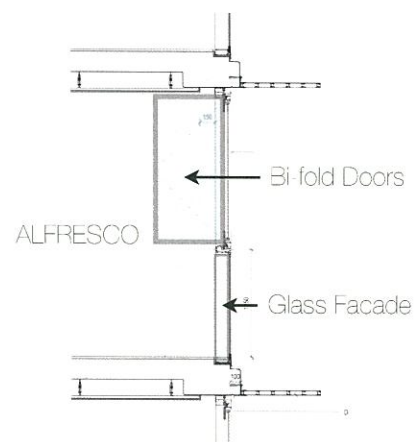
exemplar bi-fold alfresco



exemplar bi-fold alfresco

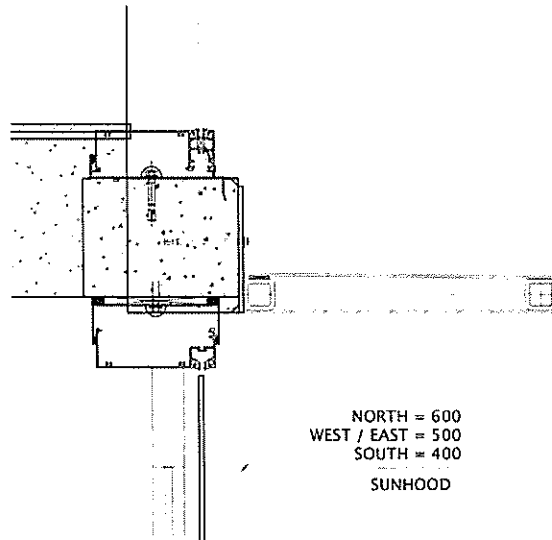


bifold detail elevation

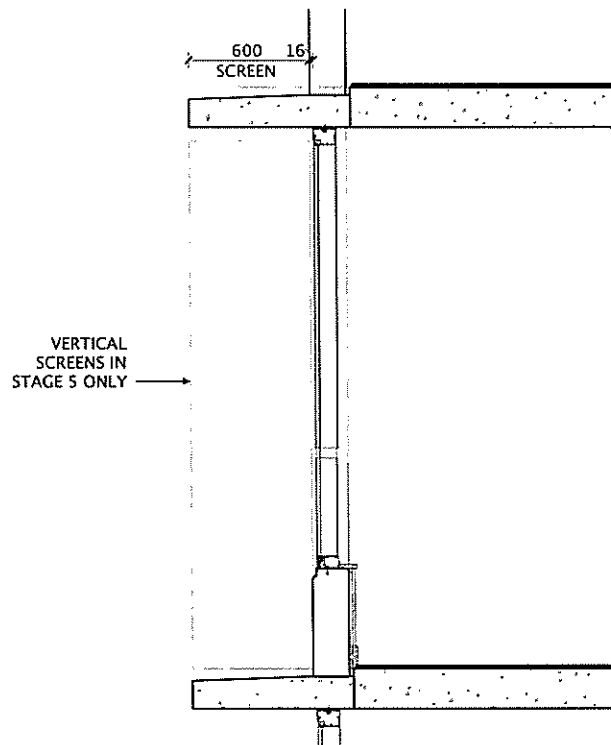


glazing detail

8. Sunhoods and Screens Strategy



stage 4 sunhood detail



stages 4 & 5 slab extension detail

9. Materials

The careful selection of materials will affect the external feel / ambience within the 'Alfresco' space. Material selection must respond to the market and user preference as well the overall building performance.

Floors:	External	
	& Alfresco:	10mm Vitrified Tile
	Internal:	Vinyl Flooring with Underlay or Carpet with underlay or 10mm Vitrified Tile
Walls:	External	External Facade System or concrete
	Alfresco:	Painted plasterboard wall lining
	Internal:	Painted Plasterboard wall lining
Windows/Bi-Fold:		Anodised / Powdercoated Aluminium Window System to manufacturers specification
Handrails:		Semi Frameless Glass Balustrade (balconies)
Solar Control Blades:	North Facade	
	Vertical:	Aluminium Profile Fin
	Horizontal:	Aluminium profile hood or concrete slab extensions
	West Facade	
	Vertical:	Aluminium Profile Fin
	Horizontal:	Aluminium profile hood or concrete slab extensions
	South Facade	
	Vertical:	Aluminium Profile Fin
	Horizontal:	Aluminium profile hood or concrete slab extensions
	East Facade	
	Horizontal:	Concrete slab extensions

10. Stages 4 & 5 Alfresco Summary

- At least 50 percent of the apartments provide balconies greater than 7m² in size.
- The current proposal is for 192 of the 369 apartments (52%) to include balconies at least 7m² in size.
- A further 55 of the 369 apartments (15%) include balconies which are 6m² in size, or less.

