

PUBLIC REALM REPORT

Central Village Phase 2 Water & Brunswick Streets

AMENDED IN RED

26 JUN 2015

By: BRIANNA FYFFE (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

26 JUN 2015

MEDQ

20/05/15



METRO 
PROPERTY DEVELOPMENT

 **PLACE**
DESIGN GROUP


DEICKE RICHARDS

UAP
URBANART PROJECTS

bureau  **proberts**



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INTRODUCTION



INTRODUCTION

Urban Common, Pedestrian Entry & Laneway

Purpose of the Report

This report seeks DSDIP endorsement of the proposed “Urban Common”, Pedestrian Entry and Laneway strategy for the Central Village Phase 2 development.

This report provides the following:

- An architectural, design and public art strategy for the pedestrian entry, laneway and Urban Common
- A detailed landscape plan and strategy

Introduction

Metro are developing a major mixed use precinct at the corner of Water and Brunswick Streets, Fortitude Valley. The site includes residential, retail, public space and community facilities.

Metro recognise that the project is an important development within a culturally important and changing inner city suburb. The development will provide a new urban realm for a significant new community of residents and visitors.

Bureau^Proberts and Urban Art Projects have been engaged to prepare an architectural, design and public art strategy for the site. A detailed landscape plan has been prepared by Place Design Group that depicts the implementation of the public realm as a major element, integral in the success of the development as a whole.

Located at the heart of the development, the proposed Urban Common is a central piece in the overall success of the precinct. While Brisbane has a history of interesting public realms there is very little precedent for genuine public space that is privately owned. This project will help set a benchmark for similar sites in the city.

The outcomes also shaped the curatorial and creative response to the public space by Bureau^Proberts and U.A.P. The curatorial response was crafted into the four themes of invite, reveal, urban common and address (a distinctive identity).

The architectural, design and public art strategy have worked with these themes and interpreted them into a series of built and artistic elements. The elements include an architectural response that draws on the traditional urban form of the Valley, shaping the edges of the pedestrian entry, lane and common. The buildings’ edges include public art and facade treatments that provide a point of reference, an address and invitation to explore and a clear message that this is public space.

The ground plane and lighting strategy has been designed to create a truly public environment. The ground plane elements include integrated artwork in the laneway. The lighting strategy is a series of lights integrated into the catenary artwork along the length of the pedestrian entry from Brunswick Street. While each of these elements evoke a human scale intimacy they are also of a scale that creates spectacle, fun and theatre and importantly defines the space as clearly public. Both the lights and ground plane’s connection to the streets create a sense of welcome that creates a safe environment and guides them through to the different public spaces.

INTRODUCTION

Development Summary

Water Street is a significant and contemporary mixed use urban development over 5 stages that provides the catalyst for the pedestrian entry, laneway and urban common. The placement of substantial residential and retail space will inject a diverse community into the valley context. The pedestrian entry, laneway and urban common will therefore service a regular community of people from within the bounds of the development as well as visitors from the region and beyond. As the region increasingly develops over the next decade and the residential population booms this development has been designed with the flexibility to respond appropriately to this inertia.

RESIDENTIAL

There are 1000 apartments approximately in total over 5 stages which will house approximately 2500 residents.

SOHO

Flexible SOHO spaces are scattered throughout the ground plane providing a unique street edge environment. These spaces can be a combination of commercial, retail and residential to suit current and future usage requirements.

RETAIL

Scattered evenly throughout the development are a series of varying sized dedicated retail tenancies. Combined these retail tenancies equal approximately 301m².

VISITORS

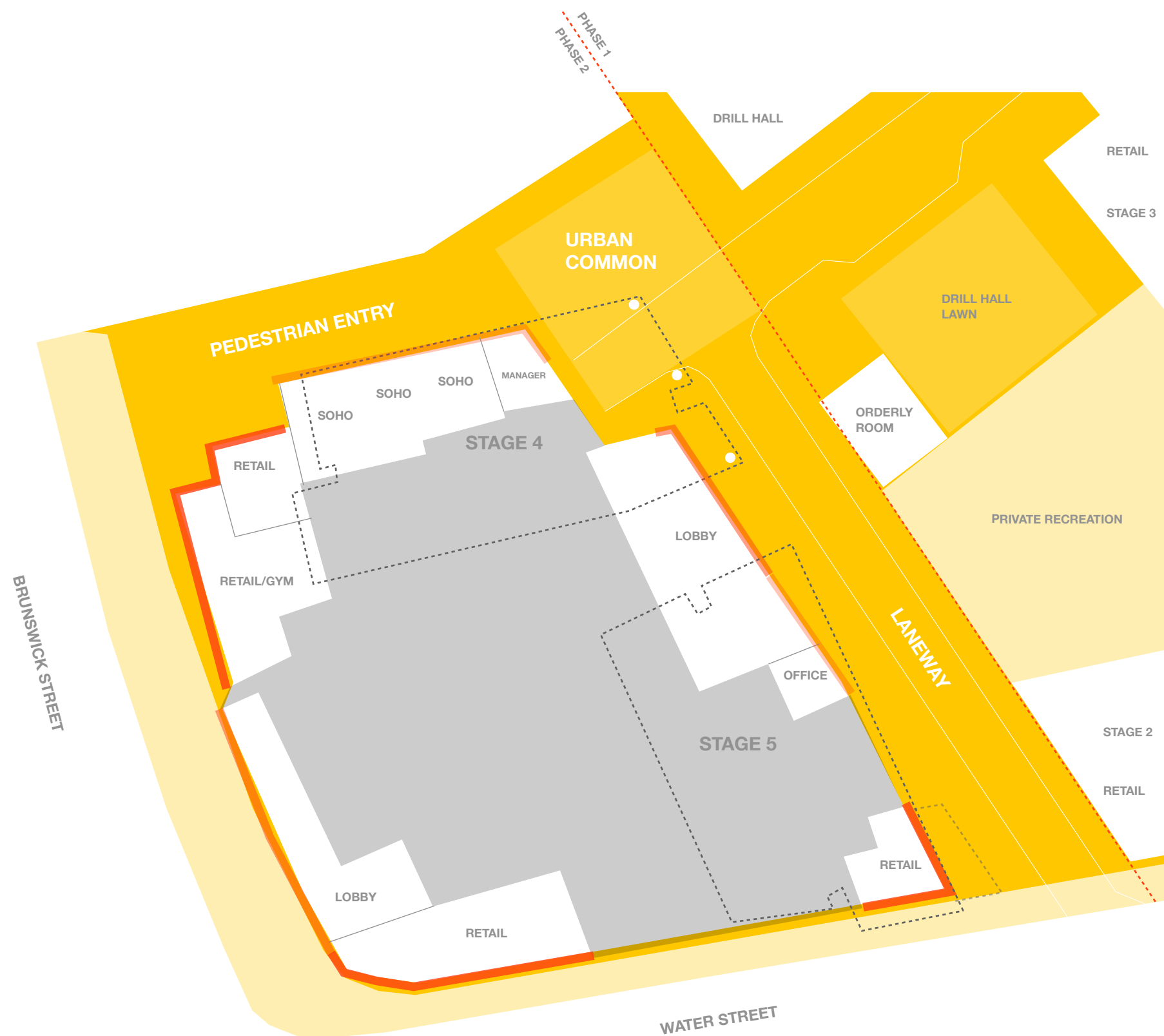
It is projected at any given time up to 500 approximately visitors will be within the precinct (shopping / working / visiting friends and relatives).

The combination of all these uses and activities results in a potential movement through these urban spaces of up to approximately 3000 people at peak times.

Additionally during the EKKa periods the volume of visitors has the potential to increase substantially.

LEGEND

- Active Edge - Retail
- Active Edge - Lobby
- Active Edge - SOHO
- Urban Realm





LANEWAY





LANEWAY Introduction

The Central Village project is located in the Fortitude Valley and is an important project for the development of the suburb. The site is at the corner of Brunswick and Water Streets and offers a unique site at the intersection of diverse urban characteristics.

The ambition for this project is to create a mixed-use development which will be embedded into the Valley both physically and socially. This desire has resulted in an approach to built form that is responsive to those urban patterns in the Valley that are fundamental to its character and make it a unique part of Brisbane's urban landscape.

One of the qualities that strongly defines the Valley character is its pattern of streets and laneways. The area is made up of an array of buildings that create a character through their form, engaging by hugging the edges of these streets. That character is further defined by the spaces in between the buildings, that is the streets and lanes that are enlivened by the ground plane of the building itself and the space that is formed by its edges.

This approach to urban form creates spaces between the buildings that can be activated and embedded in the unique character of their place. This is in the form of a shared pedestrian internal laneway that enlivens the internal spaces of the site.

This laneway meets at a focal point dubbed "the Urban Common" and together they provide an urban space that is unique in its ability to create a sense of place.

LANEWAY

Comparison Analysis

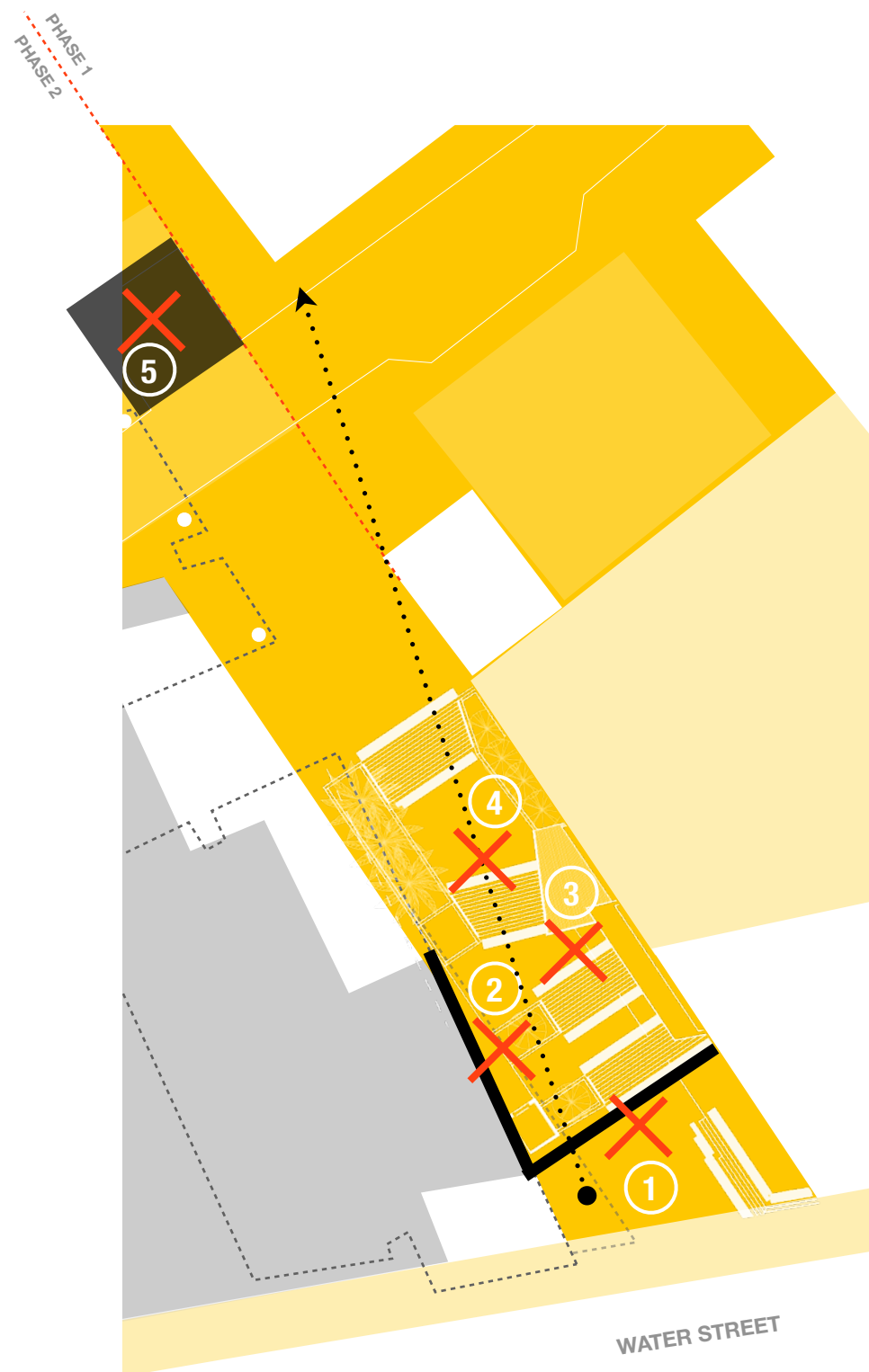
Public Stair (Rejected)

1. Confronting entry that discourages exploration
2. Inactive edge as a result of fractured levels
3. Uncertain and unsafe public territory as a result of multiple stair junctions and levels
4. Site lines obstructed along journey as a result of multiple stair level changes
5. Turning for cars obstructs the urban common creating a bottle neck at this important node

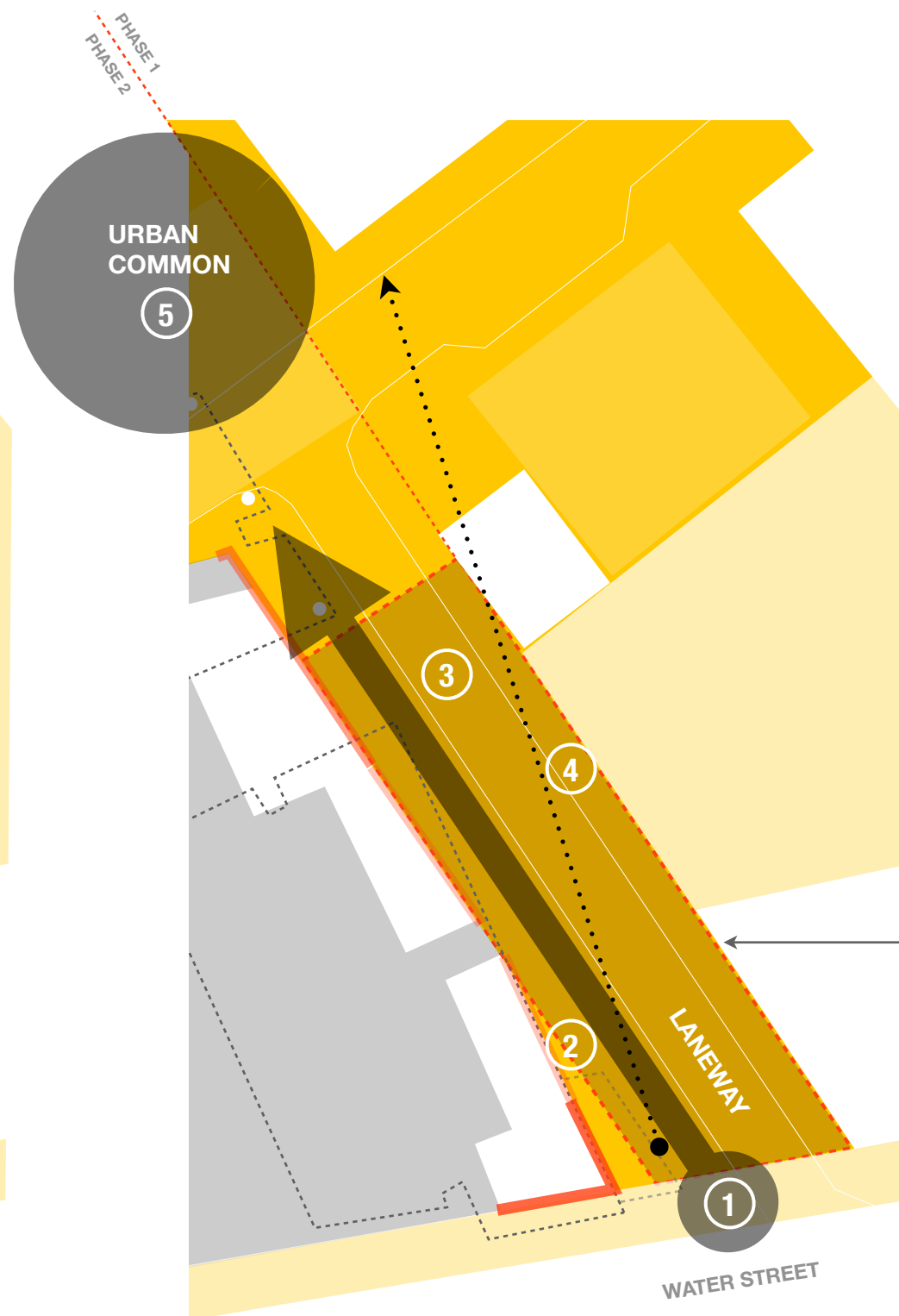
Laneway (Proposed)

1. Welcoming invitational entry that encourages exploration into the public realm
2. Active edge through a series of Retail, apartments and the residential lobby
3. Safe public territory as a continuous journey with passive surveillance along a public street
4. Site lines unobstructed along journey providing visibility along the entire journey into the public realm beyond (including the heritage precinct)
5. Urban common unobstructed by car turning

The Laneway extent shown dashed will be a private shared pedestrian roadway



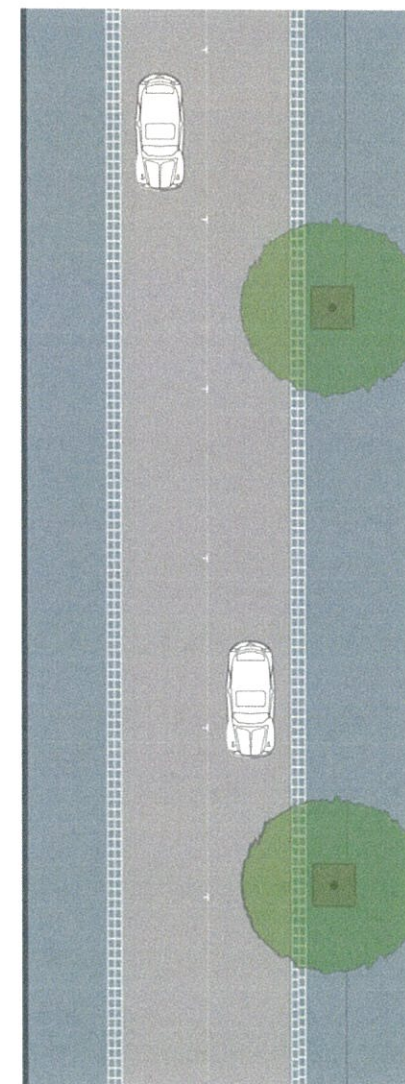
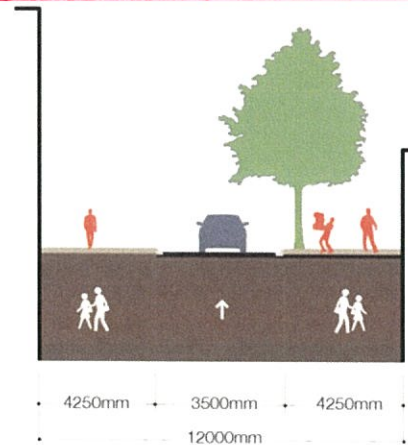
Public Stair (Rejected)



Laneway (Proposed)

Subject to compliance assessment

Reserve width	12m - 14m
Movement lanes	1 x 3.5m (one way)
Designated cycle lanes	No
Median	No
Footpath	Min. 4250mm (varies depending on treatment)
Bus Route	No
Pedestrian crossings	Not stipulated (shared space)



LANEWAY

Laneway Design

Lanes provide an important function in the City not only providing essential servicing points but also providing potential sources of surprise and delight. The internal lane through the Water Street development is a good example of a street that provides both vehicle movement and a building address. This graphic provides an example treatment of a City Centre Lane Type that caters for multiple functions.

These Lanes are generally one way with on street parking and provision for loading zones.

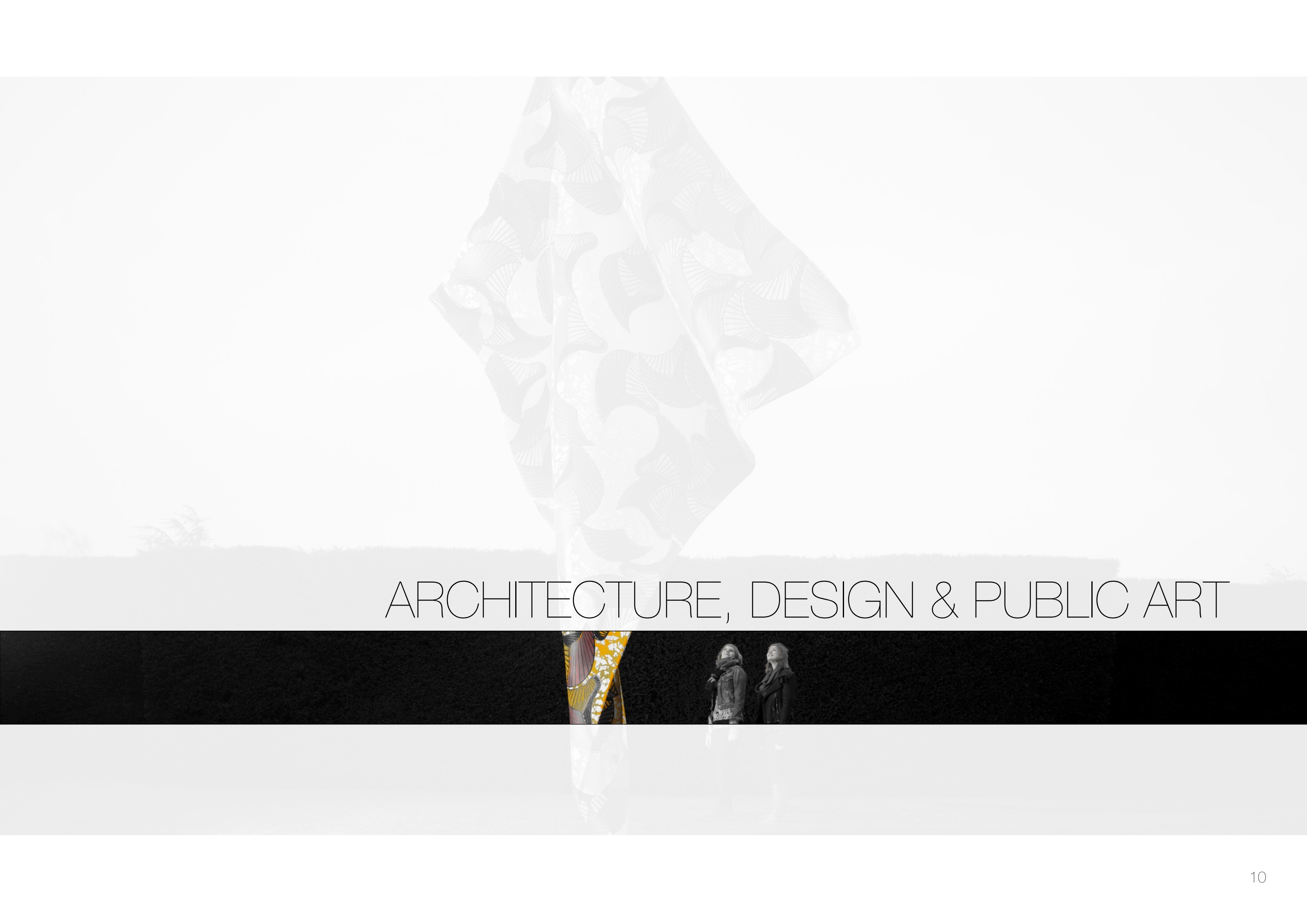
Pedestrian crossings are not required given the narrow nature of the space and the slow speed of vehicles.

It is envisioned that this would be a shared zone with the surface treatment clearly expressing this relationship.

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ARCHITECTURE, DESIGN & PUBLIC ART

A young girl with long dark hair is playing in a public fountain. She is leaning forward, and water is spraying upwards from the fountain. The background is a blurred view of the fountain and other people. The text 'ARCHITECTURE, DESIGN & PUBLIC ART' is written in a thin, white, sans-serif font across the middle of the image. Below it, the word 'Introduction' is written in a larger, white, sans-serif font.

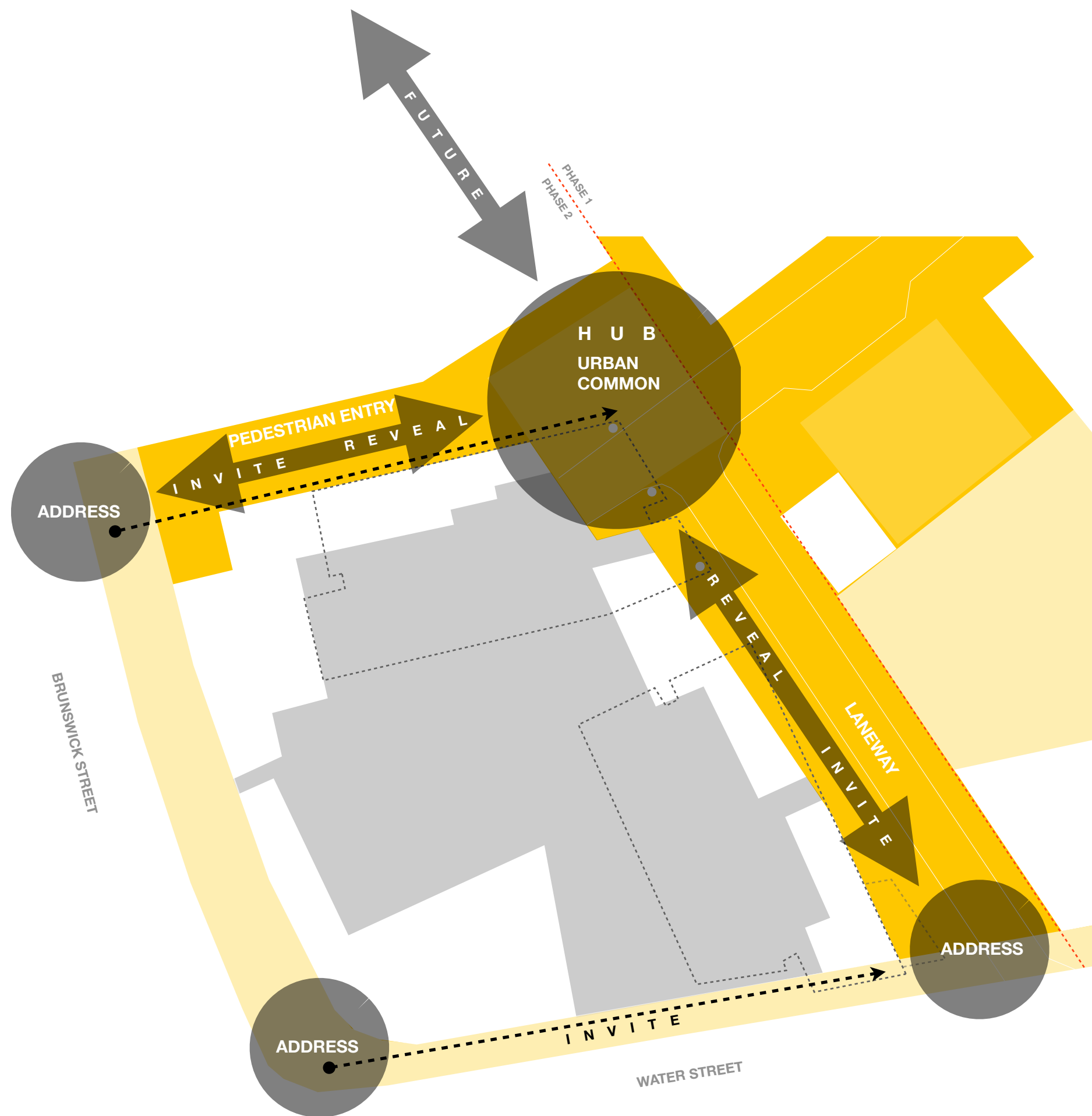
ARCHITECTURE, DESIGN & PUBLIC ART

Introduction

The allocation of public space within the public realm provides for the community significant spaces such as the laneway and urban common which are summarised in the themes and outcomes of this document.

These themes and outcomes are expressed as a desire for a rich and authentic place that is connected to its identity. The built responses to these outcomes are relevant well beyond the public realm spaces themselves, and commune with an approach to urban design and built form that provides a framework for specific responses.

The architecture, design and public art come together at a range of levels to provide a complete built response to create spaces of excellence and value for the community. These responses can be described in the Urban Approach, Curatorial Rationale and a series of built and curatorial elements that facilitate these outcomes.



ARCHITECTURE, DESIGN & PUBLIC ART

Curatorial Role

Art, architecture and design have the power to reflect a communities cultural and social values by connecting people through shared experiences, stories and histories. With a holistic approach to these creative practices the interventions the design team have developed provide flexible and usable spaces that responds to the requirements of the local and broader community of users.

The design team have identified a curatorial framework for architecture, design and public art that can be summarised as:

Invite - responding to the plans permeability, linking and welcoming pedestrian traffic to the precinct, encourage discovery through movement into and through the space.

Reveal - reflects and extends the experience of the site from the 'big picture' of the large built forms to the 'intimate' of the internal spaces.

Urban Common - a central connected social environment for residents and the general public.

Address - a distinctive precinct with large and small recognisable landmarks that provide points of reference and meeting points.

Future - a potential future option to connect a pedestrian link to the R.N.A. precinct and adjacent old Museum.



ARCHITECTURE, DESIGN & PUBLIC ART

Curatorial Themes

In alignment with the Curatorial Framework, public art elements for Central Village will integrated seamlessly with the urban design and built forms of the site, offering an embedded layer of artistic content.

Artists and designers commissioned for the project will be invited to draw inspiration from the following Curatorial Themes, and artworks created for Central Village will connect to the unique geography and heritage of the site, whilst revealing and building upon the character of place:

Procession

The interpretations for artwork will draw on the history of the sight as a military establishment and parade-ground. The theme of precession will create a journey of movement energy and rhythm for visitors and residents.

- With a natural water course originally running through Water Street, there is a geographical history of movement energy and life within the site;
- With a built history that includes a Military Drill Hall and Orderly Room, the site has also been the home of military activities, that brought order, procession and regular activity to the site.

Public

- In addition to the site's localised geography and heritage, the development is centred within Fortitude Valley, forming part of one of Brisbane's most vibrant urban precinct's known for its gritty history, bright night life, famous musical lineage and it's uniquely 'Valley' vibe.

Artists and designers will apply and explore these themes to ensure diverse artistic interventions across the site that are highly visible and engage with public space.

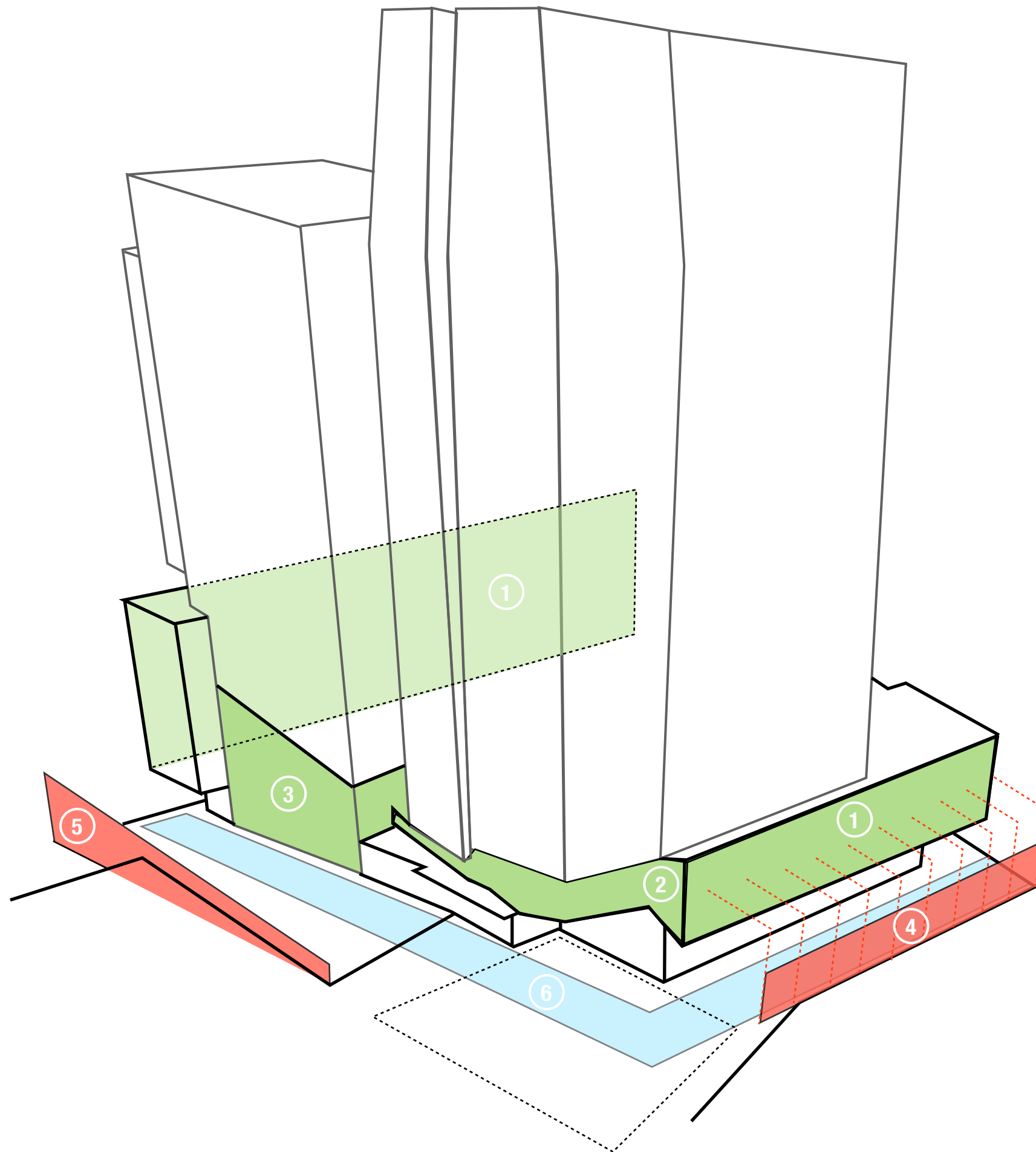
ARCHITECTURE, DESIGN & PUBLIC ART

Elements

The design team has crafted a strategy to capture the curatorial theme through a number of architectural, design and art elements. These elements work together to give life to the intended outcomes of the pedestrian entry, lane and urban common and will reflect the interplay between public and private space.

The document outlines each element in more detail, how they deliver on the objectives, provide layers of experience and encourage participation and visitation.

The architectural form of the adjacent buildings provide the framework or 'stage set' upon which the the social and physical elements of the pedestrian entry, laneway and urban common are placed.

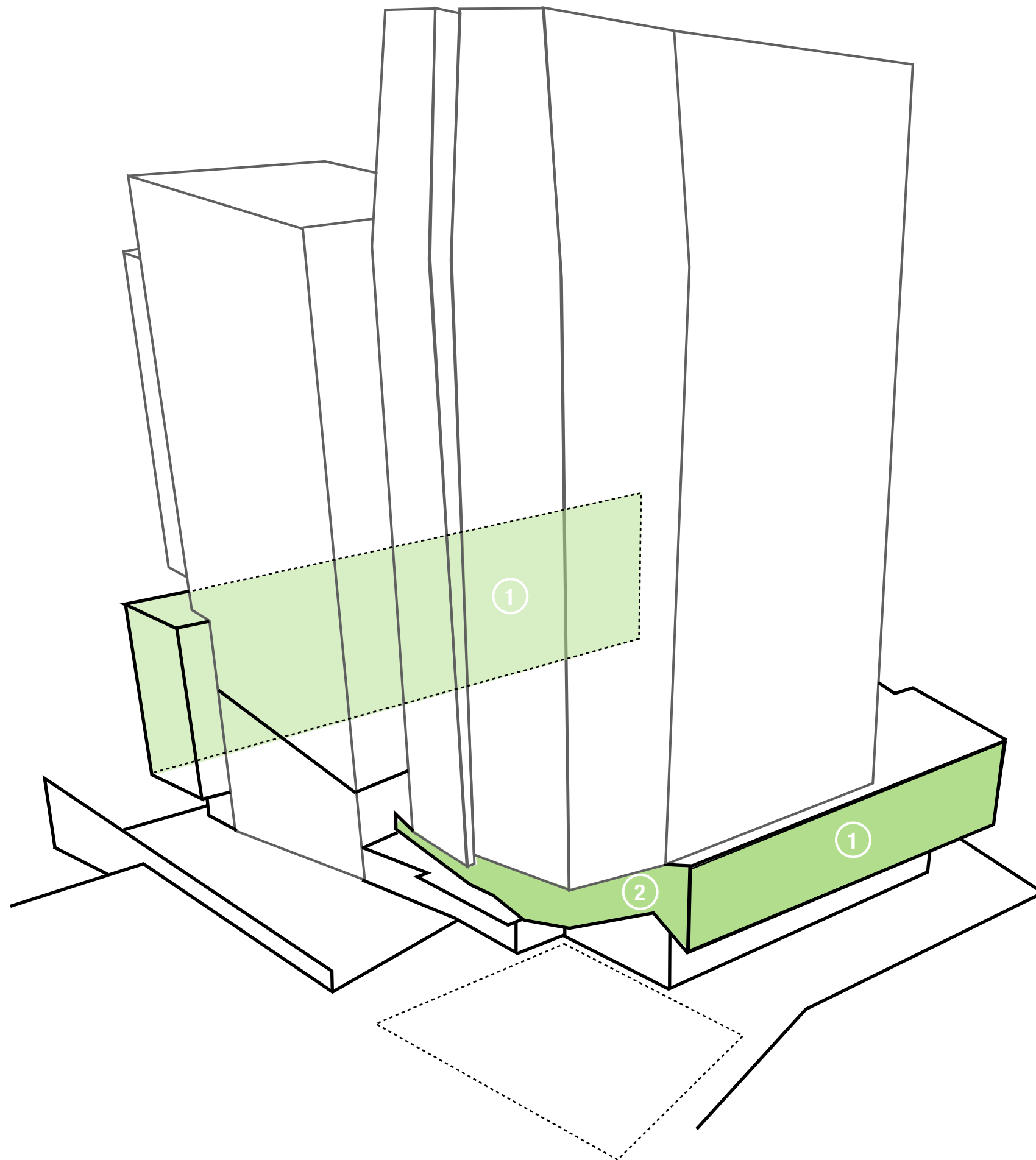


Architecture

1. **Invitational Markers** - Twin sculptural screens mark the entry points into the site with a shared language
2. **Undercroft** - Respectful sculptural soffit that forms a contained space shaping the Urban Common
3. **Brick Texture** - locating the development in place and memory, including the potential to reuse and reimagine the fabric of the current buildings.

Artworks

4. **Catenary** - Creative art and lighting that shapes the mood of the pedestrian entry and helps people navigate the space
5. **History Wall** - Memory wall that captures the unique history of the site connected to the Orderly Room Information Centre
6. **Ground Plane** - An artistic surface welcoming you to and directing toward the heart of the public realm



ARCHITECTURE, DESIGN & PUBLIC ART

1. Invitational Markers

Facade treatment

The invitational markers will provide an entrance marker to the public realm beyond. By linking the language of the screened elements a holistic process of discovery marks and identifies the development and the street address to Brunswick Street.

Along the Water Street edge, an approach was sought that unites the façades treatment in their dual roles as firstly, a marker of the Brunswick and Water Street corner, and secondly as an engaging presence inviting the public into the internal lane and Urban Common.

The building facade marks the two edges with a human scale defining the public space. This approach strengthens the perception of the public nature of the laneway and creates an invitation to users of the space. Approaching the lane from Water Street the building facade acts as a marker with the embedded architectural artwork inviting discovery gradually revealed as visitors walk along Water Street toward the urban realm beyond.

The facade and building edges shape the invitation toward the heart of the development providing a stage set and background for community life.

Outcomes

- Plays with perception, an invitation to explore
- Sensory and intriguing
- An address and distinctive identity

2. Undercroft

One of the platforms of the curatorial framework is the concept of 'invite and reveal', a catalyst for the development of art and design elements within the laneway. The undercroft will be revealed and discovered forming a dynamic frame for the urban common. This element is intrinsically linked to the invitational markers in terms of design language and will form an organic screened soffit to the space.

The undercroft screen is proposed to provide a dynamic four storey sculptural space that forms the heart of the development adjacent to the Urban Common.

ARCHITECTURE, DESIGN & PUBLIC ART

1. Invitational Markers

Facade treatment

The sculptural screen provides an organic unique identifier for the development with the vertical screened elements providing a human scale. The riverine approach to the embedded forms are reminiscent of the original Water Street's origin as a creek from Spring Hill towards the Brisbane River.

There is a direct relationship to the lineal nature of the drill hall, using strip-timber in the form of weatherboards and reinforced by a corrugated look. This contemporary interpretation is a corner marker, drawing people into the site.

Outcomes

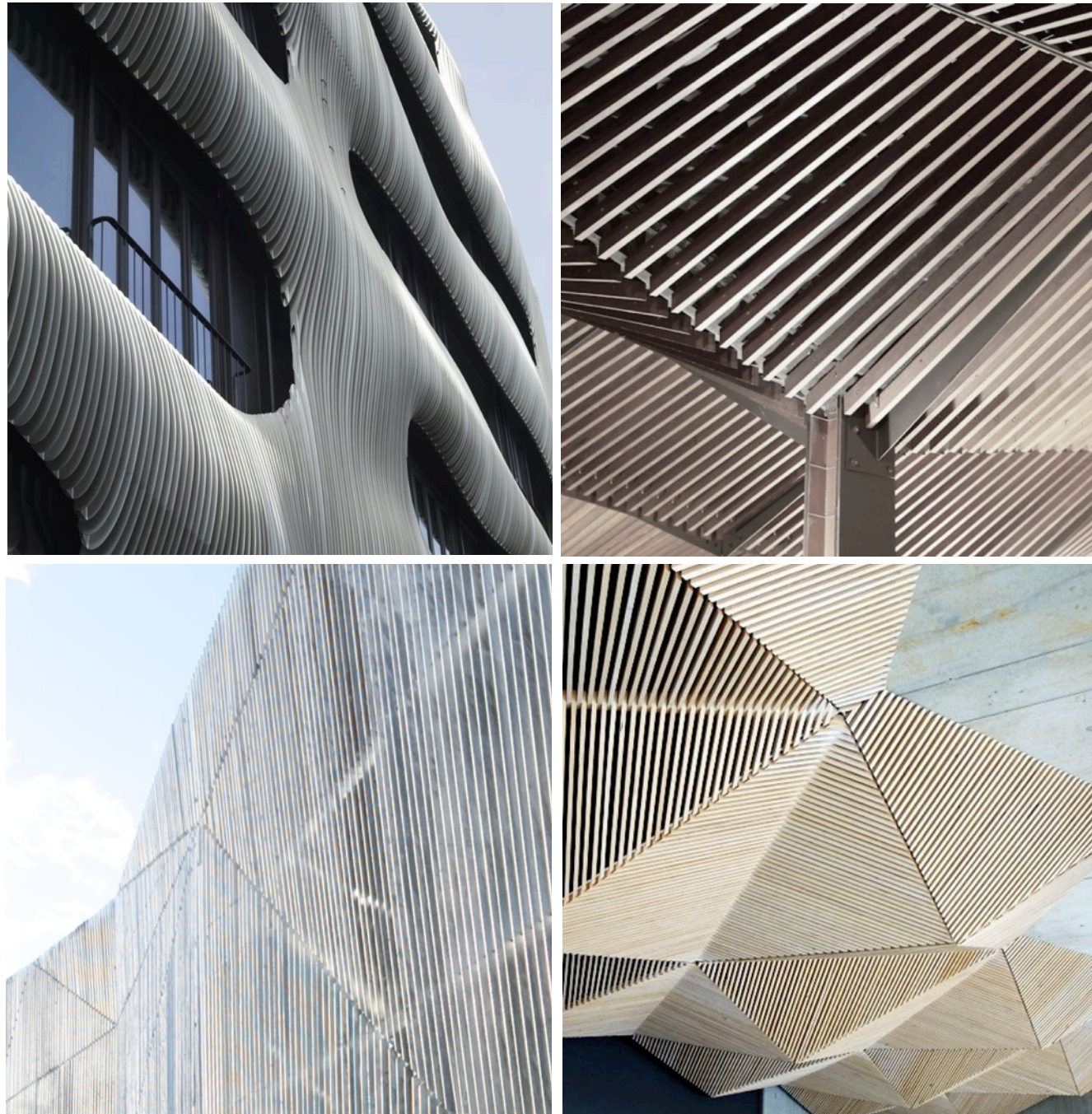
- Plays with perception, an invitation to explore
- Sensory and intriguing
- An address and distinctive identity

2. Undercroft

Undercroft treatment

The sculptural form will be an evocative memorable space and will provide the backdrop for the central public spaces of the site.

The undercroft treatment may draw inspiration from the geographic history of the site, with fluid and water inspired forms.



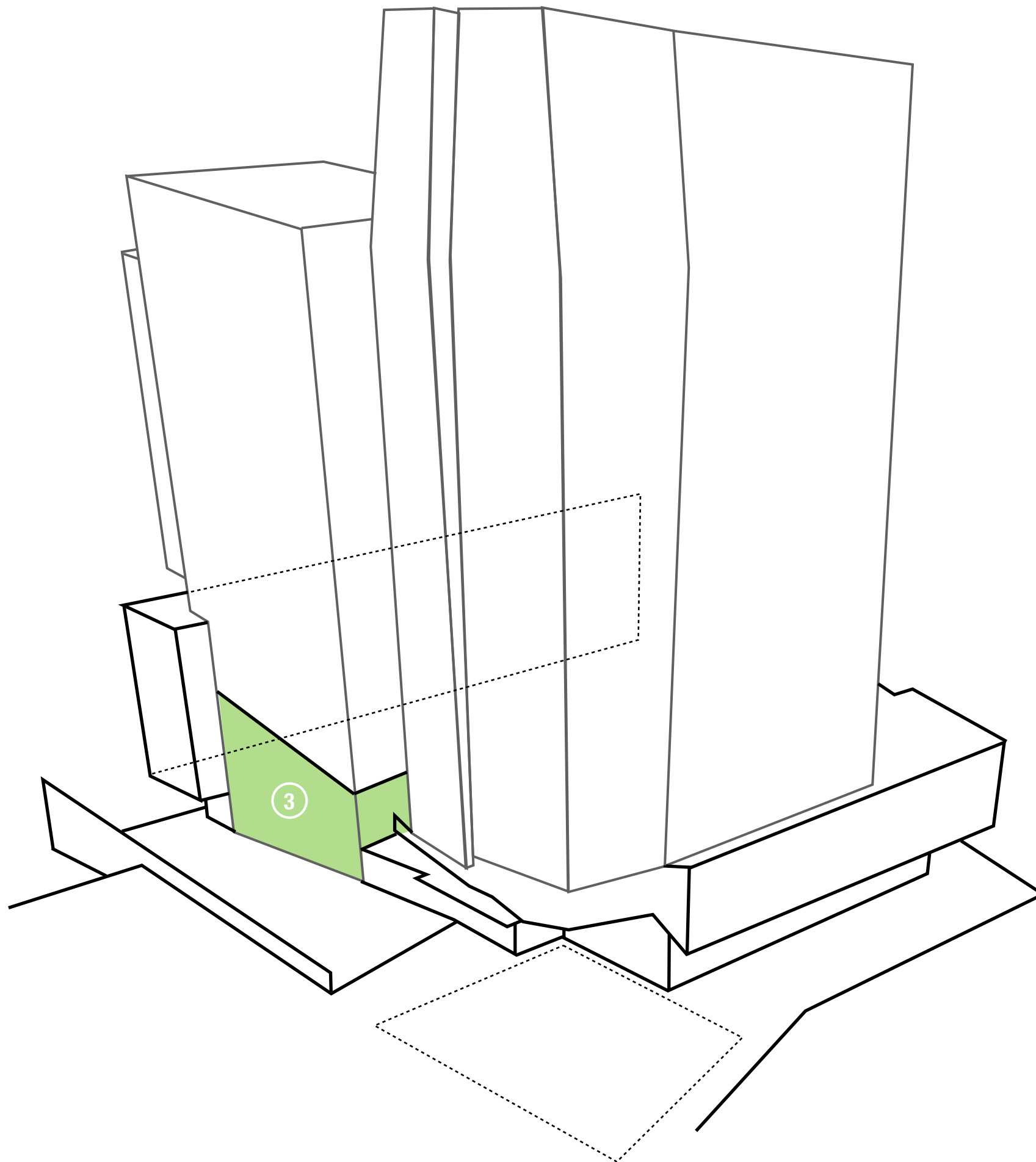
3. Brick Texture

Brick Texture

The brick texture is a brick plane used to define the edge of the laneway. This element provides a strong connection with the heritage of the region through the use of brickwork. Wherever possible, the brick itself will be recycled from the existing buildings on the site, potentially providing a tangible connection to the history of the site. The surface of the brick provides the opportunity for a uniqueness and artistry that responds to the distinct identity and place. The warmth and tactile nature inherent in the brick will be used to create a unique element that forms the western fabric of the laneway leading toward the Urban Common.

Outcomes

- A creative interpretation of traditional recycled on site materials
- A human warmth and vitality to the building edge



3. Brick Texture

Brick 'Fabric'

The robust and textural qualities of the regions character are incorporated into the project through a selection of naturally and pre-finished materials. Off form pre-cast concrete and brick- work contrast with the glass and metal finishes providing a richness and depth to the expression. The rawness and honesty of the materials connect the building to its location and form an identity for users.

The images to the left are exemplars of an approach to a brick surface which allows the brick to be used as an explorative material of artistic expression. This approach facilitates a sense of discovery and adds a richness and tapestry to the adjacent space. By encouraging a sense of craft to the fabric along the edge of the laneway, a perceived and understood sense of value is placed upon this space.



4. Catenary

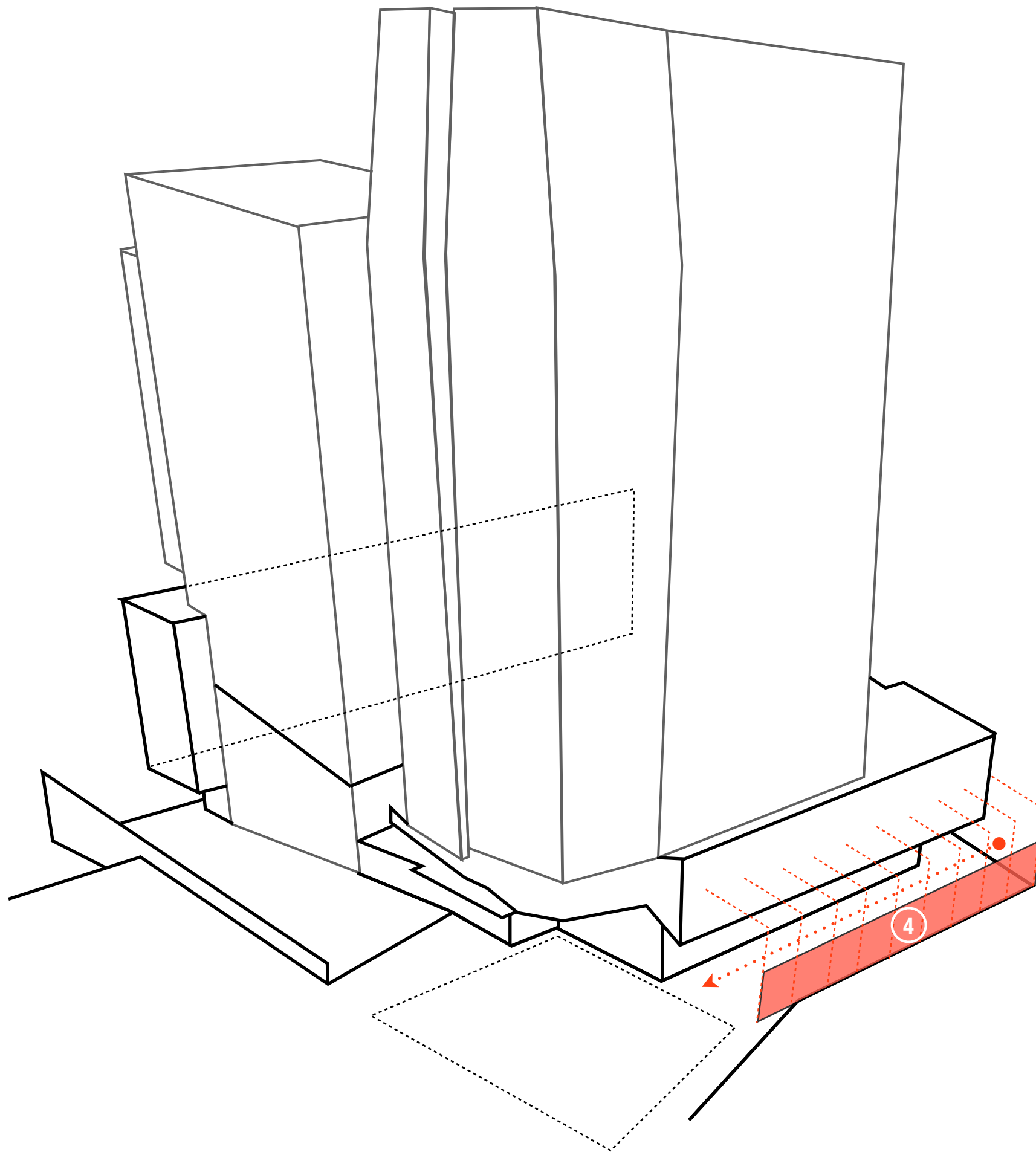
Complementing the identity of the public realm will be this series of crafted catenary elements.

These elements will be connected to the lighting strategy providing an evocative invitation at the pedestrian entry from Brunswick Street creating a welcoming human entrance. The rhythm of the elements aid in this invitation whilst additionally contributing to the containment and human scale of the space.

The parade of catenary elements will help to attract people in and through the space, creating an active and atmospheric meeting point, as well as a safe space at night. The lighting elements have the capacity to change colour to suit the mood and specific events.

Outcomes

- Social and sensory
- An address and distinctive identity
- Plays with perception and invitation to explore
- Promotes movement through the site



4. Catenary

Site Description

The site for these artworks is throughout the pedestrian entry from Brunswick Street.

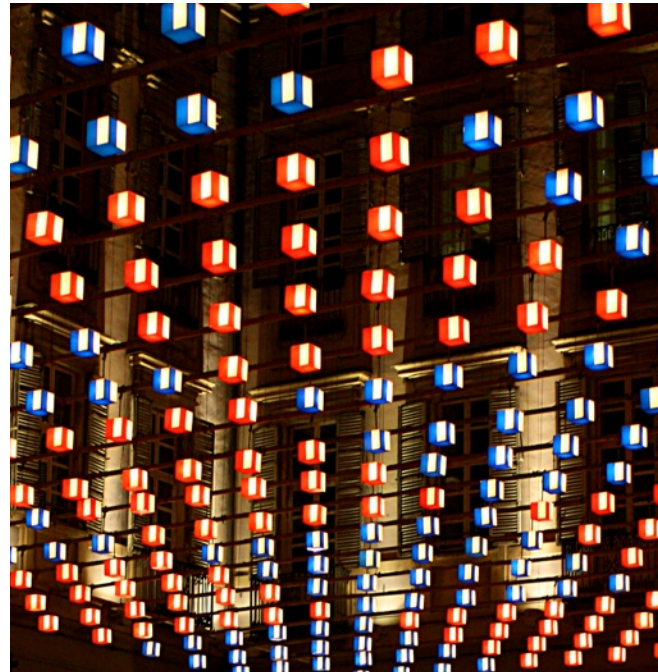
Artwork Opportunity

These artworks would be suspended elements that:

- Are contemporary elements in the space
- Create a sense of procession and rhythm through the space
- Create a more intimate space
- Can change colour and intensity to suit purpose and mood of the moment

Artist Procurement

An artist or designer would be briefed to create the elements from repetitious items which can be configured in a number of ways to maximise the budget allocation while also creating a number of unique elements within the space.

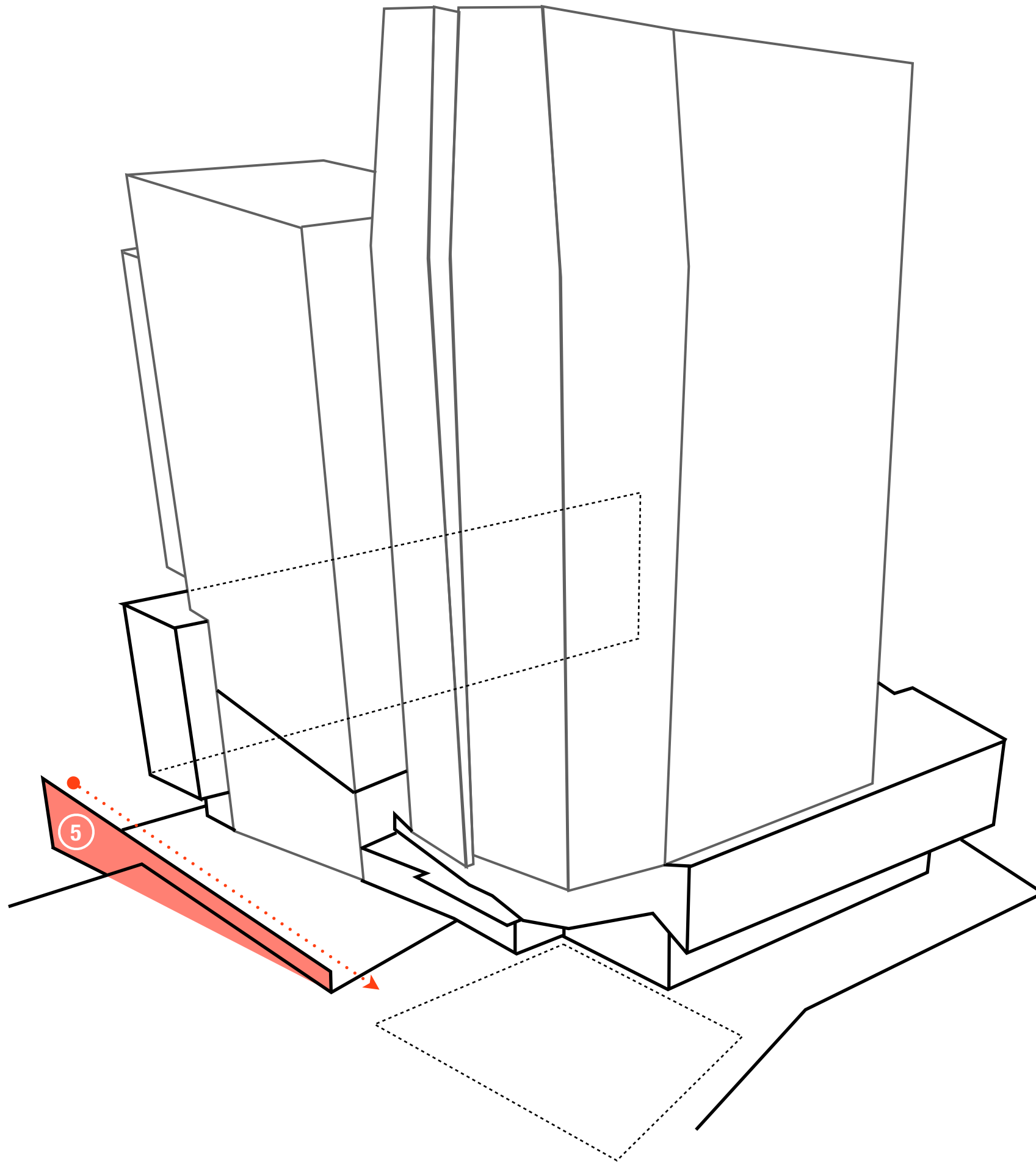


5. History Wall

The history wall will be a place where the local community of residents and visitors can connect with a permanent expression of the history of the place. The conveyance of this message gives form and expression to the wall as a place of reflection and remembrance. It will provide a place for learning and understanding, of both the role of the Drill Hall and the rich immediate history of the site as well as the broader historic context of both the cost and the national effort of WW2.

Outcomes

- A public invitational element
- Engaging and informing



5. History Wall

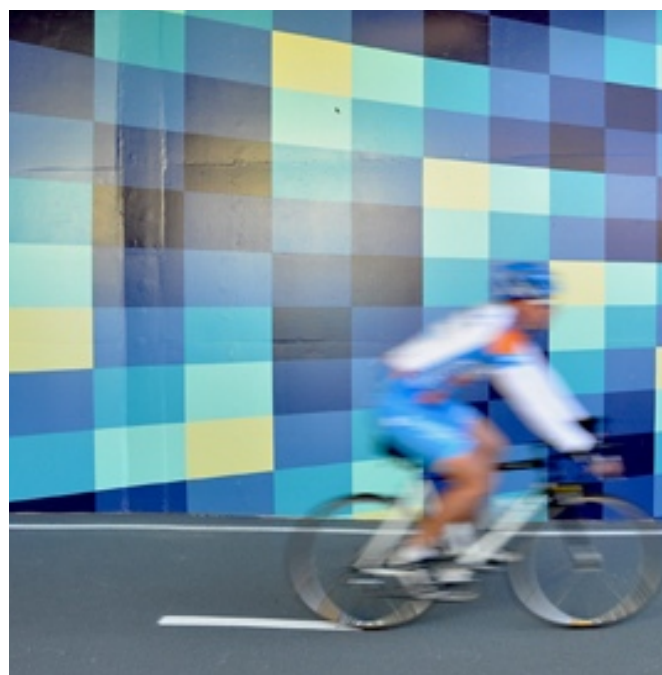
Form & Expression

The wall itself has the opportunity to embed the messages both graphically and as a narrative of the history of the site as well as embedding the photographic memory of its use as context to all who pass by. This narrative will be inclusive of the merit of the heritage structures and will illustrate their value and contribution to the community. By embedding the information and story of both the site and Brisbane as a whole the opportunity exists to mark the laneway entry as a truly welcoming public invitation. A unique linear historic journey towards the heart of the site.

Artist Procurement

It is recommended that one artist or designer be engaged to develop concepts for this artwork opportunity.

To maximise the budget allocation for this opportunity, the selected artist would be briefed to create a versatile modular design and to explore two dimensional, hard wearing surface treatments.



6. Ground Plane

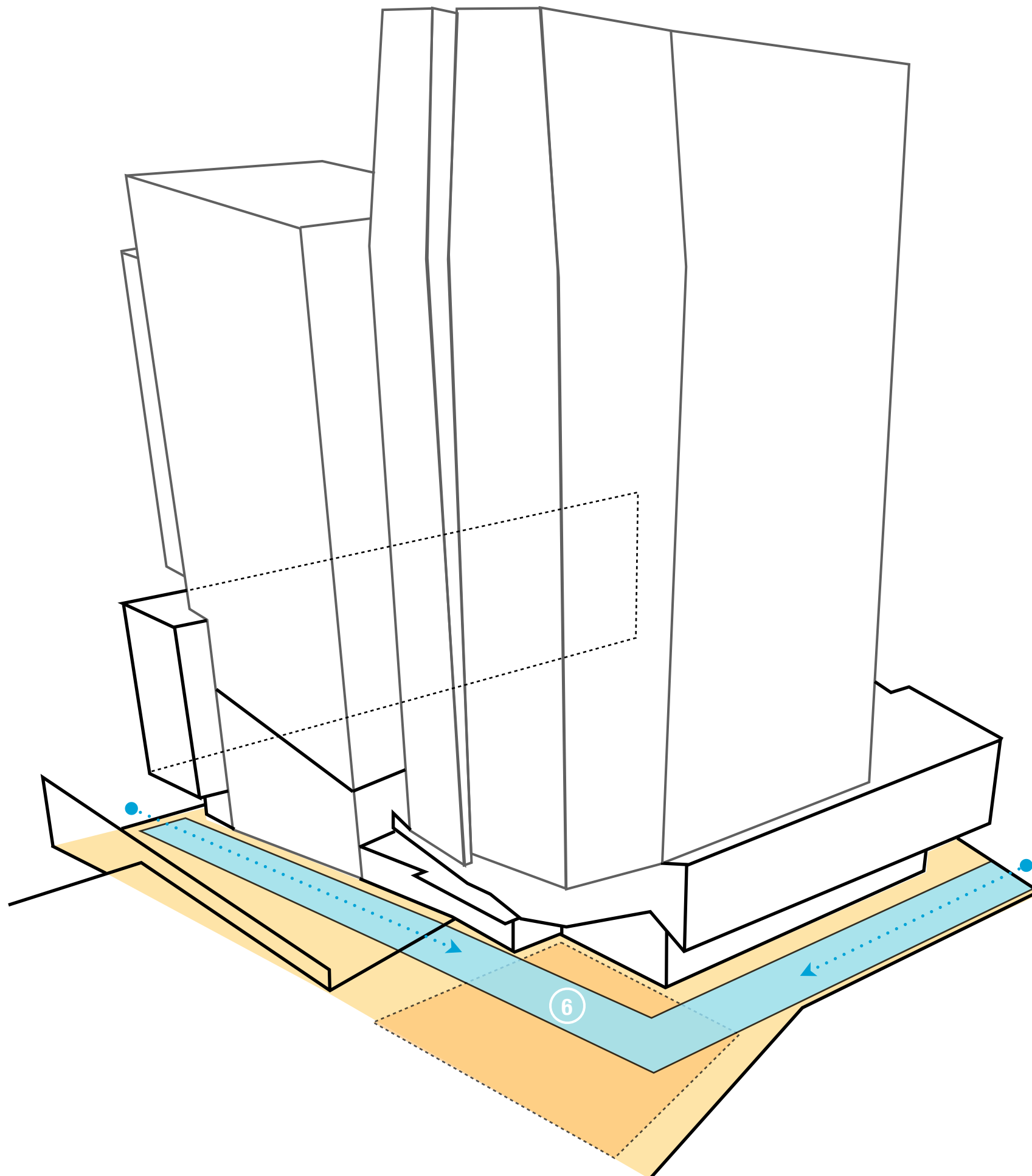
The ground plane is an important element in providing welcoming cues to users about what type of space they entering.

The ground plane will act as a playful 'pedestrian crossing' inviting passers-by into the site and offers a connected canvas for art treatments to be integrated between the urban and architectural planes of the site.

This artwork is derived from the strip timber in the form of weatherboards on the Drill Hall. The regimental stries will provide a visual invitation to pedestrian to approach the Urban Common and heritage precinct.

Outcomes

- Public invitational planes
- A distinctive identity
- Integrated urban and architectural planes



6. Ground Plane

Site Description

The site for this artwork is the ground plane throughout the public realm.

Artwork Opportunity

The response will

- add visual 'texture' to the space
- soften the public nature of the space
- create a welcoming laneway experience

Artist Procurement

It is recommended that one artist or designer be engaged to develop concepts for this artwork opportunity.

To maximise the budget allocation for this opportunity, the selected artist would be briefed to create a versatile modular design and to explore two dimensional, hard wearing surface treatments.

