

BURT ST COMMUNITY CENTRE

Development proposal

An overview

Located on the coast of Western Australia at the mouth of the Swan river, Fremantle is a port city of approximately 29 000 people. From its beginnings as a penal colony it has developed into a vibrant city with a strong music and artistic scene where people come to live as part of a community. This new community centre project aims to provide a range of spaces and facilities able to meet the needs of both community groups and individuals in order to Foster creativity, collaboration and interaction. The proposed location for this development is near other community facilities including a primary school, a high school, an arts centre and a swimming pool. It lies at the threshold between residential areas and the inner city and overlooks the city skyline and the ocean.

The brief

The city of Fremantle has called for a design proposal incorporating the following functional areas:

- A lounge or entrance lobby
- Two small meeting rooms each of which accommodates up to 10 people
- Two large function rooms each of which accommodates up to 40 people
- Children indoor play area
- A small library with bookshelves, reading areas, and areas for computer access
- A small café with its own kitchen
- A small kitchen for community events and functions
- A number of toilets and two showers for community/visitor use
- Administration area i.e. two small offices, some open layout workstation, two staff toilets, and a small kitchenette
- Parking for staff and visitors

Flexibility in use is to be encouraged in the design as is the possibility to operate functional zones independently of each other. The outdoor space should be maintained as green space for community use as much as possible.

The vision

The Steeply sloping site lends itself to a multi-storey building incorporating parking in the lower levels whose proportions are in harmony with the existing buildings. By placing parking below the functional areas, the site can be developed to include large public green space. Whilst the volume of the new building will not overwhelm the surrounding Colonial era buildings, it will be styled to contrast with the existing architecture and make a statement inside and out.

Flexibility

The building includes a number of services and zones that are able to operate independently, with different schedules and with minimal interference from each other. The main lobby is a large space on two levels with access to kitchen and toilets. It also provides access to the administration area, the library area and children's play area. The lobby and function rooms are able to host large and small events. The café includes access options from within the atrium as well as directly to the outside to provide the maximum operational flexibility.

Inclusive access

To be truly inclusive, the access to the building was designed limit the physical separation and distance between primary access and disabled access. The lift is near the main stairs and disabled toilets are available on all floors.

Passive design

Access to natural light prioritised in all functional areas of the building as are outside views. Passive heating and cooling is maximised through the careful placement of operable windows and clear breeze paths through the building.

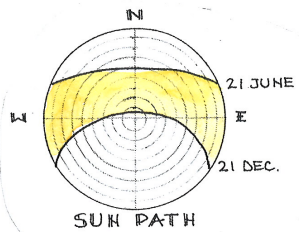
Occupant wellbeing

The wellbeing of users is enhanced with various strategies. Windows look onto green space, functional spaces are separated to limit their negative impact on each other. Aspects of activity based working (ABW) are incorporated into the design by including distinct areas suitable for the varied activity needs of the community.

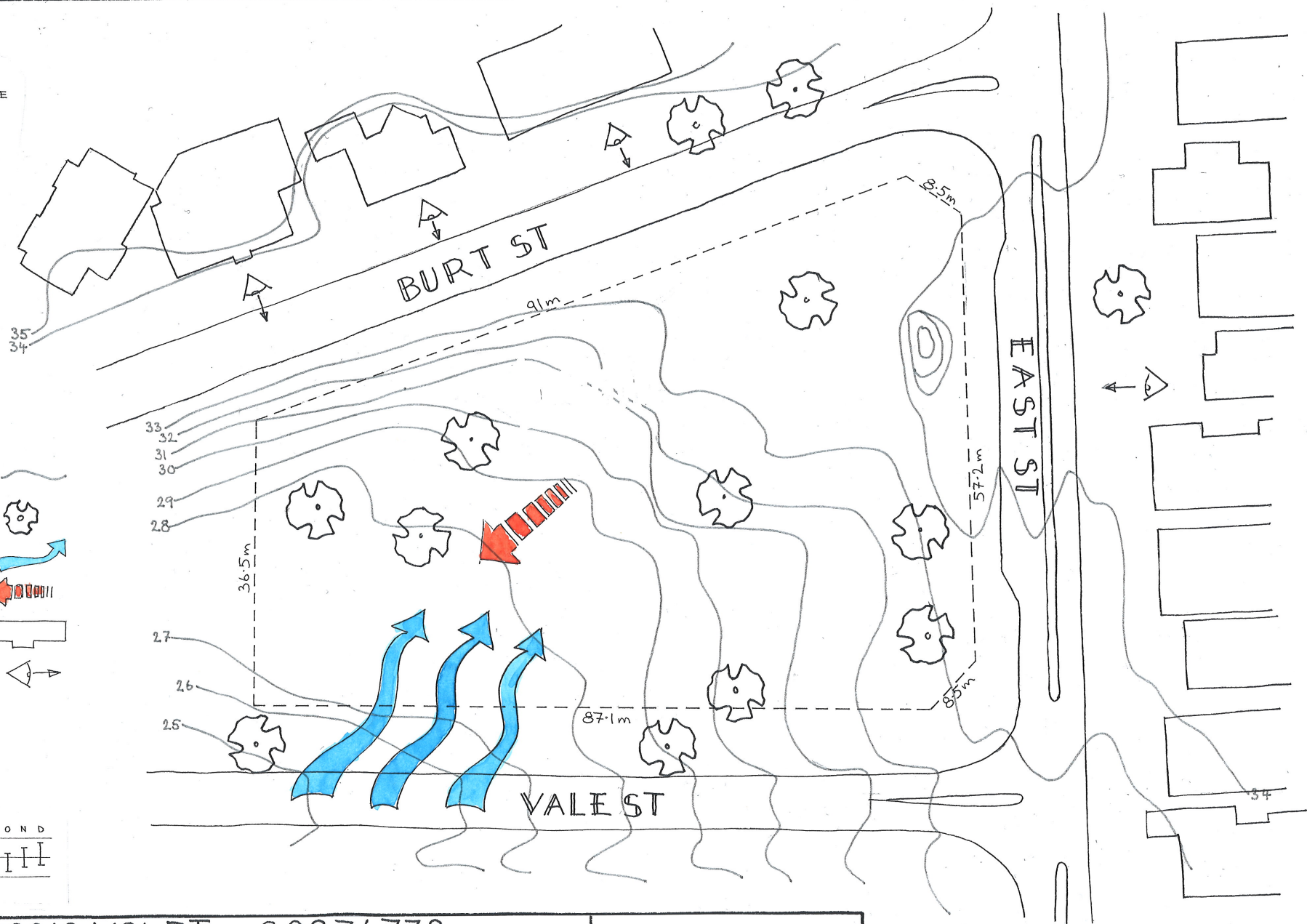
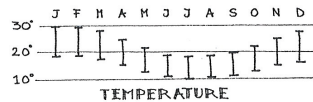
Way finding

The building aims to be easy to navigate by placing the access to all the major services in visual contact with the main entrance. A reception desk is located within a few metres of the entrance and has sight lines to all the major areas including the lower ground floor secondary access.

DESIGNER	FRANCOIS VOLET S0274732	
	DRAWING TITLE: PROJECT BRIEF & DESIGN STATEMENT	DATE OF ISSUE 7 FEB 2019
	PROJECT: COMMUNITY CENTRE BURT ST FREMANTLE WA 6160	DRAWING N° 1 OF 11
	CLIENT: BLAR 13052	



- CONTOUR LINES 27
- EXISTING TREES
- COOL BREEZES
- OCEAN VIEWS
- RESIDENTIAL OVERLOOK



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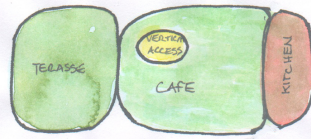


DRAWING TITLE:
SITE ANALYSIS
PROJECT: COMMUNITY CENTRE
BURT ST FREMANTLE WA 6160
CLIENT:
BLAR 13052

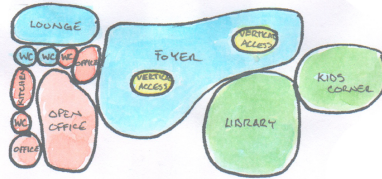
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7 FEB 2019
DRAWING N°
2 OF 11

23-25 BURT ST
FREMANTLE WA 6160
LOT 1907
AREA 4939m²

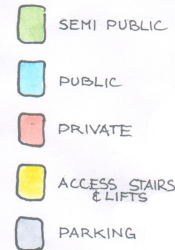
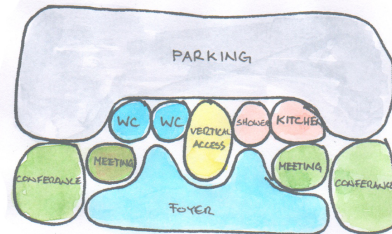
FIRST FLOOR



UPPER GROUND



LOWER GROUND

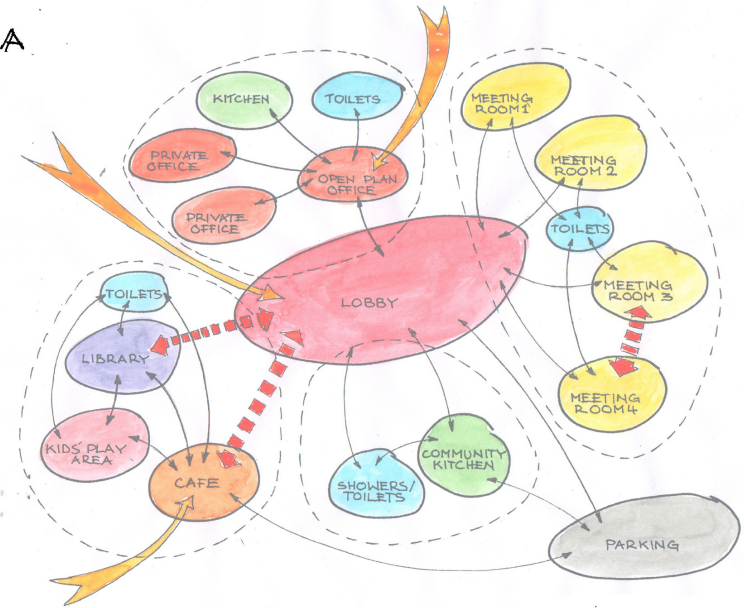


BASEMENT



SCHEMATIC DIAGRAM

FUNCTIONAL AREA
BUBBLE DIAGRAM



SPACE ADJACENCY MATRIX
AND ROOM PROPERTIES

LEGEND

ADJACENT ●
CLOSE ACCESS *
NOT ADJACENT X
YES Y
NO N
PUBLIC □
SEMI-PUBLIC △
PRIVATE ☒

		APPROXIMATE AREA IN M ²	LINE OF SIGHT FROM ENTRANCE	ACCESS	DAYLIGHT	PLUMBING	VISUAL PRIVACY	MAX OCCUPANCY	NOTES
1	ENTRANCE LOBBY	200m ²		□	Y	N			
2	MEETING ROOM 1	27m ²		△	Y	Y	10		
3	MEETING ROOM 2	27m ²		△	Y	Y	10		
4	MEETING ROOM 3	70m ²		△	Y			40	FLEXIBLE SIZE
5	MEETING ROOM 4	70m ²		△	Y			40	FLEXIBLE SIZE
6	CHILDREN'S PLAY AREA	80m ²		△	Y	N	20		
7	LIBRARY	100m ²	Y	△	Y	N	15		
8	CAFE	150m ²	Y	△	Y	Y	50		
9	COMMUNITY KITCHEN	20m ²		△	Y	Y	10		
10	PUBLIC TOILETS	40m ²		□	N	Y	Y		
11	PUBLIC SHOWERS	15m ²		△	N	Y	Y		
12	OFFICE 1	9m ²		☒	Y	Y	3		
13	OFFICE 2	9m ²		☒	Y	Y	3		
14	OPEN OFFICE	60m ²	Y	☒	Y		10		
15	STAFF TOILETS	10m ²		☒	N	Y	Y		
16	STAFF KITCHEN	6m ²		☒	N	Y			
17	PARKING			□	N	N	N		

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DRAWING TITLE:
SPACIAL ANALYSIS AND CONCEPTS

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DRAWING TITLE:
SITE PLAN (PROPOSED)

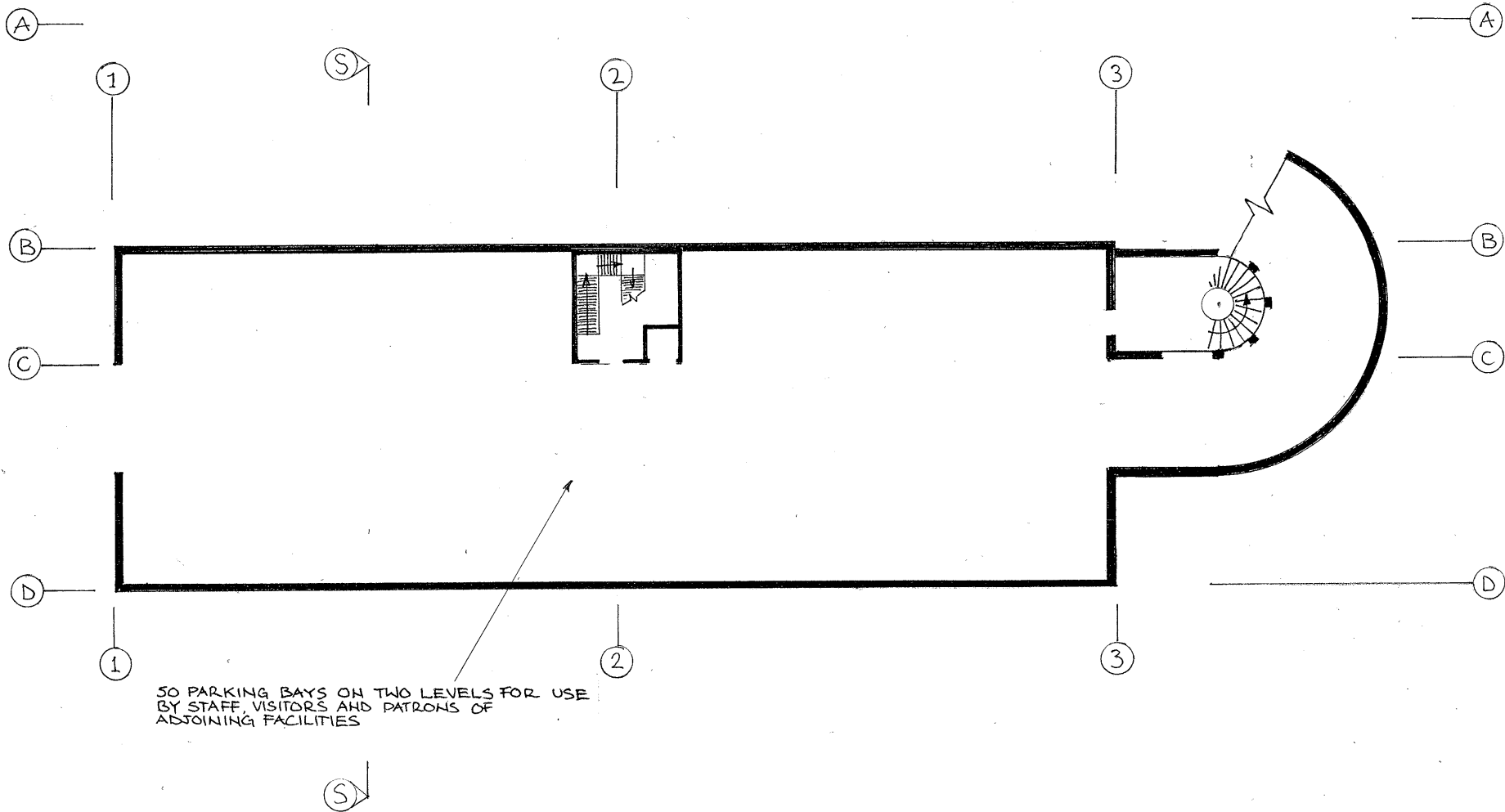
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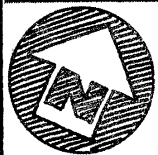
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CLIENT:
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SCALE 1:500 AT A3 SIZE
0 140m



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DRAWING TITLE:
FLOOR PLAN - BASEMENT PARKING

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7 FEB 2019

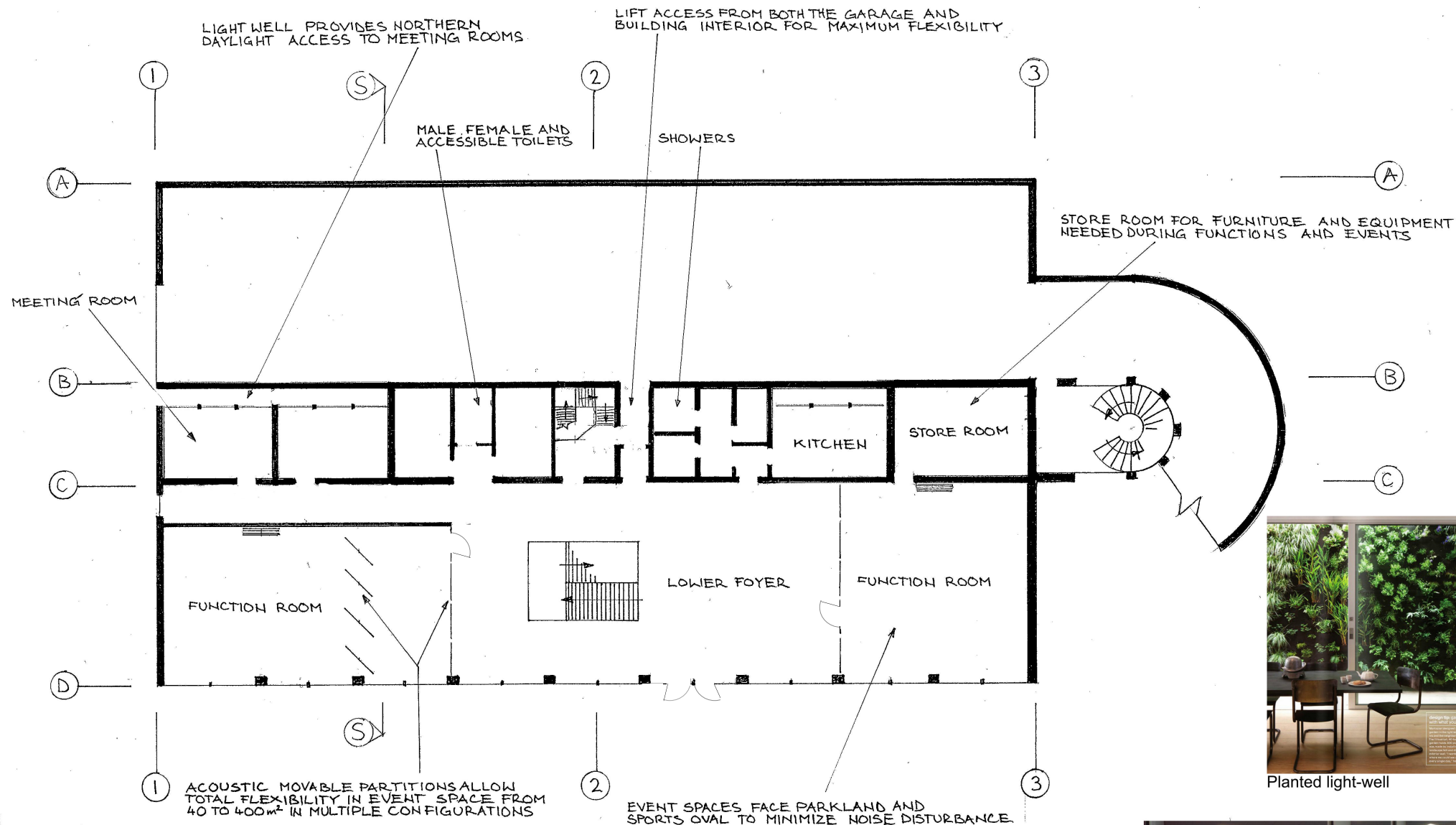
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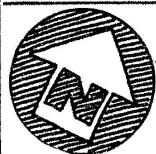
CLIENT:
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SCALE 1:200
0 15m

AT A3 SIZE



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DRAWING TITLE:
FLOOR PLAN - LOWER GROUND

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BURT ST FREMANTLE WA 6160

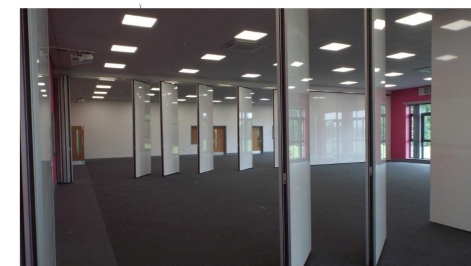
CLIENT:
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SCALE 1:200
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15m

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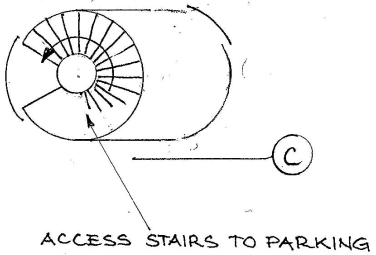
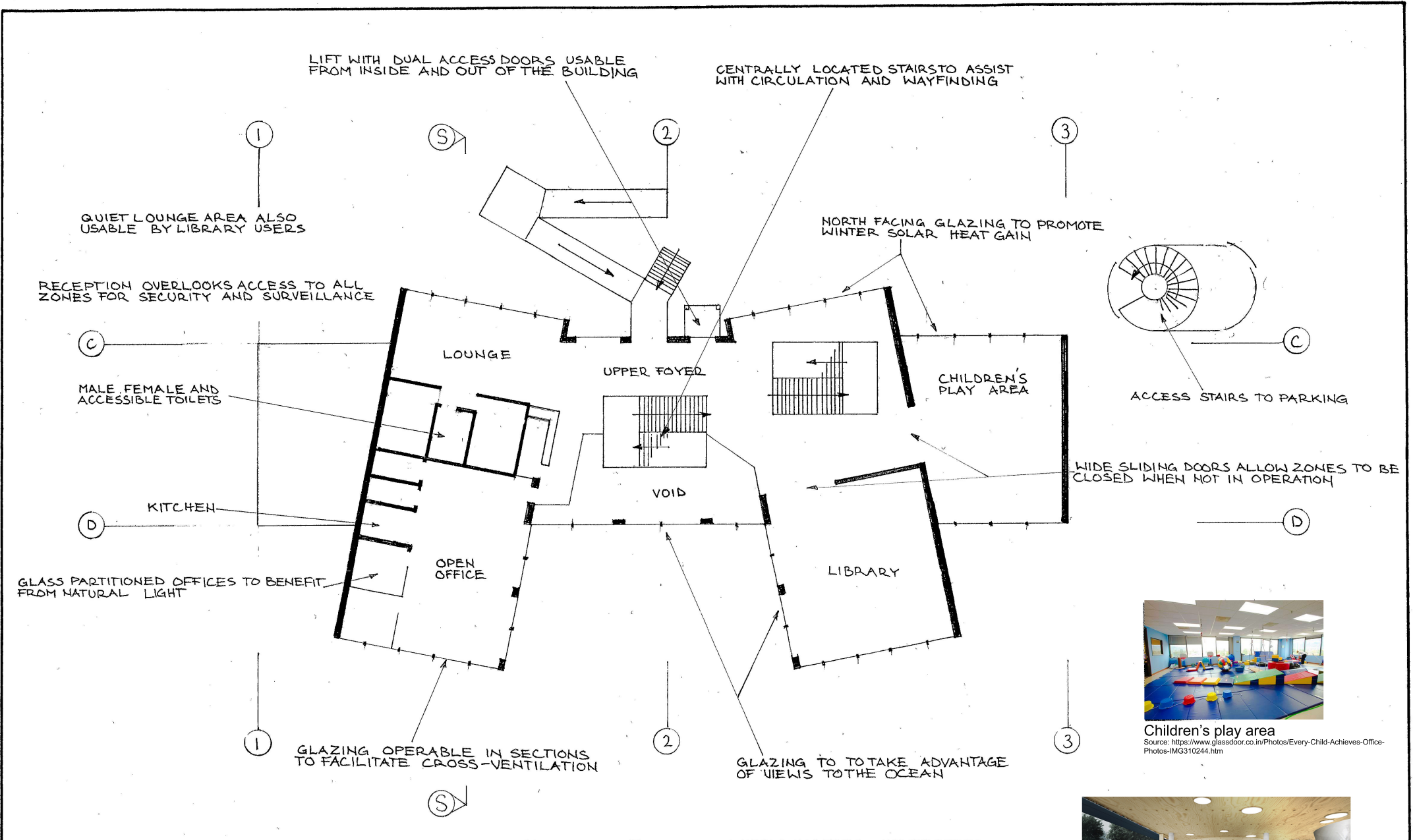
DRAWING N°
6 OF 11

AT A3 SIZE



Movable partitions

Source: <http://www.aegpartitions.com/wp-content/uploads/2018/08/DSCF2299-1-1024x576.jpg>



Children's play area
Source: <https://www.glassdoor.co.in/Photos/Every-Child-Achieves-Office-Photos-IMG310244.htm>

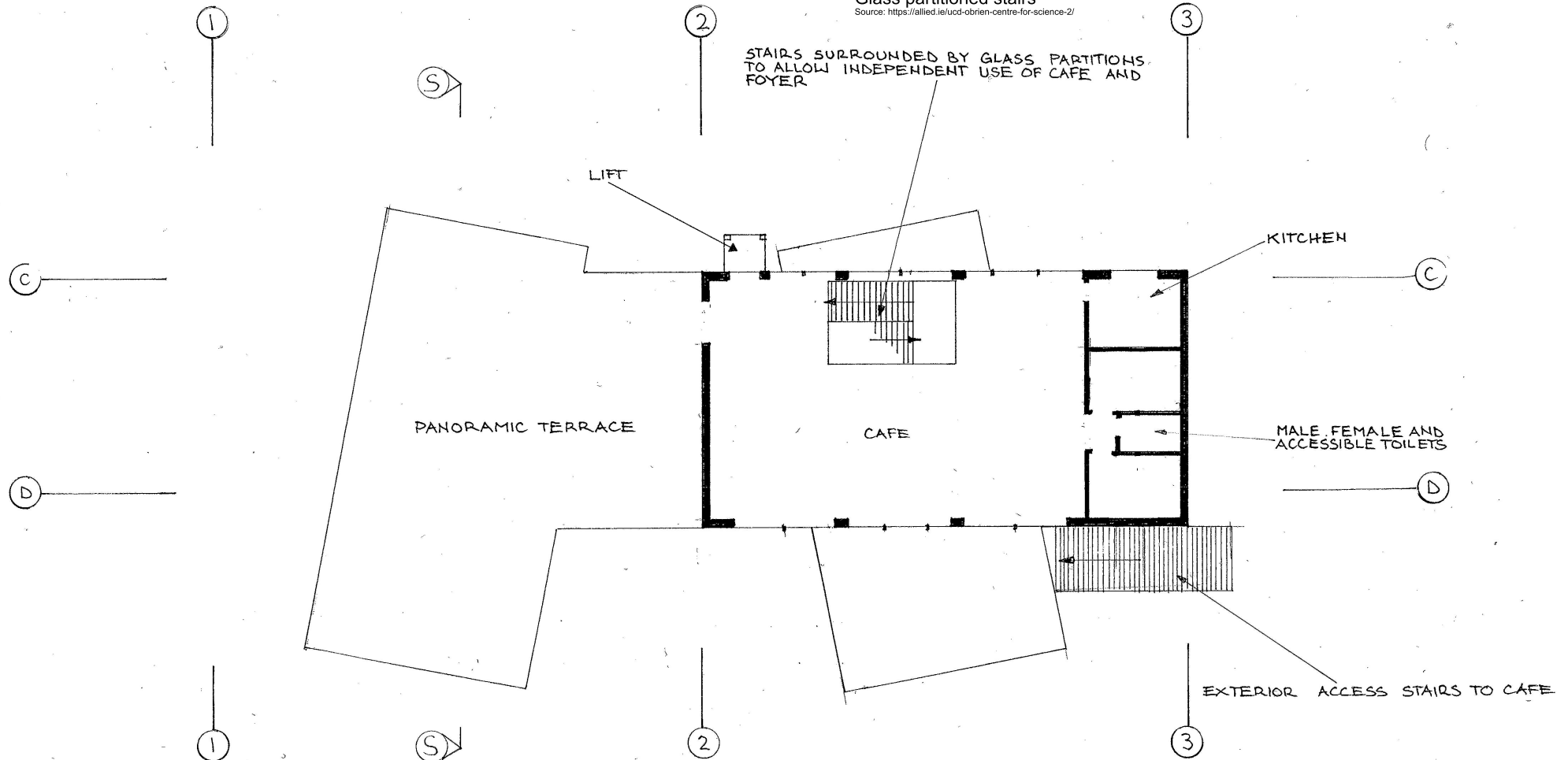



Library
Source: <https://www.archdaily.com/340857/culture-island-public-library-proposal-ugo-architecture/5137ce8cb3fc4b6d54000044-culture-island-public-library-proposal-ugo-architecture-image>

DESIGNER: FRANCOIS VOLET 50274732		
	DRAWING TITLE: FLOOR PLAN - UPPER GROUND	DATE OF ISSUE: 7 FEB 2019
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	CLIENT: BLAR 13052	SCALE: 1:200 AT A3 SIZE
	0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15m	



Glass partitioned stairs
Source: <https://allied.ie/ucd-obrien-centre-for-science-2/>



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	CLIENT: BLAR 13052	SCALE 1:200 AT A3 SIZE 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15m

SECTION S-S

ORIGAMI INSPIRED FOLDED METAL
ROOF REMINISCENT OF SAILS

NORTH FACING GLAZE "LIGHT STRIP"
ALONG LENGTH OF BUILDING

PARKING

LIGHT WELL PROVIDES LIGHT AND
VENTILATION TO UNDERGROUND
MEETING ROOMS

(A)

(B)

(C)

(D)

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SECTION S-S

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SCALE 1:100

AT A3 SIZE

110m



VALE ST ELEVATION

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DRAWING TITLE:
SOUTHERN ELEVATION

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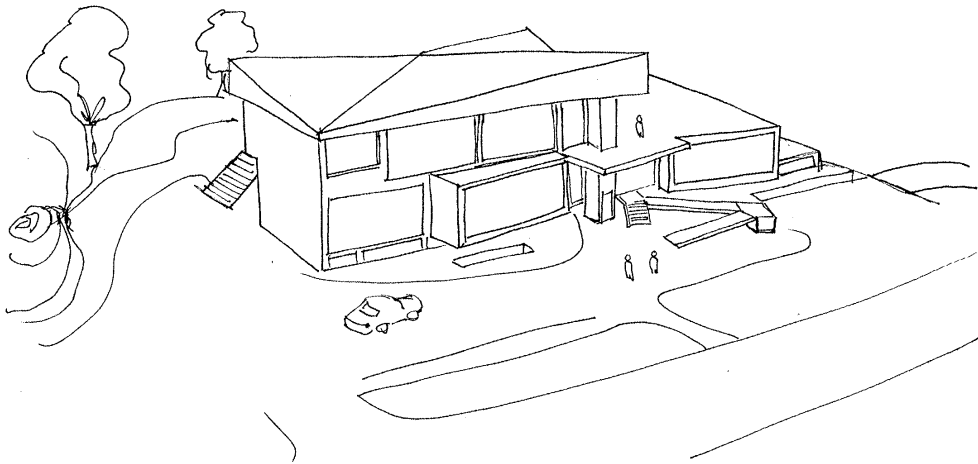
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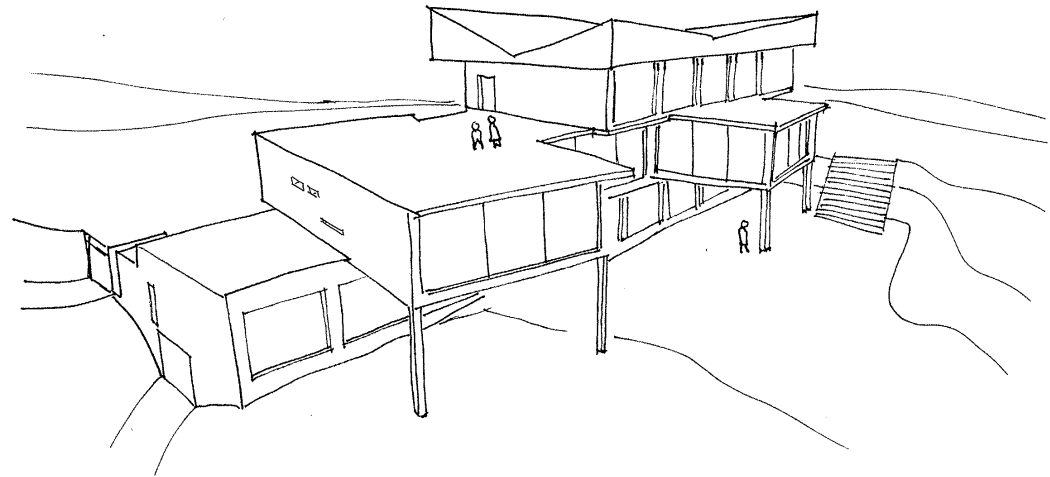
SCALE 1:200
0 1 2 3 4 5 6 7 8 9 10

AT A3 SIZE
115m

BURT ST COMMUNITY CENTRE Development proposal



BURT ST PERSPECTIVE



VALE ST PERSPECTIVE

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	DRAWING TITLE: 3D SKETCHES	DATE OF ISSUE 7 FEB 2019
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