

2.4.2 Clarify Ownership

One of the main areas that needs to be improved throughout the site is a clear definition as to what is private, what is communal and what is public space . At the moment it is difficult to ascertain building uses, different domains or even entrances and this is something that we hope to address. The different uses need to be intuitively evident and residents need to have clearly defined, defensible space that is private to their communal dwelling.

2.4.2.1 Clarify Ownership - “Private Communal” Spaces

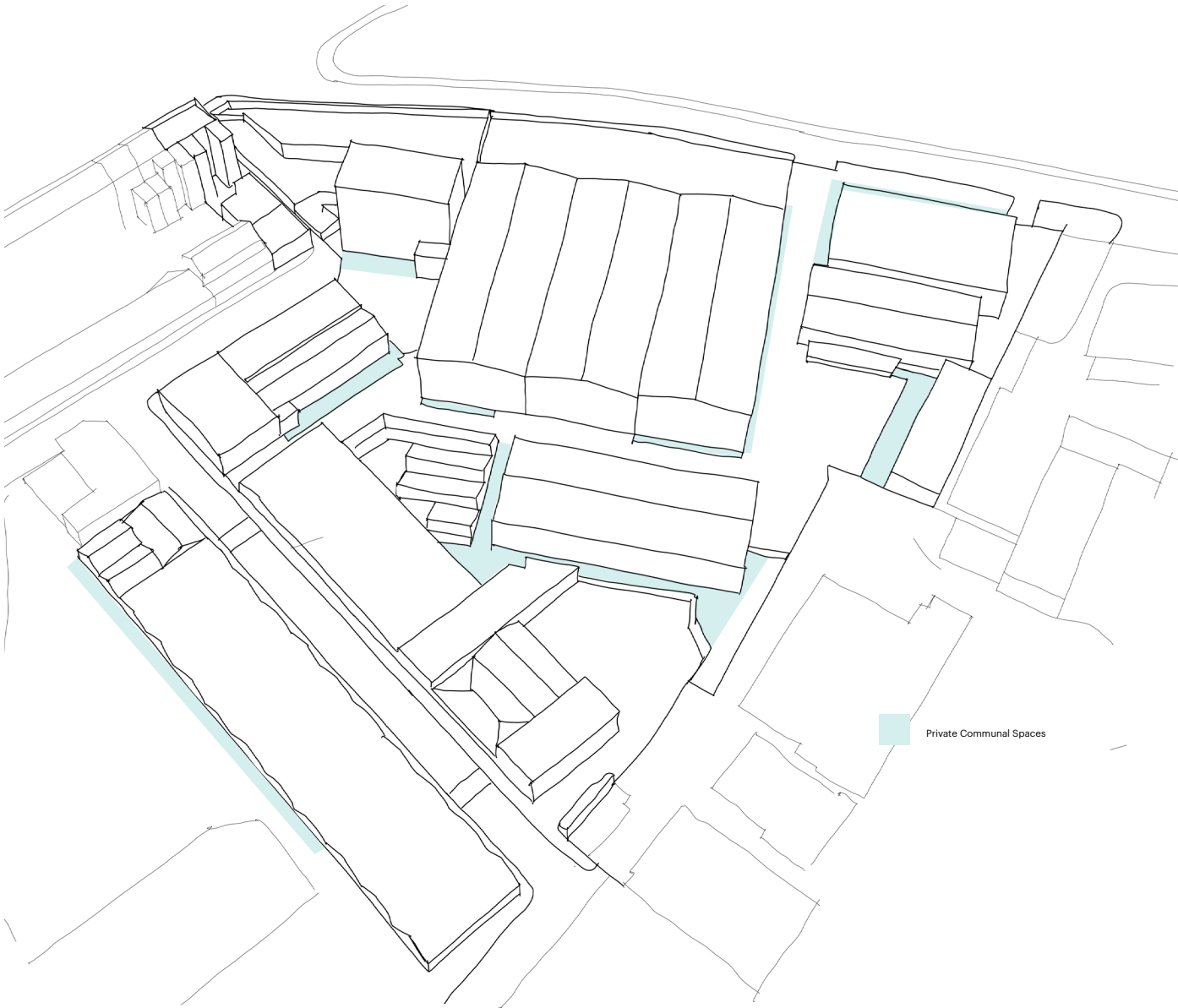
Private communal spaces are intended to be a way of the residents of each unit to have their own outdoor space that they can take ownership over. Many examples of these spaces already exist across the site although there are a number of disputes where some residents have adopted spaces belonging to other units. As new buildings and upgrades happen across the site the aim is that, where possible, all units have some defensible outdoor space which can be used as the residents see fit, for work or for leisure.

Design aims:

- Create blank canvasses: design intervention to be minimal, simply allowing residents to take their own initiative to decorate and use the spaces as they desire.
- Allow personalization and provide an inherently private legibility.

The spaces should:

- Use fences, balustrades or planters etc. to demark the space;
- Be provided with a power source for outdoor lighting and the option to work outside; and
- Where possible, have a water supply of attenuated water to provide irrigation for planting.



Precedent images



Positive example

2.4.2.2 Clarify Ownership - Communal Spaces

The aim of the landscape strategy is to improve the communal areas by creating a range of varied, vibrant and tranquil spaces that help to instill a greater sense of community amongst residents. Existing spaces are dominated by parking and bins and are let down by a lack of maintenance. New and existing spaces should be designed to improve the environmental quality throughout.

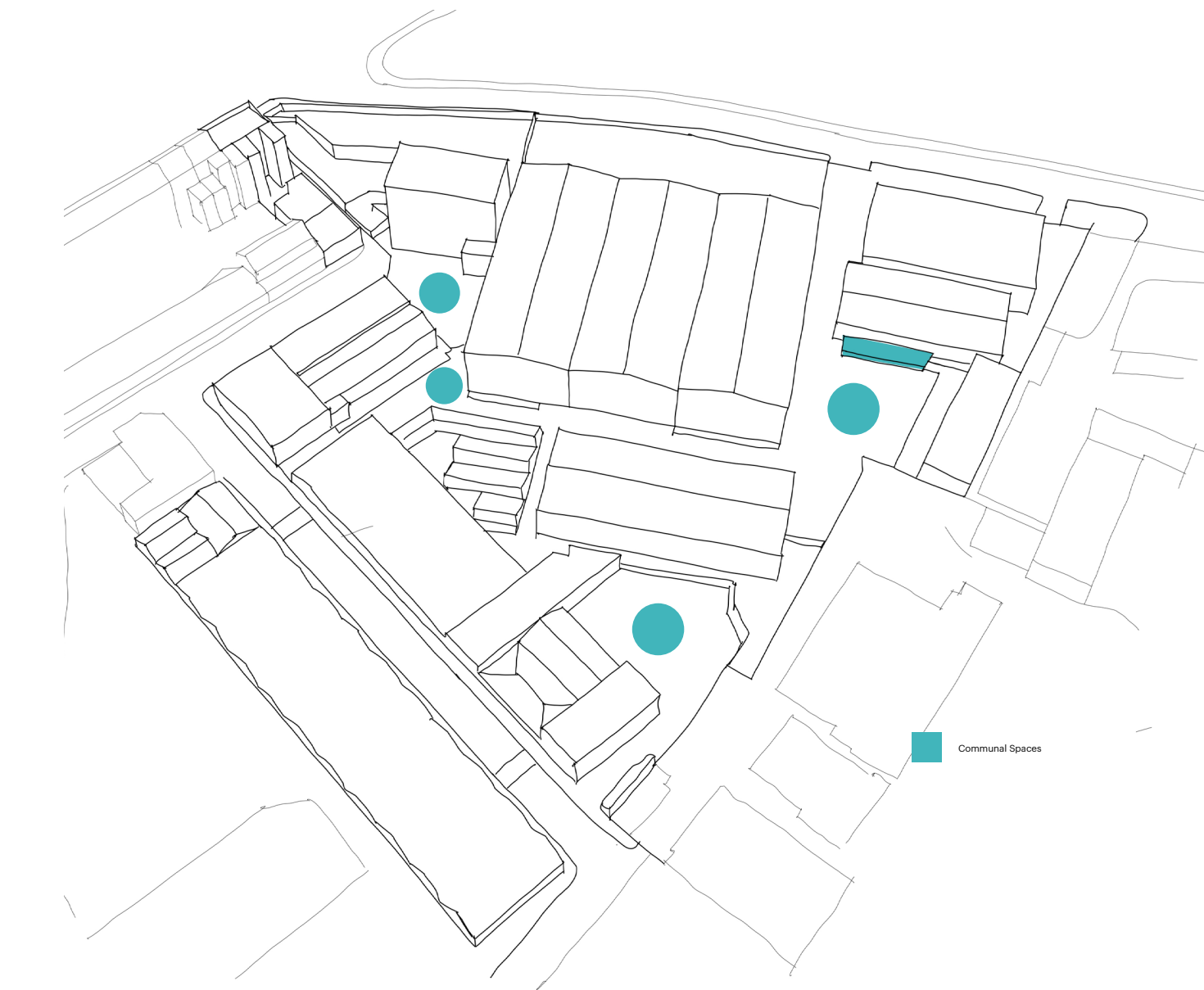
The spaces should read as being communal and be well maintained to encourage gathering and socialising by residents, while being personalised enough to feel as though they belong to the residents.

Design aims:

- Create vibrant and flexible spaces for residents;
- Introduce breakout zones that offer quieter areas; and
- Increase greenery and biodiversity through a varied planting palette.

The spaces should:

- **Use materials that are considerate to the existing material palette in the Warehouse District, as well as sustainable, durable and easily maintained;**
- **Provide landlord maintained planting apart from in areas where there is potential for adoption by residents;**
- **Provide clear and secure lighting in line with the lighting strategy;**
- **Provide managed areas for BBQs/fire pits to ensure they are used safely;**
- **Restrict parking to specific areas;**
- **Segregate waste to improve environmental quality; and**
- **Add shelter so that spaces can be used at varying times of year and in different weather conditions.**



Precedent images

2.4.2.3 Clarify Ownership - Semi-public Spaces

Increasing public engagement within the site is a crucial part of the Framework therefore it is important to look at public accessibility across the site. Some spaces are inherently semi-public when they are attached to bars and cafes etc. So these spaces must be considered within the Framework.

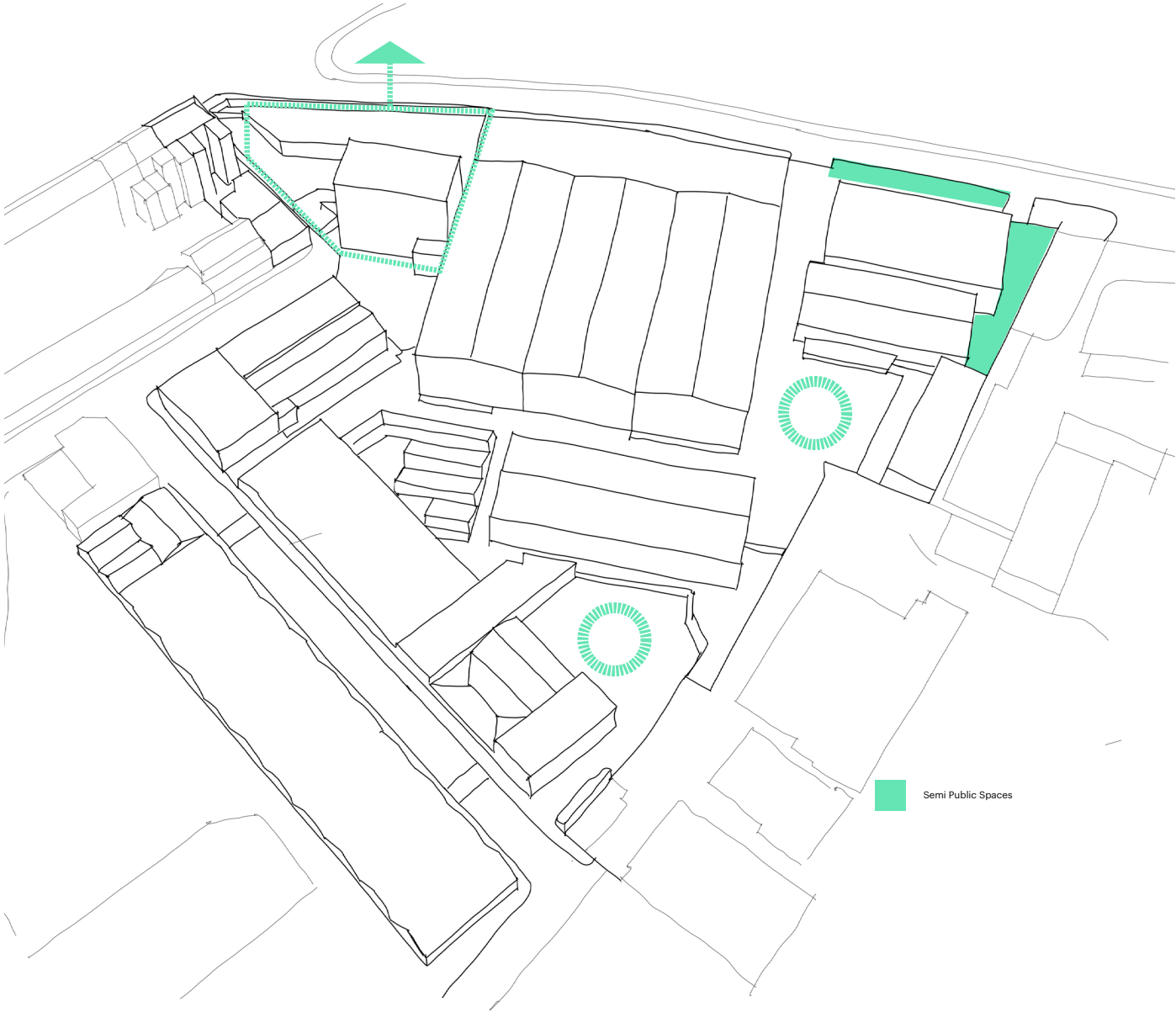
As already highlighted, permeability through the site is intended to be improved, however not all of the open space in the Warehouse District should be fully public. Instead, it is intended that some of the communal spaces can supplement the commercial spaces that are already publicly accessible. Communal spaces can be transformed when events take place such as markets, festivals etc. to allow more public access. The routes through the spaces are intended to be publicly accessible but designed to ensure a sense of ownership by the local residents.

Design aims:

- Create blank canvasses: design intervention to be minimal, simply allowing residents to take their own initiative to decorate and use the spaces as they desire.
- Allow personalization and provide an inherently private legibility.

The spaces should:

- Provide built in potential for events and transformation e.g. holders for gazebos and tensile structures etc.;
- Provide power for temporary events;
- Where permanently semi public, aim to change paving materials to differentiate use; and
- Provide significant lighting in line with the strategy.



Precedent images

2.4.2.4 Clarify Ownership - Public Spaces

There are a few spaces within the Warehouse District site that are completely public, including the proposed new routes to create better connectivity. These vary in form - from small pocket spaces created by parklets to larger pieces of public space.

The aim is to increase the quality of these spaces and where not adopted, provide streetscapes to the same or better standard than the local authority.

Design aims:

- Instigate and encourage interaction and occupation
- Continue to provide an identity to the area

The spaces should:

- Be made of high quality, sustainable and durable materials;
- Provide increased planting where possible; and
- Provide suitable lighting as per the lighting strategy.

