

● CONCEPT

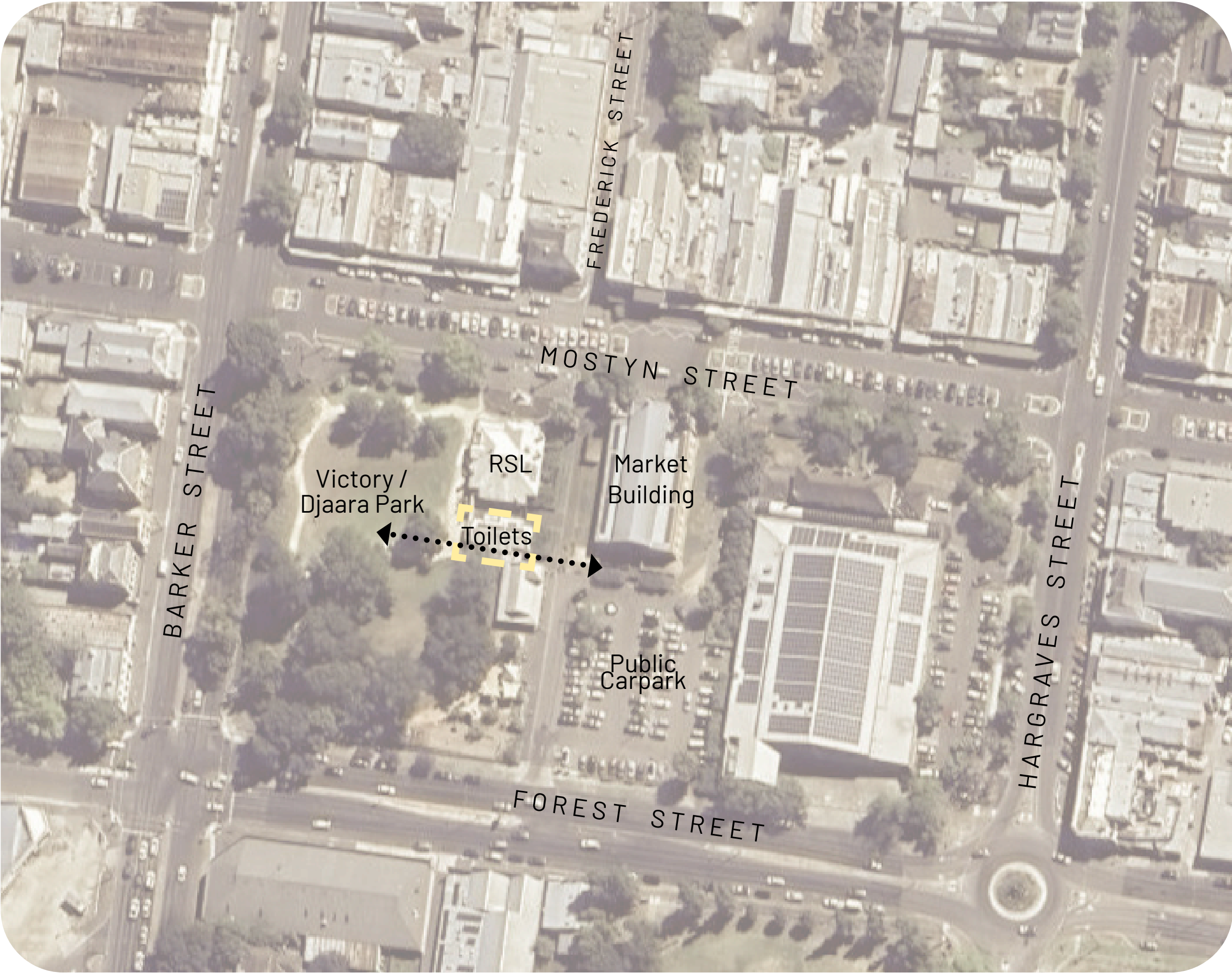
VICTORY PARK AMENITIES

CONCEPT DESIGN



 remark

PROJECT SCOPE

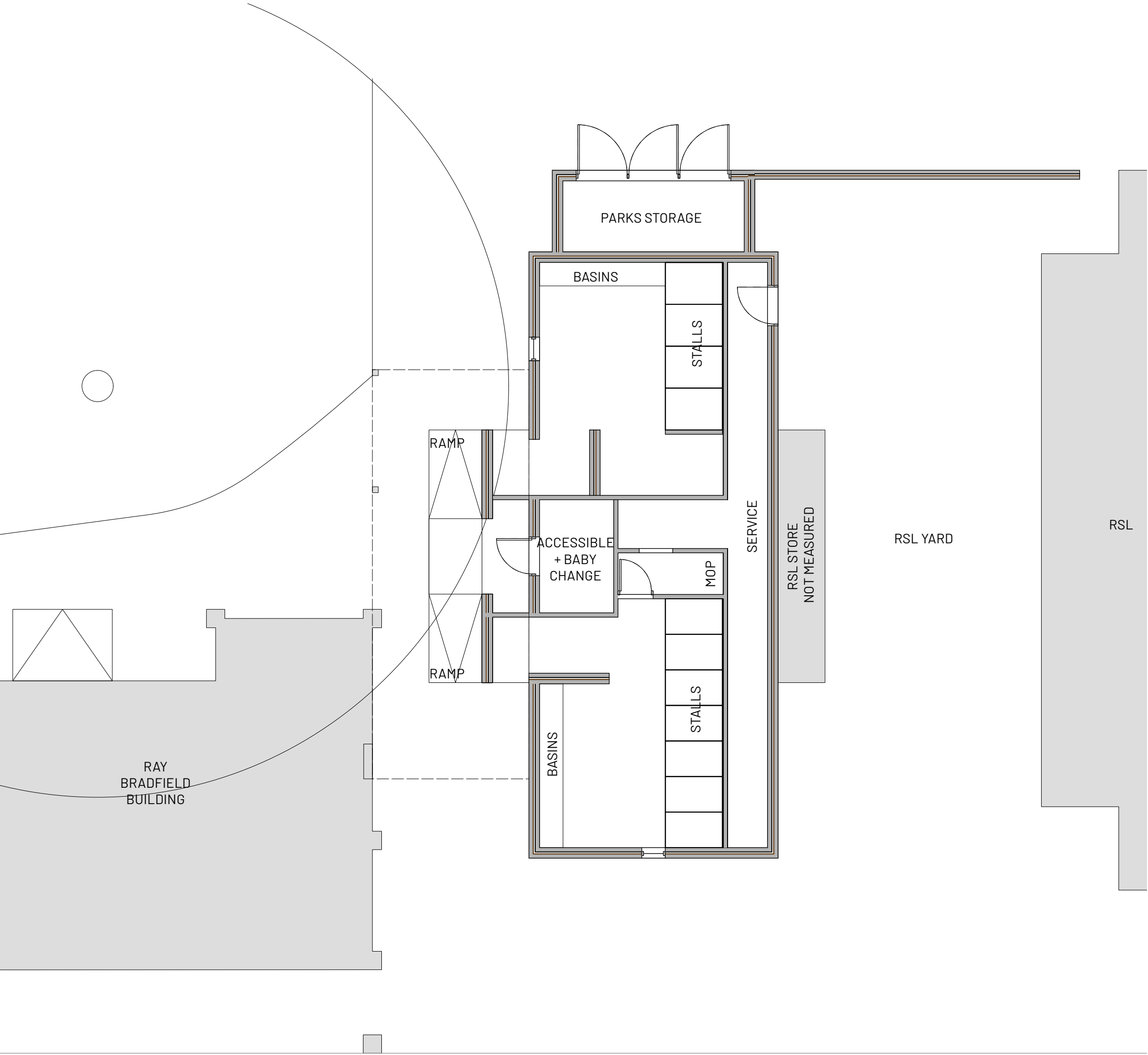


The public toilet is part of the Market Building Precinct, adjacent to the park, public car park, the Ray Bradfield room, a public BBQ, and a play ground. A thoroughfare passes between the toilet entry and the rear of the Ray Bradfield room, connecting the park with the market building and commercial area.

This concept design tests the feasibility of renovating the existing toilets to improve their functionality, public interface, navigation, accessibility and safety. Providing adequately sized cubicals - including ~3 standard, 2 universally accessible (DDA), 2 ambulant toilet, 1 changing place.

The building is within a local Heritage Overlay H0667 Castlemaine Central Conservation Area. The building is not considered significant, however it is intact and sensitively designed. The building appears to straddle two titles, across two zones, the RSL (Public Use Zone) and the Park (Public Park and Recreation Zone). The site is adjacent to the State significant Market Building.

EXISTING



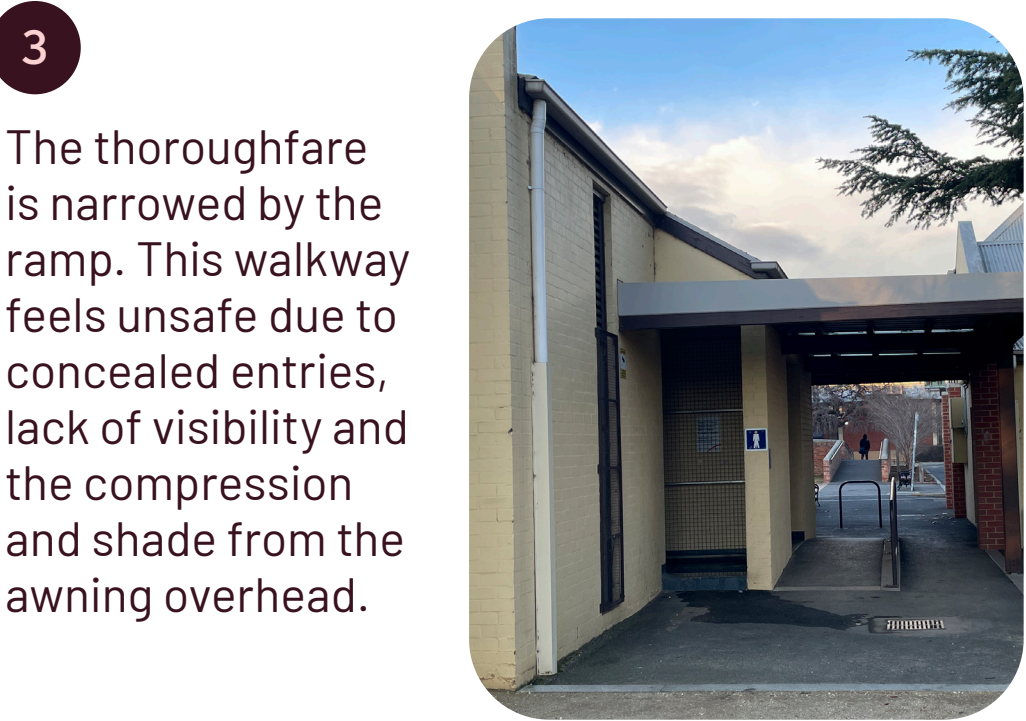
Existing Plan, not to scale



1 The toilet entry is via a thoroughfare between the carpark and park. The existing building (right) sits nicely in the context.



2 Male and female toilets are very spacious. There is a single accessible toilet accessed directly off the thoroughfare.



3 The thoroughfare is narrowed by the ramp. This walkway feels unsafe due to concealed entries, lack of visibility and the compression and shade from the awning overhead.

These toilets service Castlemaine’s commercial centre. Frequented by park users and visitors to the Market Building, the toilets are a convenient rest point served by the adjacent public car park.

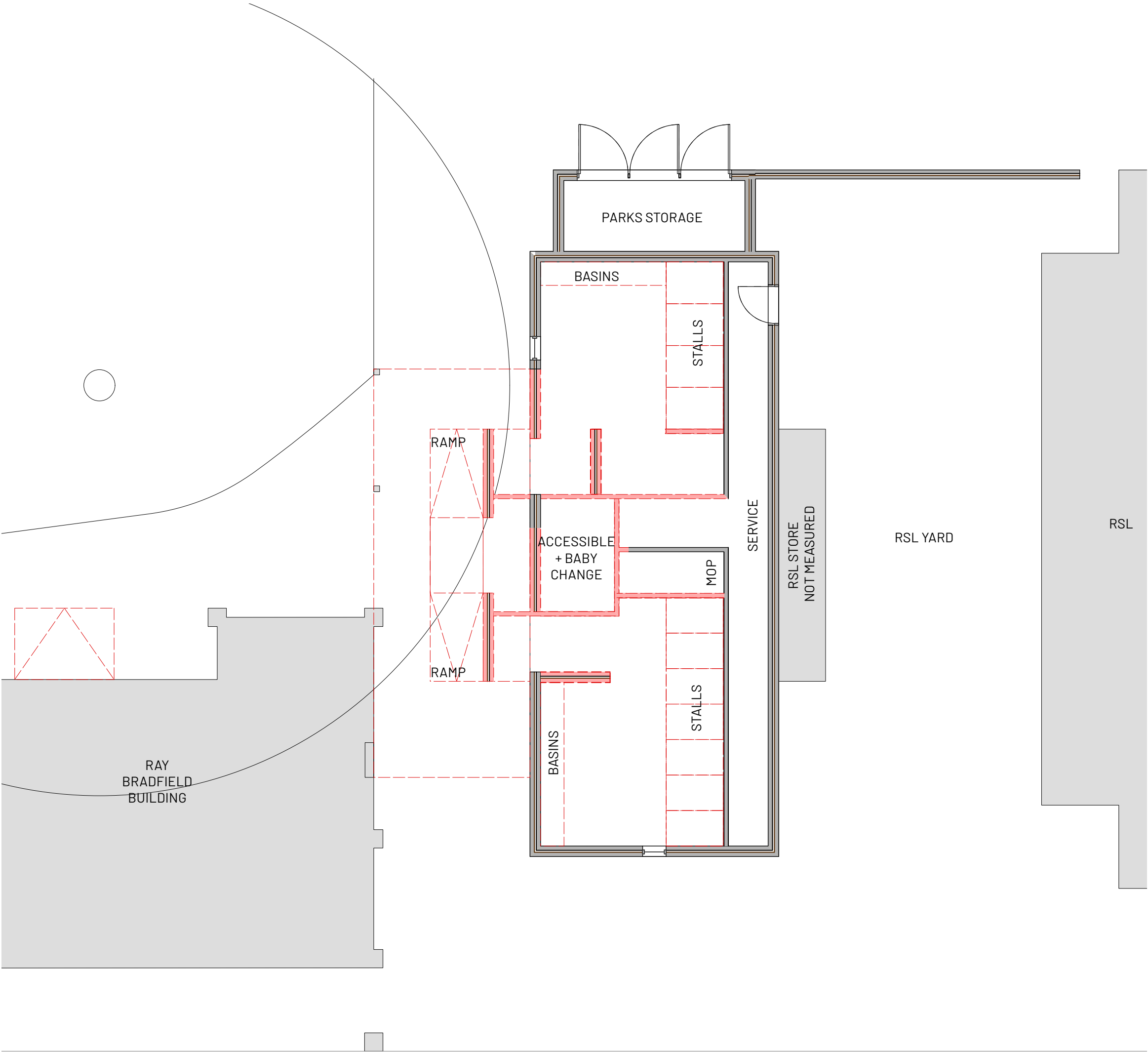
The entry to the toilets is via a public thoroughfare that links Victory/Djaara Park with the Market Building, the pedestrian end of Frederick Street and the civic car park.

The sense of safety and public amenity could be improved through improvements to the interface with the toilets, removing the ramp from the walkway and improving visibility to communal spaces. Reducing the overhead cover will allow more natural light into the handwashing and circulation spaces. It will also open up views to the Market Building from the park.

The toilets are arranged into male and female sections with partitioned cubicals, there is one unisex accessible toilet accessed directly from the walkway. The male and female sections are very spacious with a large footprint, high ceilings and exposed trusses.

Currently, the narrow windows and skylights are not providing adequate natrual light the space.

DEMOLITION



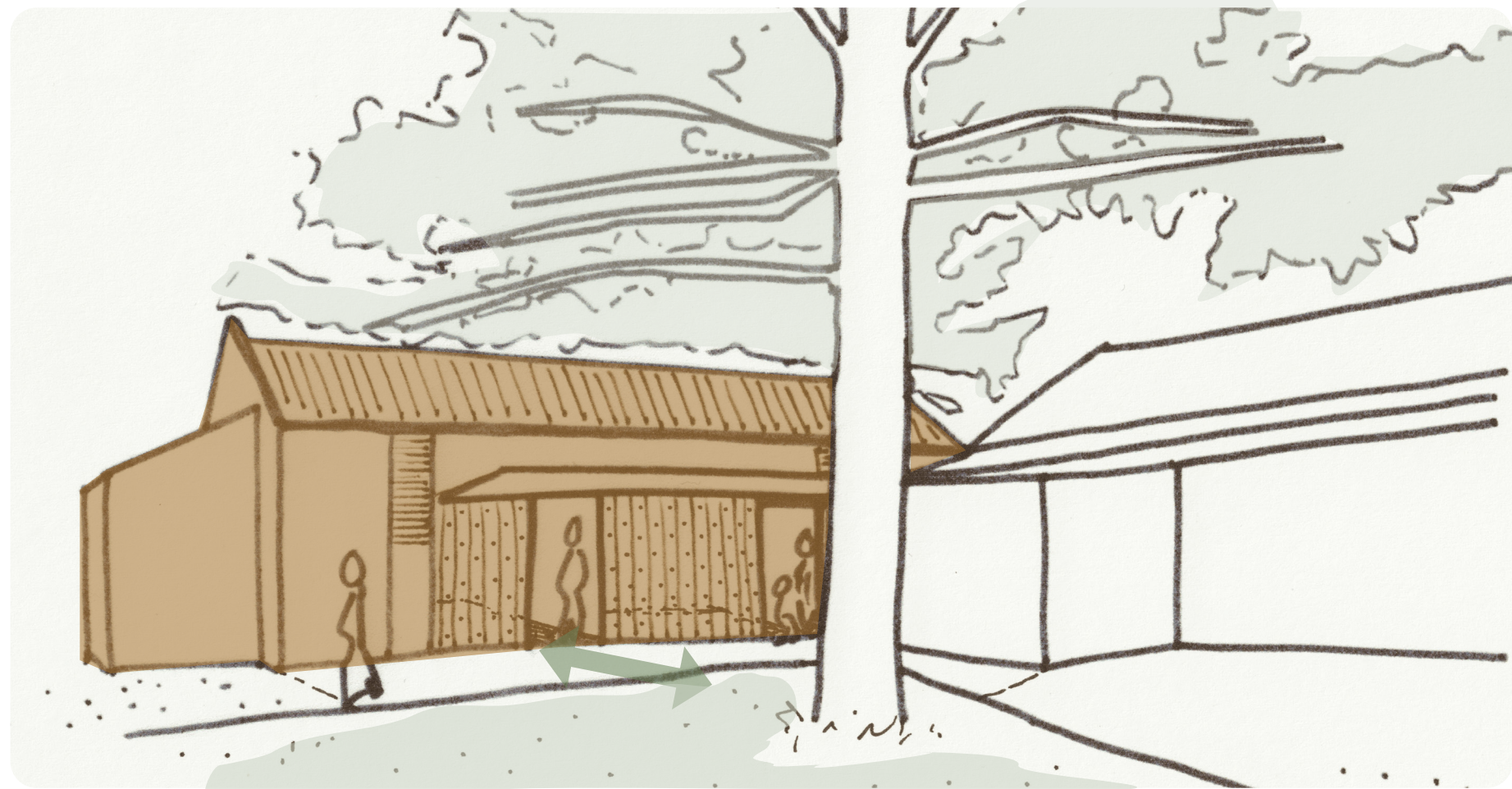
Demolition Plan, not to scale

Removing the entries and ramp that protrude into the walkway will expand the width of the thoroughfare in a way that is sympathetic to the existing gable form. With additional windows and sky lights, the building can provide good natural light and ventilation to the toilets. Internally the partitions and some walls can be removed to reveal a space that can be adapted to contemporary needs and standards.

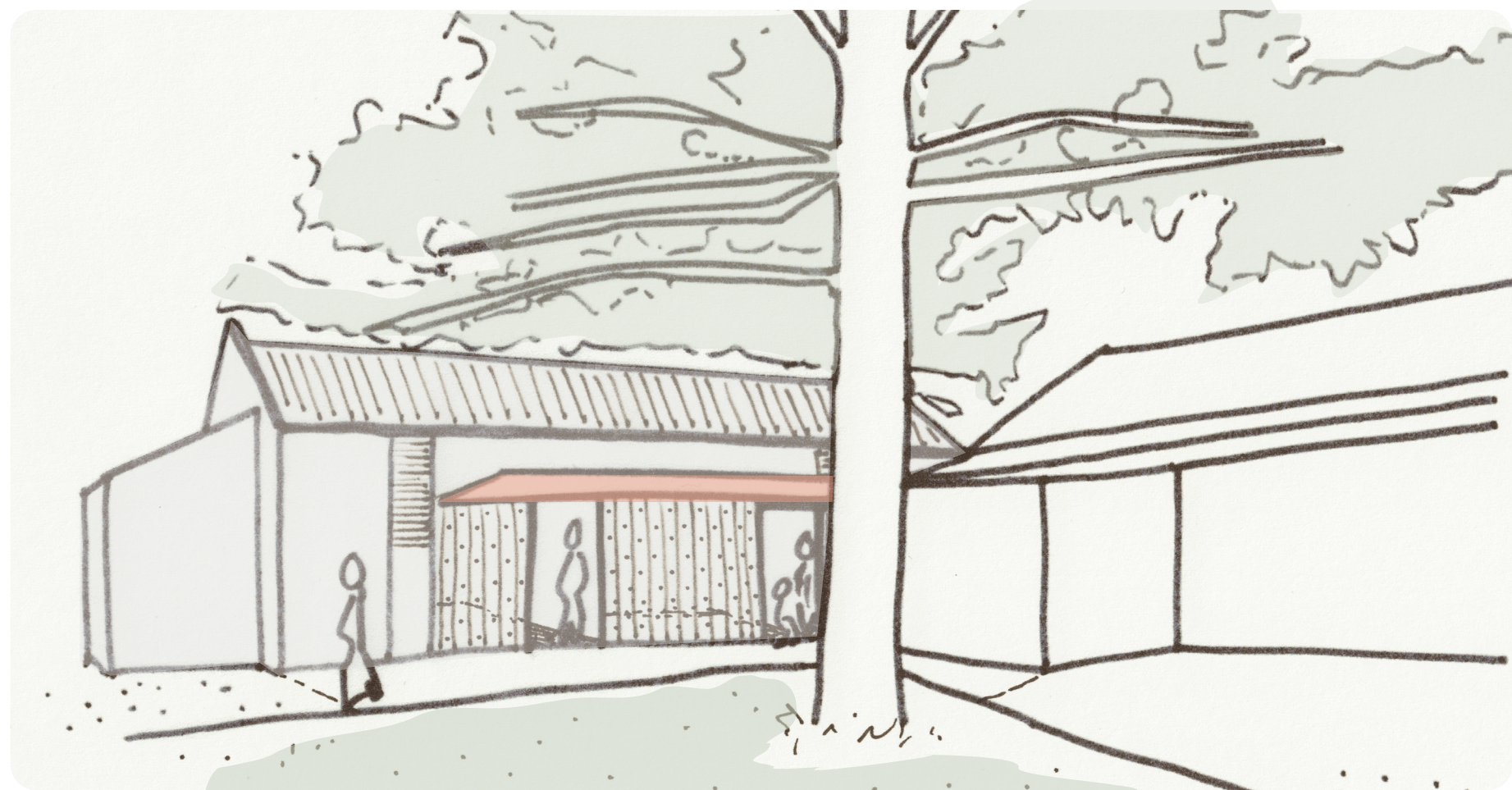
At the entries, the southern wall can be partially demolished to include a screen to improve visibility, light and ventilation into the communal spaces.



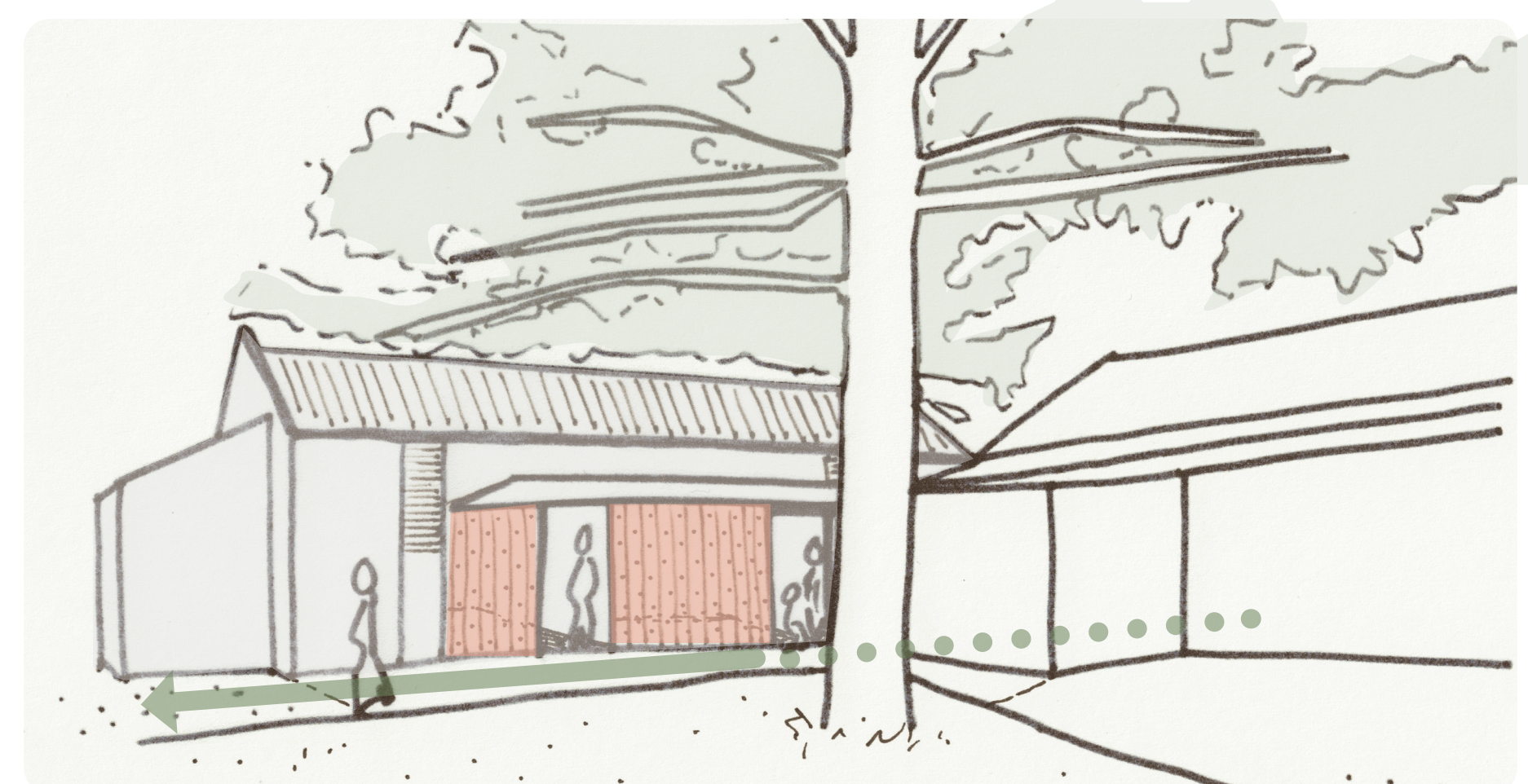
CONCEPT SKETCHES



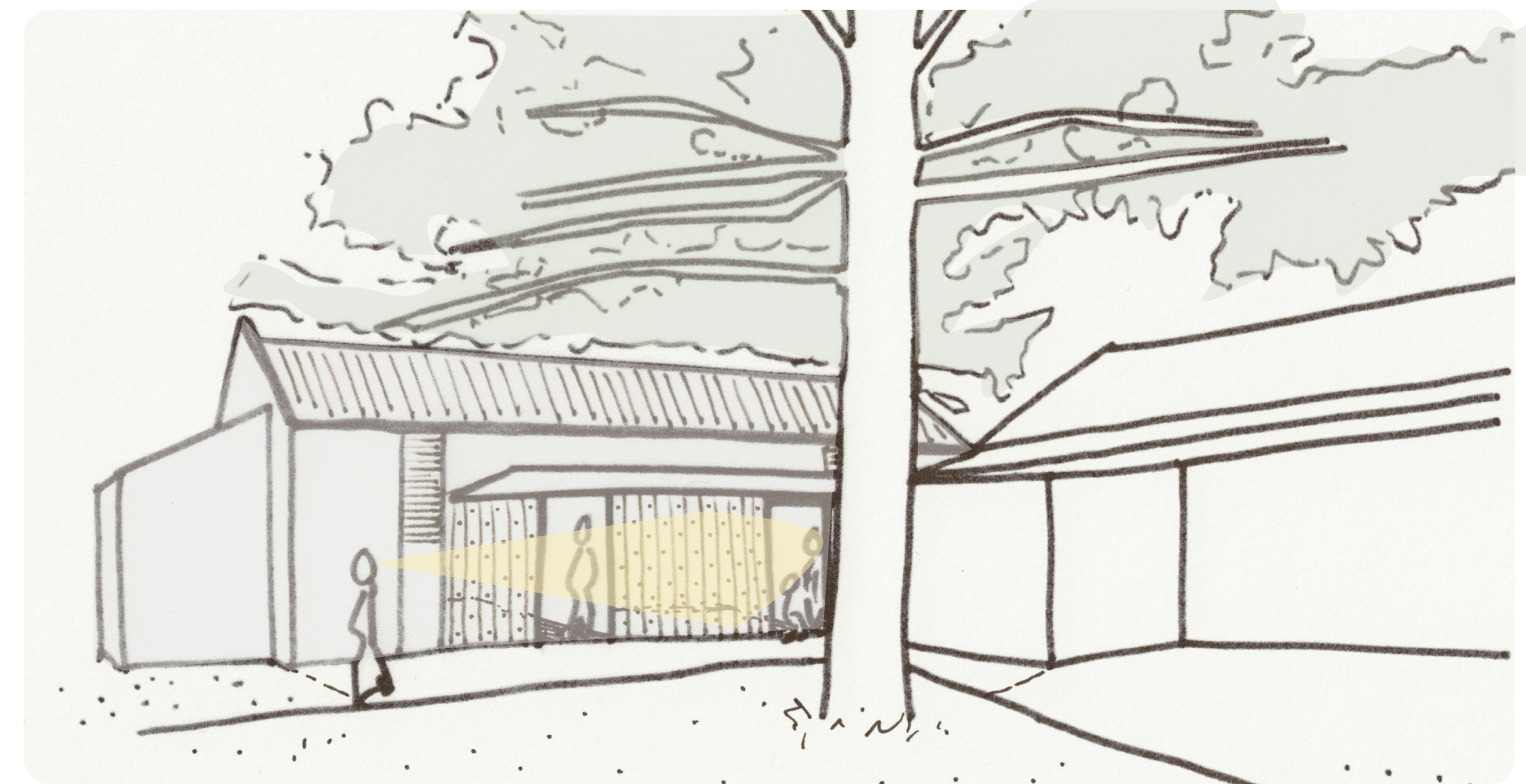
- 1 Retain the quality built fabric. The high gable roof with additional polycarbonate custom orb sheets will allow for good natural light and ventilation to the bathrooms. The brickwork is robust and easily maintained. Remove the portion of building and ramps that protrude into the thoroughfare.



- 3 Removing the heavy awning and using a narrower awning to the entries will improve natural light to the bathrooms. This narrower canopy opens up the existing thoroughfare to the sky, removing the sense of compression that currently makes the space feel unsafe and improving the visual connections across the precinct.

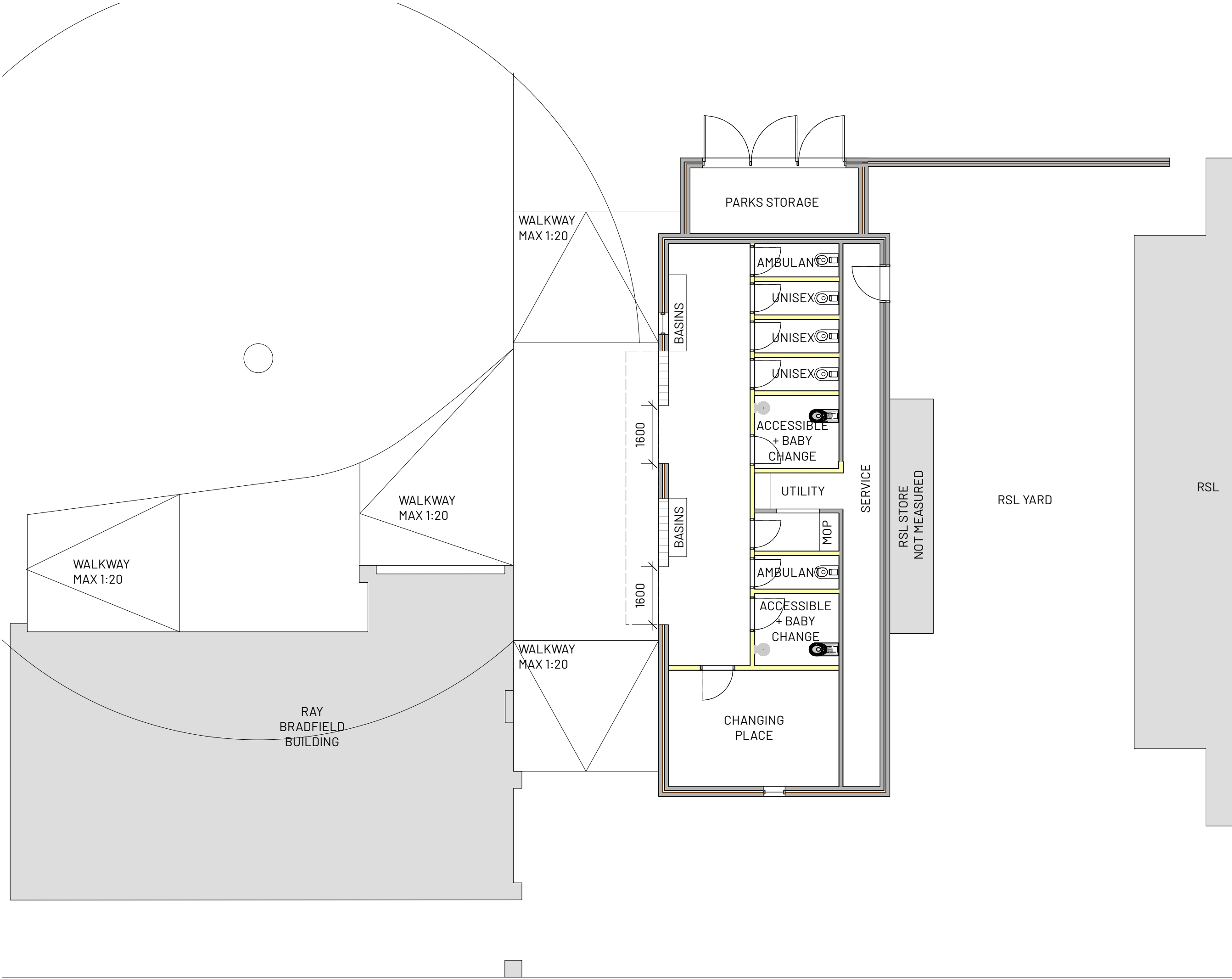


- 2 Gently slope the existing walkway to remove the existing step and ramp entries, providing accessible entry into all toilets in a universally accessible way. This approach could also improve the side entry into the Ray Bradfield room.



- 4 Good visibility into and out of the the building through the introduction of screens improves passive surveillance and ventilation to communal areas. Activating this corner of the park and improving safety.

PROPOSED



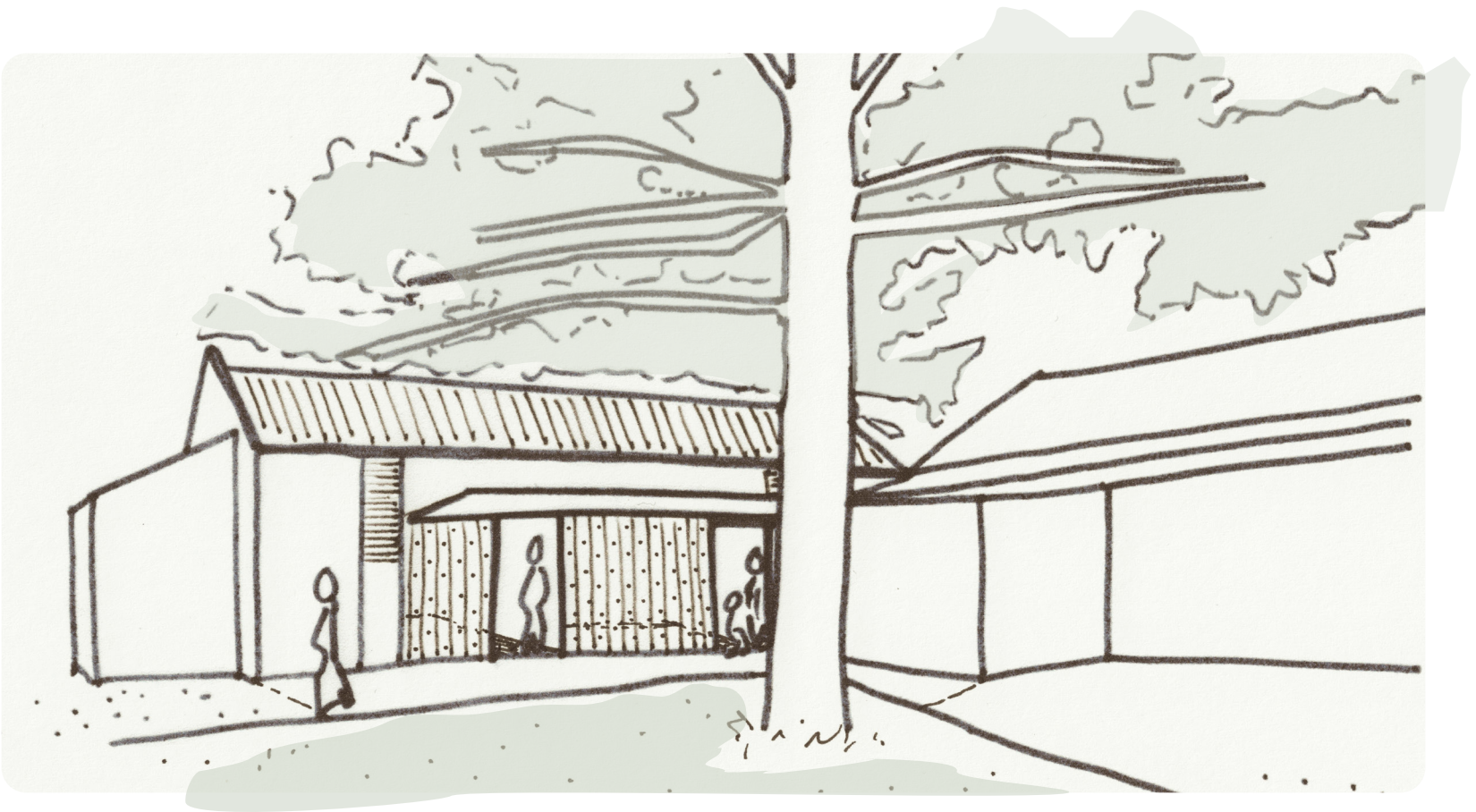
Proposed Plan, not to scale

Individual toilets can be inserted into the current footprint, and utilise the existing the service corridor. The proposed concept could include:

- 1 changing place
- 2 accessible toilets with baby change facilities
- 2 ambulant toilets
- 3 unisex standard toilets
- Communal hand washing

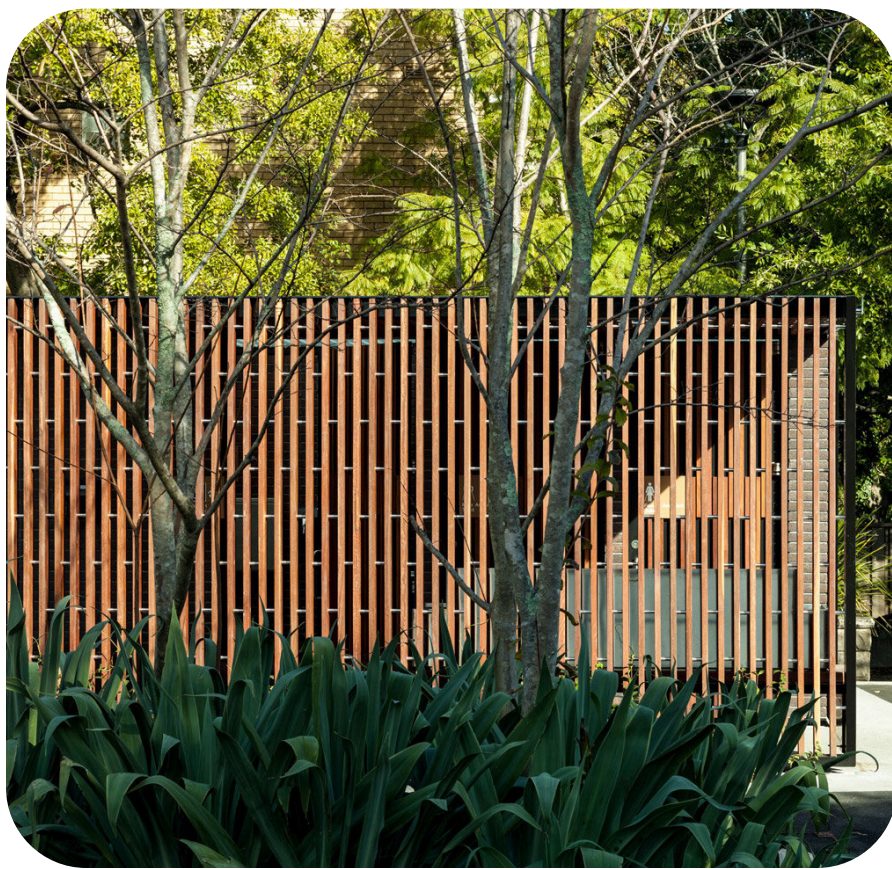
Adding gently ramped walkways to the toilet can also provide universal access to the side door of the Ray Bradfield Room.

Please note a features and levels survey is required to accurately resolve ramps and walkways.

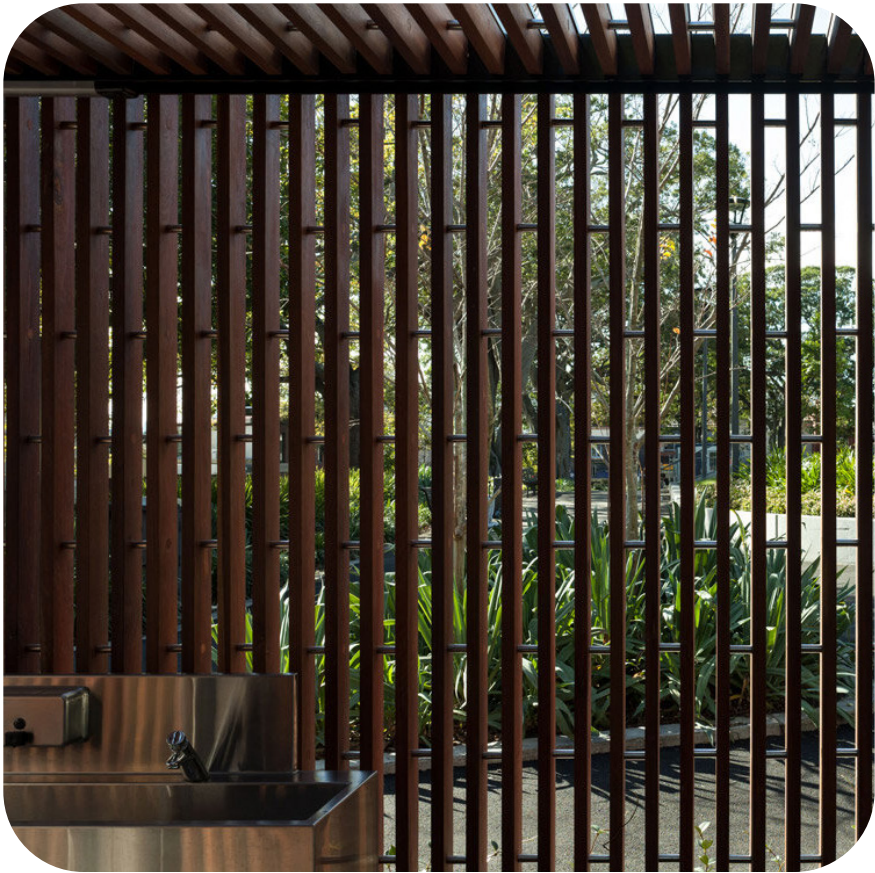


PROPOSED

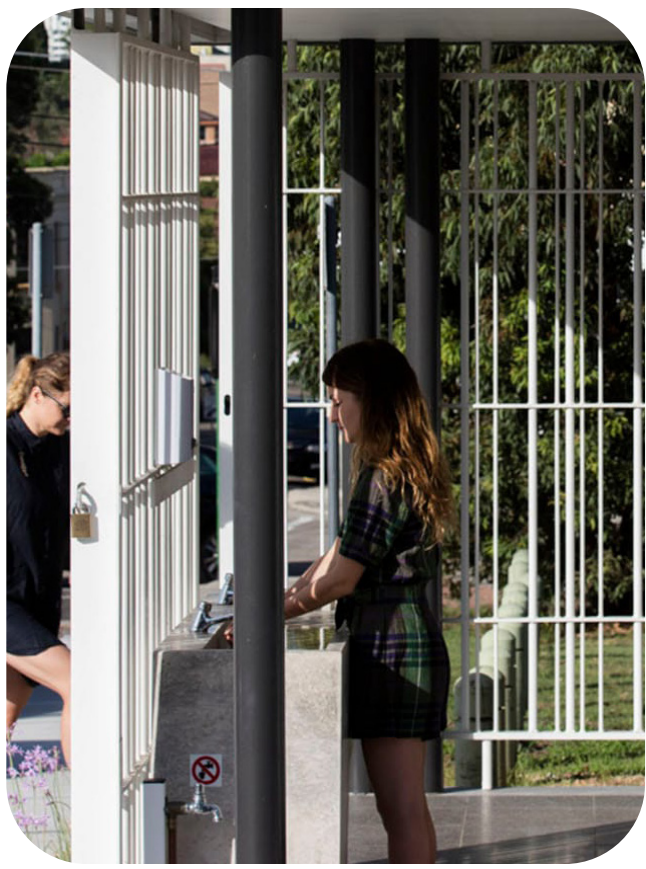
The screen will allow visual access to communal hand washing areas whilst retaining a sense of privacy. Use of painted steel customised gate to create the screen will compliment the design of the existing building and be in harmony with the precinct.



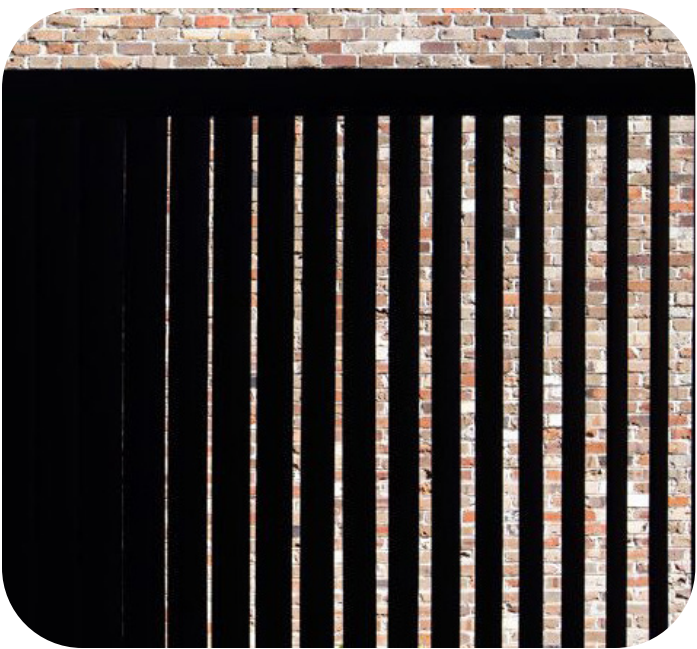
A screen with deep vertical columns, allows glimpses into the communal areas from the park and walkway.



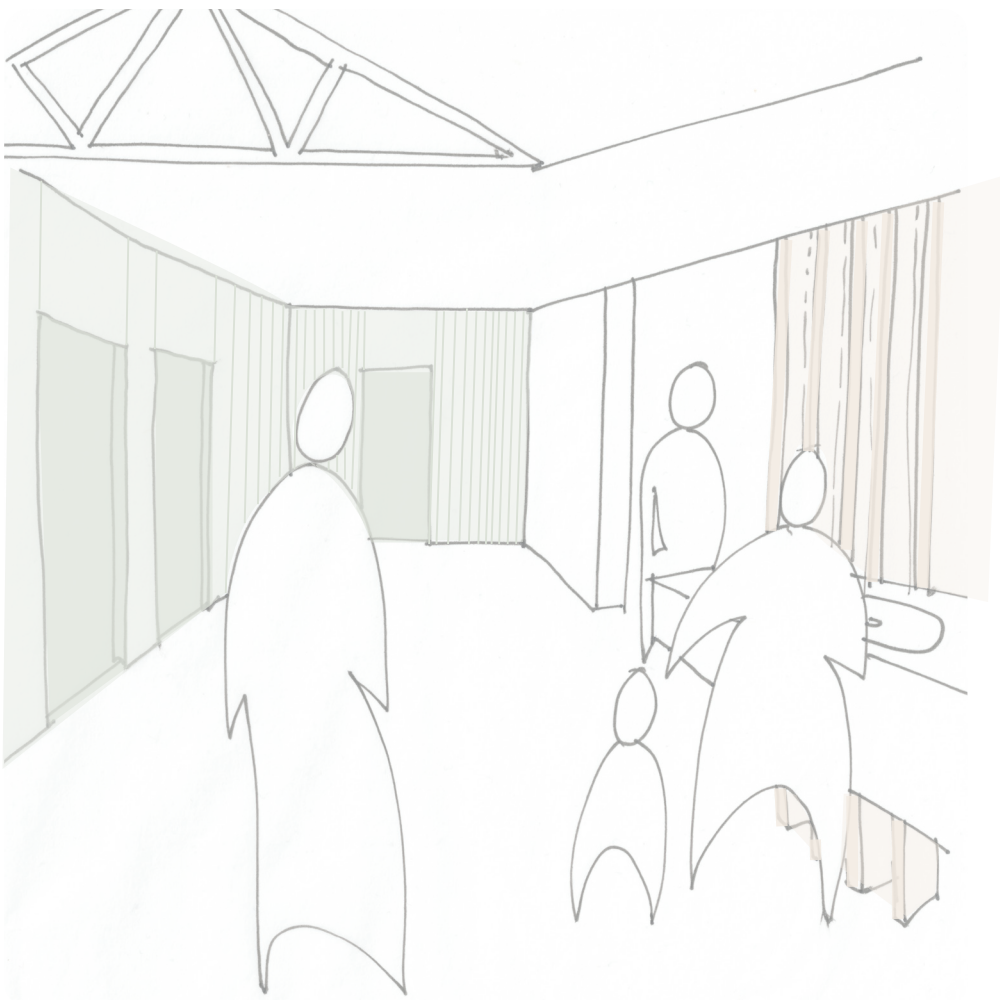
The depth of the vertical elements allow for visibility and privacy between the communal areas and the park. *Foley Park Toilets, Glebe - Stannic Harding.*



Steel screen and gate. *Sydenham Park Amenities - Sam Crawford Architects*



Using deeper steel blades, balances privacy and visibility between the toilets and the park. *The Mill, Balmain - Carter Williamson Architects*



Internally, the new toilets appear as pods. This approach allows the internal proportions, high ceilings and truss structure to be exposed, whilst setting a lower ceiling in each cubical. The toilets will have full length doors and sound proofing between cubicals. Illuminated panels provide each cubical with a sense of natural light. Vibrant tiles to the pod walls lift the ambience and provide a robust, quality surface to the facility.



The toilet cubicals can be read as pods with their own internal ceiling whilst retaining the high ceilings and truss structure in the communal areas.



Lisa Merkesteyn

Principal Architect

+61 0403 271 776

lisa@remark.net.au

ARBV 19893

ABN 77 613 455 113

● remark.net.au

Remark acknowledge the Traditional Custodians of this land, the Dja Dja Wurrung and Taungurung peoples. We acknowledge their continued relationship with the land and waters that make up their Country.