

Mount Lawley/Highgate te

Saturday 4 December
2004

There are 3 Basic Questions to think about in a Placecheck exercise...

What do you like about this place?

What do you dislike about it?

What needs to be improved?

What is a Placecheck?

Placecheck is a system originating from the Urban Design Alliance, a UK based organisation, which helps groups of people and organisations find a way forward to improve their neighbourhood or town centre in a systematic way. A placecheck is a method of assessing the qualities of a place, showing what improvements are needed, and focusing people on working together to achieve them.

Placecheck Notes:

The group has been provided with a map and a series of questions relating to the *Built Environment, Safety and Security, Pedestrians, A place with living streets and Identity*. You may wish to read the questions before setting off, answer the questions as you go or do the walk and regroup later to answer the questions.

Please note in your responses the street number or location of properties that you are referring to. (A notebook has been provided for this purpose)

Built Environment

How can the physical form of buildings and spaces help to make the place work better?

Valued buildings - *Which existing buildings and structures are important to conserve?*

Walcott/Beaufort Sts intersection
- art deco buildings
Queens
Original facades maintained

Shop facades along Beaufort St
Art Deco cnr Walcott/Beaufort
Preacher building - post
industrial blg
The Queens

Walcott/Beaufort corners
Two-storey buildings near
Sienna's
Older shops generally

Local style - *Are there local building forms, practices and materials that should inspire what is built today?*

No tilt-up, no lightweight and cheap constructions - solid constructions of brick

Masonry and awnings
Ok, if sympathetic to existing buildings

Scale - *Does the area have a general scale of building that should be followed for most new development?*

Yes - Beaufort street frontage mostly single storey good.
Doesn't have problem with sensitive development, maintain views

Currently mix of one and two storey also 3 storey - like the variety and mix

No consistent - mix of 1-2 storey
New buildings should have height which is consistent with width at street

Skylines - *Are there distinct skylines (or opportunities to create them) that development should respect?*

View down Beaufort st to city - should not be obstructed

Skyline looking down Beaufort St towards the city - can see Town hall and Bell Tower

Not from pedestrian point of view other than top of old shop facades

Gap sites - *Are there places where a gap in an otherwise continuous line of building frontages along a street detracts from the street's quality? If so, how might the gap be filled? Alternatively, how might a usable, attractive space for pedestrians be created there?*

Car yard
Council car park (commercial at front and multi-storey carpark at rear could be developed
Next to Hungry Jacks

North of Preacher, car park on former car yards
Large kerbed areas, hot desolate, would be better

landscaped, supa valu corner,
hot no shade

Landmarks/Gateways - *Are new landmarks (buildings, works of art or other features) needed to create or improve views, and help people find their way around?*

Hungry Jacks site could be developed with landmark building opposite corner
Mural along supa valu
Sculpture in Hungry Jacks corner garden for kids to climb on

Shelter - *What places inadequately provide weather protection for pedestrians and what can be done about it?*

New buildings should be encouraged to have awnings

Wherever there are no awnings - quite a few stretches
Vincent St corner - no shade, unpleasant for pedestrians

Signage - *Are there places where more or better signs are needed?*

Sandwich boards restricted to provide adequate pedestrian through flow
Don't need more signs

No more signs - less would better

A place with living streets

Facing the street - *Are there places where the street would be livelier and feel safer if a building had windows or doors on to the*

street, rather than presenting a blank facade?

Supa Valu
Blank wall - mural maybe

Beaufort is generally good

Supa valu wall
Planet video

Living over shops - *Is there potential for living over shops to provide inhabited rooms overlooking streets and to encourage evening activity?*

Encourage this - great

Noted this is already happening and support this

Yes, should be encouraged

Street life - *Do public spaces need to be adapted to accommodate local economic, social and cultural life as tourism, night life, eating, entertainment, sport, sitting-out, promenading, religious practices and retailing?*

There aren't any! Except car park (weekend market?)

Support of al-fresco and retailing on footpath, but needs to be well managed to allow space for pedestrians

Should encourage along whole street - not just hot spots eg: near pubs

Junctions - *Are there junctions that should be made to look more obviously like the way into an area, helping to give the area identity and*

making it easier for people to find their way around?

Vincent and Beaufort st - make more of this corner

**Improve Vincent St intersection
Supa valu cnr could have better landscaping and shade and seating**

Need treatments on intersections with residential streets to make it clear that people are entering residential streets

Identity

Natural Features- *Which green areas and open spaces are important to conserve and emphasise?*

Plant (trees) to maintain views to city, car parks

Choose trees with height to stop blocking eyeline to traffic. Plums not good choice

Protect with barrier when established

Not really few areas of landscaping, at Hungry Jacks and Barlee St carpark are nice

**There are none
- need to create some**

Open Space - Is there any public or open space that is not used for anything? How can it be made usable?

Wide, paved verges could be shaded, landscaped and seating ie: sups valu

**Cnr Chelmsford Rd - large brick paved area could do with a tree
- Barlee St carpark
Trees and seating**

Create a town square next to Supa Valu

Public Art - *Are there places where works of art (such as sculpture, paving, water features and lighting) could enhance the place's character and sense of identity?*

**Mural on Supa Valu wall
Sculpture kid friendly so they can climb on at Hungry Jacks**

No particular place - could be good anywhere

Award for best shop/café in terms of appearance to street, use of footpath

In New town square (cnr Grosvenor/Beaufort)

On corners where there are large spaces of brick paving

Third Places - *Third places are generally those public places, apart from work and home, where people can come together. Are there any opportunities to create a third place within the Beaufort Street area?*

**Car park side
Strip alongside Supa Valu
'no stopping'**

**Create seating area on corner of Barlee St with good shade, seats arranged to face each other, perhaps some public art
Create seating outside supa-valu with shade**

**Barlee St car park - shady corner
New town square
In front of St Albans church**

Safety and Security

What can be done to make the place safer and its properties more secure?

Encourage pedestrian traffic
Activity that fronts street
Encourage residence above shops
Encourage mixed development

Find the area generally quite safe, least safe would be our own residential streets, especially when streetwalking is bad

Encourage CPTED

Lighting - Are there places that need better lighting to help people find their way around, to highlight landmarks, to show off attractive buildings, or to disguise eyesores?

Make feature of old facades of shop fronts above awnings
Better lighting in car parks at rear of shops

Laneway adjacent to Balshaws (move light in Beaufort so light shines down laneway)
Encourage developer to address lighting

Carparks

Are there places where a car park provides the immediate frontage to a street, and where the street would be improved in appearance and for pedestrians by a more active use?

Barlee St car park made more attractive

Create seating areas at cnr of Barlee St - need more trees in the carpark

The landscaping around the car park is attractive

Barlee St car park dry cleaners, Settlers Furniture, furniture store next to Domain, next to preachers

Parking - Where does parking need to be improved, controlled or reduced?

At rear of shops on strip between Flight Ctr to Florist is not used at night - if better signs visitors would be aware there was space available after 6pm at night

People park on verges on Mary St, on Clarence St, unsightly and blocks pedestrian access - perhaps used empty caryards on a temporary basis

Connect available carparking to the rear of properties off ROW behind
Use available carparks on private land

Remove clearway force
MRD to address traffic issues

Pedestrians

Connected spaces - Are there public spaces that need to become part of a route that is well used by people on foot?

Yes, crossing Beaufort St near Vincent St dangerous - sign saying give way to pedestrians off Beaufort St into Vincent - dangerous

Generally make area hospitable for people on foot - shade, seating, more safe road crossings

STREETS ARE FOR PEOPLE NOT CARS

Pavements - *Are there pedestrian routes that need to be made more even and non-slip, clearer to recognise, better lit and less cluttered by street furniture?*

Extend (paving) pattern down pedestrian walks and address street furniture so pedestrians and prams can use pathways with ease

Western side of Beaufort between Chatsworth and Harold often cluttered by al-fresco, bins, bike racks. Need better placement of bins and bike racks.

**Whole of street has problem with street furniture and signage
Excessive privatisation of public space, makes pedestrians take long way around**

Cycling - *What needs to be done to encourage cycling, and to make cycling safer for cyclists and pedestrians?*

**Encourage cyclists by better signage of cycle paths
Integrated routes
Encourage cyclists off main streets like Beaufort St
Have clear signage on mixed use of footpaths where cyclists able to use path along with pedestrians**

Change of culture between cars and pedestrians/bikes

Barriers - *What barriers to movement would be better removed?*

Remove metal railing (pedestrian barrier) on corner of Beaufort and Vincent outside photographer and outside Nando's

Vincent st intersection, quite unpleasant to cross - narrow intersection, provide shade improve crossing for pedestrians

**Speed of cars, it makes it hard to cross
power poles and other street clutter**

**Slow traffic down the street is a gun barrel need to slow traffic
Kerb radii at corners should be smaller to make it easier for pedestrians to cross**

Street Trees need street trees not shrubs on sticks

**Pavements Barlee St carpark - moving footpath on Barlee St to be adjacent to street is wrong - should be verge
Behind supa valu - it is dangerous when leaving the arcade
Paint speed humps so they can be seen**