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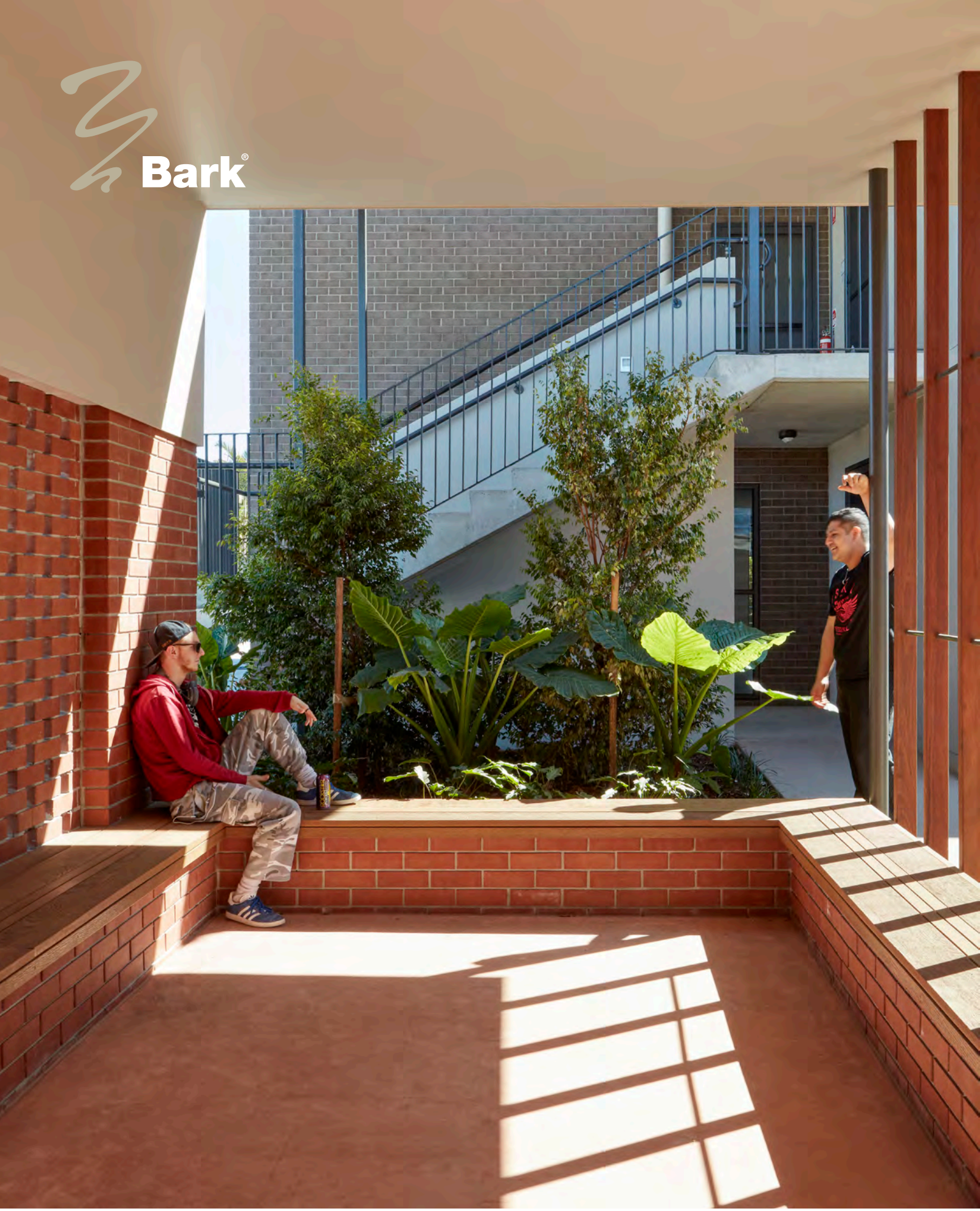


‘**Logan Youth Foyer’ -** Youth Social Housing

Bark Architects’ Publicity Pack

February 2020

The design balances the practical requirements of communal living, with independence and opportunities for engagement, in a landscape rich environment.

Logan Youth Foyer - Outdoor Hub
(photo: cfjphoto)

Bark Architects' journey to design the expansion of the 'Logan Youth Foyer' at 17- 21 Garfield Street, Woodridge, began in June 2017.

The project was delivered through a co-design process with a Bark led design team providing continuity through both the design and construction stages to deliver one of the Department of Public Works and Housings first projects procured under the Building Industry Fairness Act 2017.

The Bark led team delivered a best practice design solution supporting Youth Foyer objectives, adhering to the liveable Housing Design Guidelines to provide 16 new one bedroom self contained living units, communal areas and office and training spaces.

The expansion meant that the Department of Housing and Public Works had a total 40 units of accommodation, a new office, administration and communal indoor and outdoor spaces, to facilitate the provision of housing and support services for young people aged 16 – 25 years old, who are homeless or at risk of homelessness.

Client: Department of Housing & Public Works, Queensland State Government

Service Provider: Wesley Mission Queensland

Location: Woodridge, Queensland

Value: $5.2m

"At Bark, we provide a critical focus on 'client ideals' at the core of making architecture, 'houses for people'. Connecting people to nature and place drives our design thinking in all our work, in both the private and public realms".

(Stephen Guthrie and Lindy Atkin, Directors - Bark Architects).

Logan Youth Foyer - Street View / Arrival
(photo: cfjphoto)

Based on a shortlist proposed by the Office of the Queensland Government Architect, the Department of Housing and Public Works, Housing and Homelessness Services invited Bark to attend their briefing session and introduction workshop for an innovative Youth Foyer project, a key 'Better Neighbourhoods Logan' initiative, to be located at 19 Pine Drive Woodridge. Design and construction management services, historically provided 'in-house' by BAS (Building Asset Services), the Logan Youth Foyer project was the first direct engagement of an external Principal Consultant by the Department of Housing and Public Works.

As one of the six architecture practices invited, Bark embraced this invitation as a great opportunity to demonstrate the benefits of continuous involvement in the project, to deliver the agreed design intent, and support the Departments social housing strategy.

Bark, as lead consultant, proposed a multi-disciplinary professional team with proven expertise, experience and capability to deliver an unprecedented, imaginative and 'fit for purpose' Youth Housing project, based on best practice Youth Foyer objectives, to deliver social and economic benefits for young people and the community.

As a small, design focused regional Queensland practice, Bark's collaborative and clear methodology proposed, along with the Directors' 'hands on' approach and track record in residential and public architecture, were highly regarded for the Youth Foyer project vision.

Barks' engagement commenced 23 June 2017.

"A significant contributor to Bark's engagement as Principal Consultant on the Logan Youth Foyer expansion project related to the way Lindy and Steve were able to capture the key requirements and vision for the project following the first workshop with existing Youth Foyer residents and other proponents for Principal Consultant."
(Craig Ingram - Manager | Design, Guidelines and Projects | Housing, Homelessness and Sport | Department of Housing and Public Works 18 February 2019)

Logan Youth Foyer - Self Contained Units & Outdoor Hub
(photo: cfjphoto)

Engaged by Department of Housing & Public Works, Bark led the ‘Enquiry by Design’ workshops, participants including local stakeholders, council representatives, service providers, current and former young people and the consultant team to ‘unpack the brief’ and explore ideas to capture they key requirements and vision for the project.

The collaborative and inclusive process with stakeholders ensured a design to ‘suit purpose’, rather than ‘fitting the purpose’ to a design, as was the benefit of the young people being involved, creating legacies for others who follow them.

Bark’s design approach focused on creating a great place for young people to live and develop social cohesion, creating a central shared community ‘green’ space, vertical screening and horizontal landscape integrated sub tropical response.

The foyer expansion was designed to optimise climatic response with all living units opening to the north, harnessing natural light and breeze, with maximum connecton between internal and exernal areas.

Bark was inspired by local ‘place’ and celebrated Queensland character, form and culture, with their considered approach and design strategies.

"From the first engagement experience with Bark, it was clear why they had been awarded the contract for this very special piece of work. Their values of creating real community consultation in the design and build of accommodation for people who have experienced hardship were truly lived out in their respectful and genuine interactions with the young people, staff and community. They cared for the viewpoints of all parties and kindly guided the process to bring to life the ideas being put forward. *(Jasmine Lind - Coordinator - Logan Youth Foyer Support Service Housing and Homelessness Support Services 17 May 2019)*

Logan Youth Foyer - Landscaped ‘Green Space’ (left), Outdoor Hub (right)
(photo: cfjphoto)

Connecting people with nature and the outdoors satisfies a primeval human desire. Design concepts that deliver usable and comfortable outdoor space for the private ‘individuals’ and for the communal ‘groups’ to connect with each other, the ‘outdoors’, vegetation and the natural cycle of sun and breeze, promotes health, well being and happiness.

The Bark team adopted this design approach and ensured the design continuity from delivery of Schematic Design, Detailed Design and Contract Documentation. A collaborative and co-ordinated design and documentation methodology, commencing with responsive and sustainable masterplan design strategy options, was fundamental to delivering the intended Logan Youth Foyer design vision.

Inherent to the success of the design and documentation process was the combined collective experience of Bark’s team of architects, engineers and consultants and their considered approach to the integration of feedback received from Housing and Homelessness Services and stakeholders at every milestone. Delivering client focused opportunities, addressed within the agreed economical constraints and programme.

Stage 1
Design Procurement, Workshops, Schematic and Detailed Design.
May 2017 to December 2017

Stage 2
Tender and Construction Services (Project Manager role) to Pratical Completion
May 2018 to June 2019

"Given that the Logan Youth Foyer project was the first direct engagement of an external Principal Consultant by my team, having direct access to the Directors of the practice was very valuable, allowing us to work though design and technical issues efficiently and to reform our internal processes. I was equally impressed with the professionalism of the rest of the Bark team". *(Craig Ingram - Manager I Design, Guidelines and Projects I Housing, Homelessness and Sport I Department of Housing and Public Works 18 February 2019).*

Logan Youth Foyer - Hit and Miss Brick Screens to private courtyard (left)
First Floor Living - Patterns of Light and Shade (right)
(photo: cfjphoto)

As lead consultant, Bark co-ordinated an experienced team of Architects, Landscape Architects, Structural, Civil, Electrical and Hydraulic Engineers, Certifiers and Fire Engineers to deliver the Logan youth Foyer. Bark selected their team of professional consultants based on their extensive relevant project experience, previous collaborations, local knowledge and innovative insight to deliver design and documentation services for the Logan Youth Foyer.

Our team of specialist consultants delivered a collaborative team approach, which not only met, but exceeded our client expectations.

Architect & Lead Consultant - Bark Architects
Lindy Atkin, Stephen Guthrie, Jo-Anne Bourke, Meg Ryan, Annie Ha and Danel Mentz

Social Urban Planner / Workshop - Planc
Jim Gleeson

Landscape Architect - Place Design Group
Penny Spiers

Structural & Civil Engineer - Westera Partners
Jared Hill and Peter Ide

Electrical and Lighting Engineer - Webb Australia
Craig Littleton

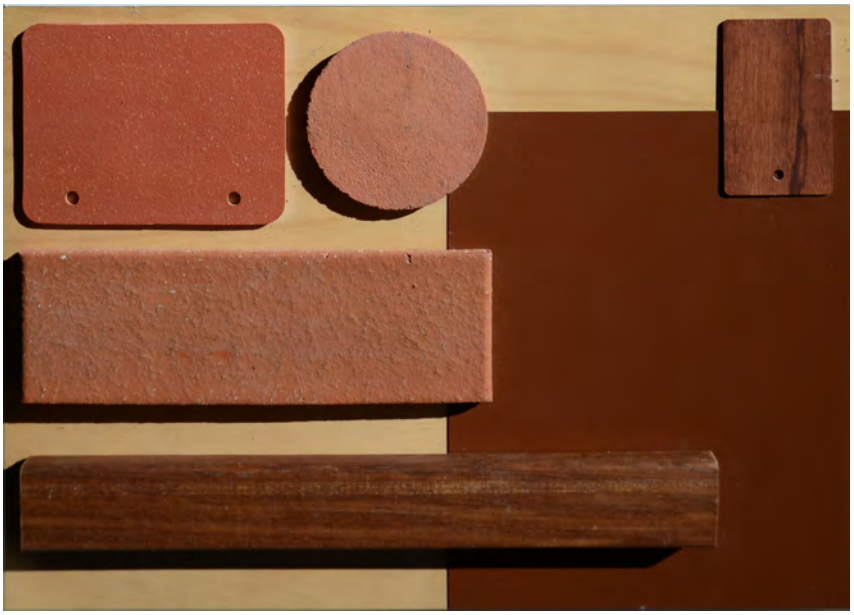
Hydraulic Engineer - MRP Hydraulics
Terry McKendry

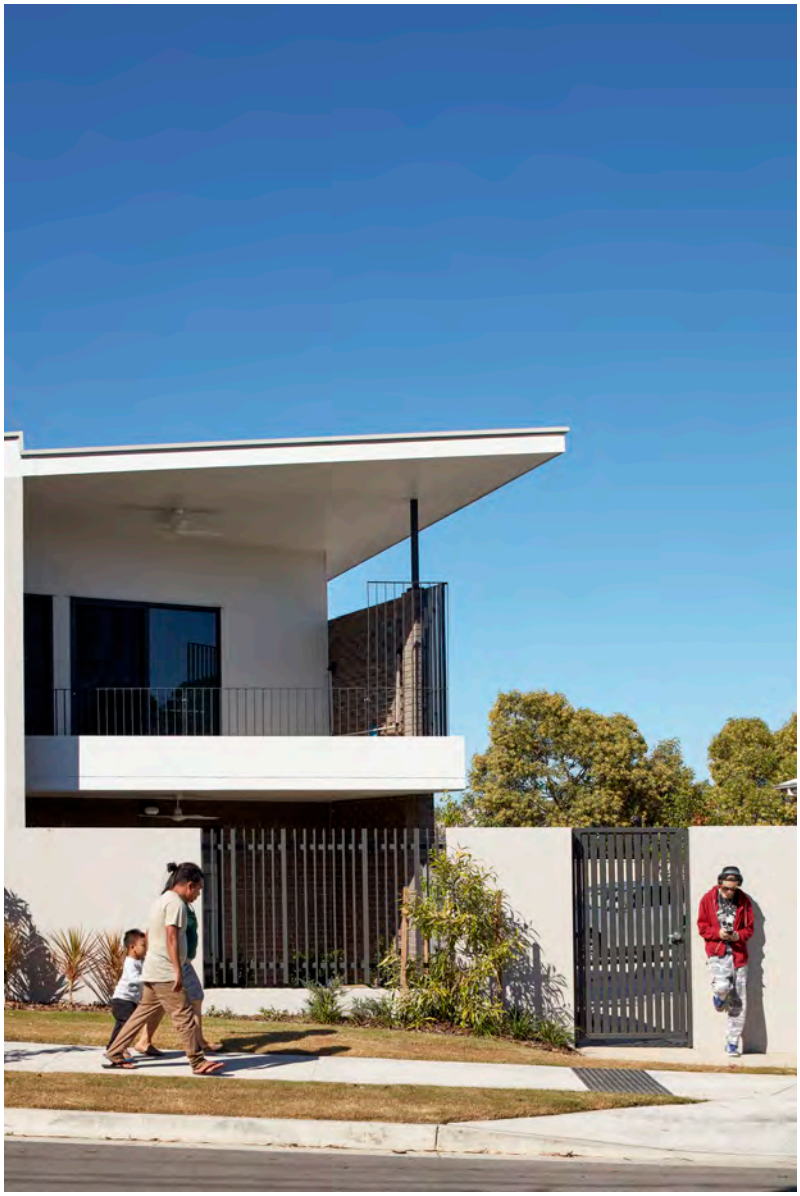
Building Certification - Certis Group
Rick Beardwood

Fire Engineering - i-Fire Engineers
Kevin Yu

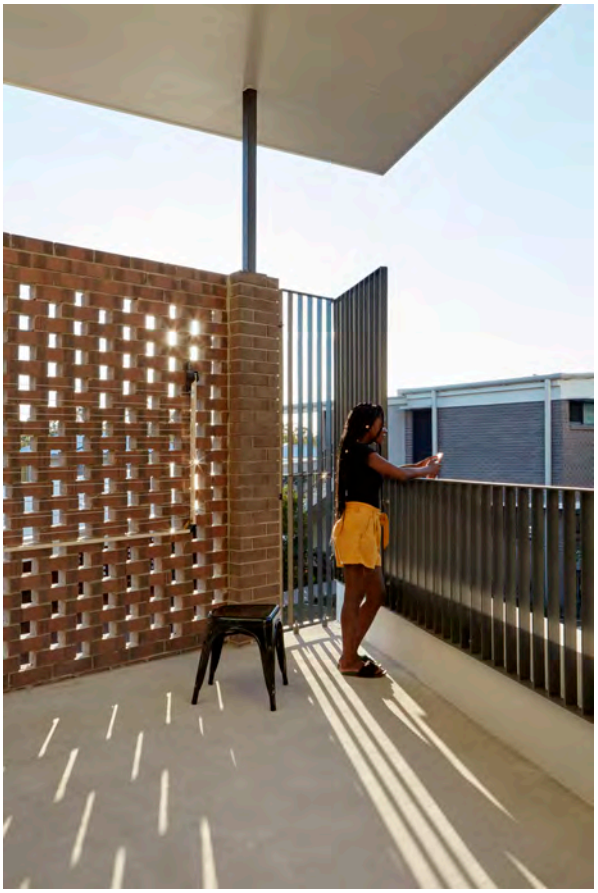
Logan Youth Foyer - Outdoor Hub
(photo: cfjphoto)

Steel Mesh Screen - FlexMesh
Steel Mesh Frame - Powdercoated Dulux ‘Monument’
Hit & Miss Brick Screens and Brick masonry - Austral Bricks / Urban One ‘Pepper’ and ‘Paprika’
Outdoor Hub Walls & Seats - Austral Bricks / Symmetry ‘Paprika’
Rendered Blockwork - Rockote Finecote in Dulux ‘Calf Skin S14B3’ and ‘Grey Pebble S14B1’
Structural Columns - Dulux Intumescent Paint ‘Dune’ and ‘Terrain’
Roof Sheeting - Custom Orb Colorbond ‘Dune’ and ‘Terrain’
Sun Awnings - Compressed Fibre Cement painted in Dulux ‘Grey Pebble’
Aluminium Doors & Windows and metal flat bar balustrade - Powdercoated Dulux ‘Monument’
Metal Handrails - Powdercoated Dulux ‘Wallaby’
Vinyl Flooring - Polyfor ‘Silver Birch’
Plasterboard Walls - Dulux ‘Lexicon’ and ‘Calf Skin’





Logan Youth Foyer - Garfield Street View
(photo: cfjphoto)



Logan Youth Foyer - First floor unit balcony with
hit and miss privacy screen
(photo: cfjphoto)

"The Logan Youth Foyer expansion project and positive experience working with Bark remains my team's high benchmark for the way we deliver other projects".
(Craig Ingram - Manager I Design, Guidelines and Projects I Housing, Homelessness and Sport I Department of Housing and Public Works 18 February 2019).

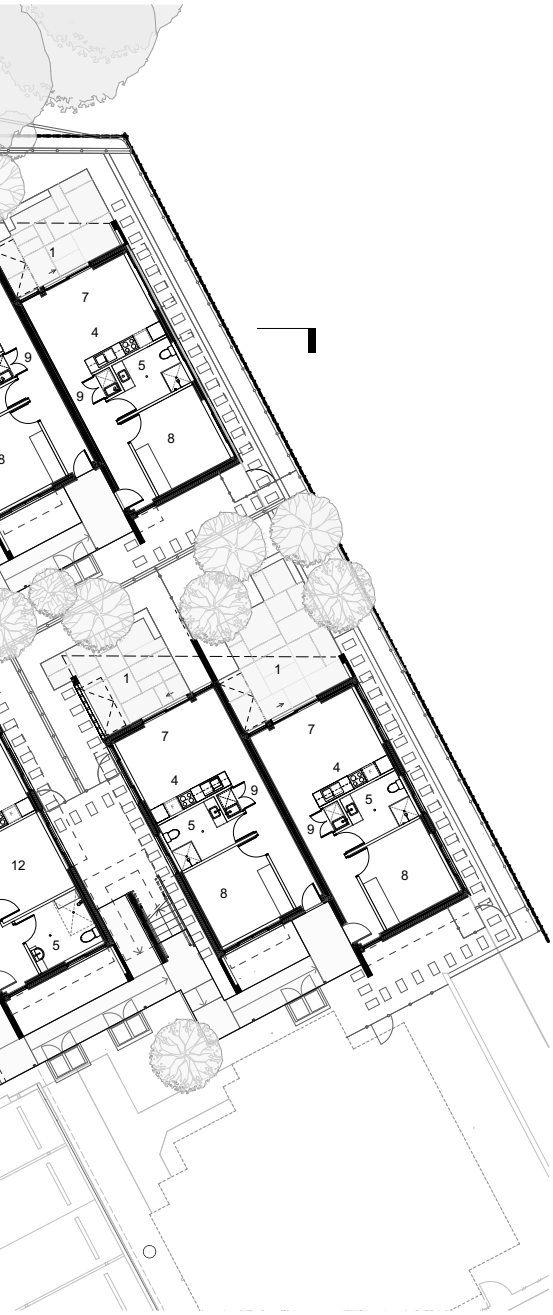
Logan Youth Foyer - Indoor and Outdoor Spaces
(photo: cfjphoto)

Logan Youth Foyer - Integrated Built and Landscaped Environment
(photo: cfjphoto)

Logan Youth Foyer - Flexible Outdoor Spaces
(photo: cfjphoto)

Ground Floor Plan

Street Elevation
1:200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Logan Youth Foyer
(photo: cfjphoto)

Bark Architects

Lindy Atkin & Stephen Guthrie
Directors (BOAQ 3664 & 3668)

Bark Design Pty Ltd
PO Box 1355
Noosa Heads
Queensland 4567

T 07 5471 0340

LA 0412 127 904
SG 0418 876 394

E info@barkdesign.com.au
W www.barkdesign.com.au

ACN 101 764 612
ABN 30 101 764 612

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