

Centres Design Guide

Appendix 2 – Brooklyn

Brooklyn is a ‘District Centre’ set in an amphitheatre-like bowl and point of convergence of a number of important local streets. Long established, it contains a diverse collection of buildings representing all of the key eras of development over the last century.

Defining Features

Brooklyn’s distinctive character is based on the following:

Landmark buildings at and visible from the intersection of Ohiro Road and Cleveland Street (including the Penthouse Cinema), complemented by other venerable older buildings along Cleveland Street.

A high degree of diversity of building types, styles, siting, form and materials.

Richness, variation and informality arising from the diversity of buildings, and dispersal and openness of development here.

Dispersal and openness allowing potential for successful integration of new infill development.



Cleveland Street

Character Overview

Building type

Brooklyn includes a highly diverse range of building types with examples from most eras of development. Shops and community facilities including library, church and cinema are interspersed with a mix of houses and apartments.

The church buildings overlooking the Ohiro Road intersection are prominent on the local skyline, but because of their elevation, do not have a strong presence at the street edge.

Building size

Buildings vary in height from one to three storeys but are predominantly two storeys. Building widths are also variable, although most shopfronts are reasonably narrow.

The single storey development on the south side of Cleveland Street including the fire station and extending to Ohiro Road is uncharacteristically low, and offers the potential for new development with a stronger visual presence.

Landform and character

Location in a bowl-like setting surrounded by steep hills creates variation at the street edge, and with the surrounding elevated residential areas providing a backdrop in many views from the street, adds visual interest.



Landmark buildings at the intersection of Cleveland Street and Ohiro Road

Building relationship to the street

While many (and particularly the older) developments are built to the street edge, the street frontages are characterised by gaps and a variety of setbacks.

Most but not all buildings have shopfronts to the street. Gaps are common at the street edge, and often provide access to parking at the rear of sites. Local shops are interspersed with houses with front gardens along the northern edge of Cleveland Street, creating further discontinuity at the street edge.

Vehicle access and parking

While much parking is on-street, there is some on-site parking at the street edge as well as accessways to parking at the rear of sites. Car parking at or visible from the street edge is typically not well-landscaped, and compromises the streetscape.

Building form and façade treatment

The primary forms of most buildings, particularly older buildings, are large and simple. Nevertheless the wide diversity of building types, ages and styles is reflected in variation of façade treatment.

Materials

The centre shows a diverse mix of materials reflecting the wide range of building ages and styles. A mix of light timber framing and timber cladding, rendered brick and concrete masonry as well as concrete construction all contribute to the characteristic diversity.

Street landscaping

Street landscaping is not a feature here. Planting is generally recessive, with the most prominent landscape elements being areas of planting on the frontages of existing houses, complemented by a few small street trees.



The prominent façade of the Penthouse Cinema is both a local landmark that signals an important community destination



Gaps and variation in height and alignment along the street edge



Variety in building form, scale and type