





Tuesday, 7 July 2015

File note:

Flynns Pub, Townsville

Preliminary Design Concepts

## A OVERVIEW

This document provides an outline of the development potential for the available open area to the immediate east of the existing historic Flynn's Pub. The design proposal seeks to provide a space which is least cost to the property owner, incorporates a stair to provide egress from the upstairs of the existing Flynn's pub, makes a feature of the existing historic brick structure on site, and provides a unique and attractive place for existing and new patrons of the Pub.

Flynn's pub is located within the Townsville inner city frame, and sits within a network of night time entertainment venues, public infrastructure including the Maritime Museum, a range of accommodation options, workplaces, and is itself a node within the night and daytime public promenade. The vacant space next to Flynn's Pub could work very well as a daytime breakfast and lunch venue, as well as a happening and exciting night time destination.

Townsville attracts a wide range of visitors, as a major gateway to Magnetic Island and other parts of the surrounding coastline and environs. Magnetic Island is popular year round with international visitors, particularly backpackers.

As such the design proposes to cater to the range of patrons who might choose to use the new facility, including local workers, daytime visitors including families, tourists and backpackers, as well as the burgeoning night time activity occurring in the area as a consequence of the growth in the number of low cost accommodation facilities. Appealing to a wide range of visitors will improve the venue's potential to draw revenue from a wide range of patrons, and reinforce the identity of Flynn's pub as a key part of Townsville's food and beverage cultural landscape.

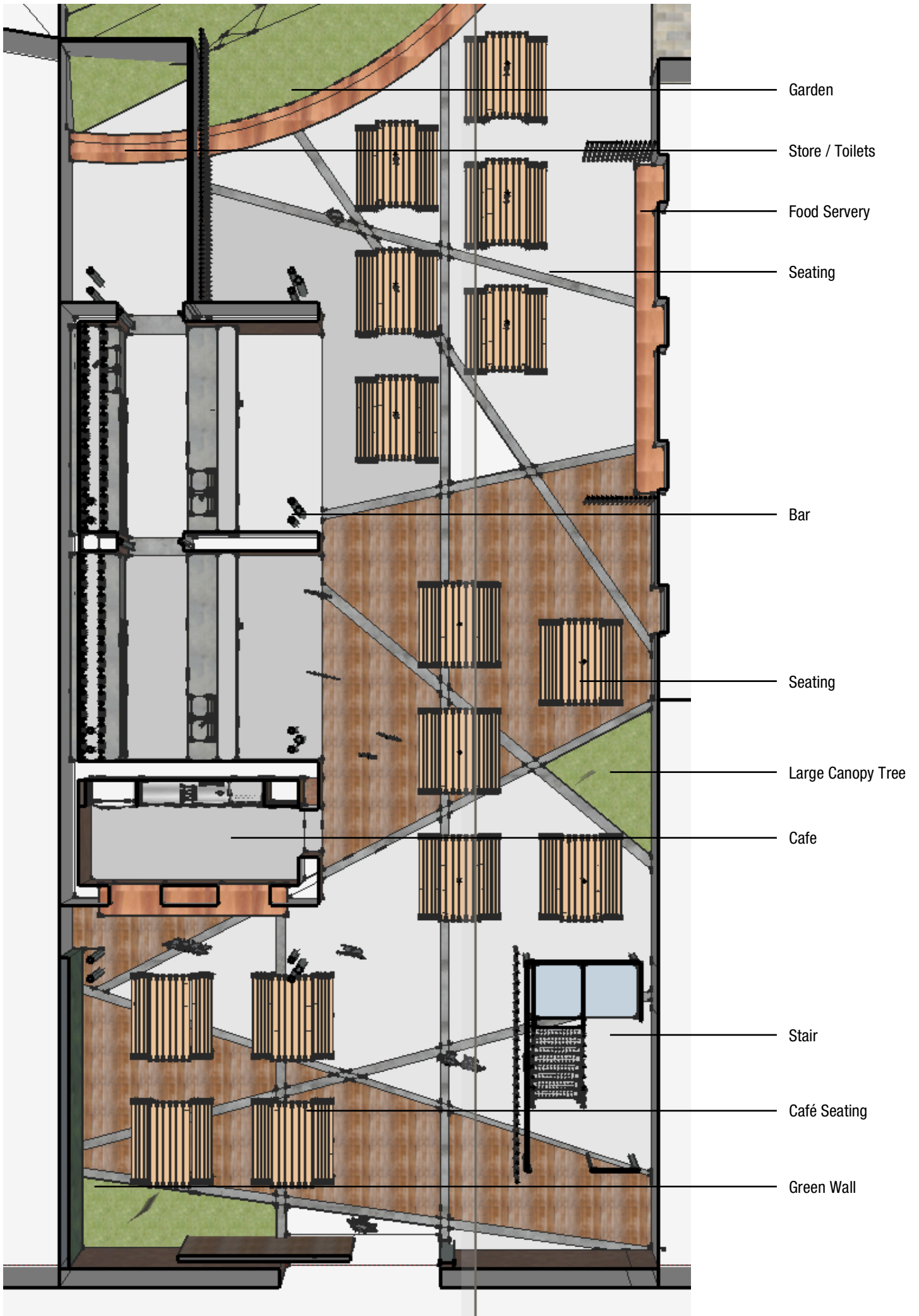
The design makes use of the open space which is existing and available, retains and enhances the natural landscape buffer at the north of the site, proposes to integrate the heritage bunker within that vegetation buffer as a unique & memorable artefact, integrates to the existing courtyard to the north of the existing pub structure, allows for direct service from the existing kitchen within an annexe to the pub structure and running alongside the open space.

The scope of the proposal includes:

- Maintenance & upgrades to the existing brick structure, including structural remediation, remediation of pointing, removal of existing roof sheeting and replacement of timber roof framing elements, provision of new ceiling to conceal overhead services, casework and functional benches to suit the bar function, new concrete floors, feature lighting and display cabinetry
- a number of green or garden walls; to enhance the 'garden' concept and also to provide shade, heat relief through humidification of air and diminishment of heat absorbing surfaces, and improved air quality. It is envisioned that the green walls provide adequate 'green' to support the garden concept without impacting adversely on the capacity of the venue. These are also interpreted as hanging green ceiling over the bar.
- A new stair, connecting to the upper level of Flynn's Pub, primarily used for egress from that level but depending on the designated use of the level, could provide an interesting related function (for example as a backpackers, a connected high quality bar could do quite well).
- A new floor; the extents of this floor are covering more or less completely the available open space, this is done to provide the most safe use of this flat floor area, as well as maximise the seating area. Limited amount of space is given over to planted gardens, these are for the establishment of significant trees that will provide shade canopies.
- Canopy roof structure; this elements is built on separate structure to the existing masonry, and provides weather cover to the bar below. It is constructed from low cost galvanised steel, timber battens for shade and clear alsynite roof sheet for bringing in daylight.

## B DESIGN PROPOSITION

Refer following images and notes.





View from South East



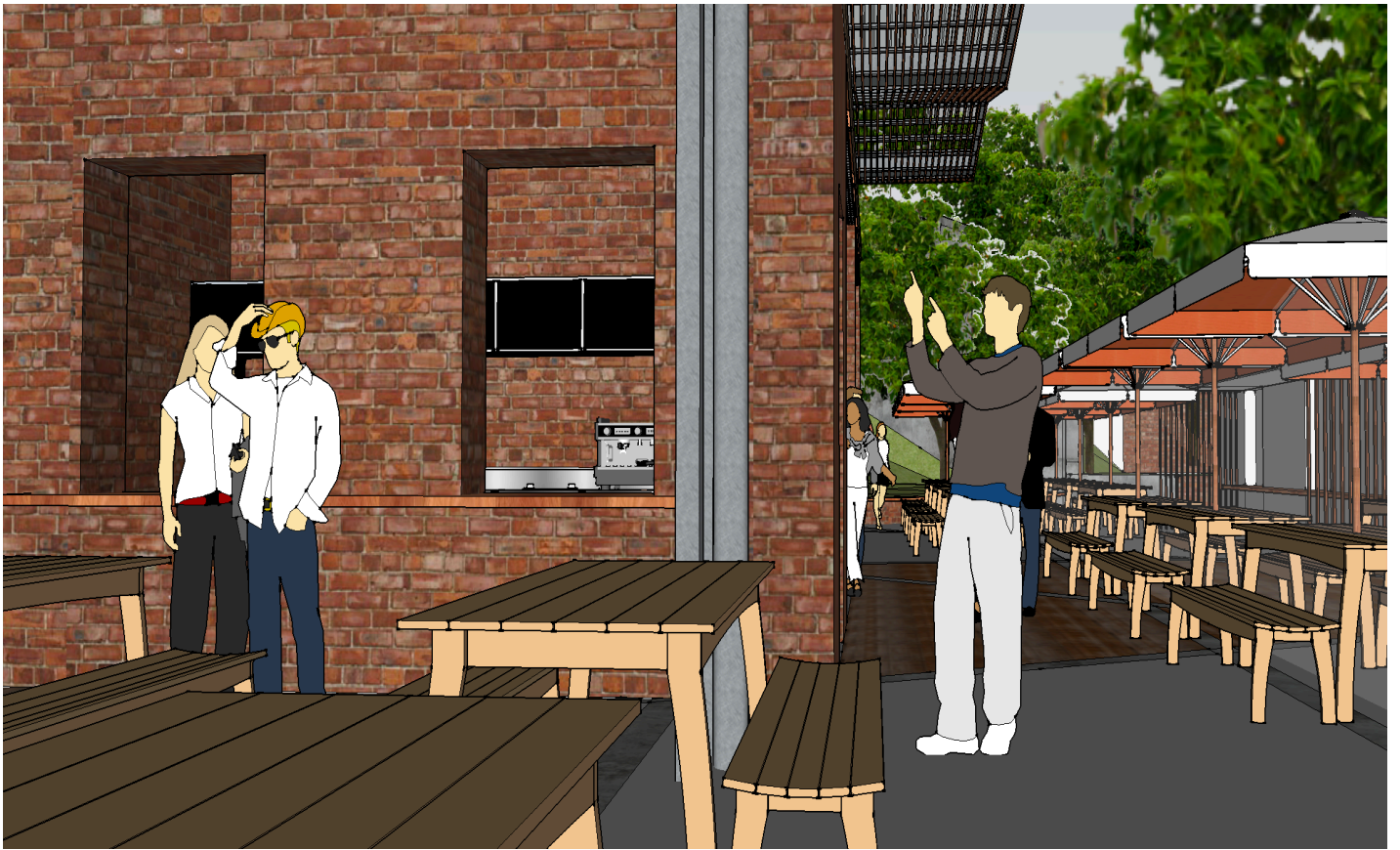
View from South West



Overlooking View from Entry



View of Entry



View of Arrival at Cafe



View through Courtyard



View of Bar



Overlooking view of Bar



Overlooking view of Courtyard

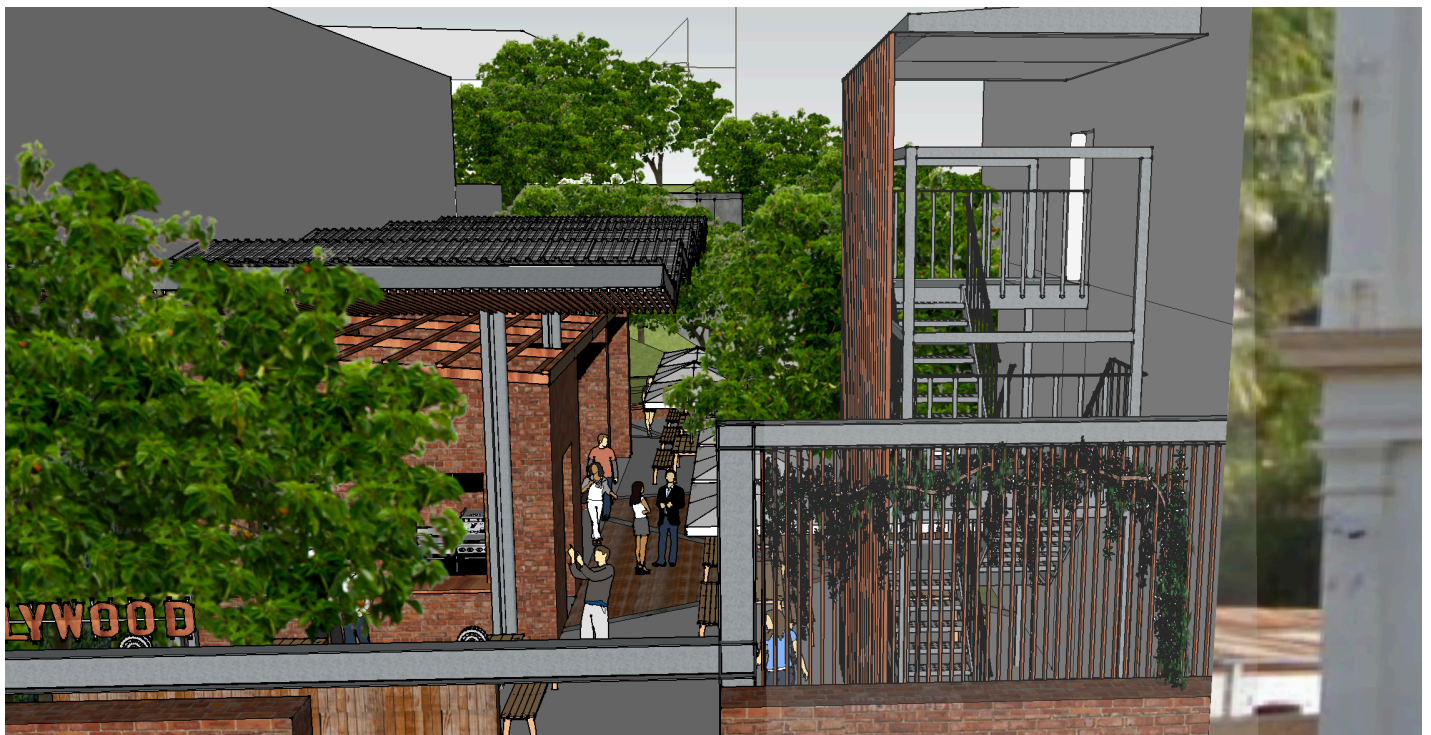


Overlooking View of Courtyard





Sectional View of Bar



Overlooking View of Entry



Courtyard Dining View

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