

# ELIZA STREET/MAINS LOAN DEVELOPMENT BRIEF

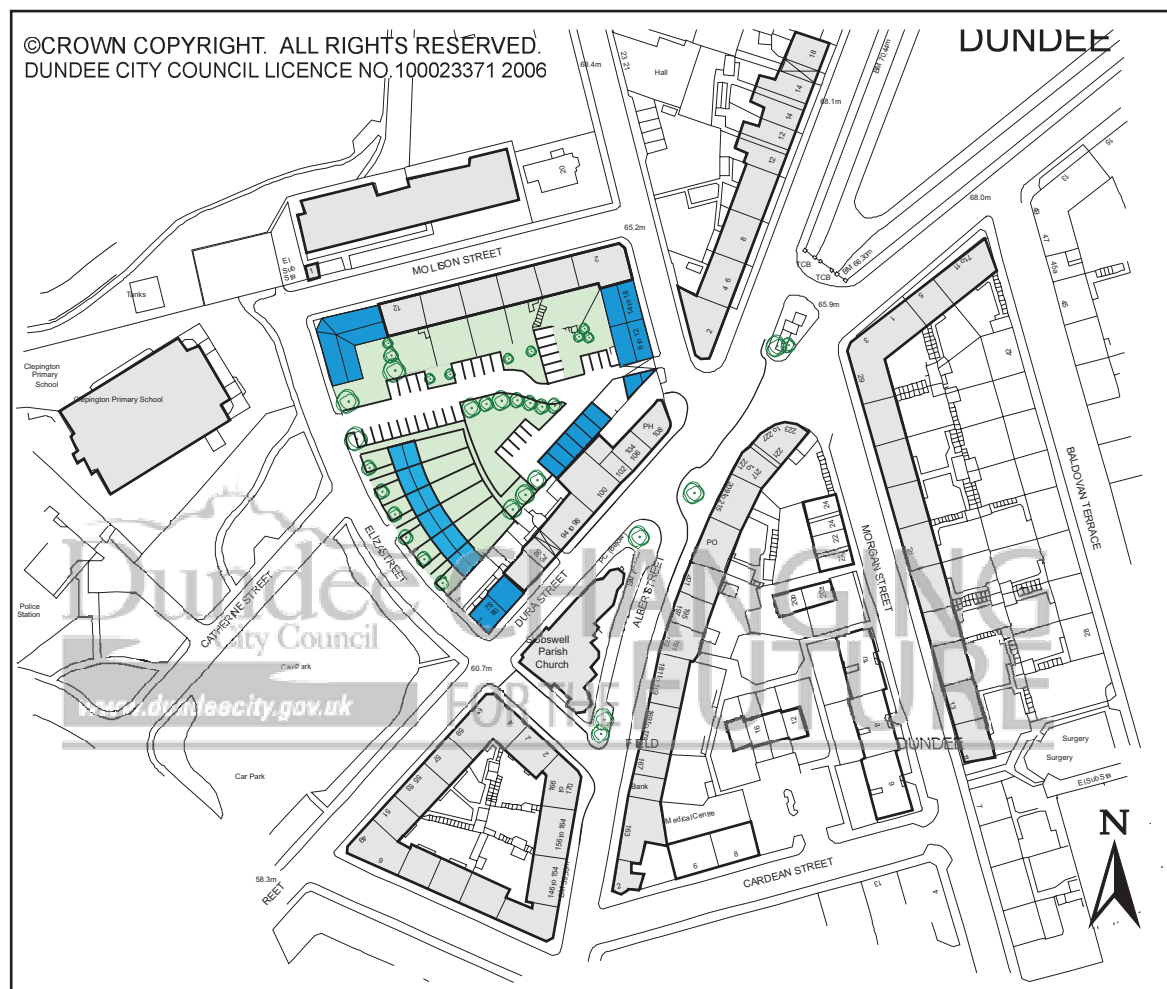
## Description

The Dura Street/Mains Loan/Molison Street/Eliza Street block accommodates a variety of uses in mostly small properties. About half the block is in City Council ownership, having been part of the landtake for the North East Arterial Road. Now that the plans for this road are abandoned, an appropriate new use for this underused site is a priority.

In many ways, this block suffers problems symptomatic of the wider Albert Street area. The shops and commercial premises are somewhat run-down and difficult to service. There is an over abundance of small tenement flats with poor standards of outdoor amenity ground and no dedicated car parking. Meanwhile there is a substantial backland area but it is used in an ad-hoc fashion and subject to vandalism and neglect.

## Aspirations

The part refurbished/part redevelopment of properties within this block can demonstrate that high standards of residential amenity can be achieved in inner-city areas by employing innovative and imaginative design. The rejuvenation of this block can also help to sustain the viability and attractiveness of the wider Albert Street area.



The backland can be transformed to a communal landscaped amenity area, also accommodating visitor parking.

Nine flats in a new building to complete the Molison Street/Eliza Street corner with lawn/drying green and 12 associated car parking spaces.



A house, 8 flats and 12 car parking spaces at 8-18 Mains Loan in addition to the retention of the four existing shops. This demonstrates how two existing tenements of 12 small flats could be refurbished to create eight larger units including four maisonettes, with large south facing balconies facing over a large communal green area. A house would be created incorporating the accommodation over the pend access to the former plumbers premises.

Six lock-ups in the backland area to be available either for adjacent residents or to relocate the several existing stores on the site.

Six family townhouses with integral garages and front and rear gardens on the site of the existing Wallace's Bakery on Eliza Street.

Refurbishment of the Dura Street block of the Wallace's premises to allow vehicular servicing of shops from the rear and improvement of the upper levels to provide two flats with dedicated parking in the backland area accessed by a new footpath.