



Case Study 37

Fletcher Mews

Fremantle WA

**Representing Australia's clay
brick and paver manufacturers**

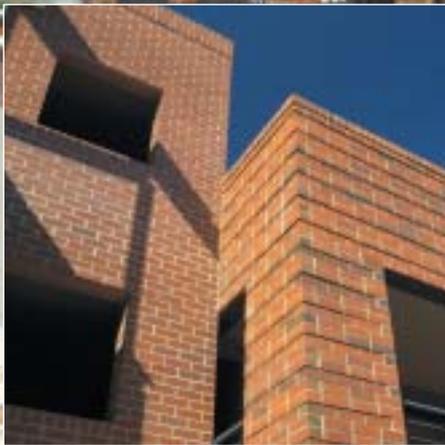
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" a showcase for the high standards



Fletcher Mews
Fremantle WA

Developer: Department of Housing and Works

Architect: Hassell

Builder: Universal Constructions

Construction cost: \$14 million

Photography by Gary Peters



Fletcher Mews

Despite being just kilometres apart, Perth has long had an edgy rivalry with Fremantle. In recent times Freo has shed its industrial, port and prison persona and become a cultural force in its own right, even to the point of supporting a rival to the West Coast Eagles AFL team.

The WA Ministry of Housing purchased the historic Fremantle Cold Stores in 1990. Over the past century the site has had many uses including a tram barn, power station, bacon curer and meatworks. Spowers Architects (now Hassell) were commissioned in 1998 to plan and design the conversion of the 9131 m² site into public housing.

The location offers ready access to the city centre, transport and shops, and views to the port. Four heritage buildings were retained and upgraded, including the 1918 Powerhouse which was modified and reconstructed to create a focal point to the site.

The extensive development encompasses 17 residential buildings from two to four storeys, offering a mix of rental accommodation for singles, families, aged persons and those with disabilities, across the 101 units.

New brickwork in three shades of red predominates, with simple details and parapets providing a strong link to the heritage buildings. Some 750,000 new bricks were laid, complemented by natural limestone and recycled bricks. Some new bricks were also used to repair or reconstruct existing facades.

now incorporated into public housing projects."

Depending on the context, brickwork bonds ranged from conventional stretcher pattern to a composite stretcher and stack bond (recessed and flush finished) to English bond in reconstruction works.

In keeping with the port's traditional character and narrow streets, Fletcher Mews has a network of landscaped spaces, populated with quirky public art commissioned under the state's Percent for Art Scheme. A variety of paving materials were laid including clay pavers and natural stone.

The result is claimed by the WA Department of Housing and Works to be "a showcase for the high standards now incorporated into public housing projects."

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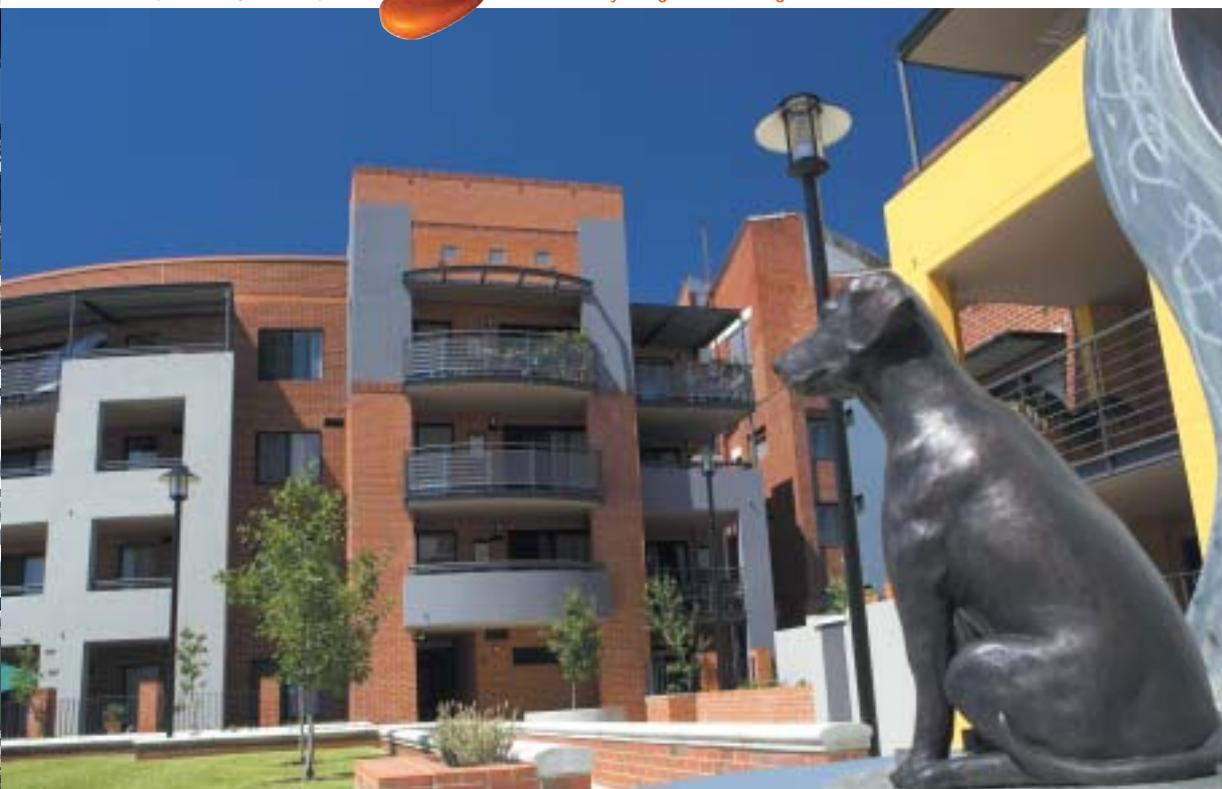


Links:

www.housing.wa.gov.au

www.hassell.com.au

www.universalconstructions.com.au



(This page) A faithful (bronze) pet gazes patiently at the facade modulation that adds interest and individuality to this public housing project. (Facing page, anti-clockwise from major image) Public art, commissioned under the state's unique Percent for Art Scheme, reinforces the residential theme. Simple brickwork details, such as projecting courses and colour changes, help create an appropriate scale and individuality. A blend of materials and facade designs helps place this major development in its heritage context.