15 Marshall St

FORTITUDE VALLEY

AT A GLANCE

Project: 15 Marshall St, Fortitude Valley

Architect: COX Architects

Product Specified: LevantaPARK Storepark 8

BACKGROUND

15 Marshall St is an iconic heritage restoration project in the heart of Brisbane's Fortitude Valley. The Marshall St building is steeped in history, dating back to the late 1890s when it was constructed for clothing merchants Stewart & Hemmant. Since then, it has been home to numerous businesses that have come and gone as the area has developed over the last century.

In its new incarnation, the Stewart & Hemmant building is a revitalised retail and business precinct befitting of the vibrant, fashionable suburb it inhabits. It combines heritage with a refined contemporary style and is a bustling hub of activity.

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CHALLENGE

As part of the redevelopment, the parking facilities for the building needed to be updated. As a heritage building, there were significant constraints - namely that the building's small basement carpark only accommodated five cars at any one time.

The client requested this capacity to be doubled, however expanding the basement space was not an option. LevantaPARK were brought in to consult on the issue and provide a practical and cost-effective solution to the problem.

"LevantaPARK were engaged to provide a car parking system that would accommodate the tenants working in the office suites throughout the building," says Dylan Keene, Project Manager at LevantaPARK. "The parking solution had to utilise as little space as possible and provide parking for 8 vehicles."

"The design phase presented minor challenges, however our Design team were able to mitigate any issues that would affect the final product," continues Dylan. "Installation also required modifications to be made onsite to fit the restrictions of that particular location."

SOLUTION

"We designed, manufactured and installed a LevantaPARK Storepark 8 with an in-ground turntable," says Dylan. "This equipment now makes parking easy for the office tenants and provides adequate space for the rest of the building's services."

The innovative Storepark system maximises capacity by utilising both vertical and horizontal movement across either two or three levels. The small area of the basement meant the project had to be carried out in an incredibly tight space with tricky access, within a very short timeframe.

The Storepark system uses a pit to enable vehicles to be accessed independently of one another. With one less parking space at ground level than both the upper and lower levels, the ground level platforms are able to slide left or right in order to create the free room to either lower the upper platforms, or raise the lower level platforms.

The Storepark system enabled 8 cars to be parked in the space where only three could previously fit. With two traditional parking bays remaining on the opposite side, this doubled the carpark's capacity without increasing its footprint.

"From the beginning of the project, through installation and handover, we worked with all trades to ensure we achieve the highest efficiency and highest results," says Dylan. "We spoke with the builders during the design stage to work out if any services would impact the structural components of our car stacker. During installation other trades like fire pipe contractors were brought in to complete their jobs when the installation was at its most suitable point. When installation finished, we liaised with the builder and office tenants to have their own vehicles come in during training to customise and allocate each stacker bay to that user. We love a challenge and we're always happy to work within the confines of any project to find the best possible outcomes for our clients."

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