



LOOKING SOUTH WEST ACROSS THE SITE

The D4 House is an extremely compact, courtyard residence with a variety of floor plan configurations located within a fixed courtyard of 170sq.m. This flexibility allows occupancy by different family arrangements and an increase housing density. The most important intent of this design is to provide affordable housing and the opportunity of home ownership in an expensive housing market.

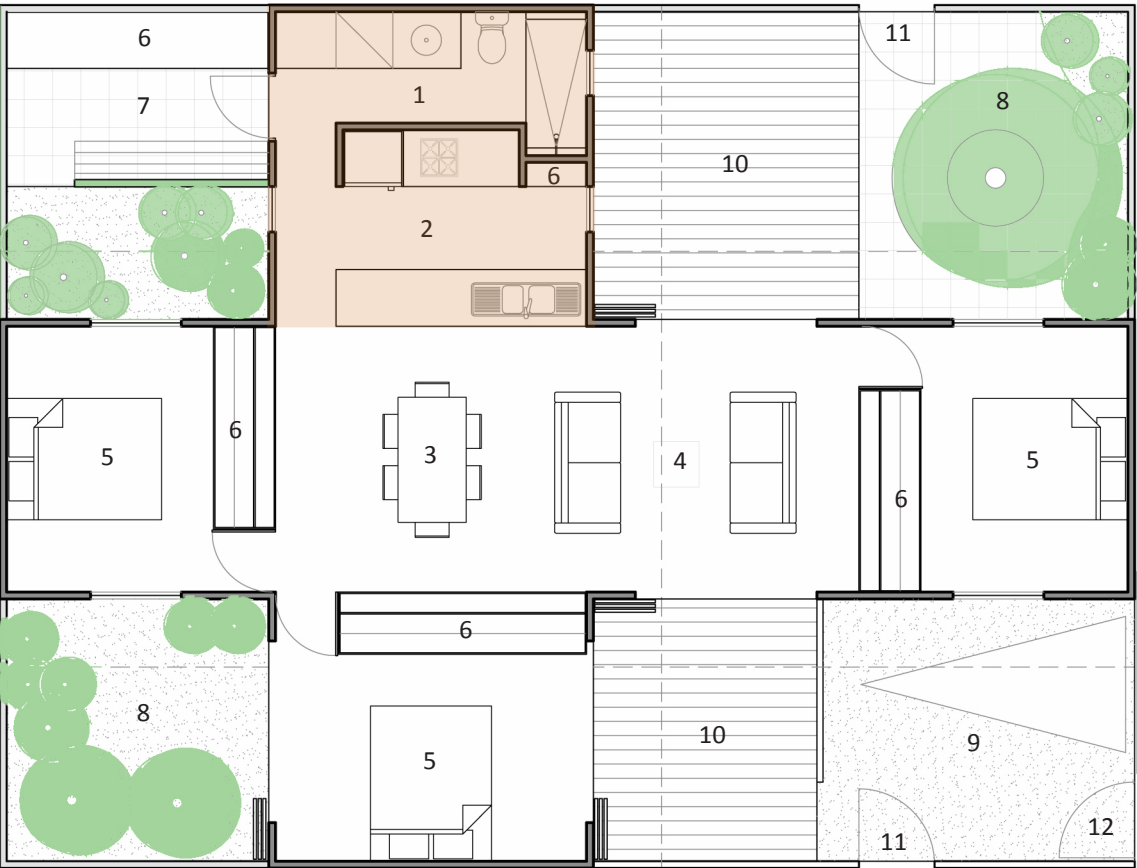
Taking inspiration from traditional Chinese courtyard houses and Jorn Utzon's klingo experimental housing, D4 is a mix of internal & outdoor spaces for private use. These spaces can be connected to create interaction between neighbours or members of an extended family. Its modular design grows around a standard wet area module that contains the kitchen/bathroom/laundry. It can expand within its courtyard boundary by adding standard modules as the occupants' needs change. These options range between a single person studio that can grow to a 3 bedroom house. Each configuration deliberately pushes the boundaries of what is possible with smaller living space & an important aspect of this is the larger feeling of space created by each room being integrated into different courtyards.

The different sized configurations means a diversity of people can activate what is essentially a small neighbourhood within a neighbourhood, with houses running along a central street that combines traffic and communal outdoor activity areas for the occupants. When suitable parking is available along the perimeter of the site, the central street can be fully turned over to activity & pedestrian movement.

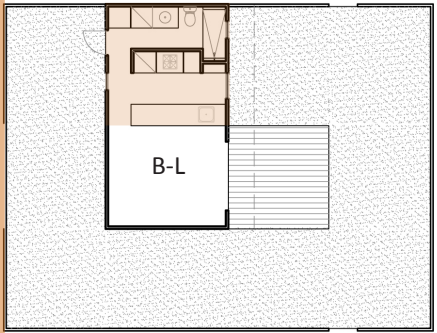
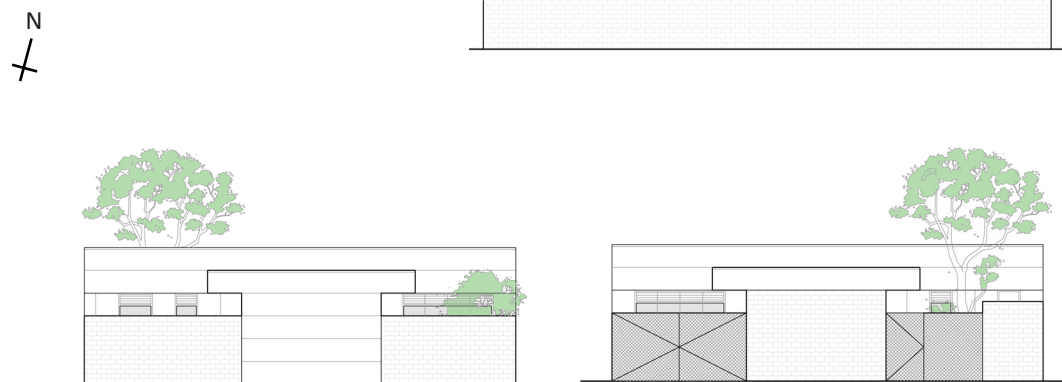
This redirection away from high embodied energy construction and the significant environmental impacts of urban sprawl requires:

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|-------------------------------|--|
| Small floor areas | - the greatest energy saving that can be made is the reduced embodied energy of construction. |
| Renewable energy technologies | - PV, grey water, electric car charging stations reduce emissions & lower heating & cooling costs. |
| Passive solar energy | - northern winter sunlight can be achieved no matter which direction the house is orientated. |
| High performance materials | - Affordable, highly insulated walls, roofs and triple glazing. |
| Progressive planning policies | - zoning changes, car bay concessions, restricted vehicle sizes and transport design drives lifestyle changes. |

FLOOR PLAN OF TYPICAL 3 BEDROOM RESIDENCE



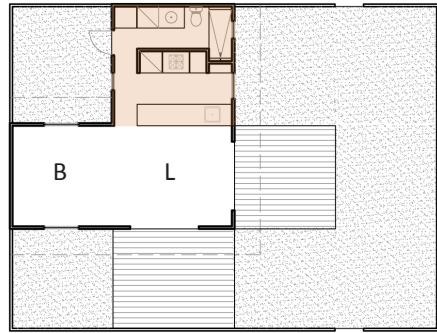
- 1 bathroom/laundry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bedroom
- 6 storage/shelving
- 7 utility court
- 8 garden court
- 9 vehicle court
- 10 deck
- 11 neighbour gate (optional)
- 12 entry gate



STUDIO



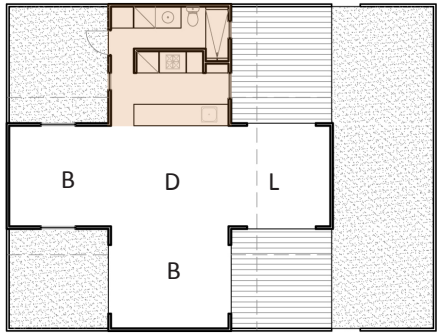
33sq.m internal
13sq.m deck



1 BEDROOM



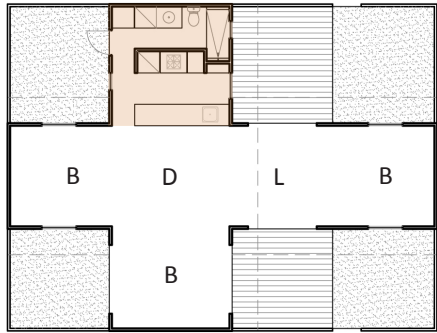
46sq.m internal
28sq.m deck



2 BEDROOM



59sq.m internal
28sq.m deck



3 BEDROOM



72sq.m internal
28sq.m deck

CONFIGURATIONS

AREAS:	
No of residences	= 10
Total Site Area	= 3,594sq.m
Area Per Residence	= 170sq.m
Total Built Area	= 1,700sq.m
Open Space	= 1,894sq.m



COSTINGS:	
Construction Rate	= \$3,500/sq.m
Based on an initial residence.	
Calculated on internal residence area.	
Rate includes building, deck, hardscape, courtyard walls (incl. GST).	

Studio	= \$115,500
1 Bedroom	= \$161,000
2 Bedroom	= \$206,500
3 Bedroom	= \$252,000

Additional Modules	= \$50,000
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Calculated at \$4000sq/m for additional modules. 12.5sq.m each.

MATERIALS:

Sub Structure: concrete & steel

Floor: hardwood

External Walls: R9 FC lined sandwich panels - flushed & paint finished

Internal Walls: FC flushed & paint finished

Cabinetry: Plywood storage dividers. Kitchen as selected by owner

Doors: Solid core plywood

Door/Windows: Triple glazed aluminium framed

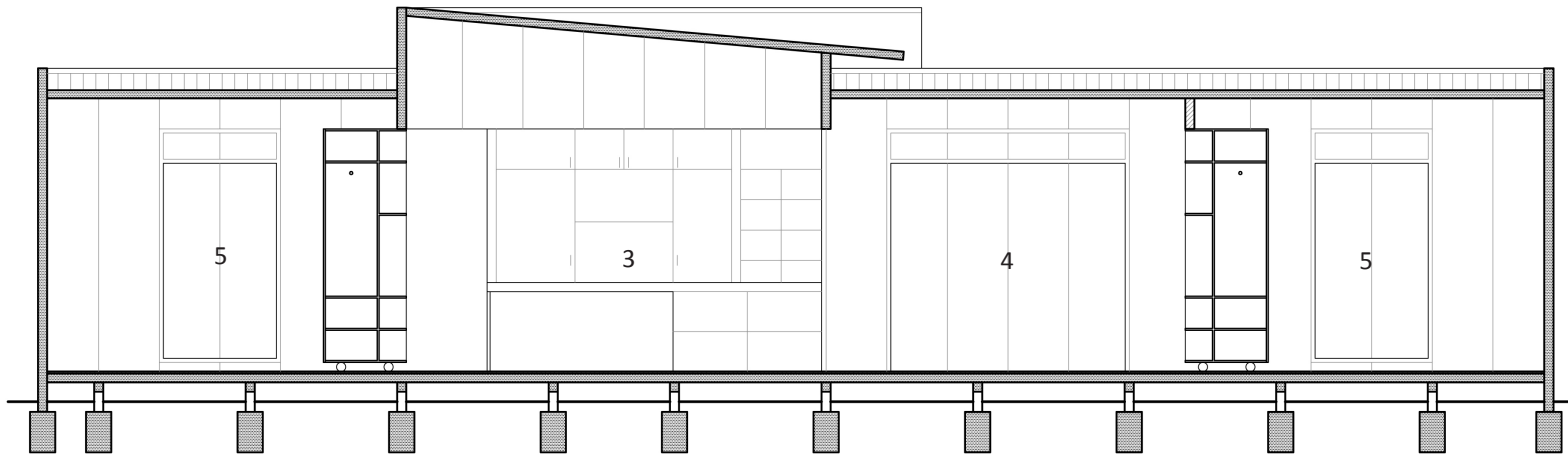
Ceiling: Plywood on battens

Roof: 120mm th'k Kingspan R5.8 colourbond sandwich panels

Wall & Roofs are structurally load bearing & require no additional structure



VIEWS FROM VARIOUS PERSPECTIVES



SECTION