

THE YARDS+

THE MULTI-COURTYARDS HOUSING TYPOLOGY

Manifesto: Village in Landscape

Government Architect, Chris Johnson says the "Houses of the Future are..... more about mass customisation rather than mass production" (source: the House of the Future).

We have sought to produce a plan module and housing typology that can respond to as many varying environmental and user conditions and requirements as possible. As such we recognised that the link between space, nature and geometry is a key element and that a new housing typology must move away from static linear forms. In addition aspects such as flexibility and customisation need to be inherent in the plan so that there is no barrier to configuration depending on need.

The angled plan form is created from a response to understanding the natural environment and the desire to create a maximum relationship with the outside, sun access and cross ventilation. The form creates micro environments around it such as small courtyards and external spaces that greatly enhances all forms of amenity for the inhabitants.

The one module plan could be configured in many different ways; a 2 bedroom unit, 2 studios, a split level apartment, freestanding townhouse, retail or office combined with a unit and so on. Levels are easily accessed by a shared staircase and act as walk-up apartments. Alternatively, by adding an internal staircase, the module could be separated as a stand alone townhouse. The diversity provided by the various possible outcomes can then be geared to specific user groups or people be that low income, elderly or the more mainstream market.

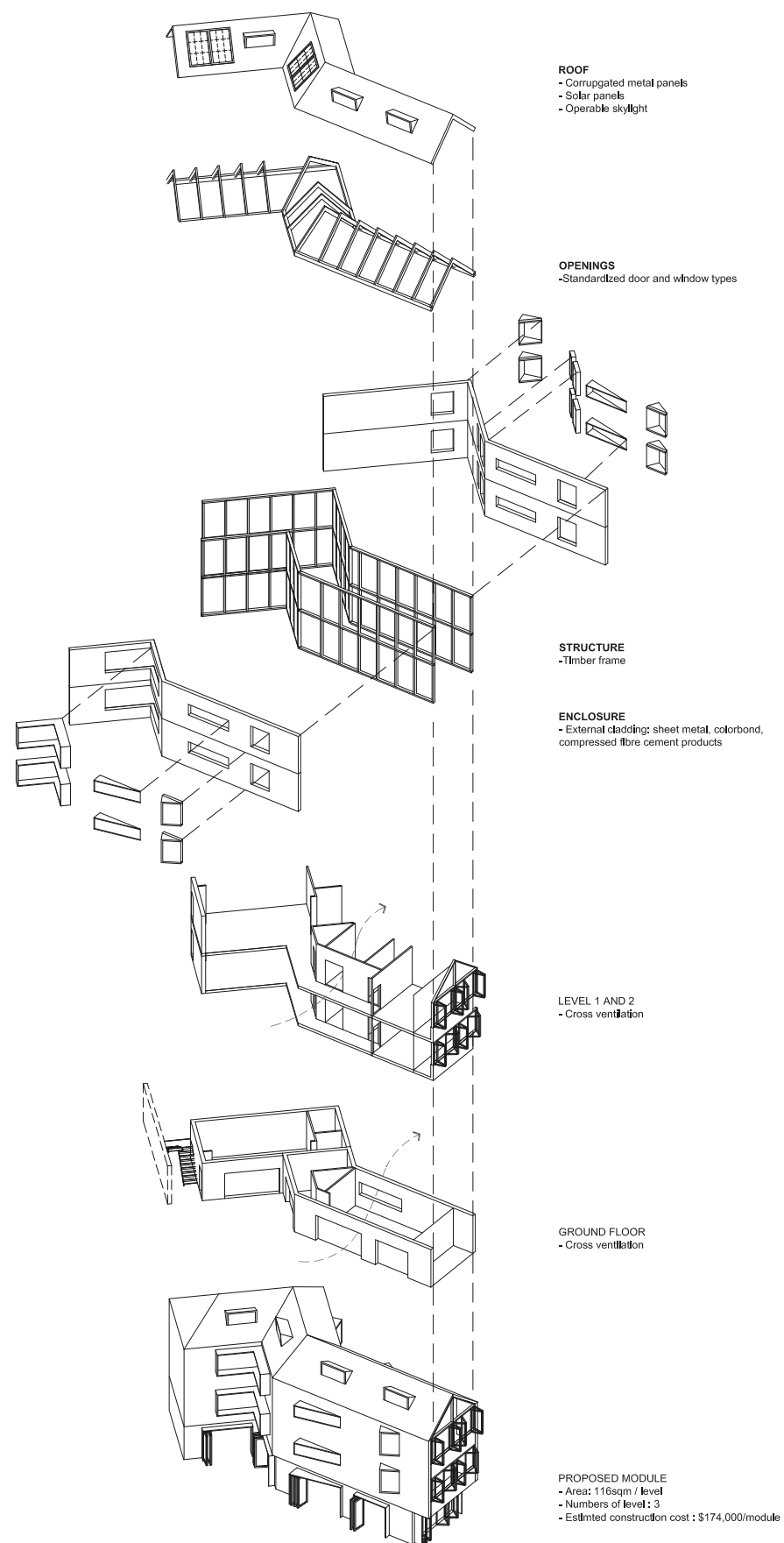
The building modules can then also be combined to create a variety of possible configurations. These "complex arrangements" can be organised on a site with great ease resulting in unique, discrete and intimate spaces that can be tailored by people to their own needs and requirements. The external spaces then have direct relationship to the internal spaces and become owned by their inhabitants, rather than being left over. By extension these open spaces are therefore diverse and visually dynamic, not singular and static. As such the "Village in the Landscape" is created, whereby the natural environment can flow in, through and around the built form, where it can adapt to varying site conditions and be in concert with the nature rather than dominant upon it.

Construction methodology

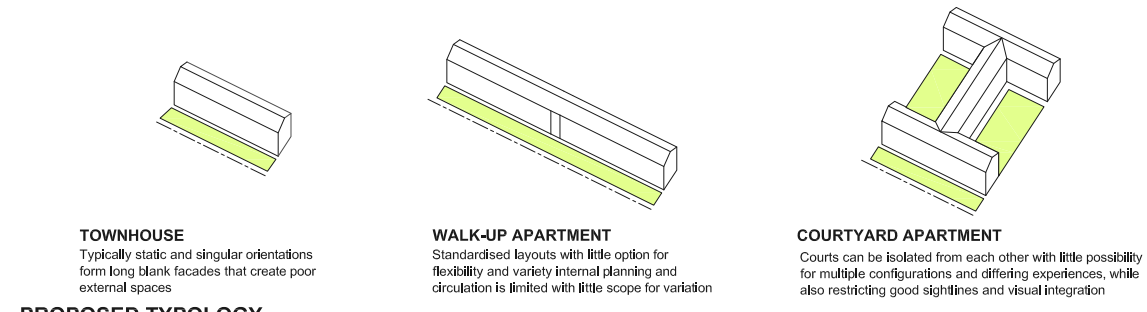
It is well known and has been proven through experience that the most efficient and cost effective mode of construction is timber framed buildings with lightweight cladding. No matter what method of prefabrication is anticipated the reality is always more costly than on site carpentry, where the frames for low rise projects of domestic proportions can be constructed in a matter of days. This model is also economically sustainable as it continues the strong trade tradition in Australia of the use of skilled manual labour.

Fire separation is easily achieved with the myriad of available composite products specifically designed in lightweight forms. External cladding can be sheet metal such as colorbond, compressed fibre cement products or if desired timber cladding. These materials can be integrated into the design to ensure minimal wastage and are also recyclable. Wet trades are minimised to ensure speed of construction. Internally elements such as kitchens, bathroom and fittings are based on one or two types which allows for simplicity in production and installation. Such elements can be standardised and even constructed off site as internal modules that can be simply fitted into the unit.

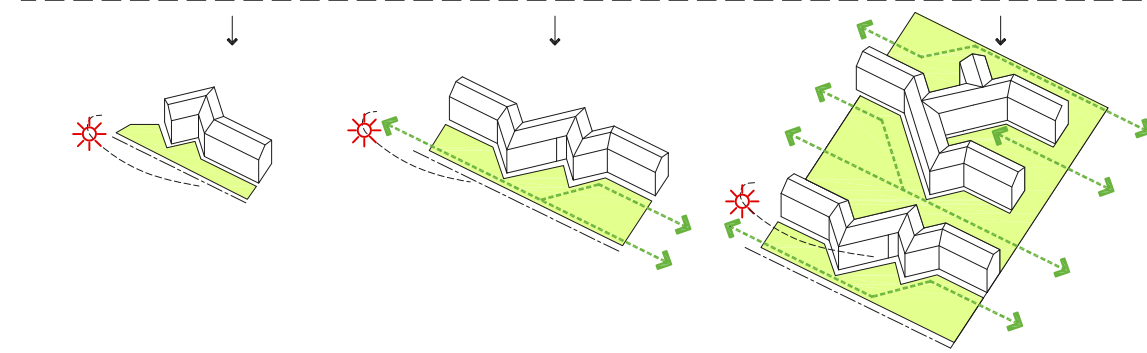
AXONOMETRIC CONSTRUCTION DIAGRAM



CONVENTIONAL TYPOLOGY

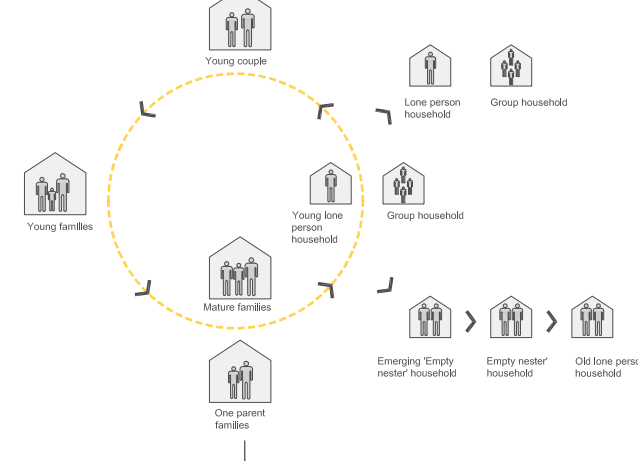


PROPOSED TYPOLOGY

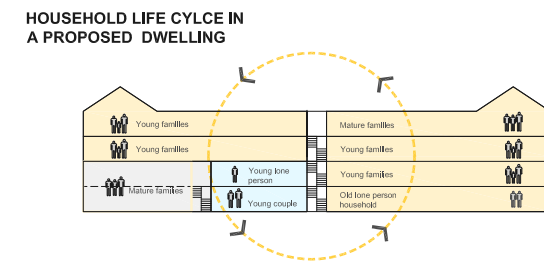


HOUSEHOLD MIX

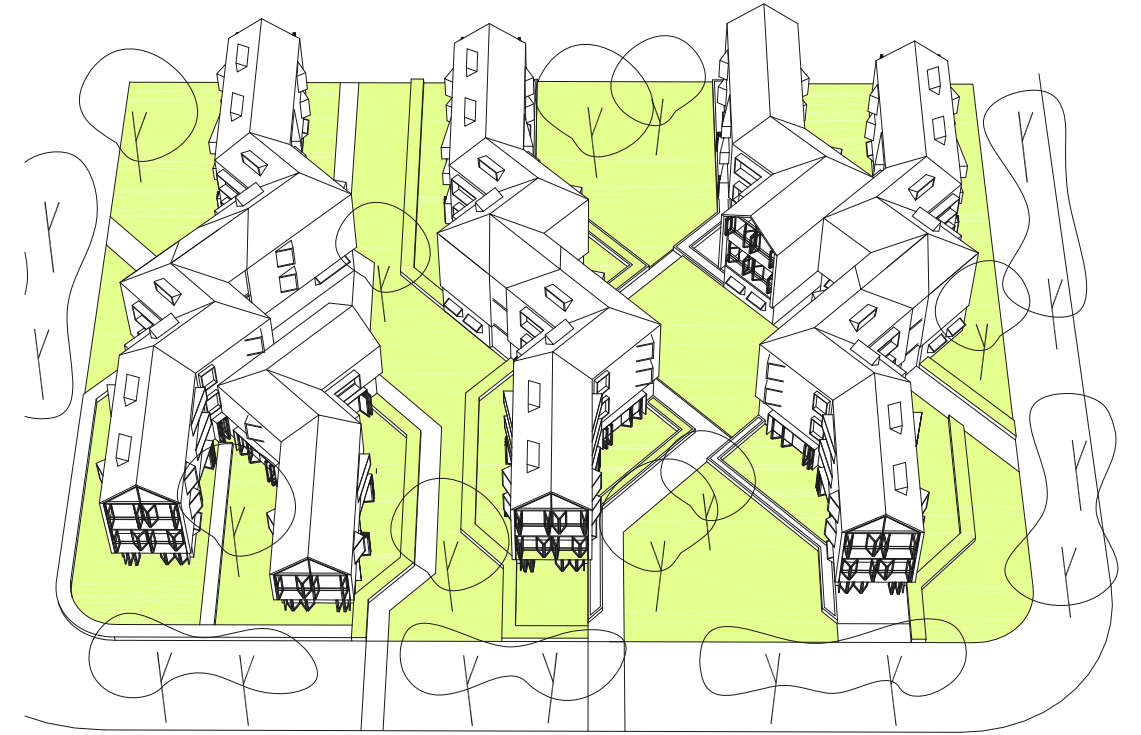
HOUSEHOLD LIFE CYCLE



APARTMENT MIX



VILLAGE IN LANDSCAPE



DENSITY

LOW

MEDIUM

HIGH

GENEALOGY

TOWNHOUSE

WALK-UP APARTMENT

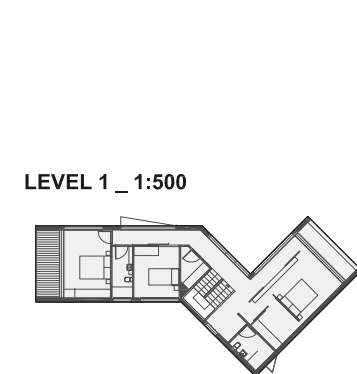
Studio

2 Bedroom

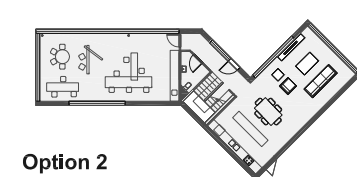
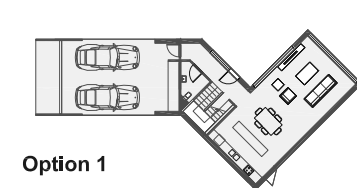
2 Bedroom Split level

HYBRID APARTMENT = TOWNHOUSE + WALK-UP

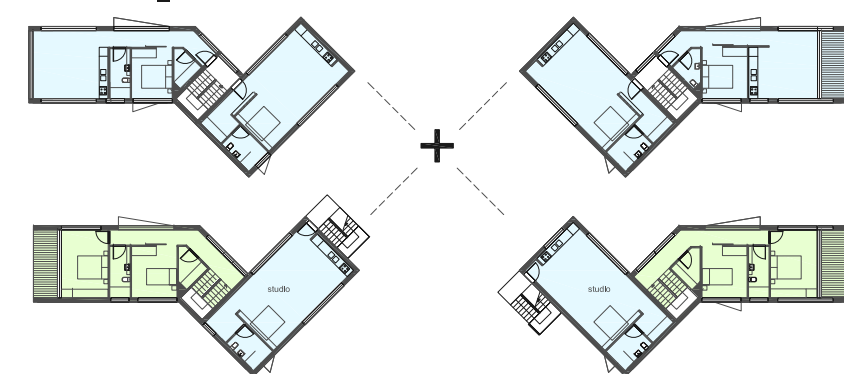
LEVEL 1 & 2 _ 1:500



GROUND FLOOR _ 1:500



LEVEL 1 & 2 _ 1:500



GROUND FLOOR _ 1:500

