

MAIN PRINCIPLE : INCREMENTALITY

This Project embraces the notion of instrumentalism to address affordable hosing design in Canberra. The incremental model and system allows the dwelling flexibility and adaptability in terms of space, aesthetics and program. This allows the typology to be both affordable and repeatable but also customisable to individual and community needs. These respond to the following; affordability, diversity, innovative market, new and emerging material and techniques.

Urban intensification will require a flexible review of both ACTPLA and TAMS codes and standards to allow for more flexible and varied development with a commitment to the need for quality public space within density neighbourhood which appeals to a range of demographics. This project has embraced the following recommendations.

- Reduction of required set- backs
- Reductions of required road widths to establish more defined street scape and cool the suburbs reducing heat sink effects caused by vast expanses of paving with little shade.-
- Introduce affordability and variety of material selection for precent to establish their own public domain identity.
- Address a required commitment to ongoing maintenance cost for public domain.
- Possible delivery methods for public domain include possible combinations of both Community title block and Developer Contributions.

STAGE 1

- Three studios plus one granny flat (mixed use rear pavilion).
- Total of 4 tenant groups.
- Home owner occupies one of the flats and leases the remaining studios.

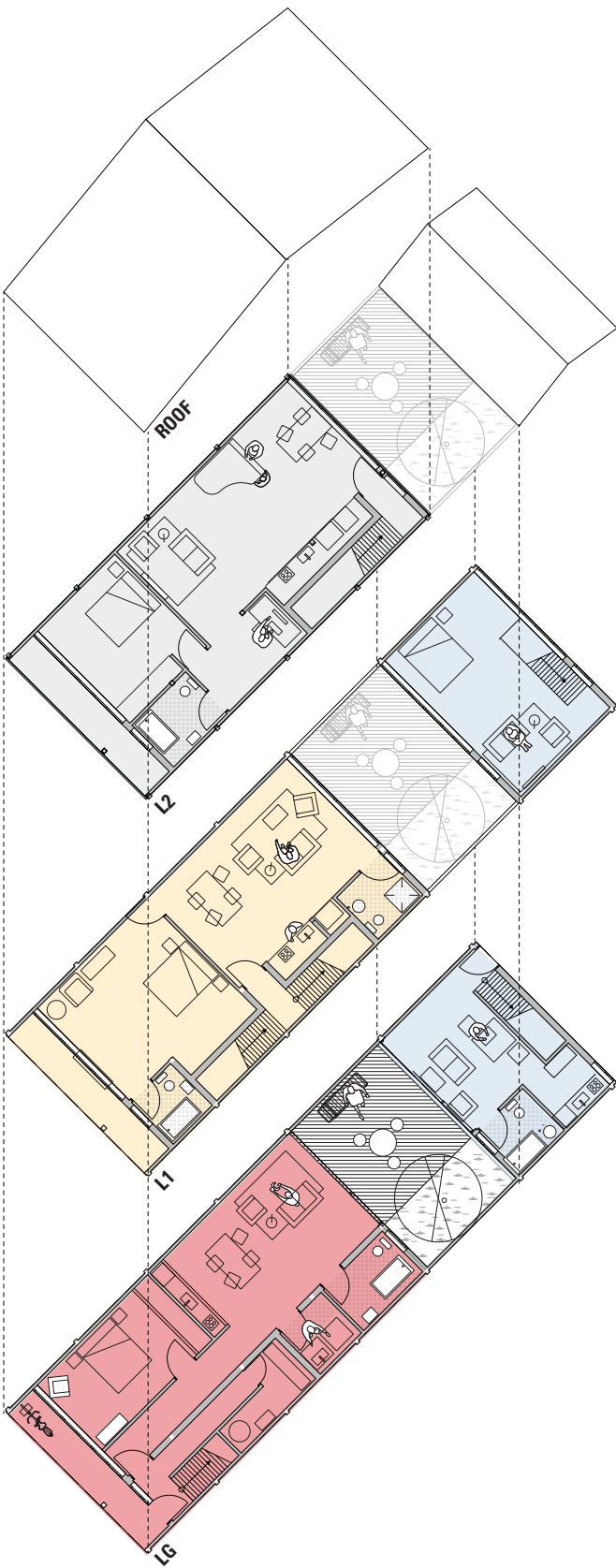
STAGE 2

- Transformation into two story penthouse with studio below, or large three story house to cater for expansion into a family.
- Rear Mixed use pavilion can be use for retail / hospitality.

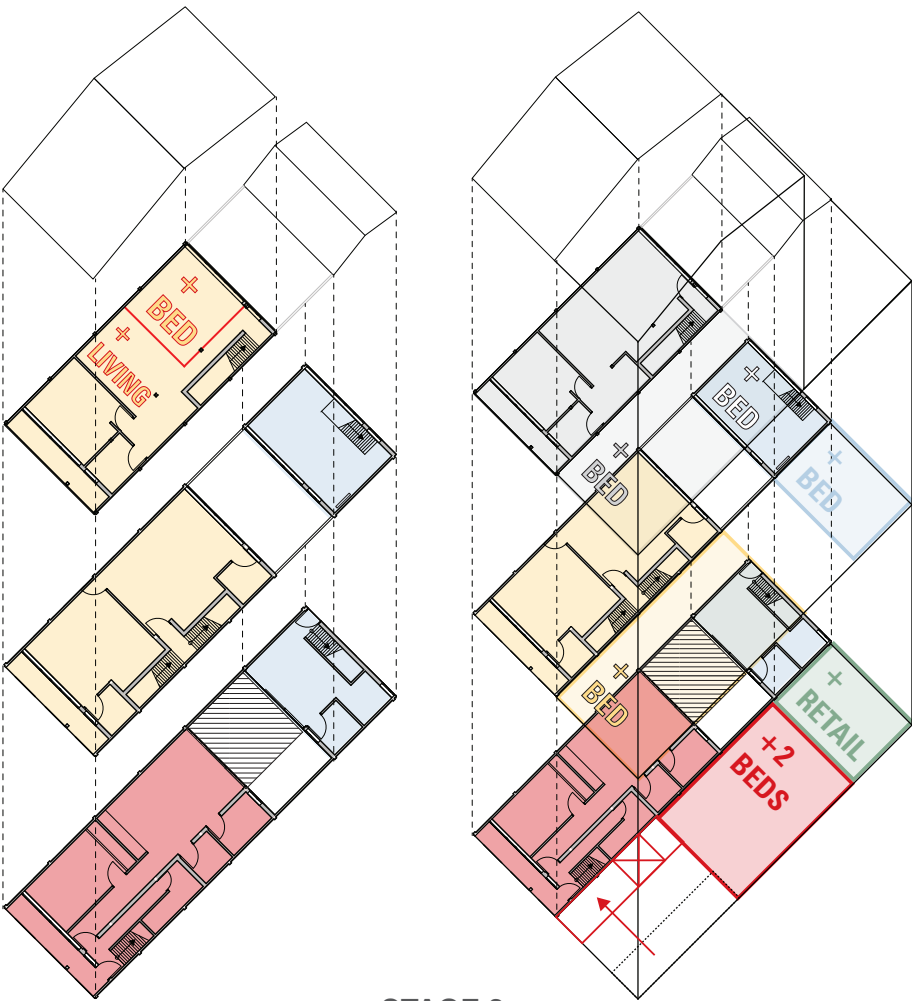
STAGE 2

- Home owner can sell off property or buy adjacent.
- Able to absorb adjacent lot to create 10.5 frontage with apartments sharing central core. Lift access can be added to facilitate an addition of one story to the building.
- Rear Mixed use pavilion can be use for retail / hospitality.
- Lower ground can transform to take on shared, communal areas.

	QUANTITY	UNIT	RATES	TOTAL
FLOOR SLAB	320	m2	120	38400
FLOOR FINISH	320	m2	50	16000
EXTERNAL WALLS	500	m2	200	100000
INTERNAL WALLS	620	m2	120	74400
INTERNAL FINISH	1250	m2	60	75000
CEILING FINISH	320	m2	80	25600
ROOF	105	m2	100	10500
WINDOWS	100	m2	600	60000
DOORS	15	PER ITEM	120	1800
KITCHEN FITOUT	4	PER ITEM	8000	32000
BATHROOM FITOUT	4	PER ITEM	4000	16000
OTHER FITTINGS	1	ALLOWANCE	15000	15000
SUBTOTAL				490300
BUILDER'S MARGIN 5%				73545
				24515
GRAND TOTAL		m2	2925.17	1053060
Land Value				120,000

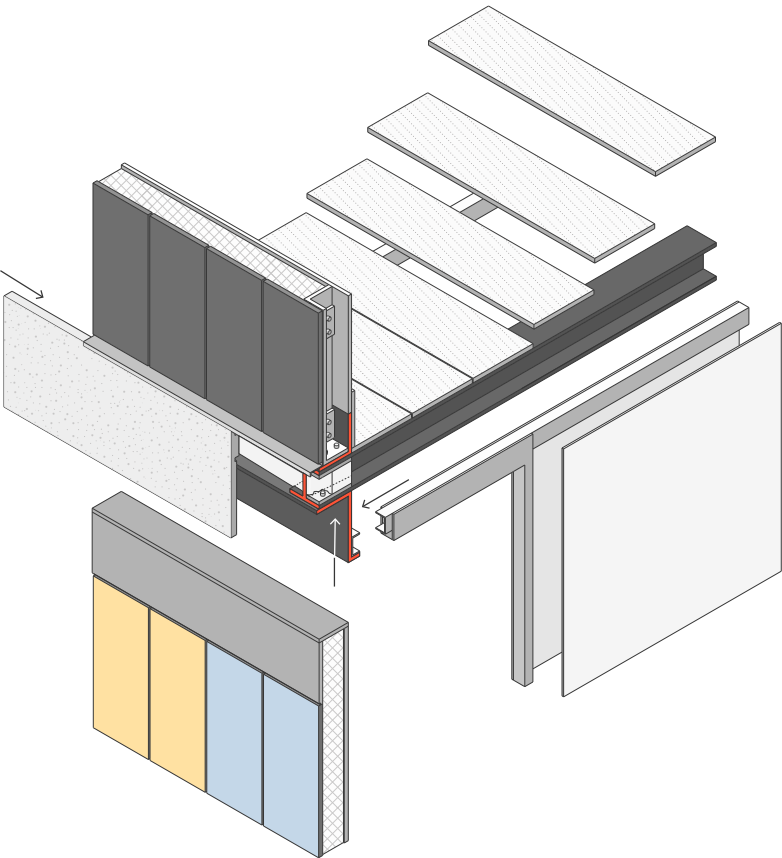
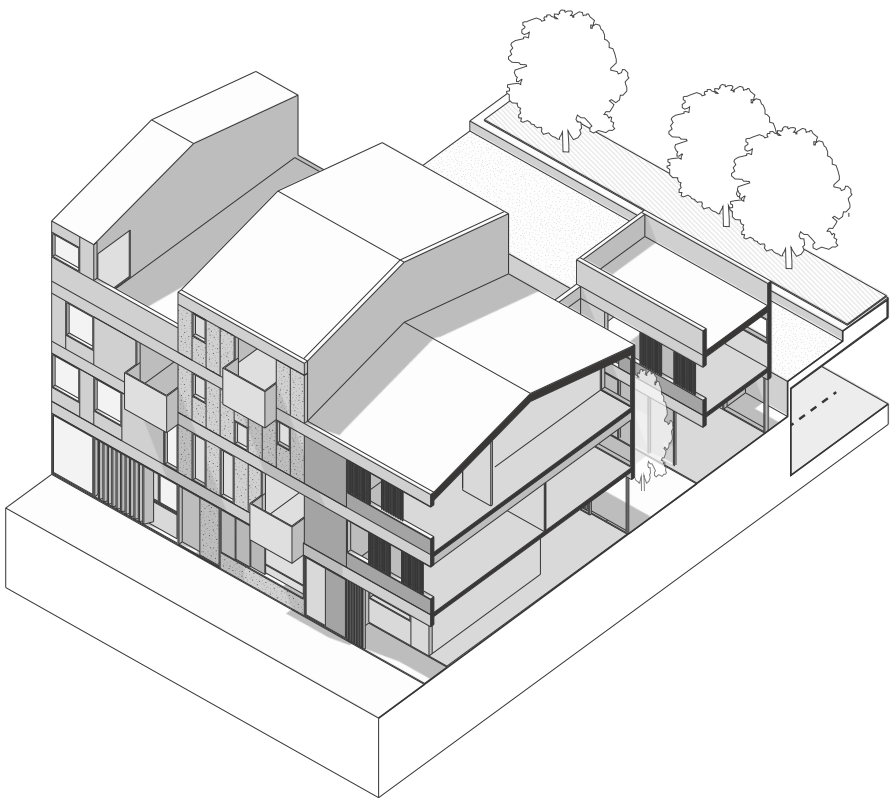
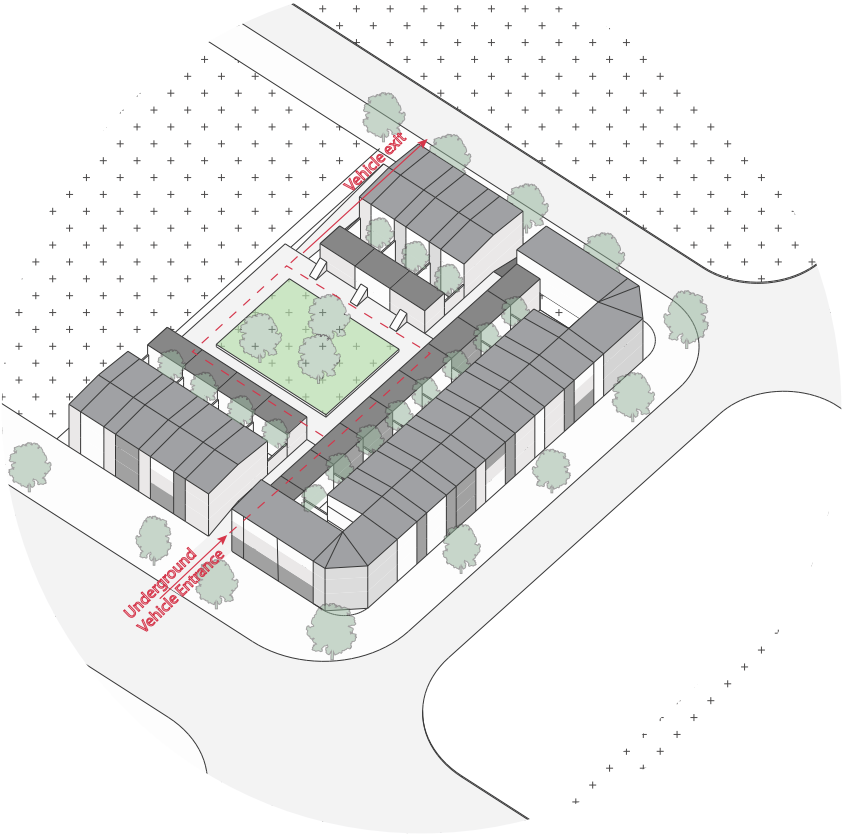


STAGE 1



STAGE 2

STAGE 3



KEY URBAN MANEUVERS



CENTRALIZED PARKING

Conversion of the garage typology into adaptable space for either retail or residential use activate potential public spaces . Integrating parking into large underground parking frees up space allowing pedestrians and public space to take precedence.

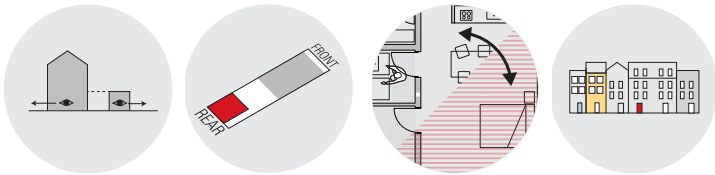
PUBLIC CORE - Laneways and Open Space

Possible configurations allows for the development of “enclosed” open space with passive surveillance built into the dual frontage principles. Internal spaces cater for cafe, low-scale retail, enclosed traffic free area for children, families provided by a commitment to higher quality public domain.

SUBDIVISION POTENTIAL

Leases for segments provide buyer Greater Borrowing Power

KEY ARCHITECTURAL MANEUVERS



GRADIENTS OF OPEN SPACE

Urban configuration allows for private/shared courtyard as well as the potential for internal fine grain public parks and lane-ways with consistent passive surveillance.

FORMAL VARIATION

Topology capable of existing on its own or within a larger set/ development whilst still retaining visual variation via home owner control of treatments. Principles control height variation to ensure roof line and visual diversity minimising the appearance of mass development.

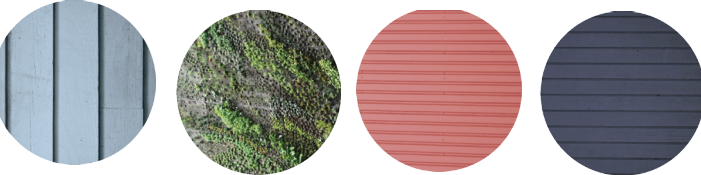
PROGRAMATIC FLEXIBILITY

This enable some development to create laneway type retail and commercial spaces while others remain largely residential. The incremental model allows these to develop in clusters allowing for site to grow in response to industry and urban needs, with possible programmatic clusters.

DUAL FRONTAGE

Provides passive surveillance with 'eyes on the street'

KEY CONSTRUCTION SYSTEM MANEUVERS



STANDARDISED CONSTRUCTION LOGIC

Assembles in a standardized construction logic that uses a combination of prefabricated floor and wall elements as well as standard steel channels, columns, beams, and other structural members.

ADAPTABILITY

Diversity of facade panels can be used to allow for spatial flexibility and visual diversity. Easily modified internal layouts and a panelized facade system foster a sense of ownership. Individuals can control, upgrade and customize their dwelling based according to cost, aesthetic and spatial tastes.

DETAIL ELEMENTS

Elements can have varied widths based on a standard 700mm grid. System includes choices of Wall elements with different choice of finish and Window, Door, and louvered facade elements as well as balcony and planter elements.