The GRANNY WORK/SHOP is a conceptual prototype for affordability and sustainability aging in place in the suburbs. Shifting household demographics, along with an expected increase in percentage of residents aged over 65, will put great pressure on the existing low density housing stock of the suburbs.

Simultaneously, retirement villages and other aged care solutions focus on relocating residents to smaller dwellings, often away from their original established communities. Whilst viable in urban and rural settings, such villages are culturally and aesthetically displaced in suburban areas. Such economically driven housing also often removes desirable ‘raw’ space (garages, attics, spare rooms) restricting the ability to economically driven housing also often removes desirable ‘raw’ space (garages, attics, spare rooms) restricting the ability to accommodate creative self expression, entertainment and social interaction with the street, with the intent to increase social interaction and inclusion.

The GRANNY WORK/SHOP offers affordability and resilience to suburban aging in place. This is achieved through built flexibility to address housing and amenity shortages in keeping with cultural traditions and individual aspirations.

The GRANNY WORK/SHOP comprises of two pavilions built on a portal frame grid of 2.4m centres. These dimensions (easy to freestanding ‘pods’ measuring 2.4m x 2.4m. In addition, to being able to be prefabricated off site or constructed on site, the driveway width restriction also ensures each pavilion is thin enough to be transported on a truck should it be prefabricated off site.

The configuration of the GRANNY WORK/SHOP facilitates the source of income and interaction extra function as a shop/cafe by day providing trade.

Further, the location of GRANNY WORK/SHOP within the front yard encourages visibility for trade.

Relocation to the driveway of existing properties enables owners to rent out their properties and become more affordable, inclusive and inclusive and inclusive and inclusive.

ECONOMIC GENERATION FOR RETIREES

This housing type can be inserted into existing suburban driveways which may elevate the need to allow for and cost in the budget. However, assuming a minimum plot size for each block to be approx. 25m x 12.8m (≈ 300m²) including outdoor spaces, the landcost for each minimum insertion can be estimated at $90,000.

The minimum sized configuration can meet the Tier 2 threshold on a budget of up to $2,789m, including land cost, and $3,788m excluding land cost. Built on a 1.2m structural system, the length of each pavilion can be incrementally increased from the minimum total of 10.4 x 2.4m (24.96m²) and will be considered below the Tier 2 threshold. This would allow a minimum 2 bedroom configuration and up to $2,131m including land cost and $2,131m without it.*

* Calculations are estimates only and are based on the ‘# calculator for house prices on the 1.2m structural system. The length of each pavilion can be incrementally increased from the minimum total of 20.4 to 28.8m (103.68m²)

ensures maximum privacy for tenants of both the main house and the insertion. The driveway location and courtyard based DRIVeway SITE

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The wet areas of each pavilion are restricted to freestanding ‘pods’ measuring 2.4m x 2.4m. In addition, to being able to be prefabricated. Alternatively, the driveway width restriction also ensures each pavilion is thin enough to be transported on a truck should it be prefabricated off site.

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COMMUNITY DRIVEN AFFORDABILITY

Given the scale and low price of this prototype, the housing could be delivered not by the government but by the community. The GRANNY WORK/SHOP enables the establishment of “Third Age (U3A) within residential areas.

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Incorporating within drive plots enables the ability to stay within liveable communities. Further, the elevation of GRANNY WORK/SHOP within the front yard encourages visibility for trade.

FINANCE

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