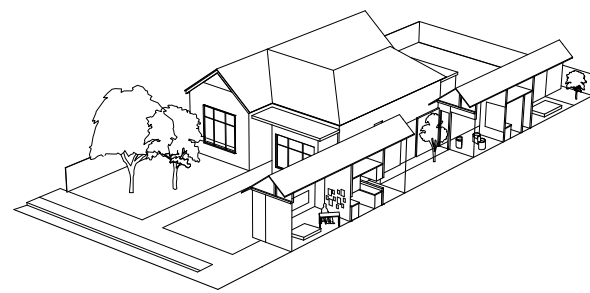
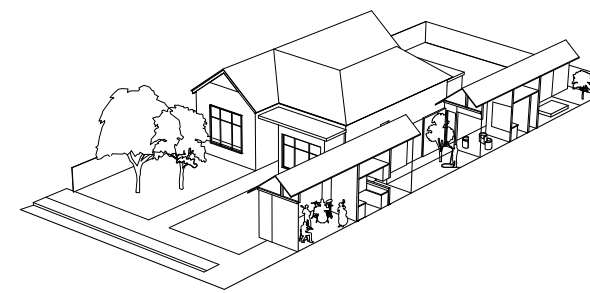


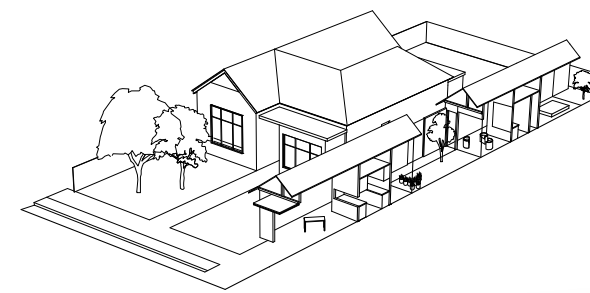
mode 1_traditional
flat/garage arrangement offers greater
liveability than other aged care models



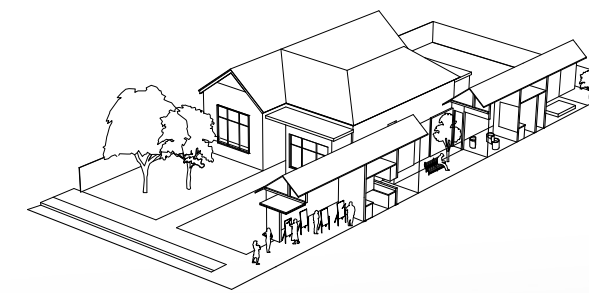
mode 2_living pavilions
high quality, economical home for 1-3 people
including a range of spaces that are private
or inclusive



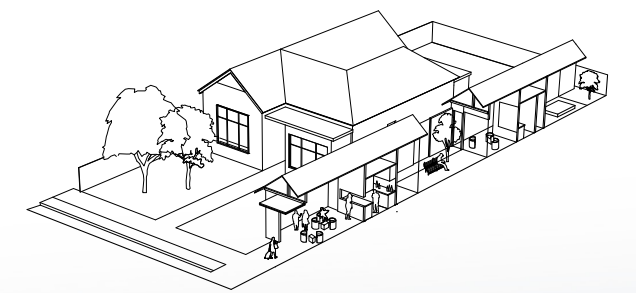
mode 3_studio
an economical dwelling with room for creative
ventures



mode 4_intergenerational exchange
second living space as communal amenity for
all plot occupants



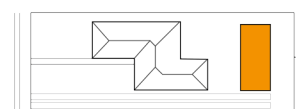
mode 5_campus
day time gathering space for University of the
Third Age (USA) within residential areas



mode 6_shop
extra function as a shop/cafe by day providing
source of income and interaction

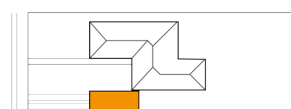


GRANNY WORK/SHOP



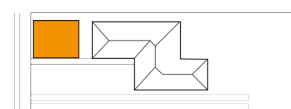
BACKYARD
GRANNY FLAT

[independence & privacy]



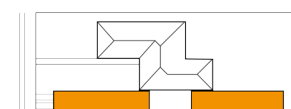
GARAGE/SHED
WORKSHOP

[flexible creative hub]



SUBURBAN
CORNER SHOP

[employment & inclusion]



GRANNY
WORK/SHOP

desirable lifestyle
flexible engagement

The GRANNY WORK/SHOP is a conceptual prototype for affordably and sustainably 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 accommodate creative self expression, entertainment and economic generation in retirement.

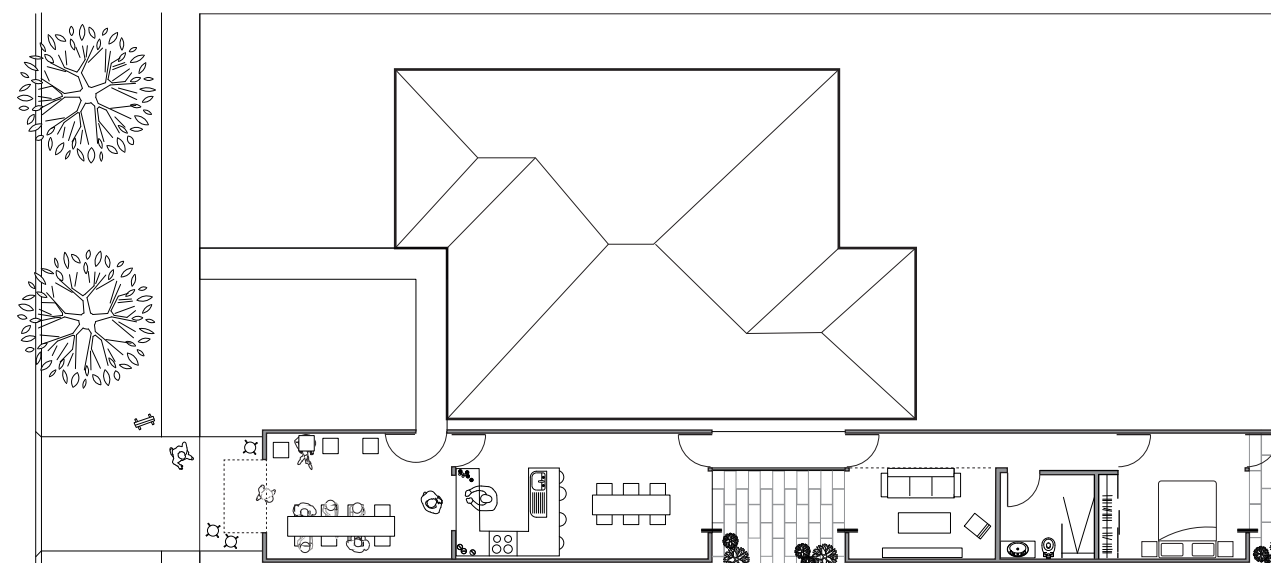
GRANNY WORK/SHOP offers affordability and resilience to suburban aging in place. This is achieved through built in flexibility to address housing and amenity shortages in keeping with cultural traditions and individual aspirations.

FINANCE

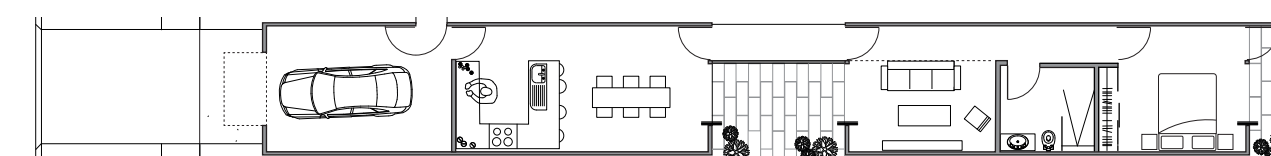
This housing type can be inserted into existing suburban driveways which may elevate the need to allow for land cost in the budget. However, assuming a minimum plot size for each block to be approx. 25m x 3.6m (= 90m²) including outdoor spaces, the landcost for each minimum insertion can be estimated at \$90,000.

The minimum sized configuration can meet the Tier 2 threshold on a budget of up to \$2,789m², including land cost, and \$3,788m² excluding land cost. Built on a 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 area) and still be considered below the Tier 2 threshold. This would allow a minimum 2 bedroom configuration and up to 2,131m² including land cost and \$3,289m² without it.*

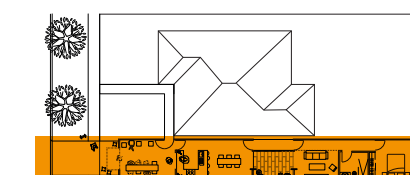
* calculations are estimates only and are based on the '2br single level brick veneer townhouse, including allowance for common property' figures on the BMT quantity surveyors guide found at <http://www.bmtqs.com.au/>



1:200 floor plan in cafe mode within the 'raw' space

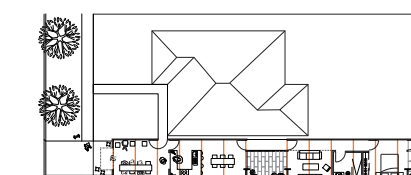


1:200 floor plan in garage mode within the 'raw' space



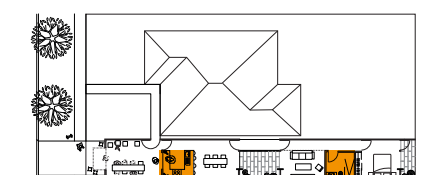
DRIVEWAY SITE

The driveway location and courtyard based configuration of the GRANNY WORK/SHOP ensures maximum privacy for tenants of both the main house and the insertion. The open spaces between, and adjacent to, the pavilions provides quality outdoor living spaces and ensures that the indoor spaces are well lit and well ventilated.



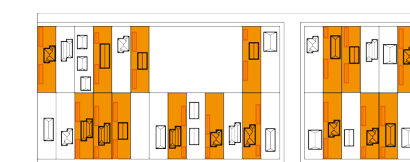
PREFABRICATION OR DIY

The GRANNY WORK/SHOP comprises of two pavilions built on a portal frame grid of 2.4m centres. These dimensions make it easy to construct and re-clad using off the shelf products and could be constructed in a DIY fashion. Alternatively, the driveway width restriction also ensures each pavilion is thin enough to be transported on a truck should it be prefabricated off site.



SERVICE PODS

The wet areas of each pavilion are restricted to freestanding 'pods' measuring 2.4m x 2.4m. In addition to being able to be either constructed on site or available as prefabricated modules, these can be used as spatial dividers within the thin floor plan.



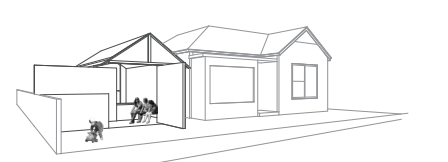
COMMUNITY DRIVEN AFFORDABILITY

Given the scale and low price of this prototype, this housing could be delivered not by the government but by the community. Financial incentives and relaxation of red tape could enable the established suburbs to become more affordable, inclusive and retain their population diversity.



ECONOMIC GENERATION FOR RETIREES

Relocation to the driveway of existing properties enables owners to rent out their main dwelling. Further, the configuration of GRANNY WORK/SHOP facilitates the operation of home businesses that rely on visibility for trade.



SOCIAL INCLUSION

Downsizing within their plots enables the elderly to stay within their communities. Further, the location of GRANNY WORK/SHOP within the front yard encourages interaction with the street, with the intent to increase social interaction and inclusion.