

SMALL SCALE COLLABORATIVE HOUSING

Hypothetical designs

These hypothetical designs were used to test the concept of small scale collaborative housing with a range of local councils. The designs were developed by architect Trina Day. Trina is the author of the research report Suburban Adaptation which explores similar concepts and can be accessed at:

https://www.architects.nsw.gov.au/download/111212_Suburban_Adaptation_FINAL.pdf

Please note that these designs are hypothetical and may not comply with planning controls in all jurisdictions. Their purpose is to illustrate what collaborative housing on a small block could 'look like'. They were used as a basis to explore barriers and opportunities in the development approvals process.



Case Study - Inner city suburb

Site Area 920sqm (4 x 230sqm)
 Row of 4 single family households.
 Proposal to reconfigure for 4 adjacent seniors houses & add 2 studio apartments in roof spaces above.

Design criteria Maintain charming street presentation.
 Families retain some privacy.

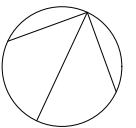
Shared spaces Office.
 Laundry & drying area.
 Big kitchen (bookable).
 Guest Studio (bookable).
 Big outdoor table.
 Vegetable garden.
 Bins and compost area.

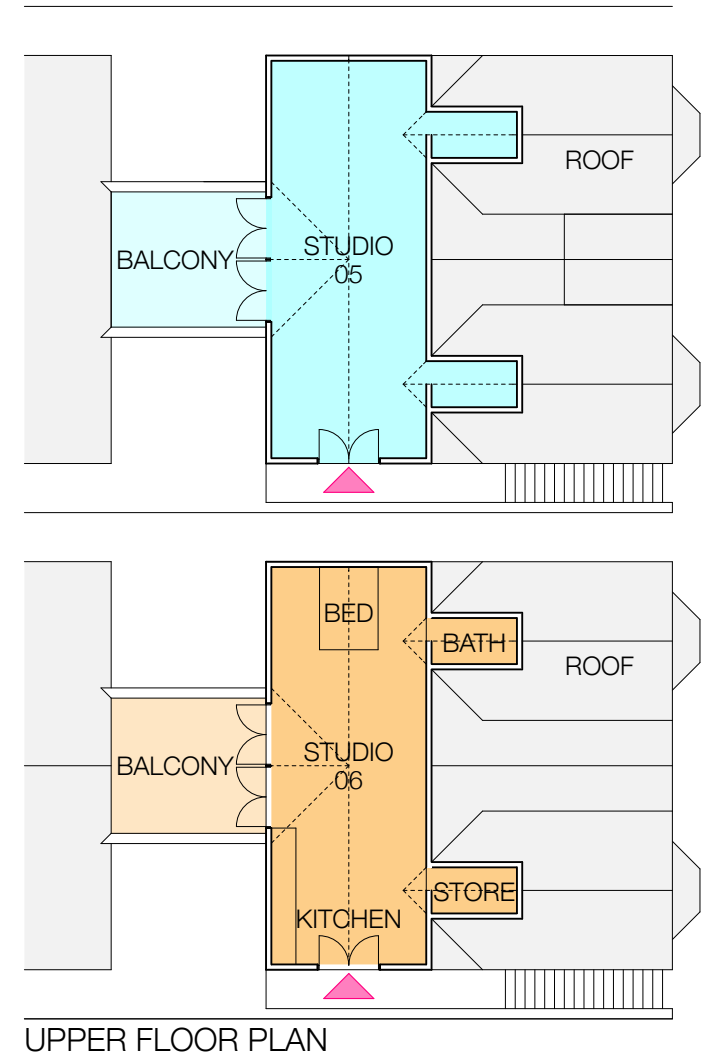
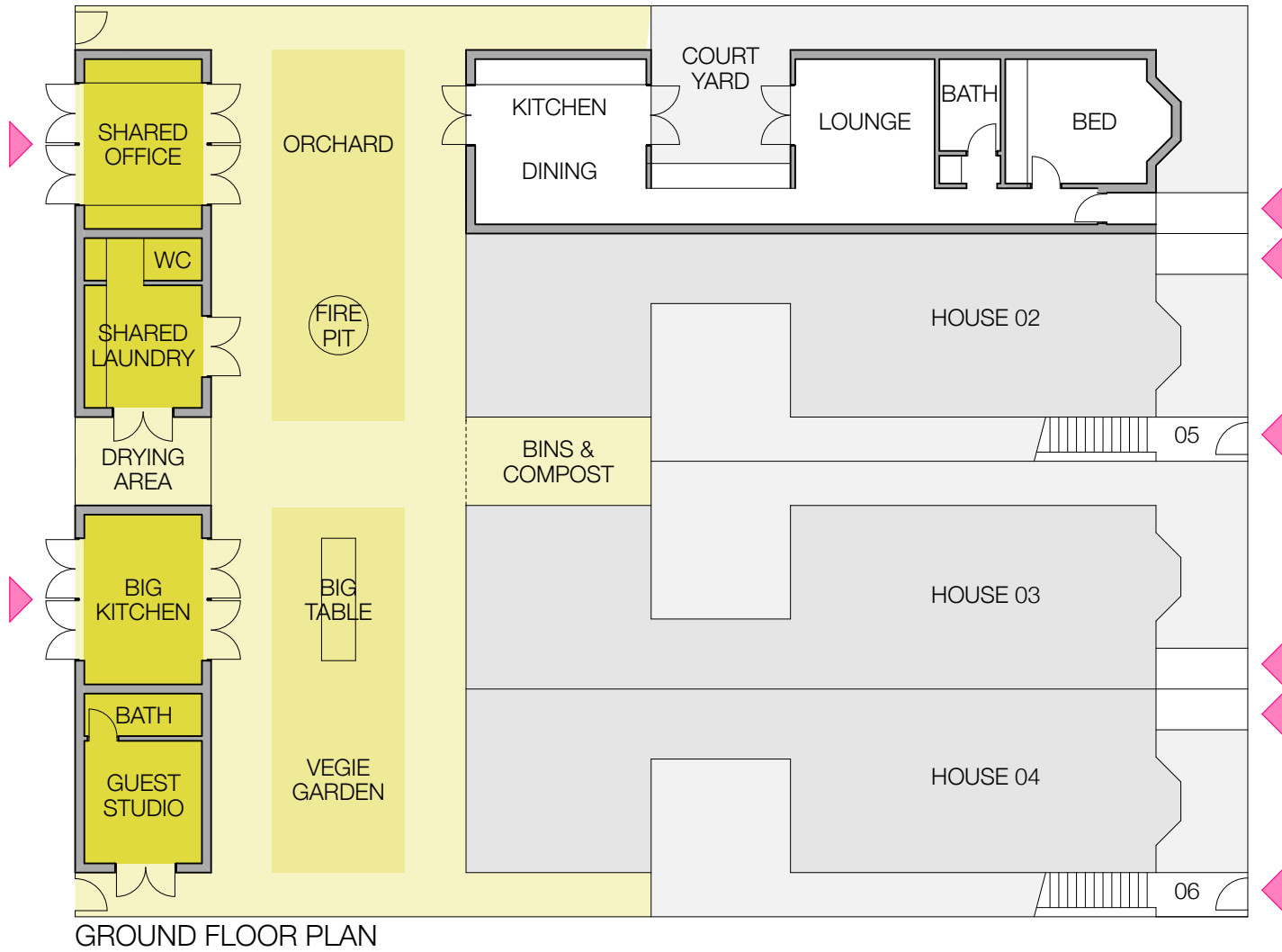


EXISTING PLAN

SITE AREA
HOUSE

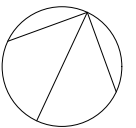
230 SQM
94 SQM

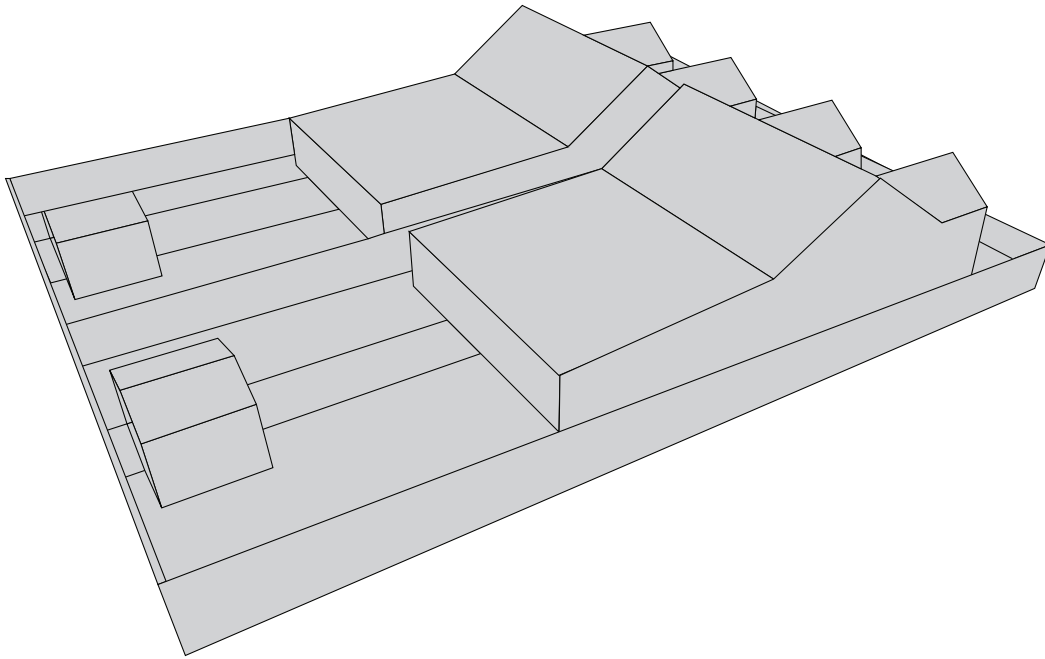




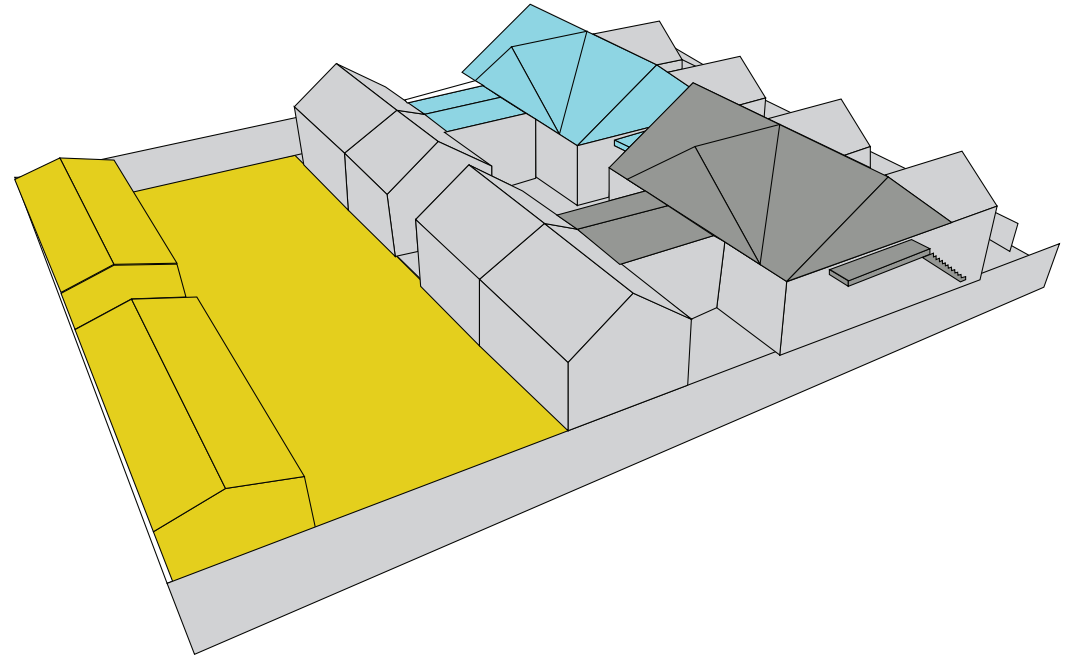
PROPOSED PLAN

HOUSEHOLD 01 - 04 84 SQM each
 HOUSEHOLD 05 & 06 48 SQM each
 SHARED INTERNAL SPACES 74 SQM





Existing - 4 attached terrace houses



Proposed - 4 houses, 2 studios in roof space and shared spaces

A private courtyard is added to each existing single house.
The 4 back yards become a generous shared space.
Rear lane access to shared Kitchen and Office.
2 additional studios in roof space with private balconies.

CASE STUDY - INNER CITY SUBURB



Case Study - inner/ middle ring suburb

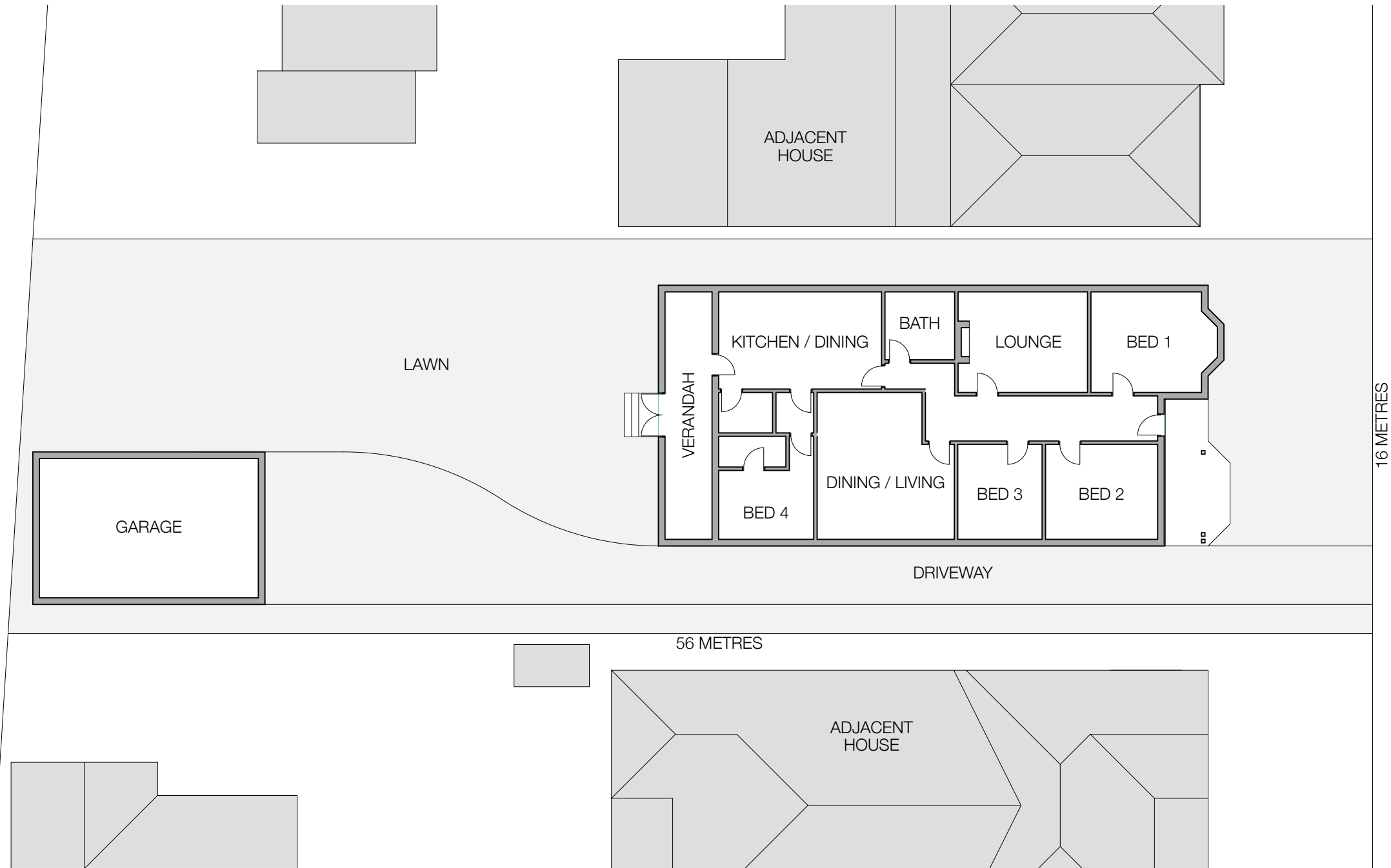
Site Area 900sqm

Currently used as single family household.
Proposal to reconfigure for 3 households.

Household 01 - couple in their 60's
Household 02 - daughter and family
Household 03 - son and family

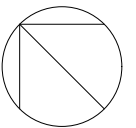
Design criteria Maintain charming street presentation.
Families retain some privacy.
Children can run between their own house and grandparents.
Grandparent's dwelling to be wheelchair accessible.

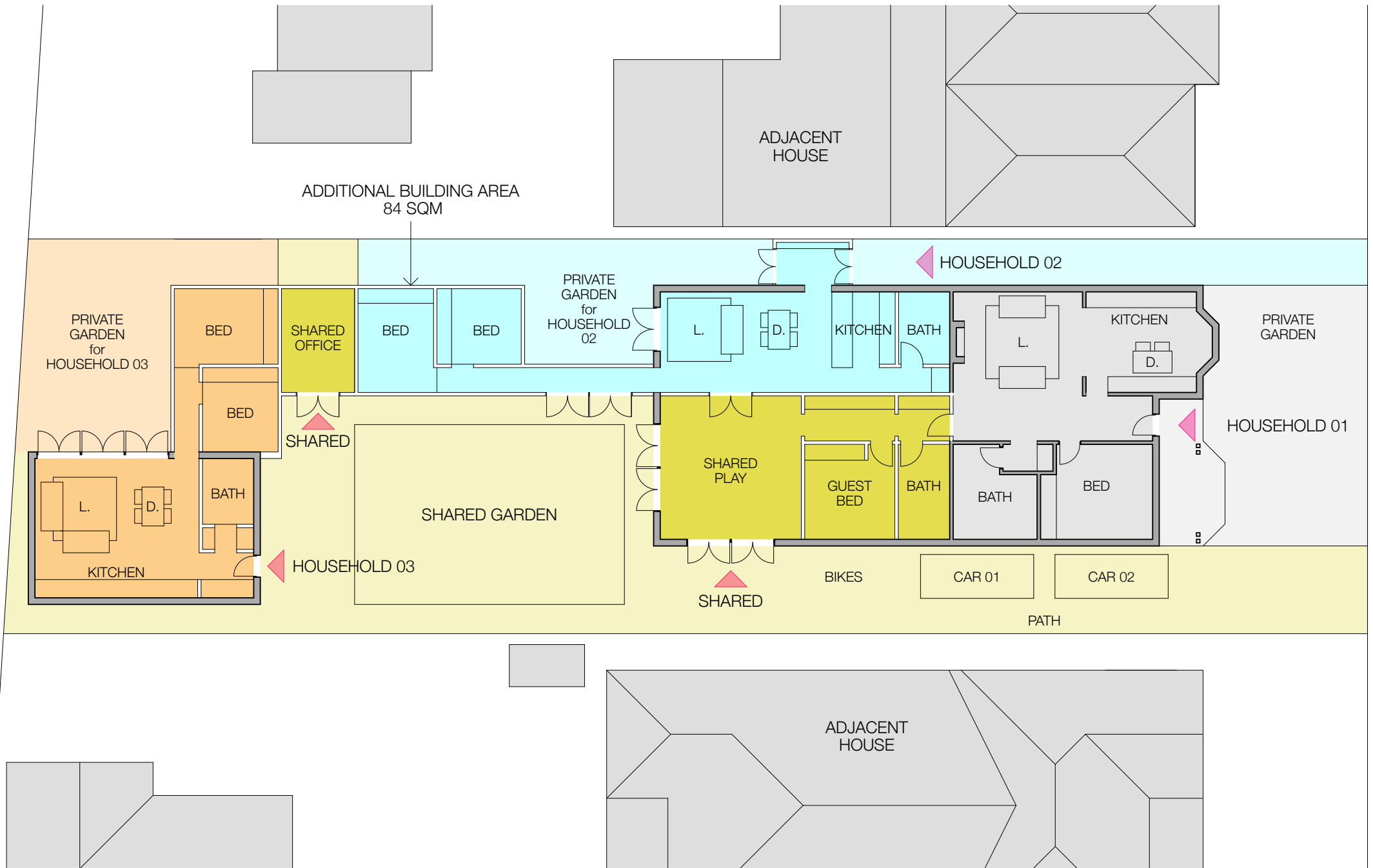
Shared spaces Some indoor living space shared.
Outdoor play areas.
Home Office.
Guest Room.
Spare bathroom.
2 cars for 3 households.



EXISTING PLAN

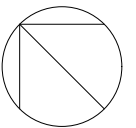
SITE AREA	900 SQM
GARAGE	60 SQM
HOUSE	230 SQM

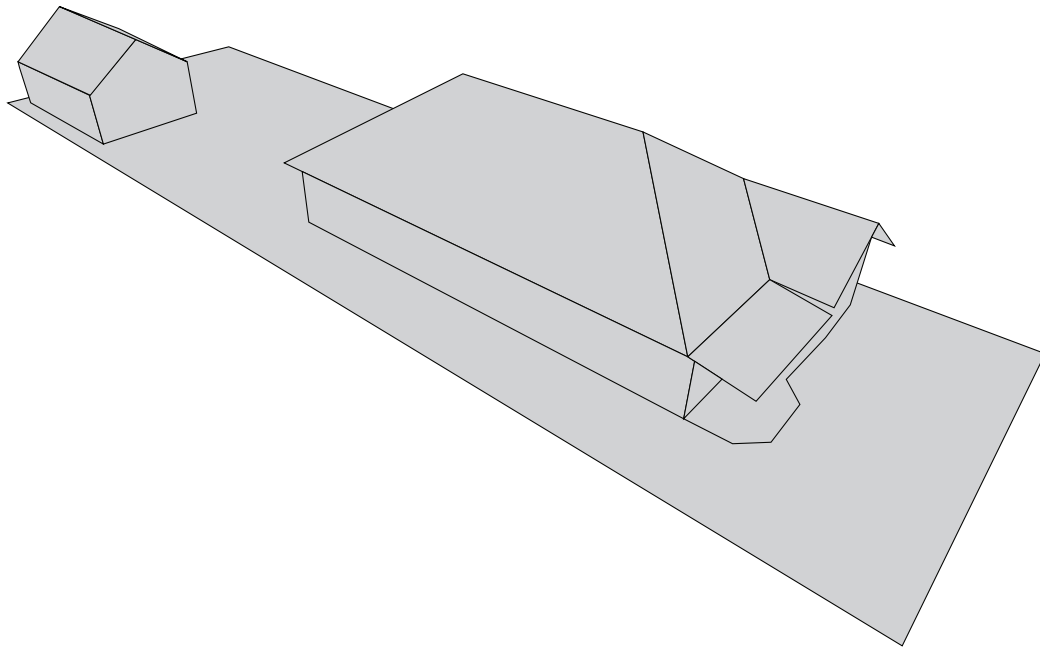




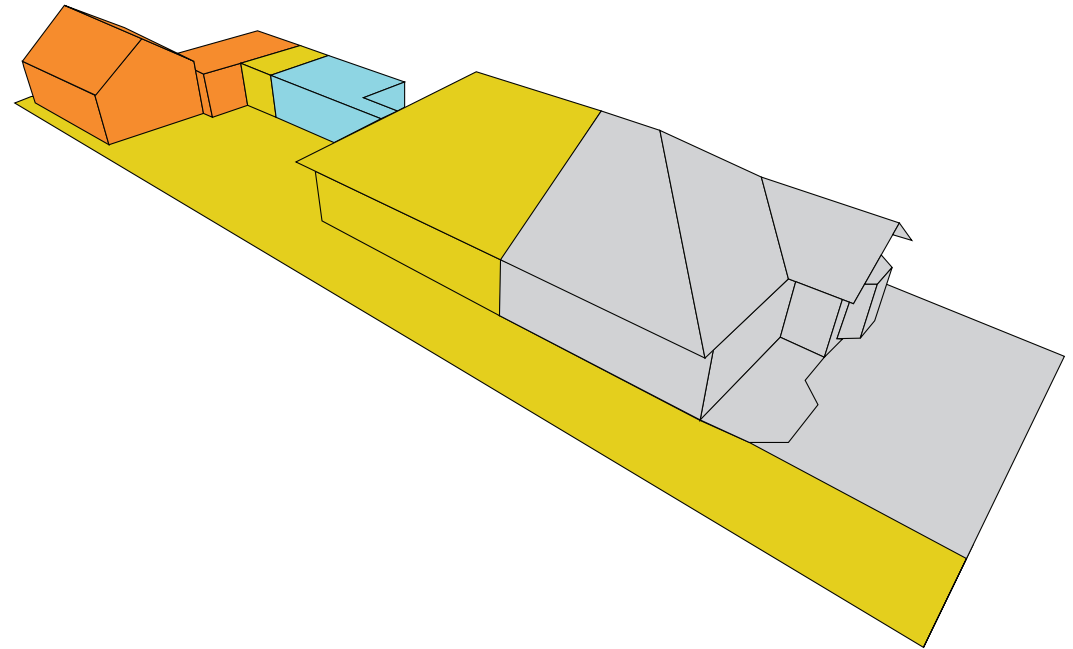
PROPOSED PLAN

HOUSEHOLD 01	90 SQM
HOUSEHOLD 02	90 SQM
HOUSEHOLD 03	80 SQM
SHARED INTERNAL SPACES	80 SQM





Existing - House and Garage for single household



Proposed - 3 households and shared spaces

Proposal involves 84sqm additional built area.
Each household has a private garden and access to the shared garden.
The dwelling at the front of the house is wheelchair accessible.

CASE STUDY - INNER / MIDDLE RING SUBURB



Case Study - Middle ring suburb

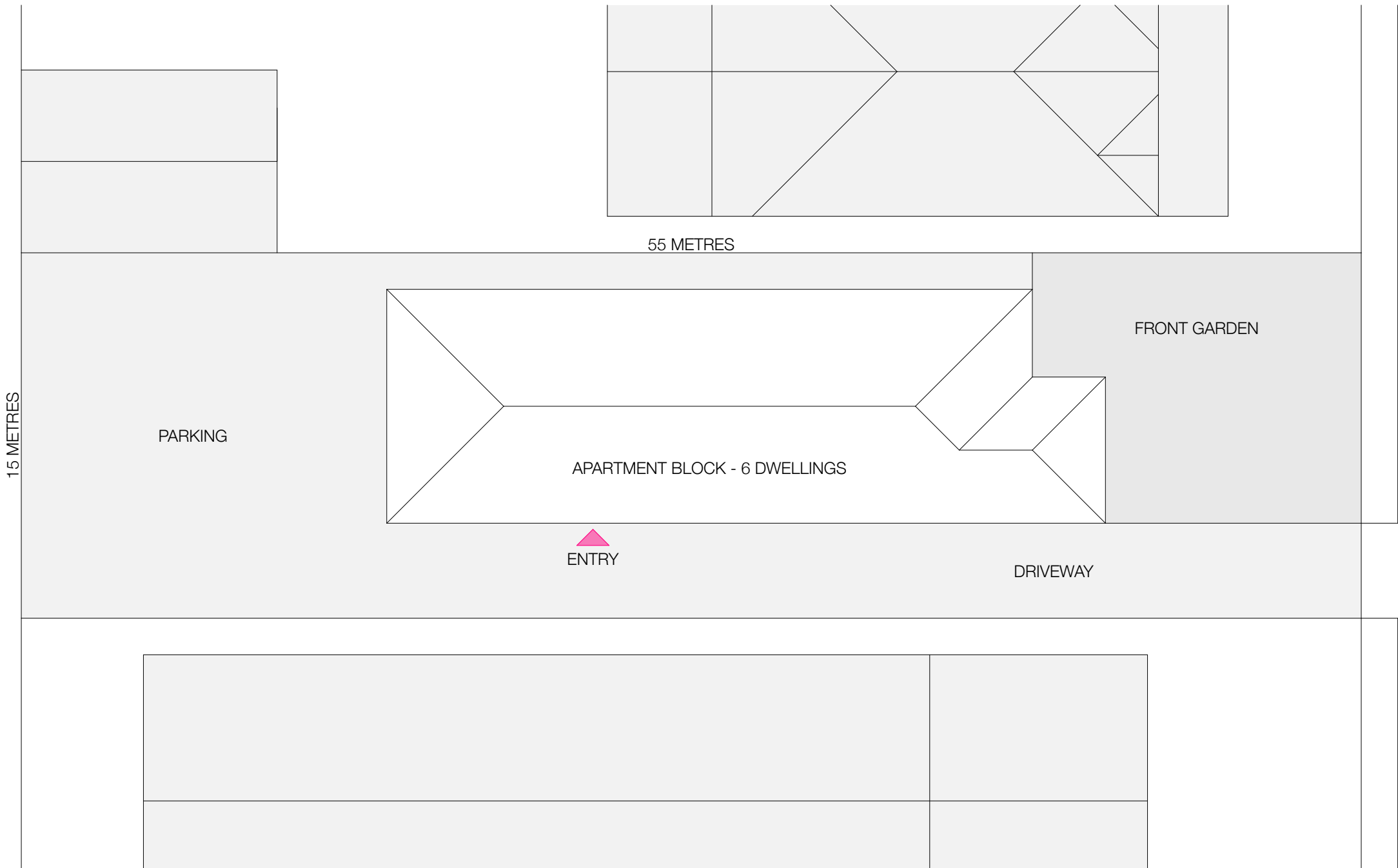
Site Area 825sqm (6 apartments)

3 x 1 bedroom apartments and 3 x 2 bedroom apartments.
Entire apartment block for sale.

Proposal to retain 6 apartments, but to add multiple shared facilities.

Design criteria Improve amenity

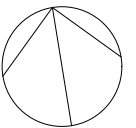
Shared spaces Workspace.
Laundry & drying area.
Guest studio (bookable).
Shared parking (2 spaces).
Gardens.
Bins and compost area.
Outdoor kitchen.
Outdoor dunny.
Bike parking.

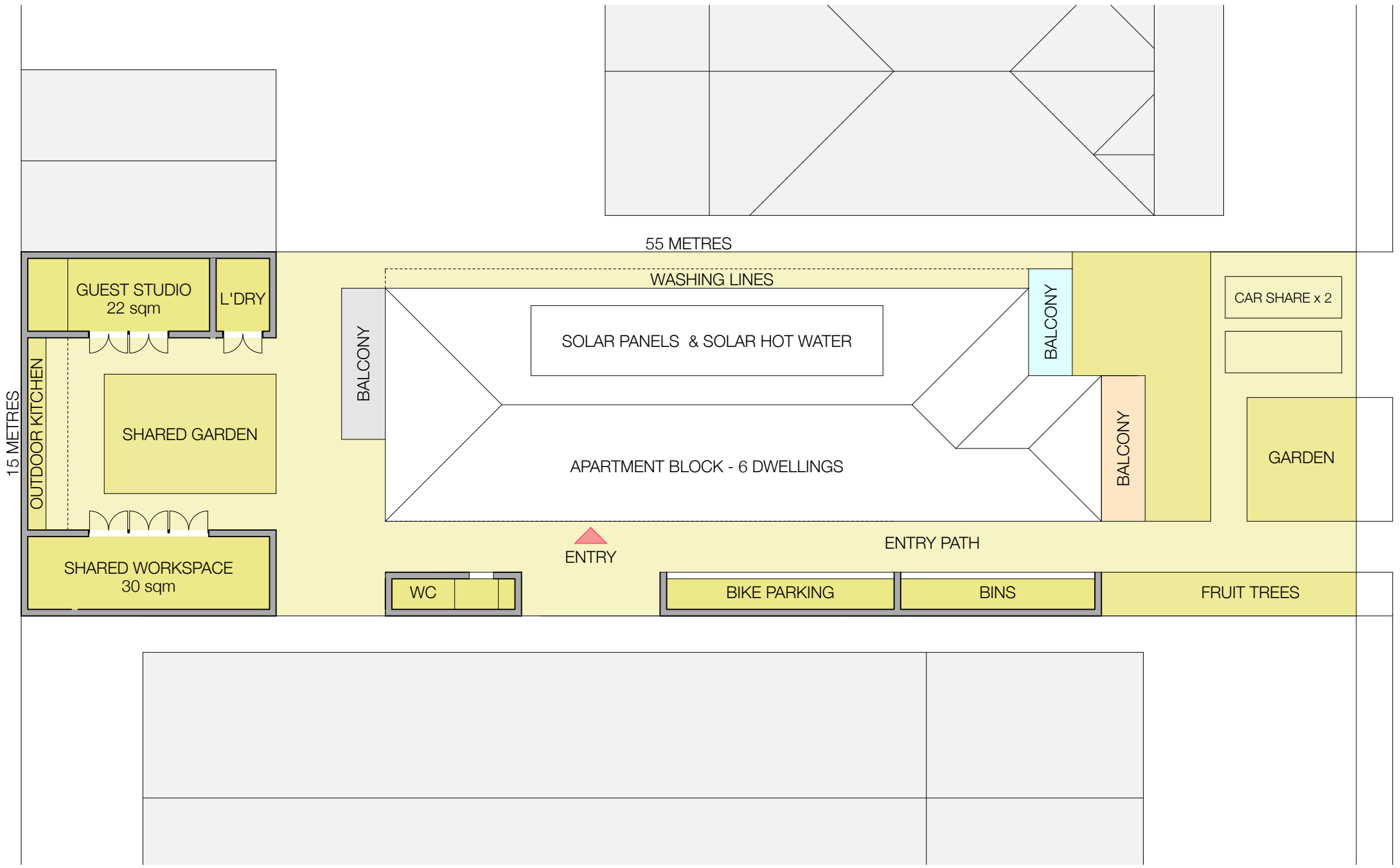


EXISTING PLAN

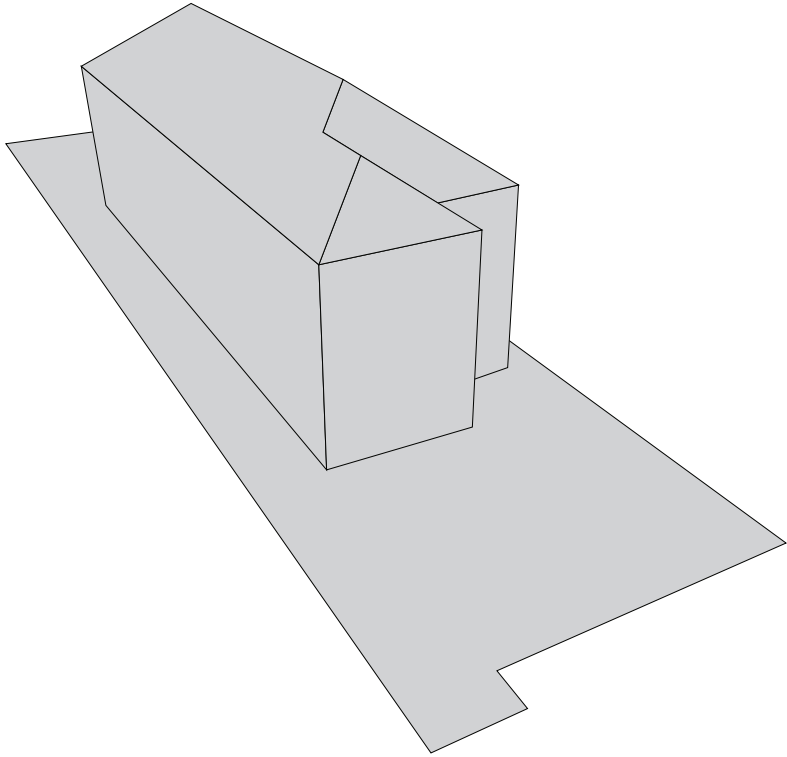
SITE AREA
FLOOR AREA

825 SQM
540 SQM
3 apartments at 120sqm, 3 at 90sqm.

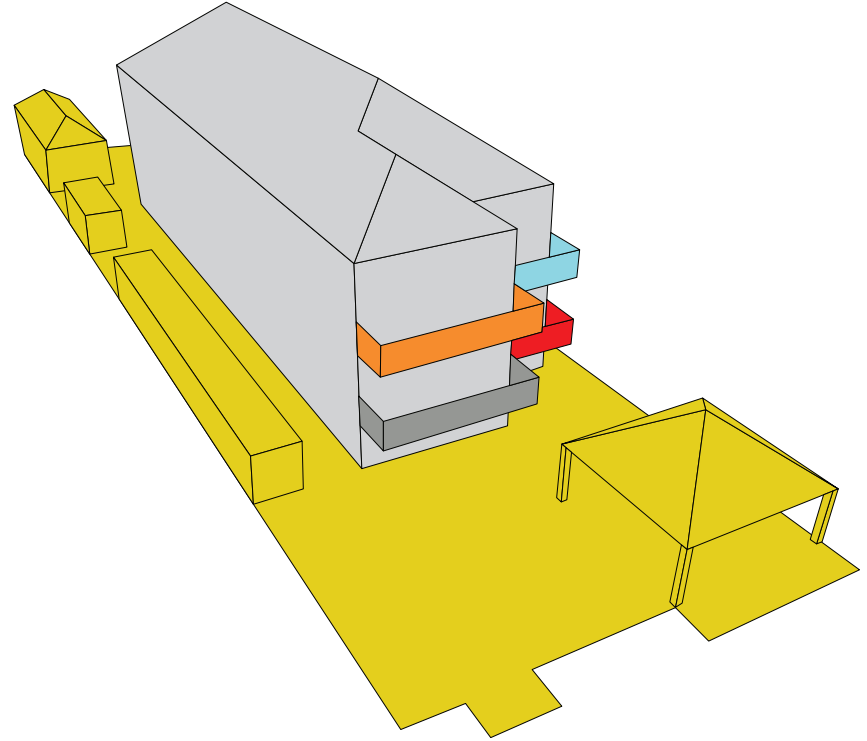




PROPOSED PLAN



Existing - Apartment block with 6 dwellings



Proposed - Add amenity through private and shared facilities.

A private balcony is added to each apartment.
Two parking spaces are added to the front yard.
The rear parking area becomes a shared garden.
A shared guest studio and workspace is added to the rear yard.
Bike parking, bins and an outdoor dunny line the side boundary.
The front lawn is planted out with fruit trees.

CASE STUDY - MIDDLE RING SUBURB



Case Study - outer ring suburb

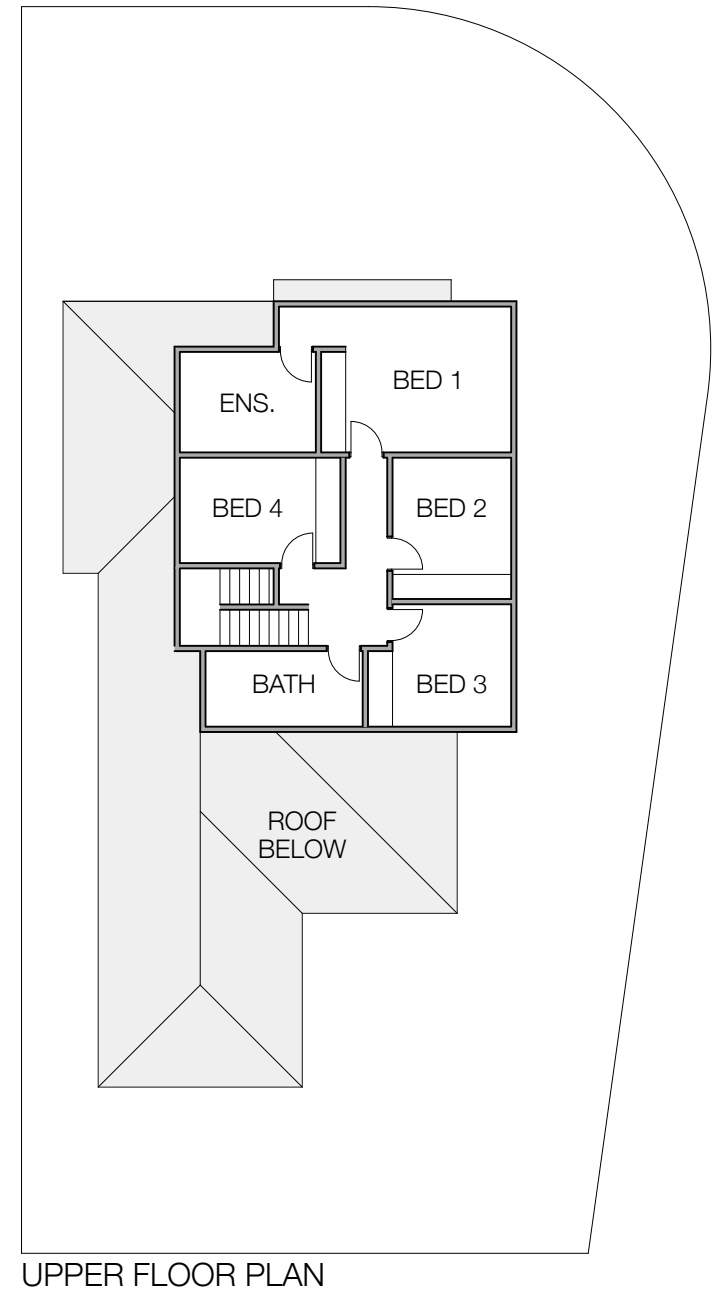
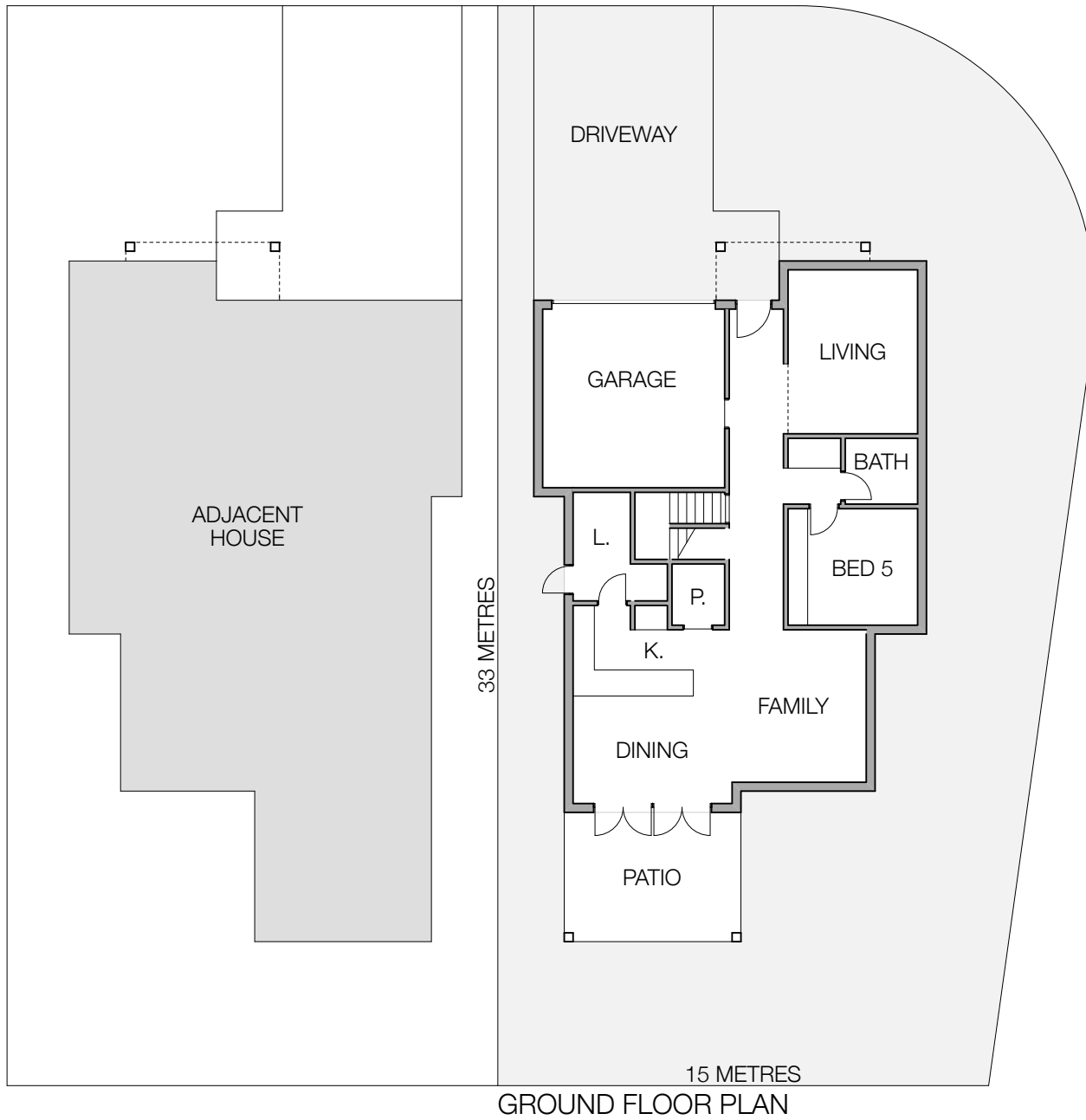
Site Area 550sqm

Currently used as single family household.
Proposal to reconfigure for 3 households.

Household 01 - couple in their 60's
Household 02 - daughter and family
Household 03 - granny flat

Design criteria No additional internal floor area added.
Families retain private outdoor areas.
Children can run between their own house and grandparents.
Granny flat can be rented out for income if required.

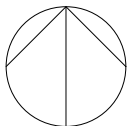
Shared spaces Parking & Entry.
Laundry and outdoor drying area.
Office.
Shed.
Garden shared between 01 & 02
Outdoor dunny shared between 01 & 02

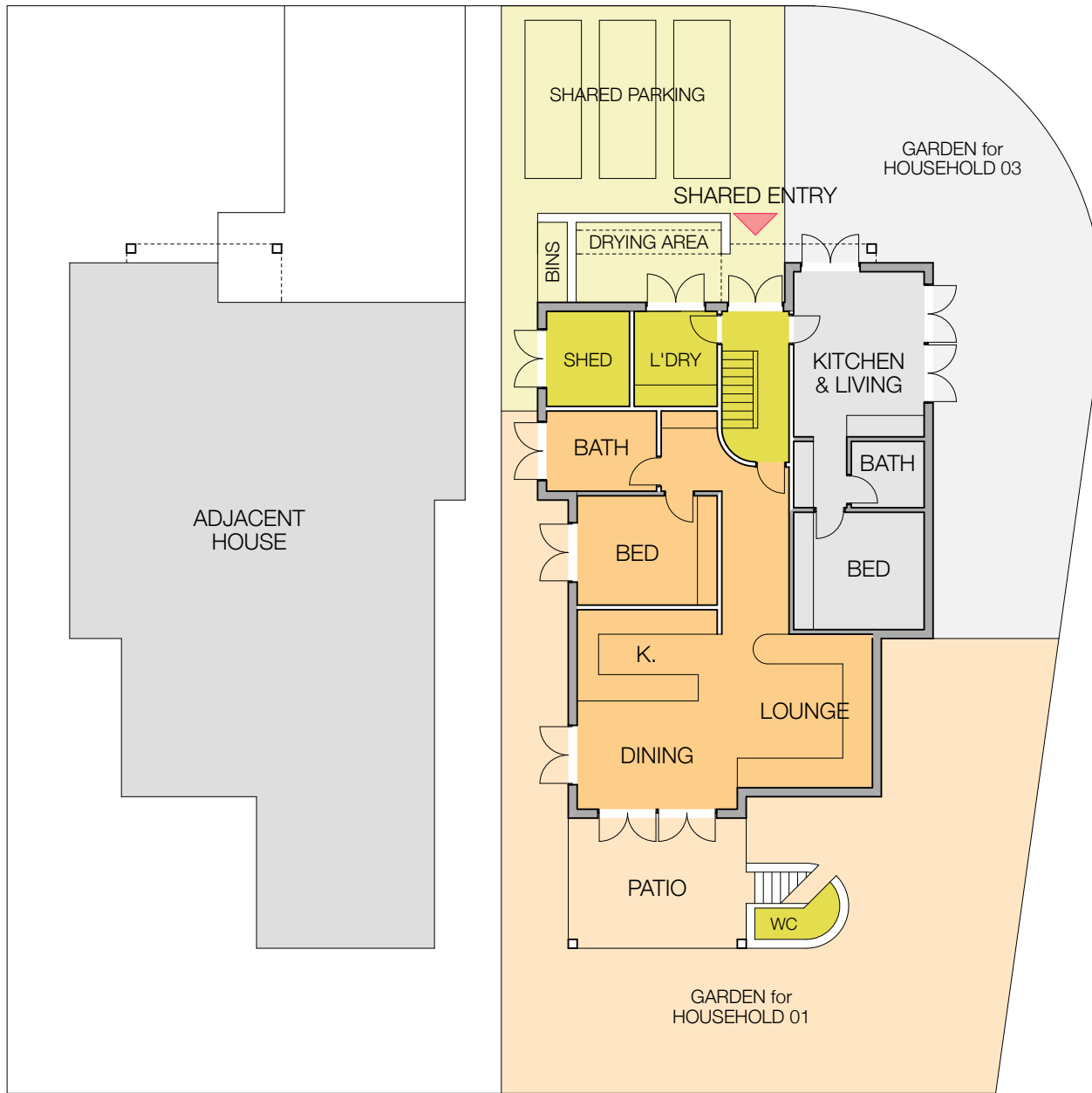


EXISTING PLAN

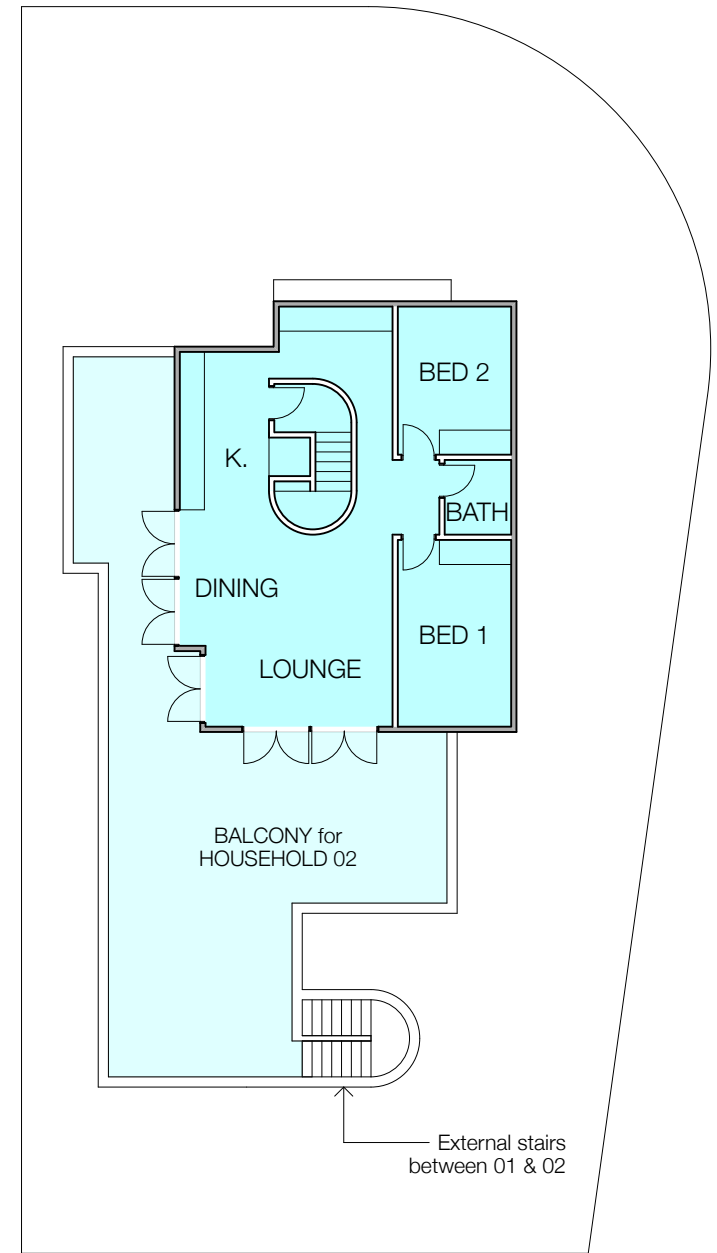
SITE AREA
HOUSE

550 SQM
270 SQM





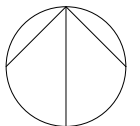
GROUND FLOOR PLAN

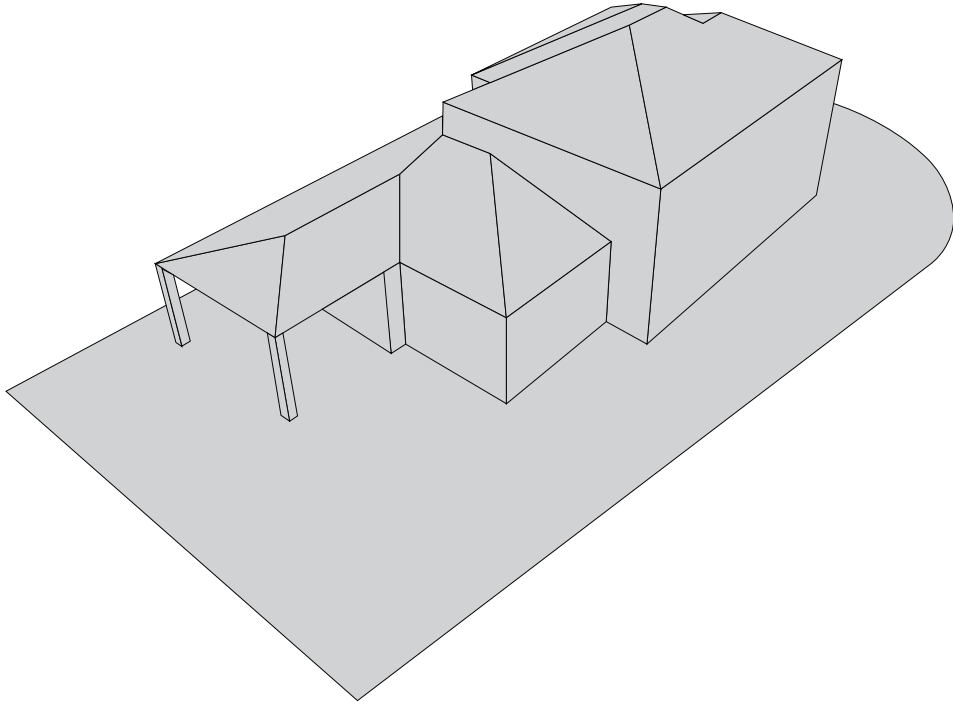


UPPER FLOOR PLAN

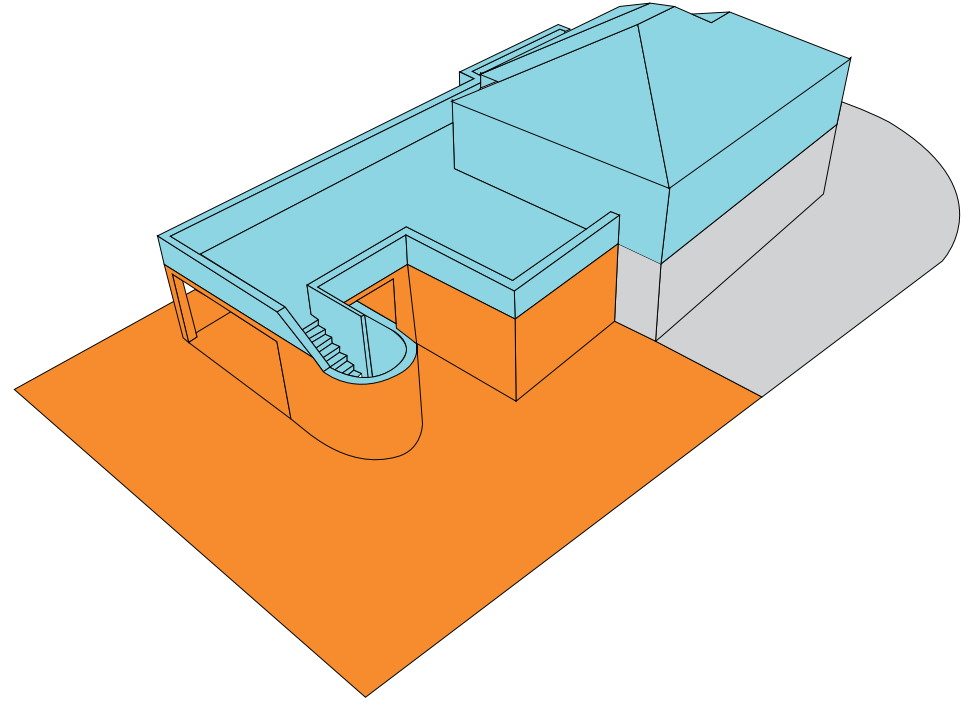
PROPOSED PLAN

HOUSEHOLD 01	90 SQM
HOUSEHOLD 02	100 SQM
HOUSEHOLD 03	45 SQM
SHARED INTERNAL SPACES	25 SQM





Existing - House and Garage for single household



Proposed - 3 households and shared spaces

No additional internal built area proposed.
External stair between households 1 & 2 proposed for grandchildren.
Households 1 & 3 have private gardens and Household 2 has a balcony.

CASE STUDY - OUTER RING SUBURB