



1. Neighbourhood Description

The locality could generally be characterised of single storey weatherboard dwelling with colorbond roofs and some older timber dwellings grouped and interspersed within the area. Terra cotta or cement tiles are very rare. The predominant construction material of the street is weatherboard with some older timber. The subdivision layout is mostly a regular grid pattern except towards the east and north. The blocks are generally large (900m² to 1200m²), with no existing crossovers.

2. Clients Brief

Simply to Provide three Dwellings to the site to accommodate people with disabilities. The brief required unit 1 with 2 bedrooms, kitchen, meals & living area, bathroom and laundry with single carport. Units 2&3 with 1 bedroom, kitchen, living area, bathroom and laundry with single carport. Energy efficiency was an important consideration.

3. Design Approach

The adopted design concept takes advantage of the topology of the site, with units and paving following the site slope down the site. The design employs a “single level” approach to the floor plan and maintains the height and form similar to nearby dwellings. The main construction material is timber frame with lightweight cladding, including cement sheet and hardwood shiplap boards.

The Units embrace the view over the gully, with distant views of hills and farmland. Living areas are designed to increase the perceived size of the space, so the units feel much larger than the floor area suggests. Circulation space, door and window placement, fully accessible bathroom, Laundry and open kitchen, all work to provide an accessible environment. The client did not consider it necessary to provide a fully accessible Kitchen.

4. Height and Form

The design elements do not dominate the streetscape and produce a dynamic and articulated appearance. Roof heights and overall bulk have been selected to match predominate single storey buildings and at the same time provide visual interest to the streetscape. The selected materials & design comply with the requirement of BAL 12.5.

5. Sustainability & Energy Efficiency

Due to the orientation and high levels of insulation, the units achieve up to 6.6star energy rating (minimum of 6.1star).

Each unit receives excellent northern orientation, with solar gain controlled by adequate eave overhang, which allows good sun penetration in the winter. North facing decks provide directly accessible open space for each unit. With weather protected space for units 2 & 3.

Each unit is provided with a 4500L rainwater tank, for Laundry and automated Garden irrigation. Storage sheds and tanks are concealed under decks to reduce leaf and debris accumulation, thereby reducing fire exposure.

Roof spaces are ventilated to reduce heat load on the internal rooms. Gas boosted, Solar hot water units are provided. Four star water saving plumbing outlets are used.

Energy saving gas space heaters are used, and all floors are insulated to R3 level.

Project: Accommodation for people with disability, Daylesford.
Client: Housing Choices Australia
Architects: cmsArchitects
Photographer: Jason Pasqual
Contact: (03) 9470 3665
Email: info@cmsarchitects.com.au

