



SOCIAL HOUSING DESIGN GUIDELINE

**A QCompanion
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**Queensland
Government**



6. Make homes practical

A practical home that makes daily tasks easy allows us to spend more time on the people and things that matter, providing us with a place to host loved ones and protect the things we cherish.

Design objective

Well-designed homes make basic daily activities easy, and seamlessly integrate infrastructure for services.

Design strategies

- 6.1 Balance vehicle needs with residents' comfort
- 6.2 Make homes durable and cleanable
- 6.3 Make daily tasks easy
- 6.4 Provide a variety of storage



The particular building form and massing acknowledges the presence and cultural value of the neighbouring historic house, yielding a garden setting for the shared benefit of occupants, neighbours and those passing by on the street.

LEGEND

- ① Central communal courtyard with loggia & bbq
- ② Edible garden along meandering walkway
- ③ Swale & vegetation buffer along railway line
- ④ Lightwells to carpark below
- ⑤ North facing patios and private yards
- ⑥ Car wash bay in landscape



Most apartments are located towards the street, benefiting from a northern orientation and to reduce the acoustic impact of the adjoining railway line. The other apartments face away from the railway line, opening onto private gardens and a central courtyard (also to the north). Despite the steep site, all communal areas are easy to access, assisted by the provision of a semi-basement carpark.

PROJECT PROFILE

A practical design for a challenging site, by Levesque and Derrick Architects

This steep site, with an eight metre fall from corner to corner, is located between a railway line, a road reserve and a cluster of recently developed apartment buildings. The project consists of 20 homes, including one-bedroom and two-bedroom apartments, plus a three-bedroom apartment.

Semi-basement car parking was a logical solution for this project, as it has minimised the impact of vehicles and driveways, allowing more open green space and pedestrian walkways at the ground level.

The individual homes are designed with practical living in mind, for example, the one-bedroom homes feature multi-purpose spaces, which may be used as a study, occasional sleeping space, or for additional storage.

The simple, open floor plans allow residents to furnish the homes to suit their personal needs and preferences, and finishes and fixtures are simple, durable, and easy to keep clean.

“Knowing that residents may have different levels of mobility, it was important to develop a practical circulation strategy that would allow residents to navigate this steep site as easily and independently as possible. The provision of a semi-basement carpark has allowed us to provide a safe, meandering walkway which starts at the street, linking all communal areas as it makes its way to the highest ground at the rear of the site.”

— Mathieu Levesque, Architect