WOVEN PLACES

Weave of Dwellings and Landscape Design

Typical Existing Site

Current Densification Model

‘Splitter’ = Two detached small lot houses

Proposed Densification and Diversification Model

Subdivide - uneven subdivision to get 4 different dwelling sizes for increased diversity

Diagram of proposed model of densification and diversification - weaving dwellings and landscape

Sectional Diagram

Carved Roofline - access to light

Elevated Thresholds - maintain privacy

Lot Division

Landscaping

Seating

Active Play

Car Parking
WOVEN PLACES

BE A GOOD NEIGHBOUR

PROTOTYPE APPLIED TO A TYPICAL BRISBANE SLOPING SITE

LEGEND
1 DRIVEWAY
2 GARAGE
3 DECK
4 BEDROOM/LIVING
5 POWDER/SHOWER
6 KITCHEN/DINING
7 COURTYARD
8 LOUNGE
9 BEDROOM
10 STUDY
WOVEN PLACES

KEY METRICS:
• Proposed Location: Typical 5-10km ring in Brisbane (eg. Gaythorne). Suburban Streets.
• Current Condition: A mix of pre and post war houses, now with a pattern of ‘splitter’ blocks and associated new small lot houses the maximise the building footprint plus 3-4 storey multi-res. In transition from low density to low-medium density.
• Proposed Density: 66 dwellings/ha
• Population Density: 180 people/ha
• Mix Ratio: Studio/Home Office : One bed+Study : 2bed : 3bed+Study = 1:1:1:1
• No. Dwellings per Neighbourhood Block: 80
• People Living/working in Neighbourhood Block: Approx. 220
• Typical setbacks: 6m front/1.5m side/ 0m side/4m rear.
• No. of storeys: 1-2 storeys
• Site Cover: 40%
• Plot Ratio: 0.65