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Territory Records Office

NATIONAL CAPITAL DEVELOPMENT COMMISSION



Non-Standard Housing, Hackett

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REPORT

Design for a group of Non-Standard
Housing at Section 37, Hackett for
the National Capital Development
Commission

Four lines of thought were investigated in the preparation of the proposal:

I - PRELIMINARY INVESTIGATION

A pattern of subdivision which would allow the ultimate sale of the individual houses or units whilst retaining the advantages of co-ordinated design and higher than normal densities.

The proposal visualised clusters of four courthouses, grouped side by side and back to back, each courthouse being in the rear corner of its own minimum-size block.

Road access to the blocks was obtained via minimum-width roadways which were alternatively for vehicular and pedestrian use, thus resulting in a Radburn-type layout.

The approach was abandoned because it was inconsistent with the intention of the instructions.

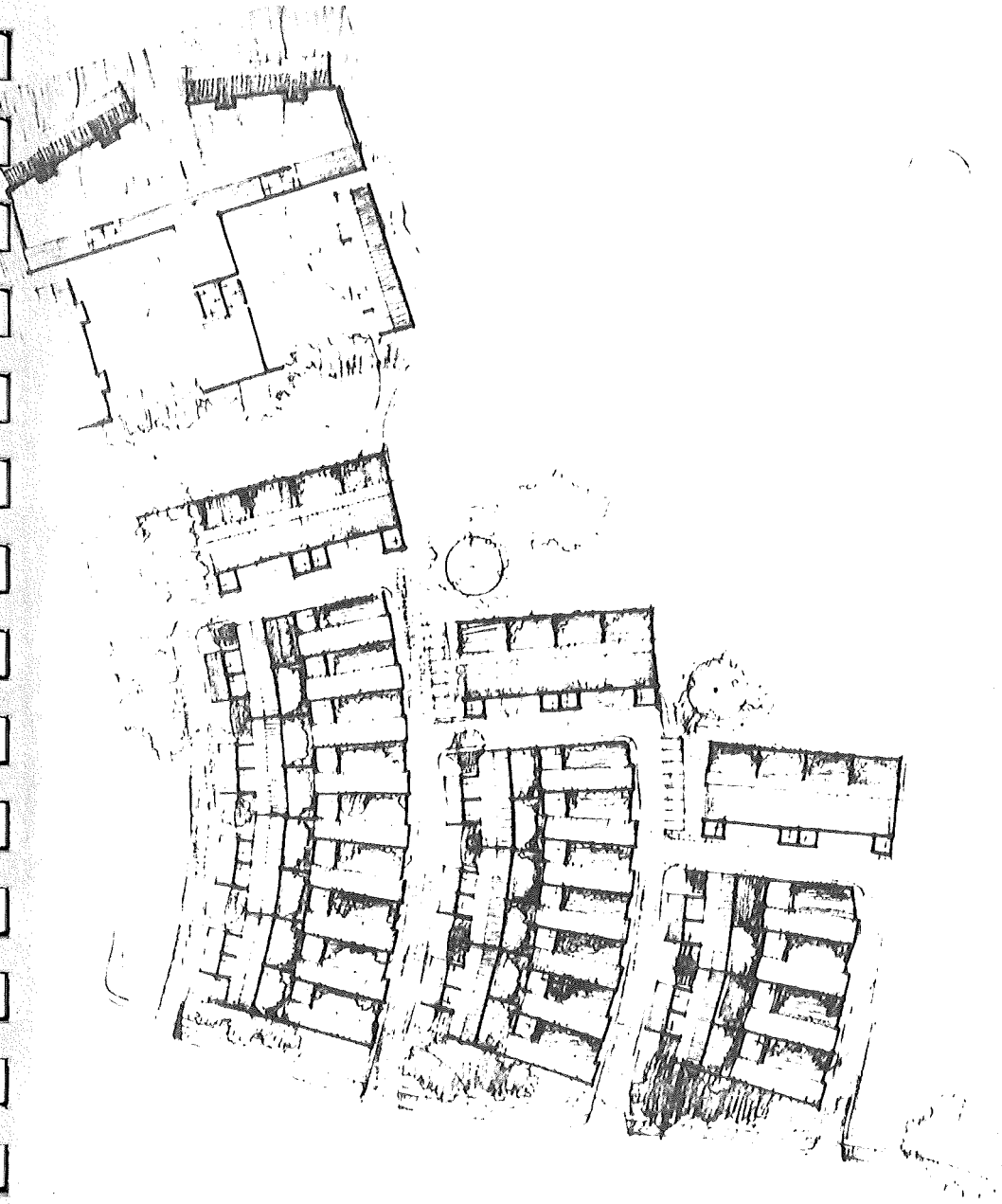
It was suggested, however, that the idea of grouped but individually owned houses be further pursued. Development of this nature would require a fairly flat site but would allow a density of approximately 5.21 dwelling units per gross site acre. At least four dwellings at a time would be built by a developer for subsequent sale to individual owners. The idea could result in an economical and architecturally interesting variant to the normal suburban scene.



II - SECOND INVESTIGATION

A pattern of subdivision along conventional lines but on a smaller than usual scale. Roads constructed by the Commission gave access to groups of various types of row housing. The approach was abandoned because of its lack of appeal.

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III - FIRST PROPOSAL (Drawing No. 6408 - 3)

The third line of approach visualises seven buildings arranged to follow the contours and have access to the street via level, paved entrance courts.

Each building contains two tiers of units, the lower tier being 4'4" below the carports and entrances at the entrance court level, the second tier being 7'8" above the same level.

All carports accommodate two cars and there are storerooms adjacent to the entrances. The units contain a sitting room, family room and two or three bedrooms which face a garden court. A T.V. room, dining area, kitchen, laundry and two bathrooms face the opposite side of the unit.

The laundry and bathrooms of the lower unit may be naturally ventilated via the carport which is part of that unit. The carports are screened from view by slatted screens which allow for ventilation whilst providing security and privacy.

The kitchen is screened from, but open to the family room and the ventilation is supplemented by a mechanical exhaust fan

over the stove. The T.V. room is screened from, but open to the sitting room.

Natural ventilation to the service rooms of the upper unit is available through a continuous window slit running the full length of the facades.

The scheme lends itself to the application of various economical systems of communal heating.

The proposal suggests 30 three-bedroom units and 20 two-bedroom units. The units are, in that order, 60 ft. and 50 ft. wide.

The three-bedroom units face north, the two-bedroom units face west, both types are protected against excessive sunlight by external means of shading and generous eaves. Protection against wind is afforded by the walls surrounding the garden courts or garden balconies.

The courts and balconies may be paved, gravelled or laid out in lawns and planting.

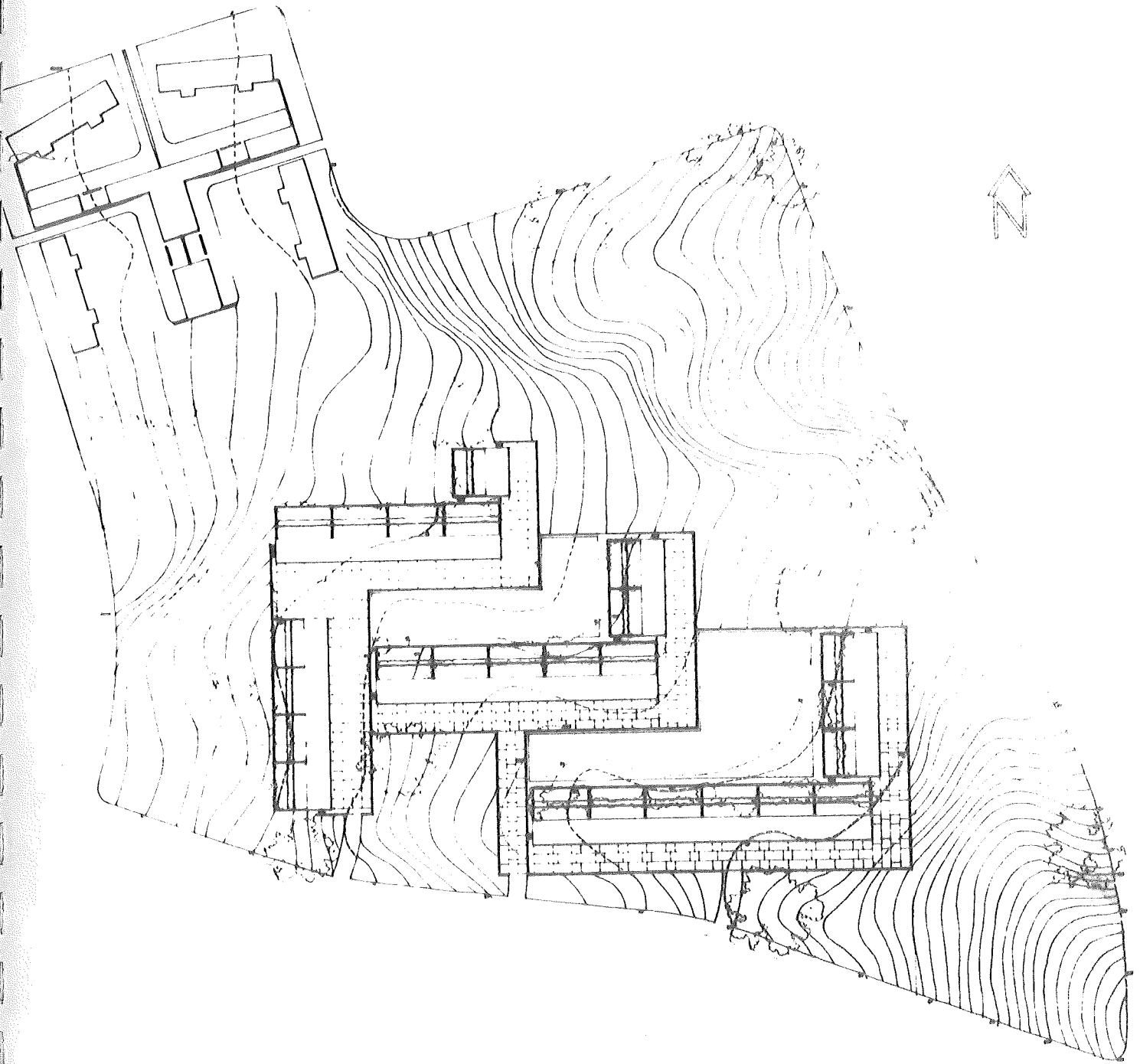
The proposal attempts to formulate a type of higher than normal density housing which provides what flats normally fail to provide, that is

- * generous garage and storage facilities adjacent to the flat;
- * generous and private outdoor living space;
- * the opportunity to do some gardening.

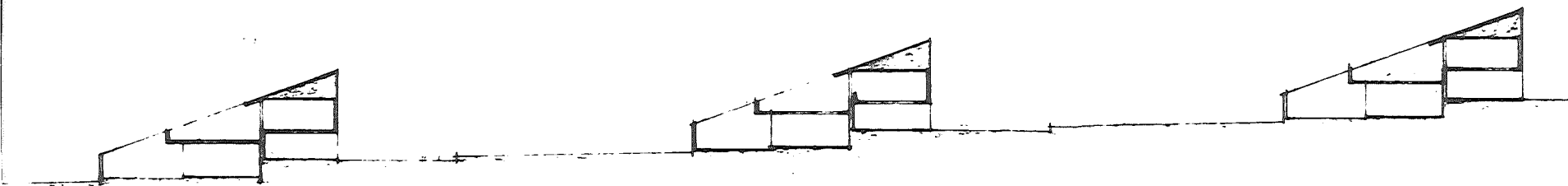
The proposal also attempts to provide a form of housing which shares with flats the advantage that it does not commit the inhabitants to the maintenance of house and garden. The proposal in particular attempts to introduce to the townscape elements of scale and urbanity to meet the needs of the rapidly increasing portion of the population which seeks a more sophisticated and urban way of life.

The proposal was set aside following a discussion between Mr. Harrison, Mr. Westerman, Mr. Brooks and the Consultant because it was felt that developers may hesitate to undertake development of the proposed units in the Hackett location.

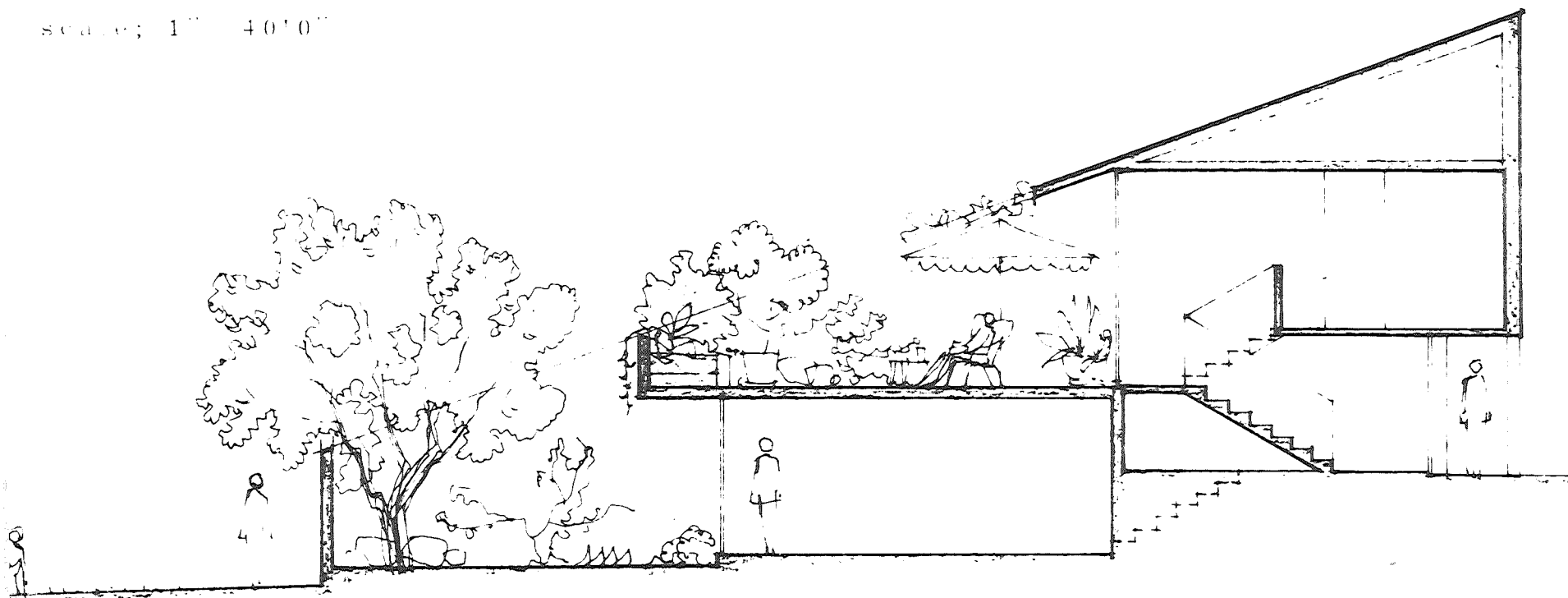
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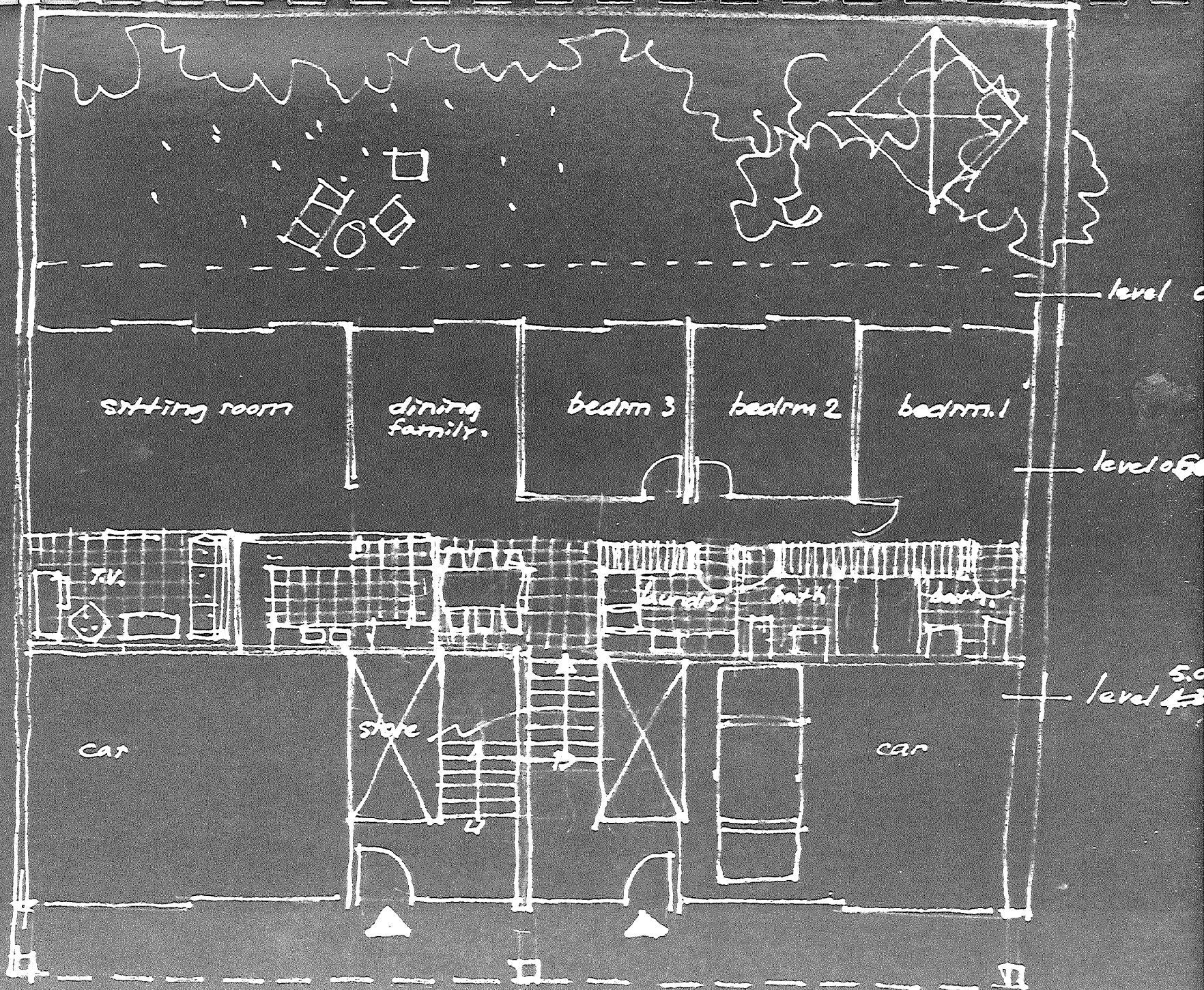


SECTION through site, looking East.
scale: 1" = 40'0"



SECTION through units.
scale: 1" = 8'0"

NATIONAL CAPITAL DEVELOPMENT COMMISSION,
Proposed non-standard housing at Hackett. Preliminary drawing, Drawing No. 6408-7.



lower house

lower garden

upper garden

level 9.

sitting room

bedrm.3

bedrm.2.

bedrm.1

level 12.3

tr.

dining

kitchen

living

bath

bath

upper house

IV - DEVELOPED PROPOSAL

The developed proposal links the development with the surrounding individual housing. The scheme divides the site into four blocks, each capable of independent development.

Each block consists of a central entrance road which gives access to individual units.

The units consist of a house, a carport or garage, an adjacent service yard and a garden court.

The garden courts, of various dimensions but not less than twenty feet wide, are open to a common green which borders onto the common green of the adjacent block. The boundary is, for maintenance purposes, defined by a concrete path which gives pedestrian access to the children's play areas and the Commonwealth-maintained park beyond. (The park is a flood bed for 50-year flood cycles.)

Adjacent to the park is an area, on Block 2, which may be used by the developers to construct a tennis court, swimming pool, or similar, for the use of the tenants.

The proposal suggests four basic types of units, shown in detail on Drawings Nos. 6408 - 11, 12, 13 and 14.

Each unit has a measure of individuality through differences in the arrangement of the garden courts, orientation, reverse plans, etc.

The following four schedules show:

- A Number of unit types, and type details
- B Relation of units to the four blocks, and block areas
- C Relation of floor areas and habitable rooms
- D Accommodation schedule for comparison with other medium-density groups of family dwellings in Canberra

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A - NUMBER OF UNIT TYPES, AND TYPE DETAILS

<u>Unit Type</u>	<u>No. of Bed- rooms</u>	<u>No. of Storeys</u>	<u>Cars in Garage</u>	<u>Cars in Carport</u>	<u>Drive Through To Service Yard</u>	<u>No. of Units</u>
A	3	1	2	-	Yes	22
B	2	1	-	2	No	20
C	2	2	1	-	Yes	6
D	4	2	2	-	No	2
Total number of units						50

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B - RELATION OF UNITS TO THE FOUR BLOCKS, AND BLOCK AREAS

<u>Block</u>	<u>Area</u>	<u>Type A</u>	<u>Type B</u>	<u>Type C</u>	<u>Type D</u>	<u>Total Units</u>
1	72890 sq. ft.	7	-	4	-	11
2	78750 " "	5	6	-	2	13
3	91960 " "	7	8	-	-	15
4	65360 " "	3	6	2	-	11
<hr/>						<hr/>
308960 sq. ft.						50
(approx. 7 acres)						

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C - RELATION OF FLOOR AREAS AND HABITABLE ROOMS

<u>Unit Type</u>	<u>Floor Area (Excluding Garage)</u>	<u>Floor Area (Including Garage)</u>	<u>No. of Habitable Rooms</u>
A	1281 sq. ft.	1681 sq. ft.	6
B	850 " "	1210 " "	4
C	1368 " "	1568 " "	4
D	1670 " "	2110 " "	7

D - ACCOMMODATION SCHEDULE

74,610 sq. ft. floor plan area (including garages)

7 acres net site area

0.25 plot ratio

22	type A	3 bedrooms	132 habitable rooms
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20	type B	2 bedrooms	80 habitable rooms
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6	type C	2 bedrooms	24 habitable rooms
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2	type D	4 bedrooms	14 habitable rooms
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50	dwelling units	250 habitable rooms
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7.14 dwelling units per net site acre

35.9 habitable rooms per net site acre

If, for the purpose of estimating the likely occupancy, we assume an occupancy rate of 0.8 persons per habitable room, we arrive at a population of 200 persons and a density of 28.57 persons per net site acre.

Design Aspects

The proposal visualises a village-like and informal arrangement of houses, placed on the north-south or east-west axis according to the direction of contours. There is, generally, not more than 2'6" fall along the length of any of the units so that no earthworks are required to prepare the site for building purposes.

The two-storey buildings of type C are placed at angles to the remainder of the development to assist the visual transition to adjacent developments.

The dwellings and garden walls are intended to be constructed in red common bricks, painted white.

Foundations and garden and garage walls are 9" thick and constructed in header-stretcher bond. Garden walls are capped with a course of clinker bricks on edge.

The roofs, pitched to 22°, are covered with Wunderlich "Swiss" pattern terra cotta tiles of charcoal colour. *

* An example of these tiles may be seen in Talbot Street, South Side, one corner from National Circuit, Forrest. The tiles are available on special order and are 10% dearer than normal terra cotta tiles.

The flat roofs of garages are constructed by use of the Brown-built structural "T beam" system, roofed with Brownbuilt galvanised iron roofing trays.

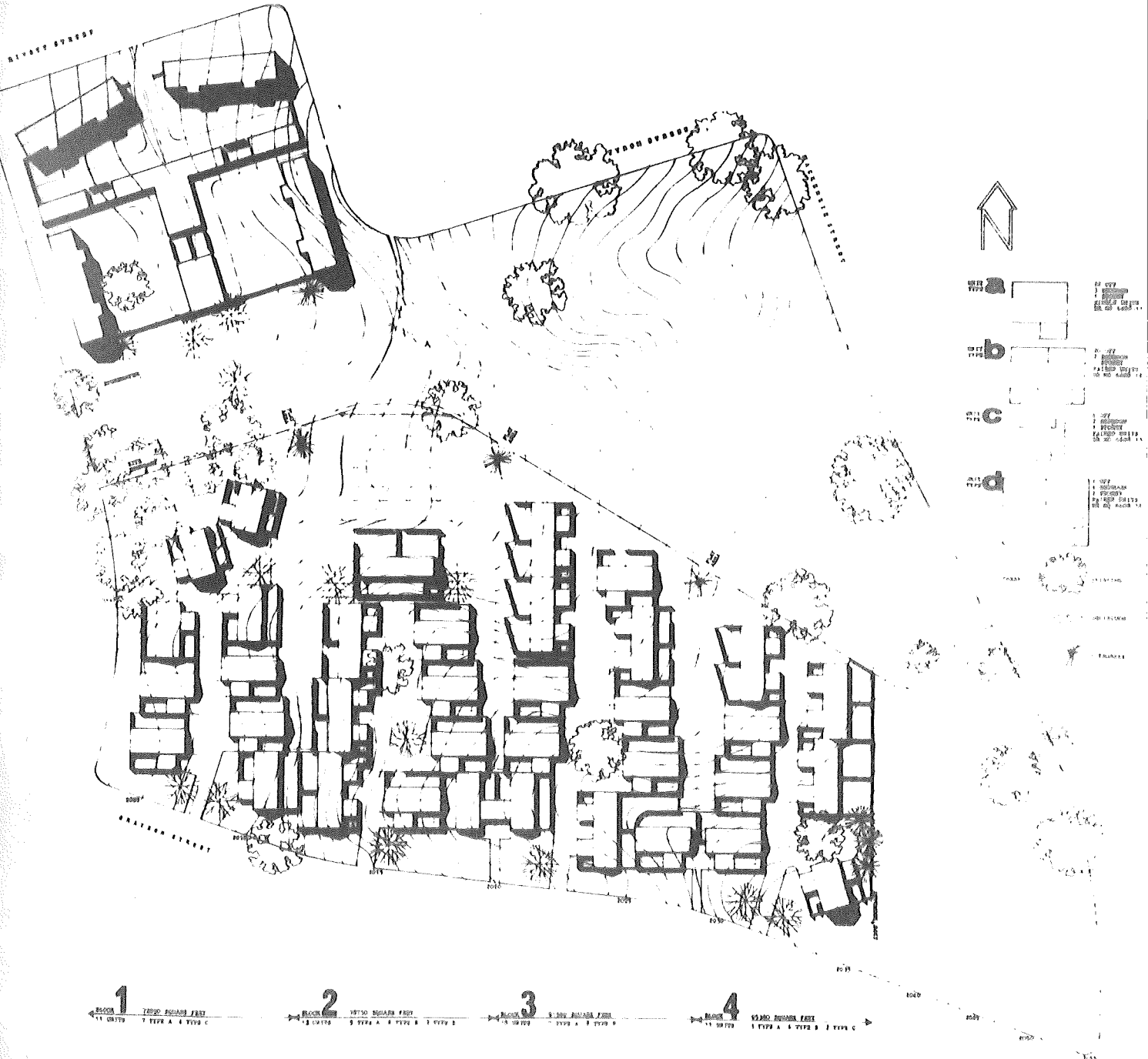
Spoutings and downpipes are painted a "Natural Steel Grey" in Ferrodor structural paint.

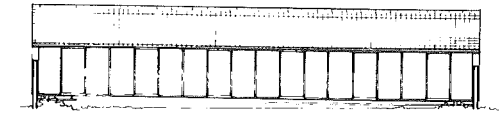
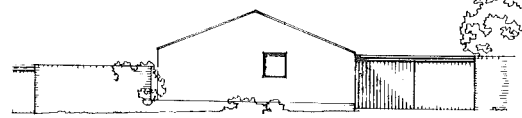
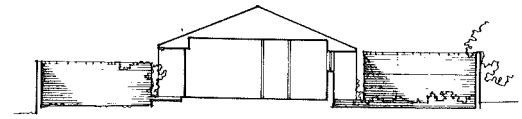
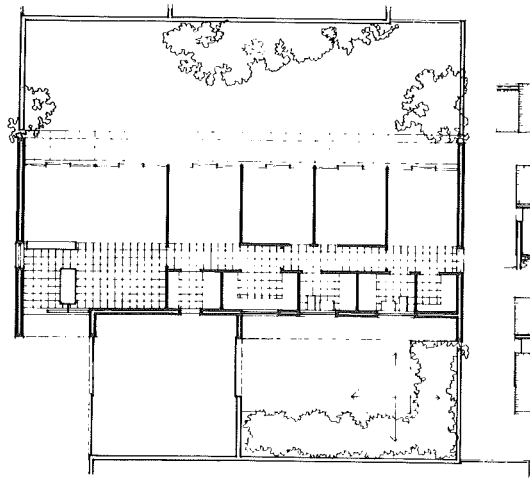
The use of standard type aluminium windows and glazed doors to garden areas has been assumed. External timbered areas, to the garage and carport sliding doors, to the front doors, to the eaves and to the linings to the garage and carport ceilings, and finally the wall areas below the bedroom windows to types C and D, are in v-jointed ash lining, stained to a dark manganese red. **

The architectural aspect of the design has been confined to elementary principles which can be readily interpreted by those who will actually build the project. Architectural simplicity of the dwellings will also be essential to the successful realisation of the scheme.

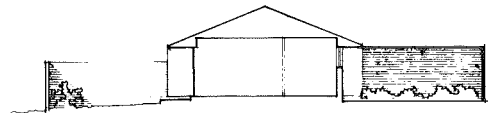
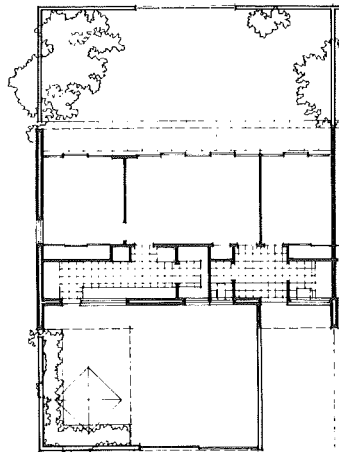
** Example : woodwork to entrance of Exhibition Pavilion, Regatta Point.

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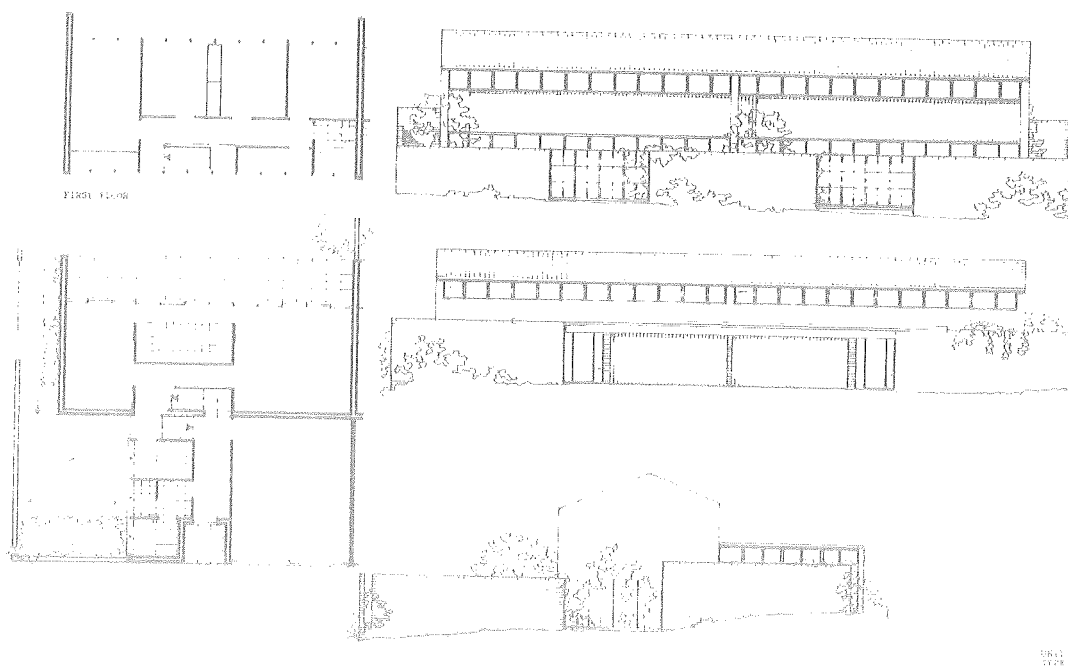
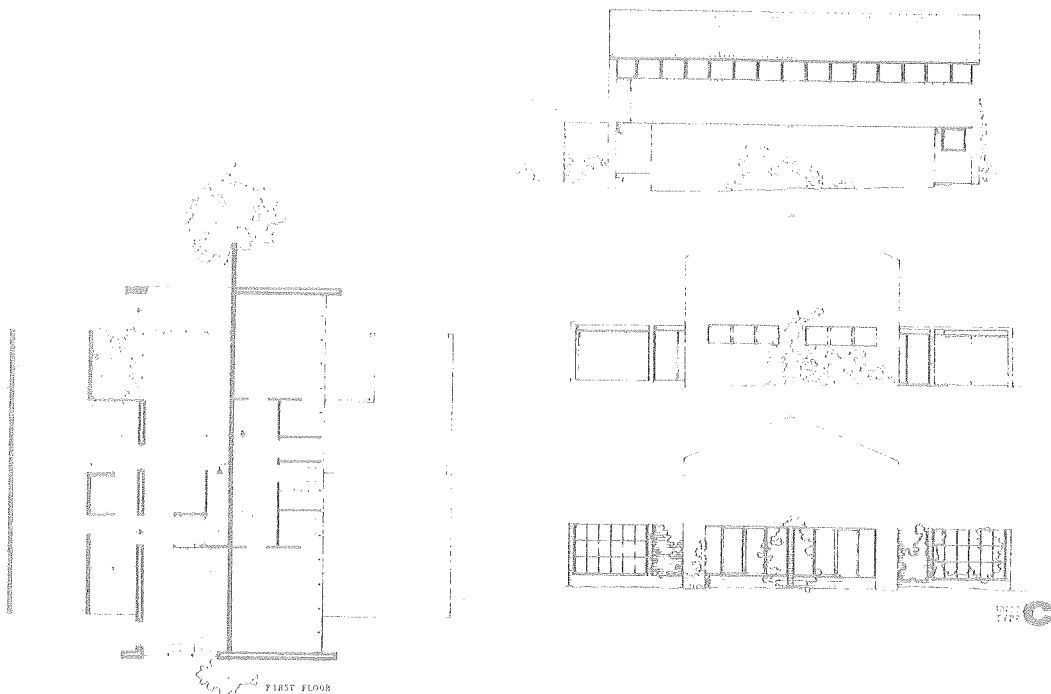


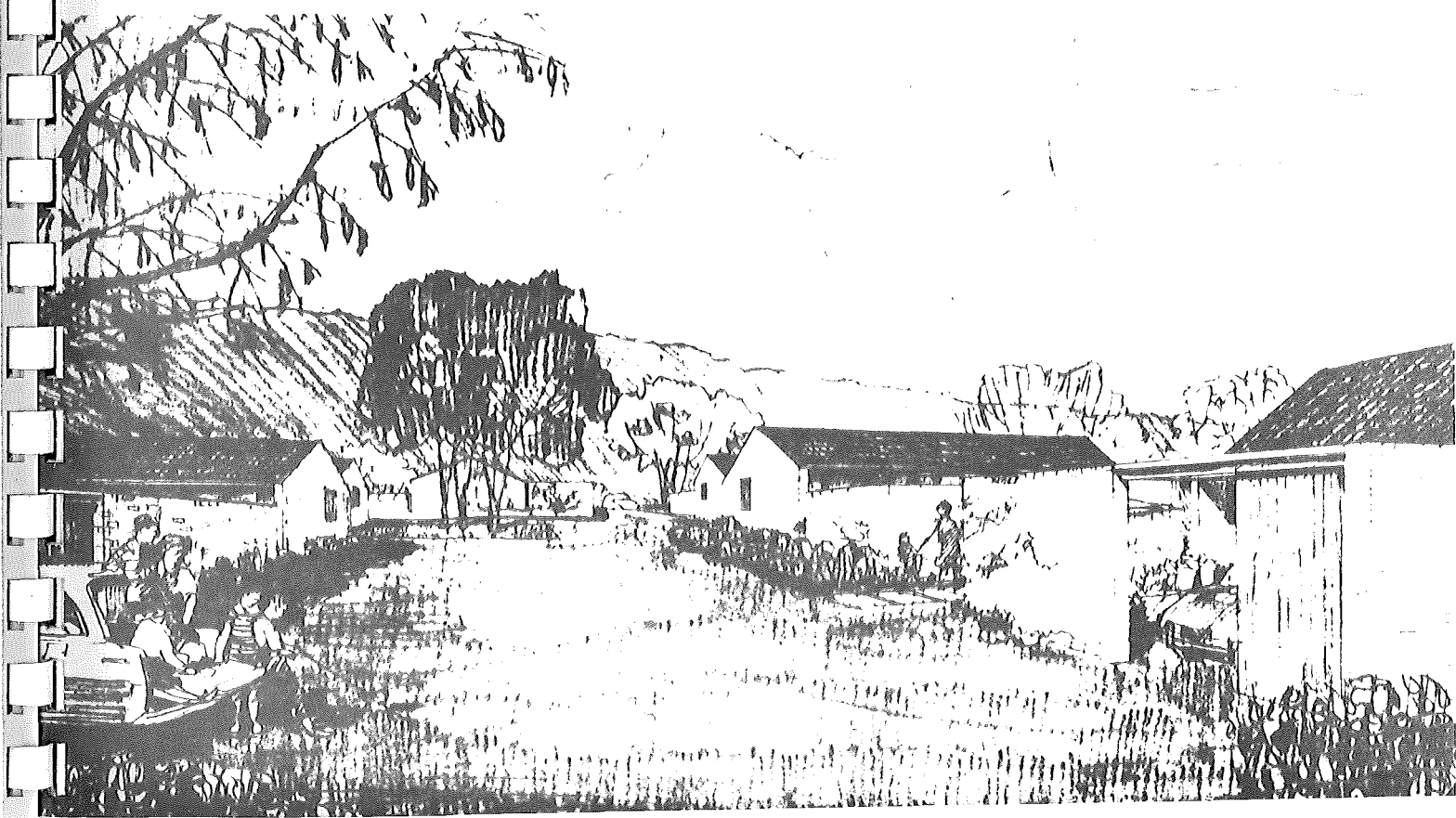
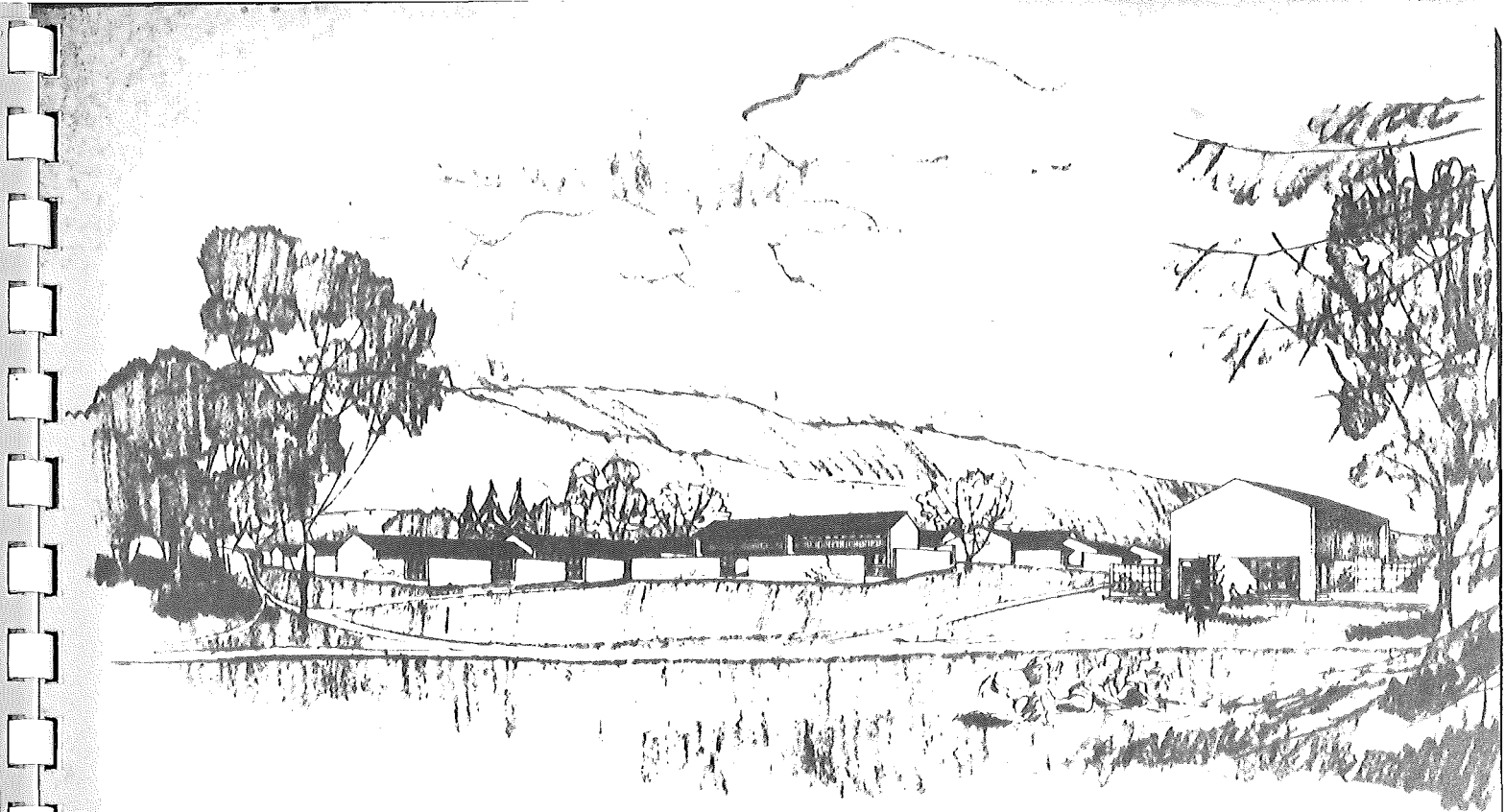
UNIT
TYPE **a**



UNIT
TYPE **b**

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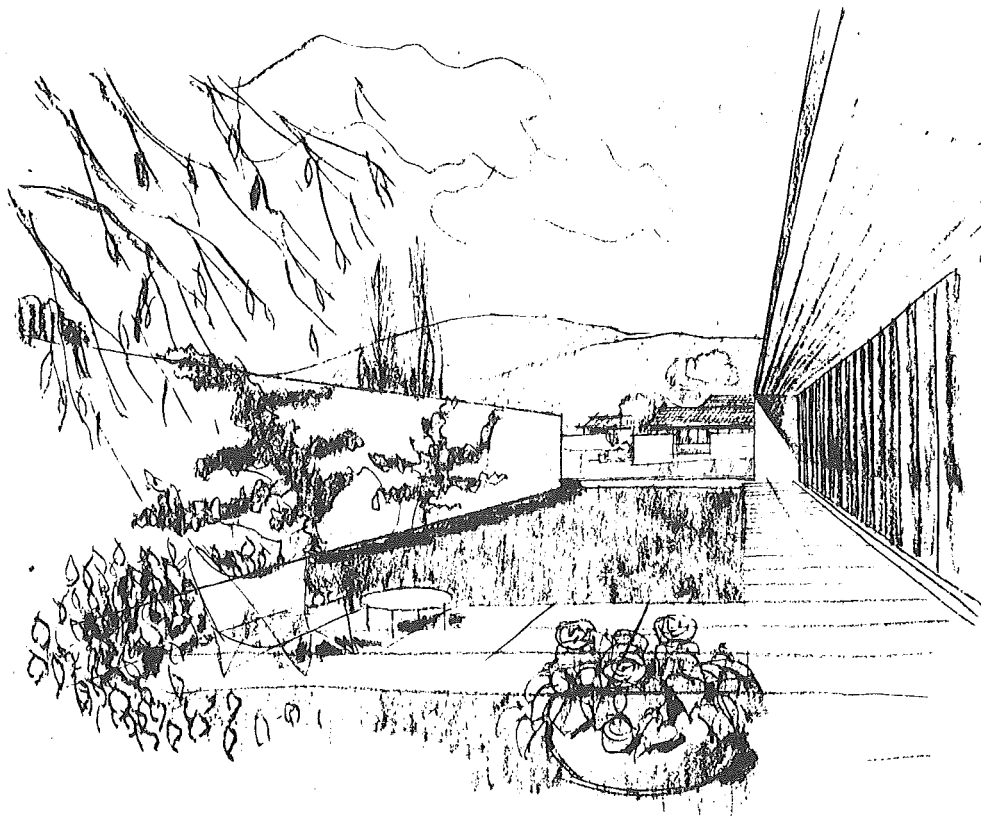




Conclusion

The Consultant submits the following recommendations:

1. That the developed proposal, shown on Drawing No. 6408 - 10 be accepted.
2. That the balance of Section 37, that is the steeper part, be used for taller units, to be constructed after the completion of the current proposal.
3. That basic landscaping of the site be part and parcel of the control requirements.
4. That prior to the preparation of control drawings a survey be made of the existing trees on the site which are worthy of preservation, to determine their exact location. (Existing trees as marked on Drawing No. 6408 have been plotted from an aerial photograph.)
5. That the principles outlined in the first proposal, item C, shown on Drawing No. 6408 - 3, be considered for application in areas which the Commission considers to require a degree of urbanisation.



view of
garden court.