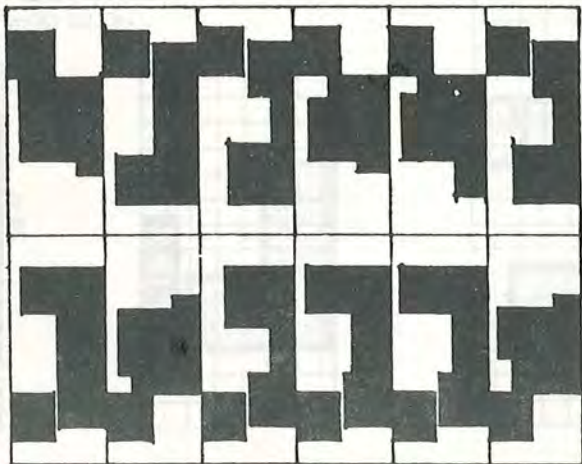


NATIONAL CAPITAL DEVELOPMENT COMMISSION
OCTOBER 1974



AN INTRODUCTION TO COURTYARD LOTS

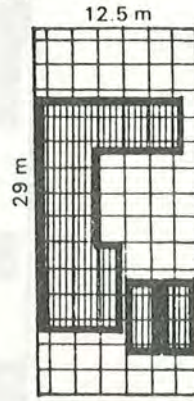
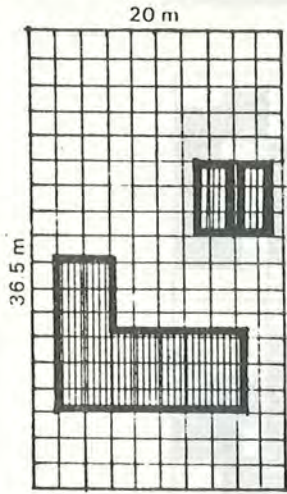
This brochure has been prepared as an introduction to courtyard lots for a meeting between the National Capital Development Commission and the Master Builders Association.

People have quite different housing needs at different stages of their life. As well as offering life-long accommodation, courtyard and cottage lots can perform a "stepping stone" function, and provide accommodation suited to those whose family structure, life-style or budget do not require a large block of land.

The big advantage of the courtyard lot will be individual site releases. In the past all town houses have been built as groups, either by private developers or for the government housing programme. Under the new arrangements an individual will be able to secure a lease and build a single town house to their own needs, so long as they comply with the design and siting controls developed to protect the amenity of the immediate area.

COMPARATIVE BLOCKS

HOUSE 120m²



STANDARD

AREA 730 m²+
PLOT RATIO .35
HOUSE RANGE 184 m²+

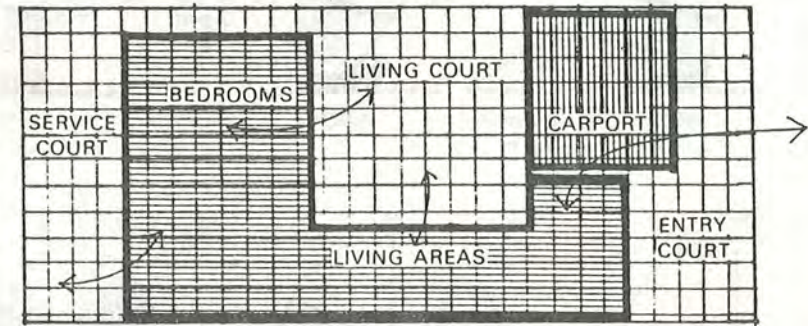
COTTAGE

520 - 465 m²
.42
184 - 159 m²

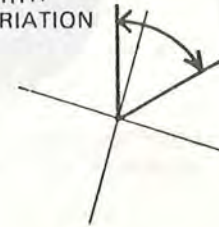
COURTYARD

410 - 360 m²
.47
157 - 134 m²

DIAGRAMMATIC LAYOUT

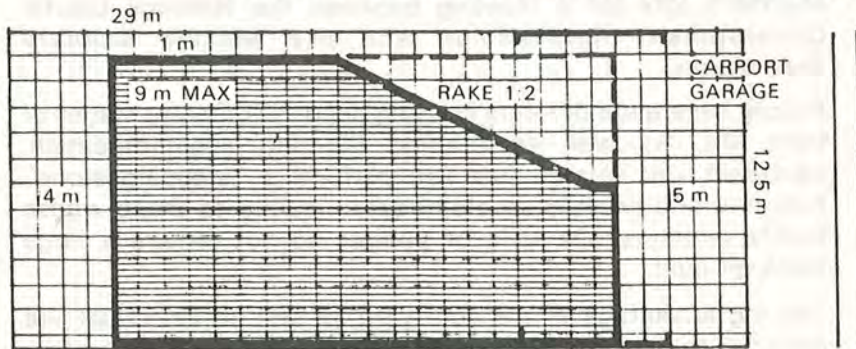


NORTH
VARIATION



IT IS ADVISABLE TO PREPARE A GRAPHIC LAYOUT OF THE SITE BEFORE DESIGNING. SITE AREAS ARE SMALL AND INTEGRATED HOUSE AND OPEN SPACE IS ESSENTIAL FOR MAXIMUM USEABILITY, PRIVACY AND SUNLIGHT BENEFITS.

BASIC DESIGN & SITING POLICIES



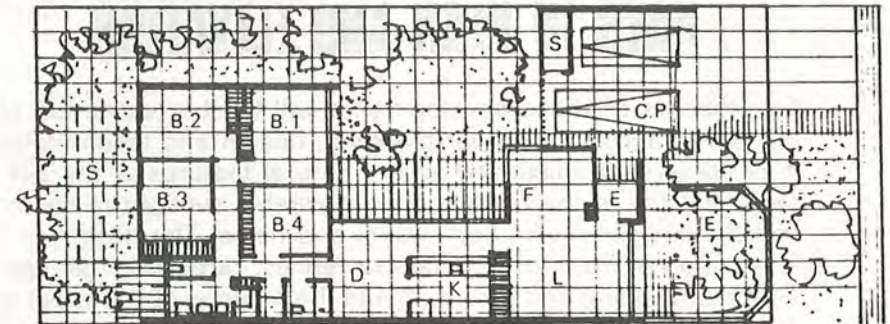
MANDATORY SIDE BOUNDARY

BASIC BUILDING ENVELOPE SHOWN 1 m GRID

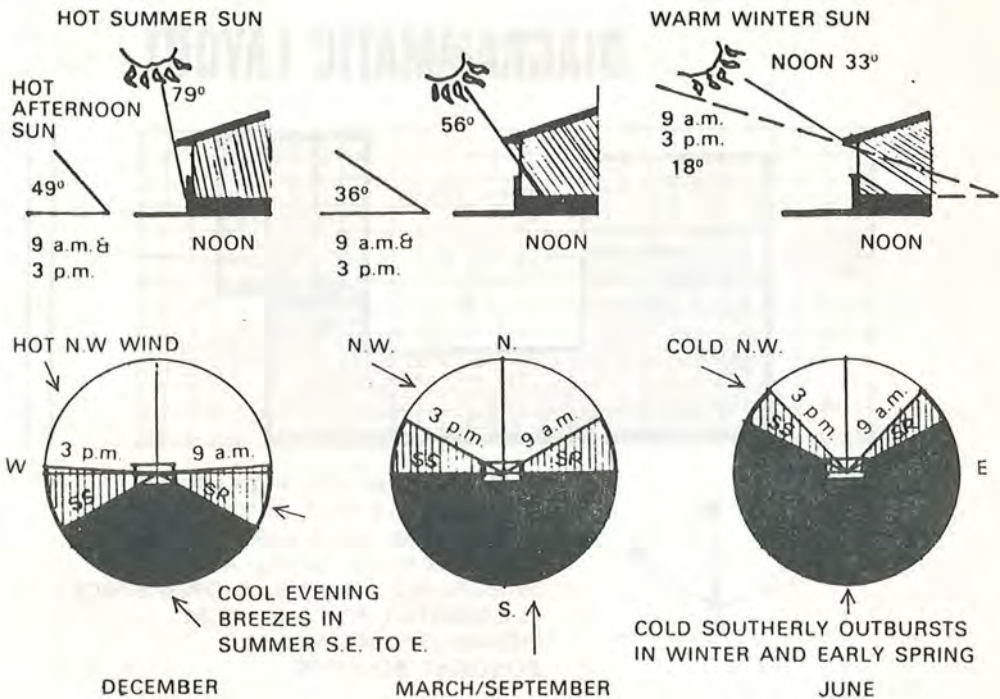
OPEN SPACE REQUIREMENTS

ENTRY COURT	30 m ² MIN DIMENSION	5 m
LIVING COURT	70 m ² MIN DIMENSION	6 m
SERVICE COURT	35 m ² MIN DIMENSION	3.5 m

SITE PLAN



SITE AREA	360 m ²
HOUSE AREA	132 m ²
CARPORT AREA	36 m ²
TOTAL AREA	168 m ²
PLOT RATIO	.47



DIAGRAMS SHOWING ANGLE OF SUN'S RAYS IN PLAN AND ELEVATION

The success of these developments will be the realisation of the advantages that proper planning, design and landscaping may achieve; to maximise on the natural features of the site, the useability of the open spaces, desirable sunlight to courts and dwellings, privacy both visual and noise. The design and integration of front screen walls or fences, carpports or garages with the dwelling and how it affects the amenity of the street is important. These small groups of individual houses should make an effort to be compatible either by the use of materials, building form, details, landscaping, etc.

Builders may have reservations about some aspects of the proposed policies. They are urged to raise these points at the meeting.