

Dappled Dwellings

Brisbane's suburbs contain a rich collection of post-war timber cottages. These homes form charming streetscapes at a scale that encourages neighbourly interaction. This proposal seeks to densify within and around this context. Rather than starting anew, it adds density below and behind these much-loved homes. This creates a subtle, respectful and stealthy transition to higher density suburbs.

In the scheme, a typical cottage is lifted up, infilling the space below. This immediately adds an additional home, shared services and an office. In the rear yard, two small garden dwellings are then built. This new arrangement of micro, clustered homes is oriented around a central courtyard that is shared by all.

The intimate scale of courtyard housing allows density to occur naturally. In this arrangement, residents of the four dwellings get to know each other, sharing aspects of their lives around the courtyard. Each kitchen faces into the centre, promoting conversations, while verandahs allow parents to watch kids play. This incidental interaction is balanced by private open spaces, which give each home a place of retreat.

Across each block, services and facilities are shared, with a common laundry, shed and bike area. There is space for veggies and a shared car. Small offices face the street, animating the neighbourhood.

The new micro dwellings are small in footprint, making them compact and affordable. Each home relies on pooled resources, reducing price points and making home ownership attainable.

The strategy creates diverse housing choices for all people, including singles, couples and the elderly. As such, the scheme furthers ideals of ageing in place and encourages a genuine demographic mix. Looking to the future, this scheme imagines suburbs that are eroded, open and welcoming. A single suburban block could accommodate an intergenerational family while, at a larger scale, blocks could form collectives, sharing swimming pools and backyards.

The building is envisaged as a loose fit envelope - a simple, buildable box. The architecture is geared towards Brisbane's climate and embraces garden living. In a fresh take on the verandah house, the new dwellings are wrapped in a mesh veil that plants can grow up and over. This provides each home with dappled light, cooling and a green outlook.

Across the design, the materials are a robust and simple canvas for plants. The existing timber houses are refreshed, celebrating their charm. The garden dwellings, meanwhile, are imagined in contrasting brick. This strategy retains the embedded value of old housing stock, reduces demolition waste and references the climate appropriate vernacular of the Queenslander.

This small-scale infill strategy is a slow and appropriate transition that suits suburbia. It retains neighbourhood streetscapes and morphs backyards into villages. It allows existing homes to remain in place, with a gradual shift towards density that fosters, rather than compromises, community.



Existing Streetscape



Prototype Development



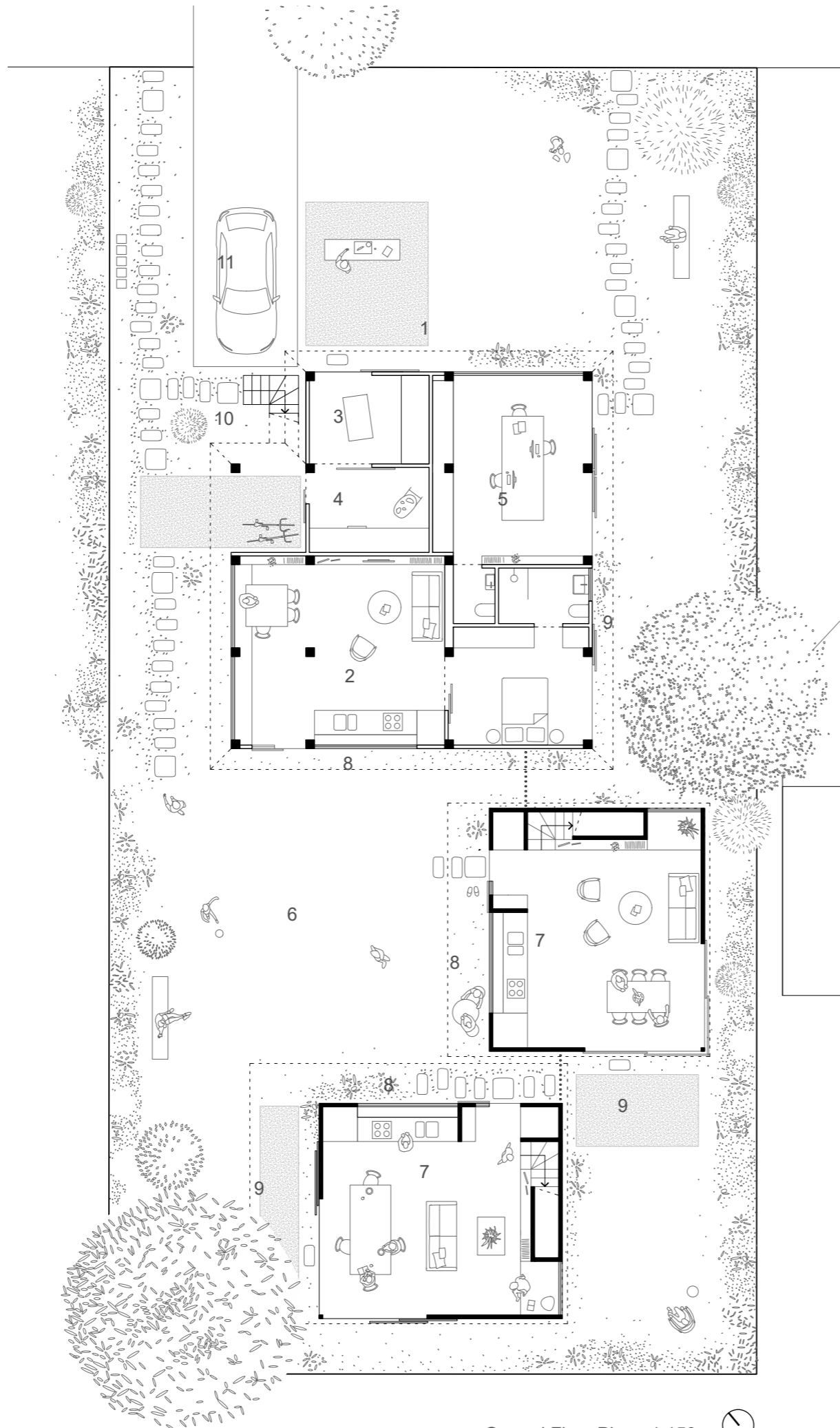
Neighbourhood Development

**DENSITY
AND
DIVERSITY
DONE WELL**

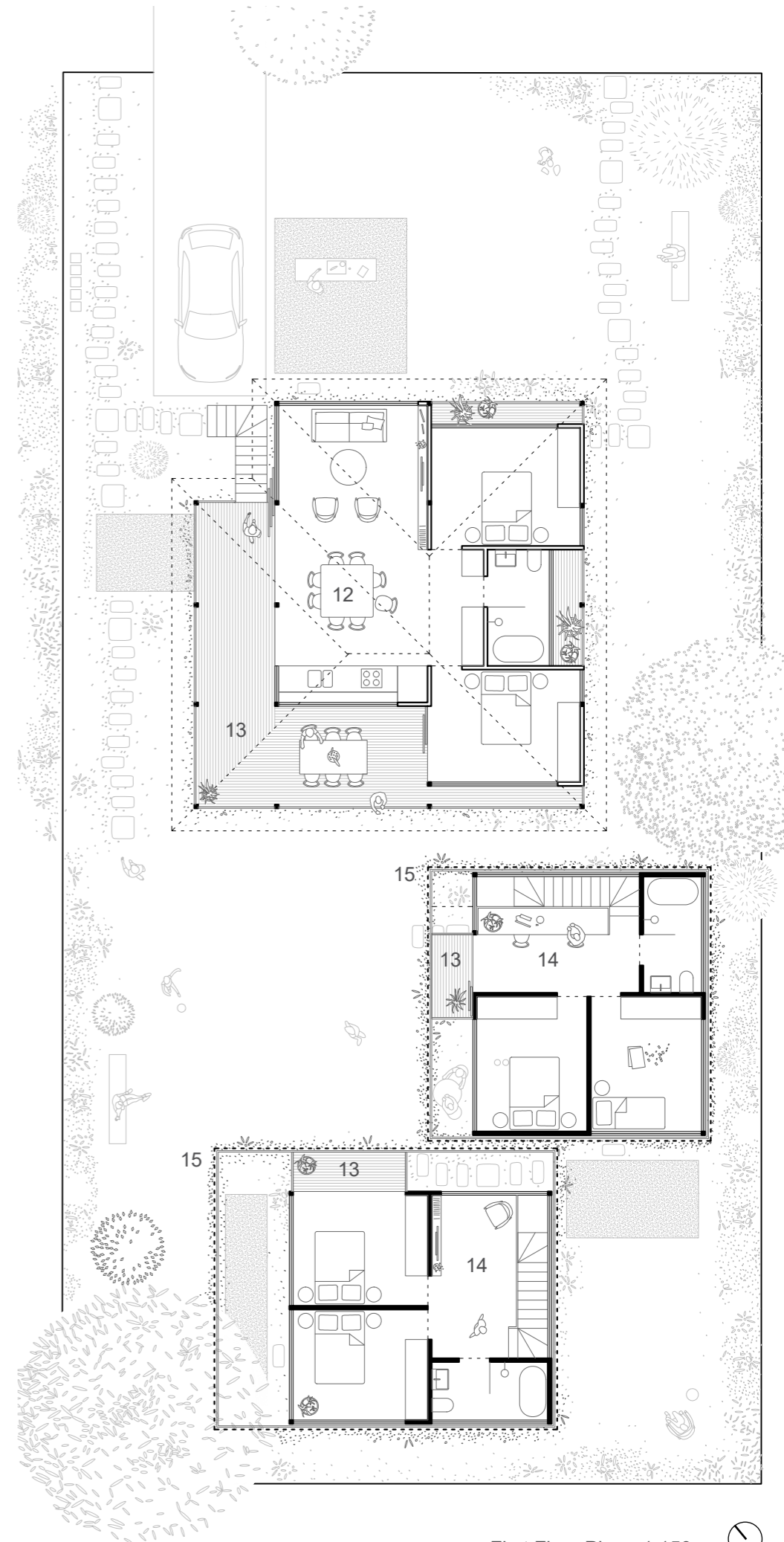


Legend

1. Existing house lifted to create two storeys
2. One bedroom infill dwelling
3. Shared workspace
4. Shared laundry
5. Office / studio
6. Communal courtyard
7. Two bedroom, two storey Garden Dwelling
8. Kitchen porch
9. Private garden
10. Stair to first floor
11. Shared car space with GoGet or communal vehicle
12. Two bedroom dwelling, renovation of existing elevated house
13. Private verandah, overlooking communal courtyard
14. Flexible second living / study
15. Shading screen with planting



Ground Floor Plan - 1:150



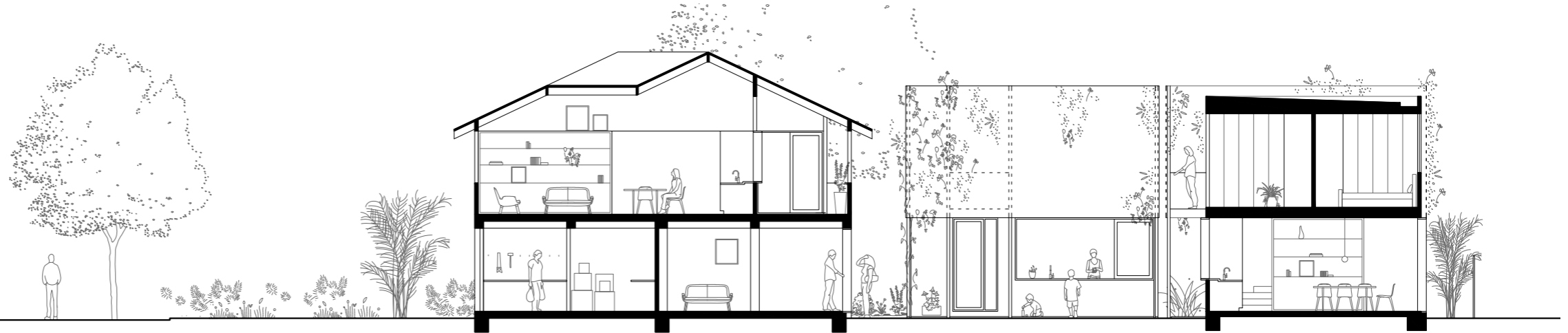
First Floor Plan - 1:150

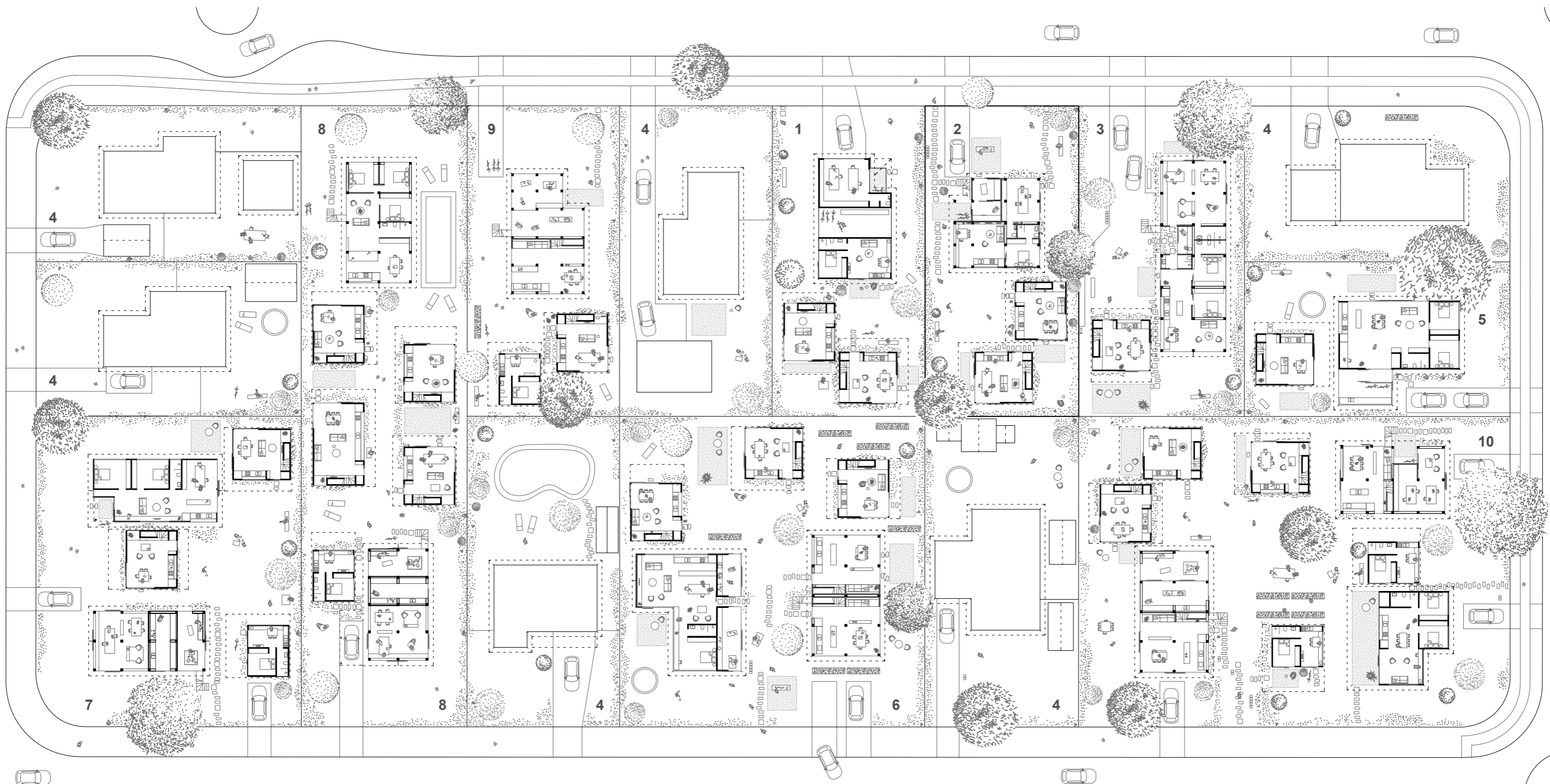


View Inside Shared Courtyard

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Long Section - 1:150





Legend

1. The single block scenario shows an existing dwelling converted and raised. New garden dwellings are inserted in the backyard, creating 4 residences on one site.
2. The Subject Site, which is explored at 1:150.
3. An adjusted block scenario shows a long house moved to one side of its site to fit an additional garden dwelling.
4. Existing houses can remain untouched without blocking the development pattern.
5. A smaller site, with a brick house, can still accommodate increased density.
6. Two blocks are amalgamated, allowing for a larger courtyard to form in the centre. This larger block encourages an intergenerational community to evolve, with flexible housing for diverse demographics.
7. Amalgamating corner sites allows for side access, and greater street engagement for smaller garden dwellings between existing houses.
8. Joining across the centre of the block creates a linear courtyard, connecting people as they pass by each others' windows, and creating a new suburb connection.
9. As developments increase, adjacent blocks can begin to share even more. In this instance, this block uses its neighbours pool, while the large workshop space becomes a hub for the wider community.
10. Bringing together three blocks creates the conditions for 10 or more dwellings, sharing facilities and amenity, forming a wonderful shared courtyard, and providing a variety of housing types

Neighbourhood - 1:500



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