

Housing as if People Mattered

UPDATED

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Medium-density Housing in Auckland, 2003









Higher density Housing in Auckland, 2003







A Happy Story from Perth

Juliet Court, Coolbellup

Juliet Court

- Coolbellup *New Living Project (HomesWest)*
- formerly Yaralla apartments
- first apartment complex refurbished for sale to general public
- 48 apartments refurbished
- all units now sold
- RAPI President's Award for Urban Design, 2000
- UDI A Award for Excellence, Best Urban Renewal Project, 2000



JULIET COURT

The choice of dreams is yours



COOLBELLUP \$219,000-\$229,000

- 😊 2 car spaces
- 😊 1 bathroom
- 😊 3 bedrooms







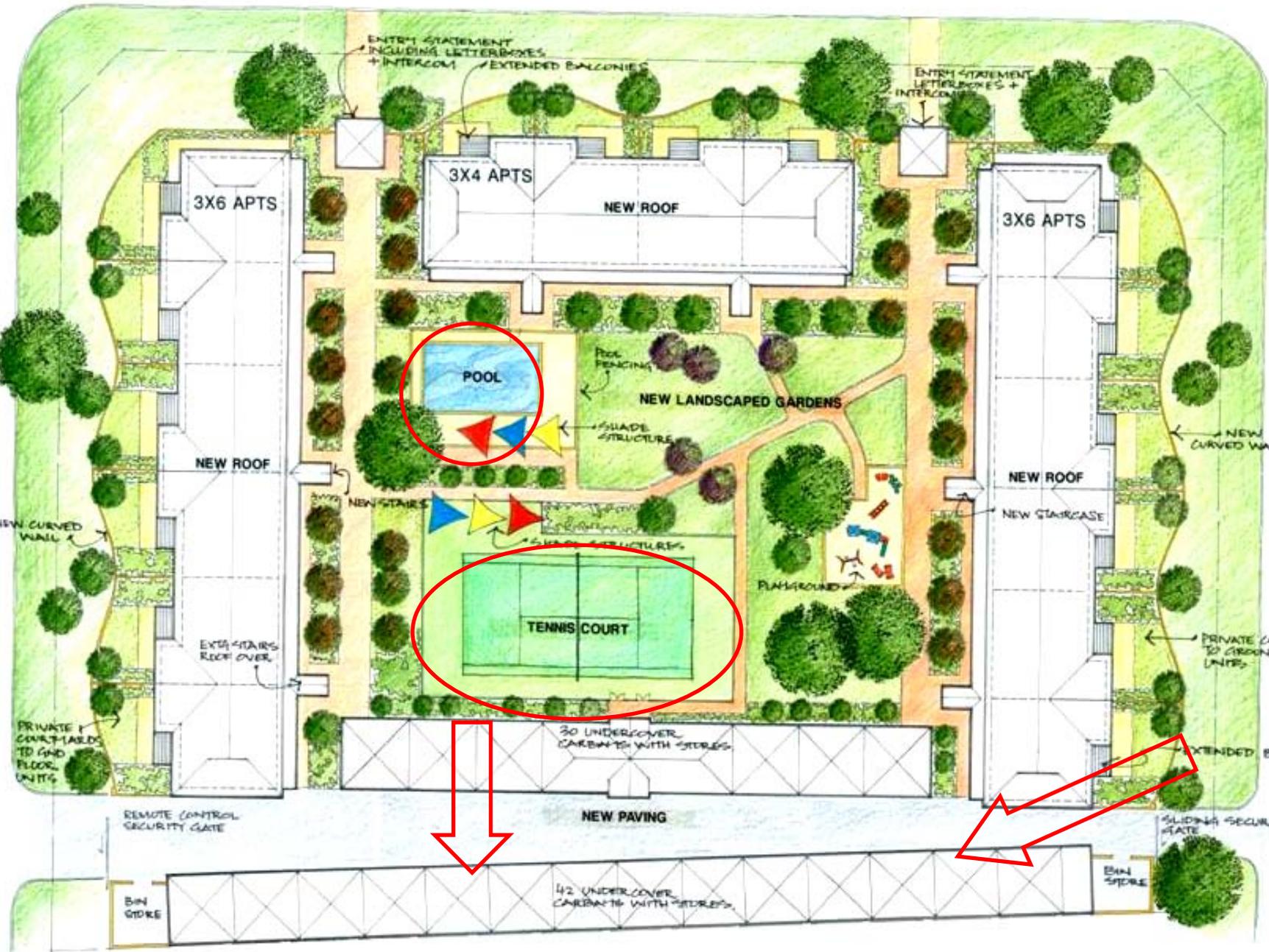
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BEFORE



JULIET ROAD

GREGORY STREET

WAVERLEY ROAD



ENTRY STATEMENT INCLUDING LETTERBOXES + INTERCOM

EXTENDED BALCONIES

ENTRY STATEMENT INCLUDING LETTERBOXES + INTERCOM

3X6 APTS

3X4 APTS

NEW ROOF

3X6 APTS

POOL

POOL FENCING

NEW LANDSCAPED GARDENS

SHADE STRUCTURE

NEW ROOF

NEW STAIRS

NEW ROOF

NEW STAIRCASE

TENNIS COURT

PLAYGROUND

PRIVATE COURTYARDS TO GROUND FLOOR UNITS

EXTENDED BALCONIES

PRIVATE COURTYARDS TO GROUND FLOOR UNITS

EXTRA STAIRS ROOF OVER

30 UNDERCOVER CARPAGES WITH STORES

REMOTE CONTROL SECURITY GATE

NEW PAVING

SLIDING SECURITY GATE

BIN STORE

42 UNDERCOVER CARPAGES WITH STORES

BIN STORE

NORTH LAKE ROAD







40



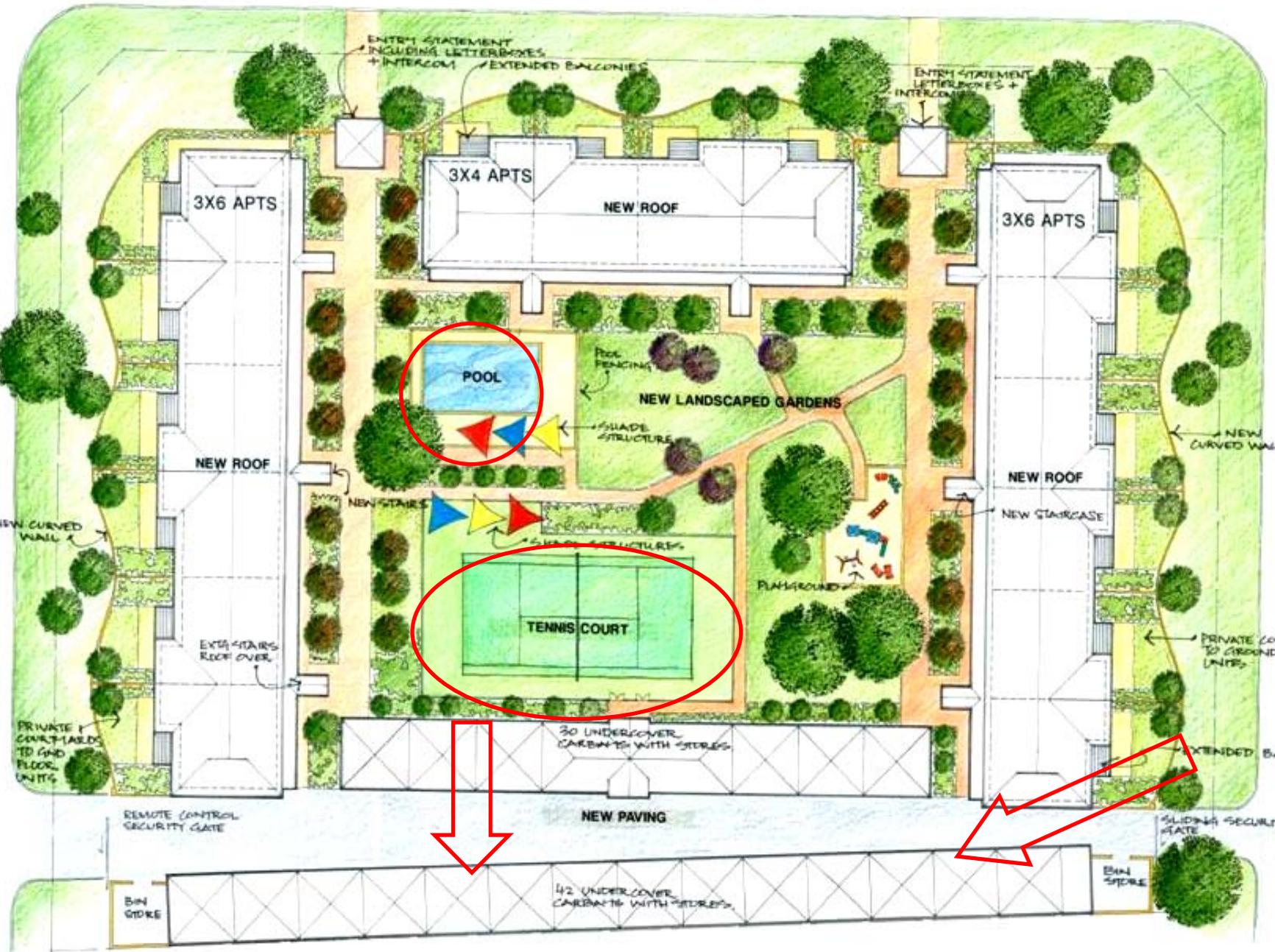
Site Plan



JULIET ROAD

GREGORY STREET

WAVERLEY ROAD



ENTRY STATEMENT INCLUDING LETTERBOXES + INTERCOM

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ENTRY STATEMENT INCLUDING LETTERBOXES + INTERCOM

3X6 APTS

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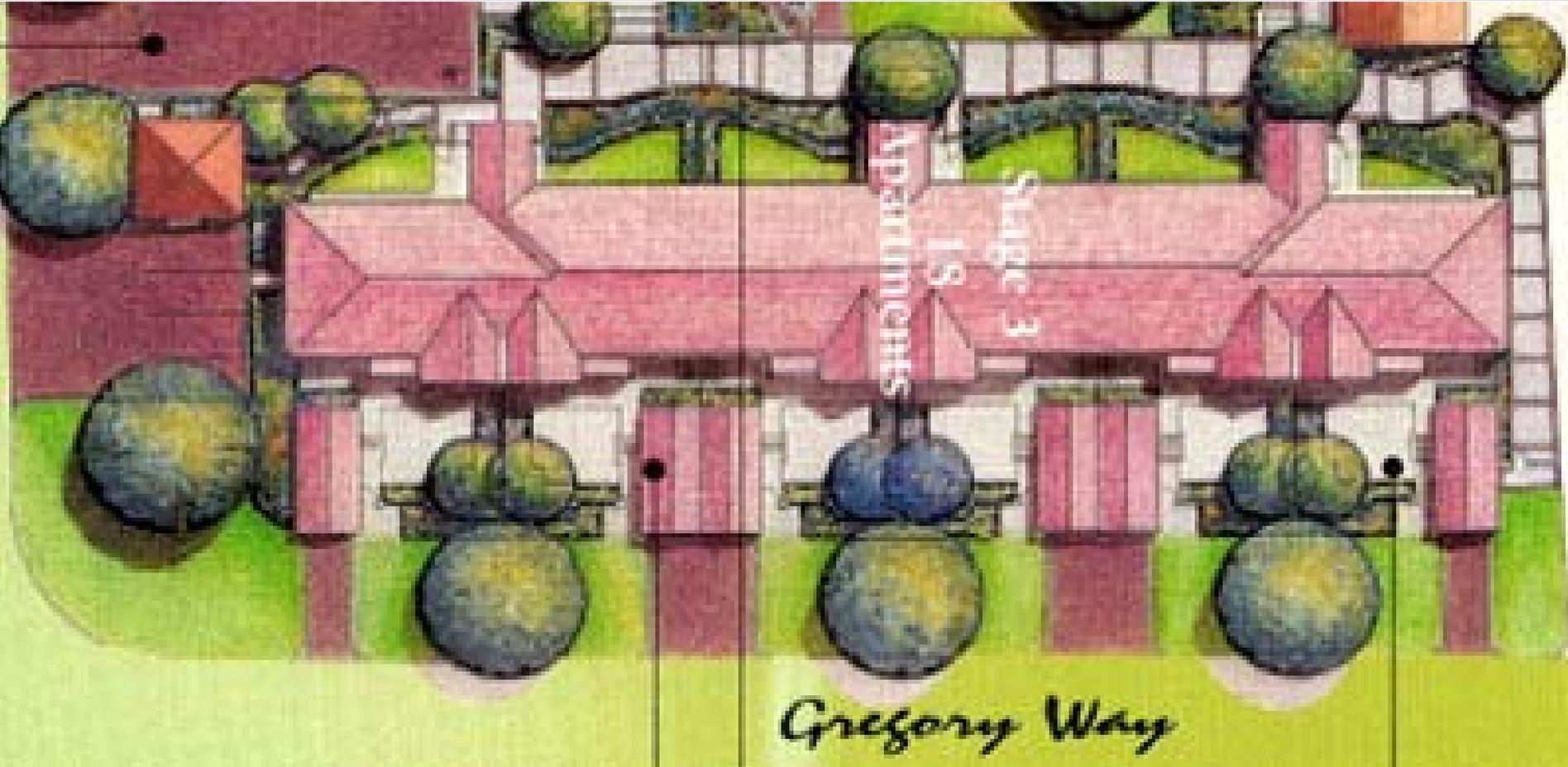
BIN STORE

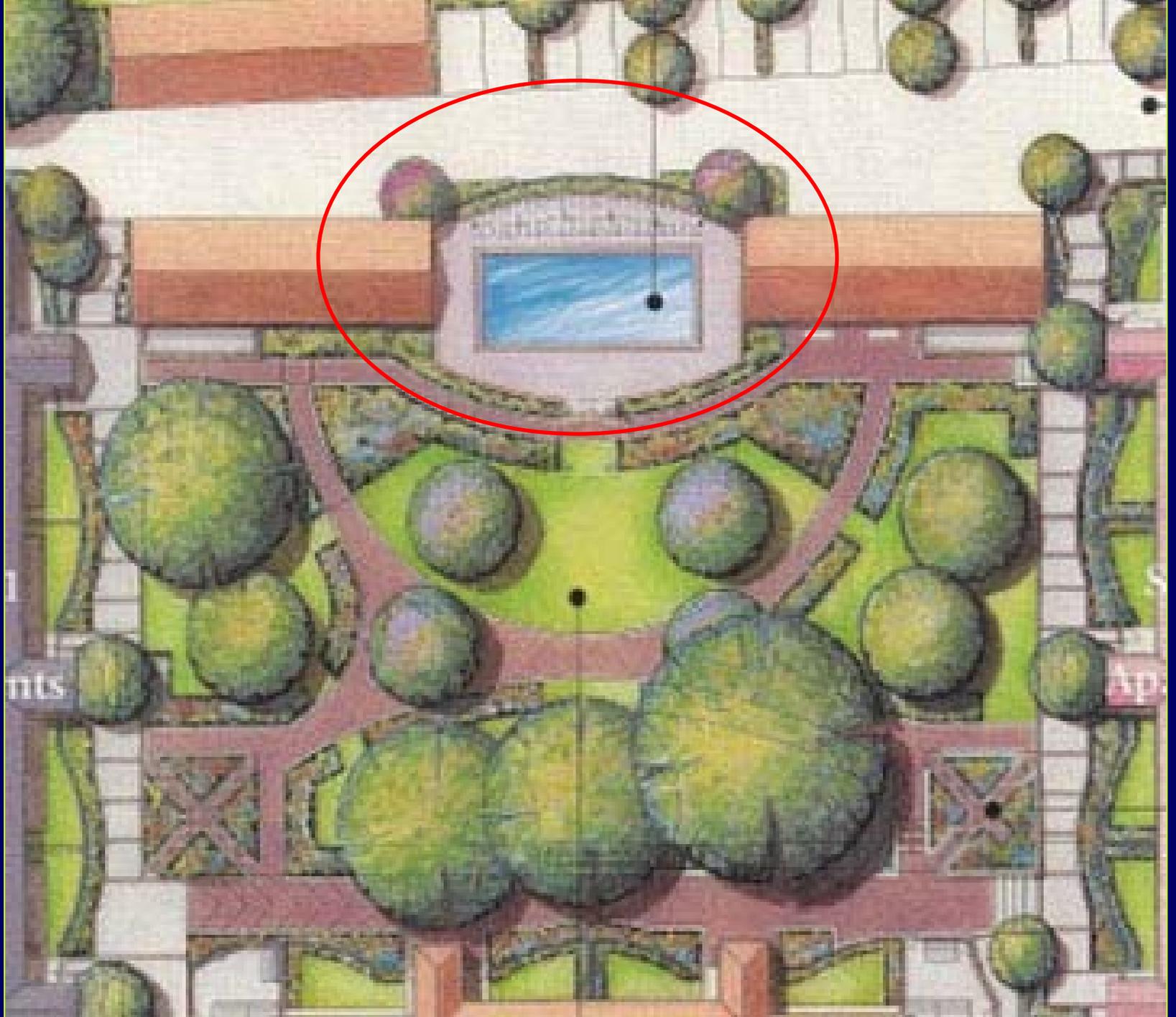
42 UNDERCOVER CARPORTS WITH STORES

BIN STORE

NORTH LAKE ROAD

The image of a house on its own land





nts

Ap

Back to:

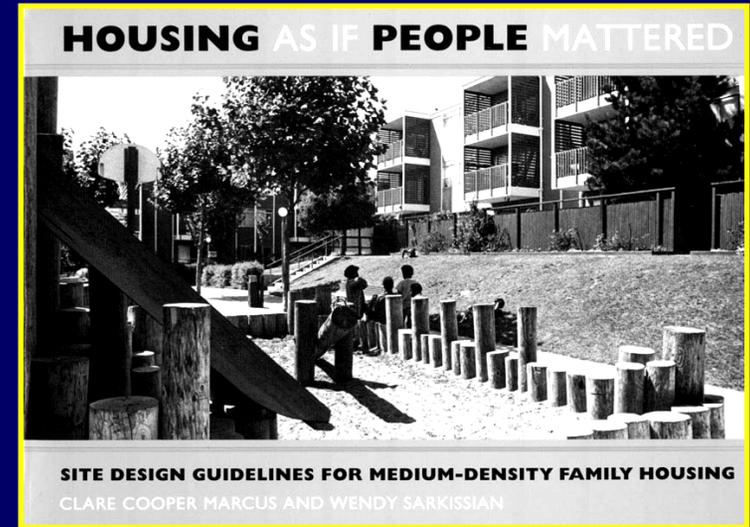
Housing as if People Mattered

UPDATED

What's happened since 1986?

Debate about design of housing at higher densities moved into new territories

- Ecological and cultural concerns
- Density increases
- Mixed use
- Building façades changed
- **But** some universal principles still often ignored by planners and designers



I will focus on fundamental social issues to consider when designing housing at higher densities

A FUNNY THING HAPPENED ON THE WAY TO AUCKLAND . . .









55
YUMBA HOSTEL

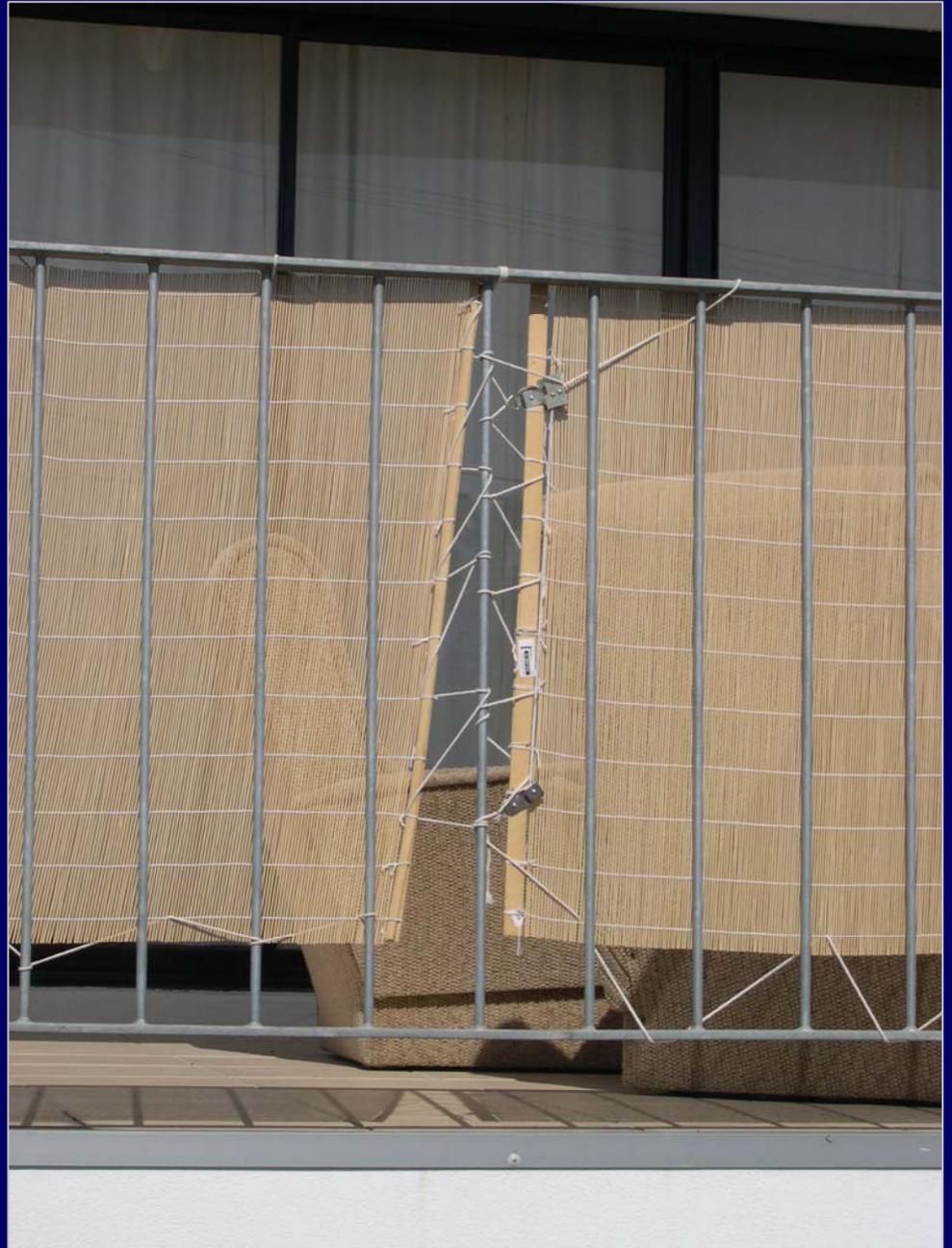


7

PORODINA









7

PORODINA

How to avoid these
Problems?

Two old dears on their own territory



What does this mean to us?



Professor Emerita
Clare Cooper Marcus

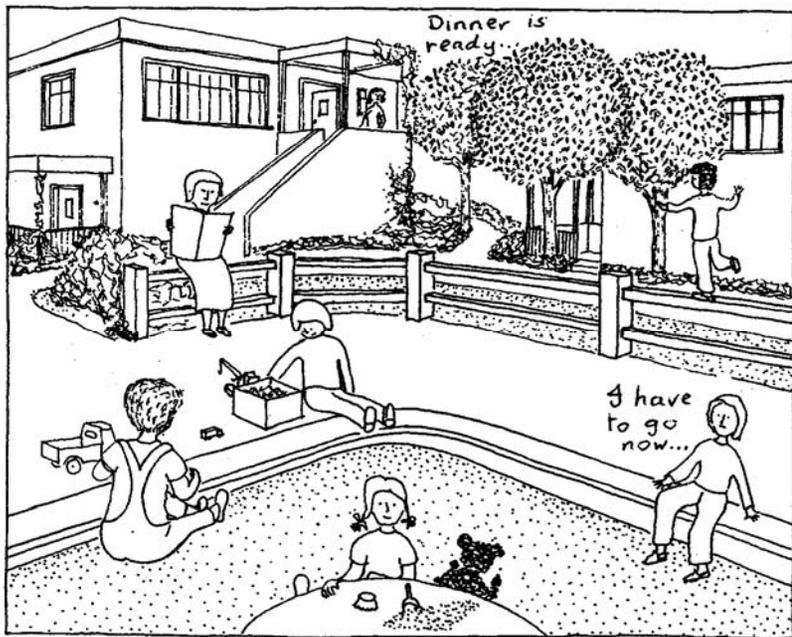


Figure 113. A play space for small children should always be sited within view of the dwelling to allow casual surveillance from home.



HOUSING AS IF PEOPLE MATTERED



SITE DESIGN GUIDELINES FOR MEDIUM-DENSITY FAMILY HOUSING
CLARE COOPER MARCUS AND WENDY SARKISSIAN



Figure 147. Seeing neighbors out of the window or meeting each other at the tot lot or en route to the bus stop—all these brief encounters are enhanced when a limited number share a common open space.

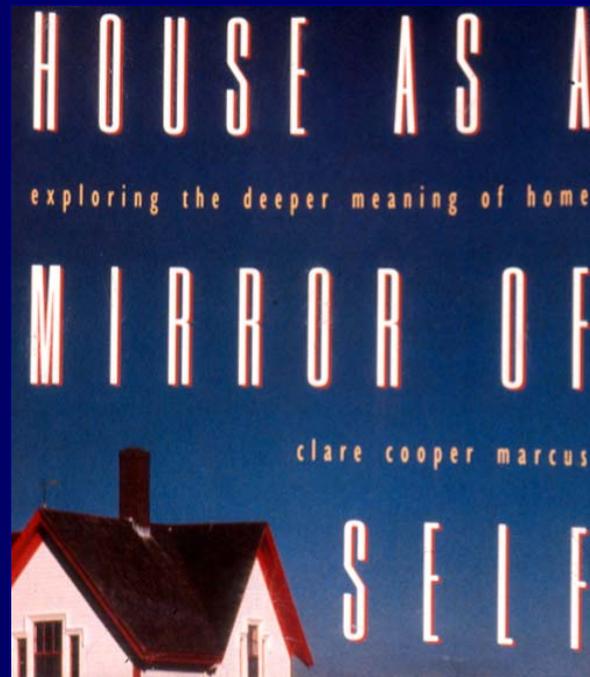
people places

SECOND EDITION

Design Guidelines for Urban Open Space



edited by
Clare Cooper Marcus and Carolyn Francis



SHARED OUTDOOR SPACE

Clare Cooper Marcus
Professor Emerita

Departments of Architecture and Landscape Architecture
University of California
Berkeley, 2003



8 CHARACTERISTICS OF SUCCESSFUL SHARED OUTDOOR SPACE

- 1. SURROUNDING DWELLINGS :**
bounded by dwellings it serves
- 2. NOT PUBLIC:** clearly not a public park
- 3. ENTRY POINTS:** entry points from public street or footpath: clear that one is NOT entering a public space
- 4. DIMENSIONS:** dimensions and height-to-width ratio of buildings to outdoor space create a human-scaled setting
- 5. PRIVATE SPACE:** each dwelling unit bounding shared outdoor space has access to an adequately sized private outdoor space (patio, yard, balcony)
forms a buffer between dwelling and common area

8 CHARACTERISTICS OF SUCCESSFUL SHARED OUTDOOR SPACE

6. BOUNDARIES: clear boundaries and easy access between private (dwelling unit, patio, yard) and shared spaces

7. CARE: as much care focused on:

- ❖ layout
- ❖ circulation patterns
- ❖ planting plan
- ❖ furnishings
- ❖ lighting

of shared **outdoor** space as is normally focused on dwelling **interiors**

8. CHILDREN: design focuses on children:

- ❖ play equipment
- ❖ paths for wheeled vehicles
- ❖ areas for exploratory play, etc.

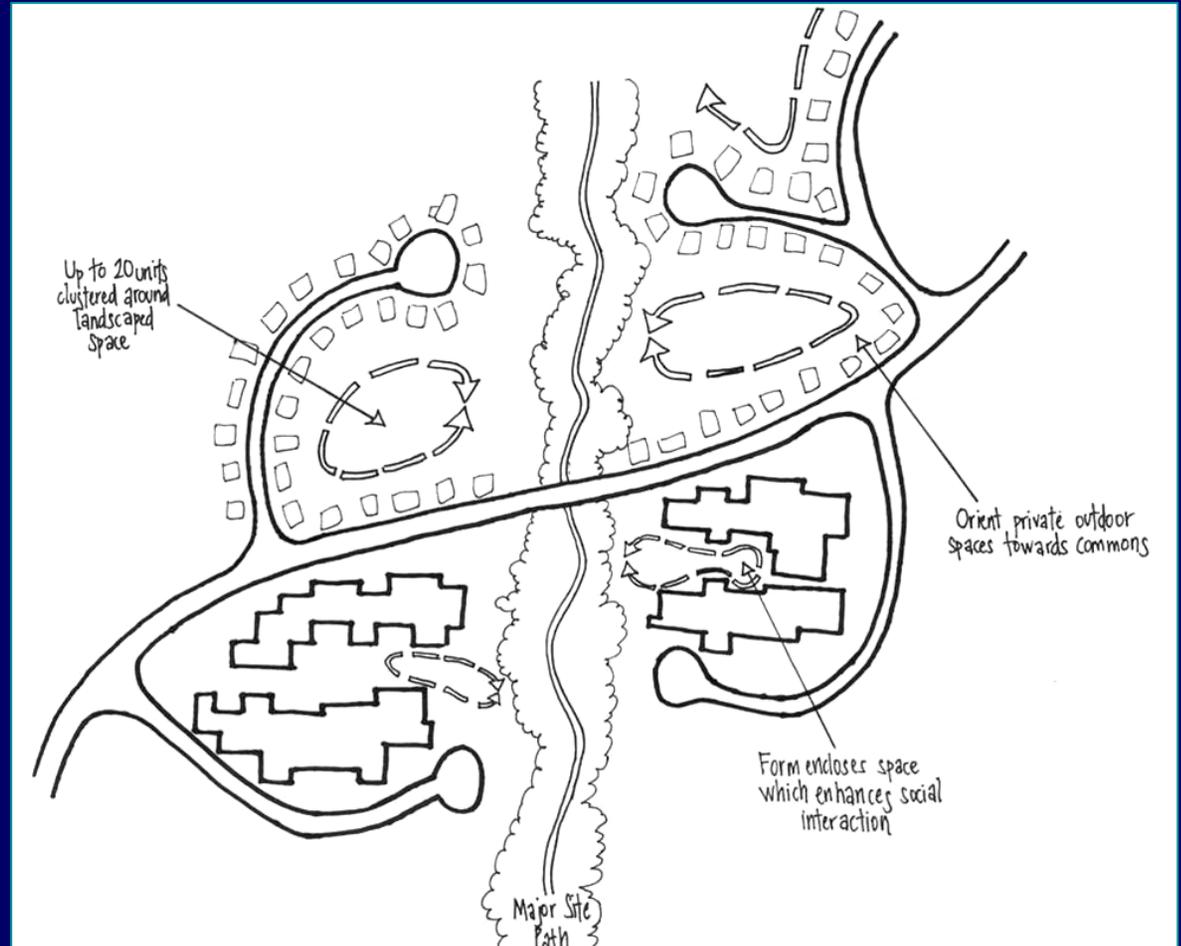
Children and Shared Space

children will comprise more than 80% of users of such spaces **if they are designed with the above criteria in mind.**



Territorial Boundaries

ensure space is perceived as unambiguously neither private nor public, but *shared*.



Shared outdoor space: needs and benefits

- need for **community life** as distinct from public life
- place for neighbourly interaction
parallel to, and complementary to, public life of streets, plazas and parks
- demographic, economic and psychological reasons:
 - > families with both parents employed
 - safe and interesting communal play space *right outside* dwelling
 - potential sociability
 - appeals to variety of households
- residents may share management and maintenance
- opportunity to “control” and mould nearby environment over time

Advantages to residents

1. **OUTLOOK**: onto quiet, natural setting providing balanced contrast to street view
2. **DENSITY**: lower perceived densities where views to nearby dwellings are screened by mature trees
3. **CHILDREN'S PLAY**: safe, appealing areas within sight or calling distance of home
 - not separated by traffic
4. **PARK**: access to park-like setting immediately adjacent to dwelling: supports causal encounters with neighbours
5. **SHARED TERRITORY**: unambiguously shared territory of group of neighbours likely to informally monitor activities and behaviour
6. **NEIGHBOURLINESS**: sense of neighbourliness among those who view, use, monitor and help to maintain or modify such a space (develops over time)

Shared outdoor space and health

- shared space right outside back door much more likely to be used for:
 - unsupervised play in important periods
 - before dinner
 - after dinner
 - after homework
 - on weekends
 - and school holidays
- Promotes health through exercise

Shared outdoor space and New Urbanism

- shared outdoor spaces in public housing and Planned Unit Developments were:
 - poorly understood
 - inadequately designed
 - Under used in the past
- does not justify throwing out this significant category of outdoor space in contemporary medium- and high-density housing

Demographic Imperatives

2006: approx. 40 % of Australian population > 45

Retirement: a continuum

- shorter working hours
- take a package and then consult
- part-time consulting
- home office

Other lifestyle changes

- Marrying late (or never)
- Smaller families
- Share households
- More single person households
- Fewer children
- Divorce
- Not-so-empty nest
- Grandparents with full-time care of grandchildren
- Working from home
- Cultural considerations



Fear

**What everyone
in Australia is
afraid of**





What everyone's
afraid of

What else they are afraid of . . .



15 Lessons from Recent Australian Research into Higher Density Housing



Lesson 1:

Meet or exceed standards

- Statutory environment may be inadequate for delivering social design:
 - Universal Design (accessibility)
 - children's play
 - shared and private open space

Lesson 2: *Stay abreast of new information*

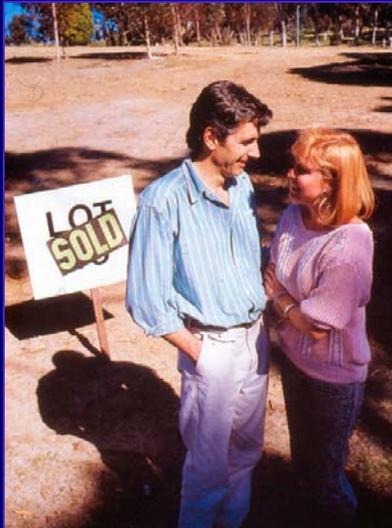
- Higher density housing is being targeted toward narrow range of households

BUT

- Wide varieties of households with differing lifestyles are likely to choose this form in the future

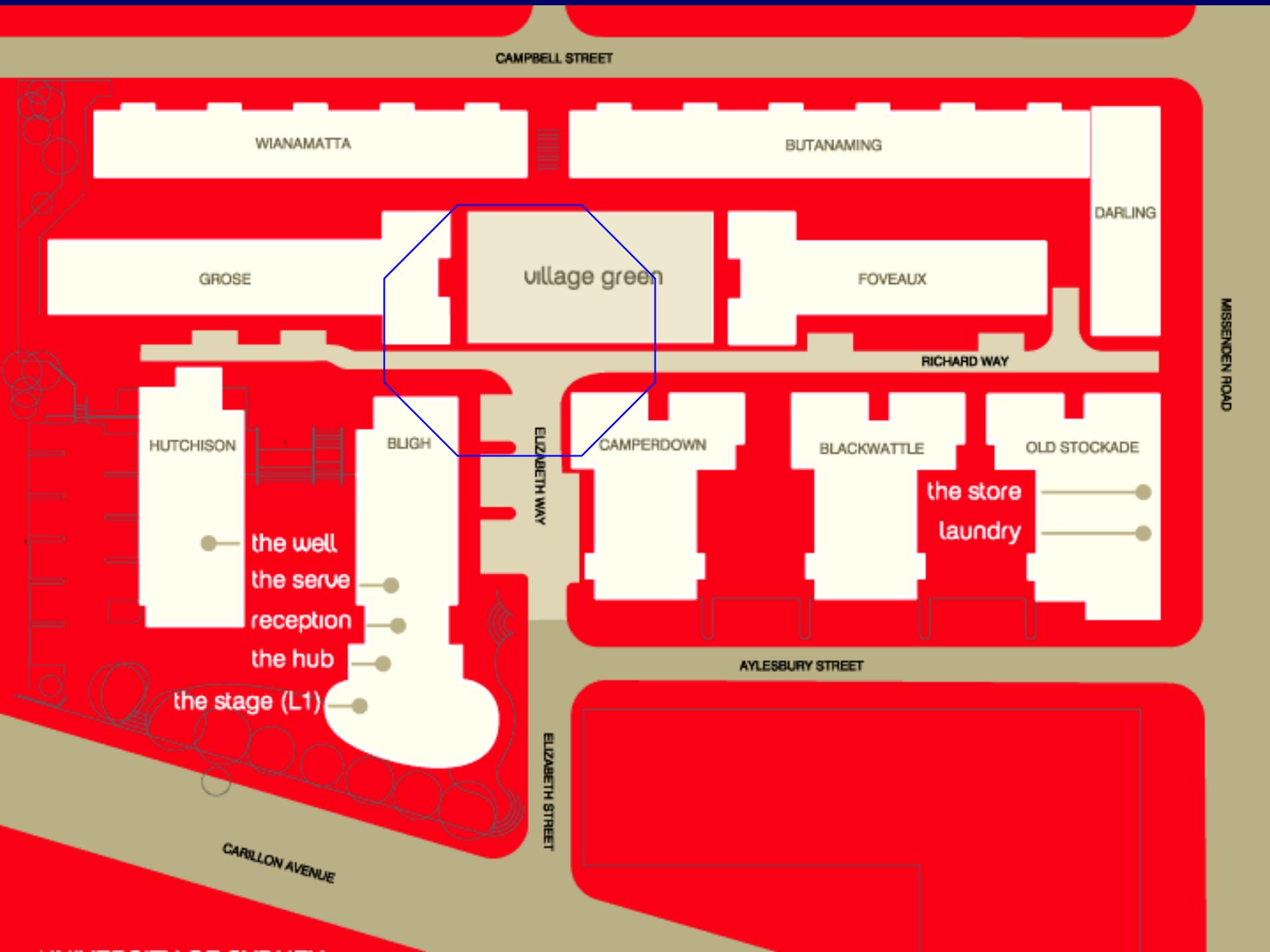
(Change in product in Pyrmont...)

Who are our households?



Housing for students





CAMPBELL STREET

WIANAMATTA

BUTANAMING

DARLING

GROSE

village green

FOVEAUX

RICHARD WAY

HUTCHISON

BLIGH

ELIZABETH WAY

CAMPERDOWN

BLACKWATTLE

OLD STOCKADE

the store
laundry

the well
the serve
reception
the hub

the stage (L1)

AYLESBURY STREET

ELIZABETH STREET

CARILLON AVENUE

MISSENDEN ROAD

Student housing: Sydney University Village



Lesson 3:

Take ageing seriously

- Older people not a homogenous group
- Needs of older people and ageing in place not widely considered in:
 - site selection
 - site planning
 - building design
 - interior design or
 - on-site facilities and amenities

Lesson 4:

Design for diversity

- Most developments targeted toward narrow range of household types
- Ignore cultural diversity and life-cycle changes
- Some “features” in high-price developments inappropriate for range of household types

Lesson 5:

Pay close attention to acoustics

- Noise attenuation poorly handled
- **Acoustic problems:** important negative characteristic of this housing form
- Diminishes marketability of higher densities to people currently living in lower density housing

Lesson 6: *Take accessibility seriously*

- Universal Design not evident in nearly all properties examined in 2004
- Industry appears to be waiting for regulation rather than showing leadership
- Senior Brisbane architect: no regulations requiring accessibility when housing was designed







Lesson 7:

Accommodate predictable homeworking options

- Trends toward **hybrid** home/work arrangements not acknowledged
- Unsophisticated handling of homeworking requirements
- Little more than a small “home office” room
- Little understanding of working beyond traditional retirement age
- Few other facilities for homeworking

Previewing window, Uropa, Melbourne



Opportunities for “housebound” residents
to socialise without being forced to do so:

The “Magical Mailbox”

Grouped mailboxes

- Mail often delivered to grouped mailboxes
- Failure to maximise socialising value
- Well designed and carefully located grouped mailboxes help combat loneliness, especially older women
- Focusing a social space around grouped mailboxes also supports resident safety



LIFT LOCATED
MILL GROUND FLOOR
CARPARK SWITCHROOM

Waratah Mills, Dulwich Hill, Sydney



Lost opportunity
for socialising



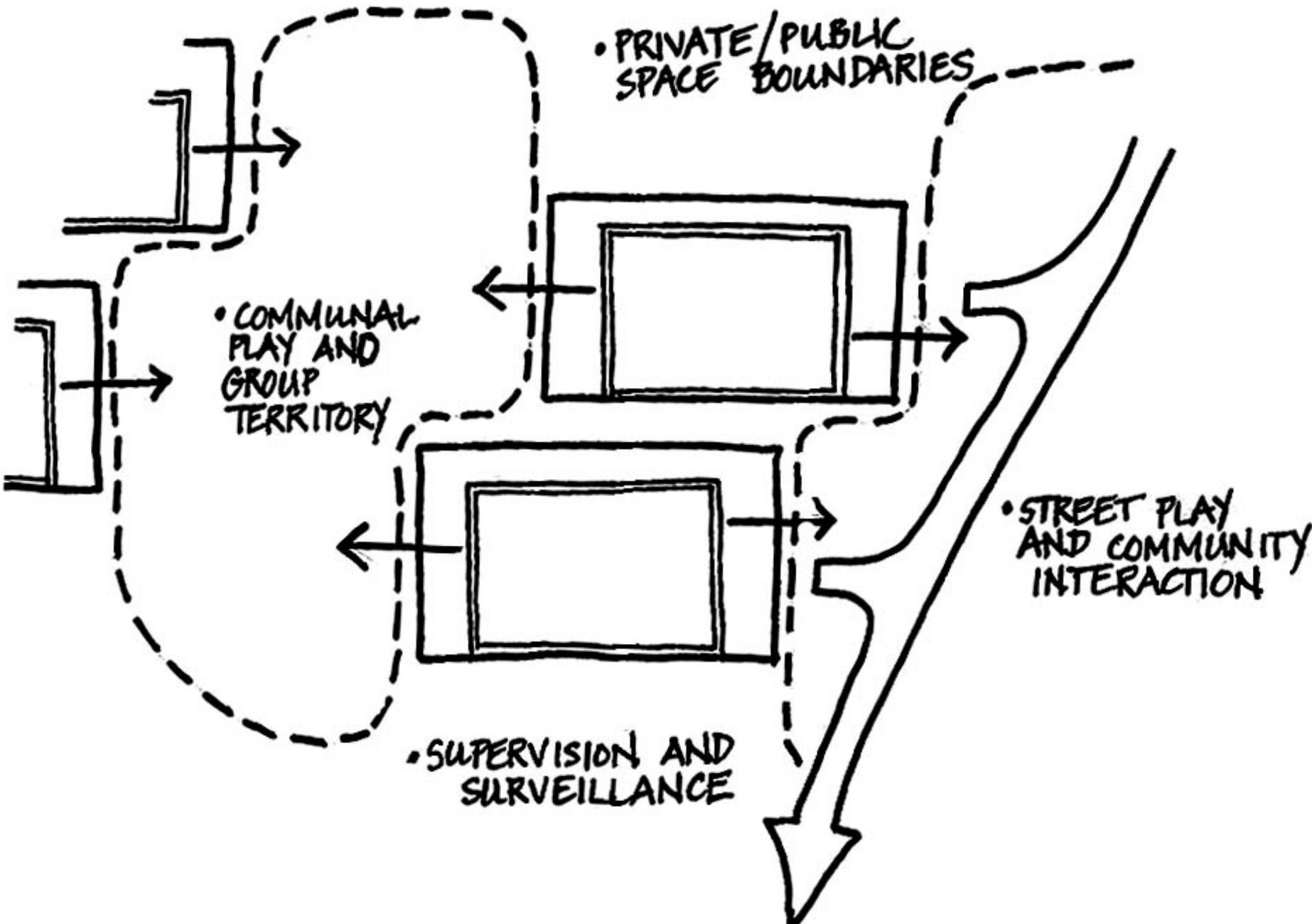
Uropa mailboxes



Lesson 8:

Design in opportunities to reduce crime

- CPTED principles **virtually absent** in most examples reviewed - except locked common entries
- We innocently breached perimeter of one high-security Brisbane development

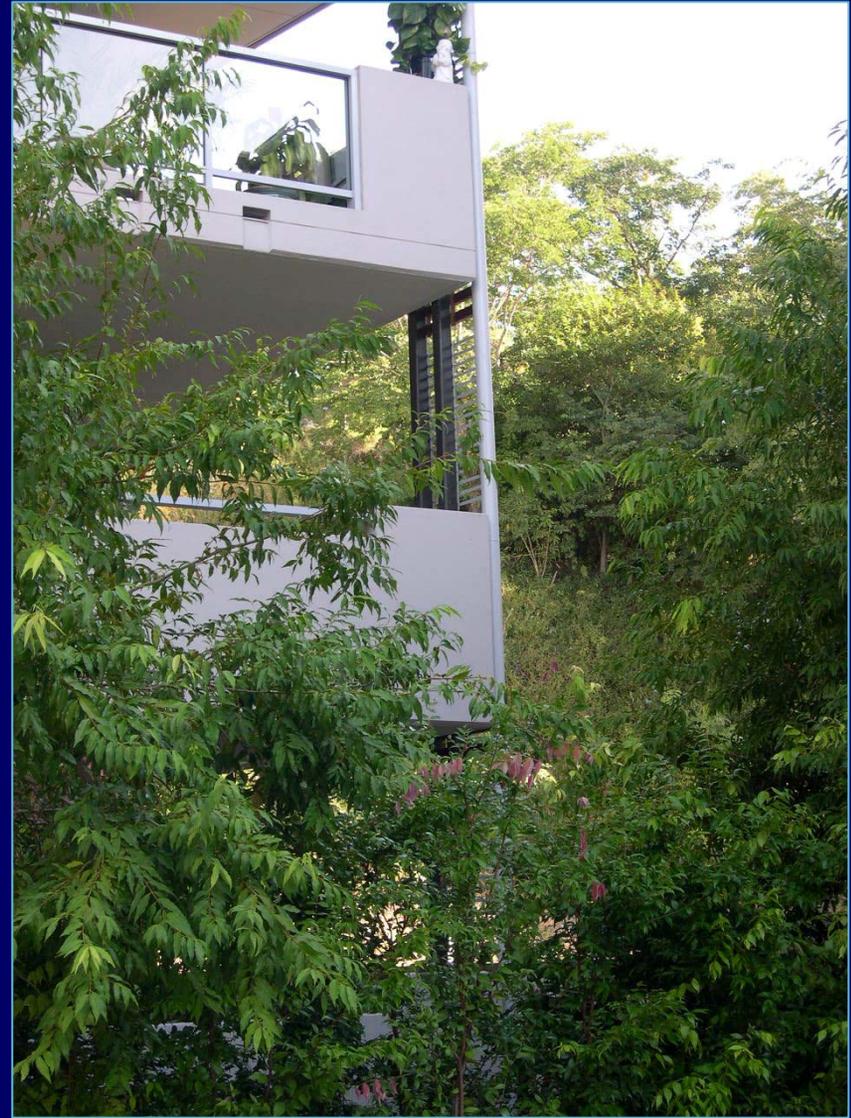


• PRIVATE/PUBLIC SPACE BOUNDARIES

• COMMUNAL PLAY AND GROUP TERRITORY

• SUPERVISION AND SURVEILLANCE

• STREET PLAY AND COMMUNITY INTERACTION



Intentional "natural ladders"

Accessible ground floor unit, Pymont Point,



Lesson 9:

Support socialising with on-site community space and facilities

- Poor provision of community facilities
 - on-site provision
 - those located within surrounding community
 - many sites poorly located

Lesson 10:

Provide generous on-site shared open space

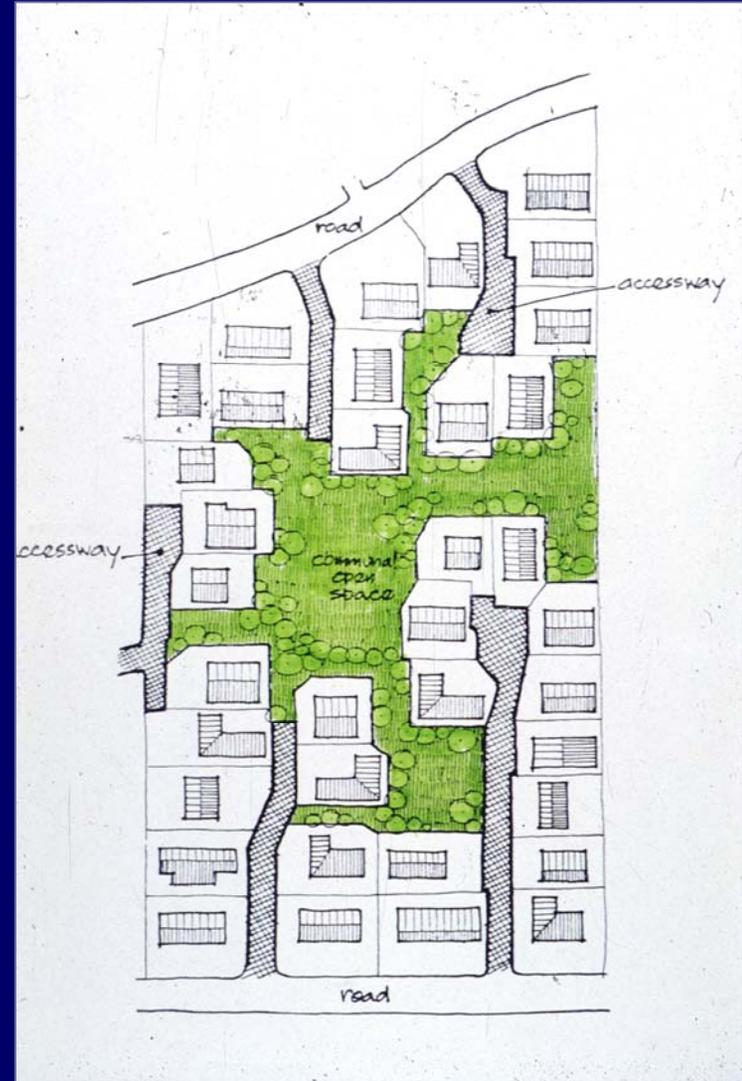
- Sites often too small for shared open space and on-site community facilities
- Problem if gaps exist in host neighbourhood
- Inexpert design in most cases
- Privacy and territory problems

Visibility of shared space

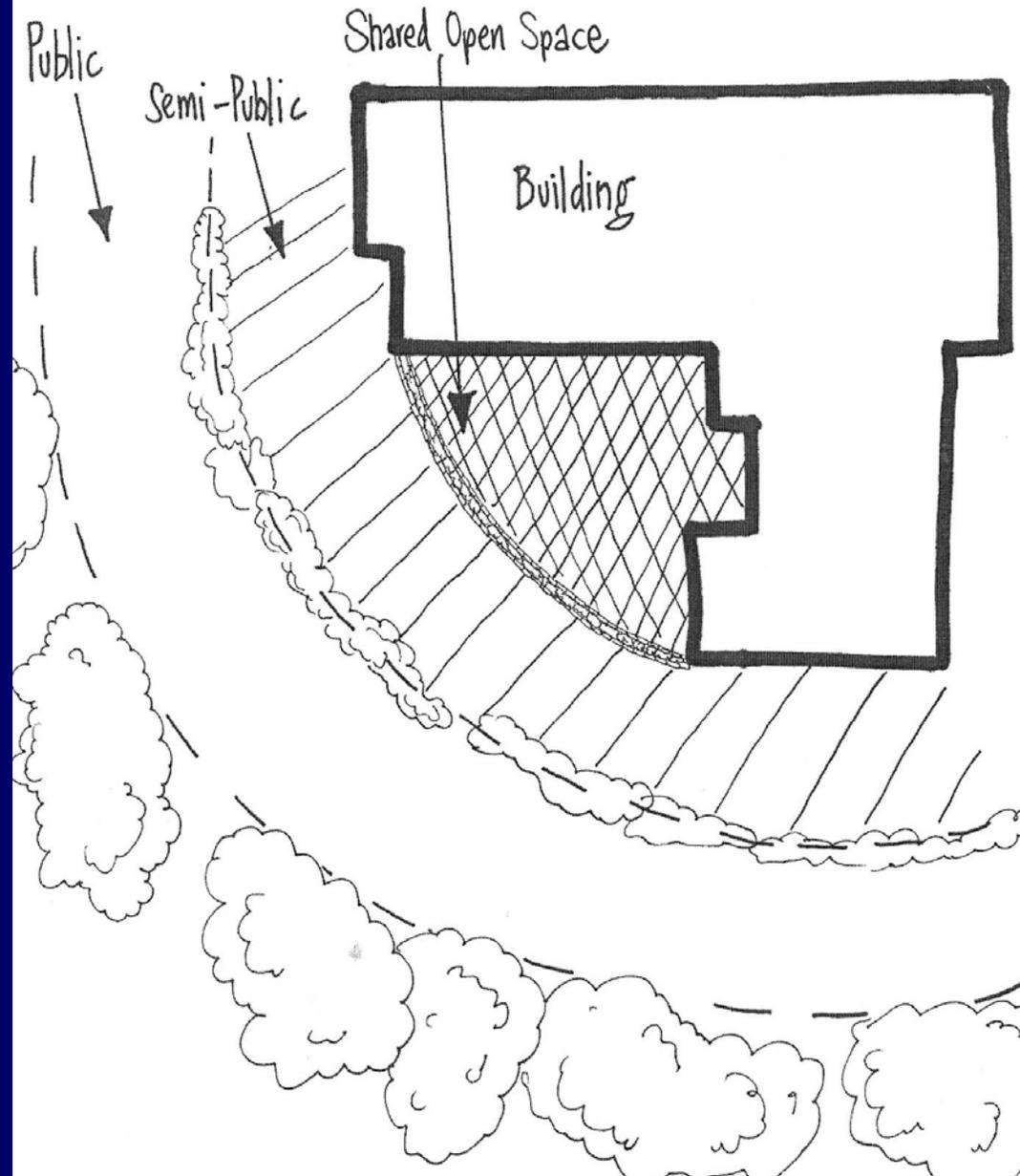




Classic problems of the 1960s and on...



Space Hierarchy

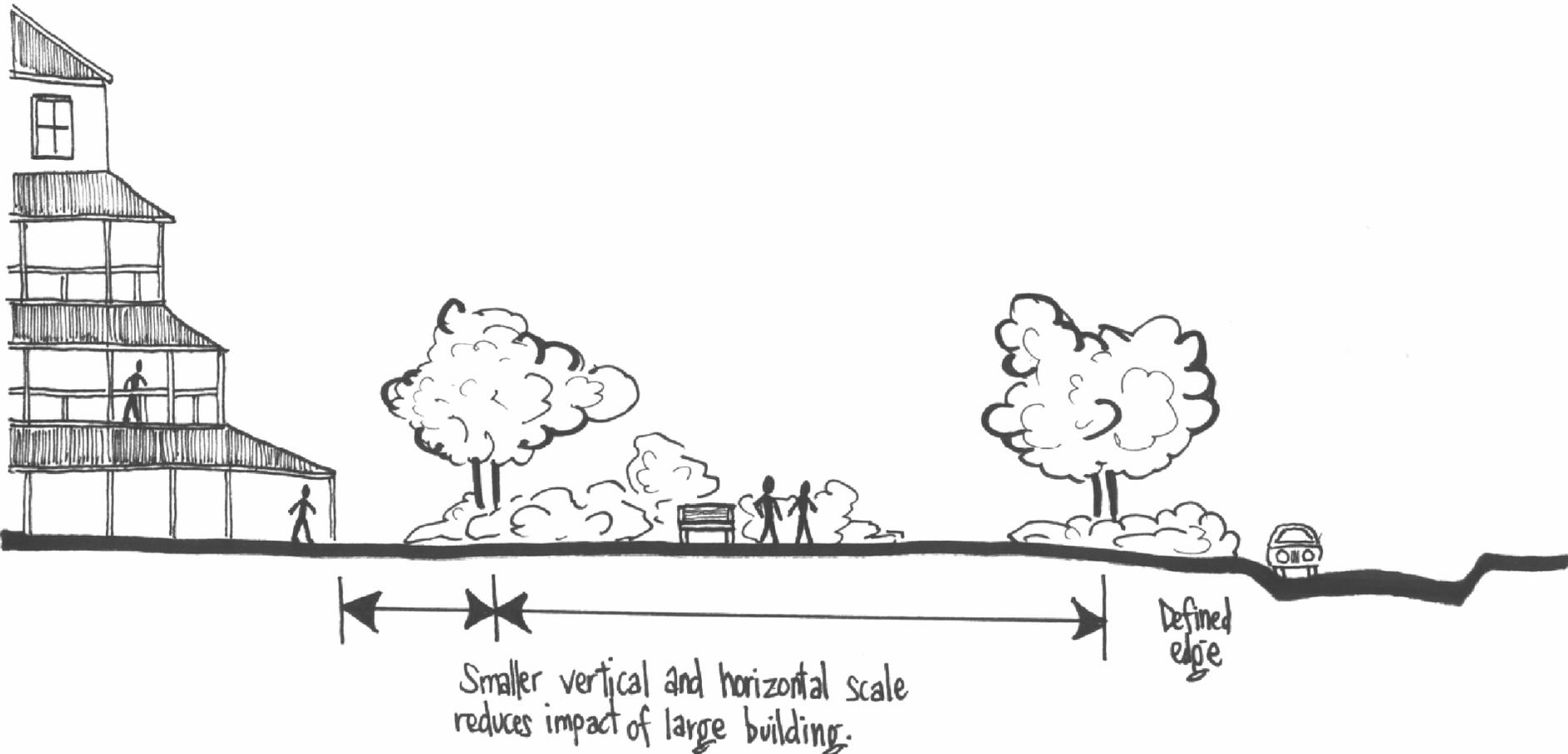


The hierarchy illustrated

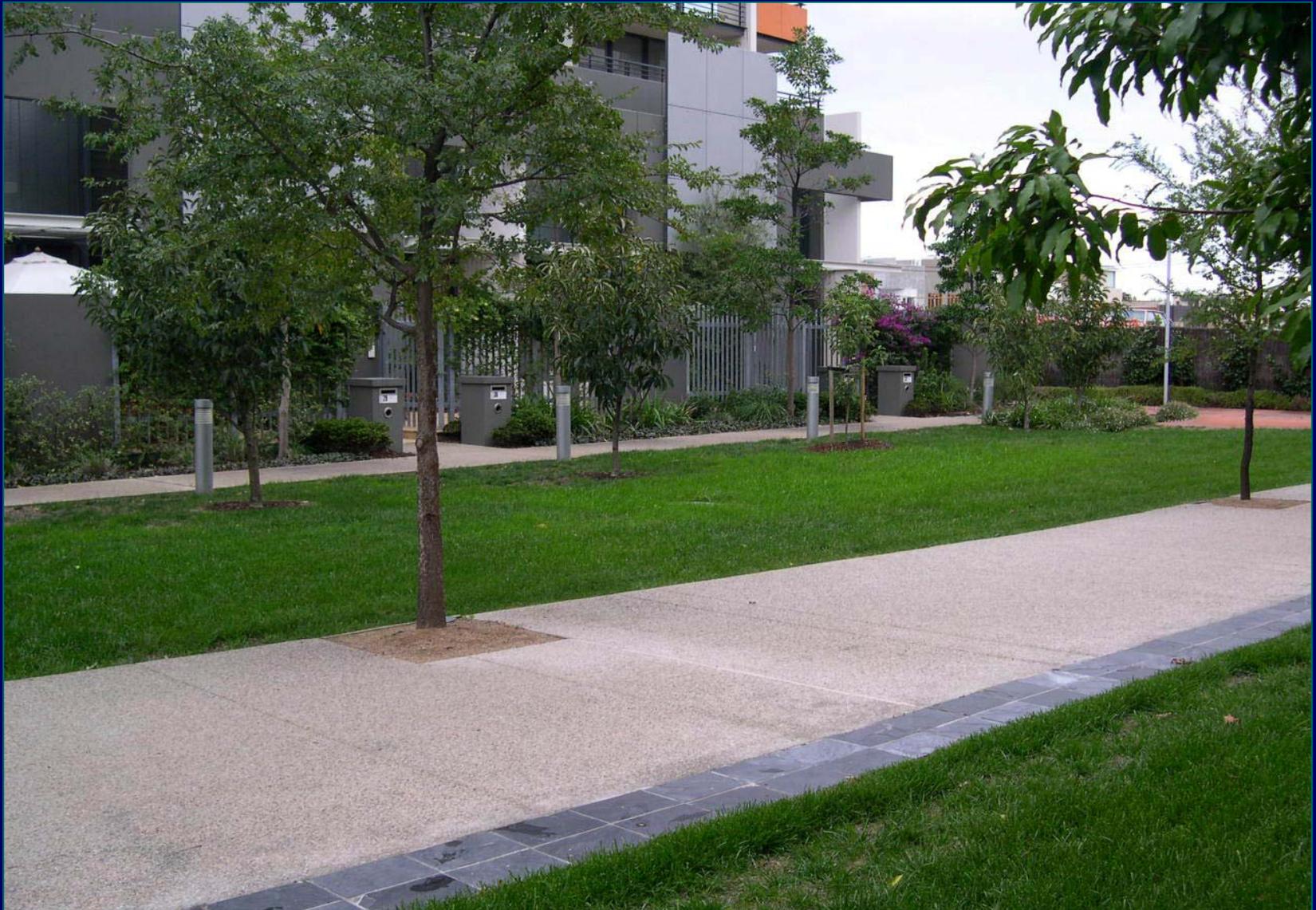




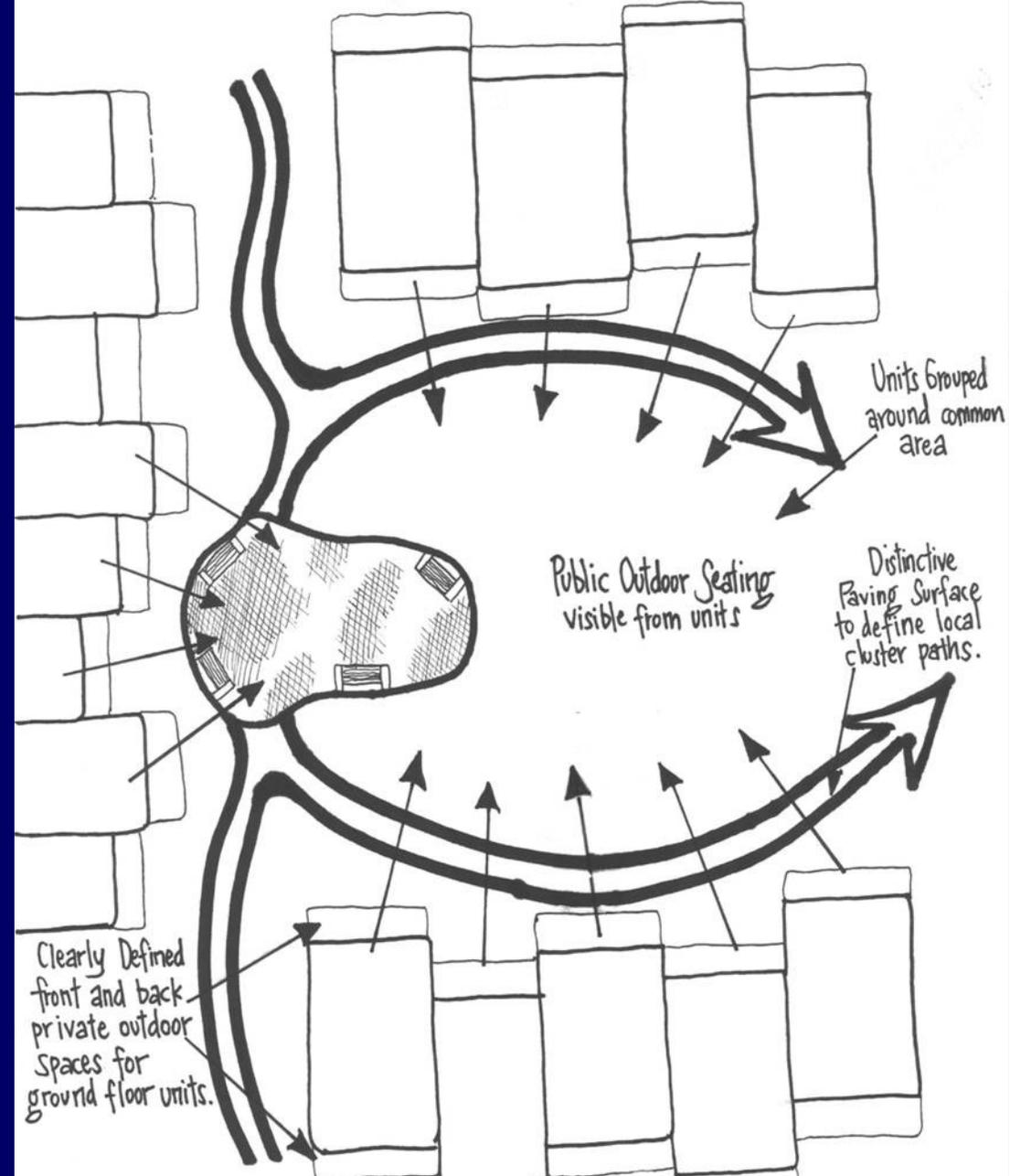
Small, Defined Outdoor Space



Shared open space, SY21, Melbourne



Visibility Of Open Space

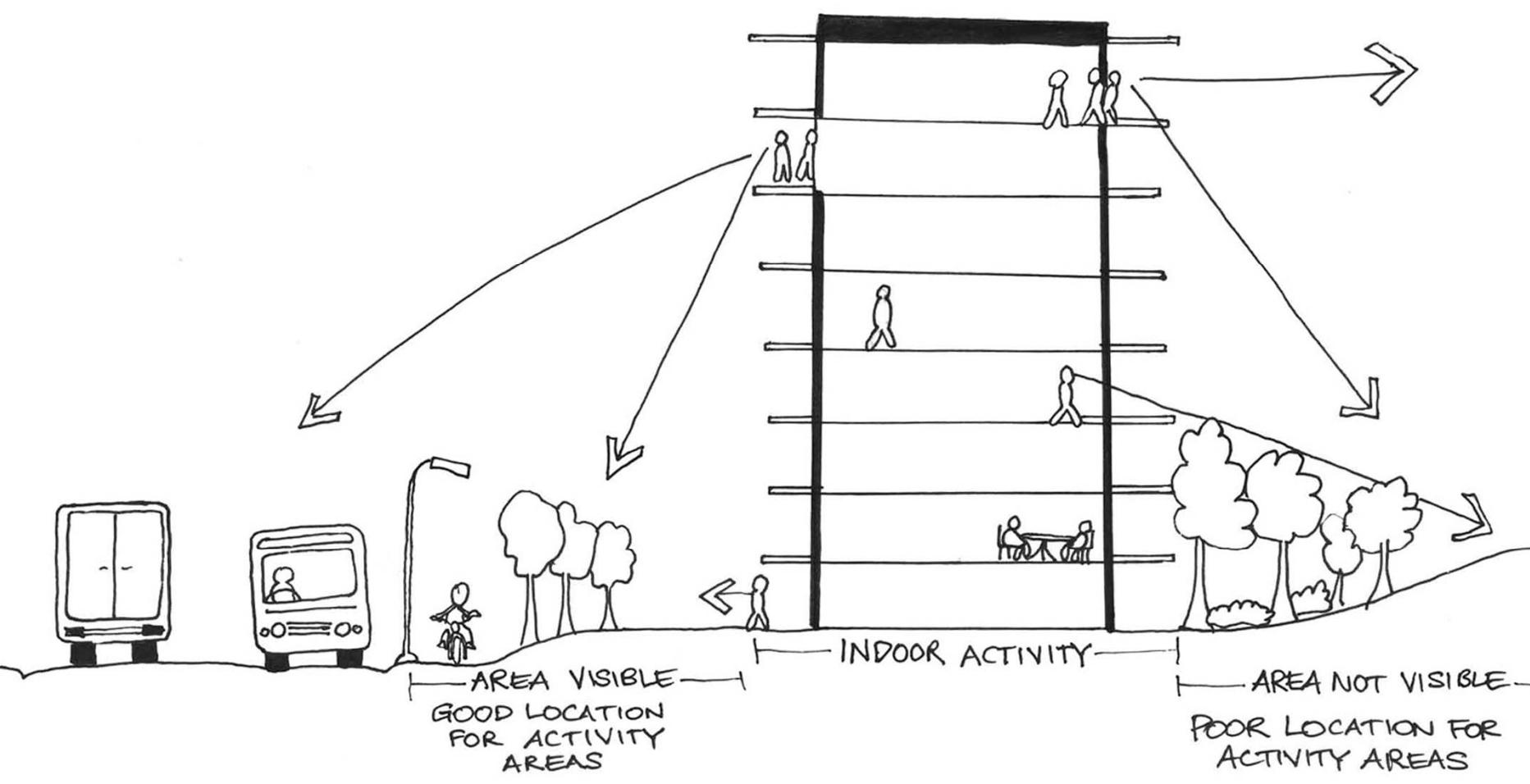


Shared open space, Uropa, Melbourne



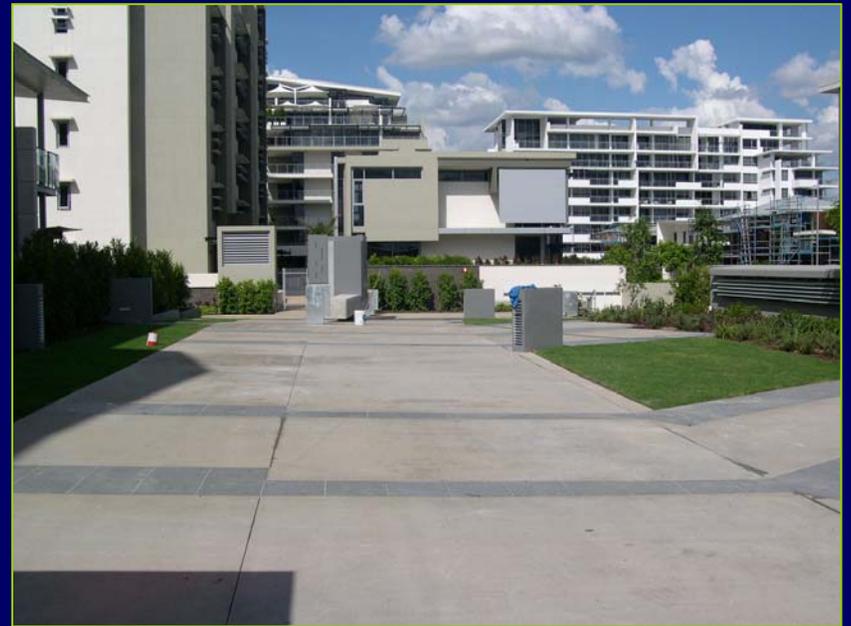
Recreation area, Uropa, Melbourne





Open space in award-winning private housing in Brisbane

Shared or public?



Private and not-so-private yards, Uropa



Privacy of back yards



Lesson 11:

Orient buildings to maximise solar passive benefits

- Poor delineation between private and shared outdoor spaces
- One exception: SY21 in Melbourne
- Poor handling of siting and design of buildings to achieve solar access
- Some south-facing units: high masonry walls block light into yards or units for most of the day



Site Planning



Orientation
of living spaces

Lesson 12:

Take children's play needs into account

- Apparent ignorance of children's outdoor play
- Young children (2 to 5) play within sight and calling distance of home
- Doorstep play much valued by supervising adults and children

What's so special about this playground?

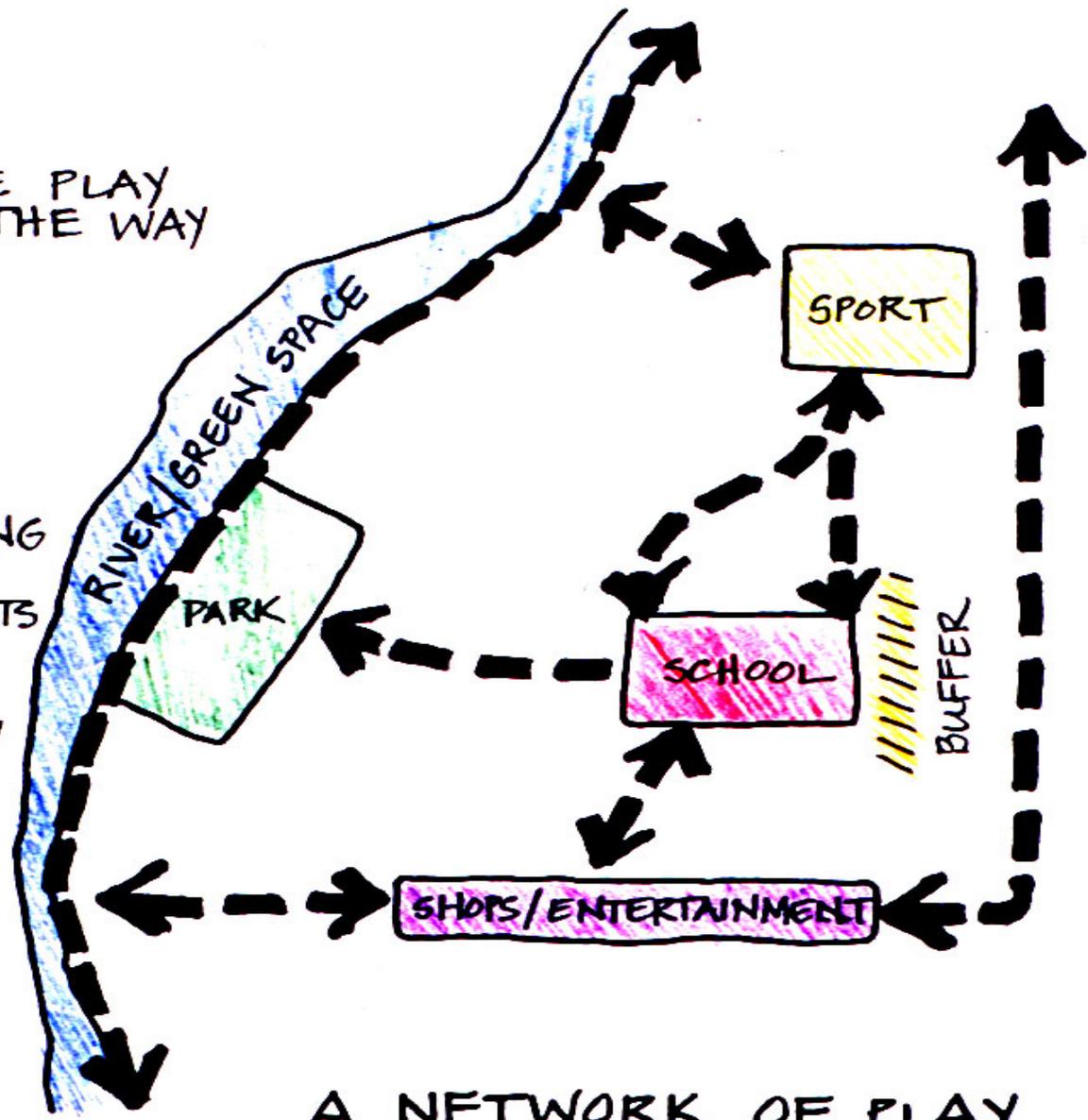




◦ PROVIDE PLAY ALONG THE WAY

◦ LINK NEIGHBOUR ACTIVITIES

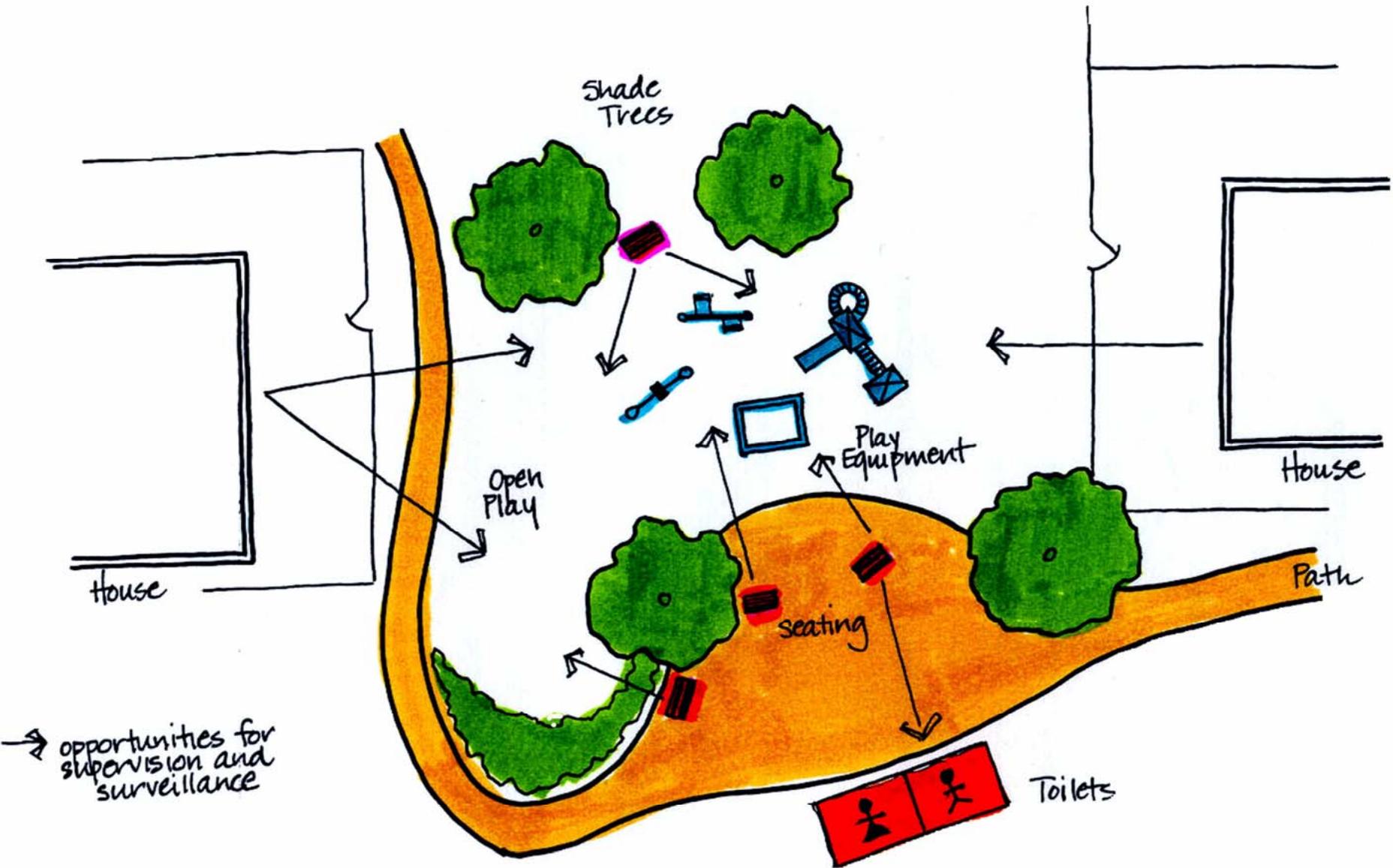
- LIGHTING
- LANDSCAPING
- SURFACE TREATMENTS
- LEVEL CHANGES
- HIERARCHY
- REST PLACES



◦ BUFFER FROM CONFLICTING USES

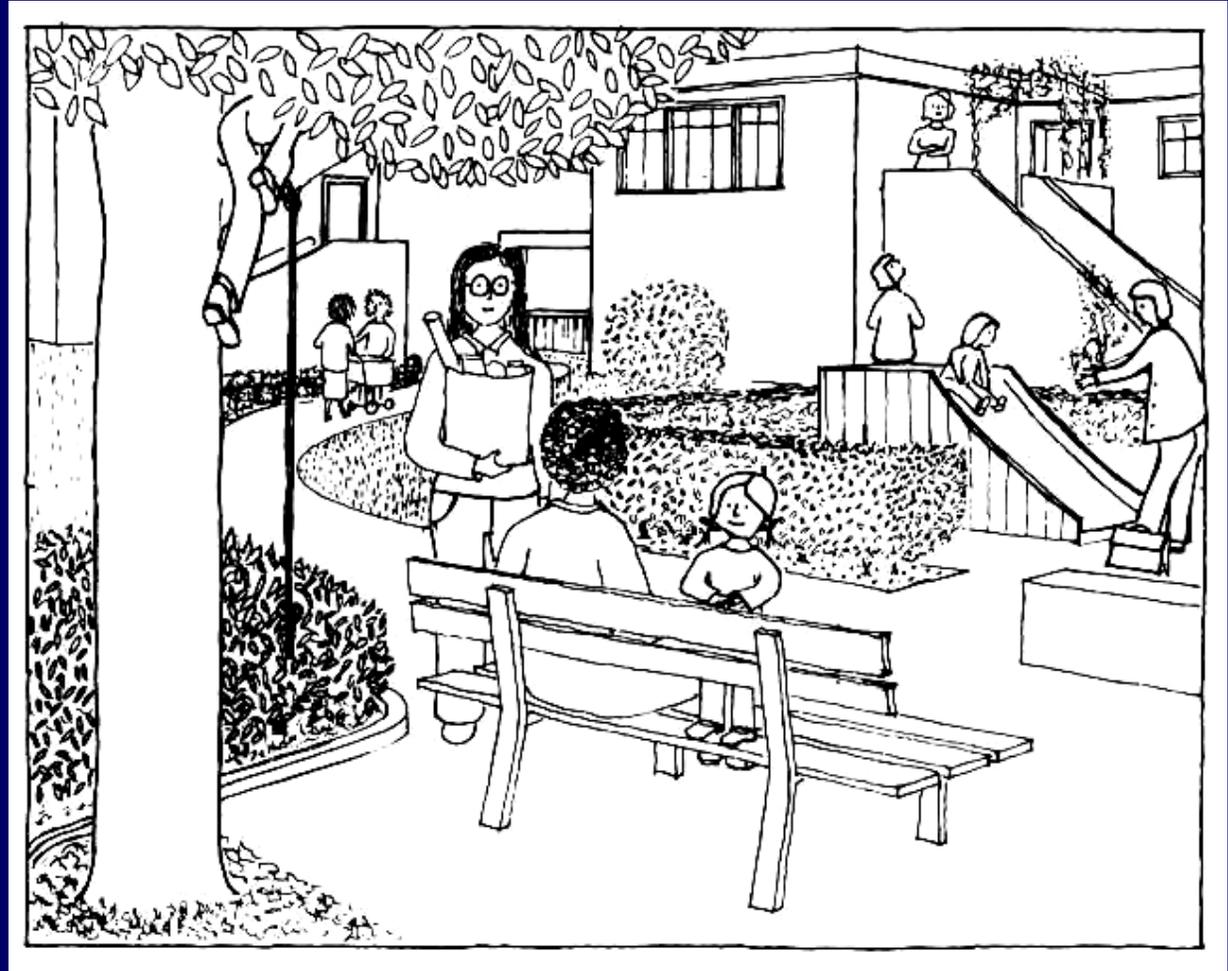
A NETWORK OF PLAY

NEIGHBOURLY SURVEILLANCE

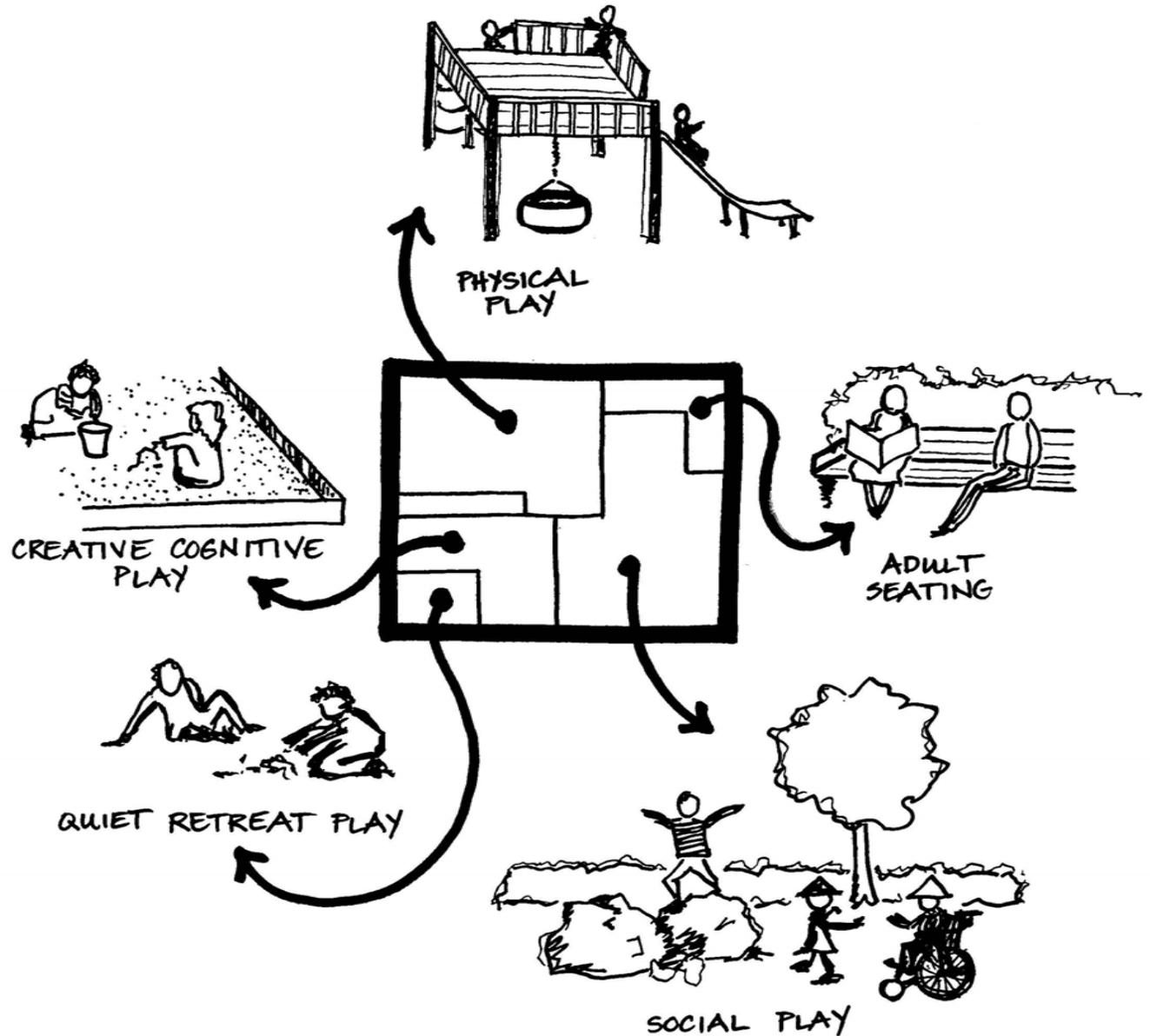


Child development and safety

Shared space is microcosm of the wider social world: necessary for child's physical and social development

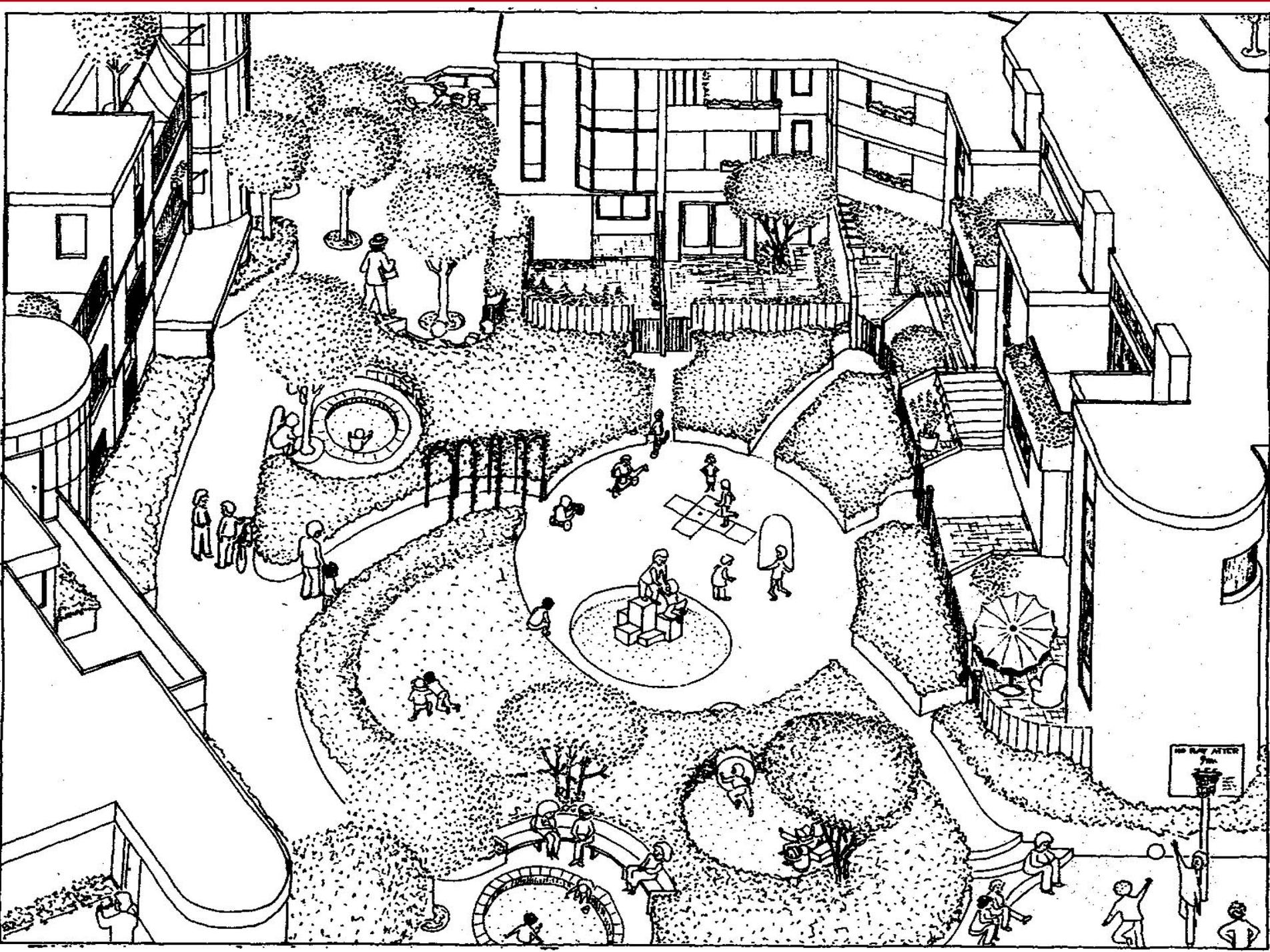


Play Variety



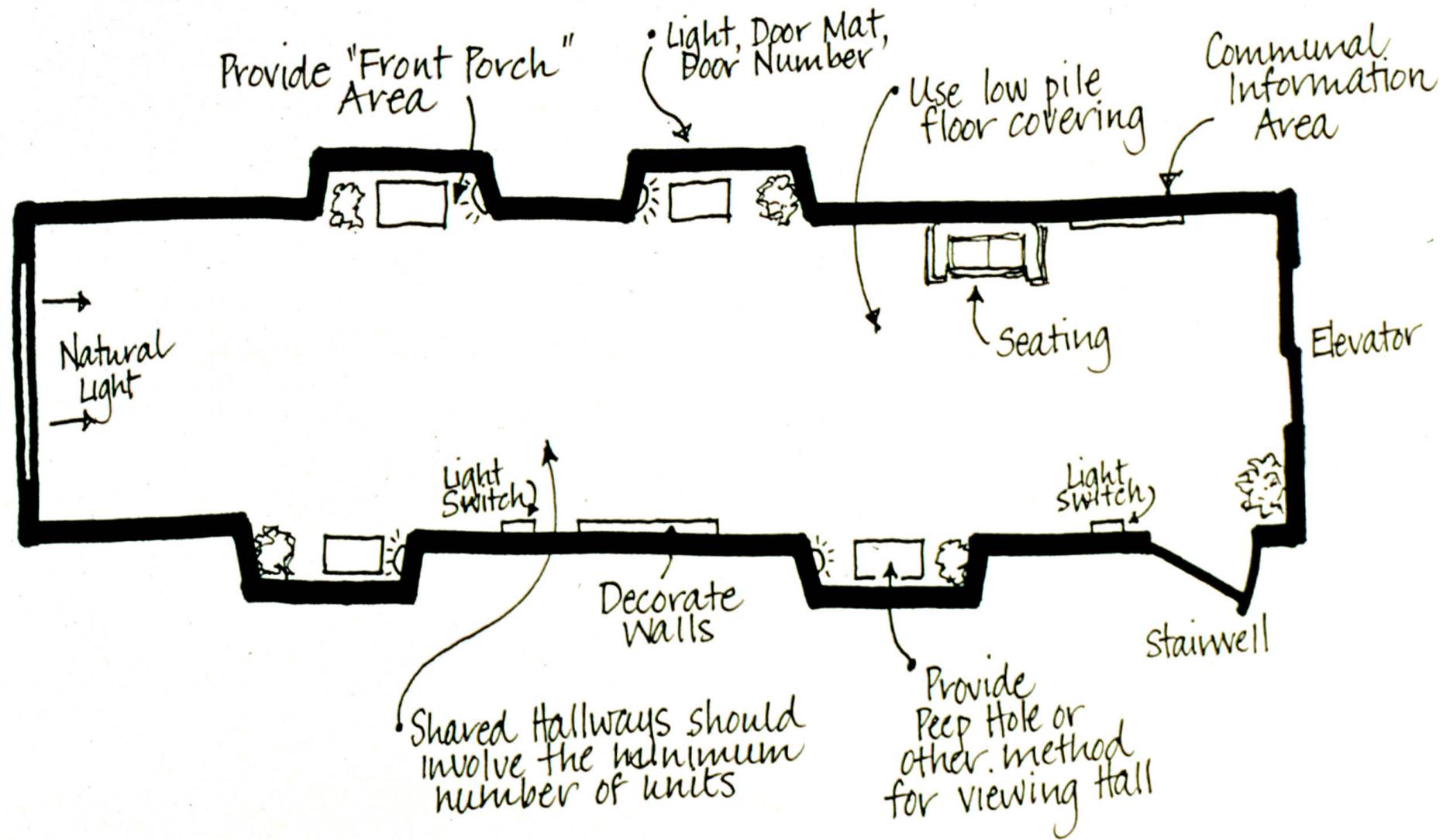
Hunterford, Sydney, play area





Households with children





Notional Common Hallway
(for higher densities)

Lesson 13:

Don't let one solution become another problem

A problem:

- Large underground parking garages
- First habitable dwelling or building entryway situated above ground level (accessible only by stairs)

- reduces excavation costs

BUT

- creates significant accessibility problems

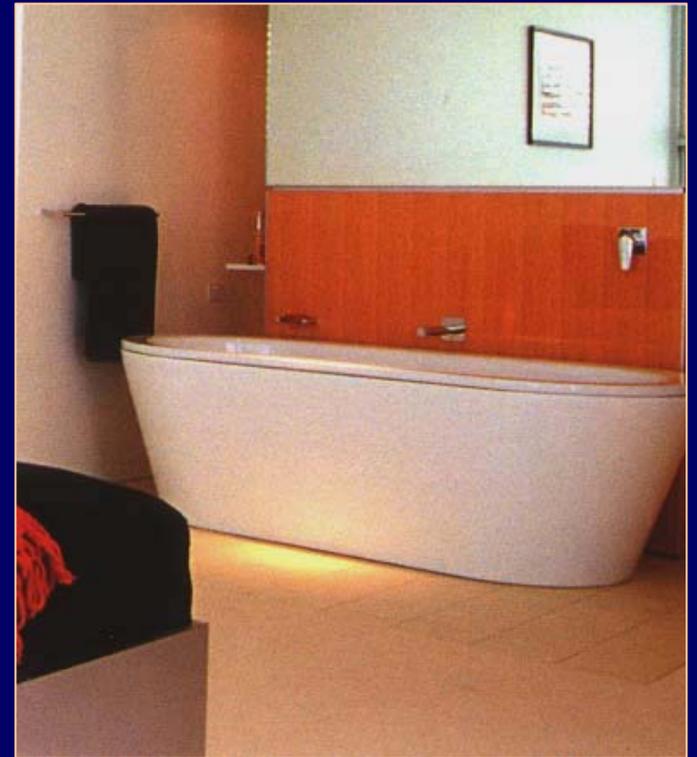


Lesson 14:

It might be innovative, but does it work?



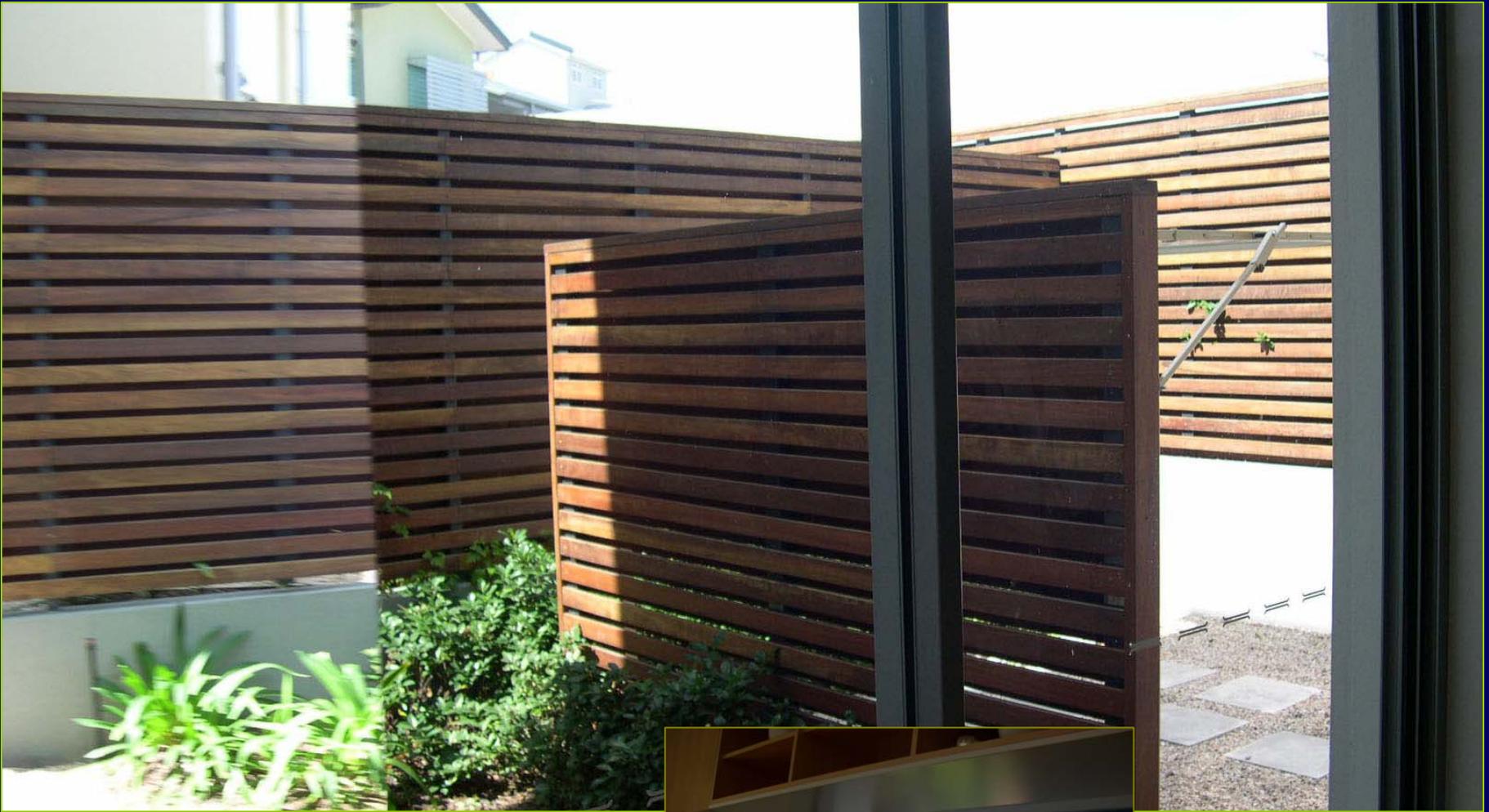
Innovations?



Laundries

Matusik Property Insights (2004)

- People in smaller dwellings require more space for laundry than is provided
- Laundry arrangements often little more than a tiny “cupboard”
- Need space for equipment, soiled clothes storage and clothes sorting space
- Not appropriate in kitchen
- In smaller dwellings: laundries often source of resident dissatisfaction



Laundry and
drying



Laundry drying, Uropa



Lesson 15:

Embrace appropriate technology

- Some technology for dwellings with or without “home offices”
- Rapidly changing technology
- Perceptions of “basic requirements” changing quickly

My Guess at 10 'Universals' For Medium-Density Housing

1. Accessibility



- Location, location, location
- The price is right
- Value for money
- Accessibility features
- Acknowledges potential for illness, housebound times

2. Space (inside and out)



- The illusion if not the reality
- Light
- Views out
- Spaciousness
- Spatial opportunities
- Privacy for different activities

Halifax Street, Adelaide

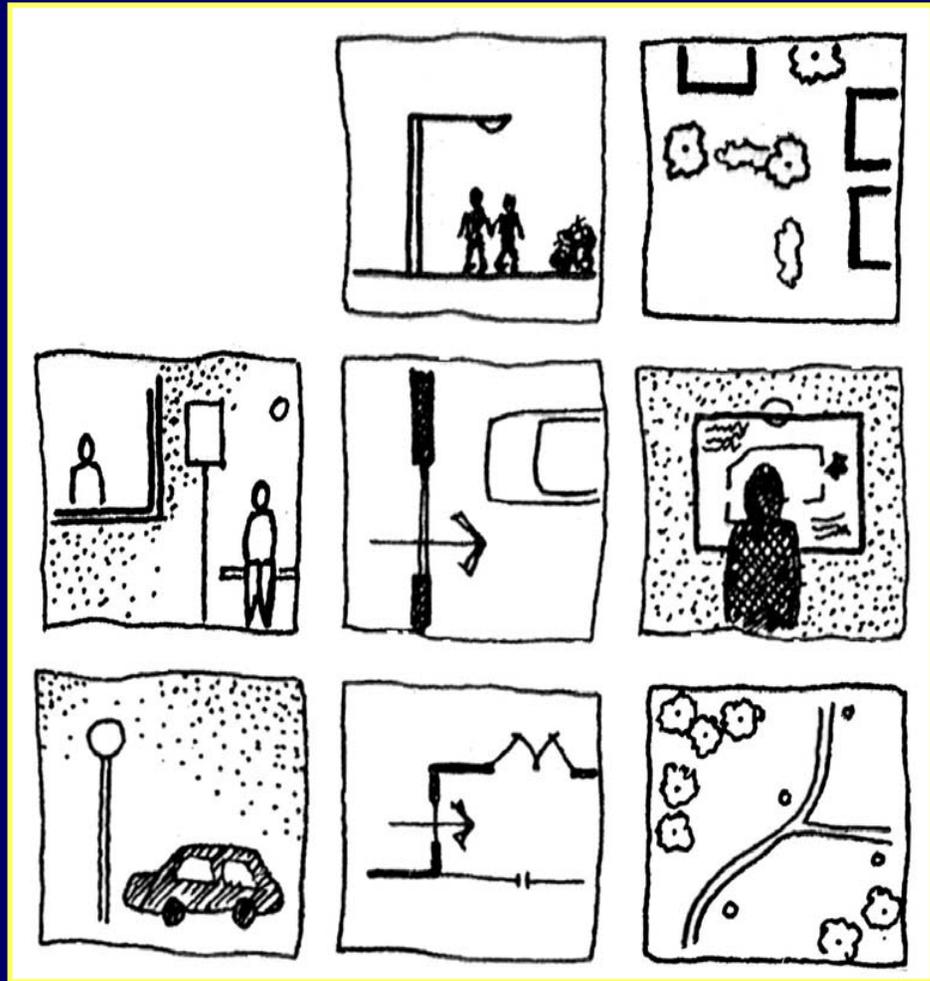


Balcony options, Pyrmont Point, Sydney



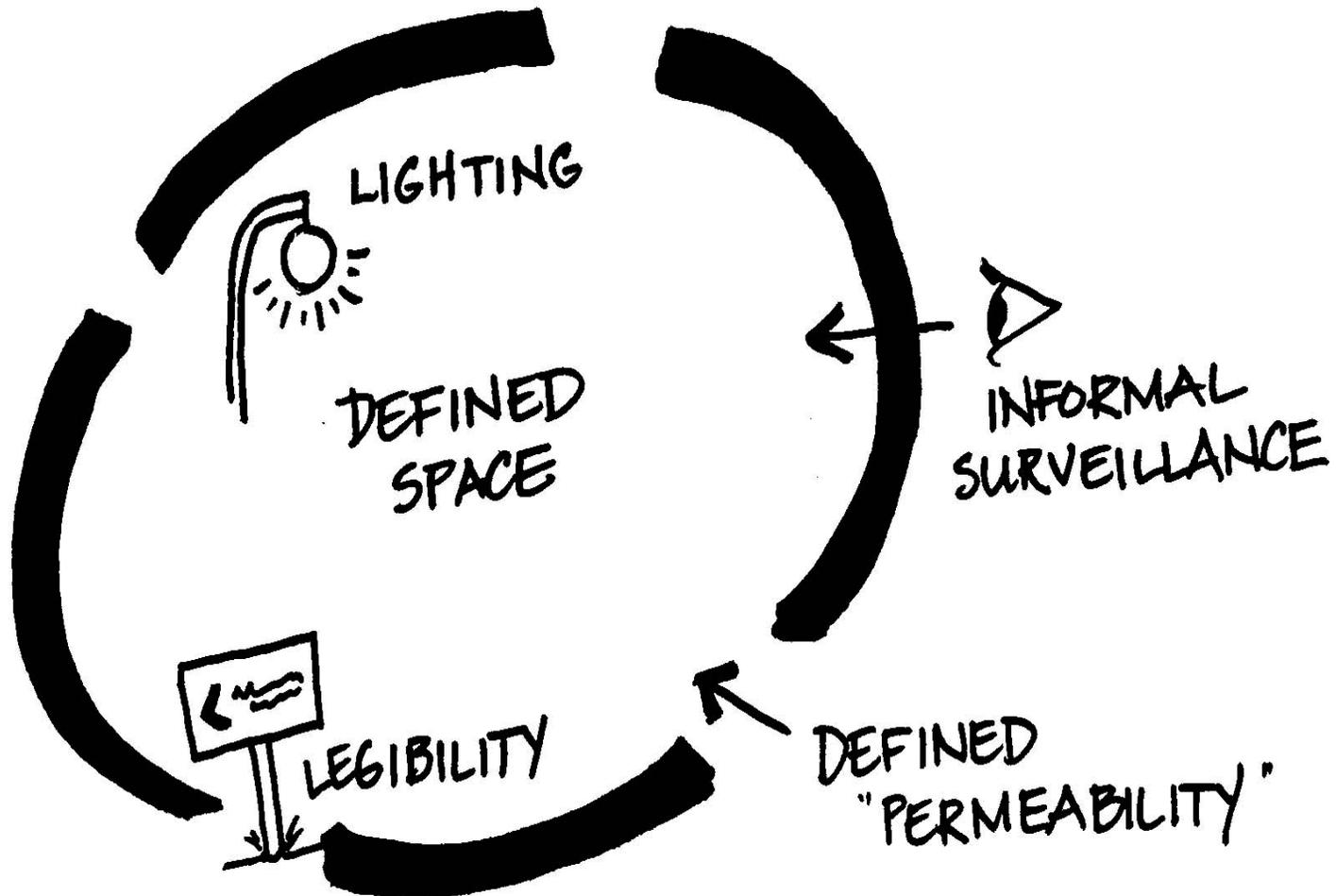


3. Safety and Security



- Person, property, dwelling, vehicle
- Safe community
- Accessible public realm
- Not 'defended'
- *CPTED with Care*

CPTED Elements



CPTED considerations

- Activity generators
- Territorial boundaries
- Natural surveillance
- Movement predictors
- Concealment and entrapment spaces
- Access control
- Natural ladders
- Target hardening (pay attention to locks, door fittings, gates and materials to prevent access or vandalism)
- Fencing and buffers
- Landscaping to define territory and reduce opportunities for concealment and entrapment
- Lighting

Natural ladder



4. Storage



- The spaces people needed in their detached dwellings
- Seasonal items
- Bulk storage
- Accommodating household changes, changes of use

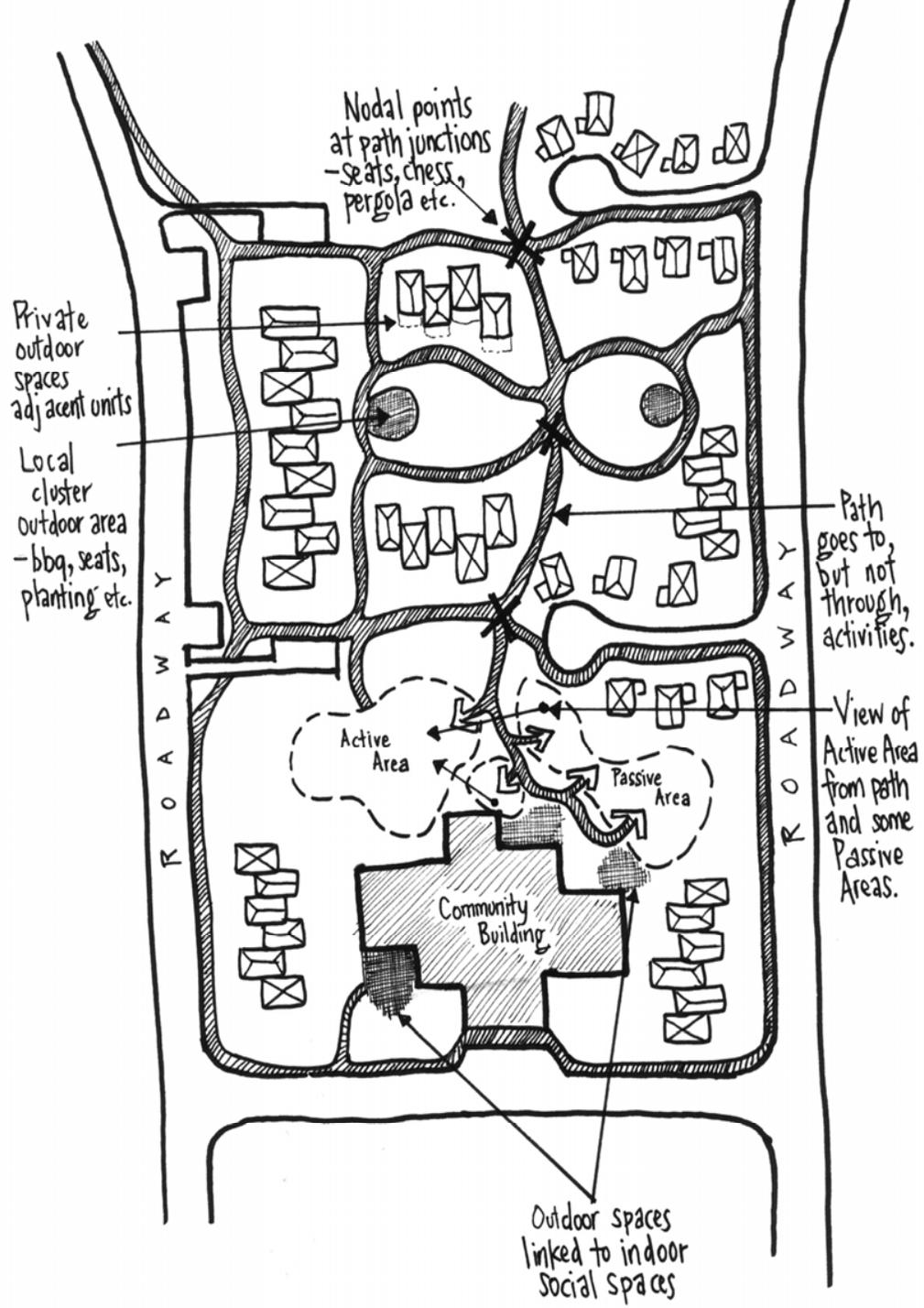
Bicycle storage and light well, Uropa, Melbourne

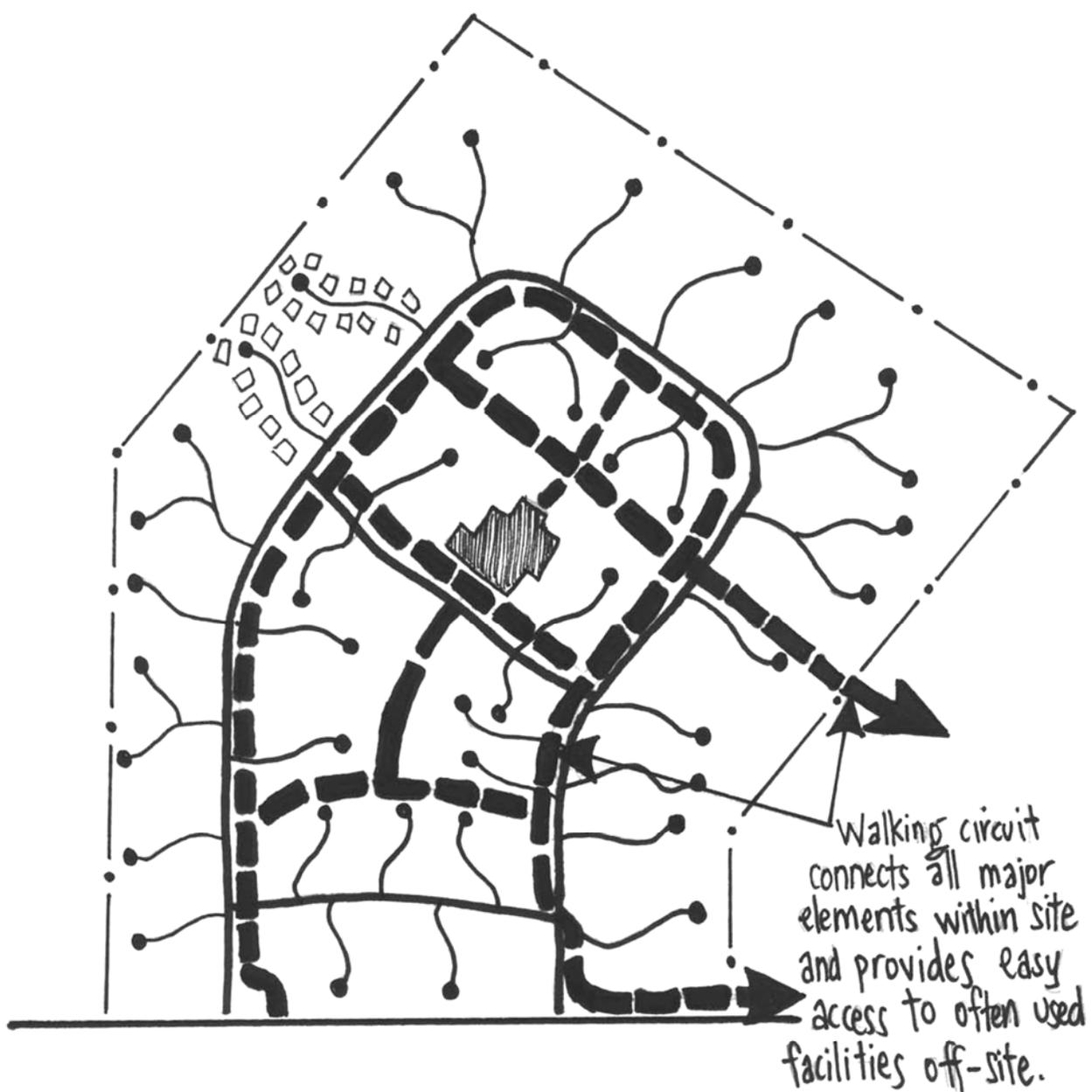


5. Support for Activities



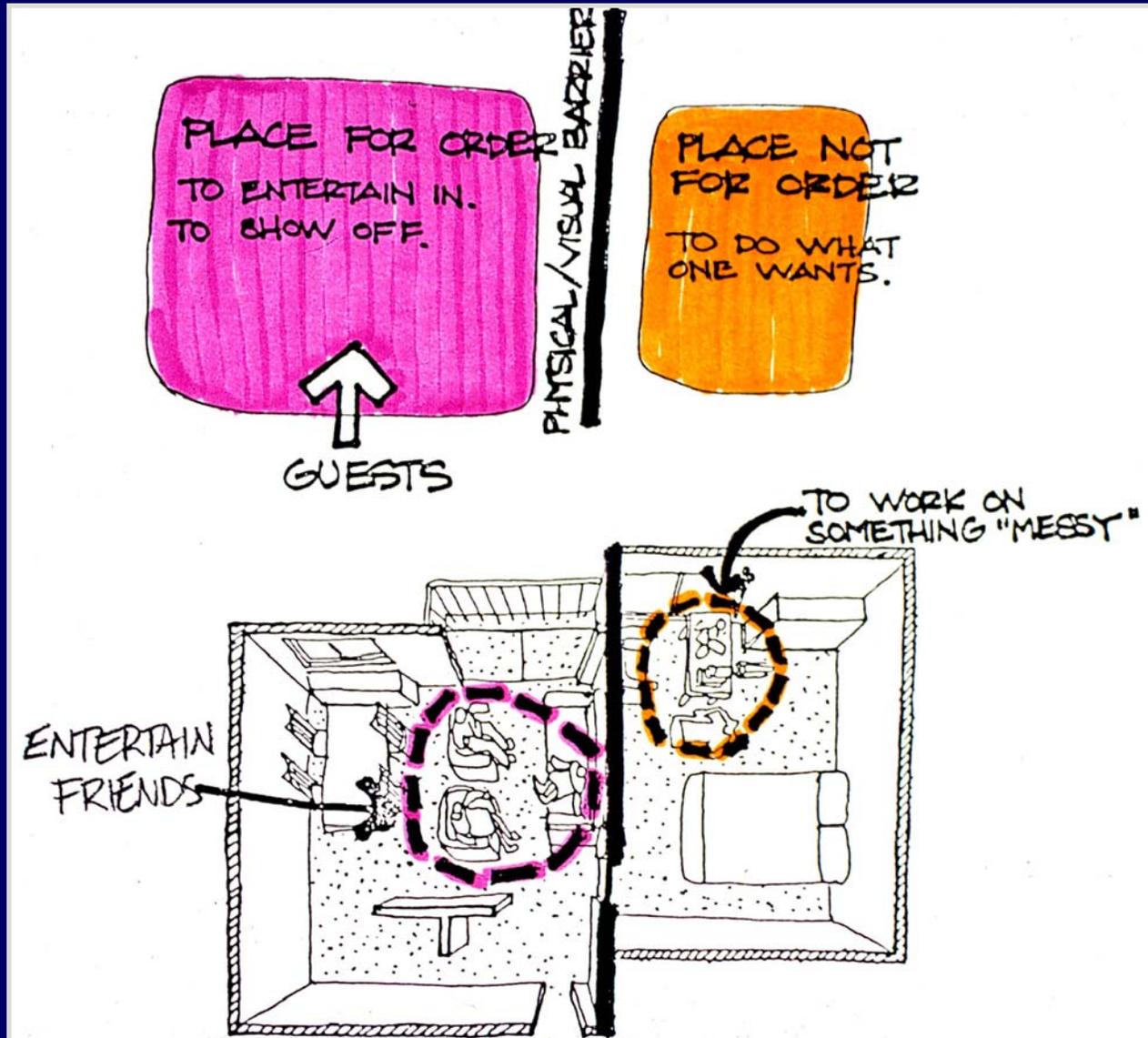
- On-site recreation
- Working from home
- Study
- Illness
- Outdoor dining/entertaining
- Culture-specific activities (cooking on balconies)

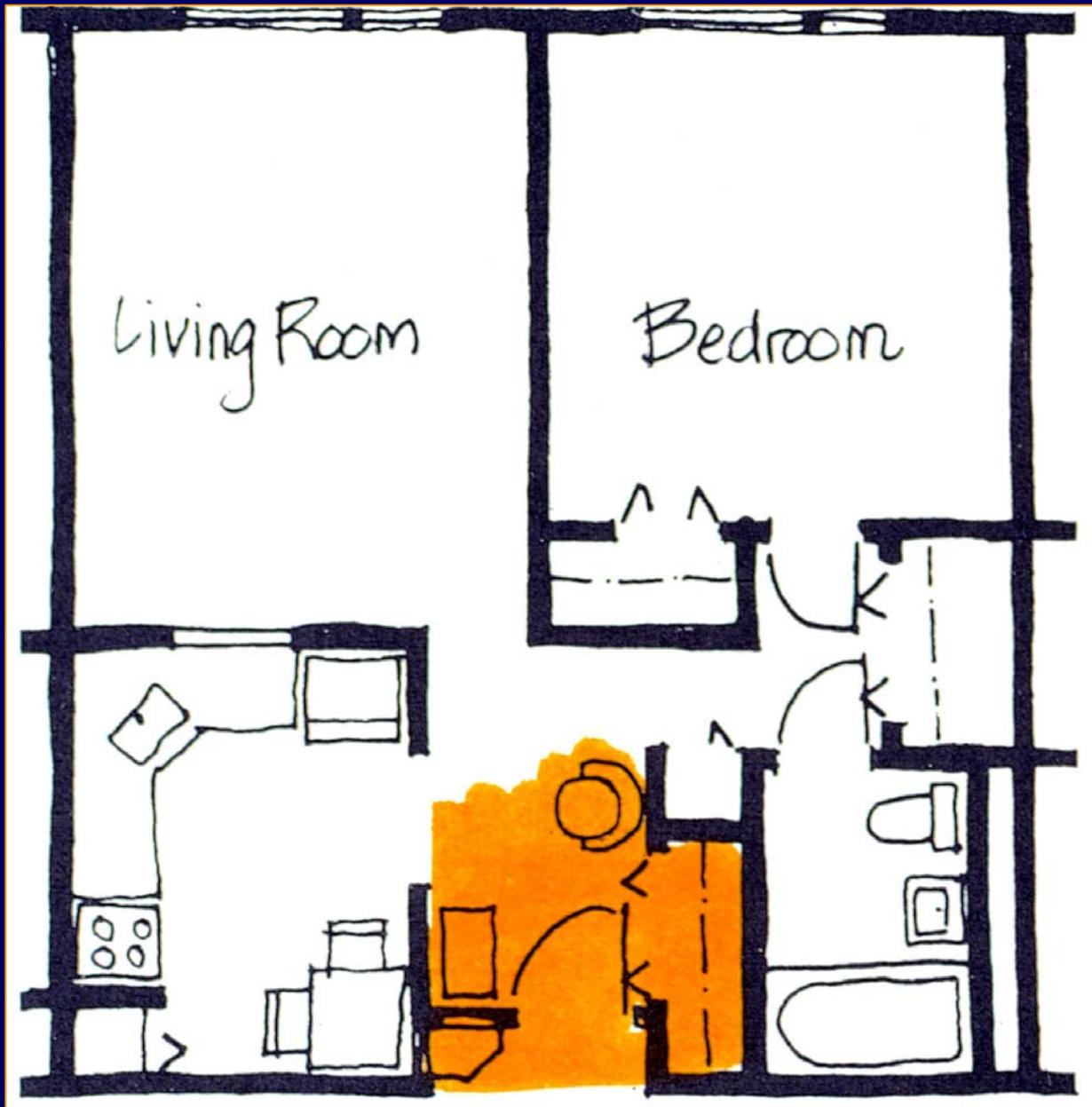




Walking Circuit

Frontstage and Backstage





Ventilation and acoustics



Balconies, NewQuay, Melbourne

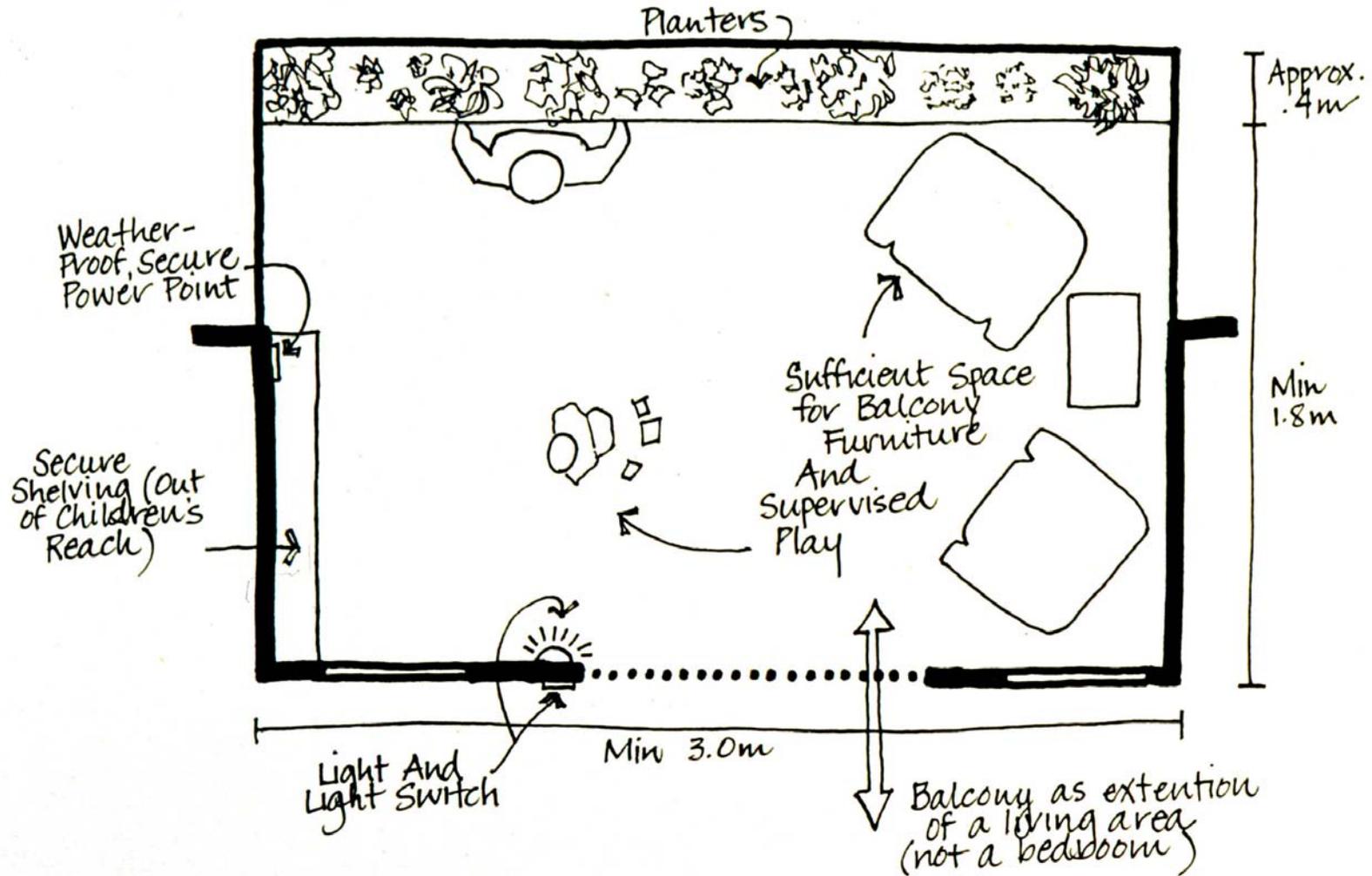


6. Furnishability



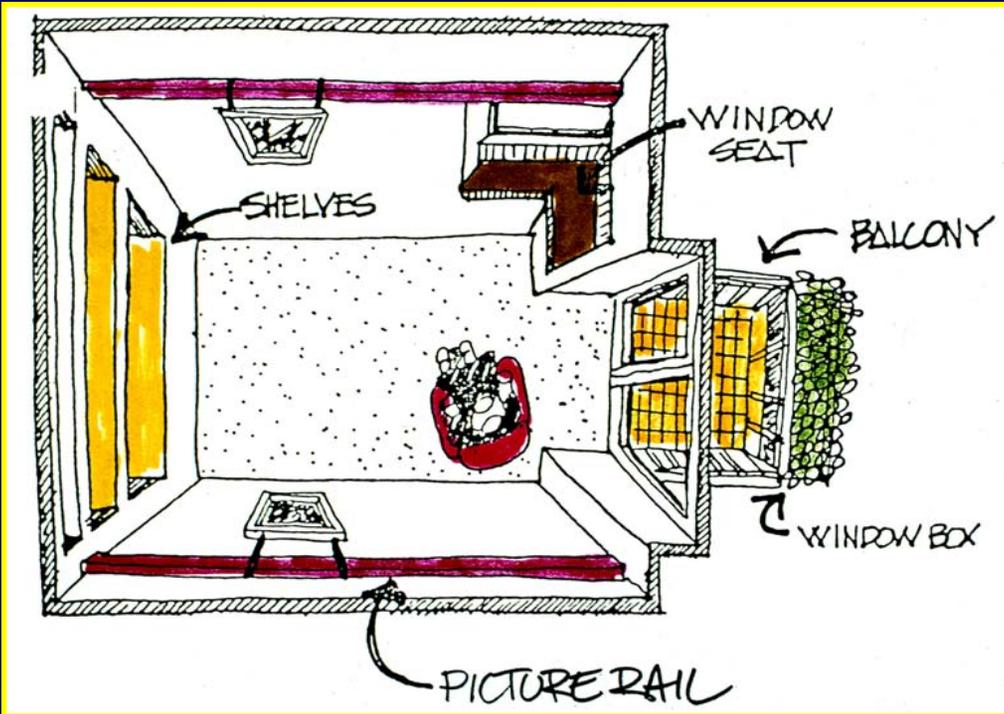
- Things fit in
- Furniture does not have to float in space
- Glare and TV set location
- Conversational furniture grouping
- Standard shapes and dimensions
- Balcony furnishability

Balcony Furnishability



Furnishability of Balconies

7. Personalisation and Display



- The mementoes of a lifetime
- Shelves, niches that double as altars
- Ease of hanging pictures
- Modification opportunities
- Display outside the dwelling?

8. Image and an *Individual* Home



- Qualities of a house on its own land
- Individuality at higher density
- Gracious and identifiable front entry
- Transitional interior entry spaces
- Respectful of cultural differences (**frontstage** and **backstage**)







Density and Image

Individual Front Gardens" with fences and gates.

Each house has own entry path.

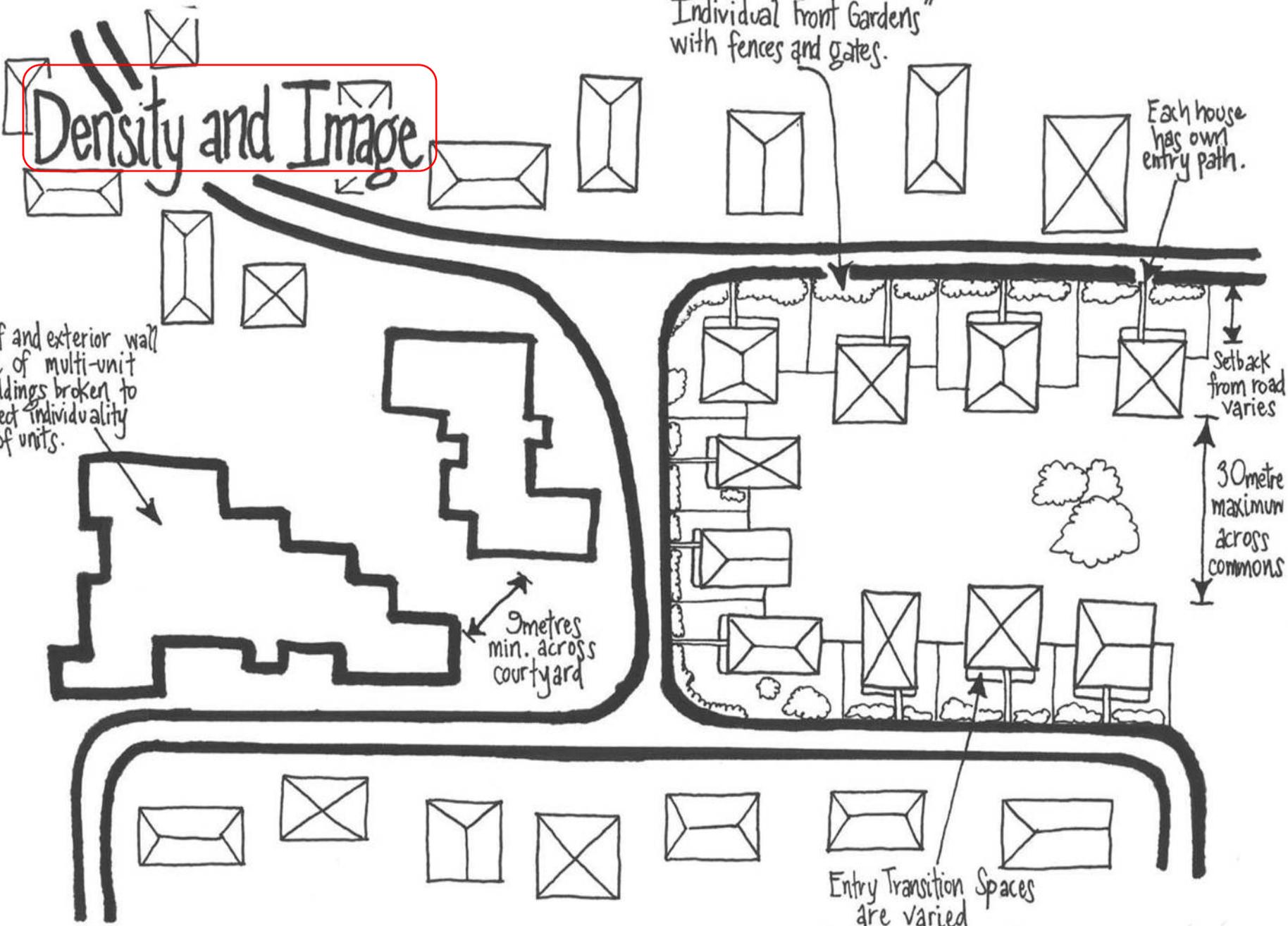
Roof and exterior wall line of multi-unit buildings broken to reflect individuality of units.

9 metres min. across courtyard

Setback from road varies

30 metre maximum across commons

Entry Transition Spaces are varied (porch, veranda, pergola)



Perceived Density

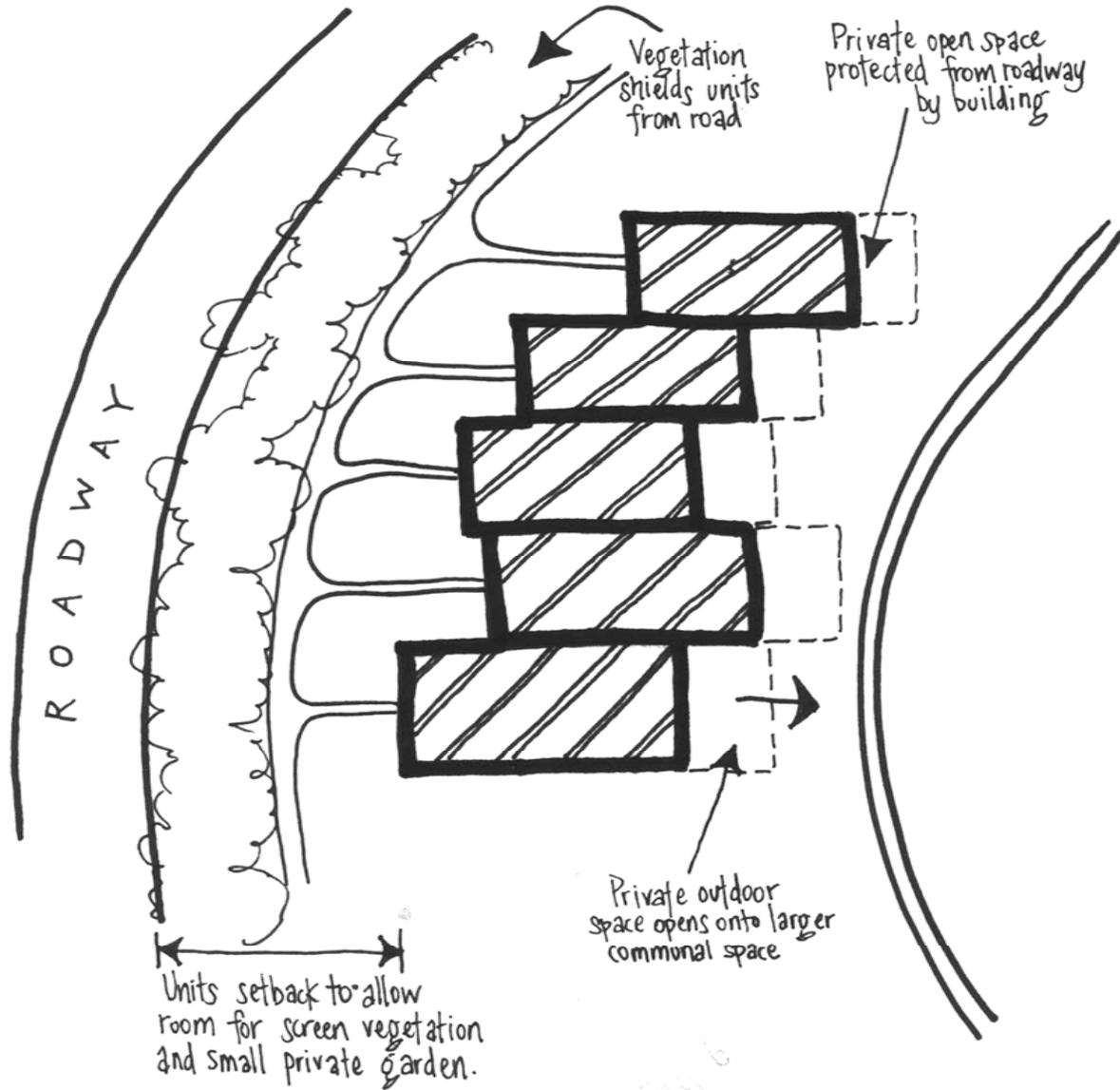






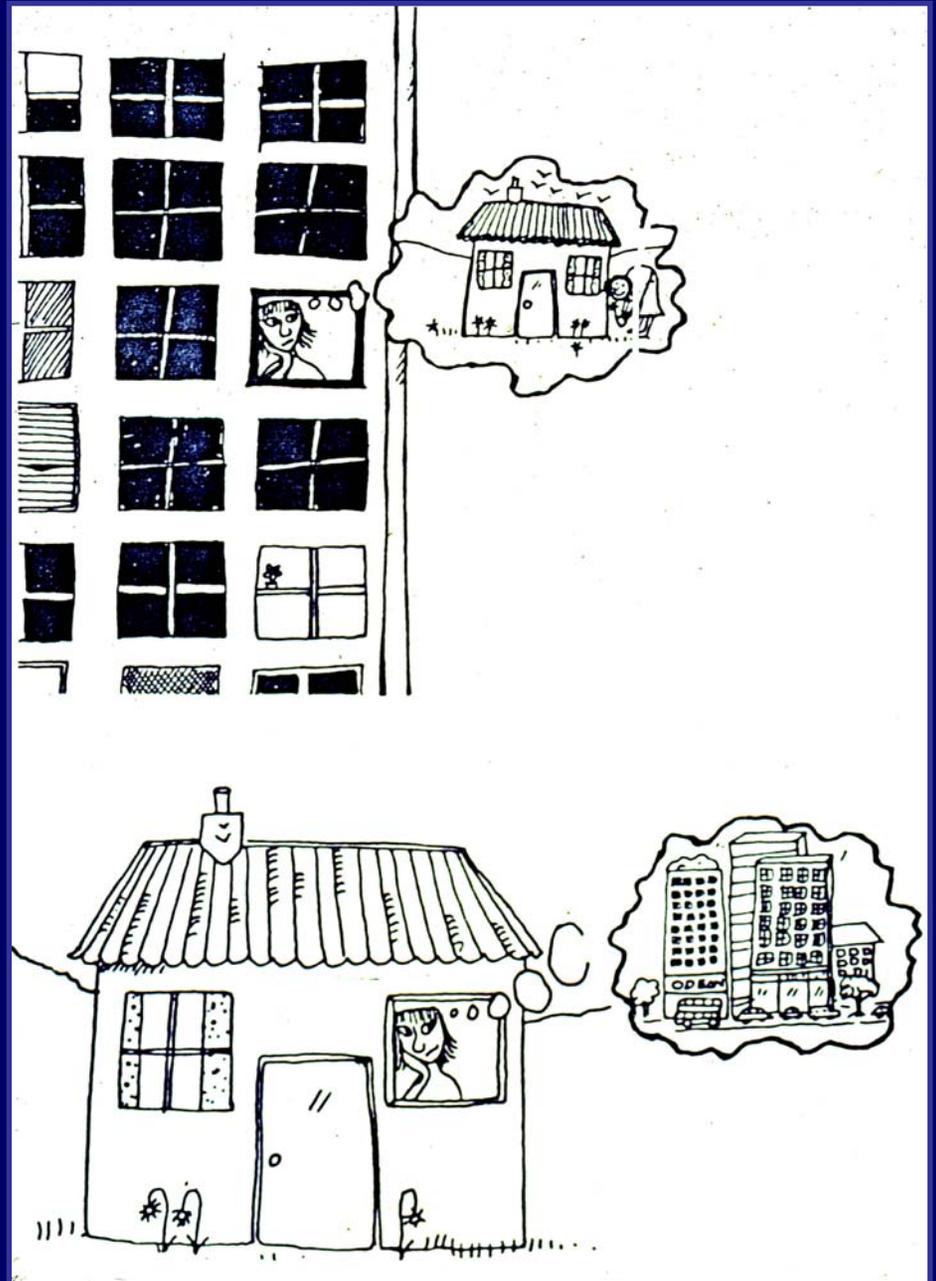
Image and entries



Waratah Mills, Sydney



Whose dreams
are we
designing our
housing for?



9. Health and Comfort



- Increasing concerns
- Natural ventilation and views
- Indoor air quality
- Children's health
- Non-toxic materials and finishes
- Buildings that breathe
- Wider sustainability issues

10. Sustainability



- Wide range of environmental concerns
- Mandated by government policies worldwide
- Durability
- Energy efficiency
- Life-cycle costing
- Local and regional suppliers
- Public transport; car dependence

Summer Sun

Winter Sun

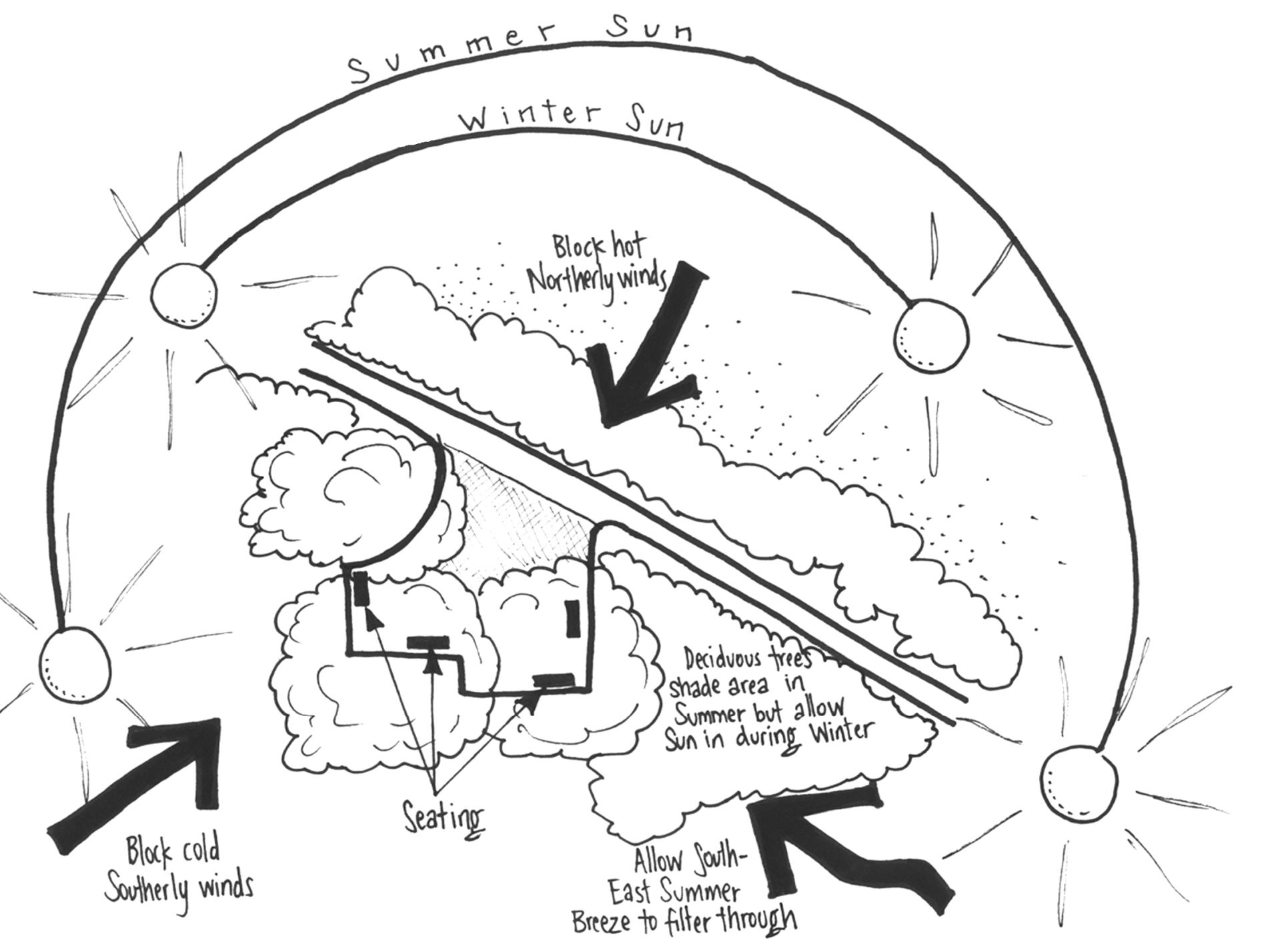
Block hot
Northerly winds

Block cold
Southerly winds

Deciduous trees
shade area in
Summer but allow
Sun in during Winter

Seating

Allow South-
East Summer
Breeze to filter through





The Christie Walk Project - Stages 1 & 2 - Bird's eye perspective

Christie Walk in downtown Adelaide

- Site area: 2000 square metres
- 27 households with 50 residents

Key issues

- Water and energy conservation
- Material reuse and recycling
- Healthy, people-friendly public spaces

Features

- Reduced car dependency: inner city context
- Pedestrian-friendly spaces
- Shared gardens including roof garden
- Local food production in onsite community garden
- Sewage & greywater treatment -reused for subsurface garden irrigation
- Onsite storage of stormwater for gardens & flush toilets
- Solar hot water
- Power from wind turbines and photovoltaics - above roof garden
- Passive solar/climate responsive design
- Heating, cooling & humidity control: breezes, sunlight & vegetation
- Recycled, non-toxic materials with low embodied energy



- Designed to ecological criteria
- first 2 stages incorporate:
 - 4 townhouses
 - 6 apartments
 - 4 straw bale cottages
 - community garden
 - rooftop garden
- set amongst landscaped pedestrian space
- Community facilities will follow, with more apartments in stage 3





www.urbanecology.org.au/christiewalk

To conclude. . .

- Higher density housing **itself** does not **cause** social problems
- Higher density development poorly designed can contribute to resident **dissatisfaction**
- The problems are perceptual and about housing **quality**
- It's cultural: we all need to **learn** how to live together in higher density housing
- Education is required

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Thank you.

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