



NEW WAYS OF SEEING TO HUMAN NEEDS

In creating their vision for affordable housing projects at Prahran and East Coburg, DesignInc have developed a new aesthetic for social housing, which emphasises a community-focused, sustainable residential environment.

At Prahran, the brief was to deliver 188 units, half one bedroom and half two bedroom units. 20% of the units were to be easily adaptable to DDA requirements, 10% fully Accessible and 70% visitable, with ongoing consultation ensuring the design details such as bench heights and door frames met the Act's specific requirements.

"The building form and pedestrian network aims to breakdown the existing "mega" block scale of this part of the Horace Petty Estate. Three separate identities are created for the new buildings, with distinct characteristics and the opportunities for individual unit identification," said DesignInc Project Architect Ross Chalmers. "A Colonnade structure forms a podium base for the buildings and articulates the building at the Street level. The use of two alternating tones of three colours to the metal-clad façade panels across the building facades helps to give individuality to units within an overall theme."

Key ESD aspects of the design include thermal efficiency, water efficiency, passive solar design, use of recycled timber batten screening, low VOC flooring, paints and adhesives. Community-building aspects include a large roof terrace on level 4 of one block that is accessible to all residents, and a landscaped play area to the west. Similar principles were applied to The Nicholson's design, which comprises a varied stepped form built using the modular, Unitised Building method. This project displays a

recognisable 'village' streetscape to Nicholson Street and urban residential form to Moore Street, according to Design Leader, Rudy Darmawan. "The Nicholson is a visually integrated design solution which combines passive design principles, natural light, shared social spaces, deep winter sun penetration and natural ventilation with active strategies for water, waste and energy," said Rudy.

"The project's unique design aspects include feature stair access to all levels of the building from street level entries, and covered voids at the north and south ends of the building which support natural ventilation of all the interior corridors.

"The building activates the street edge with retail and commercial tenancies for daytime activity. These edges incorporate pleasant and inviting pedestrian edges for passers-by. The Nicholson sets a precedent for the establishment and development of an Urban Village Activity Centre."

DesignInc are a multi-award winning practice with 150 staff nationally providing architecture, interior design and urban design services to projects across the development spectrum.

Other current projects include DHS Affordable Housing projects at Norlane, Sale and Traralgon, the new Royal Adelaide Hospital, and the Victorian Comprehensive Cancer Centre.

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