

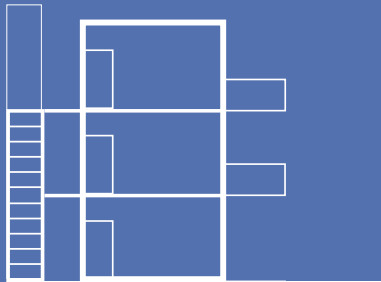
# Apartments



◀ Fig. 60  
Glyde Street  
Design: MJA Studio  
Photographed: Dion Robeson

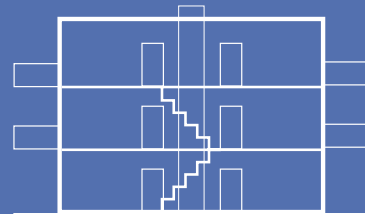
# Apartments

## Types



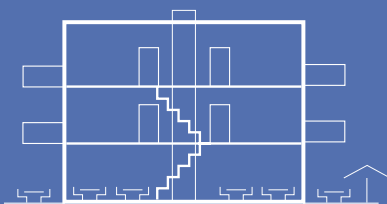
### Single loaded

Apartments have two aspects and are accessed from a common lobby located to one side.



### Double loaded

Apartments face one side and are accessed from a common central lobby.



### Mixed use

Ground floor retail or commercial spaces with upper floor apartments.



### Apartment house

A small apartment block designed to look like a large house.



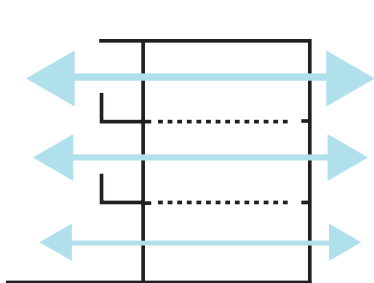
## Characteristics

Apartments come in many types – they can be small or family-sized, single-aspect, dual aspect or corner aspect, and be arranged over a single level or multiple storeys.

Ground floors can house apartments with their own garden, while upper floor units have balconies to engage with views and the street.

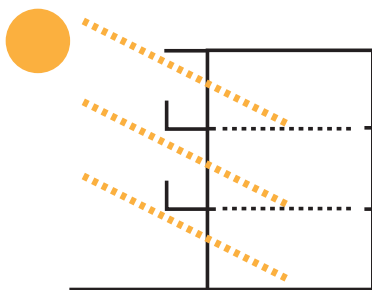
Apartment living can provide a stronger community network, as residents have opportunities to interact in common areas. These can be located on the ground floor or on rooftop terraces.

## Benefits



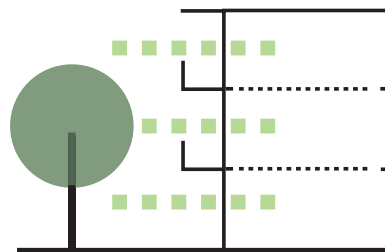
### Cross-ventilation

- > Cross-ventilated apartments enjoy cooling breezes



### Solar access

- > Well-oriented upper level apartments have good solar access



### Appealing views

- > Apartments can offer appealing views out

# What to look for in an apartment

A well-designed apartment complex provides communal spaces that have good landscaping, exposure to sunlight and canopies for summer shade. These allow residents to socialise and connect to nature, while also help reduce outdoor air temperatures during summer.

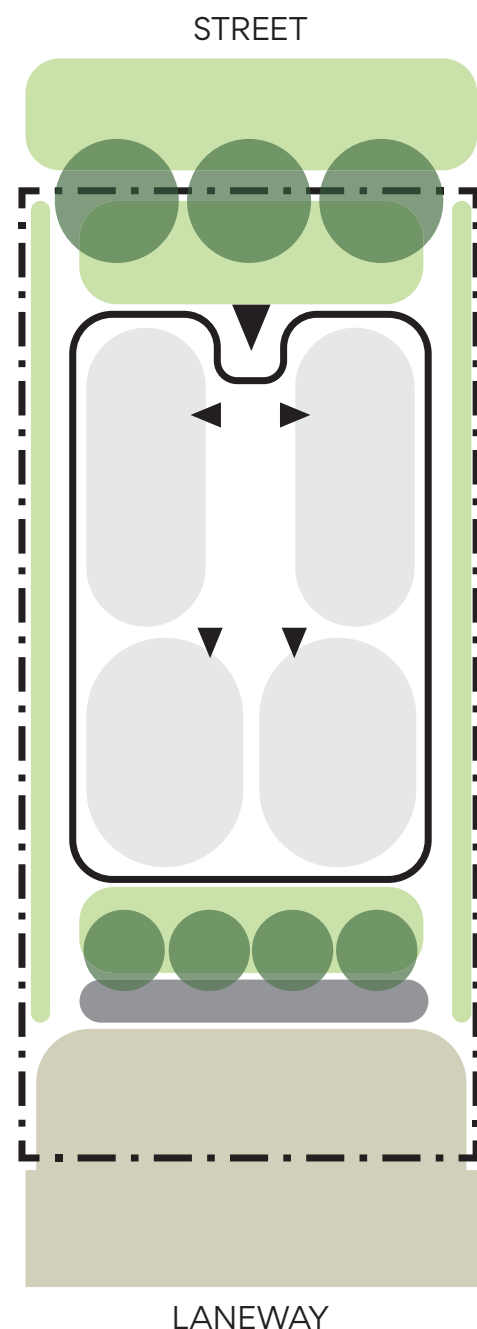
The complex should be designed to be easy to navigate with good sightlines to entries, helping residents to feel safe.

The overall design should respond sensitively to its context and streetscape, via an appropriate building scale and articulation of facade elements.

The site layout should ensure that good levels of natural light and ventilation are provided to apartments, as well as views out towards street or garden areas.

Adequately-sized private open space should be provided, either as balconies or private gardens.

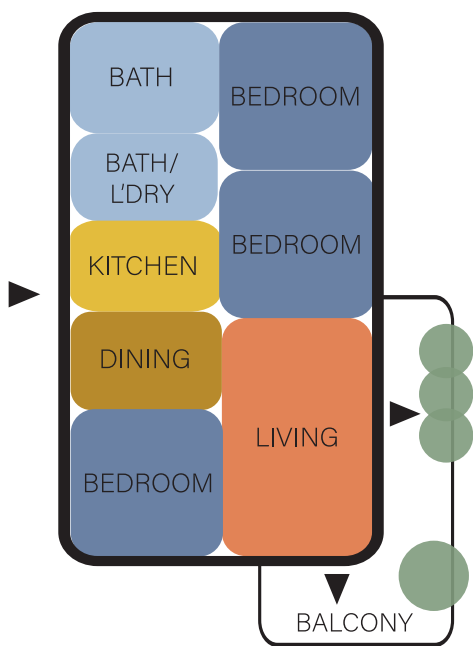
Apartments should be located and designed to ensure privacy from common areas as well as protection from noisy, odorous or unsightly areas such as busy roads, bins and parking areas.



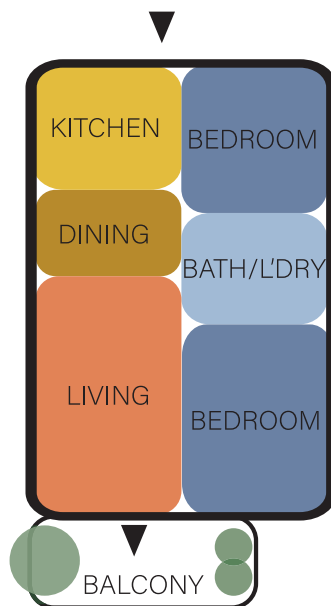




▲ Fig. 61  
Glyde Street  
Design: MJA Studio  
Photograph: Dion Robeson



⊕ 3 bed



⊖ 2 bed



⊙ 1 bed

## Tick off as you go

**Context, Scale, Aesthetics**

- Do the forms, materials and colours used relate well to adjacent buildings?
- Does the building look attractive and inviting?



Fig. 62

**Legibility, Community, Safety**

- Are there good sightlines to communal areas, as well as with greenery and shade?
- Is it easy for visitors to find their way around?



Fig. 63

**Landscape**

- Is there landscaping adjacent to apartment units to help cool during warmer months?
- Are waterwise plants used to reduce water usage?



Fig. 64

**Amenity**

- Is greenery visible from living spaces and outdoor areas?
- Is the temperature and noise level comfortable?



Fig. 65

**Sustainability**

- Do living areas receive direct winter sunlight, with an overhead shade to keep spaces cool during summer?
- Are openings oriented towards cool breezes?



Fig. 66

**Functionality**

- Is there enough space for storage? Do passageways incorporate study nooks or storage?
- Are internal area appropriately sized for furnishing?

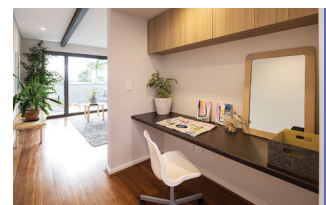


Fig. 67





## Case Study 07

# Cummins Street Apartments

## Apartments in an urban forest, located in Willagee

Developed on three amalgamated lots by the Department of Communities, this apartment complex provides affordable one and two bedroom apartments that are bright, spacious and oriented to receive the ocean breeze during summer.

Costs were saved during construction by using attractive, inexpensive finishes such as painted brickwork, exposed concrete and timber.


These savings meant that increased ceiling heights could be achieved to allow spaces to feel more generous and provide additional room for cabinetry.

A significant success of this project is the extraordinary landscaping that gives each apartment the feeling of being immersed in nature. This is attributable to involving a skilled landscape architect in both the design and construction phases.

▼ Fig. 68

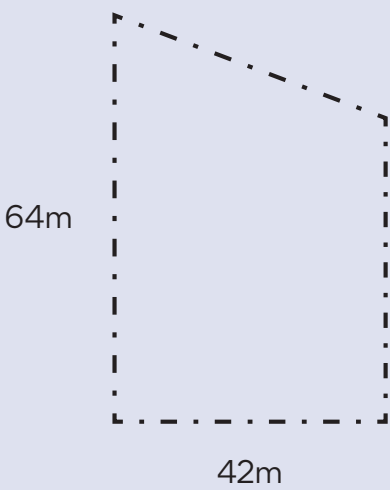




Site Plan 



Aerial View 



### Project Data

<b>Dwelling type</b>	Single loaded
<b>Total site area</b>	2348m <sup>2</sup>
<b>Site area per dwelling</b>	117.4m <sup>2</sup>
<b>No. dwellings on site</b>	20% 1 bed, 80% 2 bed
<b>Brief</b>	1 bed, 1 bath, 1 car, & 2 bed, 1 bath, 1 car
<b>Internal area (m<sup>2</sup>)</b>	48m <sup>2</sup> & 68m <sup>2</sup>
<b>Designer</b>	Peter Hobbs Architects
<b>Landscape Designer</b>	Tinka Sack Landscape Architect
<b>Developer</b>	Department of Communities
<b>Builder</b>	Jaxon
<b>Constructed</b>	2018
<b>R-Code</b>	R30/40



## Case Study 07

# Cummins Street Apartments



Fig. 69

## Indoors

Good outlooks are provided from living spaces, orientated towards the street or communal landscaped areas.

High ceilings and internal planning that is easy to navigate and furnish provides good functionality and amenity.

*Amenity | Functionality | Legibility*



Fig. 70

## Outdoors

Communal walkways are lush with greenery, helping to cool them during summer.

Balcony spaces are generously sized to provide good outdoor living areas, with canopies above that protect from the elements.

*Amenity | Sustainability*



Fig. 71

## Community

High quality landscaping helps create an attractive streetscape, while balconies enable neighbourly interactions while also providing passive surveillance of the footpath.

A well-articulated facade helps create a more human-scaled frontage that responds to the scale of surrounding houses.

*Aesthetics | Community | Safety | Context | Scale*

# Floor plans

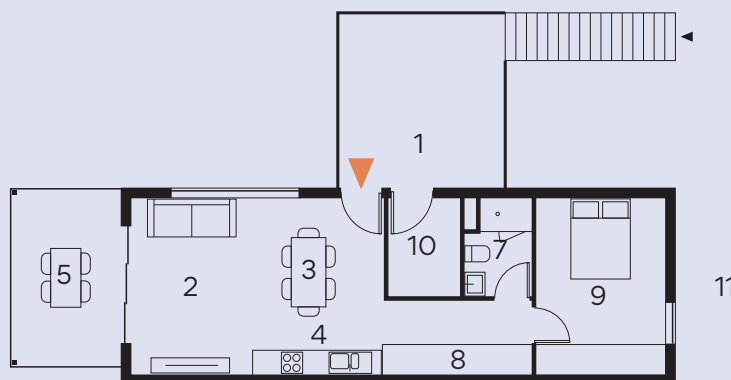


## Key

- 1. Entry porch
- 2. Living room
- 3. Dining room
- 4. Kitchen
- 5. Outdoor living area
- 6. Garden
- 7. Bath / WC
- 8. Laundry
- 9. Bedroom
- 10. Store room
- 11. Communal walkway



Ground floor (2 bed)



Upper floor (1 bed)



## Case Study 08

# Mayfair Flats

## Spacious, inner-city heritage apartments in West Perth

Perth in the 1930s faced similar challenges as today, including the task of housing a growing population in close proximity to jobs, work and leisure opportunities.

At this time, many boarding houses were being converted to private apartments and zoning laws were changed to allow the construction of new ‘flats’ – an increasingly fashionable form of housing.

Mayfair Flats was built in 1937 and drew upon Art Deco design and functionalist influences from the modern architecture popular overseas at the time.

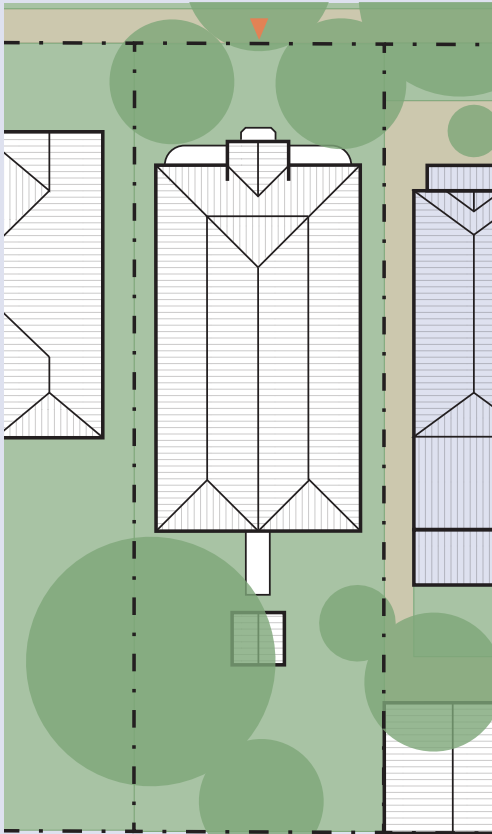
Despite having only two bedrooms, many families made these flats home over the years. The living areas are spacious, and kitchens overlook a communal backyard where parents can watch children at play.


This case study demonstrates that urban living in smaller homes is nothing new. Such heritage ‘apartment house’ buildings can offer valuable lessons for today’s infill housing.

▼ Fig. 72







Site Plan 



Aerial View 



### Project Data

<b>Dwelling type</b>	Single loaded
<b>Total site area</b>	510m <sup>2</sup>
<b>Site area per dwelling</b>	127.5m <sup>2</sup>
<b>No. dwellings on site</b>	4
<b>Brief</b>	2 beds, 1 bath, street parking
<b>Internal area (m<sup>2</sup>)</b>	78m <sup>2</sup>
<b>Designer</b>	William G. Bennett
<b>Developer</b>	N/A
<b>Builder</b>	N/A
<b>Constructed</b>	1937
<b>R-Code</b>	R50
<b>Heritage listing</b>	City of Vincent Heritage List

## Case Study 08

## Mayfair Flats



Fig. 73

**Indoors**

Space is provided where it is needed most, with a generous central living room. The linear arrangement of rooms is simple to navigate.

High ceilings and good daylight create a feeling of spaciousness throughout and allow hot air to rise, helping to maintain a cool temperature during summer.

*Functionality | Legibility | Sustainability*



Fig. 74

**Outdoors**

Gardens with mature trees provide a green outlook from indoors as well as shade during summer.

A generous front garden area helps create an attractive streetscape.

*Landscape | Aesthetics | Amenity*



Fig. 75

**Community**

Street facing balconies create opportunities for passive surveillance and the communal front garden provides shade that helps cool the wider area.

This well-maintained heritage building adds character to the streetscape and is a valuable community asset. The form is appropriately scaled for an inner-urban residential area.

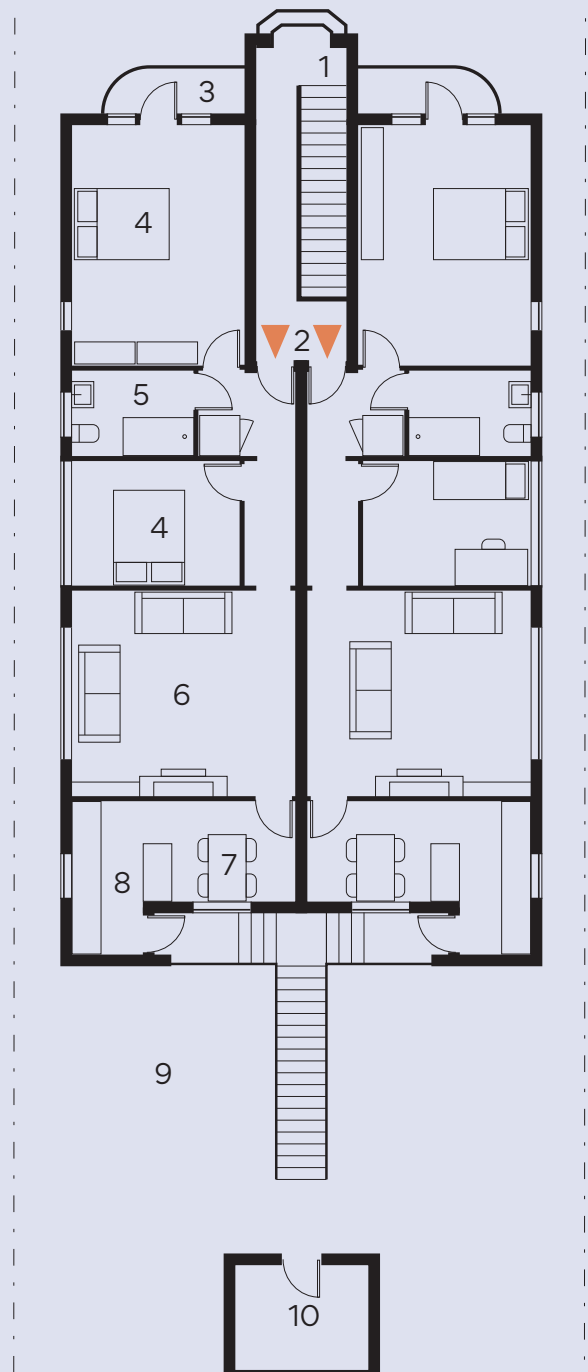
*Community | Safety | Context | Scale*

# Floor plan



**Key**

- 1. Common stair
- 2. Entry porch
- 3. Balcony
- 4. Bedroom
- 5. Bathroom
- 6. Living room
- 7. Dining room
- 8. Kitchen
- 9. Outdoor living area/garden
- 10. Common laundry



Upper floor



## Case Study 09

# Glyde Street

## Contemporary living in an urban mixed use village in Mosman Park

With a contemporary, streamlined façade, this apartment development is arranged around a large courtyard that provides generous landscaped communal space for residents and allows good natural light levels within apartments.

The retail tenancies at ground level contribute to the vibrancy and activation of the local town centre, and the frontage is attractive and welcoming, with an awning design that responds to its context.

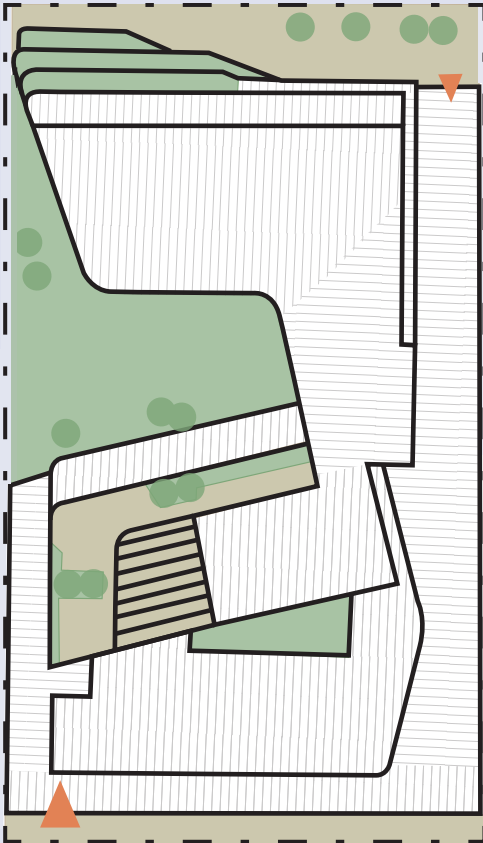
Honouring the site's past use as a garden nursery, the design provides generous landscaped spaces, covering a quarter of the overall site area, delivered across the courtyard, terraces and roof top communal areas.


A well-considered arrangement of apartments results in 86% benefitting from access to northern sunlight, providing good passive solar design.

Common walkways have multiple openings to facilitate good cross ventilation within all dwellings.

▼ Fig. 76  
Photograph: Dion Robeson





Site Plan 



Aerial View 



**Project Data**

<b>Dwelling type</b>	Mixed-use single & double loaded
<b>Total site area</b>	1,518m <sup>2</sup>
<b>Site area per dwelling</b>	52m <sup>2</sup>
<b>No. dwellings on site</b>	29 units, co-working & commercial spac
<b>Brief</b>	1 bed (7%), 2 bed (69%), 3 bed (21%), 4 bed (3%)
<b>Internal area (m<sup>2</sup>)</b>	1 bed: 57m <sup>2</sup> , 2 bed: 95m <sup>2</sup> , 3 bed: 125m <sup>2</sup> , 4 bed: 188m <sup>2</sup>
<b>Designer</b>	MJA Studio
<b>Landscape Designer</b>	CAPA
<b>Developer</b>	Fabric Property
<b>Builder</b>	Emco
<b>Constructed</b>	2020
<b>R-Code</b>	R-AC3
<b>Awards</b>	2021 WA Architecture Awards - Residential Multiple Housing



## Case Study 09

## Glyde Street



Fig. 77

**Indoors**

Internal amenity is supported by good levels of natural light and ventilation.

Large windows create strong visual connections between the interior spaces and outdoor gardens.

The internal layout is easy to navigate, with rooms sized to ensure ease of furnishing.

*Amenity | Sustainability | Legibility | Functionality*



Fig. 78



Fig. 79

**Outdoors**

Well designed outdoor space is provided via both private and communal areas. Balconies are generous and provide good outlooks (and passive surveillance) to green spaces.

Visual privacy between apartments is enabled by avoiding cross-views through the semi-open walkways.

*Community | Safety*



Fig. 80

**Community**

Rooftop communal spaces are provided with vegetation, shaded areas, casual seating and a welcoming material palette. Shared office spaces within the development allow residents to work from home without feeling isolated.

The design responds well to adjacent buildings by providing a consistent awning height.

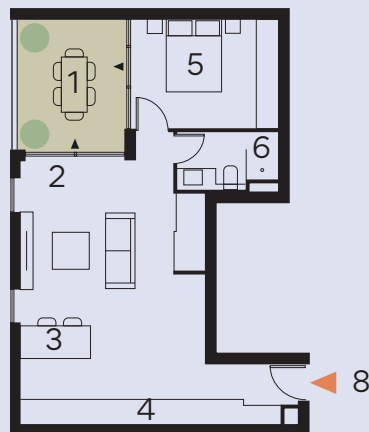
*Landscape | Scale | Aesthetics*

# Floor plans

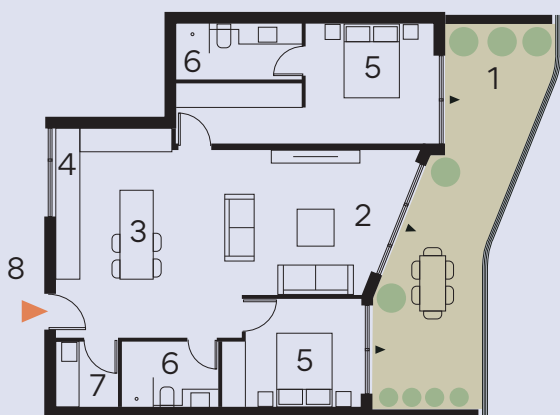


**Key**

- 1. Balcony
- 2. Living room
- 3. Dining room
- 4. Kitchen
- 5. Bedroom
- 6. Bath/toilet
- 7. Laundry
- 8. Entry



1 bed



2 bed



3 bed