

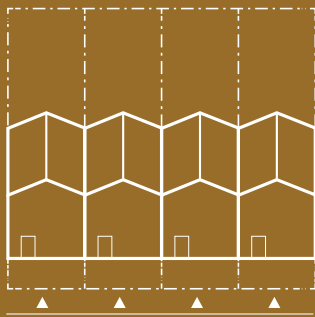
Attached homes



◀ Fig. 40
Palmyra Row Houses
Design: MDC Architects
Photograph: Dion Robeson

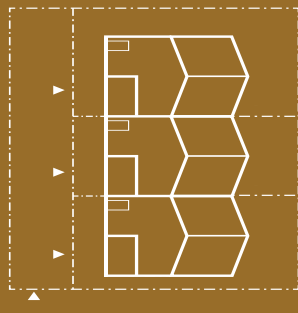
Attached homes

Types



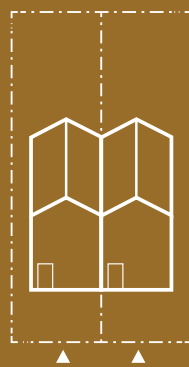
Terrace

A series of homes, often built at the same time, that are attached on either side to their neighbours. Lots are often narrow and long.



Row terrace

A series of homes, often built at the same time, that are attached on either side. They may share a common driveway. Suitable lots tend to be wider and shallower than those used for terrace homes.



Duplex

Two homes built at the same time that share a central wall.

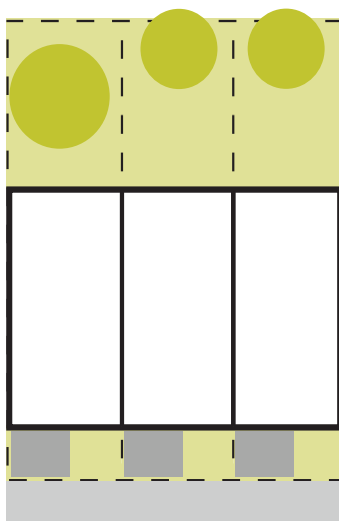


Characteristics

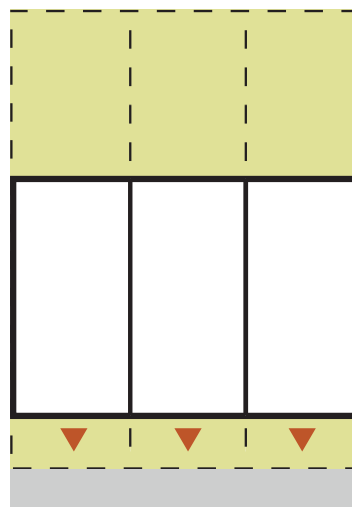
Attached homes sit alongside each other, sharing one or two walls. They often have central courtyards or skylights to bring light and air into the middle of the home, and can have generous gardens at the front and rear.

They can be single, two or three storeys, with living areas typically on the ground floor, although an attractive view might result in these being located upstairs. They are accessed from the street or from a common driveway (row terrace).

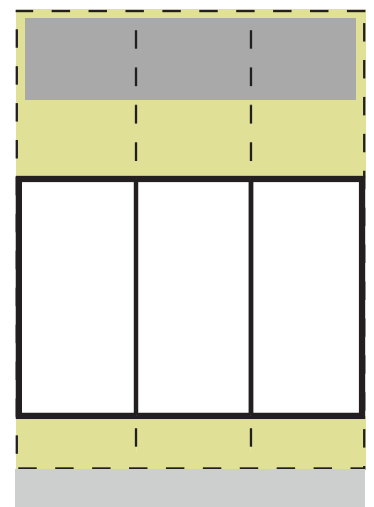
Benefits



> More garden due to short driveway and compact floor plan



> Each home faces the street or a common driveway



> Flexibility to add a 'granny flat' above the garage where there is laneway access



What to look for in an attached home

A well-designed attached home provides good connectivity between living areas and the outdoor garden, which might be located in a central courtyard or rear backyard.

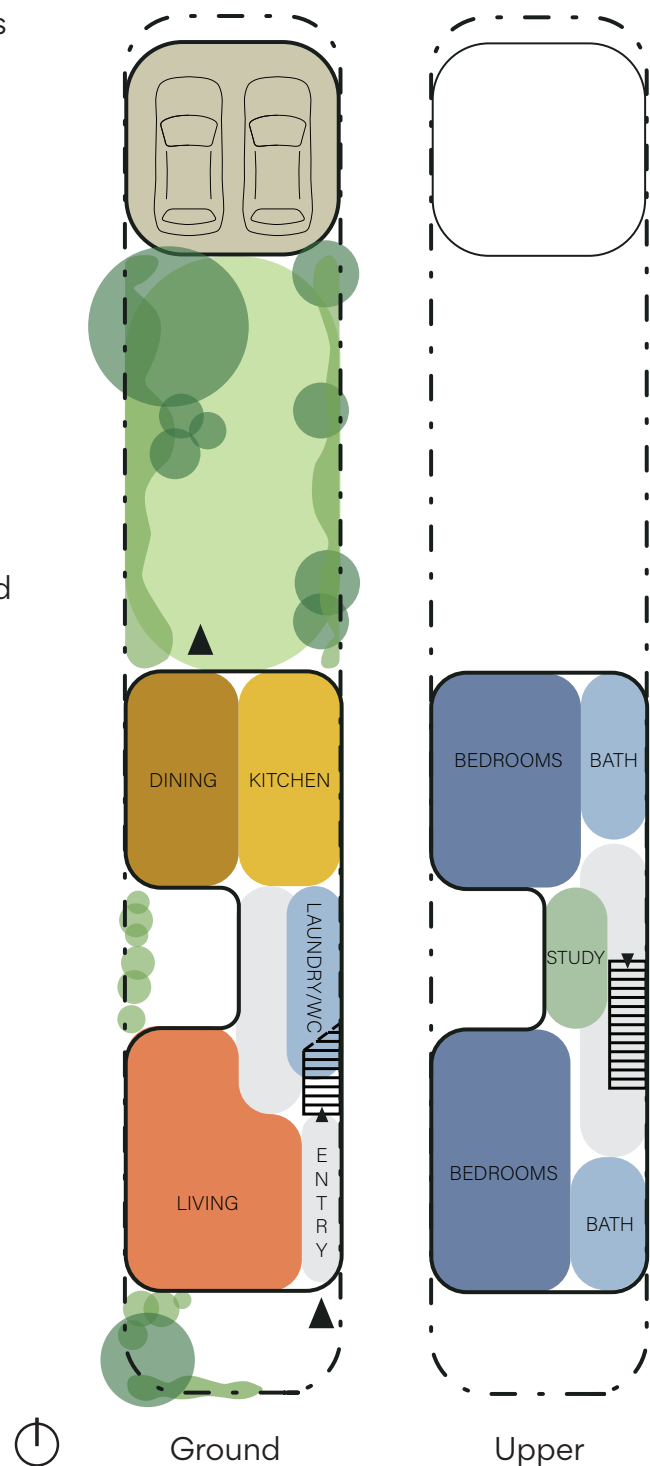
The front yard should be welcoming and encourage interaction with neighbours.

The frontage design should respond to the surrounding streetscape character and provide good sightlines between internal and external spaces, allowing passive surveillance.

Active areas such as the kitchen, dining and living room should be interconnected and located on one level, allowing for good separation from quieter spaces.

Upper levels can enable outlooks and views over gardens.

Courtyards and windows should be located to receive warming sun during winter months while being shaded in summer.



▼ Fig. 41
Stevens Street
Design: Officer Woods Architects
Photograph: Robert Frith, Acorn Photo



Tick off as you go***Context, Scale, Aesthetics***

- Do the forms, materials and colours relate well to adjacent houses?
- Is the home attractive and inviting?



Fig. 42

Community, Safety

- Is the common driveway attractive and inviting for social interaction?
- Is there an outlook towards the street?



Fig. 43

Landscape

- Do outdoor areas have sun and shade so they can be used all year-round?
- Are gardens and internal living spaces connected?



Fig. 44

Sustainability

- Do living areas receive direct winter sunlight, with overhead shade to keep spaces cool during summer?
- Is there good natural cross-ventilation?



Fig. 45

Amenity

- Does a courtyard or a garden bring light, air and an attractive view to the central areas of the home?
- Is the temperature and noise level comfortable?

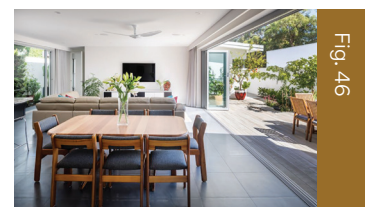


Fig. 46

Legibility, Functionality

- Are internal spaces easy to navigate and appropriately sized for furnishing?
- Is there enough space for storage?

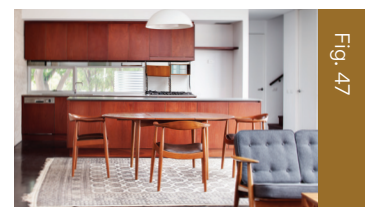


Fig. 47

Case Study 04

Lincoln Street Duplex

Two side-by-side townhouses located in Highgate

This duplex won Western Australia's premier architectural prize in 2000 by demonstrating a high-quality housing solution 'in tight, restrictive site conditions'.

A single house lot was subdivided to make way for two long, narrow homes. Longwise (not crosswise) subdivision allowed each home to front the street rather than laneway, improving community connection and safety.

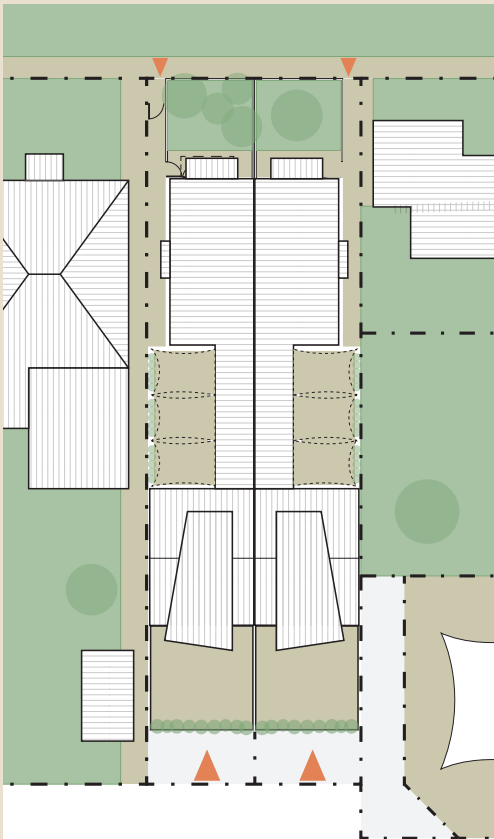
Cars are garaged at the rear, freeing up the front yard for garden space.


A generous central courtyard allows each home to enjoy ample sunlight, breeze, outdoor space, and views – all while on a narrow lot – with walls on, or close to, boundaries.

The house balances privacy and connection, making it flexible for many ways of living. The arrangement over two levels, combined with the courtyard, allows for the physical separation of different spaces while enabling visual connection, and each living area has its own outdoor space.




◀ Fig. 48



Site Plan 



Aerial View 



Project Data

Dwelling type	Detached dwelling
Total site area	500m ²
Site area per dwelling	250m ²
Brief	3 beds, 2 bath, study, 2 cars
Internal area (m²)	240m ² per dwelling
Designer	With Architecture Studio
Developer	N/A
Builder	N/A
Constructed	1997 – 1999
R-Code	R50
Awards	2000 George Temple Poole Award

Case Study 04

Lincoln Street Duplex



Fig. 49

Indoors

Rooms are located around a large, central courtyard with floor-to-ceiling glazing, oriented to capture northern light and create visual connections between the separate living areas of the home.

Rooms are sized to allow easy furnishing.

Sustainability | Legibility | Functionality



Fig. 50

Outdoors

Three large outdoor spaces are provided – a front garden with trees, a deck above the garage and a central two-storey courtyard that visually extends the internal living areas and provides sunlight, natural ventilation and views.

Amenity | Landscape | Aesthetics



Fig. 51

Community

The central courtyard design incorporates screens along the boundary that allow views over the leafy neighbourhood while maintaining privacy for neighbours.

Both homes face the street, allowing for passive surveillance.

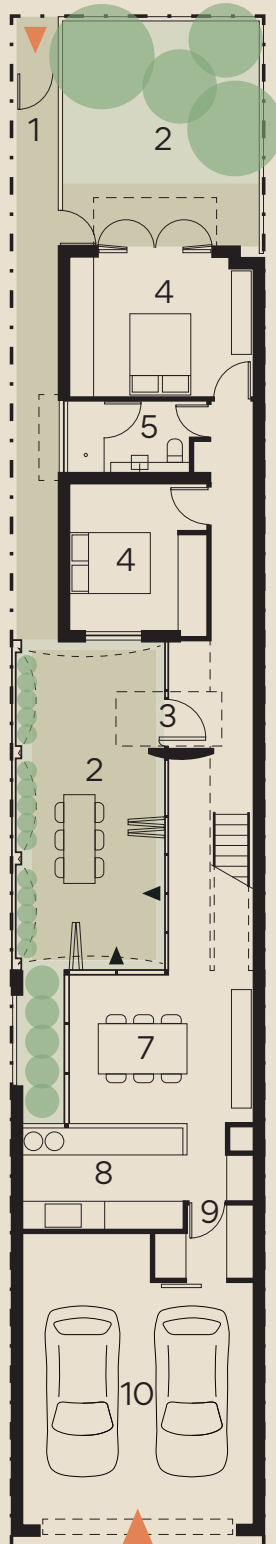
Context | Community | Scale | Safety

Floor plans

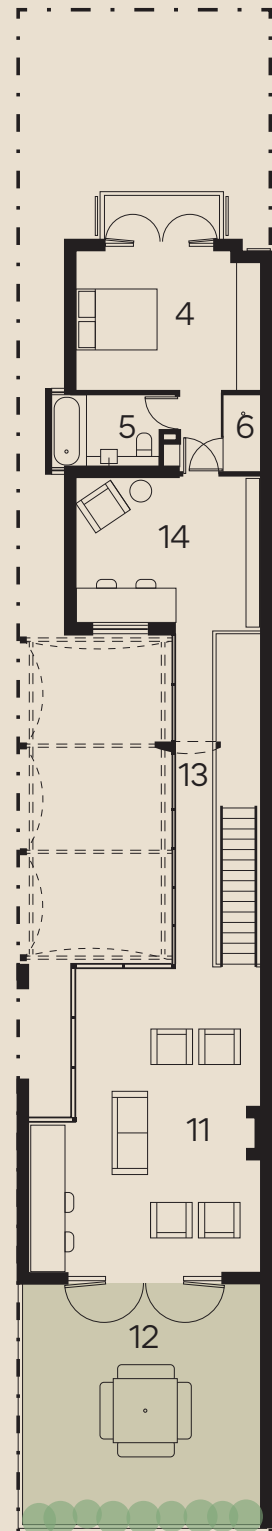


Key

- 1. Security gate
- 2. Courtyard
- 3. Entry
- 4. Bedroom
- 5. Bathroom
- 6. Shower
- 7. Dining
- 8. Kitchen
- 9. Laundry
- 10. Garage
- 11. Living
- 12. Rear deck
- 13. Bridge
- 14. Study



Ground floor



First floor

Case Study 05

Stevens Street

Sustainable, adaptable homes in White Gum Valley

This group of four row terrace houses has been intelligently designed to achieve excellent sustainability and adaptability.

Large north-facing courtyards allow winter sunlight to penetrate living spaces and a thickened slab enables better heat storage, creating evening warmth that reduces the need for additional heating. During summer, south-facing windows within the roof allow natural light in while minimising solar gain.


Internal layouts are arranged so that each dwelling can be adapted into two units with ease. Bathrooms have been designed to support accessibility, accommodating changing household needs and intergenerational living.

Low maintenance and sustainable materials are used throughout. Walls are made of recycled rubble, adding warmth and texture to the street frontage and courtyard areas.


▼ Fig. 52
Photograph:
Robert Frith, Acorn Photo

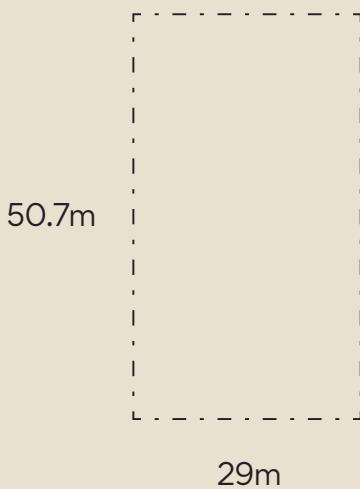




Site Plan 



Aerial View 



Project Data

Dwelling type	Row terrace
Total site area	1472m ²
Site area per dwelling	368m ²
No. dwellings on site	4
Brief	3 beds, 2 bath, 2 car
Internal area (m²)	182m ²
Designer	Officer Woods Architects
Developer	Earthcare Development
Builder	Imagin Group
Constructed	2011
R-Code	R25
Awards	2012 Harold Krantz Award for Multiple Residential, Walter Greenham Sustainable Architecture Award, AIA (National) Multiple Housing commendation.

Case Study 05

Stevens Street



Fig. 53

Indoors

The raked ceiling and skylights provide good natural light and ventilation. North-facing glazing captures winter sun and a dark finish to the concrete slab allows better heat retention.

The open-plan design is easy to navigate and allows for flexibility of use.

Sustainability | Functionality | Legibility



Fig. 54

Outdoors

Overhangs along the north facade ensure that the hot sun is kept out during summer. Multiple rooms wrap around the courtyard to allow views into the garden. The recycled rubble walls are high quality, robust and low maintenance.

Landscape | Amenity



Fig. 55

Community

Retaining existing on-site trees and adding new ones benefits the wider community through urban heat island reduction. The materials used and the scale of the building responds well to its surrounds.

Balconies overlooking the common driveway offer a clear line of sight to enable passive surveillance.

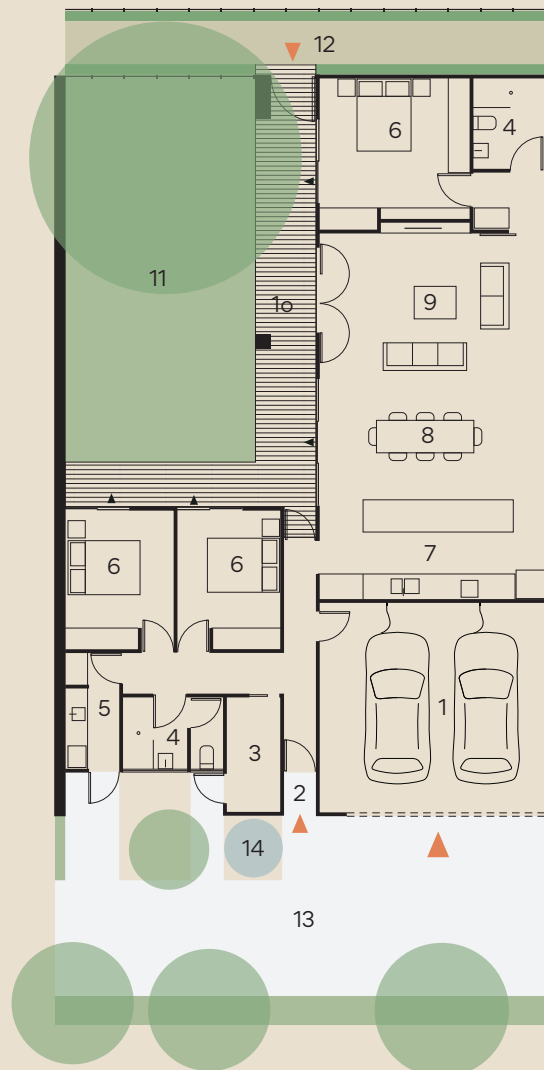
Community | Context | Aesthetics | Scale | Safety

Floor plans

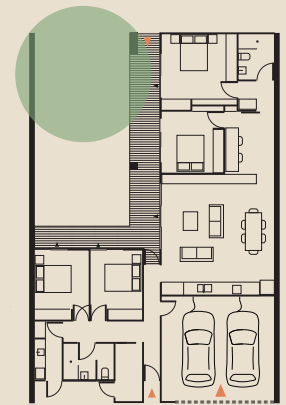


Key

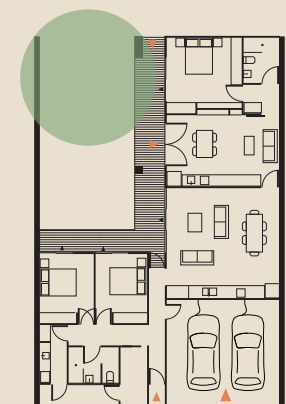
- 1. Garage
- 2. Entry
- 3. Store room
- 4. Bath/toilet
- 5. Laundry
- 6. Bedrooms
- 7. Kitchen
- 8. Dining room
- 9. Lounge
- 10. Deck
- 11. Courtyard garden
- 12. Pedestrian entry gate
- 13. Common driveway
- 14. Water tank



Standard floor plan



**Adaptation 1:
Extended family**



**Adaptation 2:
Multigenerational**

Case Study 06

Broome North

A climate responsive neighbourhood in Broome

A group of climate-savvy, affordable, community-minded suburban homes were built in Broome's north for key workers, who are often priced out of the private rental market.

The design of these homes offers some great ideas that are applicable to infill settings.

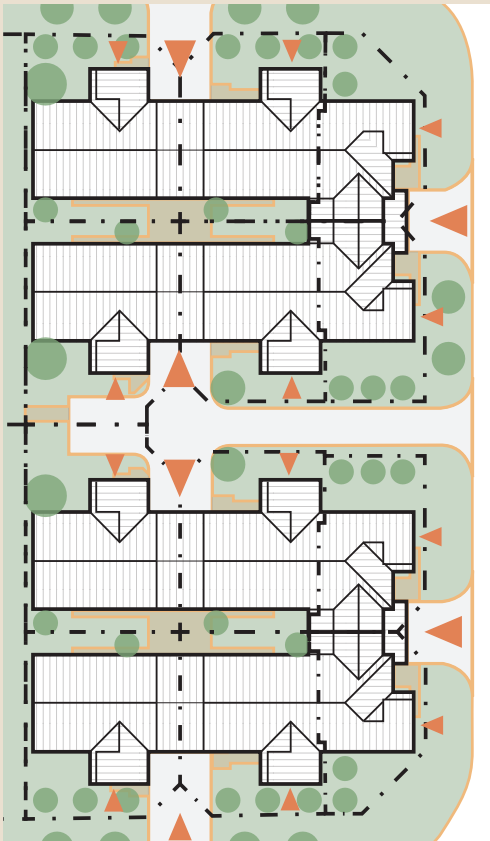
Compact one and two-bedroom homes share a roof, allowing them to blend into the surrounding neighbourhood of larger family homes.


Clever design allows for the future conversion of these units to a combined three bedroom dwelling, enabling evolving needs to be accommodated over time.

Responsiveness to Broome's tropical climate is key to the sustainability of these homes. Each unit has a well-shaded verandah with a ceiling fan and 'wind scoop' roof to enhance cooling airflow.


▼ Fig. 56
Photograph: Gary Annett Photography

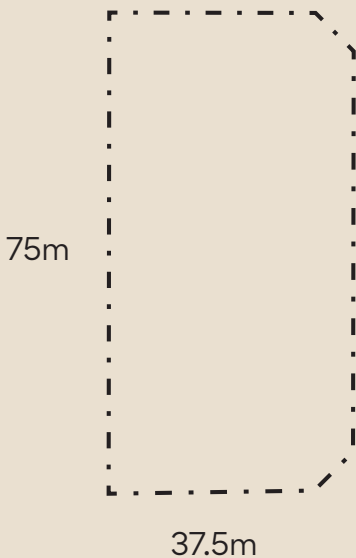




Site Plan 



Aerial View 



Project Data

Dwelling type	Terrace
Total site area	2814m ²
Site area per dwelling	234.5m ²
No. dwellings on site	12
Brief	Mix 1 & 2 bed, 1 bath, 1 car
Internal area (m²)	46m ² & 76m ²
Designer	Engawa Architects with Rodrigues Bodycoat Architects
Developer	Foundation Housing
Builder	H&M Tracey Construction
Constructed	2013
R-Code	R30/40

Case Study 06

Broome North



Fig. 57

Indoors

Large roof overhangs minimise direct sunlight to internal spaces to reduce the need for mechanical cooling.

Good connectivity is provided between the living room and the garden, creating an attractive green outlook. The internal arrangement is easy to navigate.

Sustainability | Landscape | Legibility



Fig. 58

Outdoors

The veranda is well-shaded and ventilated, with a wind scoop to the roof that helps to ensure comfort during warm, humid weather.

External materials are robust and low-maintenance.

Amenity | Context | Functionality



Fig. 59

Community

Generous front gardens include trees that help cool the street and reduce urban heat island impacts, providing a walkable neighbourhood and improving amenity.

The form, scale and materials used in the design respond well to the surrounds. A screened front fence provides a good balance between privacy needs and street connection.

Community | Safety | Scale | Context | Aesthetics

Floor plan



Key

- 1. Garage
- 2. Store
- 3. Bedroom
- 4. Bath/toilet
- 5. Laundry
- 6. Outdoor living area
- 7. Living room
- 8. Kitchen
- 9. Dining room

