

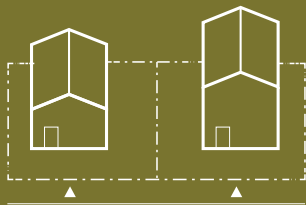
Free-standing homes



◀ Fig. 18
Exploding! Shed House
Design: David Weir Architects
Photograph: Dion Robeson

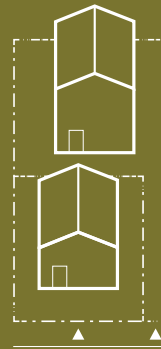
Free-standing homes

Types



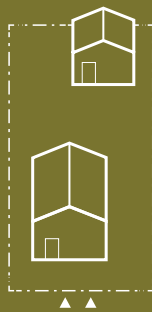
Single detached house

A house built on its own lot, with no common areas.



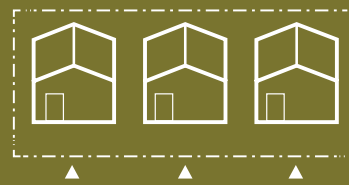
Battle-axe

A house built on subdivided land behind another house, with a driveway connecting it to the street.



Ancillary dwelling/ granny flat

A small house built on the same lot as another house, remaining on the same land title.



Villa/unit

Houses built on different strata title lots all belonging to the same strata scheme.



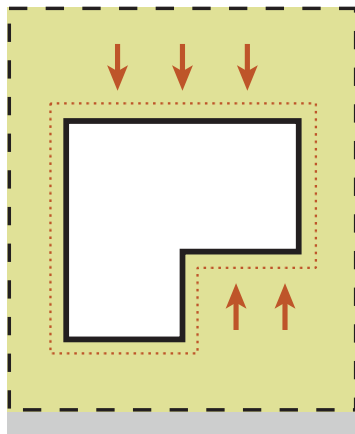
Characteristics

Free-standing homes are separate from other houses. They do not share walls with neighbours.

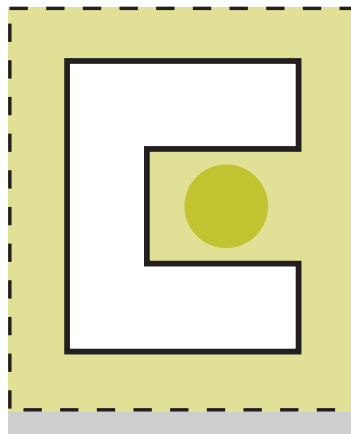
They can be built on small or large lots - independently or strata-titled - and may be single, double or triple storey.

Parking can be accessed from a street front or laneway, or simply located on the street.

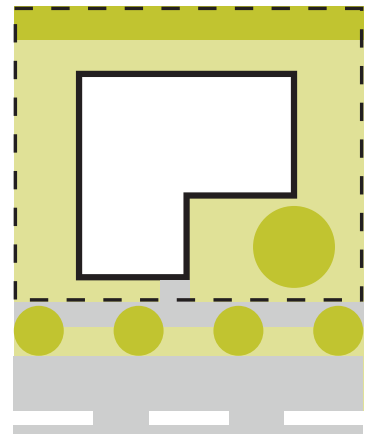
Benefits



- > Can access light and fresh air on all sides
- > Many possible design options



- > Plenty of space for gardens and growing large trees



- > Great potential for engagement with the street

What to look for in a free-standing home

A well-designed free-standing home typically sits on a lot surrounded by garden.

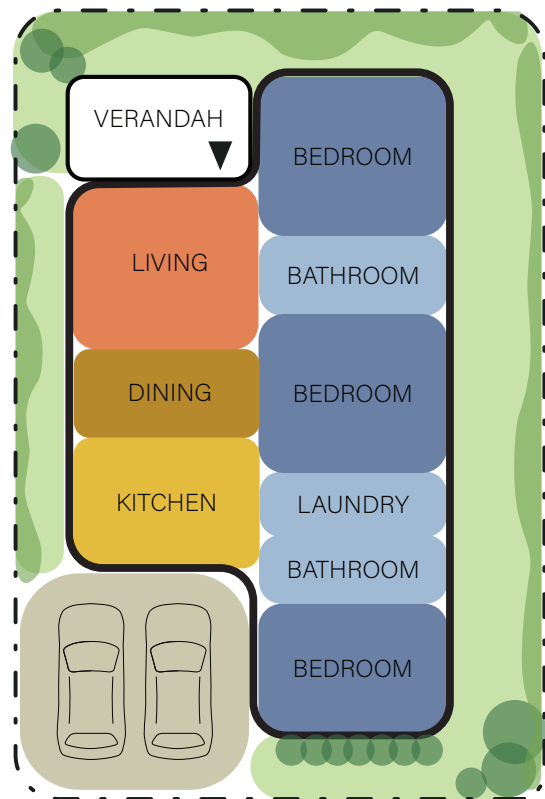
Existing mature trees should be retained to provide a cooling canopy in summer, and shade structures should be provided that allow outdoor spaces to be used all year round.

Living areas should be located to receive sunlight, with glazing oriented to the north (where appropriate) and shading designed to keep the sun out during summer, while allowing winter sun in.

The sleeping and living zones should be separated to protect quiet areas from noise.

Bedrooms located on the shady side of the house will be cooler at night time, making it easier to sleep in summer, while those with an east-facing window will receive early morning sun, which may help some people to rise.

The day areas of the house can have a visual connection to the street, to support passive surveillance and engagement with the community.



▼ Fig. 19
Exploding! Shed House
Design: David Weir Architects
Photograph: Dion Robeson



Tick off as you go

Context, Scale, Aesthetics

- Do the materials, shapes and colours used relate well to the buildings around it?
- Is the home attractive and inviting?



Fig. 20

Community

- Is there a front porch, allowing you to connect with neighbours and passers-by?
- Does the living room have a view to the street?

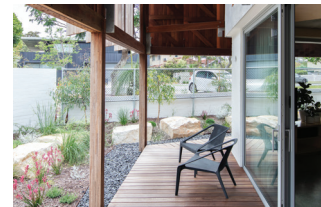


Fig. 21

Landscape

- Is there an outlook to the garden from the living spaces?
- Is there an outdoor area with shade and greenery?



Fig. 22

Sustainability

- Can you harvest rainwater or use solar panels to reduce energy bills?
- Are passive design principles followed?



Fig. 23

Amenity, Safety

- Is there adequate privacy, good natural light and the ability to capture a breeze?
- Is the temperature and noise level comfortable?



Fig. 24

Functionality, Legibility

- Is the internal arrangement of rooms easy to navigate and furnish?
- Is there enough indoor and outdoor storage?



Fig. 25

Case Study 01

Litehus

A tiny but mighty home for a family of five in Shenton Park

Litehus, meaning ‘little house’ in Norwegian, is a 78 sqm free-standing house for a family of five, built in the backyard of a character home in a suburb close to the city centre.

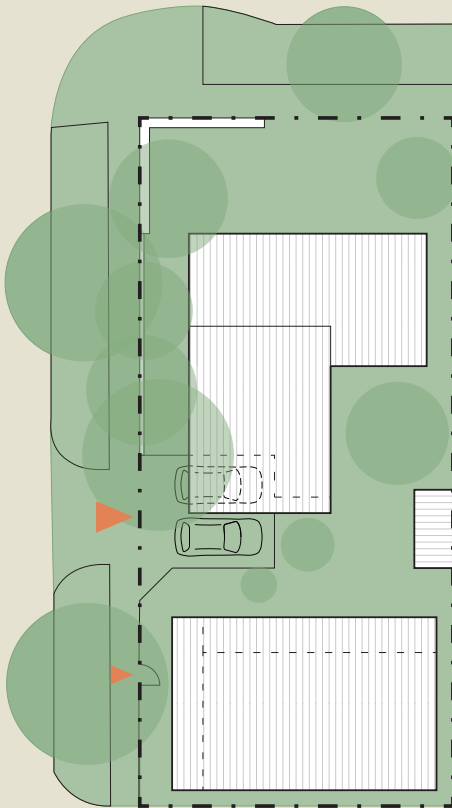
This unique home came about after two couples decided to purchase a housing lot together and subdivide. Instead, they found a non-subdivisible lot in a suburb they loved, and decided that one couple would live in the existing house and the other would build their family home as

an ancillary dwelling (commonly called a granny flat) in the backyard. This clever arrangement allows the two families to live in a suburb they could not have otherwise afforded on their own.

Integrated with the colours, materials and character of the neighbouring buildings in the street, this modest home makes the most of the relation between the street and the side garden, with small, efficient spaces that provide enough room for how the family likes to live.

▼ Fig. 26
Photograph: Jody D’Arcy





Site Plan 



Aerial View 



Project Data

Dwelling type	Ancillary dwelling
No. dwellings on site	2 (1 main, 1 ancillary)
Brief	3 beds, 1 bath, 1 car
Internal area (m²)	78m ²
Designer	Bekk Crombie
Developer	N/A
Builder	Jeremy Scrivener
Constructed	2017
R-Code	R20 (Ancillary)

Case Study 01

Litehus



Fig. 27



Fig. 28

Indoors

Recycled reverse brick veneer and passive solar design make this family home comfortable all year round. Internally, it has good natural light levels and living spaces are connected to the garden.

The layout is open-plan and easy to navigate, making the most of a small building footprint.

Sustainability | Functionality | Legibility



Fig. 29

Outdoors

This north-facing patio is sheltered from south-westerly wind and well-connected to the internal living spaces, giving the family a sun-lit and inviting outdoor room to enjoy.

The forms, colours and materials used respond well to neighbouring buildings.

Amenity | Context | Scale | Aesthetics



Fig. 30



Fig. 31

Community

A vegetated shared yard allows the children of the two households to play together and large social events to be held.

The yard is separated by a low, transparent fence to the street, creating interaction with neighbours.

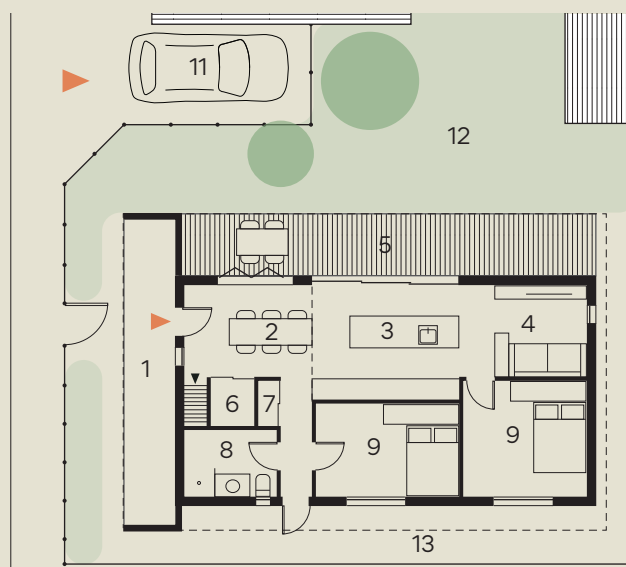
Community | Safety | Landscape

Floor plans

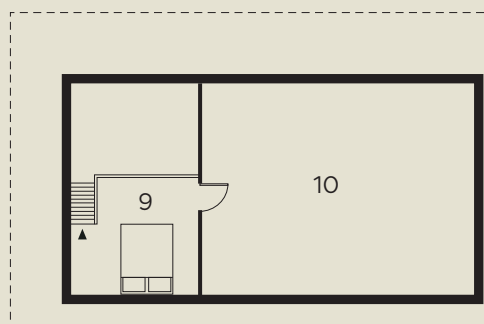


Key

- 1. Entry porch
- 2. Dining room
- 3. Kitchen
- 4. Lounge ‘nook’
- 5. Outdoor deck
- 6. Store room
- 7. Laundry
- 8. Bath and toilet
- 9. Bedroom
- 10. Attic
- 11. Car bay
- 12. Shared garden
- 13. Laundry line



Ground floor



Loft

Case Study 02

Lilydale Drive

A sustainable, accessible home in Lakelands

The owners had a dream to build a comfortable, sustainable and accessible home where they could enjoy 'ageing in place' throughout their retirement.

The accessible features of the home – including wide corridors, trip-free floor transitions, and hobless showers – proved to be immediately useful. It allowed them to host the wife's elderly relative in the wintertime, when her own home is difficult to keep warm.

The home is highly functional with an open plan living room, dining area and kitchen, while the layout of bedrooms enables flexibility of use.

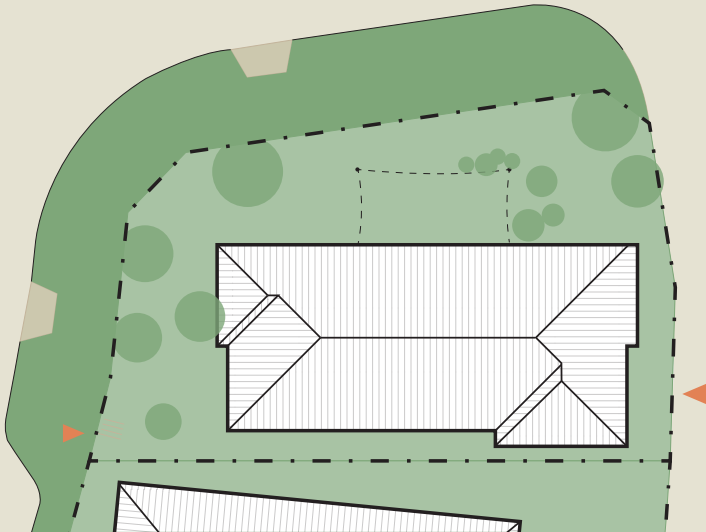
The owners were able to achieve their dream home on a tight budget, at no greater cost than is normal for their suburb.

With careful planning and design they have ended up with a house that is spacious and bright, naturally heated and cooled, surrounded by a low-maintenance, productive garden and located in a community they adore.

Many of these design features of this home are applicable to infill settings.

▼ Fig. 32



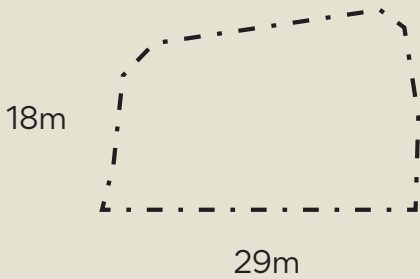


Site Plan



Aerial View

Project Data



Dwelling type	Detached dwelling
Total site area	463m ²
No. dwellings on site	1
Brief	3 beds, 2 bath, 2 car
Internal area (m²)	168m ²
Designer	Solar Dwellings
Developer	N/A
Builder	Ventura
Constructed	2018
R-Code	R40

Case Study 02

Lilydale Drive

Fig. 33

**Indoors**

The internal layout is easy to navigate. North-facing glazing allows sunlight to warm living, bedroom and bathroom areas in winter, while also providing views out to the garden.

Good accessibility is provided through features such as a hobless shower and a step-free home entry from the garage.

Sustainability | Amenity | Legibility

Fig. 34

**Outdoors**

A removable sun shade keeps out the hot summer sun and allows good use of outdoor space all year round.

The outdoor area includes a productive garden of raised planter beds as well as a fire pit and spa.

Landscape | Functionality

Fig. 35

**Community**

An attractive, waterwise garden contributes to streetscape appeal and reduces water consumption. The scale of the home responds well to its low-rise surrounds.

A front porch encourages interaction with neighbours and surveillance of the street. Accessibility supports ageing-in-place and inclusive communities.

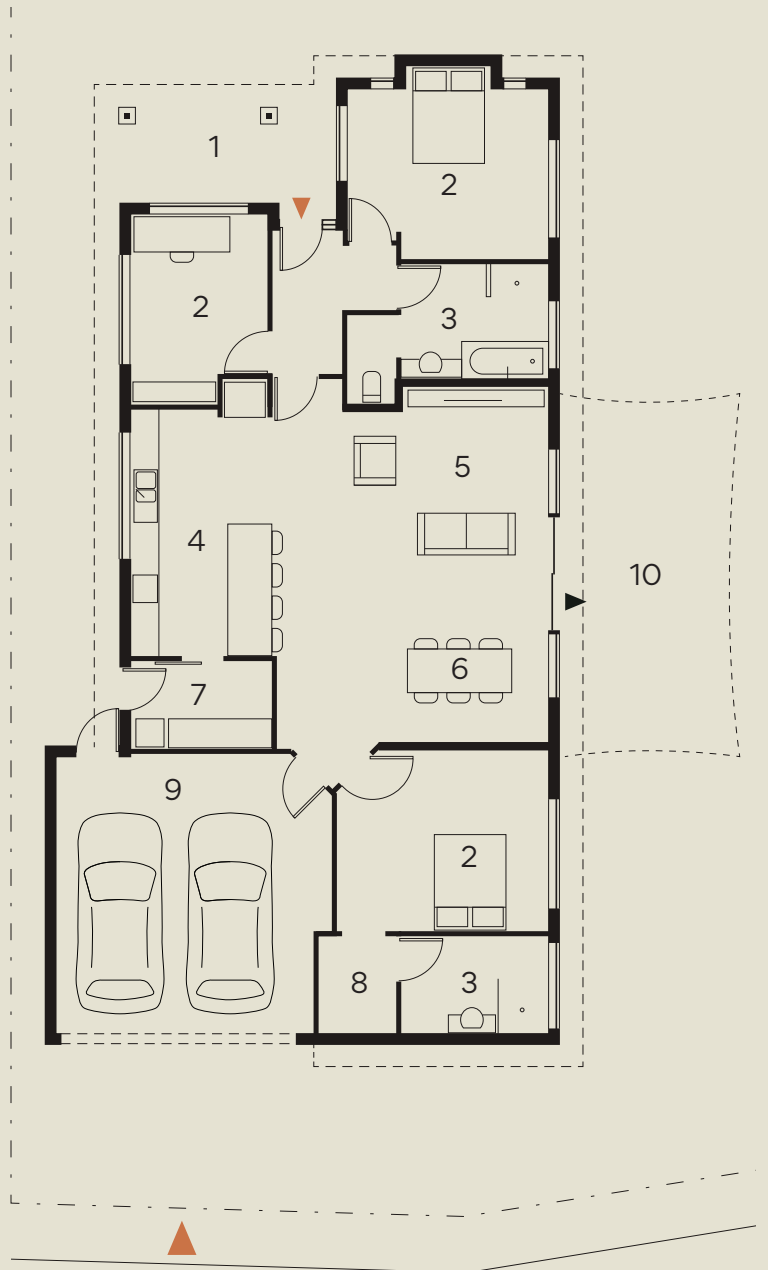
Community | Safety | Context | Aesthetics | Scale

Floor plan



Key

- 1. Entry porch
- 2. Bedroom / Study
- 3. Accessible bathroom
- 4. Kitchen
- 5. Living room
- 6. Dining room
- 7. Laundry
- 8. Walk-in robe
- 9. Garage
- 10. Outdoor living area



Case Study 03

Exploding! Shed House

A bespoke home on a tight budget in Mount Lawley

The Exploding! Shed House began when the owner decided she wanted something different from a normal project home. A project home budget was no disadvantage when she approached an architect practiced in designing innovative spaces within tight cost constraints.

The result is a simple, bold and joyful house on a small subdivided lot, sheltering beneath the generous canopy of the existing mature jacaranda tree.

The house is configured so that northern light can be captured through extensive glazing, offering warm sun-filled spaces during the cooler months.


The concrete slab provides good thermal mass, soaking up the heat of the sun during winter days and then radiating it back in the evenings, reducing the need for additional mechanical heating.

The retained jacaranda continues to flourish, providing valuable summer shade.



◀ Fig. 36
Photograph:
Dion Robeson



Site Plan 



Aerial View 



Project Data

Dwelling type	Detached dwelling
Total site area	235m ²
No. dwellings on site	1
Brief	1 bed, 1 bath, 1 car, 1 office
Internal area (m²)	90m ²
Designer	David Weir Architects
Developer	N/A
Builder	Leimac Building
Constructed	2015
R-Code	R60

Case Study 03

Exploding! Shed House



Fig. 37

Indoors

Large, north-facing windows provide outlook to tree canopy and allow the sun in during winter, reducing the need for lighting and heating.

The concrete slab provides good thermal mass and the open-plan design allows for flexibility of use.

Amenity | Sustainability | Functionality



Fig. 38

Outdoors

Outdoor living areas are generously shaded by the mature jacaranda tree, ensuring they are comfortable for use during summer.

When the tree drops its leaves in winter, warming sunlight can enter the home.

Landscape | Sustainability



Fig. 39

Community

The house, visible from the back lane, is discreet in appearance. However, the laneway gate allows some visibility, meaning neighbourly chats can still take place.

Community | Safety | Aesthetics | Context | Scale

Floor plan



Key

1. Entry porch
2. Living room
3. Bedroom
4. Home office
5. Dining room
6. Kitchen
7. Bathroom/toilet
8. Laundry & Workshop
9. Car bay
10. Outdoor living area

