



National Housing
Conference 2022

Good apartment design – leading architects driving innovation through social housing

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ENRICHING THE DESIGN TOOLKIT TO DELIVER QUALITY, AFFORDABLE, HIGHER DENSITY LIVING

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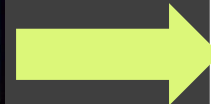
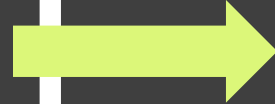


**What has the pandemic
taught us about what
quality living and housing
looks like?**

“ These inferior developments do not do our city justice. It's not very liveable – it's not very Melbourne – if a resident must rely on borrowed light”

Hon Richard Wynne on the case for Better Apartment standards, 2015.

- We need to make homes, not storage for people
- *Making homes badly* can catastrophically impact mental and physical health.
- *Choices* we make on the location, programming, placemaking, design and specification of housing can dramatically and positively change the life trajectory for householders
- *Access to quality places and nature* is critical to wellbeing
- *Digital literacy and infrastructure* are critical enablers for opportunity
- *WFH* delivers greater choice for those living in homes that enable it
- “*Housing first*” whilst not a perfect solution did deliver positive benefits for the majority of residents engaged in the program in Victoria

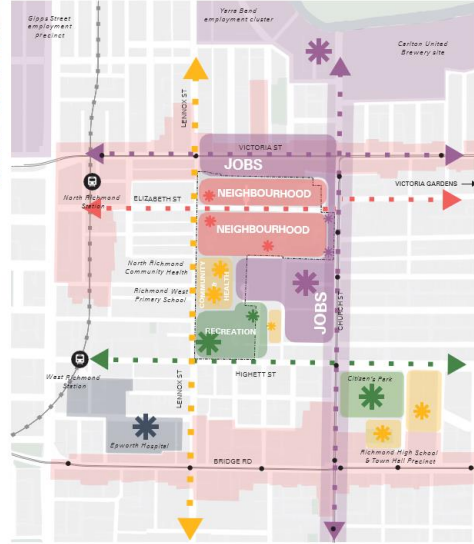


Theme 1: Designing for Place

A reconnected neighbourhood



- Legend**
- ▭ Precinct boundary
 - Open space
 - Activity centers
 - Employment precincts
 - Health precincts
 - Church St Employment Spine
 - Highett St Recreation Spine
 - Lennox Street Community and Health Spine
 - Elizabeth Street Neighbourhood
 - Ⓜ Train stop
 - * Key node (various colours)



Framework

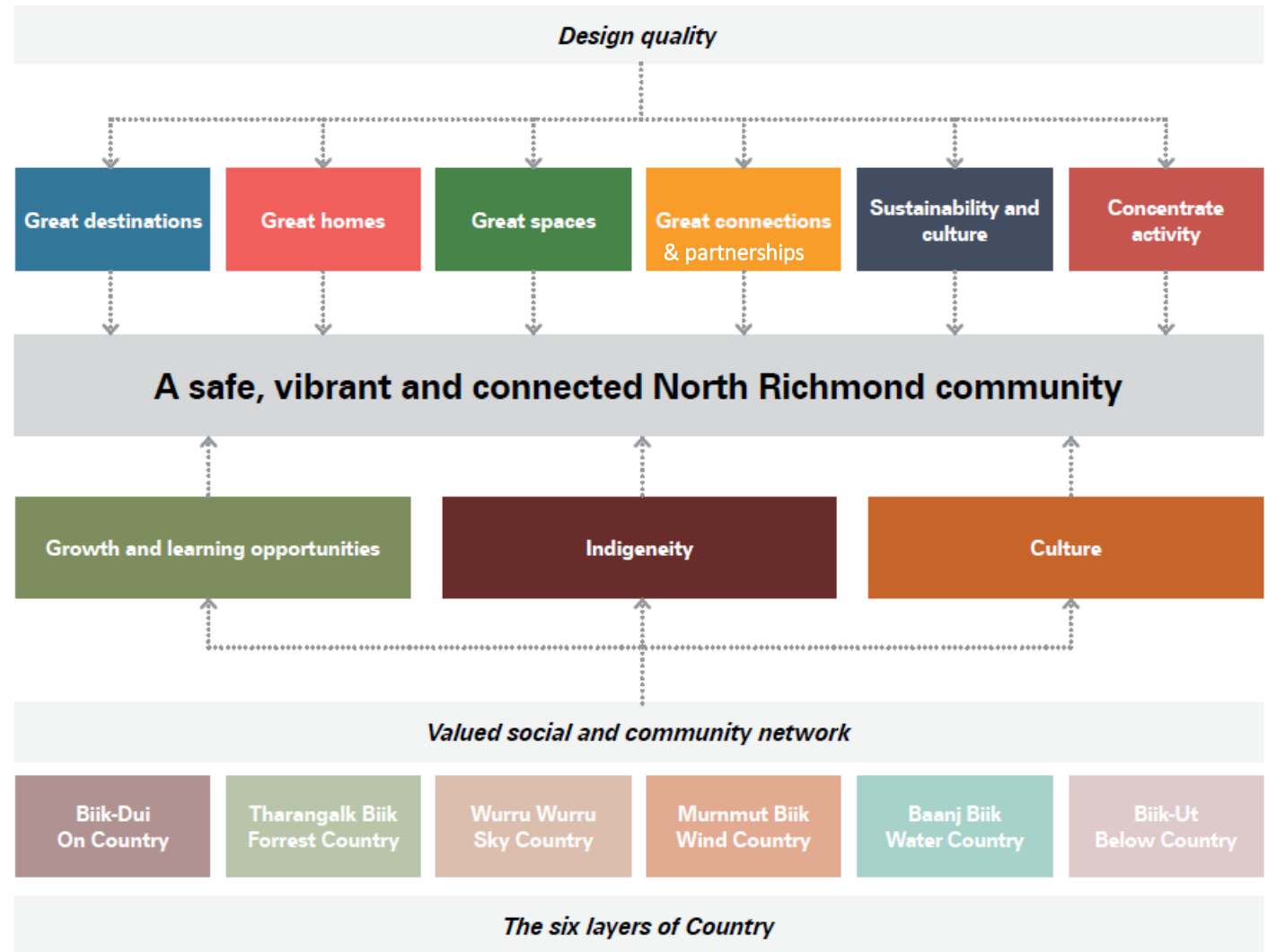


- Legend**
- ★ Richmond West Primary School
 - ⊕ North Richmond Community Health
 - Primary public street network
 - Neighbourhood streets
 - Village streets
 - Green boulevard character
 - Potential development opportunity
 - Neighbourhood scale open space opportunity
 1. All ages play and passive recreation
 2. Youth and active recreation
 3. Park and community facilities
 - Local scale open space opportunity
 - Resident open space opportunity
 - Anchor community, jobs and learning opportunities

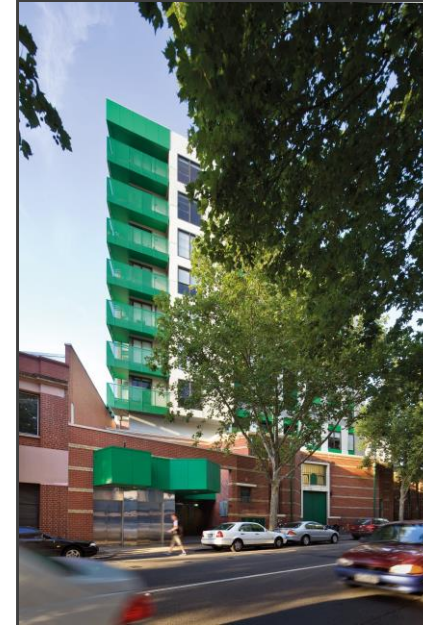


Integrating with the neighbourhood & Stitching the place

What does an example of ecology of success look like?







Theme 2: Designing for Community

Understanding the barriers, the biases and the gaps in knowledge that inhibit community development.

The design tactics include:

- **TACKLING** key issues of our time- climate change, social exclusion & inequity and poor housing arrangements
- **CONSIDER** The role of the project in renovating the neighbourhood
- **LEVERAGE** partnerships and regional strengths to build back better
- **ADOPT** a Framework plan to build a collective culture of sharing, collaboration & partnership
- **CONNECT** quality housing outcomes to better pathways to work and purpose, community engagement and economic, environmental and social wellbeing

Community development and placemaking

Mixed use public housing precincts --- Regent Park, Toronto



Hesterveld Quarter and Ganzenhoef, Amsterdam



Spectrum of housing types

A variety of housing models are required to address contemporary housing affordability problems, with different models suitable for different residents.



Market housing
Brunswick East
(Kerstin Thompson Architects)



Nightingale model
Brunswick
(Breathe Architecture)



Affordable purchase housing for moderate incomes
Brasted Close CLT, London Archo



Build-to-rent
The Pavilions, Islington
(Jestic & Whiles)



Assemble build-to-rent
Macaulay Road, Kensington
(Assemble)



Affordable rental housing for moderate incomes
Leith Park, St Helena
(MGS Architects)

Community development



Integrated bicycle infrastructure
TU Delft, The Netherlands

Two bicycle paths will be introduced for each apartment.



Valve House
Existing Valve House building

The Valve House has potential to be a community hub for events and learning about sustainability.



Community-led projects
The Living Pavilion, Melbourne University

There is potential for community-led projects that engage with the cultural and ecological stories of the site.

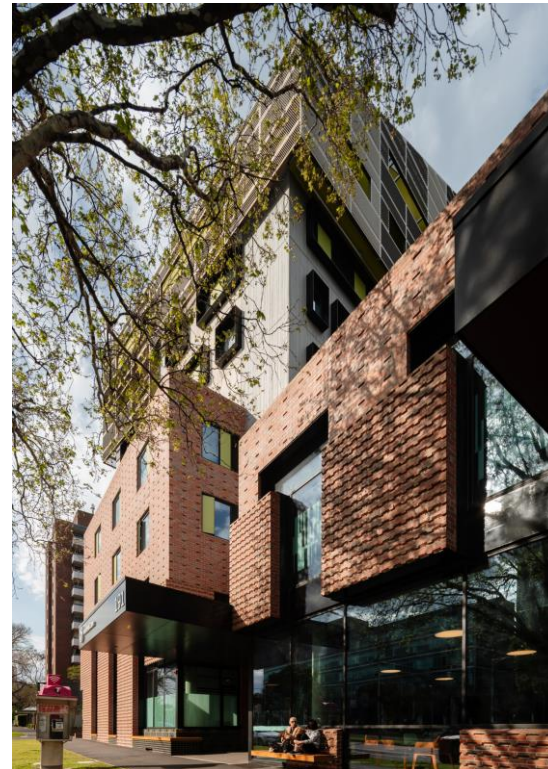


Creative enterprise
Collingwood Arts Precinct

There is potential to support creative industries through workshops, events and creative workplaces.



Places to meet & connect with people & place



Curating interfaces and the daily journey



Theme 3: Designing for Home

A new government wish list

- Design & deliver through the lens of an enduring asset rather than a roofs only KPI
- Limit units per floor reliant on lifts & the length of corridors.
- Mandate natural light & ventilation to shared spaces & homes
- Mandate all-electric low-carbon living
- Require all year amenity for outdoor communal spaces
- Add design guidance to enable work from home
- Mandate enhanced green travel facilities & programs, & reduced car dependancy
- Design for safety, meeting and enagagment
- Deliver enduring positive impact through enduring partnerships with complimentary enterprises & agencies

FIGURE 11: BUILDING DESIGN CHECKLIST

Designing for place	Designing for community	Designing for home
ACCESS SAFETY AND SECURITY		
<ul style="list-style-type: none"> <input type="checkbox"/> Safe and convenient access for tenants <input type="checkbox"/> Secure entry and passive visual surveillance <input type="checkbox"/> Main entry is activated, safe and clearly identifiable <input type="checkbox"/> Street interface promotes security and discourages vandalism <input type="checkbox"/> Ample lighting after hours 	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure all spaces are adequately lit with tamper-proof fittings <input type="checkbox"/> Avoid hidden areas, paths with poor sight lines and blind corners <input type="checkbox"/> Aim to have common stairs and lifts visible from external public areas <input type="checkbox"/> Improve a sense of safety with dedicated lift access 	<ul style="list-style-type: none"> <input type="checkbox"/> Provide high quality locks and front door security systems <input type="checkbox"/> Avoid immediate entry into private living areas <input type="checkbox"/> Include a private bathroom and kitchen within each apartment
CONNECTION TO COMMUNITY AND IDENTITY		
<ul style="list-style-type: none"> <input type="checkbox"/> Access to public transport, vehicle share programs cycling routes, groceries, post office, banking, and retail shopping <input type="checkbox"/> Property appears welcoming with a sense of identity <input type="checkbox"/> Material finishes are in keeping with the neighbourhood character <input type="checkbox"/> Scale of the building responds to the surrounding context 	<ul style="list-style-type: none"> <input type="checkbox"/> Consider the size and type of community being created, accounting for multiple pathways for different user groups <input type="checkbox"/> Ensure passive surveillance of communal spaces by concierge, other staff and tenants 	<ul style="list-style-type: none"> <input type="checkbox"/> Include spaces for visitors within the building <input type="checkbox"/> Provide a visual connection to the surroundings to increase a sense of place and connectedness
DESIGN FOR WELLBEING		
<ul style="list-style-type: none"> <input type="checkbox"/> High quality landscaping and vegetation on the street front <input type="checkbox"/> Clear wayfinding measures <input type="checkbox"/> Respond to the surrounding context, such as noise from surrounding streets <input type="checkbox"/> Universally accessible for tenants with a disability 	<ul style="list-style-type: none"> <input type="checkbox"/> Provide a range of outdoor spaces <input type="checkbox"/> Ensure all groups are welcome through the display of indigenous and LGBTIQ+ flags at the entranceway 	<ul style="list-style-type: none"> <input type="checkbox"/> Position windows and openings to maximise natural light and ventilation <input type="checkbox"/> Ensure superior acoustic insulation between apartments <input type="checkbox"/> Where mechanical ventilation is needed ensure the tenant has control
ENVIRONMENTAL PERFORMANCE AND LONGEVITY		
<ul style="list-style-type: none"> <input type="checkbox"/> Minimum 6-star Greenstar rating for all residential buildings must be achieved <input type="checkbox"/> Create opportunities for on-site power generation <input type="checkbox"/> Undertake a lifestyle analysis <input type="checkbox"/> Use materials with low embodied energy where possible 	<ul style="list-style-type: none"> <input type="checkbox"/> Maximise the thermal performance of all buildings <input type="checkbox"/> Ensure common spaces have access to natural light with passive solar design and natural ventilation 	<ul style="list-style-type: none"> <input type="checkbox"/> Use standard fixtures and fittings <input type="checkbox"/> Select energy efficient appliances <input type="checkbox"/> Use solid and durable furniture and finishes <input type="checkbox"/> Ensure passive design principles and high thermal performance to improve amenity and reduce living costs

What might the Building Design Checklist look like?

Thankyou

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