

Dignified Living & Dwelling with a Spirit of Independence in a Supported Community Environment

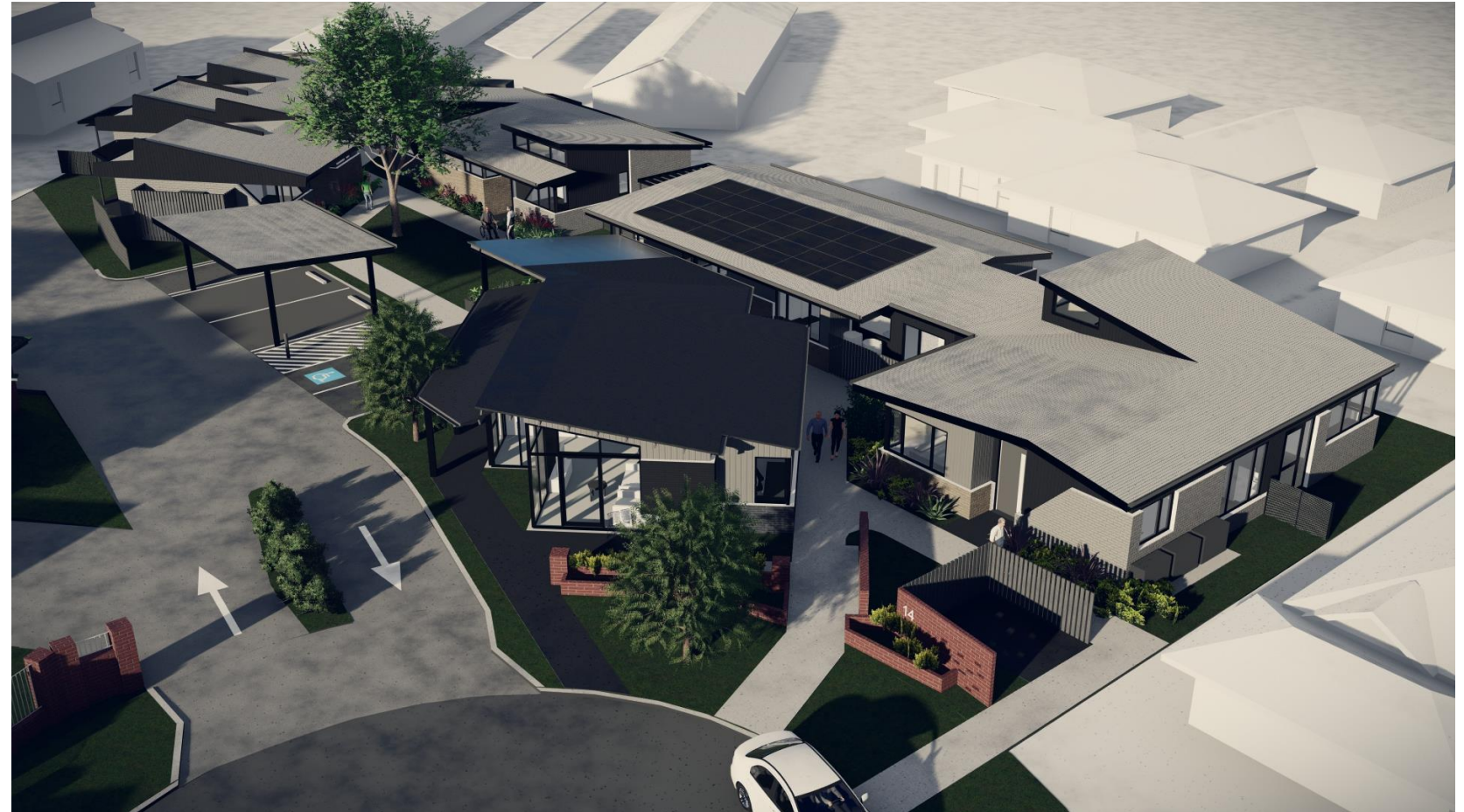
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1. INTRODUCTION & OUTLINE

Insight into the planning and design of an innovative SDA development by Mercy Connect

1. Introduction
2. Purpose & Objectives
 - A. Project Origin & Need
 - B. Role of Architecture & the Architect in SDA
3. An Exemplar Project
 - A. Pre-Design, Brief & Consultation
 - B. Design & Construction
 - C. The Significance of this Project
4. Conclusion



2.A. PURPOSE & OBJECTIVES – PROJECT ORIGIN AND NEED

i. Mercy Connect Mission and Background



A not for profit organisation

Range of Services, including housing, to support people with a disability

Participant-centred programs

Project Mission:

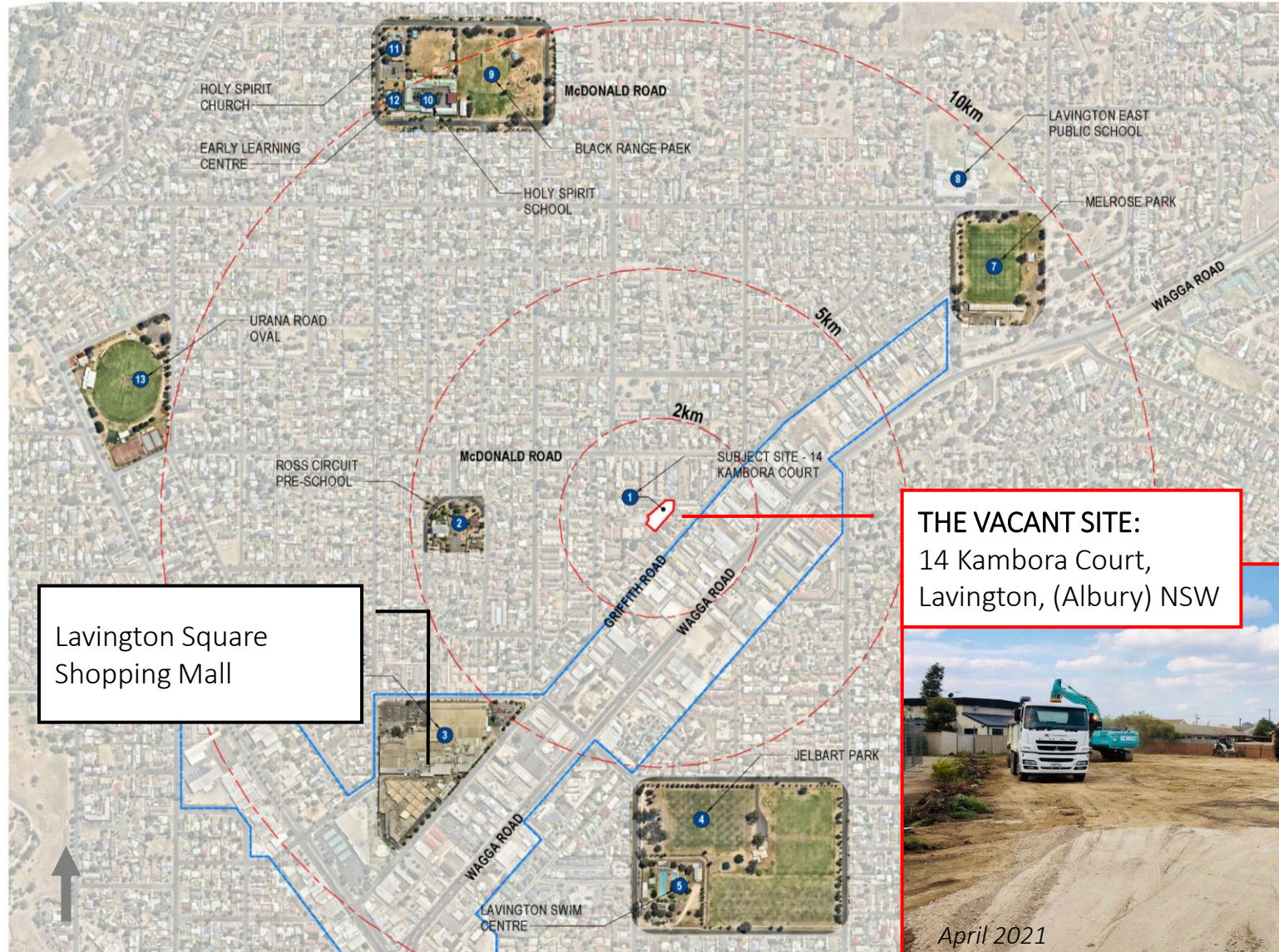
- Promote the needs of residents
- Advance their independence with a place of their own
- Easy access to support
- Nearby facilities, transport, and community inclusion activities

The Development Context:

- Mercy Connect are the SDA provider
- Mercy Connect offer SIL services
- SDA resident does have the choice of SIL provider
- Many if not all residents may choose Mercy Connect for their SIL services which includes 24/7 onsite support (OSS)
- OSS is made more affordable by having 9 participants living near each other
- 5 participants will live alone in their own independent unit
- 4 participants will live with 1 other person they choose to live with in a 2-bedroom villa

2.A. PURPOSE & OBJECTIVES – PROJECT ORIGIN AND NEED

ii. PROJECT BACKGROUND, BRIEF, AND ORIGINS



The Opportunity:

- Mercy Connect had the opportunity to improve where their participants live
- Vacant suburban site of 1,789m²
- Opportunity for participant's to live independently
- With access to social connections onsite
- 600m to Lavington CBD and 300m to shopping facilities

2.A. PURPOSE & OBJECTIVES – PROJECT ORIGIN AND NEED

ii. PROJECT BACKGROUND, BRIEF, AND ORIGINS

The Brief:

- Flexible mix of SDA for 9 participants
- 5 x independent living units
 - ‘Fully Accessible’
 - Shared 24/7 onsite support
- 2 x two bedroom villas
 - ‘High Physical Support’
 - Onsite Overnight Accommodation
- Each with a private fenced yard
- Planned around a Social Hub
 - Commercial kitchen
 - Lawn
 - Covered outdoor and BBQ
- Promote openness and provide support, privacy, and a sense of independence



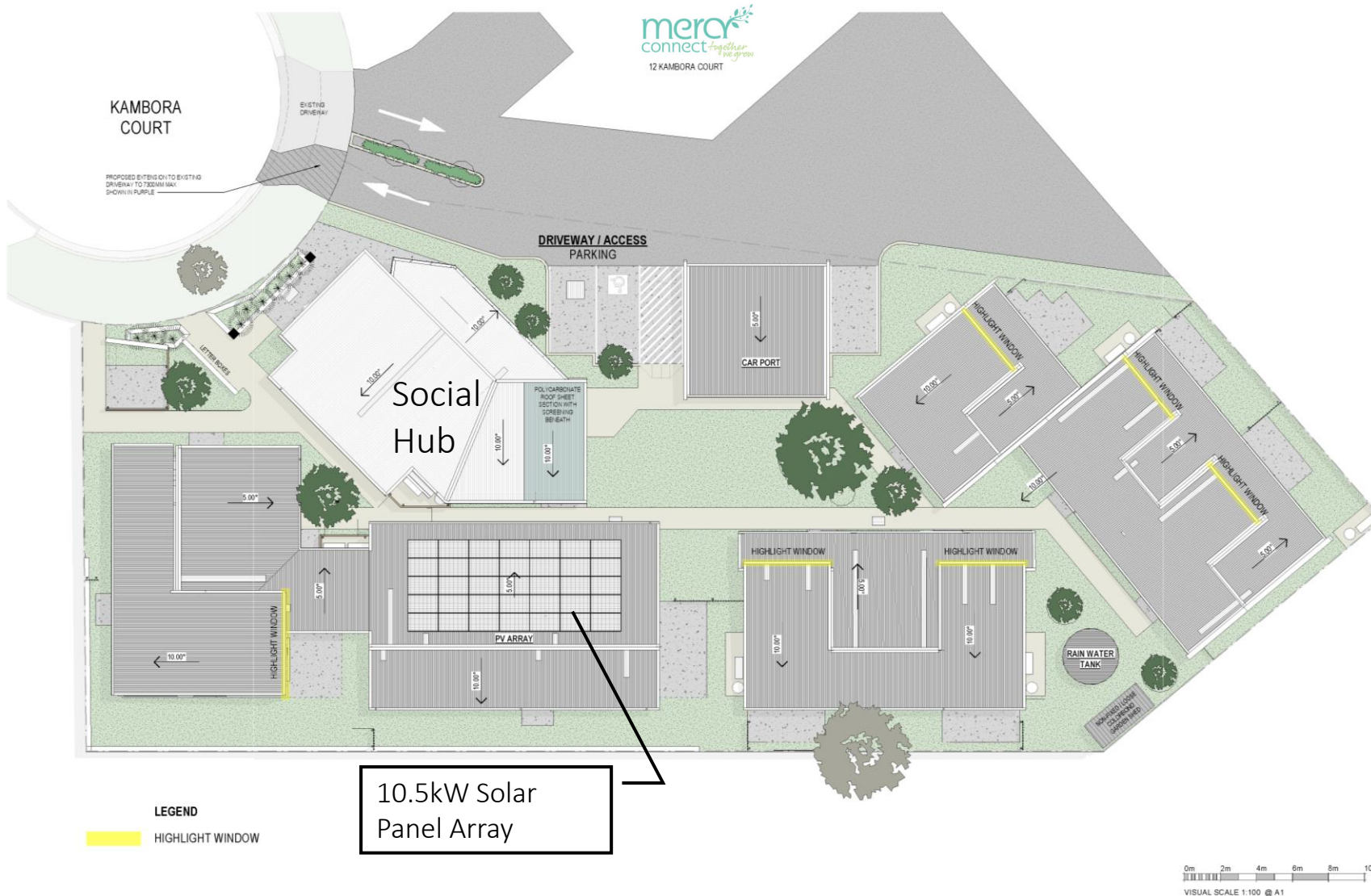
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

2.B. PURPOSE & OBJECTIVES – THE ROLE OF ARCHITECTURE & THE ARCHITECT IN SDA

i.a. Affordable Housing for People who Have a Disability

The Fundamentals:

- Affordable housing possible with density
- Management of capital cost
 - Centralise key infrastructure like emergency power back-up
- Consideration of on-going costs
 - Maintenance
 - Energy
 - SIL services
 - 24/7 onsite care cost shared
- 9 participants onsite allows for the maintenance, landscaping, waste collection, and cleaning costs to be shared
- 10.5kW solar panel array to offset running costs of Social Hub



10.5kW Solar Panel Array

2.B. PURPOSE & OBJECTIVES – THE ROLE OF ARCHITECTURE & THE ARCHITECT IN SDA

i.b. Comfort & Considered Design



TYPICAL TIMBER ENTRY SCREENING (SOCIAL HUB PICTURED)



TYPICAL INDEPENDENT UNIT LIVING AREA CONSTRUCTION PROGRESS PHOTO (FEB 2022)



TYPICAL INDEPENDENT UNIT BATHROOM



TYPICAL INDEPENDENT UNIT BATHROOM

Design Benefits:

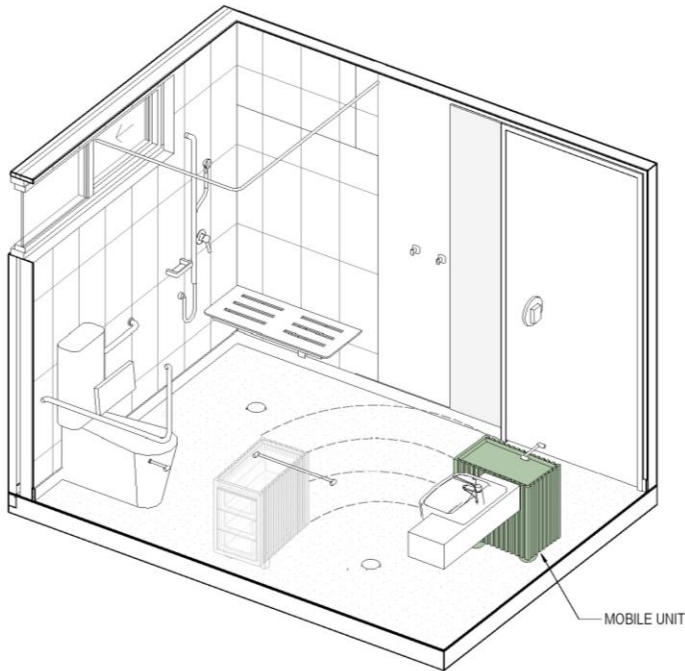
- Thermal comfortm Water & Energy
 - 6.2 Star *FirstRate 5* Energy Rating
 - BASIX 2004 'Pass' for best practice water and energy efficiency
- Maximise direct sunlight into living rooms and private open space in winter between 9am and 3pm
- Highlight windows and raking ceilings for sense of space and volume
- Screening to define spaces and maintain openness
- Bathrooms designed w/ large storage cupboard unit and customisable shelving
- Neutral finishes, customisable with paint non-tiled surfaces and shower curtain

2.B. PURPOSE & OBJECTIVES – THE ROLE OF ARCHITECTURE & THE ARCHITECT IN SDA

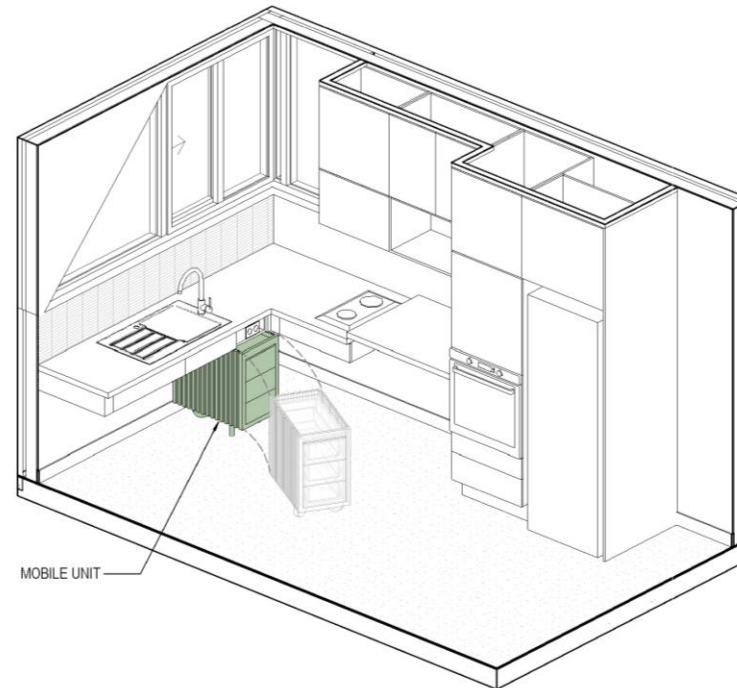
i.c. Ease of Use & Adaptability

Planning to suit one's needs and to suit future tenants with different needs:

- All residences 'Fully Accessible'
 - Eligible for wider range of participants inc. 'Basic' and 'Improved Liveability'
 - Opportunity to 'age in place'
- 1 two-bedroom villa will be certified as 'High Physical Support'
- 1 two-bedroom villa will be designed for future conversion to 'High Physical Support'
- Two-bedroom villas wired with infrastructure for automation
- Mobile joinery units for docking



TYPICAL BATHROOM
1/75



TYPICAL KITCHEN
1/75

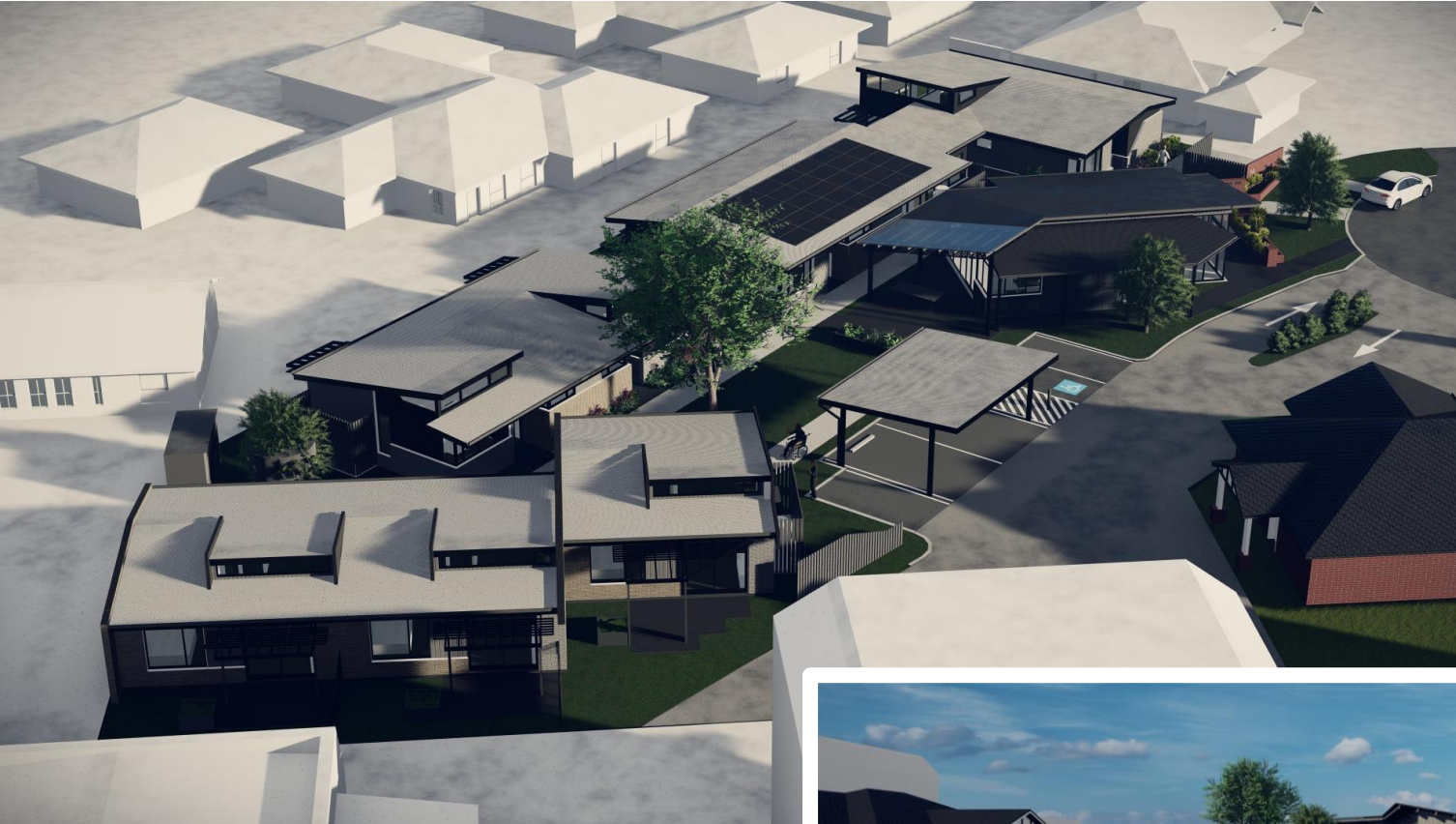
DIAGRAMS OF TYPICAL MOBILE JOINERY PEDESTAL UNIT IN
BATHROOM AND KITCHEN SITUATIONS

2.B. PURPOSE & OBJECTIVES – THE ROLE OF ARCHITECTURE & THE ARCHITECT IN SDA

ii.a. The Site and its Environmental & Social Context

Social & Environmental Context

- Adjacent SDA owned by Mercy Connect
- Location of Social Hub is positioned centrally to the 2 properties
- Shared driveway for 2-way vehicle movements
- Car park concealed from street
- Each dwelling accessed independently
- Residential scale consistent with neighbouring properties



*VIEW OF PROPOSED DEVELOPMENT FROM THE NORTH,
LOOKING SOUTH W/ KAMBORA COURT AT TOP RIGHT*



*KAMBORA COURT CUL-DE-SAC VIEW OF
PROPOSED DEVELOPMENT NEXT TO EXISTING SDA
AT 12 KAMBORA COURT (LEFT)*

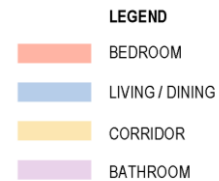
3.A. AN EXEMPLAR PROJECT – PRE-DESIGN CONSULTATION, BRIEF, & ON-GOING CONSULTATION



TYPICAL 2 BEDROOM VILLA
NTS



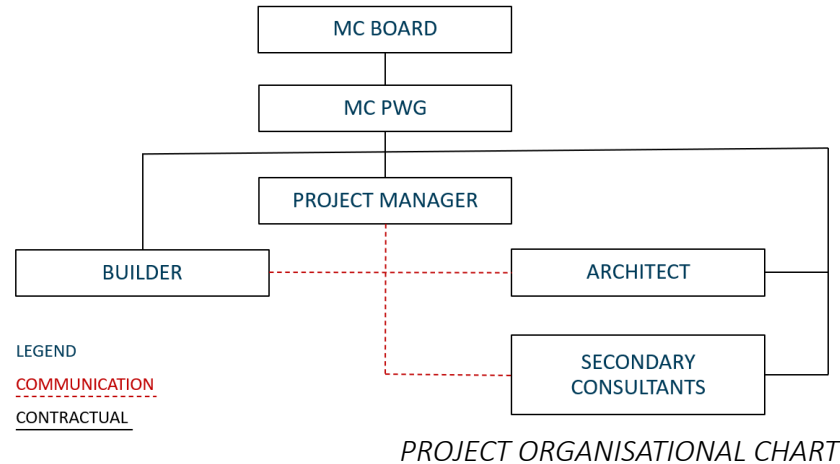
TYPICAL 1 BEDROOM UNIT
NTS



Participant Consultation

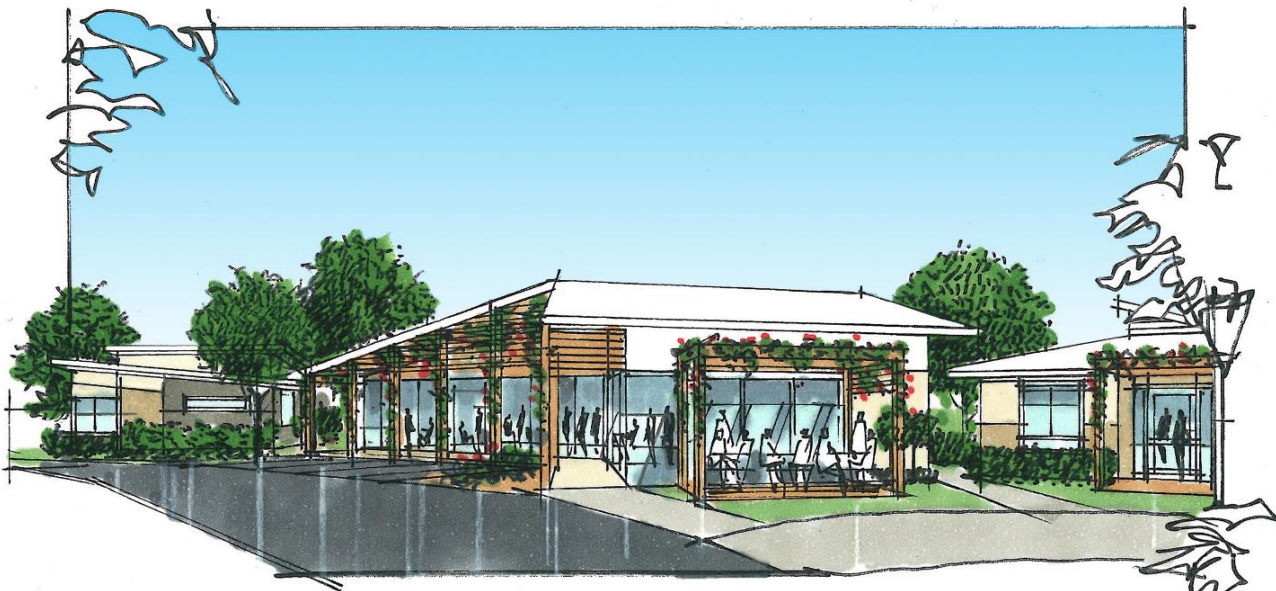
- Pre-design Consultation
 - 2019 participant feedback sought to gain understanding of participant issues and concerns
 - ‘How can Mercy Connect improve where you live?’
 - Responses clear – *Desire to live independently and to have access to social connections onsite*
- Responses from pre-design consultation led to the brief for the development
- On-going Consultation
 - 2020 Housing Forum
 - Post event survey on attendee desires
 - Aligned with the pre-design feedback and the current development’s concept

3.B. AN EXEMPLAR PROJECT – DESIGN & CONSTRUCTION PROCESS



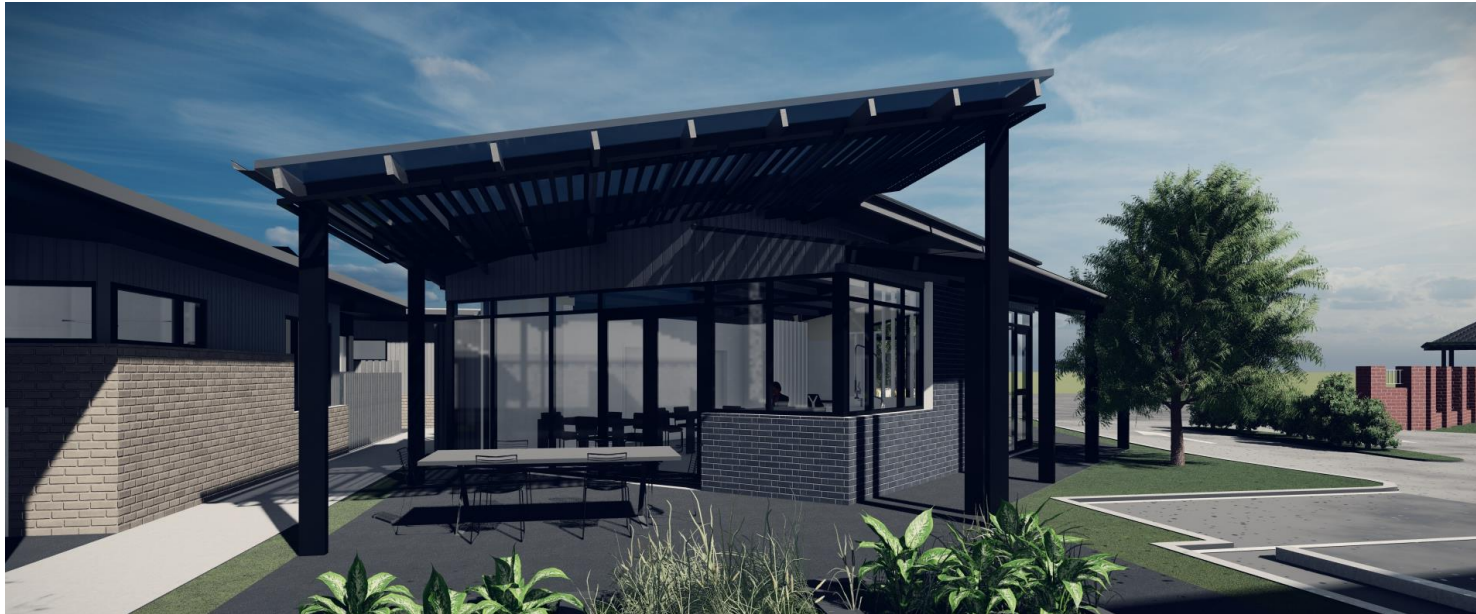
Project Structure & Management

- Selective tender process for architect
 - Paid masterplan submission & design response to Mercy Connect brief
 - Demonstrated a commitment to design quality
 - Select architect on strength of ideas and response, not just price
 - Provides a clear starting point for design process
- Project Working Group (PWG) established
- Project Manager facilitated and managed communications
- Traditional 'lump-sum' building contract for time, cost, and quality certainty



SOCIAL HUB CONCEPTUAL VISUALISATION FROM PAID MASTERPLAN SUBMISSION

3.C. AN EXEMPLAR PROJECT – SIGNIFICANCE OF THIS PROJECT



SOCIAL HUB COVERED OUTDOOR BBQ AREA



SOCIAL HUB LOUNGE (FEB. 2022)

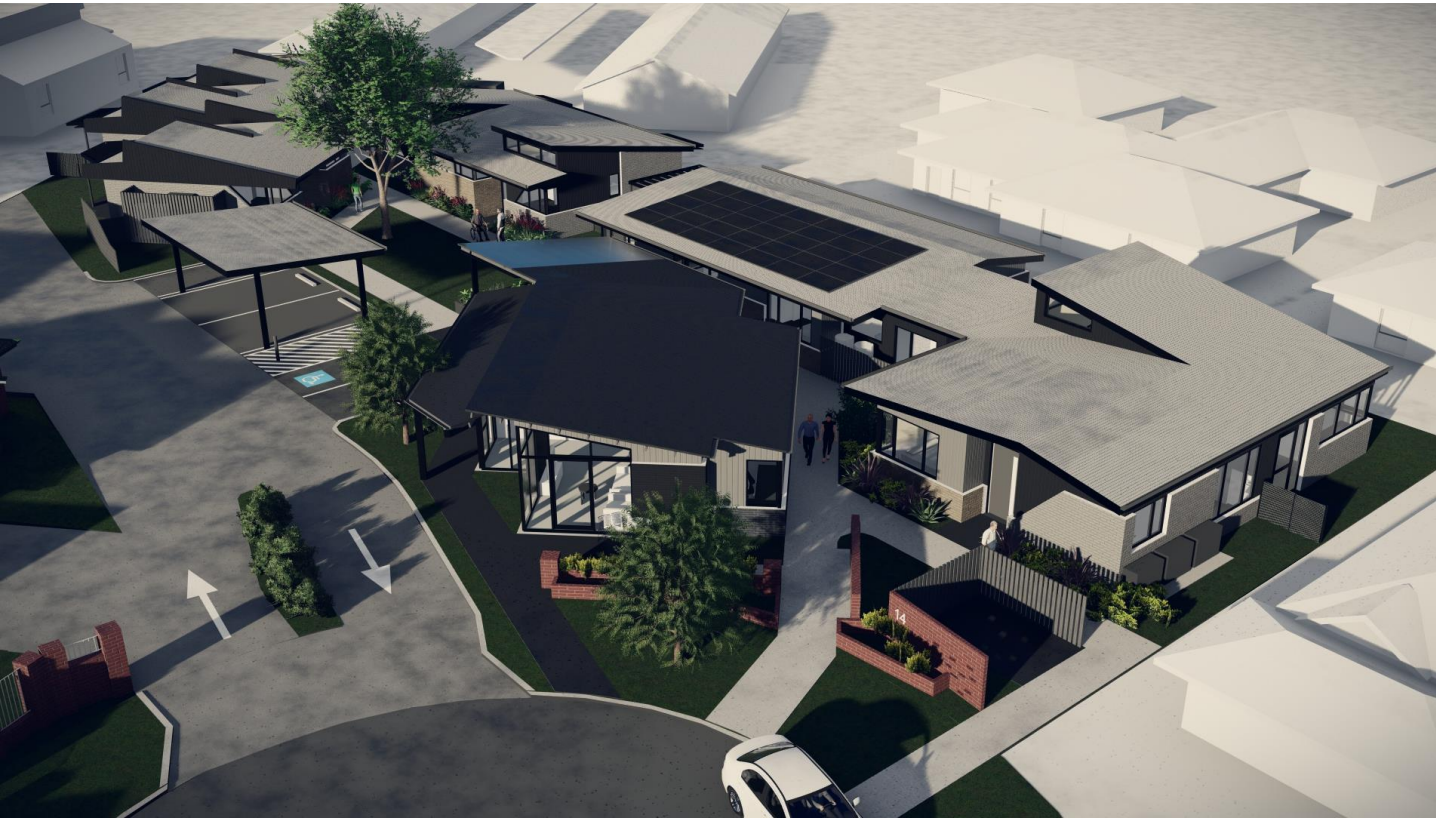


SOCIAL HUB KITCHEN AREA (W/ LOUNGE IN BACKGROUND)

Framework for Future Developments

- Housing designed to meet the needs of individuals
 - Provide each resident with a place of their own with social connections onsite and direct connection to neighbourhood
 - Enable easy interaction between residents and support staff
 - Maximise site potential
 - Exemplar model for SDA providers looking at suburban sites
- Flexibility & adaptability to suit changing needs of participants and SDA providers over time
- Efficient and affordable SIL services through sharing of onsite support services
- Neighbourhood support and pride

4. CONCLUSION – DIGNIFIED LIVING



VIEW FROM KAMBORA COURT LOOKING NORTH EAST

Dignified Living

- **Sense of Delight**
 - There are many examples of good buildings in SDA which provide design benefits like fresh air, space, and light.
 - Our thesis is that the delight a resident might feel in this development is that these design benefits belong to a place of one's own
- **Independence & Social Connection**
 - Ability to live on one's own or with someone else that one chooses to live with
 - Social connection opportunities onsite
 - Focus on the participant to be inherent
 - Adaptability and balanced consideration for future participants
 - Density allows for sharing of site infrastructure and SIL services for greater affordability

