

68-78 SUMMERHILL ROAD, WEST FOOTSCRAY VIC 3012

05.10.2021

DELWP SUBMISSION

DESIGN STATEMENT TO ACCOMPANY DRAWINGS FOR THE PROPOSED DEVELOPMENT AT

68-78 SUMMERHILL ROAD, WEST FOOTSCRAY

DESIGN STATEMENT

The application is for the renewal of existing affordable housing. The existing buildings were built by volunteers from 1961-71 and have been operated by the Lions Club as social housing since that time. The site was formerly a bluestone quarry, which, with fill on the site, is subject to ground movement. The existing buildings are humble and well maintained but are at the end of their serviceable life, with cracking and movement evident in many locations.

It is a large site in a suburban context and the renewal presents a rare opportunity to increase the numbers of residents served by the site to reflect the emerging increasing density of the neighbourhood, as supported by the Maribyrnong Planning Scheme. The design fulfills this objective in a manner which is sensitive to the current and historic suburban context.

The proposed design references the existing courtyard model housing, which is suited to the shape of the site, and which forms the existing community. An intersection of simple linear wings enfold the communal green courtyard. Landscape, in particular the central garden, is a key feature of the village with communal garden beds and colourful planting engaging residents, supporting social activities and providing physical and mental health benefits. The courtyard puts the environment at the heart of the development and helps combat the urban heat island effect. An indoor communal facility with a large kitchen provides a space for residents to meet, co-live and celebrate.

The North and East wings are limited to 2 levels to maintain solar access to the courtyard and be recessive when viewed from the Summerhill Road and Laneway streetscapes. The development envelope is conservative and sits within all required planning setbacks and conventions. Parking is at the rear of the development, pushing the building mass off the southern boundary and preventing overshadowing of neighbouring properties.

Private Open Spaces interface street edges, presenting a welcoming, engaging, green edge to the neighbouring community. The streetscape is permeated with laneways, breaking up the building mass and providing glimpses of the courtyard. Vertical circulation, services and resident's storage are located in the corners.

The scale and form of the development respond respectfully to the dominant hip and gable roof forms of the suburban context in a contemporary manner. Varied robust and humble materials and bright colours break up the façade and create a sense of welcome and home.

The wings are a repetitive linear arrangement of independent living units comprised of 1 bed, 1 bed plus study nook and 2 bed configurations. Every apartment is dual aspect, meaning they receive light and natural ventilation from 2 sides. Many units have three aspects. The living space and balcony of every apartment faces North or East. These qualities produce outstanding sustainable design outcomes and passive environmental controls for every unit.

The open external corridors deliver healthy open-air access to each unit, avoiding shared indoor corridor spaces proven to be problematic in the pandemic. The corridors are intended as a place to encounter neighbours and provide passive security for public spaces.

The design of the village is based on research of outstanding international examples in the UK and Denmark to establish world's best practise benchmarks and was produced in close collaboration with the past and future operators and tenants, which has informed many elements of the design

The development aims to propel and renew the social housing project established by the Footscray Lions club into the 21st Century to house a new community cohort of people in need.