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Special mix suits needs of seniors

MAUREEN EPPEN

With highly contemporary styling and a mix of materials, colours and finishes, this development of 14 residential units for seniors makes excellent use of its parkside location and is the winner in the Special Purpose Housing category.

The judges were impressed by its combination of style, practicality and affordability.

"This large unit site has been well designed for privacy and functionality, and caters for modern lifestyle at an affordable price," they said.

Designed by John Kannis and Associates and built by BGC Construction Pty Ltd, the 14 seniors units for the Department of Housing and Works are opposite an extensive park and oval, close to the beach at Port Kennedy.

The units feature limestone and rich red brickwork, rendered masonry and coloured weatherboards in shades of grey-green, navy and plum, with charcoal Swiss-style roof tiles providing a sense of unity.

Slim, white-painted poles support verandas across each elevation, shading windows and front doors, and each unit has a walled courtyard garden, single carport and coloured render letterbox.

Department of Housing and Works director of housing construction Marcie Heeris said the project brief was for a mix of five one-bedroom units and nine

two-bedroom units, two of which were purpose-designed mobility dwellings to suit the needs of the occupants.

"It was essential that planning was sensitive to the surrounding residential developments, so the challenge was to ensure a 'calm' integration between the existing single-lot residential dwellings and the new grouped dwelling project," Ms Heeris said.

"The elevations vary in style, materials and colours to ensure the provision of individuality and a sense of place."

Ms Heeris said because the site was bounded by three streets, there was a chance to design two separate shared-vehicle access driveways. Some homes were given street frontages to provide an initial visual impression of single residential lots.

"Incorporating gentle, curved rendered masonry screen walls, projected dwelling walls and shaped rendered letterboxes provided the stand-alone elements required to invite the use of bold colours against the low-maintenance face brickwork — creating a vibrant environment and enhancing the development, for all to integrate well with neighbouring dwellings," she said.



Special Purpose Housing

Suburb: Port Kennedy
Builder: BGC Construction
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