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This is an extremely successful example of infill housing built on a reasonably tight budget in a semi-industrial area of the city. Three three-bedroom townhouses now occupy a small site where one cottage once stood – council had expected a double terrace house. Each of the townhouses enjoys light, privacy and usable outdoor space. The design appears suitably robust from the street, with its saw-tooth roof profile above internal stairways, nicely referencing factory buildings in the area.

Access to all three is via a path down one side boundary – no rooms face directly onto the path, and thus one area of privacy is addressed. The three are identical, each one L-shaped and built around a north facing walled courtyard onto which all ground floor rooms open, allowing for easy and flexible traffic flow. The courtyard provides not only outdoor space, but also acts as a very efficient light well. Skylights above the stairway further enhance the feeling of light and space within the townhouses. Basic passive solar energy issues have been efficiently addressed, with good cross ventilation, north-facing living areas, and external blinds, all minimising the reliance on airconditioning and heating.

Architecture Award Beaconsfield Street Townhouses Southmarc

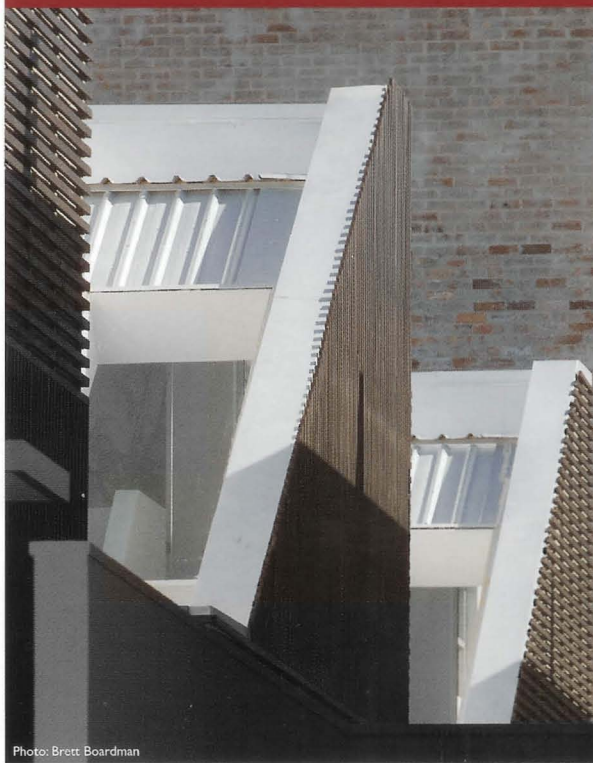


Photo: Brett Boardman



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