

REDEVELOPMENT OF A TYPICAL EXISTING HIGH RISE HOUSING TOWER

VICTORIAN GOVERNMENT HOUSING PROGRAM 2023

CONCEPT PLAN 1

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INTRODUCTION

Retention and redevelopment of existing towers will provide environmental benefits – reducing material waste and energy consumption and reduced carbon emissions caused by demolition and in production of materials, it will retain social fabric and reduce project construction costs.

CONCEPT

A structural frame will be developed around existing tower, pin-jointed against tower, forming a framework within which the perimeter of the tower can be extended and floor and wall elements added to increase accommodation and enabling renovations within existing apartments without impacting on structural integrity.

The apartment designs will be brought to current standards – each having private open space, upgraded joinery and fit out, all services renewed and new fixtures and fittings. Master Bedrooms will have ensuites and 2 and 3 bedroom apartments will have 2 bathrooms.

ENVIRONMENTAL DESIGN

ACCOMMODATION PROVISION PER FLOOR LEVEL

The existing Typical Tower has:		Area (sqm)	Total Area (sqm)	Open Space (sqm)	
2 No 3 Bedroom Apartments	x 85.5		171	-	
6 No 2 Bedroom Apartments	x70.5		423.6	-	
1 No. 1 Bedroom Apartment	x 48		48	-	
			642.6		
The proposed redevelopment will provide					
5 No 3 Bedroom Apartments	4x69.5		278	12.6	50.4
	1x 94		94	12.25	12.25
12 No 2 Bedroom Apartments	2x76.3		152.6	7.8	15.6
	10x65.9		659	10.8	108
1 No. 1 Bedroom Apartment	1x60		60	3.36	3.36
3 No. Bed/Sitting Room Apartments	2X29.25		58.5	3	6
	1X31.5		31.5	4.7	9.4
			1611.6		199.81

CONSTRUCTION COST

The Design Concept intention is to provide equivalent accommodation to a new build in apartment size, design & fit out, to be environmentally sustainable, to cost 30% less than a demolition and reconstruction of equivalent accommodation and to retain the social fabric of place and community.

The Design Concept indicates that there will be a total accommodation floor area per floor of 1812sqm including private open space balconies. It shows an increase in perimeter enclosure of 1169sqm. This means a **new building saving of 643sqm per floor**. Note: Internal renovations will predominantly involve gutting and refinishing wall surfaces, replacing fixture and fittings and creating openings as required to extend room while retaining all lateral structural walls.

Peter R Hirst

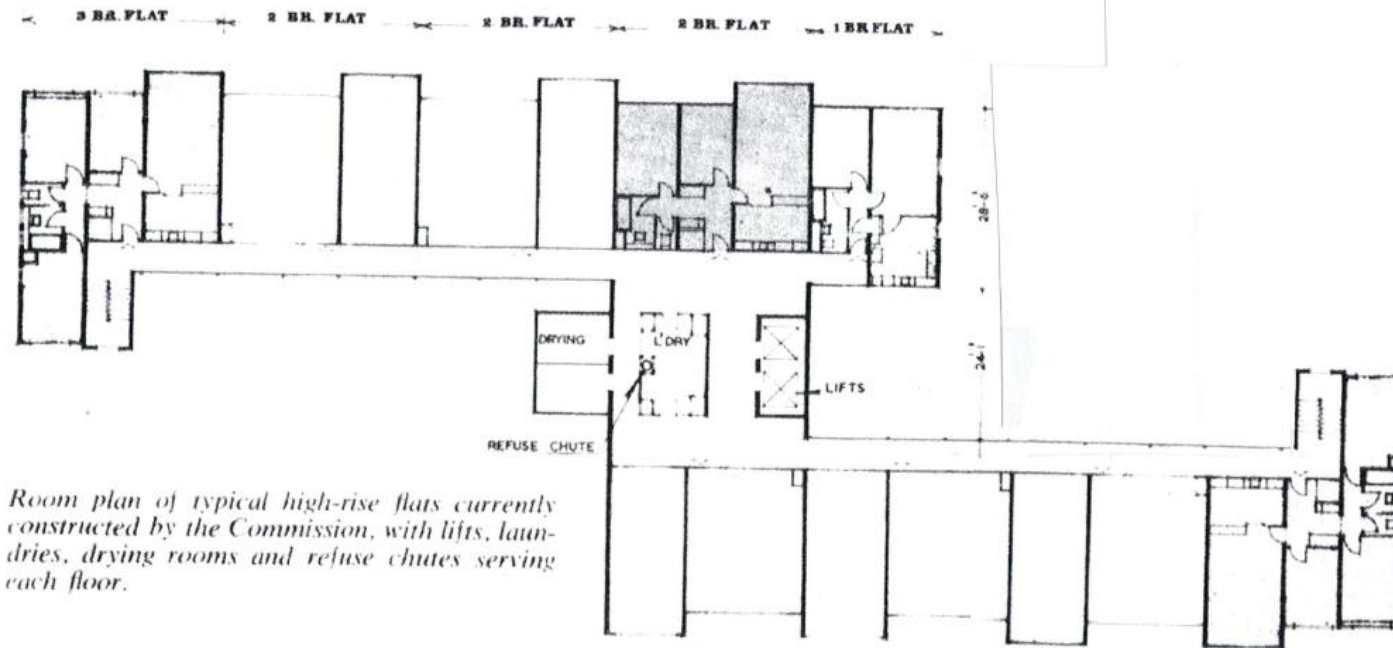
B.Arch.(Hons) Melb., Dip. T.& R.P., Melb., L.F.R.A.I.A., F.P.I.A. Registered Architect Vic., Registered Commercial & Residential Builder (Vic)

ENVIRONMENTAL DESIGN

ARCHITECTURE ENVIRONMENTALLY SUSTAINABLE DESIGN OWN & REGIONAL PLANNING URBAN DESIGN PROJECT MANAGEMENT

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Fig. 67. Typical Floor Plan of High Rises (Housing Commission of Victoria, 1966)



Room plan of typical high-rise flats currently constructed by the Commission, with lifts, laundries, drying rooms and refuse chutes serving each floor.

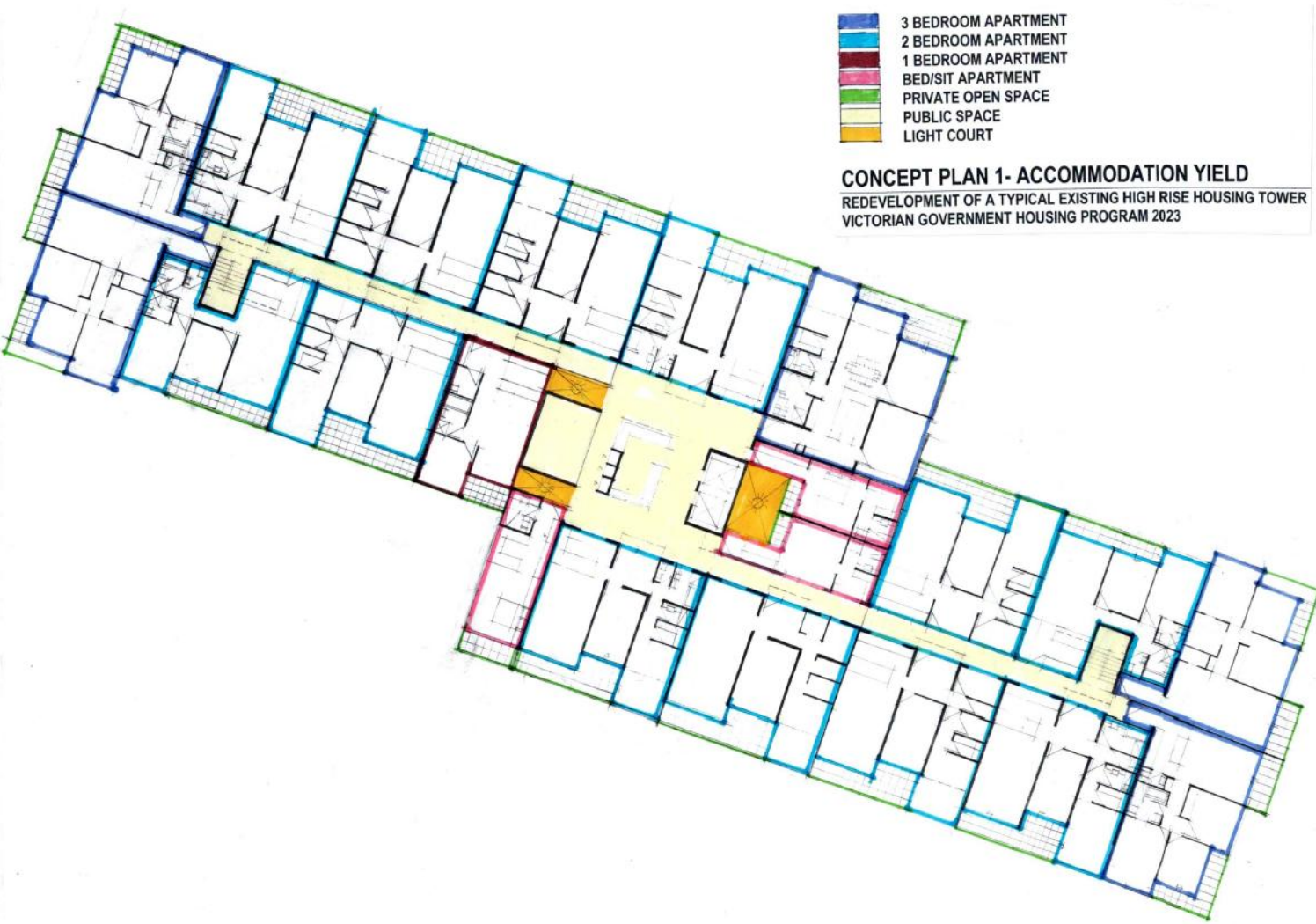
TYPICAL FLOOR PLAN OF HIGH RISE HOUSING TOWER

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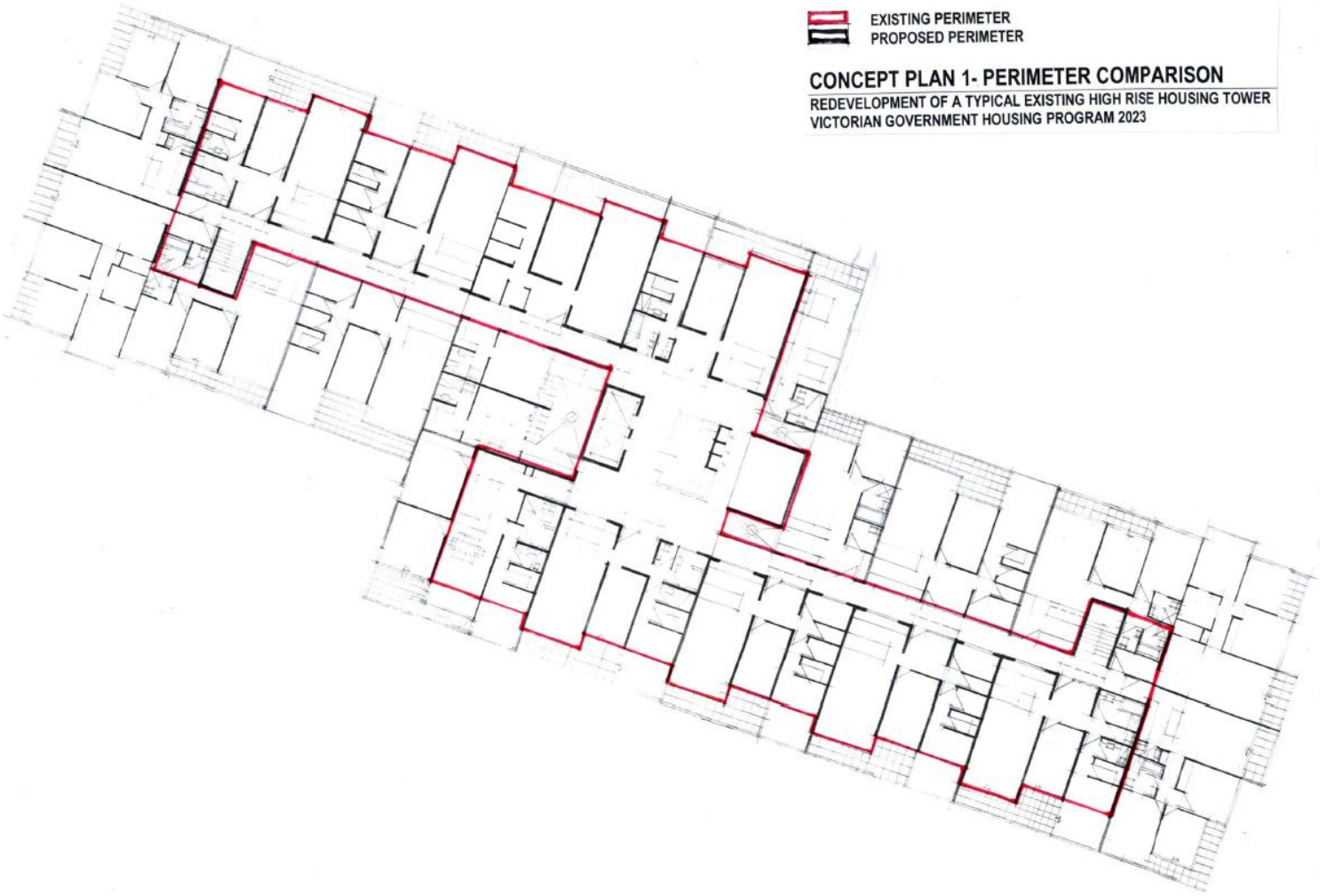
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EXISTING PERIMETER
PROPOSED PERIMETER

CONCEPT PLAN 1- PERIMETER COMPARISON
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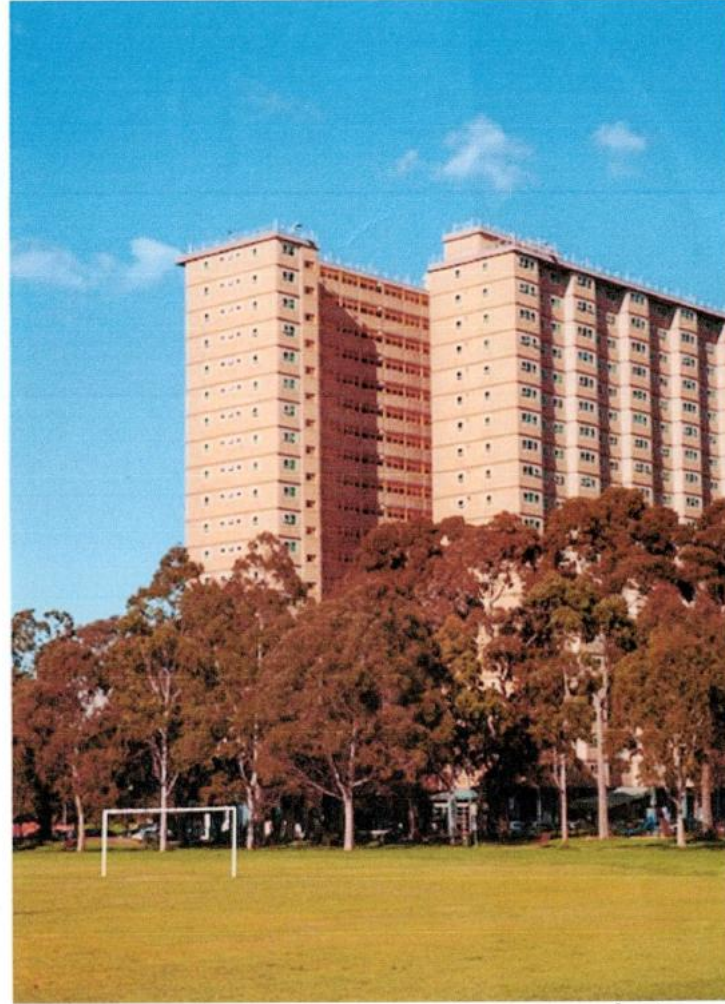
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AFTER - PROPOSED



BEFORE - EXISTING

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