

When Sogyal Rinpoche the Tibetan Lama first came to England he was asked what was his first impression - he replied that he was dismayed at the lack of respect for the Elderly. For years now I have held the belief that our way of life is becoming untenable. Pressure is on governments to rethink Urban Planning, Aged Care Provision, care for our Children & the Disabled.

We cannot afford to maintain such things as:

- Child Care costs
- After school care
- The expense of Private & Govt care for our Elders & increasingly the Disadvantaged generally
- The unsustainable dependence on the Health System

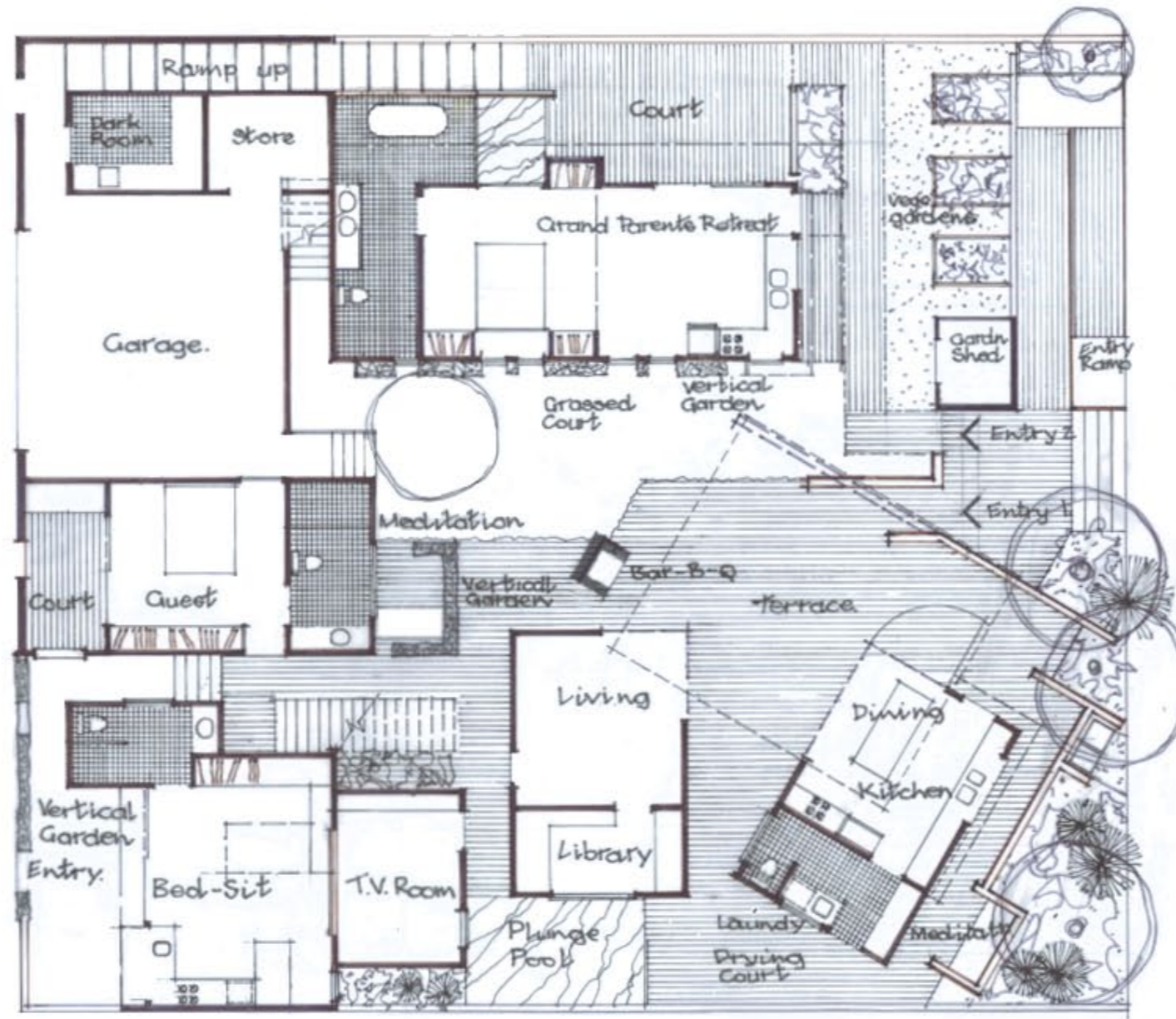
To have assets & Family Homes to pass on to Future Generations, & to prevent finances being irretrievably eroded by Institutional Care; The Beneficiaries will need to be involved, contribute to, & become tangibly responsible for the maintenance of the Needy within groups & communities.

We need to move back to the old ways where families & Groups of like minded people learn once again to provide Mutual Support. Although this is beginning, we feel that specifically designed housing could be desirable.

- The Elders could spend time sharing their accrued knowledge & experience with the ensuing Generations who in turn learn respect over all age groups. This creates the basis for an effective Society framework.
- Home Care will continue to increase (by converting Houses it will enable people to remain in their own homes for longer)
- People generally would prefer to upgrade the Existing Home to accommodate Elders & disabled in their own home rather than consigning them to a care Institution

There are many 'warnings' in the Media about the way our Society is heading. All new housing should be designed with this information in mind.

- It is forecast in the future, families will decrease to one Child only.
- The Young are to a great extent preferring to use Public transport over driving a car, which enables them to use their electronic devices - Phones etc... (This apparently perverse antisocial development could actually help to solve some Pollution & Infrastructure problems in our Cities by a reduction in Car Numbers)
- Peter Cosgrove predicts a looming reality of Australia's Ageing Demographic, saying we are far from battle ready for the onslaught of Old Age. He has become part of the "Sandwich Generation" - caring for a Relative in Age Care while still having an Adult Child at Home
- Parents could soon be joined in Care facilities by their unhealthy Children, all of whom lack adequate support services
- At this stage one in five people live in households of two or more generations of related Adults

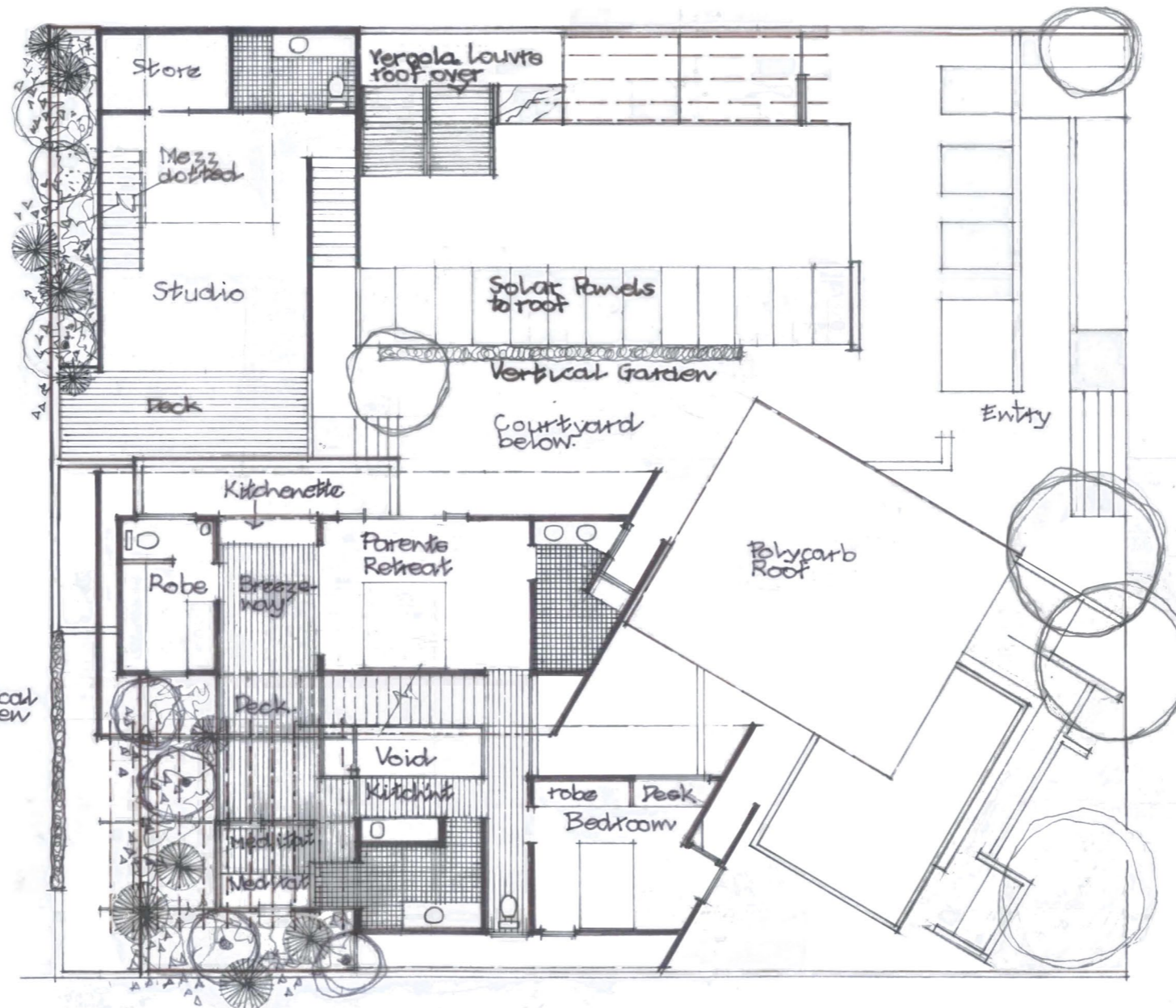


Ground Floor Plan

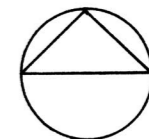
Generational House

My proposal is most likely more than many people could or would be prepared to build.

- o What I propose may cause people, families, investors or even developers to think "the future" more deeply about what they build. There could be strategic sub-division & planning which would enable developers & investors to build flexible housing along the lines I am proposing.
- o For those endeavouring to provide for the second half of life, where a mix of ages could care for & support one another. Renters or buyers could move into a stand-alone house, or a generational complex, or shared accommodation.
- o For this project, our friend Corrie Wright became our virtual client [see Client Brief] as she is an artist, her major requirement was for a studio. It rapidly became apparent that as a space with a full bathroom, it could be utilised as a living space - home office, older children if this became a need, or maybe a rentable flat.
- o I deferred to my townplanning friend, Malcolm Holz, on his proposal for possible new residential sub-divisions. He suggested small lots with zero lot lines - 24 meters setback from the road, & rear access laneway.
- o I decided to build the complex on two adjoining sites for flexibility, which allows for one property to be sold should the need arise.
I settled for
Site 1 - 25m x 12m (300 sq. m.)
Site 2 - 25m x 10m (250 m. sq.)
- o I have a bedsit in lieu of car parking on Site 1, which could be accommodation for maybe a family member, a live-in carer, or maybe a student.
- o With the possibility of parents & their children both needing care, we have designed the entire complex to be care friendly.
- o A large courtyard separates the site, with part of it being grass as open space for play/outdoor recreation area.
- o To preserve site space, & at the same time soften & insulate the complex, vertical gardens have been included.
- o Vegetable gardens would give purpose & recreation to all ages.
- o Solar panels would be installed on the roof of the Grandparents house. water storage would be provided under the raised decks.
(the buildings are raised as I am not a believer in slab-on-ground-termites etc.)
- o A plunge pool provides respite from summer heat & another recreation area.
- o Corrie's brief stipulated the importance of quiet, I have answered this by providing small tucked away spaces which I call "Meditation Retreats" which have a bunk bench, where people can be on their own & enjoy their solitude.
- o Floors & walls will need to be adequately sound proofed.
- o Careful separation of modules will in itself provide a level of insulation.
- o All of these modules could be factory built as flat packs or transportable modules.
- o The "Small House Range" of which one forms part of this exhibition, could be designed for exactly this purpose.



First Floor Plan

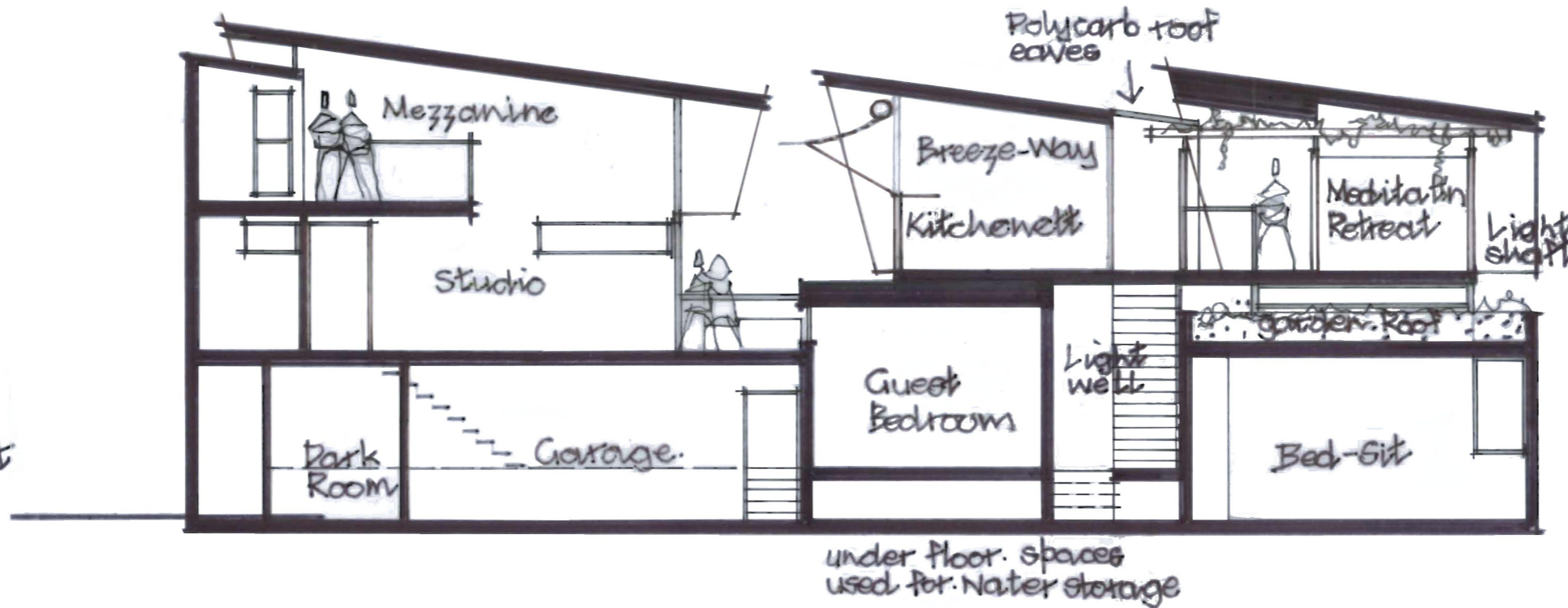


Generational House

The Complex is designed to meet "Livable Housing Standards"
 All rooms fully accessible & wheel chair friendly
 Stairs 1200 wide to fit chair lifts for disabled
 access to upper floors if required

In the event of having Parent & child in Care at the same time
 Guest Bedroom & Courtyard can be converted to a Care Facility

Studio allows for multiple use thro conversion to Separate Flat Home Office or other



Meditation Retreats allow occupants to enjoy Private time

Earth roof to Bed-Sit creates garden to upper level & insulation to both levels

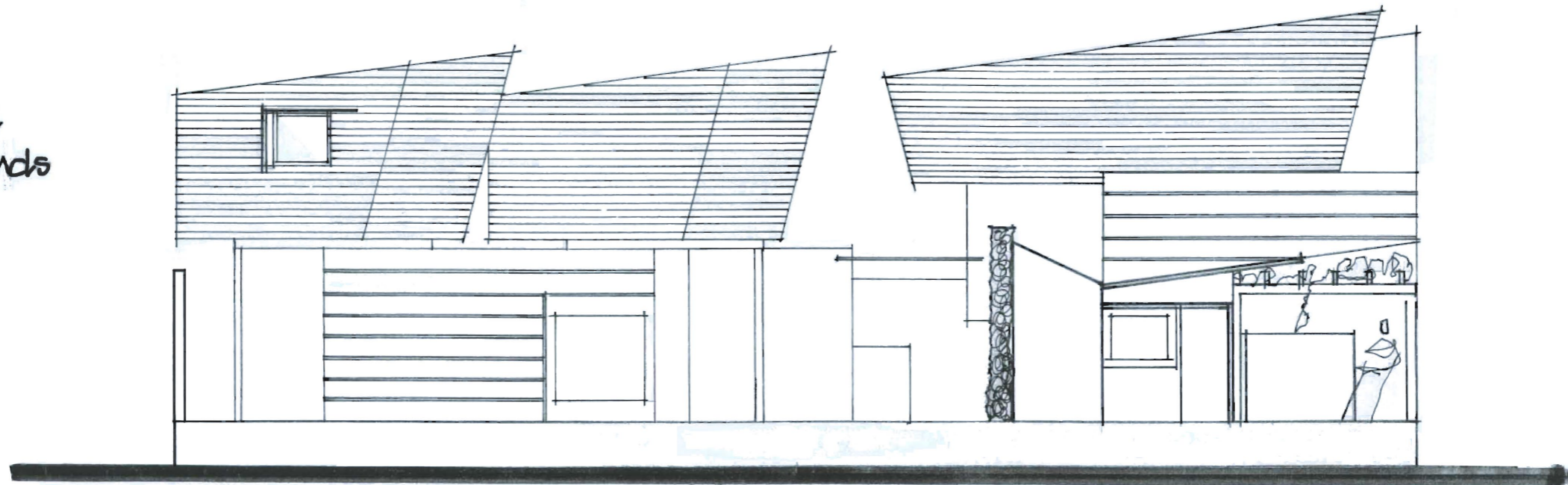
Juxtaposition of top floor modules over lower modules creates light wells. shafts & filtered to ground floor with stimulating spaces

Complex conceived as separate modules
Flat pack or Prefab for economy & speed of construction
separation provides high level of privacy & additional
sound insulation between modules.

Children are more & more clinging to staying in
the family

Some because they do not have work & cannot
afford to leave & some because they are too lazy
some of these children may need to act as
Carers for the ageing or disabled.

All Bedroom
windows will
be fitted with
black-out blinds



Grandparents
are now virtually
bringing up
around 50%
of children.

Separated modular design provides
 insulation of buildings
 air flow thro complex
 • Varied & interesting spaces
 • Light penetration thro upper modules
 to modules & spaces below

Upstairs modules are provided with
 their own kitchenettes
 of this provides maximum flexibility
 for multiple accommodation solutions

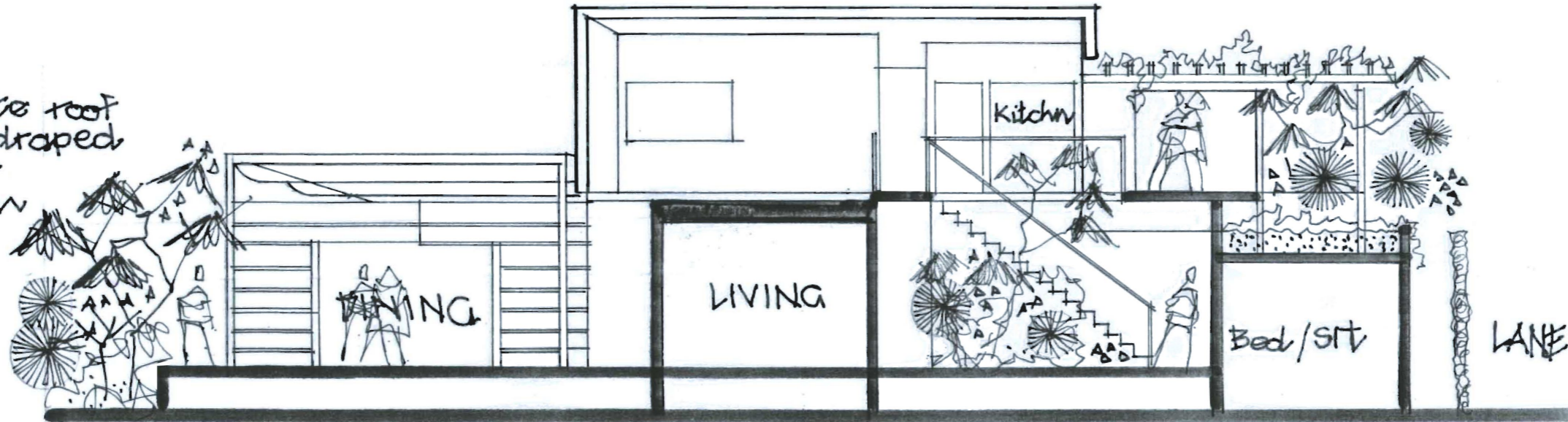
* My desire has been to create stimulating spaces
 waking up each morning should be visual & emotional joy
 & hopefully we will create
 "Spaces Where Souls Can Play"

heavy planting
 & vine covered
 pergola to
 protect from
 Western sun
 Meditation/
 refuge under.

polycarbonate roof
 with fabric draped
 ceiling under
 retractable in
 winter.

ROAD

water storage
 under decks

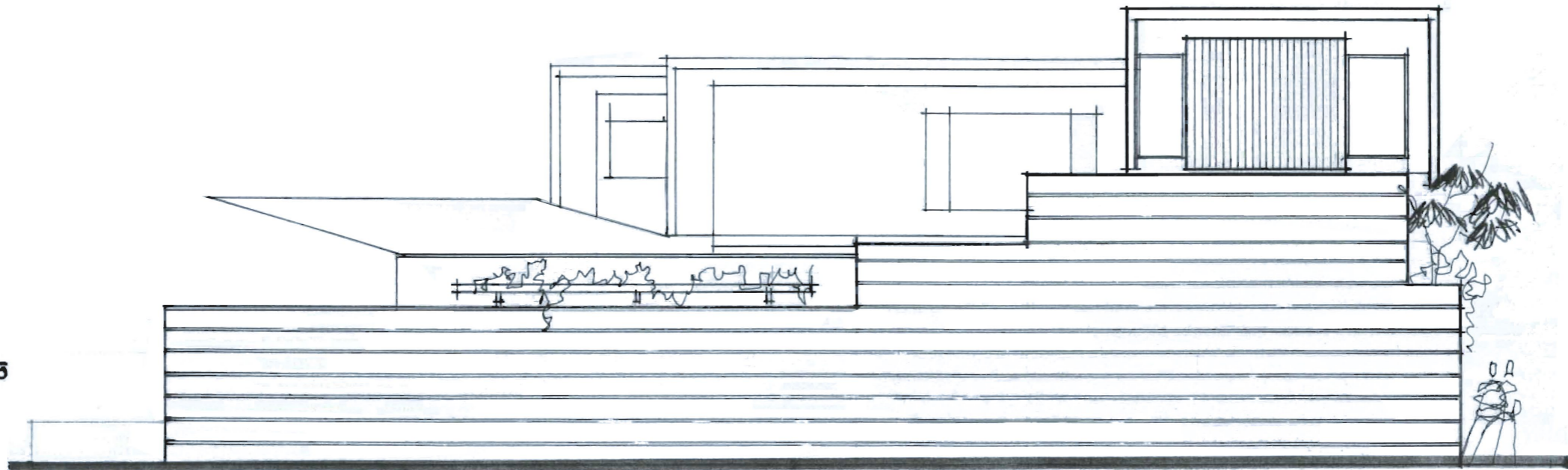


garden roof to
 Bed/Sit

Vertical garden.

1.2 m. wide stair
 with chair-lift
 if required

Pergola &
deciduous vines
control winter
& summer sun.

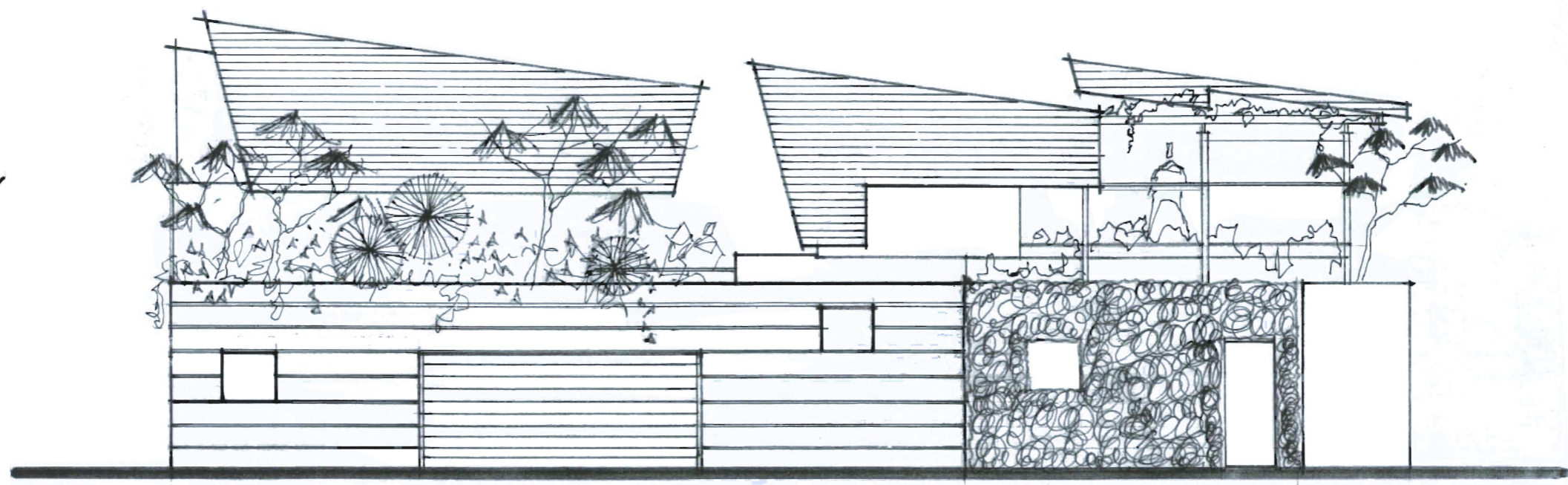


horizontal
adjustable louvers
between upper
& lower sections
of wall, light
wall & ventilate
space.

Studio as multi-functional module
convert to Residential Unit or Home Office.

Floating wall insulates
from Western sun.

Louvers to upside
of planked wall
provide light
& ventilation
to studio
gardens as
heat barrier
to Western sun



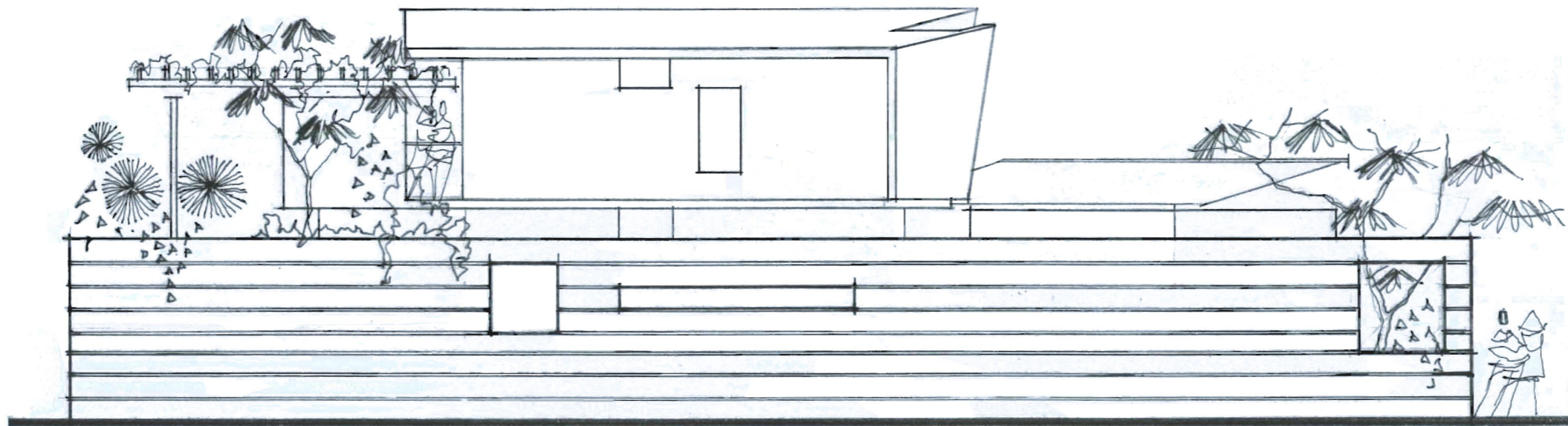
Importance of
private space
meditation
Refuge.

Vertical gardens
preserve ground
space

Projection for future is that couples will limit family to one child
Childs module is seperated & insulated & provided with in cupboard, kitchenette, Study area, Private Bath
A small Meditation Refuge, set against garden & vine covered pergola canopy

Mix of like minded people of varying ages provide support for one another, ages from 30 to 65 would ensure continuity in the complex

Meditation Refuge.



poly carbonate roof with shade canvas below.