

HUGHES DUPLEXES

Snapshot

Block 3-16 Section 9
Block sizes: 495-775m²
Architect: Leith & Bartlett Pty Ltd
Client: NCDC
Date of Construction: Mid 60's
Construction: Double brick, lightweight vertical timber cladding, exposed eave rafters, low pitch metal roof
Context: Among the first dwellings in the new region of Woden, with Hughes being the first suburb
Zoning: RZ2
Parking: Carport
Density: Duplex Style-Zero side boundary setback
Scale: 8 Single storey + 6 Double storey

Features

- Deep front setback
- Northern aspect P.P.O.S
- Zero side boundary setback
- Mid-size blocks
- 1200mm eave to western facade
- Carport car accommodation

Built in the early-mid 60's, this row of duplex style dwellings which stretch from Hughes pre-school to Kitchener street, are a great example, not only of modern Victorian architecture but also of forward thinking planning principles that are rare in more recent times because of planning constraints.

Designed by Melbourne firm Leith & Bartlett, who were commissioned by the NCDC, the row of duplexes include 8 single storey designs and 6 double storey designs, which within their group are the same floorplan that have been arranged in a mirrored format.

The planning and design intent between the single and dual storey designs are quite similar in that they span boundary to boundary with zero side setbacks across their blocks

which range from 495m² for the dual storey designs all the way up to 775m² for the largest of the single storey homes.

All dwellings were designed as 3 Bedroom, 1 bathroom homes with single carport car accommodation. Given they face a main thoroughfare, the homes were setback close to 13m from the front boundary, which provided a good landscape buffer for noise and privacy.

The section of housing was also orientated well with the long edge of the boundary facing in a northerly direction, which made it ideal not only for a large rear yard that was sun soaked but also an option for future additions, which may also take advantage of the solar orientation.

A key planning consideration in the design of these dwellings was the use of the partiwall arrangement along with providing a carport. Though it may seem it was an exercise in cost saving, the social impact of a carport was a very considered decision. The provision of a carport encouraged neighbours to communicate on a daily basis instead of going straight into their home. This grew the community and strengthened relationships creating almost a passive neighbourhood watch system. It allowed the use of the deep front yards for play where there was always surveillance. It encouraged banter at the driveways, which are also grouped in twos and sharing apples, ideas and life stories over the back fence. It is the social planning that is evident in these designs that we now lack in our planning strategies to create communities.

It is the combination of good urban planning principles and social awareness that led to this row of modern sophisticated homes, each with their own individuality, but strong and united as a whole.



Aerial View



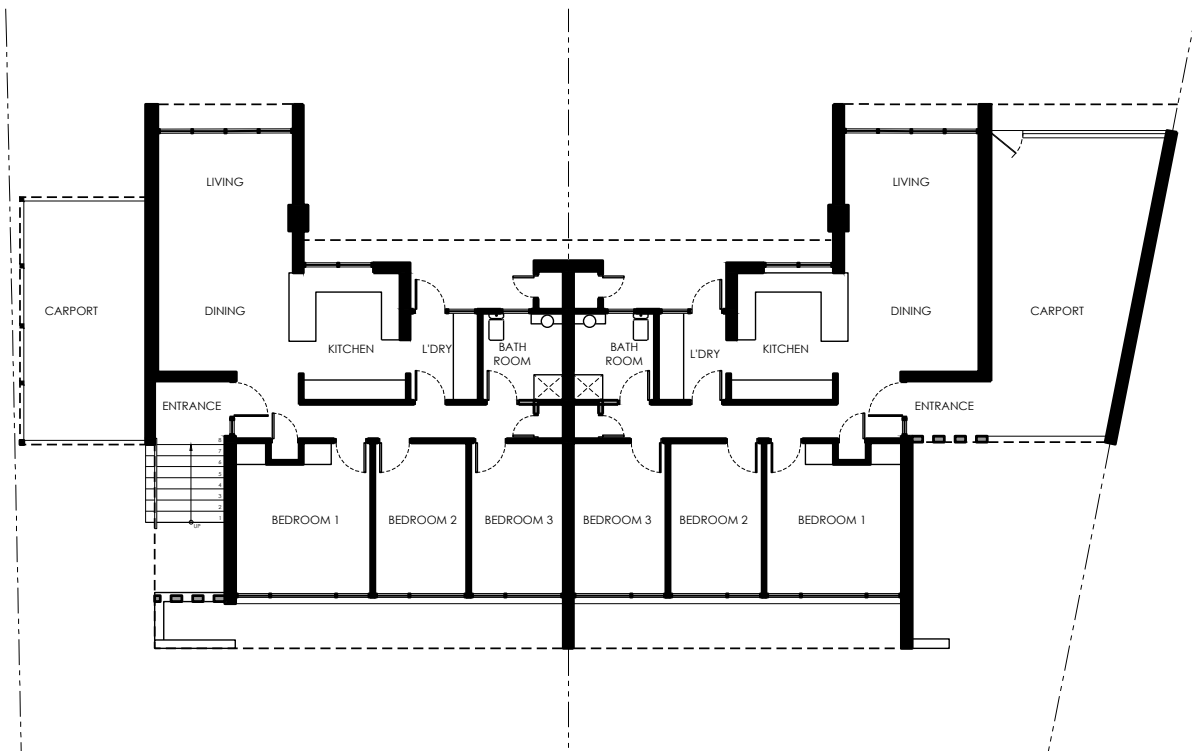
Front view - double storey



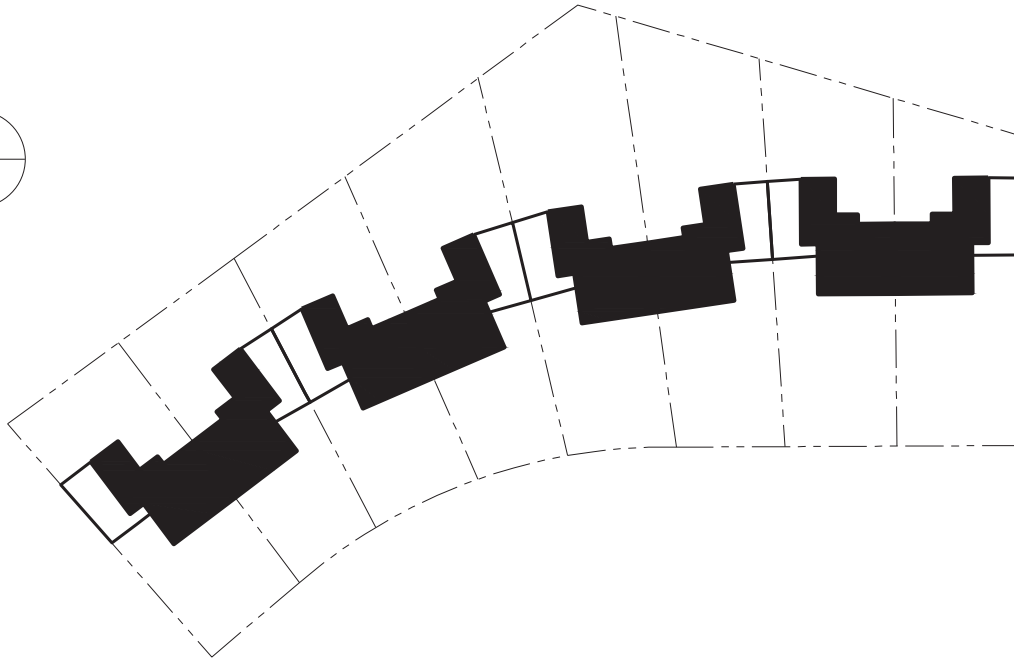
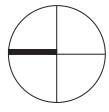
Front view - single storey



Ground Floor Plan



Site Plan



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