

general principles

4.0 Building Exterior

Design Objectives

4.1 Architectural character

4.1.1 To reflect a caring and nurturing image of home

4.1.2 To emphasise a residential aesthetic with domestic symbolism

4.2 Articulation of mass

4.2.1 To break up building bulk into domestic scale sub-units

4.3 Manipulation of form

4.3.1 To modify building form to identify and emphasise separate sub-units

Design Guidelines

Elements of typical residential design and construction can be incorporated into the architecture to create an identity and feeling of a 'home-like' living environment for residents.

Emphasise images of comfort, security, privacy, interaction, enjoyment and freedom of light and airy domestic character. Construction details and scale should be portrayed in the architecture to engender a sense of 'home'.

Provide pleasant and serene domestic garden settings to reinforce and compliment the imagery of the building.

Generic cultural residential symbols which typically characterise 'home' are more likely to create a sense of homeliness to a broad spectrum of users.

Entry porches and covered outdoor areas like verandahs are important residential elements which provide transitional spaces between indoor and outdoor areas.

Arranging typically local residential roof forms into clusters are more likely to create a sense of residential community.

Introduce decorative elements to engender a residential scale and character.

Articulate the external facade of a building to express its differing internal functions and spatial types to assist users in way finding and developing a personal affinity with the building and its functions.

Break the building mass into tangible blocks to help create residential scale and an interesting aesthetic.

Reinforce each individual external expression of function with some variety of spatial dimensions, geometry, proportions, roof forms, opening sizes, rhythm and pattern.

Forms sympathetic to the street scape and neighbourhood context, which are environmentally appropriate, should be adopted, particularly for dominant design elements such as roof pitches, building heights, fences, landscape treatments etc.

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Design Standards and Policies

4.1.1 Accredited Std 3.0 - Resident Lifestyle

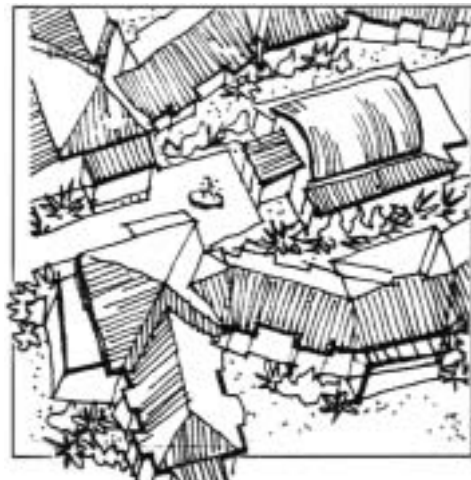
4.1.2 Accredited Std 3.0 - Resident Lifestyle

4.2.1 Comply with BCA exit and fire protection requirements.

Design Diagrams



4.1.1



4.1.1

Note:
The above recommended references are not exhaustive.
The principles of the non-mandatory design standards listed should be adopted, except where in conflict with the Queensland Health Department policies, guidelines, or care models.

general principles

Design Objectives

4.4 Passive climate control

4.4.1 To provide appropriate building elements for beneficial control of climate

4.4.2 To reduce heating and cooling loads

Design Guidelines

Capture and maximise natural ventilation air currents that cross through the building.

High level clerestory windows and fanlights allow for uninterrupted cross flow of air through the building for cooling in summer. Avoid draughts.

Minimise exposure of West and East facing facades to the sun. Avoid West facing walls from becoming heat-sinks which radiate undesirable heat into the building at night.

North facing facades should be appropriately protected, eg. with overhanging eaves, trees and pergolas.

Roof spaces should be well vented and ceilings thermally insulated.

Note: Avoid the use of fibreglass products in unsealed situations.

Insulate walls where exposed to undesirable thermal loads.

Shade window openings to exclude direct sunlight. Where appropriate, winter sun should be permitted to penetrate the building on a controllable basis.

Where appropriate, walls should have good thermal mass properties which, when shaded in summer, keeps the building cool and when heated by the sun in winter, warms the building at night.

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Design Standards and Policies

4.4 Royal Australian Institute of Architects -
Environment Design Guide

4.4.1 Accredited Std 4.4 - Living Environment

4.4.2 AS 2627.1 Thermal insulation of roof/ceilings
and walls in dwellings
Accredited Std 4.4 - Living Environment

Design Diagrams



4.4.1

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Design Objectives

4.5 Materials, finishes and colour

4.5.1 To choose a range of durable materials and finishes of domestic appearance

4.5.2 To use variety and colour to create interest, emphasise a residential aesthetic and to identify separate sub-units

4.5.3 To ensure that path surfaces are compatible with pedestrian and trolley traffic

Design Guidelines

Grouping the various external expressions of materials, finishes and colours into themes increases the amount of tangible information users receive about the building and assists with functions like way finding.

Low maintenance materials should be used to keep maintenance costs to a minimum and to maintain a good quality appearance for long periods of time.

Utilise materials of residential character.

Materials and finishes typically used in institutional buildings are to be avoided.

Appropriateness to the environment character of neighbourhood is required.

Vary materials, finishes and colour for each building sub-unit.

Colours which may potentially become very unpopular as fashions change should be restricted to non-permanent materials, eg. paint.

Timeless colours like that which are found in nature and compliment the surrounding neighbourhood are more appropriate.

Avoid noisy clatter of trolley wheels close to resident areas.

Trolley selection needs to be co-ordinated with path surface selection.

Uneven surfaces must be avoided.

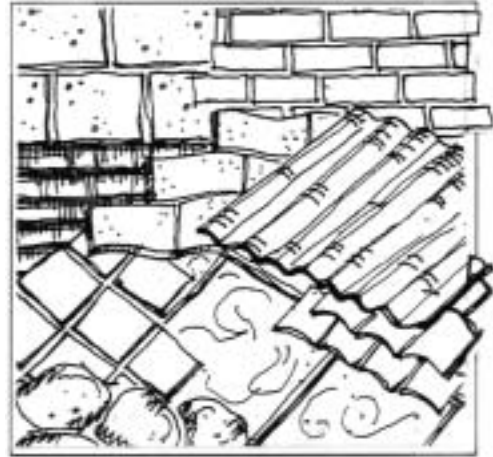
All path surfaces shall have a slip-resistance appropriate to their use and have gentle gradients in compliance with AS 1428.1.

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Design Standards and Policies

- 4.5.1** AS 3660 Protection of buildings against subterranean termites
Accred Std 3.0 - Resident Lifestyle
Accred Std 4.4 - Living Environment

Design Diagrams



4.5.1

- 4.5.3** Accred Std 1.7 - Inventory & Equipment
Accred Std 4.5 - Occupational Health & Safety
AS/NZS 3661 Slip resistance of pedestrian surfaces
AS 1428.1 - General requirements for access - Buildings plus Supplement 1

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