

Architect claims to have the solution to housing parents

A two-home package to be built at Swanbourne should be an example followed by state and federal governments to help provide housing for aged people, according to Garry Baverstock, the architect.

He and his wife, Julia Hayes, are building a two-storey home with a separate unit for his wife's parents, next to an office block on Congdon Street, Cottesloe.

He called it an "eco-compound": an area where families could live together, but not in each other's pockets.

Mr Baverstock said: "Councils in Vancouver, Canada, have policies for this type of development.

"They give people in suburbs similar to Nedlands, Dalkeith, Peppermint Grove and Cottesloe the choice to continue in the area in small, comfortable, one-bedroom units in single residential areas.

"But they are not granny flats, which often turn into disasters for everybody involved because they are not independent, as the people in the granny flat are beholden to the main house."

The rammed-earth houses will have solar power and heating and alternative technology, and they will re-use grey water.

The two buildings will share solar power and hot water.

Mr Baverstock said

By GEORGE WILLIAMS

there would be no air-conditioning, as the house temperature would be between 18 and 23 degrees all year.

He said energy savings would be 24 tonnes of carbon dioxide a year.

The unit will be on a separate strata-title so it can be sold in future, but only to someone over 55.

The 100sq.m unit will have a carport, bedroom, kitchen laundry, living-dining area and courtyard.

Courage

Mr Baverstock said Cottesloe council had shown vision and courage in approving the plan, though it had been stressful for him and his wife to have to wait until the last moment of this week's council meeting to know if a year of work would be approved.

He told Cottesloe council this week: "After 30 years as an architect and doing 700 solar houses, I've never had one myself.

"This is the opportunity for us to demonstrate what the state should be working towards for people who need them now and for the ageing baby boomers.

"The building will look single-storey from the street, but be two-storey and it will have a place for ageing people.

"When they pass on, we like the idea of selling it to some more elderly people.

"As architect of a Mandurah retirement village, I can tell you that living in a monoculture is not a good way to end up.

"This is a good way for my wife's parents to live next to us without us having to do all the work.

"They will have true independence and freedom with their own spaces and access to a shared permaculture garden, laundry and hobby/craft area.

"It will be socially, economically and environmentally sustainable, with the aged-care unit having access off the right-of-way.

"Spending \$700,000 on houses right next to a post-modern office block in a heritage area is our risk.

"This will look like a luxury house from the street.

"We will write into the strata that it must be sold to aged people. It will be a unique strata document.

"It is walking distance from the station, books, coffee, medical treatment and shops.

"This home is aimed at a niche market, ideal for Dalkeith and Nedlands where people have some extra money and can buy some more space and privacy.

"The site took two years to find.



The view from Congdon Street with hints of Federation and California. Bungalow in the solar-powered house inspired by US architectural guru Frank Lloyd Wright.

"This is the approach that should be considered by the state and federal governments to help people stay in the areas they know and love."

Mr Baverstock said the concept of sharing space would not appeal to all people.

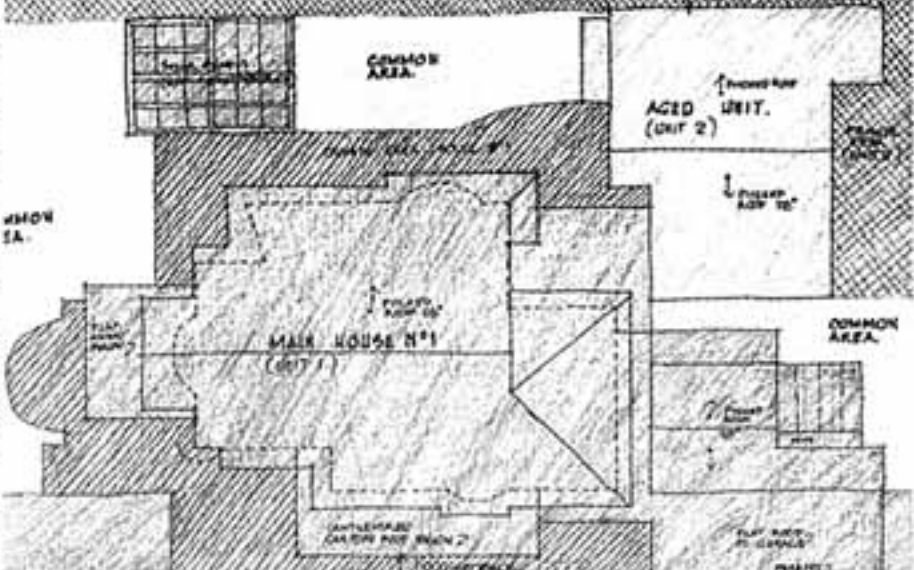
He said: "We consider the baby boomers will have a different attitude to growing old from previous generations.

"Some attitudes may be a barrier: an over-developed sense of privacy, security and suspicion and lack of community spirit.

"But the big issues remain that must be addressed as people age: boredom, loneliness, having to move from an area of choice.

"Economically, home care is better than hostel or nursing home care.

"The eco-compound helps to solve the pressure on institutions



This private house with an aged persons' dwelling at the rear will be built in Cottesloe over the next 15 months and should lead the way in the western suburbs, according to architect Garry Baverstock.

and keep people at home with family support."

Julia Hayes told the council: "You could have been suspicious that I'm going to run off and sell this house.

"I want it for my father to live with us, but independently in his own house.

"In this neighbourhood there are ramps to the railway station, there are shops, a hairdresser and medical rooms.

"This seems the perfect spot."

Mr Baverstock said the home would be a showpiece of state-of-the-art technology in a

house that linked the post-modern office block with the heritage-listed federation and bungalow style homes higher up the hill.

Cottesloe council was divided on the project.

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