

## LOFT STYLE SINGLE BEDROOMS

The terraces will be adapted to create efficient dormitory living without significantly compromising the heritage significance of the buildings. Internal alterations will be made, linking the terraces together via a central connection spine. This link way will allow each consolidated block of terraces to share a communal 'heart', where eating, living and dining facilities will be shared. Sanitary facilities will also be clustered at points along each terrace block to minimise the impact of service requirements to the fabric of the heritage houses. The resulting spaces created across the terraces will invite exploration and movement, and encourage a stronger sense of community connection.

Bedrooms have been designed to limit the alterations to the existing structural fabric of the terraces as far as possible. Designing to the existing internal layouts of the terraces has at times resulted in rooms slightly smaller than the typically prescribed recommendations in the City of Sydney DCP. This design solution is based on the terraces' existing success as student accommodation; being highly sought after by prospective tenants.

Continuing the play of difference between the exteriors of the terraces and new buildings, the internal living arrangements offered in the terraces will also provide a diversity of living arrangement to the newer facilities. While a larger scale, more communal living style is offered by the logical planning of the mixed use buildings, the terraces will offer a slightly more private living environment by virtue of their existing, domestic scale layout. This diversity of accommodation is seen as another benefit brought about by the adaptive reuse of the heritage buildings, adding to the richness of the overall proposal.

Total Number of Terrace Bedrooms = 161 Bedrooms (123 Single Bedrooms)

Existing Terrace Bedrooms between 9sqm - 10sqm = 11 Bedrooms (7% of Total Bedrooms)

Existing Terrace Bedrooms between 8sqm - 9sqm = 13 Bedrooms (8% of Total Bedrooms)

Refer to The University of Sydney Case for Affordable Student Accommodation Bedroom Sizes dated January 2017.

The Sydney DCP control is approximately 40% higher than minimum bedroom size controls in Queensland, Victoria and the Northern Territories, where the minimum requirement for single rooms is 7.5m

The below tables summarises the minimum requirement of bedroom sizes for Australian states:

Sydney, NSW - 12sqm

Brisbane, Queensland - 7.5sqm

Darwin, Northern Territory - 7.5sqm

Perth, Western Australia - No specific room control only an apartment definition – all rooms have to be 'useable and functional'

Adelaide, South Australia - Suitably Sized

Melbourne, Victoria - 7.5sqm

International Comparisons on Room Sizes:

United Kingdom - 6.5sqm

New Zealand - 6sqm

Italy - 9sqm

France - 7sqm

Netherlands - 5sqm

There is an opportunity to take advantage of the higher ceilings in the terraces by making the 24 Single Terrace Bedrooms between 8sqm - 10sqm to Loft-Style Bedrooms. A Loft Bedrooms is an elevated bed similar to a bunk bed but without the lower bed, freeing the floor space underneath for other furniture such as desks and storage (which might be built into the loft bed unit itself).

The advantages of loft-style bedrooms are:

- Creating more space underneath the bed for smaller bedrooms - A king single bed would accommodate approx. 2sqm of floor space so by elevating this off the floor, this would free up the floor space for other uses such as desks, circulation and robes.
- Removing 2sqm from the University of Sydney 10sqm bedroom model would mean that the single bedrooms in the Terrace can still function efficiently at a minimum 8sqm.
- We already have the loft-style bedroom model for the twin bedrooms in the Terraces.
- High ceilings in the Terraces allow for elevated beds.

