

out(fit)

CARRIE'S PLACE

Architectural and Landscape
Renovation

Concept Design November 2021



outfit.org.au



out(fit) acknowledge the Traditional Custodians of the land in which the University resides and pay our respects to Elders, past, present and emerging. We extend this acknowledgment to the Pambalong clan of the Awabakal People, on whose land the Callaghan campus resides and from which we work.

Aboriginal sovereignty was never ceded. It always was, and always will be Aboriginal Land.



Our Carrie's Place Project Partners

out(fit) would like to acknowledge our partners on the Carrie's Place renovation , who have made this project possible.



Helping the community since 1979





Our Carrie's Place Project Partners





out(fit) is a collective of volunteers drawn from the architecture and built environment professions. We undertake community specific projects in the Newcastle, Hunter and greater NSW Region. Founded by eight women, out(fit) is affiliated with the University of Newcastle and was formed to support femxles and students seeking careers within the built environment sector. Our aim is to provide volunteers with an opportunity to develop, practice and showcase their skills by engaging in hands-on design and build projects that make a real difference to our community.

Our projects typically focus on spaces for womxn, children and underrepresented community groups, including renovating community support centres, the design and refurbishment of playground areas for schools that cater for students with special needs, and various landscape works. We also coordinate and support community engagement events such as activation pop-ups and presentations, both internal and external to the University of Newcastle.

out(fit) strive to build strong and enduring relationships with our volunteers, clients and local industry partners.



The Gender Agenda

Our volunteers are able to practice and showcase relevant skills that can raise their profile within industry. This promotes confidence, a sense of belonging and support amongst peers.

We are therefore attempting to address certain experiences and roadblocks that contribute to inequity, such as lower employment rates and income differences, in a practical and tangible way.

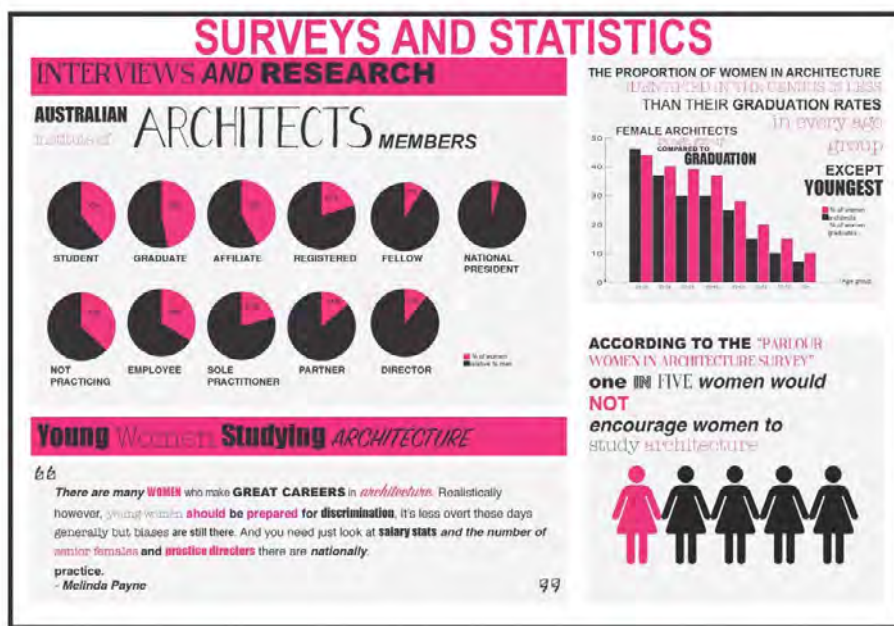


Figure One: Percentage of female identifying students, graduates and registered architects compared to males
Source: Sofia Gamblin, April 10th 2018, Not Just a Numbers Game, <localcode.org/2018/04/not-just-a-numbers-game-a-visual-blog/>

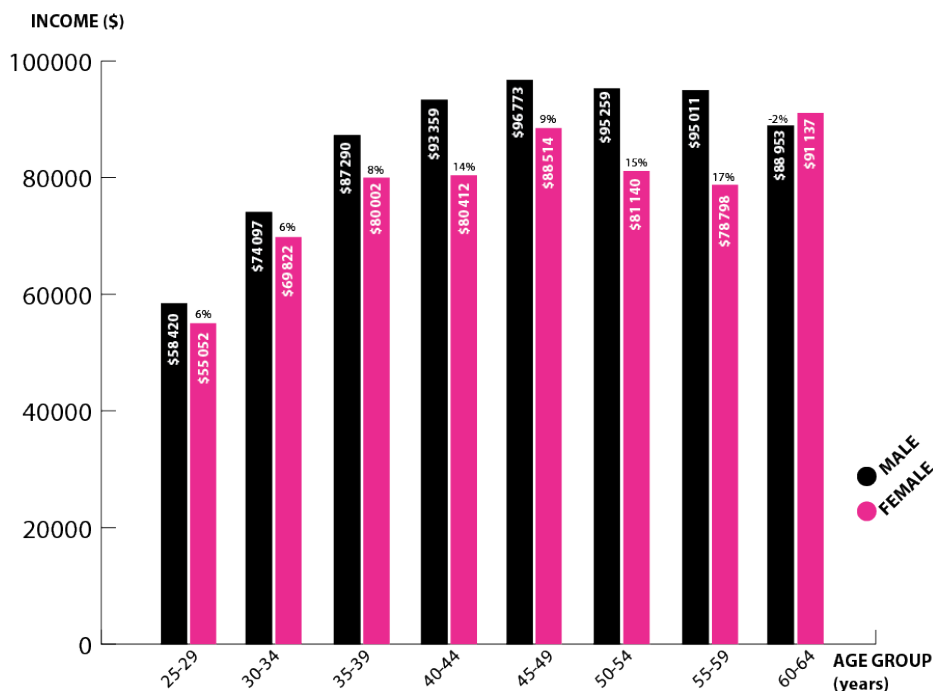
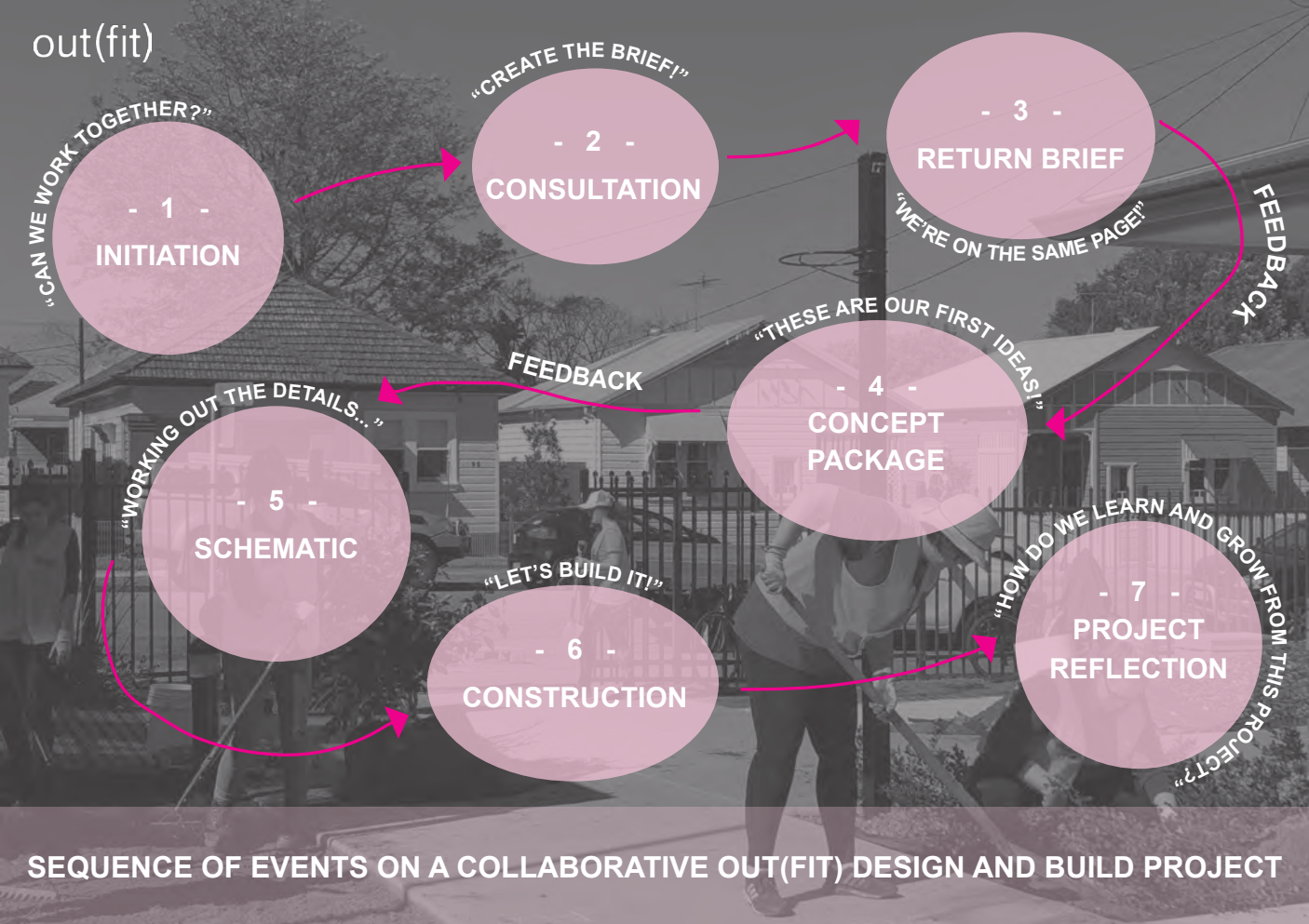


Figure Two: Income by gender and age
Source: Sofia Gamblin, April 23rd 2018, Slipping Through The Gap, <localcode.org/2018/04/slipping-through-the-gap/>

Project Workflow



Carrie's Place

Carrie's Place provides a range of culturally appropriate program for people experiencing domestic and family violence, and/or homelessness.

They employ highly qualified workers with specialist skills who provide case management and court advocacy, to assist people to move forward with their lives with independence, safety, and security.

Carrie's Place have been providing services in the Maitland and Hunter area since 1979, and are truly a community owned organisation. Carrie's Place is a safe place for women and children, and believe that everyone has the right to feel safe all the time.



Carrie's is a safe place for all.



Carrie's Place Women's Refuge landscape + architectural Renovation project

In late 2018, Carrie's Place approached out(fit) requesting assistance with landscaping and built renovation projects for their crisis housing service in Maitland.

The scope of work requested falls within the suite of services out(fit) is able to provide. In brief, the work requested can be summarised as:

- Assistance with grant funding applications and financial procurement
- Engaging contractors to build new structures on site
- Developing a masterplan for the facility, encompassing both the garden, landscaping and built areas.
- Detail designs to be executed by both contractors and out(fit) volunteer working bees
- Establish approval pathways (DA requirements, etc)
- Facilitate working bees, including volunteer recruitment, material procurement, etc



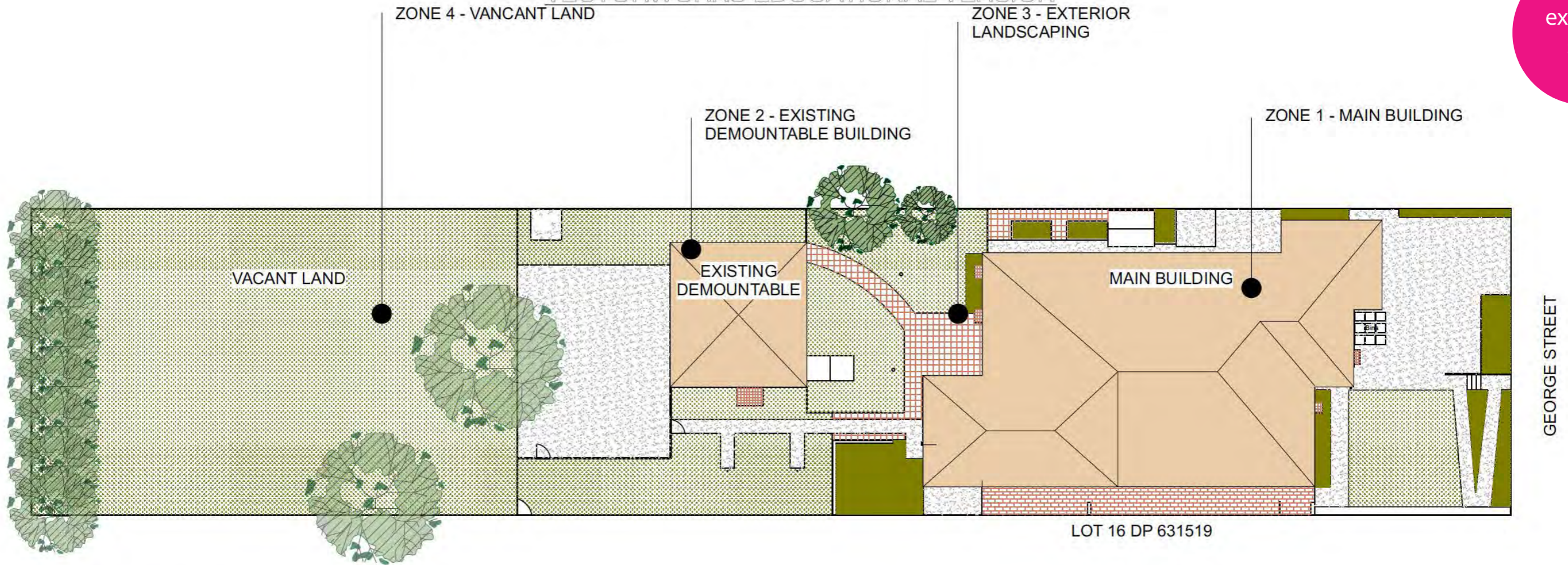
Image: Outdoor spaces at Carrie's Place Refuge

The Brief



- Improve the aesthetics and practicality of the refuge facilities for both staff and the women and children who access Carrie's Place services.
- Create spaces that make women and children feel more welcomed in the shared spaces and to increase the feeling of 'home.'
- Increase a sense of welcome and empowerment, and highlight the diversity of residents.
- Provide play spaces for different age user groups:
 - Toddler area: soft-fall with simple play equipment and activity boards attached to fences.
 - Pre-teens area: fix unsafe area in front of the demountable, remove hazards (repair uneven concrete) and become an additional play space with basketball ring.
- Parent space to have shade sail and outdoor furniture installed (area is already paved).
- Area near lemon tree and garden shed to become safer and more usable.
- Wall mural in the lounge room and/or hallway, creating an opportunity for the clients to leave behind a (handprint on a tree, messages of hope or empowerment?) when they move on from the refuge.
- Address problems of accessibility (wheelchair access).
- Increase the energy efficiency of the refuge.
- For the existing demountable to be converted into accommodation, requiring the installation of a shower and washing machine.
- Tiny house to be built at the rear of the refuge to provide additional accommodation.
- Potential to make the space pet-friendly so that the refuge can partner with local pet motel.





EXISTING SITE PHOTOS



ZONE 1 - Main Building



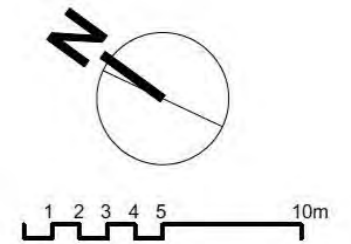
ZONE 2 - Demountable



ZONE 3 - Landscape

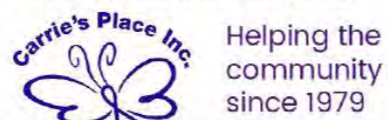


ZONE 4 - Vacant Land



CLIENT:

Carrie's Place Inc
Domestic Violence and
Homelessness Services



PREPARED HC

CHECKED AK

APPROVED --

REVISION

DATE

D01	Existing Site Plan	
DRAWING No	TITLE	
03.06.19	1:250 @ A3	Site Context
DATE	SCALE	PURPOSE

Zone 2 - Demountable Renovation Existing Building

The existing demountable building has previously has diverse functions, including an educational activity space for children, as well as the Carrie's Place staff offices.

The building is of light steel construction - with modular insulated exterior panelling clad in colorbond sheeting. Floors are believed to be yellow-tongue or similar, with a vinyl surface.

There are existing internal partition walls that need to be reconfigured, re-used or removed to allow the new user program to occur.

The existing kitchen requires a complete renovation, and may be relocated within the envelope of the building.

The existing toilets will be upgraded and potentially relocated to become a complete bathroom appropriate for the use of a parent and children of various ages.



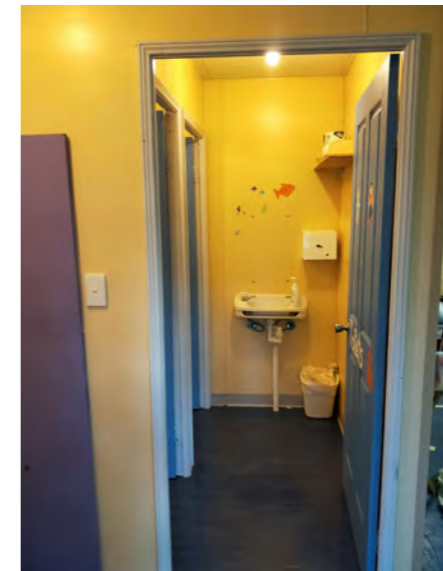
1. Northern Deck - lacks privacy



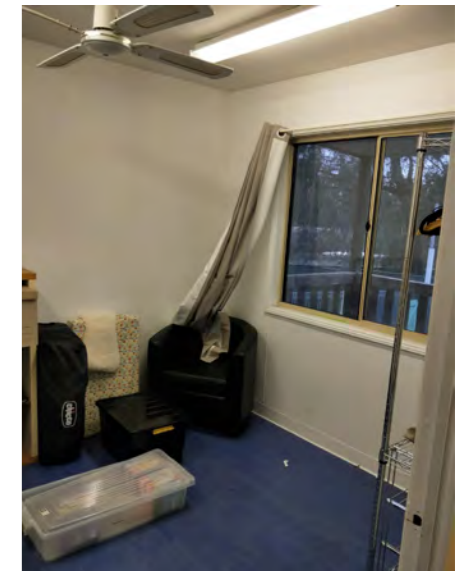
2. Exterior of building is unwelcoming



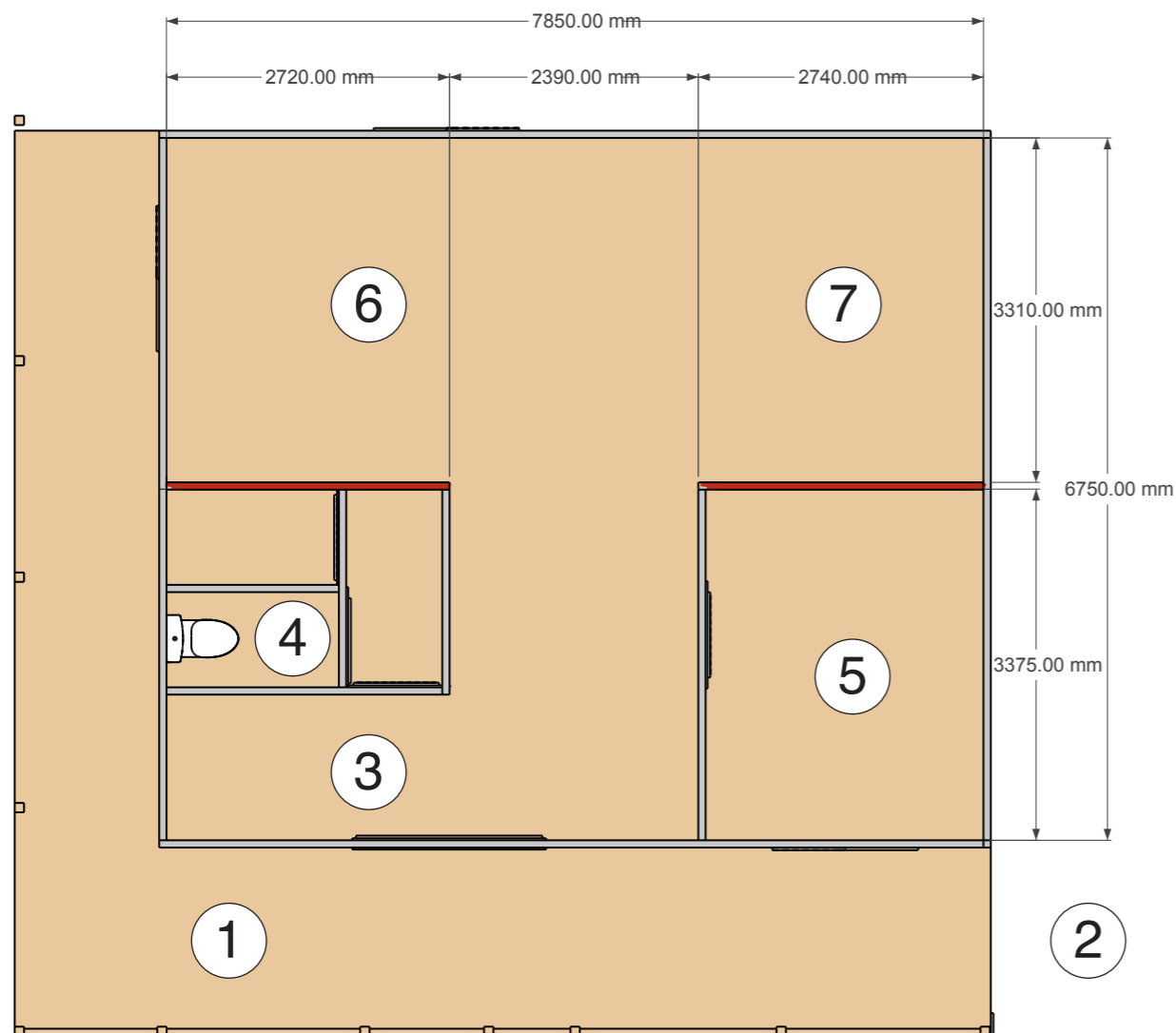
3. Redundant spaces and lack of storage



4. Existing toilets + hand basen



5. Existing small room to west



6. Existing open-plan room



7. Existing Kitchenette

Zone 2 - Demountable Renovation General Material and Joinery Selection

Zone 2
Materials



Timber outdoor furnishings provide a place to relax and reflect.



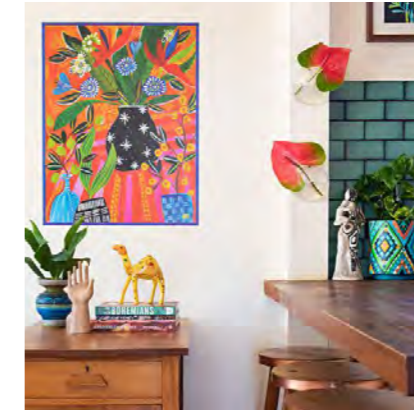
Hardwood timber louvres to verandah provide privacy while also allowing light to enter the space.



Indoor Plants bring greenery, beauty and nature into the home.



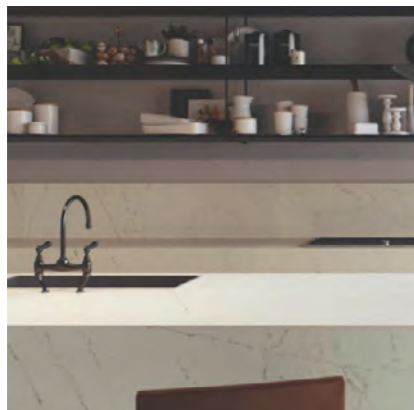
Double curtain rails allow sheer curtains (light+breeze) and black out curtains (dark + privacy)



Artworks that are colourful and depict landscapes bring vibrancy, calm and interest into the space.



Plywood cabinetry is robust, easy to clean and flexible in space.



Ceasarstone bench tops are heat resistant, durable, easy to clean and reflect light in space.



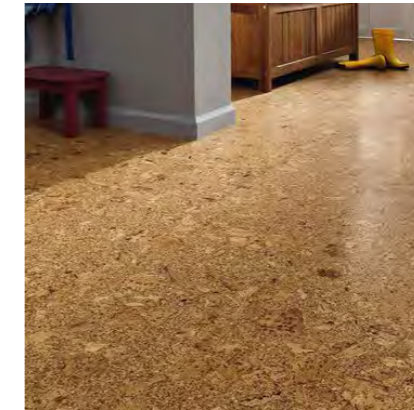
Light catchers create moments of delight in the building.



Stacked appliances and laundry cupboard provide space-saving opportunities in the small building.



Colour palette of warm, light and earthy colours increases sense of space and feelings of warmth.



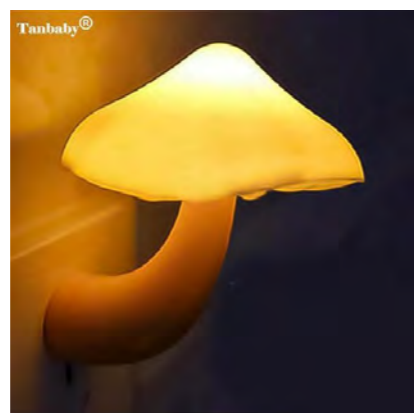
Cork tile flooring performs well acoustically and thermally. Also bring warmth to the atmosphere of home.



Colourful rugs bring colour, warmth and hominess into the building.



Back-lit mirrors emit a more attractive light onto the residents face and body.



Dimmable lighting & night lighting for children's bedrooms allows residents to customise the mood of the home.



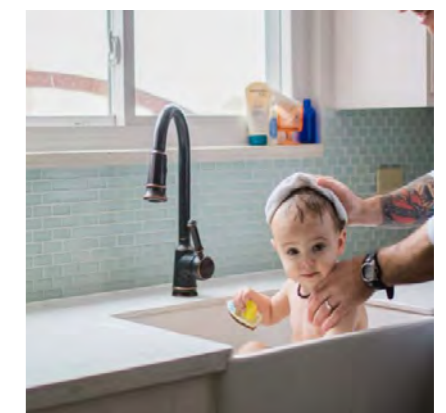
Plantation-style louvred shutters are durable and easily adaptable by occupants - enabling them to customise their light and views.



Dimmable Lighting provides residents with the ability to customise atmosphere based on their needs.

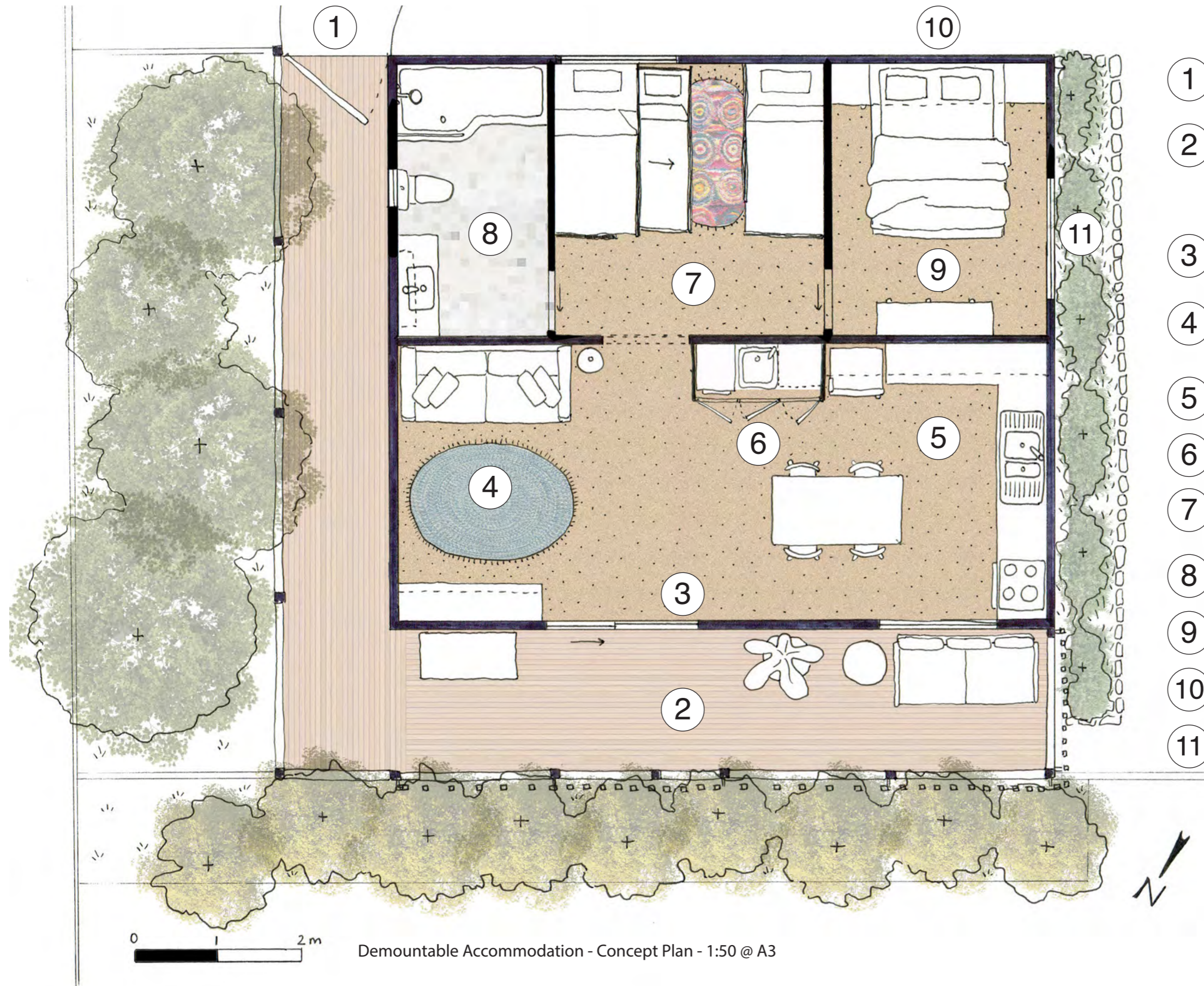


Child-safe power points shall be installed at all locations where small children would be able to reach.



Laundry sink deep enough, and extendable tap mouth for bathing small children.

Zone 2 - Concept Design - Plan



- 1 Existing gate has bell/chime installed for passive surveillance of people entering building.
- 2 Outdoor seating provides a place for reflection and quiet, also connection to nature.
New timber battren louvres to verandah provides privacy while retaining views to vegetation and sky
- 3 Glazed sliding door remains in original location. Curtains provide privacy to interior spaces.
- 4 New open plan living, dining and kitchen. Adequate space for a couch and TV cabinet and floor space for play.
- 5 New kitchen - overhead cupboards, induction stove top, oven, appliance bank, 1.5 sink.
- 6 In-built laundry cupboard.
- 7 New kids bedroom. 1 x bunk bed with desk/ storage, 1 x trundle bed with drawer storage.
- 8 New bathroom, with combined bath-shower and open plan W/C.
- 9 Dedicated mum's room. Bed base on tilt-up, under-bed storage.
- 10 Wall storage joinery surrounds bed.
- 11 Window (previously located on eastern wall) relocated from bathroom to western bedroom.

Demountable Accommodation - Concept Plan - 1:50 @ A3

Zone 2 - Concept Design Room Volumes

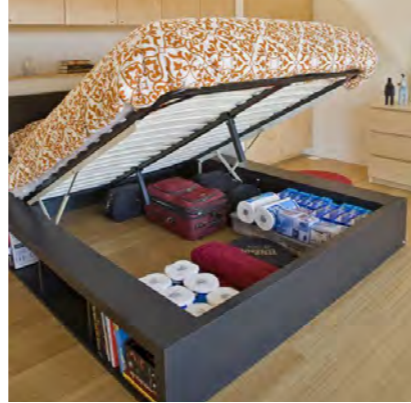
Zone 2
design



Combined shower/ bath, with glass screen - easy to clean, increases sense of space and light.



Bunk bed/desk furniture allows 2 kids with 0 desk, or 1 kids with 1 desk.



Bed base on gas-struts, which allow for hidden storage beneath the bed.



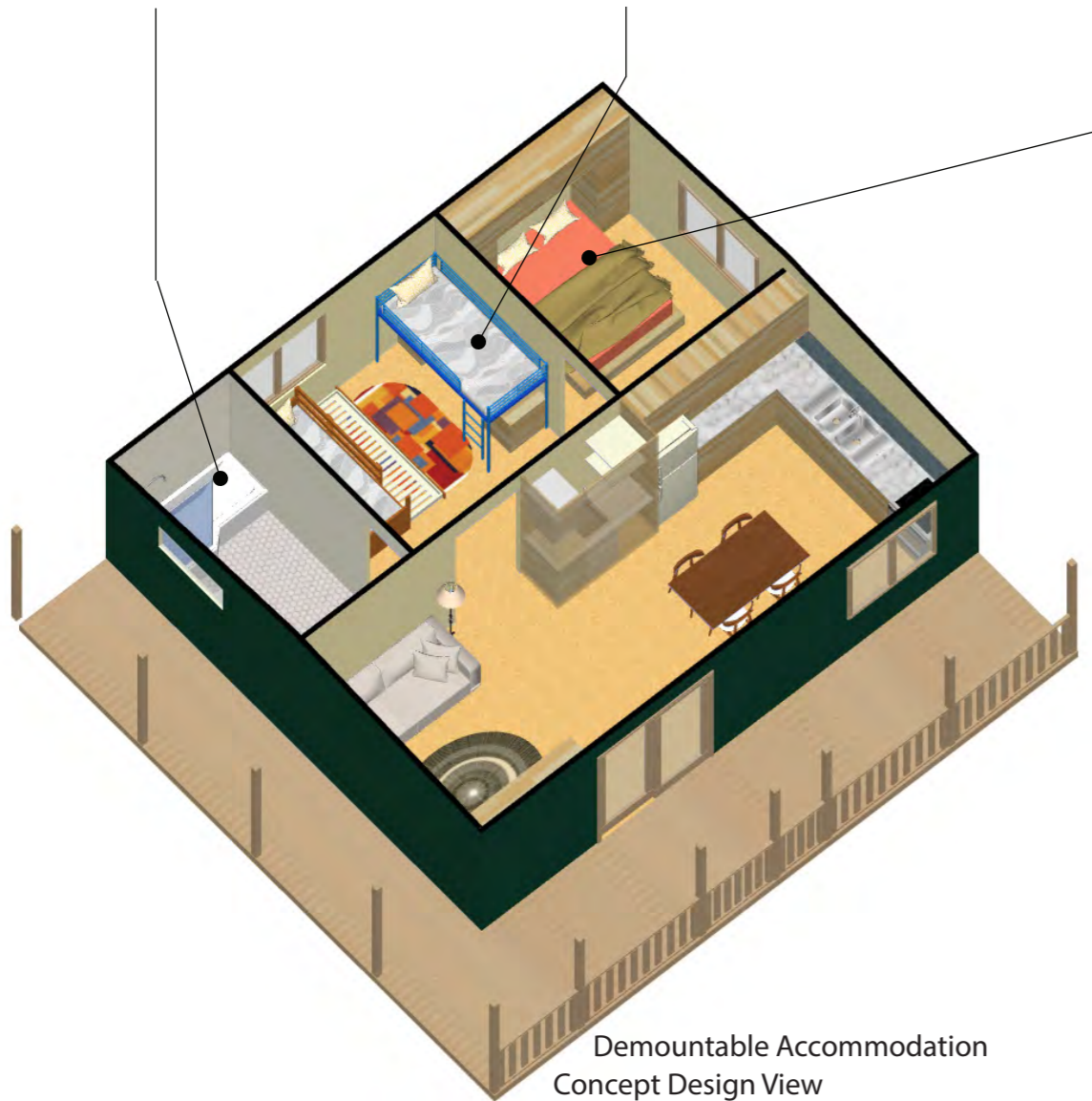
Diaphenous, adjustable partition walls - heavy curtains or sliding doors.



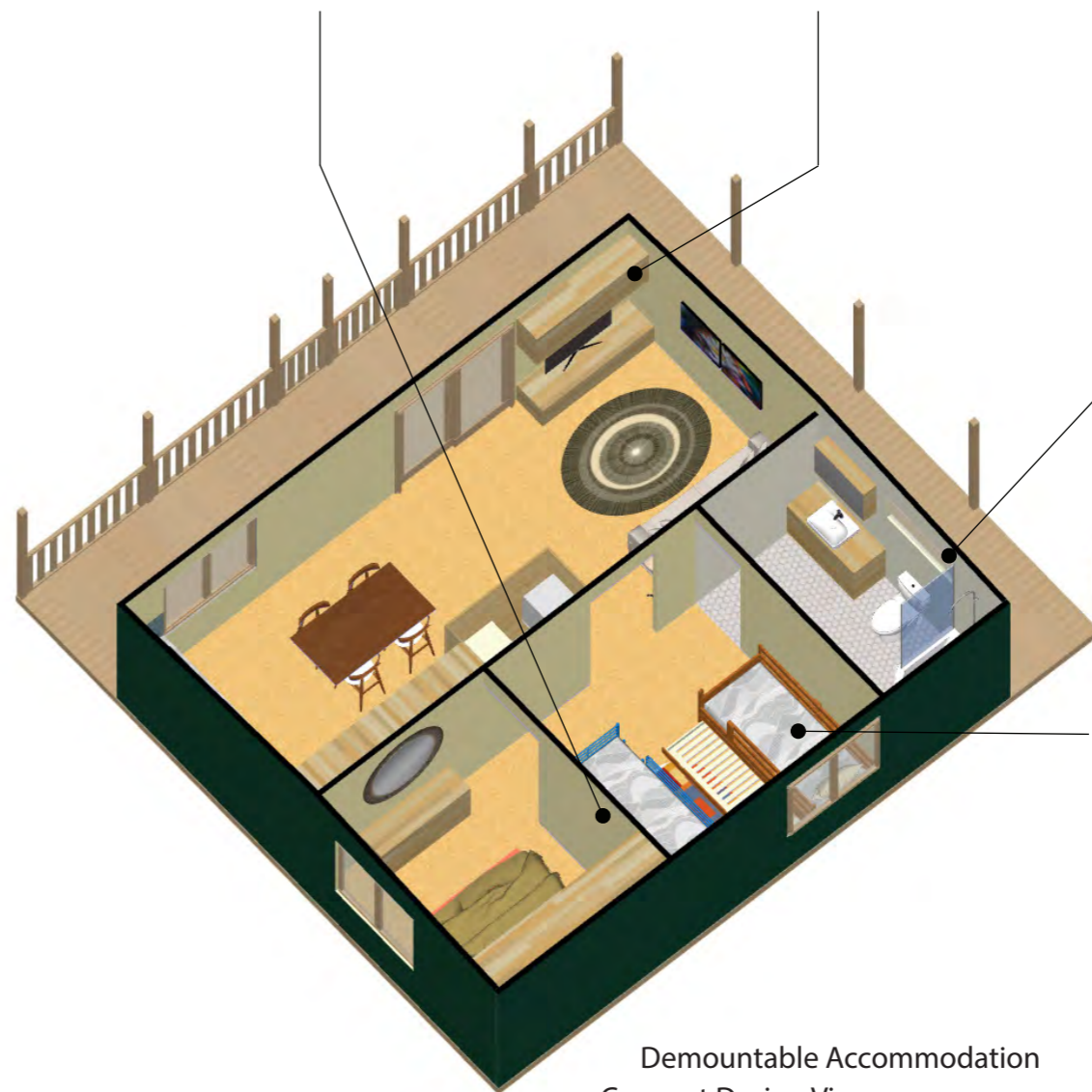
Open plan lounge allows for space for a TV cabinet and overhead storage.



Opaque or disfigured glass panels in bathroom window to allow light into bathroom without compromising privacy.



Demountable Accommodation
Concept Design View



Demountable Accommodation
Concept Design View



Trundle bed with inbuilt drawer-storage fits beneath windows and provides additional storage.

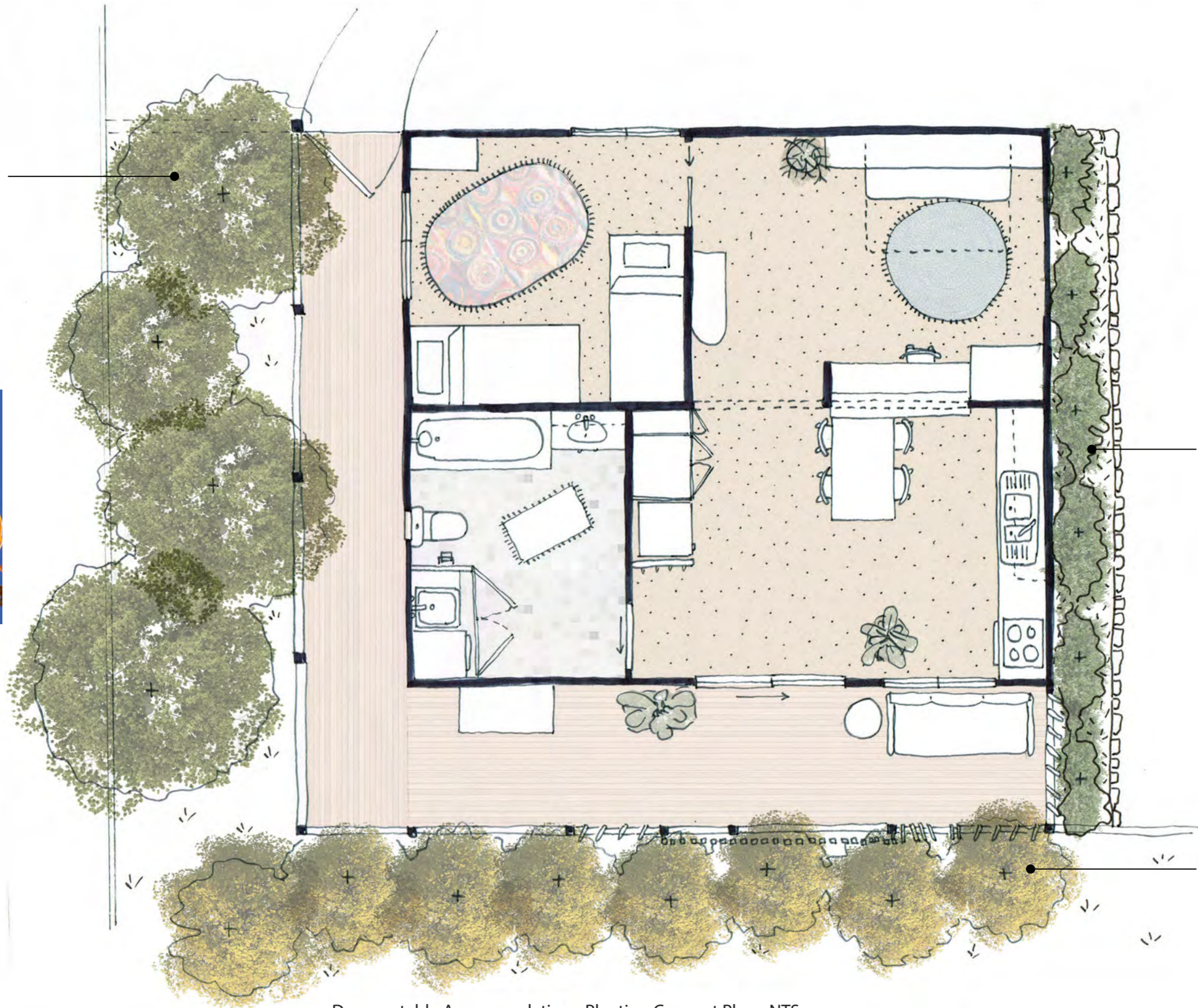
Zone 2 - Demountable Renovation New Vegetation

Zone 2 Vegetation

1. New screen planting for privacy to eastern neighbours.

Small trees - large shrubs to 8m tall.

Low allergenic/ drought tolerant species.



3. Deciduous climbers to the western facade of demountable to provide shade in summer and solar access in winter. Cissus species or similar. Evergreen native option Hardenbergia violacea or similar.



2. New screen planting for privacy to activity court to north. Medium shrubs to 3m tall. Low allergenic/drought tolerant species. Deciduous for access to winter sun.

Demountable Accommodation - Planting Concept Plan - NTS

Zone 3 - External Landscaping

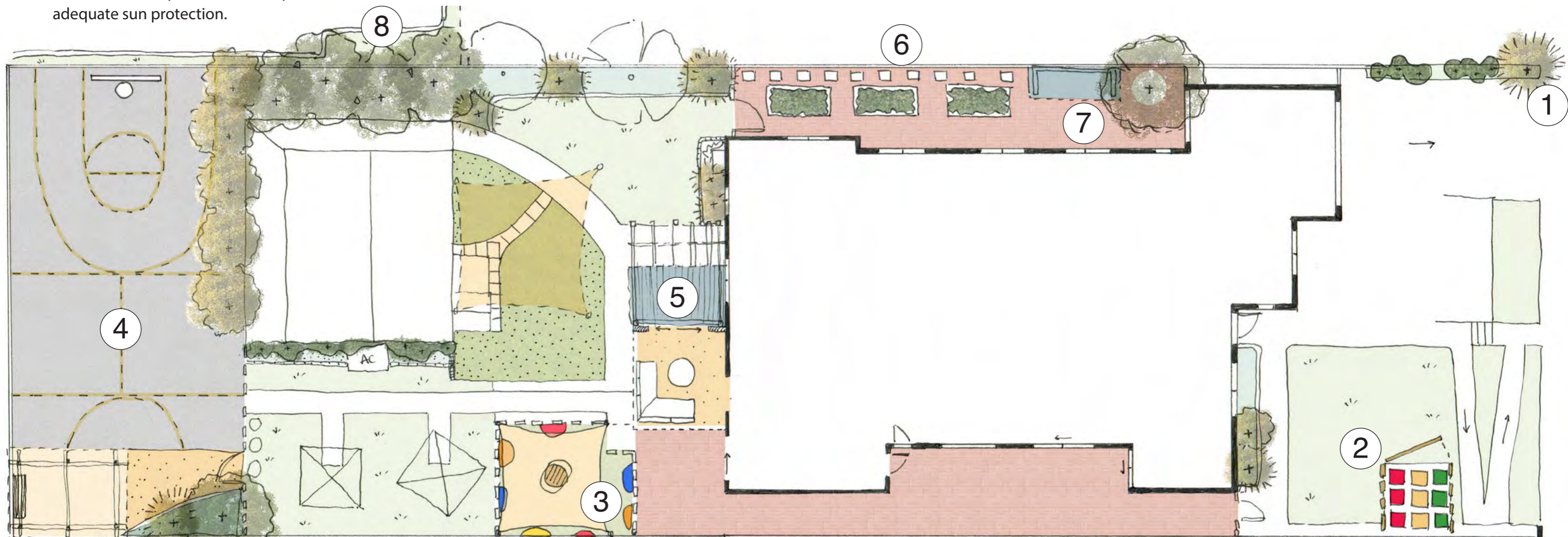
Concept Plan - Phase 2



- 1 Colourful, cheerful, entrance-way planting.
- 2 New bin storage - on compacted base or slab, with timber screen and gate. Relocate bins away from the building entrance, and away from bedroom window.
- 3 New toddler play area. Pool fencing, rubber soft-fall base, spring rocker play element, interactive activity boards on fence perimeter and square shade sail for adequate sun protection.

- 4 New teen/adolescent area. New fencing, rain shelter with seating, expanded concrete pad with new sports surface scree. Painted half-court markings with basketball hoop and back-board. Ball-net to eastern fence and planting to south to provide privacy from demountable.
- 5 Rear sun-room conversion, potential to open up eastern wall, creating double sliding doors to an outdoor rain and sun protected patio area.

- 6 Clean up existing raised garden beds. Replace large, thorny lemon tree with dwarf variety. Beds planted out with perennial herbs and edible natives.
- 7 Remove existing unused garden shed. Repurpose some material and build open garden-tool station.
- 8 Consider long-term solutions for off-street, concealed car-parking for greater resident anonymity and security. (Long term plan).



External Landscape Site Plan - Concept Design - NTS



Zone 3 - External Landscaping

Item 5 - Parents Seating Area Concept

Zone 3
Landscaping



Proposed location for parents seating area - BEFORE

THE NEED

There is a need to **reduce congestion** experienced in the indoor communal **living and recreation** areas within the refuge.

There is currently no seating or place for mothers to spend time while **watching their children play** on the refuge play equipment.

There is a need to provide areas for **sitting, relaxation, reflection and healing within the landscape**.

THE DESIGN

Rear sun-room conversion, opening up eastern wall with new double sliding doors to an outdoor **rain and sun protected patio area**.

The garden is informed by **Trauma Informed** and **Tension Restoration Theory** Design.

The outdoor room is designed to provide **sensory interest**, scented plants, reflections in water, **attract native birds** and insects and **reduce the heat gain** onto the north western facade of the refuge.



Proposed location for parents seating area - AFTER