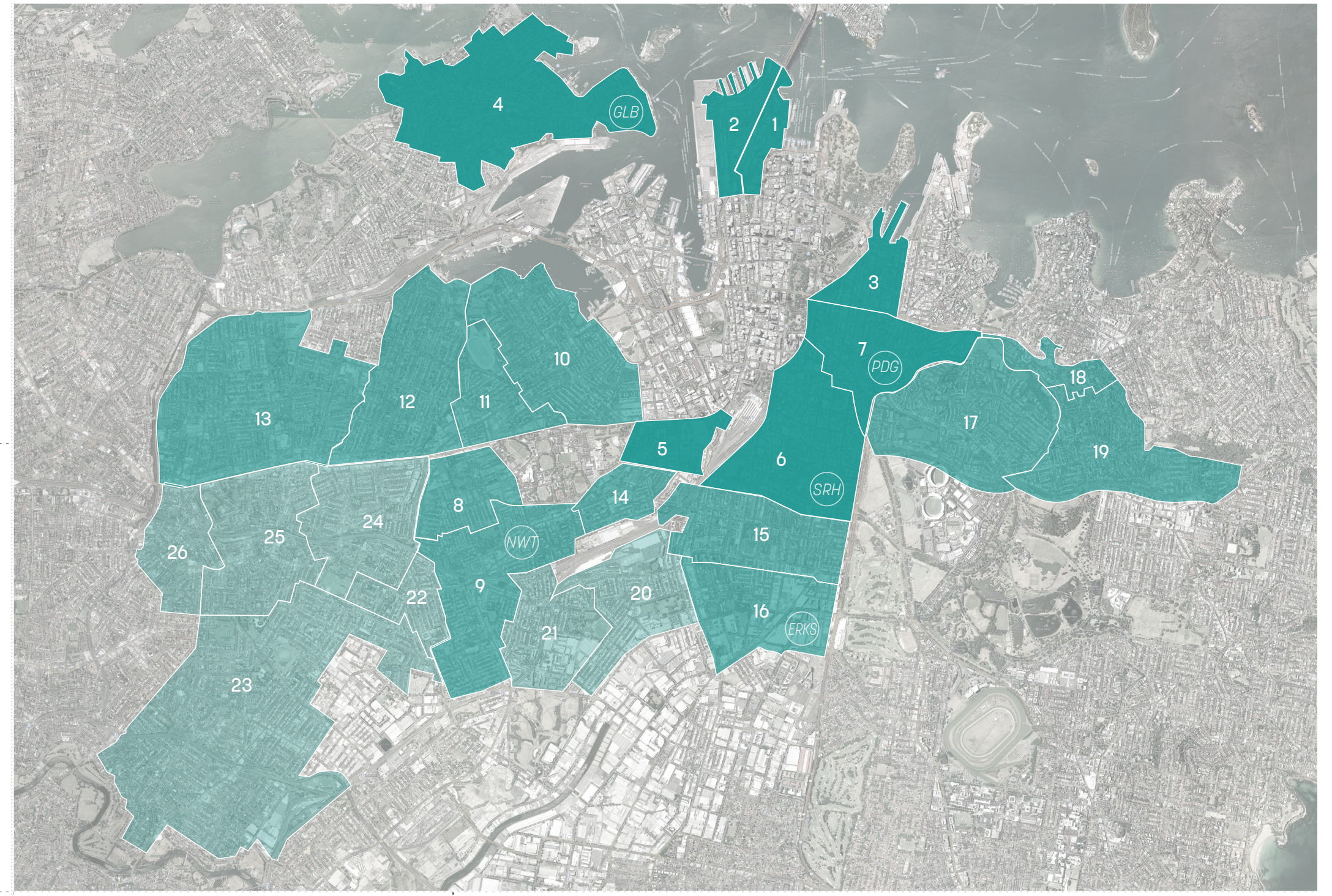
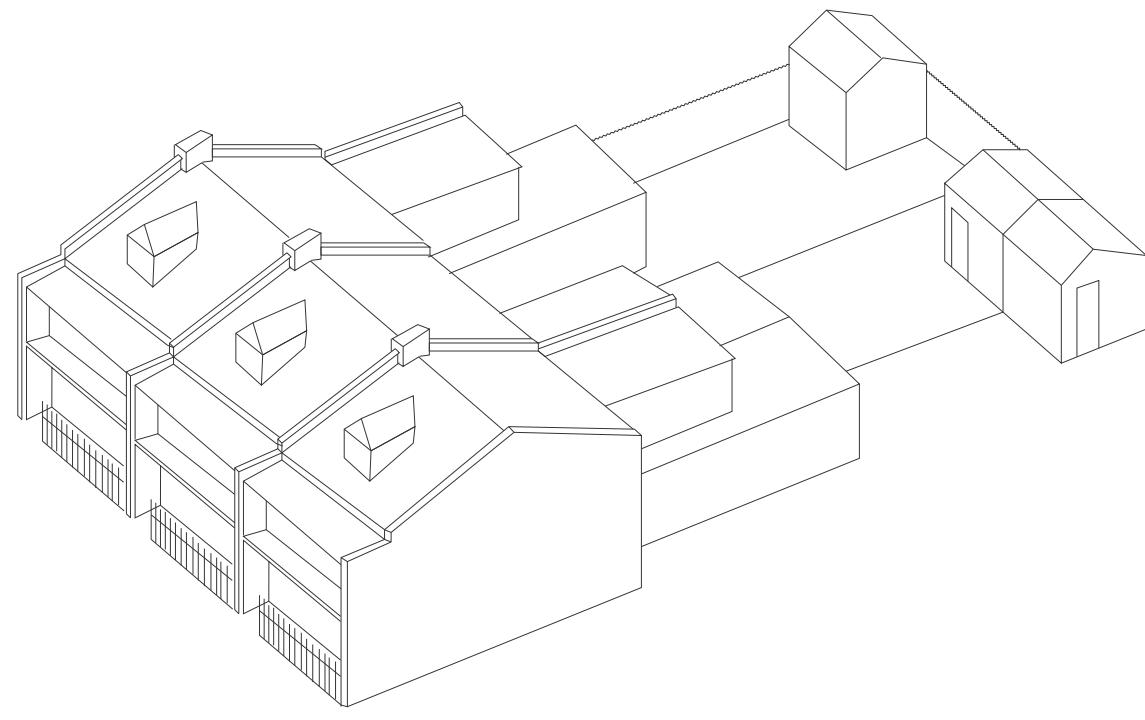


Density & Terraces



Case studies

Historical

1. Paddington
2. Surry Hills
3. Newtown

Contemporary

1. Glebe_ The shore terraces, SJB architects, 2004
2. Manly_ Montpelier terraces, Tony Caro, 2005
3. Erskineville_ Erko terraces, SJB architects, 2014

Historical terraced district left in Sydney

1850-1870

1. The Rocks
2. Millers Point
3. Woolloomooloo
4. Balmain
5. Chippendale
6. Surry Hills
7. Darlinghurst

1870-1890

8. Camperdown
9. Newtown
10. Glebe
11. Forest Lodge
12. Annandale
13. Leichhardt
14. Darlington
15. Redfern
16. Waterloo
17. Paddington
18. Woolahara
19. Waverley

1890-1910

20. Eveleigh-Alexandria
21. Erskineville
22. Enmore
23. Marrickville
24. Stanmore
25. Petersham
26. Lewisham



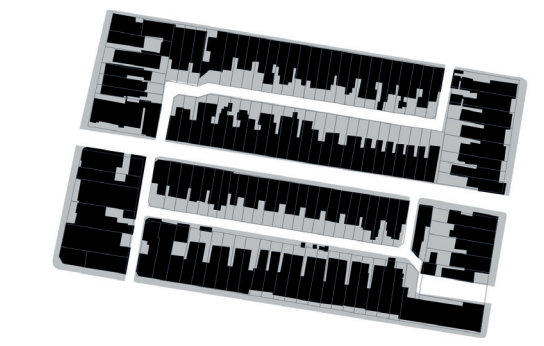
PADDINGTON

Case study area 15.519 ha
 No. Blocks 27
 No. Dwellings 801
 Dwellings per hectare 52dph
 total block area 119770 msq
 total building area 67756 msq
 total building footprint coverage vs block areas 56%
 Average lot width 6.5 m
 Average lot depth 31 m
 lot width-depth ratio 4.8



Considerations

1. The concept of sustainability and density confronts an imperative concern of Australia's relatively low density cities. Increasing urban density has been a focus of Australian and worldwide metropolitan policy in the attempt to become more sustainable.
2. Reevaluating the terrace is part of a broader theme of appreciating historic urban form and intermediate housing forms between high rise apartments and suburban sprawl. The longevity and enduring popularity of terrace neighbourhoods demands a systematic investigation of their anecdotal success.
3. Urban morphology and typology provide empirical tools to analyse and evaluate the potential of the terrace as a sustainable solution for Sydney.
4. The terrace form is also remarkably flexible and can be fused with other architectural types to create hybrid buildings with terraces on the ground floor and apartments above.



SURRY HILLS

Case study area 2.662ha
 No. Blocks 7
 No. Dwellings 125
 Dwellings per hectare 46 dph
 total block area 20.331 msq
 total building area 12.683msq
 total building footprint coverage vs block areas 62 %
 Average lot width 4.8 m
 Average lot depth 23 m
 lot width-depth ratio 4.8



Interviews

"The Sydney terrace, at once expressionist and cohesive, is our very own: one of the few housing forms that is unmistakably Sydney. We should treasure and refine it, as a sustainable city-making device of genius."

-Elizabeth Farrelly

"It is not an overstatement to say that terrace housing shaped the lives of urban Australians in the latter nineteenth century."

"I think they're probably good for intensification of the middle ring suburbs and should be used a lot more peripherally." - Thalís

"If you are trying to introduce higher density into an area that is otherwise low density then terrace houses are a more easily accepted and recognised way of doing that. It is a good way to get the broader community to see how greater densities can be achieved without necessarily relying on residential apartment buildings and towers" - Knapp

"Historically, terraced suburbs evolved in the pre-automobile era which demanded a built form served by nearby shops and services and employment within walking distance or a short tram ride. Replicating this old principle, today termed 'transit oriented development,' is seen as a key strategy for success of new terrace suburbs."

Conclusion

Terraces are a strikingly dense form of housing and they are predominantly between 35 and 60 dwellings per hectare. This demonstrates that terraces are denser than comparable types of two storey housing such as detached and semi-detached housing. Furthermore their density is well within the typological range of higher buildings such as 3-5 storey low-rise flats. Terraces achieve relatively high densities but have two-storey streets which have a low-scale development impact. For example, the Newtown has streets lined with one and two storey terraces compared to an area of Randwick with three storey flats, which might have a similar density but seems much more 'built up'.

SHOULD WE BUILD TERRACES AGAIN?