

Architectural Response – Roof Form



Front / Street Elevation

The roof form, as viewed from the road, is articulated as two distinct pitched volumes. Breaking the roof into two separate elements reduces the perceived mass of the building while maintaining proportions that are consistent with traditional residential forms.

These two pitched roofs are separated by a central flat concrete roof. This contrasting element enhances the overall composition, creating a clear visual separation and resulting in a refined “gull-wing” roof profile.

Both pitched roofs are asymmetrical, with a shallow pitch falling toward the outer edges of the building and a steeper pitch directed inward toward the central flat roof. The steeper roof planes are well suited for the future installation of solar panels and improve daylight penetration to the multiple skylights positioned along these internal slopes.

Furthermore, the inward-facing roof geometry creates a natural valley that effectively conceals building services without the need for visually intrusive screening. This integrated approach allows air-conditioning condensing units to be located within the roof zone, where they benefit from improved ventilation compared to balcony-mounted systems. As a result, the units operate more efficiently, consume less energy, and require reduced maintenance. Additionally, the roof forms act as a discreet acoustic buffer, helping to limit noise transmission from plant equipment.

The proposed design also aims to strengthen the connection between indoor and outdoor living, maximising the benefits of Queensland's temperate climate and encouraging the use of natural ventilation in place of mechanical systems. Locating condensing units on patios or balconies typically results in occupants closing doors and windows to mitigate operational noise, which is counterproductive and environmentally inefficient.

By contrast, this design promotes open-plan living areas—such as kitchens and living rooms—that extend directly onto outdoor spaces. While such spatial qualities are often associated with higher-end apartments, this project seeks to deliver these benefits within a modest, cost-effective housing model.

Relocating condensing units to a protected roof area is a key part of this strategy. This not only improves unit performance and longevity, but also removes visual clutter from primary living spaces, supporting a quieter, more functional, and environmentally responsive residential environment.



Even from an elevated Birds Eye view, no services are visible



Roof view seen from 2nd story from 49 Birdwood Road



Raised rear view