



Bloom

David Carabott - Founding Director, CHT Architects





- The Bloom aged care home, at 61 Laker Boulevard, Clyde North is a 3 level aged care facility
- Consisting of a basement and 2 levels above ground
- Facility designed for up to 100 residents
- Based on 'small house' model
- Town Planning allows up to 16m height in residential aged care.



- Aged care facilities are becoming large buildings, often civic in scale
- These facilities are a home, a workplace, a place where family and friends visit loved ones
- Our goal is always to deinstitutionalise these facilities and create an opportunity for the home environment, within the realms of procedure and governance required in this industry

2014

GREENFIELD SITE



2017



2018



2019

37.9m
44.5m
132.4m
35.6m
69.5m

2020

37.9m
44.5m
132.4m
35.6m

2021

37.9m
44.1m
89.5m
132.4m
35.6m



← LAKER BOULEVARD →

Activity areas

Emergency access

Orchid area including citrus trees & focal point.

Activity area

(Herb garden)

Emergency access

168° 00' 00" 13.14 m

167° 57' 20" 90.24 m

SITE BOUNDARY 184° 54' 00" 13.45 m

167° 57' 20" 29.10 m

Screening plants

Gate

Activity areas.

gate



Open landscape (no supervision)

← ROAD 4 →

Maintenance path

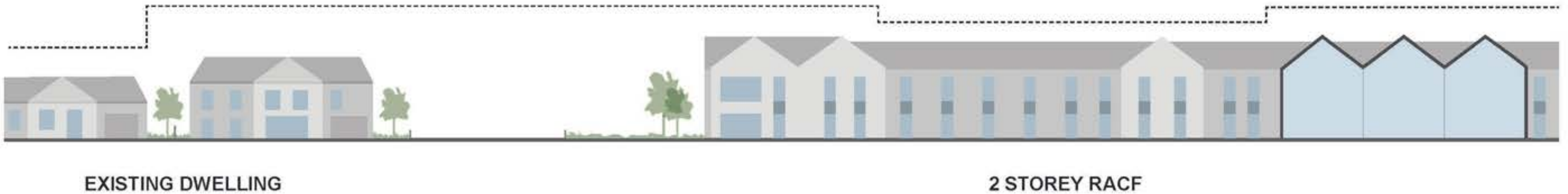
SITE BOUNDARY 91° 50' 00" 0.10 m

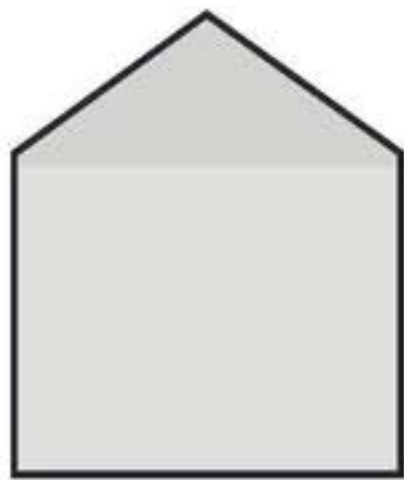
SITE BOUNDARY 91° 50' 00" 0.10 m

SITE BOUNDARY 322° 44' 00" 4.23 m

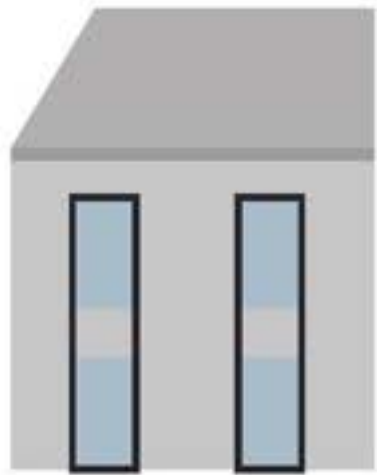
SITE BOUNDARY 272° 31' 10" 38.00 m

TYOLOGY AND ARCHITECTURAL LANGUAGE

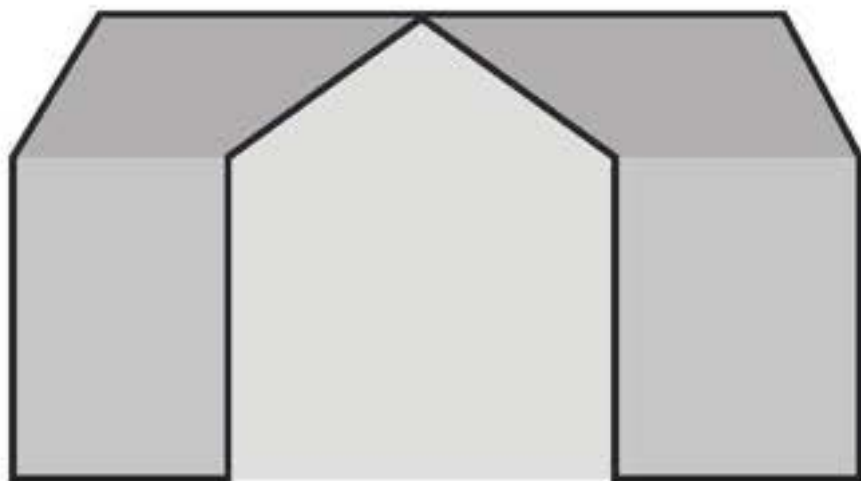




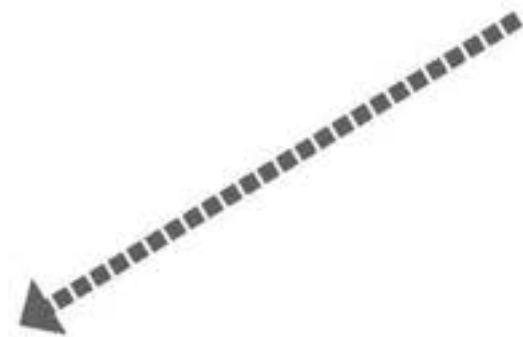
PITCH ROOF



WINDOW



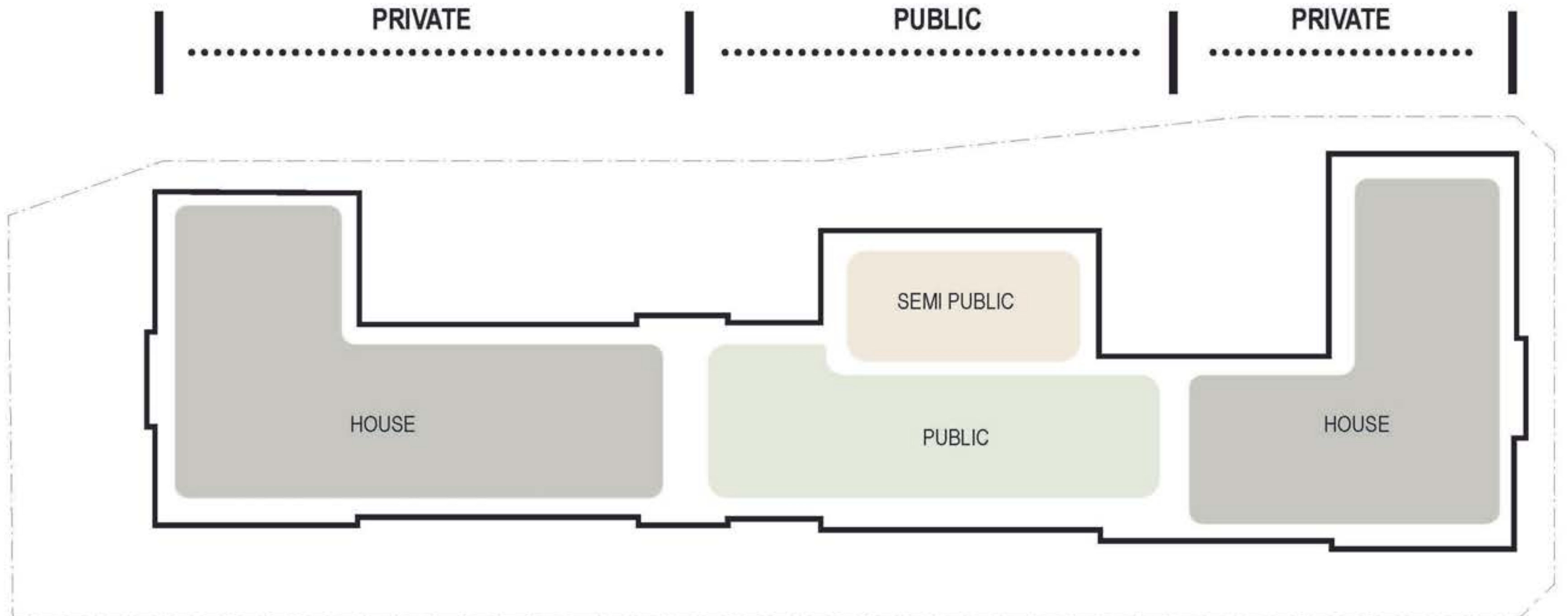
SETBACK



LOCAL DWELLING

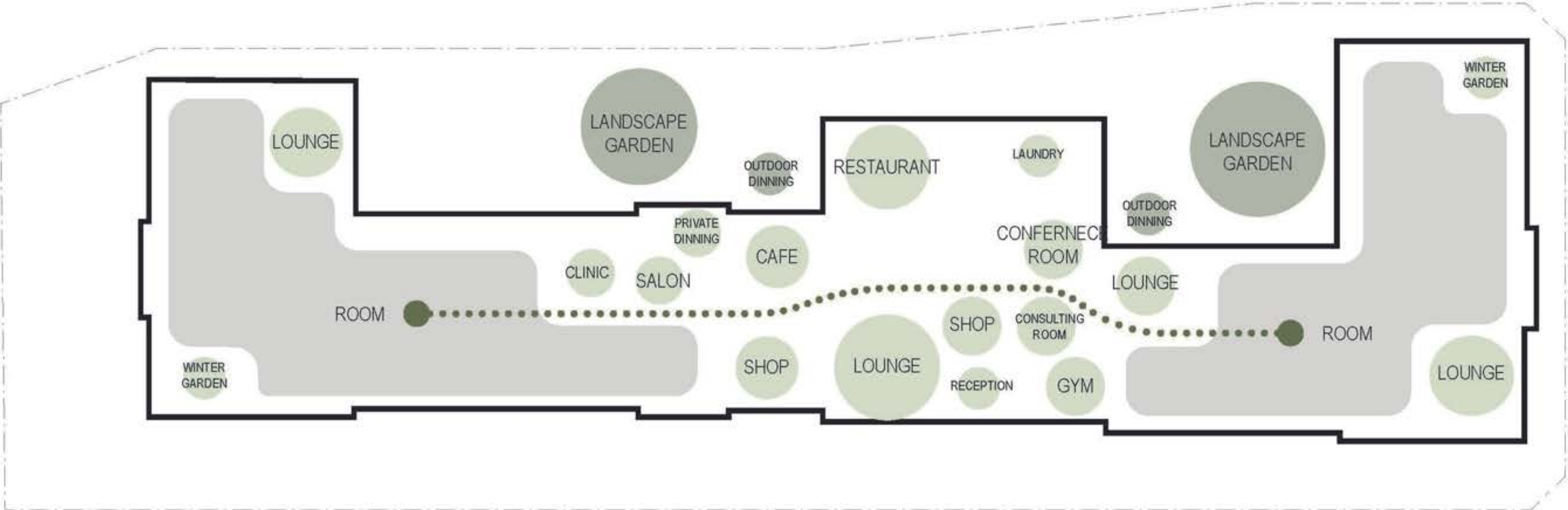


SMALL HOUSE MODEL





STREET-OF-LIFE



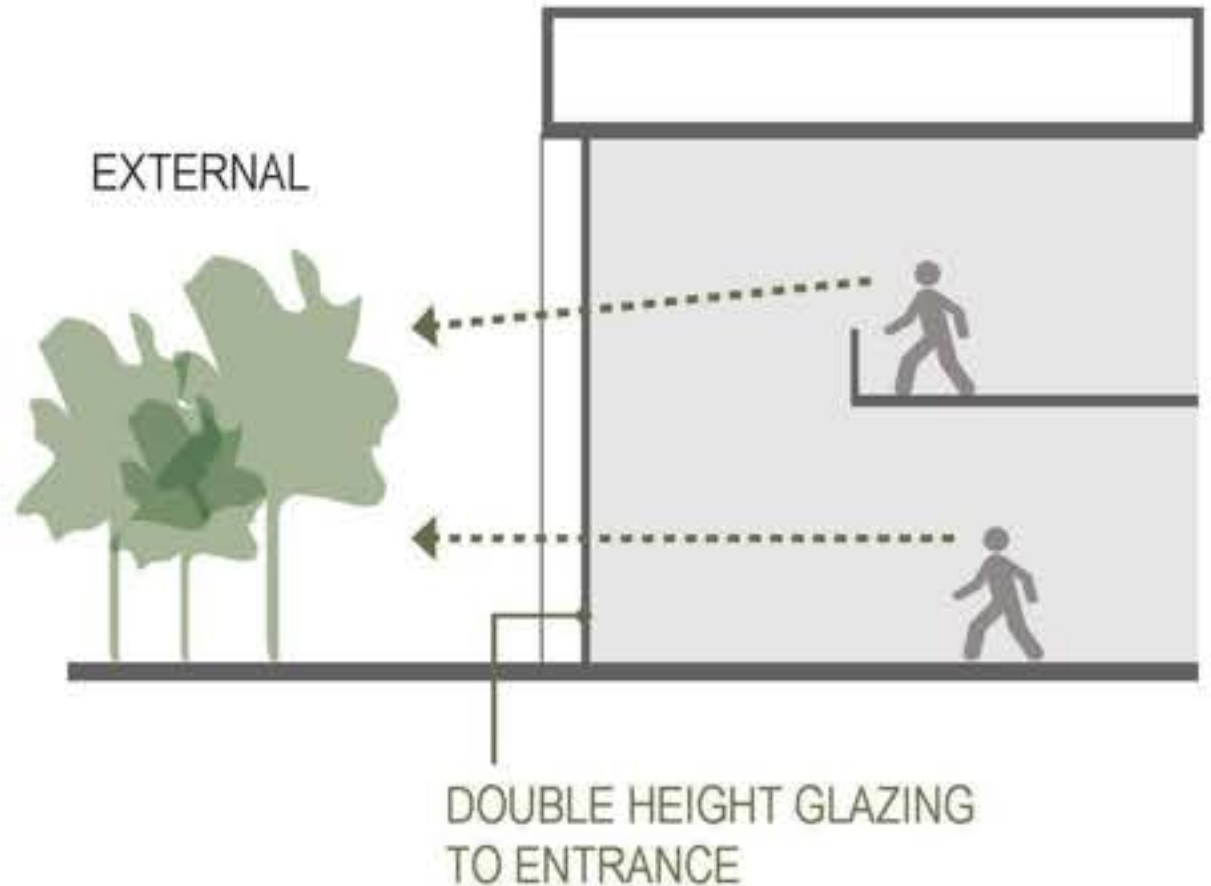
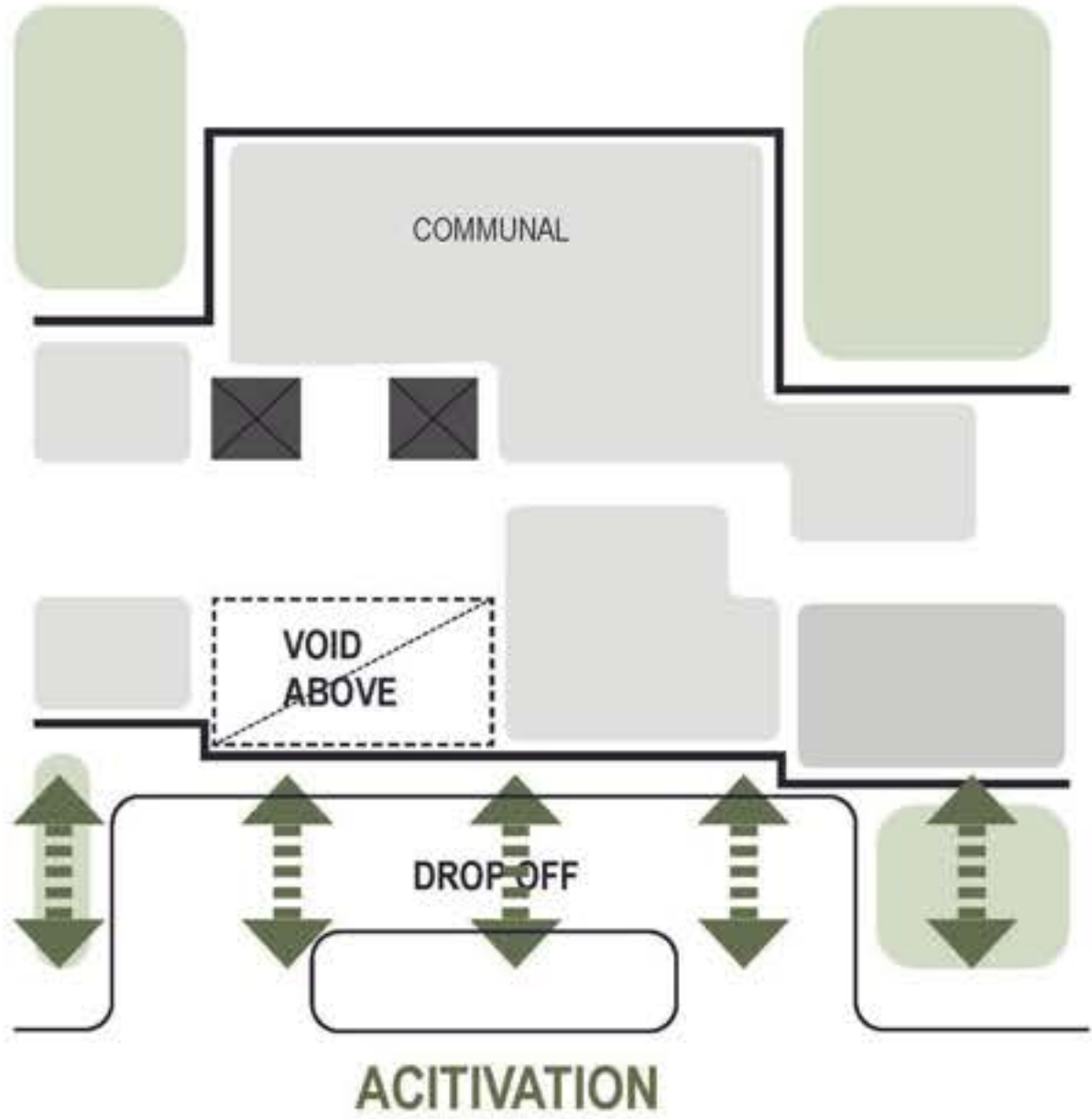






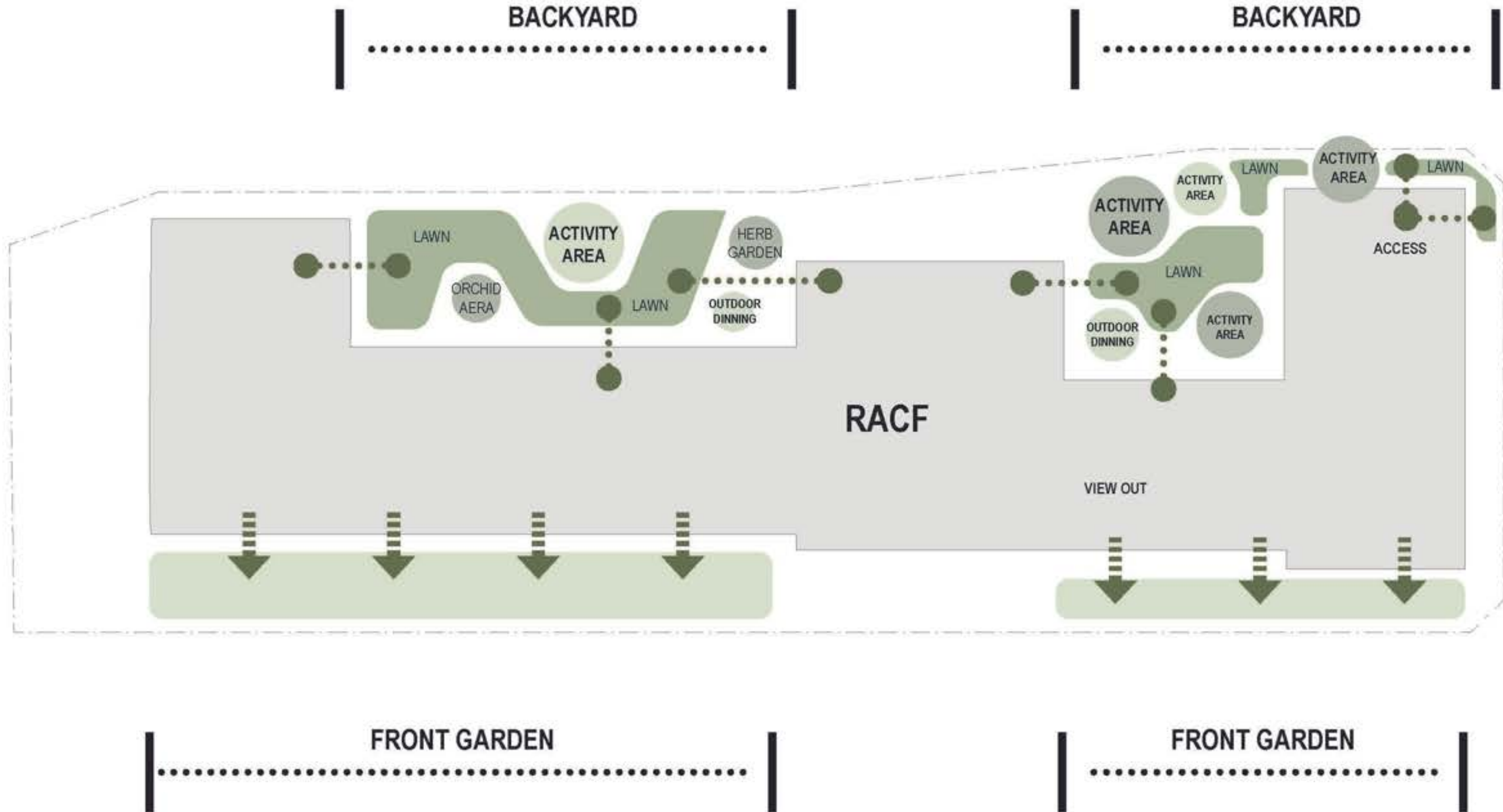


ACTIVATION & CONNECTION

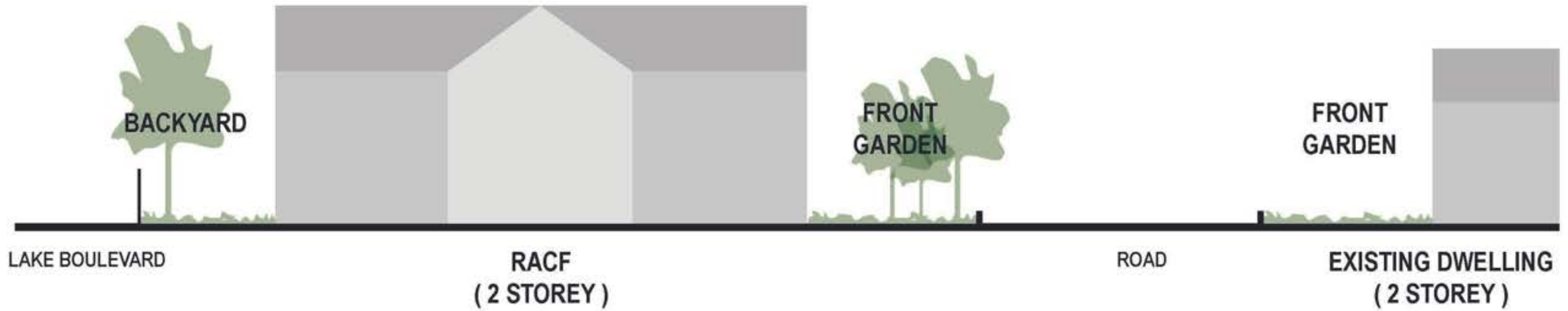




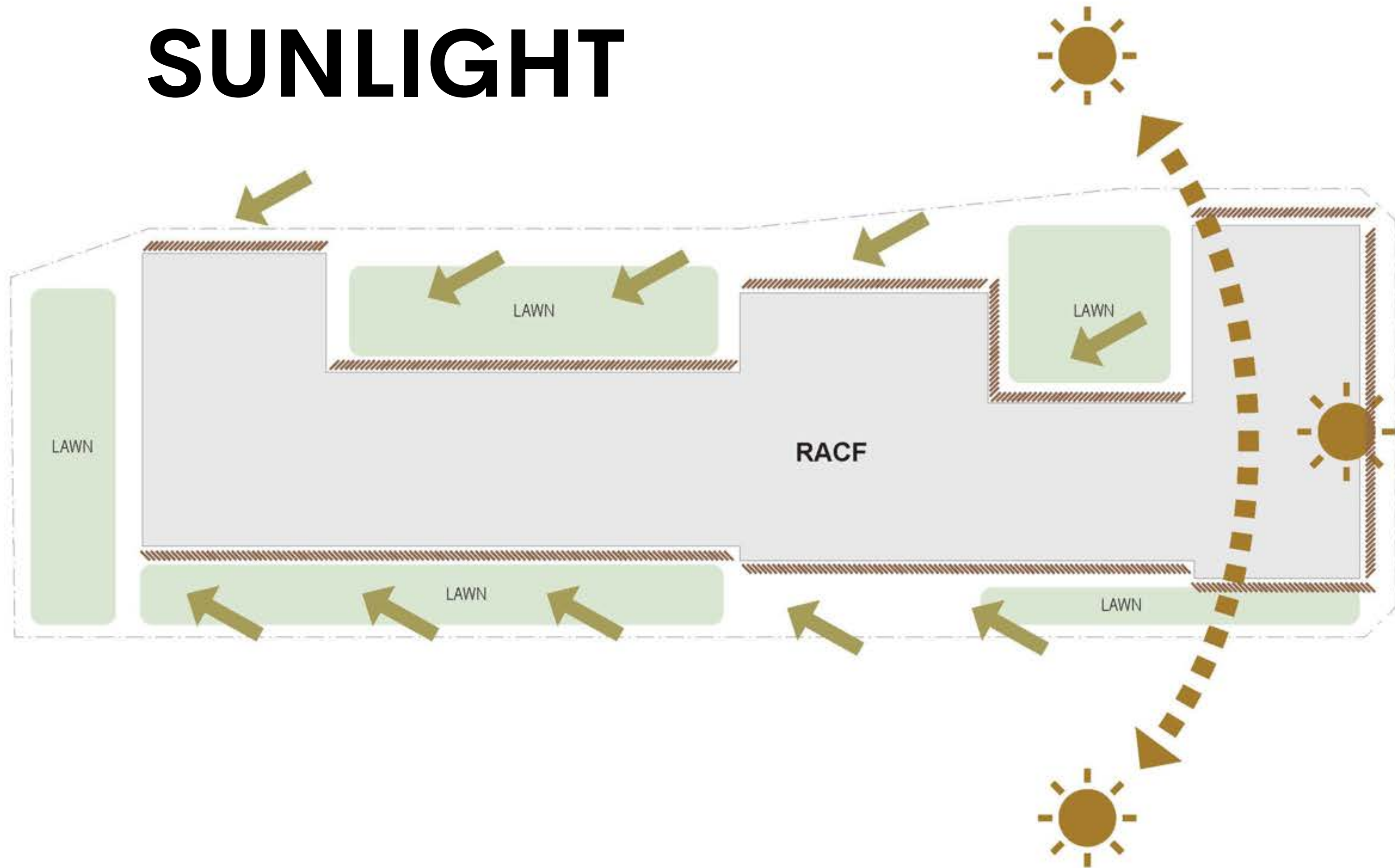
LANDSCAPE



LANDSCAPE



SUNLIGHT







SUSTAINABILITY

- Passive sustainable design
- Building orientation
- Water harvesting
- Heat recovery
- Photoelectric (PE) cells
- Window shrouds and screening
- Double glazing
- Natural Light
- Natural Ventilation
- LED lights throughout
- Water saving fixtures

Thank you
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